REGULAR MEETING AGENDA

Date: 8/11/2025
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 846 9472 6242 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

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

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – 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 June 23, 2025 Planning Commission meeting (Attachment) ***Continued from the meeting of July 14, 2025***

E2. Approval of minutes from the July 14, 2025 Planning Commission meeting (Attachment)

F. Public Hearing Items

F1. Use Permit/Rex McLean/1221 Windermere Ave.:
Consider and adopt a resolution to approve a use permit to determine the Floor Area Limit (FAL) on a lot less than 5,000 square feet in area, and to remodel and construct first- and second-story additions to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. The proposal would exceed 50 percent of the replacement value in a 12-month period and requires use permit approval. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. ***Continued from the meeting of July 14, 2025*** (Staff Report #25-032-PC)

F2. Use Permit Revision/Manuchehr Shamalta/217 Marmona Dr.:
Consider and adopt a resolution to approve a use permit revision to remodel and expand an existing two-story, non-conforming single-family home 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's Class 1 exemption for existing facilities. The addition would be located on the second level, at the rear of the existing top floor. The original use permit was granted in 2005. (Staff Report #25-033-PC)

F3. Use Permit/Vinod Madabushi/1611 Oakdell Dr.:
Consider and adopt a resolution to approve a use permit to demolish an existing single-story residence, and construct a new two-story residence on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. The project would include excavation in the corner side setback along Oakdell Drive for a lightwell associated with a basement. Determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures. This project includes an attached Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #25-034-PC)

F4. Use Permit/Shyam Bhatia/1008 Sevier Ave.:
Consider and adopt a resolution to approve a use permit to demolish an existing nonconforming single-story residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15303,

Class 3 exemption for new construction or conversion of small structures. (Staff Report #25-035-PC)

F5. Use Permit/Anthony Ho/1346 Hoover St.
Consider and adopt a resolution to approve a use permit to remodel and add first- and second-story additions to an existing non-conforming single-family residence with a basement and a detached two-car garage located on a substandard lot with regard to lot width and area in the R-3 (Apartment) zoning district. The proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure over a 12-month period and would also exceed 50 percent of the existing floor area and therefore is considered equivalent to a new structure. The proposal also includes an attached accessory dwelling unit (ADU) above the existing detached garage which would exceed the maximum height for a detached ADU and requires a use permit.
Continue to a future meeting and re-notice

F6. Use Permit/Huan Wei/2182 Clayton Dr.:
Consider and adopt a resolution to approve a use permit to construct first-floor exterior and interior modifications and a second-story addition to an existing nonconforming two-story residence in the R-1-S (Single Family Suburban Residential) zoning district. Determine this action is categorically exempt under CEQA Guidelines Section 15301, Class 1 exemption for existing facilities. (Staff Report #25-036-PC)

F7. Use Permit and Architectural Control/Jaya Pancholy/115 El Camino Real:
Consider and adopt a resolution to approve an architectural control revision to allow exterior façade modifications to an under construction mixed-use development consisting of two commercial spaces on the first floor, and four residential units on the second and third floors, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project also includes a use permit request to allow massage therapy, a restricted personal service, as part of a wellness center in one of the commercial spaces. Determine this action is categorically exempt under CEQA Guidelines Section 15301, Class 1 exemption for existing facilities. (Staff Report #25-037-PC)

G. Informational Items

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

- Regular Meeting: August 25, 2025
- Regular Meeting: September 8, 2025

H. Adjournment

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

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during consideration of the item. For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

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

Any writing that is distributed to a majority of the Planning Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. 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.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 8/6/2025)

REGULAR MEETING DRAFT MINUTES

Date: 6/23/2025
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: Andew Ehrich (Chair), Ross Silverstein (Vice Chair), Katie Behroozi, Linh Dan Do, Jennifer Schindler, Misha Silin

Absent: Katie Ferrick

Staff: Matthew Pruter, Associate Planner; Corinna Sandmeier, Principal Planner; Mariam Sleiman, City Attorney's Office

C. Reports and Announcements

Principal Planner Corinna Sandmeier said the City Council at its June 24, 2025 meeting would review the proposed budget for the upcoming fiscal year.

D. Public Comment

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

E. Consent Calendar

E1. Approval of minutes from the June 9, 2025 Planning Commission meeting (Attachment)

Chair Ehrich opened public comment on the Consent Calendar and closed it as no persons requested to speak.

ACTION: Motion and second (Behroozi/Schindler) to approve the Consent Calendar consisting of the minutes from the June 9, 2025 Planning Commission meeting; passes 6-0 with Commissioner Ferrick absent.

F. Regular Business Item

F1. Architectural Control/Stanford University/200 and 300 El Camino Real:
Consider and adopt a resolution to approve an architectural control permit for minor alterations to two existing office buildings at 200-300 El Camino Real, including the installation of metal roll-up gates for two rear-facing underground parking garage entrances at 300 El Camino Real, and the

installation of metal roll-up gates for two rear-facing underground parking garage entrances and a metal gate for one side-facing pedestrian entrance at 200 El Camino Real, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. (Staff Report #25-028-PC)

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

Michelle Coplan, property manager, spoke on behalf of the project.

Chair Ehrich opened for public comment on the project and closed public comment as no persons requested to speak.

ACTION: Motion and second (Silverstein/Behroozi) to adopt a resolution approving the item as presented; passes 6-0 with Commissioner Ferrick absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 14, 2025

Planner Sandmeier said the agenda for the July 14 meeting had some single family home projects and some smaller commercial projects.

- Regular Meeting: July 28, 2025

Planner Sandmeier said the Parkline project was tentatively scheduled for the July 28 agenda.

Commissioner Silverstein said he would be absent from the July 14 meeting. Chair Ehrich noted that Commissioner Ferrick would also be absent from the July 14 meeting.

Chair Ehrich, Vice Chair Silverstein and Commissioner Silin asked additional questions about upcoming projects, including items related to housing, a City Council priority. Planner Sandmeier said it's best not to go into details for projects not on the agenda and that larger projects have project pages that provide information on project components and schedules, available at menlopark.gov/projects. In response to follow-up questions, Mariam Sleiman, City Attorney's Office, reiterated that it's best to be attentive to the Brown Act and not to discuss items not on the agenda.

H. Adjournment

Chair Ehrich adjourned the meeting at 7:26 p.m.

Staff Liaison: Corinna Sandmeier, Principal Planner

Recording Secretary: Brenda Bennett

REGULAR MEETING DRAFT MINUTES

Date: 7/14/2025
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), Katie Behroozi, Jennifer Schindler, Misha Silin

Absent: Ross Silverstein (Vice Chair), Linh Dan Do, Katie Ferrick

Staff: Thomas Rogers, Principal Planner; Calvin Chan, Senior Planner; Chris Turner, Senior Planner

C. Reports and Announcements

Principal Planner Thomas Rogers reported that the City Council released the Final EIR for the Parkline Master Plan on July 7, 2025 and that the item would be scheduled for Planning Commission review on the July 28, 2025 agenda for its recommendation to the City Council.

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 June 23, 2025 Planning Commission meeting (Attachment)

Chair Ehrich pulled the June 23, 2025 minutes from the Consent Calendar.

Chair Ehrich opened public comment on the Consent Calendar and closed public comment as no persons requested to speak.

Chair Ehrich said that at the June 23, 2025 meeting, under Item G: Informational Items, there was discussion and some ambiguity about whether the Brown Act allowed the Commission to discuss future items for future agenda and that was not reflected in the minutes. He said on June 24, 2025, Vice Chair Silverstein emailed staff asking if the language of “Informational Items” might be amended to make it clearer that such discussion would be allowed to better facilitate collaboration between staff and the Planning Commission. He said to his knowledge that staff had not responded to that question and asked if staff had an update on the status of the request.

Planner Rogers said he did not know, noting he was not at the June 23, 2025 meeting and had no

information on that request, but he would advise the Commission's liaison about tonight's question.

ACTION: Motion and second (Behroozi/Schindler) to continue the Consent Calendar consisting of the minutes from the June 23, 2025 Planning Commission meeting to a future meeting; passes 4-0 with Commissioners Do, Ferrick and Silverstein absent.

F. Public Hearing Items

F1. Use Permit/Rex McLean/1221 Windermere Ave.:
Consider and adopt a resolution to approve a use permit to determine the Floor Area Limit (FAL) on a lot less than 5,000 square feet in area, and to remodel and construct first- and second-story additions to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district. The proposal would exceed 50 percent of the replacement value in a 12-month period and requires use permit approval. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. ***Continue to August 11, 2025.***

Planner Rogers said the item was requested to be continued to August 11, 2025.

Chair Ehrich opened the item for public comment and closed it as no persons requested to speak.

ACTION: Motion and second (Schindler/Silin) to continue to the August 11, 2025 meeting; passes 4-0 with Commissioners Do, Ferrick and Silverstein absent.

F2. Use Permit/Seyed Ali Modarres Najafabadi/303 Concord Dr.:
Consider and adopt a resolution to approve a use permit to construct first-floor additions and conduct interior modifications to an existing nonconforming single-story residence at 303 Concord Dr. in the R-1-U (Single Family Urban Residential) zoning district. The proposed work would exceed 75 percent of the replacement value of the existing structure, which requires a use permit. Determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures. The proposal includes the addition of an attached accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU), which are permitted uses and not subject to discretionary review. (Staff Report #25-029-PC)

Senior Planner Calvin Chan said staff had no changes to the published report.

Mr. Ali Modarres Najafabadi, property owner, spoke on behalf of the project.

Chair Ehrich opened the public hearing.

Public Comment:

- Lola Walker said she lived adjacent to the subject property and expressed concerns about noticing for the project, inadequacy of the plans available to review, the proximity of the ADU to her fence, and construction noise.

Chair Ehrich closed the public hearing.

The Commission discussed the notice requirements with staff. Further Commission comments included clarifications for the proposed scope of work.

Replying to Commissioner Behroozi, Mr. Najafabadi said that he and his wife had spoken in detail with the public speaker and explained to her that with the ADU the setbacks would be closer to her property.

Replying to Commissioner Schindler, Planner Chan said he met with Ms. Walker at the counter to review the plans and had pointed out the setbacks, including minimum setbacks for ADUs which the project complies with.

ACTION: Motion and second (Behroozi/Schindler) to adopt a resolution approving the item; passes 4-0 with Commissioners Do, Ferrick and Silverstein absent.

F3. Use Permit/Steve Rawlings/3000 Sand Hill Rd.:
Consider and adopt a resolution to approve a use permit to 1) modify the previously approved State of California Alcoholic Beverage Control (ABC) license type 41 (on-sale beer and wine – eating place) to type 47 (on-sale general – eating place), which would allow the sale of beer, wine, and distilled spirits for consumption at an existing restaurant, and 2) modify the restaurant hours of operation to 8 a.m. to 7 p.m. seven days a week, at 3000 Sand Hill Rd. in the C-1-C(X) (Administrative, Professional, and Research District, Restrictive, Conditional Development Permit) zoning district. Determine these actions are categorically exempt under CEQA Guidelines Section 15301, Class 1 exemption for existing facilities. (Staff Report #25-030-PC)

Planner Chan said staff had no updates to the published report.

Steve Rawlings, applicant, spoke on behalf of the project.

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

ACTION: Motion and second (Schindler/Behroozi) to adopt a resolution approving the item; passes 4-0 with Commissioners Do, Ferrick and Silverstein absent.

F4. Use Permit/Steve Rawlings/125-135 Constitution Dr.:
Consider and adopt a resolution to approve a use permit for the sale of beer and wine for on-site consumption (State of California Alcoholic Beverage Control license type 41), which is considered a special use, at existing corporate campus cafeterias at 125-135 Constitution Dr. in the M-3(X) (Commercial Business Park, Conditional Development Permit) zoning district. Determine these actions are categorically exempt under CEQA Guidelines Section 15301, Class 1 exemption for existing facilities. (Staff Report #25-031-PC)

Planner Chan said staff had no updates to the published report.

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

Commissioner Behroozi expressed comments regarding the development addressing the City's live, work, and play vision for the Bayfront area.

Planner Rogers said he would convey the comments to staff working on plans for that area.

ACTION: Motion and second (Behroozi/Silin) to adopt a resolution approving the item; passes 4-0 with Commissioners Do, Ferrick and Silverstein absent.

G. Informational Items

G1. Future Planning Commission Meeting Schedule

- Regular Meeting: July 28, 2025

Planner Rogers said the Parkline Final EIR and project entitlements would be on the July 28, 2025 agenda.

- Regular Meeting: August 11, 2025

Planner Rogers noted the 1221 Windermere Avenue project was continued to August 11, 2025.

Chair Ehrich requested that staff provide the Planning Commission conditions under which the EIR for the Parkline project might be denied.

H. Adjournment

Chair Ehrich adjourned the meeting at 8:10 p.m.

Staff Liaison: Thomas Rogers, Principal Planner

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **8/11/2025**
Staff Report Number: **25-032-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to determine the floor area limit (FAL) on a lot less than 5,000 square feet in area, and to remodel and construct first- and second-story additions to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, at 1221 Windermere Avenue. The proposal would exceed 50% of the replacement value in a 12-month period and requires use permit approval, and the proposal would also exceed 50% of the existing floor area and is considered equivalent to a new structure; 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 use permits to determine the floor area limit (FAL) on a lot less than 5,000 square feet in area, and to remodel and construct first- and second-story additions to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, at 1221 Windermere Avenue. The proposal would exceed 50% of the replacement value in a 12-month period and the proposal would also exceed 50% of the existing floor area and is considered equivalent to a new structure. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located on Windermere Avenue, and is a through lot with frontages on both Windermere Avenue and Chilco Street, but the residence main entrance and garage access are oriented facing the Windermere Avenue frontage. For the purposes of this staff report, the left and right side property lines are understood as adjoining properties at 1219 Windermere Avenue and 1223 Windermere Avenue, respectively. The subject property is also located near the intersection of Windermere Avenue, Chilco

Street, and Newbridge Street, in the Belle Haven neighborhood. Windermere Avenue and the surrounding neighborhood are characterized by a predominance of single-story, single-family residences and several two-story, single-family residences. Most residences are in a ranch style and contain attached front-loading single-car garages. The surrounding properties along Windermere Avenue are also zoned R-1-U, though there are R-3 (Apartment) and R-3(X) (Apartment, Conditional) properties along Pierce Road fronting the Bayshore Freeway (US-101). In addition, the Belle Haven Child Development Center and Belle Haven Elementary School are zoned P-F (Public Facilities) and located close to the subject property, along Ivy Drive. A location map is included as Attachment B.

Analysis

Project description

The subject property is substandard with regard to minimum lot width, depth, and area. The lot width is 50 feet, where a width of 65 feet is required; the lot depth is 96.2 feet, where a depth of 100 feet is required; and the lot area is 4,824 square feet, where 7,000 square feet is required. Any R-1-U property with a lot area less than 5,000 square feet is required to obtain a use permit in order to establish the floor area limit (FAL). The residence, along with most of the existing elements, would adhere to the setback requirements, including new additions to the residence; however, the Chilco Street-facing front and right side of the existing residence encroach into the required setbacks, as discussed in more detail below.

The existing building coverage is 1,918.5 square feet (39.7%), which is below the maximum the 1,929.6 square feet (40%) allowable building coverage for a one-story residence. However, the maximum allowable building coverage for a two-story residence is 35%, or 1,688.4 square feet. With the proposed modifications, which involve the modification of the two porches along each street frontage, the total proposed building coverage would be reduced to 1,679.7 square feet (34.8%). As such, the building coverage for the site would comply with the maximum 35% building coverage limit for a two-story development. Specifically, the covered porch footprint facing the Chilco Street frontage would be removed and partially replaced by a smaller expansion of the kitchen and dining space, resulting in a smaller building footprint. In addition, the covered porch facing Windermere Avenue would have its supporting posts removed, which would allow that porch to be exempted from building coverage, as it would be considered an eave that would project less than six feet from the building façade.

Apart from establishing the floor area limit and the existing nonconformities with regard to certain setbacks, the proposed residence would meet all Zoning Ordinance requirements for the remaining setbacks, daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The applicant is proposing a floor area of 2,673.0 square feet, which would become the floor area limit established for the property.
  - The second floor area would be 993.3 square feet where 50% of the established FAL, or 1,336.6 square feet, would be allowed.
- The residence would maintain its existing front setback facing Windermere Avenue, which is 25.1 feet, where 20 feet is required.
- The residence would maintain its existing nonconforming front setback facing Chilco Street, which is 19 feet, where 20 feet is required.
- The residence would maintain its existing side setbacks, which are 4.7 feet along the right side and five feet along the left side, where five feet is required for both side setbacks. However, the proposed second floor would be set back by at least six feet on each side, to satisfy the side setback and daylight plane

requirements.

- An existing attached one-car garage with one nonconforming parking space would remain, but with the proposed modifications, the remodeled garage would provide a compliant covered parking space, at 20 feet by 10 feet in size.

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

Design and materials

The applicant states that the proposed additions to the existing residence would be consistent with its California ranch architectural style. The house would be modest in massing and would feature a small footprint, with the second story set back from the first story along each side. However, the second floor of the front elevation would be staggered facing both the Windermere Avenue and Chilco Street frontages. Siding materials would be primarily horizontal wood siding to match the predominant existing siding material, but the gabled portions of each elevation would have vertical wood siding to offer some variation. The roofing material would be composition asphalt shingles and would match the existing material type. The windows would be comprised of wood trim, and would match the existing windows that would remain. The residence would have additional wood features including the garage door and entry door facing Windermere Avenue.

All second-story windows would have a sill height of at least three feet, four inches, and a few windows would have a sill height of four feet, three inches. Staff believes that the sill heights, in addition to the generally more limited sizing of the windows, would alleviate any privacy concerns.

Staff believes that the scale, materials, and style of the proposed residence would result in a development that is appropriately sized for the lot and that is generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Floor area limit establishment

In single-family zoning districts, the Zoning Ordinance typically establishes a maximum floor area limit based on the lot size. However, in the R-1-U zoning district, the Zoning Ordinance does not establish a floor area limit for properties less than 5,000 square feet in area. Instead, the maximum floor area limit is determined by the Planning Commission through a use permit. As stated earlier, the applicant proposes a floor area limit of 2,673.0 square feet, which includes the proposed house and attached one-car garage. When compared to the area of the lot, the floor area ratio of the proposed development would be 55.4%. Staff believes this is an acceptable ratio, given that the maximum floor area ratio on a 5,000-square-foot lot, where 2,800 square feet of floor area is allowed, is 56%. Staff has historically recommended approval of residences that are proposed at or below 56%, and believes 55.4% is a reasonable proposal given the size and shape of the lot.

Nonconforming work value

For projects involving existing nonconforming structures, the City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. For context, the use permit threshold differs between 75% for a single-story structure and 50% for a two-story structure. Since the proposed residence is a two-story structure, the 50% threshold applies. The City has determined that the value of the proposed work for the project would be approximately 134% of the replacement value, and therefore requires use permit approval by the Planning Commission.

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 five trees were inventoried, including one street tree (tree #1) fronting the neighboring 1219 Windermere Avenue property along Windermere Avenue, and four non-heritage trees in the front yard of the subject property facing Chilco Street (trees #2-5). The arborist report specifies additional protection measures during the construction process, including hand digging and root pruning, placing sandbags over exposed roots beneath existing fencing, and removal of dead portions from trees that are to be protected. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1f.

Table 1: Tree summary and disposition

Tree number	Species	Size (DBH, in inches)	Condition	Status	Disposition	Location
1	Modesto ash	34	Fair	Street heritage	Retain	Street tree
2	Orange	8	Good	Non-heritage	Retain	On-site
3	Avocado	9	Good	Non-heritage	Retain	On-site
4	Walnut	13	Fair	Non-heritage	Retain	On-site
5	Ornamental cherry	9	Fair	Non-heritage	Retain	On-site

Correspondence
The applicant indicates they conducted neighborhood outreach in their project description letter (Attachment A, Exhibit B). The applicant states they met with both adjoining neighbors on Windermere Avenue and a few neighbors on the opposite sides of Windermere Avenue and Chilco Street, and showed the proposed plan set. The neighbors expressed no concern with the project. Staff has not received any direct correspondence regarding the proposed project.

Conclusion
Staff believes the design and materials of the expanded residence would remain compatible with the surrounding neighborhood. The expanded second floor area would adhere to the daylight plane and side setback requirements, which would help limit privacy impacts to neighboring side yards. The addition would be stepped back along both street frontages to limit any visual impacts from building massing. The applicant states that the property owner performed neighbor outreach, and staff has not received any questions or concerns from the public. 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 approving the use permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Arborist Report
   D. Conditions of Approval
B. Location Map
C. Data Table

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT REQUEST TO DETERMINE THE FLOOR AREA LIMIT (FAL) ON A LOT LESS THAN 5,000 SQUARE FEET IN AREA, AND TO REMODEL AND CONSTRUCT FIRST- AND SECOND-STORY ADDITIONS TO AN EXISTING NONCONFORMING ONE-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH, DEPTH, AND AREA IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 1221 WINDERMERE AVENUE. THE PROPOSAL WOULD EXCEED 50 PERCENT OF THE REPLACEMENT VALUE IN A 12-MONTH PERIOD AND REQUIRES USE PERMIT APPROVAL, AND THE PROPOSAL WOULD ALSO EXCEED 50 PERCENT OF THE EXISTING FLOOR AREA AND IS CONSIDERED EQUIVALENT TO A NEW STRUCTURE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to determine the floor area limit (FAL) on a lot less than 5,000 square feet in area, and to remodel and construct first- and second-story additions to an existing nonconforming one-story, single-family residence on a substandard lot with regard to minimum lot width, depth, and area in the R-1-U (Single Family Urban Residential) zoning district, (collectively, the "Project") from Rex McClean, Architect ("Applicant"), on behalf of Tammy Roundtree ("Owner"), at 1221 Windermere Avenue (APN 062-082-080) ("Property"). The Project use permit revision is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban Residential (R-1-U) zoning district, which supports the construction of single-family residences; and

WHEREAS, the lot is less than 5,000 square feet in area and the maximum floor area limit of the residence must be established by a use permit from the Planning Commission; and

WHEREAS, the Property is substandard with regard to minimum lot width, depth, and area in the R-1-U zoning district; and

WHEREAS, the value of the proposed addition and remodeling work would exceed 50 percent of the existing replacement value in a 12-month period; and

WHEREAS, the proposed additions would exceed 50 percent of the existing floor area on the lot, and therefore the structure is considered a new structure; and

WHEREAS, new structures on substandard lots require use permit approval by the Planning Commission; and

WHEREAS, the existing residence is nonconforming with regard to building coverage and the front (Chilco Street) and right side setbacks; and

WHEREAS, the proposed Project otherwise complies with all objective standards of the R-1-U district; and

WHEREAS, the Applicant submitted an arborist report (Exhibit C) prepared by Anderson's Tree Care Specialists, Inc., which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

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

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

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing facilities); 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 August 11, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to establish the floor area limit and remodel and construct first- and second-story additions at a one-story, single-family residence on a substandard lot, is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because nonconforming one-story residences on a substandard lot are allowed to be expanded and modified subject to issuance of a use permit, and residences are allowed to be constructed on substandard lots subject to granting of a use permit provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The maximum floor area limit would be proportionally consistent with the maximum floor area limit of other properties in the R-1-U zoning district.

    c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale and style of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00022, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing facilities).

Section 5. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 11, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ____ day of August, 2025.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

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

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE CODES LISTED IN THESE CONTRACT DOCUMENTS AND ALL OTHER APPLICABLE CODES. GOVERNING AUTHORITIES AND CODES TAKE PRECEDENCE OVER DRAWINGS AND SPECIFICATIONS. REPORT DISCREPANCIES TO THE OWNER OR ARCHITECT PRIOR TO PERFORMANCE OF WORK.
2. VERIFY DIMENSIONS, EXISTING TO REMAIN UTILITIES AND CRITICAL ELEMENTS, SUCH AS STRUCTURE AND STRUCTURAL SUPPORTS, BEFORE COMMENCING WORK AFFECTED BY THEM. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER OR ARCHITECT PRIOR TO PERFORMANCE OF WORK.
3. THE CONTRACTOR SHALL THOROUGHLY REVIEW CONTRACT DOCUMENTS AND EXISTING SITE CONDITIONS AND NOTIFY OWNER OR ARCHITECT OF ANY DISCREPANCIES, ERRORS OR OMISSIONS BETWEEN CONTRACT DOCUMENTS AND THE EXISTING CONDITION PRIOR TO THE PERFORMANCE OF WORK OR CONSTRUCTION.
4. THE CONSTRUCTION DOCUMENTS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS. SUCH INCIDENTAL WORK IS ALSO PART OF THIS PROJECT.
5. WHERE "MATCH EXISTING" IS INDICATED, NEW CONSTRUCTION AND/OR NEW FINISHES SHALL MATCH EXISTING CONSTRUCTION AND FINISHES TO THE SATISFACTION OF THE OWNER OR ARCHITECT.
6. PROVIDE BLOCKING IN WALLS OR CEILINGS FOR ALL WALL/ CEILING MOUNTED FIXTURES OR EQUIPMENT WHETHER INSTALLED BY CONTRACTOR OR NOT.
7. PROVIDE CODE COMPLIANT CONNECTIONS FOR ALL REQUIRED UTILITIES FOR FIXTURES & EQUIPMENT SHOWN IN DRAWINGS.

CALGREEN COMPLIANCE

1. CONTRACTOR TO COMPLY WITH CALIFORNIA GREEN BUILDING STANDARDS CODE AS OUTLINED IN DRAWINGS AND SPECIFICATIONS. REFER TO SHEET A0.1 FOR DETAILED REQUIREMENTS.
2. CONTRACTOR TO PROVIDE CONSTRUCTION WASTE MANAGEMENT PER CALIFORNIA GREEN BUILDING STANDARDS 4.408.1. SEE SHEET A0.1.
3. CONTRACTOR TO PROVIDE OPERATIONS MANUALS PER CALIFORNIA GREEN BUILDING STANDARDS 4.410.1.
4. CONTRACTOR TO PROVIDE POLLUTANT CONTROLS PER CALIFORNIA GREEN BUILDING STANDARDS 4.504.
5. CONTRACTOR TO PROVIDE CONTROL OF MOISTURE CONTENT OF BUILDING MATERIALS PER CALIFORNIA GREEN BUILDING STANDARDS 4.5.5.2 & 4.505.3.
6. CONTRACTOR TO COMPLY WITH ENVIRONMENTAL COMFORT REQUIREMENTS PER CALIFORNIA GREEN BUILDING STANDARDS 4.507.
7. CONTRACTOR TO COMPLY WITH INSTALLER & SPECIAL INSPECTOR REQUIREMENTS PER CALIFORNIA GREEN BUILDING STANDARDS 702 & 703.
8. PROVIDE RODENT PROOFING PER CALIFORNIA GREEN BUILDING STANDARDS 4.406.1.

CODE INFORMATION

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COMPLETING THE CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH THE FOLLOWING FEDERAL, STATE & LOCAL CODES INCLUDING THEIR MOST RECENT AMENDMENTS & REVISIONS:

2022 CALIFORNIA ADMINISTRATIVE CODE
PART 1, TITLE 24, CCR
2022 CALIFORNIA BUILDING CODE (CBC)
PART 2, TITLE 24, CCR
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 2.5, TITLE 24, CCR
2022 CALIFORNIA ELECTRICAL CODE (CEC)
PART 3, TITLE 24, CCR
2022 CALIFORNIA MECHANICAL CODE (CMC)
PART 4, TITLE 24, CCR
2022 CALIFORNIA PLUMBING CODE (CPC)
PART 5, TITLE 24, CCR
2022 CALIFORNIA ENERGY CODE
PART 6, TITLE 24, CCR
2022 CALIFORNIA FIRE CODE (CFC)
PART 9, TITLE 24, CCR
2022 CALIFORNIA EXISTING BUILDING CODE
PART 10, TITLE 24, CCR
2022 GREEN BUILDING STANDARDS CODE (CALGREEN)
PART 11, TITLE 24, CCR
2022 CALIFORNIA REFERENCE STANDARDS CODE
PART 12, TITLE 24, CCR
CITY OF SAN MATEO MUNICIPAL CODE

UNLESS OTHERWISE STATED, IT IS INTENDED THAT THE ABOVE CODES AND REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN EFFECT ON THE DATE OF THE CONTRACT. NOTHING ON THE DRAWINGS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO THE ABOVE LISTED CODES AND REGULATIONS.

PROJECT DATA

BUILDING ADDRESS:
1221 WINDERMERE AVENUE
MENLO PARK, CA

APN 062082080

ZONING: R-1-U

CURRENT/ PROPOSED USE:
RESIDENTIAL/ NO CHANGE

OCCUPANCY:
R3- EXISTING/ NO CHANGE

CONSTRUCTION TYPE VB/ NO CHANGE

BUILDING STORIES:
1 STORY EXISTING
2 STORIES PROPOSED

FIRE SPRINKLERS: NONE EXISTING
LOT AREA: 4,824 SF
MAXIMUM BUILDING COVERAGE: 35% (4,824 SF) =1,688.4 SF
EXISTING BUILDING COVERAGE: 1,918.5 (39.8%)
PROPOSED BUILDING COVERAGE: 1,679.7 SF 34.8%

FLOOR AREA LIMIT TO BE DETERMINED BY USE PERMIT PROCESS
EXISTING FLOOR AREA: 1,542.0 SF
PROPOSED FLOOR AREA: 2,673.0 SF

BUILDING HEIGHT
EXISTING: 14'-5"
PROPOSED: 23'-7.5"

PARKING
EXISTING: (1) COVERED SPACE
PROPOSED: (1) COVERED PARKING

PROJECT DESCRIPTION

VERTICAL AND HORIZONTAL EXPANSION OF EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE

SHEET INDEX

ARCHITECTURAL:	
A0.0	PROJECT INFORMATION
A0.1.0	3D RENDERING
A0.1	AREA PLAN, STREETSCAPE
A0.2	AREA- FLOOR AREA DIAGRAM
A0.3	AREA-BUILDING COVERAGE
A0.4	NON CONFORMING WORK
A1.0	SITE PLANS
A1.01	EXCERPTS FROM ARBORIST REPORT
A1.1	FIRST FLOOR PLANS
A1.2	SECOND FLOOR PLANS
A1.3	ROOF PLANS
A2.0	EXISTING/ DEMOLITION EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A3.0	SECTIONS
SU-1	BOUNDARY & HOUSE LOCATION PLAT
EX-1	IMPERVIOUS SURFACE EXHIBIT

VICINITY MAP

PROJECT TEAM

OWNER
TAMMY ROUNDTREE
1221 WINDERMERE AVENUE
MENLO PARK, CA

ARCHITECT
REX McLEAN, ARCHITECT
42 LELAND DRIVE
NOVATO, CA 949457415 713-4738
REXMCLEANSF@GMAIL.COM

CIVIL ENGINEER
DAVID DELANEY
LEA & BRAZE ENGINEERING INC
295 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
510 887-4086
ddelaney@leabraze.com

CONTRACTOR
VICTOR HAIM
REALTY BUILDERS
50 CALIFORNIA STREET, SUITE 1500
SAN FRANCISCO, CA 94111
800-477-3755
REALTYBUILDERSINC@GMAIL.COM

REX McLEAN ARCHITECT
42 LELAND DRIVE
NOVATO, CA 94947
415 713-4738
LICENSE NO C-14477

LICENSED ARCHITECT
REX S McLean
C-14477
REN. 5/27
STATE OF CALIFORNIA

ISSUE	DESCRIPTION	DATE
1	USE PERMIT SUBMITTAL	3.8.2023
2	RESPONSE TO COMMENTS	2.26.2024
3	RESPONSE TO COMMENTS	11.5.2024
4	RESPONSE TO COMMENTS	1.6.2025
5	RESPONSE TO COMMENTS	4.29.2025
6	RESPONSE TO COMMENTS	5.30.2025
7	RESPONSE TO COMMENTS	6.10.2025
8	RESPONSE TO COMMENTS	7.11.2025
9	RESPONSE TO COMMENTS	7.31.2025

RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

PROJECT INFORMATION

A0.0

VIEW FROM PLAN SOUTH EAST

VIEW FROM PLAN NORTH

VIEW FROM PLAN SOUTH WEST

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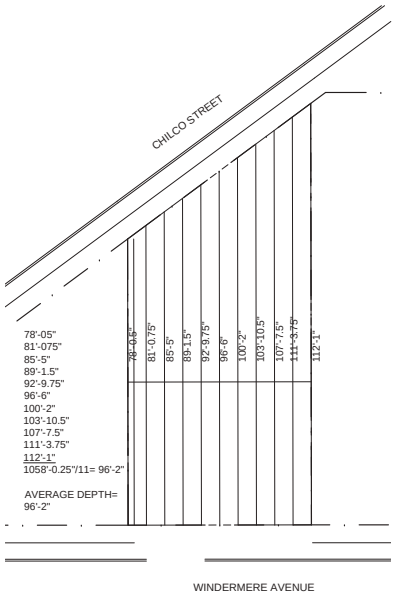
5	RESPONSE TO COMMENTS	5.30.2025
6	RESPONSE TO COMMENTS	9.10.2025
7	RESPONSE TO COMMENTS	11.7.2025
8	RESPONSE TO COMMENTS	1.21.2026

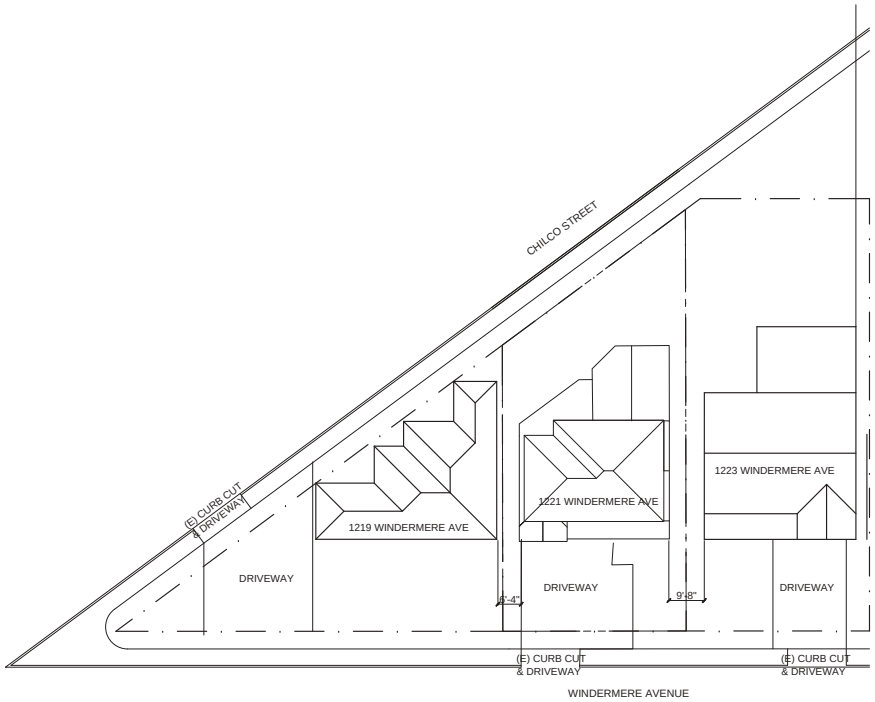
RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

3D RENDERINGS

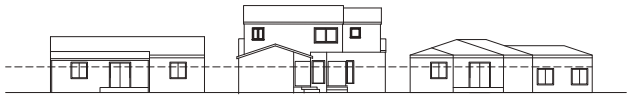
A0.1.1



AVERAGE LOT DEPTH 1 1" = 16'-0"



AREA PLAN



CHILCO STREET STREETSCAPE

WINDERMERE AVENUE STREETSCAPE

AREA PLAN AND STREETSCAPE 1 1" = 16'-0"

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ISSUE	DESCRIPTION	DATE
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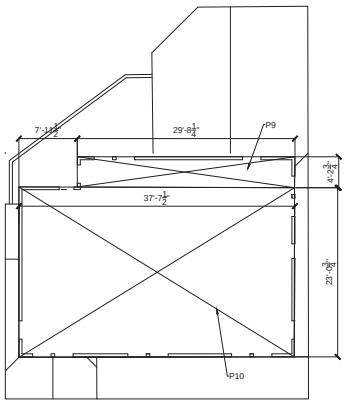
6	RESPONSE TO COMMENTS	5.30.2025
7	RESPONSE TO COMMENTS	6.10.2025
8	RESPONSE TO COMMENTS	7.11.2025
9	RESPONSE TO COMMENTS	7.31.2025

RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

AREA PLAN
STREETSCAPE

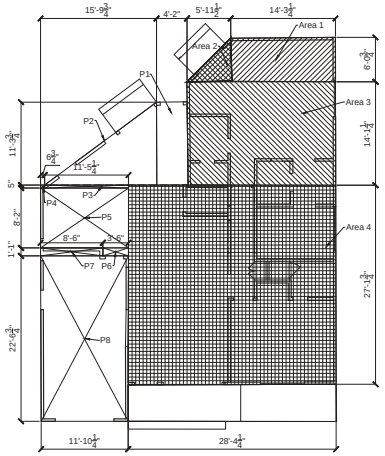
A0.1



SECOND FLOOR AREA SUMMARY

P9=	867.7 SF
P10 =	125.6 SF
TOTAL	993.3 SF

SECOND FLOOR PROPOSED PLAN 3
1/8" = 1'-0"



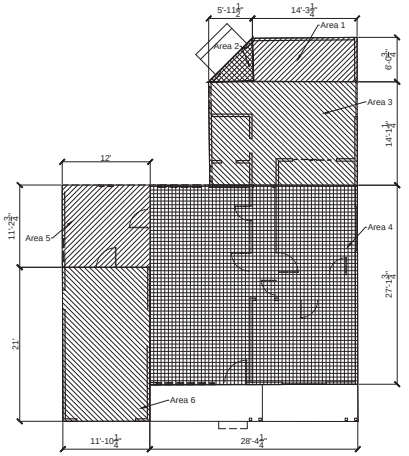
FLOOR AREA LIMIT AREA SUMMARY

AREA 1=	86.5	SF
AREA 2=	18.1	SF
AREA 3=	285.6	SF
AREA 4=	769.7	SF
EXISTING 1ST FLOOR=	1159.9	SF

FLOOR AREA LIMIT AREA SUMMARY

P1=	47.1	SF
P2=	99.4	SF
P3=	4.8	SF
P4=	1	SF
P5=	98.9	SF
P6=	4.8	SF
P7=	3.8	SF
P8=	372.5	SF
PROPOSED 1ST FLOOR=	519.3	SF
TOTAL 1ST FLOOR=	1679.7	SF
P9=	125.6	SF
P10=	867.7	SF
PROPOSED 2ND FLOOR=	993.3	SF
TOTAL AREA=	2,673.0	SF

FIRST FLOOR PROPOSED PLAN 2
1/8" = 1'-0"



FLOOR AREA LIMIT AREA SUMMARY

AREA 1=	86.52 SF
AREA 2=	18.12 SF
AREA 3=	285.61 SF
AREA 4=	769.70 SF
AREA 5=	133.11 SF
AREA 6=	248.94 SF
EXISTING 1ST FLOOR=	1542.00 SF

PLAN NORTH

FIRST FLOOR EXISTING PLAN 1
1/8" = 1'-0"

REX McLEAN ARCHITECT
42 LELAND DRIVE
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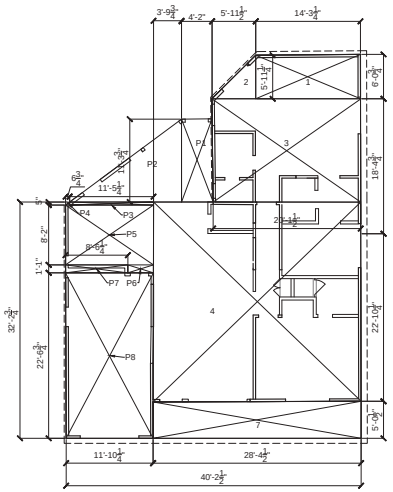
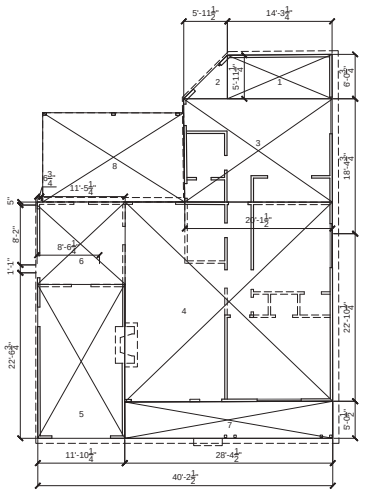
8	RESPONSE TO COMMENTS	6.27.2025
9	RESPONSE TO COMMENTS	7.31.2025

RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

AREA
FLOOR AREA DIAGRAM

A0.2





FIRST FLOOR PROPOSED PLAN 2
1/8" = 1'-0"

FIRST FLOOR EXISTING PLAN 1
1/8" = 1'-0"

BUILDING COVERAGE SUMMARY

AREA 1=:	88.52 SF
AREA 2=:	18.12 SF
AREA 3=:	285.61 SF
AREA 4=:	769.70 SF
AREA 5=:	133.11 SF
AREA 6=:	143.01 SF
AREA 7=:	143.01 SF
AREA 8=:	219.41 SF
TOTAL EXISTING=:	1838.49 SF

BUILDING COVERAGE SUMMARY

AREA 1=:	88.52 SF
AREA 2=:	18.12 SF
AREA 3=:	285.61 SF
AREA 4=:	769.70 SF
AREA 5=:	133.11 SF
P1=:	47.06 SF
P2=:	89.44 SF
P3=:	4.80 SF
P4=:	9.20 SF
P5=:	97.82 SF
P6=:	3.78 SF
P7=:	9.20 SF
P8=:	267.46 SF
TOTAL PROPOSED=:	1878.70 SF

NORTH
PLAN NORTH

REX McLEAN ARCHITECT
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NOVATO, CA 94947
415 713-4738
LICENSE NO C-14477

LICENSED ARCHITECT
REX S McLean
C-14477
REN. 9/27
STATE OF CALIFORNIA

ISSUE	DESCRIPTION	DATE
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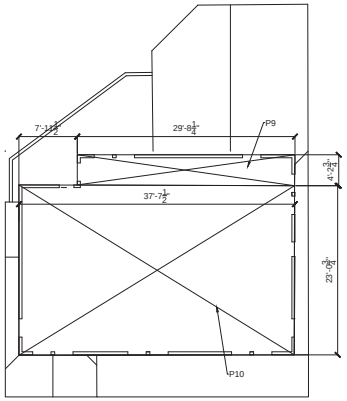
7	RESPONSE TO COMMENTS	6.10.2025
8	RESPONSE TO COMMENTS	7.1.2025
9	RESPONSE TO COMMENTS	7.31.2025

RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

AREA
BUILDING COVERAGE

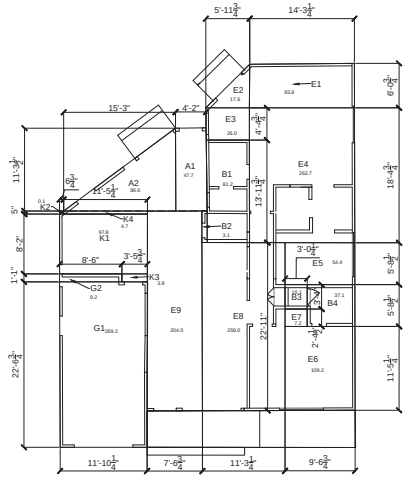
A0.3



SECOND FLOOR AREA SUMMARY

P9=	867.7 SF
P10 =	125.6 SF
TOTAL	993.3 SF

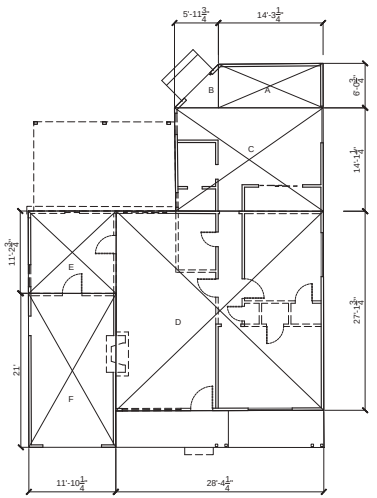
SECOND FLOOR PROPOSED PLAN 3
1/8" = 1'-0"



FIRST FLOOR AREA SUMMARY

ADDITION (A) =	134.3 SF
BATHROOM REMODEL (B)=	148.8 SF
KITCHEN REMODEL (K) =	106.4 SF
GARAGE REMODEL (G)=	278.4 SF
OTHER AREAS REMODEL (R) =	1026.9 SF
TOTAL	1694.8 SF

FIRST FLOOR PROPOSED PLAN 2
1/8" = 1'-0"



EXISTING FIRST FLOOR AREA SUMMARY

AREA A=	86.5 SF
AREA B=	18.1 SF
AREA C=	285.6 SF
AREA D=	769.7 SF
AREA E=	133.1 SF
AREA F=	248.9 SF
TOTAL AREA=	1542.0 SF

FIRST FLOOR EXISTING PLAN 1
1/8" = 1'-0"

PLAN NORTH

REX McLEAN ARCHITECT
42 LELAND DRIVE
NOVATO, CA 94947
415 713-4738
LICENSE NO C-14477

LICENSED ARCHITECT
REX S McLean
C-14477
REN. 9/27
STATE OF CALIFORNIA

ISSUE	DESCRIPTION	DATE
1	USE PERMIT SUBMITTAL	3.8.2023
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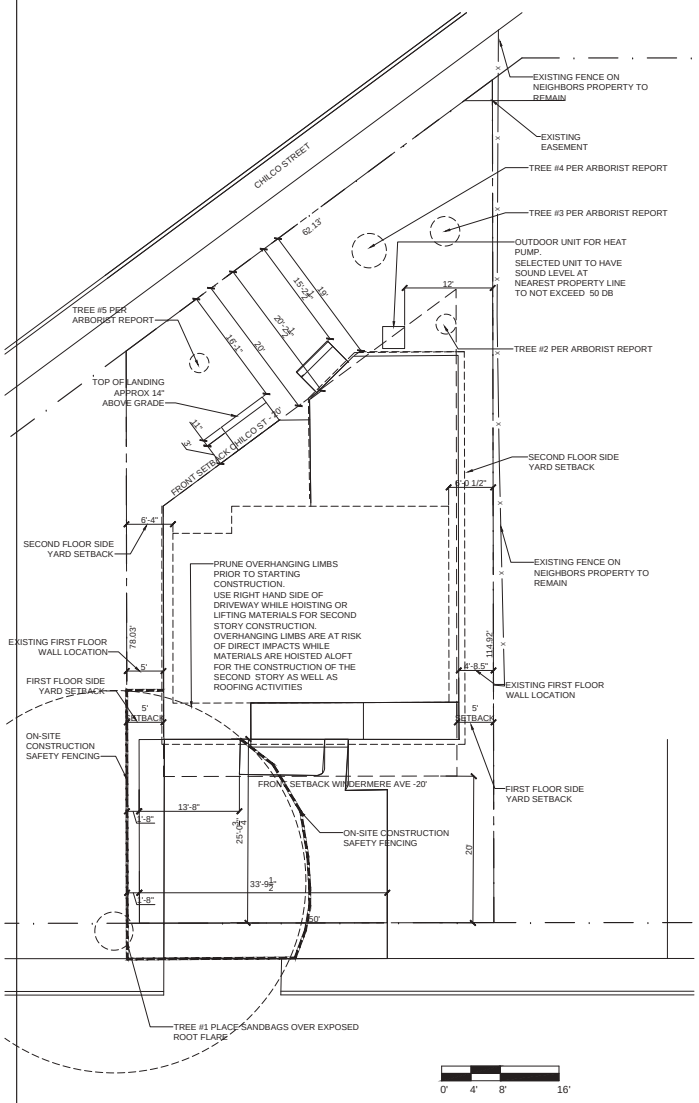
8	RESPONSE TO COMMENTS	7.1.2025
9	RESPONSE TO COMMENTS	7.31.2025

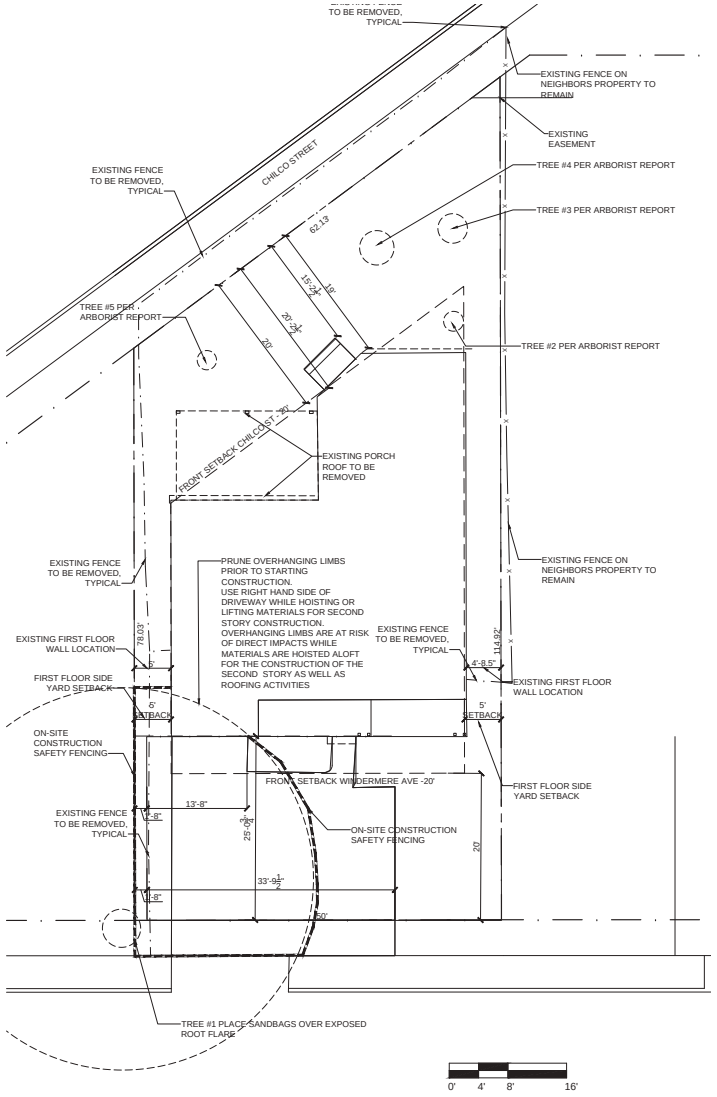
RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

NON COMFORMING WORK

A0.4



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



EXISTING/ DEMOLITION SITE PLAN (1)
1/8" = 1'-0"

Tree Table

Tree #	Common Name	Botanical Name	DBH (in.)	Spread (ft.)	Condition	Health	Impacts	Remarks
1	Shamel Ash	Fraxinus velutina 'Modesto'	14	30	Fair	Fair	Possible direct impacts to upper north of fence	Pre-construction pruning, monthly site monitoring
2	Chilean Mesquite	Prosopis chilensis	6	12	Good	High	No impacts	N/A
3	Brisbane Box	Lophostemon confertus	9	15	Good	High	No impacts	N/A
4	Tuliptree	Liriodendron tulipifera	13	18	Fair	High	No impacts	N/A
5	Deodar Cedar	Cedrus deodara	8	8	Fair	High	No impacts	N/A

Appraised Value

Tree #	Common Name	DBH (in.)	Physical Deterioration %	Functional Limitations %	External Limitations %	Appraised Value
1	Shamel Ash	14	40	40	40	$4,900.00

Appraised value continued.

Physical Description: Exhibits fair form and vitality.

Functional Limitations: Formerly located in front of residence and will be removed as a result of the construction of a new single family residence. Tree is not suitable for preservation.

External Limitations: Tree is located in the center of the property, with other plant materials, and development in close proximity to the tree. Removal is necessary to allow for construction of the new residence.

Pruning Specifications

All tree pruning activities shall be performed prior to beginning development activities by a qualified Arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard (ANSI) for Tree Care Operations: Tree, Shrub and Other woody Plant Management: Standard Practices parts 1 through 10, adhering to ANSI Z133.1 safety standards and local regulations. Work shall be performed according to the most recent edition of the International Society of Arboriculture© Best Management Practices for each subject matter (Tree Pruning etc.) The use of spikes and/or gaffs when climbing is strictly prohibited unless the tree is being removed.

- Elevate Crown (a.k.a. raise crown) - The selective removal of lower growing or low hanging limbs to gain vertical clearance. Do not remove living stems greater than 4" in diameter without the approval of the Project Arborist.
- Reduce end-weight - Cut the offending stem[s] back to a lateral that is ⅓ the diameter or more of the parent stem and capable of maintaining apical dominance. Remove no more than 25 percent of the living tissue from the offending stem[s]. Remove all existing dead stubs and/or damaged branches per occurrence. Do not cut back into living stems that are 4" or greater in diameter without the approval of the Project Arborist.

Nonconforming walls of the existing residence cannot be rebuilt if demolished past their framing members

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LICENSED ARCHITECT REX S McLean C-14477 REN. 5/27 STATE OF CALIFORNIA

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RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

SITE PLANS
ROOF PLANS

A1.0

- Trees with somewhat declining health and/or structural defects that can be abated with treatment.
- Species that have moderate tolerance for root loss.

Low:

- Trees dead, in poor health or with significant structural defects that cannot be mitigated.
- Tree is expected to continue to decline.
- Species that have poor tolerance for root loss

Conclusion:

1. The location of the subject tree is such that the construction site safety fence will act as the tree protection zone.
   a. This safety fence should be extended as close to the sidewalk as much as possible to include the root flare of the tree.
2. The exposed portion of the root flare can be protected using sandbags.
3. The trenched sand to be poured prior to construction to allow for a second story to be built.
4. Avoiding direct impacts to over-hanging limbs is accomplished by using the right-hand side of the driveway while loading or lifting materials to the second story.

Recommendations:

1. Place sandbags over the exposed portion of the root flare that is encroaching below the privacy fence.
2. Prune the tree to elevate the canopy over the house and prune what is possible over the driveway as appropriate.
3. Place as much distance as possible between the construction site safety fence and the neighbor's tree.
4. Use the right-hand side of the driveway to lift materials to the second story.
5. Contact our firm or the City of Menlo Park within twenty-four hours should the neighbor's tree be damaged during construction.

Glossary:

compartmentalization of decay in trees (CODIT) a tree's ability to compartmentalize is described by the acronym CODIT. A natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms.

TESTING & ANALYSIS:

Appraised values for all identified heritage trees potentially at risk were calculated using the "Trunk Formula Method" (TFM) as outlined in *Council of Tree and Landscape Appraisers—Guide for Plant Appraisal, 10th Edition, Second Printing 2019*—supplemented with the *Western Chapter ISA - Species Classification and Group Assignment: A Regional Supplement to the CTLA Guide for Plant Appraisal, 9th Edition. 2004*.

DISCUSSION:

Tree Construction Tolerance

Healthy trees are grouped by better able to withstand construction stressors than are unhealthy trees, as they have stored nutrients available to use for recovery. A tree's roots grow in unpredictable patterns, generally within the top two feet of soil and the root systems of mature trees may extend much further than the dripline. The tolerance of disturbance varies widely among species. The relative tolerance for ***F. ornidus*** 'Modesto' to additional development impacts is rated "Good" and is tolerant of root pruning with supplemental irrigation required following injury. (Matheny & Clark pg. 171)

Soil Compaction

Most soil compaction results from vehicle and equipment traffic, although foot traffic and stormwater impact may also contribute to a lesser extent. The severity of compaction depends on the force per area unit applied to the soil, frequency of application, surface cover, soil texture, and soil moisture. Soils with a clay or loam texture, high moisture content, or low levels of organic matter are more susceptible to compaction than are dry or frozen, coarse-textured soils, and those high in organic matter. (Fite pg. 1)

Pruning Specifications

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- *Elevate Crown* (a.k.a. raise crown)-The selective removal of lower growing or low hanging limbs to gain vertical clearance. Do not remove living stems greater than 4" in diameter without the approval of the Project Arborist.
- *Reduce end weight*-Cut the offending stem(s) back to a lateral that is ½ the diameter or more of the parent stem and capable of maintaining apical dominance. Remove no more than 25 percent of the living tissue from the offending stem(s). Remove all existing dead stubs and/or damaged branches per occurrence. Do not cut back into living stems that are 4" or greater in diameter without the approval of the Project Arborist.

Root Pruning Specifications

Root pruning is the process of cleanly cutting roots prior to mechanical excavation to minimize damage to the tree's root system. Root pruning and root damage from excavation can cause great harm to a tree, especially if structural roots are affected. Damage to these roots can reduce tree health and/or structural stability... Air, water, [or hand excavation] prior to root pruning allows the arborist to examine the roots and determine the best places to make cuts, preferably beyond major roots or outside root branch unions. (Fite pg. 13)

The principles of **Compartmentalization of Decay in Trees (CODIT)** apply to roots as well as to stems. Because root injuries are common in nature, roots have evolved to be strong compartmentalizers. Small root cuts do not usually lead to extensive decay. Decay development because of root cutting can take years or decades to develop at temperate climates. Just as flush cutting branches is no longer an acceptable practice, a pruning cut that removes a root at its point of origin should not cut into the parent root. The final cut should result in a flat surface with adjacent bark firmly attached. Smaller pruning cuts are preferred. (Costello pg. 13)

Should roots 2" in diameter or greater be unearthed, root pruning may prove necessary. Halt work time and contact the project arborist to advise. The following guidelines should be adhered to with the project Arborist on site to advise work crews.

- Pruning roots 2" in diameter or greater requires the use of a commercial grade 15 amp reciprocating saw with at least 3 new unused wood cutting blades available while on-site.
- Closely sever the root without ripping or tearing the root tissue. It is preferable to cut back to a lateral root, much like when reducing the height of a stem or branch.
- Exposed pruning wounds left more than 24 hours should be covered with burlap and wetted and kept wet until area is backfilled. If pour concrete against exposed pruning wounds, cover end of root with plastic with a rubber band before pouring cement.
- A non-stained Arborist hand saw will also be allowed i.e. Pursuit™ Ti-Edge Blade Hand Saw.

Rating the trees suitability for preservation is described as: "High," Moderate," and "Low."

High:

- Trees with good health and structural stability that have the potential for long-term survivability at the site.
- Species that have good to moderate tolerance for root loss

Moderate:

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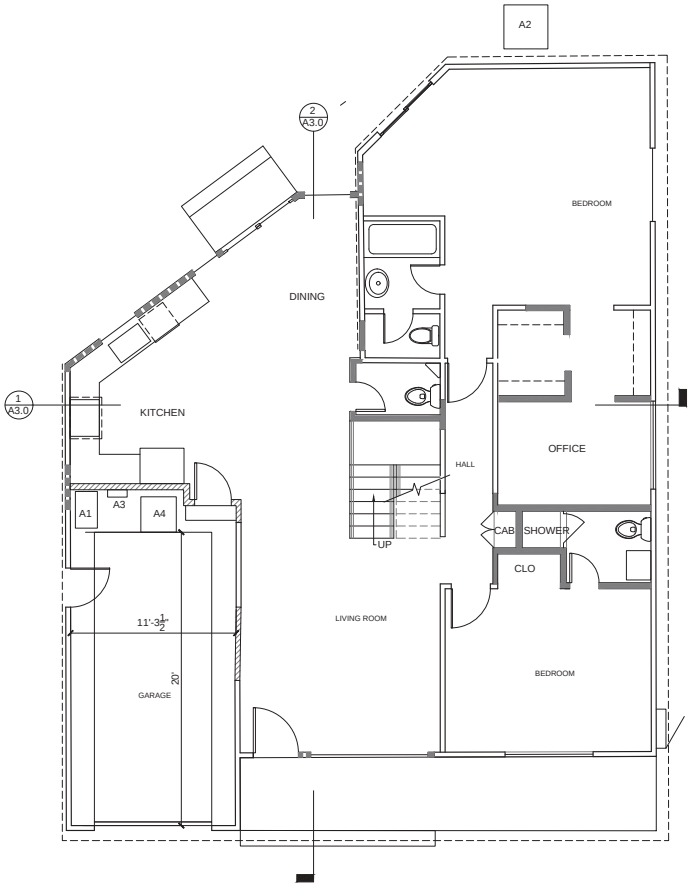
RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

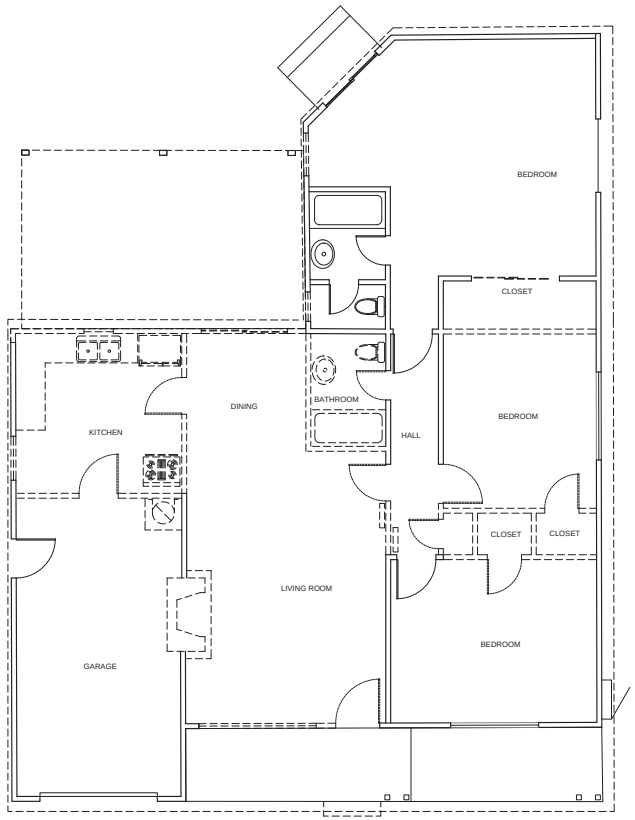
EXCERPTS FROM ARBORIST REPORT

A1.01



FIRST FLOOR PROPOSED PLAN 2

1/8" = 1'-0"



EXISTING/ DEMOLITION FLOOR PLAN 1

1/8" = 1'-0"

WALL LEGEND

EXISTING ELEMENT TO BE REMOVED

EXISTING ELEMENT TO REMAIN.

NEW NON RATED INTERIOR WALL:
2X4'S AT 16" OC WITH 5/8" GYP BD EACH SIDE.
AT INFILL IN EXISTING WALL, MATCH EXISTING WALL THICKNESS AND FINISH

NEW FIRE RATED INTERIOR WALL:
2X4'S AT 16" OC WITH 5/8" GYP BD EACH SIDE COMPLYING WITH CRC R302.5;
AT INFILL IN EXISTING WALL, MATCH EXISTING WALL THICKNESS AND FINISH

NEW EXTERIOR WALL:
EXTERIOR FINISH MATERIAL TO MATCH EXISTING OVER 2X4 STUDS AT 16" OC WIH 5/8" GYP BD ON INSIDE WITH BATT INSULATION
AT CONNECTION TO EXISTING WALL, MATCH EXISTING WALL THICKNESS AND FINISH

KEYNOTES

A1 FORCED AIR UNIT FOR HEATING SYSTEM

A2 CONDENSER FOR HEATING SYSTEM

A3 TANKLESS WATER HEATER

A4 STACKED WASHER/ DRYER

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NORTH

PLAN NORTH

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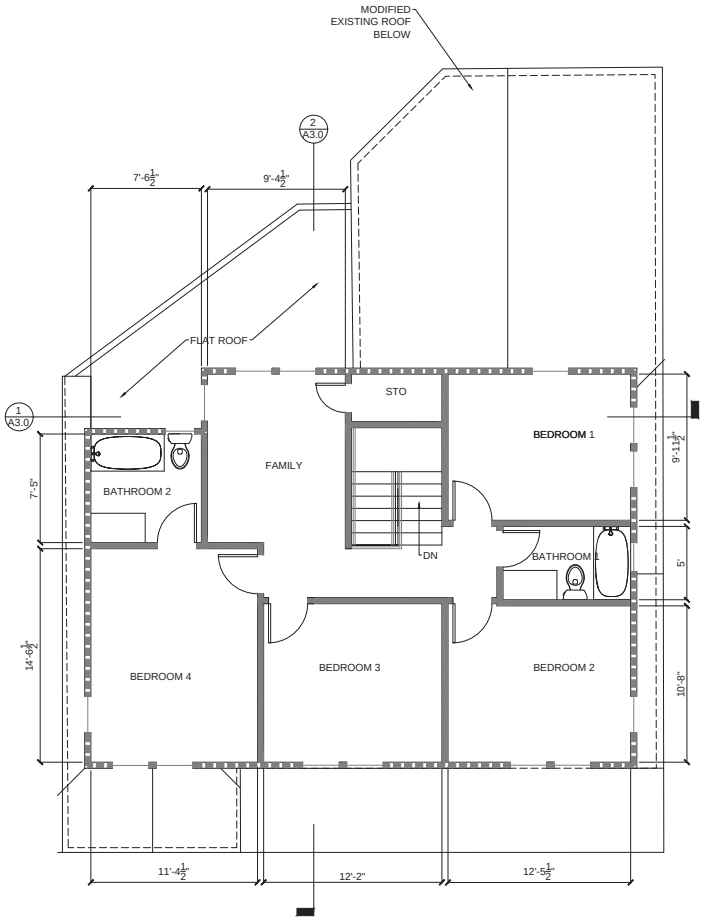
RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

FIRST FLOOR PLANS

A1.1



SECOND FLOOOR PROPOSED PLAN 1
1/4" = 1'-0"

WALL LEGEND

EXISTING ELEMENT TO BE REMOVED

EXISTING ELEMENT TO REMAIN.

NEW NON RATED INTERIOR WALL:
2X4'S AT 16" OC WITH 5/8" GYP BD EACH SIDE.
AT INFILL IN EXISTING WALL, MATCH EXISTING WALL THICKNESS AND FINISH

NEW FIRE RATED INTERIOR WALL:
2X4'S AT 16" OC WITH 5/8" GYP BD EACH SIDE COMPLYING WITH CRC R302.5;
AT INFILL IN EXISTING WALL, MATCH EXISTING WALL THICKNESS AND FINISH

NEW EXTERIOR WALL:
EXTERIOR FINISH MATERIAL TO MATCH EXISTING OVER 2X4 STUDS AT 16" OC WIH 5/8" GYP BD ON INSIDE WITH BATT INSULATION
AT CONNECTION TO EXISTING WALL, MATCH EXISTING WALL THICKNESS AND FINISH

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NORTH
PLAN NORTH

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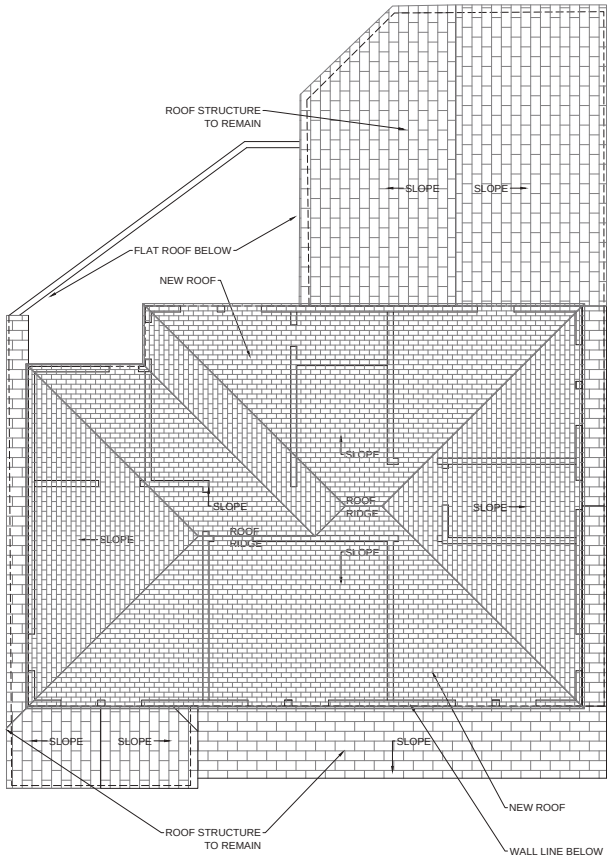
RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

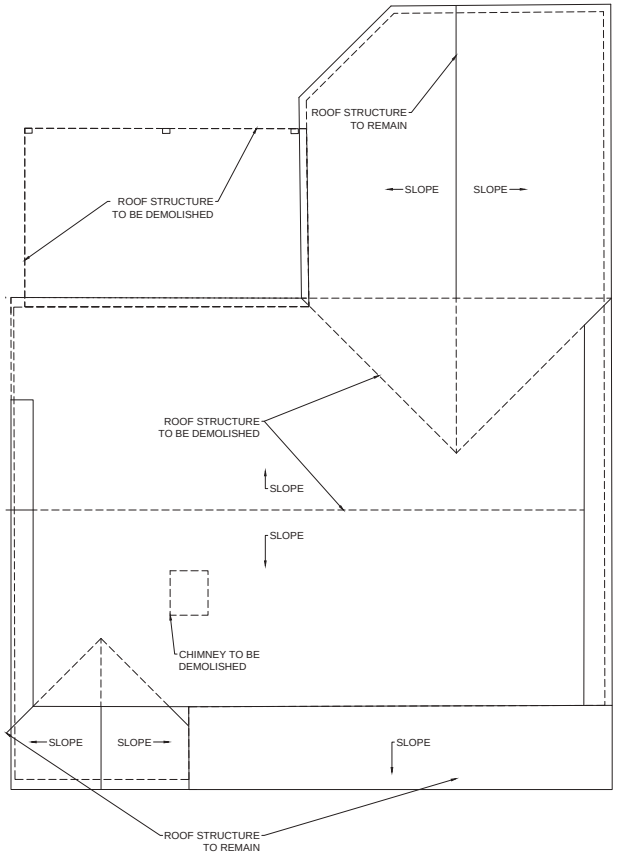
SECOND FLOOR PLANS

A1.2



0' 4' 8' 16'

PROPOSED ROOF PLAN 2
1/4" = 1'-0"



EXISTING/ DEMOLITION ROOF PLAN 1
1/4" = 1'-0"

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RESIDENTIAL REMODEL & ADDITION
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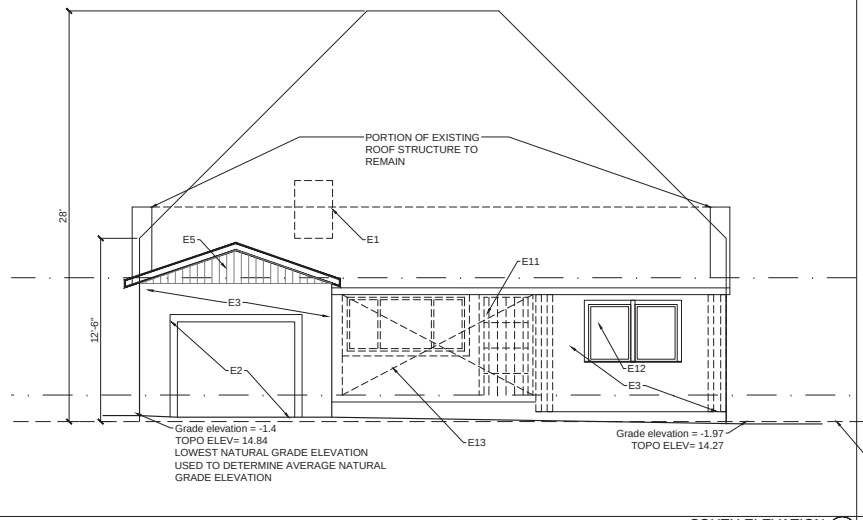
MENLO PARK, CA

ROOF PLANS

A1.3



SOUTH ELEVATION 3
1/4" = 1'-0"

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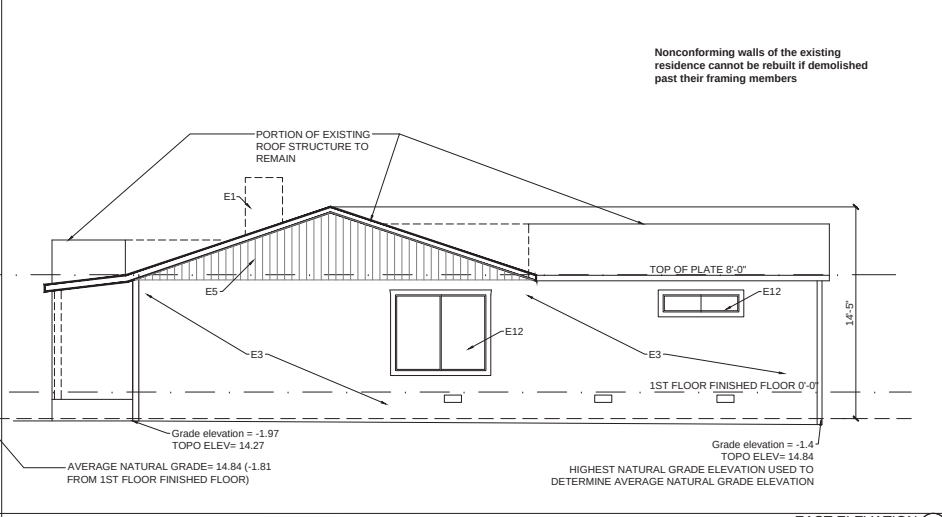
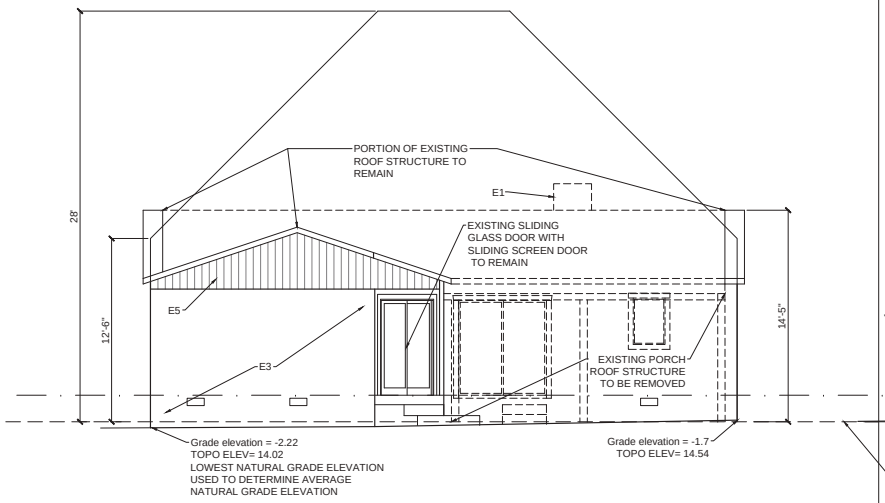
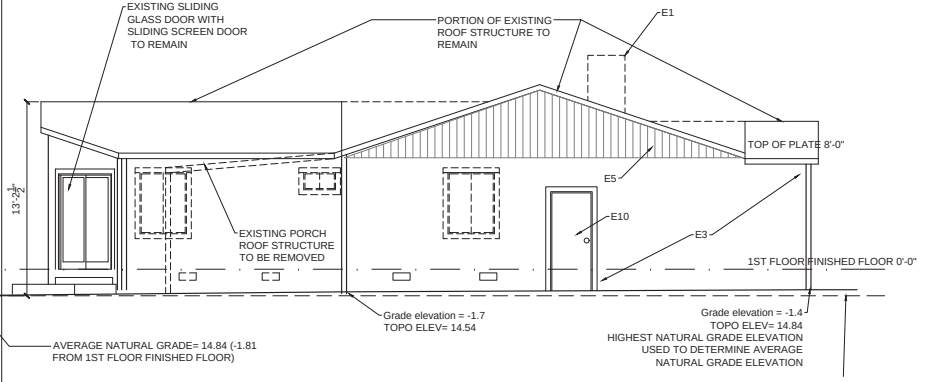


EAST ELEVATION 1
1/4" = 1'-0"



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



WEST ELEVATION 2
1/4" = 1'-0"

ELEVATION KEYNOTES

E1 EXISTING BRICK CHIMNEY WITH WOOD SIDING TO BE REMOVED
E2 EXISTING WOOD GARAGE DOOR & WOOD TRIM TO REMAIN
E3 EXISTING HORIZONTAL WOOD SIDING TO REMAIN
E4 HORIZONTAL WOOD SIDING TO MATCH EXISTING
E5 EXISTING VERTICAL WOOD SIDING TO REMAIN
E6 NEW HIP ROOF
E7 SOLID CORE WOOD ENTRY DOOR
E8 WOOD TRIM AT WINDOWS TO MATCH EXISTING
E9 EXISTING WOOD POSTS TO REMAIN
E10 EXISTING HOLLOW METAL EXTERIOR DOOR TO REMAIN
E11 EXISTING METAL SCREEN DOOR OVER SOLID CORE WOOD DOOR TO BE REMOVED
E12 EXISTING WINDOWS TO REMAIN
E13 WALL TO BE REMOVED FOR NEW CONSTRUCTION
E14 COMPOSITION SHINGLES TO MATCH EXISTING

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RESIDENTIAL REMODEL & ADDITION
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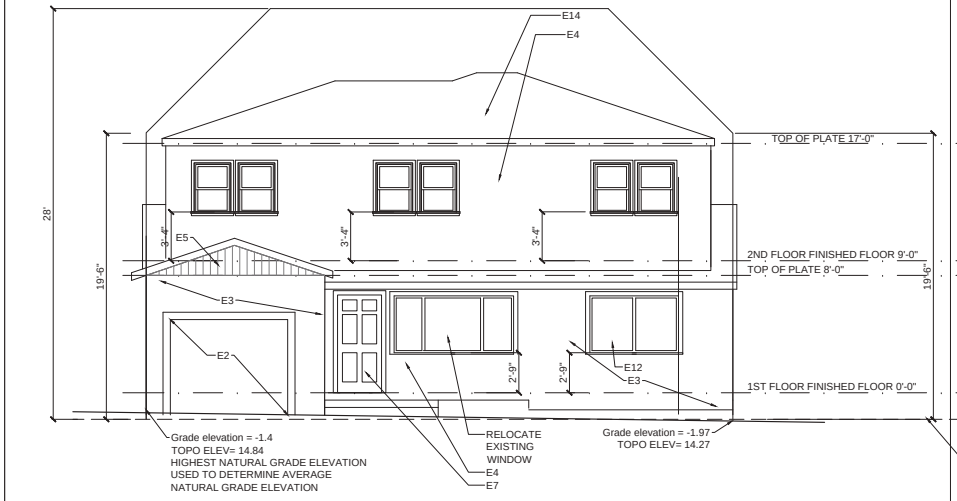
EXISTING/ DEMOLITION EXTERIOR ELEVATIONS

A2.0



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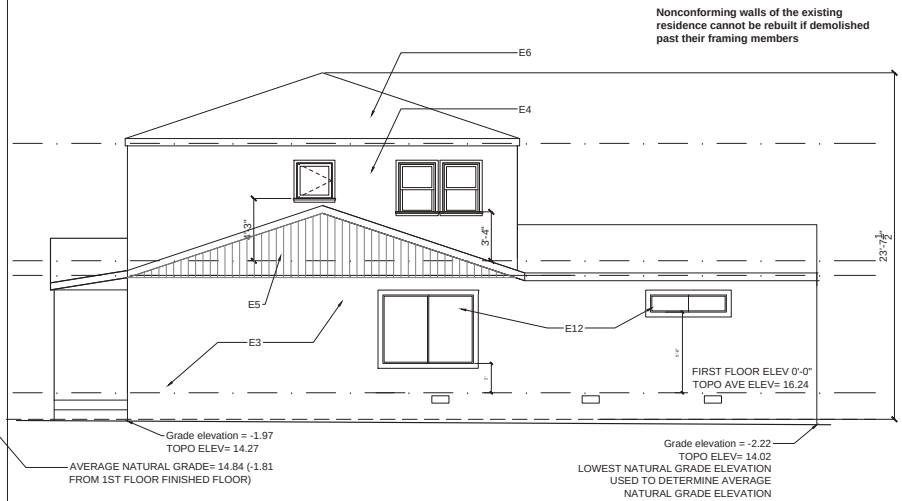

EAST ELEVATION 1
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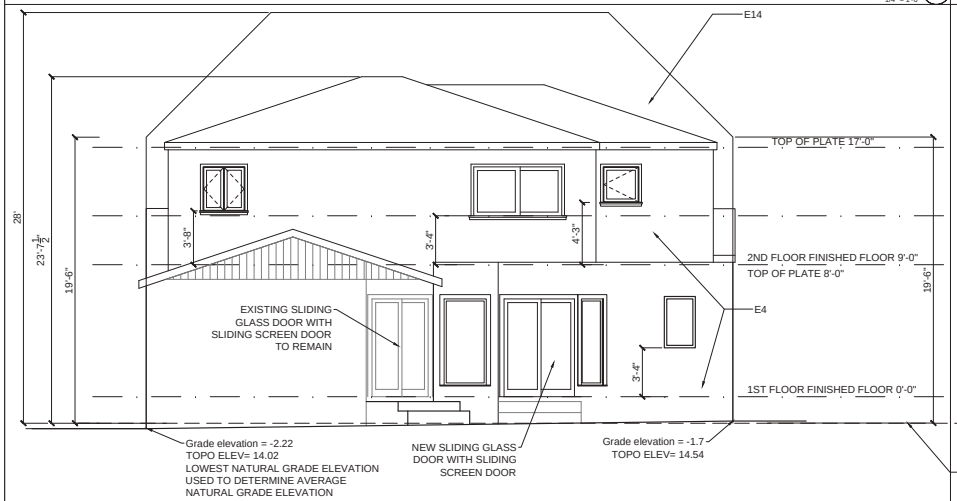
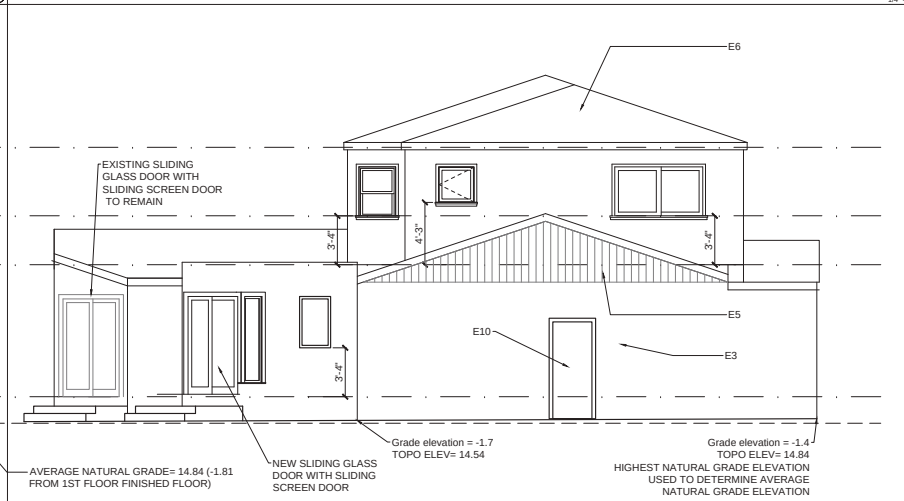


NORTH ELEVATION 4
1/4" = 1'-0"



WEST ELEVATION 2
1/4" = 1'-0"

ELEVATION KEYNOTES

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- E3 EXISTING HORIZONTAL WOOD SIDING TO REMAIN
- E4 HORIZONTAL WOOD SIDING TO MATCH EXISTING
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- E6 NEW HIP ROOF
- E7 SOLID CORE WOOD ENTRY DOOR
- E8 WOOD TRIM AT WINDOWS TO MATCH EXISTING
- E9 EXISTING WOOD POSTS TO REMAIN
- E10 EXISTING HOLLOW METAL EXTERIOR DOOR TO REMAIN
- E11 EXISTING METAL SCREEN DOOR OVER SOLID CORE WOOD DOOR TO BE REMOVED
- E12 EXISTING WINDOWS TO REMAIN
- E13 WALL TO BE REMOVED FOR NEW CONSTRUCTION
- E14 COMPOSITION SHINGLES TO MATCH EXISTING

REX McLEAN ARCHITECT
42 LELAND DRIVE
NOVATO, CA 94947
415 713-4738
LICENSE NO C-14477

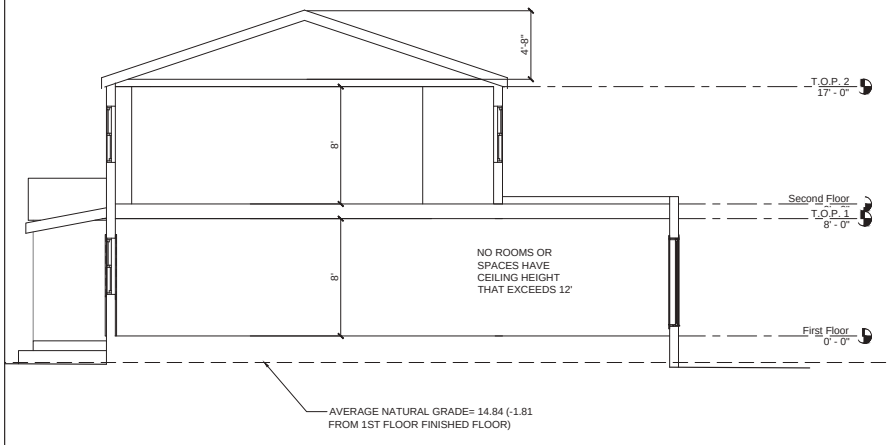
LICENSED ARCHITECT
REX S McLean
C-14477
REN. 9/27
STATE OF CALIFORNIA

ISSUE	DESCRIPTION	DATE
1	USE PERMIT SUBMITTAL	3.8.2023
2	RESPONSE TO COMMENTS	2.26.2024
3	RESPONSE TO COMMENTS	11.5.2024
4	RESPONSE TO COMMENTS	1.6.2025
5	RESPONSE TO COMMENTS	4.29.2025
6	RESPONSE TO COMMENTS	5.30.2025
7	RESPONSE TO COMMENTS	6.10.2025
8	RESPONSE TO COMMENTS	7.9.2025
9	RESPONSE TO COMMENTS	7.31.2025

RESIDENTIAL REMODEL & ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

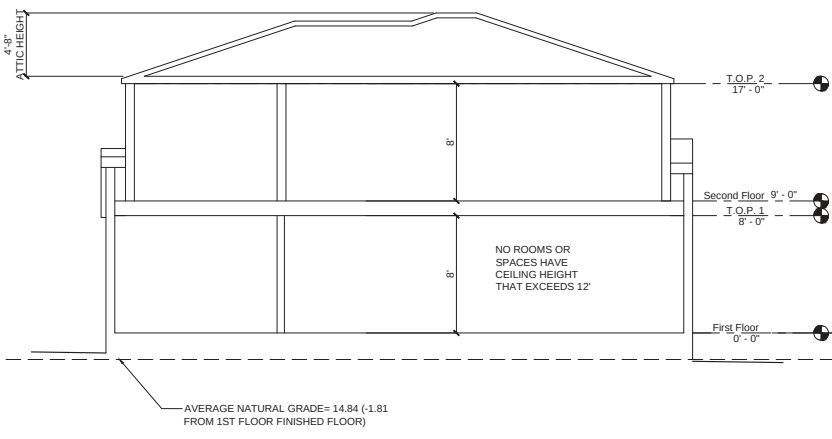
PROPOSED EXTERIOR ELEVATIONS

A2.1



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

Nonconforming walls of the existing residence cannot be rebuilt if demolished past their framing members



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

REX McLEAN ARCHITECT
42 LELAND DRIVE
NOVATO, CA 94947
415 713-4738
LICENSE NO C-14477

LICENSED ARCHITECT
REX S McLean
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REN. 9/27
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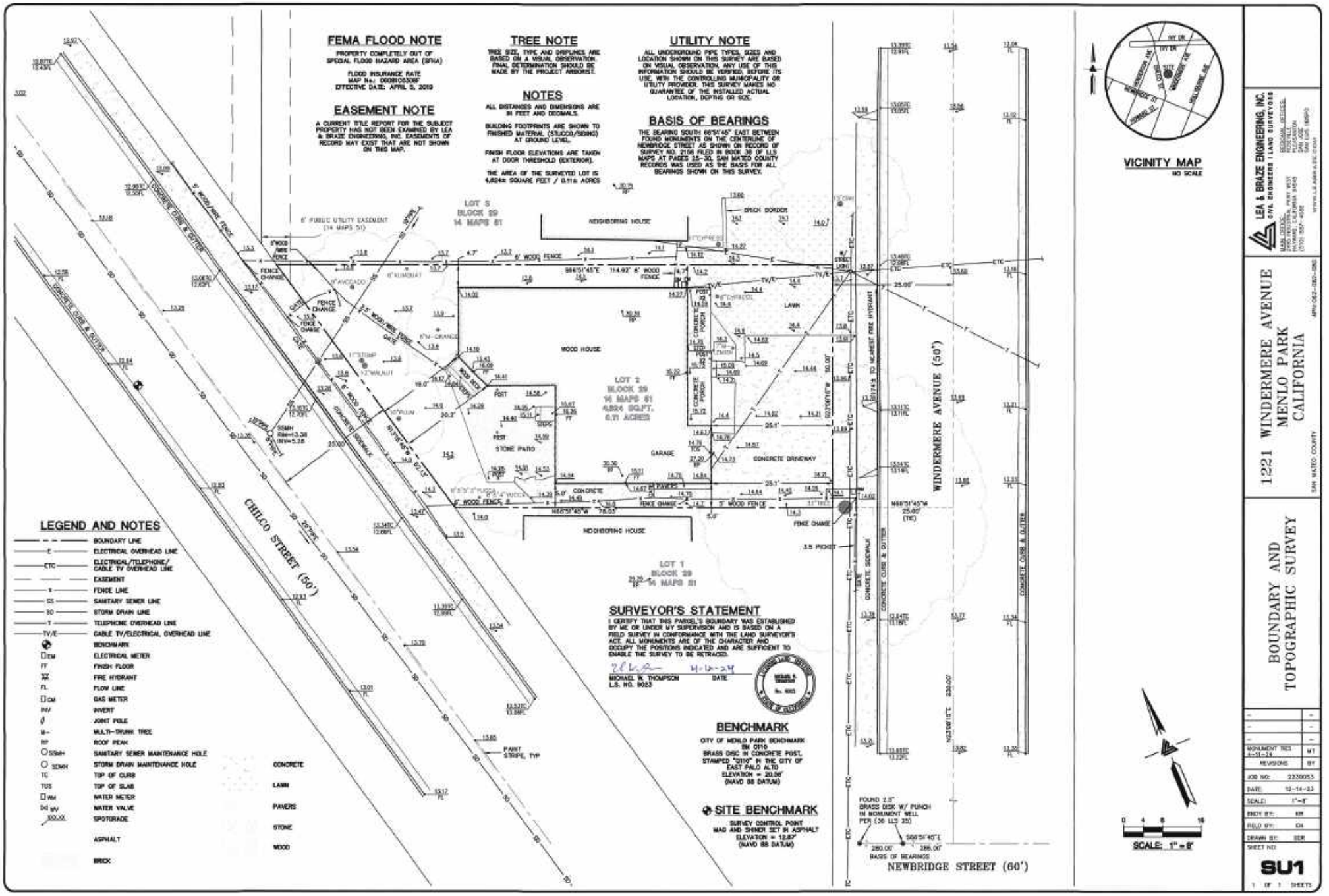
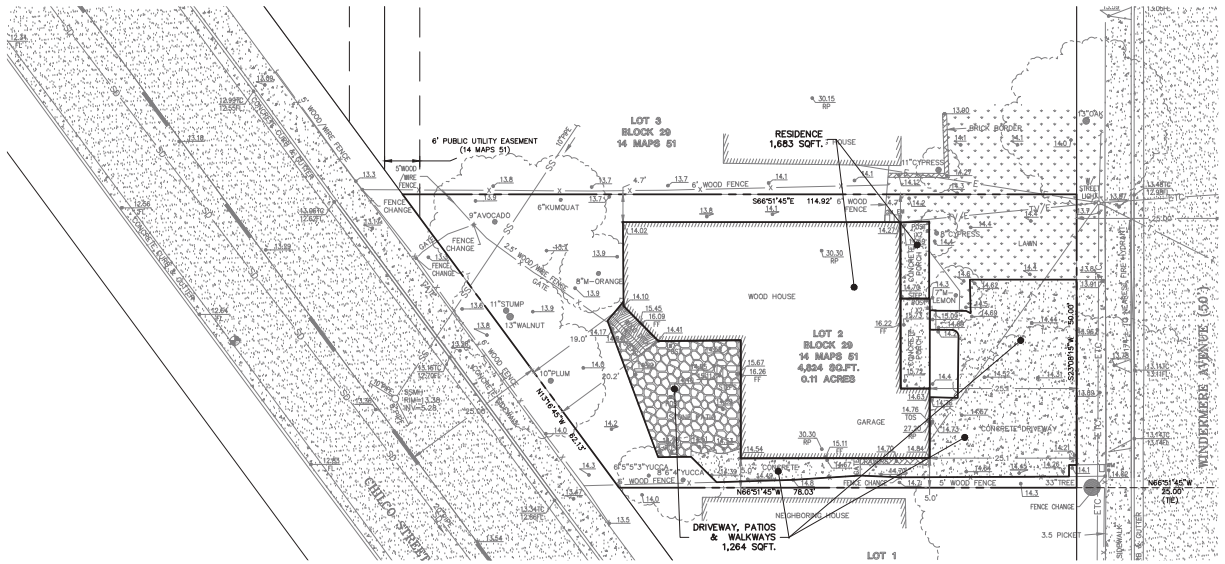
8	RESPONSE TO COMMENTS	7.11.2025
9	RESPONSE TO COMMENTS	7.31.2025

RESIDENTIAL REMODEL &
ADDITION
1221 WINDERMERE AVENUE
MENLO PARK, CA

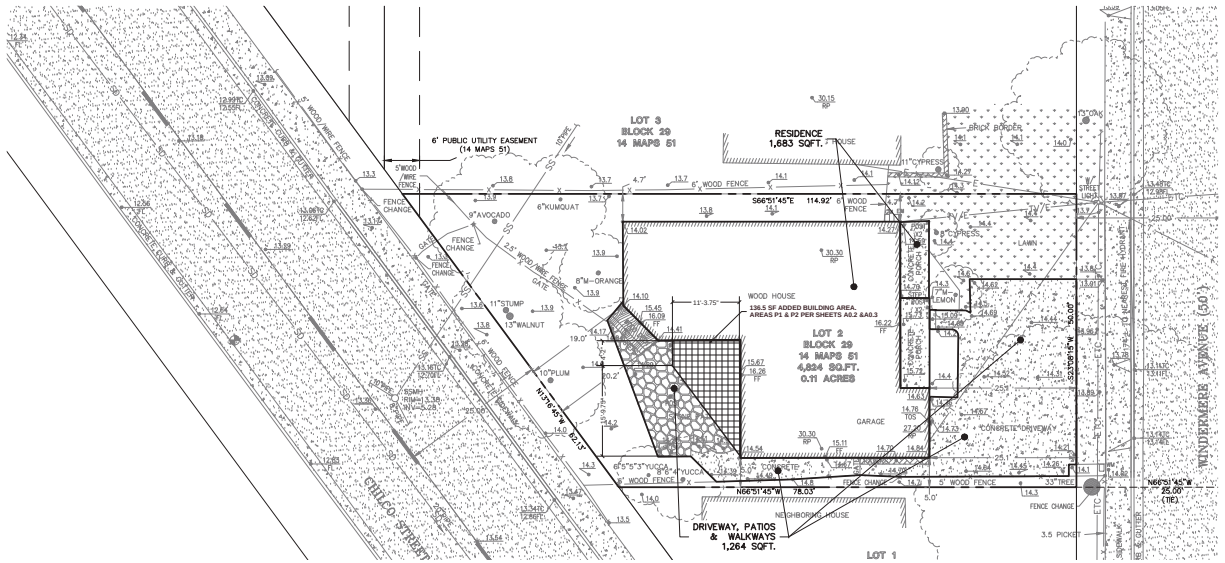
BUILDING SECTION

A3.0


FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE MAP No.: 06081C0326F
EFFECTIVE DATE: APRIL 5, 2019
EASEMENT NOTE
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
TREE NOTE
TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
THE AREA OF THE SURVEYED LOT IS 4,824± SQUARE FEET / 0.11± ACRES
UTILITY NOTE
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
BASIS OF BEARINGS
THE BEARING SOUTH 66°51'45" EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF NEWBRIDGE STREET AS SHOWN ON RECORD OF SURVEY NO. 2106 FILED IN BOOK 38 OF LLS MAPS AT PAGES 25–30, SAN MATEO COUNTY RECORDS WAS USED AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.
VICINITY MAP
NO SCALE
LEGEND AND NOTES
BOUNDARY LINE
ELECTRICAL OVERHEAD LINE
ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
EASEMENT
FENCE LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TELEPHONE OVERHEAD LINE
CABLE TV/ELECTRICAL OVERHEAD LINE
BENCHMARK
ELECTRICAL METER
FINISH FLOOR
FIRE HYDRANT
FLOW LINE
GAS METER
INVERT
JOINT POLE
MULTI-TRUNK TREE
ROOF PEAK
SANITARY SEWER MAINTENANCE HOLE
STORM DRAIN MAINTENANCE HOLE
TOP OF CURB
TOP OF SLAB
WATER METER
WATER VALVE
SPOT/GRADE
ASPHALT
BRICK
CONCRETE
LAWN
PAVERS
STONE
WOOD
SURVEYOR'S STATEMENT
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
MICHAEL W. THOMPSON
L.S. NO. 9023
DATE
BENCHMARK
CITY OF MENLO PARK BENCHMARK
BM 0110
BRASS DISC IN CONCRETE POST, STAMPED "2110" IN THE CITY OF EAST PALO ALTO
ELEVATION = 20.56'
(NAVD 88 DATUM)
SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 12.87'
(NAVD 88 DATUM)
LOT 3 BLOCK 29 14 MAPS 51
LOT 2 BLOCK 29 14 MAPS 51 4,824 SQ.FT. 0.11 ACRES
LOT 1 BLOCK 29 14 MAPS 51
NEIGHBORING HOUSE
WOOD HOUSE
GARAGE
STONE PATIO
CONCRETE DRIVEWAY
LAWN
CONCRETE PORCH
CONCRETE SIDEWALK
CONCRETE CURB & GUTTER
6' WOOD FENCE
5' WOOD/WIRE FENCE
6' PUBLIC UTILITY EASEMENT (14 MAPS 51)
CHILCO STREET (50')
WINDERMERE AVENUE (50')
NEWBRIDGE STREET (60')
S66°51'45"E 114.92' 6' WOOD FENCE
N66°51'45"W 78.03'
N66°51'45"W 25.00' (TIE)
N23°08'15"E 230.00'
FOUND 2.5" BRASS DISK W/ PUNCH IN MONUMENT WELL PER (38 LLS 35)
S66°51'45"E 286.00'
280.00'
BASIS OF BEARINGS
SCALE: 1" = 8'
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
1221 WINDERMERE AVENUE
MENLO PARK
CALIFORNIA
APN: 062-150-080
SAN MATEO COUNTY
BOUNDARY AND TOPOGRAPHIC SURVEY
MONUMENT TIES 4-11-24 MT
REVISIONS BY
JOB NO: 2230053
DATE: 12-14-23
SCALE: 1"=8'
ENGY BY: KH
FIELD BY: EH
DRAWN BY: BSR
SHEET NO: SU1
1 OF 1 SHEETS



EXISTING SITE



EXISTING SITE SHOWING ADDED BUILDING FOOTPRINT

IMPERVIOUS AREA
for
Rainer Residence
1221 Windermere Avenue
Menlo Park, CA

GROSS SITE AREA:	4,824 sq.ft.	=	0.111 acre
EXISTING AREA:			
Impervious	2,547 sq.ft.	=	0.058 acre
Pervious	1,277 sq.ft.	=	0.043 acre
PROPOSED AREA:			
Impervious	2,547 sq.ft.	=	0.058 acre
Pervious	1,277 sq.ft.	=	0.043 acre
NET CHANGE OF DEVELOPED AREA:	0 sq.ft.	=	0.000 acre NO CHANGE
BREAKDOWN OF DEVELOPED AREA			
Existing:			
Residence with porch		1,683 sq.ft.	
Driveway/Walkways/Patio		1,264 sq.ft.	
TOTAL		2,947 sq.ft.	
Proposed:			
Residence		1,683 sq.ft.	
Driveway/Walkways/Patio		1,264 sq.ft.	
TOTAL		2,947 sq.ft.	

IMPERVIOUS AREA
for
Rainer Residence
1221 Windermere Avenue
Menlo Park, CA

Total Area of Parcel		A	4,824 SF
Existing Pervious Area		B	1,877 SF
Existing Impervious Area		C	2,947 SF
Existing % Impervious	C / A * 100 =	D	61.1%
Existing impervious area to be replaced when impervious area		E	2,947 SF
Existing pervious area to be changed to impervious area		F	0 SF
New Impervious Area (Greater of E or F)	E + F =	G	2,947 SF
(If G is greater than 10,000 SF, a hydrology report shall be submitted to Engineering)			
Existing impervious area to be replaced when pervious area		H	0 SF
Net change in Impervious Area	F - H =	I	0 SF
(shall maintain on number if the F (net change) is negative			
Proposed Pervious Area	B + I =	J	1,877 SF
Proposed Impervious Area	C + I =	K	2,947 SF
(verify that J + K = A			4,824 SF
Proposed % Impervious	K / A * 100 =	L	61.1%

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY. WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

RAINER RESIDENCE
1221 WINDERMERE AVENUE
MENLO PARK, CALIFORNIA
APN: 062-082-080
SAN MATEO COUNTY

IMPERVIOUS
SURFACE EXHIBIT

REVISIONS	BY
JOB NO:	2232065
DATE:	04-10-24
SCALE:	AS NOTED
DESIGN BY:	DH
CHECKED BY:	JH
SHEET NO:	EX-1
	01 OF 01 SHEETS

0 5 10 20
SCALE: 1" = 10'

A20

REX McLEAN
ARCHITECT

July 31, 2025

Community Development Department
Planning Division
701 Laurel Street
Menlo Park, CA

Re: 1221 Windermere Avenue
Project Description

The owners of the house want to provide additional bedrooms and bathrooms and to enhance the first floor by enlarging the kitchen and dining area and remodeling the existing bedroom area. As described in detail below

Project Scope
The scope of the work is as follows:

First floor:
Extend portion of first floor to the rear to enlarge the kitchen and dining room
Remodel and change an existing full bathroom to a half bathroom
Convert a bedroom to an office that connects to master bedroom.
Create new full bathroom accessible from front bedroom

Proposed Second floor:
4 new bedrooms and 2 full bathrooms

The site layout is based on the footprint of the existing house and has been revised to respect the Planning guidelines for setbacks.

Maximum building coverage is 35% or 1688.4 sf. The building coverage is 1679.7 sf or 34.8%.
Proposed Floor Area Limit is based on a ratio of the lot area to minimum lot area times maximum allowable area of 2800 SF or 4824/ 5000 x 2800 = 2,701 SF. The proposed Floor Area is 2,673.0 sf.
The maximum second floor area is to be 50% of maximum FAL or in this case1,350 Sf. The proposed second floor SF = 993.3 sf

The existing house will remain as a single family dwelling.

Architectural Style

The style of the proposed addition will be consistent with the existing house in terms of roof line, exterior finish materials and window selection.

The existing home is probably California Ranch as are the majority of the other homes in the neighborhood The California Ranch is typically one story but there are examples of two story variations and there are number of two story homes om Windermere Avenue and in the neighborhood. See attachment A for images of other 2- story homes.

The proposed design maintains the scale of the existing home by keeping the existing first story roof line and setting back the second story addition on the sides to create a break in the building form and avoid full two story elements. The design also maintains the use of the existing house materials and features. The design is also consistent with the other two story home in the neighborhood

Neighbor Outreach

Neighbors were contacted in person by the homeowner and provided with drawings showing the proposed remodel. See below for neighbors that were contacted by the owner:

The neighbors were contacted in person during the week of April 17, 2023

There were no comments from the neighbors.

The addresses are shown on the map and have been highlighted

4/4/2025

Tammy Roundtree
1221 Windermere Avenue
Menlo Park, CA 94025
(650) 771-6147
aviv.realtybuildersinc@gmail.com

RE: Development impacts upon existing trees.

Greetings Tammy,

I re-evaluated the plans to add a second story to your home and the effects upon existing trees at the request of Realty Builders Inc. This letter will serve to summarize my observations and recommendations.

Summary:

There is one heritage Modesto Ash (***Fraxinus velutina*** 'Modesto') located on the neighbor's property at risk of impacts. The tree is located streetside on your front left-hand side property line. The tree will be protected with construction zone safety fencing and sand bags placed over the root flare. The tree's appraised value is equal to $4,900.00.

Background:

We inspected the site and tree on Monday, December 10th, 2024 and Tuesday March 25th, 2025. Our team reviewed the tree previously on Tuesday, May 16th, 2023. There were minor updates to the plan set that will not impact the tree.

Assignment:

Provide written observations and recommendations for all tree protection and preservation guidelines as outlined in the City of Menlo Park's *Code of Ordinances - Title 13 STREETS, SIDEWALKS AND UTILITIES, Ch. 13.24 HERITAGE TREES.*

Limits of Assignment:

All observations were made from the ground. No root collar excavations were performed. The tree's diameter was estimated.

Purpose & Use of Report:

The purpose of this report is to provide a tree protection and preservation report that will be submitted to the City of Menlo Park for the project located at 1221 Windermere Avenue.

Observations:

The latest set of plans reviewed by me were the Architectural Plans drawn by Rex McLean, Architect, they included: sheets A0.0-A0.4, A1.0-A1.2, A2.0-A2.1, A3.0, all dated 3/8/2023 and updated on 11/5/2024; and the Boundary & House Location Plot Map, sheet SU1, dated 2/24/2023, drawn by KR of Lea & Braze Engineering, Inc.

Trees at Risk of Impacts

Modesto Ash #1 is a maturing single-stemmed specimen that measures ~34 inches in diameter at breast height with a crown spread of ~50 feet. I did not access the neighbor's property to physically measure the tree. The tree is considered a street tree and is located on the front left-hand side property line separating the two properties. The tree sits directly below high-voltage electrical wires and receives utility pruning efforts on a regular basis in the form of topping. As such, the tree is in a fair state of health and condition.

There are no plans to upgrade the existing driveway so roots originating from the tree will not be disturbed. The construction site safety fence should act well to protect the tree from direct impacts. The root flare is exposed below the privacy fence and can be protected using sand bags. The tree currently overhangs the house and is within 7 feet of the existing roof line. Pruning of the tree will need to occur prior to construction.

Limbs overhanging the subject property cannot be fully pruned back so that there are no branches that over-hang the driveway. As such, responsibility not to damage over hanging limbs lies solely upon the project's general contractor and sub-contractors. The greatest threat to direct impacts is while materials are hoisted aloft to construct the proposed second story and during roofing activities.

Trees Not at Risk of Impacts

There are four "non-heritage" trees (Orange, Avocado, Walnut, and Cherry) that are located in the backyard of this property. Since there is no construction that will take place in the backyard, tree protection or similar measures will not be necessary.

Tree Table

Tree #	Common Name	Botanical Name	DBH (in.)	Spread (ft.)	Condition	Suitability	Impacts	Remedy
1	Modesto Ash	***Fraxinus velutina*** 'Modesto'	~34	50	Fair	High	Possible direct impacts to upper scaffold stems.	Pre-construction meeting, monthly site monitoring.
2	Orange		8	11	Good	High	No impacts	N/A
3	Avocado	***Persea americana***	9	10	Good	High	No Impacts	N/A
4	Walnut	***Juglans spp.***	13	11	Fair	High	No Impacts	N/A
5	Ornamental Cherry	***Prunus spp.***	9	8	Fair	High	No Impacts	N/A

Appraised Value

Tree #	Common Name	DBH (in.)	Physical Deterioration %	Functional Limitations %	External Limitations %	Appraised Value
1	Modesto Ash	~34	60	50	50	$4,900.00

Appraised value continued.
Physical Deterioration: formerly known as condition.
Functional Limitations: (formerly location): factors associated with the interaction of a tree and its planting site i.e., site conditions, placement (property line tree), genetic limitations, over-populated with trees (super adequacy).
External Limitations: factors outside the property, outside the control of the owner, will affect plant condition, limit development, or reduce utility in foreseeable future i.e., laws/ordinances, powerlines, water use limitations, et al.

Menlo Park Code of Ordinances

13.24.030 Maintenance and preservation of heritage trees.

(a) Any person who owns, controls, or has custody or possession of any real property within the city shall use reasonable efforts to maintain and preserve all heritage trees located thereon in a state of good health pursuant to the provisions of this chapter. Failure to do so shall constitute a violation of this chapter.

(b) Any person who conducts any grading, excavation, demolition, or construction activity on property shall do so in such a manner as to not threaten the health or viability or cause the removal of any heritage tree.

(c) Any work performed within an area ten (10) times the diameter of a heritage tree (i.e., the tree protection zone) shall require submittal and implementation of a tree protection plan for review and approval by the public works director prior to issuance of any permit for grading or construction. The tree protection plan shall be prepared by a city-approved certified arborist and shall address issues related to protective fencing and protective techniques to minimize impacts associated with grading, excavation, demolition, and construction. The public works director may impose conditions on any city permit to assure compliance with this section. (Ord. 1060 § 2 (part), 2019). ***Any tree protected by the City's municipal Code will require replacement according to its appraised value if it is damaged beyond repair.***

TESTING & ANALYSIS:
Appraised values for all identified heritage trees potentially at risk were calculated using the "Trunk Formula Method" (TFM) as outlined in *Council of Tree and Landscape Appraisers—Guide for Plant Appraisal. 10th Edition, Second Printing 2019*—supplemented with the *Western Chapter ISA—Species Classification and Group Assignment: A Regional Supplement to the CLTA Guide for Plant Appraisal, 9th Edition, 2004.*

DISCUSSION:

Tree Construction Tolerance
Healthy trees are generally better able to withstand construction stressors than are unhealthy trees, as they have stored nutrients available to use for recovery. A tree's roots grow in unpredictable patterns, generally within the top two feet of soil and the root systems of mature trees may extend much farther than the dripline. The tolerance of disturbance varies widely among species**.** The relative tolerance for ***F. velutina*** 'Modesto' to withstand development impacts is rated "Good" and is tolerant of root pruning with supplemental irrigation required following injury. (Methany & Clark pg. 171)

Soil Compaction
Most soil compaction results from vehicle and equipment traffic, although foot traffic and rainwater impact may also contribute to a lesser extent. The severity of compaction depends on the force per area unit applied to the soil, frequency of application, surface cover, soil texture, and soil moisture. Soils with a clay or loam texture, high moisture content, or low levels of organic matter are more susceptible to compaction than are dry or frozen, coarse-textured soils, and those high in organic matter. (Fite pg. 3)

Pruning Specifications
All tree pruning activities shall be performed prior to beginning development activities by a qualified Arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard (ANSI) for Tree Care Operations: Tree, Shrub and Other woody Plant Management: Standard Practices parts 1 through 10, adhering to ANSI Z133.1 safety standards and local regulations. Work shall be performed according to the most recent edition of the International Society of Arboriculture© Best Management Practices for each subject matter (Tree Pruning etc.) *The use of spikes and/or gaffs when climbing is strictly prohibited unless the tree is being removed*.

- *Elevate Crown* (a.k.a. raise crown)-The selective removal of lower growing or low hanging limbs to gain vertical clearance. Do not remove living stems greater than 4" in diameter without the approval of the Project Arborist.
- *Reduce end-weight***-**Cut the offending stem[s] back to a lateral that is ⅓ the diameter or more of the parent stem and capable of maintaining apical

dominance. Remove no more than 25 percent of the living tissue from the offending stem[s]. Remove all existing dead stubs and/or damaged branches per occurrence. Do not cut back into living stems that are 4" or greater in diameter without the approval of the Project Arborist.

Root Pruning Specifications

Root pruning is the process of cleanly cutting roots prior to mechanical excavation to minimize damage to the tree's root system. Root pruning and root damage from excavation can cause great harm to a tree, especially if structural roots are affected. Damage to these roots can reduce tree health and/or structural stability…Air, water, [or hand excavation] prior to root pruning allows the arborist to examine the roots and determine the best places to make cuts, preferably beyond sinker roots or outside root branch unions. (Fite pg. 17)

The principles of **Compartmentalization of Decay in Trees (CODIT)** apply to roots as well as to stems. Because root injuries are common in nature, roots have evolved to be strong compartmentalizers. Small root cuts do not usually lead to extensive decay. Decay development because of root cutting can take years or decades to develop in temperate climates. Just as flush cutting branches is no longer an acceptable practice, a pruning cut that removes a root at its point of origin should not cut into the parent root. The final cut should result in a flat surface with adjacent bark firmly attached. Smaller pruning cuts are preferred. (Costello pg. 17)

Should roots 2" in diameter or greater be unearthed, root pruning may prove necessary. Halt activities and contact the project arborist to advise. The following guidelines should be adhered to with the project Arborist on site to advise work crews.

- Pruning roots 2" in diameter or greater requires the use of a commercial grade 15-amp reciprocating saw with at least 3 new unused wood cutting blades available while on-site.
- Cleanly sever the root without ripping or tearing the root tissue. It is preferable to cut back to a lateral root, much like when reducing the length of a stem or branch.
- Exposed pruning wounds left more than 24 hours should be covered with burlap and wetted and kept wet until area is backfilled. If pour cement against exposed pruning wounds, cover end of root with plastic with a rubber band before pouring cement.
- A new unused Arborist hand saw will also be allowed i.e. Fanno™ Tri-Edge Blade Hand Saw.

Rating the trees suitability for preservation is described as: "High," Moderate," and "Low:"

High:

- Trees with good health and structural stability that have the potential for long-term survivability at the site.
- Species that have good to moderate tolerance for root loss

Moderate:

- Trees with somewhat declining health and/or structural defects than can be abated with treatment.
- Species that have moderate tolerance for root loss

Low:

- Trees dead, in poor health or with significant structural defects that cannot be mitigated.
- Tree is expected to continue to decline.
- Species that have poor tolerance for root loss

Conclusion:

1. The location of the subject tree is such that the construction site safety fence will act as the tree protection zone.
    a. This safety fence should be extended as close to the sidewalk as much as possible to include the root flare of the tree.
2. The exposed portion of the root flare can be protected using sandbags.
3. The tree will need to be pruned prior to construction to allow for a second-story to be built.
4. Avoiding direct impacts to over-hanging limbs is accomplished by using the right-hand side of the driveway while hoisting or lifting materials to the second story.

Recommendations:

1. Place sandbags over the exposed portion of the root flare that is encroaching below the privacy fence.
2. Prune the tree to elevate the canopy over the house and prune what is possible over the driveway as appropriate.
3. Place as much distance as possible between the construction site safety fence and the neighbor's tree.
4. Use the right-hand side of the driveway to lift materials to the second story.
5. Contact our firm or the City of Menlo Park within twenty-four hours should the neighbor's tree be damaged during construction.

Glossary:

compartmentalization of decay in trees (CODIT)-a trees ability to compartmentalize is described by the acronym CODIT. A natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms.

Bibliography:

Costello, Larry, Ph.D., Gary Watson, Ph.D., et al. Best Management Practices. Root Management 2017. Champaign, IL; International Society of Arboriculture.

Fite, Kelby, Ph. D. and E. Thomas Smiley, Ph. D. Best Management Practices. Managing Trees During Construction. Companion to ANSI A300 Part 5. Second Edition 2016. Champaign, IL: International Society of Arboriculture, 1998.

Matheny, Nelda, and James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture, 1998.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
7. Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.
8. This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

Respectfully submitted,

Kaitlyn Shelton
Arborist
Cell : 669-236-0137
Office :408.226.8733
TCIA Accredited Company CA-042
ISA Certified Arborist WE-12733A
TRAQ Qualified
California State Contractors License #705171
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ISA Certified Arborist WE-1061AT
TRAQ Qualified
QAL #137232
TCIA CTSP #01321
California State Contractors License #705171
www.Andersonstreecare.com

Image 1: Modesto Ash #1

Image Two: Modesto Ash #1 – Current branches that overhang the house

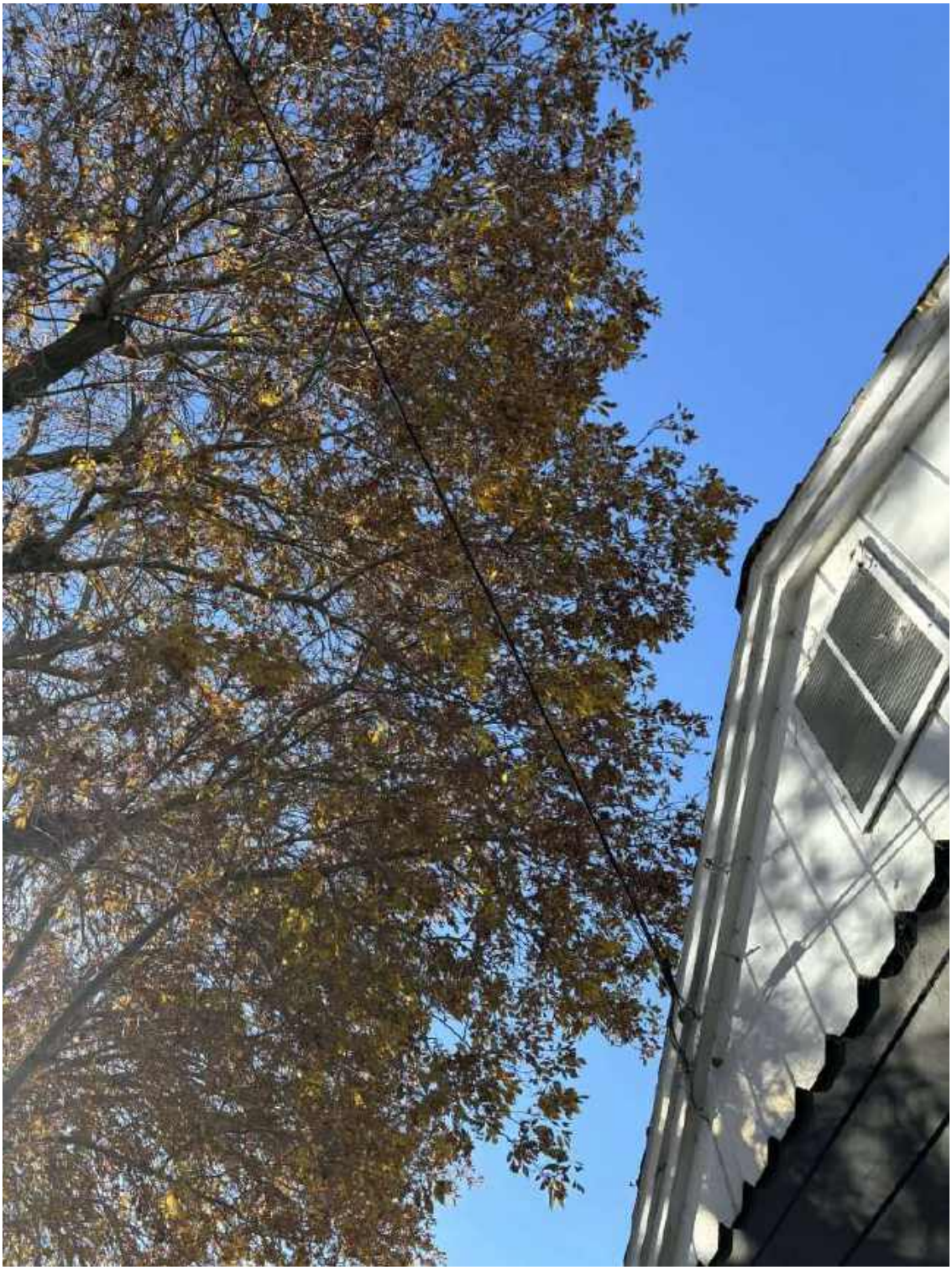
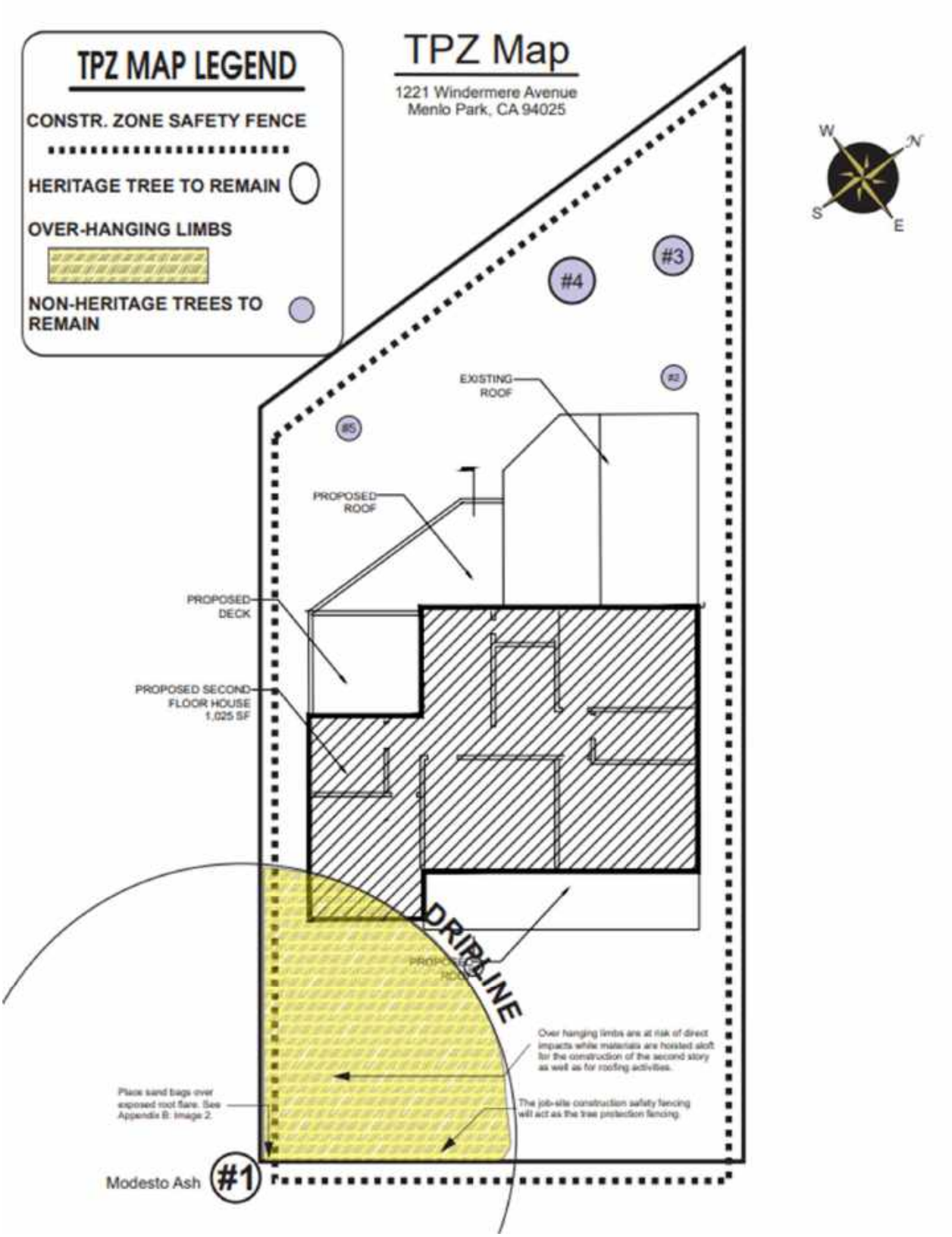


Image Three: Modesto Ash #1 -Current distance from house to tree branches

Image Four: Modesto Ash #1 – Placement of sandbags

Appendix A: Tree Protection Map (TPZ)



LOCATION: 1221 Windermere Avenue	**PROJECT NUMBER:** PLN2023-00022	**APPLICANT:** Rex McClean	**OWNER:** Tammy Roundtree

PROJECT CONDITIONS:

1. The use permit revision shall be subject to the following ***standard*** conditions**:**

   a. The applicant shall be required to apply for a building permit within one year from the effective date of approval (by August 11, 2026) for the use permit revision to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Rex McClean, Architect, consisting of 16 plan sheets, dated received February 25, 2025 and approved by the Planning Commission on July 31, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

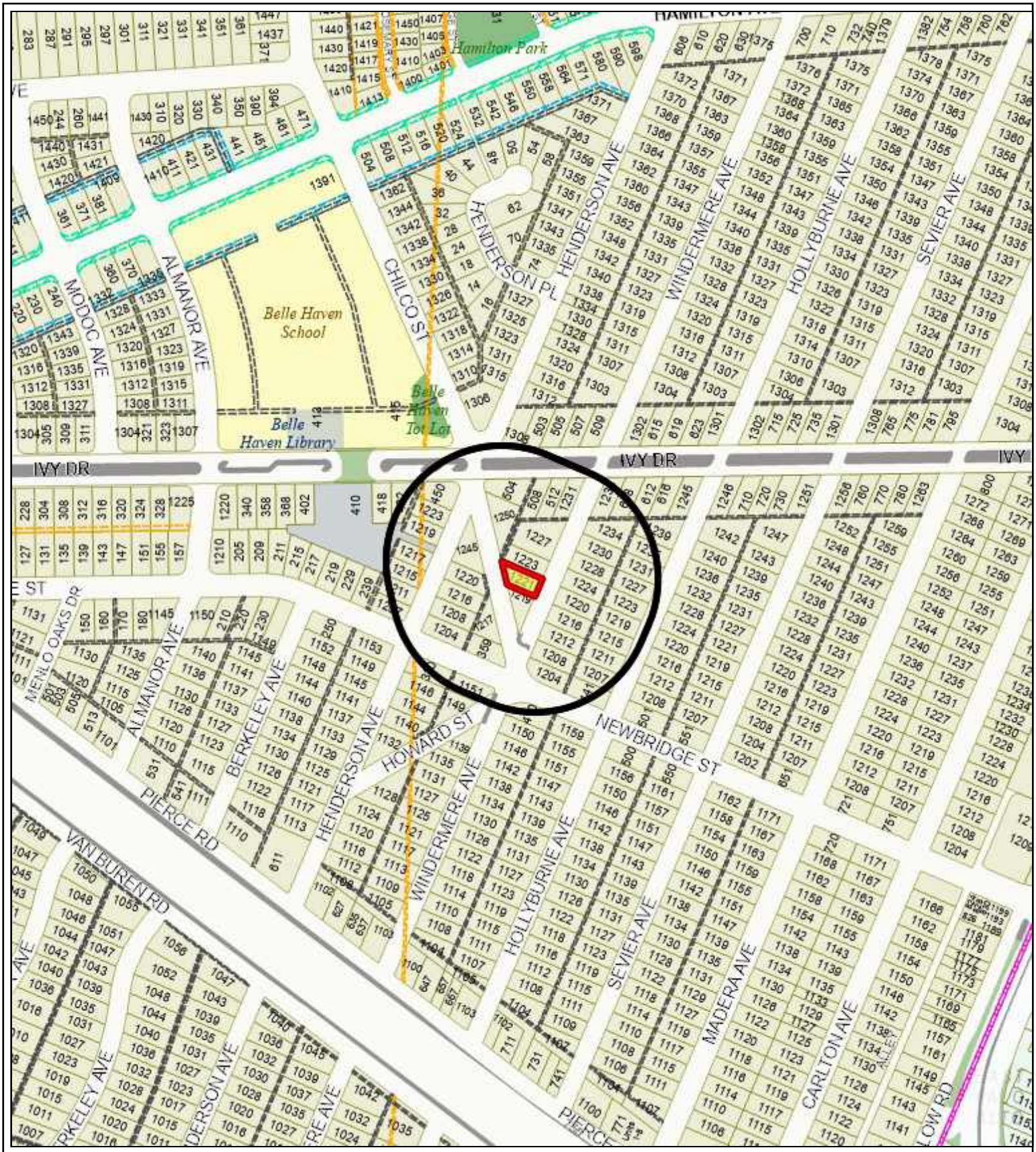
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall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

   f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Anderson's Tree Care Specialists, Inc., dated received May 5, 2025.

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

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

   i. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



City of Menlo Park

Location Map

1221 Windermere Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: MAP | Checked By: TAS | Date: 8/11/2025 | Sheet: 1

1221 Windermere Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	4,824.0 sf	4,824.0 sf	7,000.0 sf min
Lot width	50.0 ft	50.0 ft	65 ft min
Lot depth	96.2 ft	96.2 ft	100 ft min
Setbacks			
Front (Windermere)	25.1 ft	25.1 ft	20 ft min
Front (Chilco)	19.0 ft	19.0 ft	20 ft min
Side (left)	5.0 ft	5.0 ft	10 percent of minimum lot width, minimum 5 feet
Side (right)	4.7 ft	4.7 ft	
Building coverage	1,679.7 sf 34.8 %	1,918.5 sf 39.7 %*	1,688.4 sf max 35 % max (2-story)
FAL (Floor Area Limit)	2,673.0 sf	2,173.1 sf	Established by Planning Commission
Square footage by floor	1,403.0 sf/1st 993.3 sf/2nd 276.7 sf/garage	1,293.1 sf/1st 248.9 sf/garage 376.5 sf/porches	
Square footage of buildings	2,673.0 sf	1,918.5 sf	
Building height	23.6 ft	14.4 ft	30 ft max
Parking	1 covered space*	1 covered space*	1 covered and 1 uncovered space
	Notes: *Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	1**	Non-Heritage trees	4***	New trees	0
	Heritage trees removed/proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees	5

* The maximum building coverage for a one-story residence is 40 percent, which totals 1,929.6 square feet.
**The existing substandard parking condition is proposed to remain, but the one covered space is being expanded to a conforming size (20 feet by 10 feet).
***This heritage tree is a street tree located in front of the 1219 Windermere Avenue property.
****All four non-heritage trees are located on the subject property.

STAFF REPORT

Planning Commission
Meeting Date: **8/11/2025**
Staff Report Number: **25-033-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit revision to remodel and expand an existing two-story, nonconforming single-family home on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district at 217 Marmona Drive, and 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 a use permit revision to remodel and expand an existing two-story, nonconforming single-family home on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district, at 217 Marmona Drive. The addition would be located on the second level, at the rear of the existing top floor. The original use permit was granted in 2005. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

Marmona Drive is a predominantly north-south street in the Willows neighborhood, running between Gilbert Avenue on the north and Blackburn Drive on the south. The subject parcel sits on the west side of the street, on the southern portion of the street, where it curves toward Blackburn Drive. All properties in the immediate area are also located in the R-1-U zoning district. The homes in the vicinity are a mix of single- and two-story, with a variety of styles including ranch, modern farmhouse, and contemporary. A location map is included as Attachment B.

Previous Planning Commission action

In February 2005, the Planning Commission reviewed a use permit application to remodel and add first- and second-story additions to an existing single-family residence at the subject property. The use permit was required because the overall floor area increase was greater than 50 percent on a substandard lot (which is considered equivalent to a new structure). The staff report included one letter of support from the neighbors at 213 Marmona Drive, and no neighbors spoke at the public hearing. The Planning Commission approved the project as proposed.

A Planning file memorandum states that following this approval, the applicant realized that the front property line had been shown incorrectly on the Planning Commission plan set, which resulted in changes to the building setbacks. In response, the applicant modified minor aspects of the proposal on the left side and rear, but received approval from the neighbors on these sides. As such, Planning staff deemed these changes in compliance with the Planning Commission approval.

During construction, it appears another error was made with regard to the left side setback, which was shown as meeting the five-foot minimum setback, but which was built with corners at 4.2 to 4.4 feet from the property line. The front setback likewise was shown as meeting the 20-foot minimum setback, but was built with a corner at 19.1 feet, per the current survey. Because these errors do not appear to have been flagged by the Building inspectors prior to final inspection, and because they have existed for approximately 20 years without known issues, staff is not recommending any corrective action at this point.

Analysis

Project description

The subject property is currently occupied by a two-story, single-family residence with four bedrooms and two bathrooms. Off-street parking is provided by a one-car garage, which is an existing nonconformity that predated the 2005 expansion. The driveway provides additional unofficial parking in a tandem arrangement.

The applicant is proposing to construct an addition to the rear of the existing second floor, and to conduct interior renovations. The changes would move one of the bedrooms to the second level, where a third bathroom would also be added, and allow for the shared living spaces on the ground level to be modified.

The changes require Planning Commission review of a use permit revision, since a second-floor addition would not be in substantial conformance with the original use permit approval. Since the residence has been determined to be nonconforming with regard to the left side and front setbacks, the overall value of work has been evaluated with regard to the replacement value of the existing structure on Sheet A1.3. The work value is estimated at 47 percent, below the 50 percent threshold for two-story nonconforming structures in this zoning district, so use permit approval for that aspect is not required.

The expanded residence would meet all Zoning Ordinance requirements for lot coverage, floor area limit (FAL), daylight plane, and height. The existing ground-floor setback and parking nonconformities would remain, which may be permitted. Of particular note with regard to Zoning Ordinance requirements:

- The second-floor addition would be well inset from the minimum five-foot side setbacks, with a left side setback of approximately 12 feet and a right side setback of approximately 17 feet.
- Some changes to existing interior ceiling heights would be incorporated to ensure that attic and/or double-height areas do not exceed the maximum FAL.

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

Design and materials

The current residence has a ranch/traditional residential style and materials, and the style would be retained as part of the modifications. Staff believes the revised residence would remain compatible with the neighborhood, and the new/modified second-story windows look relatively typical and unlikely to create

unique privacy issues.

Trees and landscaping
The site features one heritage street tree and an additional six non-heritage trees. All trees are proposed to remain. The City Arborist has determined that an arborist report is not required, but standard tree protection measures must be followed for the heritage street tree as it relates to equipment/vehicle access and materials staging. This would be implemented and ensured as part of standard condition 1f.

Correspondence
Staff has not received any direct communications from neighbors regarding the project, but the applicant did solicit their own feedback and has submitted documentation as part of their project description letter (Attachment A, Exhibit B). Neighbors at 220 Marmona Drive, 220 Robin Way, and 224 Marmona Drive relayed consent without qualification. The neighbor at 213 Marmona Drive (left side) asked if the windows on that side of the addition can have privacy glass. The applicant has agreed, and the window schedule (Sheet A4) includes a notation to this effect. The adjacent right side neighbor (221 Marmona Drive) sent an email that is included, registering concerns with light and visibility impacts and requesting that the applicant adjust their plans to address this concern. The applicant has relayed that the addition would be approximately 24 feet from this neighbor's building wall, and that this distance would inherently limit impacts. Staff concurs with this perspective.

Conclusion
Staff believes that the design and materials of the expanded residence would remain compatible with the surrounding neighborhood. The applicant has incorporated privacy glass to address the left side neighbor's concern, and the inset nature of the addition should inherently limit impacts on all neighbors. 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 approving the use permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
B. Location Map
C. Data Table

Report prepared by:
Thomas Rogers, Principal Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025- 0xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT REVISION FOR AN ADDITION TO AN EXISTING NONCONFORMING TWO-STORY, SINGLE-FAMILY RESIDENCE ON A SUBSTANDARD LOT IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT, AT 217 MARMONA DRIVE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit revision for an addition to an existing nonconforming, two-story, single-family residence on a substandard lot in the R-1-U (Single Family Urban Residential) zoning district (collectively, the "Project") from Manuchehr Shamalta ("Applicant") located at 217 Marmona Drive (APN 062-304-190) ("Property"). The Project use permit revision is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

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

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

WHEREAS, the City Arborist has determined that standard tree protection measures would adequately protect the heritage street tree in the vicinity of the project; and

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

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

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing facilities); 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 August 11, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

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

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit revision is consistent with the R-1-U zoning district and the General Plan because two-story residences that have received use permits are allowed to be expanded and modified subject to issuance of a use permit revision, and provided the changes conform to applicable zoning standards, including, but not limited to, maximum floor area limit, maximum building coverage, and setbacks.

    b. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale and style of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2024-00029, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (Existing facilities).

Section 5. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 11, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____day of August, 2025.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner

City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Conditions of approval

HOME REMODELING AND ADDITION

HAKIM'S RESIDENCE

SCOPE OF WORK

1ST FLOOR: ALTERNATION, INCLUDING LIVING ROOM AND RELOCATING KITCHEN
2ND FLOOR: ADDITION, ADDING NEW BEDROOM, BATHROOM, LAUNDRY ROOM AND INSTALLING FLAT CEILING AT EXISTING CATHEDRAL CEILING

DRAWING INDEX:

A0 COVER SHEET
A1 EXISTING & PROPOSED SITE PLANS
A1.1 AREA PLAN
A1.2 TOPOGRAPHIC SURVEY
A1.3 NON-CONFORMING STRUCTURE - NEW WORK VALUE CALCULATION
A2 CONSTRUCTION BEST MANAGEMENT PRACTICE
A2.1 TREE PROTECTION INSTRUCTIONS
A3 EXISTING 1ST AND 2ND FLOOR PLANS
A4 PROPOSED 1ST AND 2ND FLOOR PLANS
A5 EXISTING & PROPOSED ELEVATIONS
A6 EXISTING & PROPOSED ELEVATIONS
A7 PROPOSED SECTIONS
A8 PROPOSED ROOF PLANS
A9 PROPOSED ELECTRICAL PLANS
A10 STAIRS
A11 NOTES
G1 & G2 CAL GREEN CHECKLIST
S0 STRUCTURAL NOTES
S1 UPPER ROOF FRAMING PLAN & DETAILS
S2 2ND FLOOR AND LOWER ROOF FRAMING PLAN & DETAILS
S3 FOUNDATION PLAN & DETAILS
T1, T2, & T3 TITLE 24 ENERGY CALCS

BUILDING CODES:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
CITY OF MENLO PARK MUNICIPAL CODE

PROJECT DATA:

A.P.N.: 062-304-190
Cons. Type: V/B
Occupancy: R3/U
Lot Size: 5,847 SF
Type: Residential
Zoning: R-1-U Single Family
Stories: 2 Story
Flood Zone: X
Fire Sprinklers: No

AREA CALCULATION:

(E) 1st Floor Living Area : 1,601 SF
(E) 2nd Floor Living Area : 515 SF
(E) Garage Area : 260 SF
(N) 2nd Floor Addition : 265 SF

Living Area including Garage = 2,641 SF
Living Area = 2,381 SF

Existing Floor Area Limit (FAL) = 2,654 SF
Existing 2nd Floor FAL = 764 SF
Proposed Floor Area Limit (FAL) = 2,766 SF
Proposed 2nd Floor FAL = 806 SF
Max. Allowable FAL = 2,800 SF > 2,766 SF OK
Max. Allowable FAL 2nd Floor = 50%x2,800 SF = 1,400 SF > 806 SF OK

Total Existing/Proposed Building Coverage = 1,847 SF
Max. Building Coverage = 35% x 5,847 SF = 2,064 SF > 1,847 SF OK

OWNER:

ZAHRA HAKIM FAAL ESFAHANI
Ph: (650) 269-8881
zahra_hakim@yahoo.com

WASTE MANAGEMENT PLAN

CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINE EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM. TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH WATERPROOF TRAP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADELOUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION.

TREE PROTECTION

Standard tree protection is required for the two protected city owned trees (one London plane and one jacaranda) in the front yard. See sheet A3.1 for instructions.

DESIGN-BUILD DIFFERED SUBMITTAL:

1. STEEL STAIRS
2. STAIRS HANDRAIL & GUARDRAIL

STANDARD NOTES:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE CURB, GUTTER, AND SIDEWALK DAMAGED DURING CONSTRUCTION OF THE PROPOSED PROJECT PER CITY STANDARD DETAIL.
2. THE GENERAL CONTRACTOR SHALL REMOVE AND REPLACE BROKEN OR UPLIFTED CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTAGE PER CITY STANDARD DETAIL.
3. ALL CONSTRUCTION WITHIN THE CITY OF MENLO PARK RIGHT-OF-WAY SHALL CONFORM TO CURRENT CITY STANDARDS AND SPECIFICATIONS.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM WATER QUALITY AND PREVENT POLLUTANTS FROM ENTERING THE STORM DRAIN SYSTEM. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
5. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
6. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
7. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:
   A. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
   B. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
8. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.
9. DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
10. DIRECT RUNOFF FROM SIDEWALK, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.

PARCEL MAP

VICINITY MAP

STREETSCAPE
SC: 1/16" = 1'-0"

DRAWINGS PROVIDED BY:
MANUCHEHR SHAMALTA
6455 Almaden Expy, STE 209
San Jose, CA 95120
PHONE: 408 807 4270
EMAIL: manu@fmstructure.com

ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

REVISION TABLE

#	DATE	DESCRIPTION
1	10/22/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025
3	7/11/2025	PLANNING COMMENTS 6/10/2025

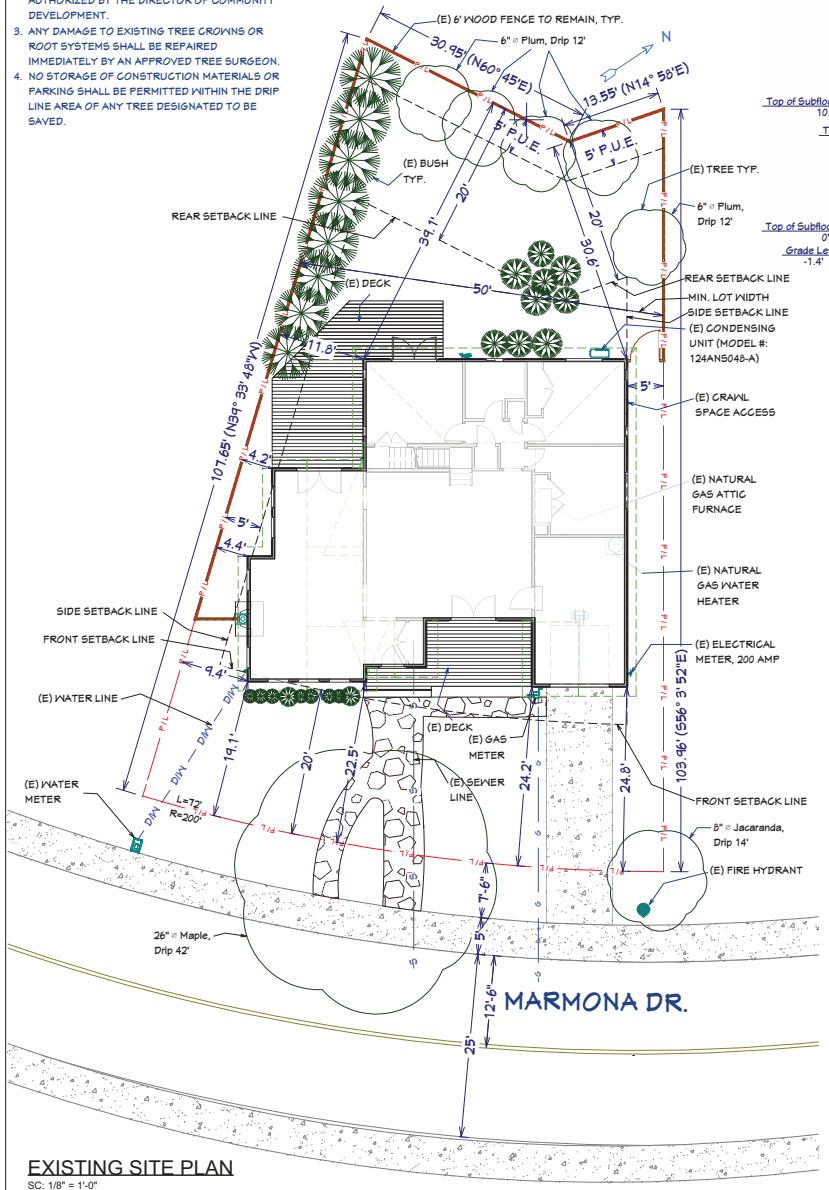
COVER SHEET

DATE 7/11/2025

SHEET # A0

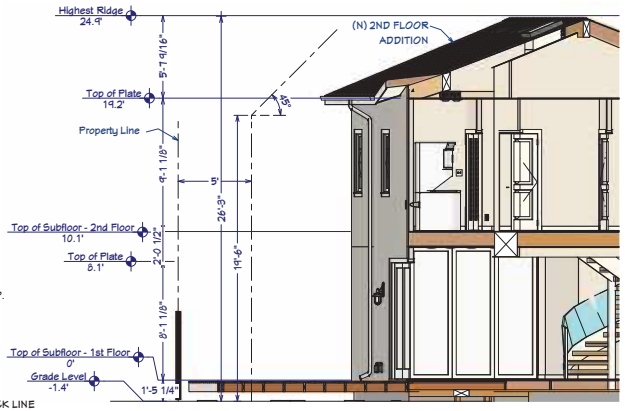
TREE PROTECTION NOTES:

1. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS.
2. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
3. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
4. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.



EXISTING SITE PLAN

SC: 1/8" = 1'-0"



SECTION D-D, DAYLIGHT PLANE

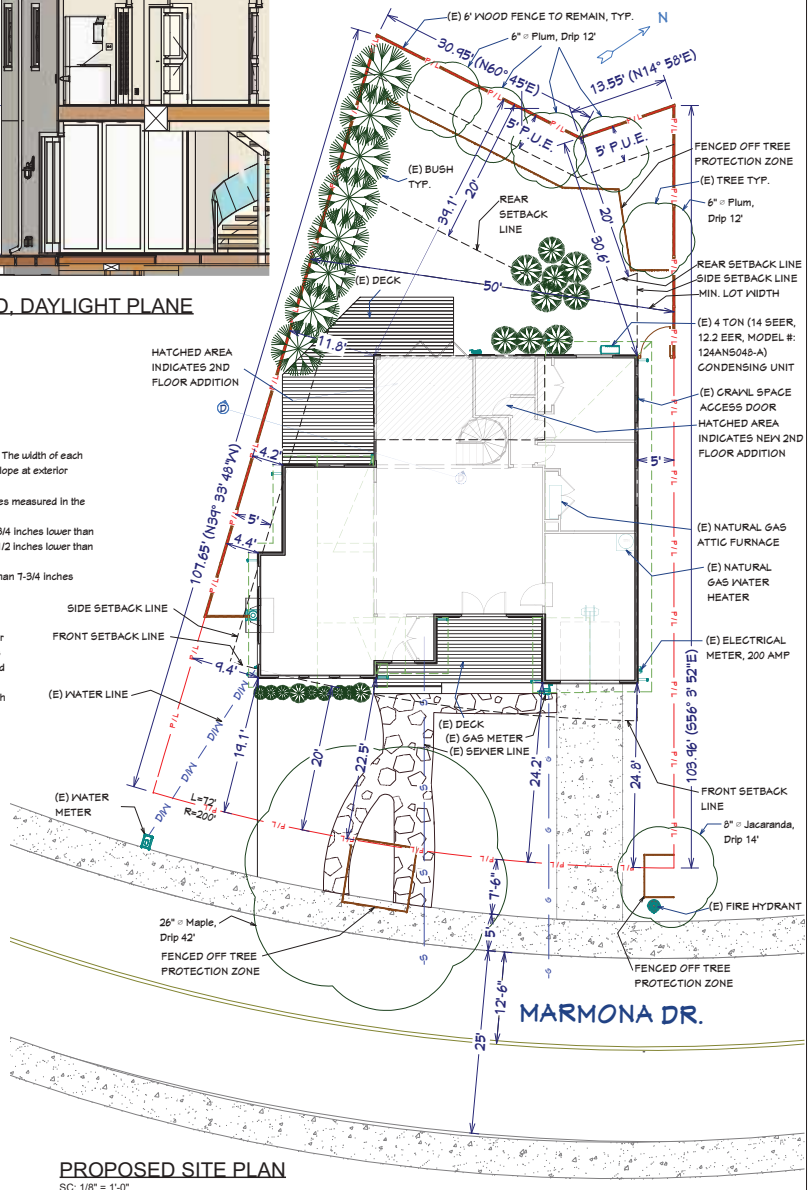
SC: 1/4" = 1'-0"

LANDING NOTES:

1. There shall be a landing or floor at all exterior doors. The width of each landing shall be not less than the door served. The slope at exterior landings shall not exceed 2 percent. CRC 311.3
2. Landing shall have a minimum dimension of 36-inches measured in the direction of travel (CRC R311.3).
3. Landings for egress doors shall be not more than 7-3/4 inches lower than threshold for inswinging doors and not more than 1-1/2 inches lower than threshold for out-swinging doors (CRC R311.3.1).
4. Landings for other exterior doors shall be not more than 7-3/4 inches lower than threshold (CRC R311.3.2).

TREE PROTECTION NOTE

1. Photos verifying tree protection has been installed for the two City street trees at the front of the property is required before issuing the associated demolition and building permits.
2. Tree protection should be installed in compliance with city tree protection requirements.
3. See sheet A2.1 for tree protection instructions.



PROPOSED SITE PLAN

SC: 1/8" = 1'-0"

DRAWINGS PROVIDED BY:
MANUCHEHR SHAMALTA
6455 Almaden Expy, STE 209
San Jose, CA 95120
PHONE: 408 807 4270
EMAIL: manu@fmstucture.com

ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

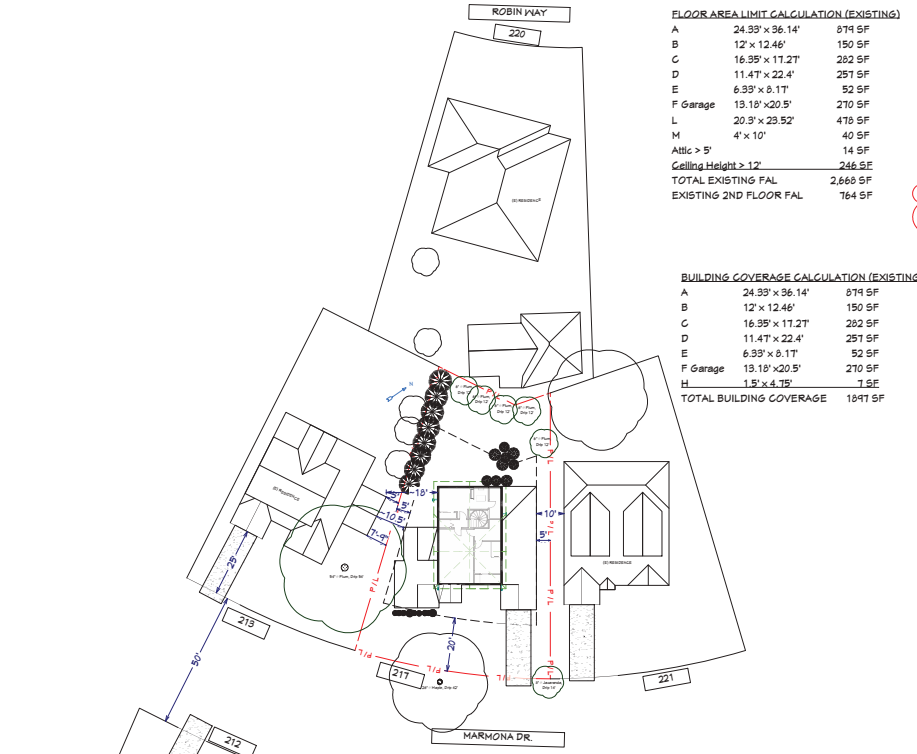
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025

EXISTING AND PROPOSED SITE PLANS

DATE
7/11/2025

SHEET #
A1



PROPOSED AREA PLAN

SC: 3/64" = 1'-0"

FLOOR AREA LIMIT CALCULATION (EXISTING)

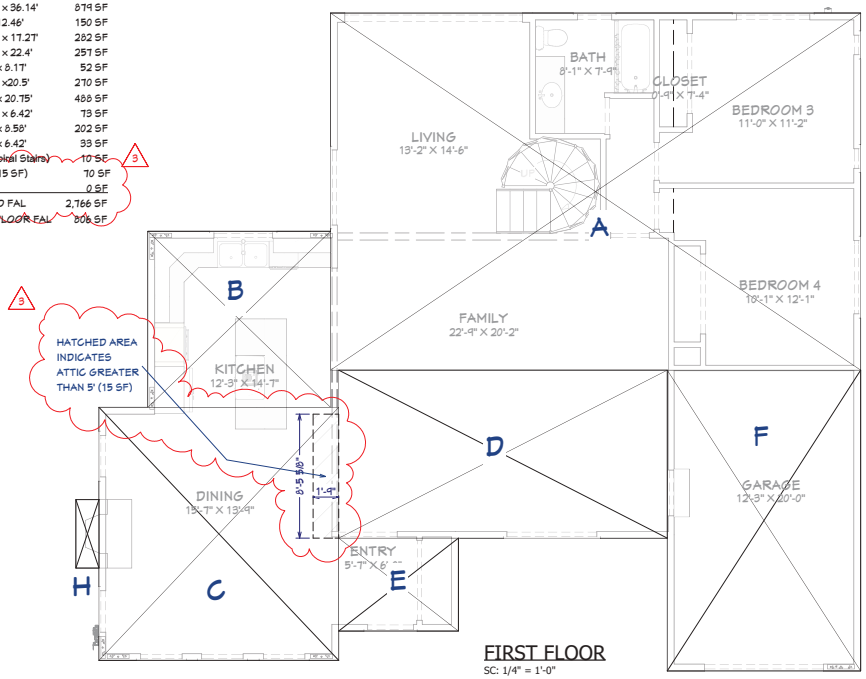
A	24.33' x 36.14'	879 SF
B	12' x 12.46'	150 SF
C	16.35' x 17.27'	282 SF
D	11.47' x 22.4'	257 SF
E	6.33' x 8.17'	52 SF
F Garage	13.18' x20.5'	270 SF
L	20.3' x 23.52'	478 SF
M	4' x 10'	40 SF
Attic > 5'		14 SF
Ceiling Height > 12'		246 SF
TOTAL EXISTING FAL		2,668 SF
EXISTING 2ND FLOOR FAL		764 SF

FLOOR AREA LIMIT CALCULATION (PROPOSED)

A	24.33' x 36.14'	879 SF
B	12' x 12.46'	150 SF
C	16.35' x 17.27'	282 SF
D	11.47' x 22.4'	257 SF
E	6.33' x 8.17'	52 SF
F Garage	13.18' x20.5'	270 SF
G	23.5' x 20.75'	488 SF
I	11.33' x 6.42'	73 SF
J	23.5' x 8.58'	202 SF
K	5.11' x 6.42'	33 SF
N (Around Spiral Stairs)		10 SF
Attic > 5' (55 SF + 15 SF)		70 SF
Ceiling Height > 12'		0 SF
TOTAL PROPOSED FAL		2,766 SF
~~PROPOSED 2ND FLOOR FAL~~		~~306 SF~~

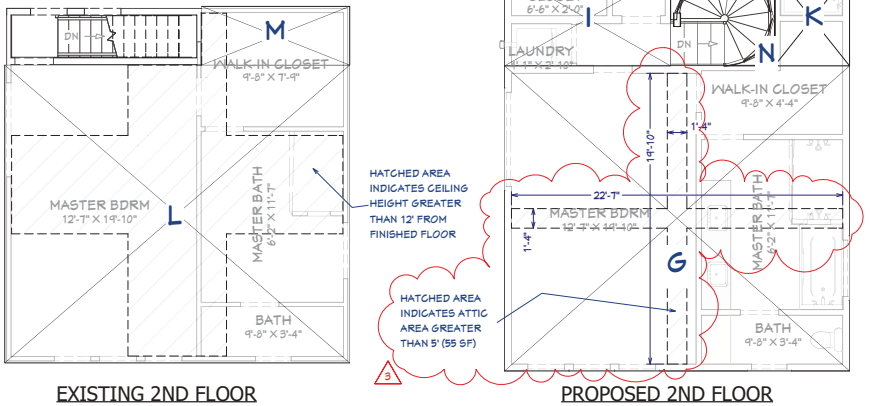
BUILDING COVERAGE CALCULATION (EXISTING/PROPOSED)

A	24.33' x 36.14'	879 SF
B	12' x 12.46'	150 SF
C	16.35' x 17.27'	282 SF
D	11.47' x 22.4'	257 SF
E	6.33' x 8.17'	52 SF
F Garage	13.18' x20.5'	270 SF
H	1.5' x 4.75'	7 SF
TOTAL BUILDING COVERAGE		1897 SF



FIRST FLOOR

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



EXISTING 2ND FLOOR

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

PROPOSED 2ND FLOOR

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

DRAWINGS PROVIDED BY:
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217 Marmona Dr.
Menlo Park, CA 94025

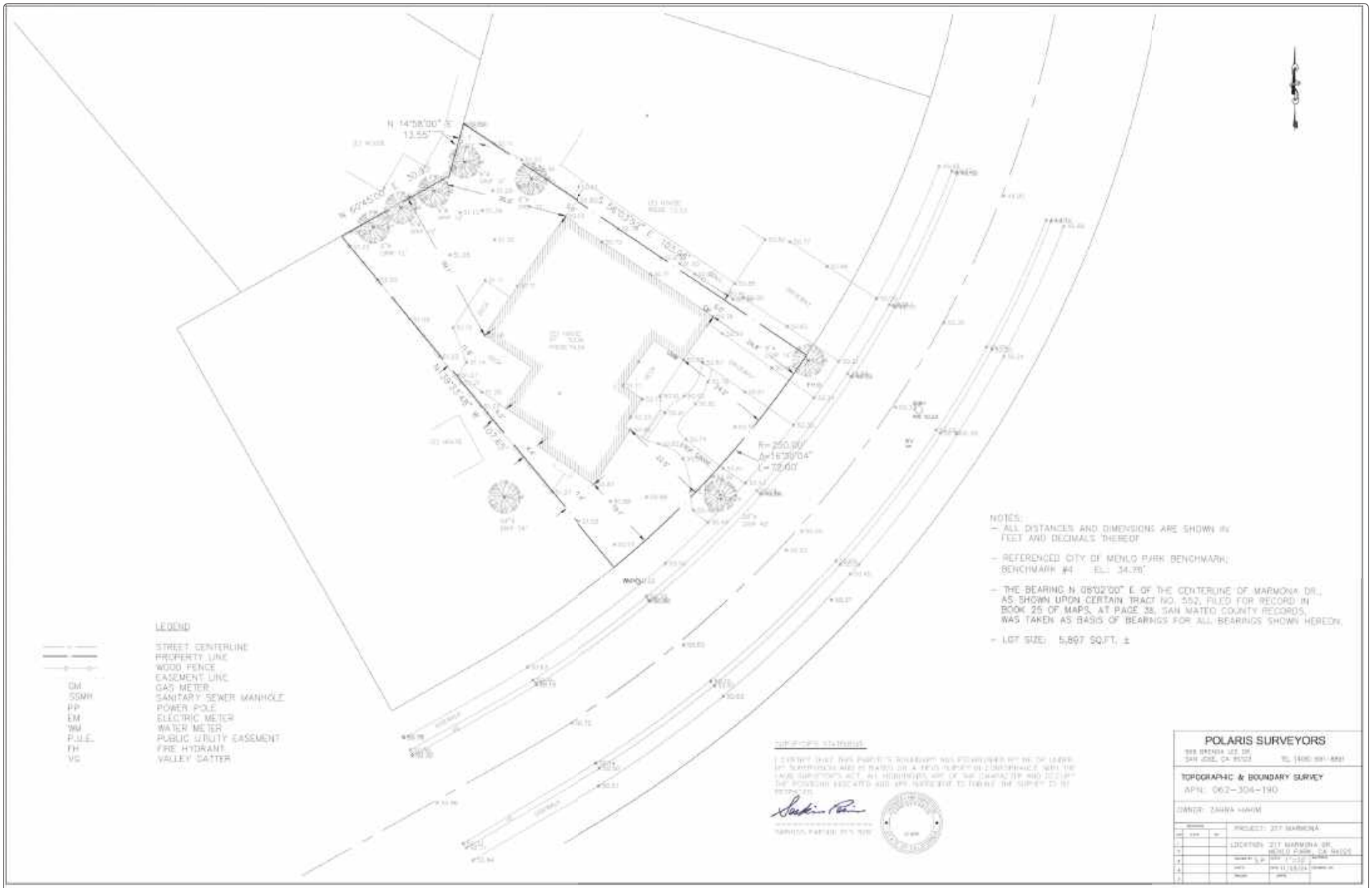
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025
3	7/11/2025	PLANNING COMMENTS 6/10/2025

AREA PLAN

DATE 7/11/2025

SHEET # A1.1



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217 Marmona Dr.
Menlo Park, CA 94025

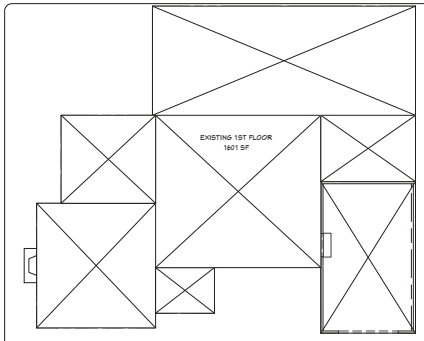
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024

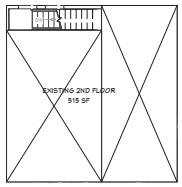
TOPOGRAPHIC SURVEY

DATE
7/11/2025

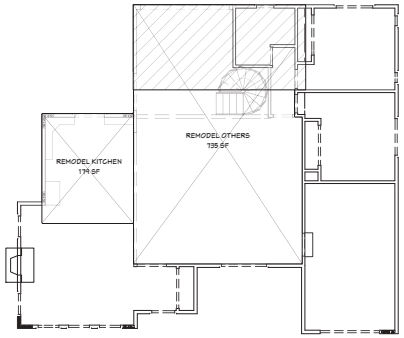
SHEET #
A1.2



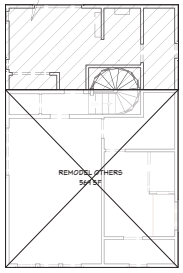
EXISTING 1ST FLOOR
SC: 1/8" = 1'-0"



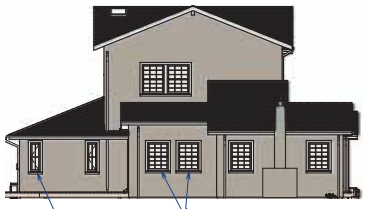
EXISTING 2ND FLOOR
SC: 1/8" = 1'-0"



PROPOSED 1ST FLOOR
SC: 1/8" = 1'-0"

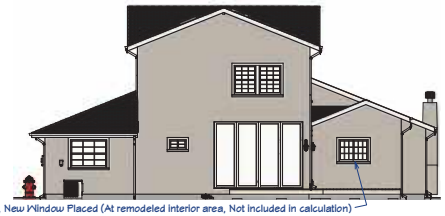


PROPOSED 2ND FLOOR
SC: 1/8" = 1'-0"



EXSISTING LEFT ELEVATION
SC: 1/8" = 1'-0"

PROPOSED LEFT ELEVATION
SC: 1/8" = 1'-0"



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

PROPOSED REAR ELEVATION
SC: 1/4" = 1'-0"

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 217 Marmona Dr.

Case No.: PLN2024-00029

50% of Existing Value	$220,700.00	
75% of Existing Value	$331,050.00	
Value of Proposed Project	$208,270.00	47%

Existing Development

Non-Conforming Structure Type	Square Footage		Construction Cost	Existing Value
Existing 1st floor	1601	X	$200/Sq.Ft	$320,200.00
Existing 2nd floor	515	X	$200/Sq.Ft	$103,000.00
Existing Basement	0	X	$200/Sq.Ft	$0.00
Existing Garage	260	X	$70/Sq.Ft	$18,200.00
Total	**2376**			**$441,400.00**

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).

Page 1 of 2

Proposed Development

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	273	X	$200/Sq.Ft	$54,600.00
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)				
Remodel of Kitchen	178	X	$130/Sq.Ft	$23,270.00
Remodel of Bathrooms	0	X	$130/Sq.Ft	$0.00
Remodel of Other Living Areas	1304	X	$100/Sq.Ft	$130,400.00
Remodel of Garage	0	X	$35/Sq.Ft	$0.00
Category 3: Exterior modifications to existing structure				
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	0	X	$35/Sq.Ft	$0.00
Total	**1756**			**$208,270.00**

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.

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.

Page 2 of 2

DRAWINGS PROVIDED BY:
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ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

REVISION TABLE

#	DATE	DESCRIPTION

NON-CONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

DATE
7/11/2025

SHEET #
A1.3

SAN MATED COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

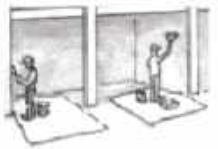
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

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ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

REVISION TABLE

#	DATE	DESCRIPTION

CONSTRUCTION BEST MANAGEMENT PRACTICE

DATE
7/11/2025

SHEET #
A2

HERITAGE TREE AND CITY TREE PROTECTION SPECIFICATIONS FOR CONSTRUCTION

Public Works
333 Burgess Dr., Menlo Park, CA 94025
tel 650-330-6760

Background

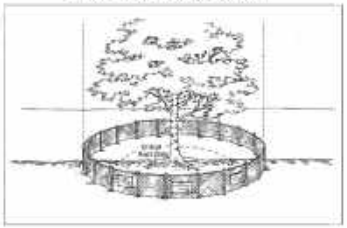
Tree protection measures are required for all heritage trees and city owned trees being retained on or immediately adjacent to active construction sites.

Violation of any of the below provisions may result in heritage tree violation fines, issuance of a stop work order, or other disciplinary action.

Instructions

1. Retain a city approved consulting arborist as the Project Arborist to design and monitor tree protection specifications. The Project Arborist shall report violations of the tree protection specifications by the Contractor to the City Arborist as an issue of non-compliance.
2. Design and implement tree protection measures before construction begins.
   - A tree protection fencing verification letter is required prior to building permit issuance.
3. Report damage of heritage tree(s) by construction activities to the Project Arborist or City Arborist within six (6) hours. Remedial action should be taken within 48 hours.
4. Delineate a Tree Protection Zone (TPZ) around the dripline of protected tree(s). The Project Arborist may establish, with approval by the City Arborist, a larger or smaller TPZ based on the species tolerance, health and vigor of the tree(s).
5. Construct a protective barrier around the TPZ (see Figure 1 below) with the following specifications:
   - Fencing shall be six (6)-foot-tall chain link;
   - Fence posts shall be 1.5 inches in diameter, driven 2 feet into the ground, at most 10 feet apart;
   - Signage (in both English and Spanish) should be printed on an 11" x 17" yellow-colored paper and secured in a prominent location on each protection fence. Signage shall include the Project Arborist's contact information;
   - Fencing may be moved to within the TPZ if authorized by the Project Arborist and City Arborist. The fence must remain at least 1.5 times the diameter of the tree from its trunk (i.e. The fence must remain at least 30-inches from the trunk of a 20-inch tree); and
   - 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.

Figure 1: Fenced tree protection zone



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

6. Place a 6-inch layer of coarse mulch or woodchips covered with ½-inch plywood or alternative within the TPZ prior to construction activity. Placement of this protective covering will reduce soil compaction and root impacts. It will also help the soil retain moisture for the roots.
7. As specified by the Project Arborist, ensure adequate irrigation is supplied to the trees on a regular basis. Irrigation helps the trees tolerate root impacts better. Hand watering or drip irrigation lines would suffice. In most cases, irrigation is needed once every 2-3 weeks depending on soil moisture levels.
8. Prohibit the following activities within the TPZ. 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; and
   - Trench with a machine.
9. When work must occur within the TPZ of a heritage tree (as authorized by the Project Arborist or City Arborist) install trunk protections (see Figure 2 below) with the following 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.

Figure 2: Trunk Protection

Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.

10. 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; and
    - 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.
11. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.
12. Where it is not possible to reroute pipes or trenches, bore beneath the dripline of the tree. Do not bore less than 3-inches below the surface of the soil to avoid damage to small feeder roots.
13. Avoid the following conditions. DO NOT:
    - Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist;
    - Allow fires under and adjacent to trees;
    - Discharge exhaust into foliage;
    - Direct runoff toward trees;
    - Secure cable, chain, or rope to trees; and
    - Apply soil sterilants under pavement near existing trees.

Periodic Inspections

The Project Arborist must provide periodic, on-site tree protection inspections during construction which:

- Occur at least once every four (4) weeks;
- Monitor the effectiveness of the Tree Protection Plan;
- Provide recommendations for any necessary additional care or treatment; and
- Will be followed by monthly construction monitoring reports emailed directly to the City Arborist.

WARNING TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

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

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

Project Arborist contact information:

Name:
Business:
Phone number:

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:
Empresa:
Número de teléfono:

DRAWINGS PROVIDED BY:
MANUCHEHR SHAMALTA
6455 Almaden Expy, STE 209
San Jose, CA 95120
PHONE: 408 807 4270
EMAIL: manu@fmstructure.com

ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

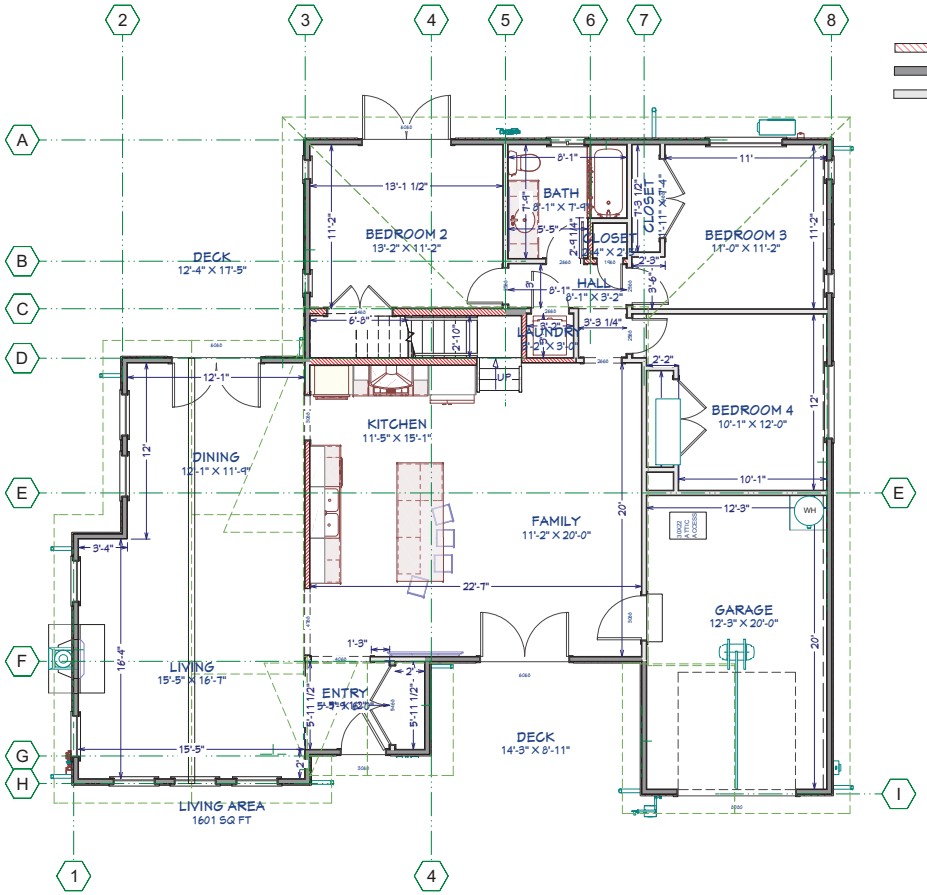
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024

TREE PROTECTION INSTRUCTIONS

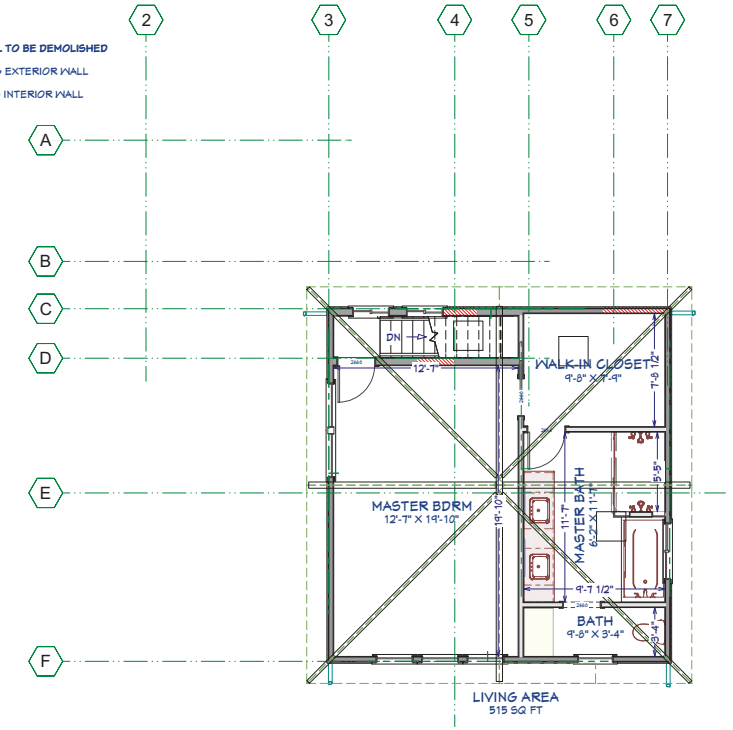
DATE 7/11/2025

SHEET # A2.1



EXISTING 1ST FLOOR PLAN

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



EXISTING 2ND FLOOR PLAN

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

DRAWINGS PROVIDED BY:
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217 Marmona Dr.
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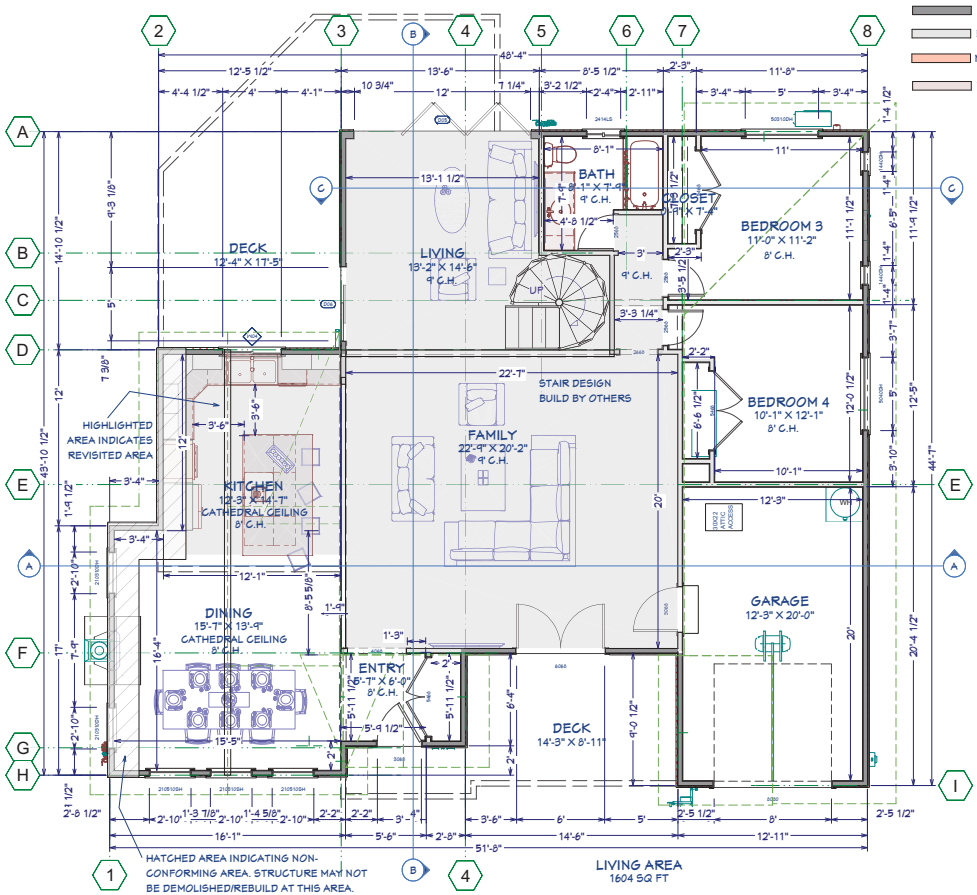
REVISION TABLE

#	DATE	DESCRIPTION

EXISTING 1ST & 2ND FLOOR PLANS

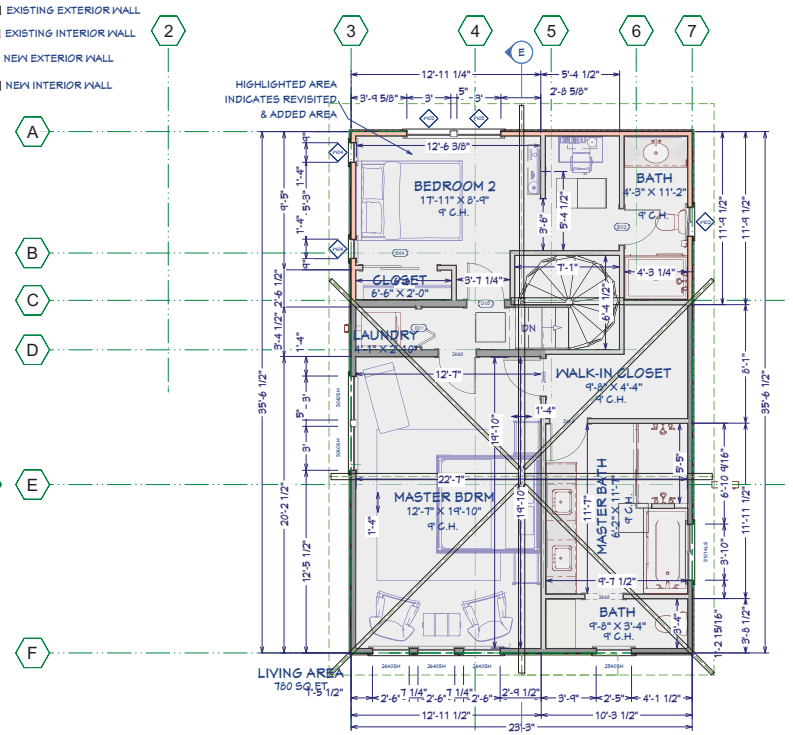
DATE
7/11/2025

SHEET #
A3



PROPOSED 1ST FLOOR PLAN

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



PROPOSED 2ND FLOOR PLAN

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

NOTES:

- Egress windows should have a clear opening no more than 44" above the finish floor. CRC R310.2.2
- Plumbing waste vents shall terminate not less than 3 feet in every direction from a lot line. CPC 906.2
- Environmental air ducts, vents, and exhaust ducts not terminate less than 3 feet from the property line or openings into the building. CMC 502.2.1

NEW WINDOW SCHEDULE, 2ND FLOOR

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	EGRESS	TEMPERED
	W02	2014LS	1		YES
	W03	3040SH	2	YES	
	W04	1440SC FRIVACY GLASS	2		

NEW WINDOW SCHEDULE, 1ST FLOOR

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	EGRESS	TEMPERED
	W04	4030LS	1		YES

NEW DOOR SCHEDULE, 1ST FLOOR

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	TEMPERED	DESCRIPTION
	D05	12091	1	YES	EXT. 0+4 DR. BIFOLD-GLASS PANEL
	D06	5080	1	YES	EXT. SLIDER-GLASS PANEL

NEW DOOR SCHEDULE, 2ND FLOOR

3D EXTERIOR ELEVATION	NUMBER	LABEL	QTY	TEMPERED	DESCRIPTION
	D01	2668 LOUVERED	1		2 DR. BIFOLD-LOUVERED
	D02	2568	1		HINGED-DOOR P04
	D03	2668	1		HINGED-DOOR P04
	D04	5068	1		SLIDER-DOOR P04

EXHAUST FANS:

1. KITCHEN EXHAUST FANS MUST BE LISTED FOR THE INTENDED USE AND MUST BE A MINIMUM OF 100 CFM. KITCHEN EXHAUST MUST BE DUCTED TO THE EXTERIOR OF THE DWELLING AND BE EQUIPPED WITH A BACKDRAFT DAMPER.
2. BATHROOM EXHAUST FANS SHALL BE LISTED/RATED FOR A MINIMUM OF 25CFM FOR CONTINUOUS USE AND 50CFM FOR INTERMITTENT USE. BATHROOM EXHAUST FANS MUST BE EQUIPPED WITH A HUMIDITY CONTROL.

WINDOW REQUIREMENTS

1. All (N) windows to be: U-Factor: 0.3, SHGC : 0.23
2. All new fenestration (e.g. windows and doors) to have a maximum U-factor of 0.30. CEnergyC Table 150.1-A.
3. Provide 2 copies of a completed Prescriptive Additions Form 2019-CF-2R-ADD-02-E at "FINAL INSPECTION" prepared by Contractor - Certifying the installation all Mandatory Building Components are in conformance with California Energy Regulation (CENC §10-103(b)
4. Temporary NFRC labels on new windows and exterior doors shall not be removed before inspection by enforcement authority (CENC110.6.5.A).
5. The following openings shall be Caulked, Gasketed, Weather stripped or otherwise sealed: Exterior joints around window and door frames, including doors between the house and garage, between interior HVAC closets and conditioned space, between attic access and conditioned space, between wall sole plates and the floor, exterior panels and all siding materials (CENC110. 7). Openings for plumbing, electricity, and gas lines in exterior and interior walls, ceilings, and floors (CENC110.7).
6. Tempered Glass: Safety glazing for the window that is less than 18 inches above the floor and within 24 inches of either vertical edge of the door to location (CRC R308.4.2).
7. Tempered Glass: Safety glazing for the window above the bathtub or shower stall where the bottom, exposed edge of the glazing is less than 60 inches above the standing surface or within 5' of a straight line of the water's edge to the window that is less than 5' above the finished floor (CRC R308.4.5).

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217 Marmona Dr.
Menlo Park, CA 94025

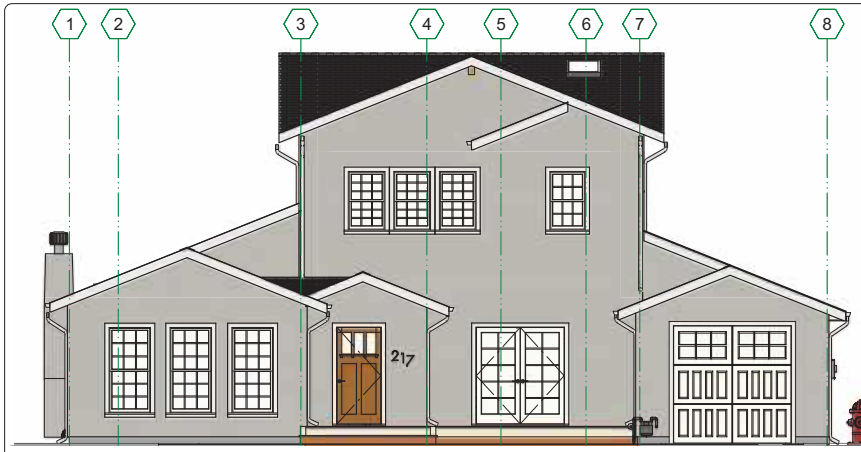
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025

PROPOSED 1ST & 2ND FLOOR PLANS

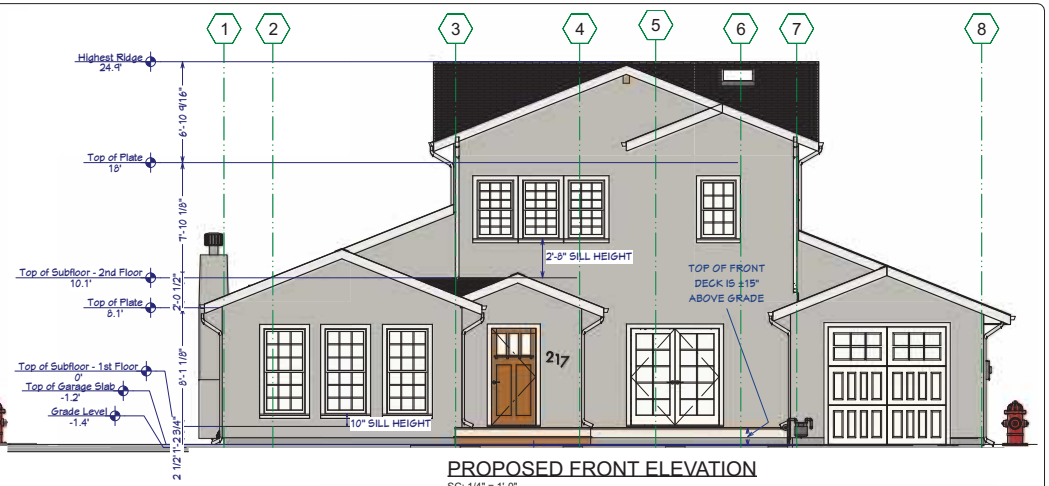
DATE 7/11/2025

SHEET # A4



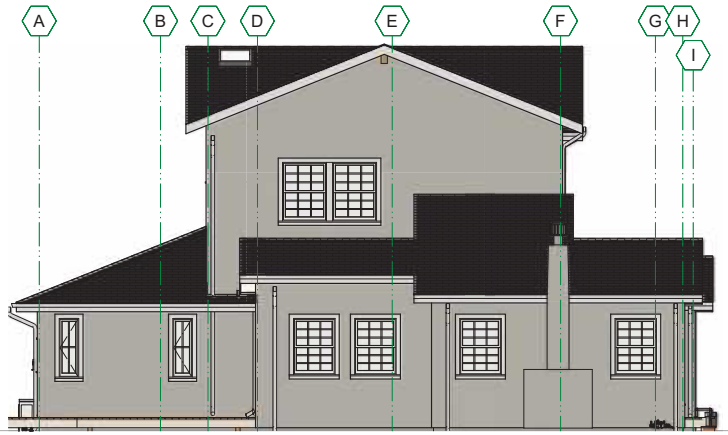
EXISTING FRONT ELEVATION

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



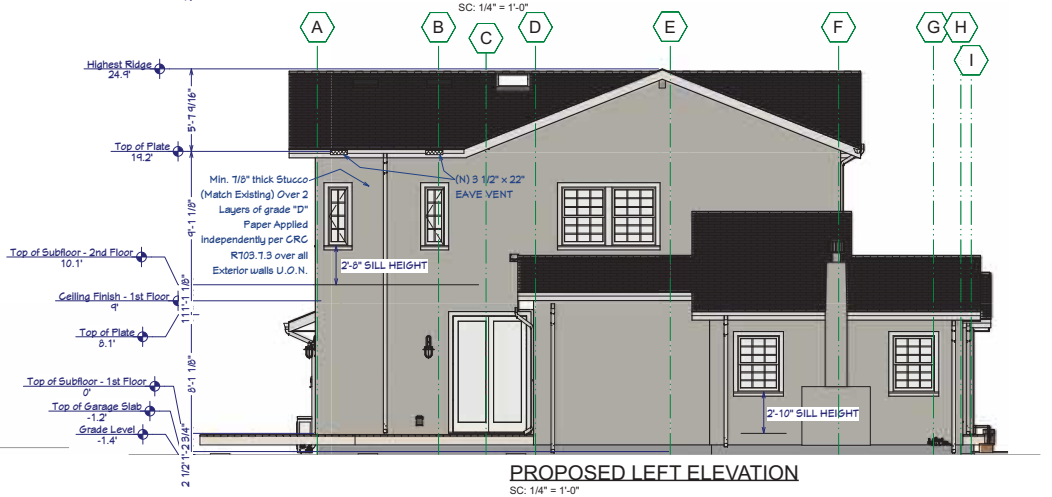
PROPOSED FRONT ELEVATION

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



EXSISTING LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

DRAWINGS PROVIDED BY:
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ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

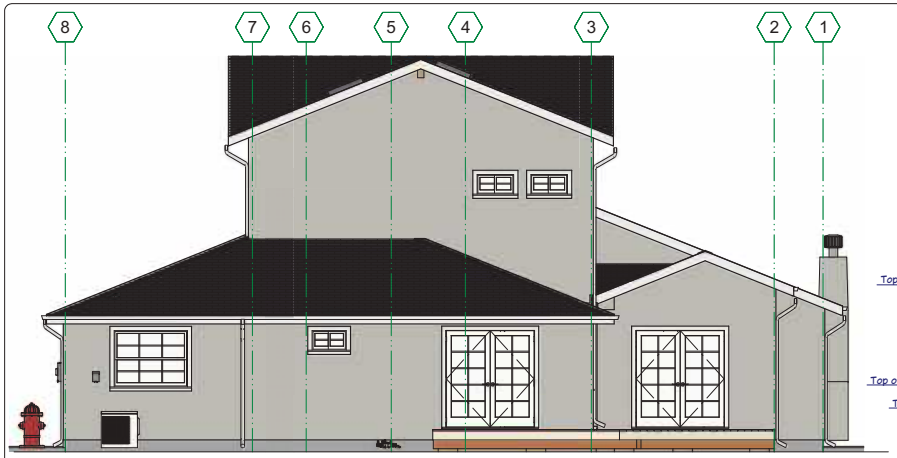
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025

EXISTING & PROPOSED ELEVATIONS

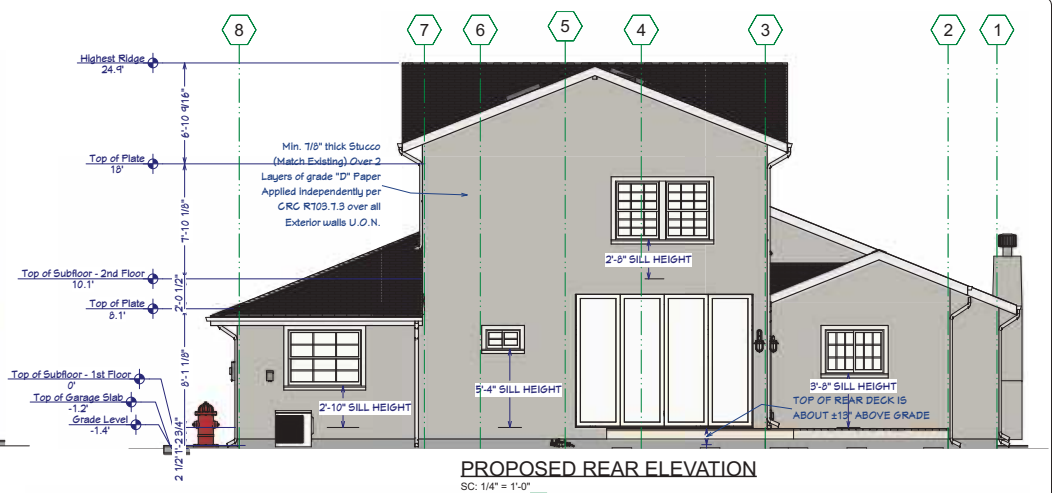
DATE
7/11/2025

SHEET #
A5



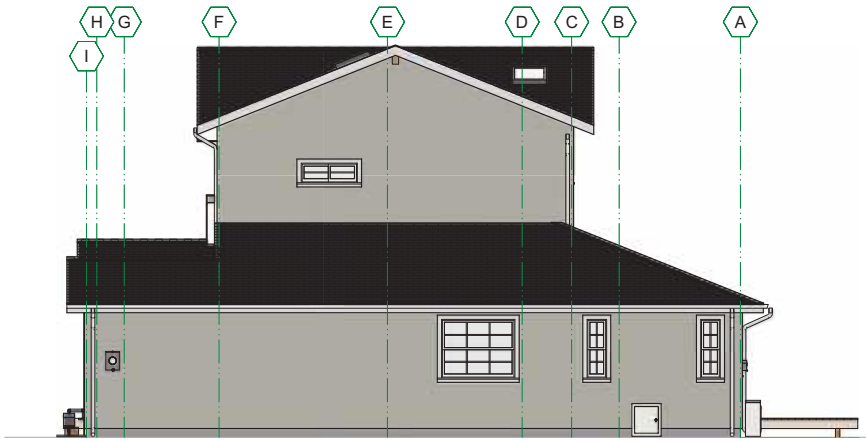
EXISTING REAR ELEVATION

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



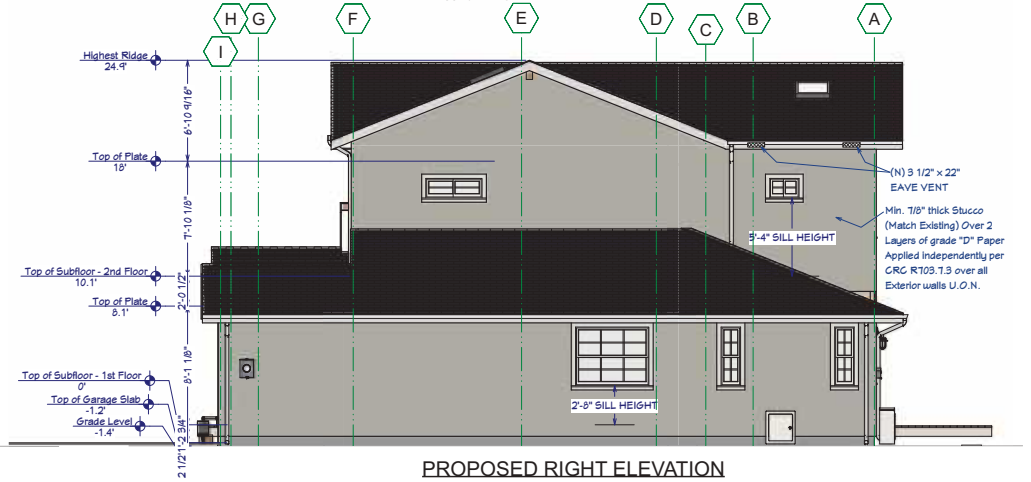
PROPOSED REAR ELEVATION

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



EXISTING RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

DRAWINGS PROVIDED BY:
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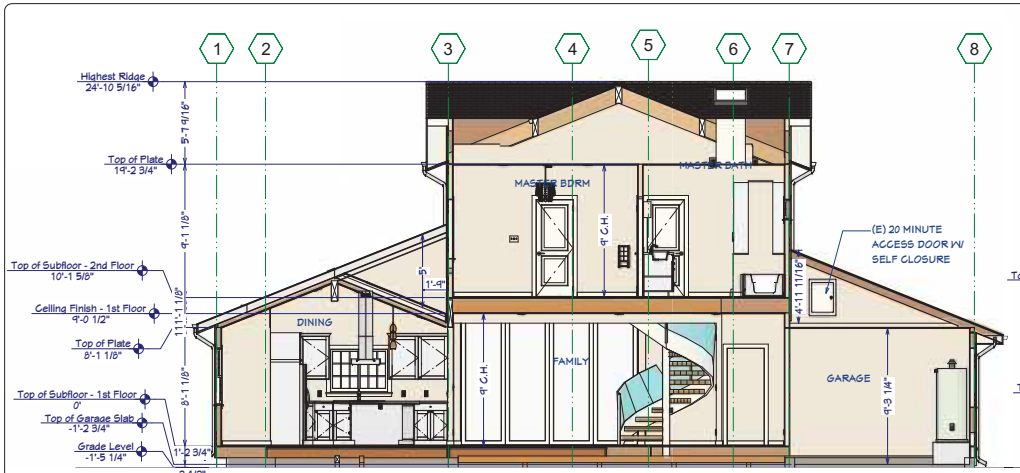
REVISION TABLE

#	DATE	DESCRIPTION
1	12/2/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025

EXISTING & PROPOSED ELEVATIONS

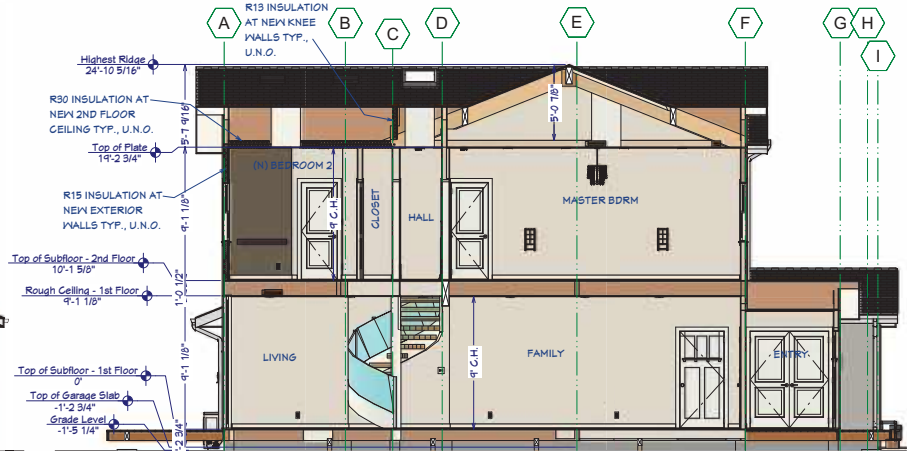
DATE
7/11/2025

SHEET #
A6



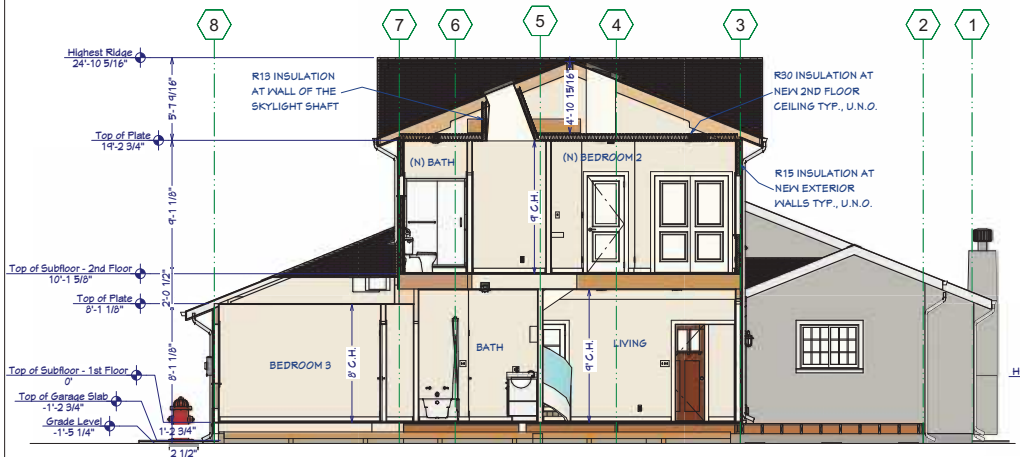
SECTION A-A

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



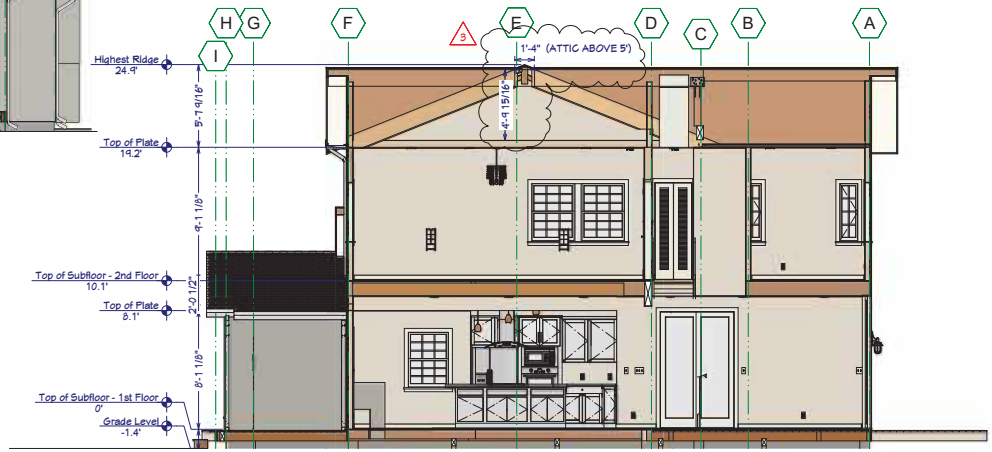
SECTION B-B

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



SECTION C-C

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



SECTION E-E

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

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217 Marmona Dr.
Menlo Park, CA 94025

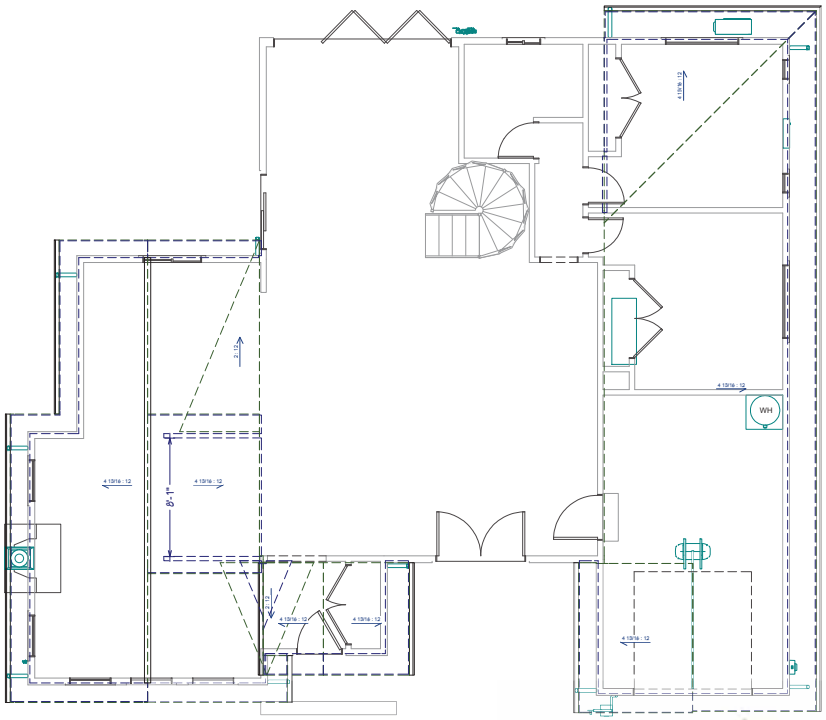
REVISION TABLE

#	DATE	DESCRIPTION
1	1/22/2025	PLANNING COMMENTS 8/29/2024
2	5/12/2025	PLANNING COMMENTS 2/28/2025
3	7/11/2025	PLANNING COMMENTS 6/10/2025

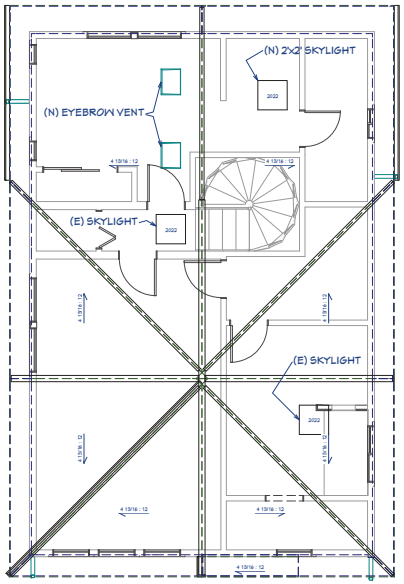
PROPOSED SECTIONS

DATE
7/11/2025

SHEET #
A7



1ST ROOF PLAN
SC: 1/4" = 1'-0"



2ND ROOF PLAN
SC: 1/4" = 1'-0"

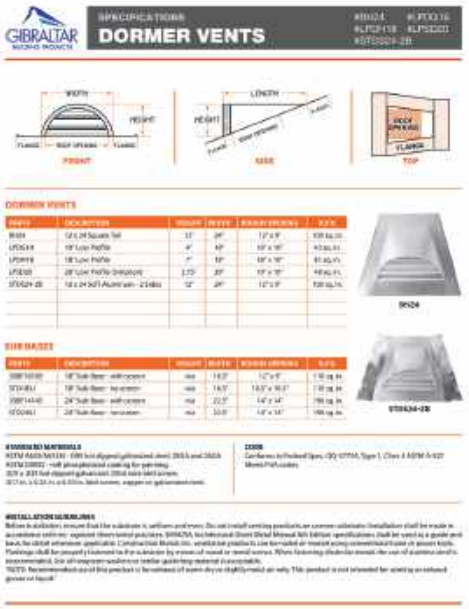
ROOF PLAN NOTES

1. ROOFING: CLASS "A" COMPOSITION SHINGLES (COLOR MATCH EXISTING) OVER 30 LB ROOFING FELT AT ROOFS WITH SLOPES OF 4:12 AND GREATER. INSTALL TWO LAYERS OF 15 LB ROOFING FELT OVER ROOFS WITH SLOPES OF 2:12 TO 4:12 PER CRC R905.1.1. INSTALL ROOFING FELT PER MANUFACTURER INSTALLATION INSTRUCTIONS.
2. UNDERLAYMENT FOR ASPHALT SHINGLES SHALL COMPLY WITH ASTM D226 TYPE I; ASTM D4869 TYPE I, II, III OR IV; ASTM D6757, AND SHALL BEAR A LABEL INDICATING COMPLIANCE TO THE STANDARD DESIGNATION PER CRC R905.1.1.
3. DOWNSPOUTS: 2 1/4" DIA ROUND GALV. STEEL DOWN SPOUTS, PROVIDE BASKET STRAINER AND SPLASH-BLOCK AT EACH DOWNSPOUT. DAYLIGHT DOWNSPOUTS ON GROUND 5' MIN. AWAY FROM FOUNDATION.
4. GUTTERS: 5" GALV. STEEL GUTTER.
5. NEW SKYLIGHTS TO BE 22 1/2" x 46 1/2" VELUX SKYLIGHT (IAPMO ER-199) OR SIMILAR.
6. EXHAUST DUCT TERMINATIONS TO BE 10 FEET AWAY FROM OPERABLE SKYLIGHTS. CMC 502.2.

NEW ATTIC VENTILATION:
277 / 150 = 1.85 SF
BALANCE 50% INTAKE, 50% EXHAUST = 0.92 SF
0.92 x 144 = 133 SI

INTAKE EAVE VENTS:
Eave Vents: 3 1/2"x 14" EAVE VENTS
133 / 49 = 2.71
INSTALL 3 EAVE VENTS AT NEW ROOF, SEE ELEVATIONS

EXHAUST RIDGE & HIP VENTS:
GIBRALTAR EYEBROW VENT OR EQUAL
NET FREE AREA = 81 SI
1133 SI / 81 SI = 1.64
INSTALL 2 EYEBROW VENTS AT NEW ROOF



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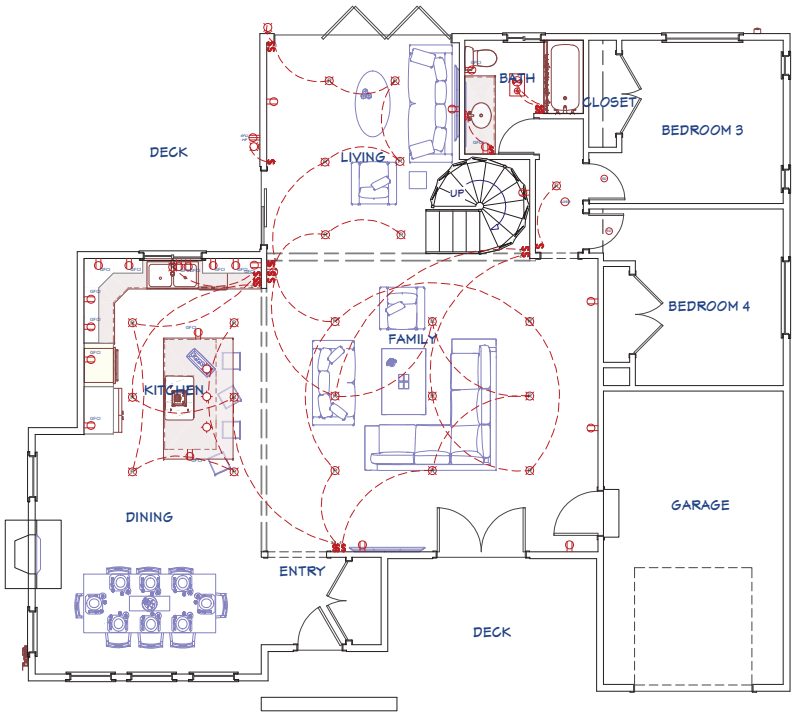
REVISION TABLE

#	DATE	DESCRIPTION

PROPOSED ROOF PLANS

DATE
7/11/2025

SHEET #
A8

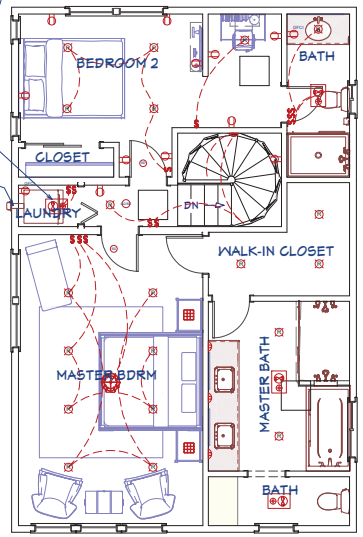


PROPOSED 1ST FLOOR ELECTRICAL PLAN

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

WHOLE HOUSE VENTILATION :
0.03 x 2361 SF + 7.5 (4 BEDROOM +1) = 108.93 CFM
USE MIN. 120 cfm whole house fan (Indoor Air quality fan)

Dryer vent duct shall be of metal and shall have smooth interior surfaces, extending to exterior with backdraft damper.



LIVING AREA
780 SQ FT

PROPOSED 2ND FLOOR ELECTRICAL PLAN

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

ELECTRICAL SCHEDULE

2D SYMBOL	DESCRIPTION
GFCI WP	220V GFCI WP
	BLOWN GLASS PENDANT
CO/SD	CO/SMOKE DETECTOR
	CAGED LANTERN SCONCE
	DUPLEX
	EXHAUST (HEAT LAMP)
$4	FOUR WAY
GFCI	GFCI
	GRAN TENOS
R	RECESSED DOWN LIGHT 6
$	SINGLE POLE
SD	SMOKE DETECTOR 1
$3	THREE WAY
	COIN CHANDELIER

ELECTRICAL NOTES:

1. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed.
2. All exterior luminaries shall be labeled "suitable for wet locations." CEC 410.10(A)
3. Light fixtures located within 3 feet horizontally and 8 feet vertically of the bathtub rim or shower stall threshold shall be listed for a damp location, or listed for wet locations where subject to shower spray. CEC 410.10(D)
4. All receptacles serving the kitchen shall be GFCI, AFCI protected and tamper resistant (TR). CEC 210.8(A)(6), 210.12(A) and 406.12
5. At least one 120-volt, 20-ampere branch circuit shall be installed to supply receptacle outlets in attached garages and in detached garages with electric power. This circuit shall have no other outlets. Exception: This circuit shall be permitted to supply readily accessible outdoor receptacle outlets. CEC 210.11
6. Exhaust fans shall be controlled separately from the lighting system. Exception: Lighting integral to an exhaust fan may be on the same control as the fan provided the lighting can be turned OFF while allowing the fan to continue to operate. CEC150.0(k)2B

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REVISION TABLE

#	DATE	DESCRIPTION
1	5/12/2025	PLANNING COMMENTS 2/28/2025

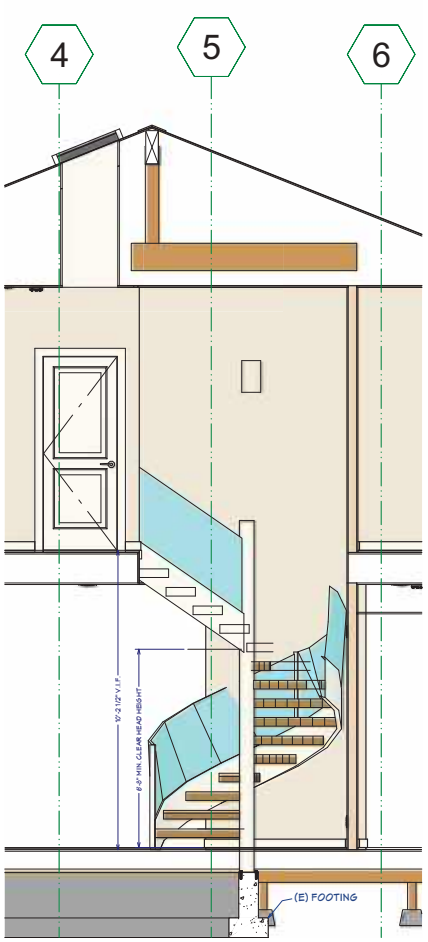
PROPOSED ELECTRICAL PLANS

DATE 7/11/2025

SHEET # A9

STAIR NOTES:

1. Stairway shall be not less than 36" in width.
2. Stairway risers shall be no greater than 7 3/4".
3. Stairway treads shall have a minimum run of 11".
4. The length of run and the height of riser shall not vary more than 3/8" in the run of the stair.
5. Open risers are allowed if the opening is less than 4".
6. Openings between guards on the side of stair treads shall not allow a 4" diameter sphere to pass through.
7. Opening between riser, tread, and bottom rail of guard on the side of stair shall not allow a 6" diameter sphere to pass through.
8. All stairs shall have a handrail on both sides.
9. The handrail height measured vertically from the sloped plane adjoining the nosing shall not be less than 34" or more than 38".
10. Handrails complying with CBC 1014.9.1 shall be provided.
11. Handrails shall not project more than 4 1/2" on either side of the stairway.
12. The walking surface of treads and landings of stairways shall be sloped no steeper than 2% slope.
13. Guardrail height should be 42" min.
14. The headroom in stairways shall be not less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway, CRC R311.7.2.



GUARDS AND HANDRAILS (RESIDENTIAL)

Guards CRC Section R312

Guards shall be located along open-sided walking surfaces, including ramps, stairs, and landings, that are located more than 30 inches measured vertically to the floor or grade below at any point within 36 inches horizontally to the edge of the open side.

*Note: Insect screening is not considered as a guard.

Height

Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 42 inches in height measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions:

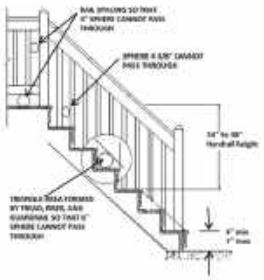
1. Guards on the open sides of the stairs shall have a height of not less than 34 inches measured vertically from a line connecting the leading edges of the treads.
2. Where the top of the guard also serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches and not more than 38 inches measured vertically from a line connecting the leading edges of the treads. (Refer to the figure at the top right)

Opening Limitations

Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches in diameter. (Refer to the figure above)

Exceptions:

1. The triangular openings at the open side of a stair formed by the riser, tread and bottom rail of a guard shall not allow passage of a sphere 6 inches in diameter.
2. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4⅜ inches in diameter.



Handrails CRC Section R311.7.8

Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.

Height

Measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches and not more than 38 inches.

Exceptions:

1. The use of volute, turnout or starting easing shall be allowed over the lowest tread.
2. Where handrail fittings or bendings are used to provide continuous transition between flights, transition at winder treads, transition from handrail to guardrail, or used at the start of a flight, handrail height at the fittings or bending shall be permitted to exceed 38 inches.

Continuity

Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inch between the wall and the handrails.

Exceptions:

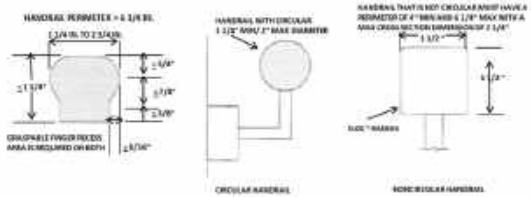
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. The use of a volute, turnout, starting easing of starting newel shall be allowed over the lowest tread.

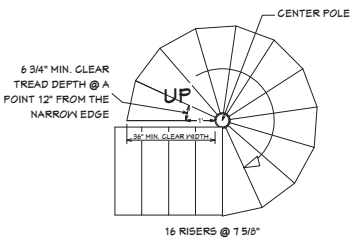
Grip Size

All required handrails shall be of one of the following types or provide equivalent graspability:

1. Type I: Handrails with circular cross sections shall have an outside diameter of at least 1¼ inch and not greater than 2 inches. (Refer to Figure 1 below)
2. Type II: Handrails with perimeter greater than 6¼ inches shall have graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16 inch within 7/8 inch below the widest portion of the profile. This required depth shall continue for at least 3/8 inch to a level that is not less than 1¾ inches. The minimum width of the handrail above the recess shall be 1¼ inches to a maximum of 2¾ inches. Edges shall have a minimum radius of not less than 0.01 inch. (Refer to Figure 1 below)

Figure 1: Acceptable handrail designs. Other shapes may be acceptable if they provide an equivalent gripping surface.





1 STAIRS PLAN VIEW 1/2" = 1'-0"

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REVISION TABLE

#	DATE	DESCRIPTION

STAIRS

DATE 7/11/2025

SHEET # A10

GENERAL NOTES:

1. Contractor shall verify all dimensions, elevations, and conditions prior to starting any field work.
2. Use 1/2" Wonderboard or Durock cement board around tub/shower area, kitchen & utility room. Board should be 72" high from drain inlet.
3. Showers must have a minimum floor size of 1024 SI and that walls of showers must have a minimum 72" high non-absorbent finish.
4. Door from the garage to the living area to be a 1-3/8" solid wood, self-closing and self-latching door with fire protection rating of minimum 20 minutes, per CRC 302.5.1 and CBC 406.3.
5. 5/8"gyp. board to be installed on the garage side of the wall separating the dwelling unit with the garage.
6. No direct openings between garage and sleeping rooms.
7. Provide landing outside all exterior doors. Landing shall have a min. dimension of 36" measured in the direction of travel (CRC R311.3).
8. Landing shall have maximum 2% slope away from the building (CRC R311.3).
9. Landings for egress doors shall be not more than 7-3/4 inches lower than threshold for inswinging doors and not more than 1-1/2 inches lower than threshold for out-swinging doors (CRC R311.3.1).
10. Landings for other exterior doors shall be not more than 7-3/4 inches lower than threshold (CRC R311.3.2).

LAUNDRY

1. At least one receptacle required for laundry.
2. Provide a min. Of one 20 amp laundry branch circuit, such circuit shall have no other outlets (CEC 210-23(a)).
3. Vent dryer shall terminate to the outside of the building, 3 feet from the property line w/ min. 4" round by 14' maximum length duct including no more than 2-90 degree elbows and equipped w/ back draft damper.

KITCHEN NOTES

1. Provide dedicated circuits for, dishwasher, garbage disposal, trash compactor and built in microwave
2. Provide counter top outlets at 48" o.c. max.
3. No dishwashing machine shall be directly connected to a drainage system or food disposer without the use of an approved air gap fitting on the discharge side of the dishwashing machine
4. Provide gas shut-off at stove in an accessible location
5. Range hood must extend full width of range, install per manufacturer specifications
6. Range hood must terminate a min. of 3' from any air intake or opening into the building
7. Kitchen lighting must be high efficacy and be on a dimmer switch
8. Two or more 20-amp small appliance branch circuits are required for the kitchen and are limited to supplying wall and counter space receptacle outlets for the kitchen, pantry, breakfast room, dining room, or similar areas. Note: these circuits cannot serve outside plugs, range hood, disposals, dishwasher, or microwaves only the required countertop/wall outlets including the refrigerator.
9. Wall counter space:
   A. A receptacle shall be installed for any counter that is 12" wide or greater
   B. No point on the kitchen counter, measured at the wall may be more that 24" away from a receptacle
10. Kitchen and utility faucets less than 1.8 gallons per minute
11. Receptacle requirements for island and peninsular counter space,
    A. At least one receptacle is required for an island or peninsular counter with dimensions of at least 24" by 12"
    B. An island counter with a rangetop or sink installed where the dimension behind the rangetop or sink to the edge of the counter is less than 12" is considered as two separate island countertops
    C. A peninsular countertop is measured from the connecting edge
12. Receptacle installation:
    A. Max of 20" above countertop
    B. Island or peninsular countertop may not extend more than 6" beyond the cabinet housing the receptacle
    C. Receptacle may not be installed face-up in the countertop
13. Countertop separated by sinks, ranges, or refrigerators shall be treaded as separate spaces, the wall behind the sink or cooktop is not to be treated as wall space unless the distance exceeds 12" to the wall or 18" to a corner
14. GFCI protection is required for all receptacles serving kitchen countertop, as well as pantries, breakfast rooms, dining rooms and similar areas
15. Range hood vent to outside as per CEC section 150(0)
16. Kitchen hood shall have a min 100 cfm exhaust rate and hood to have backdraft damper, if hood is part of intermittent whole house fan ventilation system per ashrae 62.2 max sound rating of 3-sones is allowed at 100 cfm per ashrae 62.2 & 2019 energy code.
17. Kitchen faucets not to exceed 1.8 gpm at 60 psi, min 0.8 gpm as per 2019 CPC section 402.12, table 4.303.2 of 2019 cgbc

GENERAL BATHROOM NOTES

1. Wall covering shall be cement backer board, tile or approved equal to 12" above drain at shower or tub with showers. Materials other than structural elements to be moisture resistant.
2. Shower lining required in permanent built in shower seats up the wall 3" and pitched 1/4" per ft.
3. Shower compartments shall be a min. Of 1024 s.i. and shall be capable of encompassing a 30" circle.
4. Toilets to have min. 30" side x 24" deep clearance in front of toilet and a min. 15" clear from centerline of toilet to each side.
5. All vent termination must be 10' away or 3' above any opening, type.
6. Each bathroom is required to have a 50 cfm min. Exhaust fan ducted to the outside. Bathroom is any room with a bathtub, shower, spa or similar sources of moisture. Toilet room is not considered a bathroom.
7. The ducting for the exhaust fan shall be sized accordance to ashrae standard 62.2 table 7.1.
8. Water-resistant gypsum backing board shall be used as a base for tile in water closet compartment walls, installed in accordance with manufactures recommendations.
9. Gypsum board in shower and water closets (CBC 2509.2), cement, fiber-cement or glass mat gypsum backers installed in accordance with manufacture recommendations shall be used as a base for wall tail tub, shower areas and wall and ceiling panels in shower areas.
10. Exhaust fans to be capable of providing five air changes per hour in rooms such as bathrooms, water closets compartments, and similar rooms, (min. 50 cfm intermittent) or (min. 20 cfm for continuous)
11. Showers are required to have a minimum 1" high and 2" wide curb per cpc 408.5.
12. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. CRC R307.2
13. Gypsum board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity. CRC R702.3.7.

GENERAL ELECTRICAL NOTES

1. All outlets within 6'-0 of any sink or wet location to be GFI protected.
2. At least one receptacle must be installed at the front and back of the dwelling unit, and be listed as weather type receptacle.
3. At least one general purpose receptacle must be installed within each basement, attached garage, detached garage w/ electrical power & hallways 10' or more in length, all garage outlets to be GFI.
4. Owner to select all electrical fixtures, equipment and devices, including switches and outlets not otherwise specified.
5. Field verify location of all outlets, lights, telephone, cable jacks & electrical equipment w/ owner.
6. General lighting must be high efficacy and on a dimmer or manual on-occupancy sensor, lighting at new closet under 70 sf is exempt from this requirement.
7. New outdoor lighting attached to building shall be high efficacy or controlled by both a motion sensor and photo control, lighting not attached to the building (i.e. landscape lighting is exempt from this requirement).
8. New exterior electrical fixture to be suitable for wet locations.
9. All can lights to be IC-rated.
10. All new exterior outlets to be GFI protected and installed in a waterproof box.
11. Required new exterior outlets to be within 6'-6" of finish garage.
12. All req. 15/20 amp receptacle listed in section 210.52 shall be listed tamper resistant receptacles per CEC 406.11
13. New outlets at kitchens, family rooms, dining rooms, living rooms, bedrooms, closets, hallways, or similar room or areas shall be protected by arc-fault circuit interrupter, 210.12
14. Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is over 6" from the receptacle, this allowed for a max of 12' between receptacles on the same wall and on any wall space 2, or more.
15. Garage and Laundry room light are to be high efficacy luminaires and controlled by a vacancy sensor (manual on occupancy sensor and motion sensor that complies with CEC section 110.9(b) and shall not have a control that allows the luminaries to be tuned on automatically or that has an override allowing the luminaries to be always on).
16. Smoke detectors to be AC/DC with a battery back up and located within each sleeping room and at a point centrally located outside each sleeping room, on each floor of the dwelling including basements.
17. All floor level shall have a smoke detector and shall be interconnected, UL listed calif, state fire Marshall approved.
18. Carbon monoxide detectors shall be located at the point centrally located outside each sleeping room and on each level of the dwelling, including basements.
19. For permanently connected appliances rated over 300 volt-amperes, the branch-circuit switch or circuit breaker shall be permitted to serve as the disconnecting means where the switch or circuit breaker is within sight from the appliance or is lockable in accordance with 110.25. (CEC 422.31(B))
20. A dedicated circuit shall be provided for the furnace. (CEC 422.12)
21. A 120 volt service receptacle shall be located within 25 feet of, and on the same level as, the equipment for maintenance, the service receptacle shall not be connected on the load side of the required means of disconnect. (CMC 308)
22. A permanent switch controlled lighting fixture shall be installed for maintenance of equipment and shall be accessible such fixture shall provide sufficient illumination to safely approach the equipment and perform the tasks for which the access is provided. Control of the lighting shall be provide at the access entrance, (CMC 904.11.5, CEC 210.10)
23. The furnace shall be properly anchored and supported to sustain vertical and horizontal loads within the stress limitation specified in the California building code
24. New lighting fixtures in closets to have the following clearance to combustible shelves, Surface mounted incandescent fixtures shall have 12" clear and enclosed lamp Fluorescent recessed fixtures to have min. 6" clearance.
25. A minimum of two 20-amp dedicated circuits shall be provided for small appliances. CEC 210.52(c)(3)
26. Wall spaces along the kitchen countertop shall be provided with receptacles such that no point along the wall line is more than 24 inches, measured horizontally, from a receptacle outlet in that space. CEC 210.52(c)(1)
27. All 125-volt, single phase, 15- and 20-ampere receptacles on the kitchen countertop to be GFCI protected. CEC 210.8
28. Provide at least one wall switch-controlled lighting outlet in the habitable rooms, bathrooms, hallways, stairways (3-way switch required), attached garages, detached garages with electric power, outside the exterior side of the garage entrance/exit door, and storage or equipment spaces, such as attics, underfloor spaces, utility rooms, and basements per cec 210.70(a)
29. A vacancy sensor required in bathrooms, garages, laundry rooms and utility rooms, at least one luminaire in each of these spaces shall be controlled by an occupant or vacancy sensor providing automatic-off functionality. Cenc 150.9k02.i.
30. Undercabinet lighting to be separately switched from other lighting systems per CEnergyC table 150(k)(2)(k).
31. Fan and light combination fixture in the bathroom to be separately switched per CEnergyC 150.0(k)(2)(b).
32. Exterior luminaires to be high efficacy and meet the following requirements, as applicable per CEnergyC 150.0(k)(3)
    A. Controlled by a manual on and off switch that does not override to on the automatic actions of items b) or c) below;
    B. Controlled by photocell and motion sensor. Controls that override to on shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours; or
    C. Controlled by one of the following methods:
    1. Photocontrol and automatic time switch control.
    2. Astronomical time clock.
    3. Energy management control system.
33. All lighting fixtures shall be controlled by either a dimmer switch or by a vacancy sensor switch that requires a manual on activation (does not automatically turn on) and automatically turns off within 30 minutes after the room is vacated. Except that bathrooms, laundry room, garages, and utility rooms shall have one light fixture controlled be a vacancy sensor. All other lighting in these rooms shall be controlled by a vacancy sensor or a dimmer switch. California energy efficiency standards 150.0(k)
34. All installed luminaires to be high-efficacy in accordance with CEnergyC table 150.0-A with the exception of: 1) Integrated device lighting. Lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors and garage door openers; 2) Navigation lighting such as night lights, step lights, and path lights less than 5 watts; 3) Cabinet lighting. Lighting internal to drawers, cabinetry and linen closets with an efficacy of 45 lumens per watt or greater. CEnergyC 150(k)(1)(A).
35. Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF (Exception: Ceiling fans may provide control of integrated lighting via a remote control) per CEnergyC 150(k)(2)(A).
36. Recessed lighting shall be; airtight (at); sealed/caulked between the fixture housing and ceiling; shall not contain a screw base socket; and shall meet the clearance and installation requirements of CEC 410.116 per CEnergyC 150(k)(1)(C)

GENERAL RESIDENTIAL RECEPTACLE REQUIREMENTS:

1. This document applies to all dwelling unit kitchen, family rooms, dining rooms, living rooms, bedrooms, or similar rooms.
2. Receptacle shall be installed so that no point measured horizontally along the floor line in any wall space is over 6 feet from the receptacle. This allows for a maximum of 12 feet between receptacle on the same wall.
3. Receptacle installed in the floor must be within 18 inches of the wall to be included as a required receptacle.
4. Any receptacle installed for a specific appliance must be located within 6 feet of the appliance
5. At least one receptacle must be installed at the front and back of the dwelling unit, and be listed as weather resistant and GFI type receptacle.
6. At least one general-purpose receptacle must be installed within each basement, attached garage, detached garage with electrical power, and hallways 10 feet or more in length.
7. Wall space includes the following:
   A. Any space 2 foot or more (including space measured around corners) and unbroken along the floor line by doorways, fireplaces, and similar opening.
   B. The space occupied by fixed door panel.
   C. The space afforded by fixed room divided such as bar counters or railings.

BATHROOM ELECTRICAL NOTES

1. All bathroom lighting to be high efficacy (see watts and lumen requirements in general notes) and controlled by a vacancy sensor (manual - on occupancy sensor or dimmer that compiles whit CEC section 110.9(b) and shall not have a control that allows the luminaries to be always on.) 2019 ca energy code section 150(k) for lighting.
2. Lights over shower and tubs must be waterproof.
3. A separate circuit is required for hydromasage bathtubs and GFI protected and bonded.
4. At least one receptacle must be installed within a residential bathroom within 3" of the sink and on the wall adjacent to the sink and on the side or face of the sink cabinet.
5. Bathroom receptacles shall be installed on a 20-ampere branch circuit that is dedicated to only bathroom receptacles, or dedicated to the receptacles and lighting within a single bathroom only.
6. Ground-fault circuit-interrupter protection is required for all bathroom receptacles.
7. Receptacles may not be installed within or directly over a bathtub or shower stall.

GENERAL PLUMBING NOTES

1. No required underfloor clean-out shall be more than 20' from an access door (CPC 707.10)
2. Provide wall cleanouts for all new sinks.
3. New hose bibs shall be provided w/ anti siphon valves.
4. Gas shut off valve for fireplace to be installed outside of the heather area, min. 36" and max. Of 48" from gas supply valve.
5. Combustion air must be maintained (CMC chapter 7).
6. The clear space and distance to combustible materials around the furnace unit shall comply with the manufacturers installation instructions (CMC chapter 904.2)
7. A sediment trap shall be installed on the gas line down stream of the appliance shut-off valve and as closed to the inlet of the equipment as practical (CPC 1212.7)
8. Appliances generating a glow, spark, or flame capable of igniting flammable vapors may be installed in a garage provided the pilots, burner or heating elements and switches are a min. Of 18" above the floor level. (CMC 307.1) exception: sealed combustion system appliances may be installed at floor level when located in garage and subject to vehicular damage, adequate barriers must be installed (e.g. 4" diameter Steel pipe filled with concrete installed in a footing).

BATHROOM PLUMBING NOTES

1. Shower drain & trap 2" minimum. (CPC table 7.3)
2. Provide pressure balance valves for all showers and shower/tub.
3. Lavatory faucets to be less than 1.2 gpm at 60 psi, min. 0.8 gpm at 20 psi per 2022 CPC 402.1.2 table 4.304.2 of 2022 CGBC
4. Water closets shall have max. 1.28 gallon/flush, shower head to have max flow of 2.0 gpm at 80 psi per 2019 CPC section 402.1.1, table 4.303.2 of 2022 CGBC.
5. On site shower pan (receptor) on ground type shall be water tight, constructed with approved material, adequately reinforced and with an approved flange floor drain. Lining to be pitched 1/4" per foot to weep holes in drain, (CPC 411.8 (1)) above ground type, water tight lining with minimum of 3" above finished dam, curb or threshold height, in no case shall any dam or threshold be less than 2" or more than 9" in depth when measured from the top of the dam or threshold to the top of the drain. (CPC 411.5 & CPC 411.6)
6. Shower and tub-shower control valves shall be pressure balance, thermostatic, or combination of pressure balance/thermostatic mixing valves. Handle position stops shall be provide on such valves and shall be adjusted per the manufacture's instruction to deliver a maximum mixed water setting of 120 of. (CPC)
7. Shower compartments
   A. Minimum interior of 1024 square inch.
   B. Minimum dimension so a 30" circle will fit in the compartment.
   C. Minimum height above floor drain is 70".
   D. Shower doors shall open to provide a minimum of 22" unobstructed egress opening.
8. All shower head to be less than 1.8 gallons per minimum (gpm) at 80 psi when a shower is served by more than one shower head, the combined flow of all shower heads and or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow one shower outlet to be in operation at a time 4.303.1.3.2

WATER EFFICIENT PLUMBING FIXTURES

1. All shower head to be less than 1.8 gallons per minute (gpm) at 80 psi.
2. Lavatory faucets shall not exceed 1.2 gpm at 60 psi.
3. Kitchen and utility faucets less than 1.8 gallons per minute
4. Toilet to be less than 1.25 gallons per flush.
5. When a shower is served by more than one shower head, the combined flow of shower head and or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow one shower outlet to be in operation at a time 4.303.1.3.2

T24 ENERGY REQUIREMENTS (2022 CALIFORNIA ENERGY CODE AND ASHRAE 62.2)

1. Lighting requirements:
   A. Occupancy sensor must be manual on/off and automatic off, the maximum time delay to turn off is 30 minutes after the last detected motion. Sensors cannot have an override allowing the light fixture to be continuously on.
   B. High-efficacy and low efficacy light fixtures must be controlled separately
2. Exhaust fans with integral lighting system shall be switches separately from lighting system or have a lighting system that can be manually turned on and off while allowing the fan to continue to operate for lighting system that can be manually turned on and off while allowing the fan to continue to operate for an extended period of time, lighting integral to an exhaust fan must be high-efficacy.
3. Permanently installed night light must be high efficacy lighting or the night light is rated to consume no more than 5 watts of power and does not contain a medium screw-base socket.
4. All lighting shall be high efficacy such as fluorescent. Led lighting system and gu24 lamp holder shall be listed by energy commission and shall meet the requirement of table 150-c

   Watts lumens/watts
   5 or less ---------- 30
   >5 to 15 ---------- 40
   >15 to 40 ---------- 50
   Over 40 --------- 60

ADDITIONAL NOTES

1. Duct openings and other related air distribution component openings shall be covered during construction.
2. Duct systems should be sized, designed, and equipment is selected using the following methods:
   a. Establish heat loss and heat gain values according to ANSIIACCA 2 Manual J-2004 or equivalent.
   b. Size duct systems according to ANSI/ACCA 1 Manual D-2009 or equivalent.
   c. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2004 or equivalent
3. HVAC system installers must be trained and certified in the proper installation of HVAC systems.
4. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
5. Paints, stains and other coatings shall be compliant with VOC limits.
6. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
7. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
8. All carpet shall meet the testing and project requirements per sec. 4.504.3. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. All carpet adhesive shall meet the requirements of Table 4.504.1.
9. Hardwood plywood, particleboard and medium density fiberboard (MDF) used on interior or exterior of the building shall comply with formaldehyde emission limits per Table 4.504.5.
10. Moisture content of building materials used in wall and floor framing shall not to exceed 19% before enclosure. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure.
11. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

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REVISION TABLE

#	DATE	DESCRIPTION

NOTES

DATE
7/11/2025

SHEET #
A11

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

CHAPTER 1 – ADMINISTRATION

SECTION	REQUIREMENTS
	Scope
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.

CHAPTER 3 – GREEN BUILDING

SECTION	REQUIREMENTS
	Additions and alterations
301.1.1	• Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. • Requirements only apply within the specific area of the addition or alteration. • Requirements for electric vehicle charging may apply to additions to or alterations of parking facilities for multifamily buildings.
	Low-rise and high-rise residential buildings
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
	Mixed occupancy buildings
302.1	Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy. **Exceptions:** • Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. • Live/work units complying with the California Building Code Section 508.5 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

CHAPTER 4 – RESIDENTIAL MANDATORY MEASURES
DIVISION 4.1 – PLANNING AND DESIGN

SECTION	REQUIREMENTS
	Storm water drainage and retention during construction
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
	Grading and paving
4.106.3	Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. **Exception:** Additions and alterations which do not alter the existing drainage path.
	Electric vehicle (EV) charging for new construction and existing multifamily parking facilities
4.106.4	• Comply with Section 4.106.4.1 or 4.106.4.2 for installation and use of EV chargers and receptacles. • Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*. **Exceptions:** 1. On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following: 1.1. Where there is no local utility power supply, or the local utility is unable to supply adequate power. 1.2. Where local enforcing agency determines additional local utility infrastructure design requirements for implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities.

2022 CALGREEN RESIDENTIAL MANDATORY MEASURES
EFFECTIVE JANUARY 1, 2023
HCD SHL 620 (Rev 03/23)

See specific referenced sections for complete details on CALGreen mandatory requirements.

2022 CALGREEN CODE

	EV charging: New 1- & 2-family dwellings/townhouses with attached private garages
4.106.4.1	• Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. • Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. • Service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. **Exception:** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.
	Identification
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
	EV charging for new multifamily dwellings, hotels and motels and new residential parking facilities
4.106.4.2	• Applies to all new multifamily dwelling units, hotels and motels and new residential parking facilities. • Shall meet the requirements of Sections 4.106.4.2.1 or 4.106.4.2.2. • Calculations for spaces shall be rounded up to the nearest whole number. • A parking space served by electric vehicle supply equipment (EVSE) or designed as a future EV charging space shall count as at least one standard parking space in order to comply with minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2.

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	Multifamily development projects, hotels, and motels with less than 20 units
4.106.4.2.1	The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site. 1. **EV Capable.** 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amps. The service panel/subpanel shall identify overcurrent protective device spaces reserved for future EV charging as "EV CAPABLE." **Exceptions:** 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. 2. **EV Ready.** 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. **Exception:** Areas of parking facilities by parking lifts.

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	Multifamily development projects, hotels and motels with 20 or more units
4.106.4.2.2	The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site. 1. **EV Capable.** 10% of the total number of parking spaces on a building site shall be EV spaces capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate electrical panel service capacity, electrical system, and any on-site distribution transformer(s) have sufficient capacity to charge all EVs at a minimum of 40 amperes. The service panel/subpanel shall identify future EV spaces as "EV CAPABLE." **Exception:** When EV chargers (Level 2 EVSE) are installed in a number greater than 5% of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the 5% required. 2. **EV Ready.** 25% of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. **Exception:** Areas of parking facilities served by parking lifts. 3. **EV Chargers.** 5% of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or EVSE are installed beyond the minimum required, automatic load management systems (ALMS) may be used to reduce electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EVCS.

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	EV charging stations (EVCS)
4.106.4.2.2.1	EVCS required by Section 4.106.4.2.2.1.2, Item 3 (1 in 25 EVCS with chargers) shall comply with Section 4.106.4.2.2.1.1. **Exception:** EVCS serving public accommodations, public housing motels and hotel shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.
	Location
4.106.4.2.2.1.1	When EV chargers are installed, EVCS shall comply with at least one of the following options: 1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The EV space shall be located on an accessible route to the building, as defined in the *California Building Code*, Chapter 2. **Exception:** EVCS designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.
	EV charging stations (EVCS) dimensions
4.106.4.2.2.1.2	EV charging spaces shall be designed to comply with the following: • Minimum length of each EV space shall be 18 feet. • Minimum width of each EV space shall be 9 feet. • One in every 25 charging spaces, but not less than one, shall have an 8-foot minimum aisle. A 5-foot minimum aisle shall be permitted if the minimum width of the EV space is 12 feet. a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

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	Accessible EV spaces
4.106.4.2.2.1.3	In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.
	EV space requirements
4.106.4.2.3	**Single EV space required** • Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. • Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). • Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. • Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. • Service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit including an installed branch circuit overcurrent protective device, or spaces reserved to install a branch circuit overcurrent protective device. **Multiple EV spaces required** • Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations. • Plan design shall be based upon a 40-ampere minimum branch circuit. • Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction. **Exception (applies to both single and multiple EV spaces):** A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the *California Electrical Code*.

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	Identification
4.106.4.2.4	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.
	EV ready space signage
4.106.4.2.5	EV ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement markings) or its successor.
	EV charging for additions and alterations of parking facilities serving existing multifamily buildings
4.106.4.3	When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, 10% of the total number of parking spaces added or altered shall be EV spaces capable of supporting future Level 2 EVSE.

DIVISION 4.2 – ENERGY EFFICIENCY

SECTION	REQUIREMENTS
	Scope
4.201.1 & 5.201.1	• Energy efficiency requirements for low-rise residential (single-family) (Section 4.201.1), and high-rise residential (multifamily) and hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. • Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2022 *California Energy Code*.

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REVISION TABLE

#	DATE	DESCRIPTION

CAL GREEN SHEET 1

DATE 7/11/2025

SHEET # G1

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DIVISION 4.3 – WATER EFFICIENCY AND CONSERVATION

SECTION	REQUIREMENTS
4.303.1	**Water conserving plumbing fixtures and fittings** Plumbing fixtures and fittings shall comply with the following: **4.303.1.1** – Water closets: ≤ 1.28 gal/flush. **4.303.1.2** – Wall-mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. **4.303.1.3.1** – Single showerheads: ≤ 1.8 gpm @ 80 psi. **4.303.1.3.2** – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. **4.303.1.4.1** – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. **4.303.1.4.2** – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. **4.303.1.4.3** – Metering faucets: ≤ 0.2 gallons per cycle. **4.303.1.4.4** – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm. **4.303.1.4.5** – Pre-rinse spray valves: comply with California Code of Regulations (CCR), Title 20, Appliance Efficiency Regulations, Sections 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(d)(7). Shall be equipped with an integral automatic shutoff.
4.303.2	**Submeters for multifamily buildings and dwelling units in mixed-use residential/commercial buildings** Submeters shall be installed to measure water usage on individual dwelling units in accordance with the *California Plumbing Code*.
4.303.3	**Standards for plumbing fixtures and fittings** Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code* and shall meet applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

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4.304.1	**Outdoor potable water use in landscape areas** *New residential development shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.*

DIVISION 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY

SECTION	REQUIREMENTS
4.406.1	**Rodent proofing** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.
4.408.1	**Construction waste management** • Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance. Provide documentation to the enforcing agency per Section 4.408.5. **Exceptions:** 1. Excavated soil and land-clearing debris. 2. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
4.408.2	**Construction waste management plan** Submit a construction waste management plan that meets items 1 through 5.

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4.408.3	**Waste management company** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.
4.408.4 & 4.408.4.1	**Waste stream reduction alternative** • Low-rise residential projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. • Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
4.410.1	**Operation and maintenance manual** At the time of final inspection, a manual, compact disc, web-based reference, or other media acceptable to the enforcing agency which covers 12 specific subject areas shall be placed in the building.
4.410.2	**Recycling by occupants** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage, and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. **Exception:** Rural jurisdictions that meet and apply for the exemption in *Public Resources Code* Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.

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DIVISION 4.5 – ENVIRONMENTAL QUALITY

SECTION	REQUIREMENTS
4.503.1	**Fireplaces – General** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.
4.504.1	**Protection of mechanical equipment during construction** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, Sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
4.504.2.1	**Adhesives, sealants and caulks** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: 1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of CCR, Title 17, commencing with Section 94507.

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4.504.2.2	**Paints and coatings** Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.
4.504.2.3 & 4.504.2.4	**Aerosol paints and coatings** • Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of CCR, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. • Documentation is required per Section 4.504.2.4.
4.504.3	**Carpet systems** Carpet installed in the building interior shall meet the testing and product requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.3.1	**Carpet cushion** Carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.3.2	**Carpet adhesive** Carpet adhesives shall meet the requirements of Table 4.504.1.

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4.504.4	**Resilient flooring systems** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (also known as Specification 01350).
4.504.5 & 4.504.5.1	**Composite wood products** • Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (CCR, Title 17, Section 93120 et seq.) as shown in Table 4.504.5. • Documentation is required per Section 4.504.5.1. • Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-jointed lumber; all as specified in CCR, Title 17, Section 93120.1(a).
4.505.2	**Concrete slab foundations** Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the *California Building Code*, Chapter 19, or the *California Residential Code*, Chapter 5, respectively, shall also comply with this section.
4.505.2.1	**Capillary break** A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch (nominal) thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.

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4.505.3	**Moisture content of building materials** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. 2. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.
4.506.1	**Bathroom exhaust fans** Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of ≤ 50% to a maximum of 80%. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. **Note:** For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Lighting integral to bathroom exhaust fans shall comply with California Energy Code.

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4.507.2	**Heating and air-conditioning system design** Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (*Residential Load Calculation*), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods. **Exception:** Use of alternate design temperatures necessary to ensure the systems function are acceptable.

CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

SECTION	REQUIREMENTS
702.1	**Installer training** Heating, ventilation, and air conditioning (HVAC) system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: 1. State certified apprenticeship programs. 2. Public utility training programs. 3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.
702.2	**Special inspection** When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	**Documentation** Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

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REVISION TABLE

#	DATE	DESCRIPTION

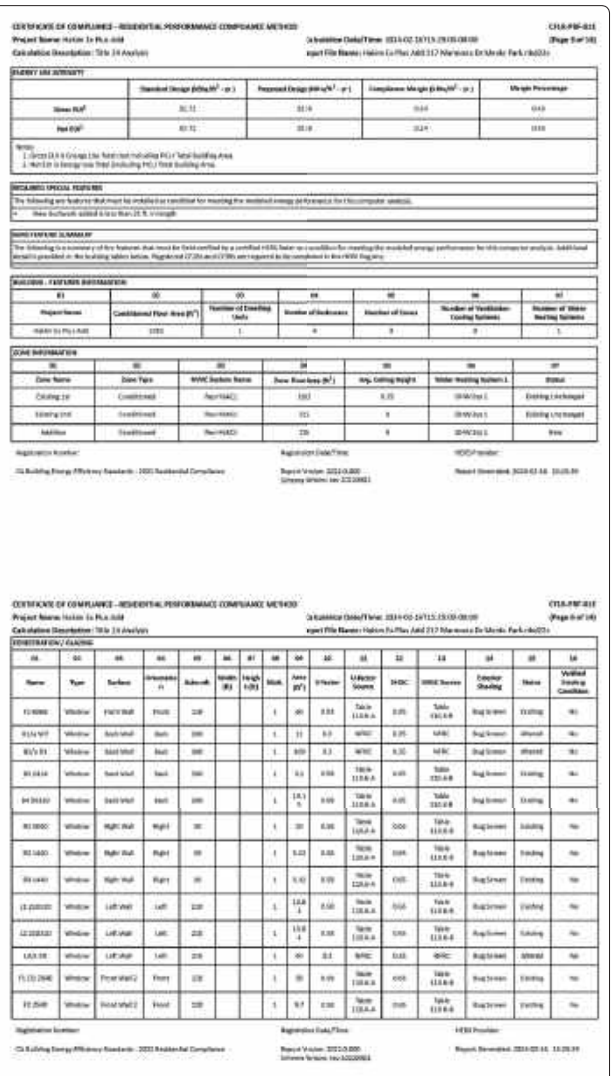
CAL GREEN SHEET 2

DATE 7/11/2025

SHEET # G2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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REVISION TABLE

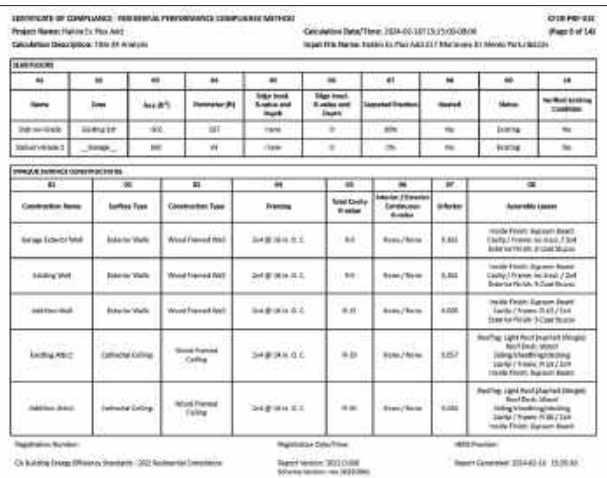
#	DATE	DESCRIPTION

TITLE 24 ENERGY CALCS

DATE
7/11/2025

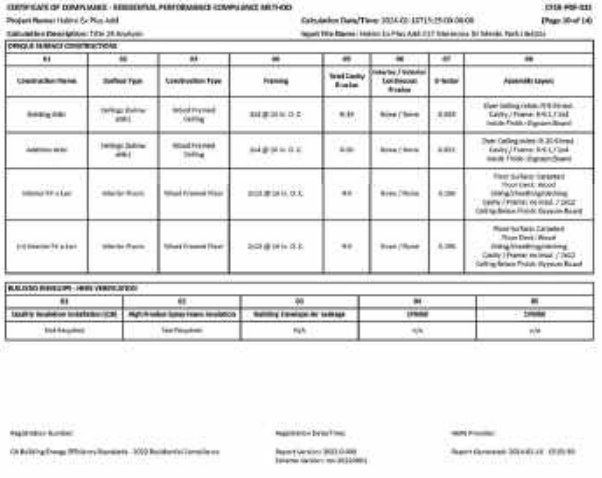
SHEET #
T1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

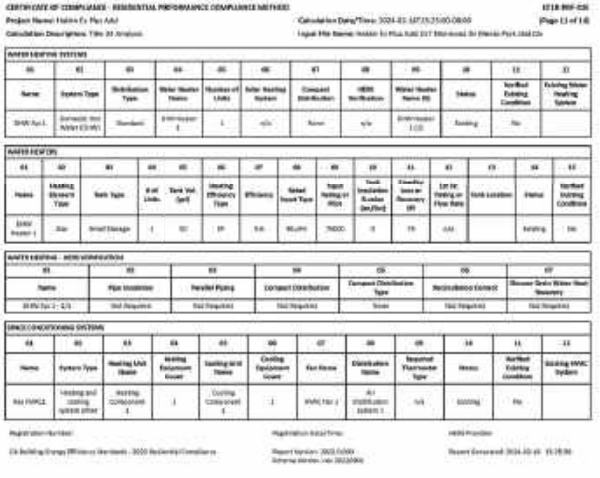


CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

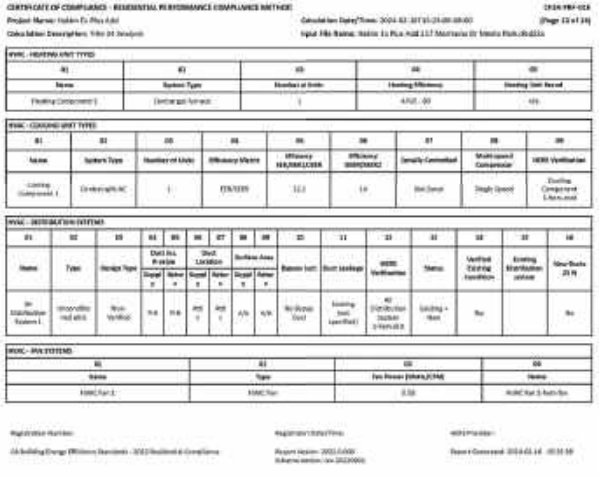
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD



FS FIRM STRUCTURE
DRAWINGS PROVIDED BY:
MANUCHEHR SHAMALTA
6435 Almaden Expy, STE 209
San Jose, CA 95120
PHONE: 408 807 4270
EMAIL: manu@fmstructure.com

ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

REVISION TABLE

#	DATE	DESCRIPTION

TITLE 24 ENERGY CALCS

DATE
7/11/2025

SHEET #
T2

A24

2022 Single-Family Residential Mandatory Requirements Summary

2022 Single-Family Residential Mandatory Requirements Summary

2022 Single-Family Residential Mandatory Requirements Summary

2022 Single-Family Residential Mandatory Requirements Summary

2022 Single-Family Residential Mandatory Requirements Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Energy Storage System (ESS) Ready

Heat Pump Space Heater Ready

Electric Cooking Ready

Electric Dryer Ready

Electric Load Energy Storage Ready

DRAWINGS PROVIDED BY:
MANUCHEHR SHAMALTA
6435 Almaden Expy, STE 209
SAN JOSE, CA 95120
PHONE: 408 807 4270
EMAIL: manu@firmstructure.com

ENGINEER'S SIGNATURE

217 Marmona Dr.
Menlo Park, CA 94025

REVISION TABLE

#	DATE	DESCRIPTION

TITLE 24 ENERGY CALCS

DATE
7/11/2025

SHEET #
T3

A25

7/3/2024

City of Menlo park
Planning Department

Subject: 217 Marmona Dr., Menlo Park, CA 94025

Project Description is as follows:

1st Floor Alternation: existing kitchen will be relocated and installed at existing dining room. Existing stairs will be removed and replaced with new stairs. Bedroom 2 will be converted to a new living room. No additional square footage will be added to the 1st floor.

2nd floor addition: a new bedroom with bathroom, about 265 SF, will be added at 2nd floor at rear side of the main dwelling.

The new addition will be a wood frame structure similar to the existing main dwelling. The exterior finish at new addition will match the existing finish material and color. The roofing at addition will match the existing roofing material and color as well.

There is no direct view from the new windows at addition to the neighbor's windows. Please see attached Proposed Area Plan.

Should you have any questions please contact.

Sincerely,

Manuchehr Shamalta
(408) 807-4270

April 9, 2025

To: City of Menlo Park
Community Development
701 Laurel St.
Menlo Park, CA 94025

From: Dr Zahra Hakim and Dr Steven A. Everett
217 Marmona Drive
Menlo Park, CA 94025

Subject: **Letter of Consent**

Dear Sir/Madam,

I hereby give my consent for my neighbor Dr Zahra Hakim (Faal Esfahani) and Dr Steven A. Everett to build a 2nd floor addition to their home located at 217 Marmona Drive, Menlo Park, CA 94025. Zahra and Steve have shared detailed plans of the Home Remodeling and Addition to their residence outlining the scope of work as submitted to the City of Menlo Park.

I understand that this consent is required to obtain the necessary permits and approvals from the City of Menlo Park. I have no objections to the construction of the addition which would be located on the second level, at the rear of the existing top floor.

Sincerely,

Neighbor Name	Address	Signature	Date
Mary Ratner	220 Marmona Dr.	Mary Ratner	4/16/2025

April 9, 2025

To: City of Menlo Park
Community Development
701 Laurel St.
Menlo Park, CA 94025

From: Dr Zahra Hakim and Dr Steven A. Everett
217 Marmona Drive
Menlo Park, CA 94025

Subject: **Letter of Consent**

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I understand that this consent is required to obtain the necessary permits and approvals from the City of Menlo Park. I have no objections to the construction of the addition which would be located on the second level, at the rear of the existing top floor.

Sincerely,

Neighbor Name	Address	Signature	Date
JUDITH WILSON	220 ROBIN WAY		4/10/25

April 9, 2025

To: City of Menlo Park
Community Development
701 Laurel St.
Menlo Park, CA 94025

From: Dr Zahra Hakim and Dr Steven A. Everett
217 Marmona Drive
Menlo Park, CA 94025

Subject: **Letter of Consent**

Dear Sir/Madam,

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I understand that this consent is required to obtain the necessary permits and approvals from the City of Menlo Park. I have no objections to the construction of the addition which would be located on the second level, at the rear of the existing top floor.

Sincerely,

Neighbor Name	Address	Signature	Date
WE APPROVE PLANS BUT WE REQUEST PRIVACY GLASS IN UPSTAIRS PROPOSED 2ND BEDROOM WINDOWS (LARGE WINDOW - REAR ELEVATION AND TWO SMALL SLIT WINDOWS - LEFT ELEVATION) IN ORDER TO RETAIN SOME PRIVACY IN OUR REAR YARD.			
JOHN WALLACE	213 MARMONA DR	John J Wallace	4/17/25
Gloria Wallace	213 Marmona Dr.	Gloria Wallace	4/17/25

April 9, 2025

To: City of Menlo Park
Community Development
701 Laurel St.
Menlo Park, CA 94025

From: Dr Zahra Hakim and Dr Steven A. Everett
217 Marmona Drive
Menlo Park, CA 94025

Subject: **Letter of Consent**

Dear Sir/Madam,

I hereby give my consent for my neighbor Dr Zahra Hakim (Faal Esfahani) and Dr Steven A. Everett to build a 2nd floor addition to their home located at 217 Marmona Drive, Menlo Park, CA 94025. Zahra and Steve have shared detailed plans of the Home Remodeling and Addition to their residence outlining the scope of work as submitted to the City of Menlo Park.

I understand that this consent is required to obtain the necessary permits and approvals from the City of Menlo Park. I have no objections to the construction of the addition which would be located on the second level, at the rear of the existing top floor.

Sincerely,

Neighbor Name	Address	Signature	Date
ABBE	204 MARMONA DR.		4/22/25

From: **Jay Feldis** <jfeldis@gmail.com>
Date: Sun, Apr 20, 2025 at 5:34 PM
Subject: Remodel
To: Steven.A.Everett@gmail.com <Steven.A.Everett@gmail.com>
CC: Marjorie Feldis <mfeldis@yahoo.com>

Zahra and Steve,

We received the packet and consent form for your remodel at 217 Marmona Dr., directly next door to our home at 221 Marmona Dr.

From the plans it appears that the the proposed second story addition will extend to align with the current first floor rear wall of the house. We have a large picture window overlooking that currently open space, which is the only source of light and visibility on that side of our home.

When the previous owners built your current house, it already significantly reduced the amount of light we have, as well as negatively impacted our views of neighboring trees and sky .The proposed extension of your second floor all the way to the current rear of the house would block our light entirely, and result in our view becoming nothing but the side wall of your house.

Similar to you, at the time we did our remodel we had initially proposed that our second story extend all the way to the rear wall of the existing home. However, we learned that this was an issue for our neighbors as well as the City of Menlo Park planning commission. We were asked to modify our design to inset our second story by roughly 5 feet from the first floor wall; this created less of a disruption of light and views from our neighbor's side, and it also prevented the house from looking like a big box.

We respectfully request that you make some adjustments to your current plans to minimize the negative impact on our home. We are happy to discuss this with you when convenient.

Best Regards,

Jay and Marjorie Feldis

LOCATION: 217 Marmona Dr	**PROJECT NUMBER:** PLN2024-00029	**APPLICANT:** Manuchehr Shamalta	**OWNER:** Zahra Hakim Faal Esfahani

PROJECT CONDITIONS:

1. The use permit revision shall be subject to the following **standard** conditions**:**

   a. The applicant shall be required to apply for a building permit within one year from the effective date of approval (by August 11, 2026) for the use permit revision to remain in effect.

   b. Development of the project shall be substantially in conformance with the plans prepared by Firm Structure Engineering & Construction consisting of 21 plan sheets, dated received July 11, 2025 and approved by the Planning Commission on August 11, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

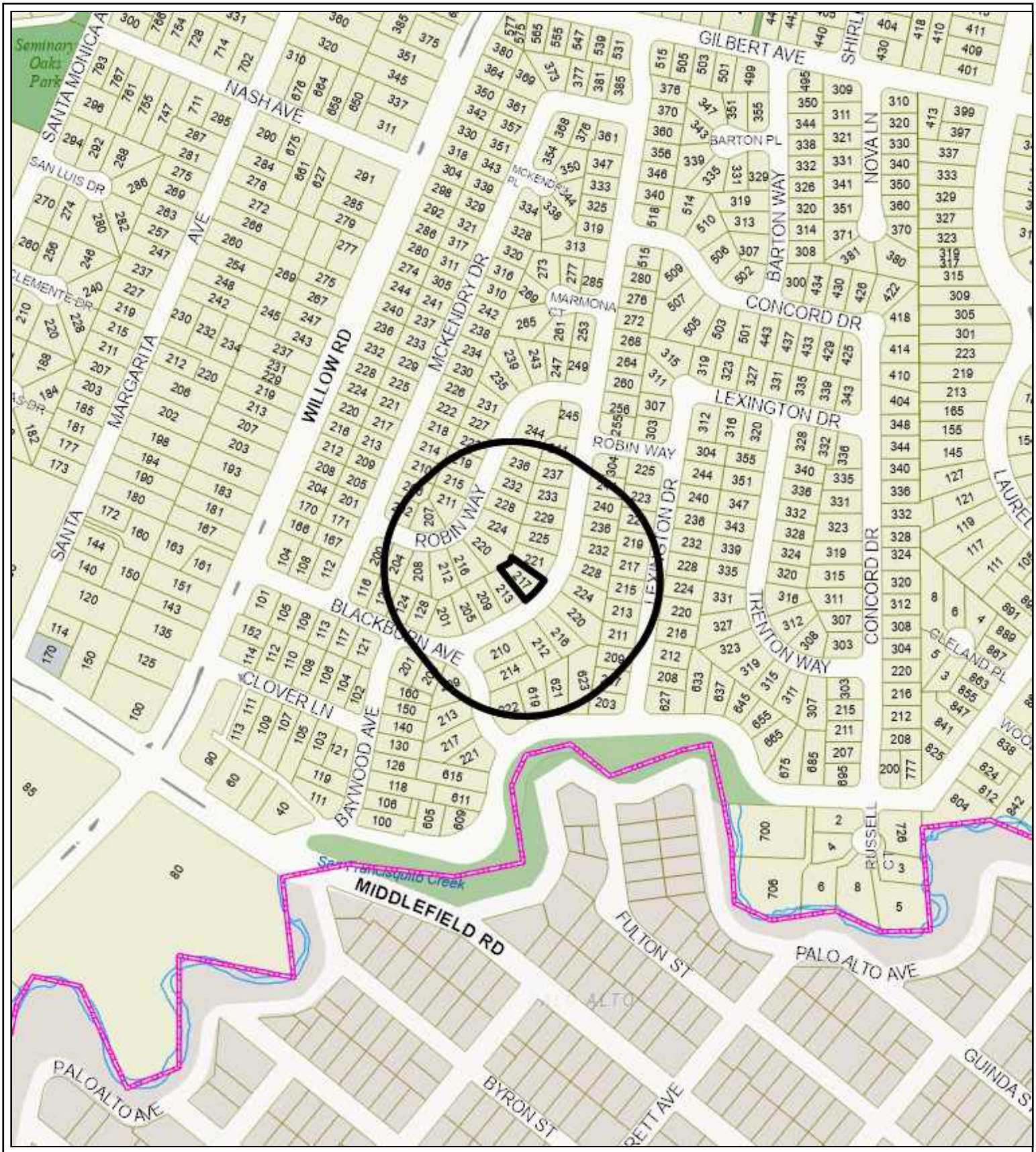
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall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

   f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

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

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

   i. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.



CITY OF MENLO PARK

City of Menlo Park

Location Map

217 Marmona Dr

Scale: 1:4,000 | Drawn By: THR | Checked By: CDS | Date: 8/11/2025 | Sheet: 1

217 Marmona Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	5,897.0 sf	5,897.0 sf	7,500.0 sf min
Lot width	50.0 ft	50.0 ft	65.0 ft min
Lot depth	103.0 ft	103.0 ft	100.0 ft min
Setbacks			
Front	19.1 ft	19.1 ft	20.0 ft min
Rear	30.0 ft	30.0 ft	20.0 ft min
Side (left)	4.2 ft	4.2 ft	5.0 ft min
Side (right)	5.0 ft	5.0 ft	5.0 ft min
Building coverage	1,897.0 sf 32.2 %	1,897.0 sf 32.2 %	2,064.0 sf max 35.0 % max
FAL (Floor Area Limit)	2,766.0 sf	2,668.0 sf	2,800.0 sf max
Square footage by floor	1,620.0 sf/1st 796.0 sf/2nd 270.0 sf/garage 70.0 sf/attic >5' 10.0 sf/ceiling >12 7.0 sf/fireplace	1,620.0 sf/1st 518.0 sf/2nd 270.0 sf/garage 14.0 sf/attic >5' 246.0 sf/ceiling >12' 7.0 sf/fireplace	
Square footage of buildings	2,773.0 sf	2,675.0 sf	
Building height	26.3 ft	26.3 ft	28 ft max
Parking	1 covered space	1 covered space	1 covered and 1 uncovered space
	Notes: • Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	1	Non-Heritage trees	6	New trees	0
	Heritage trees removed/proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees	7

STAFF REPORT

Planning Commission
Meeting Date: **8/11/2025**
Staff Report Number: **25-034-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story single-family residence with a basement on a substandard lot with regard to minimum lot width, and for excavation within the required corner side setback for a proposed lightwell, in the R-1-S zoning district, at 1611 Oakdell Drive. Determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution to approve a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width, and for excavation within the required corner side setback for a proposed lightwell in the R-1-S (Single Family Suburban Residential) zoning district, at 1611 Oakdell Drive. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

The Planning Commission should consider whether the required use permit findings can be made for the proposed single-family residence.

Background

Site location

The subject property is a corner lot located at the intersection of Oakdell Drive and Olive Street, in the West Menlo neighborhood. Olive Street is considered the front property line as it is shorter than the Oakdell Drive frontage. All neighboring properties are also located in the R-1-S zoning district. A location map is included as Attachment B. This area of Oakdell Drive and Olive Street primarily features a mix of older, one-story, cottage-style residences, and newer two-story residences of varying architectural styles.

Analysis

Project description

The subject property is substandard with regard to minimum lot width, with a width of approximately 76.33 feet where a minimum of 80 feet is required, meaning the proposal requires a use permit to develop a new two-story residence on a substandard lot. The proposed residence along with most of the basement elements would adhere to the setback requirements. However, one of the two lightwells, the right (corner) side basement lightwell, would encroach into the required setback, as is discussed in more detail later. Excavation within the required setback also requires use permit approval.

The applicant is proposing to demolish the existing residence and attached garage to construct a new two-story, single-family residence with an attached two-car garage, balcony, covered porch and a basement with two lightwells. The proposal would also include an attached ground-floor, 710-square-foot ADU facing Olive Street towards the rear-left side of the residence, accessed by an independent entryway, which would be set back approximately five feet, six inches from the left side property line.

The proposed residence would meet all Zoning Ordinance requirements for setbacks (aside from one basement lightwell, as discussed in more detail later), lot coverage, floor area limit (FAL), daylight plane, height, and parking. Of particular note with regard to Zoning Ordinance requirements:

- The total proposed FAL would be 4,256.5 square feet, where a maximum of 3,550.75 square feet is permitted.
  - The project is allowed to exceed the FAL by up to 800 square feet in order to accommodate the proposed 710-square-foot ADU.
- The proposed residence would have a 2,082.9-square-foot basement, which does not count towards the maximum allowed floor area limit of the property.
- The main residence would have a left-side setback of approximately 11 feet, where a minimum of 10 feet is required. As mentioned earlier, the proposed ADU located at the rear left of the residence would be set back 5.5 feet from the left property line where 4 feet is the minimum ADU setback.

Since the subject property is a corner lot, the residence has been designed to have the main entryway and vehicular access to the property from Olive Street. A front door may be located on either side of a corner lot, and the applicant and/or future owners may apply for a new address on the Olive Street frontage, if desired. As part of the building permit application the applicant would be required to document compliance with the required frontage improvements along both Olive Street and Oakdell Drive. This would be implemented and ensured as part of project-specific condition 2a. The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B respectively. A data table summarizing parcel and project attributes is included as Attachment C.

Design and materials

The proposed project would replace the existing mid-century modern style home with a new residence designed with a contemporary/modern architectural style. The applicant indicates the residence is designed in a manner to diminish the perception of bulk as seen from both street sides by setting the second story back from the first story. The project also proposes changes in exterior materials and building articulation to break up the massing of the project. Furthermore, the applicant has indicated that the lightwells are located away from nearby residences to assist with minimizing impacts to the neighbors.

The proposed residence would have one rear-facing balcony located above a rear patio and accessed from primary bedroom. The balcony would be set back approximately 23 feet, 4 inches on the right (corner) side and 34 feet, six inches on the left side, where 20-foot side setbacks are required. It would also have a rear setback of approximately 50 feet, 5.5 inches, where a 30-foot rear setback is required. The proposed balcony would be surrounded by matte black aluminum guardrails to match the overall aesthetic.

The primary exterior materials would be stucco and wood plank exterior cladding, with a metal standing seam roof. The second floor would be stepped back from the first floor on all sides, which would help reduce the perception of mass. Sill heights for the second-story windows that face the neighboring property on Olive Street (left elevation) would range from three to four feet; the second floor would be set back at least 15 feet, 8.5 inches from the left-side property line where ten feet is required, reducing visibility to/from the neighbor's property. The right side, facade facing Oakdell Drive, would include two windows with a three-foot sill height. Second-story sill heights along the rear elevation, facing the neighbors at 1621 Magnolia Court, would range from 2.7 to 5.2 feet and would be set back significantly farther than the required 20-foot rear setback.

The proposed increased setbacks along the rear and sides would help mitigate any potential privacy issues. Protected trees along the rear property line and Oakdell Drive would further reduce the visual impact of the proposed residence. Staff believes that the proposed project, including the attached ADU and garage, are architecturally cohesive and would present a positive aesthetic to the street. Staff believes that the materials and style of the proposed residence would be consistent with the broader neighborhood.

Excavation

The proposed residence would feature two lightwells, allowing for natural light and patio use for the basement level. One lightwell would be compliant with setback requirements at the rear of the residence. The second lightwell would require excavation within the required right (corner) side setback, along Oakdell Drive. Specifically, the proposed lightwell would encroach approximately seven feet, six inches into the setback. The applicant has explained the size of the second lightwell is to provide natural light and allows for the placement of patio furniture. The lightwell would also include a staircase that leads up to the backyard. A 42-inch matte black guardrail would surround the lightwell, and a seven-foot redwood fence would be constructed along the property line, and therefore the guardrail would not be visible from the public right of way. The excavation would be reviewed in detail for Building Code compliance at the building permit stage.

Parking and circulation

The property has an existing driveway along Olive Street which provides access to the attached two-car garage. The existing driveway and curb cut are proposed to be removed, and a new, wider curb cut of 21.5 feet for a two-car garage is proposed to be relocated to the left of where the existing driveway is located. Per Zoning Ordinance Section 16.72.020, any garage or carport entrance fronting on any lot line, except an alley, must be a minimum of 20 feet from such line. The proposed project would comply with the parking and circulation requirements.

Trees and landscaping

The applicant has submitted an arborist report (Attachment A, Exhibit D), detailing the species, size, and conditions of on-site and nearby trees. A total of 34 trees were inventoried, including seven heritage trees (trees #1, 2, 3, 5, 6, 26, and 30) and four street trees (trees #1, 2, 3 and 5). Two protected trees are proposed for removal; tree #4, a 12.1-inch Chinese pistache street tree (proposed to be replaced with a 48-inch box Chinese fringe tree); and tree #5, an 18.5-inch, heritage sweetgum street tree (proposed to be

replaced with a 48-inch box Chinese fringe tree). The City Arborist has approved the removal of tree #5 due to the tree health rating, and the heritage tree removal permit has been issued. The City Arborist has likewise approved the removal of non-heritage street tree #4 due to development conflicts and this will become fully effective if the Planning Commission approves the overall redevelopment project. Twenty-two non-heritage trees (many of which could also be categorized as shrubs) would be removed (trees #8-25 and 31-34) to make room for the new residence.

The arborist report specifies additional protection measures during the construction process including hand digging, potholing or air spade for grade cuts and irrigating, mulching, and removal of lower foliage from trees that are to be protected prior to any grading. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Table 1: Tree summary and disposition

ID #	Species	Trunk Diameter	Condition	Status	Removal or Retention	Location
1	Magnolia	22.5	Fair	Heritage	Retain	Street tree
2	Magnolia	19.4	Fair	Heritage	Retain	Street tree
3	Coast Live Oak	36	Good	Heritage	Retain	Property Line
4	Chinese Pistache	12.1	Fair	Non-heritage	Remove	Street Tree
5	Sweetgum	18.5	Fair	Heritage	Remove	Street Tree
6	Coast Live Oak	10	Fair	Heritage	Retain	On-site
7	Sweetgum	8.1	Fair	Non-heritage	Retain	On-site
8	Wisteria	8	Good	Non-heritage	Retain	On-site
9	Red Japanese Maple	3.2	Good	Non-heritage	Remove	Property Line
10	Tarata pittosporum	6	Good	Non-heritage	Remove	Property Line
11	Tarata pittosporum	4	Good	Non-heritage	Remove	Property Line
12	Tarata pittosporum	4	Good	Non-heritage	Remove	Property Line
13	Tarata pittosporum	4	Good	Non-heritage	Remove	Property Line
14	Tarata pittosporum	6	Good	Non-heritage	Remove	Property Line
15	Lemonwood Tree	1	Good	Non-heritage	Remove	Property Line
16	Lemonwood Tree	6	Good	Non-heritage	Remove	Property Line
17	Lemonwood Tree	3	Good	Non-heritage	Remove	Property Line
18	Lemonwood Tree	6	Good	Non-heritage	Remove	Property Line
19	Lemonwood Tree	6	Good	Non-heritage	Remove	Property Line

Table 1: Tree summary and disposition						
20	Lemonwood Tree	8	Good	Non-heritage	Remove	Property Line
21	Lemonwood Tree	9	Good	Non-heritage	Remove	Property Line
22	Lemonwood Tree	4	Good	Non-heritage	Remove	Property Line
23	Lemonwood Tree	6	Good	Non-heritage	Remove	Property Line
24	Lemonwood Tree	3	Good	Non-heritage	Remove	Property Line
25	Lemonwood Tree	7	Good	Non-heritage	Remove	Property Line
26	Lemonwood Tree	16.8	Fair	Heritage	Retain	On-site
27	Lemonwood Tree	7	Fair	Non-heritage	Retain	On-site
28	Lemonwood Tree	9	Fair	Non-heritage	Retain	On-site
29	Lemonwood Tree	9.5	Fair	Non-heritage	Retain	On-site
30	Lemonwood Tree	17	Fair	Heritage	Retain	On-site
31	Pear	3.5	Fair	Non-heritage	Remove	On-site
32	Oleander	8	Poor	Non-heritage	Remove	On-site
33	Oleander	8	Poor	Non-heritage	Remove	On-site
34	Oleander	8	Poor	Non-heritage	Remove	On-site

Correspondence
As of the publication of this report, staff has not received any direct correspondence regarding the project. During the use permit review process, the applicant conducted their own outreach to five neighbors, as stated in their project description letter (Attachment A Exhibit B). Based on their summary, four neighbors had no concerns or did not respond, and one neighbor (575 Olive Street, the adjacent left side neighbor) relayed an email of support, which is included as part of the outreach summary.

Conclusion
Staff believes the design, scale, and materials of the proposal would be compatible with the surrounding neighborhood, and would add to the architectural variation of the neighborhood, which features a mixture of two-story and one-story homes with varied architectural styles. Additionally, the proposed street-side lightwell excavation would not be visible from the public right of way. The floor area, building coverage, and height of the proposed residence would all be within maximum amounts permitted by the Zoning Ordinance. Staff recommends that the Planning Commission approve the proposed project.

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

A. Draft Planning Commission Resolution Adopting Findings for Approval of a Use Permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Arborist Report
   D. Conditions of Approval
B. Location Map
C. Data Table

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

None

Report prepared by:
Jacob Garcia, Contract Senior Planner

Report reviewed by:
Thomas Rogers, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-STORY, SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE WITH A BASEMENT ON A SUBSTANDARD LOT WITH REGARD TO LOT WIDTH AND FOR EXCAVATION WITHIN THE REQURIED CORNER SIDE SETBACK FOR A PROPOSED LIGHT WELL, IN THE R-1-S ZONING DISTRICT, AT 1611 OAKDELL DRIVE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing single-story, single-family residence and construct a new two-story single-family residence with a basement on a substandard lot with regard to minimum lot width, and for excavation within the required corner side setback for a proposed lightwell, in the R-1-S (Single Family Suburban Residential) zoning district, (collectively, the "Project") from Aprimo Design, LLC ("Applicant" and "Owner"), located at 1611 Oakdell Drive (APN 071-180-670) ("Property"). The use permits are depicted in and subject to the development plans, and project description letter, which are attached hereto as Exhibit A, and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban Residential (R-1-S) zoning district, which supports the construction of single-family residences; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

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

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

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

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

WHEREAS, the Project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small structures") 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 August 11, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the variance and use permits.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of a use permit for the construction of a new two-story residence on a substandard lot and for excavation within the required street side setback is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots and excavation within required setbacks is permitted subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because two parking spaces would be required at a minimum, and two covered parking spaces are provided in an attached garage.

    c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood

and the proposed lightwell would be screened from view by a proposed fence. The project would be designed such that privacy concerns would be addressed through second story setbacks greater than the minimum required setbacks in the R-1-S district.

Section 4. Use Permit. The Planning Commission hereby approves the use permit No. PLN2025-00024, which is depicted in and subject to the development plans, and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A, and Exhibit B, respectively. The use permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 5. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

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

Section 6. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 11, 2025, by the following votes:

AYES:

NOES:

ABSENT:

RECUSED:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of August, 2025.

PC Liaison Signature

_____

Corinna Sandmeier
Principal Planner

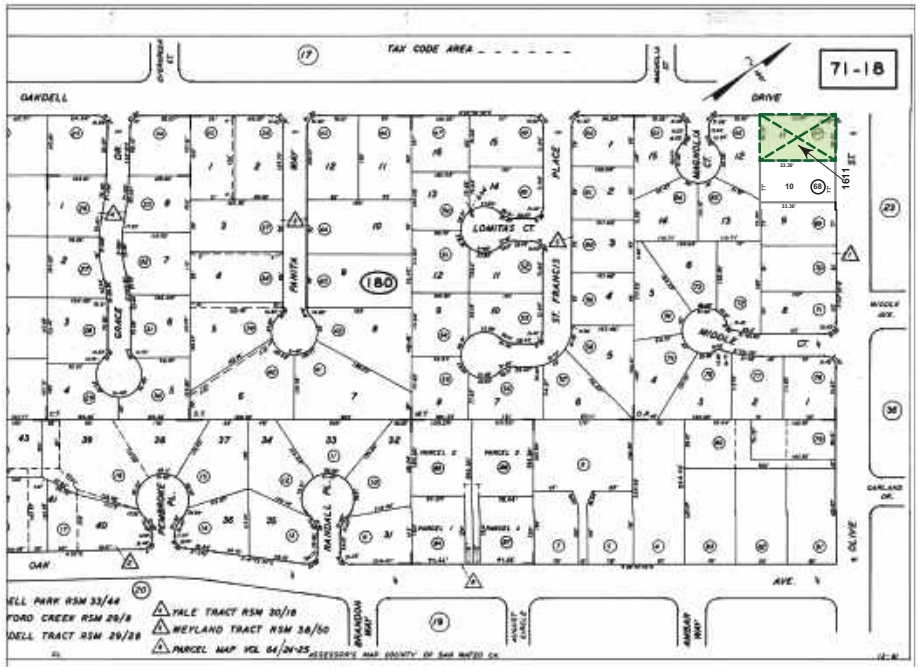
City of Menlo Park

Exhibits

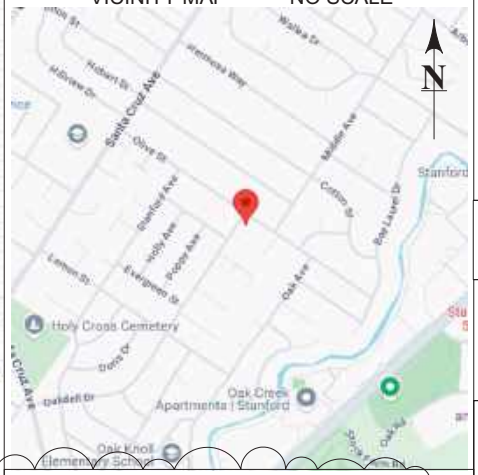
A. Project Plans
B. Project Description Letter
C. Arborist Report
D. Conditions of Approval

NEW RESIDENCE

1611 OAKDELL DRIVE, MENLO PARK, CA 94025



VICINITY MAP NO SCALE



SHEET INDEX

A0 - COVER SHEET & PLANNING DATA
TOPOGRAPHICAL & BOUNDARY SURVEY
A1 - AREA PLAN
A2 - STREETSCAPE
A3 - EXISTING AND DEMO SITE PLAN
A4 - PROPOSED SITE PLAN
A5 - (E) FLOOR PLAN AND ELEVATIONS
A6 - PROPOSED BASEMENT FLOOR PLAN
A7 - PROPOSED 1ST FLOOR PLAN WITH ADU PLAN
A8 - PROPOSED 2ND FLOOR PLAN
A9 - PROPOSED ROOF PLAN
A10 - SQUARE-FOOT CALCULATION PLANS
A11 - FRONT EXTERIOR ELEVATION
A12 - REAR EXTERIOR ELEVATION
A13 - LEFT & RIGHT EXTERIOR ELEVATIONS
A14 - BUILDING SECTION AA & BB
A15 - BUILDING SECTION CC
A16 - MATERIAL BOARD
A17 - PERSPECTIVE RENDERINGS
A18 - TREE PROTECTION PLAN
L-1 - LANDSCAPE PLAN

REVISION LEGEND

1 6-3-25
2 7-11-25

BUILDING CODES DATA

OCCUPANCY: R-3/U
SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE & ADU
CONSTRUCTION TYPE V-B

APPLICABLE CODES:
2022 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, AND GREEN BUILDING CODES AS AMENDED BY THE STATE OF CALIFORNIA AND CITY OF MENLO PARK.

DEFERRED SUBMITTAL:

FIRE SPRINKLER DESIGN AND DRAWINGS
SOLAR PANELS DESIGN AND DRAWINGS

SCOPE OF WORK:

NEW TWO-STORY WITH ATTACHED GARAGE AND BASEMENT SINGLE-FAMILY RESIDENCE
PLUS ATTACHED ADU

PROJECT DESCRIPTION

APN:	071-180-670
ZONING DISTRICT:	R1-S
LOT AREA:	10,003 FT.²
FRONT SETBACK:	20'
REAR SETBACK:	54' 5 7/8"
LEFT SIDE SETBACK:	11'
RIGHT SIDE SETBACK:	12'
MAXIMUM BUILDING COVERAGE:	35%
HEIGHT LIMITATION:	28'

TABULATION

LOT SIZE:	10,003 ft.²
MAXIMUM BUILDING COVERAGE:	35%
ALLOWED FA = 2800 + 25% of (10003-7000) = 3550.75 ft.²	
FAL = 3546.5 ft.	
MAXIMUM FAL (FLOOR AREA LIMIT)	
(E) BUILDING	
(E) FIRST FLOOR =	1719.1 ft.²
(E) GARAGE =	372.2 ft.²
TOTAL (E) BUILDING COVERAGE:	2091.3 ft.²
(N) BUILDING DEVELOPMENT	
(N) FIRST FLOOR =	1689.8 ft.²
(N) SECOND FLOOR =	1414.7 ft.²
(N) GARAGE =	442 ft.²
TOTAL (N) BUILDING COVERAGE:	3546.5 ft.²
(N) FAL =	3550.75 ft.²
(N) ADU =	710 ft.²
(N) BASEMENT =	2082.9 ft.²

2ND FLOOR FAL:
MAX 2ND FLOOR FAL = 50% OF 3550.75 ft.² = 1775.35 ft.²
PROPOSED 2ND FLOOR FAL = 1414.7 ft.²

2 REFER TO SHEET A10 FOR SQUARE FEET CALCULATIONS

REVISION: 7-11-25

JOB ADDRESS: 071-180-670
1611 OAKDELL DRIVE, MENLO PARK, CA 94025

OWNER NAME: APRIMO HOME LLC
1401 21ST ST (STE 6103)
SACRAMENTO, CA 95811
650-770-9685
aprimohome@outlook.com

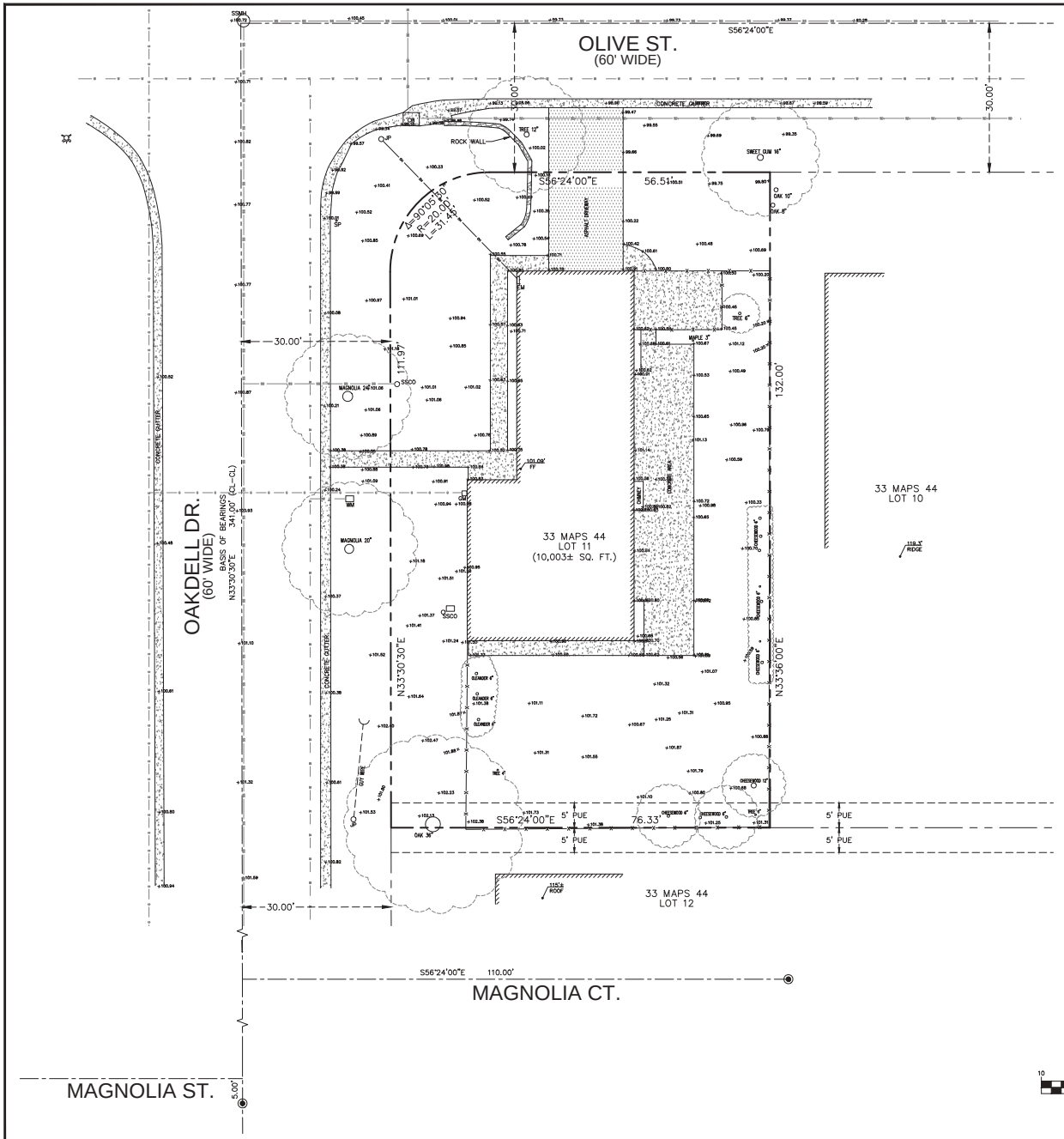
DESIGNER:
APRIMO HOME LLC
650-770-9685

DRAFTSMAN:
STEWART DESIGN
19980 GIST ROAD,
LOS GATOS, CA 95033
RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT:
COVER SHEET/PLANNING DATA

SCALE:

PAGE # A0



VICINITY MAP

NO SCALE

ABBREVIATIONS AND LEGEND

BSBL	BUILDING SETBACK LINE
CPT	CYPRESS TREE
CONC	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FT	FRUIT TREE
GM	GAS METER
GND	GROUND
HCR	HANDICAP RAMP
JP	JOINT POLE
P.U.E.	PRIVATE UTILITY EASEMENT
SP	SIGN POLE
SSCO	SANITARY SEWER CLEAN OUT
SFNF	SEARCH FOR NOT FOUND
TC	TOP OF CURB
TEL	TELEPHONE
UNK T	UNKNOWN TREE
WM	WATER METER
----	BOUNDARY LINE
—X—X—	EXISTING FENCE LINE
//////	EXISTING BUILDING OUTLINE
( )	INDICATES REFERENCE MAP NUMBER
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
	FIRE HYDRANT
—SS—	SANITARY SEWER LINE
—W—	WATER LINE
—OH—	OVERHEAD ELECTRICAL LINE
—G—	GAS LINE
	FOUND MONUMENT AS NOTED

REFERENCE INFORMATION

(1) 33 MAPS 44, SAN MATEO COUNTY RECORDS
(2) 38 MAPS 50, SAN MATEO COUNTY RECORDS
(3) 25 MAPS 14, SAN MATEO COUNTY RECORDS

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

EASEMENT NOTES:

EASEMENT INFORMATION IS BASED ON A REVIEW OF THE SUBDIVISION MAP AND A PRELIMINARY REPORT BY CHICAGO TITLE COMPANY, DATED 11/26/2024.

BASIS OF BEARINGS

THE BEARING N33°30'30"E OF THE CENTERLINE OF OAKDELL DR. WAS USED AS BASIS OF BEARINGS FOR THIS SURVEY.

NOTE:

(1) DATE OF FIELD SURVEY: MARCH, 2025.
(2) UNLESS OTHERWISE NOTED, TREES SHOWN WERE MEASURED AT THE GROUND AND TRUNK DIAMETERS WERE MEASURED 4' ABOVE GROUND. DRIP LINES WERE NOT MEASURED.
(3) ALL DISTANCES AND DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
(4) BUILDING OUTLINE WAS MEASURED AT BUILDING EXTERIOR FINISH WALL SURFACE UNLESS OTHERWISE NOTED.
(5) ELEVATION SHOWN ARE ON ASSUMED ELEVATION DATUM.

UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

SURVEYOR'S STATEMENT

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

BOUNDARY TOPOGRAPHIC SURVEY

LOT 11, AS SHOWN ON "OAKDELL PARK MENLO PARK SAN MATEO COUNTY CALIFORNIA", 33 MAPS 44, SAN MATEO COUNTY RECORDS.
APN 071-180-670

(1611 OAKDELL DRIVE)

CITY OF MENLO PARK | SAN MATEO COUNTY | CALIFORNIA

SCALE: 1"=10' | MARCH, 2025

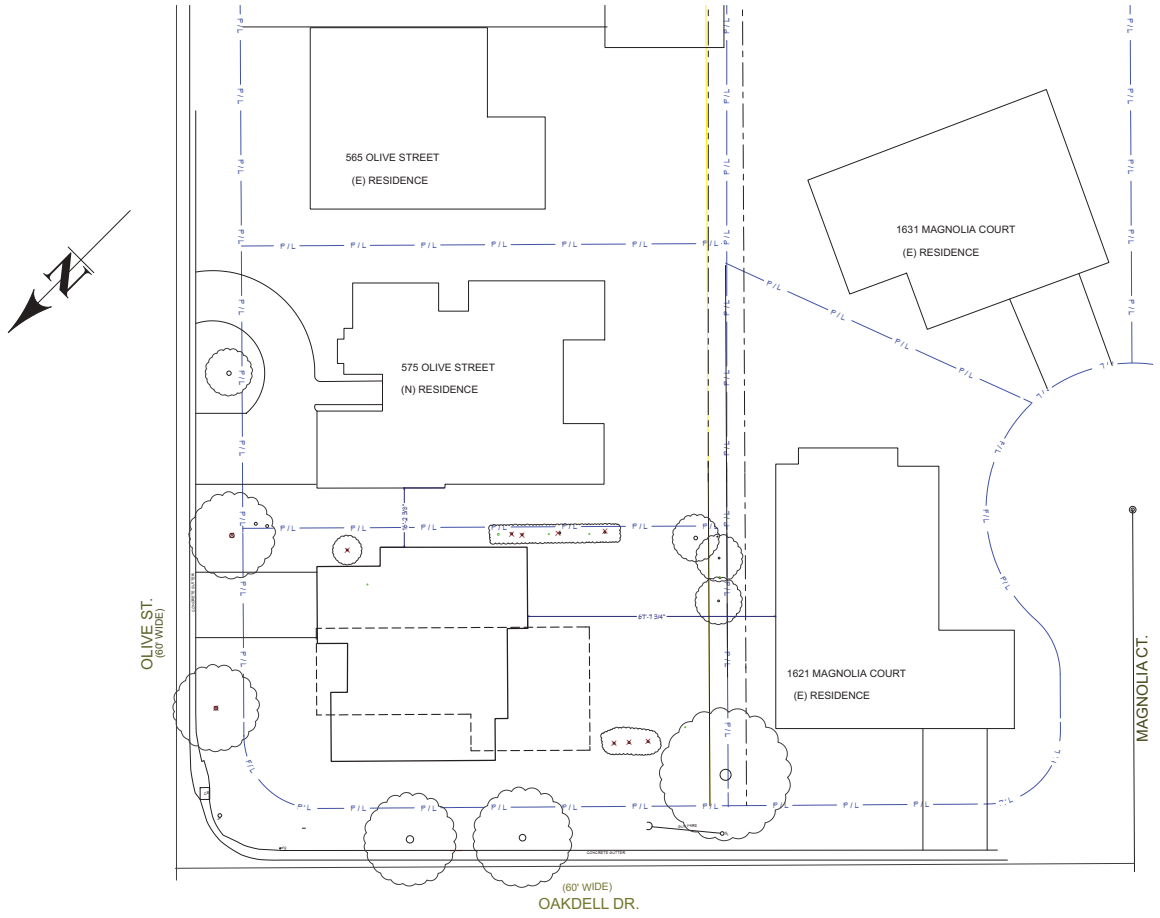
ZHEN WANG — LICENSED LAND SURVEYOR — ZHEN WANG — Exp. 03-31-26 — 8933 — STATE OF CALIFORNIA

03/09/2025
DATE

ZHEN'S LAND SURVEYING CORP.
WALNUT CREEK, CALIFORNIA
TEL: (415)802-9945 | INFO@ZHENSLANDSURVEYING.COM

SHEET 1 OF 1 SHEET

NOTE: REFER TO SHEET A4 FOR TREE SPECIES, DIAMETER & NUMBERING.



REVISION: 6-5-25

JOB ADDRESS: 071-180-670
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aprimohome@outlook.com

DESIGNER:
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LOS GATOS, CA 95033
RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT:
AREA PLAN

SCALE:
1/16" = 1'

PAGE #
A1

NO LEFT SIDE NEIGHBOR

NEW HOME
1611 OAKDELL DRIVE

(E) RIGHT SIDE
1621 MAGNOLIA COURT

STREETSCAPE - OAKDELL DRIVE

LEFT SIDE NEIGHBOR

575 OLIVE STREET

NEW HOME

1611 OAKDELL DRIVE

OAKDELL DRIVE

NO RIGHT SIDE NEIGHBOR

STREETSCAPE - OLIVE STREET

1/8" SCALE

REVISION: 6-5-25

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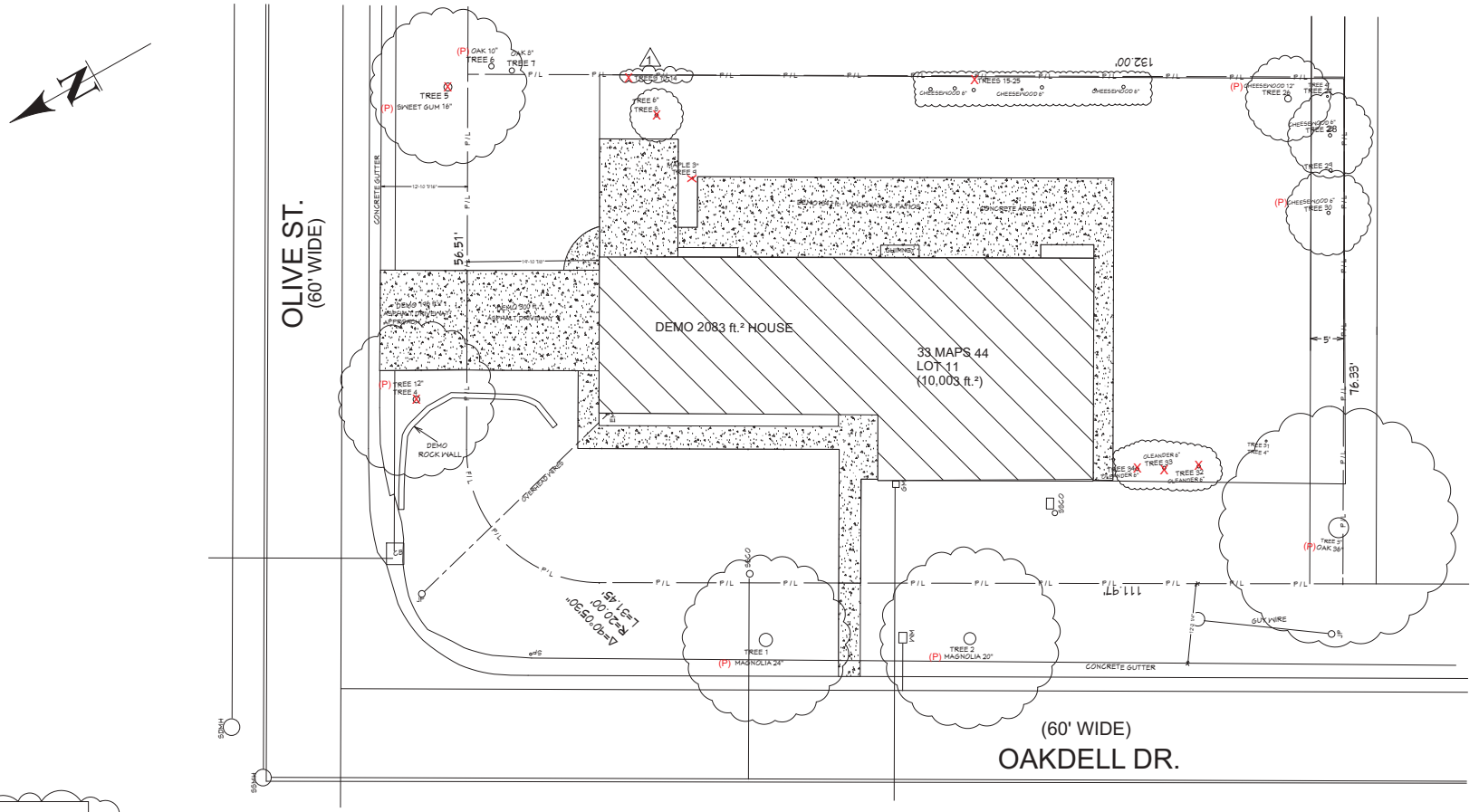
LOS GATOS, CA 95033
RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT:
STREETSCAPE

SCALE:
1/8" = 1'

PAGE #
A2



LEGEND

(P) = HERITAGE TREE

X = TREE TO BE REMOVED

REVISION: 6-5-25

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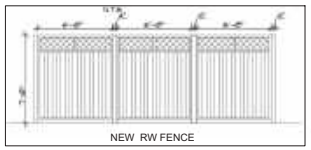
ON THIS PAGE OF LAYOUT:
EXISTING AND DEMO SITE PLAN

SCALE: 1/8" = 1'

PAGE # A3

Tree Details:

Tree#	Preserve/ Remove	Species	Trunk (in)	HT/SP	Comments
1	P	Magnolia (Magnolia Grandiflora)	22.5	30/25	Street tree, minor dead wood in canopy
2	P	Magnolia (Magnolia Grandiflora)	19.4	30/25	Street tree, minor dead wood in canopy
3	P	Coast Live Oak (Quercus Agrifolia)	36	40/60	On property line, shared tree with neighbor, pruned for utility line clearance on one side of canopy.
4	R	Chinese Pistache (Pistacia Chinensis)	12.1	20/18	Codominant at 8', large limb loss at 8' with associated decay, street tree, adjacent to driveway and street.
5	R	Sweetgum (Liquidambar Styraciflua)	18.5	30/20	Topped in the past for line clearence pruning, street tree.
6	P	Coast Live Oak (Quercus Agrifolia)	10	30/15	Suppressed by tree #5, codominant at 4'.
7	P	Sweetgum (Liquidambar Styraciflua)	8.1	35/12	suppressed, history of limb loss, one sided canopy
8	R	Wisteria (Wisteria Sinesis)	8	8/15	Vine, not tree
9	R	Red Japonese Maple (Acer Palmatum)	3.2	8.8	Transplantable size
10	R	Tarata Pittosporum (Pittosporum Tenuifolium)	6	10/6	Hedge pruned, at property line.
11	R	Tarata Pittosporum (Pittosporum Tenuifolium)	4	10/6	Hedge pruned, at property line.
12	R	Tarata Pittosporum (Pittosporum Tenuifolium)	4	10/6	Hedge pruned, at property line.
13	R	Tarata Pittosporum (Pittosporum Tenuifolium)	4	10/6	Hedge pruned, at property line.
14	R	Tarata Pittosporum (Pittosporum Tenuifolium)	6	10/6	Hedge pruned, at property line.
15	R	Lemonwood Tree (pittosporum Eugenioides)	3	10/8	Hedge pruned, at property line.
16	R	Lemonwood Tree (pittosporum Eugenioides)	6	10/8	Hedge pruned, at property line.
17	R	Lemonwood Tree (pittosporum Eugenioides)	3	10/8	Hedge pruned, at property line.
18	R	Lemonwood Tree (pittosporum Eugenioides)	6	10/8	Hedge pruned, at property line.
19	R	Lemonwood Tree (pittosporum Eugenioides)	6	10/8	Hedge pruned, at property line.
20	R	Lemonwood Tree (pittosporum Eugenioides)	8	10/8	Hedge pruned, at property line.
21	R	Lemonwood Tree (pittosporum Eugenioides)	9	10/8	Hedge pruned, at property line.
22	R	Lemonwood Tree (pittosporum Eugenioides)	4	10/8	Hedge pruned, at property line.
23	R	Lemonwood Tree (pittosporum Eugenioides)	8	10/8	Hedge pruned, at property line.
24	R	Lemonwood Tree (pittosporum Eugenioides)	3	10/8	Hedge pruned, at property line.
25	R	Lemonwood Tree (pittosporum Eugenioides)	7	10/8	Hedge pruned, at property line.
26	P	Lemonwood Tree (pittosporum Eugenioides)	16.8	25/20	Extensive decay along limbs, topped in past
27	P	Lemonwood Tree (pittosporum Eugenioides)	7	16/10	Extensive decay along limbs, topped in past
28	P	Lemonwood Tree (pittosporum Eugenioides)	9	25/15	Extensive decay along limbs, topped in past
29	P	Lemonwood Tree (pittosporum Eugenioides)	9.5	25/15	Extensive decay along limbs, topped in past
30	P	Lemonwood Tree (pittosporum Eugenioides)	17	25/20	Extensive decay along limbs, topped in past
31	R	Pear (Pyrus Communis)	3.5	8/8	Suppressed by Oak, in decline
32	R	Oleander (Nerium Oleander)	8	10/8	In decline, shrub not tree
33	R	Oleander (Nerium Oleander)	8	10/8	In decline, shrub not tree
34	R	Oleander (Nerium Oleander)	8	10/8	In decline, shrub not tree



SITE ANALYSIS

Zoning: R-1-S

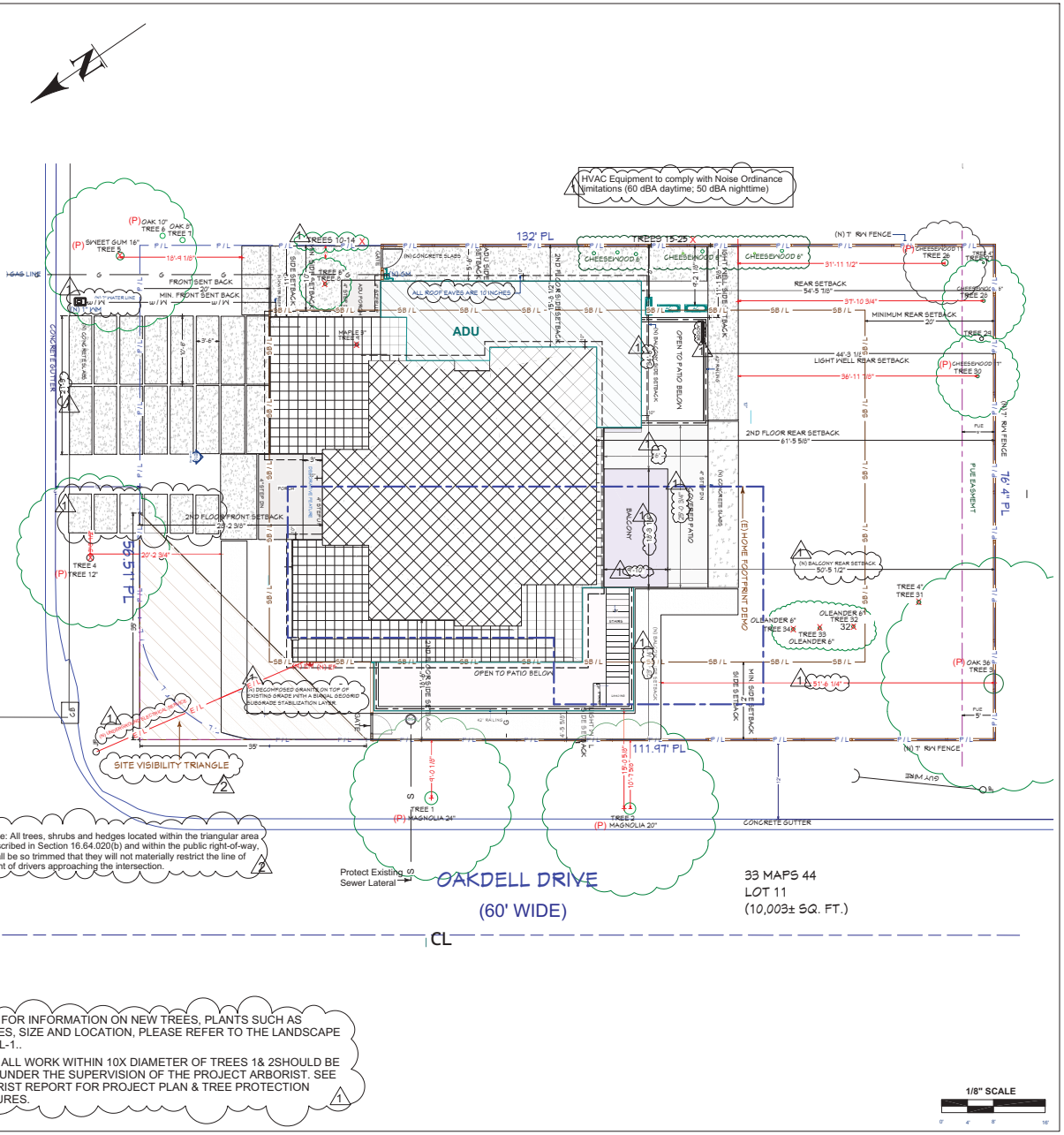
LOT AREA:	10,003 ft.²
ALLOWABLE FLOOR AREA:	3,550.75 ft.²
[10003-7000] X 25% + 2800	
3003 X 25% = 750.75 + 2800	
NO ATTIC SPACE OVER 5 FEET	
PROPOSED FIRST FLOOR AREA:	1,689.8 ft.²
PROPOSED SECOND FLOOR AREA:	1,414.7 ft.²
TOTAL PROPOSED FLOOR AREA:	3,104.5 ft.²
PROPOSED BASEMENT FLOOR AREA:	2,082.9 ft.²
PROPOSED ADU FLOOR AREA:	710.0 ft.²
LAND COVERED BY STRUCTURES:	40.0 %
LANDSCAPING:	31.5 %
PAVED SURFACES:	28.5 %
PARKING SPACES: 2 COV/2 UNCOV	

ALL GRADES TO REMAIN NATURAL

2ND FLOOR FAL:
MAX 2ND FLOOR FAL = 50% OF 3550.75 ft.² = 1775.35 ft.²
PROPOSED 2ND FLOOR FAL = 1414.7 ft.²

SITE PLAN LEGEND

- S ——— S ——— = SEWER LINE
- ——— w / W- ——— = WATER LINE
- ——— GAS ——— GAS ——— = GAS LINE
- P / L ——— P / L ——— = PROPERTY LINE
- ——— SB / L ——— = SET BACK LINE
- ——— = UNDERGROUND ELECTRIC WIRES
- (P) = HERITAGE TREE
- X = TREE TO BE REMOVED
- = CONCRETE SLABS
- = 1 ST FLOOR
- = ADU
- = 2ND FLOOR



Note: All trees, shrubs and hedges located within the triangular area described in Section 16.64.020(b) and within the public right-of-way, shall be so trimmed that they will not materially restrict the line of sight of drivers approaching the intersection.

NOTE: FOR INFORMATION ON NEW TREES, PLANTS SUCH AS SPECIES, SIZE AND LOCATION, PLEASE REFER TO THE LANDSCAPE PLAN L-1..

NOTE: ALL WORK WITHIN 10X DIAMETER OF TREES 1& 2SHOULD BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. SEE ARBORIST REPORT FOR PROJECT PLAN & TREE PROTECTION MEASURES.

1/8" SCALE

REVISION: 7-11-25

JOB ADDRESS: 071-180-670
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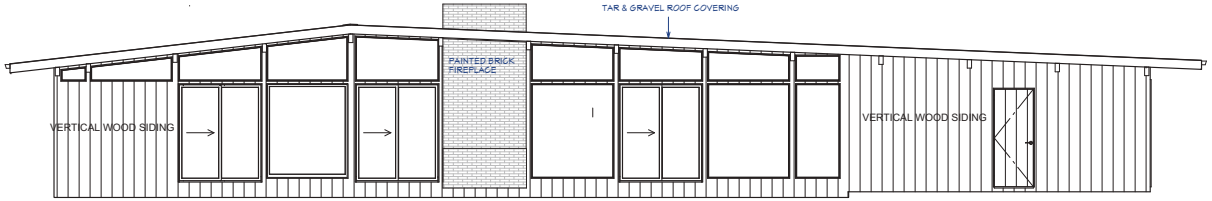
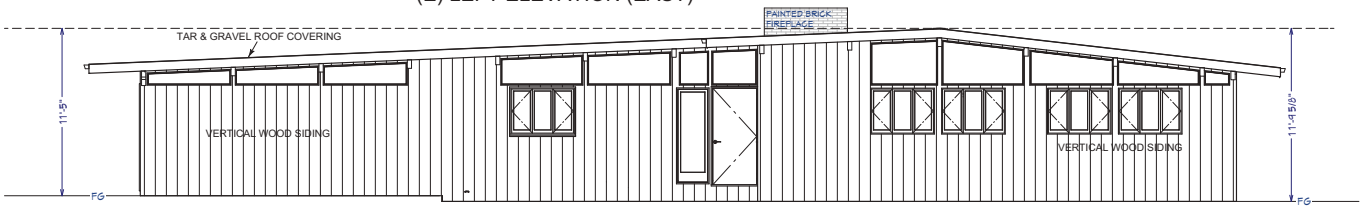
ON THIS PAGE OF LAYOUT:
PROPOSED SITE PLAN

SCALE: 1/8" = 1'

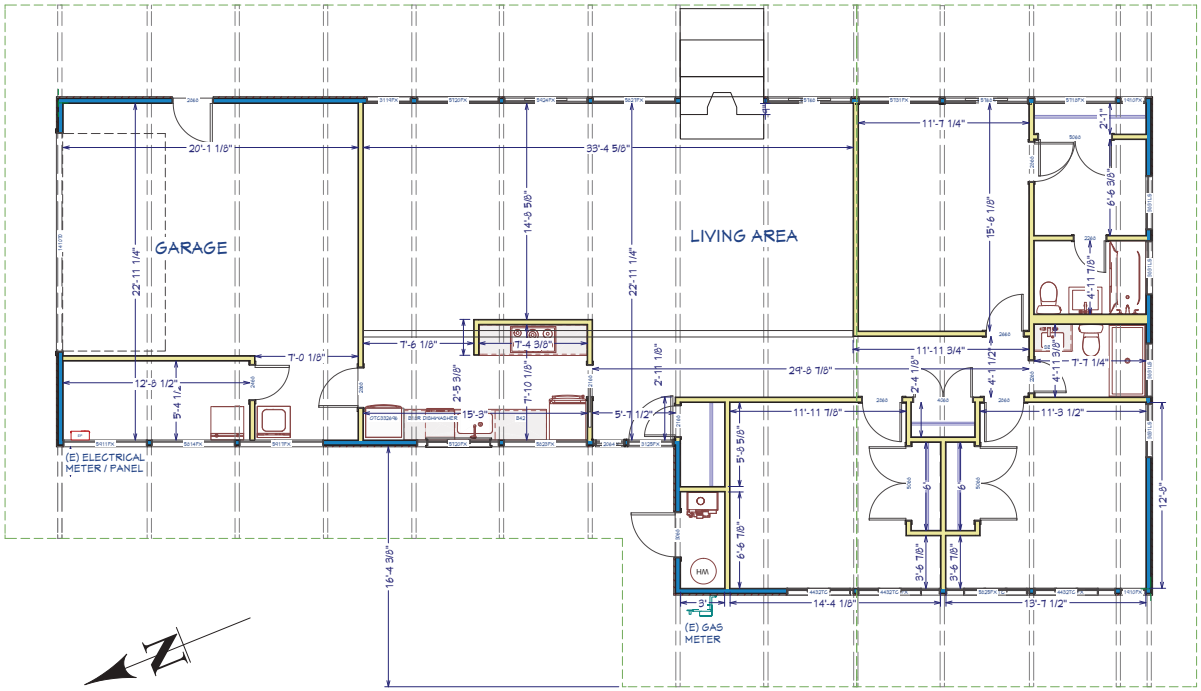
PAGE # A4



(E) LEFT ELEVATION (EAST)

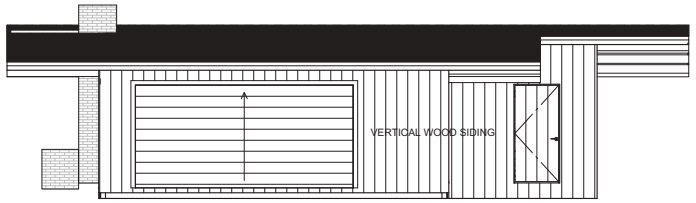


(E) RIGHT ELEVATION (WEST)

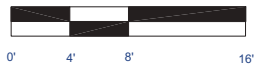


(E) FLOOR PLAN

(E) REAR ELEVATION (SOUTH)



(E) FRONT ELEVATION (NORTH)



REVISION: 6-5-25

JOB ADDRESS: 071-180-670
1611 OAKDELL DRIVE, MENLO PARK, CA 94025

OWNER NAME: APRIMO HOME LLC
1401 21ST ST (STE 6103)
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DESIGNER:
APRIMO HOME LLC
650-770-9685

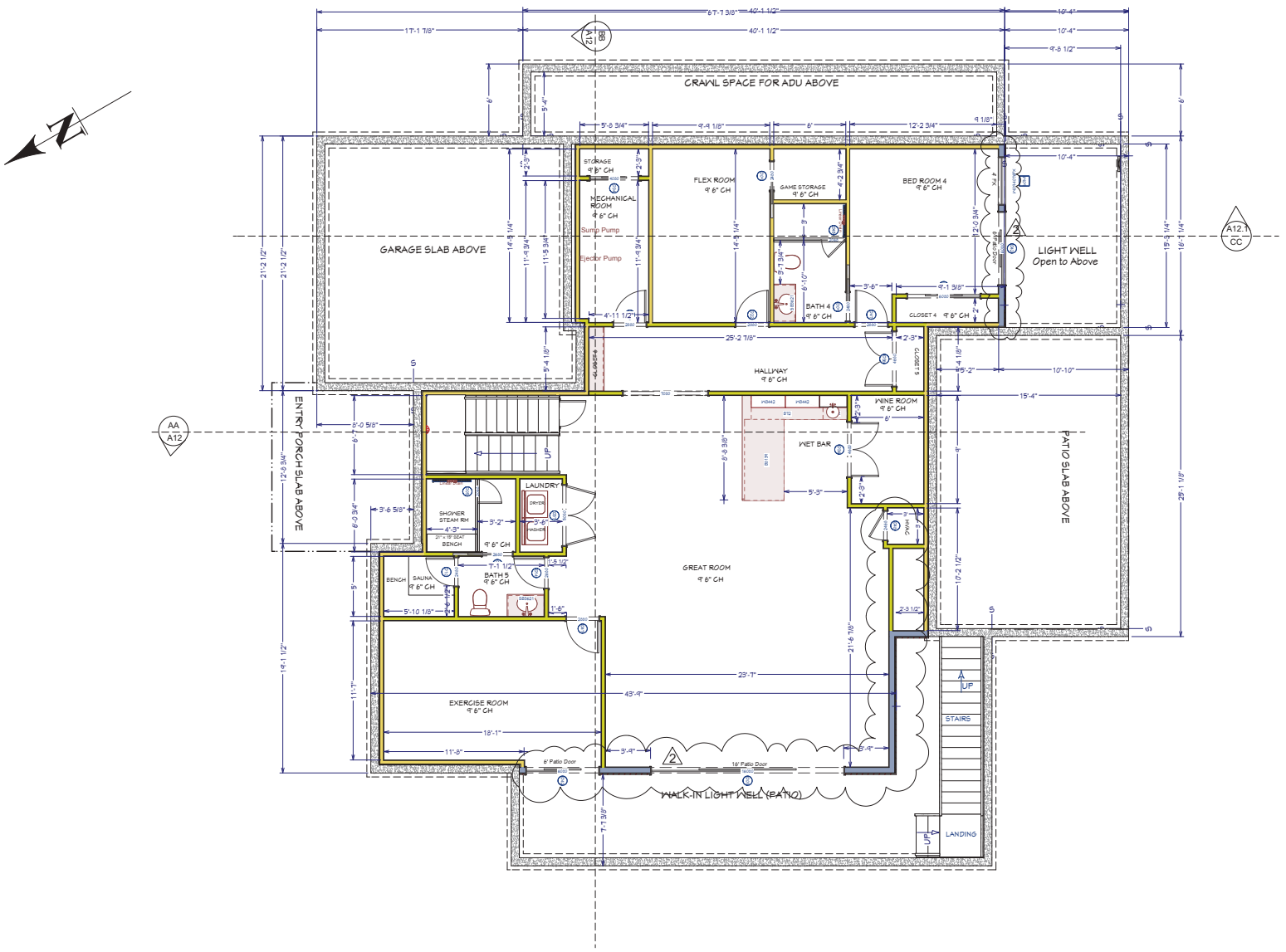
DRAFTSMAN:
STEWART DESIGN
19980 GIST ROAD,
LOS GATOS, CA 95033
RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT:
EXISTING FLOOR PLAN AND ELEVATIONS

SCALE: 1/4" = 1'

PAGE # A5

A11



BASEMENT FLOOR PLAN

0' 4' 8' 16'

REVISION: 7-11-25

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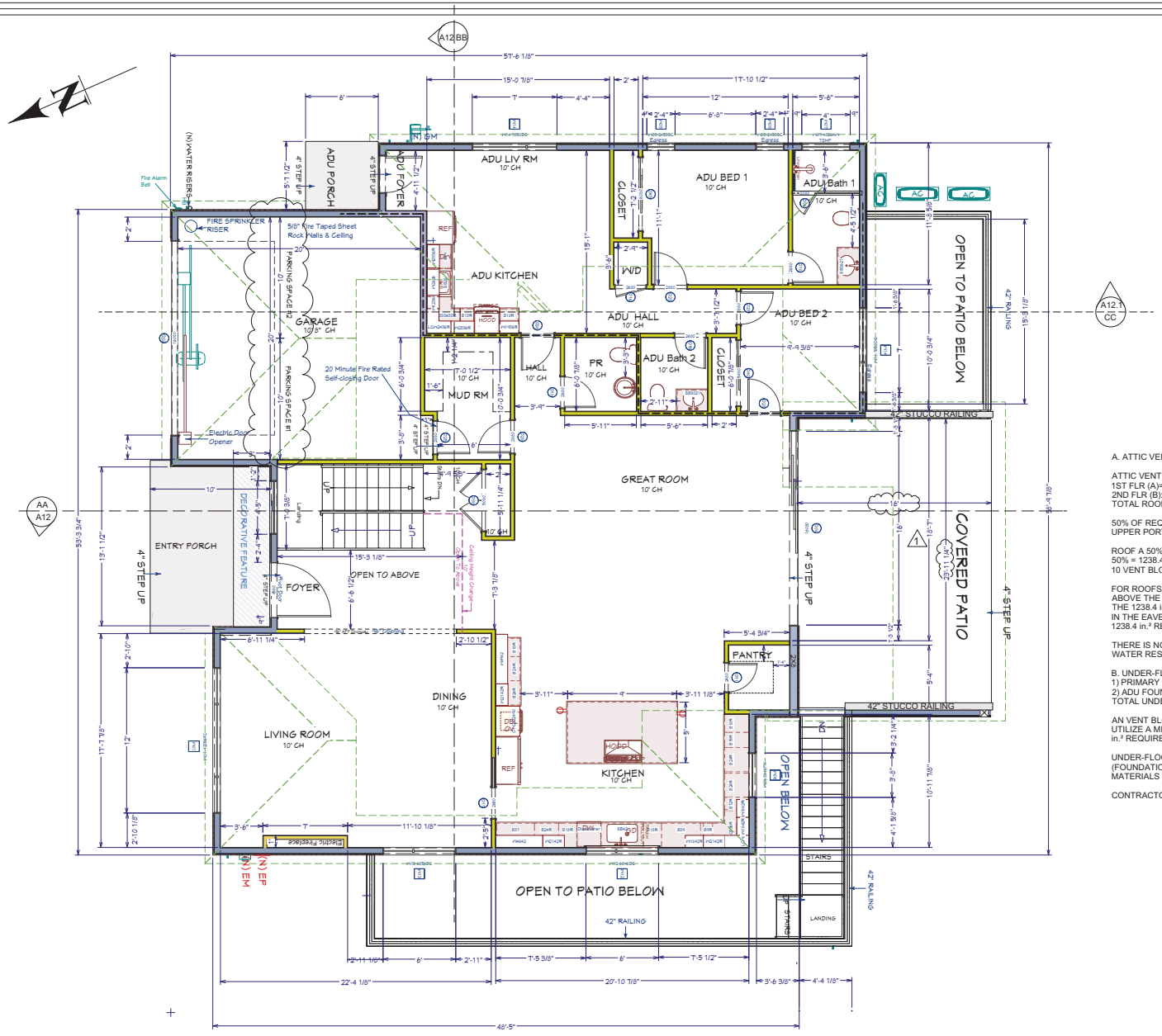
ON THIS PAGE OF LAYOUT:
PROPOSED BASEMENT FLOOR PLAN

SCALE:
1/4" = 1'

PAGE #
A6



PROPOSED 1ST FLOOR PLAN

A. ATTIC VENTILATION:

ATTIC VENTILATION REQUIREMENTS (NOT INCLUDING GARAGE):
1ST FLR (A)= 644.9 ft.² ÷150 = 4.3 X 144 in.² = 619.2 in.² REQUIRED.
2ND FLR (B): ATTIC IS 1414.7 ft.² ÷150 = 9.4 X 144 in.² = 1358.1 in.² REQUIRED.
TOTAL ROOF A & B = 1977.3 in.²

50% OF REQUIRED VENTILATION AREA TO BE PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EVES OR CORNICE VENTS;

ROOF A 50% =
50% = 1238.4 in.².
10 VENT BLOCK WITH 3-2 1/2" SCREEN HOLES IS 147.2 in.²

FOR ROOFS A & B:
ABOVE THE EVES, UTILIZE A MINIMUM OF NINE 10 VENT BLOCK = 1324.8 in.² WHICH EXCEEDS THE 1238.4 in.² REQUIREMENT.
IN THE EAVES: UTILIZE A MINIMUM OF NINE 10 VENT BLOCK = 1324.8 in.² WHICH EXCEEDS THE 1238.4 in.² REQUIREMENT.

THERE IS NO ATTIC FOR ROOFS C AND D.. COMPLETELY FILL THESE ROOF DIAPHRAGM'S WITH WATER RESISTANT EXPANSIVE FOAM..

B. UNDER-FLOOR CRAWLSPACE VENTILATION
1) PRIMARY FOUNDATION: 2847.4 ft.² ÷ 150 = 19 in.² X 144 in.² = 2734 in.² REQUIRED.
2) ADU FOUNDATION: 675.7 ft.² ÷ 150 = 4.5 in.² X 144 in.² = 648 in.²
TOTAL UNDER-FLOOR VENTILATION REQUIRED = 3381 in.²

AN VENT BLOCK WITH 3-2 1/2" SCREEN HOLES = 147.2 in.²
UTILIZE A MINIMUM OF TWENTY-THREE 10 VENT BLOCK = 3385.6 in.² WHICH EXCEEDS THE 3381 in.² REQUIREMENT.

UNDER-FLOOR VENTS SHALL BE LOCATED WITH IN 3 FEET OF EACH CORNER OF THE BUILDING. (FOUNDATION VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH A MINIMUM OF 1/16" HAD SHALL NOT EXCEED 1/8".

CONTRACTOR TO MAKE SURE THAT NO VENTS ARE LOCATED IN SHEER WALL.

0' 4' 8' 16'

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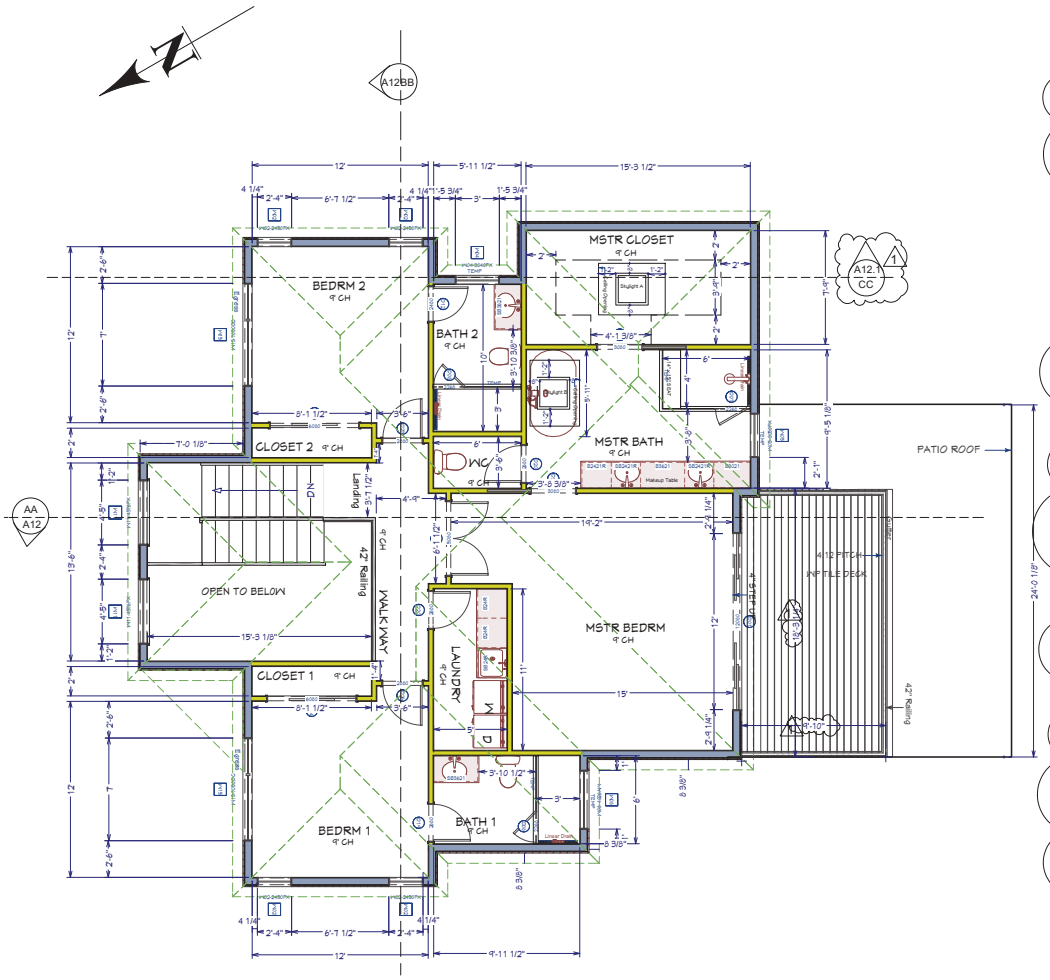
ON THIS PAGE OF LAYOUT:
PROPOSED 1ST FLOOR PLAN WITH ADU PLAN

SCALE: 1/4" = 1'

PAGE # A7



PROPOSED 2ND FLOOR PLAN

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	W01-12056TC	1	1	12056TC	144"	66"	145"X67"		TRIPLE CASEMENT-LHL/RHR	2"X12"X148" (2)
W02	W02-2450FX	4	2	2450FX	28"	60"	29"X61"		FIXED GLASS	2"X6"X32" (2)
W03	W03-2450SC	2	1	2450SC	28"	60"	29"X61"	EGRESS	SINGLE CASEMENT-HL	2"X6"X32" (2)
W04	W04-3040FX	1	2	3040FX	36"	40"	37"X41"		FIXED GLASS	2"X6"X40" (2)
W05	W05-3050FX	1	2	3050FX	36"	60"	37"X61"		FIXED GLASS	2"X6"X40" (2)
W06	W06-3846FX	1	1	3846FX	44"	54"	45"X55"		FIXED GLASS	2"X6"X48" (2)
W07	W07-4026AWN	1	1	4026AWN	48"	30"	49"X31"		SINGLE AWNING	2"X8"X52" (2)
W08	W08-4026AWN	1	2	4026AWN	48"	30"	49"X31"		SINGLE AWNING	2"X8"X52" (2)
W09	W09-4016FX	1	BASEMENT	4016FX	48"	40"	49"X41"		FIXED GLASS	2"X8"X52" (2)
W10	W10-4530FX	2	1	4530FX	53"	36"	54"X37"		FIXED GLASS	2"X8"X57" (2)
W11	W11-4516FX	2	2	4516FX	53"	90"	54"X91"		FIXED GLASS	2"X8"X57" (2)
W12	W12-6046DC	1	1	6046DC	72"	54"	73"X55"		DOUBLE CASEMENT-LHR	2"X10"X76" (2)
W13	W13-6056DC	1	1	6056DC	72"	66"	73"X67"		DOUBLE CASEMENT-LHR	2"X10"X76" (2)
W14	W14-7050DC	2	1	7050DC	84"	60"	85"X61"	EGRESS	DOUBLE CASEMENT-LHR	2"X10"X88" (2)
W15	W15-7050DC	2	2	7050DC	84"	60"	85"X61"	EGRESS	DOUBLE CASEMENT-LHR	2"X10"X88" (2)

DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER
D01	12080	1	2	12080 L/R IN	144"	96"	146"X98 1/2"	QUAD SLIDER-GLASS PANEL	2"X12"X144" (2)
D02	16080	1	1	16080	192"	96"	194"X99"	GARAGE-AVANTE 4 PANEL 24"	2"X12"X200" (2)
D03	16080	1	BASEMENT	16080 R IN	192"	96"	194"X98 1/2"	SLIDER-GLASS SLAB	2"X12"X198" (2)
D04	16080	1	1	16080 R EX	192"	96"	194"X99"	EXT. 4+0-PANEL SLIDER-GLASS PANEL	2"X12"X198" (2)
D05	2068	1	BASEMENT	2068 R IN	24"	80"	26"X82 1/2"	HINGED-GLASS SLAB	2"X6"X24" (2)
D06	2050	1	1	2050 L IN	24"	96"	26"X98 1/2"	HINGED-GLASS SLAB	2"X6"X24" (2)
D07	2268	1	2	2268 L IN	26"	80"	28"X82 1/2"	HINGED-GLASS SLAB	2"X6"X31" (2)
D08	2268	2	2	2268 R IN	26"	80"	28"X82 1/2"	HINGED-GLASS SLAB	2"X6"X31" (2)
D09	2450	2	BASEMENT	2450 L	28"	96"	51 1/4"X98 1/2"	POCKET-DOOR P04	2"X8"X60 1/4" (2)
D10	2480	1	BASEMENT	2480 R IN	28"	96"	30"X98 1/2"	HINGED-DOOR P04	2"X6"X39" (2)
D11	2480	1	1	2480 L IN	28"	96"	30"X98 1/2"	HINGED-DOOR P04	2"X6"X39" (2)
D12	2480	1	2	2480 L IN	28"	96"	30"X98 1/2"	HINGED-DOOR P04	2"X6"X39" (2)
D13	2660	1	BASEMENT	2660 L	29 9/16"	96"	60 3/8"X98 1/2"	POCKET-DOOR P04	2"X8"X63 3/8" (2)
D14	2680	1	BASEMENT	2680 R IN	30 1/8"	96"	32 1/8"X98 1/2"	HINGED-DOOR P04	2"X6"X35 1/8" (2)
D15	2680	1	1	2680 L IN	30 5/16"	96"	32 5/16"X98 1/2"	HINGED-DOOR P04	2"X6"X35 5/16" (2)
D16	2680	1	1	2680 L IN	30"	96"	32"X98 1/2"	HINGED-DOOR P04	2"X6"X35" (2)
D17	2680	1	1	2680 R	30"	96"	61 1/4"X98 1/2"	POCKET-DOOR P04	2"X8"X64 1/4" (2)
D18	2680	2	1	2680 R IN	30 5/16"	96"	32 5/16"X98 1/2"	HINGED-DOOR P04	2"X6"X35 5/16" (2)
D19	2680	1	2	2680 R IN	30"	96"	32"X98 1/2"	HINGED-DOOR P04	2"X6"X35" (2)
D20	2680	2	2	2680 L IN	30"	96"	32"X98 1/2"	HINGED-DOOR P04	2"X6"X35" (2)
D21	2280	1	BASEMENT	2280 L IN	26"	96"	28"X98 1/2"	HINGED-DOOR P04	2"X6"X31" (2)
D22	2880	2	BASEMENT	2880 R IN	32"	96"	34"X98 1/2"	HINGED-DOOR P04	2"X6"X37" (2)
D23	2880	4	1	2880 L IN	32"	96"	34"X98 1/2"	HINGED-DOOR P04	2"X6"X37" (2)
D24	2880	1	1	2880 R IN	31 15/16"	96"	33 15/16"X98 1/2"	HINGED-DOOR P04	2"X6"X36 15/16" (2)
D25	2880	1	1	2880 R IN	32"	96"	34"X98 1/2"	HINGED-DOOR P04	2"X6"X37" (2)
D26	2880	1	2	2880 L IN	32"	96"	34"X98 1/2"	HINGED-DOOR P04	2"X6"X37" (2)
D27	2880	1	2	2880 R IN	32"	96"	34"X98 1/2"	HINGED-DOOR P04	2"X6"X37" (2)
D28	3036	1	1	3036 L IN	36"	42"	38"X44 1/2"	HINGED-PLANKED	2"X6"X41" (2)
D29	3036	1	1	3036 R IN	36"	42"	38"X44 1/2"	HINGED-PLANKED	2"X6"X41" (2)
D30	3080	1	1	3080 L EX	36"	96"	38"X99"	EXT. HINGED-DOOR E21	2"X6"X41" (2)
D31	3080	1	2	3080 L	36 3/16"	96"	73 5/8"X98 1/2"	POCKET-DOOR P04	2"X10"X76 5/8" (2)
D32	3080	1	2	3080 R	36"	96"	73 1/4"X98 1/2"	POCKET-DOOR P04	2"X10"X76 1/4" (2)
D33	4068	1	0	4068 L/R IN	47 1/2"	80"	49 1/2"X82 1/2"	DOUBLE HINGED-DOOR P04	2"X8"X52 1/2" (2)
D34	4080	1	0	4080 R IN	47 1/2"	96"	49 1/2"X98 1/2"	SLIDER-DOOR P04	2"X8"X52 1/2" (2)
D35	4580	1	1	4580 R EX	53"	96"	55"X99"	EXT. HINGED-ECHO 54LAX 6'8"	2"X8"X58" (2)
D36	4680	2	0	4680 L/R IN	54"	96"	56"X98 1/2"	DOUBLE HINGED-DOOR P04	2"X8"X54" (2)
D37	5080	1	0	5080 L/R IN	60"	96"	62"X98 1/2"	DOUBLE HINGED-DOOR P04	2"X8"X65" (2)
D38	5080	1	1	5080 L/R IN	60 3/8"	96"	62 3/8"X98 1/2"	DOUBLE HINGED-DOOR P04	2"X8"X65 3/8" (2)
D39	5080	1	2	5080 L/R IN	60"	96"	62"X98 1/2"	DOUBLE HINGED-DOOR P04	2"X8"X65" (2)
D40	5480	1	1	5480 R IN	64 7/16"	96"	66 7/16"X98 1/2"	SLIDER-DOOR P04	2"X8"X69 1/16" (2)
D41	6080	1	0	6080 L IN	72"	96"	74"X98 1/2"	SLIDER-DOOR P04	2"X10"X77" (2)
D42	6080	2	0	6080 R IN	72"	96"	74"X98 1/2"	SLIDER-GLASS SLAB	2"X10"X77" (2)
D43	6080	1	1	6080 R IN	72"	96"	74"X98 1/2"	SLIDER-DOOR P04	2"X10"X77" (2)
D44	6080	2	2	6080 R IN	72"	96"	74"X98 1/2"	SLIDER-DOOR P04	2"X10"X77" (2)
D45	2068	1	0	2068 L IN	24"	80"	26"X82 1/2"	HINGED-GLASS SLAB	2"X6"X24" (2)
D46	2880	2	0	2880 L IN	32"	96"	34"X98 1/2"	HINGED-DOOR P04	2"X6"X37" (2)

0' 4' 8' 16'

REVISION: 6-5-25

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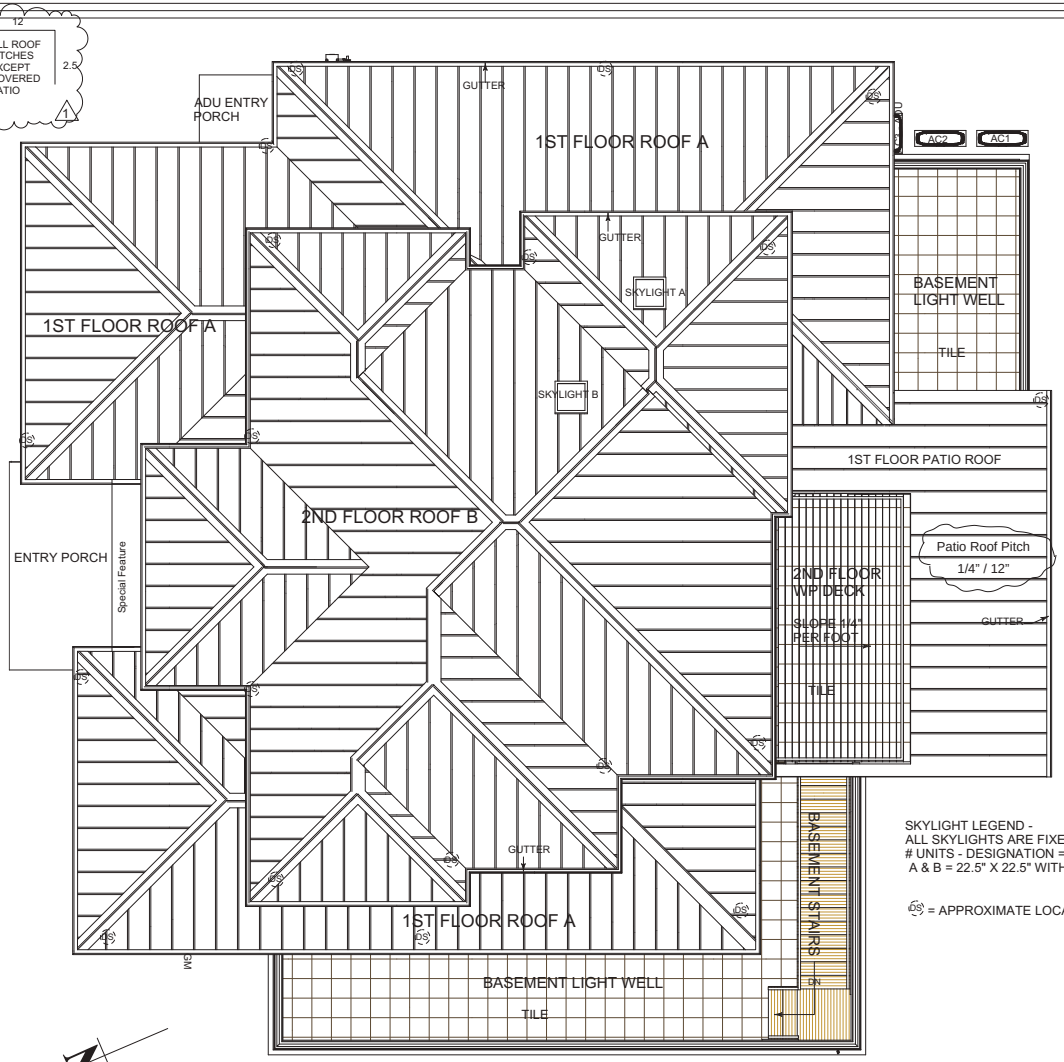
ON THIS PAGE OF LAYOUT: PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1'

PAGE # A8



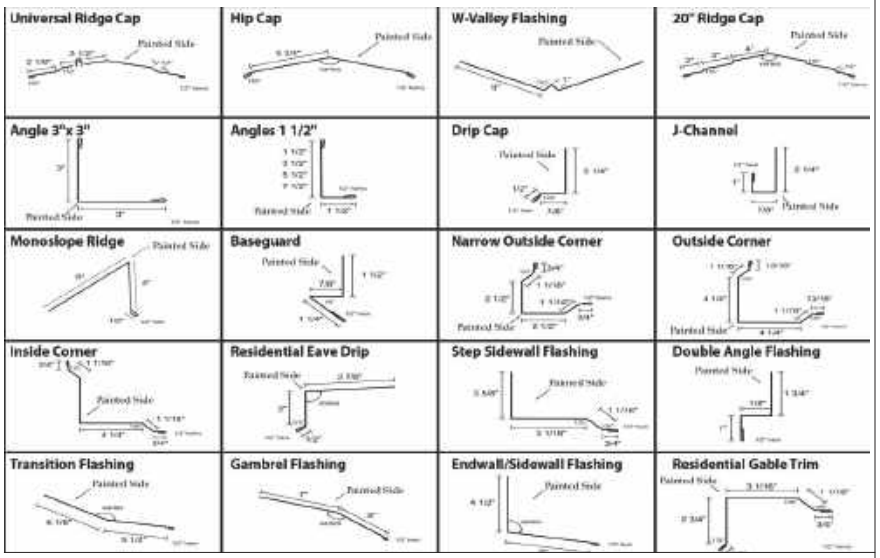
STANDING SEAM METAL ROOF
ROOF PITCH: 2.5 IN 12
GUTTERS: RECTANGULAR DEEP BONDERIZED STEEL
DOWNSPOUTS: RETICULAR
STUCCO COVERED SOFFITS
CONTINUOUS ATTIC VENT IN SOFFITS
CONNECT ALL DOWNSPOUTS TO STORM DRAIN SYSTEM

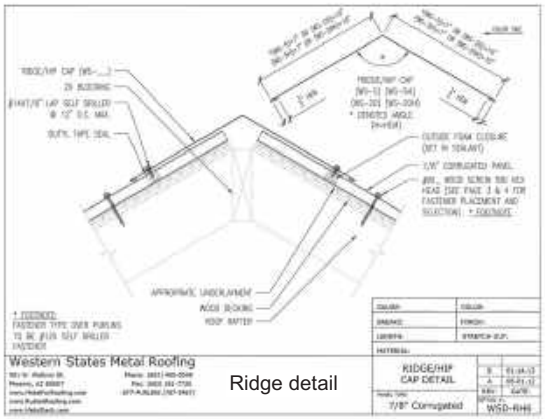
ROOF FLASHING NOTES
ALL ROOF FLASHING SHALL USE 26 GALVANIZED METAL.
UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19-INCH-WIDE (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), BY FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.
1507.2.9 FLASHIMGS

SKYLIGHT LEGEND -
ALL SKYLIGHTS ARE FIXED, CURB MOUNTED, VELUX
UNITS - DESIGNATION = DESCRIPTION
A & B = 22.5" X 22.5" WITH 14" X 8" FLARE CEILING OPENING

= APPROXIMATE LOCATION OF DOWNSPOUT

STANDING SEAM ROOF DETAILS





Ridge detail

0' 4' 8' 16'

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ROOF PLAN & DETAILS

SCALE: 1/4" = 1'

PAGE # A9

A15

FLOOR PLAN SQUARE-FOOT CALCULATION

ADU TOTAL = 710 ft.²
- ADU A - 3' 10 1/2" X 5' 6 1/2" = 21.5 ft.²
- ADU B - 15' 7 3/8" X 30' 6" = 476.2 ft.²
- ADU C - 12' 9 1/2" X 6' 4 7/8" = 81.9 ft.²
- ADU D - 5' 9 1/ 4" X 22' 7 1/4" = 130.4 ft.²

1ST FLOOR MAIN TOTAL = 1689.8 ft.²
- 1A -13' 5 5/8" X 13' 5 3/4" = 181.5 ft.²
- 1B -17' 8 1/2" X 6' 4 7/8" = 113.4 ft.²
- 1C - 29' 11 1/8" X 17' 9 5/8" = 532.8 ft.²
- 1D - 18' 8 5/8" X 44' 8 7/8" = 837.5 ft.²
- 1E - 3' 4 1/8" X 7' 4 1/8" = 24.6 ft.²

2ND FLOOR MAIN TOTAL = 1414.7 ft.²
- 2F -18' 7 3/8" X 16' 4" = 304.0 ft.²
- 2G -15' 1 1/2" X 17' 10 5/8" = 270.6 ft.²
- 2H - 5' 7 1/2" X 39' 2 3/8" = 220.5 ft.²
- 2I - 6' 4" X 4' 8 1/2" = 29.8 ft.²
- 2J -15' 3 1/4" X 13' 1/2" = 199.2 ft.²
- 2K - 6' 9 5/8" X 7' 7 7/8" = 52.1 ft.²
- 2L -20' 2 1/8" X 7' 2 7/8" = 146.1 ft.²
- 2M -14' 9" X 13' 1/2" = 192.4 ft.²

GARAGE TOTAL = 442 ft.²
- G1 - 8' 2 1/8" X 21' 1 1/8" = 172.5 ft.²
- G2 - 8' 11" X 20' 10 5/8" = 186.2 ft.²
- G3 - 3' 10 1/2" X 20' 10 3/4" = 81 ft.²
- G4 - 6 1/2" X 4' 3 7/8" = 2.3 ft.²

BASEMENT = 2082.9 ft.² (2)
- B1 - 36' 8 5/8" X 16' 6 7/8" = 608.5 ft.²
- B2 - 29' 4 3/8" X 4' 8 1/8" = 137.3 ft.²
- B3 - 12' 8 3/4" X 31' 4 3/4" = 399.6 ft.²
- B4 - 12' 1 5/8" X 5' 9 1/2" = 70.3 ft.²
- B5 - 43' 9" X 19' 2 1/2" = 840.4 ft.²
- B6 - 3' 5 7/8" X 7' 8 1/4" = 26.8 ft.²

ALLOWED FAL = 2800 + 25% of (10003-7000) = 3550.75
FAL = 3546.5 ft.²

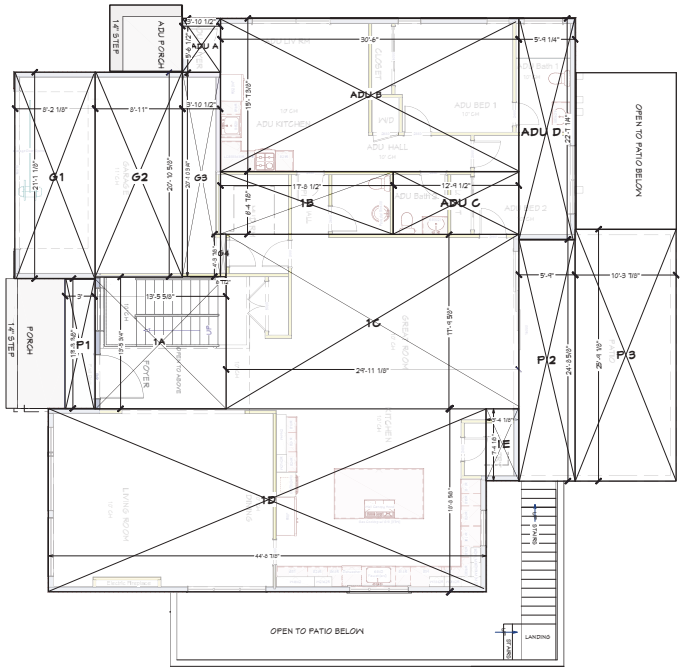
COVERED PORCH TOTAL = 447.5 ft.²
- P1 - 3' X 13' 3 3/8" = 39.4 ft.²
- P2 - 5' 9" X 24' 8 5/8" = 142.2 ft.²
- P3 - 25' 9 1/8" X 10' 3 7/8" = 265.9 ft.²

LIGHT WELL SQUARE-FOOT CALCULATION

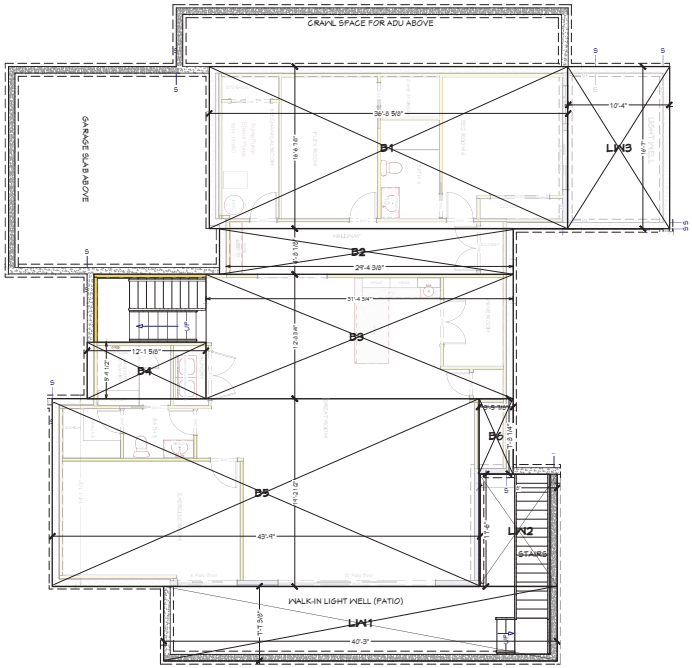
LIGHT WELLS TOTAL = 569.9 ft.²
- LW1 - 40' 3" X 7' 7 3/8" = 306.5 ft.²
- LW2 - 8' X 11' 6" = 92 ft.² (2)
- LW3 - 10' 4" X 16' 7" = 171.4 ft.²

BUILDING COVERAGE

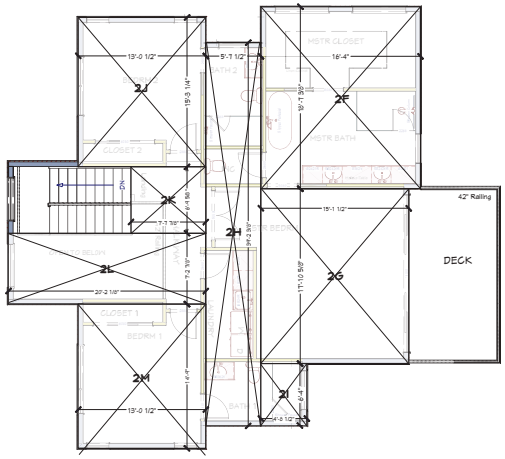
LOT SIZE	10,003.00 ft.²	
HOUSE - 1ST FLOOR	1,689.80 ft.²	
GARAGE	442.00 ft.²	
COVERED PORCH	447.50 ft.²	
BUILDING COVERAGE	2,579.30 ft.²	(25.78%)
ALLOWED BUILDING COVERAGE	3,501.05 ft.²	(35%)



FIRST FLOOR



BASEMENT



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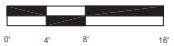


REVISION: 7-11-25

JOB ADDRESS: 071-180-670
1611 OAKDELL DRIVE, MENLO PARK, CA 94025

OWNER NAME: APRIMO HOME LLC
1401 21ST ST (STE 6103)
SACRAMENTO, CA 95811
650-770-9685
aprimohome@outlook.com

DESIGNER: APRIMO HOME LLC 650-770-9685

DRAFTSMAN: STEWART DESIGN 19980 GIST ROAD, LOS GATOS, CA 95033 RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: SQUARE-FOOT CALCULATION PLANS

SCALE: 1/6" = 1'

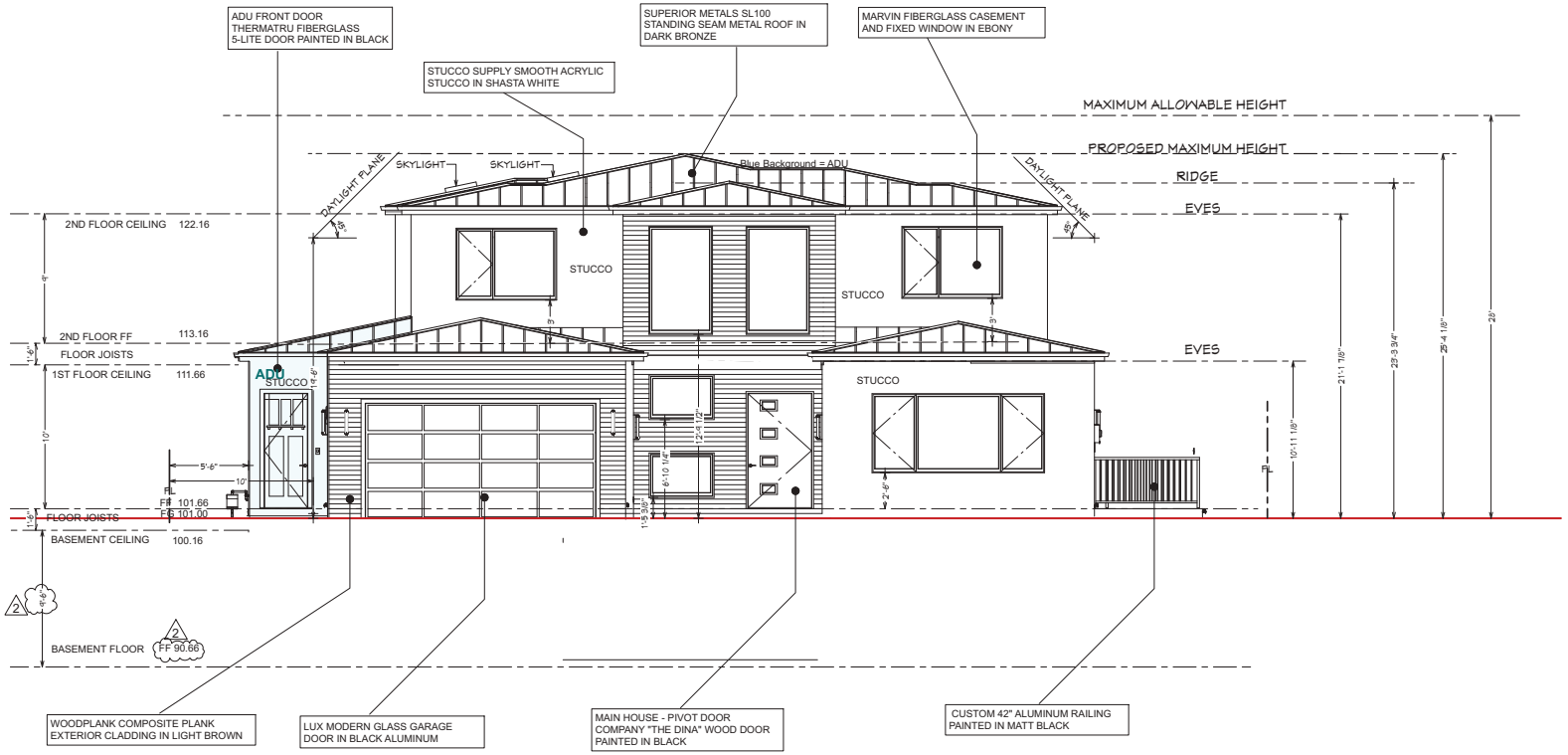
PAGE # A10

A16

WINDOW PLACEMENT LEGEND

AFF = ABOVE THE FINISHED FLOOR
ASL = ABOVE STAIR LANDING

12
ALL ROOF PITCHES EXCEPT COVERED PATIO 2.5



26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE
4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING

MIN 3X3 LANDING SHALL NOT EXCEED 7 3/4"
LOWER THAN DOOR THRESHOLD

18" MIN CRAWLSPACE UNDER ADU
BASEMENT UNDER REMAINING FIRST FLOOR LIVING AREAS

MIN 3X3 LANDING SHALL NOT EXCEED 7 3/4"
LOWER THAN DOOR THRESHOLD

FRONT ELEVATION (NORTH)

Blue Background = ADU

0' 4' 8' 16'

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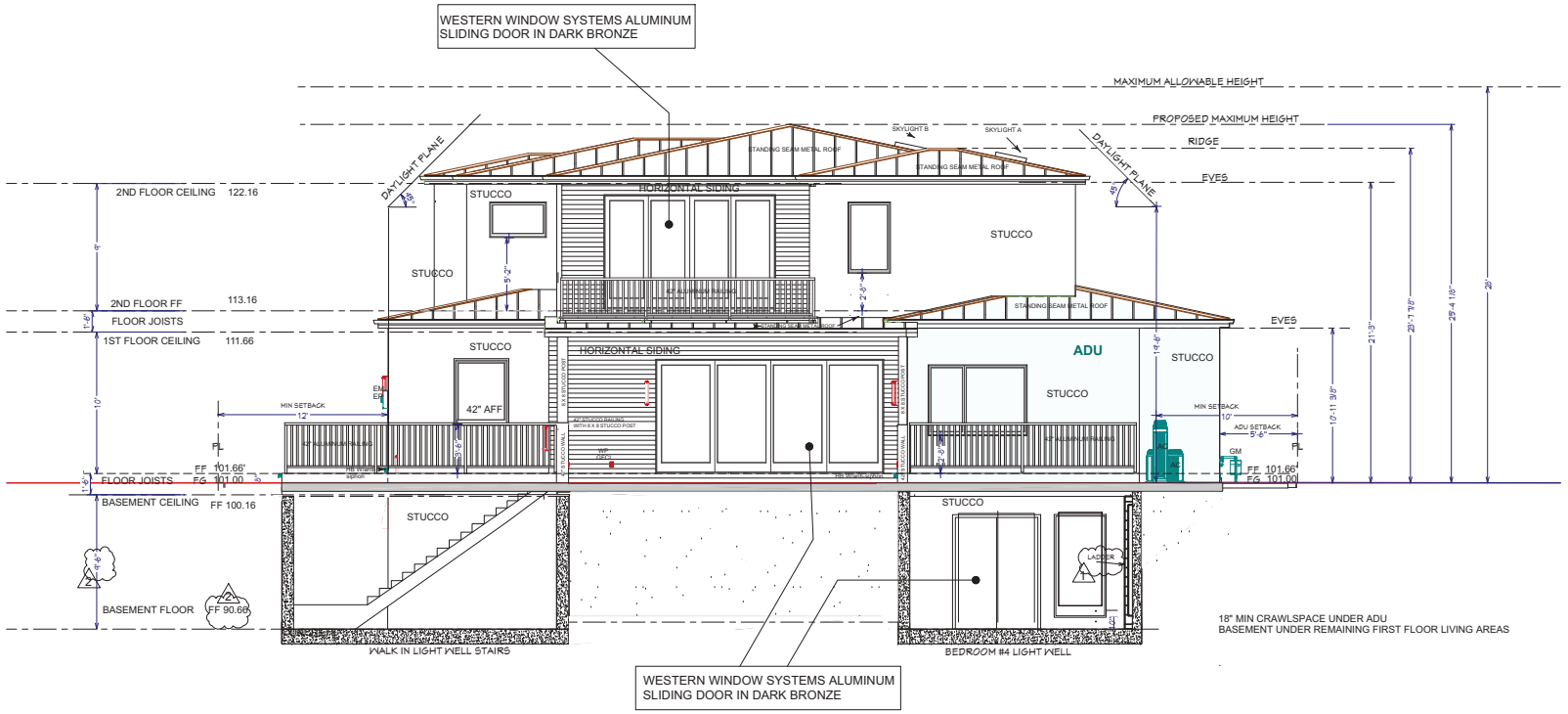
ON THIS PAGE OF LAYOUT:
FRONT EXTERIOR ELEVATION W/DAYLIGHT PLANE DATA

SCALE: 1/4" = 1'

PAGE # A11



REAR ELEVATION (WEST)

Blue Background = ADU

0' 4' 8' 16'

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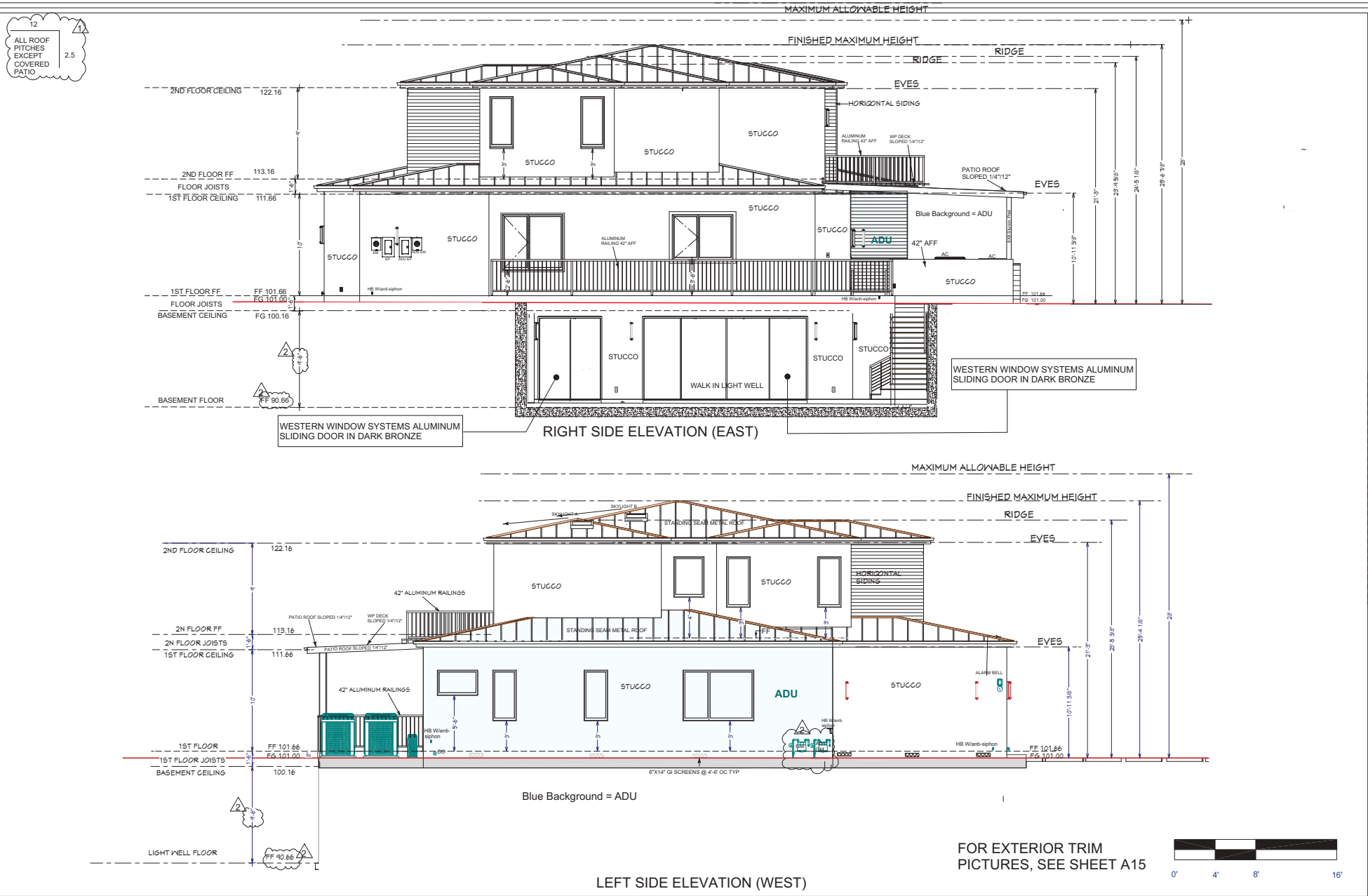
ON THIS PAGE OF LAYOUT:
REAR EXTERIOR ELEVATION W/DAYLIGHT PLANE DATA

SCALE: 1/4" = 1'

PAGE # A12



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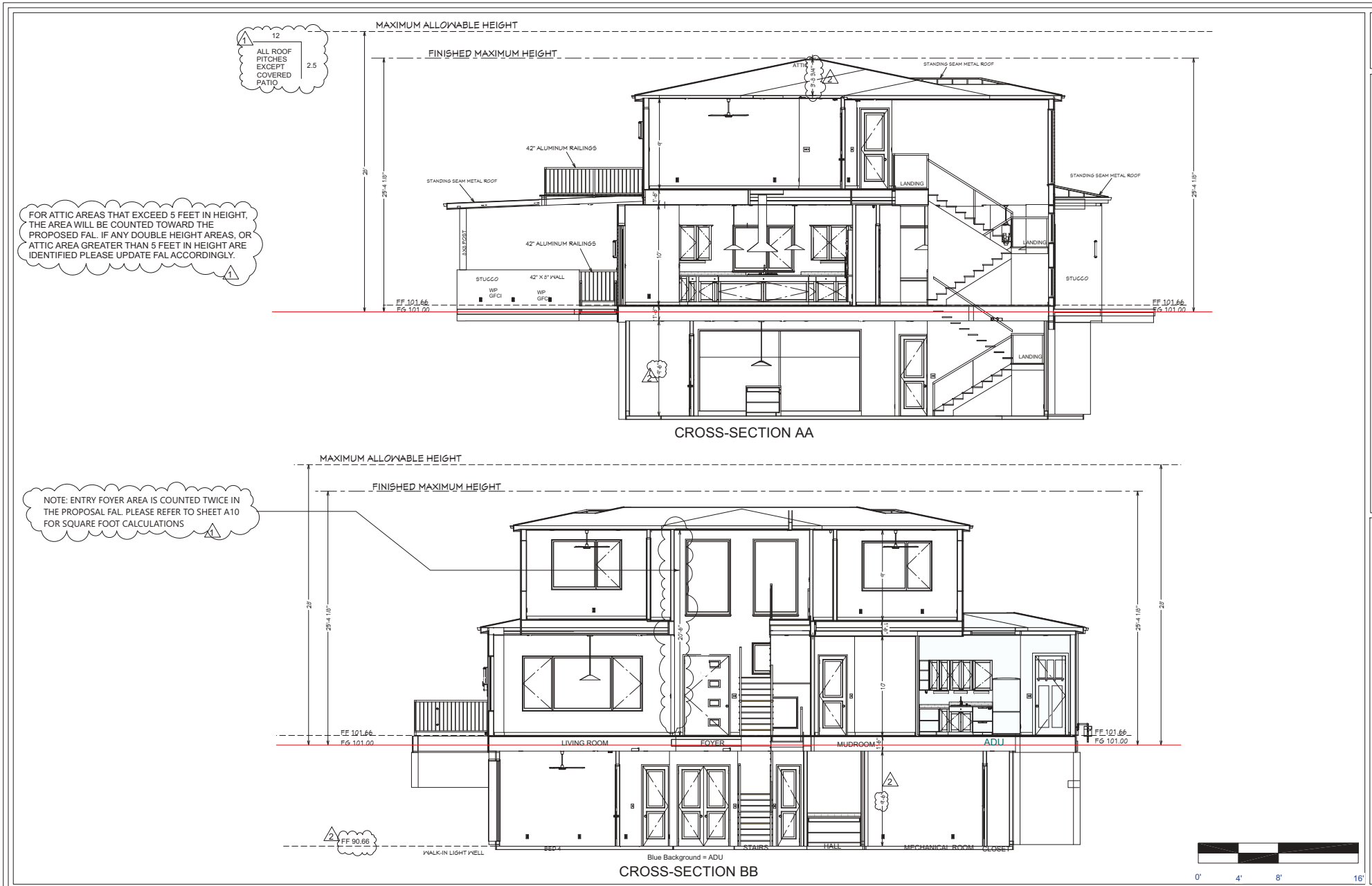
ON THIS PAGE OF LAYOUT:
LEFT AND RIGHT EXTERIOR ELEVATIONS

SCALE:
1/4" = 1'

PAGE #
A13



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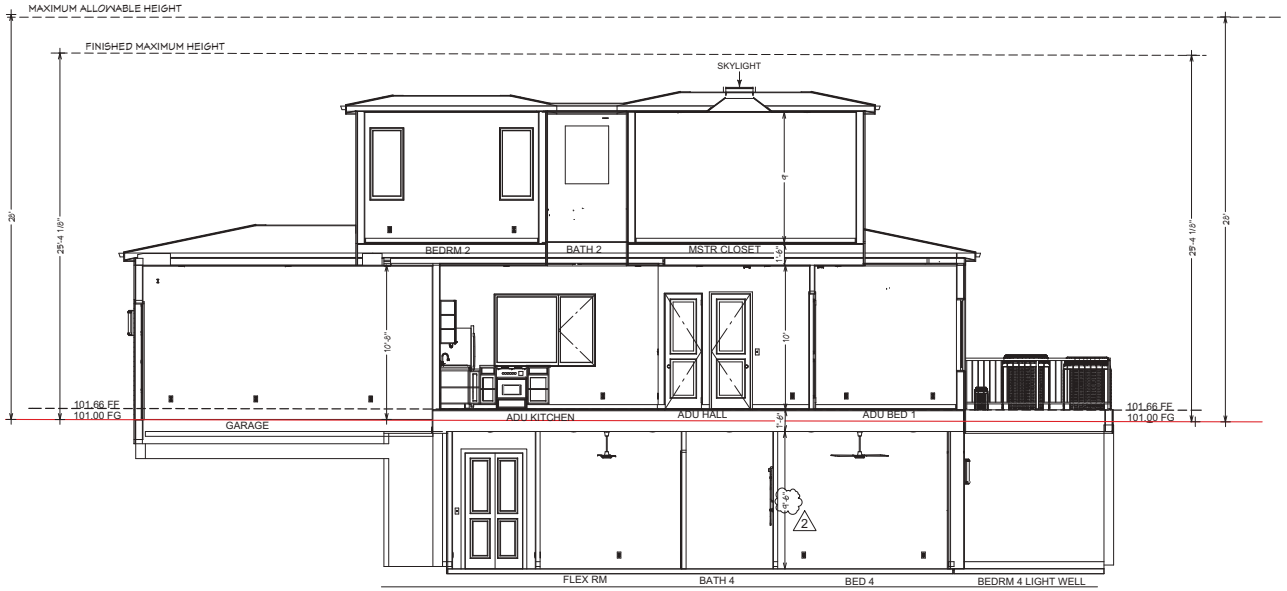
ON THIS PAGE OF LAYOUT:
BUILDING SECTIONS AA & BB

SCALE: 1/4" = 1'

PAGE # A14

12
ALL ROOF PITCHES EXCEPT COVERED PATIO
2.5



CROSS-SECTION CC

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ON THIS PAGE OF LAYOUT:
BUILDING SECTION CC

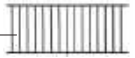
SCALE:
1/4" = 1'

PAGE #
A15

SUPERIOR METALS SL100
STANDING SEAM METAL ROOF IN
DARK BRONZE

MARVIN FIBERGLASS
CASEMENT AND FIXED
WINDOW IN EBONY

ADU FRONT DOOR
THERMATRU FIBERGLASS
5-LITE DOOR PAINTED IN BLACK



CUSTOM 42" ALUMINUM RAILING
PAINTED IN MATT BLACK

GARAGE DOOR
LUX MODERN GLASS GARAGE
DOOR IN BLACK ALUMINUM

WOODPLANK COMPOSITE PLANK
EXTERIOR CLADDING IN LIGHT BROWN

MAIN HOUSE - PIVOT DOOR
COMPANY "THE DINA" WOOD
DOOR PAINTED IN BLACK

STUCCO SUPPLY SMOOTH ACRYLIC
STUCCO IN SHASTA WHITE

REVISION: 6-5-25

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ON THIS PAGE OF LAYOUT:
MATERIAL BOARD

SCALE:
NS

PAGE #
A16

FRONT RENDERING

REAR RENDERING

LEFT RENDERING

RIGHT RENDERING

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ON THIS PAGE OF LAYOUT:
PERSPECTIVE RENDERINGS

SCALE:
NS

PAGE #
A17

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TREE PROTECTION PLAN

Detailed Tree Protection Plan
For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

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

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WARNING: TREE PROTECTION AREA

ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA

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

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

Project Arborist contact information:
KIELTY
David Beckham
650-532-4418

City Arborist contact information:
Jillian Keller
Menlo Park City Arborist
650-330-6793

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SOLO PERSONA AUTORIZADO PUEDE ENTRAR EN ESTA ÁREA

No se permite la excavación, zanjeo, almacenamiento de materiales, limpieza, acceso de equipos o vertido detrás de este cerco.

No quite ni reubique este cerco sin la aprobación del arborista del proyecto. El cerco debe permanecer en su ubicación aprobada durante la demolición y construcción.

Información de contacto del Arborista del Proyecto:
KIELTY
David Beckham
650-532-4418

Información de contacto del Arborista de la Ciudad:
Jillian Keller
Arborista de la Ciudad de Menlo Park
650-330-6793

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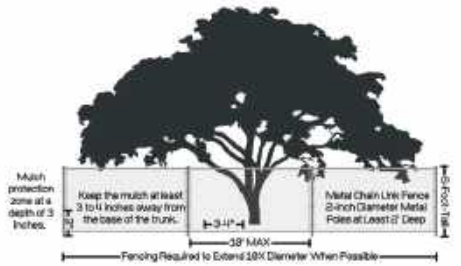
Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

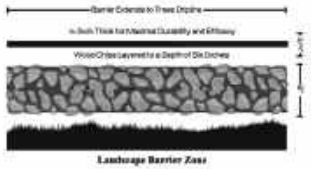
Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Apply mulch to the tree protection zones at a depth of 3 inches. Spread the mulch evenly throughout the designated area, ensuring it extends to, but does not touch, the tree trunk. Keep the mulch at least 3 to 4 inches away from the base of the trunk to prevent moisture buildup and potential rot. This will provide the necessary benefits of mulching, such as moisture retention and temperature regulation, while helping to maintain tree health. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. All retained trees are to be protected by Type I tree protection fencing.



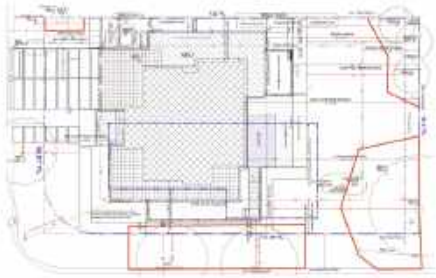
Type I Fencing

Pg 25

Landscape Barrier Zone
If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone



TREE PROTECTION MAP - TYPE ONE FENCING IN RED

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Staging
All tree protection measures must be in place before the start of construction. An inspection prior to the start of construction is often required by the town. All vehicles must remain on paved surfaces if possible. Existing pavement should remain and should be used for staging. If vehicles are to stray from paved surfaces, 4 inches of chips shall be spread, and plywood laid over the mulch layer. This type of landscape buffer will help reduce the compaction of desired trees. Parking will not be allowed off the paved surfaces

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

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

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

Irrigation
Non native trees- Irrigating the remaining mature trees in the landscape is important to ensure their health and vitality. Proper watering can help the trees continue to thrive. Deep irrigation is recommended to take place every other week during the dry season. During the dry season, trees typically need deep, infrequent watering. Watering every 2 weeks is sufficient for the retained trees on this site. Applying water slowly and consistently until it penetrates at least 12-14 inches into the soil is recommended. Avoid spraying water directly on the trunks, as this can lead to disease and decay. Mulch is recommended to be maintained with mulch added overtime as needed. Mulch helps retain soil moisture, regulates temperature, and prevents weeds, which can compete with the tree for water. The use of soaker hoses or an inline drip emitter system set up in a grid like manner to provide deep irrigation during the dry season is recommended. The irrigation system should be placed on top of grade and require no excavation. This will help to keep the trees healthy.

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

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

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

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

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

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

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

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

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

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

REVISION: 6-5-25

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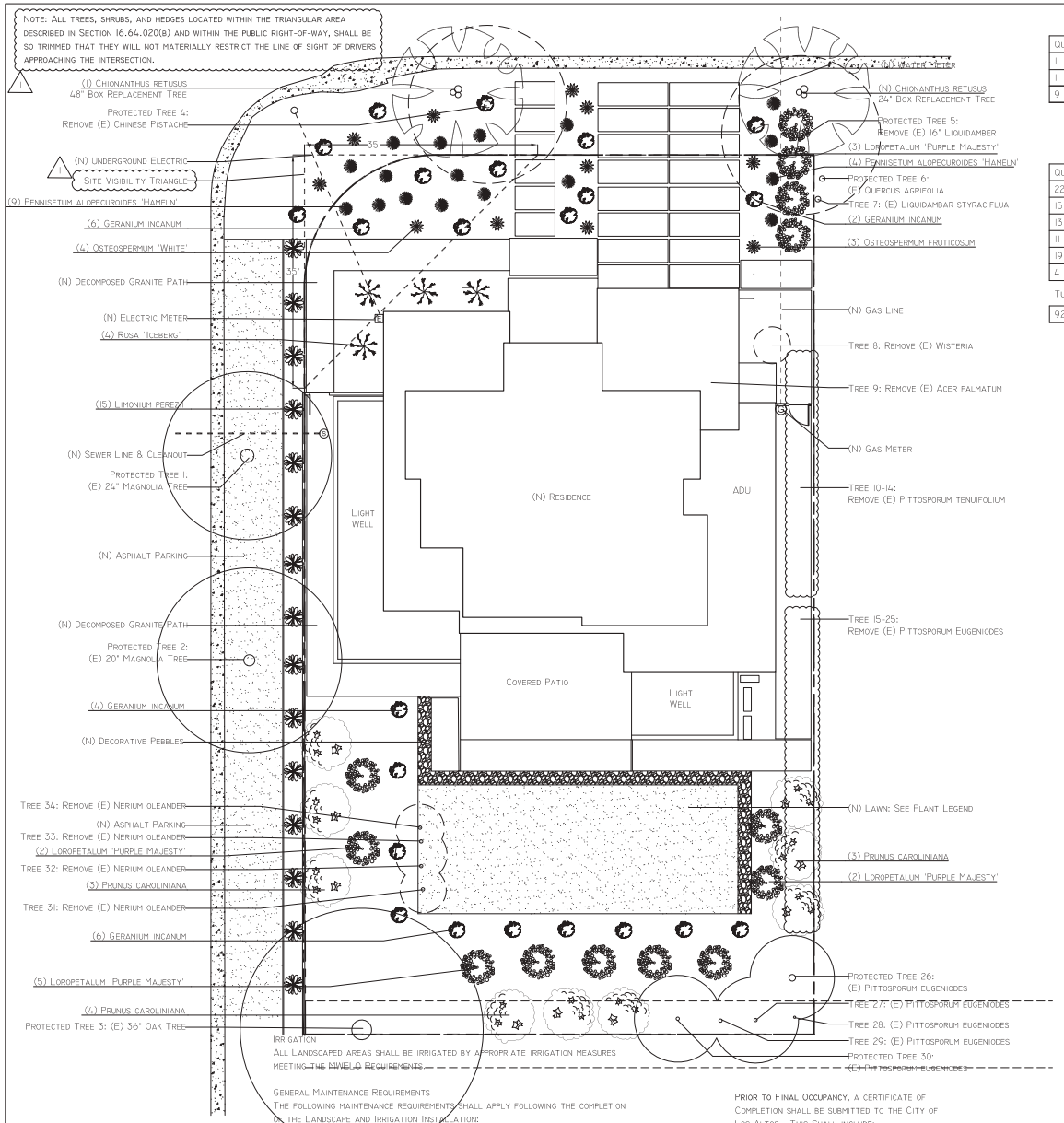
ON THIS PAGE OF LAYOUT: TREE PROTECTION PLAN

SCALE: N/A

PAGE # A18



IRRIGATION

ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY APPROPRIATE IRRIGATION MEASURES MEETING THE MWELO REQUIREMENTS.

GENERAL MAINTENANCE REQUIREMENTS

THE FOLLOWING MAINTENANCE REQUIREMENTS SHALL APPLY FOLLOWING THE COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION:

1. WEEDING SHALL BE DONE WEEKLY AS NECESSARY.
2. GRO POWER FERTILIZER (5-3-1) SHALL BE APPLIED AT 4 MONTH INTERVALS AT THE RATE OF 25 LBS/ 1,000 SQUARE FEET. SHRUB AND GROUNDCOVER AREAS SHALL BE TOP-DRESSED AND WATERED-IN WELL AFTER APPLICATION.
3. TRASH AND/OR LITTER REMOVAL SHALL BE PERFORMED ON A WEEKLY BASIS.
4. DEAD OR DYING PLANT MATERIAL SHALL BE REMOVED AND REPLACED WITHIN 2-3 WEEKS.

PRIOR TO FINAL OCCUPANCY, A CERTIFICATE OF COMPLETION SHALL BE SUBMITTED TO THE CITY OF LOS ALTOS. THIS SHALL INCLUDE:

A. IRRIGATION AUDIT REPORT, BY A 3RD PARTY
B. A REDUCED AND WATER-PRROFED COPY OF THE IRRIGATION PLAN LOCATED WITHIN EACH CONTROLLER BOX.
C. ALL COMPLETION FORMS FILLED OUT AND SIGNED.

TREE LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
1		CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	24IN BOX STD	MODERATE
1		CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	48IN BOX STD	MODERATE
9		PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	15 GAL STD	LOW

PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
22		GERANIUM INCANUM	PURPLE GERANIUM	1-GAL	LOW
15		LIMONIUM PEREZII	SEA LAVENDAR	1-GAL	LOW
13		LOROPETALUM 'PURPLE MAJESTY'	PURPLE CHINESE FRINGE FLOWER	5-GAL	LOW
11		OSTEOSPERMUM FRUTICOSUM	TRAILING AFRICAN DAISY	1 GAL	LOW
19		PENNISETUM ALOPECUROIDES 'HAMELN'	WHITE ORIENTAL FOUNTAIN GRASS	1-GAL	LOW
4		ROSA 'ICEBERG'	ICEBERG ROSE	5-GAL	MODERATE

TURF

929 S.F.		'BOLERO PLUS' SOD	FESCUE BLEND GRASS	SOD	HIGH

PLANTING NOTES

SOIL PREP

USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL GROUNDCOVER AND TURF AREAS. INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES.

PLANT MATERIAL

A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.

B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.

C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.

D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.

E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING

DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

1 GAL PLANT =	1 TABLET
5 GAL PLANT =	3 TABLETS
15 GAL PLANT =	5 TABLETS

BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH

BARK MULCH

INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 1 GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 3 MONTHS. TREES SHALL BE GUARANTEED TO 1 YEAR.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

LANDSCAPE ARCHITECT LIC # 6251 7/10/2025

Revisions	Date	By
Rev#1	07/11/25	TAJ

Plans By:
Ambience
Garden Design Inc
1618 Willowhurst Ave
San Jose, CA 95125
C-27 Lic #1003318
LA Lic #6251

Phone: (408) 990-6999
www.gardendezine.com

Landscape Plan

NORTH

New Residence
1611 Oakdell Drive
Menlo Park, CA

Scale: 1/8" = 1'-0"
Date: 6/5/2025
Drawn By: TAJ
Job No.

L-1

Jun 4, 2025

From:
Aprimo Home LLC
1401 21ST ST
STE 6103
SACRAMENTO CA 95811
aprimohome@outlook.com
650-770-9685

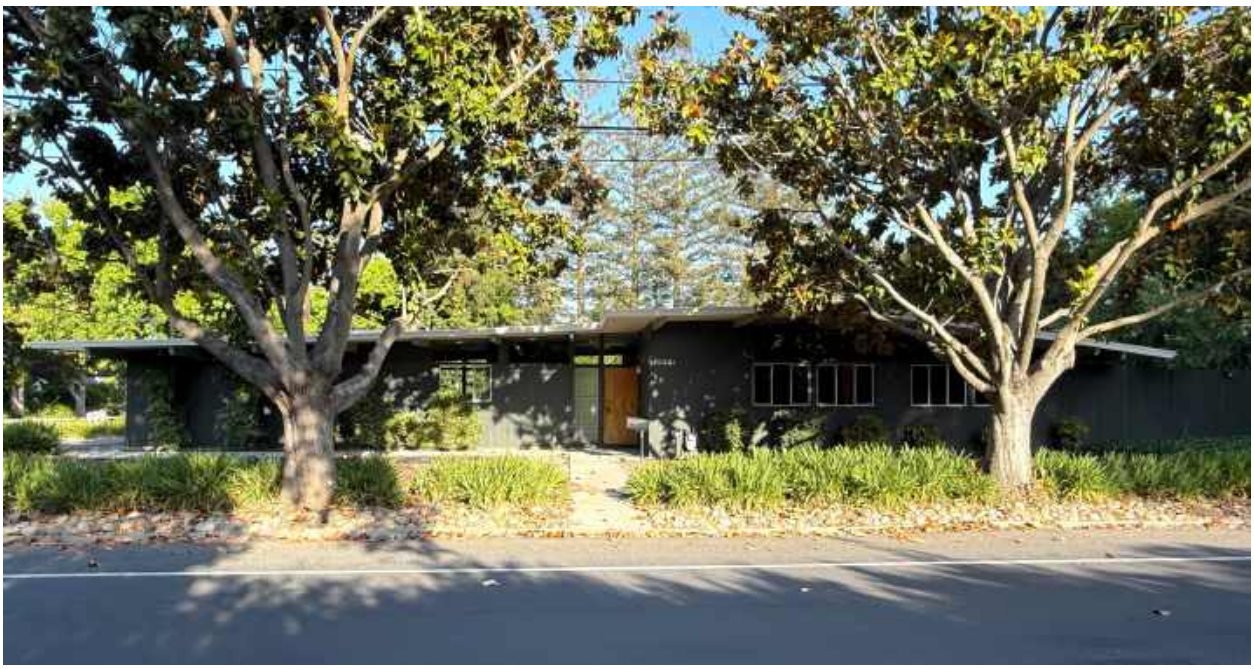
To:
City of Menlo Park
Attn: Planning Dept
701 Laurel St,
Menlo Park, CA 94025

Project Address: 1611 Oakdell Drive,
Menlo Park CA 94025

Project Description

Summary: The scope of this project is to demolish the existing one-story residence and build a new two-story Single-Family Residence (SFR) with attached ADU and basement.

Existing House to be Demolished



The existing house is a one-story single-family home that was built in 1952. It contains 3 bedrooms and 2 bathrooms with a total living space of 1610 sq.ft. It has an attached 2 car garage. Tree #4 and #5 are street-trees that are proposed to be removed and we are including 2 heritage tree removal application along with this submission. There are other small non-heritage trees that are proposed to be removed for this project due to tree health and development reasons. We have included an arborist report that details all the trees that are preserved and removed.

Proposed Residence

The proposed residence is a two-story Single-Family Residence (SFR) with a basement, attached garage and an attached ADU.

The main house consists of 4 bedrooms, 6 bathrooms, living room, dining room, great room, covered patio in the rear. There is an exercise room, bar, wine room, great room and a flex room in the basement. The ADU consist of a great room, 2 bedrooms and 2 bathrooms. Overall height of the building is well below the maximum allowed height of 28'. The second floor is setback from the first floor to reduce the appearance of mass and is within the allowed daylight plane. The windows in the second floor are designed to respect the privacy of the neighbors. Lightwells are strategically placed to reduce impact to neighbors during construction and future use.

The proposed architectural style of this house is modern with clean lines, light colors and mix of different exterior materials (Stucco, wood siding) to add additional interest. It's not overly modern, pleasing to the eye and blends in with the rest of the neighborhood character. Exterior walls are made of Smooth Acrylic Stucco in Shasta white color and we have composite plank exterior cladding in light brown in certain areas such as around the garage, front wall around the front door and in the rear patio. Roof is made of standing seam metal roof in Dark bronze to emphasize the modern design. All the windows in the house are combination of fixed and casement window in fiberglass and in Ebony color made by Marvin. Garage door consist of aluminum in black and glass made by Clopay to continue the modern design. The front door for the main house is a pivot wood door "The Dina" made by The Pivot Door Company painted in Black and the ADU Front door is made of Fiberglass with 5-lites of glass and made by Thermatru also painted in black. The railings around the lightwell and in the balcony is custom made in Aluminum and painted in matte black to tie in with the colors in the rest of the house. Construction method use is concrete walls for basement and raised crawl space foundation under the ADU where is no basement with wood framed walls built on site.

Lightwell

The basement consists of about 2074 Sq.ft of living area with 1 Bedroom, 2 Bathrooms, Wine Room, Laundry, Exercise room, Flex room, Mechanical room and a Great room. There are 2 proposed lightwells for this project.

Lightwell 1 is located next to basement bedroom 4 (part of the main house) and is approximately 15'3" wide x 9'8"deep. This lightwell is entirely located within the building setback both on the side and the rear. A lightwell

here is necessary to provide an egress for this bedroom as it also contains a ladder. A lightwell of this size here is necessary to provide ample light to the bedroom and allows the occupants to place a small table/chair to enjoy the outdoor light and weather during the day.

Lightwell 2 is located next to the great room and is L shaped. One side of the lightwell is approximately 40' wide x 7' deep and the other side is 7'3" wide x 11' deep. It also has stairs that connect this walk-in lightwell to the covered patio above grade. A lightwell here is necessary as this provides natural for the entire basement (except for Bedroom 4).The width of this lightwell was chosen to provide ample natural light to both the exercise room and the great room. The depth of the lightwell was chosen to allow space for patio furniture to be placed comfortably as well as stairs that is needed to exit the lightwell to above grade. It's important to note that even though 40' x 7' part of the lightwell is located in the setback, there are no neighbors on that side of the property since it has Oakdell Drive on the side hence any construction/privacy concerns are mitigated. The second part of this lightwell which is 7'3" wide x 11' deep is entirely located within the setback on both the side and the rear. This size was chosen to support the stairs that is present within the lightwell.

Development Outreach

Per the recommendation from Fahteen Khan, Associate Planner from the City of Menlo Park, we reached out to all the immediate neighbors of the subject property (575 Olive St, 578 Olive St, 592 Olive St, 605 Olive St and 1621 Oakdell Dr) and informed them of proposed development at 1611 Oakdell Dr. We were able to speak to 4 out of the 5 neighbors verbally (except 578 Olive St), obtained their email addresses and shared the full plan set along with our contact information with them for review, comments and concerns. **None of the neighbors expressed any concerns about the design or development verbally or through email.** Neighbor at 1621 Oakdell Dr requested that construction crews don't use up all of the parking space in front of their house and asked that we keep the street clean from any trash and debris. No design changes have been made as a result of the outreach as there was no design concerns from any of the neighbors. Out of the 4 neighbors we emailed, one neighbor responded praising the design choices we have made which we have included below. Since we were unable to contact the neighbor at 578 Olive St, we mailed them a letter (included below) with all the information about the development and have not heard any response back.

The neighborhood outreach efforts are summarized in the table below. Copy of Letters/Email attached below.

Neighbor	In Person Contact	Email Date	Concerns	Email Response
575 Olive St	Mar 31, 2025	May 26, 2025	None	Yes
578 Olive St	N/A; Letter Mailed 5/30/25	N/A	No Response	N/A
592 Olive St	May 20, 2025	May 26, 2025	None	No
605 Olive St	May 20, 2025	May 26, 2025	None	No
1621 Oakdell Dr	May 20, 2025	May 26, 2025	None	No

If you have any questions or concerns, please feel free to reach out to me.

Thank you,

Vinod Madabushi
Manager, Aprimo Home LLC

Outlook

Email Sent to 1621 Oakdell Dr Neighbor

Development Outreach - 1611 Oakdell Dr

From Vinod Madabushi <vinod.madabushi@outlook.com>
Date Mon 5/26/2025 10:32 PM
To Smoroder@comcast.net <Smoroder@comcast.net>

Hi David/Sonia, As discussed in person, I'm reaching out to share the proposed plans for new development at 1611 Oakdell Dr, Menlo Park. You can download the full plan set that was submitted to the City of Menlo Park using the link below. Please feel to let me know if you have any feedback, comments or concerns. Thank you so much for your support!

Project Description: The scope of this project is to demolish the existing one-story residence and build a new two-story Single-Family Residence (SFR) with attached ADU and basement.

The main house consists of 4 bedrooms, 6 bathrooms, living room, dining room, great room, covered patio in
the rear. There is an exercise room, bar, wine room, great room and a flex room in the basement. The ADU
consist of a great room, 2 bedrooms and 2 bathrooms. The proposed architectural style is modern with simple
design and light colors which is in line with many new constructions in the neighborhood. Overall height of the
building is well below the maximum allowed height of 28'. The second floor is setback from the first floor to
reduce the appearance of mass and is well within the allowed daylight plane. The windows in the second floor
are designed to respect the privacy of the neighbors. Exterior materials consist of Stucco walls with wood
siding in certain areas as accent along with standing seam metal roof. Lightwells are strategically placed to
reduce impact to neighbors during construction and future use.

Link to Plans - https://www.dropbox.com/scl/fi/rtqzwlsxlmo0wza70spdq/1611-Oakdell-Plan-V1.pdf?rlkey=of6x87zoi4rvogh7w6648dv4g&st=5jk9r8lz&dl=0

Thank you,
Vinod Madabushi
Manager
Aprimo Home LLC

Outlook

Email Sent to 575 Olive St Neighbor

Development Outreach - 161 Oakdell Dr

From Vinod Madabushi <aprimohome@outlook.com>
Date Mon 5/26/2025 10:35 PM
To mfvsaadat@yahoo.com <mfvsaadat@yahoo.com>

Hi Fariborz and Mahshid Saadat, As discussed in person, I'm reaching out to share the proposed plans for new development at 1611 Oakdell Dr, Menlo Park. You can download the full plan set that was submitted to the City of Menlo Park using the link below. Please feel to let me know if you have any feedback, comments or concerns. Thank you so much for your support!

Project Description: The scope of this project is to demolish the existing one-story residence and build a new two-story Single-Family Residence (SFR) with attached ADU and basement.

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Thank you,
Vinod Madabushi
Manager
Aprimo Home LLC

Outlook

Email Sent to 592 Olive Street Neighbor

Development Outreach - 1611 Oakdell Dr

From Vinod Madabushi <vinod.madabushi@outlook.com>
Date Mon 5/26/2025 10:33 PM
To jcrowley592@ymail.com <jcrowley592@ymail.com>

Hi Lee, As discussed in person, I'm reaching out to share the proposed plans for new development at 1611 Oakdell Dr, Menlo Park. You can download the full plan set that was submitted to the City of Menlo Park using the link below. Please feel to let me know if you have any feedback, comments or concerns. Thank you so much for your support!

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Thank you,
Vinod Madabushi
Manager
Aprimo Home LLC

Outlook

Email Sent to 605 Olive St Neighbor

Development Outreach - 1611 Oakdell Dr

From Vinod Madabushi <aprimohome@outlook.com>
Date Mon 5/26/2025 10:31 PM
To Spivakovsky@gmail.com <Spivakovsky@gmail.com>

Hi Victor, As discussed in person, I'm reaching out to share the proposed plans for new development at 1611 Oakdell Dr, Menlo Park. You can download the full plan set that was submitted to the City of Menlo Park using the link below. Please feel to let me know if you have any feedback, comments or concerns. Thank you so much for your support!

Project Description: The scope of this project is to demolish the existing one-story residence and build a new two-story Single-Family Residence (SFR) with attached ADU and basement.

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Thank you,
Vinod Madabushi
Manager
Aprimo Home LLC

Letter Sent to 578 Olive St Neighbor

From:
Vinod Madabushi
Manager, Aprimo Home LLC
1401 21ST ST, STE 6103
SACRAMENTO CA 95811
650-770-9685
aprimohome@outlook.com

To:
Neighbor
578 Olive Ave,
Menlo Park, CA 94025

Dear Neighbor, I'm reaching out to share the proposed plans for new development at 1611 Oakdell Dr, Menlo Park. We tried to stop by to discuss this with you but couldn't contact you so we decided to mail you a letter. You can download the full plan set that was submitted to the City of Menlo Park using the link below. Please feel to look at the plans and let me know if you have any feedback, comments or concerns. Thank you so much for your support!

Project Description: The scope of this project is to demolish the existing one-story residence and build a new two-story Single-Family Residence (SFR) with attached ADU and basement.

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If you cannot access the plans or would like to discuss any of this in person, please feel free to reach out to me at the contact details above.

Thank you,
Vinod Madabushi

Letter Mailed to 578 Olive St Neighbor:

Outlook

Response from 575 Olive St Neighbor

Re: Development Outreach - 161 Oakdell Dr

From Mahshid <mfvsaadat@yahoo.com>
Date Tue 5/27/2025 7:16 PM
To Vinod Madabushi <aprimohome@outlook.com>

Hi Vinod,
Thank you for sharing your new project plans with us. It is a very well-designed house with functional spaces in the basement and the attached ADU.

We are particularly very pleased with the amount of setback in the second floor on the east side of your project. The shape of the building and the material you have picked add to the aesthetics and value of the project and the neighborhood.

We wish you the best during the construction and offer our help in anyway we can.

Best,
Fariborz and Mahshid Saadat

575 Olive Street
Menlo Park, CA 94025

On Monday, May 26, 2025 at 10:35:19 PM PDT, Vinod Madabushi <aprimohome@outlook.com> wrote:

Hi Fariborz and Mahshid Saadat, As discussed in person, I'm reaching out to share the proposed plans for new development at 1611 Oakdell Dr, Menlo Park. You can download the full plan set that was submitted to the City of Menlo Park using the link below. Please feel to let me know if you have any feedback, comments or concerns. Thank you so much for your support!

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Thank you,
Vinod Madabushi
Manager
Aprimo Home LLC

1611 Oakdell Drive
Menlo Park CA
Arborist Report 2025

Prepared For:
Aprimo Home LLC

Site: 1611 Oakdell Drive
Menlo Park, CA

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

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

Date: April 17th, 2025, **Revised June 5th, 2025**

Attn: Aprimo Home LLC
Site: 1611 Oakdell Drive, Menlo Park CA

Subject: Tree protection plan

Dear Aprimo Home LLC,

INTRODUCTION AND OVERVIEW

Kielty Arborists Services LLC visited the property at 1611 Oakdell Drive, Menlo Park CA on 4/7/25 to evaluate the trees present with respect to the proposed construction project. The report below contains an analysis of the site visit. Aprimo Home LLC is planning to construct a new two story home with a basement and an attached ADU. The current site consisted of a one story residential home. The findings and recommendations presented in this report are based on site plan A3 dated 4/30/25. These plans were electronically provided to us via email and were drawn by Aprimo Home LLC. By thoroughly analyzing this plan in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions and how best to mitigate potential impacts.

34 trees in total were surveyed for this report. 8 of the trees are protected in the city of Menlo Park (#1-6, 26, and 30). Chinese pistache #4 and Sweetgum tree #5 are the only protected tree proposed for removal. 22 non-protected trees (#8-25 and 31-34 are proposed for removal to help facilitate the proposed project. The majority of these trees are small screening trees at the property line. All retained trees are recommended to be protected as detailed in the recommendations below. With proper protection and cultural practices, all retained trees are expected to survive during and after construction.

Data Summary:

Total Trees	Total Street Trees	Neighboring Trees	Protected Trees		Non-Protected Trees		Overall Condition Rating		
			Total	Proposed for Removal	Total	Proposed for Removal	<50%	50%-69%	70-100%
34	4	3	8	2 (#4,#5)	26	22	11qty.	6qty.	17qty.

ASSIGNMENT

At the request of Aprimo Home LLC, Kielty Arborists Services LLC conducted a site visit on 4/7/25 to prepare a comprehensive Tree Inventory Report/Tree Protection Plan for the proposed construction project. This report is a requirement when submitting plans to the city of Menlo Park.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.

- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

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

The City of Menlo Park requires the following tree reporting elements for development projects:
1. Map of tree locations.
2. Tree protection or removal recommendations for all trees over 4 inches in diameter.
3. Tree Protection Plan for all retained trees.

LIMITS OF THE ASSIGNMENT

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

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

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit. Only the plans stated for review were reviewed for writing this report.

METHOD OF INSPECTION

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

EVALUATION FIELDS

Tree Tag #:	Protected Tree:
Identification number for individual trees.	Specifies whether the tree is protected by the city or county ordinance.

Height (ft.) / Canopy Spread (ft.):	Trunk (in.):
Measures both the height of the tree and the spread of its canopy.	Measures the primary trunk's diameter at the required height.

Comments:	Tree Picture:
Any additional notes or observations about the tree.	A photograph of the tree for visual assessment and record-keeping.

Preserve or Remove:	Common Name / Scientific Name:
Indicates the recommended action based on the tree's condition.	Specifies the name of the tree, both in common terms and scientific nomenclature.

If more than 1 Trunks, Total Diameter:	6 ,8, 10 Times the Diameter (ft.):
If the tree has multiple trunks, this field indicates the combined diameter of all trunks.	Provides calculations based on the diameter to assist in various tree protection requirements.

Appraised Value:
An unbiased estimate of the tree's worth is performed in accordance with the current edition of the Guide for Plant Appraisal by the Council of Tree and Landscape Appraisers.

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

Tree Structure Ratings:
Poor: Major uncorrectable structural flaws present; significant dead wood, decay, or multiple trunks; potentially hazardous lean.
Fair: Structural flaws exist but less severe; issues like slight lean and crowding on trunk; some uncorrectable issues through pruning.
Good: Minor flaws; mainly upright trunk, well-spaced branches; flaws correctable through pruning; symmetrical or mostly symmetrical canopy.

Tree Health Ratings:
Poor: Minimal new growth; significant dieback and pest infestation; expected not to reach natural lifespan.
Fair: Moderate new growth; canopy density 60-90%; potential external threats; not in decline but vulnerable.
Good: Vigorous growth; healthy foliage; 90-100% canopy density; expected natural lifespan.

Suitability for Preservation:
Poor: Adds little to landscape; poor health and potential hazards; unlikely to survive construction impacts.
Fair: Contributes to landscape; survival possible with protection during minor construction impacts.
Good: Valuable landscape asset; likely survival during minor to moderate construction impacts with protection.

Tree Form Ratings:
Poor: Highly asymmetric or abnormal form; visually unappealing; little landscape function.
Fair: Significant asymmetries; deviation from species norm; compromised function or aesthetics.
Good: Near ideal form; minor deviations; consistent aesthetics and function in landscape.

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

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

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

TREE INVENTORY SURVEY

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Appraised Value	Summary	Tree Picture #1
1	Yes	(P)	Magnolia ***(Magnolia grandiflora)***	22.5	30/25	Fair	Good	Good	Good	65%	$10,800	**Street tree**, minor dead wood in canopy.	
2	Yes	(P)	Magnolia ***(Magnolia grandiflora)***	19.4	30/25	Fair	Good	Good	Good	65%	$8,200	**Street tree**, minor dead wood in canopy.	
3	Yes	(P)	Coast live oak ***(Quercus agrifolia)***	36	40/60	Good	Fair	Fair	Good	65%	$30,200	On property line, shared tree with neighbor, pruned for utility line clearance on one side of canopy.	
4	Yes	(R)	Chinese pistache ***(Pistacia chinensis)***	12.1	20/18	Fair	Poor	Fair	Fair	50%	$2,900	Codominant at 8', large limb loss at 8' with associated decay, **Street tree,** adjacent to driveway and street.	
5	Yes	(R)	Sweetgum ***(Liquidambar styraciflua)***	18.5	30/20	Fair	Poor	Poor	Poor	45%	$4,100	Topped in past for line clearance pruning, **Street tree.**	
6*	Yes	(P)	Coast live oak ***(Quercus agrifolia)***	10	30/15	Fair	Fair	Fair	Fair	60%	$2,800	Suppressed by tree #5, codominant at 4'.	
7*	No	(P)	Sweetgum ***(Liquidambar styraciflua)***	8.1	35/12	Fair	Poor	Poor	Poor	45%	-	suppressed, history of limb loss, one sided canopy.	
8	No	(R)	Wisteria ***(Wisteria sinensis)***	8	8/15	Good	Fair	Fair	Poor	60%	-	Vine, not tree.	

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Appraised Value	Summary	Tree Picture #1
9	No	(R)	Red Japanese maple ***(Acer palmatum 'Atropurpureum')***	3.2	8.8	Good	Good	Good	Good	80%	-	Transplantable size.	
10	No	(R)	Tarata pittosporum ***(Pittosporum tenuifolium)***	6	10/6	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
11	No	(R)	Tarata pittosporum ***(Pittosporum tenuifolium)***	4	10/6	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
12	No	(R)	Tarata pittosporum ***(Pittosporum tenuifolium)***	4	10/6	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
13	No	(R)	Tarata pittosporum ***(Pittosporum tenuifolium)***	4	10/6	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
14	No	(R)	Tarata pittosporum ***(Pittosporum tenuifolium)***	6	10/6	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
15	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	1	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
16	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	6	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	

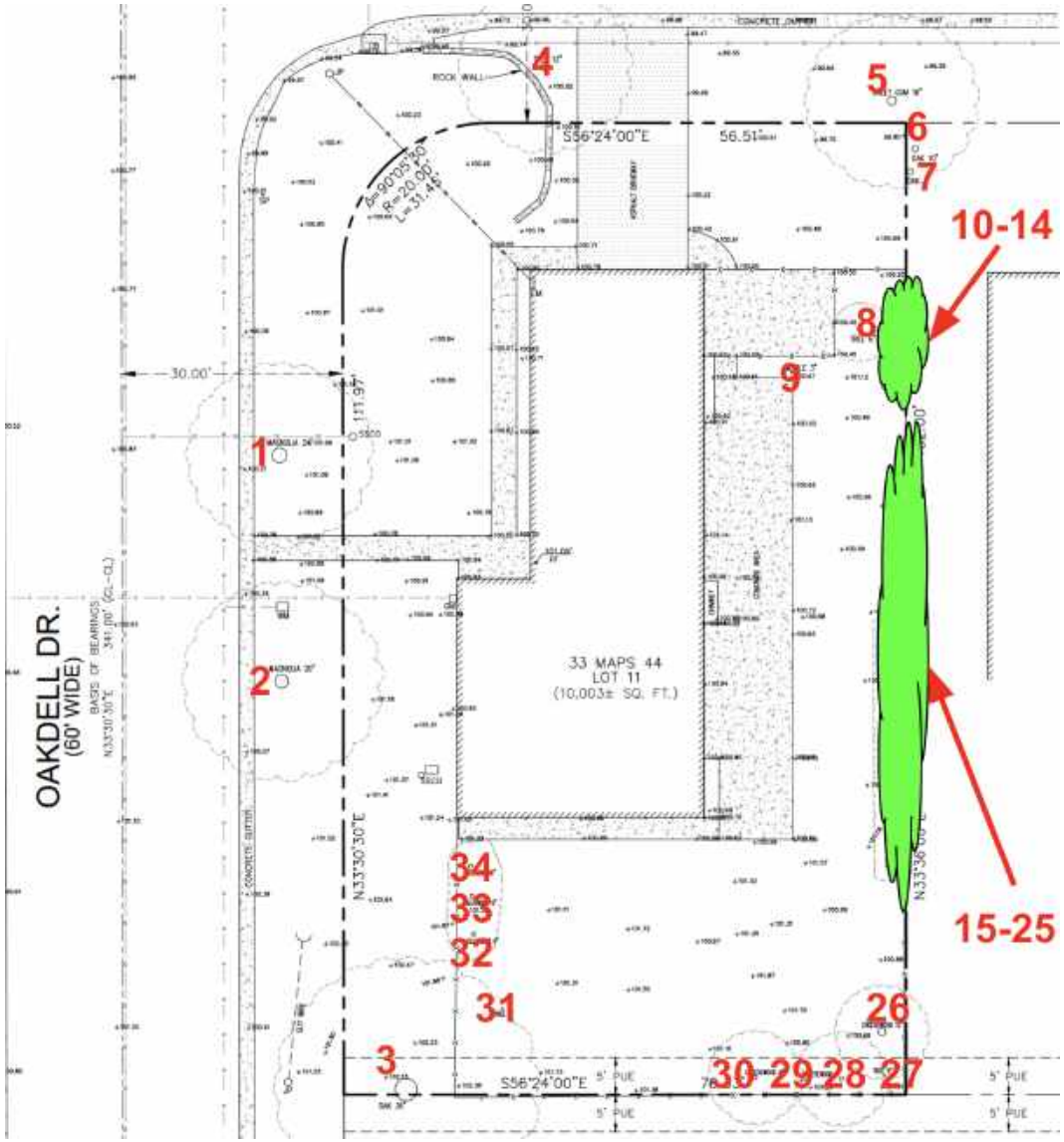
Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Appraised Value	Summary	Tree Picture #1
17	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	3	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
18	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	6	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
19	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	6	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
20	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	8	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
21	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	9	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
22	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	4	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
23	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	6	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
24	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	3	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Appraised Value	Summary	Tree Picture #1
25	No	(R)	Lemonwood tree ***(Pittosporum eugenioides)***	7	10/8	Good	Good	Good	Good	70%	-	Hedge pruned, at property line.	
26	Yes	(P)	Lemonwood tree ***(Pittosporum eugenioides)***	16.8	25/20	Fair	Poor	Poor	Poor	40%	$3,200	Extensive decay along limbs, topped in past.	
27	No	(P)	Lemonwood tree ***(Pittosporum eugenioides)***	7	16/10	Fair	Poor	Poor	Poor	40%	-	Extensive decay along limbs, topped in past.	
28	No	(P)	Lemonwood tree ***(Pittosporum eugenioides)***	9	25/15	Fair	Poor	Poor	Poor	40%	-	Extensive decay along limbs, topped in past.	
29	No	(P)	Lemonwood tree ***(Pittosporum eugenioides)***	9.5	25/15	Fair	Poor	Poor	Poor	40%	-	Extensive decay along limbs, topped in past.	
30	Yes	(P)	Lemonwood tree ***(Pittosporum eugenioides)***	17	25/20	Fair	Poor	Poor	Poor	40%	$3,200	Extensive decay along limbs, topped in past.	
31	No	(R)	Pear ***(Pyrus communis)***	3.5	8/8	Fair	Poor	Poor	Poor	45%	-	Suppressed by oak, in decline.	
32	No	(R)	Oleander ***(Nerium oleander)***	8	10/8	Poor	Poor	Poor	Poor	45%	-	In decline, shrub not tree.	

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk (in.)	Height (ft.) / Canopy Spread (ft.)	Health Rating	Structural Rating	Form Rating	Suitability for Preservation	Overall Condition (0-100%)	Appraised Value	Summary	Tree Picture #1
33	No	(R)	Oleander ***(Nerium oleander)***	8	10/8	Poor	Poor	Poor	Poor	45%	-	In decline, shrub not tree.	
34	No	(R)	Oleander ***(Nerium oleander)***	8	10/8	Poor	Poor	Poor	Poor	45%	-	In decline, shrub not tree.	

*** - Indicates a neighboring tree**

TREE MAP


OAKDELL DR.
(60' WIDE)
33 MAPS 44
LOT 11
(10,003± SQ. FT.)
S56°24'00"E
56.51'
30.00'
111.97'
N33°30'30"E
1
2
3
4
5
6
7
8
9
10-14
15-25
26
27
28
29
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31
32
33
34
5' PUE

OBSERVATIONS

Species List:
Magnolia (*Magnolia grandiflora)* 2qty.
Coast live oak *(Quercus agrifolia)* 2qty.
Chinese pistache *(Pistacia chinensis)* 1qty.
Sweetgum *(Liquidambar styraciflua)* 2qty.
Wisteria *(Wisteria sinensis)* 1qty.
Red Japanese maple *(Acer palmatum 'Atropurpureum')* 1qty.
Tarata pittosporum *(Pittosporum tenuifolium)* 5qty.
Lemonwood tree *(Pittosporum eugenioides)* 16qty.
Pear *(Pyrus communis)* 1qty.
Oleander *(Nerium oleander)* 3qty

Overall Condition Ratings:

Overall Condition Rating		
Poor Condition	**Fair Condition**	**Good Condition**
#5, #7, #26-34 (11 total)	#1-4, 6, 8 (6 total)	#9, 10-25 (17 total)

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

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

Trees in Poor Condition to Be Retained
The following trees on and adjacent to the subject property have been assessed as being in poor condition but are proposed to be retained as part of the current development plans. While these trees do not pose an immediate or high risk of failure, their compromised structure and condition warrant specific management recommendations to minimize risk and support long-term retention where feasible.

Sweetgum Tree #7 (Neighboring Property to the East)
This Liquidambar styraciflua, located on the neighboring property to the east, is in poor condition, exhibiting a suppressed form, a history of limb loss, and a heavily one-sided canopy. Due to its location off-site, no direct management actions are proposed or recommended at this time. However, the tree's condition should be periodically monitored from the subject property for any signs of advancing decline or limb dieback that could present a hazard. Should future work be required, consultation with the neighboring property owner and coordination through appropriate legal channels would be necessary. **(photo showing tree #7 on left)**

Lemonwood Trees #26–30 (Southern Property Line)
These Pittosporum eugenioides trees serve as a visual screen along the southern property boundary but are in overall poor condition. Observations include extensive decay along scaffold limbs, a history of topping and improper pruning, and evidence of past use as a hedge, which has resulted in poor structure and canopy development.

To reduce the risk of limb failure and help prolong the viability of these trees, crown reduction pruning is recommended. This should be carried out by a qualified arborist with the goal of lightening end-weight on elongated or decayed branches, removing deadwood, and restoring a more stable canopy structure. Care should be taken to make all reduction cuts in accordance with ANSI A300 standards, avoiding over-thinning and ensuring cuts are made at appropriate lateral branches.

Showing lemonwood trees #26-30

Conclusion of trees in poor condition to be retained
While these trees are not currently considered high risk, their past maintenance history and structural condition limit their long-term suitability. Periodic inspections should continue, particularly after significant weather events, to monitor for new decay or structural changes.

These trees should be maintained as part of a site-wide tree management plan that includes regular visual inspections, seasonal irrigation (where needed), and pruning work conducted by certified professionals. All tree work should follow ISA best management practices and be overseen by the Project Arborist when within proximity to ongoing construction activities.

Non-Protected Trees Proposed For Removal:

Trees #8-25 and #31-34 are proposed for removal to facilitate the proposed construction. All of these tree are small non-protected trees.

Showing pittosporum hedge to be removed

Total Removed Trees	Significant / Protected Trees	Non-Protected Trees
23	2	22

Protected trees proposed for removal– Chinese pistache #4

Tree #4 is a Chinese Pistache (Pistacia chinensis) street tree located adjacent to the existing driveway and public right-of-way. The tree has a diameter at breast height of [insert DBH if known], and it was appraised at $2,900 in accordance with the most recent edition of the Guide for Plant Appraisal.

The tree exhibits structurally poor form due to a codominant trunk union at approximately 8 feet above ground. A major scaffold limb has previously failed at this union, resulting in an open wound and visible internal decay. This structural defect significantly compromises the tree's long-term stability and increases the likelihood of future failure, particularly during high wind events or under future canopy load.

Showing limb loss at codominant union

The site conditions further constrain the tree's viability. Tree #4 is situated just one foot from an existing rock retaining wall, which creates a grade difference of approximately one foot between the tree's root crown and the higher adjacent grade. The proposed project includes removal of this rock wall and regrading of the site to achieve a uniform finish elevation, which will require excavation and disturbance directly adjacent to the base of the tree. In addition, the adjacent driveway is scheduled for demolition and replacement with a new walkway. These cumulative construction activities will require access and material removal within the critical root zone, increasing the risk of destabilization and further decline.

Showing tree and rock wall with difference in grade, also overhead utility lines.

Compounding these issues, Tree #4 is growing directly beneath high-voltage overhead utility lines. The tree will require ongoing utility line clearance pruning, which typically involves the removal of significant canopy volume through heading or reduction cuts. Over time, repeated line clearance pruning leads to unbalanced structure, poor wound closure, decay, and a gradual loss of tree health. Given the species' moderate to large mature size, the tree is incompatible with long-term overhead utility clearance goals and will be subject to repeated structural reductions that conflict with best management practices.

Retaining Tree #4 would require costly site redesign, including alterations to the wall, grading, and hardscape layout. These modifications would involve extensive hand excavation and construction limitations within the TPZ, resulting in an incremental cost that would exceed 140% of the tree's appraised value. Therefore, under Criterion 5: Development of the Menlo Park Tree Ordinance, the cost of preservation is considered financially infeasible.

Additionally, the tree clearly meets Criterion 6: Utility Interference. Its location directly beneath high-voltage utility lines ensures that it will remain in long-term conflict with public infrastructure, requiring ongoing and damaging maintenance to preserve line clearance.

In consideration of the tree's compromised structural condition, conflicts with proposed grading and construction, and unsuitability beneath overhead utility lines, removal of Tree #4 is recommended. As mitigation, a new tree that is compatible with utility line clearance—such as a Chinese Fringe Tree (Chionanthus retusus)—is recommended to be planted in its place. This species has a modest mature height, attractive ornamental characteristics, and is well-suited for planting beneath power lines.

The applicant proposes to fulfill the mitigation requirements of Section 13.24.090(2) of the Menlo Park Tree Ordinance through replacement tree planting and/or an in-lieu fee contribution equal to or exceeding the tree's appraised value of $2,900.

Sweetgum Tree #5

As part of the current site planning process, Sweetgum Tree #5, a designated street tree was evaluated for long-term retention. Following a detailed assessment, the tree has been found to be structurally compromised and in poor overall condition, with significant past and future impacts from both utility infrastructure and surrounding development. Based on these factors, and in accordance with Municipal Code Section 13.24.050(a), the removal of this tree is warranted and recommended.

Showing tree in question

Observations and Discussion
Sweetgum Tree #5 has been topped in the past for overhead utility clearance, a common but harmful pruning practice that results in the development of weakly attached regrowth and long-term structural defects. The tree now exhibits a canopy composed largely of epicormic shoots originating from poor attachment points, which significantly elevates the likelihood of limb failures, particularly in storm events or under load. The tree is located within an urban streetscape with regular pedestrian and vehicular use, compounding the risk associated with its compromised structure.

Additionally, the tree is growing directly beneath high-voltage overhead utility lines, which has historically dictated its poor pruning history and will continue to necessitate frequent, aggressive clearance pruning. This location significantly limits the tree's ability to recover and maintain a stable canopy, while also creating an ongoing conflict with utility safety requirements.

Compounding these existing issues, a new gas line is proposed only a few feet from the tree, and the proposed driveway will encroach into the tree's Tree Protection Zone (TPZ). These proposed improvements will likely require excavation in close proximity to the trunk and severance of major roots critical for structural stability and water uptake. The extent of these combined impacts from existing utilities, proposed trenching, and hardscape improvements leaves little reasonable opportunity for successful preservation.

Applicable Removal Criteria – Menlo Park Municipal Code 13.24.050(a)
This tree removal satisfies multiple criteria under the City's tree protection ordinance:

Criterion 2 – Tree Risk Rating: Due to its past topping, the tree presents an elevated risk of structural limb failure. The existing regrowth is poorly attached and cannot be mitigated to a low-risk rating through corrective pruning or bracing without further degrading tree health and form. These concerns justify removal under this criterion.

Criterion 3 – Tree Health Rating : The tree is in poor condition, with reduced vigor, poor canopy structure, and a limited ability to recover due to ongoing structural and environmental stressors. The cumulative effect of poor past management and anticipated root zone impacts places this tree within the "poor" health rating per industry standards, supporting removal under this criterion.

Criterion 5 – Development:The proposed driveway alignment and gas line installation directly conflict with the TPZ of Tree #5. Avoiding the tree would require redesigns that are impractical and would impose significant constraints on site use. The tree's location interferes with the reasonable and feasible development of the parcel, meeting the intent of Criterion 5.

Criterion 6 – Utility Interference: Tree #5 directly conflicts with both existing and proposed utility infrastructure. The tree is located beneath high-voltage overhead power lines, which have necessitated damaging past pruning and will continue to pose a clearance conflict. Additionally, the proposed gas line trenching within close proximity to the root crown would likely sever large roots vital for stability. These overlapping utility conflicts—above and below ground—satisfy the standard for removal under Criterion 6.

Conclusion and Recommendation
Sweetgum Tree #5 is no longer a viable candidate for preservation due to its compromised structural condition, poor health, proximity to overhead utilities, and anticipated root disturbance from proposed infrastructure improvements. The tree meets the requirements for removal under Menlo Park Municipal Code Section 13.24.050(a), specifically under Criteria 2, 3, 5, and 6. For these reasons, removal is strongly recommended in order to protect public safety, accommodate necessary development, and reduce utility conflicts. As required, a replacement tree should be selected and planted per the City's tree replacement standards to mitigate the removal.

Replacement Tree Plan – Chinese Pistache Tree #4

If the appraised value of the tree being removed is $2,900, the City of Menlo Park will expect replacement tree planting or in-lieu contributions that match or exceed that appraised value per Section 13.24.090(2). The number and type of replacement trees can be calculated by dividing the appraised value by the unit costs provided in the code:

Here are examples of what would satisfy the $2,900 requirement:

- ONE #5 container ($100 eac)
- ONE24-inch box trees ($400 each)
- TWO 36-inch box trees ($1,200 each)

The applicant can propose a mix of tree sizes, but the total value must equal or exceed $2,900.
Total value = $2,900.

Replacement Tree Plan – Sweetgum Tree #5

In accordance with Menlo Park Municipal Code Section 13.24.090, the removal of Sweetgum Tree #5, a heritage tree, necessitates the implementation of a tree replacement plan that supports the city's goal of maintaining or enhancing long-term canopy cover. The removed tree was determined to meet multiple removal criteria (2, 3, 5, and 6) and has an appraised value of $4,100.

Given the space constraints associated with the proposed gas line installation and driveway encroachment, as well as existing utilities in the public right-of-way, replacement trees may not be feasible to plant within the immediate vicinity of the removed tree. Therefore, the applicant reserves the option of satisfying the replacement obligation through an in-lieu fee, or planting a combination of appropriately sized trees elsewhere on the property, subject to City review. A new utility friendly tree is recommended to be planted in the City's right of way.

Replacement Tree Requirements
The City of Menlo Park allows for replacement tree values to be calculated based on tree box size. The following in-lieu values, per City guidance, apply:
24-inch box tree – $400 36-inch box tree – $1,200 48-inch box tree – $5,000

To match the appraised value of $4,100, the applicant may:
Plant one 48-inch box tree, or pay an in-lieu fee of $4,100, if space does not permit adequate on-site planting.

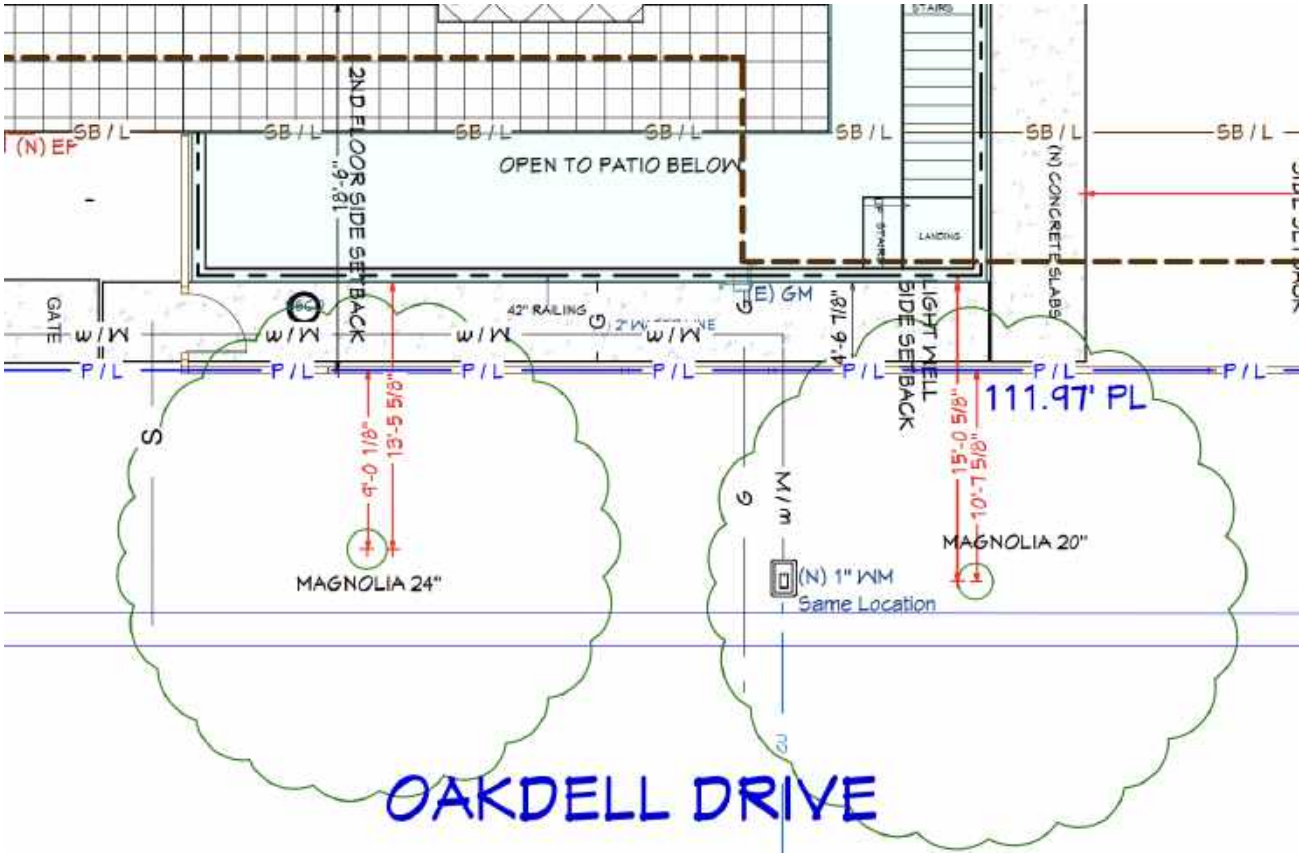
The selection and location of any proposed replacement trees shall be reviewed and approved by the City to ensure they meet the intent of the ordinance in restoring canopy over time. All replacement trees, whether installed or paid in-lieu, are required to be of species capable of reaching a mature height of at least 35 feet, be non-invasive, and be suitable for USDA zones 9–10, with low to moderate water use per WUCOLS IV.

PROJECT PLAN REVIEW

The following report's recommendations are contingent upon the contractor adhering to the stated responsibilities. It is the contractor's responsibility to contact the project arborist to schedule all required inspections promptly. Failure to schedule these inspections as needed may result in fines or stop work orders from the city.

Basement Near Magnolia Street Trees #1 and #2

The proposed development includes a basement lightwell in proximity to Magnolia Street Trees #1 and #2, both of which fall within the defined Tree Protection Zone (TPZ), measured as 10 times the trunk diameter. Given the proximity of construction and the characteristics of each tree's location, specific protective measures and mitigation strategies are warranted to ensure minimal impact.

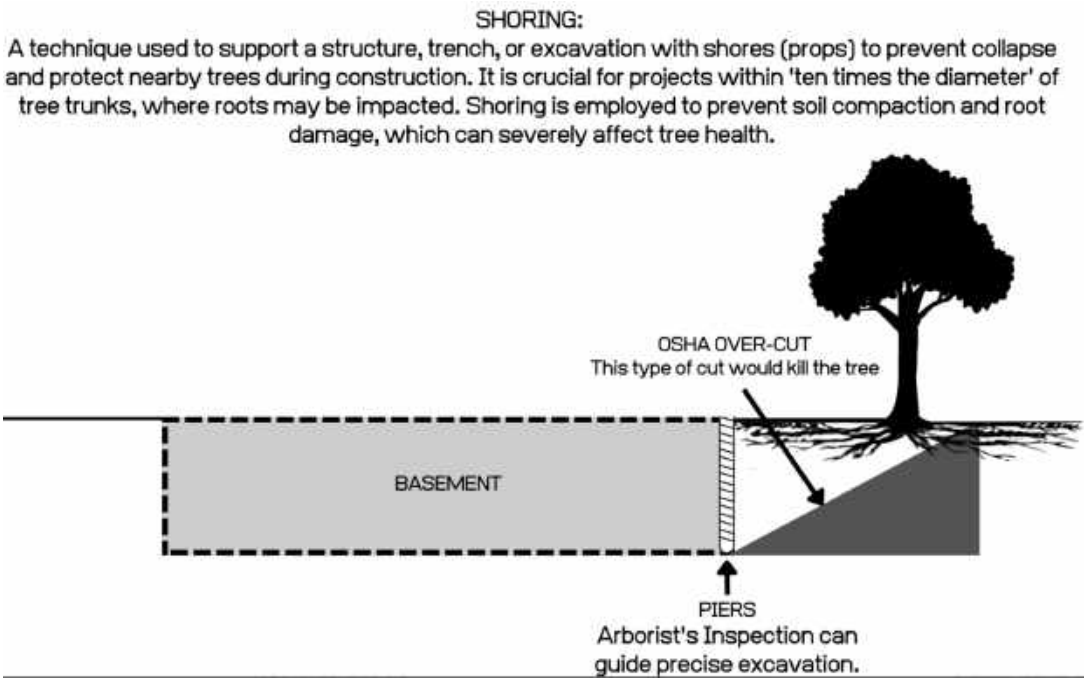


Magnolia Tree #1 (22.5" Diameter at 54" Above Grade)

Magnolia Tree #1 is located approximately 13 feet 5 5/8 inches from the edge of the proposed basement lightwell, or 7.2 times the tree's diameter, placing it within the TPZ. The lightwell in this area extends into existing landscaped soil, and roots are likely to be encountered during excavation.

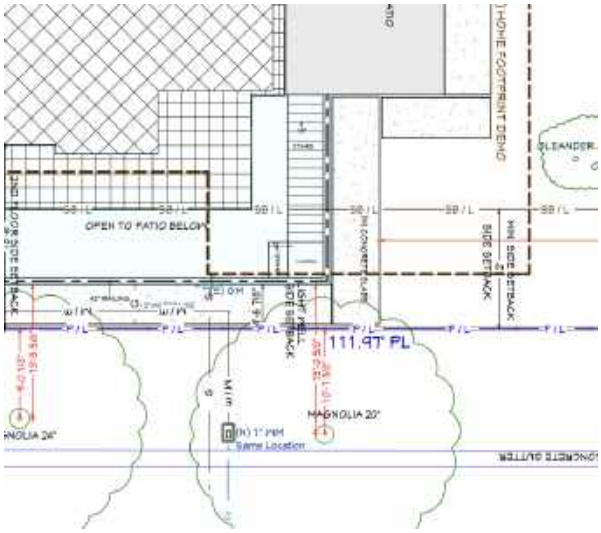
To minimize damage, it is recommended that a trench be conducted using an air knife along the edge of the proposed basement footprint where it lies within 10x the tree's diameter before the start of the basement excavation. Any roots encountered during this trenching shall be cleanly cut using a sterilized hand saw or loppers under the supervision of the Project Arborist. Clean root cuts made ahead of the primary excavation will significantly reduce tearing and lateral damage typically caused by mechanical equipment, and promote more effective wound closure and root regeneration.

The basement excavation must be fully supported by vertical shoring in this location. This approach eliminates the need for a conventional OSHA 1:1 cut slope, which would otherwise extend further into the TPZ and cause significantly greater root disturbance. By using vertical shoring, the excavation is confined to a narrow footprint and provides a substantially lower-impact alternative to standard grading practices.



Impacts to Magnolia Tree #1 are expected to be minor to moderate, depending on the extent of root presence in the excavation zone. To mitigate these impacts and support post-construction recovery, the area between the excavation and the tree (within the TPZ) should be irrigated during the dry season using a low-impact drip or soaker system. The system should be placed entirely on grade, with no trenching required. Irrigation should be applied weekly from May through October, or as weather conditions dictate, ensuring that the top 12 inches of soil are fully saturated with each application.

In addition, it is recommended to conduct a soil test to determine nutrient availability. Regardless of the soil test results, deep-water fertilization using NutriRoot (2-2-3) is advised to support root function and moisture retention. By providing supplement irrigation, impacts are expected to be mitigated to a minor level.



Magnolia Tree #2 (19.4" Diameter at 54" Above Grade)
Magnolia Tree #2 is located approximately 15 feet and 5/8 inches from the proposed basement lightwell, equating to 9.3 times the tree's diameter. Importantly, the existing house footprint lies directly over the proposed lightwell area near this tree, which has likely acted as a physical root barrier, inhibiting root growth into this zone over time.

Dotted black line showing the existing home footprint compared to the proposed lightwell

As a result, root presence beneath the current foundation is expected to be minimal, and the risk of significant impact to Magnolia Tree #2 from basement excavation is low. The use of vertical shoring in this area further reduces potential impact by eliminating the need for an extended excavation zone.

Impacts to Magnolia Tree #2 are expected to be minor to nonexistent. However, to maintain consistent support for the tree's health during and after construction, the area between the excavation and the tree (within the TPZ) should be irrigated in the same manner as Tree #1. A surface-mounted grid of drip emitters or a soaker system should be installed to apply deep watering on a weekly basis during the dry season, ensuring that the upper 12 inches of soil remain hydrated.

A soil test should also be conducted near Tree #2 to determine specific nutrient needs. Regardless of the findings, it is recommended to apply deep-water fertilization with NutriRoot to bolster root strength and enhance recovery following any minor disturbance.

Conclusion of basement impacts to Magnolia street trees #1 and #2
Through the use of vertical shoring, root-sensitive excavation techniques, targeted irrigation, and deep fertilization, impacts to Magnolia Street Trees #1 and #2 are expected to be well within tolerable levels, allowing both trees to be safely retained and maintained in healthy condition during and after project completion.

Proposed Pathway Near Magnolia Street Trees #1 and #2

The proposed pathway near magnolia street trees #1 and #2 has been redesigned to be an on top of existing grade decomposed granite pathway in response to city comments about impacts to these trees. Biaxial geogrid is recommended to be used as an underlayment to help reduce compaction levels within the tree protection zones.

Proximity and Root Zone Considerations
Magnolia Tree #1 (22.5" diameter) is located 9' 1/8" from the proposed decomposed granite pathway, which is equivalent to 4.9x its trunk diameter. Magnolia Tree #2 (19.4" diameter) is located 10' 7 5/8" from the proposed decomposed granite pathway, or 6.7x its trunk diameter.

Recommended Construction Method – Biaxial Geogrid Underlayment
The installation of a Biaxial Geogrid material (e.g., Tensar BX-1100 or equivalent) is recommended as a subgrade stabilization layer. The Geogrid should be laid directly on top of the native soil, with the hardscape surface and constructed entirely above the root zone.

Use of Biaxial Geogrid offers the following key advantages: 1)Distributes weight and reduces surface compaction, especially in high-traffic areas. 2)Reduces the required base rock thickness, minimizing the vertical load on the root system. 3)Limits soil migration and root displacement over time. 4)Improves filtration and subsurface drainage, critical for Magnolia trees which are sensitive to prolonged soil saturation. 5) Allows for light surface compaction (not exceeding 85–90% of standard Proctor density), reducing risk of damage to underlying roots.

To maintain the integrity of the Geogrid installation, any pathway edging must be supported by individual pins. Continuous poured footings or deep edge restraints are prohibited, as they would nullify the benefit of the Geogrid by requiring trenching within the TPZ.

Grade Matching and Installation Timing
To allow this work to proceed with minimal disturbance, the proposed finished grade of the decompose granite must match the existing grade, with the finished surface slightly elevated to account for settling and to promote water runoff away from the home. The use of surface treatments that allow for air and moisture exchange will be beneficial.

All pathway construction near Magnolia Trees #1 and #2 should be deferred to the landscaping phase of the project. This ensures that tree protection fencing can remain fully intact throughout the main building phase, offering maximum protection during the most disruptive site activities. Prior to beginning pathway installation, the tree protection fencing

may be temporarily reduced to allow access. This must be coordinated through an on-site meeting between the Project Arborist and landscape contractor, during which work methods and staging are reviewed and approved.

Execution and Oversight Requirements
All hardscape installation within the TPZ must be conducted entirely by hand under the direct supervision of the Project Arborist. Acceptable tools include only air knifes. If any roots are encountered during this process, they must be:Exposed carefully without tearing or severing, wrapped immediately in multiple layers of wetted burlap to prevent desiccation, Kept moist daily by the contractor for the duration of exposure, and documented by the Project Arborist, including diameter and location.

Prior to the start of hardscape installation, the entire TPZ around both trees must be deeply irrigated, with at least 50 gallons of water applied per tree to ensure that the top 12 inches of soil are fully saturated. This pre-saturation will reduce soil displacement during construction and help buffer root systems from incidental stress.

Conclusion
When constructed in accordance with the outlined specifications—on top of grade, supported by Biaxial Geogrid, and with hand installation and arborist oversight—the proposed hardscape improvements between the lightwell and Magnolia Trees #1 and #2 are expected to result in only minor impacts. These recommendations will help preserve the root environment, maintain healthy soil structure, and protect the long-term viability of these street trees throughout and beyond the construction process.

Utility Line Work Near Magnolia Street Trees #1 and #2

The proposed installation of a sewer utility lines falls within the Tree Protection Zones (TPZs) of Magnolia Street Trees #1 and #2, both of which require rigorous protective measures to preserve root health and minimize disturbance during excavation. Utility work in such close proximity to mature street trees must be conducted with exceptional care and in accordance with industry-recognized standards of arboricultural practice. The water line and gas line has been relocated to the olive street side of the property in order to further reduce impacts to the trees.

Recommended Excavation Method
All trenching within the TPZs of Trees #1 and #2 must be conducted using non-invasive techniques, specifically the use of an air knife (pneumatic excavation tool). Mechanical trenchers, mini-excavators, or any form of powered digging that can tear or sever roots are strictly prohibited in this area. The excavation shall proceed entirely by hand using the air knife, and must be conducted under the direct supervision of the Project Arborist when within 10 times the diameter of either tree. The arborist shall guide the work, monitor root exposure, and ensure that protective measures are implemented in real time.

Root Management and Exposure Protocol
As the trench is excavated: All encountered roots shall be left in place and exposed with minimal disturbance. Exposed roots must be wrapped in multiple layers of wetted burlap immediately upon exposure to prevent desiccation and thermal stress. The contractor is responsible for maintaining moisture by soaking the burlap daily until the trench is backfilled.

In instances where utility alignment conflicts with existing roots, the following shall apply: Utility lines shall be tunneled beneath or routed around roots where feasible to avoid cutting. If a root measuring 1.5 inches in diameter or larger must be cut, the Project Arborist must inspect the root in place before any pruning occurs. Only clean cuts with sterilized loppers or a handsaw are permitted. Root ends must be cut perpendicular to the root axis to reduce surface area for decay organisms and to encourage compartmentalization. All roots greater than 1.5 inches in diameter that are cut shall be documented by the Project Arborist, including location, diameter, and orientation.

Once utility installation is complete, the trench must be: Backfilled immediately with the original native soil, avoiding compaction. Lightly tamped by hand or water-settled. No mechanical compaction is permitted. Irrigated thoroughly so that the top 24 inches of soil are saturated, encouraging rehydration of the exposed root zone and promoting reestablishment of beneficial soil microbes.

Post-Trenching Mitigation and Fertilization
To assist in root system recovery and minimize stress from the trenching process, it is recommended to deep-water fertilize both trees using NutriRoot (2-2-3) or an equivalent root stimulant once utility work has been completed and the soil moisture is stable. This will enhance water retention in the root zone, stimulate fine root development, and provide essential nutrients during the post-disturbance recovery phase.

Showing Magnolia trees #1 and #2

Additionally, ongoing seasonal irrigation should be maintained within the TPZ during the dry season to support tree vitality. An inline drip or low-pressure irrigation system should be utilized to keep the upper 12 inches of soil adequately moist, especially during periods of heat or drought stress.

When executed in strict accordance with these specifications, including non-invasive excavation, arborist-directed root care, and post-construction soil management, the utility trenching is expected to result in only minor impacts to Magnolia Street Trees #1 and #2. These measures are essential to ensuring the trees' long-term health, stability, and viability within the evolving site context.

Summary and Arborist Oversight

All work within 10x the diameter of either tree shall be performed under the direct supervision of the Project Arborist. This includes trenching, root inspections, clean cutting of roots, and documentation of root size, condition, and orientation. The arborist will also monitor ongoing protection measures, such as irrigation and fertilization, and provide compliance reports as required.

REQUIREMENTS FOR MAGNOLIA TREES #1 AND #2

1. Installation of fenced off tree protection zones with required signage, mulch, layer, and low impact drip or soaker irrigation system.
2. Excavation using an air knife along the edge of the proposed basement footprint.
3. Root excavation under the supervision of the project arborist.
4. Basement excavation supported by vertical shoring near the trees.
5. Regular Irrigation before, during, and after construction.
6. Decomposed granite construction on top of existing grade with a biaxial geogrid subgrade stabilization layer.
7. Pathway construction near the trees to occur during the landscaping phase to ensure tree protection, fencing remains intact through the building phase.
8. Utility excavation must be conducted by hand using an air knife under the supervision of the project arborist

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

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

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

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

Pre And Post-Construction Care:
If the project is approved, a comprehensive soil test is recommended to assess and address any nutrient deficiencies for trees to experience impacts. Construction is taking place near these trees and thus requires oversight. The soil test shall take place before the start of construction.

Pre-Construction Care:
In the pre-construction phase, it is critical to prepare the trees for the upcoming stress and disturbances. Implementing a deep watering schedule is foundational, ensuring trees receive adequate moisture deep within their root zones. Depending on the recommended soil test analysis, fertilizing may be needed. Within the tree protection zones, it is recommended that an inline drip emitter system be installed in a grid-like manner to provide deep irrigation during the dry season. The irrigation system should be placed on top of the existing grade and require no excavation. The irrigation system shall be turned on by the project arborist as seen fit during the required monthly inspections. Regardless of the soil test results, the use of NutriRoot is still strongly advisable for trees that will be impacted by construction activities. The stresses caused by construction, such as root disturbance, soil compaction, and changes in water availability, can severely affect a tree's health. NutriRoot provides essential nutrients, promotes root growth, and enhances water management, helping trees withstand and recover from these stresses. Importantly, NutriRoot is low in macronutrients, which means it should not cause issues associated with over-fertilization, such as nutrient runoff or root burn. This makes it a safe and effective option for supporting the resilience and vitality of trees during and after construction, ensuring their long-term health and stability.

Post-Construction Care:
Following the completion of construction activities, it's vital to continue supporting the trees' recovery and growth. Annual inspections by a Certified Arborist are recommended to ensure the tree remains in good health. Maintaining the

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

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

TREE PROTECTION PLAN

Detailed Tree Protection Plan

For the aforementioned tree protection plan, this detailed guide has been designed by Kielty Arborists Services LLC. The following section offers an in-depth perspective on the recommended tree preservation guidelines. The aim is to ensure the conservation, vitality, and beauty of trees during construction and developmental endeavors, mitigating any potential detrimental effects. Adherence to these guidelines is essential to uphold both the ecological significance and visual allure of trees within the designated project vicinity. Effective tree protection during construction or development projects requires the use of fencing to demarcate and protect sensitive areas around trees. Should you have any questions or require further clarification, please contact Kielty Arborists Services directly.

Fencing Specifications:

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

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:

KIELTY ARBORISTS SERVICES LLC

David Beckham
650-532-4418

City Arborist contact information:
Jillian Keller
Menlo Park City Arborist
650-330-6793

CITY OF MENLO PARK

ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES

SOLO PERSONA AUTORIZADO PUEDE ENTRAR EN ESTA ÁREA

No se permite la excavación, zanjeo, almacenamiento de materiales, limpieza, acceso de equipos o vertido detrás de este cerco.

No quite ni reubique este cerco sin la aprobación del arborista del proyecto. El cerco debe permanecer en su ubicación aprobada durante la demolición y construcción.

Información de contacto del Arborista del Proyecto:

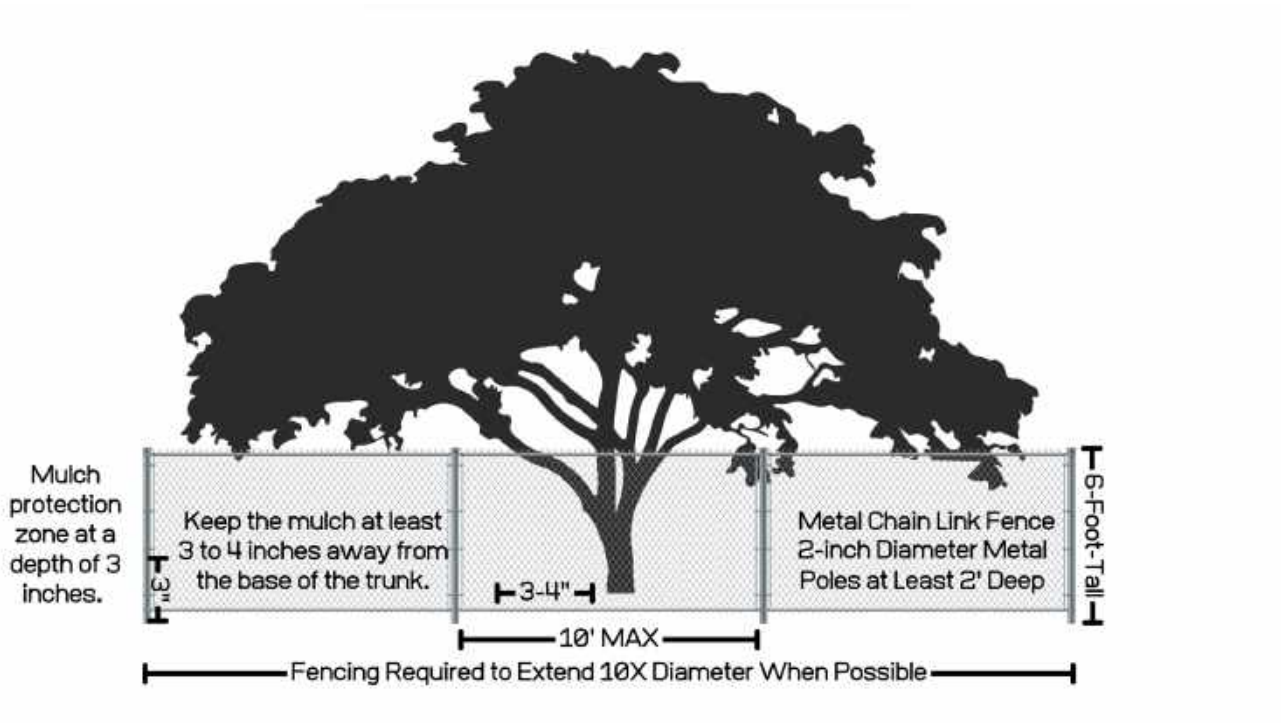
KIELTY ARBORISTS SERVICES LLC

David Beckham
650-532-4418

Información de contacto del Arborista de la Ciudad:
Jillian Keller
Arborista de la Ciudad de Menlo Park
650-330-6793

Type I Tree Protection:
Description: This is the most comprehensive form of tree protection fencing. It encompasses the full canopy dripline or Tree Protection Zone (TPZ) of trees designated for preservation.
Application: Typically used in areas where trees are a significant distance away from construction activity or when trees have a large canopy spread.

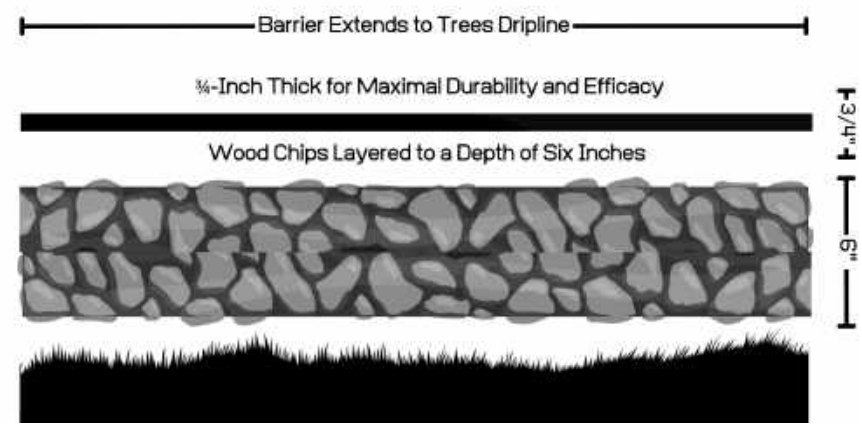
Specifications:
The fencing shall remain intact throughout the duration of the project or until activities within the TPZ are finalized. Tree protection fencing should be a 6-foot-tall metal chain link type supported by 2-inch thick diameter metal posts pounded into the ground to a depth of no less than 2 feet, ensuring stability even in challenging conditions. Poles should be spaced no more than 10 feet apart from center to center, providing a consistent and strong barrier. For trees near existing hardscapes or structures, tree protection fencing shall be placed as close as possible while still allowing access. Sensitive areas may require a landscape barrier if fencing needs to be reduced for access reasons. The location for tree protection fencing for the protected trees on site should be placed at 10x the tree diameters where possible (TPZ). All other non-protected trees are recommended to be protected by fencing placed at the drip line. No equipment or materials should be stored or cleaned inside protection zones. Apply mulch to the tree protection zones at a depth of 3 inches. Spread the mulch evenly throughout the designated area, ensuring it extends to, but does not touch, the tree trunk. Keep the mulch at least 3 to 4 inches away from the base of the trunk to prevent moisture buildup and potential rot. This will provide the necessary benefits of mulching, such as moisture retention and temperature regulation, while helping to maintain tree health. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering, and construction schedules shall be implemented in full by the owner and contractor. All retained trees are to be protected by Type I tree protection fencing.



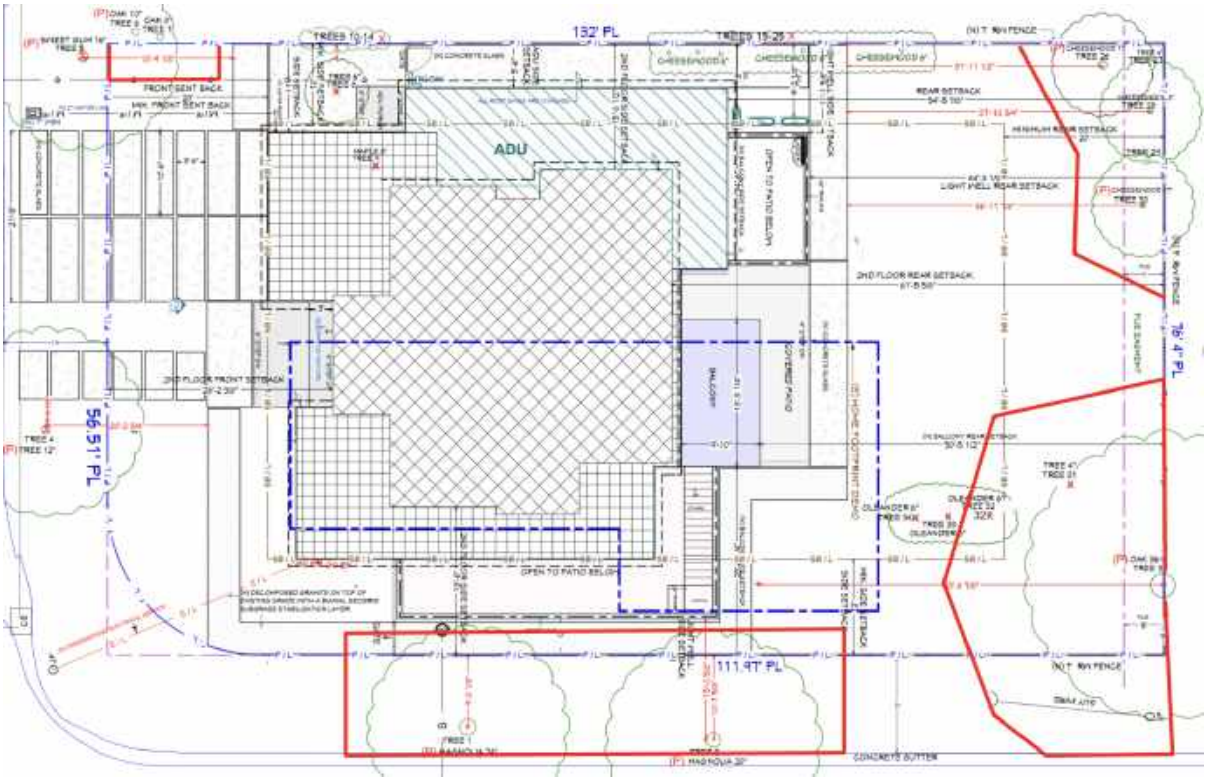
Type I Fencing

Landscape Barrier Zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer should be used, composed of wood chips layered to a depth of six inches, complemented by plywood atop the wood chips where tree protection fencing would typically be situated. The plywood should be ¾-inch thick for maximal durability and efficacy. This landscape buffer plays a crucial role in mitigating soil compaction within the tree's vulnerable root zone. For optimum stability, it is advisable to securely join the plywood boards, thus preventing any unwanted shifts in the plywood or underlying wood chips.



Landscape Barrier Zone



TREE PROTECTION MAP - TYPE ONE FENCING IN RED

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

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

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

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

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

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

Tree Pruning
Tree pruning during construction is not just about aesthetics and safety; it's also about adhering to best practices and standards set by professional bodies like the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A300 Pruning Standards) . The ISA sets rigorous standards to ensure trees are cared for sustainably and scientifically. Under these guidelines, and for the well-being of trees during construction, it's imperative to have an expert arborist oversee any pruning. Their knowledge guarantees that only the necessary branches are removed, ensuring both safety and tree health. The guideline to prune no more than 25% of the tree's total foliage is grounded in sound arboricultural practices. This safeguards the tree's photosynthetic capability, reduces undue stress, and preserves the

balance between its roots and canopy. Homeowners should be aware of these standards and ensure they are being met, trusting in the expertise of their arborist and keeping open communication about their tree care decisions. This approach not only ensures the tree's compatibility with new construction aesthetics but also its long-term health and vitality.

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

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

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

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

Compliance with Environmental Laws
Ensure full compliance with all applicable local, state, and federal environmental laws, regulations, and permit requirements pertaining to tree protection during construction. Familiarize yourself with specific regulations regarding tree preservation in your jurisdiction and consult with local authorities or arborists for guidance if needed.

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

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

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

CITY CODE

Heritage And Protected Trees Code:

As Defined In The City Of Menlo Park Municipal Code:

"13.24.020 Definitions

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

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

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

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

(5) "Heritage tree" shall mean:

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

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

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

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

Removed Trees Replacement Code:

As Defined In The City Of Menlo Park Municipal Code:

"13.24.050 Permits and decision making criteria for removal

Applicants who submitted a heritage tree permit application before March 16, 2020, have the option to have their applications be reviewed under (a) the current ordinance or (b) the updated ordinance. The review process includes, but not limited to be, the decision making criteria, replacement tree requirements and the appeal process. These applicants must make a determination through an email to Joanna Chen (jpchen@menlopark.org) by July 1, 2020, otherwise the

application will be processed under the new ordinance. If an applicant submitted a non-development related application before July 1, 2020, and chose to be reviewed under the updated ordinance, he/she will be granted an exception to use an arborist who is not on the City-approved consulting arborist list.
The City is slowly transitioning from the use of paper applications to the use of an online permitting system. Permit applicants can submit electronic permit applications online at menlopark.org/onlinepermits. You will need to create an account (username and password).
The City will continue to allow paper submittals until October 1, 2020, with a few exceptions. For instance, those who do have not have internet access may contact staff at 650-330-6780 for assistance. Paper permit applications with the payment may be mailed to the Building Division (701 Laurel St., Menlo Park, CA 94025). The determination in granting or denying a permit shall in most instances be based on the articulated criteria in

Municipal Code Section 13.24.050(a):
1. Death:
Permit applicants need to submit these documents to confirm the tree is dead:
Images to show the tree does not have living foliage. This does not apply to deciduous tree during winter months when these trees are typically dormant; or An arborist report from city approved arborist stating the tree is dead.
2. Tree risk rating:
Considerations:
Tree risk assessment is a systematic process used to identify, analyze and evaluate tree risk. Risk is assessed by categorizing or the likelihood (probability) of occurrence (failure), the likelihood of impacting a target, and the severity of consequences should failure occur to determine a risk rating.
Trees with moderate, high or extreme risk are required to have been evaluated by City-approved consulting arborists. The following documentation may be used to support Criteria 2:
Evidence that the tree risk rating cannot be mitigated to low residual risk rating (through pruning, cabling, bracing or other means), as reported by a City-approved consulting arborists. This may require an advanced level 3 assessment such as an aerial inspection, sounding with mallet, pull test, tomographic or resistograph (or equivalent) testing.
3. Tree health rating:
Intolerance to adverse site conditions can include factors such as soil or water salinity, exposure to sun or wind, or increasingly high temperatures, or overcrowded growing conditions.
Table 4.1 of the Guide for Plant Appraisal, 10th Edition, or its successor manual, defines tree health as the following:
Excellent rating – High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation.
Good rating – Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.
Fair rating – Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of crown.
Poor rating – Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.
Very poor rating – Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.
4. Species:
The trees listed below have been designated by the city arborist to be invasive or low desirability species. Note that heritage tree removal permits are still required for the removal of these trees in order to verify accurate species and document replacement tree planting conditions. The permit issuance may be expedited as no appeals are allowed.
Bailey acacia (Acacia baileyana)
Black locust (Robinia pseudoacacia)
Blackwood acacia (Acacia melanoxylon)
California fan palm ((Washingtonia filifera)
Glossy privet (Ligustrum lucidum)
Mexican fan palm (Washingtonia robusta)

Myoporum (Myoporum laetum)
Purple leaf plum (Prunus cerasifera 'Atropurpurea')
Red ironbark eucalyptus (Eucalyptus sideroxylon)
Tree of heaven (Ailanthus altissima)
5. Development:
The following documentation may be required to support criterion 5:
Schematic diagrams that demonstrate the feasibility/livability of alternative design(s) that preserve the tree, including utilizing zoning ordinance variances that would preserve the tree;
Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent addition to the Guide for Plant Appraisal.
The following guidance will be used to determine feasibility:
If the incremental cost of the tree preservation alternative is more than 140% of the appraised value of the tree, the cost will be presumed to be financially infeasible.
If the incremental cost of the tree preservation alternative is less than 110% of the appraised value of the tree, the cost will be presumed to be financially feasible.
If the incremental cost of the tree preservation alternative is between 110% and 140% of the appraised value of the tree, public works director or their designee will consider a range of factors, including the value of the improvements, the value of the tree, the location of the tree, the viability of replacement mitigation and other site conditions.
In calculating the incremental cost of the tree preservation alternative, only construction costs will be evaluated. No design fees or other soft costs will be considered.
Removal applications based on shading interference with proposed solar facilities shall employ the following screening criteria before applying the feasibility guidance above:
Can the proposed array be ground mounted or positioned elsewhere to avoid shading by tree
Can pruning resolve the conflict, Is the proposed array sized appropriately
Are there other energy efficiency measures that owner could employ to replace or reduce the need for the proposed solar array (energy efficiency analysis should be prepared by a certified energy auditor).
6. Utility inference (Criterion 6):
The following documentation may be required to support criterion 6:
Schematic diagrams that demonstrate the feasibility/livability of alternative design(s) that preserve the tree, including utilizing zoning ordinance variances that would preserve the tree;
*Documentation on the additional incremental construction cost attributable to an alternative that preserves the tree (i.e. construction cost of alternative design minus cost of original design) in relation to the appra*ised value of tree(s) and *based on the most recent addition to the Guide for Plant Appraisal.*
According to Section 13.24.050(b) noticing requirements:
For decisions made under either Criterion 5 or 6, staff will email a city-issued notice to the applicant who is expected to post the notice.

Notice posting instructions:
1. Print out city-issued notice on an 11" by 17" yellow-colored paper or pick up a copy of the notice at the front building counter at City Hall. Pleases make sure to check the City webpage to determine if the front building counter is accepting walk in services.
2. Complete the date, site, number, and type of trees, and the reason for removal (consistent with the stated City approved authorization for removal, e.g. severe pest and disease infection).
3. Place the notice so it is visible to the public. If the tree is in front of the property, either staple the notice on the tree, tie it around the tree, or hang it on the tree. If the tree is not visible to the public, place the notice in the front of the property so it is visible from the public street.

4. Send at least two (2) pictures of each tree to the City staff at jpchen@menlopark.org on Day 1, 5, 10, and 15 of notice issuance to ensure the notice is visible to the public during the appeal period until the permit issuance and tree removal.
- Picture #1: Overview of the heritage tree with the notice visible in relation to the property address.
Picture must include the main building in the background."

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

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

Evergreen trees (retain their leaves in the winter)
African fern pine (Afrocarpus gracilior)
Arizona cypress (Hesperocyparis arizonica)
Atlas cedar (Cedrus atlantica)
Avocado tree (Persea Americana)
Brisbane box (Lophostemon confertus)
Cajeput tree (Melaluca quinquenervia)
California bay laurel (Umbellaria californica)
Camphor tree (Cinnamomum camphora)
Canary island pine (Pinus canariensis)
Carob tree (Ceratonia siliqua)
Catalina ironwood (Lyonothamnus floribundus)

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

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

To be eligible for the in lieu fee, applicants must explain why the value of the replacement trees are not equal to the appraised value of the removed heritage trees.
In reference to Section 13.24.090 (3) for decisions made under Criteria 1, 2, 3, or 4, the monetary value of a replacement tree correlates with the size of the heritage tree trunk diameter (measured from 54 inches above grade). For every heritage tree proposed for removal, it must be replaced by the following replacement tree requirement:
An oak heritage tree with a trunk diameter of 10 to 15 inches has a minimum replacement tree requirement of one (1) #5 container. The monetary value is $100.
Any heritage tree with a trunk diameter of greater than 15 inches to 20 inches has a minimum replacement tree requirement of one (1) #15 container. The monetary value is $200.
Any heritage tree with a trunk diameter of greater than 20 inches to 30 inches has a minimum replacement tree requirement of one (1) 24-inch tree box. The monetary value is $400.
Any heritage tree with a trunk diameter of greater than 30 inches to 40 inches has a minimum replacement tree requirement of one (1) 36-inch tree box. The monetary value is $1,200.
Any heritage tree with a trunk diameter of greater than 40 inches to 50 inches has a minimum replacement tree requirement of one (1) 48-inch tree box. The monetary value is $5,000.
Any heritage tree with a trunk diameter of greater than 50 inches has a minimum replacement tree requirement of one (1) 60-inch tree box. The monetary value is $7,000.

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

MAINTENANCE PLAN

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

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

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

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

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH) were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold stated in city code were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the tree’s well-being.

To accurately document the location of each tree, a GPS smartphone application was utilized during the data collection process. This enabled us to create detailed maps that are included in this report. However, it is important to note that despite our efforts to minimize errors, inherent limitations of GPS data collection, coupled with slight discrepancies between GPS data and CAD drawings, may result in approximate tree locations depicted on the map.

TREE WORK STANDARDS AND QUALIFICATIONS

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

- **Industry Standards**: All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
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By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

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

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

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

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any predetermined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.
- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

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

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

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

CERTIFICATION

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

David Beckham

Signature of Consultant
David Beckham
Certified Arborist
WE#10724A TRAQ Qualified
Date: April 17th, 2025, **Revised June 5th, 2025**

LOCATION: 1611 Oakdell Drive	**PROJECT NUMBER:** PLN2025-00024	**APPLICANT:** Vinod Madabushi, Aprimo Home LLC	**OWNER:** Vinod Madabushi, Aprimo Home LLC

PROJECT CONDITIONS:

1. The use permit shall be subject to the following **standard** conditions**:**
    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 11, 2026) for the use permit to remain in effect.
    b. Development of the project shall be substantially in conformance with the plans prepared by Aprimo Home, consisting of 21 plan sheets, dated July 11, 2025 and received July 25, 2025 and approved by the Planning Commission on August 11, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
    h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborist, dated April 17, 2025, and revised June 5, 2025.
    i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
    j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly

LOCATION: 1611 Oakdell Drive	**PROJECT NUMBER:** PLN2025-00024	**APPLICANT:** Vinod Madabushi, Aprimo Home LLC	**OWNER:** Vinod Madabushi, Aprimo Home LLC

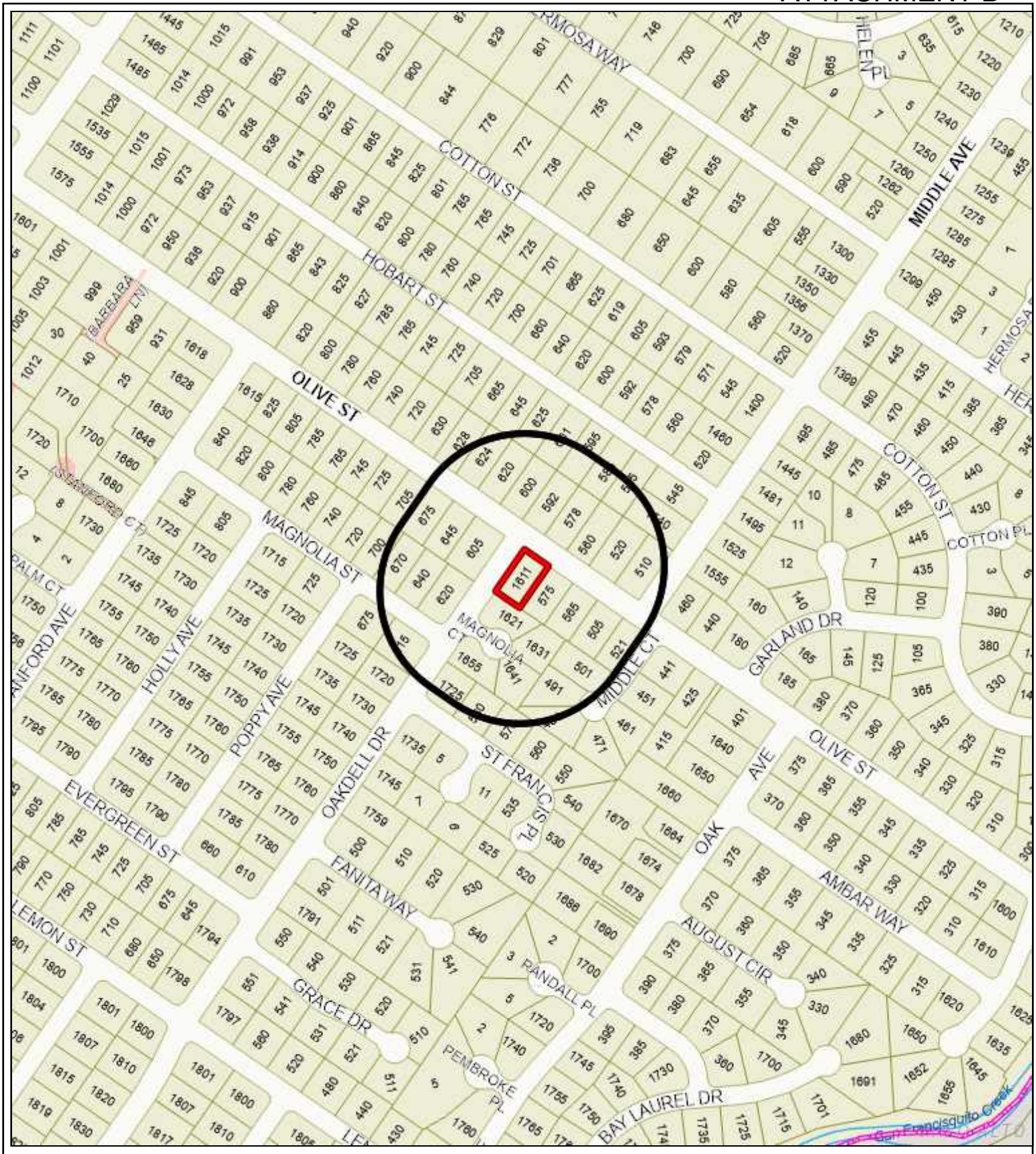
PROJECT CONDITIONS:

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.

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following ***project-specific*** conditions**:**

a. Simultaneous with the submittal of a complete building permit application, the applicant shall provide revised plans for the construction of a new asphalt parking strip and the 3-foot concrete valley gutter along the entire project frontage on Olive Street and Oakdell Drive, as well as the construction of a new ADA-compliant wheelchair ramp at the corner of Olive Street and Oakdell Drive. These plans will be subject to review and approval by the Engineering Division.



CITY OF MENLO PARK

City of Menlo Park

Location Map
1611 Oakdell Drive

Scale: 1:4,000 | Drawn By: THR | Checked By: CDS | Date: 7/29/2025 | Sheet: 1

1611 Oakdell Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,003.0 sf	10,003.0 sf	10,000.0 sf min.
Lot width	76.3 ft.	76.3 ft.	80.0 ft. min.
Lot depth	132.0 ft.	132.0 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	19.8 ft.	20.0 ft. min.
Rear	54.5 ft.	38.0 ft.	20.0 ft. min.
Side (right/corner)	12.0 ft.	27.3 ft.	12.0 ft. min.
Side (left)	11 ft.(Main House) 5.5 ft.(ADU)	15.4 ft.	10.0 ft. min. 4.0 ft. min.
Building coverage	3,279.1 sf* 32.8 %*	2,091.3 sf 20.9 %	3,501.1 sf max. 35.0 % max.
FAL (Floor Area Limit)	4,246.5 sf*	2,091.3 Sf	3,550.8 sf max.
Square footage by floor	2,082.9 sf/basement 1,689.8 sf/1st 1,414.7 sf/2nd 432.0 sf/garage 710.0 sf/ADU 447.3 sf/porches	1,719.1 sf/1st 372.2 sf/garage	
Square footage of buildings	6,329.4 sf	2,091.3 sf	
Building height	25.3 ft.	11.5 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
	Notes: • Areas shown highlighted indicate a nonconforming or substandard situation		

Trees						
	Heritage trees	3	Non-Heritage trees	31	New Trees	11
	Heritage trees proposed for removal	2	Non-Heritage trees proposed for removal	23	Total Number of Trees	20

* Floor area and building coverage for the proposed project includes the ADU, which is 710.0 square feet in size. With 800 square feet of the ADU allowed to exceed the floor area limit and maximum building coverage, the proposal is in compliance with the floor area-related standards.

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **8/11/2025**
Staff Report Number: **25-035-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing nonconforming single-story residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) zoning district at 1008 Sevier Avenue and determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 3 exemption for new construction or conversion of small structures.**

Recommendation

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

Policy Issues

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

Background

Site location

The subject property is located at the eastern side of the portion of Sevier Avenue south of Highway 101 in the Flood Park neighborhood. Properties to the north, west, and directly to the south are also located in the R-1-U district. Properties to the east and southeast of the subject property are located in the R-3 (Apartment) district. A location map is included as Attachment B. The surrounding single-family properties along Sevier Avenue are generally developed with one-story residences, while the R-3 properties along Madera Avenue are developed with one- and two-story multi-family developments of varying styles.

Analysis

Project description

The applicant is proposing to construct a new two-story residence. The project plans and project description letter are included as Attachment A, Exhibits A and B, respectively. The proposed residence would be a four-bedroom, three-and-one-half-bathroom residence. The required parking for the primary dwelling would be provided in a new attached, front-loading, two-car garage accessed from Sevier Avenue. The proposed

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

- The proposed floor area would be approximately 2,768.3 square feet, where 2,800 square feet is the maximum.
- The proposed building coverage would be 34.9 percent where 35 percent is the maximum.
- The proposed second floor would be approximately 36.2 percent of the total allowable floor area where 50 percent is the maximum.
- The height of the residence would be approximately 25 feet, 11 inches, where 28 feet is the maximum permitted height.
- The proposed balcony in the front of the residence would meet the minimum 20-foot side setbacks that apply to balconies in single-family zoning districts.

The proposed residence would have a front setback of 20 feet, two inches and a rear setback of approximately 43 feet, three inches, where 20 feet is required in either case. The residence is proposed to have a left-side setback of approximately five feet, two inches, and a right-side setback of approximately five feet, one inch, where five feet is required. The proposed second story would be stepped back from the first story on the left side and the rear. Due to the angle of the lot, most of the second story on the right side would also be stepped in, however there would be a portion of the second story that would be directly above the first story. A data table summarizing parcel and project attributes is included as Attachment C. A new curb, gutter, and sidewalk would be constructed as required by project-specific condition 2.a.

Parking and circulation

The property has an existing driveway along the left side of the property that would be demolished and replaced with a new curb, gutter and sidewalk. A new driveway would be constructed closer to the right-side property line which would provide access to a new front-loading garage.

Design and materials

The applicant describes the architectural style as craftsman and highlights features such as a combination of cement lap siding and cement fiber shingle siding. The front and portions of the rear would also have stone veneer siding at the base of the structure. The gables and eaves would feature painted cement fiber trim and fascia. Windows would also have painted trim to match the eaves and decorative fascia. The first-story roof would have standing seam metal roofing material while the second-story roof would have composition asphalt shingle roofing material. Second-story windows would have relatively low sill heights. The lowest front- and side-facing windows on both sides would have sill heights of two feet, two inches. As mentioned above, the second story would be stepped back from the first floor for the majority of the structure. The right side would be stepped back to 10 feet, six inches, and the left side would be stepped back to approximately seven feet, three inches where the lowest windows are located. The windows are located towards the front of the residence which abut the side yard of the property to the left and the rear yard of the property to the right. There are existing trees on the right neighbor’s property that would help screen the windows. Given the location of the windows and the second-story stepback, the low sill heights appear to pose minimal privacy impacts. The rear-facing second-story windows would have sill heights of one foot, eight inches. However, given the large proposed rear setback and the fact that the properties to the rear are in a multi-family district, this may pose less of a privacy concern than if the property abutted other single-family properties at the rear.

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

Table 1: Tree summary and disposition

ID #	Species	Trunk Diameter	Condition	Status	Removal or Retention	Off-site or On-site
1	Southern Magnolia	16	Fair	Heritage	Retention	On-site
2	Small-leaved Linden	28	Fair	Heritage	Retention	Off-site (street)
3	Japanese Maple	6	Fair	Non-heritage	Retention	On-site
4	Japanese Maple	6	Fair	Non-heritage	Remove	On-site
5	Mexican Fan Palm	20	Fair	Heritage	Retention	Off-Site (neighboring)

The project arborist inventoried a total of five trees on-site and on surrounding properties, with three trees being considered heritage trees (two on-site and one street tree). All heritage trees would be retained. Of the non-heritage trees, one dead on-site Japanese maple (#4) would be removed, and all other trees would be retained. The arborist report specifies tree protection measures, including three tree protection zones to minimize potential injury to trees during construction. The proposed project includes new landscaping including one new 24-inch box sweet bay tree and other shrubs and ground cover. The City Arborist has reviewed the application, including review for the new street trees, and all recommended tree protection measures identified in the arborist report would be implemented and ensured as part of draft condition of approval 1h (see Attachment A, Exhibit D).

Correspondence
The applicant states in their project description letter that they have made efforts to inform and engage neighboring property owners, and the proposal has received positive responses. Staff has not received any additional written correspondence as of publication of the staff report.

Conclusion
Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood. The craftsman style would be generally attractive and well proportioned. The large second story setbacks on the rear and sides would help alleviate any potential privacy concerns. Staff recommends that the Planning Commission approve the use permit request.

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

Environmental Review
The project is categorically exempt under Class 3 (Section 15303, "New construction or conversion of small

structures”) of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

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

Appeal Period

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

Attachments

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

Report prepared by:
Chris Turner, Senior Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO CONSTRUCT A NEW TWO-STORY, SINGLE-FAMILY RESIDNECE ON A SUBSTANDARD LOT WITH REGARD TO MINIMUM LOT WIDTH AND AREA IN THE R-1-U (SINGLE FAMILY URBAN RESIDENTIAL) ZONING DISTRICT AT 1008 SEVIER AVENUE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district (collectively, the "Project") from Shyam Bhatia ("Applicant" and "Owner"), at 1008 Sevier Avenue (APN 062-064-020) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

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

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

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

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

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

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

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

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

WHEREAS, at a duly and properly noticed public hearing held on August 11, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

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

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because new two-story residences are allowed to be constructed on substandard lots, subject to granting of a use permit.

    b. The proposed project would comply with all standards of the R-1-U zoning district including, but not limited to maximum floor area limit, maximum building coverage, maximum height, minimum setbacks and daylight plane requirements.

    c. The proposal would be compliant with all parking requirements and would include a new driveway and provide two covered parking spaces.

d. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2025-00009, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The use permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

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

Section 5. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 11, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of July 2025.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

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

EXHIBIT A

BHATIA RESIDENCE

NEW SINGLE FAMILY RESIDENCE

1008 SEVIER AVENUE, MENLO PARK, CA

7194 Rosencrans Way
San Jose, CA 95139
P : (408) 992 - 1039

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

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NEW SINGLE FAMILY RESIDENCE
1008 SEVIER AVENUE, MENLO PARK, CA
KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.		2414
REVISION	DATE	DESCRIPTION	DRAWN BY
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	DJ
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	DJ

LOCATION MAP

ASSESSOR'S PARCEL MAP

SCOPE OF WORK

DEMOLISH AN EXISTING SINGLE STORY RESIDENCE AND BUILD A TWO STORY, 4 BR 3.5 BA SINGLE FAMILY RESIDENCE WITH 2,345.9 NEW LIVING SF ABOVE GRADE ON A 5,113 S.F. LOT WITH A NEW GARAGE OF 334.5 S.F. TOTALING 2,680.4 S.F.

PROJECT SUMMARY

Assessor's Parcel No.	62-044-020
Zoning:	R-1-U
Jurisdiction:	CITY OF MENLO PARK
Type of Construction:	TYPE V-B, SPRINKLERED
Building Occ. Groups:	R-3/U [SINGLE FAMILY RESIDENTIAL]
Required Property Setbacks (1st / 2nd):	
Front	20'-0"
Rear	20'-0"
Right Side	5'-0"
Left Side	5'-0"
Proposed Property Setbacks (1st / 2nd):	
Front	20'-3"
Rear	45'-3"
Right Side	5'-1 1/2"
Left Side	5'-1 1/2"
Max. Allowed Building Height:	28'-0"
Proposed Building Height	28'-11"
1st Area	1,113.0
1st Floor	1,306.2
2nd Floor	1,032.6 <=1480
Existing Lot Coverage	1,033.5 29.41%
Total New Garage	480.7
Total New Living Area	2,345.9
Total New Residence	2,779.6 <=2,868
FAR Percentage	54.36%
Proposed Lot Coverage Ratio	1,788.0
Lot Coverage Percentage	34.97% <=35% (OK)

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: *"WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"*
2. STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D
3. SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT
4. ROOF TRUSSES--TRUSS DESIGN PACKAGE AND ENGINEER OF RECORD REVIEW LETTER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

1. WINDOW/DOOR PACKAGE
2. CABINET SHOP DRAWINGS AND FINISH SAMPLES
3. MECHANICAL DUCTING PLAN
4. STAIR AND RAIL SHOP DRAWINGS
5. MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

1. LICENSE NUMBER
2. INSURANCE AND WORKER'S COMP POLICIES
3. CONSTRUCTION STAGING PLAN
4. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with City of Menlo Park Amendments)

-2022 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2022 CALIFORNIA BUILDING CODE, CBC
-2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2022 CALIFORNIA ELECTRICAL CODE, CEC
-2022 CALIFORNIA MECHANICAL CODE, CMC
-2022 CALIFORNIA PLUMBING CODE, CPC
-2022 CALIFORNIA ENERGY CODE, CEnC
-2022 CALIFORNIA HISTORICAL CODE, CHC
-2022 CALIFORNIA FIRE CODE, CFC
-2022 CALIFORNIA EXISTING BUILDING CODE
-2022 CALIFORNIA GREEN BUILDING STANDARDS
-2022 CALIFORNIA REFERENCED STANDARDS

SHEET INDEX

GENERAL
A0.0 COVER SHEET
A0.2 FLOOR AREA CALCULATIONS
A0.3 DAYLIGHT PLANE COMPLIANCE DIAGRAMS
A0.4 AREA PLAN
A0.5 STREETSCAPE

ARCHITECTURAL
A1.0 SITE PLAN
A2.1a 1ST FLOOR PLAN
A2.1b 2ND FLOOR PLAN
A2.2a LOWER ROOF PLAN
A2.2b UPPER ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR PERSPECTIVES
A5.0 SECTIONS
A5.1 SECTIONS

CIVIL
SU1 BOUNDARY AND TOPOGRAPHIC SURVEY
C-1.0 TITLE SHEET
C-2.0 GRADING & DRAINAGE PLAN
C-3.0 UTILITY PLAN
ER-1 EROSION CONTROL PLAN
ER-2 EROSION CONTROL DETAILS
HYD-1 IMPERVIOUS AREA EXHIBIT
BMPS CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS)

AS-BUILT
A0.3 EXISTING SITE PLAN
A1.1 EXISTING 1ST FLOOR PLAN W/DEMO NOTES
A1.2 EXISTING ROOF PLAN

TREE PROTECTION
T-1 TREE PROTECTION PLAN SHEET
T-2 TREE PROTECTION PLAN SHEET
T-3 TREE PROTECTION PLAN SHEET

LANDSCAPE
L-1 LANDCAPE PLAN
L-2 PLANNING NOTES
L-3 IRRIGATION PLAN
L-4 IRRIGATION NOTES
L-5 NOTES

PROJECT TEAM

OWNER
Kelly Blankenship and Shyam Bhatia
1008 Sevier Avenue,
Menlo Park, Ca
email: kelly94401@yahoo.com,
shyambhatia129@gmail.com

DESIGNER
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email: dianajarrar@jdesigncorner.com

GENERAL CONTRACTOR
Valley Home Builders, Inc.
3466 Edward Avenue
Santa Clara, CA 95054
attn Mehdi Vatani
ph 408 205 9550
email: mvatani@valleyhomebuilders.com

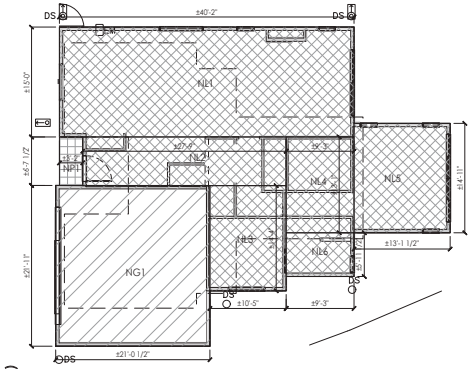
GEOTECHNICAL ENGINEER
Wayne Ting and Associates, Inc.
attn Wayne Ting
ph 510 623 7768
email wayne@wayneting.net

CIVIL ENGINEER
LEA & BRAZE ENGINEERING, INC.
attn Michael Morgan, P.E., Q.S.D.
email mmorgan@leabraze.com

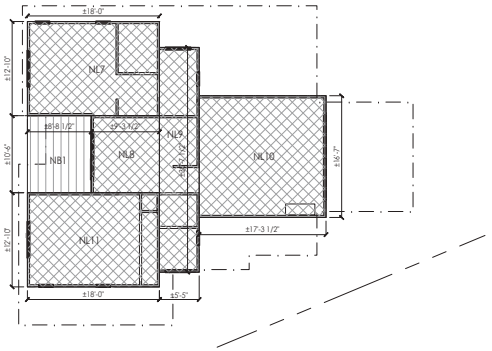
LANDSCAPE Designer
Menaka Rao Landscape Design
attn Menaka Rao
ph 650 644 7631
email rao.menaka@gmail.com

COVER SHEET

A0.0



1ST FLOOR AREA CALCS | 1/8" | 1



2ND FLOOR AREA CALCS | 1/8" | 1

LA	Lot Area:	8,113 S
NG+NG1	Total New Garage	448 S
TNL+NP1+NL1	Total New Living Area	3,318 S
TNP+TNB+NG1	Total New Residence	3,779 A
TR E/LA	FAR Percentage	54.4%
P1C+NP1+NG+NP	Proposed lot Coverage Refs	1,788 S
P1C/LA	Lot Coverage Percentage	26.9% <35% (OK)

NOTES:
1. NO ATTIC SPACES TALLER THAN 5' PROPOSED--SEE A5.0 & A5.1

NB# = NEW BALCONY AREA

NG# = NEW GARAGE AREA

NL# = NEW LIVING AREA

NP# = NEW COVERED AREA COUNTED TOWARDS LOT COVERAGE

FLOOR AREA LEGEND | -

12 4 8 12 feet

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NEW SINGLE FAMILY RESIDENCE

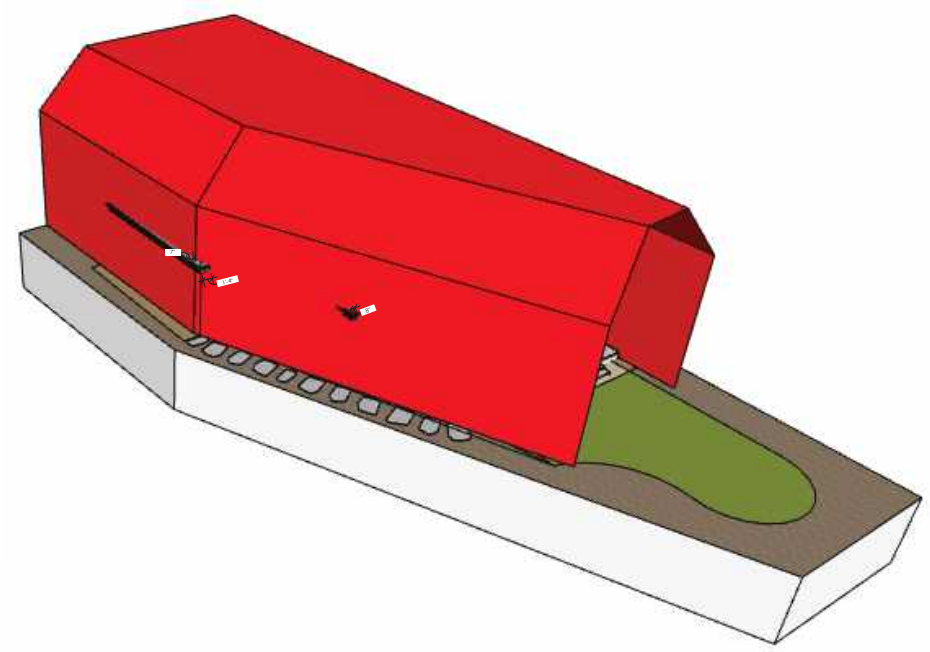
1008 SEVIER AVENUE, MENLO PARK, CA

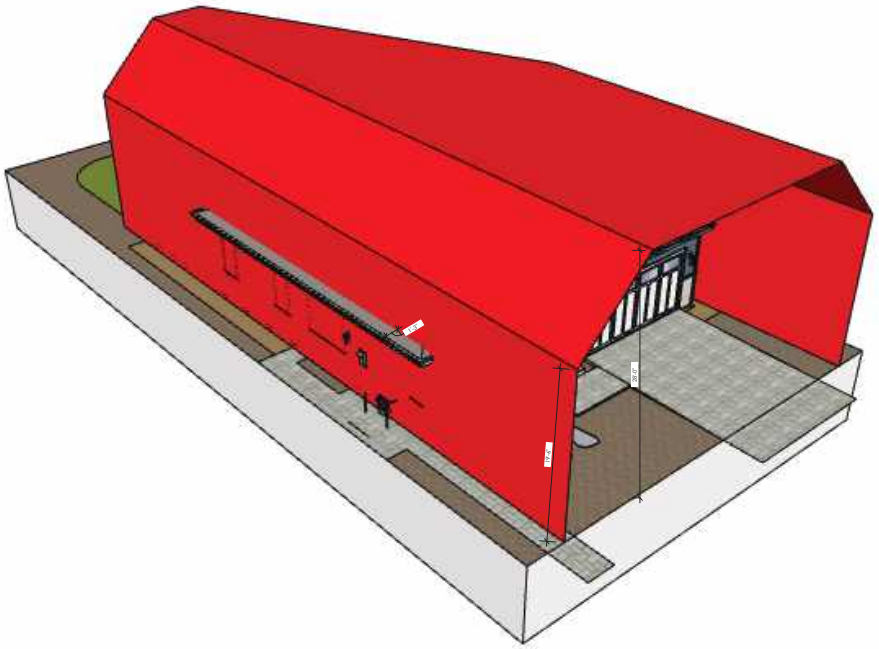
KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
			2414
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	DJ
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	DJ

FLOOR AREA CALCULATIONS

A0.2





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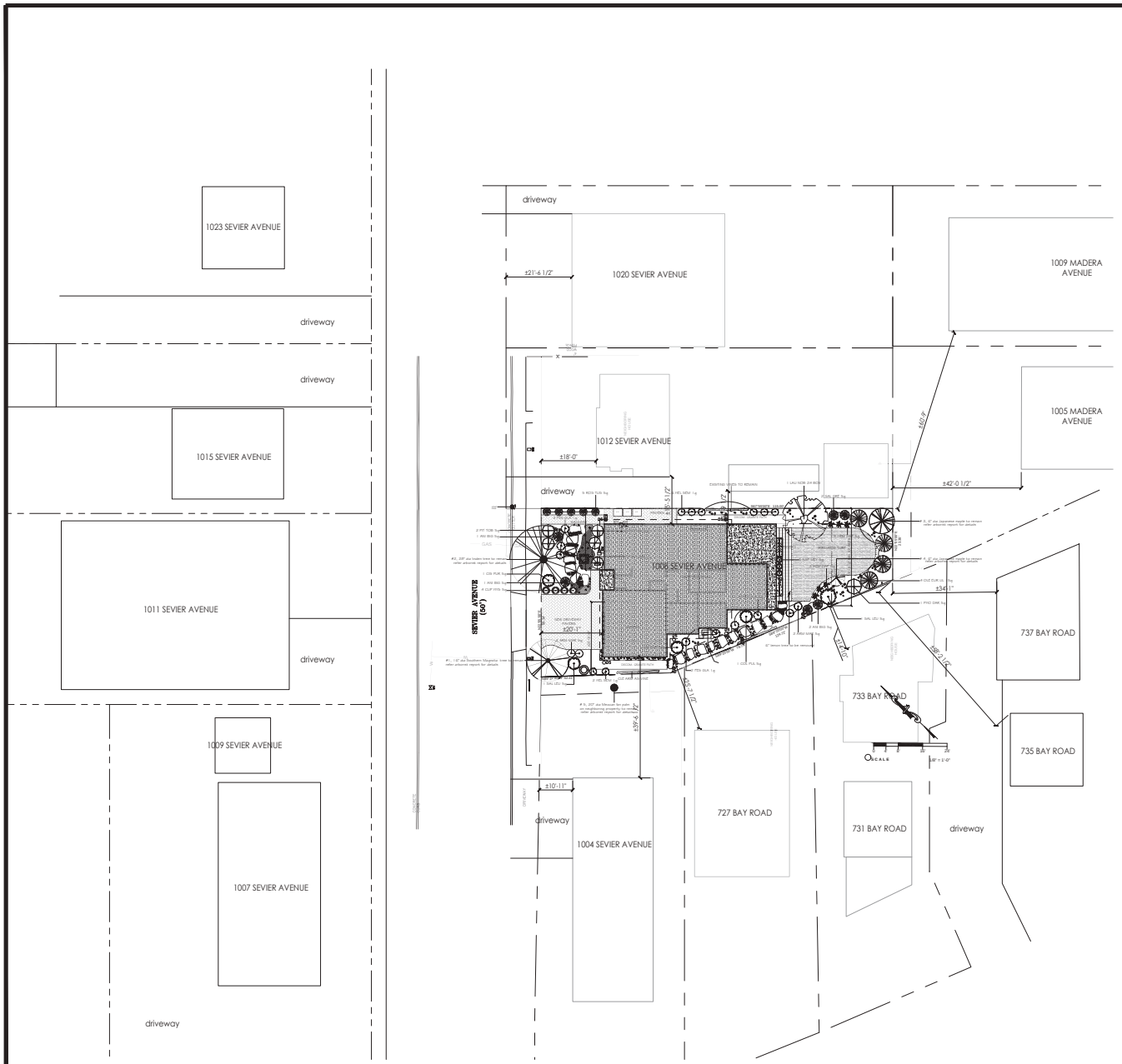
ESTIMATE	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	D.J
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J
	06.20.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J

ARCHITECTURAL BLOCK

DAYLIGHT PLANE COMPLIANCE DIAGRAMS

A0.3

© J DESIGN CORNER



1 2 4 8 12 feet

NEIGHBORHOOD CONTEXT | 1/16" | 1

AREA PLAN KEYNOTES | -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

NEW BUILDING AREA

NOTES: ALL MEASUREMENTS TO ADJACENT STRUCTURES ARE FROM AERIAL PHOTOGRAPHS AND ARE APPROXIMATE.

AREA PLAN LEGEND | -

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AREA PLAN

A0.4

1020 SEVIER AVE.

1012 SEVIER AVE.

1008 SEVIER AVE.
SUBJECT PROPERTY

1004 SEVIER AVE.

1019 SEVIER AVE.

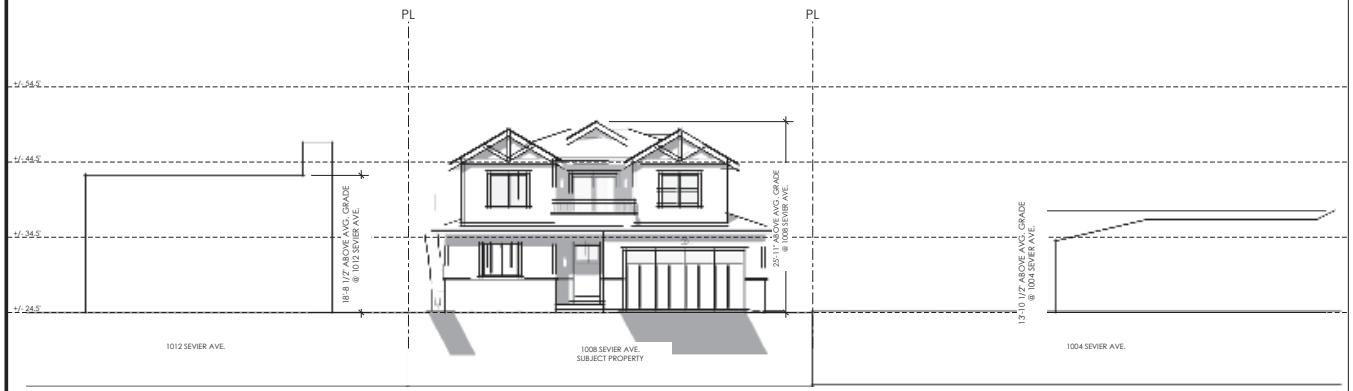
1015 SEVIER AVE.

1011 SEVIER AVE.

1009 SEVIER AVE.

1007 SEVIER AVE.

STREETSCAPE IMAGES | - | 1



STREETSCAPE ELEVATION | 1/8" | 3

NEIGHBORS | - | 2

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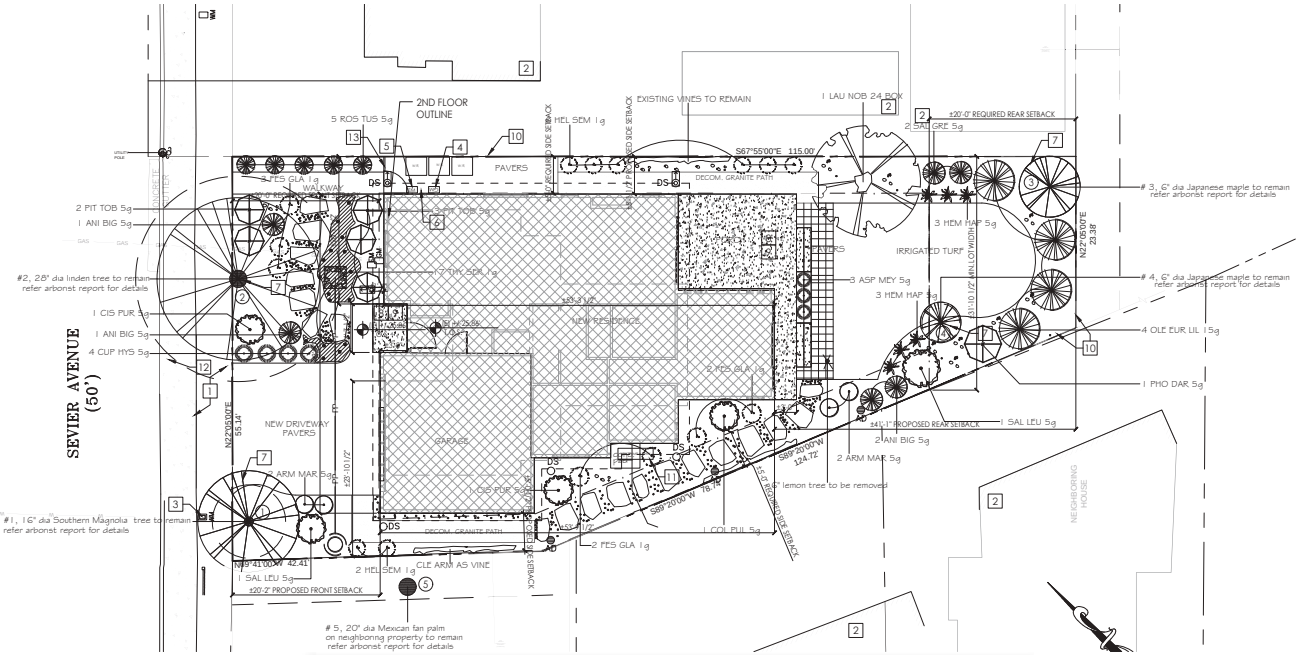
ARCHITECTURAL SERVICE

STREETSCAPE

A0.5

© J DESIGN CORNER



TREE INVENTORY - 1008 Sevier Ave

12 4 8 12 feet

SITE PLAN | 1/8" | 1

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
4. (N) GAS METER LOCATION--INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
5. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
6. UFER GROUND CONNECTION PER CEC 250-52
7. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
8. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
9. (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
10. (E) 6' HIGH WOOD FENCE TO REMAIN, TYP.
11. (N) HEATPUMP UNIT PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS
12. (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
13. (N) 6' HIGH STAINED WOOD FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE DESIGNER--NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS

SITE PLAN KEYNOTES | -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

TREE PROTECTION FENCING

NEW BUILDING AREA

NEW HARDSCAPE--SEE LANDSCAPE PLAN FOR MORE INFO

+/-XX.XX
XX

SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
3. SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

SITE PLAN LEGEND | -

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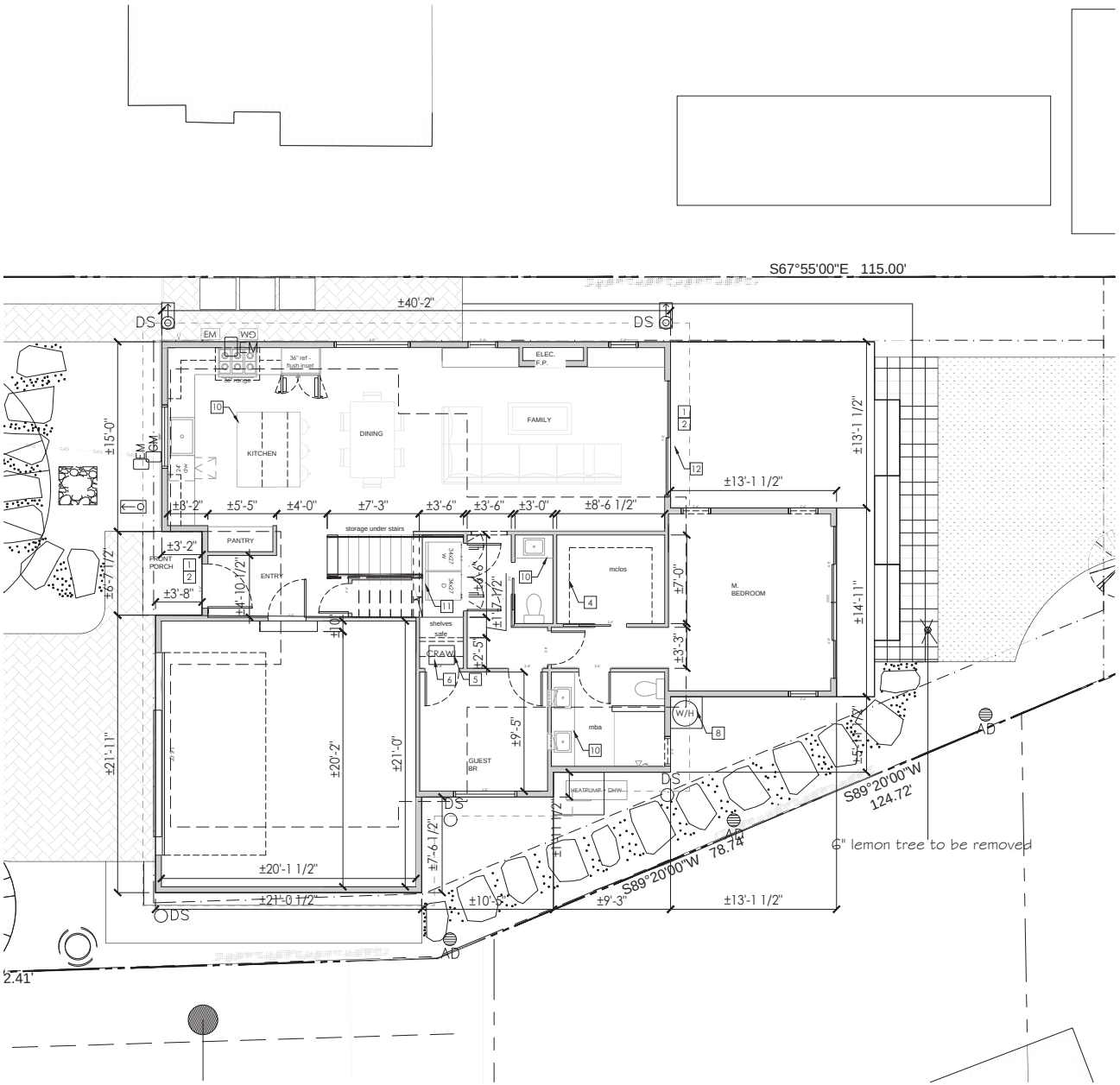
SITE PLAN

A1.0

A10



1ST FLOOR PLAN | 1/4" | 1

Crawl Space Venting Area Calculations

	area (sf)	Class I Vapor Retarder	ratio	req'd vent area (si)	req'd vent 7x14 vents required @ 98 si/ea
	a		b	c=a(x)b=144	d=c/98
A1	1,329	NO	1/150	1,275.36	14.0

Notes:
1. SEE ELEVATIONS FOR VENT LOCATIONS - VENTS ARE NOT TO BE LOCATED IN SHEAR WALLS OR SIMPSON STRONG WALLS
2. OPENINGS FOR CRAWL SPACE VENTILATION SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL TO PROVIDE CROSS VENTILATION
3. PROVIDE ADDITIONAL VENTS IF EXISTING VENTS BLOCKED BY ADDITION

NOTE:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

[#] = NUMBER TO KEY NOTE BELOW

1. (N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT
2. (N) LANDING--MIN. 3" DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
3. LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
4. INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
5. INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6. (N) 18" X 24" MIN. CRAWLSPACE ACCESS
7. (N) 22" X 54" MIN. ATTIC ACCESS PULL DOWN LADDER. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
8. (N) WATER HEATER. WATER HEATER TO BE STRAPPED PER PLUMBING GENERAL NOTES ON A0.1a. PROVIDE FOR MAKEUP AIR PER CMC 701.6 OUTDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS
9. SKYLIGHT WITH TRANSLUCENT LENS--SEE RCP AND WINDOW SCHEDULE FOR MORE INFORMATION--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THAT SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS OR SECTIONS
10. CUSTOM CABINETRY
11. INSTALL MIN. 1/2" GYP.BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
12. ZURN Z880 OR EQ. 2-1/2" WIDE TRENCH DRAIN, DAYLIGHT AT EDGE OF PATIO (TO SIDEYARD)

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

(N)/EXISTING WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON DEVICE. (E) HOSE BIBBS TO REMAIN.

(N) GAS COCK--REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

DOOR KEY-- SEE A4.0 FOR MORE INFORMATION

WINDOW KEY-- SEE A4.0 FOR MORE INFORMATION

FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

FLOOR PLAN LEGEND

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BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE

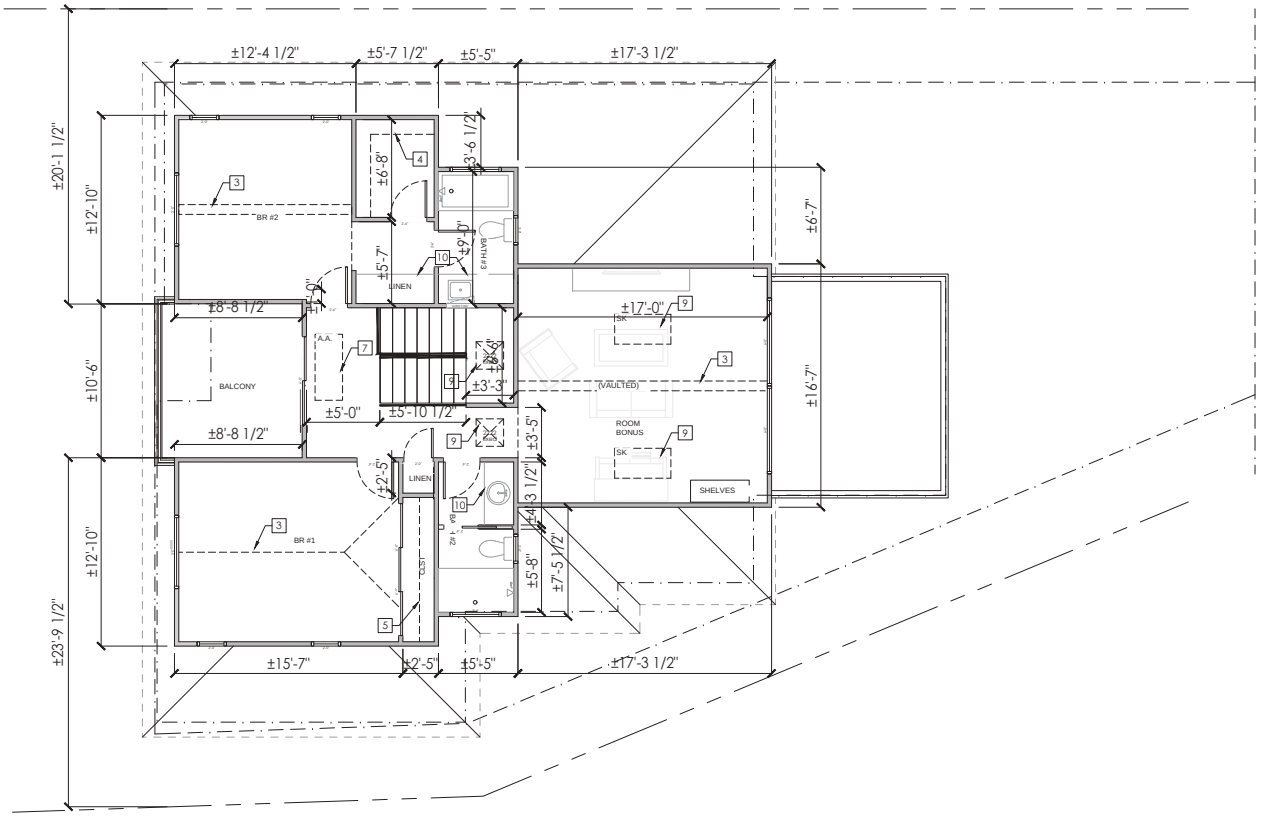
1008 SEVIER AVENUE, MENLO PARK, CA

KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.	2414		
DRAWN BY		DJ	DJ
DESCRIPTION		DEVELOPMENT PERMIT SUBMITTAL	DEVELOPMENT PERMIT RESUBMITTAL
DATE		12.02.2024	05.12.2025
REVISION			

1ST FLOOR PLAN

N
W
E
S
A2.1a



1 2 3 4 6 feet

2ND FLOOR PLAN | 1/4" | 1

= NUMBER TO KEY NOTE BELOW

1. (N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT
2. (N) LANDING--MIN. 3' DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
3. LINE OF BEAM, SOFFIT AND/OR CROWN MOLDING ABOVE, TYP. SEE ALSO REFLECTED CEILING PLAN
4. INDICATES PREFAB CLOSET SYSTEM (OWNER PROVIDE/CONTRACTOR INSTALL)
5. INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6. (N) 18" X 24" MIN. CRAWLSPACE ACCESS
7. (N) 22" X 54" MIN. ATTIC ACCESS PULL DOWN LADDER. ACCESS TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH
8. (N) WATER HEATER. WATER HEATER TO BE STRAPPED PER PLUMBING GENERAL NOTES ON A0.1a. PROVIDE FOR MAKEUP AIR PER CMC 701.6 OUTDOOR COMBUSTION AIR--SEE TITLE 24 REPORT FOR APPLIANCE REQUIREMENTS
9. SKYLIGHT WITH TRANSLUCENT LENS--SEE RCP AND WINDOW SCHEDULE FOR MORE INFORMATION--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THAT SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS OR SECTIONS
10. CUSTOM CABINETRY
11. INSTALL MIN. 1/2" GYP.BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
12. ZURN Z880 OR EQ. 2-1/2" WIDE TRENCH DRAIN, DAYLIGHT AT EDGE OF PATIO (TO SIDEYARD)

NOTE:
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2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

FLOOR PLAN KEYNOTES -

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

(N)/EXISTING WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

DENOTES (N) HOSE BIBB. SEE PLANS FOR NEW LOCATION - INSTALL HOSE BIBBS PER CPC WITH APPROVED ANTI-SIPHON DEVICE. (E) HOSE BIBBS TO REMAIN.

(N) GAS COCK--REFER TO MANUF. SPECS FOR ELECTRICAL AND GAS REQUIREMENTS. PLUMBER TO VERIFY GAS PIPE DIAMETER NEEDED FOR APPLIANCE FROM GAS METER LOCATION

DOOR KEY-- SEE A4.0 FOR MORE INFORMATION

WINDOW KEY-- SEE A4.0 FOR MORE INFORMATION

FLOOR ELEVATION CHANGE--SEE CIVIL PLANS FOR MORE INFO

FLOOR PLAN LEGEND -

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7194 Rosencrans Way
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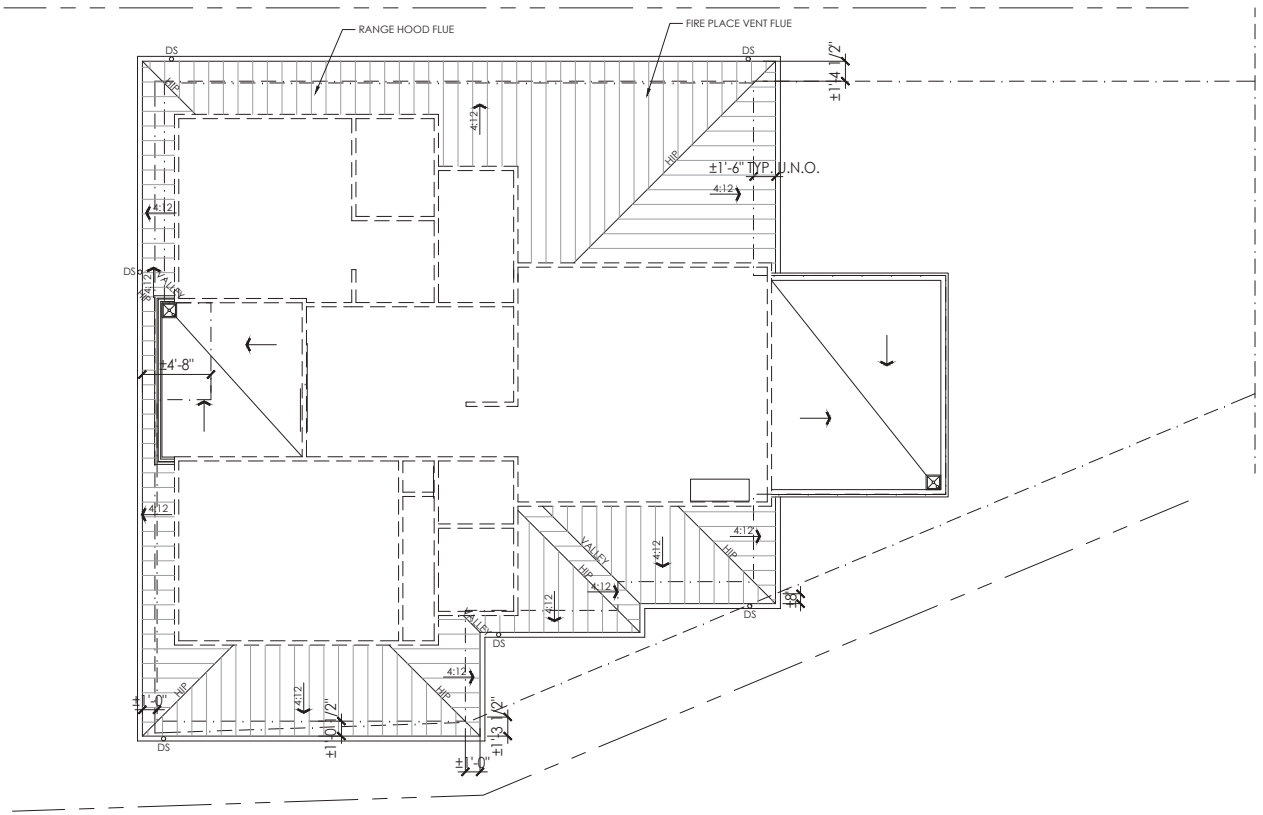
2ND FLOOR PLAN

N E S W

A2.1b



1 2 3 4 6 feet

LOWER ROOF PLAN | 1/4" | 1

1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
5. FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION). KEEP AREA CLEAR OF ROOFING EYEBROW, MECHANICAL AND PLUMBING VENTS.
6. SEE ROOF PLAN FOR SLOPE.
7. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
8. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE 1:240 FRONT-TOBACK, BUT TO BE LEVEL SIDE TO SIDE
9. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
10. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

NOTE:
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ROOF GENERAL NOTES | -

ATTIC VENTILATION CALCULATIONS AND NOTES | -

ROOF PLAN LEGEND

	STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: AEP SPAN; STYLE: SELECT SEAM; COVERAGE: 16"; GAUGE: 22; COLOR: SLATE GRAY--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]
	ASPHALT COMPOSITION SHINGLES o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS C--MANUF: CERTAINTEED; STYLE: PRESIDENTIAL SHAKE TL; COLOR: COUNTRY GRAY; LIFE EXPECTANCY: 30 YEAR MINIMUM--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1389
	SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.
	BALCONY TO BE TILE o/ BISON DECK SUPPORTS (bisonip.com) o/ 40+ PSI DENSITY CLOSED CELL EXTRUDED POLYSTYRENE INSULATION (MIN. 1.5 INCHES THICK) o/ ROOFING MEMBRANE SLOPED MIN. 3/8:12--INSTALL ALL COMPONENTS PER MANUFACTURER'S WARRANTY INSTRUCTIONS. THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR AND MUST TAKE INTO CONSIDERATION THE STRUCTURAL CAPABILITY AND ADEQUACY OF THE STRUCTURE TO CARRY THE DEAD AND LIVE LOAD WEIGHT(S) INVOLVED, AND THAT THE DENSITY OF ANY INSULATION IS SATISFACTORY TO RESIST CRUSHING AND DAMAGING THE WATERPROOFING MEMBRANE.
	DENOTES FLAT ROOF DRAIN CONNECTED TO HARDPIPED 2" RAIN WATER LEADER AND 2" ROOF OVERFLOW. OVERFLOW TO BE CONNECTED TO ESCUTCHEON--SEE DETAILS [XXX/XXXX]--ENSURE ROOFING OVERLAPS ROOF DRAIN PER BOTH DRAIN AND ROOF MANUF. DIRECTIONS (avoid roof drainage in wall cavities where possible)
DS	DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
←	DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
– – – –	LINE OF BLDG. BELOW

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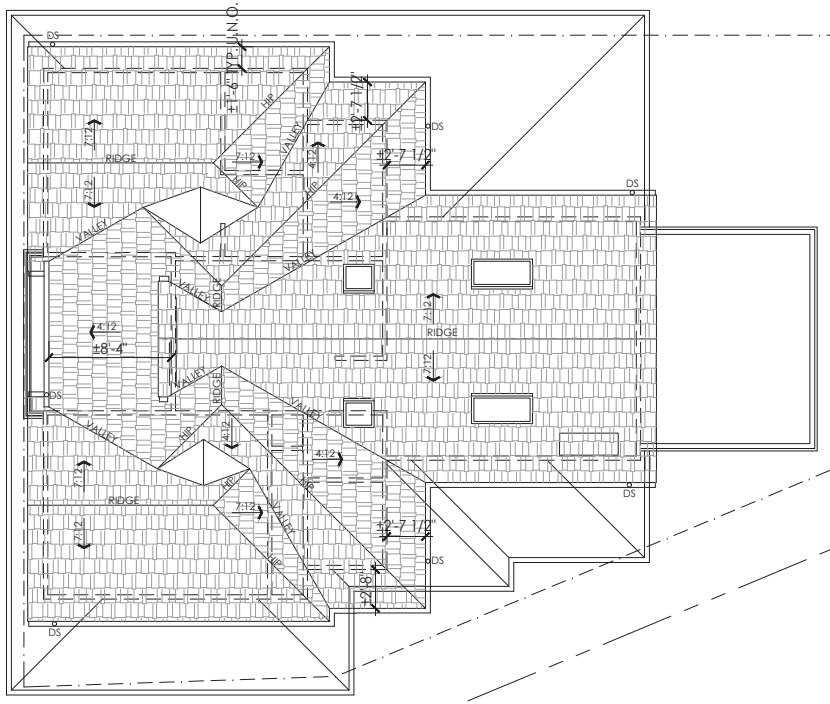
LOWER ROOF PLAN

N E S W

A2.2a

A13



1 2 3 4 6 feet

UPPER ROOF PLAN | 1/4" | 1

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ROOF GENERAL NOTES | -

ATTIC VENTILATION CALCULATIONS AND NOTES | -

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ROOF PLAN LEGEND

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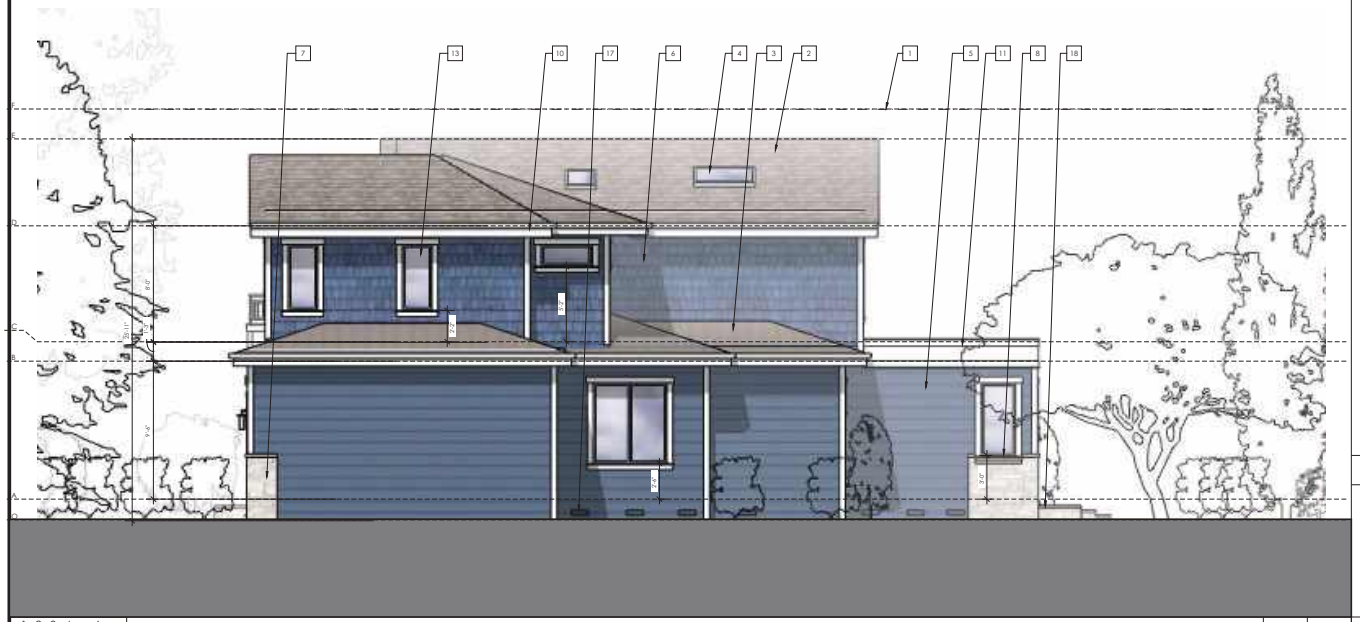
UPPER
ROOF PLAN

N
W
E
S
A2.2b

1 2 3 4 6 feet

WEST ELEVATION (FRONT) | 1/4" | 1



1 2 3 4 6 feet

SOUTH ELEVATION (RIGHT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
4 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
5 FIELD PAINTED FIBER CEMENT LAP SIDING o/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: ARTISAN; EXPOSURE: 7"; STYLE: SMOOTH--www.artisanluxury.com--SEE DETAILS [XX/XX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
6 FIELD PAINTED FIBER CEMENT SHINGLE SIDING o/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: STRAIGHT EDGE PANEL; EXPOSURE: 7"--www.jameshardie.com--SEE DETAILS [XX/XX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
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8 VERISTONE WAISCOT SILL OVER STEEL "L" ANGLE --INSTALL PER MANUF. INSTRUCTIONS AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
9 PAINTED CEMENT FIBER TRIM--2x10 BARGEBOARD AND 1x2 DRIP EDGE
10 PAINTED FIBER CEMENT TRIM--2x10 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
11 PAINTED CEMENT FIBER TRIM--2"X2" BELLYBAND
12 FACTORY-FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--SEE DOOR SCHEDULE FOR MORE INFO
13 WINDOW/DOOR OPENING--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 5" PAINTED FIBER CEMENT TRIM TYPICAL, U.N.O.
14 NOT USED
15 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS
16 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 6"; STYLE: LUXELLO LED, MODERN NEUTRA HOUSE NUMBERS LED BACKLIT; FINISH: ANODIZED--www.surrounding.com/products/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER
17 CRAWLSPACE VENT--SEE CRAWLSPACE VENT CALCS ON A2.1 FOR MORE INFO
18 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO

NOTES:
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5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES | - | -

ELEVATION GRID LINE KEY
O AVERAGE NATURAL GRADE = 24.50'
A 1ST FLOOR TOP OF STRUCTURE = +/- 25.86'
B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 35.36'
C 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 36.61'
D 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 44.61'
E PROPOSED BUILDING HEIGHT = +/- 50.45'
F MAX BUILDING HEIGHT ALLOWED = 28'-0" +/- 52.50'

ELEVATION GRID LINE KEY | - | -

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	06.20.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J.

EXTERIOR ELEVATIONS

A3.0

© J DESIGN CORNER

EAST ELEVATION (REAR) | 1/4" | 1

NORTH ELEVATION (LEFT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

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	06.20.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J.

EXTERIOR ELEVATIONS

A3.1

© J DESIGN CORNER

PERSPECTIVE EXTERIOR REAR RIGHT | - | 4

PERSPECTIVE EXTERIOR FRONT RIGHT | - | 1

PERSPECTIVE EXTERIOR REAR LEFT | - | 5

PERSPECTIVE EXTERIOR FRONT LEFT | - | 2

PERSPECTIVE EXTERIOR REAR HIGH | - | 6

PERSPECTIVE EXTERIOR FRONT HIGH | - | 3

7194 Rosencrans Way
San Jose, CA 95139
P : (408) 992 - 1039

FOR PERMIT APROVAL ONLY--NOT FOR CONSTRUCTION

BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1008 SEVIER AVENUE, MENLO PARK, CA
KELLY BLANKENSHIP AND SHYAM BHATIA

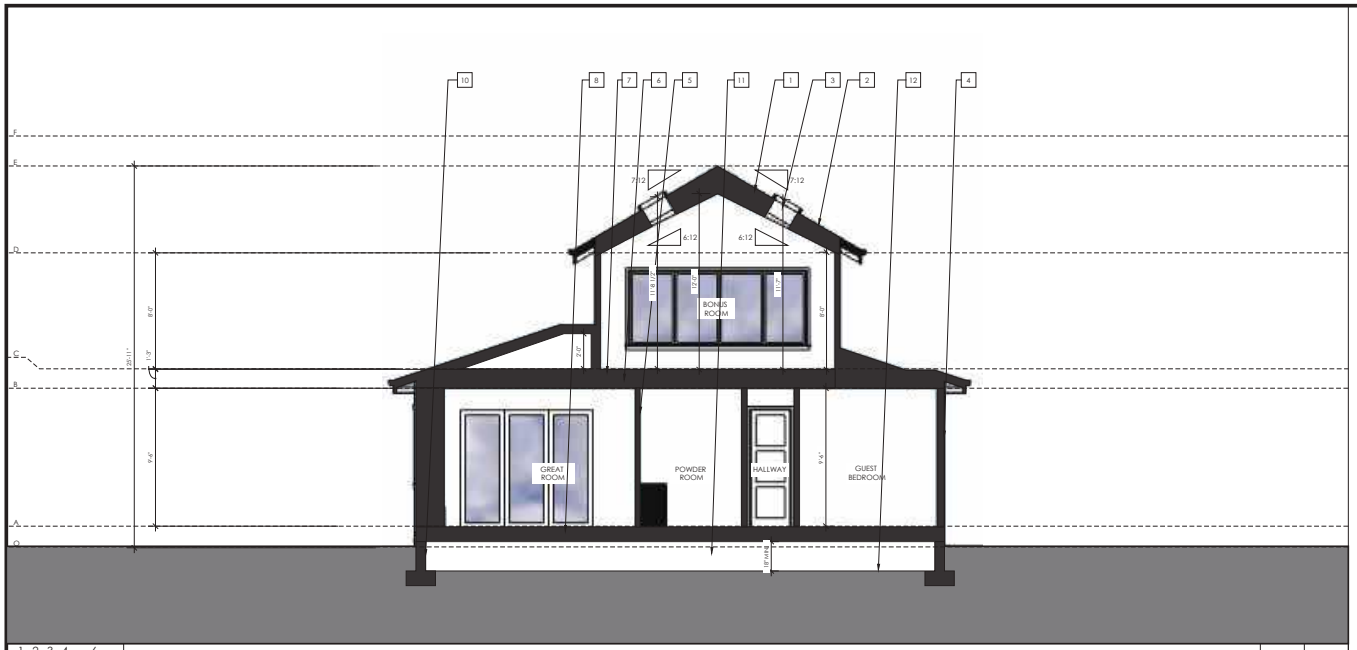
PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	D.J
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J
	06.20.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J

ARCHITECTURAL SEAL BLOCK

EXTERIOR PERSPECTIVES

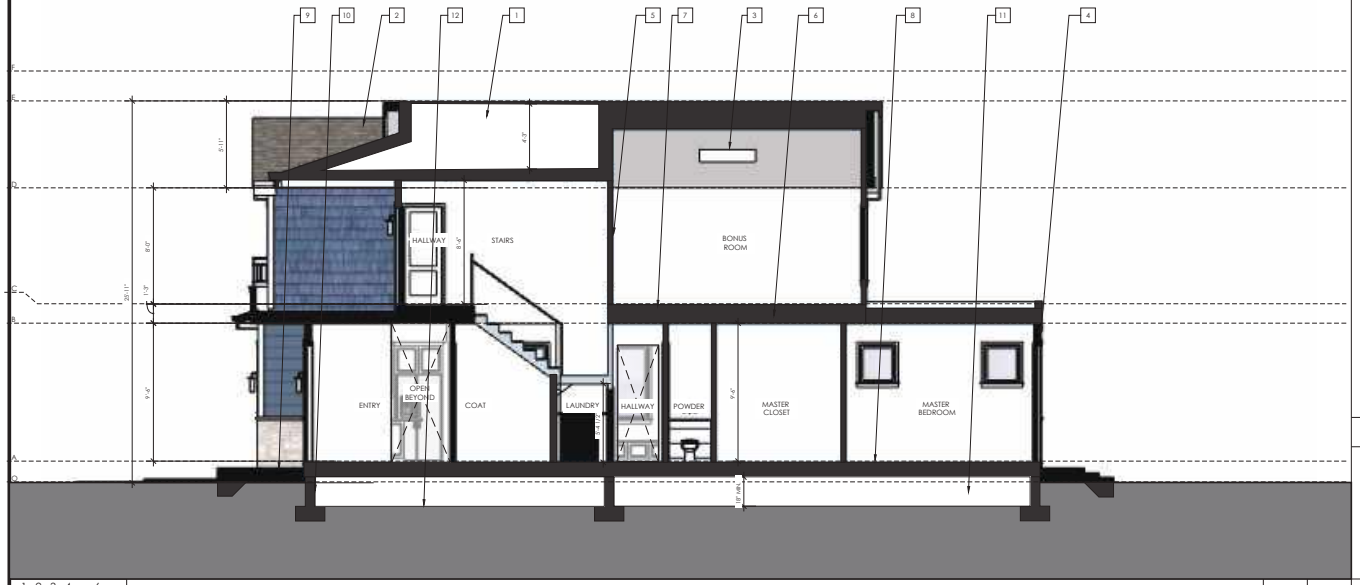
A3.2

© J DESIGN CORNER



1 2 3 4 6 feet

SECTION 1 | 1/4" | 1



1 2 3 4 6 feet

SECTION 2 | 1/4" | 2

[#] = NUMBER OF KEYNOTE BELOW

1 (N) ROOF FRAMING OR TRUSS PACKAGE WITH PLYWOOD SHEATHING WITH RADIANT BARRIER--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
2 (N) PLYWOOD SHEATHING WITH RADIANT BARRIER--SEE STRUCTURAL PLANS FOR MORE INFO
3 SKYLIGHT--SEE ROOF PLAN AND WINDOW SCHEDULE FOR MORE INFO--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THE SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS
4 (N) 2x6 EXTERIOR WALL STUDS @16" O.C. U.N.O. --SEE FLOOR PLAN FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
5 (N) 2x4 INTERIOR WALL STUDS @16" O.C. U.N.O.
6 5/8" GYPSUM WALL BOARD ON WALLS AND CEILING, TYPICAL THROUGHOUT, U.N.O.
7 (N) FLOOR/CEILING FRAMING WITH PLYWOOD SHEATHING--SEE STRUCTURAL PLANS FOR MORE INFO
8 (N) FLOOR FRAMING WITH PLYWOOD SHEATHING--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL CRAWLSPACE INSULATION PER BID INSTRUCTIONS AND T24 REPORT
9 (N) CONCRETE SLAB--SEE STRUCTURAL PLANS FOR MORE INFO
10 DIAGRAMMATIC REPRESENTATION OF (N) CONCRETE FOUNDATION--SEE STRUCTURAL PLANS FOR MORE INFO
11 18" MIN. CLEAR CRAWLSPACE
12 CLASS 1 VAPOR BARRIER OVER GROUND SURFACE IN CRAWLSPACE

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES | - | -

ELEVATION GRID LINE KEY
O AVERAGE NATURAL GRADE = 24.50'
A 1ST FLOOR TOP OF STRUCTURE = +/- 25.86'
B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 35.36'
C 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 36.61'
D 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 44.61'
E PROPOSED BUILDING HEIGHT = +/- 50.45'
F MAX BUILDING HEIGHT ALLOWED = 28'-0" +/- 52.50'

ELEVATION GRID LINE KEY | - | -

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San Jose, CA 95139
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BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1008 SEVIER AVENUE, MENLO PARK, CA
KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
2024-01	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	DJ
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	DJ
	06.20.2025	DEVELOPMENT PERMIT RESUBMITTAL	DJ

SECTIONS

A5.0

© J DESIGN CORNER

SECTION 1 | 1/4" | 1

SECTION 2 | 1/4" | 2

[#] = NUMBER OF KEYNOTE BELOW

1 (N) ROOF FRAMING OR TRUSS PACKAGE WITH PLYWOOD SHEATHING WITH RADIANT BARRIER--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
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NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
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3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
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ELEVATION GRID LINE KEY
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B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 35.36'
C 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 36.61'
D 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 44.61'
E PROPOSED BUILDING HEIGHT = +/- 50.45'
F MAX BUILDING HEIGHT ALLOWED = 28'-0" +/- 52.50'

ELEVATION GRID LINE KEY | - | -

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BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE
1008 SEVIER AVENUE, MENLO PARK, CA
KELLY BLANKENSHIP AND SHYAM BHATIA

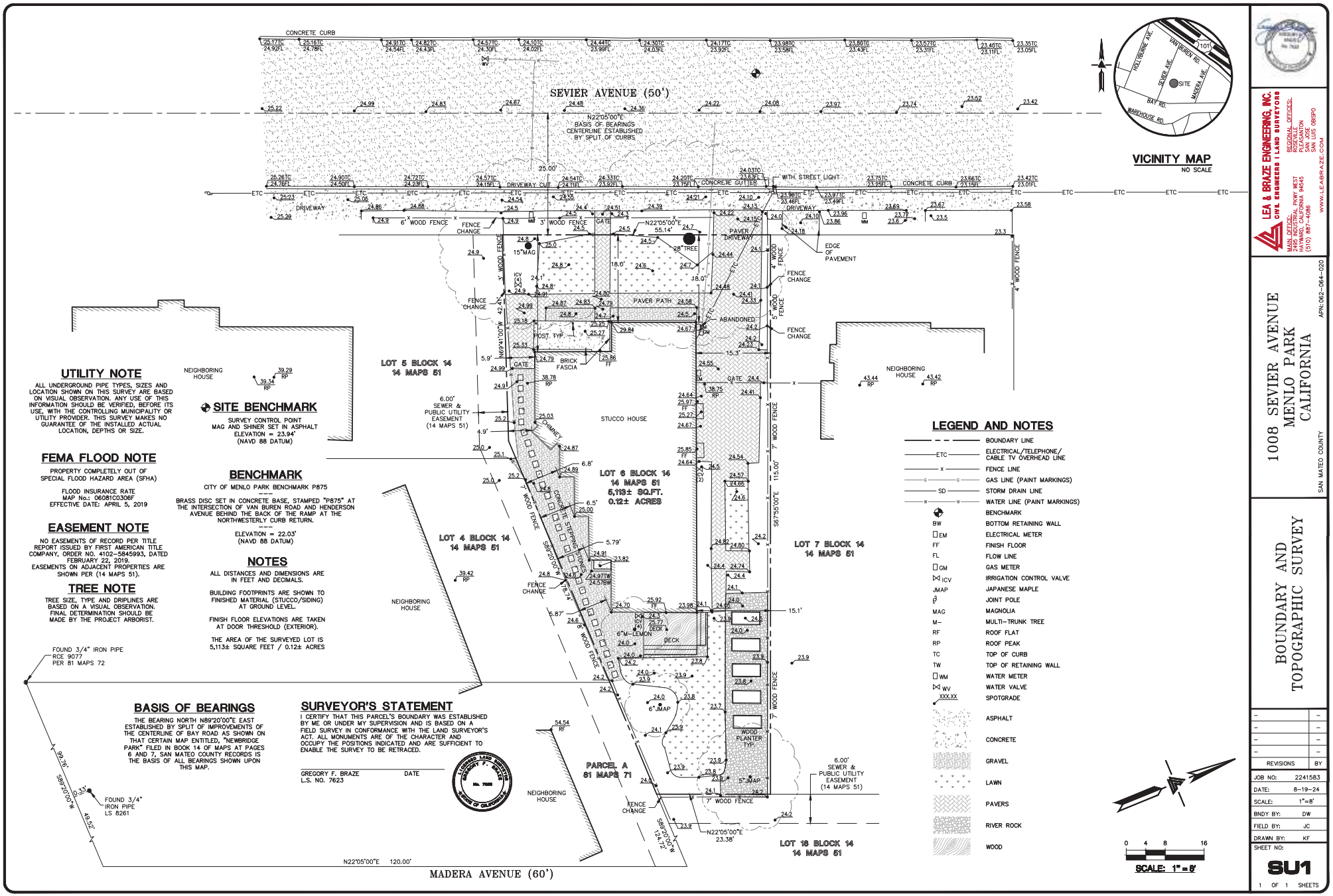
PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	D.J
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J
	06.20.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J

ARCHITECTURAL BLOCK

SECTIONS

A5.1

© J DESIGN CORNER



VICINITY MAP
NO SCALE

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

FEMA FLOOD NOTE
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06081C0306F
EFFECTIVE DATE: APRIL 5, 2019

EASEMENT NOTE
NO EASEMENTS OF RECORD PER TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-5845993, DATED FEBRUARY 22, 2019.
EASEMENTS ON ADJACENT PROPERTIES ARE SHOWN PER (14 MAPS 51).

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

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 23.94'
(NAVD 88 DATUM)

BENCHMARK
CITY OF MENLO PARK BENCHMARK P875

BRASS DISC SET IN CONCRETE BASE, STAMPED "P875" AT THE INTERSECTION OF VAN BUREN ROAD AND HENDERSON AVENUE BEHIND THE BACK OF THE RAMP AT THE NORTHWESTERLY CURB RETURN.

ELEVATION = 22.03'
(NAVD 88 DATUM)

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

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

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

THE AREA OF THE SURVEYED LOT IS 5,113± SQUARE FEET / 0.12± ACRES

BASIS OF BEARINGS
THE BEARING NORTH N89°20'00"E EAST ESTABLISHED BY SPLIT OF IMPROVEMENTS OF THE CENTERLINE OF BAY ROAD AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NEWBRIDGE PARK" FILED IN BOOK 14 OF MAPS AT PAGES 6 AND 7, SAN MATEO COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

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

GREGORY F. BRAZE DATE
L.S. NO. 7623

LEGEND AND NOTES
- BOUNDARY LINE
- ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x — FENCE LINE
- G — G — GAS LINE (PAINT MARKINGS)
- SD — STORM DRAIN LINE
- W — W — WATER LINE (PAINT MARKINGS)
- BENCHMARK
- BW — BOTTOM RETAINING WALL
- EM — ELECTRICAL METER
- FF — FINISH FLOOR
- FL — FLOW LINE
- GM — GAS METER
- ICV — IRRIGATION CONTROL VALVE
- JMAP — JAPANESE MAPLE
- JOINT POLE
- MAG — MAGNOLIA
- M— — MULTI-TRUNK TREE
- RF — ROOF FLAT
- RP — ROOF PEAK
- TC — TOP OF CURB
- TW — TOP OF RETAINING WALL
- WM — WATER METER
- WV — WATER VALVE
- XXX.XX — SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- PAVERS
- RIVER ROCK
- WOOD

0 4 8 16
SCALE: 1" = 8'

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
SAN JOSE
SAN LUIS OBISPO
WWW.LEABRAZE.COM

1008 SEVIER AVENUE
MENLO PARK
CALIFORNIA
APN: 062-064-020
SAN MATEO COUNTY

BOUNDARY AND TOPOGRAPHIC SURVEY

REVISIONS	BY
-	-
-	-
-	-
-	-

JOB NO:	2241583
DATE:	8-19-24
SCALE:	1"=8'
BNDY BY:	DW
FIELD BY:	JC
DRAWN BY:	KF
SHEET NO:	SU1

1 OF 1 SHEETS

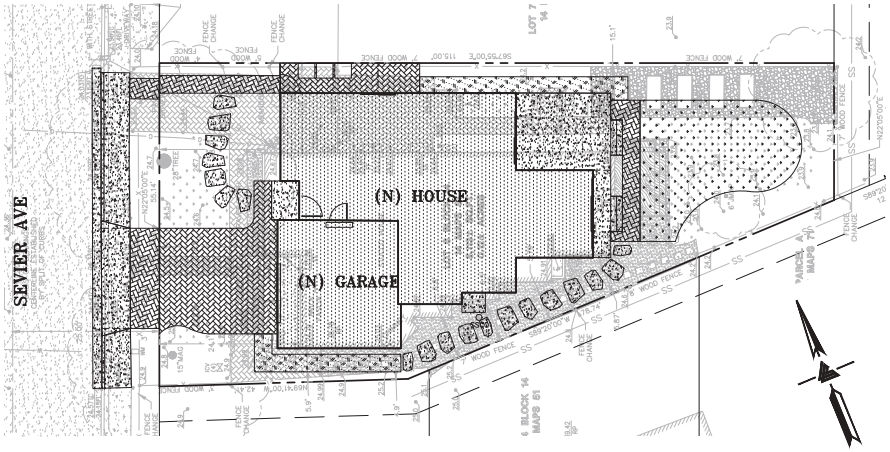
BHATIA & BLANKESHIP RESIDENCE
1008 SEVIER AVENUE
MENLO PARK , CALIFORNIA

LEGEND

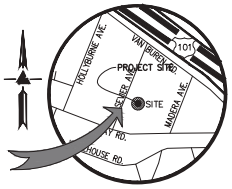
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW	RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
	D	FLOW DIRECTION
		DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
TP	TP	TREE PROTECTION FENCING

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	ℙ	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT. or -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC



KEY MAP
1" = 10'



VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
SHYAM BHATIA & KELLY BLANKENSHIP
1008 SEVIER AVENUE
MENLO PARK, CA

APN: 062-064-020

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED:
   "BOUNDARY AND TOPOGRAPHIC SURVEY"
   1008 SEVIER AVENUE
   MENLO PARK, CA
   DATED: 8-19-24
   JOB# 2241583
2. SITE PLAN BY VALLEY HOME BUILDERS ENTITLED:
   "BHATIA RESIDENCE"
   1008 SEVIER AVE
   MENLO PARK, CA
3. SOIL REPORT BY WAYNE TING & ASSOCIATES, INC., ENTITLED:
   "PROPOSED NEW TWO-STORY SINGLE FAMILY STRUCTURE"
   1008 SEVIER AVE
   MENLO PARK, CA
   JOB# 6733
   DATE: 8-31-24

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITY NOTE

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

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06081C0306F
EFFECTIVE DATE: APRIL 5, 2019

EASEMENT NOTE

NO EASEMENTS OF RECORD PER TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 4102-5845993, DATED FEBRUARY 22, 2019.
EASEMENTS ON ADJACENT PROPERTIES ARE SHOWN PER (14 MAPS 51).

TREE NOTE

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

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 23.94'
(NAVD 88 DATUM)

BENCHMARK

CITY OF MENLO PARK BENCHMARK P875

BRASS DISC SET IN CONCRETE BASE, STAMPED "P875" AT THE INTERSECTION OF VAN BUREN ROAD AND HENDERSON AVENUE BEHIND THE BACK OF THE RAMP AT THE NORTHWESTERLY CURB RETURN.

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

THE AREA OF THE SURVEYED LOT IS 5,113± SQUARE FEET / 0.12± ACRES

BASIS OF BEARINGS

THE BEARING NORTH N89°20'00"E EAST ESTABLISHED BY SPLIT OF IMPROVEMENTS OF THE CENTERLINE OF BAY ROAD AS SHOWN ON THAT CERTAIN MAP ENTITLED, "NEWBRIDGE PARK" FILED IN BOOK 14 OF MAPS AT PAGES 6 AND 7, SAN MATEO COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	TOTAL CUBIC YARDS
CUT	10
FILL	60
IMPORT	50

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

2

ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-3.0	UTILITY PLAN
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS
BMP	CONSTRUCTION BEST MANAGEMENT PRACTICES

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY. WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

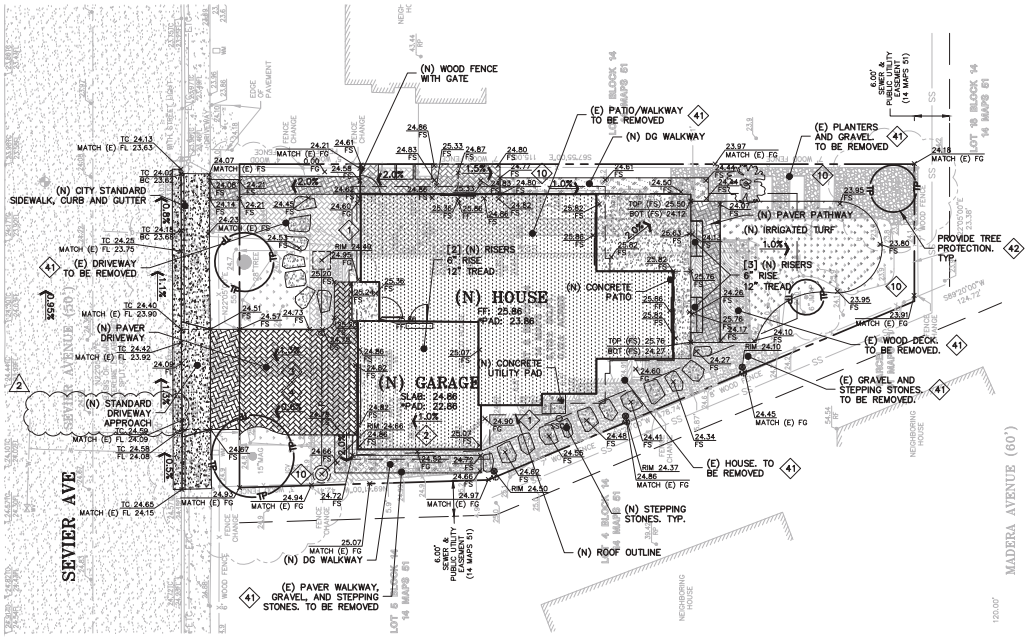
BHATIA & BLANKENSHIP RESIDENCE
1008 SEVIER AVENUE
MENLO PARK, CALIFORNIA
APN: 062-064-020
SAN MATEO COUNTY

TITLE SHEET

2	PLAN CHECK 2025-06-20	AD
1	PLAN CHECK 2025-05-06	LO
	REVISIONS	BY

JOB NO:	2241578
DATE:	01-29-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	MM/JT
SHEET NO:	C-1.0

1 OF 6 SHEETS



FLATWORK KEYNOTES 1 TO 10

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2-TO 1-UP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. INSTALL (N) CONCRETE PAVER DRIVEWAY.
5. GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
6. (N) CONCRETE PATIOS/WALKWAYS.
7. (N) DECOMPOSE GRANITE PATH.
8. (N) CURB AND SIDEWALK PER CITY STANDARDS.
9. (N) ROLLED CURB DRIVEWAY PER CITY STANDARDS.
10. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY. RUNOFF SHALL BE CONTAINED ON-SITE UP TO THE 10-YEAR STORM.

DEMOLITION KEYNOTES 41 TO 42

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 5 ON SHEET ER-2.

0 5 10 20

SCALE: 1" = 10'

CALL BEFORE YOU DIG 811 1-800-642-2444 UNDERGROUND SERVICE ALERT

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

CITY OF MENLO PARK FRONTAGE NOTE:

ALL EXISTING CRACKED OR DAMAGED PUBLIC IMPROVEMENTS ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
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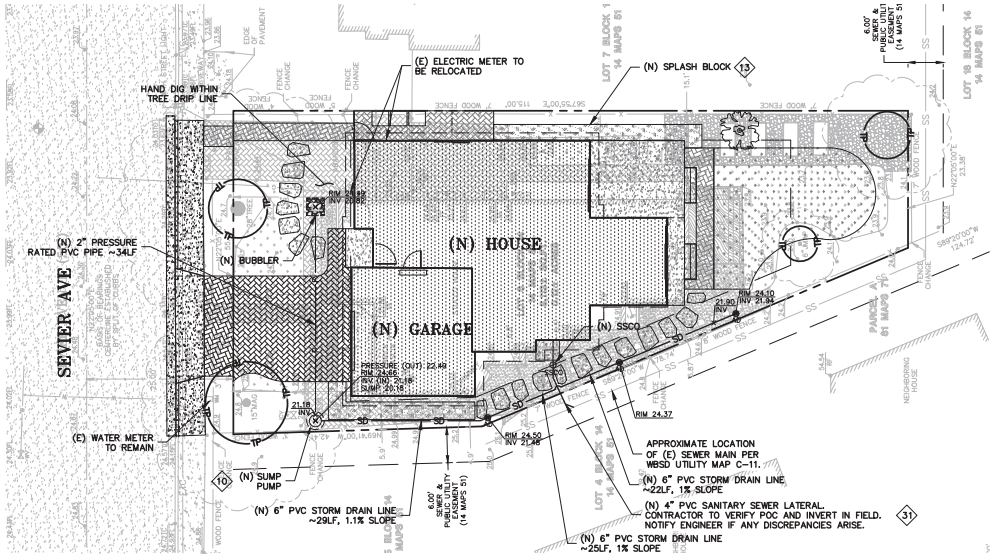
REGIONAL OFFICES: ROSEVILLE, DUBLIN, SAN JOSE
WWW.LEABRAZE.COM

BHATIA & BLANKENSHIP RESIDENCE
1008 SEVIER AVENUE
MENLO PARK, CALIFORNIA
APN: 062-064-020
SAN MATEO COUNTY

GRADING & DRAINAGE PLAN

PLAN CHECK 2 2025-06-19	AD
PLAN CHECK 1 2025-05-06	LO
REVISIONS	BY
JOB NO:	2241578
DATE:	01-29-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	MM/JT
SHEET NO:	C-2.0
2 OF 6 SHEETS	



STORM DRAIN KEYNOTES 10 TO 15

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24"- MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.

12 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES.

13 DIRECT DOWNSPOUTS TO 24"-LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.

14 INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 906 PB).

15 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).

UTILITIES KEYNOTES 31 TO 32

31 INSTALL (N) SANITARY SEWER LATERAL. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING, BEHIND PROPERTY LINE, AND AT MAJOR CHANGES IN DIRECTION AS APPLICABLE. CONNECT PER DISTRICT STANDARDS. CONTRACTOR TO VERIFY POINT OF CONNECTION LOCATION AND VERIFY THAT THERE IS ADEQUATE FALL IN FIELD. NOTIFY ENGINEER OF ANY DISCREPANCIES.

32 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

0 5 10 20

SCALE: 1" = 10'

CALL BEFORE YOU DIG 1-800-642-2444 811 UNDERGROUND SERVICE ALERT

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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CITY OF MENLO PARK FRONTAGE NOTE:

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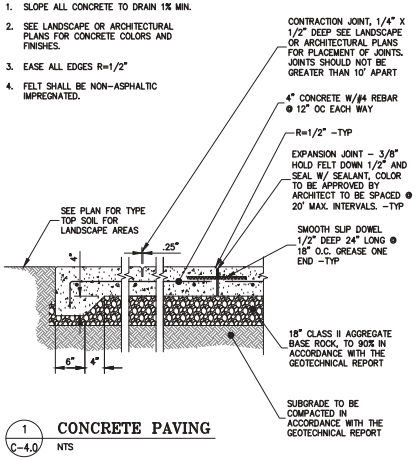
SAN MATEO COUNTY

UTILITY PLAN

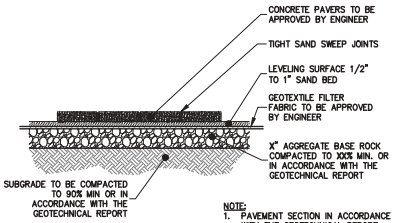
2 PLAN CHECK 2025-06-19	AD
1 PLAN CHECK 2025-05-06	LO
REVISIONS	BY
JOB NO:	2241578
DATE:	01-29-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	MM/JT
SHEET NO:	C-3.0
3 OF 6 SHEETS	

NOTES:

1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.

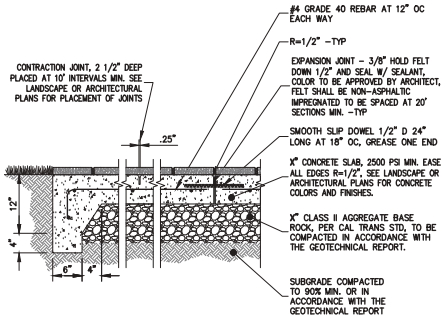


1 C-4.0 **CONCRETE PAVING**
NTS



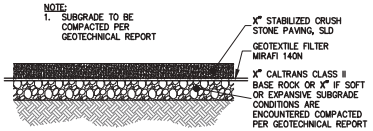
NOTE:
1. PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
2. SUBGRADE TO BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

2 C-4.0 **PAVER DETAIL**
NTS

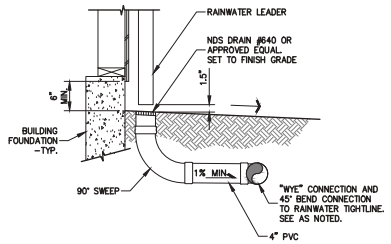


3 C-4.0 **DRIVEWAY SLAB OR CONC. PAVING**
NTS

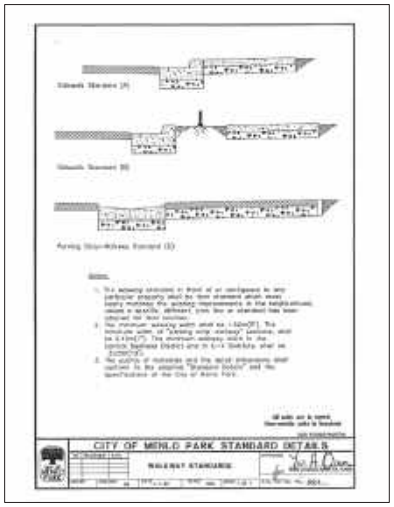
NOTE:
1. SUBGRADE TO BE COMPACTED PER GEOTECHNICAL REPORT



4 C-4.0 **DECOMPOSED GRANITE (DG)**
NTS

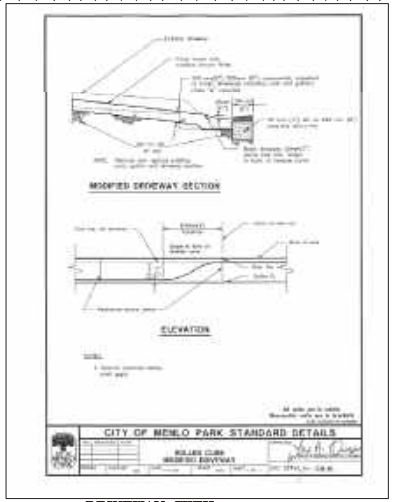


5 C-4.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS

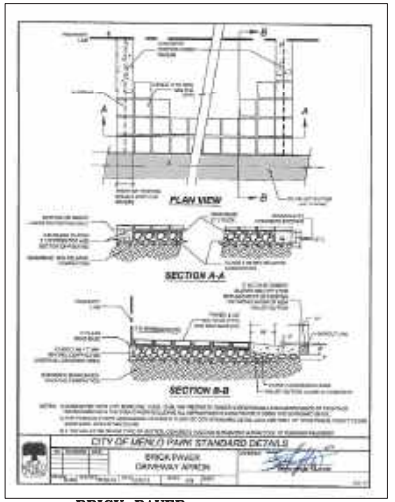


6 C-4.0 **WALKWAY STANDARDS**
NTS

2



7 C-4.0 **DRIVEWAY WITH MONOLITHIC SIDEWALK**
NTS



8 C-4.0 **BRICK PAVER DRIVEWAY APRON**
NTS

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C-4.0
4 OF 6 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 1 AND APRIL 30.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY XXXXXXXXXXXXXXXX; AND THE CITY OF MENLO PARK.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TESTS AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE CITY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER 1 TO APRIL 30. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER 1 AND APRIL 30 UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE CITY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

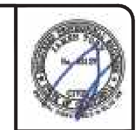
O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE CITY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



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MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 062-064-020

GRADING SPECIFICATIONS

REVISIONS	BY
–	–
–	–
–	–
2 PLAN CHECK 2025-06-19	AD
1 PLAN CHECK 2025-05-06	LO

JOB NO: 2241578
DATE: 01-29-25
SCALE: NO SCALE
DESIGN BY: GM
CHECKED BY: MM/JT
SHEET NO:
C-5.0
5 OF 6 SHEETS

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1 THROUGH APRIL 30.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1 THROUGH APRIL 30, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT ("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTHEN BERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

25. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
26. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE CITY INSPECTOR.
27. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

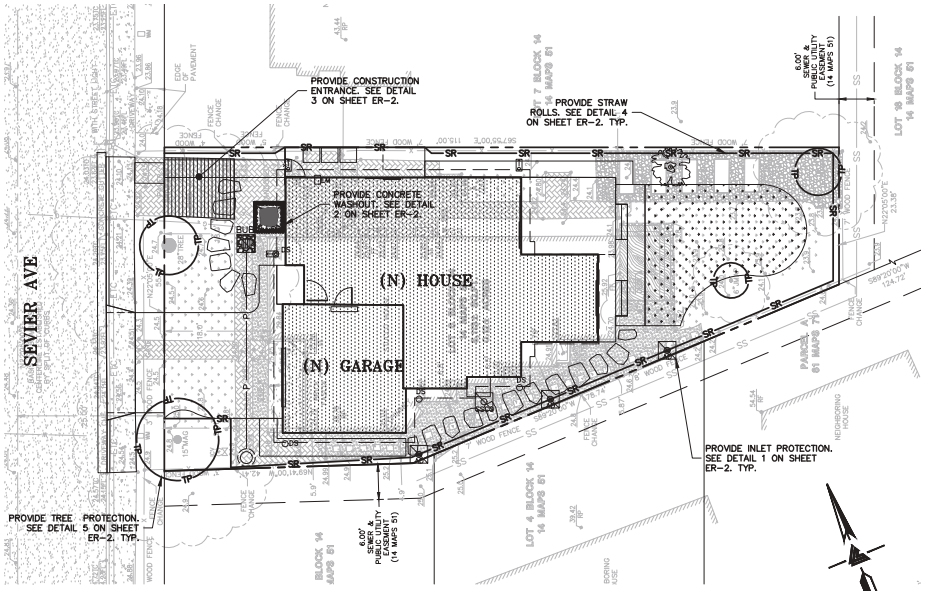
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 30 TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 30, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND

- GRAVEL BAG
- INLET PROTECTION
- STRAW ROLL
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION

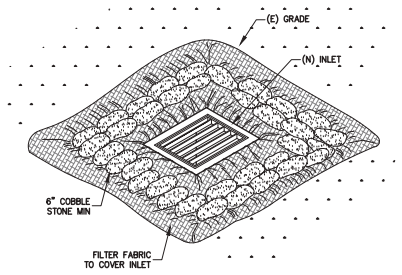
NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
3600 CONSTITUTIONAL PKWY. WEST, SUITE 2300, HAYWARD, CALIFORNIA 94545, (510) 887-4086
REGIONAL OFFICES: ROSEVILLE, DUBLIN, SAN JOSE
WWW.LEABRAZE.COM

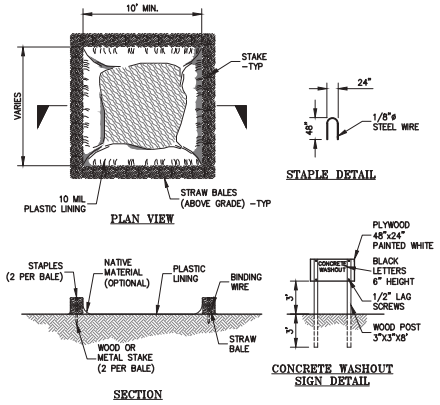
BHATIA & BLANKENSHIP RESIDENCE
1008 SEVIER AVENUE
MENLO PARK, CALIFORNIA
APN: 062-264-020
SAN MATEO COUNTY

EROSION CONTROL PLAN

2	PLAN CHECK 2025-06-19 — AD
1	PLAN CHECK 2025-05-06 — LO
	REVISIONS — BY
JOB NO:	2241578
DATE:	01-29-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	MM/JT
SHEET NO:	ER-1
	6 OF 6 SHEETS



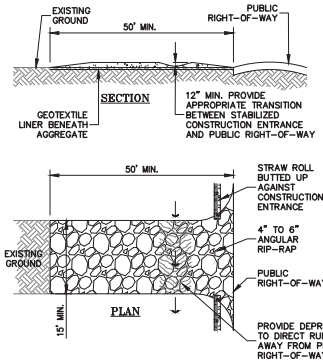
1 ER-2 **INLET PROTECTION**
NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.

THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

2 ER-2 **CONCRETE WASHOUT**
NTS



NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 4" TO 6" ANGULAR RIP-RAP.

MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

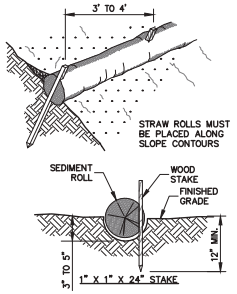
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

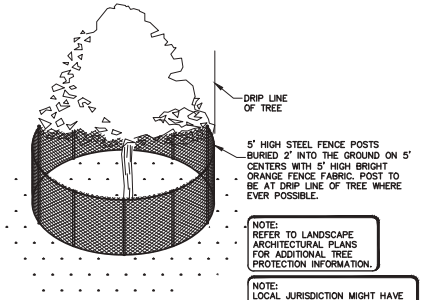
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

3 ER-2 **CONSTRUCTION ENTRANCE**
NTS



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

4 ER-2 **STRAW ROLLS FLAT LOT**
NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

5 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

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2495 INDUSTRIAL PKWY. WEST
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MENLO PARK, CALIFORNIA
APN: 062-064-020
SAN MATEO COUNTY

EROSION CONTROL DETAILS

2 PLAN CHECK 2025-06-19	AD
1 PLAN CHECK 2025-05-06	LO
REVISIONS	BY
JOB NO:	2241578
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SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	MM/JT
SHEET NO:	ER-2

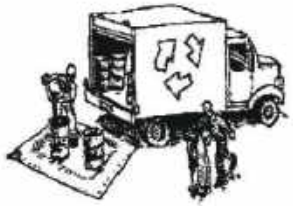
7 OF 6 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

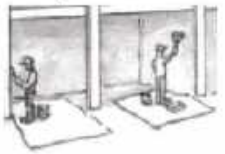
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering

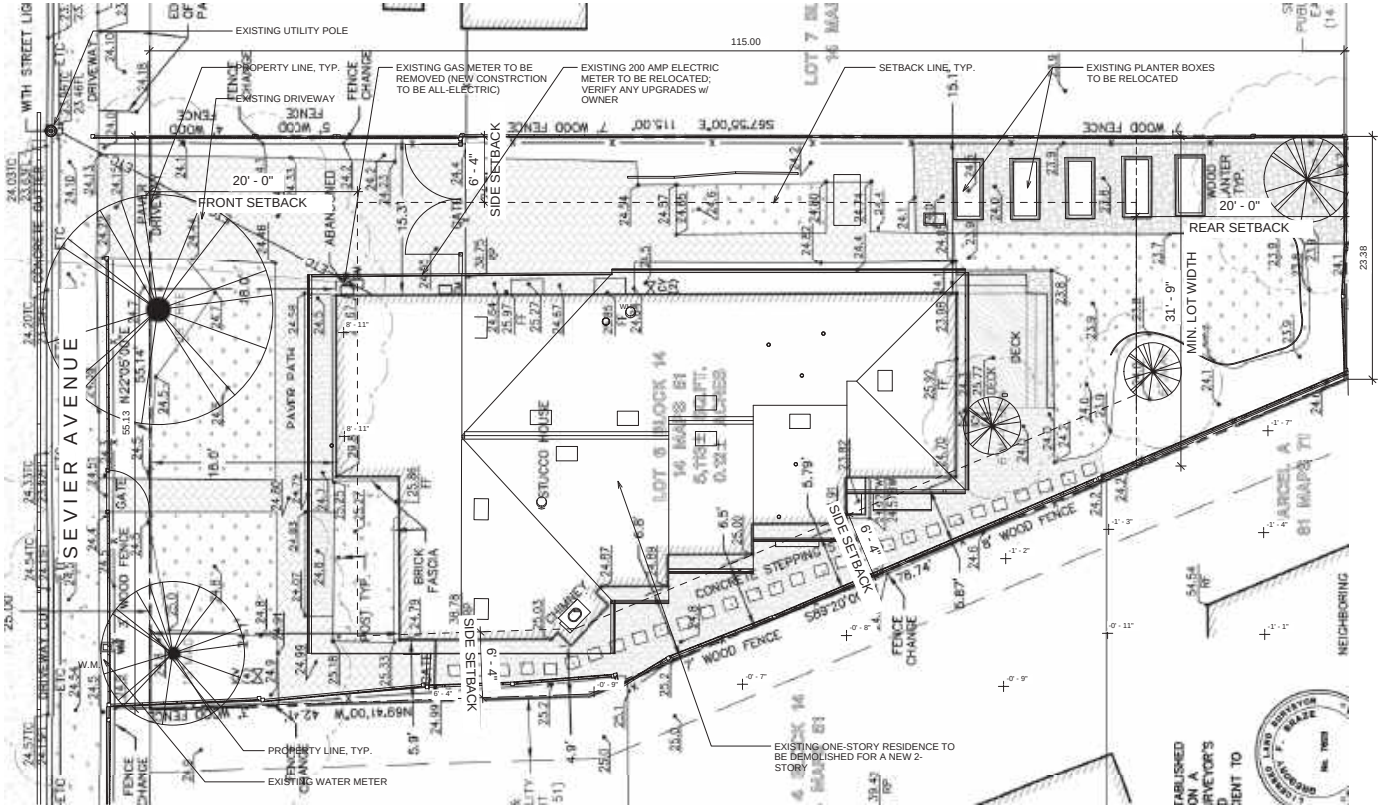
- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

GENERAL NOTES:

1. CONTRACTOR TO COORDINATE ANY REQUIRED/PROPOSED METER & UTILITY UPGRADES w/ RESPECTIVE AGENCIES.

2. PROTECT EXISTING TREES TO REMAIN AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.



N

48 16 32 48 feet

Existing Site Plan | 3/16"=1'-0" | 1

3466 Edward Ave.
Santa Clara CA 95054
P.408.248.8600
F.408.695.7652
www.valleyhomebuilders.com

Job Title/Address:

BHATIA RESIDENCE

NEW 2-STORY RESIDENCE
1098 SEVIER AVE.
MENLO PARK, CA 94025

Issue Log :

Contents :

EXISTING SITE PLAN

Date :

08.20.2024

Drawn by :

NP

Scale :

AS SHOWN

Sheet No :

A0.3

DEMOLITION NOTES:

1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

2. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.

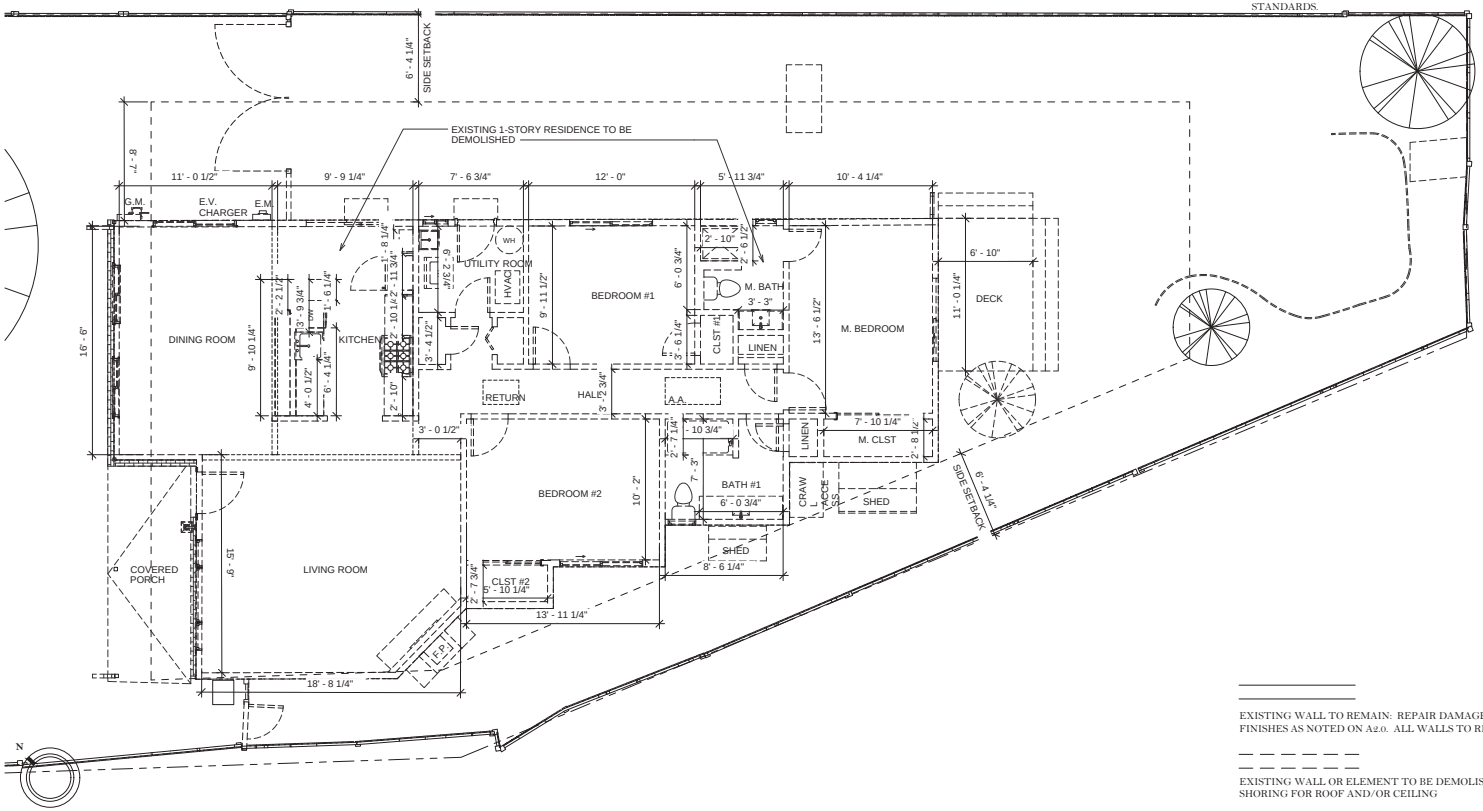
3. NOTIFY ARCHITECT AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.

4. PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES OR LANDSCAPING TO REMAIN.

5. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

6. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.

7. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.



EXISTING WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE NEW PAINT FINISH.

EXISTING WALL OR ELEMENT TO BE DEMOLISHED--PROVIDE TEMPORARY SHORING FOR ROOF AND/OR CEILING

48 16 32 48 feet

Existing Floor Plan w/ Demo Notes | 1/4"=1'-0" | 1 | DEMO FLOOR PLAN LEGEND

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Job Title/Address:

BHATIA RESIDENCE

NEW 2-STORY RESIDENCE
1098 SEVIER AVE.
MENLO PARK, CA 94025

Revision :

Contents :

EXISTING 1ST FLOOR PLAN w/ DEMO NOTES

Date :

08.20.2024

Drawn by :

NP

Scale :

AS SHOWN

Sheet No :

A1.1

DEMOLITION NOTES:

1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

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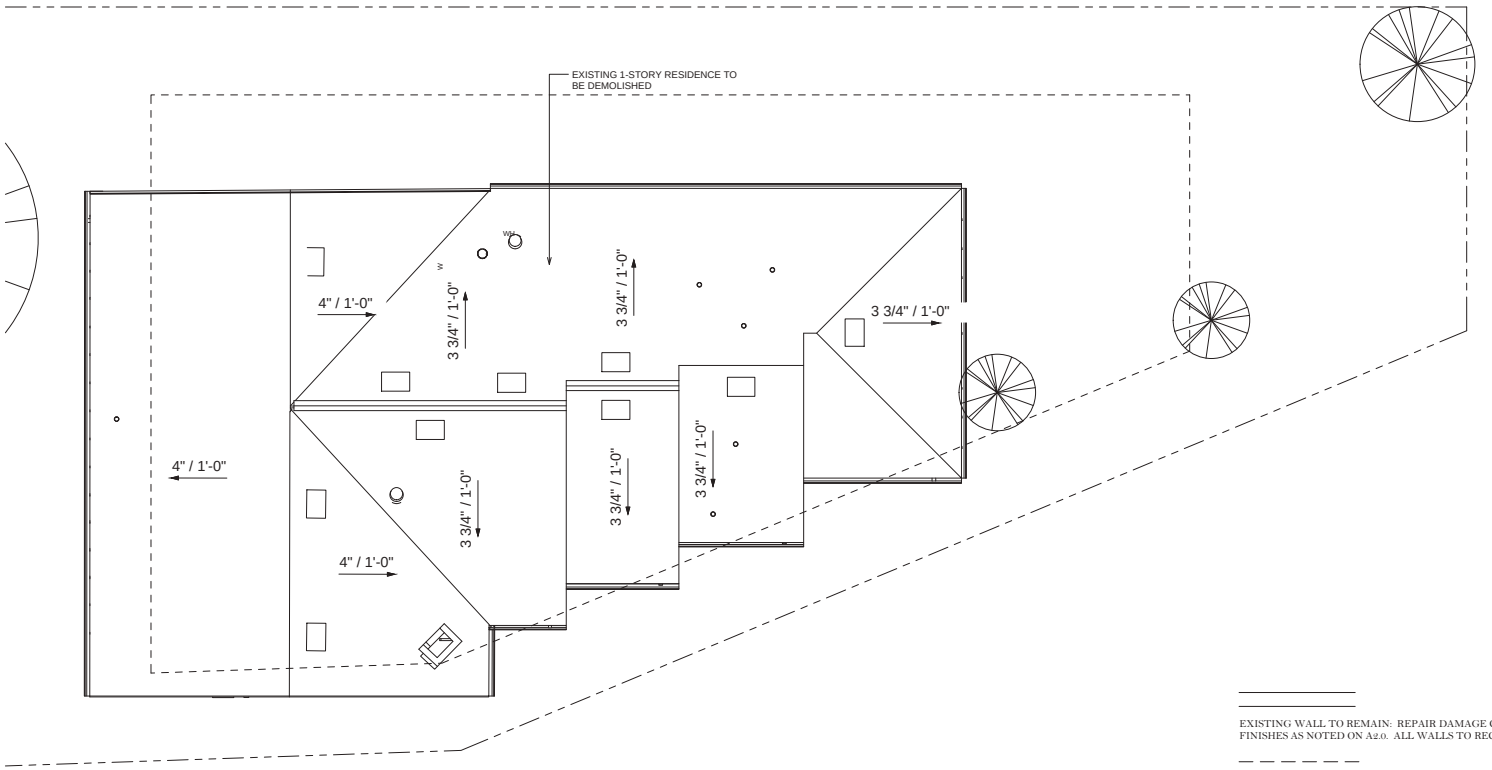

EXISTING WALL TO REMAIN: REPAIR DAMAGE CAUSED BY REMOVING FINISHES AS NOTED ON A2.0. ALL WALLS TO RECEIVE NEW PAINT FINISH.

EXISTING WALL OR ELEMENT TO BE DEMOLISHED--PROVIDE TEMPORARY SHORING FOR ROOF AND/OR CEILING

48 16 32 48 feet

Existing Roof Plan | 1/4"=1'-0" | 1 | DEMO FLOOR PLAN LEGEND

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MENLO PARK, CA 94025

Revision :

Contents :

EXISTING ROOF PLAN

Date :

08.20.2024

Drawn by :

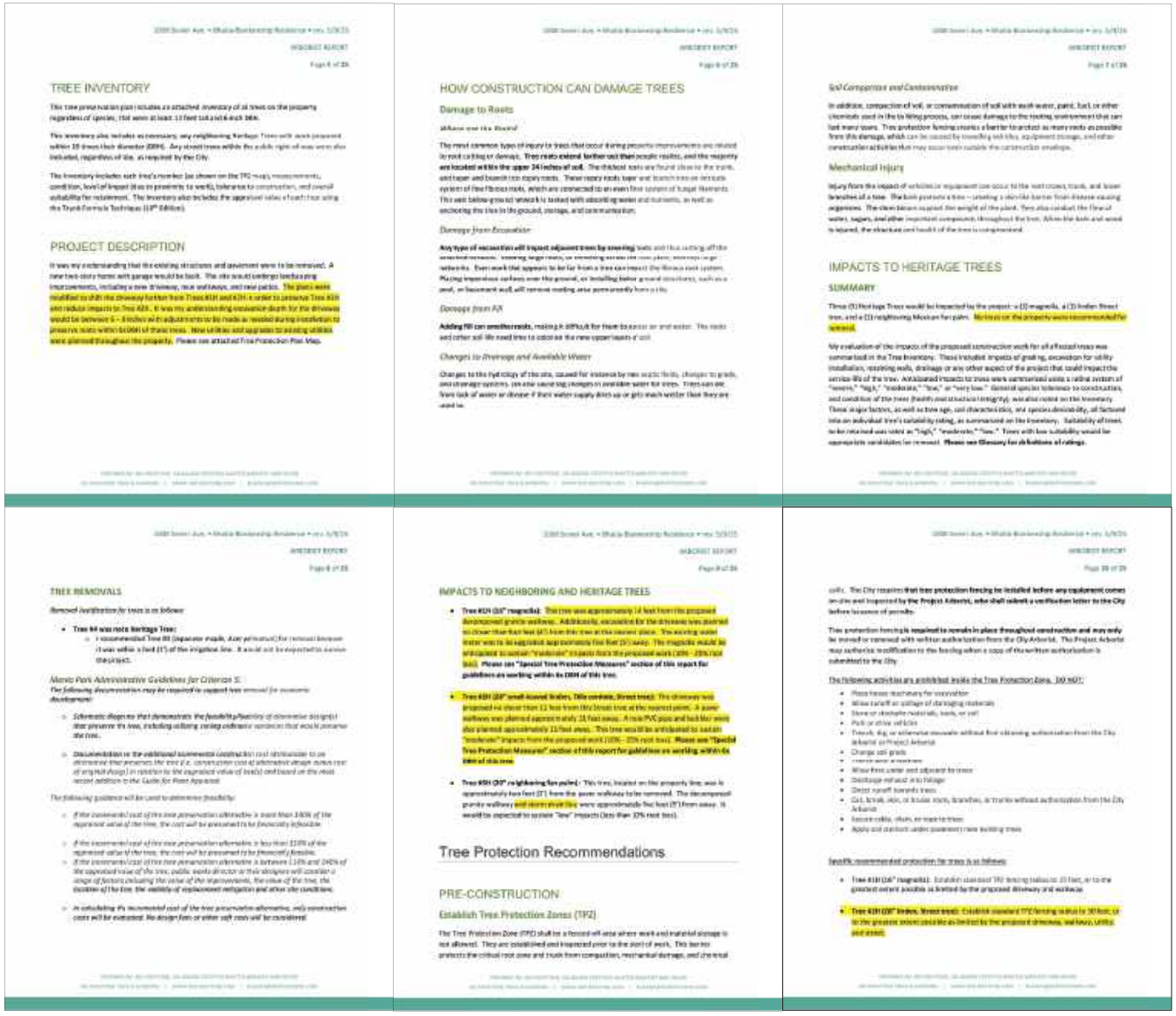
NP

Scale :

AS SHOWN

Sheet No :

A1.2



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

It was my understanding that the existing structures and pavement were to be removed. A new two-story home with garage would be built. The site would undergo landscaping improvements, including a new driveway, rear walkways, and new patios. The plans were modified to shift the driveway further from Trees #24 and #25 in order to preserve Tree #24 and reduce impacts to Tree #23. It was my understanding excavation depth for the driveway would be between 6 – 8 inches and adjustments to be made as needed during installation to preserve roots within 6 DBH of these trees. New utilities and upgrades to existing utilities were planned throughout the property. Please see attached Tree Protection Plan Map.

HOW CONSTRUCTION CAN DAMAGE TREES

Damage to Roots

Above and Below Ground

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 many roots. These many roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This web 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 [illegible] anchoring large roots, or severing across the root plate, interrupt large roots. 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 impervious areas, 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.

IMPACTS TO HERITAGE TREES

SUMMARY

Three (3) Protected Trees would be impacted by the project: a (1) magnolia, a (1) Arden Street tree, and a (1) neighboring Mexican fan palm. No trees on the property were recommended for removal.

My evaluation of the impacts of the proposed construction work for all of the protected 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 ratings 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 #4 was not a Heritage Tree:**
  - I recommended Tree #4 (Japanese maple, 4-in perimeter) for removal because it was within a bed (1') of the irrigation line. It would not be expected to survive this impact.

Menlo Park Administrative Guidelines for Criterion 5:
The following documentation may be required to support tree removal for economic disadvantage:

- *Schematic diagram that demonstrates the feasibility/viability of alternative designs 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. conservation cost of alternative design minus cost of original design) in relation to the appraised value of tree(s) and based on the most recent edition of 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 100% 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 100% 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 100% and 200% 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 #24 (26" magnolia).** The tree was approximately 14 feet from the proposed decomposed granite walkway. Additionally, excavation for the driveway was planned no closer than four feet (4') from the tree at the nearest point. The existing water meter was to be upgraded approximately five feet (5') away. The magnolia would be anticipated to sustain "moderate" impacts from the proposed work (20% - 25% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**
- **Tree #25 (20" small-leaved linden, Tilia cordata, Street tree).** The driveway was proposed no closer than 11 feet from this Street tree at the nearest point. A pool walkway was planned approximately 15 feet away. A new PVC pipe and back flow were also planned approximately 15 feet away. This tree would be anticipated to sustain "moderate" impacts from the proposed work (10% - 15% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**
- **Tree #26 (20" neighboring fan palm).** This tree, located on the property line, was in approximately two feet (2') from the pool walkway to be removed. The decomposed granite walkway and storm drain line were approximately five feet (5') from edge. It would be expected to sustain "low" impacts (less than 10% root loss).

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

cuts. 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
- Install new structures
- Wash from water used adjacent to trees
- Discharge exhaust into foliage
- Driver nail/s towards trees
- Cut, break, skin, or bruise roots, branches, or trunks without authorization from the City Arborist
- Secure cables, chains, or ropes to trees
- Apply soil sterilant under pavement near existing trees

Specific recommended protection for trees is as follows:

- **Tree #18 (16" magnolia).** Establish standard TPZ fencing radius to 10 feet, or to the greatest extent possible as limited by the proposed driveway and walkway.
- **Tree #19 (28" linden, Street tree).** Establish standard TPZ fencing radius to 30 feet, or to the greatest extent possible as limited by the proposed driveway, walkway, utility, and street.

A32

7194 Rosencrans Way
San Jose, CA 95139
P : (408) 992 - 1039

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE

1008 SEVIER AVENUE, MENLO PARK, CA

KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.			2414
REVISION	DATE	DESCRIPTION	DRAWN BY
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	DJ
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	DJ

TREE PROTECTION PLAN SHEET

T-1

- Tree #34 (20" redwood) **on neighboring lot on the property line:** This neighbor tree would be protected adequately by the existing wooden fence at the property line. Due to the location of the work, an additional chain link fence at this location would not be practical.

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6) foot tall chain link fencing mounted on eight (8) foot tall, 2.5-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) Alternative barrier of chain link fencing secured to cement blocks may be used/used for hard fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved for environmental restoration phases of construction. The fencing may not move the fence without authorization from the Project Arborist or City Arborist.

TRUNK WRAP SPECIFICATIONS:

- *Securely bind wooden slats at least 2 inch thick around the trunk (preferably on a shaved cell from pith. 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 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 no 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 wood chips covered with ¼ inch plywood or alternative within the TPZ prior to onsite vehicle activity. Mulch in excess of four inches would have to be removed after work is completed. Mulch should be spread manually so as not to cause compaction or damage.

Pruning Branches

I recommend that no tree pruning 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 supervised on-site by a Project Arborist with ISA Tree Pruning Guidelines 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 both on any equipment arrives 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.

CERTIFICATE OF APPRAISAL

I, Kenneth Rex Fredricks, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this report appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusions are limited only by the reported assumptions 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 client that is 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 were developed, and this appraisal has been prepared, in conformity with the Guidelines for Preparation of Appraisal Reports, 2000, published by the Council of Tree and Landscape Appraisers.
6. That the method used 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 new information is disclosed, I may have further opinions.

Signed,

Kenneth Rex Fredricks
ISA Board Certified Master Arborist #WE-0822B
09/09/2024

CSCGA RCA #758
Registered Consulting Arborist

A33

7194 Rosencrans Way
San Jose, CA 95139
P : (408) 992 - 1039

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE

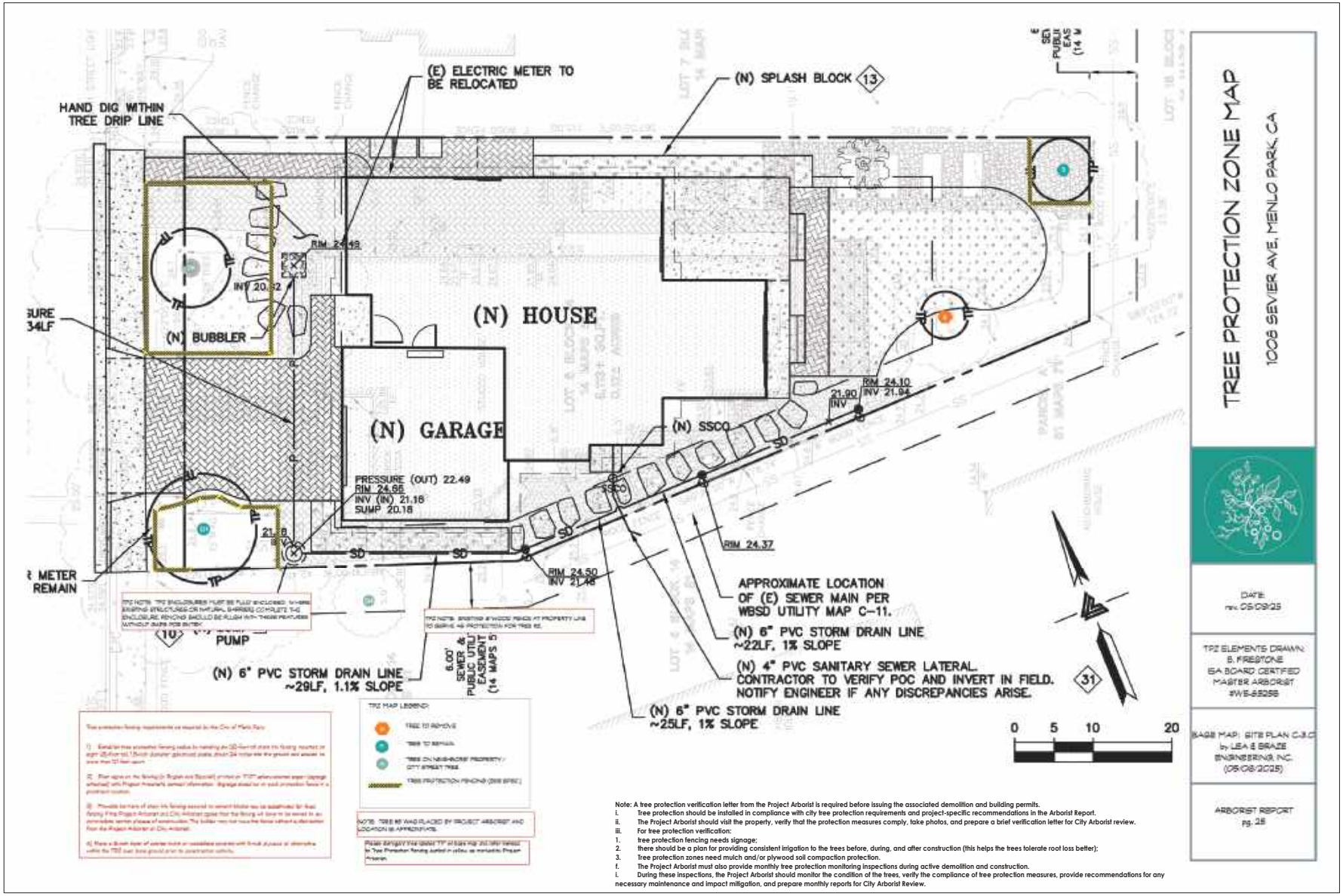
1008 SEVIER AVENUE, MENLO PARK, CA

KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.	2414	
REVISION	DATE	DESCRIPTION	DRAWN BY
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	DJ
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	DJ

TREE PROTECTION PLAN SHEET

T-2



TREE PROTECTION ZONE MAP

1008 SEVIER AVE, MENLO PARK, CA

DATE: rev. 05/09/25

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

BASE MAP: SITE PLAN C-3.0 by LEA & BRAZE ENGINEERING, INC. (05/06/2025)

ARBORIST REPORT pg. 25

TPZ MAP LEGEND:
- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORING PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)

NOTE: TREE #8 WAS PLACED BY PROJECT ARBORIST AND LOCATION IS APPROXIMATE.

Please designate tree species "TP" on plans that are also labeled to "Tree Protection Fencing" symbol in yellow as instructed Project Arborist.

Note: A tree protection verification letter from the Project Arborist is required before issuing the associated demolition and building permits.

i. Tree protection should be installed in compliance with city tree protection requirements and project-specific recommendations in the Arborist Report.
ii. The Project Arborist should visit the property, verify that the protection measures comply, take photos, and prepare a brief verification letter for City Arborist review.
iii. For tree protection verification:
1. tree protection fencing needs signage;
2. there should be a plan for providing consistent irrigation to the trees before, during, and after construction (this helps the trees tolerate root loss better);
3. Tree protection zones need mulch and/or plywood soil compaction protection.
f. The Project Arborist must also provide monthly tree protection monitoring inspections during active demolition and construction.
i. During these inspections, the Project Arborist should monitor the condition of the trees, verify the compliance of tree protection measures, provide recommendations for any necessary maintenance and impact mitigation, and prepare monthly reports for City Arborist Review.

TREE PROTECTION PLAN SHEET | 1

7194 Rosencrans Way
San Jose, CA 95139
P : (408) 992 - 1039

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

BHATIA RESIDENCE
NEW SINGLE FAMILY RESIDENCE

1008 SEVIER AVENUE, MENLO PARK, CA

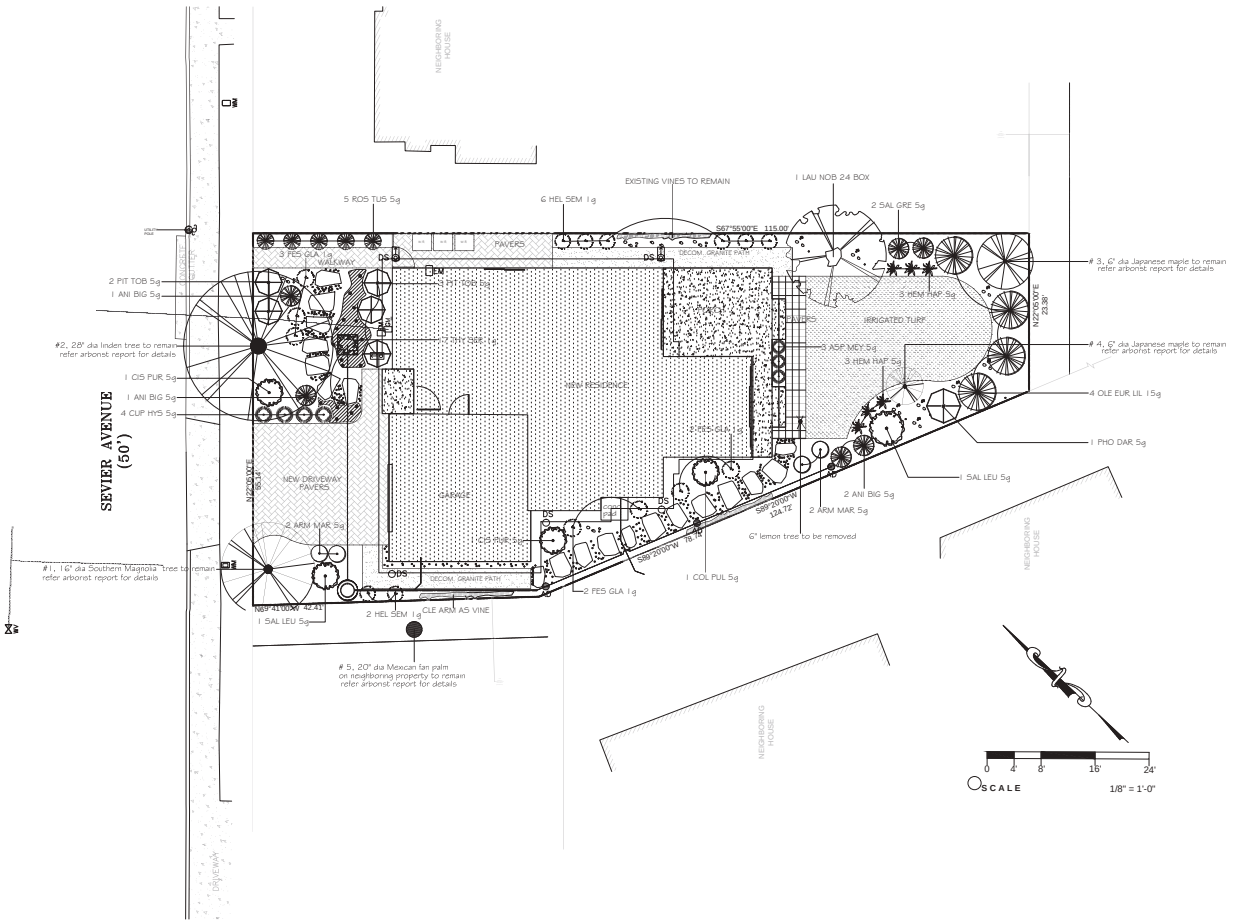
KELLY BLANKENSHIP AND SHYAM BHATIA

PROJECT NO.	2414	
REVISION	DATE	DESCRIPTION	DRAWN BY
	12.02.2024	DEVELOPMENT PERMIT SUBMITTAL	D.J.
	05.12.2025	DEVELOPMENT PERMIT RESUBMITTAL	D.J.

TREE PROTECTION PLAN SHEET

T-3

A34



PLANT LIST :	1008 Sevier Avenue, Menlo Park			
KEY	TREES		WUCOLS Region 1	Size
	BOTANICAL NAME	COMMON NAME		
LAU NOB	Laurus nobilis 'Saratoga'	Sweet Bay	LOW	15 g
KEY	SHRUBS			
ANI BIG	Anigozanthos 'big red'	Kangaroo paw	LOW	5g
ARM MAR	Armeria maritima	Pink sea thrift	LOW	5g
ASP MEY	Asparagus densiflorus 'Myers'	Fox tail fern	MOD	5g
CIS PUR	Cistus purpureus	Rockrose	LOW	5g
COL PUL	Coleonema pulchrum	Pink breath of heaven	MOD	5g
CUP HYS	Cuphea hyssopifolia	False Heather	MOD	5g
HEL SEM	Helianthemum sengianeum	Blue Oat Grass	LOW	
HEM MAP	Hemerocallis 'Happy Returns'	Daylily (Dwarf Yellow)	MOD	5g
OLE EUR LIL	Olea Europaea 'Little Ollie'	Olive	VERY LOW	15 g
PIT TOB	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's dwarf Pittosporum dwarf		
PHO DAR	Phormium Dark Delight	Flax Zealand flax	LOW	5g
ROS TUS	Rosmarinus 'Tuscan Blue'	Rosemary	LOW	5g
SAL GRE	Salvia greggii (red)	Salvia	LOW	5g
SAL LEU	Salvia leucantha	Mexican bush sage	LOW	
KEY	GROUND COVERS			
ROS OLA	Rosmarinus officinalis 'Prostratus'	Blue Rosmarinus	LOW	1g
TRY XER	Trifolium amoenum 'Fiesta'	Creeping Clover	LOW	1g
KEY	VINES			
CLE ARM	Clematis armandii	Evergreen clematis	LOW	5g

GENERAL NOTES

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

MOST OF THE PLANTINGS PROPOSED ARE DROUGHT TOLERANT WITH A HIGH MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW OR VERY LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-OVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 3" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABLIZATION, AND WATER RETENTION.

THE IRRIGATION SYSTEM IS ROBUST, TIME PROVEN, WITH ALL SHRUBS AND GROUNDCOVERS BEING DRIP IRRIGATED. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILTY OF BEING WEATHER BASED, RECIEVING DAILY WEATHER INPUT TO ADJUST THE IRRIGION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WATERING DURING TIME OF HIGH HUMIDITY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATON SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS. Y-STRAINERS WILL BE USED AT EACH VALVE.

A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

LANDSCAPE DOCUMENTATION PACKAGE AND CHECKLIST

PROJECT INFORMATION

A. DATE: 02-03-2025
B. PROJECT APPLICANT: SHYAM BHATIA AND KELLY BLANKENSHIP
1008 SEVIER AVENUE, MENLO PARK, CA
C. PROJECT ADDRESS: SHYAM BHATIA AND KELLY BLANKENSHIP
1008 SEVIER AVENUE, MENLO PARK, CA
APN NO:
D. TOTAL IRRIGATED LANDSCAPE AREA= 1406 SQ FT
E. WATER SUPPLY: POTABLE, CAL-WATER
LANDSCAPE TYPE: NEW
F. PROJECT TYPE: NEW RESIDENCE
G. PROJECT CHECKLIST: SEE BELOW
H. PROJECT CONTACT:MENAKA RAO 650 644 7631,
RUSSELL STRINGHAM,408-886-4089

I. LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION:

" I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package"

Owner's Signature: Date:

2. WATER EFFICIENT LANDSCAPE WORKSHEET
D. HYDROZONE INFORMATION TABLE - SEE SHEETS L-4
E. WATER BUDGET CALCULATIONS MAWA AND ETWU- SEE SHEET L-4
3.SOIL MANAGEMENT REPORT
BY OTHERS
4. LANDSCAPE DESIGN PLAN
SEE SHEET L-1
5. IRRIGATION DESIGN PLAN
SEE SHEET L-3
6. GRADING DESIGN PLAN
SEE CIVIL ENGINEER PLAN SHEET

IF ANY CHANGES TO THE PLAN SET ARE MADE DURING CONSTRUCTION A WRITTEN CHANGE ORDER SHOULD BE OBTAINED FROM THE LANDSCAPE ARCHITECT. ALL CHANGES SHOULD BE RECORDED BY THE GENERAL CONTRACTOR.

ALL SOIL AMENDMENTS ARE TO BE MADE BEFORE PLANTING AND SHOULD BE AS PER THE SOIL MANAGEMENT REPORT.

LANDSCAPE DOCUMENTATION CHECKLIST
1. PROJECT INFORMATION- CHECK
2. WATER EFFICIENT LANDSCAPE WORKSHEET- CHECK
3. SOIL MANAGEMENT REPORT- OTHERS
4. LANDSCAPE DESIGN PLAN-CHECK
5. IRRIGATION DESIGN PLAN- CHECK
6. GRADING DESIGN PLAN-CONSULT CIVIL

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES, WITH THE EXCEPTION OF TURF.

Menaka Rao
LANDSCAPE DESIGN
4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091

REGISTERED LANDSCAPE ARCHITECT RUSSELL STRINGHAM 3091 STATE OF CALIFORNIA 05-01-2025

BHATIA RESIDENCE
1008 SEVIER AVENUE,
MENLO PARK,CA 94025
LANDSCAPE PLAN

REVISION	REVISION DATE
1	05-01-25

DATE: 02-03-25

JOB:

SCALE: 1/8"=1'

SHEET: L-1

PLANTING NOTES

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED ON SITE. THE EXACT LOCATION OF PLANTS ONSITE WILL ADHERE TO SETBACK REQUIREMENTS FROM THE OWTS.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES, WITH A MINIMUM DEPTH OF 8 INCHES OF NON COMPACTED TOPSOIL.

FOR COMPOSTING REQUIREMENT REFER THE MWELO SOIL MANAGEMENT REPORT.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, OVER 1/2 INCH DIAMETER AND ANY OTHER MATERIAL THAT WOULD BE HARMFUL TO TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 3" LAYER OF WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 3" LAYER OF MULCH, IN ALL PLANTING AREAS FOR ADDITIONAL WEED CONTROL AND WATER RETENTION. SUBMIT A SAMPLE FOR APPROVAL.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

IT IS THE RESPONSIBILITY OF THE OWNER TO SUBMIT LANDSCAPE PLANS TO THE GOVERNING MUNICIPALITY FOR APPROVAL OF THE PLANS, AND TO OBTAIN BUILDING PERMITS. IF ANY CHANGES OR ADDITIONS TO THE PLANS NEED TO BE MADE, THE OWNER SHALL RETURN THE PLANS, WITH THE CITY REVIEW COMMENTS FOR REVISIONS. FINAL APPROVAL MUST BE OBTAINED FROM THE GOVERNING MUNICIPALITY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.

IF CHANGES ARE TO MADE TO THE CITY APPROVED PLANS AND DETAILS DURING CONSTRUCTION, A WRITTEN FORM OF APPROVAL OR CHANGE ORDER HAS TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT. ALL CHANGES ARE TO BE RECORDED BY THE GENERAL OR LANDSCAPE CONTRACTOR.

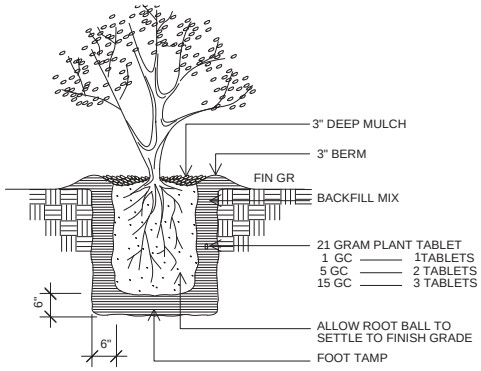
REGARDING ALL EXISTING TREE LOCATIONS REFER ARBORIST REPORT PROVIDED BY BOFIRESTONE TREES AND GARDENS DATED JANUARY 24, 2025.

A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

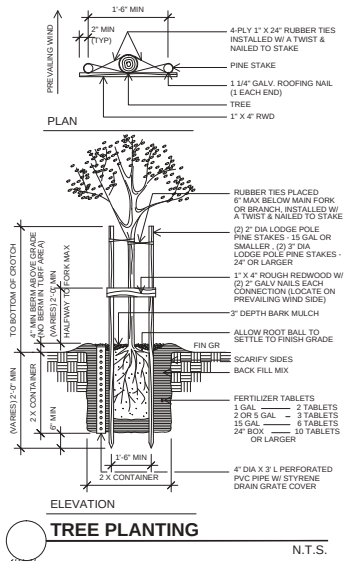
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1000 SQ FT OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

ALL SOIL AMENDMENTS ARE TO BE MADE BEFORE PLANTING AND SHOULD BE AS PER THE SOIL MANAGEMENT REPORT.



SHRUB PLANTING

N.T.S.



TREE PLANTING

N.T.S.

A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON EXPOSED SOIL SURFACES.
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

APPLICABLE CODES

WELO PLANTING , IRRIGATION AND LANDSCAPE PLANS

SCOPE OF WORK

2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA FIRE CODE

Work Hours and Parking

A. Work Hours: Working hours are strictly between the time mentioned below.
7:30 AM TO 5:30 PM- MONDAY -FRIDAY
8:00 AM TO 1:00 PM- SATURDAY
Construction parking is permitted only on the site and only on the side of the streets fronting the property for which the permit is issued.

Noise

A. Except as otherwise permitted under this chapter, no person shall cause and no property owner shall permit on such owner's property, a noise produced by any person, machine, animal or device, or any combination thereof, in excess of the sound level limits set forth in this section to emanate from any property, public or private, beyond the property line.
Any sound in excess of the sound level limits set forth in this section shall constitute a noise disturbance. For purposes of determining sound levels, sound level measurements shall be made at any location on the receiving property. Professional Certification of meeting this requirement may be required prior to final inspection.

B. Sound Level Limits: 7a.m to 10 p.m. 60 dBa|10 p.m to 7 a.m 50 dBa

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDCAPE OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.

Menaka Rao
LANDSCAPE DESIGN
4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091

REGISTERED LANDSCAPE ARCHITECT RUSSELL STRINGHAM No. 3091 STATE OF CALIFORNIA 05-01-2025

BHATIA RESIDENCE
1008 SEVIER AVENUE,
MENLO PARK,CA 94025
PLANTING NOTES

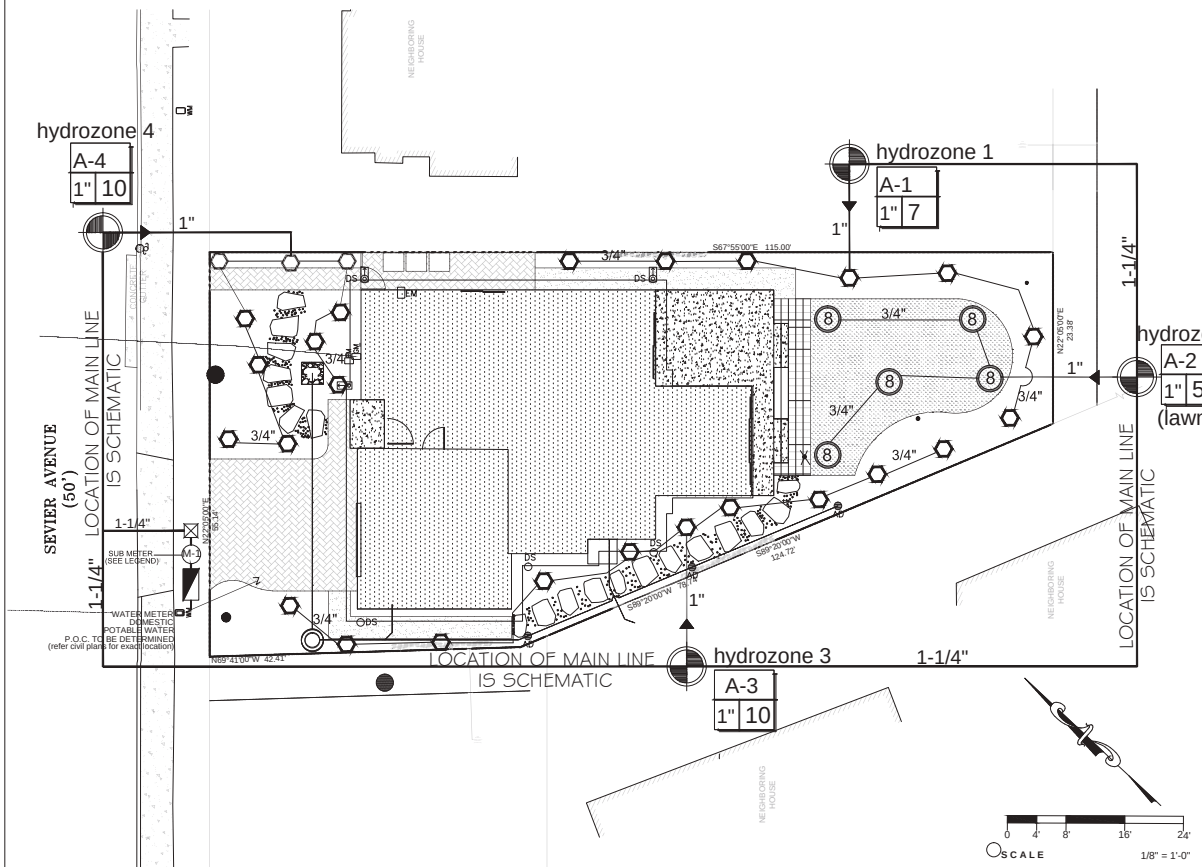
REVISION	REVISION DATE
1	05-01-25

DATE: 02-03-25

JOB:

SCALE: NTS

SHEET: L-2



IRRIGATION NOTES

PLAN IS DIAGRAMMATIC; THE EXACT LOCATION OF VALVES, LINES, HEADS, ETC., SHALL BE DETERMINED IN THE FIELD. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. IRRIGATION TRENCHES SHALL ADHERE TO SETBACK REQUIREMENTS FROM THE OWTS.

THE ENTIRE IRRIGATION SYSTEM WILL BE WITHIN THE PROPERTY BOUNDARIES. THE LOCATION OF MAIN LINES, BACKFLOW, VALVES, ETC., ON THE DRAWINGS, IS SCHEMATIC. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. LINES AND SLEEVES TO BE INSTALLED UNDER PAVING SHALL BE SCHEDULE 40 PVC.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOT OPERATE ANY HEAVY EQUIPMENT OVER UTILITY LINES AND SHALL HAND DIG ANY TRENCHES WITHIN 5' OF UTILITY LINES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES AT THE CONTRACTOR'S OWN EXPENSE.

IRRIGATION SYSTEM WAS DESIGNED FOR A MAXIMUM OF 18 GPM AT 40 PSI WORKING PRESSURE (WORST CONDITION AT FURTHEST HEAD/DRIP UNIT. IRRIGATION CONT.

TO VERIFY PRESSURE PRIOR TO CONSTRUCTION OF ANY PART OF THE IRRIGATION SYSTEM. IF WORKING PRESSURE IS GREATER THAN 75 PSI, CONSULT THE LANDSCAPE ARCHITECT FOR USE OF A PRESSURE REGULATOR. IF WORKING PRESSURE IS LESS THAN 40 PSI CONSULT LANDSCAPE ARCHITECT.

THE WATER SOURCE FOR THE IRRIGATION SYSTEM SHALL BE PROTECTED FROM BACK FLOW BY A BACK FLOW PREVENTER (TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS).

ALL VALVE WIRING SHALL BE COPPER U.L. APPROVED FOR DIRECT BURIAL. CONNECT WIRES USING SPLICE-KOTE WIRE CONNECTORS. WIRE SIZE TO BE #12 AWG MIN. (RUNS LONGER THAN 1000 FT. SHALL BE #10 AWG) ONE SPARE CONTROL WIRE TO BE PROVIDED THROUGHOUT.

ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS (OVER 3/4"), AND OTHER EXTRANEOUS MATERIALS, AND SHALL BE COMPACTED TO PREVENT SETTLING.

AT JOB COMPLETION SUPPLY OWNERS WITH CONTROLLER KEYS, AND MANUFACTURERS PRODUCT INFORMATION.

ALL IRRIGATION DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL GOVERNING CODES SHALL BE SATISFIED.

THE DRIP IRRIGATION SYSTEM WAS DESIGNED TO PROVIDE ONE DISTRIBUTION LINE TO EACH SHRUB (LINES SHALL NOT BE TEED), AND TWO LINES FOR EACH TREE.

THE IRRIGATION CONTRACTOR SHALL COORDINATE THE SPRINKLER HEAD/DRIP UNIT LOCATIONS AND QUANTITIES WITH THE PLANTING PLAN, AND PROVIDE PROPER IRRIGATION TO ALL PLANT

MATERIALS SHOWN ON THE PLANTING PLANS. THE IRRIGATION CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM PRIOR TO ANY BACK FILLING, AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DESCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS.

NO TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PERMITTED. IF IRRIGATION LINES MUST PASS THROUGH THE DRIP LINE OF EXISTING TREES, CONSULT THE LANDSCAPE ARCHITECT.

GREAT CARE SHALL BE GIVEN TO PREVENT DIRT FROM ENTERING THE IRRIGATION SYSTEM DURING CONSTRUCTION. FLUSH THE ENTIRE SYSTEM THOROUGHLY BEFORE INSTALLING THE MAXI FLO HEADS. ALL DRIP CIRCUITS SHALL HAVE A Y STRAINER AS INDICATED ON THE IRRIGATION LEGEND.

I HAVE COMPLIED WITH THE CRITERIA OF WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

SEE WATER BUDGET PREPARED FOR THIS SITE AND SUBMITTED WITH THIS DRAWING SET.

THE IRRIGATION CONTROLLER SHALL BE WEATHER BASED, TO LIMIT WATER WASTE PER WELO 12.44.070C2. CONTROLLER MAY NOT RELY SOLELY ON TIME BASED SCHEDULING. IRRIGATION HEADS SHALL BE PLACED AND ADJUSTED TO , PREVENT OVERSPRAY ONTO PAVED AREA AND ADJUSTED TO PREVENT FOGGING AND MISTING. NOZZELS TO BE PRESSURE COMPENSATING.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

CHECK VALVES OR ANTIDRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

IRRIGATION LEGEND

- A — IRRITROL MC-E (BLUE) SERIES WITH "CLIMATE LOGIC" ON SITE WIRELESS WEATHER SENSOR. 12 STATION. WEATHER BASED SMART CONTROLLER. IRRITROL #FS-B150 1 1/2" LINE SIZE FLOW SENSOR TO BE USED WITH THE CONTROLLER. CONTRACTOR TO VERIFY COMPABILITY BETWEEN THE CONTROLLER AND THE FLOW SENSOR.
- ZURN WILKINS REDUCED PRESSURE BACKFLOW PREVENTER 1 1/4" AT POINT OF CONNECTION PROVIDE A MASTER SHUT OFF VALVE (ZURN-WILKINS MODEL 850XL FULL PORT BRONZE BALL VALVE 1 1/2") TO BE MOUNTED UPSTREAM FROM THE BACKFLOW PREVENTER.
- M-1 — RAINBIRD FMD SERIES LANDSCAPE IRRIGATION WATER SUB-METER FM150B 1 1/2" (1.54 TO 100 GPM) ALL IRRIGATION VALVES TO BE DOWNSTREAM FROM THE SUB-METER TO MEASURE ALL IRRIGATION USED FOR LANDSCAPING. THE SUBMETER WILL BE USED TO MEASURE WATER USAGE FOR IRRIGATING THE LANDSCAPE. THE SUBMETER WILL BE PLACED BELOW GRADE.
- Y STRAINER WILKINS YSBR SERIES WITH A 20 MESH SCREEN (LINE SIZE) MOUNT AS PART OF THE BACK FLOW ASSEMBLY.
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED.
- PRESSURIZED WATER MAIN, PVC SCHEDULE 40, BURY 18" MIN.
- IRRIGATION LINE PVC CLASS 200, BURY 12" MIN. USE SLEEVES WHERE EVER IRRIGATION LINES MUST PASS UNDER PAVING, TO BE COORDINATED ON SITE BY THE LANDSCAPE CONTRACTOR. SLEEVES SHALL BE 4" PVC SCHEDULE 40 BURY 18" MIN., EXTEND 6" BEYOND EDGE OF PAVING
- A-12 / 1 | 1.5 — CIRCUIT DESIGNATION; GALLONS PER MINUTE; VALVE SIZE
- AGRIFIM MAXI-FLO BUBBLER 6 OUTLETS AT 10 GPH EACH OPERATING RANGE 20-80 PSI USE A Y-STRAINER DOWN STREAM FROM VALVE FOR EACH CIRCUIT (SEE IRRIGATION LEGEND FOR SIZE AND TYPE OF FILTER) USE 1/4" DISTRIBUTION TUBING (.170" I.D. X .250" O.D.-POLY) -MAXIMUM RUN 8' - LINES SHALL NOT TEE. PROVIDE ONE LINE TO EACH SHRUB OR GROUND COVER, AND TWO TO EACH TREE USE SUPPORT STAKE #S6 AT END USE BUG PLUG #BP250
- Y STRAINER, RAINBIRD RBY100S DRIP IRRIGATION INLINE 'Y' FILTER USE FOR ALL DRIP CIRCUITS MOUNT IN A SEPERATE PLASTIC BOX DOWN STREAM FROM THE VALVE.
- 8 — TORO MINI 8 ROTOR (Model 53824), provid arc as needed for proper coverage

Menaka Rao
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4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091

REGISTERED LANDSCAPE ARCHITECT — RUSSELL STRINGHAM — No. 3091 — 05-01-2025 — STATE OF CALIFORNIA

BHATIA RESIDENCE
1008 SEVIER AVENUE,
MENLO PARK,CA 94025

IRRIGATION PLAN

REVISION	REVISION DATE
1	05-01-25

DATE: 02-03-25

JOB:

SCALE: 1' = 1/8"

SHEET: L-3

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Ten Cells Show Results

Messages and Warnings

	Redwood City	Name of City
Click on the blue cell on right to Pick City Name		
ET_o of City from Appendix A	42.80	ET_o (inches/year)
	531	Overhead Landscape Area (ft^2)
	875	Drip Landscape Area (ft^2)
	0	SLA (ft^2)
Total Landscape Area	1,406.00	
Results:		
$(ET_o) \times (0.62) \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	20,320.29	Gallons
	2,743.17	Cubic Feet
	27.43	HCF
	0.06	Acre-feet
	0.02	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET_o of City from Appendix A	42.80	ET_o (inches/year)
Total Landscape Area	1,406.00	LA (ft^2)
Special Landscape Area	0.00	SLA (ft^2)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (only)(25% of total annual precipitation)
Results:		
$MAWA = [(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Estimated Total Water Use

Equation: $ETWU = ET_o \times 0.62 \times [(PF \times HA/IE) + SLA]$. Considering precipitation $ETWA = [(ET_o - Eppt) \times 0.62 \times [(PF \times HA/IE) + SLA]$

Enter values in Pale Blue Cells

Ten Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (n) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft^2) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft^2))/IE
Zone 1	Drip	Low	0.20	303	0.81	75
Zone 2	Overhead Spray	High	0.70	329	0.75	460
Zone 3	Drip	Low	0.20	340	0.81	84
Zone 4	Drip	Low	0.20	235	0.81	58
Zone 5	Drip				0.81	0
Zone 6	Drip				0.81	0
Zone 7						
Zone 99						
Zone 100						
						710
		SLA		0		0
			Sum	1,406		

Results

MAWA = 20,320

ETWU= 18,833 Gallons

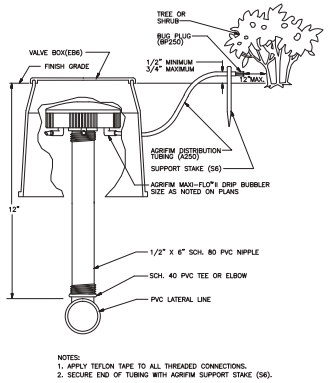
2,518 Cubic Feet

25 HCF

0 Acre-feet

0 Millions of Gallons

ETWU complies with MAWA



NOTES:
1. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
2. SECURE END OF TUBING WITH AGRIFIM SUPPORT STAKE (S6).

IRRIGATION SCHEDULE

1.Irrigation scheduled for the plant establishment period would be 2 to 3 times a week for the first month followed by twice a week for the following months for upto a year until the roots are well established.
April - October: Twice a week with run time of 20 minutes
November- March: Run time of 15 minutes
The system can be shut off on rainy days for the months of November to February. Additional watering by hand can be provided for extremely hot days.

2. Irrigation scheduling for the established landscape would be as follows:
For the second year of the landscape:
May- September: twice a week with a run time of twenty minutes
October- April:once a week with a run time of twenty minutes
The system can be shut off during the months of November to February assuming that rainfall provides the necessary irrigation.

For the following years the landscape can be irrigated once a week.
Once established, drought tolerant plants need to be watered only once in two weeks or on a need basis.

Note: The above only acts as a guide. Irrigation schedules can be modified by home owner depending on actual weather and soil conditions.
Existing fully established plants and trees on site that were retained are to be irrigated as per an 'established landscape schedule'.
Drought tolerant plants need to be regularly watered for the first two years until they are well established after which they can do quite well with watering them even twice a month.
Water used for irrigation per month to be below the MAWA values as shown the water efficient table on sheet L4.
The irrigation controller will be weather based as specified in the irrigation legend.
The controller will receive real time weather information,and adjust the programmed watering schedule automatically based on local weather. This will restrict watering during times of precipitation and will help to conserve water.

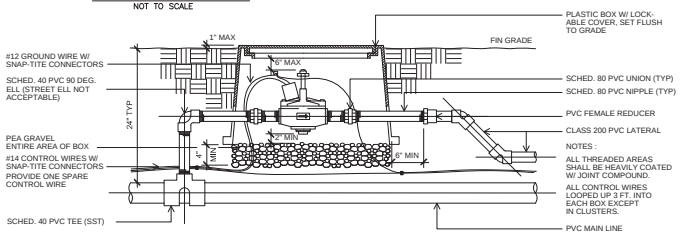
LANDSCAPE DESIGN COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

Signature R. Stringham 02-03-25

RUSSELL STRINGHAM LA #3091

MAXI-FLO™ RISER DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE

N.T.S.

Menaka Rao
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Ph:650 644 7631

DRAWN BY: MENAKA RAO

SIGNED BY: RUSSELL STRINGHAM LA #3091.

LANDSCAPE ARCHITECT — RUSSELL STRINGHAM — 3091 — 05-01-2025 — STATE OF CALIFORNIA

BHATIA RESIDENCE
1008 SEVIER AVENUE,
MENLO PARK,CA 94025

IRRIGATION NOTES

REVISION	REVISION DATE
1	05-01-25

DATE: 02-03-25

JOB:

SCALE: NTS

SHEET: L-4

City of Menlo Park - Water Efficient Landscape Ordinance (WELO)
Landscape Application Checklist

Page 1 of 2

Project Information

Applicant Name (print): Menaka Rao and Kelly Blankenship — Contact Phone #:

Project Site Address: 1008 Sevier Avenue, Menlo Park, CA 94025

		Approx Review (sq ft)	(sq ft)
For a single family project or a single family developer/ builder project, enter the combined area or range, per unit/lot. For all other projects, input the aggregate value for the entire project.	Total Landscape Area (sq ft): 1100 sq ft		
	Turf Irrigated Area (sq ft): 500 sq ft		
	Non-Turf Irrigated Area (sq ft): 600 sq ft		
	Irrigated Special Landscape Area (SLA) (sq ft): 0		
	Water Feature Surface Area (sq ft): 0		

Compliance Criteria	Requirements	Project Compliance (Check Yes or No)			
☐ Prescriptive A (Residential under 2,500 SF)	Irrigated landscape is ≤ 2,500 sf	☐ Yes	☐ No		
	Project has 25% (max) turf	☐ Yes	☐ No		
	Project has 75% low WUCOLS (0.3 avg)	☐ Yes	☐ No		
☐ Prescriptive B (Commercial under 2,500 SF)	Irrigated landscape is ≤ 2,500 sf	☐ Yes	☐ No		
	Project has 0% turf	☐ Yes	☐ No		
	Project has 100% low WUCOLS (0.3 avg)	☐ Yes	☐ No		
☐ Prescriptive C (All Projects over 2,500 SF)	Irrigated landscape is ≤ 2,500 sf	☐ Yes	☐ No		
	Project has 0% turf and 0% high WUCOLS	☐ Yes	☐ No		
	Project has 80% low WUCOLS	☐ Yes	☐ No		
☑ Water Budget	Worksheet is from City's WELO webpage	☑ Yes	☐ No		
	ETWU < MAWA	☐ Yes	☐ No		

Landscape Parameters	Requirements	Project Compliance			
Turf	There is no turf in parkways < 10 feet wide	☐ Yes ☐ No, if subject to Lighting Ordinance			
	All turf is planted on slopes ≤ 25%	☑ Yes			
Hydrozones	Plants are grouped by Hydrozones	☑ Yes			
Compost	At least 4 cubic yards per 1,000 sq ft to a depth of 6 inches	☑ Yes ☐ No, See Soil Test			
Mulch	At least 3 inches of mulch on exposed soil surfaces	☑ Yes			
Irrigation System	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor	☑ Yes			
	Irrigation controllers do not lose programming data when power source is interrupted	☑ Yes			
	Irrigation system includes pressure regulators	☑ Yes			
	Manual shut-off valves are installed near the connection to the water supply	☑ Yes			
	All sprinkler heads installed in the landscape must demonstrate a distribution uniformity low quarter of 0.65 or higher	☑ Yes			
	Areas < 10 feet shall be irrigated with subsurface irrigation	☑ Yes ☐ No, but there is no runoff or overspray			

Metering	Separate irrigation meters (Residential ONLY)	☐ Yes ☑ No, not required if < 5,000 sq ft	☐	☐
	Separate irrigation submeters for landscape areas ≥ 1,000 sq ft (Commercial ONLY)	☐ Yes	☐	☐
Swimming Pools / Spas	Cover required for new pools and spas	☐ Yes ☑ No, no new pool in spa	☐	☐
Water Features	Recirculating	☐ Yes	☐	☐
Documentation (per section 492.7)	Project Information	☑ Yes	☐	☐
	Water Budget Calculation (short sheet (optional if Prescriptive Option is chosen))	☑ Prepared by: project applicant	☐	☐
	Landscape Design Plan (optional if < 1,000 sq ft of landscape area)	☑ Prepared by: project applicant	☐	☐
	Irrigation Design Plan (optional if < 1,000 sq ft of landscape area)	☑ Prepared by: project applicant	☐	☐
	Grading Design Plan (optional if < 1,000 sq ft of landscape area)	☑ Prepared by: project applicant	☐	☐
Audit	Landscape Audit Report completed	☐ To be submitted to jurisdiction	☐	☐

Justification:

Materials Received with Submittal:

- ☐ Project Information
- ☐ Water Budget Calculation Worksheet
- ☐ Landscape Application Checklist
- ☐ Certificate of Completion
- ☐ Landscape Audit Report
- ☐ Landscape Design Plan w/ WUCOLS Listing
- ☐ Soil Management Report
- ☐ Irrigation Design Plan
- ☐ Grading Design Plan

Date Received:

- ☐ Follow-up required (Explain)

Date Resubmitted:

Date Approved:

Reduced Irrigation Water Required:

Water Rating:

Materials Checked by Applicant

- ☐ Regional Water Efficient Landscape Ordinance
- ☐ Landscape Application Checklist
- ☐ Water Budget Calculation Worksheet
- ☐ WUCOLS Listing
- ☐ Other:

Measures Recommended to Applicant

- ☐ Drip irrigation
- ☐ Plant palette
- ☐ Grading
- ☐ Point source spot cover
- ☐ Dedicated irrigation meter
- ☐ Other:

Comments:

Page 2 of 2

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Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091

BHATIA RESIDENCE
1008 SEVIER AVENUE,
MENLO PARK,CA 94025
NOTES

REVISION	REVISION DATE
1	05-01-25

DATE: 10-18-24

JOB:

SCALE: NTS

SHEET: L-5

J Design Corner
1794 Rosencrans Way
San Jose, CA 95139
ph: (408) 992-1039
https://jdesigncorner.com/

May 13, 2025

City of Menlo Park
Planning Department
701 Laurel Street
Menlo Park, CA 94025

1008 Sevier Avenue, (Kelly and Shyam Bhatia Residence)
J Design Corner job# 2414
Use Permit Application—Letter of Description

Dear Sir/Madam:

Thank you for taking the time to review our intake application. Below is our written "Letter of Description" as requested.

- PURPOSE: Use Permit for new home on a substandard lot in the R-1-U zoning district.
- SCOPE: DEMOLISH AN EXISTING SINGLE STORY RESIDENCE AND BUILD A TWO STORY, 4 BR 3.5 BA SINGLE FAMILY RESIDENCE WITH 2,345.9 NEW LIVING SF ABOVE GRADE ON A 5,113 S.F. LOT WITH A NEW GARAGE OF 334.5 S.F. TOTALING 2,680.4 S.F.
- STYLE: "Craftsman"-influenced wood framed home with a combination of fiber cement lap siding, fiber cement shingle siding, adhered lightweight stone veneer, and exterior trim, vinyl double paned windows.
- BASIS FOR SITE LAYOUT: comply with city ordinances. Maximize backyard and indoor/outdoor connection. Offer a balanced, unassuming front elevation to the street.
- EXISTING/PROPOSED USES: Single family house/Single family house
- NEIGHBOR OUTREACH: See attached owners letter

Thank you for your assistance with our project. Please do not hesitate to call our office should you have any questions.

Sincerely,

Diana Jarrar
President, J Design Corner

Subject: Neighborhood Outreach for 1008 Sevier Ave (Bhatia / Blankenship Residence)

Dear Madam/Sir,

I am writing to provide an overview of the neighborhood outreach efforts conducted for the proposed 1008 Sevier Ave (Bhatia / Blankenship Residence). As part of our commitment to engaging with the community, we conducted direct outreach to ensure neighbors were informed about the project, had an opportunity to review the plans, and could express any concerns or questions.

Outreach Efforts:

1. **Door-to-Door Engagement**
   The owners personally visited each neighbor to discuss the project, present the plans, and answer any questions they had. This one-on-one approach allowed us to directly address any concerns and provide clarifications in real time.

Addressing Neighbor Concerns:

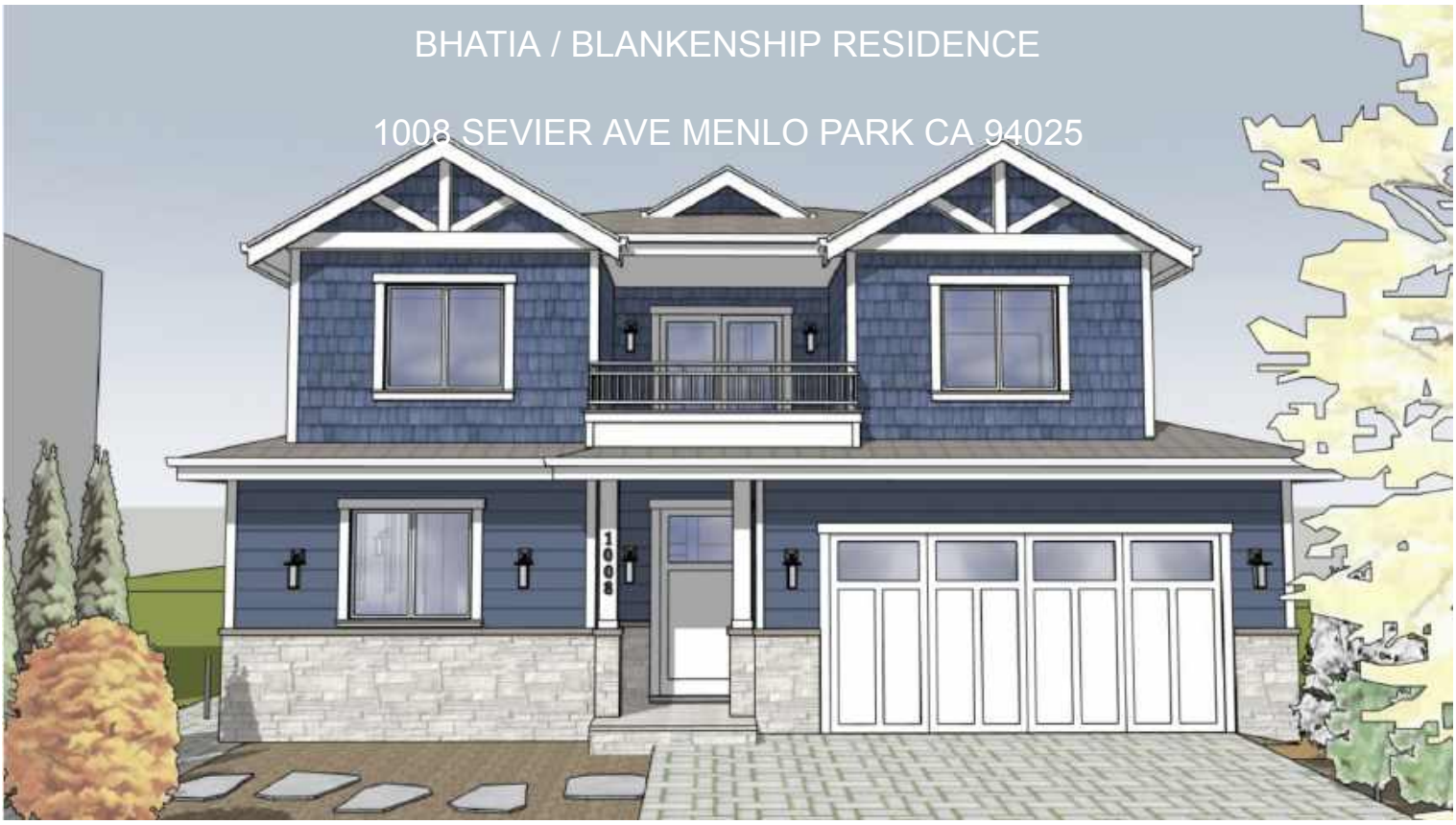
Throughout our conversations with neighbors, several key topics were discussed:

- **Traffic and Parking**: Some neighbors inquired about potential traffic impacts. We explained the measures in place to mitigate congestion and ensure sufficient parking availability.
- **General Questions and Feedback**: Many neighbors expressed appreciation for the direct engagement and the opportunity to review the plans in person.

Conclusion:

We believe this direct, in-person outreach allowed for meaningful engagement with the community, ensuring that residents were well-informed and had a voice in the process. The collected signatures and emails serve as documentation of our outreach efforts. We respectfully submit this report for the City Planning Division's review and remain available for any further questions or discussions.

Sincerely,
Kelly Blankenship and Shyam Bhatia



This is an acknowledgement of the community outreach for 1008 SEVIER AVE MENLO PARK CA 94025 Rebuilding. This is an acknowledgement that the plans were shared and not an approval of the plans.

Address	Outreach Status
1004 Sevier Ave, Menlo Park	Discussed and Shared the plans
1012 Sevier Ave, Menlo Park	Discussed and Shared the plans
1020 Sevier Ave, Menlo Park	Discussed and Shared the plans
1009 Sevier Ave, Menlo Park	Discussed and Shared the plans
1011 Sevier Ave, Menlo Park	Discussed and Shared the plans
1015 Sevier Ave, Menlo Park	Couldn’t reach, despite multiple tries.
1019 Sevier Ave, Menlo Park	Discussed and Shared the plans

ARBORIST REPORT

TREE PROTECTION PLAN

REVISED MAY 9, 2025

PREPARED FOR: SHYAM BHATIA AND
KELLY BLANKENSHIP

SITE ADDRESS:
1008 SEVIER 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

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TREE PROTECTION PLAN MAP 25

Introduction

ARBORIST ASSIGNMENT

On January 8th, 2025, at the request of the architect, I visited 1008 Sevier 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 structures and pavement were to be removed. A new two-story home with garage would be built. The site would undergo landscaping improvements, including a new driveway, new walkways, and new patios. The assessments in this report were based on review of the following:

- Site Plan A1.0 by Design Corner Residential Design (dated 05/12/25)
- Landscape Plans L-1 – L-4 by Menaka Rao Landscape Design (revised 05/01/25)
- Civil Engineering Plans C1.0 – C3.0 and ER-1 by Lea & Braze Engineering, Inc. (revised 05/06/2025)
    - Including Grading & Drainage Plan, Utility Plan, and Erosion Control Plan

My inventory included a total of five (5) trees over six inches (6" DBH). There were three (3) trees of Heritage size: one (1) southern magnolia (*Magnolia grandiflora*), a (1) small-leaved linden (*Tilia cordata*) Street tree, and a (1) Mexican fan palm (*Washingtonia robusta*) on the neighbor's property. No trees on the property were requested 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 1008 Sevier Ave. was a residential lot typical of the neighborhood. The topography was not notable. There was a house with garage on-site with a driveway on the left-hand side. The tree stock was a mix of ornamentals.

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

It was my understanding that the existing structures and pavement were to be removed. A new two-story home with garage would be built. The site would undergo landscaping improvements, including a new driveway, new walkways, and new patios. The plans were modified to shift the driveway further from Trees #1H and #2H in order to preserve Tree #2H and reduce impacts to Tree #1H. It was my understanding excavation depth for the driveway would be between 6 – 8 inches with adjustments to be made as needed during installation to preserve roots within 6x DBH of these trees. New utilities and upgrades to existing utilities were planned throughout the property. 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

Three (3) Heritage Trees would be impacted by the project: a (1) magnolia, a (1) linden Street tree, and a (1) neighboring Mexican fan palm. No trees on the property were 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 #4 was not a Heritage Tree:**
  - I recommended Tree #4 (Japanese maple, *Acer palmatum*) for removal because it was within a foot (1') of the irrigation line. It would not be expected to survive the project.

Menlo Park Administrative Guidelines for Criterion 5:

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

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

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

The following guidance will be used to determine feasibility:

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

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

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

IMPACTS TO NEIGHBORING AND HERITAGE TREES

- **Tree #1H (16" magnolia):** This tree was approximately 14 feet from the proposed decomposed granite walkway. Additionally, excavation for the driveway was planned no closer than four feet (4') from this tree at the nearest place. The existing water meter was to be upgraded approximately five feet (5') away. The magnolia would be anticipated to sustain "moderate" impacts from the proposed work (10% - 25% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #2H (28" small-leaved linden, *Tilia cordata*, Street tree):** The driveway was proposed no closer than 11 feet from this Street tree at the nearest point. A paver walkway was planned approximately 11 feet away. A new PVC pipe and bubbler were also planned approximately 11 feet away. This tree would be anticipated to sustain "moderate" impacts from the proposed work (10% - 25% root loss). **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6x DBH of this tree.**

- **Tree #5H (20" neighboring fan palm):** This tree, located on the property line, was in approximately two feet (2') from the paver walkway to be removed. The decomposed granite walkway and storm drain line were approximately five feet (5') from away. It would be expected to sustain "low" impacts (less than 10% root loss).

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 #1H (16" magnolia):** Establish standard TPZ fencing radius to 15 feet, or to the greatest extent possible as limited by the proposed driveway and walkway.

- **Tree #2H (28" linden, Street tree):** Establish standard TPZ fencing radius to 30 feet, or to the greatest extent possible as limited by the proposed driveway, walkway, utility, and street.

- **Tree #5H (20" neighboring fan palm):** This neighboring tree would be protected adequately by the existing wooden fence at the property line. Due to the location of the work, an additional chain link fence at this location would not be practical.

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, 1.5-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
2) Post signs on the fencing (in English and Spanish) printed on 11"x17" yellow-colored paper (signage attached at end of report) with Project Arborist's contact information. Signage should be on each protection fence in a prominent location.

3) Movable barriers of chain link fencing secured to cement blocks may be substituted for fixed fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

TRUNK WRAP SPECIFICATIONS:

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

Preventing Root Damage

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

Pruning Branches

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

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

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

Arborist Inspection

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

DURING CONSTRUCTION

Special Tree Protection Measures – Tree #1H and #2H

1) **Exploratory Trench – Construction of the Driveway (< 6X DBH) – Tree #1H**
   a. **I recommend an exploratory trench to be dug by hand, before excavation begins, to expose roots along the tree-side of the driveway.** This way, roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn. **Root pruning should be supervised by the Project Arborist.**
   b. **Excavation depth for installation of new pavement should be no more than six to eight inches (6 - 8") into existing soil grade within eight feet (8') of this tree. Compaction of subgrade should be minimal.**
   c. Builders may notice torn roots after digging or trenching. If this happens, or if roots must be cut for any reason, please see section titled "Root Pruning."

2) **Hardscaping (walkways, driveway) – Tree #2H:** When excavating within 15 feet of this tree, use hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 15 feet of tree should be no more than six to eight inches (6 – 8") into existing soil grade. Do not compact native soil under paving materials. If roots must be cut, please see section titled "Root Pruning." No paving materials or any excavation or grading within three feet (3') of trunk. **Project Arborist monitoring and assistance is recommended during hand excavation and installation of materials within 15 feet of the tree.**

3) **Demolition and/or repair/installation of water meter (at base of trunk) and trenching for new water service near Tree #1H** should be performed in a manner that avoids disturbing tree roots: Excavate with hand tools or air tools as to leave roots undisturbed. Remove old components by lifting pieces out of the ground without damaging exposed roots. When trenching to install the new utility within 8 feet of the trunk of Tree #1H, excavate with hand tools or air tools to leave roots undisturbed.

4) **Excavation guidelines for installation of underground utility and irrigation system – Tree #2H:** Do not trench within 15 feet of Tree #2H if possible. Consider using boring (tunneling) machines set up outside the dripline of the tree. If trenching is necessary, use hand tools or vacuum soil extraction in the top 36 inches of soil. **Leave woody roots**

of one inch or larger undamaged with bark intact. The pipes can then be pushed through the trench or tunnel, beneath the roots. Most roots are found within the top 24 inches of soil.

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 of:
  - The driveway within 8 feet of Tree #1H and 15 feet of Tree #2H
  - The walkway within 15 feet of Tree #2H
  - The water meter within 8 feet of Tree #1H
  - The utility line and bubbler within 15 feet of Tree #2H
- 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 home building project planned at 1008 Sevier 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.

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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

05/09/2025

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

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WWW.BOFIRESTONE.COM

ASCA RCA #758
Registered Consulting Arborist®

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: rev. 05/09/25

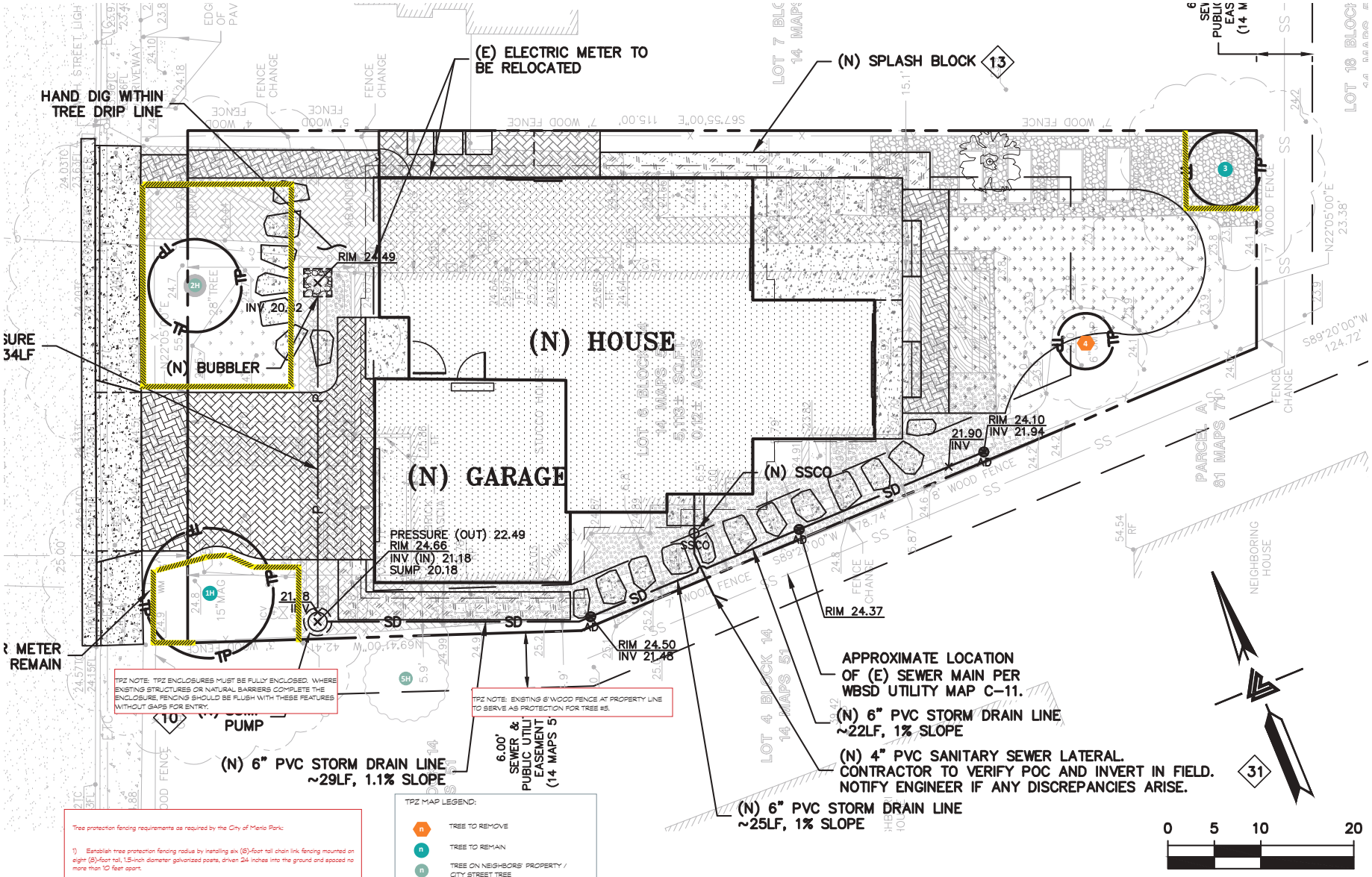
									TREE IMPACT ASSESSMENT											
#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DBH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraisal Result
1	H	Southern Magnolia	*Magnolia grandiflora*	**HERITAGE**	16	16	30	25	FAIR (50%)	two old wounds on trunk, full green canopy	MATURE	MODERATE	8	10% - 25%	12	16	**MODERATE**	MODERATE	PRESERVE	$3,700
2	H	Small-leaved Linden	*Tilia cordata*	**HERITAGE, STREET**	28	28	35	40	FAIR (50%)	stressed, previously topped	MATURE	MODERATE	14	10% - 25%	12	28	**MODERATE**	MODERATE	PRESERVE	$16,500
3		Japanese Maple	*Acer palmatum*	(not heritage)	6	6	15	10	FAIR (50%)	asymmetrical form, moderate vigor, wound near base	MATURE	MODERATE	3	0% - 5%	12	6	**VERY LOW**	MODERATE	PRESERVE	$1,280
4		Japanese Maple	*Acer palmatum*	(not heritage)	6	6	10	10	FAIR (50%)	dieback of many fine twigs, drought stressed	MATURE	MODERATE	3	< 10%	12	6	**LOW**	MODERATE	PRESERVE	$1,420
5	H	Mexican Fan Palm	*Washingtonia robusta*	**HERITAGE**	est. 20	20	60	10	FAIR (50%)	browning at ends of fronds	MATURE	MODERATE	10	<10%	12	20	**LOW**	MODERATE	PRESERVE	$530
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 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.

TPZ MAP LEGEND:

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

NOTE: TREE #5 WAS PLACED BY PROJECT ARBORIST AND LOCATION IS APPROXIMATE.

Please disregard lines labeled "TP" on base map and refer instead to Tree Protection Fencing symbol in yellow, as marked by Project Arborist.

TREE PROTECTION ZONE MAP

1008 SEVIER AVE, MENLO PARK, CA

DATE:
rev. 05/09/25

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

BASE MAP: SITE PLAN C-3.0 by LEA & BRAZE ENGINEERING, INC. (05/06/2025)

ARBORIST REPORT
pg. 25

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
1008 Sevier Avenue	PLN2025-00009	Shyam Bhatia	Shyam Bhatia

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 11, 2026) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by J Design Corner consisting of 35 plan sheets, dated received July 15, 2025 and approved by the Planning Commission on July 14, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Bo Firestone Trees and Gardens, dated May 9, 2025.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim,

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
1008 Sevier Avenue	PLN2025-00009	Shyam Bhatia	Shyam Bhatia

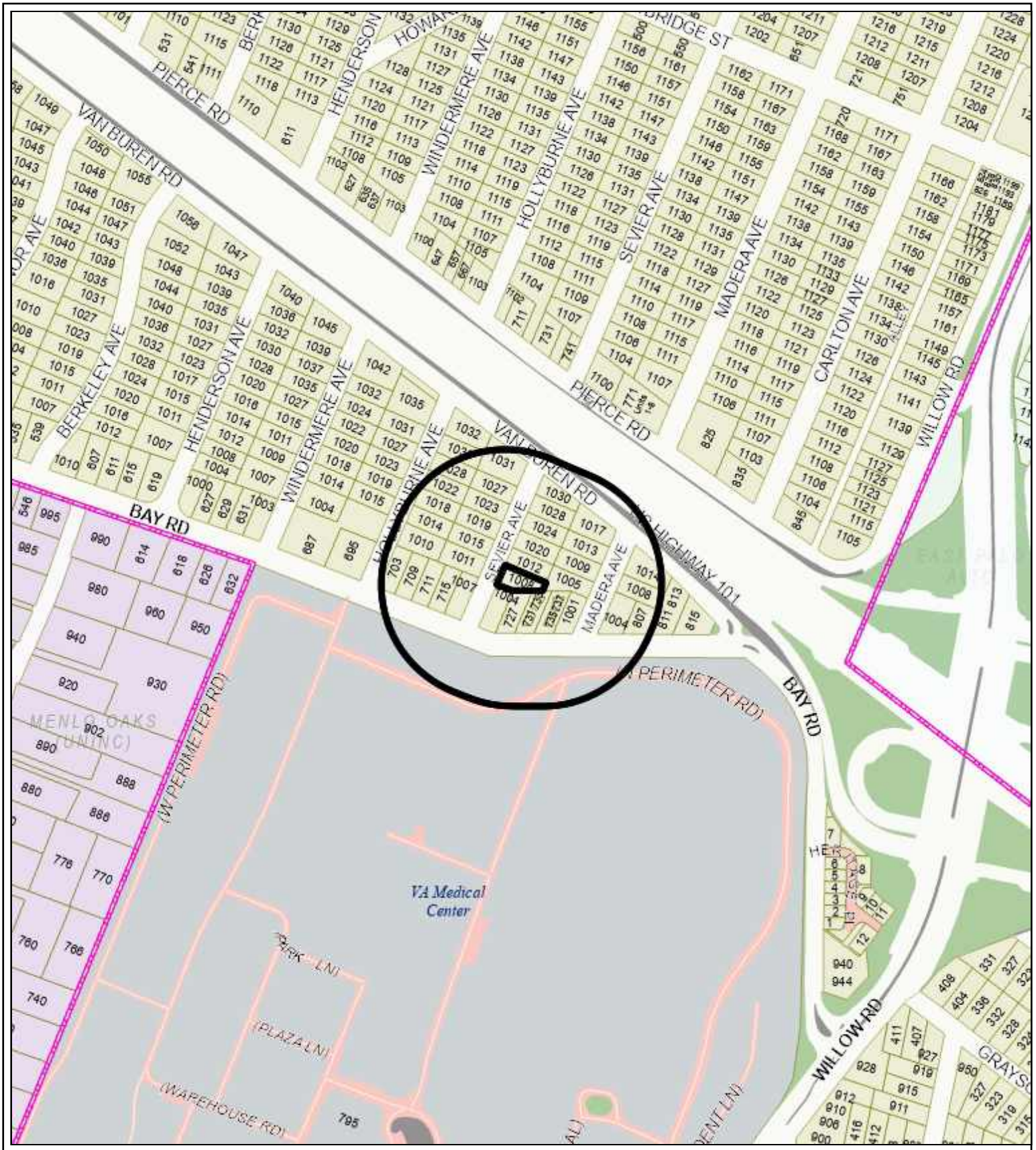
PROJECT CONDITIONS:

action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following project-specific conditions:

a. Upon the submission of a comprehensive building permit application, the applicant is required to submit revised plans that encompass both the removal and replacement of the curb and gutter along the entire project frontage, as well as the construction of a new sidewalk that conforms to the adjacent property. These plans will be subject to review and approval by the Engineering Division.



City of Menlo Park

Location Map
1008 SEVIER AVENUE

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CRT | Checked By: CDS | Date: 7/28/2025 | Sheet: 1

1008 Sevier Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	5,113 sf	5,113 sf	7,000 sf min
Lot width	31.8 ft	31.8 ft	65 ft min
Lot depth	117.2 ft	117.2 ft	100 ft min
Setbacks			
Front	20.2 ft	18 ft	20 ft min
Rear	43.3 ft	37.3 ft	20 ft min
Side (left)	5.1 ft	15.1 ft	10% of minimum lot width, minimum 5 feet
Side (right)	5.1 ft	5.8 ft	
Building coverage*	1788 sf 34.9 %	1,503.5 sf 29.4 %	1,789.5 sf max 35 % max
FAL (Floor Area Limit)*	2,768.3 sf	1,503.5 sf	2,800 sf max
Square footage by floor	1,295.7 sf/1st 1,012.6 sf/2nd 460.7 sf/garage 21.0 sf/porches 10.6 sf/fireplace	1,503.5 sf/1st	
Square footage of buildings	2,800.6 sf	1,503.5 sf	
Building height	25.9 ft	14 ft	28 ft max
Parking	2 covered spaces	None	1 covered and 1 uncovered space
Note: Areas shown highlighted indicate a nonconforming or substandard situation			

Trees					
Heritage trees	3*	Non-Heritage trees	2	New trees	1
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	1	Total Number of trees	5

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

STAFF REPORT

Planning Commission
Meeting Date: **8/11/2025**
Staff Report Number: **25-036-PC**

Public Hearing: **Consider and adopt a resolution to approve a use permit to construct first-floor exterior and interior modifications and a second-story addition to an existing nonconforming two-story residence in the R-1-S (Single Family Suburban Residential) zoning district at 2182 Clayton Drive and determine this action is categorically exempt under CEQA Guidelines Section 15303, Class 1 exemption for existing facilities.**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to construct first-floor exterior and interior modifications and a second-story addition to an existing nonconforming two-story residence in the R-1-S (Single Family Suburban Residential) zoning district at 2182 Clayton Drive. The proposed work would exceed 50 percent of the replacement value of the existing structure, which requires a use permit. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located in the Sharon Heights neighborhood and all immediately adjacent properties are in the R-1-S district. The property is located on the corner of Clayton Drive, a public street, and Clayton Drive, a private cul-de-sac. Neighboring properties nearby, beyond the R-1-S district, include apartment buildings zoned R-3-A(X) (Garden Apartment Residential, Conditional Development) and La Entrada Middle School. A location map is included as Attachment B. The surrounding neighborhood consists of single- and two-story residences in a variety of architectural styles such as ranch, craftsman, traditional, and contemporary.

Analysis

Project description

The lot is presently occupied by a 2,680-square-foot two-story, single-family residence with 306-square-foot attached garage, originally built in 1948 in the ranch style. The front entrance is oriented to the north and the driveway is also located along the northern side of the property. The residence is nonconforming with

regard to the rear (west) and right-side (north) setbacks. To the rear (west), the residence is set back from the property line 4.8 feet, where a 20-foot rear setback is required. To the right side (north), the residence is set back from the property line 8.8 feet, where a 10-foot side setback is required.

The applicant proposes a comprehensive exterior and interior remodel and an addition to the existing second floor. On the first floor, the project would re-organize existing rooms and spaces, and create minimal new building coverage for setback-compliant eaves more than six feet in length. On the second floor towards the rear of the site, the project would add a 626-square-foot primary suite to the existing 455-square-foot second floor. To the rear (west), the proposed addition would be set back from the property line 20.6 feet, where a 20-foot rear setback is required. To the right side (north), the proposed addition would be set back from the property line 28.8 feet, where a 10-foot side setback is required. To the left side (south), the proposed addition would be setback from the property line 46 feet, where a 12-foot street-side setback is required. A 223-square-foot southern-facing balcony is proposed off the primary suite and complies with required balcony setbacks. The resulting residence would feature a total of five bedrooms and 4.5 bathrooms. In addition, window modifications and exterior work are proposed and discussed further in this report.

The site currently includes a 177-square-foot shed (accessory building) located partially in the 20-foot front setback area. The shed is unpermitted and was added by a previous property owner. As part of this project, the applicant would remove or modify the shed to bring the site into compliance with the Menlo Park Municipal Code. This action would be ensured through draft condition of approval 2a (Attachment A, Exhibit D).

The project would meet all Zoning Ordinance requirements for floor area limit (FAL), building coverage, setbacks, daylight plane, height, and parking. Of note regarding Zoning Ordinance requirements:

- The total proposed FAL would be 3,612 square feet, where a maximum of 4,123 square feet is permitted.
- The total proposed building coverage would be 2,753 square feet, where a maximum of 4,302 square feet is permitted.
- The proposed building height would be 25.9 feet, where a maximum building height of 28 feet is permitted. The existing residence is 19.5 feet tall.

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

Parking and circulation

The property has an existing driveway that runs along the northern property line, with an entrance from Clayton Drive, and provides access to a one-car garage. The garage was formerly a two-car garage and at some time in previous property ownership, one of the garage spaces was converted without the benefit of a permit to a laundry room. The single-family residential parking requirement is two spaces, with at minimum one covered space in a garage or carport. The second space may be uncovered and must be located outside of front or side setbacks. The project would include the formal documentation of the second required uncovered parking space (9'-6" x 18'-0") in a portion of the driveway outside of front or side setbacks and allow unobstructed ingress/egress to both required on-site parking spaces, with a backup distance of more than 46 feet between the garage and the uncovered parking space. In addition, a new parking strip and valley gutter would be included at the front of the property for consistency with surrounding properties; this action would be ensured through draft condition of approval 2b (Attachment A, Exhibit D). The City's Transportation and Engineering Divisions have reviewed the parking and circulation plans and determined the proposal meets requirements.

Design and materials

The applicant describes the project as maintaining ranch-style architecture while incorporating modern updates. Highlighted new features include stucco (replacing painted wood siding), cultured stone veneer (replacing brick), aluminum trim (replacing painted wood beam) and new asphalt roof shingles (replacing existing asphalt shingles). Fiberglass window and door replacements/enlargements are proposed throughout residence. The proposed deck off the primary suite would have a glass railing with metal trim.

Nonconforming new work value

For projects involving existing nonconforming structures, the City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. For context, the use permit threshold differs between 75 percent for a single-story structure and 50 percent for a two-story structure. Since the proposed residence is a two-story structure, the 50 percent threshold applies. The City has determined that the value of the proposed work for the project would be approximately 90 percent of the replacement value, and therefore requires use permit approval by the Planning Commission.

Trees and landscaping

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

Table 1: Tree summary and disposition

ID #	Species	Trunk Diameter	Condition	Status	Removal or Retention	Off-site or On-site
1	Japanese Maple	5	Good	Not Heritage	Retention	On-site
2	Cork Oak	28	Fair	Heritage	Retention	Off-site
3	Southern Magnolia	11	Fair	Not Heritage	Retention	On-site
4	London Plane	6.5	Poor	Not Heritage	Retention	On-site
5	Italian Stone Pine	30	Fair	Heritage	Retention	Off-site
6	Italian Stone Pine	24	Fair	Heritage	Retention	Off-site
7	Japanese Maple	11	Good	Not Heritage	Retention	On-site
8	Japanese Maple	12.5	Fair	Not Heritage	Removal	On-site
9	Queen Palm	12	Good	Not Heritage	Retention	On-site
10	Queen Palm	12	Good	Not Heritage	Retention	On-site
11	Coast Live Oak	26	Good	Heritage	Retention	On-site
12	California Pepper	15	Good	Heritage	Retention	On-site
13	Olive	13	Good	Not Heritage	Retention	On-site

14	Coast Live Oak	18	Good	Heritage	Retention	On-site
15	Olive	10	Fair	Not Heritage	Retention	On-site
16	Chinese Elm	11	Poor	Not Heritage	Retention	On-site
17	California Pepper	1.5	Excellent	Not Heritage	Retention	On-site

The project arborist inventoried a total of 17 trees on-site and surrounding the property, with six trees being considered heritage trees (three on-site and three off-site). All heritage trees would be retained. Of the non-heritage trees, one fair condition Japanese Maple would be removed to accommodate the proposed primary suite deck and all other non-heritage trees would be retained. The arborist report specifies tree protection measures, including four tree protection zones and three trunk wraps, to minimize potential injury to trees during construction. The City Arborist has reviewed the application and all recommended tree protection measures identified in the arborist report would be implemented and ensured as part of draft condition of approval 1h (Attachment A, Exhibit D).

The southeastern corner of the residence currently includes fences, hedges, and landscaping in excess of zoning requirements, in particular, Municipal Code section 16.64.020(b) which requires a 35-foot sight distance safety triangle for corner lots. The proposed project would reduce the height of fences, hedges, and landscaping in this triangular area to improve safety and comply with the Municipal Code.

Correspondence

The applicant states in their project description letter that they have met in person with immediately adjacent neighbors at 2192 Clayton Avenue, 2179 Clayton Avenue, and 2198 Clayton Avenue to share information about the proposed renovation and second-story addition. The applicant has relayed that contacted neighbors expressed general support and appreciation for being informed early and no formal objections or significant concerns were noted. As of the completion of this report, staff has not received any correspondence.

Conclusion

The proposed project would update and improve the condition of the existing residence originally constructed in 1948. Staff believes the design and materials of the proposed residence are compatible with the surrounding neighborhood, which features a mixture of single- and two-story residences in a variety of architectural styles. The proposed project would feature a consistent, harmonious architectural style. 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 Section 15303, Class 1 ("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 approving the use permit
   Exhibits to Attachment A
   A. Project plans
   B. Project description letter
   C. Arborist report
   D. Conditions of approval
B. Location map
C. Data table

Report prepared by:
Calvin Chan, Senior Planner

Report reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025-0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO CONSTRUCT FIRST-FLOOR EXTERIOR AND INTERIOR MODIFICATIONS AND A SECOND-STORY ADDITION TO AN EXISTING NONCONFORMING TWO-STORY RESIDENCE IN THE R-1-S (SINGLE FAMILY SUBURBAN RESIDENTIAL) ZONING DISTRICT AT 2182 CLAYTON DRIVE.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to construct first-floor exterior and interior modifications to an existing nonconforming two-story residence in the R-1-S (Single Family Suburban Residential) zoning district (collectively, the "Project") from Huan Wei ("Applicant" and "Owner"), at 2182 Clayton Drive (APN 074-111-130) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

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

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

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

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

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

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

WHEREAS, the Project is exempt from environmental review pursuant to CEQA Guidelines Section 15303, Class 1 ("Existing Facilities"); 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 August 11, 2025, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit to construct first-story modifications and a second-story addition to an existing nonconforming two-story residence is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because nonconforming two-story residences are allowed to be modified and expanded beyond 50 percent of the value of the proposed new work in any 12-month period, subject to granting of a use permit.

    b. The proposed project would update and improve the housing condition of the existing residence originally constructed in 1948. The residence would meet front (east) and left side (south) setbacks and would continue to maintain the nonconforming rear (west) setback of 4.8 feet where 20 feet is required, and the nonconforming right side (north) setback of 8.8 feet where 10 feet is required.

c. The proposal would be compliant with all parking requirements providing one covered garage parking space and one uncovered parking space on the driveway outside of the required front and side setbacks.

d. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed residence would be located in a single-family neighborhood and has been designed in a way to complement the existing scale of surrounding homes.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2025-00001, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The use permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit D.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (Existing Facilities).

Section 5. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 11, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this ____ day of August 2025.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

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

ABBREVIATIONS

A/C	AIR CONDITIONING
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AV	AUDIO VISUAL
B/	BOTTOM OF (SEE OTHER WORD)
BLDG	BUILDING
CAB	CABINET
CB	CATCH BASIN
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT / CONSTRUCTION JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CM	CENTIMETER
CMB	CEMENT BOARD
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COORD	COORDINATE
CS	CONCRETE SEALER
CTR	CENTER
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DRN	DRAIN
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EL	ELEVATION
ELEC	ELECTRICAL
EMERG	EMERGENCY
ENCL	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRICAL WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F/	FACE OF (SEE OTHER WORD)
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FEQ	FOOF EQUIPMENT
FF	FINISH FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FHC	FIRE HOSE CABINET
FIN	FINISH
FL	FLOOR
FLUOR	FLUORESCENT
FO	FINISHED OPENING
FRTW	FIRE RETARDANT TREATED WOOD
FS	FIRE STOPPING
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNITURE
GA	GAUGE / GAGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR, GENERAL CONTRACT
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GFRP	GLASS FIBER REINFORCED PLASTIC
GR	GRADE
GWB	GYPSUM WALLBOARD
HB	HOSE BIBB
HC	HANDICAPPED
HM	HOLLOW METAL
HO	HOLD-OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HRC	HOSE REEL CABINET
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
HW	HOT WATER
ICB	INTEGRAL COVE BASE
ICC	INTERNATIONAL CODE COUNCIL
ID	INSIDE DIAMETER / DIMENSION
IN	INCH
INFO	INFORMATION
INT	INTERIOR
INV	INVERT
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
K	KIP (1000 LB)
KG	KILOGRAM
KIT	KITCHEN
LAB	LABORATORY
LAT	LATERAL
LAV	LAVATORY
LB	POUND
LF	LINEAR FOOT
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LV	LOW VOLTAGE
M	METER
MAINT	MAINTENANCE
MAX	MAXIMUM
MCC	MOTOR CONTROL CENTER
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MER	MECHANICAL EQUIPMENT ROOM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETER
MTD	MOUNTED
MTL	METAL
N	NEWTON
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NPS	NOMINAL PIPE SIZE
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OCEW	ON CENTER EACH WAY
OD	OUTSIDE DIAMETER/DIMENSION
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVER HEAD
OPNG	OPENING
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
OXY	OXYGEN
PAF	POWER-ACTUATED FASTENER
PBD	PARTICLEBOARD
PD	PERIMETER DRAIN
PERF	PERFORATED
PL	PLATE
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PR	PAIR
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTN	PARTITION
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED / REINFORCING
REQ	REQUIRE / REQUIRED
REV	REVISION / REVISED
RM	ROOM
RO	ROUGH OPENING
SA	SUPPLY AIR
SAFB	SOUND ATTENUATING FIRE BLANKET/BATT
SAN	SANITARY
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET/FOOT
SHR	SHOWER
SHT	SHEET
SIM	SIMILAR
SM	SQUARE METER
SMS	SHEET METAL SCREW
SPEC	SPECIFICATION
SPKR	SPEAKER
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STMS	SELF-TAP SHEET METAL SCREW
STRL	STRUCTURAL
SUSP	SUSPENDED
SYMM	SYMMETRICAL
T&G	TONGUE AND GROOVE
T/	TOP OF (SEE OTHER WORD)
TEMP	TEMPERATURE
TGB	TOGGLE BOLT
THK	THICKNESS
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WP	WORK POINT

DRAWINGS:

1. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. WHERE NO DIMENSION IS PROVIDED OR WHERE DISCREPANCIES EXIST, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.

2. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

3. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. WRITTEN SPECIFCATIONS TAKE PRECEDENCE OVER ALL DRAWINGS.

4. IF A CONFLICT EXISTS BETWEEN REFERENCED REGULATORY REQUIREMENTS AND THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY OWNER 'S REPRESENTATIVE AND REQUEST THAT THE CONFLICT BE RESOLVED. THE FACT THAT THE CONTRACT DOCUMENTS MAY ESTABLISH HIGHER OR MORE COSTLY REQUIREMENTS THAT THE MINIMUM CODE OR OTHER REGULATORY REQUIREMENTS REFERENCED ABOVE SHALL NOT CONSTITUTE A "CONFLICT".

5.WORK NOT PARTICULARLY DETAILED, MARKED OR SPECIFIED, SHALL BE THE SAME AS SIMILAR WORK THAT IS DETAILED MARKED OR SPECIFIED.

6. NO DEVIATION FROM THE APPROVED DRAWINGS AND SPECIFICATIONS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECTS INTERPRETATION OF THESE DOCUMENTS SHALL BE FINAL.

CONTRACTOR'S RESPONSIBILITIES:

1. CONTRACTOR TO PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH THE LATEST REQUIREMENTS AS AMENDED BY ALL STATE AND LOCAL CODES, AND CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, DISABLED ACCESS COMPLIANCE REGULATIONS.

2. CONTRACTOR SHALL MAKE SITE INSPECTIONS AND BE RESPONSIBLE FOR ALL NEW AND DEMOLITION WORK, WHETHER DETAILED BY THE SPECIFICATIONS AND DRAWINGS, OR IMPLIED BY EXISTING CONDITIONS.

3. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, AS CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTIONS OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

4. CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND PROVIDE ALL NECESSARY TEMPORARY UTILITY HOOK-UPS FOR ALL EQUIPMENT DURING CONTRUCTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTION/ CAPPING OFF ALL EXISTING UTILITIES AND RE-CONNECTIONS WHERE RE-USE IS POSSIBLE.

6. CONFIRM ALL WINDOW SIZES WITH ACTUAL/ EXISTING ROUGH OPENING DIMENSIONS PRIOR TO ORDERING WINDOWS.

7. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL SPECIAL INSPECTIONS, INCLUDING BUT NOT LIMITED TO ORDERING INSPECTIONS AND TESTS AS REQUIRED FOR COMPLIANCE WITH SPECIAL INSPECTIONS/BUILDING PERMIT APPROVALS.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ALL SOUND TRANSMISSION REQUIREMENTS PER CBC 1206, INCLUDING STC AND IIC RATINGS OF ASSEMBLIES AND EXTERIOR ASSEMBLY REQUIREMENTS FOR EXTERIOR SOUND TRANSMISSION CONTROL.

9. WORK SHALL BE EXECUTED IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO NEIGHBORING TENANTS.

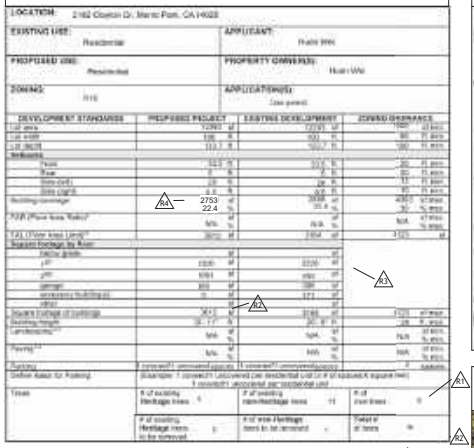
10. CONTRACTOR SHALL PROVIDE DUST COVERS AS REQUIRED TO CONTAIN DUST AND DEBRIS WITHIN THE CONSTRUCTION AREA. BROOM CLEAN ALL AREAS EACH DAY, AND AS NECESSARY THROUGHOUT THE DAY TO MAINTAIN WORK AREA SAFE AND FULLY OPERATIONAL. KEEP DUST AND DEBRIS TO A MINIMUM.

11. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE SAFETY OF ALL PERSONS ON OR ABOUT THE CONSTRUCTION SITE, IN ACCORDANCE WITH APPLICABLE LAWS AND CODES. GUARD ALL HAZARDS IN ACCORDANCE WITH THE SAFETY PROVISIONS OF THE LATEST MANUAL OF ACCIDENT PREVENTION PUBLISHED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA.

12. CONTRACTOR SHALL INFORM THE ARCHITECT & OWNER IN WRITING OF ANY CONDITIONS UNCOVERED IN THE COURSE OF DEMOLITION OR CONSTRUCTION WHICH DEVIATE FROM THE DOCUMENTS, OR WHICH MAY CONSTITUTE A HAZARD DURING OR AFTER CONSTRUCTION. THESE CONDITIONS INCLUDE, BUT ARE NOT LIMITED TO, DRY ROT OR DAMAGE TO EXISTING STRUCTURAL MEMBERS, AND FRAMING MEMBER SIZES OR SPACING WHICH DO NOT CORRESPOND WITH THOSE STATED IN THE DOCUMENTS. THE ARCHITECT SHALL PROVIDE WRITTEN DIRECTION AS HOW TO PROCEED IN EACH CASE.

13. IF THE CONTRACTOR FINDS IT NECESSARY TO DEVIATE FROM THE DOCUMENTS IN ANY MANNER, THE CONTRACTOR SHALL INFORM THE ARCHITECT OR OWNER IN WRITING AND OBTAIN WRITTEN APPROVAL FOR ANY CHANGES PRIOR TO COMMENCING WITH THE WORK.

PROJECT DATA



GOVERNING CODES

ALL NEW WORK SHALL BE IN STRICT CONFORMANCE WITH THE FOLLOWING CODES & ORDINANCES INCLUDING BUT NOT LIMITED TO:

PART 1: 2022 CALIFORNIA ADMINISTRATIVE CODE
PART 2: 2022 CALIFORNIA BUILDING CODE
PART 2.5: 2022 CALIFORNIA RESIDENTIAL CODE
PART 3: 2022 CALIFORNIA ELECTRICAL CODE
PART 4: 2022 CALIFORNIA MECHANICAL CODE
PART 5: 2022 CALIFORNIA PLUMBING CODE
PART 6: 2022 CALIFORNIA BUILDING ENERGY CODE
PART 8: 2022 CALIFORNIAI HISTORICAL CODE
PART 9: 2022 CALIFORNIA FIRE CODE
PART 10: 2022 CALIFORNIA EXISTING BUILDING CODE
PART 11: 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)

NOTHING IN THESE DRAWINGS IS TO BE CONSIDERED TO PERMIT WORK NOT IN CONFORMANCE WITH THESE CODES.

UNLESS OTHERWISE SPECIFIED, SPECIFIC REFERENCES TO CODES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS, OR REQUIREMENTS OF REGULATORY AGENCIES, WHEN USED TO SPECIFY REQUIREMENTS FOR MATERIALS OR DESIGN ELEMENTS, SHALL MEAN THE LATEST EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BIDS, OR THE DATE OF THE CHANGE ORDER OR FILED ORDER, AS APPLICABLE.

PROJECT DESCRIPTION

PARTIALLY REMODELED AN EXISTING TWO STORY SINGLE FAMILY HOME AND PROPOSED A NEW ADDITION TO SECOND FLOOR.

DETAILED WORKS:
1) ON 1ST FLOOR, MERGED LIVINGROOM, KITCHEN AND FAMILY ROOM, RELOCATED POWDER ROOM, ADDED A MUDROOM, CONVERTED ONE BATH INTO TWO.
2) ON THE NEW 2ND FLOOR, ADDED A MASTER BEDROOM, A MASTER BATHROOM, A WALK-IN CLOSET AND AN OUTDOOR DECK.
3) REPLACED EXISTING EXTERIOR FINISH WITH WHITE STUCCO, REMODELED MOST OF EXTERIOR WINDOWS.
4) REMOVED EXISTING UNAUTHORIZED SHED. A3
5) FRONTAGE IMPROVEMENT.

THE TOTAL ADDITION AREA IS 626 SQFT.
RESULT IN A 5 BED/4.5 BATH SINGLE FAMILY HOUSE WITH TOTAL FLOOR AREA LIMIT OF 3,612 SQ FT.

NOTES:

1. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

2. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

VINICITY MAP

EXISTING SITE

DRAWING INDEX

SHEET #	SHEET NAME
A0.0	TITLE SHEET
A0.1	GENERAL NOTES
A0.2	EXISTING SITE PLAN
A0.3	PROPOSED SITE PLAN
A0.4	TREE PROTECTION PLAN
A0.5	PHOTOGRAPHS, AREA PLAN, STREETSCAPES
A0.6	COLOR & MATERIAL BOARD
A0.7	FLOOR PLAN AREA & COVERAGE
A0.8	NONCONFORMING STRUCTURE WORKSHEET & DIAGRAMS
A1.1	EXISTING 1ST FLOOR PLAN
A1.2	EXISTING 2ND FLOOR PLAN
A1.3	PROPOSED 1ST FLOOR PLAN
A1.4	PROPOSED 2ND FLOOR PLAN
A1.5	EXISTING ROOF PLAN
A1.6	PROPOSED ROOF PLAN
A2.1	EXISTING & PROPOSED NORTH ELEVATIONS
A2.2	EXISTING & PROPOSED NORTH ELEVATIONS
A2.3	EXISTING & PROPOSED SOUTH ELEVATIONS
A2.4	EXISTING & PROPOSED NORTH ELEVATIONS
A3.1	SECTIONS
A3.2	SECTIONS
X0.0	SITE SURVEY

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
T: 818 472 9823 E: VIVIANA0925@GMAIL.COM

ARCHITECTURAL DESIGN:
MOMENT X INC.
2979 21ST ST
SAN FRANCISCO CA 94110
T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08
R3	REVISION 3	2025.06.23
R4	REVISION 4	2025.07.17

SHEET TITLE:
TITLE SHEET

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A0.0

Original drawing is 36 x 24. Do not scale contents of this drawing.

DEMOLITION

1. DEMOLITION AND SALVAGE: CONTRACTOR SHALL CONTACT OWNER TO DETERMINE ITEMS TO BE SAVED. ONCE SALVAGE HAS BEEN COMPLETED, CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ITEMS SHOWN ON PLANS TO BE DEMOLISHED.

2. GOVERNMENT RECYCLING REQUIREMENTS: CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PERFORM ALL RECYCLING REQUIREMENTS GOVERNING THE PROJECT PRIOR TO DEMOLITION.

3. DETERMINING EXTENT OF DEMOLITION REQUIRED: CONTRACTOR SHALL THOROUGHLY EXAMINE STRUCTURAL DRAWINGS. CONTRACTOR SHALL DETERMINE IF ADDITIONAL DEMOLITION, NOT SHOWN ON DRAWINGS, ARE REQUIRED TO EXECUTE DESIGN OR STRUCTURAL ASPECTS OF THE PROJECT. IF SUCH DEMOLITION IS REQUIRED, CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM STRUCTURAL ENGINEER.

4. ALTERATIONS AND ADDITIONS: IT IS THE INTENT OF THE DRAWINGS TO MAKE ALTERATIONS AND/OR ADDITIONS MATCH EXISTING. ALL EXISTING COMPONENTS SHOWN TO REMAIN SHALL BE REPAIRED, PATCHED, FILLED, REPAINTED, ETC. TO MATCH EXISTING AND/OR APPEAR AS NEW. ALL TRIM, TEXTURES, COLORS, ETC. SHALL MATCH EXISTING UNLESS OTHERWISE NOTED.

5. CONSTRUCTION WASTE REDUCTION, DISPOSAL & RECYCLING: RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE PER CGC 4.408.1.

FOUNDATION AND FLOOR FRAMING

1. INSTALL TERMITE SHIELDS & SEPARATE ALL EXTERIOR WOOD-TO-CONCRETE CONNECTIONS AT AREAS AFFECTED BY THE PROPOSED WORK.

2. PROVIDE UFER GROUND ON ALL NEW FOUNDATION AS REQ'D. VERIFY ELECTRICAL SERVICE ENTRY GROUNDING AND BONDING. PROVIDE AN 8-FOOT DRIVEN GROUNDING ROD, 10 FEET OF BURIED METAL PIPE OR UFER GROUND. BOND GROUNDING CONDUCTOR TO METAL PIPES (WATER AND GAS SERVICE) WITH APPROVED CLAMPS. (CEC 250-24 & 250-104)

3. SLOPE GRADE AWAY FROM FOUNDATION 5% MINIMUM FOR FIRST 10 FEET.

4. A CAPILLARY BREAK SHALL BE INSTALLED IF SLAB ON GRADE FOUNDATION IS USED. A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE UNDER 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" SHALL BE PROVIDED PER CGC 4.504.2 AND CRC R506.2.3.

WALL CONSTRUCTION, INSULATION & MOISTURE RESISTANCE

1. INSULATE ALL EXTERIOR WALLS AND CEILINGS WHICH ARE OPENED UP DURING CONSTRUCTION.

2. EXTERIOR AND INTERIOR WALLS SHALL BE 2X4 @ 16" O.C. OR AS INDICATED ON STRUCTURAL DRAWINGS.

3. EXTERIOR FINISH SHALL BE INSTALLED OVER 2-LAYERS GRADE "D" BUILDING PAPER OVER PLYWOOD OR OSB SHEATHING, AND A 26 GAUGE GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4 INCHES ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING). INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

4. PROVIDE 1/2" GYPSUM BOARD AT INTERIOR WALLS AND 5/8" GYPSUM BOARD AT INTERIOR CEILINGS. FINISH PER PLAN OR MATCH EXISTING, TYP.

5. MOISTURE RESISTANT DRYWALL MUST BE INSTALLED AT ALL WET LOCATIONS, AND MUST BE INSTALLED TO A POINT A MINIMUM OF 72" ABOVE THE SHOWER DRAIN. DO NOT INSTALL A VAPOR BARRIER BEHIND GREEN BOARD. DO NOT INSTALL GREEN BOARD ON CEILING UNLESS CEILING JOISTS ARE NO GREATER THAN 12" APART.

6. WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES ABOVE EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.

7. PROVIDE VAPOR BARRIER BETWEEN CEMENT BOARD AND DRYWALL AND/OR FRAMING. CORROSION RESISTANT FASTENERS MUST BE USED.

8. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL APPLICATION PER CGC 4.505.3.

DOORS, WINDOWS & EGRESS

1. ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM THRESHOLD STEP OF 7-3/4" AT INWARD SWING DOORS OR SLIDERS. ALL EXTERIOR DOORS SHALL HAVE A MAXIMUM THRESHOLD STEP OF 3/4" AT OUTWARD SWING DOORS, WITH LANDING DEPTH GREATER THAN OR EQUAL TO 36".

2. PROVIDE SAFETY GLAZING AT HAZARDOUS LOCATIONS INCLUDING BUT NOT LIMITED TO: GLASS DOORS, GLASS WINDOWS WITHIN 18" OF FINISHED FLOOR, WITHIN 24 " OF OPERABLE DOORS AND LESS THAN 60" ABOVE STANDING SURFACE OR DRAIN INLET, AND AT TUB, SHOWER AND OTHER BATHING ENCLOSURES. IDENTIFICATION SHALL BE LABELED ACCORDING TO CODE.

3. HABITABLE BASEMENTS, ATTICS, AND BEDROOMS SHALL HAVE EGRESS WINDOWS WITH 44" MAX. SILL HEIGHT ABOVE FINISH FLOOR, AND MIN. 5.7 SQ. FT. NET CLEAR OPENING AREA.
EXCEPTION: GROUND FLOOR WINDOW OPENINGS NOT GREATER THAN 44" ABOVE OR BELOW FINISHED GRADE LEVEL CAN HAVE MIN. 5.0 SQ. FT. NET CLEAR OPENING AREA. EGRESS WINDOWS SHALL HAVE MIN. 24" NET CLEAR OPENING HEIGHT, AND MIN. 20" NET CLEAR OPENING WIDTH.

4. DOOR FROM GARAGE TO RESIDENCE SHALL BE 20 MINUTE RATED OR 1-3/8" SOLID WOOD DOOR, AND SHALL BE SELF CLOSING AND SELF LATCHING WITH FULL PERIMETER WEATHERSTRIPPING.

RODENT PROOFING

1. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATE AT EXTERIOR WALLS SHALL BE RODENT PROOFED BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR METHODS ACCEPTABLE TO ENFORCING AGENCY PER CGC 4.406.1.

PAINTS & FINISHES

1. EXTERIOR: PATCH, PREP & PAINT NEW WORK AT EXTERIOR OF HOUSE, COLORS TO MATCH EXISTING U.O.N.

2. INTERIOR: PATCH, PREP & PAINT ALL ROOMS & AREAS WHERE CONSTRUCTION WORK OCCURS. COLORS TO MATCH EXISTING OR BE SELECTED BY DESIGNER.

3. PROVIDE PRIMER & MINIMUM TWO COATS IF BRUSHED, OR THREE COATS IF SPRAYED. APPLY ADDITIONAL COATS IF NEEDED TO PROVIDE A UNIFORM FINISH IN COLOR & APPEARANCE.

4. FINISH MATERIALS SHALL COMPLY WITH CGC 4.504.2.1 THROUGH 4.504.5.1.

5. ADHESIVES, SEALANTS AND CAULKS SHALL MEET REQUIREMENTS OF STANDARDS LISTED IN CGC 4.504.2.1.

6. PAINTINGS AND COATINGS SHALL COMPLY WITH VOC LIMITS PER CGC 4.504.2.2.

7. AEROSOL PAINTS AND COATING SHALL MEET PRODUCT-WEIGHTED MIR LIMITS FOR VOC AND OTHER REQUIREMENTS PER CGC 4.504.2.4.

8. ALL CARPET INSTALLED IN BUILDING INTERIOR SHALL MEET TESTING AND PRODUCT REQUIREMENT PER CGC 4.504.3. CARPET CUSHION AND ADHESIVE ALSO MUST COMPLY.

9. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS PER CGC 4.504.5.

10. DOCUMENTATIONS SHALL BE PROVIDED, AT REQUEST OF BUILDING DIVISION, TO VERIFY COMPLIANCE WITH VOC FINISH MATERIALS PER CGC 4.504.2.4.

THERMAL & MOISTURE PROTECTION

1. ALL FLASHING, SADDLES & ROOF JACKS, ETC. TO BE 24 GAUGE GALVANIZED SHEET METAL. FABRICATE & INSTALL PER SMACNA RECOMMENDATIONS. CLEAN, PRIME & PAINT. NOTE: CAUTION MUST BE TAKEN NOT TO PLACE FLASHING IN DIRECT CONTACT WITH DISSIMILAR METALS AND/OR WOOD WITH ACID CONTENT THAT CAUSE ELECTROLYSIS (GALVANIC CORROSION OF A LESS "NOBLE" METAL). USE A RELIABLE SEPARATION MATERIAL WHERE CONTACT IS UNAVOIDABLE.

2. INSTALL FLASHING & COUNTER FLASHING PER SMACNA RECOMMENDATIONS.

3. ALL EXTERIOR WALL OUTLETS, DOORS, WINDOWS AND PENETRATIONS SHALL BE INSPECTED AND HOLES FILLED WITH LOW-VOC CAULKING OR EXPANDABLE FOAM UTILITIES.

KITCHEN

1. ALL LIGHTING SHALL BE LED OR HIGH EFFICACY.

2. HOT WATER PIPES TO KITCHEN SHALL BE INSULATED.

3. COUNTERTOP RECEPTACLE LOCATIONS SHALL COMPLY W/ CEC 210.52(C)(1), MAX. 12" FROM END OF COUNTER, MAX. 48" SPACING, AND MAX 24" FROM RANGE OR SINK EDGES.

4. TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED TO SERVE COUNTERTOP AND WALL RECEPTACLES IN KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NO BUILT-IN APPLIANCES ARE ALLOWED ON THESE CIRCUITS. CEC 210.11(A).

5. DEDICATED CIRCUITS ARE REQUIRED FOR GARBAGE DISPOSAL, MICROWAVE, TRASH COMPACTOR, AND DISHWASHER. CEC 210.19(A)(1)(B).

6. KITCHEN FAUCET SHALL BE 1.8 GPM MAXIMUM AT 60 PSI.

7. DISHWASHER SHALL USE LESS THAN OR EQUAL TO 6.56 GPM MAX OR ENERGY STAR COMPLIANT.

8. EACH KITCHEN IS REQUIRED TO HAVE AN EXHAUST FAN DUCTED TO OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. RANGE HOOD OVER STOVE MAY BE USED TO MEET THIS REQUIREMENT, PROVIDED RANGE HOOD VENTS DIRECTLY TO OUTSIDE. RE-CIRCULATING RANGE HOODS CANNOT BE USED. DUCTING FOR EXHAUST FAN SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. NOISE LEVEL OF EXHAUST FAN CANNOT EXCEED 3.0 SONES WHEN OPERATING AT 100 CFM.

GARAGE

1. SLOPE GARAGE SLAB 1% TO DOOR.

2. DOOR FROM GARAGE TO RESIDENCE SHALL BE 20 MINUTE RATED OR 1-3/8" SOLID WOOD DOOR, AND SHALL BE SELF CLOSING AND SELF LATCHING WITH FULL PERIMETER WEATHERSTRIPPING.

3. ALL ELECTRICAL OUTLETS TO BE GFCI, INSTALLED 54" ABOVE FLOOR FINISH, TYPICAL U.O.N.

4. 1/2" GYP. BOARD ON GARAGE SIDE OF COMMON WALL FROM FOUNDATION TO CEILING AND ON GARAGE CEILING, TYPICAL. 5/8" TYPE 'X' GYP. BD. ON GARAGE CEILING WITH HABITABLE SPACE ABOVE. CRC TABLE R302.5.

BATHROOMS (SEE PLUMBING NOTES FOR ADD'L INFO.)

1. BATHROOM FIXTURES, ACCESSORIES & FINISHES TO BE APPROVED BY OWNER.

2. SHOWERHEADS SHALL HAVE MAXIMUM FLOW OF 1.8 GPM PER CPC 408.2. WHEN MORE THAN ONE SHOWER HEAD IS USED FOR THE SAME SHOWER, TOTAL MAXIMUM FLOW OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GPM.

3. SHOWER AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE, ADJUSTED TO MAXIMUM OF 120 DEGREES. CPC 408.3.

4. BATHROOM LAVATORY FAUCETS SHALL HAVE MAXIMUM FLOW RATE OF 1.2 GPM PER CPC 407.2.1.2.

5. TOILET SHALL BE 1.28 GAL/FLUSH MAXIMUM OR DUAL FLUSH, PER CPC 411.2. TOILETS SHALL HAVE A MINIMUM 15 INCHES WIDE CLEAR SPACE FROM CENTER TO ANY SIDE WALL OR OBSTRUCTION, AND EXTEND AT LEAST 24 INCHES IN FRONT OF THE TOILET TO ANY OBSTRUCTION.

6. SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1,024 SQUARE INCHES, AND ALSO CAPABLE OF ENCOMPASSING A 30-INCH DIA. CIRCLE. THE AREA AND DIMENSION SHALL BE MAINTAINED UP TO 70 INCHES ABOVE SHOWER DRAIN INLET. MINIMUM REQUIRED AREA SHALL NOT APPLY WHERE AN EXISTING BATHTUB IS REPLACED BY A SHOWER RECEPTOR WITH MIN. 30" WIDTH AND MIN. 60" LENGTH.

7. A LISTED ANTI-SCALD PRESSURE BALANCE VALVE SHALL BE INSTALLED AT SHOWER COMPARTMENTS.

8. SHOWER DRAIN PIPES MUST BE A MINIMUM OF 2" DIAMETER.

10. PLASTIC SHOWER LINERS AND UNDERLAYMENT SHALL SLOPE A MINIMUM OF 1/4" PER FOOT TO DRAIN AND BE WRAPPED UP WALL 3" MINIMUM ABOVE DRAIN. WATER TEST ASSEMBLY TO VERIFY THAT PAN DOES NOT LEAK AND WEEP HOLES ARE DRAINING CORRECTLY.

11. NEW PLUMBING SHALL BE TESTED WITH 10' HEAD OF WATER ABOVE THE HIGHEST FIXTURE OR AN AIR TEST OF 5 LBS.

12. SHOWER AND TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC R307.2 & R702.4.

13. DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED OR LAMINATED.

ELECTRICAL REQUIREMENTS @ BATHROOMS:

1. ALL BATHROOMS LIGHTING SHALL BE HIGH EFFICACY LED LUMINAIRES. AT LEAST ONE FIXTURE MUST BE CONTROLLED BY VACANCY SENSOR.

2. LUMINAIRES LOCATED OVER TUB OR SHOWER SHALL BE LISTED FOR DAMP OR WET LOCATIONS RESPECTIVELY.

3. ALL NEW OUTLETS SHALL BE GFCI PROTECTED AND TAMPER RESISTANT. A 20 AMP BATHROOM CIRCUIT SHALL ONLY SERVE RECEPTACLE(S) WITHIN EACH BATHROOM (THE CIRCUIT MAY SERVE THE RECEPTACLES AND LIGHTS ONLY IN STAND ALONE BATHROOMS) NO MOTOR LOADS SHALL BE ON THE BATHROOM CIRCUIT.

4. A RECEPTACLE SHALL BE INSTALLED ON A WALL/PARTITION WITHIN 36 INCHES OF OUTSIDE EDGE OF EACH BASIN OR INSTALLED ON A SIDE/FACE 12 INCHES MAX BELOW COUNTERTOP.

5. ALL EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND ARE REQUIRED IN ALL BATHROOMS, REGARDLESS IF AN OPERABLE WINDOW IS INSTALLED, AND DUCTED TO OUTSIDE WITH A MINIMUM VENTILATION RATE OF 50 CFM. DUCT SIZE SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1.

6. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM ANY LIGHTING SYSTEM. BATH FANS SHALL BE ON A TIMER OR A HUMIDISTAT UNLESS FUNCTIONING AS PART OF WHOLE HOUSE VENTILATION SYSTEM. VERIFY FAN LOCATION TO BE DESIGNATED FOR CONTINUOUS OPERATION TO MEET ASHRAE INDOOR AIR QUALITY STANDARD AND REQUIREMENTS.

7. EXHAUST FANS AT SHOWERS SHALL BE LISTED FOR WET LOCATIONS AND SHALL BE GFCI PROTECTED.

SMOKE & CARBON MONOXIDE DETECTORS

1. INSTALL OPERATIONAL SMOKE & CARBON MONOXIDE DETECTORS IN ALL BEDROOMS AND ADJACENT HALLWAYS OUTSIDE BEDROOMS ON EVERY HABITABLE LEVEL OF HOUSE. IF SMOKE & CARBON MONOXIDE DETECTORS ARE BATTERY OPERATED, THEY SHALL BE 10 YEAR SEALED BATTERY TYPES. LOCATIONS SHALL BE A MINIMUM OF 3'-0" FROM DUCT OPENINGS. SEE CRC R314.3.3 FOR ADDITIONAL REQUIREMENTS.

2. ALL SMOKE/CARBON MONOXIDE DETECTORS (125 VOLT) TO BE I.C.B.O. APPROVED, PERMANENTLY WIRED & INTERCONNECTED WITH BATTERY POWERED BACK-UP ON AFCI PROTECTED CIRCUIT & WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED BY OVER CURRENT PROTECTION, TYPICAL U.O.N.

3. DUAL SENSOR PHOTOELECTRIC/IONIZATION SMOKE ALARMS ARE REQUIRED IN ALL AREAS/ROOMS USED FOR SLEEPING AND IN IMMEDIATE VICINITY OUTSIDE THESE AREAS/ROOMS.

4. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE PHOTOELECTRIC.

5. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL SMOKE AND CARBON MONOXIDE ALARMS.

6. INSTALL CARBON MONOXIDE ALARMS OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT. CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL2034 AND INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 720. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH UL 2075.

LIGHTING & ELECTRICAL NOTES (ALSO SEE BATHROOM & KITCHEN NOTES)

1. VERIFY ALL ELECTRICAL AND FIXTURE LOCATIONS WITH OWNER AND DESIGNER.

2. ELECTRICAL SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL CALCULATIONS, PERMITS & APPROVALS FOR ELECTRICAL WORK.

3. PERMANENTLY INSTALLED SCREW-BASED LIGHT FIXTURES MUST CONTAIN SCREW-BASED JA8-COMPLIANT LAMPS. JA8-COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JA8-2016" OR "JA8-2016-E". CEC 150.0(k)G.

4. ALL JA8-COMPLIANT LIGHT SOURCES IN FOLLOWING LOCATIONS SHALL BE CONTROLLED BY VACANCY SENSORS OR DIMMERS, EXCEPT CLOSETS LESS THAN 70 SF AND HALLWAYS:
   - 4.1. CEILING RECESSED DOWNLIGHT LUMINAIRES.
   - 4.2. LED LUMINAIRES WITH INTEGRAL SOURCES.
   - 4.3. PIN-BASED LED LAMPS (MR16, AR-111, ETC.).
   - 4.4. GU-24 BASED LED LIGHT SOURCES.

5. PERMANENTLY INSTALLED EXTERIOR LIGHTS SHALL BE HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND ONE OF THE FOLLOWING IN ACCORDANCE WITH CA ENERGY CODE 150.0(k)3:
   - 5.1. PHOTOCONTROL AND MOTION SENSOR.
   - 5.2. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL.
   - 5.3. ASTRONOMICAL TIME SWITCH CONTROL.
   - 5.4. ENERGY MANAGEMENT CONTROL SYSTEMS

6. ALL POWER, CABLE, TELEPHONE & OTHER COMMUNICATION OUTLET LOCATIONS TO BE FIELD-APPROVED BY OWNER PRIOR TO INSTALLATION.

7. WHERE OUTLETS ARE SHOWN ADJACENT TO EACH OTHER THEY SHALL BE GANGED & COVERED BY ONE PLATE.

8. ALL ELECTRICAL OUTLETS, SWITCHES & OTHER DEVICES SHALL BE THE SAME COLOR AS THE COVER PLATE, U.O.N.

9. ALL RECESSED LIGHTING FIXTURE LOCATIONS SHALL TAKE PRECEDENCE WHEN PLACING CEILING JOISTS. CONTRACTOR SHALL COORDINATE CEILING FRAMING ACCORDINGLY.

10. COORDINATE LIGHTING SELECTION & LOCATIONS WITH OWNER. PROVIDE RECESSED LIGHTS RATED I.C. ZERO CLEARANCE FOR USE IN INSULATED / VAULTED CEILINGS.

11. ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLES IN DWELLING UNITS SHALL BE TAMPER-RESISTANT RECEPTACLES, CEC 406.12(A).

12. WALL RECEPTACLE TO BE INSTALLED/PLACED WITHIN 6'-0" MEASURED HORIZONTALLY FROM ANY POINT ALONG FLOOR LINE. THE MAXIMUM SPACING FOR WALL RECEPTACLES IS12'-0". CEC 210.52 A1.

13. ALL OUTLETS ARE TO BE WALL MOUNTED UPRIGHT 12" ABOVE FINISH FLOOR, U.O.N. COORDINATE SWITCHES & OUTLETS ADJACENT TO DOORS/WINDOWS FOR FINAL WIDTH OF DOOR/WINDOW CASING

14. A MINIMUM OF 10" CLEARANCE SHALL BE MAINTAINED FROM OUTLETS TO ALL WALL ENDS, DOORS & WINDOWS.

15. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(A).

16. PROVIDE DEDICATED CIRCUITS FOR DISHWASHER, GARBAGE DISPOSAL, MICROWAVE, TRASH COMPACTOR, REFRIGERATION EQUIPMENT, AND SPA MOTOR OR SPA HEATER. CEC 210.23(A)(1), (2).

17. EXTERIOR LIGHTING OUTLETS AND FIXTURES SHALL NOT BE LOCATED MORE THAN NINE (9) FEET ABOVE ADJACENT GRADE OR REQUIRED LANDING; WALLS OR PORTIONS OF WALLS SHALL NOT BE FLOODLIT; ONLY SHIELDED LIGHT FIXTURES WHICH FOCUS LIGHT DOWNWARD SHALL BE ALLOWED, EXCEPT FOR ILLUMINATED STREET NUMBER REQUIRED BY THE FIRE DEPARTMENT.

MECHANICAL NOTES

1. MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR ALL HVAC DRAWINGS, CALCULATIONS, PERMITS & APPROVALS REQUIRED FOR MECHANICAL WORK. IF A CONFLICT EXISTS BETWEEN STRUCTURAL & MECHANICAL PLAN, CONTRACTOR SHALL CONTACT DESIGNER BEFORE PROCEEDING.

2. HEATING AND AIR-CONDITIONING SYSTEM SHALL BE SIZED, DESIGNED & SELECTED USING FOLLOWING METHODS:
   - 2.1. HEAT LOSS/HEAT GAIN VALUES IN ACCORDANCE WITH ANSI/ACCA 2 MANUAL J-2011 OR EQUIVALENT.
   - 2.2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2014 OR EQUIVALENT.
   - 2.3. SELECT HEATING AND COOLING EQUIPMENT IN ACCORDANCE WITH ANSI/ACCA 3, MANUAL S-2014 OR EQ.

3. PROVIDE A BACK DRAFT DAMPER FOR VENTILATION SYSTEMS EXHAUSTING TO EXTERIOR THAT ARE WITHIN 3 FEET OF A WINDOW OR DOOR.

4. REVIEW LOCATION OF AIR REGISTERS WITH DESIGNER PRIOR TO INSTALLATION.

5. PAINT INTERIOR OF VISIBLE DUCTS FLAT BLACK.

6. CONTRACTOR TO VERIFY SYSTEM VENTING COMPLIANCE PRIOR TO CONSTRUCTION FOR GAS APPLIANCES.

7. CONTRACTOR SHALL VERIFY IF EXISTING GAS LINE IS SUFFICIENTLY SIZED AND PROVIDE ALLOWANCE FOR REPLACEMENT IF NEEDED. CONTRACTOR SHALL ROUTE PIPES AS REQUIRED TO PROVIDE CONNECTION TO WATER HEATER, FURNACE UNIT, STOVE, DRYER AND ALL OTHER GAS APPLIANCES PER MANUFACTURER'S AND BUILDING CODE REQUIREMENTS.

8. TERMINATION OF ENVIRONMENTAL AIR DUCTS (I.E. DRYERS, BATH AND UTILITY FANS, COOKTOP HOOD EXHAUST, ETC.) SHALL BE MINIMUM 4 FEET AWAY FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS OR ATTIC VENTS.

9. CLOTHES DRYER EXHAUST VENT SHALL TERMINATE TO OUTSIDE OF BUILDING WITH VENT HOOD IN DOWNWARD POSITION. DRYER DUCT SHALL BE SMOOTH METAL WITH BACKDRAFT DAMPER, 14 FEET MAXIMUM WITH TWO NINETY DEGREE ELBOWS MAX. TWO FEET SHALL BE DEDUCTED FOR EACH ADDITIONAL NINETY-DEGREE ELBOW. CMC 504.4.2.

10. BATHROOM & LAUNDRY ROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT, SHALL HAVE A MINIMUM VENTILATION RATE OF 50 CFM, AND UNLESS FUNCTIONING AS A WHOLE HOUSE VENTILATION SYSTEM, SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. CBC 1203.5.2.1.

11. BATHROOM FAN DUCT SHALL BE MINIMUM 4" DIA. AND 70' LONG MAXIMUM. KITCHEN FAN DUCT SHALL BE MINIMUM 5" DIA. AND 80' LONG MAXIMUM. EACH ELBOW IN DUCT SHALL REDUCE OVERALL MAXIMUM LENGTH BY 15' PER ASHRAE 62.2 TABLE 7.1.

12. PROVIDE TYPE B GAS EXHAUST VENT FOR KITCHEN APPLIANCES, FURNACES AND TANKLESS WATER HEATERS.

13. OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY HAZARDOUS AND NOXIOUS CONTAMINANTS SUCH AS VENTS, PLUMBING VENTS, ETC.

14. MINIMUM INTERMITTENT AIR FLOW/ VENTILATION SHALL BE 100 CFM FOR COOKTOP HOOD EXHAUST AND 50 CFM FOR ENCLOSED BATHROOMS.

15. NEW FURNACE AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(m)12B.

16. PROVIDE SOLID, UNOBSTRUCTED PASSAGEWAY NOT LESS THAN 24" WIDE FROM ACCESS OPENING TO EQUIPMENT INSTALLED IN ATTIC OR UNDER-FLOOR SPACE PER CMC 304.4.1 AND 304.4.2.

17. PROVIDE A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" ON SERVICE SIDE OF EQUIPMENT INSTALLED IN ATTIC OR UNDER-FLOOR SPACE. CMC 304.4.3.

18. A PERMANENT 120-VOLT RECEPTACLE AND A LIGHT FIXTURE SHALL BE INSTALLED NEAR EQUIPMENT INSTALLED IN ATTIC OR UNDER-FLOOR SPACE, WITH SWITCH LOCATED AT ACCESS OPENING. CMC 304.4.4.

19. AT TIME OF ROUGH INSTALLATION, DURING STORAGE ON CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENTS OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METALS OR OTHER METHODS ACCEPTABLE TO ENFORCING AGENCY TO REDUCE AMOUNT OF WATER, DUST OR DEBRIS WHICH MAY ENTER THE SYSTEM. CGC 4.504.1.

20. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM PER CGC 702.1.

ROOFING

1. NEW ROOF SHEATHING SHALL HAVE A RADIANT BARRIER W/ FOIL-LINED SIDE FACING ATTIC. USE LP TECHSHIELD RADIANT BARRIER SHEATHING OR EQUIVALENT.

2. SEE ROOF PLAN FOR MINIMUM CLASS.

3. ROOF OVERHANGS OR EAVES PROJECTING WITHIN 3 FEET OF THE PROPERTY LINE SHALL BE REQUIRED TO BE ONE-HOUR RATED. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD OR STUCCO ON THE UNDERSIDE OF THE ROOF.

4. GUTTERS, DOWNSPOUTS AND FLASHING SHALL BE G.I. METAL, TYPICAL U.O.N.

5. PROVIDE FIREBLOCKING EVERY 20 FEET IN AN EXTERIOR CORNICE.

PLUMBING NOTES

1. PER CALIFORNIA CIVIL CODE 1101.4(A), ALL NONCOMPLIANT PLUMBING FIXTURES MUST BE REPLACED WITH NEW FIXTURES THAT MEET NEW WATER EFFICIENCY REQUIREMENTS PRIOR TO FINAL PERMIT APPROVAL BY LOCAL BUILDING DEPARTMENT:
   - 1.1. WATER CLOSETS W/ FLOW RATES EXCEEDING 1.6 GPF TO BE UPGRADED TO 1.28 GPF MAXIMUM
   - 1.2. SHOWER HEADS W/ FLOW RATES EXCEEDING 2.5 GPM TO BE UPGRADED TO 1.8 GPM @80 PSI
   - 1.3. BATHROOM FAUCETS W/ FLOW RATES EXCEEDING 2.2 GPM TO BE UPGRADED TO 1.2 GPM @60 PSI
   - 1.4. KITCHEN FAUCETS W/ FLOW RATES EXCEEDING 2.2 GPM TO BE UPGRADED TO 1.8 GPM @ 60 PSI

2. INSULATE ALL HOT WATER PIPES PER CPC 609.11.1. ALL PLUMBING FIXTURES SHALL BE SEALED AT ALL WALL AND FLOOR PENETRATIONS.

3. WHEN POSSIBLE, COLLECT PLUMBING VENT RISERS, EXHAUST FAN VENT TERMINATIONS & ALL OTHER ROOF PENETRATIONS ON ROOFS FACING SIDE AND REAR YARDS. GANG SIMILAR ROOF VENTS WHEN POSSIBLE TO MINIMIZE ROOF PENETRATIONS. LOCATE ALL VENTS AWAY FROM AND BELOW RIDGE OR HIP LINES TO CONCEAL FROM STREET VIEW, TYPICAL U.O.N.

4. WATER-HAMMER: ALL BUILDING WATER SUPPLY SYSTEMS WITH QUICK ACTING VALVES INSTALLED SHALL BE PROVIDED WITH WATER HAMMER ARRESTERS. THEY SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO QUICK-ACTING VALVES.

5. PRESSURE TEMPERATURE RELIEF VALVES LOCATED INSIDE A BUILDING SHALL BE PROVIDED WITH AN APPROVED DRAIN TO EXTERIOR OF BUILDING AND SHALL TERMINATE NOT MORE THAN 2'-0" NOR LESS THAN 6" ABOVE THE GROUND. NO PART OF SUCH DRAIN SHALL BE TRAPPED OR SUBJECTED TO FREEZING. THE END OF PIPE SHALL NOT BE THREADED. DISCHARGE FROM A RELIEF VALVE TO A WATER HEATER PAN SHALL BE PROHIBITED. CPC 608.5.

6. POTABLE WATER OUTLET WITH HOSE ATTACHMENTS: OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, & CLOTHES WASHER CONNECTIONS, ALL HOSE BIBBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER OR BY AN LISTED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST SIX INCHES ABOVE HIGHEST POINT OF USAGE & LOCATED ON DISCHARGE SIDE OF LAST VALVE PER CPC 603.5.7.

7. WATER CONSERVATION FIXTURES & FITTINGS: THE MAXIMUM FLOW RATES FOR PLUMBING FIXTURE AND FITTINGS SHALL BE IN ACCORDANCE WITH APPLICABLE STANDARDS REFERENCED IN CPC L 402.2 THRU L 402.9 & LISTED IN TABLE L 402.1.

8. PROVIDE TEMPERATURE & PRESSURE RELIEF VALVES FOR WATER HEATER WITH RELIEF DRAIN LINE. DRAIN LINE TO BE FULL SIZED STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO EXTERIOR OF THE BUILDING & TERMINATED IN A DOWNWARD POSITION NOT MORE THAN TWO FEET & NOT LESS THAN SIX INCHES ABOVE GRADE. DRAIN LINES SHALL BE SLOPED WITHOUT BEING TRAPPED & SHALL BE SUPPORTED 32" O.C.

9. PROVIDE AN ACCESSIBLE CLEAN OUT AT HIGHEST DRAIN LINE.

10. VERIFY ALLOWED USE OF PLASTIC PIPE FOR PROPERTY'S JURISDICTION.

11. DISHWASHER AIR GAP REQUIRED ABOVE SINK FLOOD RIM.

12. SPECIAL VENTING REQUIRED FOR ISLAND FIXTURES PER CPC 909.1.

13. NEW HOT WATER HEATER(S) SHALL BE STRAPPED WITH 16 GAUGE METAL STRAPS 1/3 FROM THE TOP AND 1/3 FROM THE BOTTOM OF WATER HEATER.

14. PROVIDE CORROSION RESISTANT WATERTIGHT PANS WITH APPROVED DRAINS TO DAYLIGHT UNDER WATER HEATERS AND WASHING MACHINES AS REQUIRED BY CODE.

15. VERIFY ALL PLUMBING FIXTURE LOCATIONS WITH DESIGNER.

PROJECT CLEANING / FINAL CLEANING

1. KEEP THE BUILDINGS AND SITE WELL-ORGANIZED AND CLEAN THROUGHOUT THE CONSTRUCTION PERIOD.

2. PROVIDE GENERAL CLEAN UP DAILY AND COMPLETE WEEKLY PICKUP AND REMOVAL OF ALL SCRAPS AND DEBRIS FROM SITE. WEEKLY PICKUP SHALL INCLUDE A THOROUGH BROOM-CLEAN SWEEP OF ALL INTERIOR SPACES. ALSO, EACH WEEK, SWEEP PAVED AREAS ON SITE AND PUBLIC PAVED AREAS ADJACENT TO THE SITE.

3. AT COMPLETION OF WORK, REMOVE ALL TOOLS, SURPLUS MATERIALS, EQUIPMENT, SCRAP AND DEBRIS FROM JOB SITE.

4. EXTERIOR OF BUILDING: INSPECT EXTERIOR SURFACES AFFECTED BY CONSTRUCTION AND REMOVE ALL WASTE MATERIALS.

5. INTERIOR OF BUILDING: INSPECT INTERIOR SURFACES AND REMOVE ALL WASTE MATERIALS, PAINT DROPPINGS, SPOTS, STAINS OR DIRT.

6. GLASS: CLEAN INSIDE AND OUTSIDE SO THERE ARE NO SPOTS OR DIRT, AND NO SMUDGES OR STREAKS REMAIN FROM THE CLEANING PROCESS.

7. SCHEDULE FINAL CLEANING AT COMPLETION OF PROJECT AT A TIME TO BE APPROVED BY OWNER.

8. FINAL CLEANING SHALL BE BROOM CLEAN. CLEANING MATERIALS SHALL BE USED WITH CARE AND COMPATIBLE WITH BUILDING MATERIALS AND FINISHES. FINAL CLEANING SHALL INCLUDE REMOVAL OF SCRAPS OR WASTE IN LANDSCAPED AREAS AND THOROUGH CLEANING OF WALKWAYS, DESKS, PAVED AREAS AND PUBLIC PAVED AREAS ADJACENT TO THE SITE. IF REQUESTED, PROVIDE ESTIMATE FOR CLEANING PROVIDED BY PROFESSIONAL CLEANERS USING COMMERCIAL GRADE CLEANING MATERIALS.

9. AFTER INSTALLATION, INSPECT ALL WORK FOR IMPROPER INSTALLATION OR DAMAGE.

10. OPERATING HARDWARE MUST PERFORM SMOOTHLY. REPAIR OR REPLACE ANY DEFECTIVE WORK. REPAIR WORK SHALL BE UNDETECTABLE. CLEAN WORK AREA AND REMOVE ALL SCRAP AND EXCESS MATERIALS FROM SITE.

VERIFICATION (CGC 703)

1. COMPLIANCE DOCUMENTATION: UPON REQUEST, VERIFICATION OF COMPLIANCE WITH CGC MAY INCLUDE CONTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO BUILDING DEPARTMENT WHICH WILL SHOW SUBSTANTIAL CONFORMANCE.

PROJECT CLOSEOUT

1. COMPLETED PUNCH LIST, OPERATION AND MAINTENANCE MANUAL PER CGC 4.408.1.

2. SIGNED WARRANTIES.

3. CERTIFICATIONS AS SPECIFIED.

4. OCCUPANCY PERMIT / FINAL APPROVAL FROM GOVERNING AGENCIES.

5. TESTING AND START UP OF BUILDING SYSTEMS.

6. FINAL PAYMENT REQUEST WITH SUPPORTING AFFIDAVITS.

7. LIEN RELEASES FROM ALL MATERIAL SUPPLIERS AND SUB CONTRACTORS THAT FILED LIEN NOTICES.

8. FINALED & SIGNED JOB CARD & ORIGINAL PERMITTED & STAMPED "JOB COPY" PLANS.

9. LUMINAIRE SCHEDULE WITH A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
T: 818 472 9823 E: VIVIANA0925@GMAIL.COM

ARCHITECTURAL DESIGN:
MOMENT X INC.
2979 21ST ST
SAN FRANCISCO CA 94110
T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

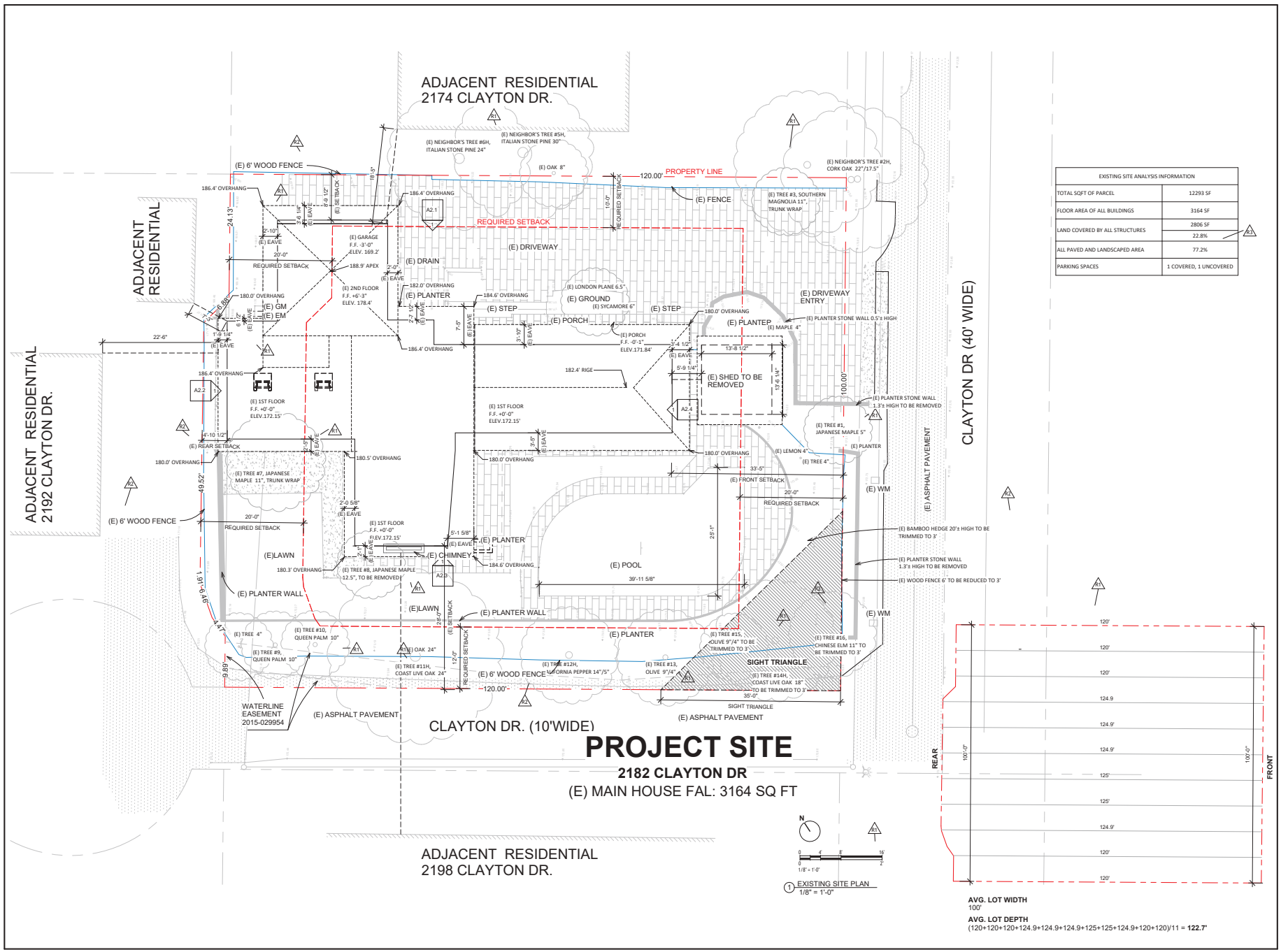
ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26

SHEET TITLE:
GENERAL NOTES

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:
A0.1

Original drawing is 36 x 24. Do not scale contents of this drawing.



EXISTING SITE ANALYSIS INFORMATION	
TOTAL SQFT OF PARCEL	12293 SF
FLOOR AREA OF ALL BUILDINGS	3164 SF
LAND COVERED BY ALL STRUCTURES	2806 SF 22.8%
ALL PAVED AND LANDSCAPED AREA	77.2%
PARKING SPACES	1 COVERED, 1 UNCOVERED

AVG. LOT WIDTH
100'

AVG. LOT DEPTH
(120+120+120+124.9+124.9+124.9+125+125+124.9+120+120)/11 = **122.7'**

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0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08
R3	REVISION 3	2025.06.23

SHEET TITLE:
EXISTING SITE PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:
A0.2

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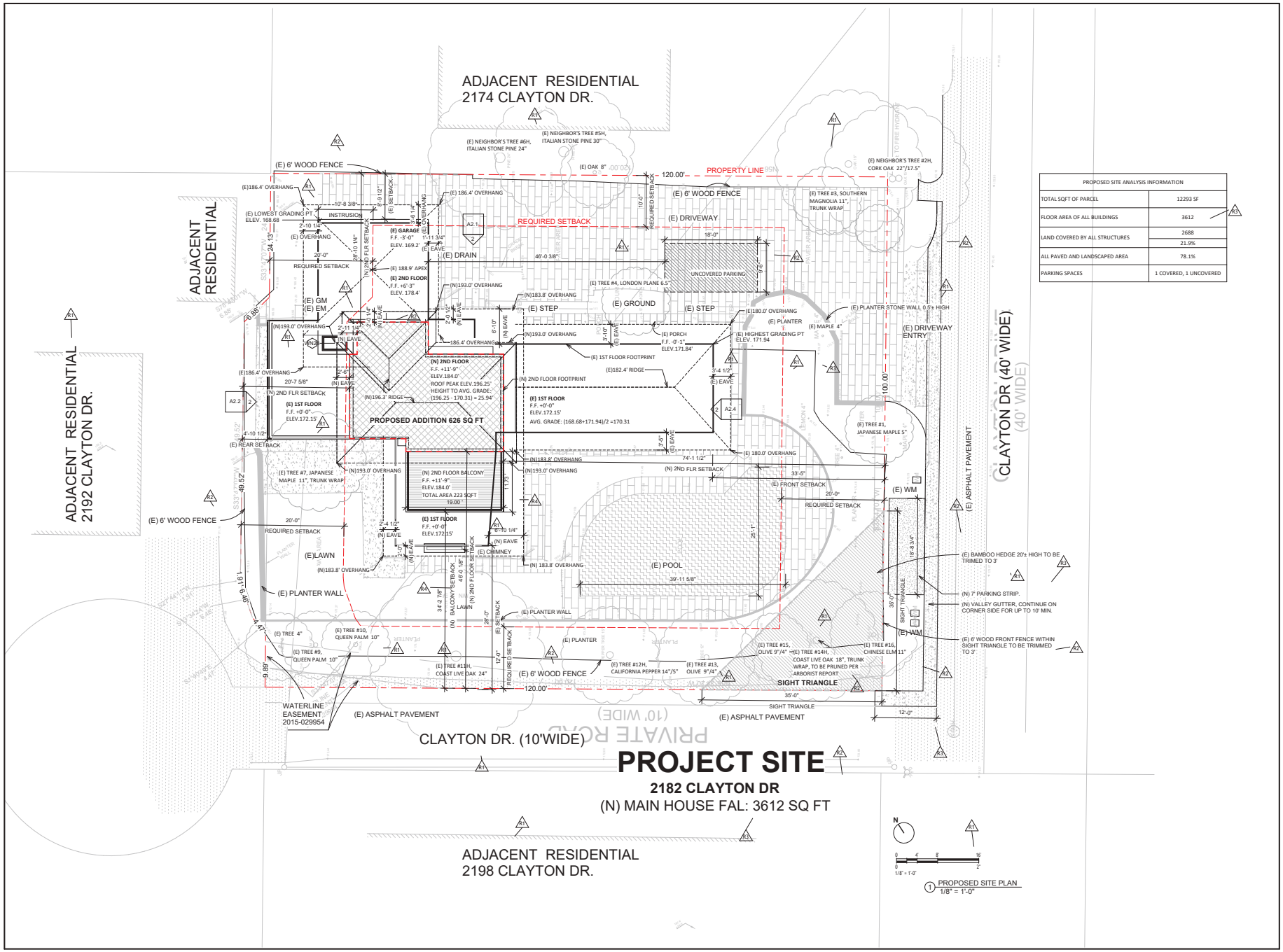

PROJECT SITE

2182 CLAYTON DR

(N) MAIN HOUSE FAL: 3612 SQ FT

PROPOSED SITE ANALYSIS INFORMATION	
TOTAL SQFT OF PARCEL	12293 SF
FLOOR AREA OF ALL BUILDINGS	3612
LAND COVERED BY ALL STRUCTURES	2688
	21.9%
ALL PAVED AND LANDSCAPED AREA	78.1%
PARKING SPACES	1 COVERED, 1 UNCOVERED

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

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

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R3	REVISION 3	2025.06.23
R4	REVISION 4	2025.07.17

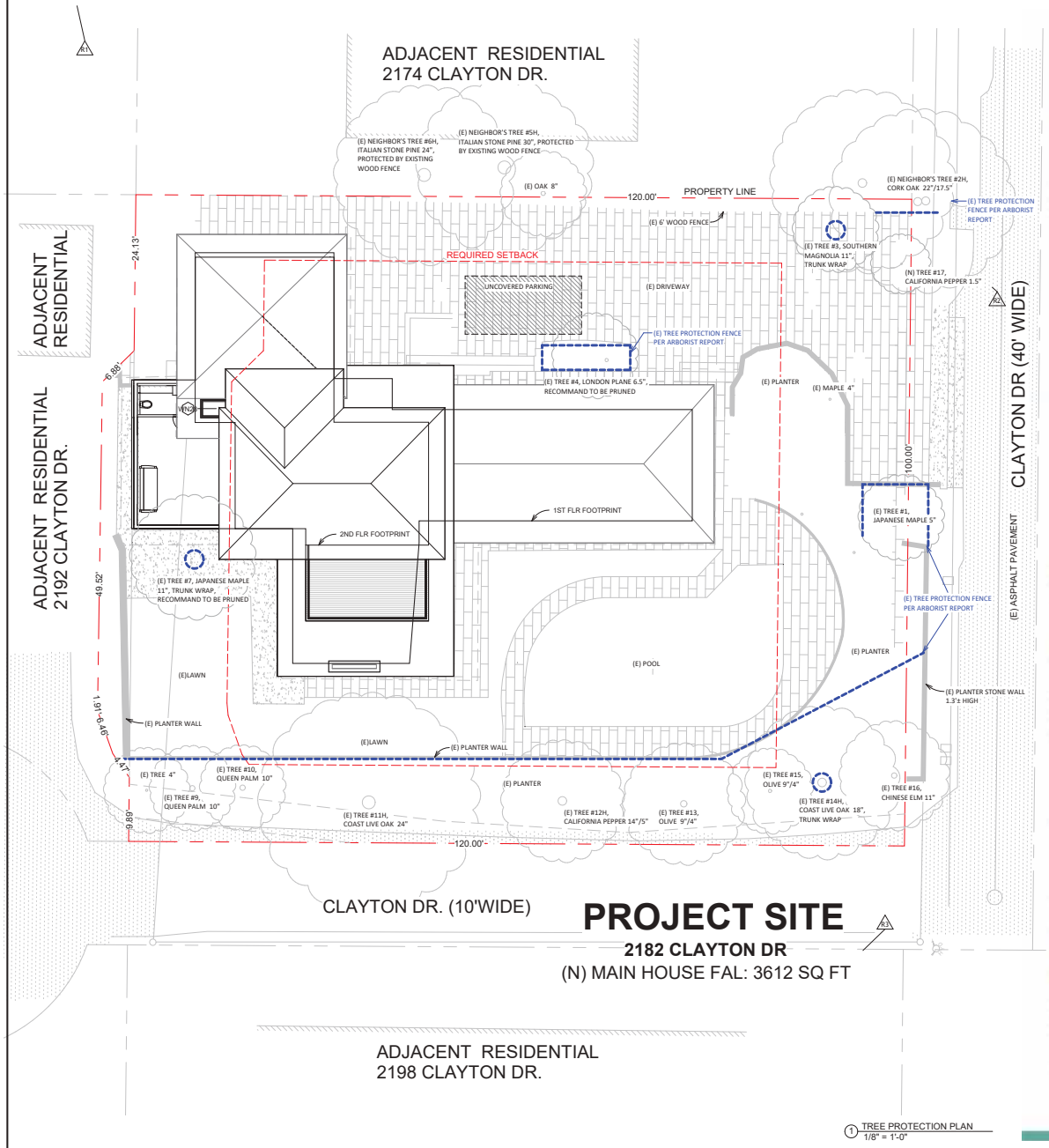
SHEET TITLE:
PROPOSED SITE PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

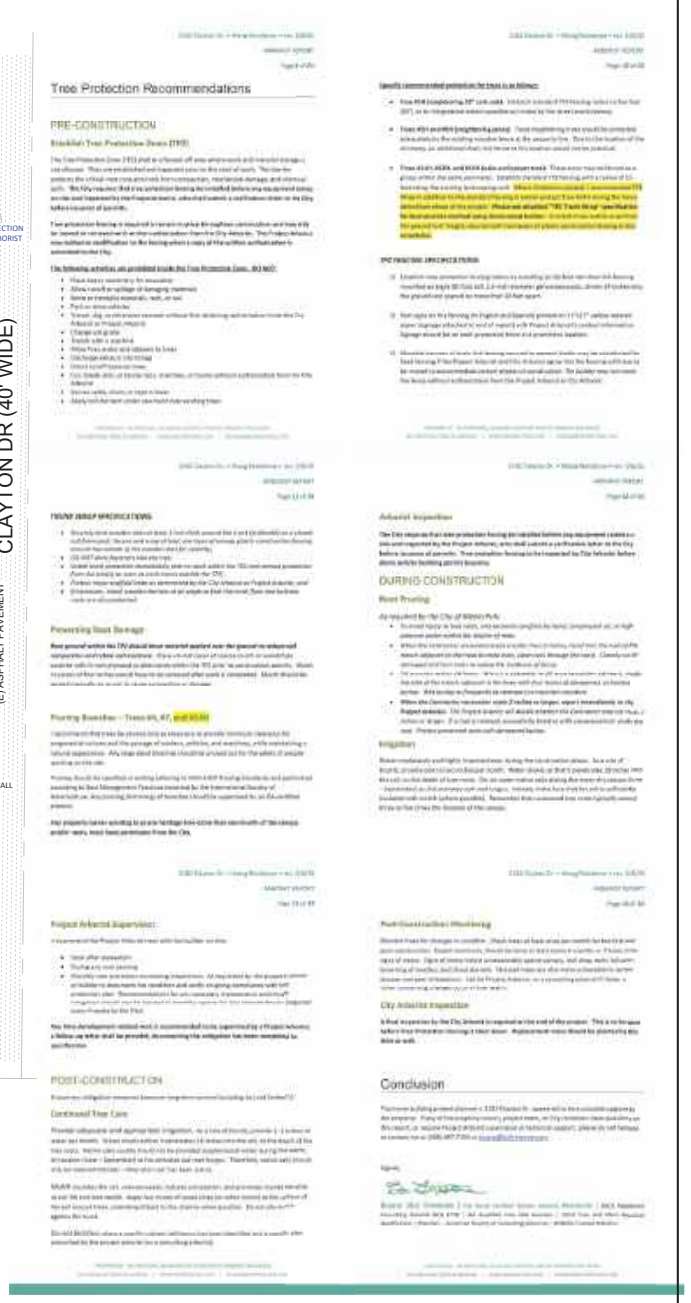
SHEET NO:

A0.3

Original drawing is 36 x 24. Do not scale contents of this drawing.



1 TREE PROTECTION PLAN
1/8" = 1'-0"



Tree Protection Recommendations

PRE-CONSTRUCTION

DURING CONSTRUCTION

Conclusion

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

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R2	REVISION 2	2025.05.08
R3	REVISION 3	2025.06.23

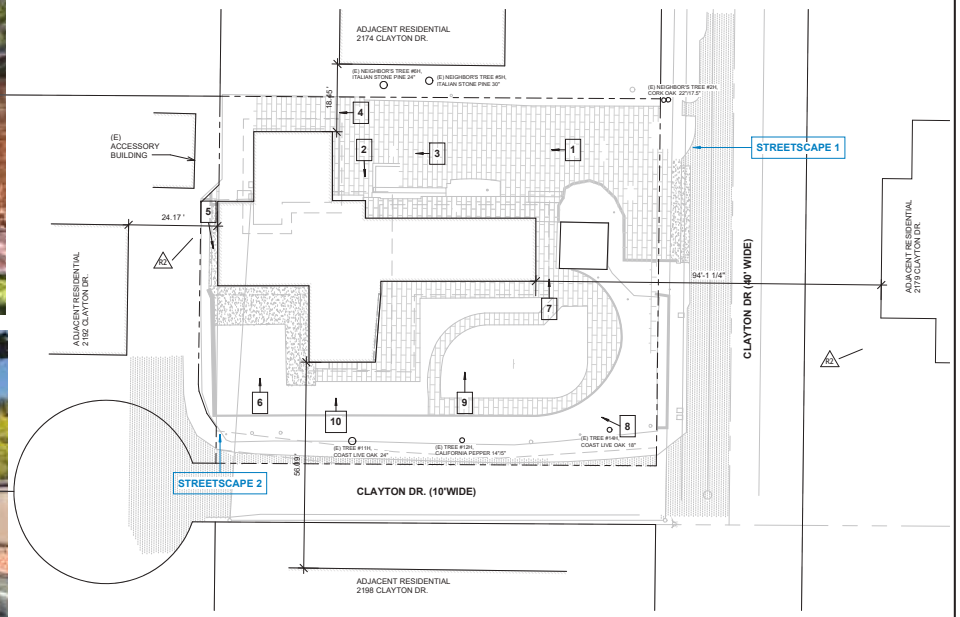
SHEET TITLE:
TREE PROTECTION PLAN

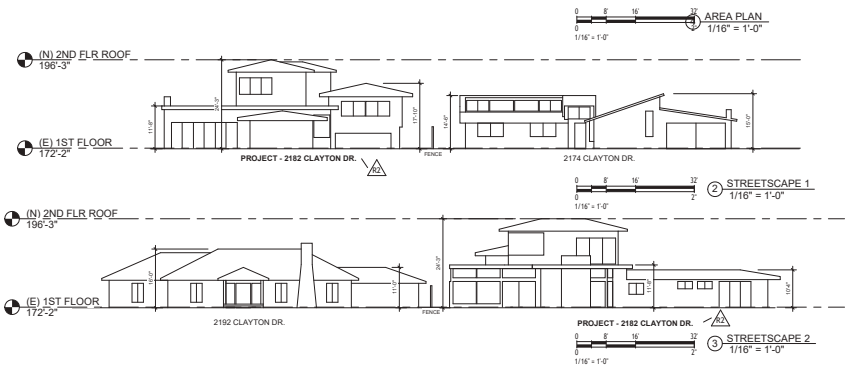
SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A0.4

Original drawing is 36 x 24. Do not scale contents of this drawing.





PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
T: 818 472 9823 E: VIVIANA0925@GMAIL.COM

ARCHITECTURAL DESIGN:
MOMENT X INC.
2979 21ST ST
SAN FRANCISCO CA 94110
T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08

SHEET TITLE:
PHOTOGRAPHS, AREA PLAN, STREETSCAPES

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A0.5

Original drawing is 36 x 24. Do not scale contents of this drawing.

*IMAGES ARE EXAMPLES ONLY

ROOF MATERIAL

(N) BLACK ALUMINUM FASCIA BOARD

(N) COOLING ROOF SHINGLES

EXTERIOR WALL FINISH

(N) CULTURE STONE VANEER, BEIGE

(N) STUCCO, WHITE

EXTERIOR FIXTURE

(N) WINDOWS AND GLASS DOORS WITH FIBER GLASS FRAME, BLACK

(N) TEMPERED GALSS, BLACK BASE HANDRAIL

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
T: 818 472 9823 E: VIVIANA0925@GMAIL.COM

ARCHITECTURAL DESIGN:
MOMENT X INC.
2979 21ST ST
SAN FRANCISCO CA 94110
T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19

SHEET TITLE:
COLOR & MATERIAL BOARD

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A0.6

Original drawing is 36 x 24. Do not scale contents of this drawing.

1ST FLR LIVING FAL CAL

Region	Size	Area / sqft
A	40.29' x 23'	926.67
B	46.43' x 17.21'	799.06
C	18.07' x 20.83'	376.40
D	4.18' x 1.21'	5.06
E	1.5' x 1.96'	2.94
F	9.44' x 1.5'	14.16
G	13.15' x 7.7'	101.26
Grand total		2225.54

GARAGE FAL CAL

Region	Size	Area / sqft
GARAGE 1	21.46' x 11.28'	242.07
GARAGE 2	8.3' x 7.7'	63.91
Grand total		305.98

2ND FLR LIVING FAL CAL

Region	Size	Area / sqft
I	21.46' x 20.02'	429.63
J	4' x 6.23'	24.92
K	13.85' x 6.23'	86.29
L	15.25' x 16.42'	250.41
M	14.67' x 19'	278.73
N	4.33' x 2.54'	11.00
Grand total		1080.97

TOTAL PROPOSED FAL CAL

1ST FLR FAL	2225.54	305.98 GARAGE
2ND FLR FAL	1080.97	
TOTAL FAL	3612.49	

TOTAL EXISITNG FAL CAL

Region	Size	Area / sqft
A	40.29' x 23'	926.67
ACCESSORY	14.32' x 12.37'	177.14
B	46.43' x 17.21'	799.06
C	18.07' x 20.83'	376.40
D	4.18' x 1.21'	5.06
E	1.5' x 1.96'	2.94
F	9.44' x 1.5'	14.16
G	13.15' x 7.7'	101.26
GARAGE 1	21.46' x 11.28'	242.07
GARAGE 2	8.3' x 7.7'	63.91
I	21.46' x 20.02'	429.63
J	4' x 6.23'	24.92
Grand total		3163.21

MAIN HOUSE ADDITION FAL CAL

Region	Size	Area / sqft
K	13.85' x 6.23'	86.29
L	15.25' x 16.42'	250.41
M	14.67' x 19'	278.73
N	4.33' x 2.54'	11.00
Grand total		626.42

(E) BUILDING COVERAGE FEATURES

Region	Size	Area / sqft
O	7.8' x 7.42'	57.88
P	7.92' x 1.33'	10.53
Q	8.75' x 2.65'	23.19
Q1	4.59' x 1.33'	6.10
Grand total		97.70

(E) BUILDING COVERAGE CAL

MAIN HOUSE FOOTPRINT	2531.52
ACCESSORY STRUCTURE FOOTPRINT	177.14
OTHER FEATURES	97.7
TOTAL BUILDING COVERAGE	2806.36

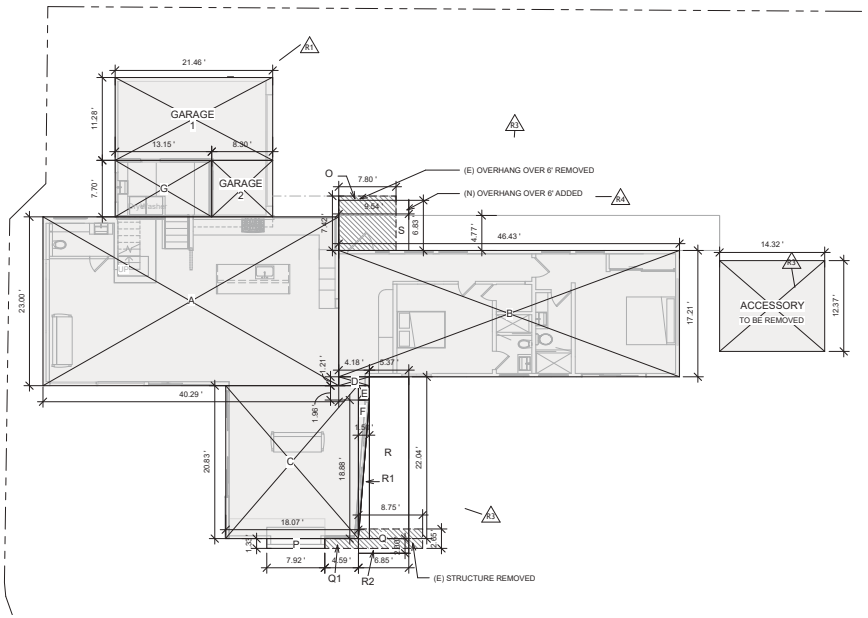
(N) BUILDING COVERAGE FEATURES

Region	Size	Area / sqft
P	7.92' x 1.33'	10.53
R	5.37' x 22.04'	118.35
R1	1.5' x 9.44'	14.16
R2	6.85' x 2'	13.70
S	9.54' x 6.83'	65.16
Grand total		221.91

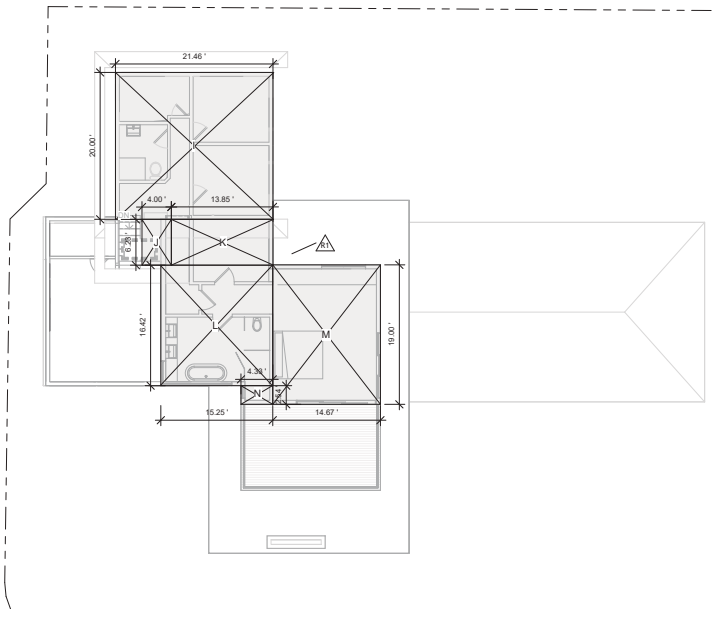
(N) BUILDING COVERAGE CAL

MAIN HOUSE FOOTPRINT	2531.52
OTHER FEATURES	221.91
TOTAL BUILDING COVERAGE	2753.43

NOTE:
1. BUILDING COVERAGE FEATURES INCLUDE UNROOFED STRUCTURES ON GROUND AND OVERHANGS OVER 6'.



1 1ST FLOOR AREA AND LOT COVERAGE
1/8" = 1'-0"



2 2ND FLOOR AREA AND LOT COVERAGE
1/8" = 1'-0"

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
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2979 21ST ST
SAN FRANCISCO CA 94110
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STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R3	REVISION 3	2025.06.23
R4	REVISION 4	2025.07.17

SHEET TITLE:
FLOOR PLAN AREA & COVERAGE

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A0.7

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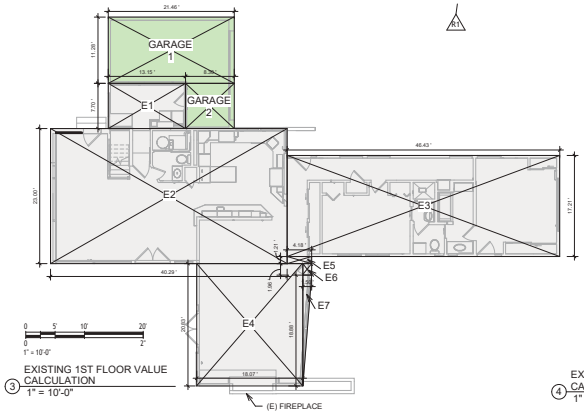
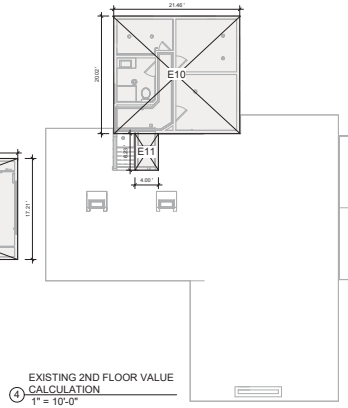


3 EXISTING 1ST FLOOR VALUE CALCULATION
1" = 10'-0"



4 EXISTING 2ND FLOR VALUE CALCULATION
1" = 10'-0"

EXISITNG 1ST FLR

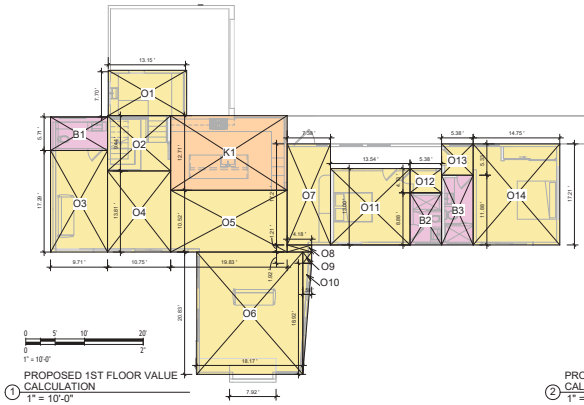
Region	Size	Area / sqft
E1	13.15' x 7.7'	101.26
E2	40.29' x 23'	926.67
E3	46.43' x 17.21'	799.06
E4	18.07' x 20.83'	376.40
E5	4.18' x 1.21'	5.06
E6	1.5' x 1.96'	2.94
E7	9.44' x 1.5'	14.16
Grand total		2225.54

EXISTING GARAGE

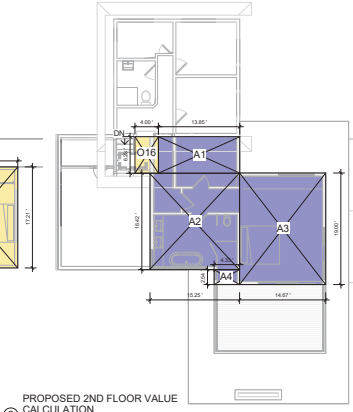
Region	Size	Area / sqft
GARAGE 1	21.46' x 11.28'	242.07
GARAGE 2	8.3' x 7.7'	63.91
Grand total		305.98

EXISITNG 2ND FLR

Region	Size	Area / sqft
E10	21.46' x 20.02'	429.63
E11	4' x 6.23'	24.92
Grand total		454.55



1 PROPOSED 1ST FLOOR VALUE CALCULATION
1" = 10'-0"



2 PROPOSED 2ND FLOR VALUE CALCULATION
1" = 10'-0"

PROPOSED REMODEL OF OTHER LIVING AREAS

Region	Size	Area / sqft
O1	13.15' x 7.7'	101.26
O2	10.75' x 9.44'	101.48
O3	9.71' x 17.29'	167.89
O4	10.75' x 13.81'	148.46
O5	19.83' x 10.52'	208.61
O6	18.11' x 20.83'	377.23
O7	7.38' x 17.21'	127.01
O8	4.18' x 1.21'	5.06
O9	1.5' x 1.92'	2.88
O10	1.5' x 9.46'	14.19
O11	13.54' x 13'	176.02
O12	5.38' x 4.13'	22.22
O13	5.38' x 5.33'	28.68
O14	14.75' x 17.21'	253.85
O16	4' x 6.23'	24.92
Grand total		1759.74

PROPOSED REMODEL OF BATH

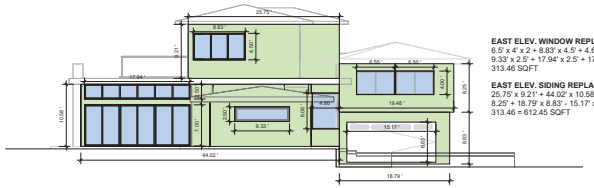
Region	Size	Area / sqft
B1	9.71' x 5.71'	55.44
B2	5.38' x 8.88'	47.77
B3	5.38' x 11.88'	63.91
Grand total		167.13

PROPOSED REMODEL OF KITCHEN

Region	Size	Area / sqft
K1	19.83' x 12.71'	252.04
Grand total		252.04

PROPOSED 2ND FLR ADDITION

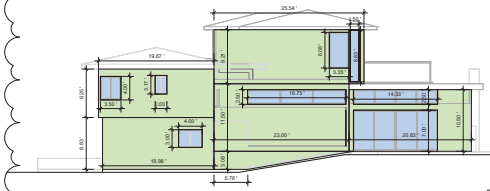
Region	Size	Area / sqft
A1	13.85' x 6.23'	86.29
A2	15.25' x 16.42'	250.41
A3	14.67' x 19'	278.73
A4	4.33' x 2.54'	11.00
Grand total		626.42



EAST ELEV. WINDOW REPLACEMENT:
6.5' x 4' x 2 + 8.83' x 4.5' + 4.6' x 6.08' + 9.33' x 2.5' + 17.94' x 2.5' + 17.94' x 7' = 313.46 SQFT

EAST ELEV. SIDING REPLACEMENT:
25.75' x 9.21' + 44.02' x 10.58' + 19.48' x 8.25' + 18.79' x 8.83' - 15.17' x 6.83' - 313.46 = 612.45 SQFT

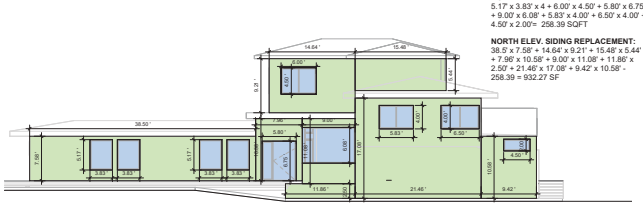
5 PROPOSED EAST EXTERIOR MODIFICATION
1" = 10'-0"



WEST ELEV. WINDOW REPLACEMENT:
3.5' x 4' + 3.17' x 2' + 3' x 4' + 6.08' x 3.35' + 1.5' x 8.83' + 16.75' x 2.5' + 14.33' x 2.5' + 14.33' x 7' = 243.96 SF

WEST ELEV. SIDING REPLACEMENT:
19.67' x 8.25' + 18.98' x 8.83' + 25.54' x 9.21' + 23' x 11.5' + (23' + 5.76') x 3.08'/2 + 20.83' x 10.5' - 243.96 = 848.64 SF

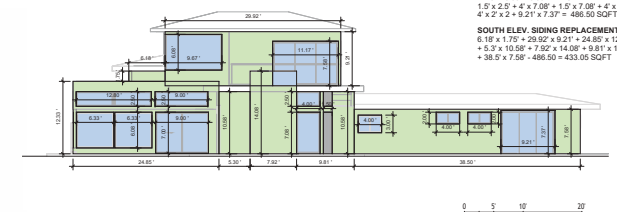
7 PROPOSED WEST EXTERIOR MODIFICATION
1" = 10'-0"



NORTH ELEV. WINDOW REPLACEMENT:
5.17' x 3.83' x 4 + 6.00' x 4.50' + 5.80' x 6.75' + 9.00' x 6.08' + 5.83' x 4.00' + 6.50' x 4.00' + 4.50' x 2.00'= 258.39 SQFT

NORTH ELEV. SIDING REPLACEMENT:
38.5' x 7.58' + 14.64' x 9.21' + 15.48' x 5.44' + 7.96' x 10.58' + 9.00' x 11.08' + 11.86' x 2.50' + 21.46' x 17.08' + 9.42' x 10.58' - 258.39 = 932.27 SF

6 PROPOSED NORTH EXTERIOR MODIFICATION
1" = 10'-0"



SOUTH ELEV. WINDOW REPLACEMENT:
9.67' x 6.08' + 11.17' x 7.58' + 12.8' x 2.5' + 9' x 2.5' + 6.33' x 6.08' x 2 + 9' x 7' + 4' x 2.5' + 1.5' x 2.5' + 4' x 7.08' + 1.5' x 7.08' + 4' x 3' + 4' x 2' x 2 + 9.21' x 7.37' = 486.50 SQFT

SOUTH ELEV. SIDING REPLACEMENT:
6.18' x 1.75' + 29.92' x 9.21' + 24.85' x 12.33' + 5.3' x 10.58' + 7.92' x 14.08' + 9.81' x 10.58' + 38.5' x 7.58' - 486.50 = 433.05 SQFT

8 PROPOSED SOUTH EXTERIOR MODIFICATION
1" = 10'-0"

TOTAL EXTERIOR MODIFICATIONS

WINDOW REPLACEMENT	313.46+243.96+258.39+486.5	1302.31
SIDING REPLACEMENT	612.45+848.64+932.27+433.05	2826.41

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 2182 Clayton Drive, Menlo Park

Case No.:

50% of Existing Value	$278,810.00
75% of Existing Value	$418,215.00
Value of Proposed Project	$500,160.00

90%

Existing Development

Non-Conforming Structure Type	Square Footage		Construction Cost	Existing Value
Existing 1st floor	2225	X	$200/Sq Ft	$445,200.00
Existing 2nd floor	455	X	$200/Sq Ft	$91,000.00
Existing Basement	0	X	$200/Sq Ft	$0.00
Existing Garage	307	X	$70/Sq Ft	$21,420.00
Total	2987			$557,620.00

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

Proposed Development Type	Square Footage		Construction Cost	Development Value
Category 1: New square footage (areas of new foundation and/or roof framing)				
1st Floor Addition	0	X	$200/Sq Ft	$0.00
2nd Floor Addition	629	X	$200/Sq Ft	$125,800.00
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 roof framing are both retained.				
Remodel of Kitchen	252	X	$133/Sq Ft	$33,750.00
Remodel of Bathrooms	167	X	$133/Sq Ft	$21,710.00
Remodel of Other Living Areas	1759	X	$155/Sq Ft	$175,000.00
Remodel of Garage	0	X	$20/Sq Ft	$0.00
Category 3: Exterior modifications to existing structure				
New Roof Structure Over Existing Sq. Ft.	0	X	$50/Sq Ft	$0.00
Replacement of Existing Windows/Exterior Doors	1302	X	$85/Sq Ft	$41,370.00
Replacement of Existing Siding	2826	X	$85/Sq Ft	$97,910.00
Total	6831			$695,700.00

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
T: 818 472 9823 E: VIVIANA0925@GMAIL.COM

ARCHITECTURAL DESIGN:
MOMENT X INC.
2979 21ST ST
SAN FRANCISCO CA 94110
T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08
R5	REVISION 5	2025.07.31

SHEET TITLE:
NONCONFORMING STRUCTURE WORKSHEET & DIAGRAMS

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A0.8

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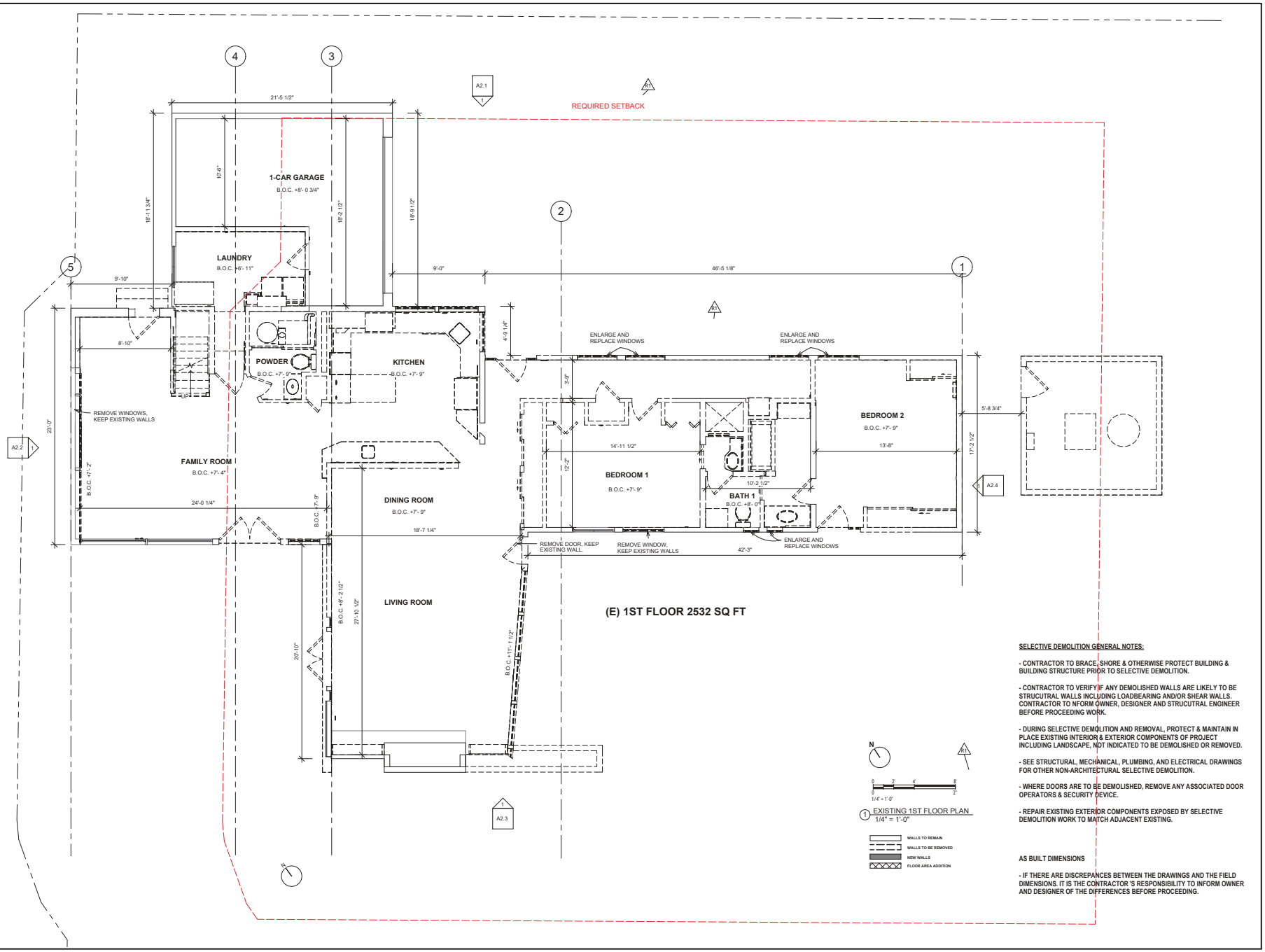

SELECTIVE DEMOLITION GENERAL NOTES:

- CONTRACTOR TO BRACE, SHORE & OTHERWISE PROTECT BUILDING & BUILDING STRUCTURE PRIOR TO SELECTIVE DEMOLITION.

- CONTRACTOR TO VERIFY IF ANY DEMOLISHED WALLS ARE LIKELY TO BE STRUCUTRAL WALLS INCLUDING LOADBEARING AND/OR SHEAR WALLS. CONTRACTOR TO NFORM OWNER, DESIGNER AND STRUCUTRAL ENGINEER BEFORE PROCEEDING WORK.

- DURING SELECTIVE DEMOLITION AND REMOVAL, PROTECT & MAINTAIN IN PLACE EXISTING INTERIOR & EXTERIOR COMPONENTS OF PROJECT INCLUDING LANDSCAPE, NOT INDICATED TO BE DEMOLISHED OR REMOVED.

- SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR OTHER NON-ARCHITECTURAL SELECTIVE DEMOLITION.

- WHERE DOORS ARE TO BE DEMOLISHED, REMOVE ANY ASSOCIATED DOOR OPERATORS & SECURITY DEVICE.

- REPAIR EXISTING EXTERIOR COMPONENTS EXPOSED BY SELECTIVE DEMOLITION WORK TO MATCH ADJACENT EXISTING.

AS BUILT DIMENSIONS

- IF THERE ARE DISCREPANCES BETWEEN THE DRAWINGS AND THE FIELD DIMENSIONS. IT IS THE CONTRACTOR 'S RESPONSIBILITY TO INFORM OWNER AND DESIGNER OF THE DIFFERENCES BEFORE PROCEEDING.

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

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2979 21ST ST
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T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19

SHEET TITLE:
EXISTING 1ST FLOOR PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A1.1

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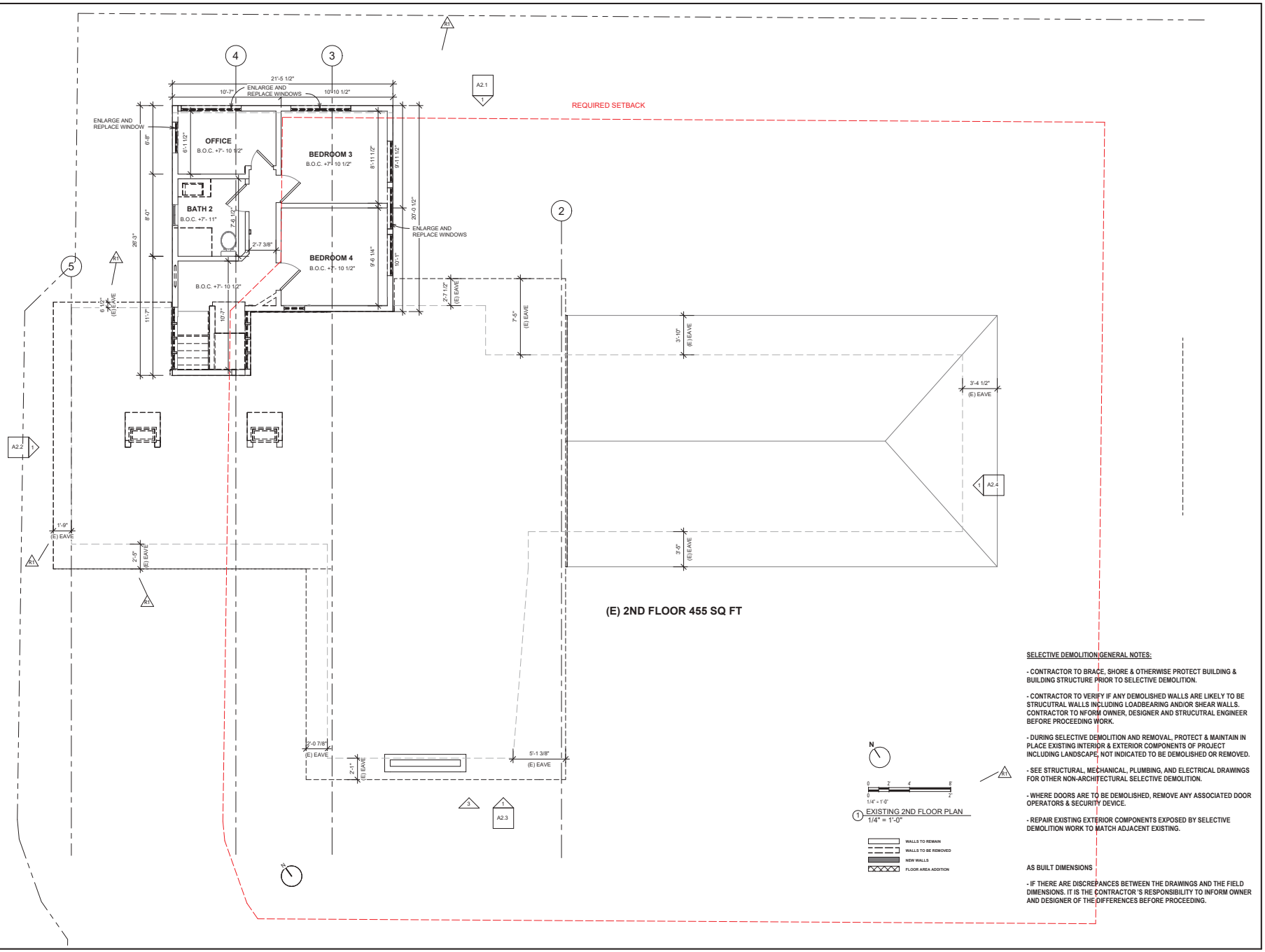

SELECTIVE DEMOLITION GENERAL NOTES:

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- CONTRACTOR TO VERIFY IF ANY DEMOLISHED WALLS ARE LIKELY TO BE STRUCUTRAL WALLS INCLUDING LOADBEARING AND/OR SHEAR WALLS. CONTRACTOR TO NFORM OWNER, DESIGNER AND STRUCUTRAL ENGINEER BEFORE PROCEEDING WORK.

- DURING SELECTIVE DEMOLITION AND REMOVAL, PROTECT & MAINTAIN IN PLACE EXISTING INTERIOR & EXTERIOR COMPONENTS OF PROJECT INCLUDING LANDSCAPE, NOT INDICATED TO BE DEMOLISHED OR REMOVED.

- SEE STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR OTHER NON-ARCHITECTURAL SELECTIVE DEMOLITION.

- WHERE DOORS ARE TO BE DEMOLISHED, REMOVE ANY ASSOCIATED DOOR OPERATORS & SECURITY DEVICE.

- REPAIR EXISTING EXTERIOR COMPONENTS EXPOSED BY SELECTIVE DEMOLITION WORK TO MATCH ADJACENT EXISTING.

AS BUILT DIMENSIONS

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PROJECT:

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STRUCTURAL ENGINEER:

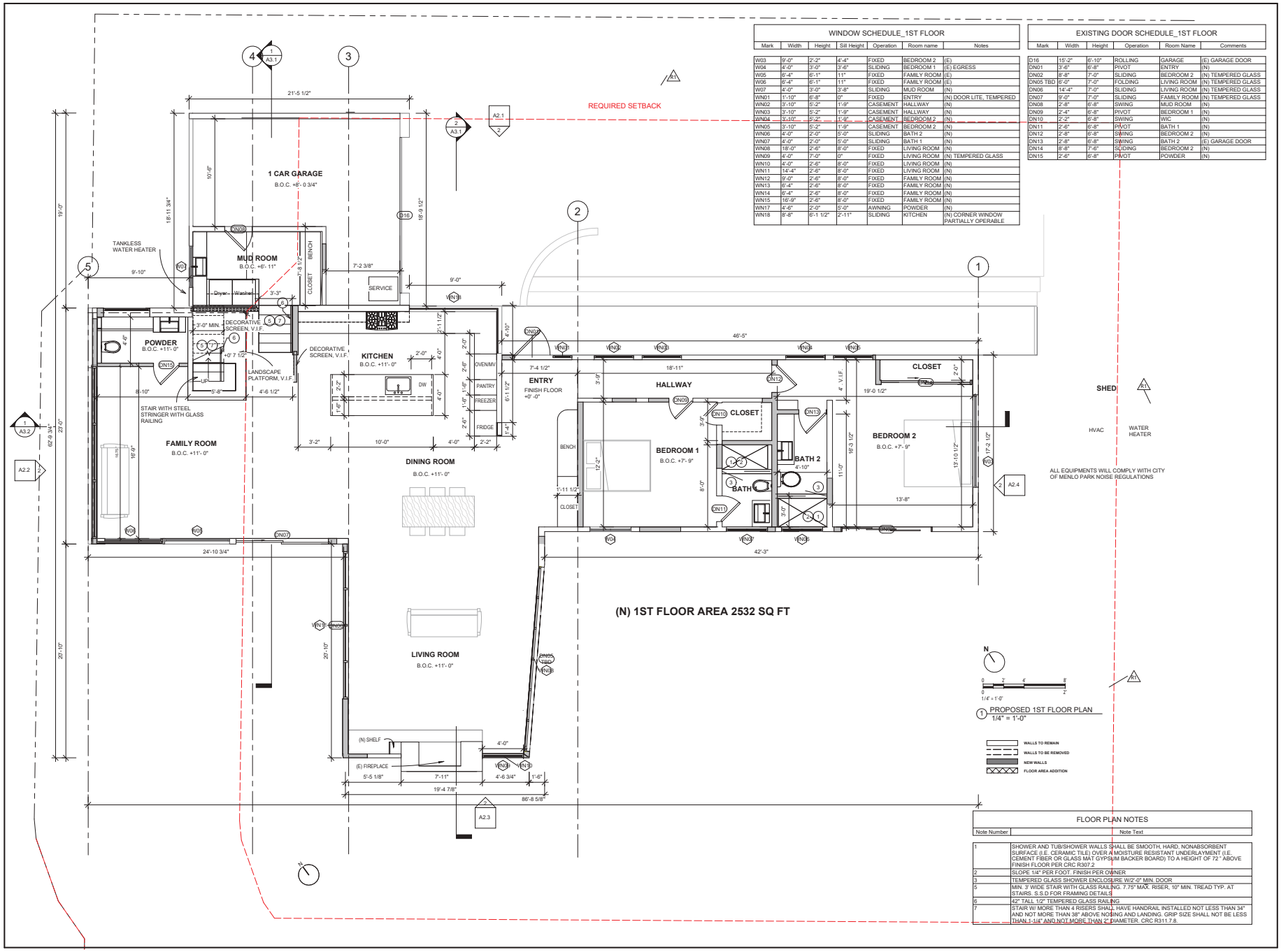
ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19

SHEET TITLE:
EXISTING 2ND FLOOR PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:
A1.2

Original drawing is 36 x 24. Do not scale contents of this drawing.



WINDOW SCHEDULE_1ST FLOOR						
Mark	Width	Height	Sill Height	Operation	Room name	Notes
W03	9'-0"	2'-2"	4'-4"	FIXED	BEDROOM 2	(E)
W04	4'-0"	3'-0"	3'-6"	SLIDING	BEDROOM 1	(E) EGRESS
W05	6'-4"	6'-1"	11"	FIXED	FAMILY ROOM	(E)
W06	6'-4"	6'-1"	11"	FIXED	FAMILY ROOM	(E)
W07	4'-0"	3'-0"	3'-8"	SLIDING	MUD ROOM	(N)
WN01	1'-10"	6'-8"	0"	FIXED	ENTRY	(N) DOOR LITE, TEMPERED
WN02	3'-10"	5'-2"	1'-9"	CASEMENT	HALLWAY	(N)
WN03	3'-10"	5'-2"	1'-9"	CASEMENT	HALLWAY	(N)
WN04	3'-10"	5'-2"	1'-9"	CASEMENT	BEDROOM 2	(N)
WN05	3'-10"	5'-2"	1'-9"	CASEMENT	BEDROOM 2	(N)
WN06	4'-0"	2'-0"	5'-0"	SLIDING	BATH 2	(N)
WN07	4'-0"	2'-0"	5'-0"	SLIDING	BATH 1	(N)
WN08	18'-0"	2'-6"	8'-0"	FIXED	LIVING ROOM	(N)
WN09	4'-0"	7'-0"	0"	FIXED	LIVING ROOM	(N) TEMPERED GLASS
WN10	4'-0"	2'-6"	8'-0"	FIXED	LIVING ROOM	(N)
WN11	14'-4"	2'-6"	8'-0"	FIXED	LIVING ROOM	(N)
WN12	9'-0"	2'-6"	8'-0"	FIXED	FAMILY ROOM	(N)
WN13	6'-4"	2'-6"	8'-0"	FIXED	FAMILY ROOM	(N)
WN14	6'-4"	2'-6"	8'-0"	FIXED	FAMILY ROOM	(N)
WN15	16'-9"	2'-6"	8'-0"	FIXED	FAMILY ROOM	(N)
WN17	4'-0"	2'-0"	5'-0"	AWNING	POWDER	(N)
WN18	8'-8"	6'-1 1/2"	2'-11"	SLIDING	KITCHEN	(N) CORNER WINDOW PARTIALLY OPERABLE

EXISTING DOOR SCHEDULE_1ST FLOOR						
Mark	Width	Height	Operation	Room Name	Comments
D16	15'-2"	6'-10"	ROLLING	GARAGE	(E) GARAGE DOOR
DN01	3'-6"	6'-8"	PIVOT	ENTRY	(N)
DN02	8'-8"	7'-0"	SLIDING	BEDROOM 2	(N) TEMPERED GLASS
DN05 TBD	6'-0"	7'-0"	FOLDING	LIVING ROOM	(N) TEMPERED GLASS
DN06	14'-4"	7'-0"	SLIDING	LIVING ROOM	(N) TEMPERED GLASS
DN07	9'-0"	7'-0"	SLIDING	FAMILY ROOM	(N) TEMPERED GLASS
DN08	2'-8"	6'-8"	SWING	MUD ROOM	(N)
DN09	2'-4"	6'-8"	PIVOT	BEDROOM 1	(N)
DN10	2'-2"	6'-8"	SWING	WIC	(N)
DN11	2'-6"	6'-8"	PIVOT	BATH 1	(N)
DN12	2'-8"	6'-8"	SWING	BEDROOM 2	(N)
DN13	2'-8"	6'-8"	SWING	BATH 2	(E) GARAGE DOOR
DN14	8'-8"	7'-6"	SLIDING	BEDROOM 2	(N)
DN15	2'-6"	6'-8"	PIVOT	POWDER	(N)

FLOOR PLAN NOTES	
Note Number	Note Text
1	SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE (I.E. CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (I.E. CEMENT FIBER OR GLASS MAT GYPSUM BACKER BOARD) TO A HEIGHT OF 72 " ABOVE FINISH FLOOR PER CRC R307.2
2	SLOPE 1/4" PER FOOT, FINISH PER OWNER
3	TEMPERED GLASS SHOWER ENCLOSURE W/2'-0" MIN. DOOR
5	MIN. 3' WIDE STAIR WITH GLASS RAILING. 7.75" MAX. RISER, 10" MIN. TREAD TYP. AT STAIRS. S.S.D FOR FRAMING DETAILS
6	42" TALL 1/2" TEMPERED GLASS RAILING
7	STAIR W/ MORE THAN 4 RISERS SHALL HAVE HANDRAIL INSTALLED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE NOSING AND LANDING. GRIP SIZE SHALL NOT BE LESS THAN 1-1/4" AND NOT MORE THAN 2" DIAMETER. CRC R311.7.8.

PROJECT:

2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

OWNER: HUAN WEI
T: 818 472 9823 E: VIVIANA0925@GMAIL.COM

ARCHITECTURAL DESIGN:
MOMENT X INC.
2979 21ST ST
SAN FRANCISCO CA 94110
T: 415.766.8008 E: HELLO@MOMENTX.STUDIO

STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19

SHEET TITLE:
PROPOSED 1ST FLOOR PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:
A1.3

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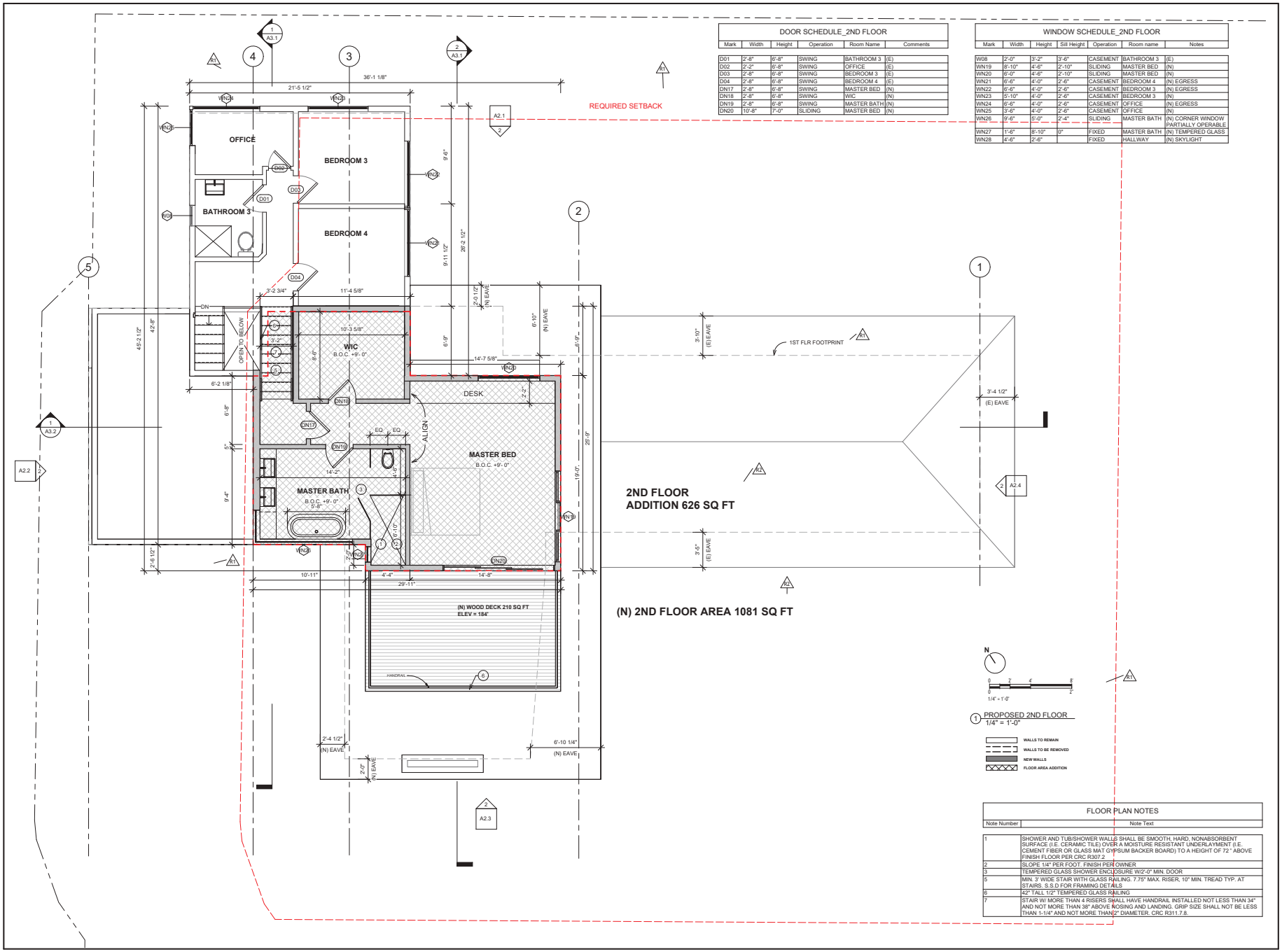

DOOR SCHEDULE_2ND FLOOR

Mark	Width	Height	Operation	Room Name	Comments
D01	2'-8"	6'-8"	SWING	BATHROOM 3	(E)
D02	2'-2"	6'-8"	SWING	OFFICE	(E)
D03	2'-8"	6'-8"	SWING	BEDROOM 3	(E)
D04	2'-8"	6'-8"	SWING	BEDROOM 4	(E)
DN17	2'-8"	6'-8"	SWING	MASTER BED	(N)
DN18	2'-8"	6'-8"	SWING	WIC	(N)
DN19	2'-8"	6'-8"	SWING	MASTER BATH	(N)
DN20	10'-8"	7'-0"	SLIDING	MASTER BED	(N)

WINDOW SCHEDULE_2ND FLOOR

Mark	Width	Height	Sill Height	Operation	Room name	Notes
W08	2'-0"	3'-2"	3'-6"	CASEMENT	BATHROOM 3	(E)
WN19	8'-10"	4'-6"	2'-10"	SLIDING	MASTER BED	(N)
WN20	6'-0"	4'-6"	2'-10"	SLIDING	MASTER BED	(N)
WN21	6'-6"	4'-0"	2'-6"	CASEMENT	BEDROOM 4	(N) EGRESS
WN22	6'-6"	4'-0"	2'-6"	CASEMENT	BEDROOM 3	(N) EGRESS
WN23	5'-10"	4'-0"	2'-6"	CASEMENT	BEDROOM 3	(N)
WN24	6'-6"	4'-0"	2'-6"	CASEMENT	OFFICE	(N) EGRESS
WN25	3'-6"	4'-0"	2'-6"	CASEMENT	OFFICE	(N)
WN26	9'-6"	5'-0"	2'-4"	SLIDING	MASTER BATH	(N) CORNER WINDOW PARTIALLY OPERABLE
WN27	1'-6"	8'-10"	0"	FIXED	MASTER BATH	(N) TEMPERED GLASS
WN28	4'-6"	2'-6"		FIXED	HALLWAY	(N) SKYLIGHT

1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

WALLS TO REMAIN
WALLS TO BE REMOVED
NEW WALLS
FLOOR AREA ADDITION

FLOOR PLAN NOTES

Note Number	Note Text
1	SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE (I.E. CERAMIC TILE) OVER A MOISTURE RESISTANT UNDERLAYMENT (I.E. CEMENT FIBER OR GLASS MAT GYPSUM BACKER BOARD) TO A HEIGHT OF 72 " ABOVE FINISH FLOOR PER CRC R307.2
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STRUCTURAL ENGINEER:

ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08

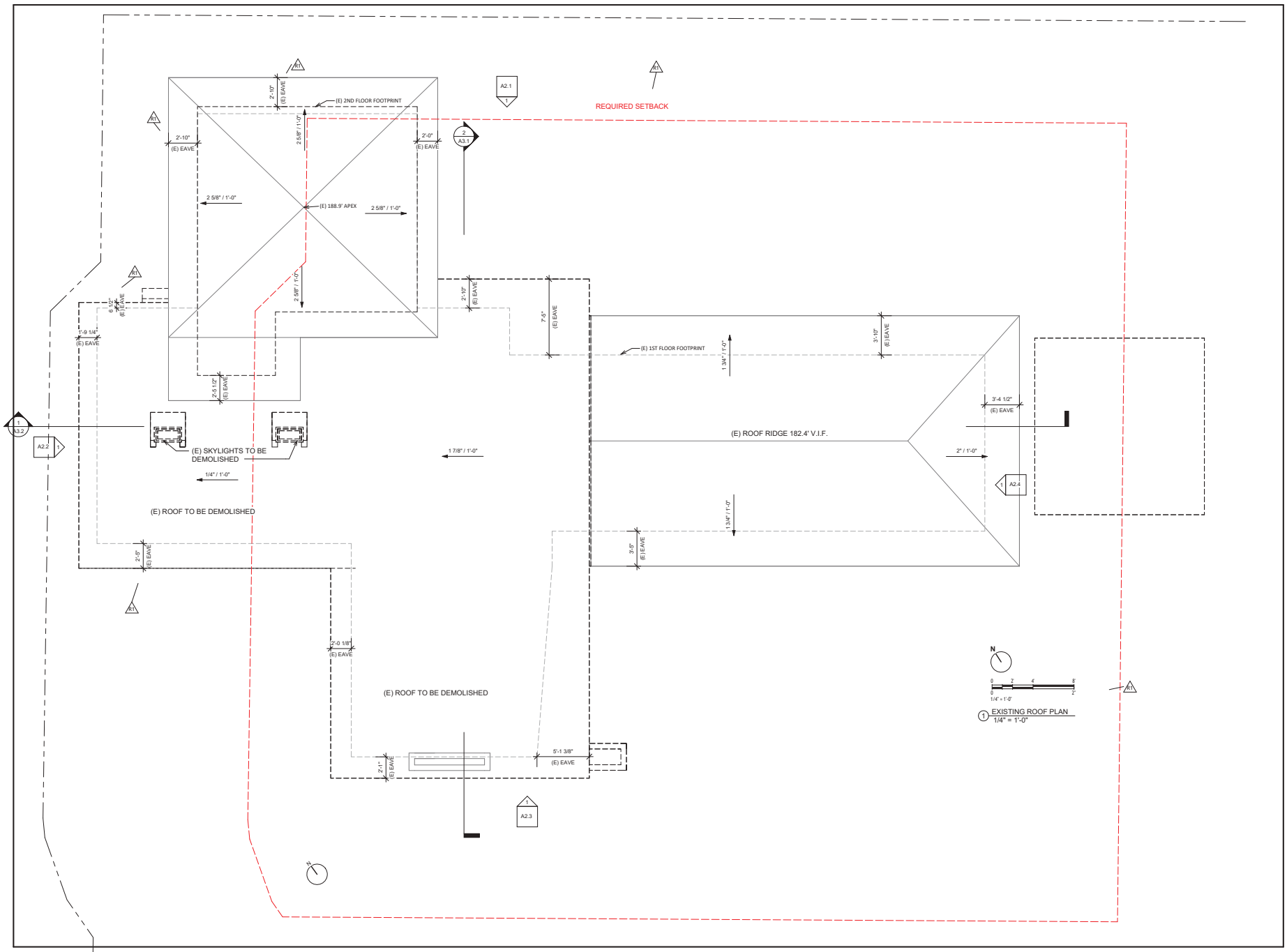
SHEET TITLE:
PROPOSED 2ND FLOOR PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A1.4

Original drawing is 36 x 24. Do not scale contents of this drawing.



1 EXISTING ROOF PLAN
1/4" = 1'-0"

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R1	REVISION 1	2025.02.19

SHEET TITLE:
EXISTING ROOF PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A1.5

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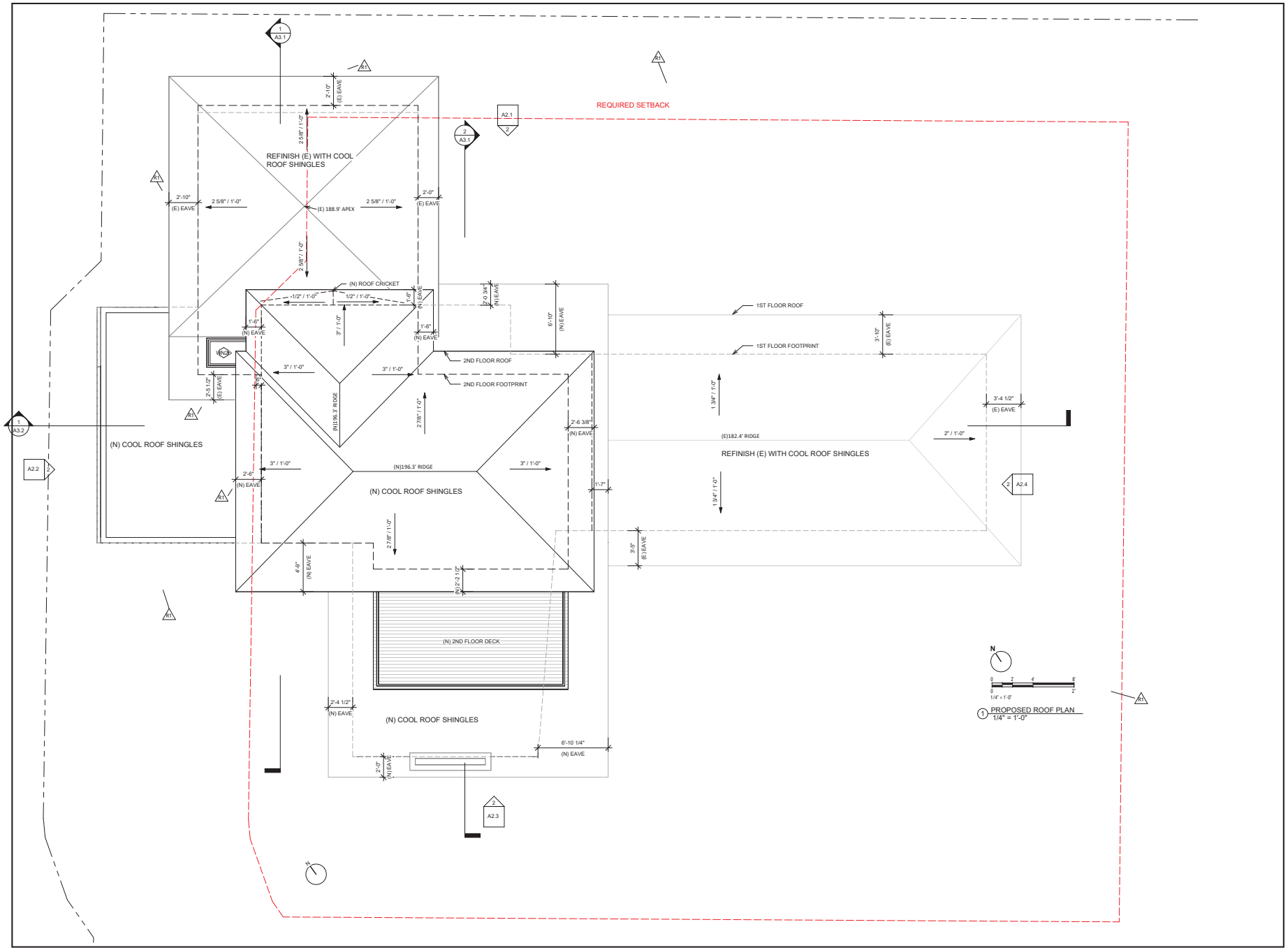

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R1	REVISION 1	2025.02.19

SHEET TITLE:
PROPOSED ROOF PLAN

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A1.6

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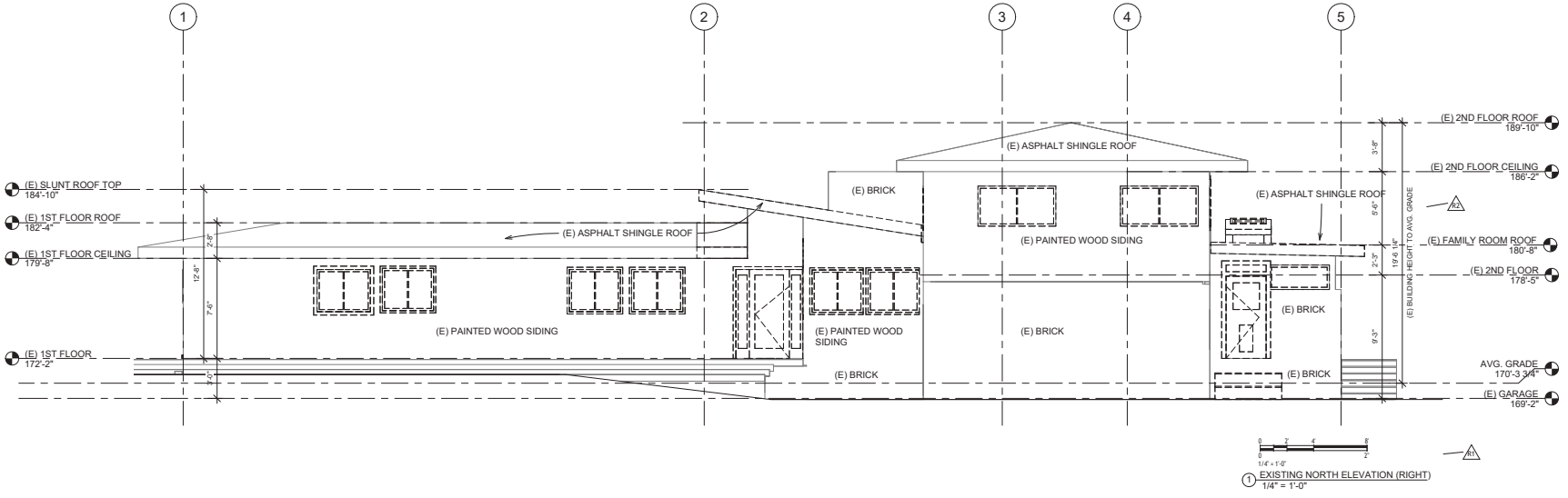
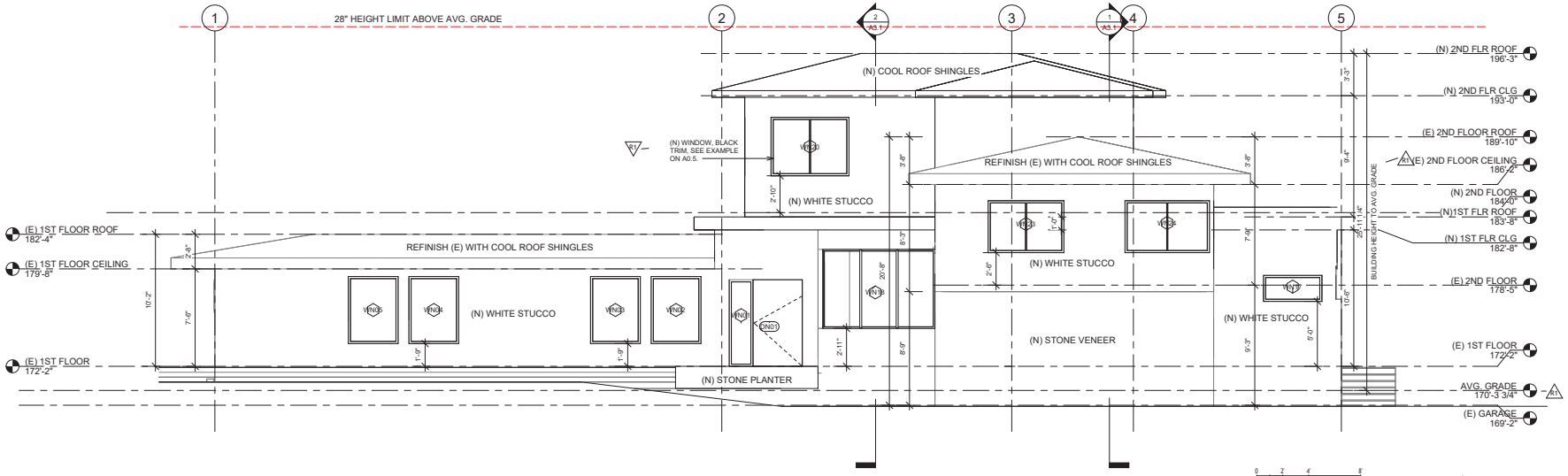


1 EXISTING NORTH ELEVATION (RIGHT)
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION (RIGHT)
1/4" = 1'-0"

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2182 CLAYTON STREET

MENLO PARK, CA, 94025

APN: 074-111-130

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STRUCTURAL ENGINEER:

ISSUE RECORD		Date
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R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08

SHEET TITLE:
EXISTING & PROPOSED NORTH ELEVATIONS

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A2.1

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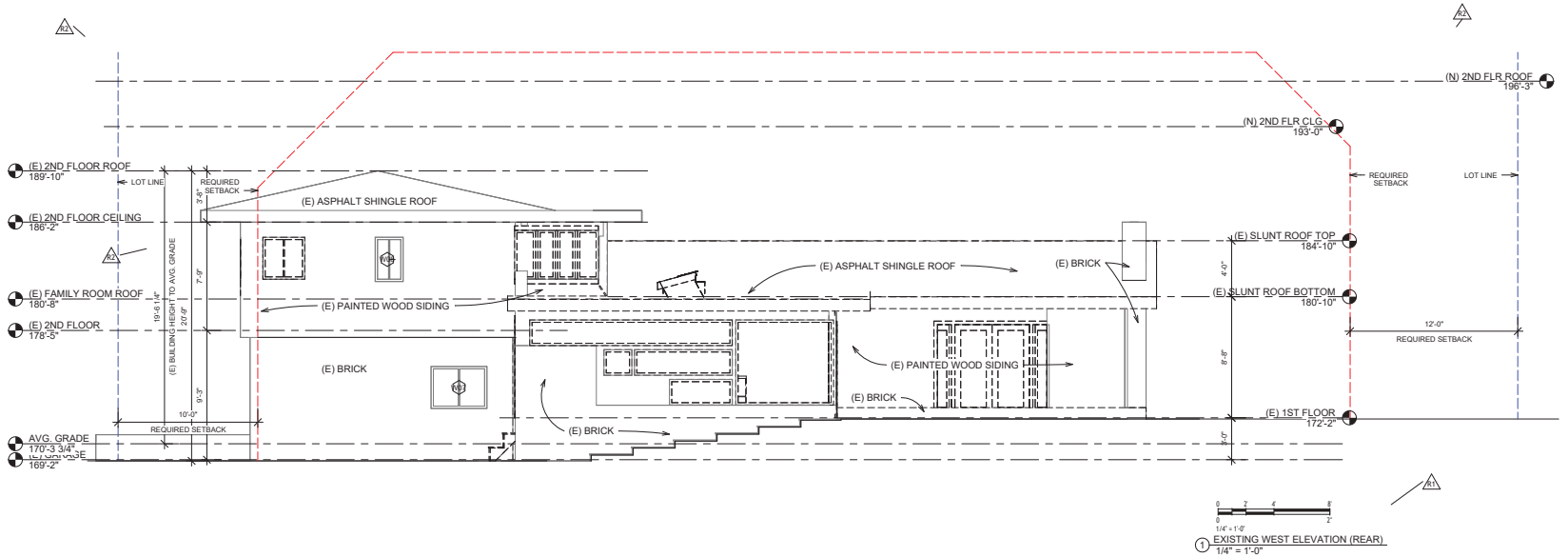

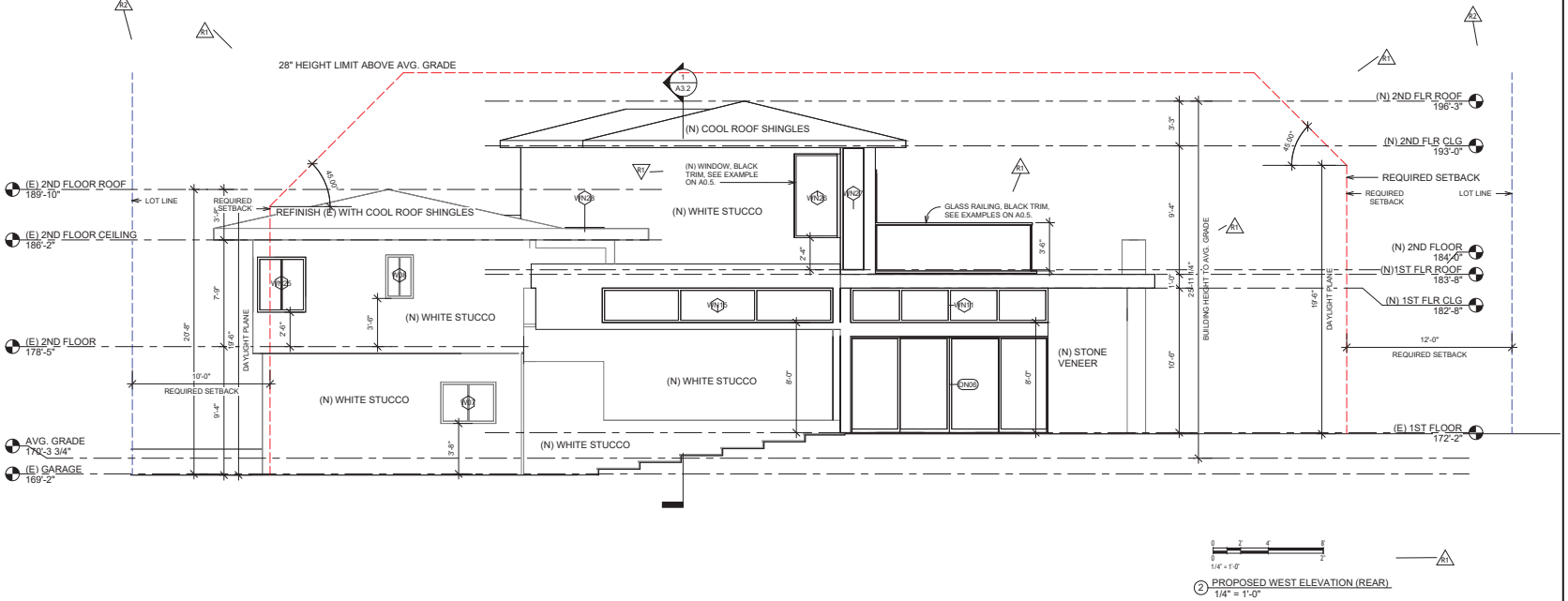

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R2	REVISION 2	2025.05.08

SHEET TITLE:
EXISTING & PROPOSED NORTH ELEVATIONS

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A2.2

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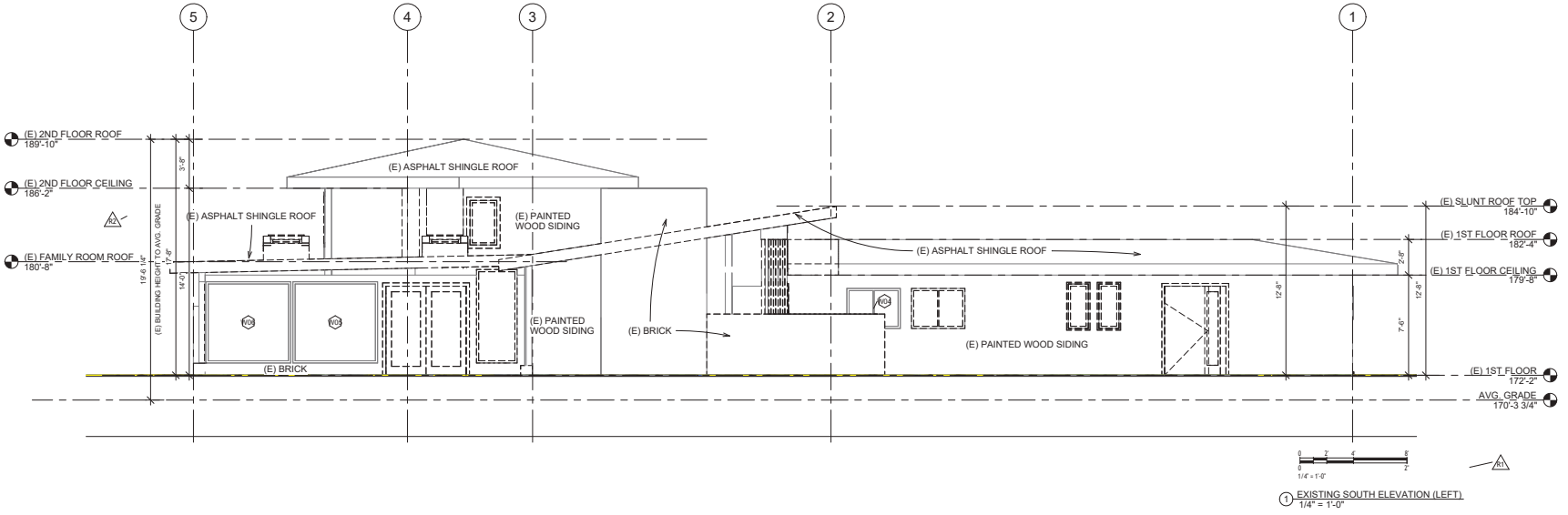
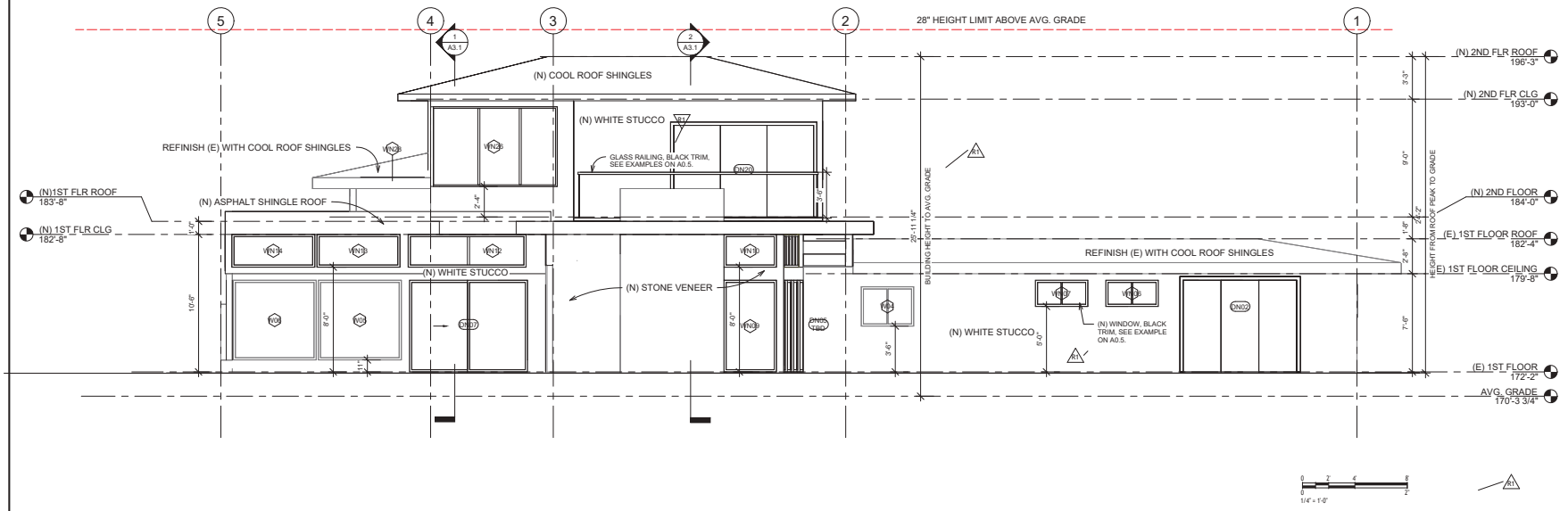


1 EXISTING SOUTH ELEVATION (LEFT)
1/4" = 1'-0"



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

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R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08

SHEET TITLE:
EXISTING & PROPOSED SOUTH ELEVATIONS

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A2.3

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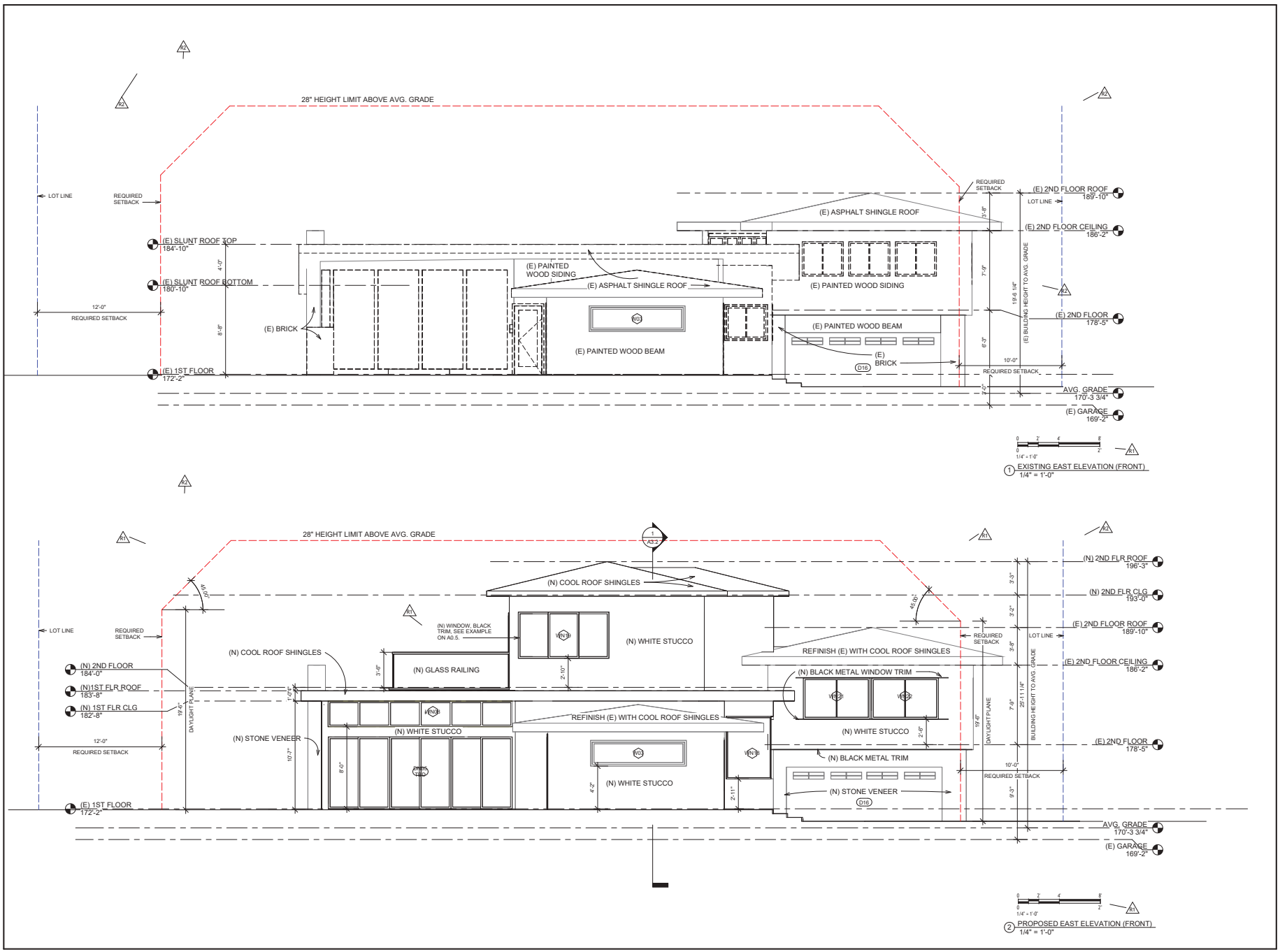

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ISSUE RECORD		Date
0	INITIAL SUBMISSION	2024.12.26
R1	REVISION 1	2025.02.19
R2	REVISION 2	2025.05.08

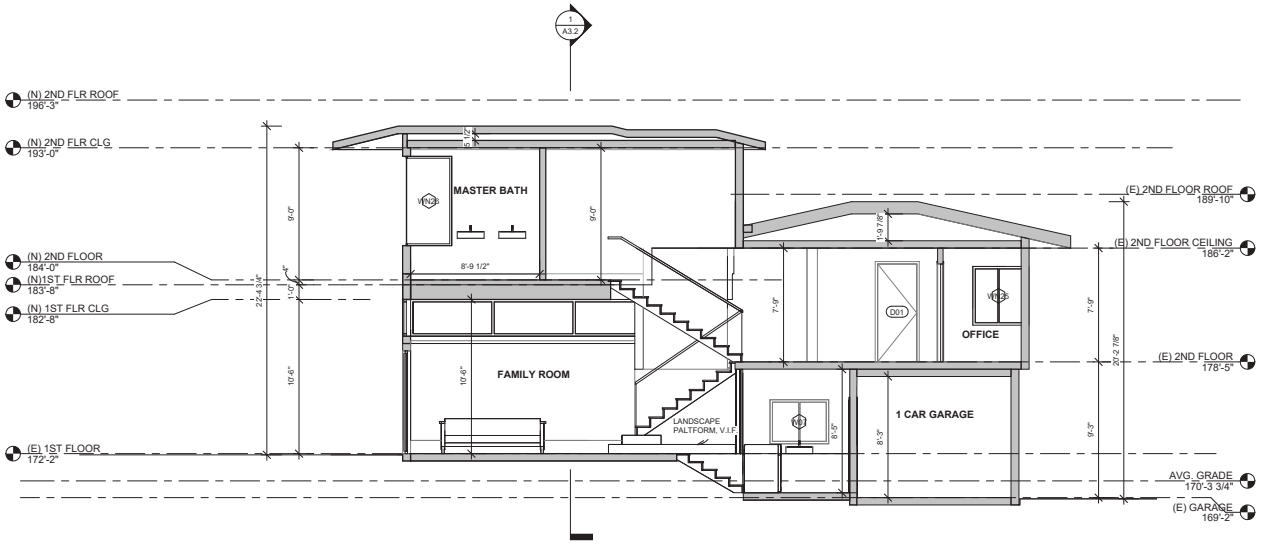
SHEET TITLE:
EXISTING & PROPOSED NORTH ELEVATIONS

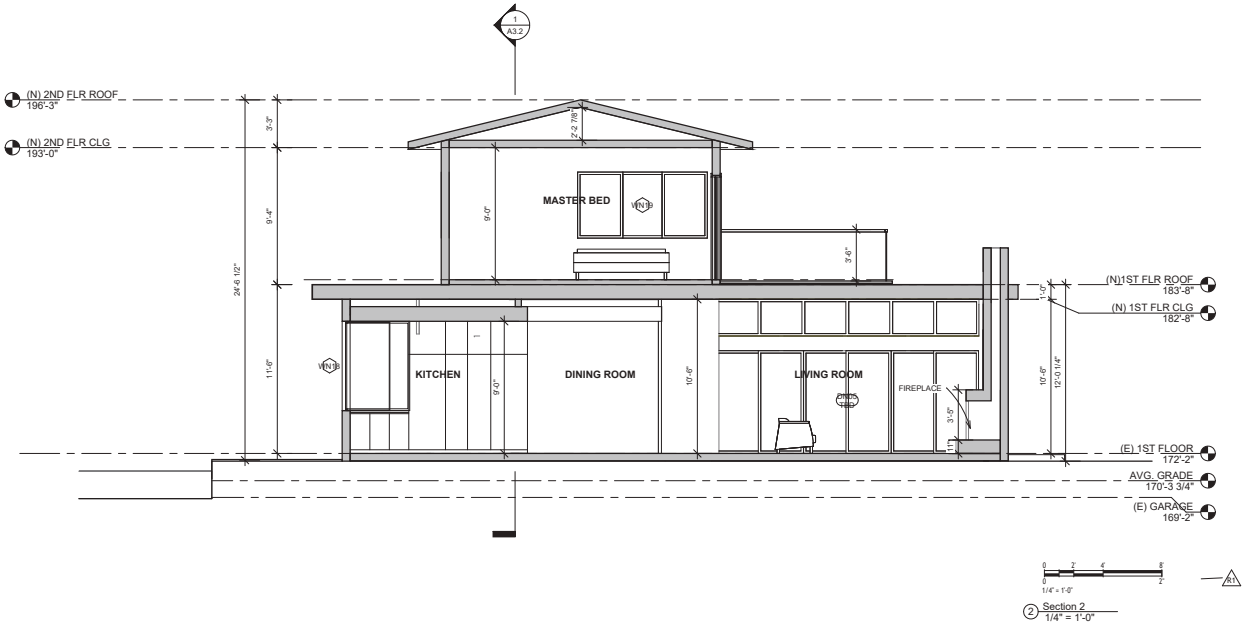
SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A2.4

Original drawing is 36 x 24. Do not scale contents of this drawing.





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R1	REVISION 1	2025.02.19

SHEET TITLE:
SECTIONS

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SHEET NO:

A3.1

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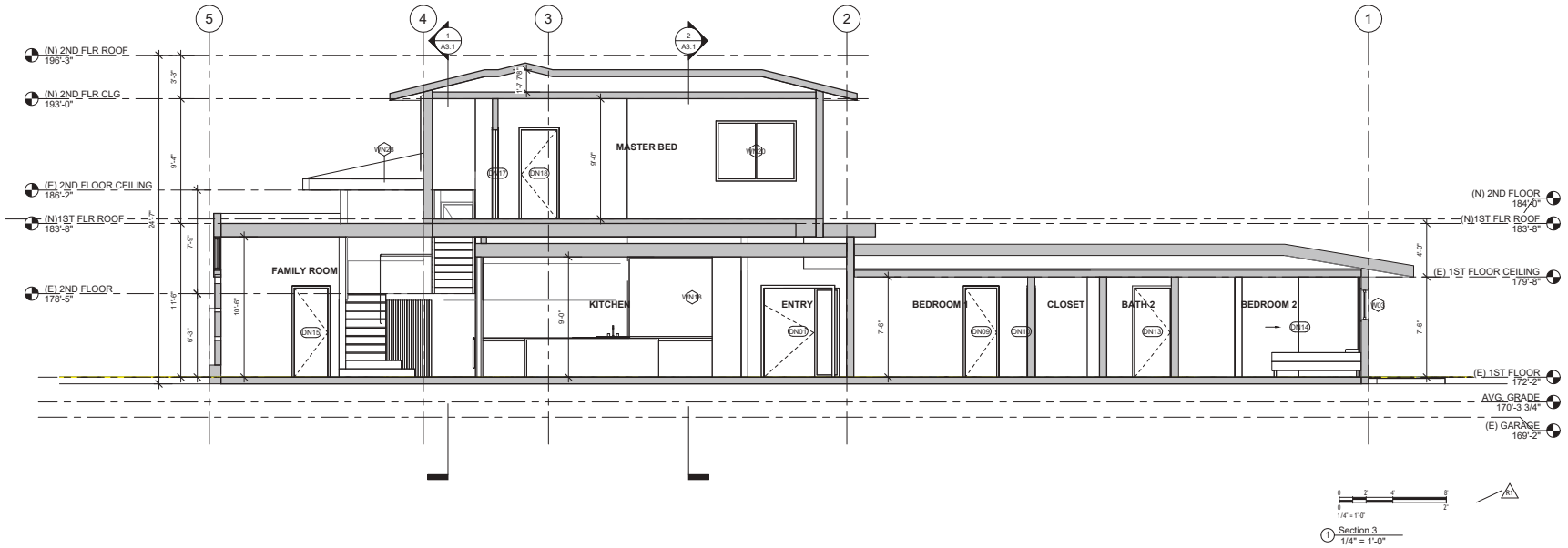

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SHEET TITLE:
SECTIONS

SET:	USE PERMIT
DATE:	07.31.2025
DRAWN:	© MOMENT X, 2025

SHEET NO:

A3.2

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Planning Department of Menlo Park

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

Project Description for Renovation and Addition of Single-Family Home

Address: 2182 Clayton Drive, Menlo Park, CA 94025

Date: July 17th, 2025

Dear planner,

I am pleased to provide a detailed description of the proposed renovation and addition project for an existing single-family home located at 2182 Clayton Drive, Menlo Park.

Purpose of the Proposal

The primary purpose of this project is to renovate and expand an existing single-family house to update its living conditions and better meet the needs of the owners. The home will remain a single-family residence, with significant improvements to both functionality and aesthetics.

Scope of Work

The project involves a comprehensive interior remodel and a second-floor addition, as outlined below:

1st Floor Renovation:

- Merged the living room, kitchen, and family room into a cohesive open space.
- Relocated the powder room.
- Reorganized the existing laundry room to be a mudroom, no change made to room boundary.
- Converted one existing bathroom into two separate bathrooms.

2nd Floor Addition:

- Added a master bedroom with an en-suite master bathroom.
- Included a spacious walk-in closet.
- Designed an outdoor deck to complement the master suite.

Exterior Remodel:

- The exterior finish will be replaced with white stucco for a fresh, modern look.
- Replace or enlarge most of the exterior windows.

- Remodeled the roofs above family room and living room.
  Final Result:
- The completed home will feature 5 bedrooms and 4.5 bathrooms, with a gross floor area of 3,612 sq ft (FAL).
- Total new addition area is 626 sq ft.

Architectural Style, Materials, Colors, and Construction Methods

The renovated home will maintain its ranch-style architecture while incorporating modern updates:

- **Roof:** Black shingle cool roof for durability and energy efficiency.
- **Walls:** White stucco exterior finish for a clean appearance.
- **Construction Type:** Type IV construction methods will be used to ensure structural integrity and compliance with local building codes.

Basis for Site Layout

The site layout remains consistent with the original design when the owners purchased the property. Key features include:

- A T-shaped house layout with two spacious side yards.
- A south-facing courtyard designed for family activities and a pool to maximize daylight exposure.
- Glazing concentrated on the south side of the house to enhance natural light throughout the interior spaces.

Existing and Proposed Uses

The property will remain a single-family residence before and after renovations. The updates aim to improve functionality while preserving its intended use as a comfortable family home.

Outreach to Neighboring Properties

The owners have proactively engaged with their neighbors to ensure transparency and address any concerns regarding the proposed renovation and addition:

- They met in person with immediately adjacent neighbors at 2192 Clayton, 2179 Clayton, and 2198 Clayton to share the general scope of the proposed renovation and addition, except for the neighbor address 2174 which was being sold at the time of the proposal of this project. These conversations included an overview of the planned second-story addition, exterior material updates, and site layout.

Neighbors expressed general support and appreciation for being informed early. No formal objections or significant concerns were raised during conversations.

- While specific architectural and engineering details are still under city review, they assured neighbors that updates would be shared once plans are finalized and approved. As we are writing this, the owner will do another round of update with the neighbors this weekend to ensure they are aware of the improvements in the lot and the proposal.

We believe this renovation project will not only enhance the quality of life for its residents but also contribute positively to the neighborhood's aesthetic appeal. Should you have any questions or require additional information regarding this proposal, please do not hesitate to reach out.

Thank you for your time and consideration.

Moment X

2979 21st Street,

San Francisco, CA 94110

EXHIBIT C

ARBORIST REPORT

TREE PROTECTION PLAN

REVISED MAY 8, 2025

PREPARED FOR: VIVIANA WANG

SITE ADDRESS:
2182 CLAYTON DR. • MENLO PARK, CA 94025

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Introduction

ARBORIST ASSIGNMENT

On December 11th, 2024, at the request of the architect, my team visited 2182 Clayton Dr. in the role of Project Arborist. The purpose was to perform the assessments and data collections as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that the home was to be remodeled, and a second-story addition was to be added to the back of the home. The footprint of the house was not to change. The assessments in this report were based on review of the following:

- Plan Set A0.2 – A0.3 by Moment X Inc. (dated 11/05/2024, rev. 03/31/2025)
    - Including Existing and Proposed site plans
- Boundary and Topographic Survey by Zhen's Land Surveying Corp. (dated 09/16/2024)

My inventory included a total of 16 trees over six inches (6" DBH), and one (1) newly planted young tree (See Photo A). There were six (6) trees of Heritage size: two (2) coast live oak (*Quercus agrifolia)*, a (1) California pepper (*Schinus molle*), two (2) neighboring Italian stone pines (*Pinus pinea*), and one (1) neighboring cork oak (*Quercus suber*). One (1) tree on the property was requested 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 2182 Clayton Dr. was a large rectangular lot, located on the corner of Clayton Dr. and Clayton Dr. The topography was not notable. There was a house with attached garage on-site. Behind the home was a pool. The site was well-landscaped with a mix of ornamentals and natives (oaks).

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 discussions with the architect and review of the proposed plan set, it was my understanding that the existing home would undergo renovations. A new second-story addition was planned at the back of the home. A balcony was planned on the addition, and the eaves of the home were to be expanded. It was my understanding that the existing fence on the southern corner of the property would be shortened to three feet (3') conform with sight triangle requirements. 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) trees of Heritage size would be impacted by the project: two (2) coast live oak (*Quercus agrifolia)*, a (1) California pepper (*Schinus molle*), two (2) neighboring Italian stone pines (*Pinus pinea*), and one (1) neighboring cork oak (*Quercus suber*). One (1) tree on the property was requested 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 #8 was not a Heritage Tree:**
    - I recommended Tree #8 (Japanese maple, *Acer palmatum*) for removal. It was my understanding that the canopy of the tree would be in conflict with the proposed additions.

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

- **Trees #2H, #5H, #6H, #11H, #12H, and #14H (mix of species):** These trees would not be anticipated to be impacted by the project (0% - 5% root loss). They would only need to be protected from materials storage, vehicles parking, and movement throughout the site. A minor amount of pruning of Tree #14H may be needed to provide clearance for the required sight triangle on the property corner. **Please see "Pruning Branches" section.**

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 #2H (neighboring 28" cork oak):** Establish standard TPZ fencing radius to five feet (30'), or to the greatest extent possible as limited by the street and driveway.

- **Trees #5H and #6H (neighboring pines):** These neighboring trees would be protected adequately by the existing wooden fence at the property line. Due to the location of the driveway, an additional chain link fence at this location would not be practical.

- **Trees #11H, #12H, and #14H (oaks and pepper tree):** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing with a radius of 15 feet along the existing landscaping wall. Where limitations existed, I recommended TPZ Wrap in addition to the standard fencing to better protect Tree #14H during the fence demolition phase of the project. **Please see attached "TPZ Trunk Wrap" specification for best-practice method using dimensional lumber**. A coiled straw wattle wrap from the ground to 6' height, secured with two layers of plastic construction fencing is also acceptable.

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 #4, #7, and #14H

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 home building project planned at 2182 Clayton Dr. appeared to be a valuable upgrade to the property. If any of the property owners, project team, or City reviewers have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

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.

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Photo A

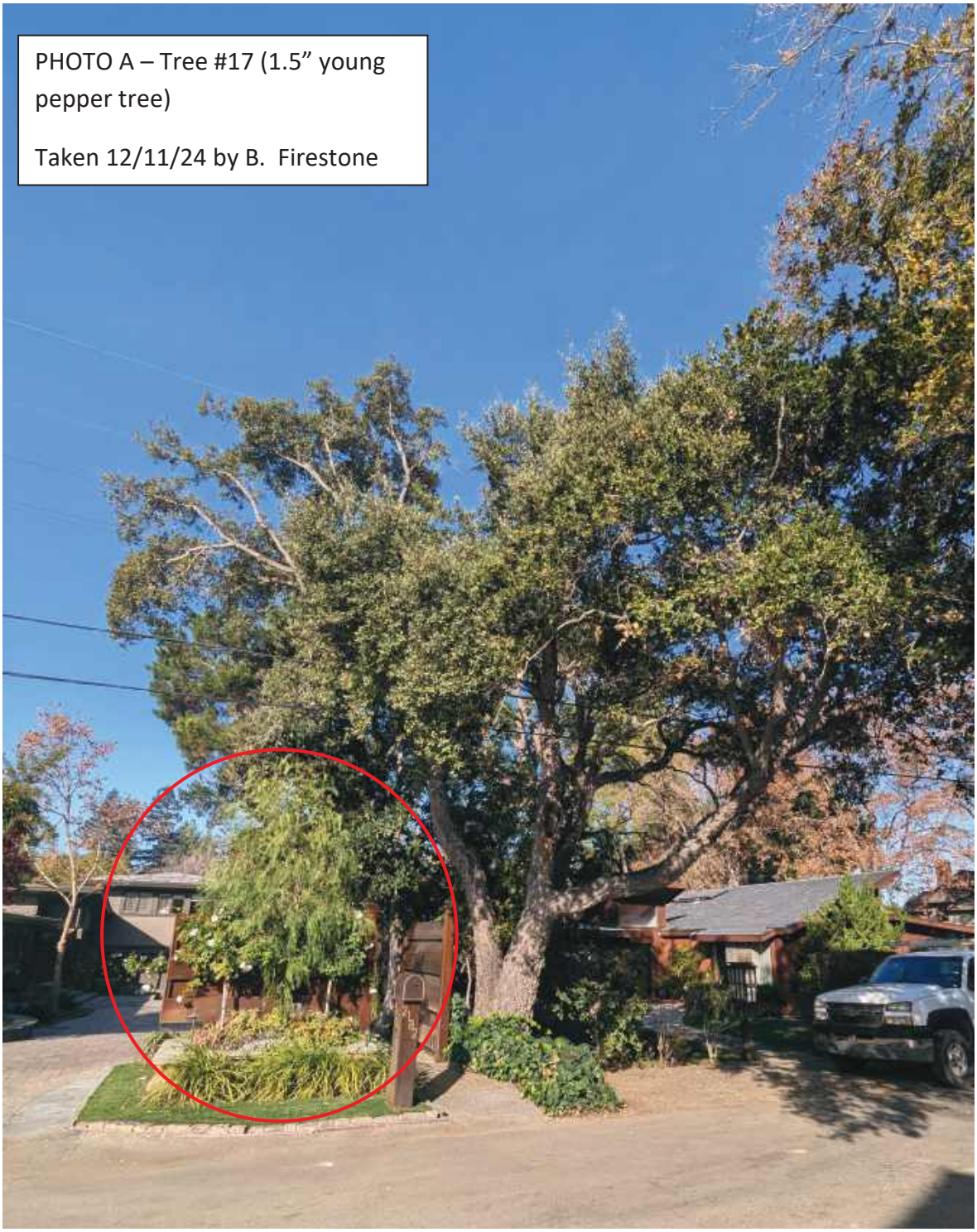
PHOTO A – Tree #17 (1.5” young pepper tree)
Taken 12/11/24 by B. Firestone

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

05/08/2025

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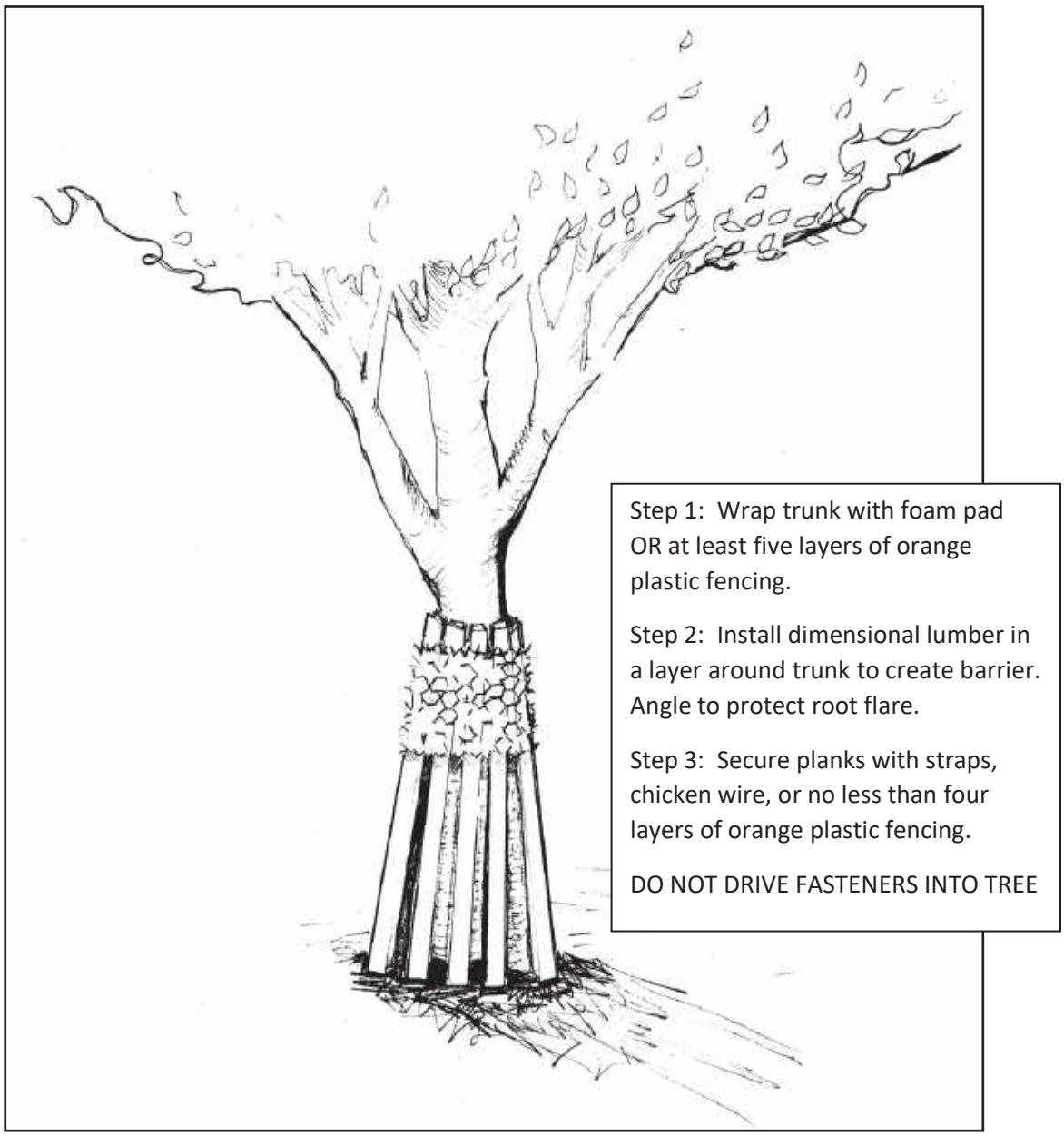
TPZ III – Alternative Method of Tree Protection

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

TREE INVENTORY - 2182 Clayton Dr, Menlo Park, CA, 94025

Wang Residence rev. 5/8/25

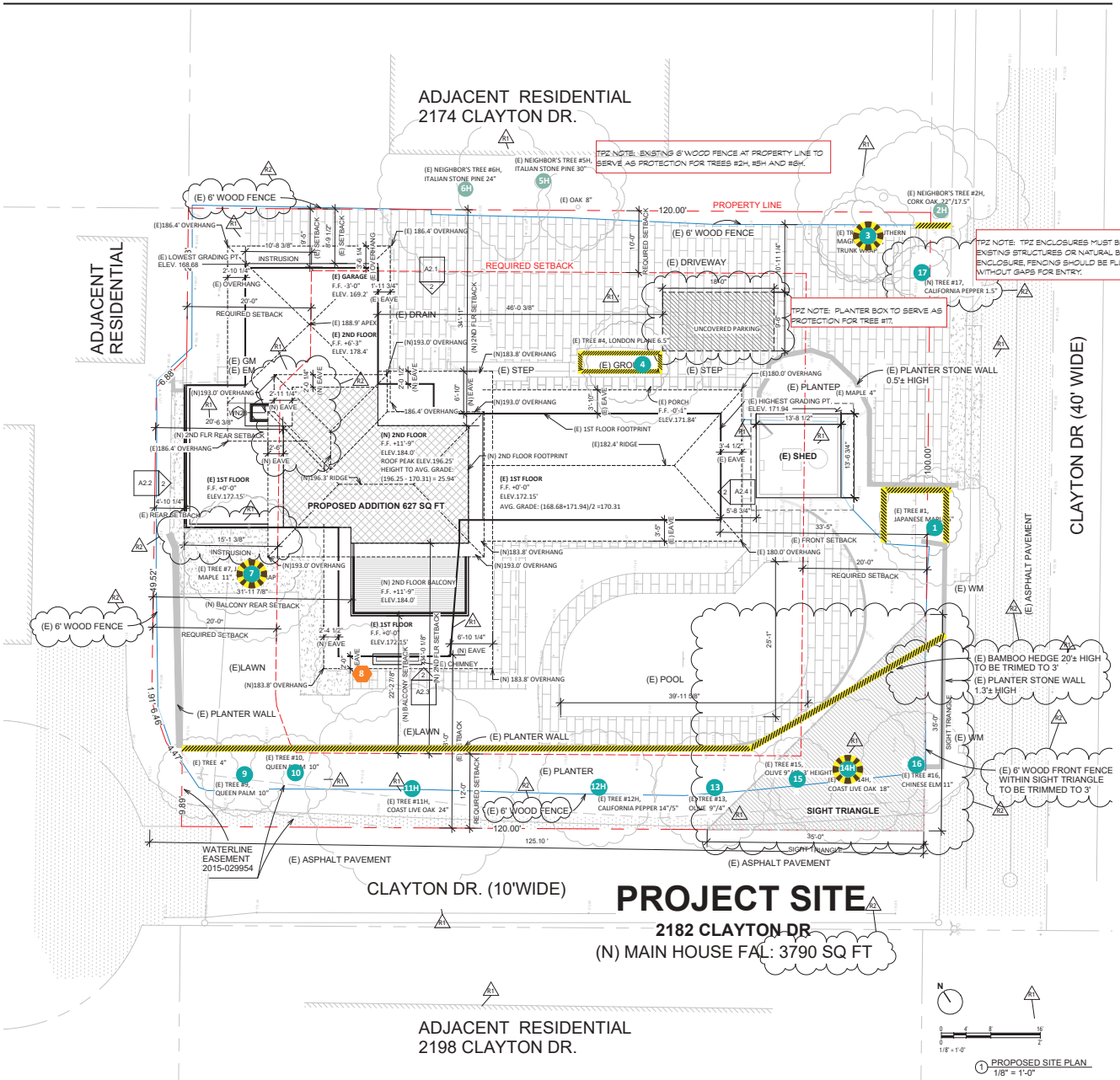
									TREE IMPACT ASSESSMENT											
#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DBH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraisal Result
1		Japanese Maple	*Acer palmatum*	(not heritage)	5	5	15	20	GOOD (75%)	full green canopy, pleasing form, good vigor	YOUNG	MODERATE	**3**	0% - 5%	8	3	VERY LOW	HIGH	PRESERVE	$1,180
2	H	Cork Oak	*Quercus suber*	**HERITAGE**	22, 17.5	28	50	40	FAIR (50%)	asymmetrical form, pruned under HV lines, wound affecting codominant stem at 15 feet	MATURE	MODERATE	**14**	0% - 5%	12	28	VERY LOW	MODERATE	PRESERVE	$12,000
3		Southern Magnolia	*Magnolia grandiflora*	(not heritage)	11	11	40	15	FAIR (50%)	planted in well 10" below grade, 10% dieback	MATURE	MODERATE	**6**	0% - 5%	12	11	VERY LOW	HIGH	PRESERVE	$1,970
4		London Plane	*Platanus x acerifolia*	(not heritage)	6.5	6.5	25	20	POOR (25%)	stunted, low vigor	MATURE	MODERATE	**3**	10% - 25%	12	7	MODERATE	LOW	PRESERVE	$380
5	H	Italian Stone Pine	*Pinus pinea*	**HERITAGE**	est. 30	30	60	35	FAIR (50%)	limbed up, moderate vigor, codominate form	MATURE	MODERATE	**15**	0% - 5%	12	30	VERY LOW	HIGH	PRESERVE	$11,700
6	H	Italian Stone Pine	*Pinus pinea*	**HERITAGE**	est. 24	24	60	30	FAIR (50%)	limbed up, moderate vigor, codominate form	MATURE	MODERATE	**12**	0% - 5%	12	24	VERY LOW	HIGH	PRESERVE	$7,500
7		Japanese Maple	*Acer palmatum*	(not heritage)	11	11	30	25	GOOD (75%)	very small planting area, full green canopy, pleasing form	MATURE	MODERATE	**6**	10% - 25%	12	11	MODERATE	HIGH	PRESERVE	$6,400
8		Japanese Maple	*Acer palmatum*	(not heritage)	12.5	12.5	20	15	FAIR (50%)	cambium death on multiple stems, good vigor	MATURE	MODERATE	**6**	20% - 30%	12	13	HIGH	LOW	REMOVE (X)	$5,500
9		Queen Palm	*Syagrus romanzoffiana*	(not heritage)	12	12	20	20	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	MODERATE	**6**	0% - 5%	12	12	VERY LOW	HIGH	PRESERVE	$470
10		Queen Palm	*Syagrus romanzoffiana*	(not heritage)	12	12	30	20	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	MODERATE	**6**	0% - 5%	12	12	VERY LOW	HIGH	PRESERVE	$710
11	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	26	26	40	35	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	HIGH	**13**	0% - 5%	8	17	VERY LOW	HIGH	PRESERVE	$16,800
12	H	California Pepper	*Schinus molle*	**HERITAGE**	14, 5	15	30	25	GOOD (75%)	full green canopy, pleasing form, good vigor, growing through fence	MATURE	MODERATE	**8**	0% - 5%	12	15	VERY LOW	HIGH	PRESERVE	$2,620
13		Olive	*Olea europaea*	(not heritage)	(2) 9, 4	13	20	20	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	MODERATE	**7**	0% - 5%	12	13	VERY LOW	HIGH	PRESERVE	$5,200
14	H	Coast Live Oak	*Quercus agrifolia*	**HERITAGE**	18	18	30	25	GOOD (75%)	full green canopy, pleasing form, good vigor	MATURE	HIGH	**9**	0% - 5%	8	12	VERY LOW	HIGH	PRESERVE	$10,000
15		Olive	*Olea europaea*	(not heritage)	9, 4	10	20	15	FAIR (50%)	growing through fence, asymmetrical form, understory	MATURE	MODERATE	**5**	0% - 5%	12	10	VERY LOW	MODERATE	PRESERVE	$2,070
16		Chinese Elm	*Ulmus parvifolia*	(not heritage)	11	11	20	15	POOR (25%)	low vigor, severe pruning under utility, high competition	MATURE	MODERATE	**6**	0% - 5%	12	11	VERY LOW	LOW	PRESERVE	$1,300
17		California Pepper	*Schinus molle*	(not heritage)	1.5	1.5	10	5	EXCELLENT (90%)	newly planted with stakes still attached, in raised planter	YOUNG	MODERATE	**1**	0% - 5%	8	1	VERY LOW	HIGH	PRESERVE	$250
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



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.)

NOTE: TREES #1, #3, #4, #7, #8, AND #17 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.

TREE PROTECTION ZONE MAP

2182 CLAYTON DR, MENLO PARK, CA

DATE:
rev. 05/08/25

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

BASE MAP: SITE PLAN A0.3 by MOMENT X INC. (03/31/2025)

ARBORIST REPORT
pg. 24

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
2182 Clayton Drive	PLN2025-00001	Huan Wei	Huan Wei

PROJECT CONDITIONS:

1. The use permit shall be subject to the following standard conditions:
   a. The applicant shall be required to apply for a building permit within one year from the date of approval (by August 11, 2026) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Moment X consisting of 21 plan sheets, dated received August 1, 2025 and approved by the Planning Commission on August 11, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
   c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
   d. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
   e. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
   f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
   g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
   h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Bo Firestone Trees & Gardens, dated May 8, 2025.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim,

LOCATION:	PROJECT NUMBER:	APPLICANT:	OWNER:
2182 Clayton Drive	PLN2025-00001	Huan Wei	Huan Wei

PROJECT CONDITIONS:

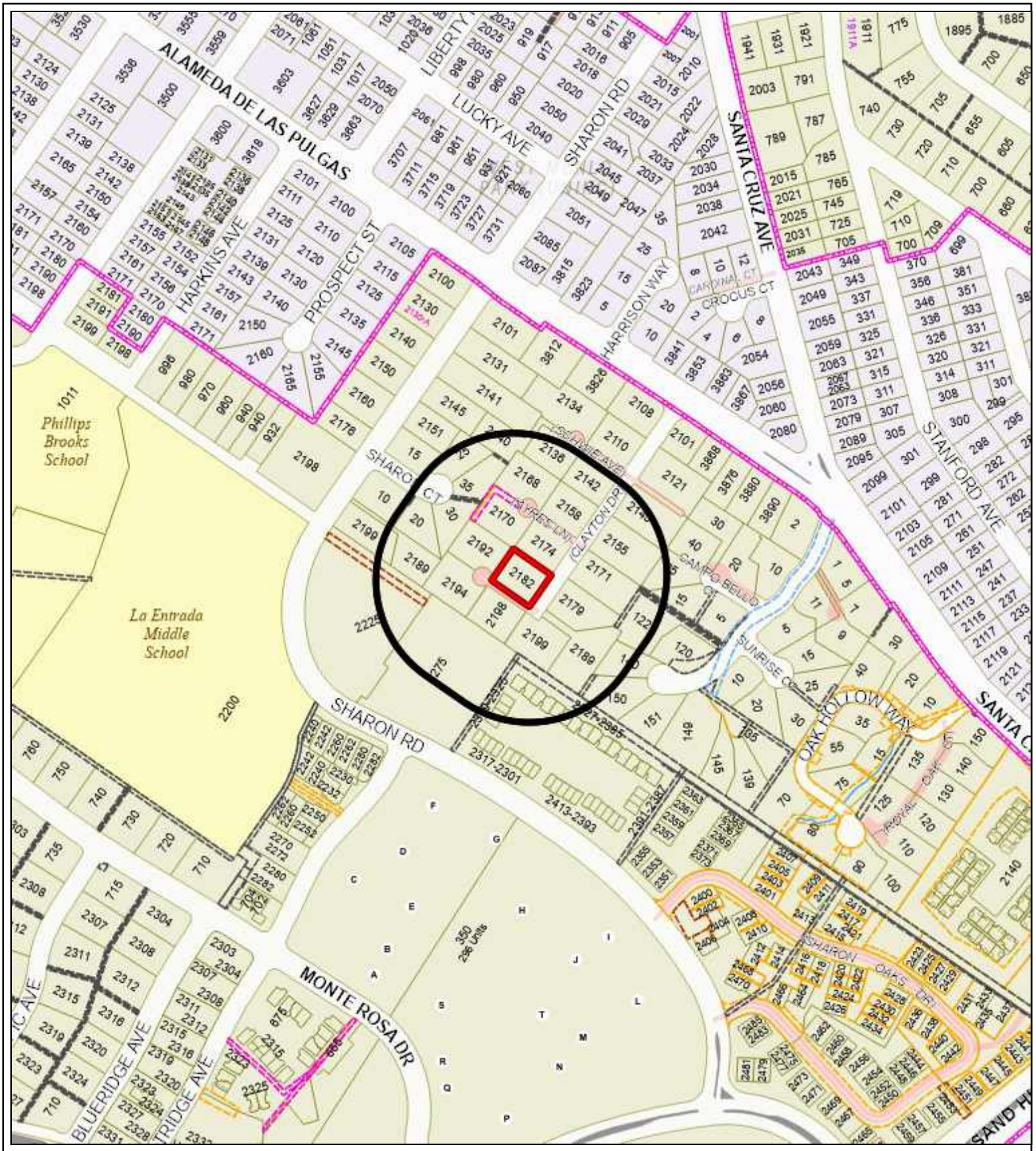
action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following project-specific conditions:

a. Prior to building permit final, the applicant shall final a building permit application regarding the approximately 177 square-foot, unpermitted accessory shed building located in the required front setback area to either A) modify the accessory building to meet Menlo Park Municipal Code requirements, or, B) remove the unpermitted accessory shed building. The applicant shall meet this condition to the satisfaction of the Planning Division.

b. Concurrent with the submittal of a complete building permit application, the applicant shall submit detailed plans prepared by a civil engineer for the new asphalt parking strip and valley gutter (including flow line analysis) to the Engineering Division for review and approval prior to building permit issuance. The valley gutter shall wrap around the corner of the property along the Clayton Drive and the asphalt parking strip and a valley gutter shall meet the current City standards. The valley gutter and parking strip shall be installed prior to building permit final inspection to the satisfaction of the Engineering Division.



City of Menlo Park

Location Map

2182 Clayton Drive (PLN2025-00001)

Scale: 1:4,000 | Drawn By: CC | Checked By: TAS | Date: 8/11/2025 | Sheet: 1

2182 Clayton Drive (PLN2025-00001) – Data Table

	Proposed Condition	Existing Condition	Zoning Ordinance
Lot area	12,293 sf	12,293 sf	10,000.0 sf min
Lot width	100.0 ft	100.0 ft	80.0 ft min
Lot depth	122.7 ft	122.7 ft	100.0 ft min
Setbacks			
Front (east)	33.4 ft	33.4 ft	20.0 ft min
Rear (west)	4.8 ft	4.8 ft	20.0 ft min
Side-left (south)	28.0 ft	28.0 ft	12.0 ft min
Side-right (north)	8.8 ft	8.8 ft	10.0 ft min
Building coverage	2,753.4 sf 22.4 %	2,806.4 sf 22.8 %	4,302.6 sf max 35.0 % max
Floor Area Limit (FAL)	3,612.5 sf	3,163.2 sf	4,123.3 sf max
Square footage by floor	2,225.5 sf-1st 1,081.0 sf-2nd 306.0 sf-garage 223.0 sf-balcony	2,225.5 sf-1st 454.5 sf-2nd 306.0 sf-garage 177.1 sf-shed	
Square footage of buildings	3,835.5 sf	3,163.2 sf	
Building height	25.9 ft	19.5 ft	28.0 ft max
Parking	1 covered space and 1 uncovered space	1 covered space and 1 uncovered space	1 covered space and 1 uncovered space
Trees	Heritage trees 6	Non-Heritage trees 11	New trees 0
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 1	Total trees 16
Notes	1. Areas shown highlighted indicate a nonconforming situation. 2. The summary of trees includes trees on and surrounding the property.		

STAFF REPORT

Planning Commission
Meeting Date: **8/11/2025**
Staff Report Number: **25-037-PC**

Regular Business: **Consider and adopt a resolution to approve an architectural control revision to allow exterior façade modifications to an under construction mixed-use development consisting of two commercial spaces on the first floor, and four residential units on the second and third floors, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project also includes a use permit request to allow massage therapy, a restricted personal service, as part of a wellness center in one of the commercial spaces. 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 revision to allow exterior façade modifications to an under construction mixed-use development consisting of two commercial spaces on the first floor, and four residential units on the second and third floors, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project also includes a use permit request to allow massage therapy, a restricted personal service, as part of a wellness center in one of the commercial spaces. Determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities.

Policy Issues

Each architectural control and use permit request is considered individually. The Planning Commission should consider whether the required architectural control and use permit findings can be made for the proposed project. The proposed project is located in the SP-ECR/D zoning district and the Planning Commission should consider the guiding principles of the Specific Plan and the goals, policies, and programs of the City's General Plan when evaluating the architectural control and use permit requests. The Specific Plan includes two guiding principles that should be considered in evaluating the proposed project:

- Generate Vibrancy, particularly with regard to achieving the Vision Goal of developing parking strategies and facilities that meet the commercial and residential needs of the community; and
- Enhance Connectivity, particularly with regard to achieving the Vision Goal of providing an integrated, safe and well-designed pedestrian and bicycle network.

The City's General Plan also includes a variety of goals and associated that may be considered in

evaluating the proposed project, such as:

- Goal LU-2 Maintain and enhance the character, variety and stability of Menlo Park's residential neighborhoods.
- Policy LU-2.3 Mixed Use Design. Allow mixed-use projects with residential units if project design addresses potential compatibility issues such as traffic, parking, light spillover, dust, odors, and transport and use of potentially hazardous materials.
- Policy LU-2.9 Compatible Uses. Promote residential uses in mixed-use arrangements and the clustering of compatible uses such as employment centers, shopping areas, open space and parks, within easy walking and bicycling distance of each other and transit stops.
- Goal LU-3 Retain and enhance existing and encourage new neighborhood-serving commercial uses, particularly retail services, to create vibrant commercial corridors.
- Goal LU-4: Promote and encourage existing and new businesses to be successful.
- Policy LU-4.6: Promote local-serving retail and personal service uses in employment centers and transit areas that support walkability and reduce auto trips.
- Goal LU-5 Strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area and center for community gathering, while encouraging preservation and enhancement of Downtown's atmosphere and character as well as creativity in development along El Camino Real.
- Policy LU-5.2 El Camino Real/Downtown Housing. Encourage development of a range of housing types in the El Camino Real/Downtown Specific Plan area, consistent with the Specific Plan's standards and guidelines, and the areas near/around the Specific Plan area.

Background

Site location

The project site is located at 115 El Camino Real, at the corner of Harvard Avenue and El Camino Real, on the edge of the Allied Arts neighborhood. At the rear, the site adjoins Alto Lane, a narrow public service road. Other properties along the west side of El Camino Real and the parcels on the opposite side of Alto Lane are also part of the SP-ECR/D district and the ECR SW (El Camino Real South-West) sub-district. These properties are occupied by a variety of commercial uses, including offices, as well as multi-family residences. The Stanford Park Hotel and the Middle Plaza at 500 El Camino Real mixed-use development are located on the opposite side of El Camino Real. These parcels are part of the SP-ECR/D district and the ECR SE (El Camino Real South-East) sub-district.

Farther down Harvard Avenue, parcels are located in the R-2 (Low Density Apartment) zoning district and are occupied by one and two-story single-family residences and duplex/multi-unit developments. A location map is included as Attachment B.

Analysis

Previous Approvals

The Planning Commission first reviewed the project at a study session on May 8, 2017. Subsequently, on July 29, 2019, the Planning Commission recommended approval of the project to City Council. The approved project includes a three-story, mixed-use building, containing two small retail/personal service office suites facing El Camino Real on the first floor, and four residentials units on the second and third floors. Three residential units, each two or three bedrooms in size and each with a large terrace, are located on the second floor. On the third floor, set back from the lower floors, is a single, four-bedroom,

penthouse-style unit with terraces at all sides. The Planning Commission staff report and minutes are available as Attachments C and D, respectively.

The project included a subdivision to create four residential condominium units and two commercial condominium units. Since the proposal included more than five condominium units, a major subdivision map was required, and the City Council was the final hearing body for the proposal. The City Council approved the project on August 20, 2019. The City Council staff report and minutes are available as Attachments E and F, respectively.

Project description

Architectural control revision

The applicant is requesting an architectural control revision to the approved project, currently under construction, for exterior modifications. The proposal would also include some minor interior layout changes but no changes to gross floor area (GFA) are proposed. The project plans and the applicant's project description letter are included as Exhibits A and B to Attachment A, respectively.

As described in the project plans and project description letter, the proposed modifications include the following:

- East Elevation (along El Camino Real):
  - A reduction of the first-floor commercial storefront glazing height to improve safety and to align the exterior glazing height to the interior ceiling height;
  - Addition of a pony wall through a raised sill height;
  - Removal of the parapet on the roof above the second stairway;
  - Reduction in the height of the metal screen at the elevator/stair tower; and
  - Removal of a metal guardrail above the entry to the proposed Wellness Center.

- South Elevation (along Harvard Avenue):
  - Adjustment to the entry awning;
  - Addition of a service door to an expanded pump room for sprinkler equipment;
  - Addition of full-length doors to an enlarged electrical equipment room to provide required clear access for servicing;
  - Removal of the awning above the garage entrance along Harvard Street;
  - Raised sill height and reduction in storefront glazing;
  - Removal of a screening element adjacent to the garage entrance to provide a fire alarm panel in the interior;
  - Relocation of the elevator and stairs to meet requirements related to safety and code compliance, resulting in modifications to the windows and screening elements at the stair and elevator tower;
  - Removal of the parapet on the roof above the second stairway; and
  - Lowering of the roof over a small section of the primary bedroom of the penthouse unit on the third floor.

- North Elevation (facing 135 El Camino Real):
  - Reduction of three storefront glazing panels to one;
  - Lowering of the roof over a small section of the primary bedroom of the penthouse unit on the third floor;

  - Addition of a new door to access a terrace on the second floor for unit #202; and
  - Relocation of windows on the second floor with the same size and number of openings.

- West Elevation (along Alto Lane):
  - Addition of a new outdoor kitchen on the terrace for the penthouse suite on the third floor facing Alto Lane;
  - Addition of a new door from the primary bathroom to the terrace for the penthouse suite on the third floor;
  - Reduction in height of the metal screen at the elevator/stair; and
  - Replacement of the metal guardrail above the entry to the Wellness Center with stucco.

- Interior modifications:
  - Expansion of the electrical equipment room further into the garage to accommodate the necessary electrical equipment and equipment servicing;
  - An expanded pump room;
  - Relocation of the elevator and redesign of stairs for safety and code compliance; and
  - Layout changes to residential units 201, 202 and 203.

One of the main exterior modifications proposed includes the reduction of commercial storefront glazing. Although the proposal reduces the glazing amount, it would still be over the required 50 percent transparency for ground floor commercial.

- The east elevation (along El Camino Real) would have a reduced glazing of 658 square feet where 550 square feet is required.
- The south elevation (along Harvard Avenue) would have a reduced glazing of 255 square feet where 182 square feet is required.

The project is required to provide 12-foot-wide sidewalks along both the El Camino Real and Harvard Avenue frontages, along with plantings, street trees and bicycle racks, which have not all been constructed per the requirements as shown on the approved plans. The applicant is aware and would ensure that the construction meets the approved plans, as specified in project-specific condition 2c.

Use permit for massage therapy

In addition to the architectural control revision, the applicant is requesting a use permit to operate a massage therapy business, a restricted personal service, as part of a proposed wellness center (a permitted use) in one of the commercial spaces (suite #101). Such use is conditionally permitted subject to the granting of a use permit. The applicant's project description letter includes a description of the proposed business (Attachment A, Exhibit B). The applicant indicates they aim to provide a serene and healing environment for clients seeking wellness and relaxation using natural holistic consulting, therapies, and professional ayurvedic massage therapy. No more than three massage technicians would be on staff and the use would be mostly appointment based. The typical hours of operation would be the following:

- Mondays – Sundays: 10:00 a.m. – 6:00 p.m.

The tenant suite is 666 square feet in size and the applicant is proposing tenant improvements, consisting of the following components:

- Entry and reception area

- Consulting office with an evaluation bed
- One therapy room with one massage bed
- ADA accessible restroom
- Open therapy area
- Retail area

The Menlo Park Police Department reviewed the proposed plans and did not identify any concerns. Prior to commencing operations, the applicant would also be required to obtain all relevant permits either from the State of California (massage license) or from the Menlo Park Police Department (solicitor/peddler permit), as specified in project-specific condition 2b. The applicant's project description letter includes description of the proposed wellness center (Attachment A, Exhibit A).

Goal LU-2 is meant to maintain and enhance the character, variety and stability of Menlo Park's residential neighborhoods, including mixed-use developments where appropriate. Goal LU-3 of the General Plan is meant to encourage neighborhood-serving commercial uses that would create a vibrant commercial corridor. The activation of the currently under construction space along El Camino Real with a mixed residential and commercial development would further these goals. Goals LU-4 and LU-5 of the City's General Plan, meant to strengthen the El Camino Real Corridor and promote and encourage existing and new businesses to be successful, are also consistent with the proposed project. In particular, General Plan Policy LU-4.6 states that local-serving retail and personal service uses should be promoted in employment centers and transit areas that support walkability and reduce auto trips. The location of the project within walking distance of the Palo Alto Caltrain station and near existing and new employment centers, including the mixed-used 500 El Camino Real (Middle Plaza) development across the street, would further these goals.

Design and Materials

The Specific Plan includes a detailed set of design standards and guidelines. Compliance with the standards and guidelines is evaluated in the Standards and Guidelines Project Compliance Worksheet (Attachment G). The guidelines are intended to provide for a pleasant pedestrian experience with visual interest and continuity for storefronts.

The building's architectural character would remain modern with stepped and cluster massing, creating visual interest. The main materials would remain the same, with smooth texture stucco walls in off-white for the façade, and metal windows, frames, wall panels and perforated metal screens in bronze, adding variation and visual interest.

Overall, the design's modern architecture with the proposed exterior modifications would fit well with adjacent structures that vary in style and scale from smaller, modern, stone-clad, flat roof offices to larger Spanish Revival buildings. The scale of the building would fit its context with the third floor differentiated well from the lower two floors, and the stucco volumes massing remains strong. Additionally, materials are kept simple with textural and color contrast, while the detailing would work well with both the materials and the massing.

Parking and Circulation

As approved, the project has a total of 14 parking spaces, of which 12 are in the first-floor gated garage and two are parallel spaces located along the rear wall of the structure along the Alto Lane frontage. Secure bicycle parking is also provided, with a bike storage room accessed along the interior side yard and three visitor bike racks along El Camino Real.

AB 2097 (2022) prohibits public agencies or cities from imposing a minimum automobile parking requirement on most development projects located within a half-mile radius of a major transit stop (Menlo Park Caltrain station being one example). In this case, the City has determined AB 2097 applies because the development is within a half mile of the Palo Alto Caltrain station.

When the project originally applied for entitlements, medical office use was not permissible due to lack of sufficient parking spaces. Medical uses required 4.5 spaces per 1,000 square feet of gross floor area, whereas commercial spaces required 3.8 spaces per 1,000 square feet of gross floor area rendering the proposal infeasible at the time. However, with AB 2097's applicability, the remaining commercial unit may be leased or sold for medical uses, in addition to non-medical uses.

Correspondence

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

Conclusion

The proposed exterior modifications are aligned with the existing modern architectural character, which would continue to fit well with adjacent structures that vary in style and scale. The gross floor area and materials would remain the same as the original proposal. Additionally, the proposed massage therapy as part of the proposed wellness center would be generally compatible with the surrounding commercial and residential uses and would activate a currently vacant tenant suite. The proposal would be consistent with relevant Specific Plan Guiding Principles and would embody several of the City's General Plan's goals and policies. The Menlo Park Police Department has reviewed the proposed plans for the massage use. Staff recommends that the Planning Commission approve the architectural control revision and use permit.

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, and as such, no additional environmental review is required. The proposed project would comply with applicable measures of the Specific Plan's Mitigation, Monitoring, and Reporting Program (Attachment H).

Public Notice

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

Appeal Period

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

Attachments

A. Draft Resolution Approving the Findings and Conditions for the Architectural Control Revision and Use Permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
B. Location Map
C. Hyperlink: Planning Commission staff report, July 29, 2019 (page 104 of 256)
D. Hyperlink: Planning Commission minutes, July 29, 2019
E. Hyperlink: City Council staff report, August 20, 2019
F. Hyperlink: City Council minutes, August 20, 2019
G. Specific Plan Standards and Guidelines Compliance Worksheet
H. Mitigation Monitoring and Reporting Program (MMRP)

Disclaimer

Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2025 – 0XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING AN ARCHITECTURAL CONTROL REVISION TO ALLOW EXTERIOR FAÇADE MODIFICATIONS TO AN UNDER CONSTRUCTION MIXED-USE DEVELOPMENT, IN THE SP-ECR/D (EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN) ZONING DISTRICT. THE PROJECT ALSO INCLUDES A USE PERMIT REQUEST TO ALLOW MASSAGE THERAPY, A RESTRICTED PERSONAL SERVICE, AS PART OF A PROPOSED WELLNESS CENTER.

WHEREAS, the City of Menlo Park ("City") received an application requesting an architectural control revision to allow exterior façade modifications to an under construction mixed-use development, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The project also includes a use permit request to allow massage therapy, a restricted personal service, as part of a proposed wellness center (collectively, the "Project") from Jaya and Ranjeet Pancholy ("Applicant" and "Owner") located at 115 El Camino Real (APN 071-433-330) ("Property"). The Project architectural control revision and use permit are depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the El Camino Real/Downtown Specific Plan (SP-ECR/D) zoning district, and the El Camino Real South-West (SW) sub-district, which supports a variety of uses including personal services, business and professional offices and residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the SPECR/D district and the SW sub-district with the approval of the use permit;

WHEREAS, the findings and conditions for the architectural control revision and use permit 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 Engineering and Building Divisions and found to be in compliance with City standards; and

WHEREAS, the Project was reviewed by the Menlo Park Police Department, who did not identify any concerns with the request; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14,

§15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

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

WHEREAS, the Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (existing facilities); 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 August 11, 2025 the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control revision for modifications to the façade of an under construction mixed-use building in the SP/ECR-D Zoning District 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 change of materials and exterior modifications will comply with the SP-ECR/D zoning district objective standards and will provide visual interest along the streetscape.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the project is a remodel project. The proposed Project is designed in a manner that is consistent with all applicable requirements of the City of Menlo Park Municipal Code and the Specific Plan.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project consists of exterior and interior modifications consistent with the Municipal Code. The proposed materials and colors will be compatible with the appearance of the existing neighboring buildings. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.

4. The Project is subject to Assembly Bill 2097 (AB 2097), as such, it is not required to provide parking. AB 2097 prohibits the imposition of parking requirements on any residential, commercial or other development project located within half a mile of public transit. The development is located within half a mile from the Palo Alto Caltrain station. In this case, the City has determined AB 2097 applies because the Project is within a half mile of the Palo Alto Caltrain station. Therefore, no minimum parking requirements may be imposed.

5. That the project is consistent with applicable specific plan regulations and guidelines, as verified in detail in the Standards and Guidelines Compliance Worksheet attached to the August 11, 2025, Planning Commission staff report.

Section 3. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for a restricted personal service, a massage therapy business, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:

    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon. The proposed Project is designed in a manner which is consistent with the goals, policies, and objectives of the General Plan, the El Camino Real-Downtown Specific Plan, and applicable Municipal Code and Zoning Ordinance requirements, and more specifically the Project would be compatible with the surrounding uses. The proposed Project is subject to mitigation measures and conditions of approval.

    b. The Project is subject to Assembly Bill 2097 (AB 2097), as such, it is not required to provide parking. AB 2097 prohibits the imposition of parking

requirements on any residential, commercial or other development project located within half a mile of public transit. The development is located within half a mile from the Palo Alto Caltrain station. In this case, the City has determined AB 2097 applies because the Project is within a half mile of the Palo Alto Caltrain station. Therefore, no minimum parking requirements may be imposed.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the proposed business would be located in a commercial mixed-use neighborhood.

Section 4. Architectural Control Revision and Conditional Use Permit. The Planning Commission approves Architectural Control Revision and Use Permit No. PLN2025-00029, which architectural control revision and use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Architectural Control Revision and Use Permit are conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 5. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically exempt from environmental review pursuant to Cal. Code of Regulations, Title 14, §15301 et seq. (existing facilities).

Section 6. SEVERABILITY

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

I, Corinna Sandmeier, Principal Planner of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on August 11, 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____day of August, 2025.

PC Liaison Signature

_____
Corinna Sandmeier
Principal Planner
City of Menlo Park

Exhibits

A. Project plans
B. Project description letter
C. Conditions of approval

115 EL CAMINO REAL

DRAWING SHEET INDEX

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G0.3 PLANNING STANDARDS AND GUIDELINES DIAGRAMS
G0.4 PARKING ANALYSIS
G0.4 / FRAMING DETAILS
G0.5 SIGNAGE PLAN
G0.6 BUILDING DIVISION COMMENT RESPONSE
G0.7 CONSTRUCTION PHASING DIAGRAM
G0.8 EXISTING CONDITIONS PHOTOGRAPHS
G0.9 RECOLOGY PICK-UP DIAGRAM

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A0.3 SITE PLAN
A0.4 SQUARE FOOTAGE CALCULATION PLANS

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L1.1 C.3 & C.6 DEVELOPMENT REVIEW AND CHECKLIST

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A1.2 OVERALL FLOOR PLAN - LEVEL 2
A1.3 OVERALL FLOOR PLAN - LEVEL 3
A1.4 ROOF PLAN
A1.5 LINE OF SIGHT DIAGRAMS

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LS1.2 LIFE SAFETY PLAN LEVEL 2
LS1.3 LIFE SAFETY PLAN LEVEL 3

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D.9 GUARDRAIL DETAILS
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CO-3.0 UTILITY PLAN
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CO-4.1 DETAILS
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CIVIL SUPPORTING DOCUMENTS ATTACHED (LETTER SIZE PRINTS)
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S2 STRUCTURAL LOWER FLOOR FRAMING AND SHEARWALL PLAN
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S4 STRUCTURAL ROOF FRAMING AND SHEARWALL PLAN
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S52 HOLDDOWN SCHEDULE AND TYPICAL DETAILS
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M0.2 MECHANICAL SCHEDULE
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E2.1 ELECTRICAL POWER AND SIGNAL PLAN- LEVEL 1 COMMERCIAL SPACE
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E2.3 ELECTRICAL POWER AND SIGNAL PLAN- LEVEL 2 UNIT 2
E2.4 ELECTRICAL POWER AND SIGNAL PLAN- LEVEL 2 UNIT 3
E2.5 ELECTRICAL POWER AND SIGNAL PLAN- LEVEL 3 UNIT 4 (PART 1)
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E5.0 ELECTRICAL DETAILS
E6.0 ELECTRICAL SPECIFICATIONS

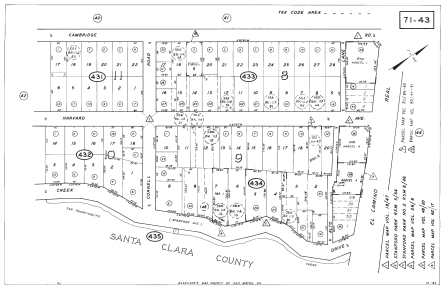
LEED CHECKLIST:
SEE ATTACHED

PROJECT DESCRIPTION

REVISION TO ISSUED PERMIT: REVISIONS INCLUDE: ADJUSTMENTS TO GLASS STORE FRONT, MINOR INTERIOR LAYOUT REVISIONS. ADDED FIRE RESISTANCE DETAILS, AND NOTES.

DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL GOVERNMENT CODES AND ORDINANCES:
2019 CALIFORNIA BUILDING STANDARDS CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA FIRE CODE
MENLO PARK GENERAL PLAN
MENLO PARK PLANNING CODE

PARCEL MAP



ALLOWABLE AREA AND HEIGHT

ALLOWABLE HEIGHT PER CBC 504.3
R-2h WITH SPRINKLERS W/O AREA INCREASE= 40'
PROPOSED HEIGHT =

ALLOWABLE NUMBER OF STORIES PER CBC 504.4
R-2h WITH SPRINKLERS W/O AREA INCREASE= 3 STORIES
PROPOSED NUMBER OF STORIES =3

ALLOWABLE AREA PER CBC 506.2
R-2h WITH SPRNKLERS W/O AREA INCREASE= 21,000 SF
TOTAL BUILDING AREA= GFA
FRONTAGE PER CBC 506.3
FRONTAGE OF SIDE FACING EL CAMINO > 30FT. USE 30FT FOR W1 VALUE PER CBC 506.3.2
FRONTAGE LENGTH (L1) =74.5FT

FRONTAGE OF SIDE FACING HARVARD AVE > 30FT. USE 30FT FOR W2 VALUE PER CBC 506.3.2
FRONTAGE LENGTH=84FT

FRONTAGE OF SIDE FACING ALTO LN. =28FT
W3=28FT
FRONTAGE LENGTH=74.5FT

TOTAL PERIMETER OF BUILDING (F) EQUATION 5-4
F= 74.5+84+74.5=233
W=(74.5x30+84x30+74.5x30)/233=30
PERCENTAGE OF PERIMITER FACAING PUBLIC WAY:
=233 FT / 327.5 FT=71% CBC 506.3.1

CBC 506.3.3 AMOUNT OF INCREASE FOR FRONTAGE
BUILDING PERMITER (P)=327.5
If=[233/327.5-.25]30/30
=[.711-.251]
If=46%

MIXED USE OCCUPANCY PER CBC 506.2.4 EQUATION 5-3
ALLOWABLE AREA PER FLOOR
FIRST FLOOR S-2 OCCUPANCY=40,500 SF
FIRST FLOOR M OCCUPANCY=27,000 SF
SECOND FLOOR R-2 OCCUPANCY=21,000 SF
THIRD FLOOR R-2 OCCUPANCY=21,000 SF
PROPOSED AREA PER FLOOR
FIRST FLOOR S-2 OCCUPANCY=4,426.5 GFA
FIRST FLOOR M OCCUPANCY=2,015 GFA
SECOND FLOOR R-2 OCCUPANCY=5,312.5 GFA;
TERRACES=977 GFA
THIRD FLOOR R-2 OCCUPANCY=2,920 GFA;
TERRACES=2,364.75

FIRST FLOOR S-2 OCCUPANCY
At=40,500
NS=13,500
If= 46%
Aa=[40,500+(13,500X.46)]=46,710 SF

FIRST FLOOR M OCCUPANCY
At=27,000
NS=9,000
If= 46%
Aa=[27,000+(9,000X.46)]=31,140 SF

SECOND FLOOR R-2 OCCUPANCY
At=21,000
NS=7,000
If= 46%
Aa=[21,000+(7,000X.46)]=24,220

THIRD FLOOR R-2 OCCUPANCY
At=21,000
NS=7,000
If= 46%
Aa=[21,000+(7,000X.46)]=24,220

NOTE: THE TOTAL BUILDING AREA INCLUDING THE TERRACES IS 18,084 GFA. THIS IS BELOW WHAT IS PERMITTED FOR A R-2 BUILDING PER TABLE 506.2 WHICH ALLOWS 21,000 SF. BECAUSE THIS IS A MIXED-USE BUILDING IT IS REQUIRED TO CALCULATE THE ALLOWABLE AREA PER CBC 506.2.4. THE EQUATION FOR THIS METHOD INCLUDES (If) FOR AN INCREASE FOR FRONTAGE (CALCULATION SHOWN ABOVE). ALTERNATIVELY IF THE ALLOWABLE FRONTAGE INCREASE (If) IS SET TO ZERO THEN INCREASE FOR FRONTAGE IS NOT NEEDED.
Aa=[21,000+(7,000X0)]= 21,000 SF ALLOWABLE AREA.

PROJECT DIRECTORY

OWNER:	JAYA PANCHOLY + RANJEET PANCHOLY 8 SANDPIPER IRVINE, CA 92604 408-930-2336
ARCHITECT:	LEVY ART + ARCHITECTURE 1501 MARIPOSA ST, STE. 316 SAN FRANCISCO, CA 94107 415-641-7320
MECHANICAL ENGINEER	LITZENBERGER ENGINEERING INC. 3000-F DANVILLE BLVD. #209 ALAMO, CA 94507 925.899.7462
T24	ALTERNATIVE ENERGY SYSTEMS 3235 N. VERDUGO RD GLENDALE, CA 91208 818.957.7733

PROJECT ADDRESS

115 EL CAMINO REAL. MENLO PARK, CA 94025

ZONING

APN: 071 - 433 - 330	OCCUPANCY: S-2, M, R-2
MUNICIPAL ZONING: SP-ECR/D	CONSTRUCTION TYPE: VB
ECR: SW	SPRINKLER SYSTEM: YES TYPE 13
LAND USE: MIXED USE / RESIDENTIAL	# RESIDENTIAL UNITS: 4

BUILDING AREA (GROSS SQFT)

CONDITIONED AREA	PROPOSED
FIRST FLOOR:	2084 SF
SECOND FLOOR:	5312 SF
THIRD FLOOR:	2920 SF
TOTAL:	10316 SF
UNCONDITIONED AREA	PROPOSED
GARAGE:	4426.5 SF
SECOND FLOOR DECK:	977 SF
THIRD FLOOR DECK	2364.75 SF

BUILDING AREA PER OCCUPANCY:

S-2:	4426.5 SQ FT
M:	1592 SQ FT
R-2:	6459 SQ FT

VICINITY MAP

#	REVISIONS	BY
1	12.04.2024	PDD
2		
3		

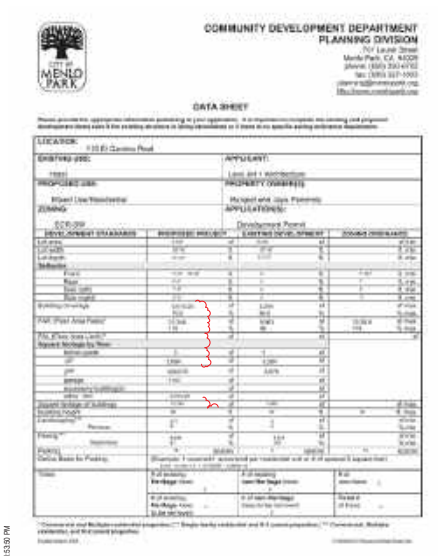
PROPOSED

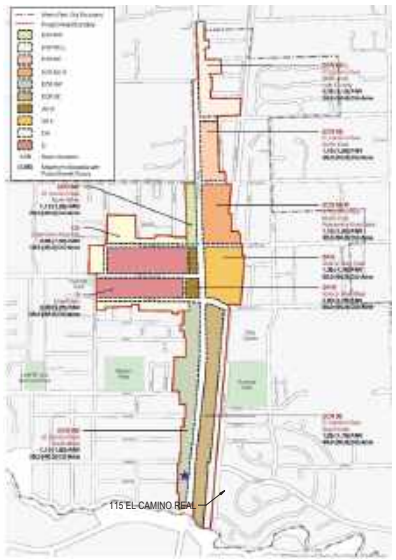
LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

LICENSED ARCHITECT — REGISTERED PROFESSIONAL — C-25869 — 07.31.2025 — STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	TITLE SHEET
Date	07.10.25
Scale	
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	G0.1





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ECR SPECIFIC PLAN LAND USE + BUILDING CHARACTER ANALYSIS: ECR SW

1. BUILDING HEIGHT: 38' WITH 4' PARAPET PROJECTION
2. FACADE HEIGHT: 30' - 0"
3. FRONT SETBACK: 7' - 12'
4. SIDE SETBACK: 7' - 12'
5. INTERIOR SIDE SETBACK: 5'-0"
6. MINOR BUILDING FACADE MODULATION: AT 50' MIN.
7. MAJOR BUILDING FACADE MODULATION: N/A
8. BUILDING BREAK AT 100' MIN: N/A
9. BUILDING PROFILE
10. BUILDING PROJECTIONS
11. ARCHITECTURAL PROJECTIONS
12. UPPER STORY FACADE LENGTH: N/A
13. OPEN SPACE

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#	REVISIONS	BY
1	12.04.2024	PDD

APPROVED/
PROPOSED

LEVY
ART + ARCHITECTURE

1501 MARIPOSA STREET,
STE 316
SAN FRANCISCO, CA 94107

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levyaa.com

LICENSED ARCHITECT
JAMES H. LEVY
C-25869
07.31.2025
RENEWAL
STATE OF CALIFORNIA

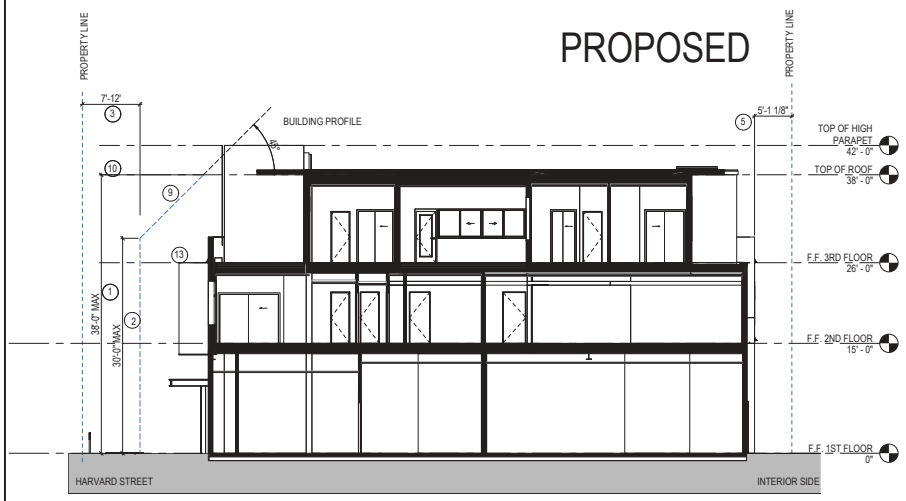
115 EL CAMINO
MENLO PARK, CA 94025

Description	ZONING ANALYSIS
Date	07.10.25
Scale	12" = 1'-0"
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	G0.2

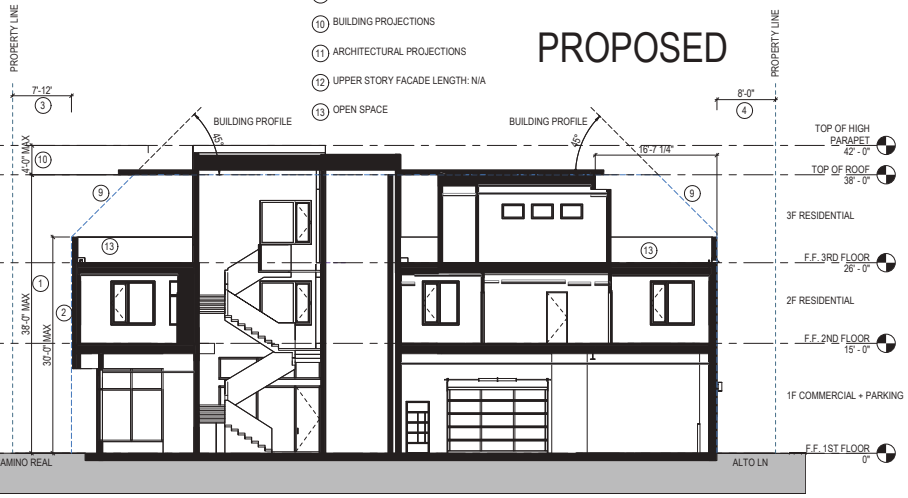
ECR SPECIFIC PLAN LAND USE + BUILDING CHARACTER ANALYSIS: ECR SW

1. BUILDING HEIGHT: 38' WITH 4' PARAPET PROJECTION
2. FACADE HEIGHT: 30' - 0"
3. FRONT SETBACK: 7' - 12'
4. SIDE SETBACK: 7' - 12'
5. INTERIOR SIDE SETBACK: 5'-0"
6. MINOR BUILDING FACADE MODULATION: AT 50' MIN.
7. MAJOR BUILDING FACADE MODULATION: N/A
8. BUILDING BREAK AT 100' MIN: N/A
9. BUILDING PROFILE
10. BUILDING PROJECTIONS
11. ARCHITECTURAL PROJECTIONS
12. UPPER STORY FACADE LENGTH: N/A
13. OPEN SPACE

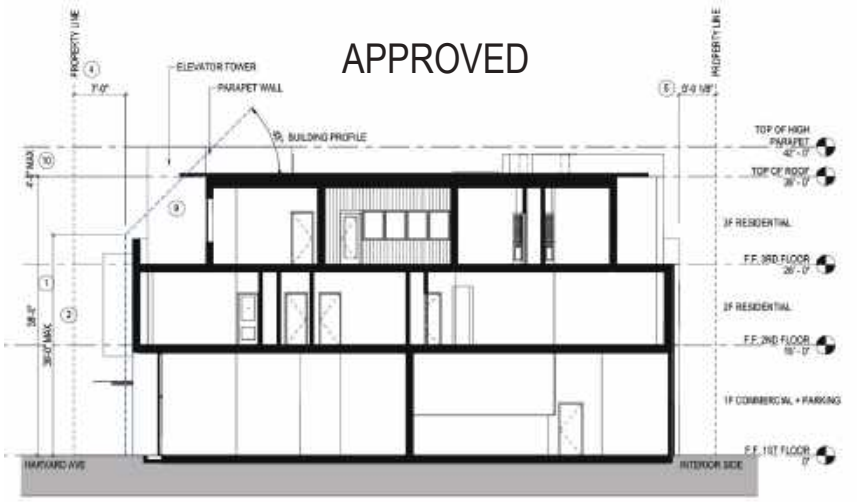
PROPOSED



PROPOSED



APPROVED



APPROVED

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#	REVISIONS	BY

APPROVED/
PROPOSED

LEVY
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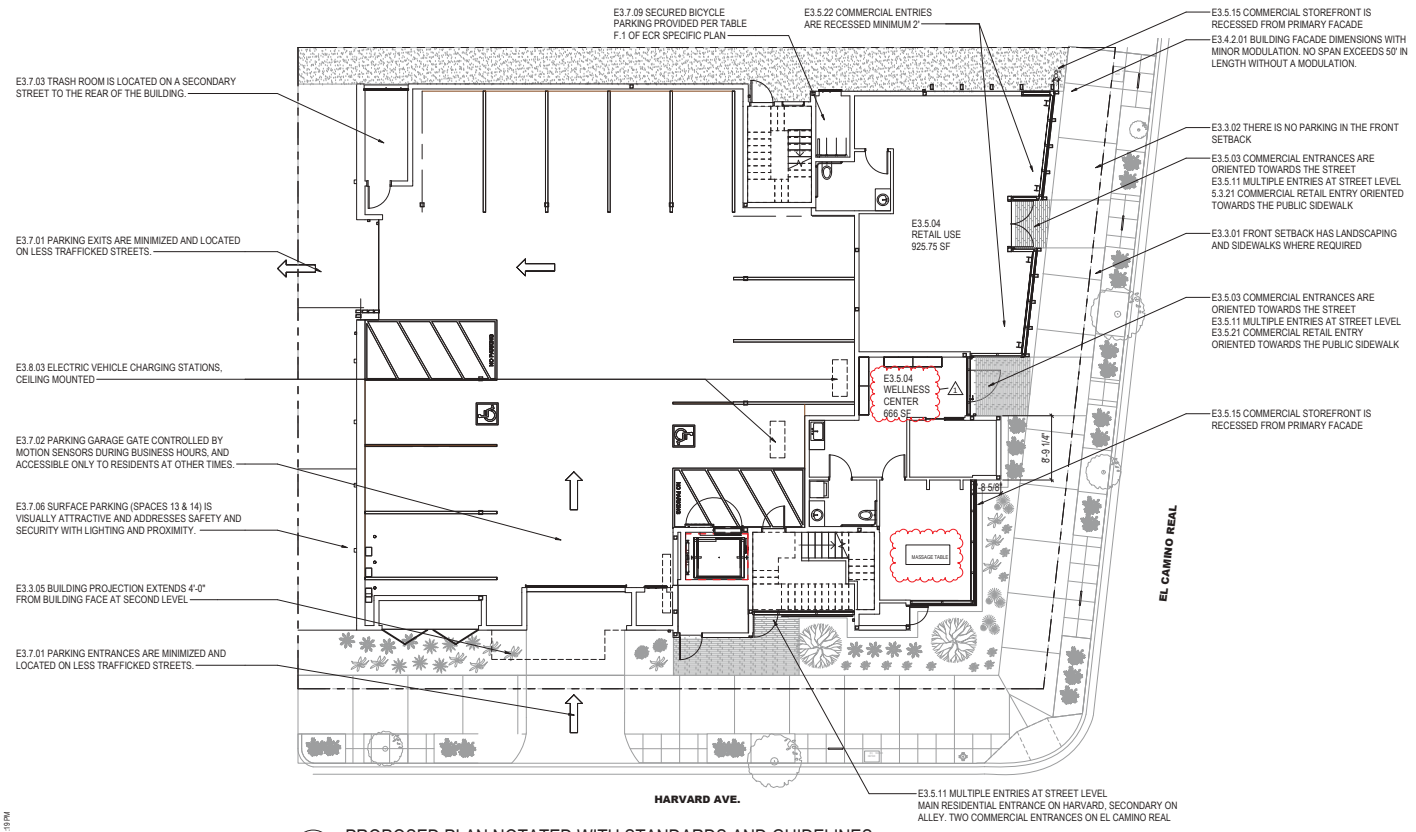
LICENSED ARCHITECT
JAMES H. LEVY
C-25660
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ZONING ANALYSIS SECTIONS
Date	07.10.25
Scale	As indicated
Drawn	PDO/MJT
Job	115 EL CAMINO
Sheet	G0.2.1



1 PROPOSED PLAN NOTATED WITH STANDARDS AND GUIDELINES

SCALE: 1/8" = 1'-0"

PROPOSED CHANGES TO APPROVED ELEVATIONS

ELEVATION SOUTH FACING HARVARD AVE:

APPROVED PERMIT SET SHOWS GROUND FLOOR COMMERCIAL WALL AND RESIDENTIAL LOBBY SURFACE AREA = 367 SF
367 X .50 TRANSPARENCY REQ. = 183 SF MINIMUM CLEAR GLAZING
GROUND FLOOR COMMERCIAL AND RESIDENTIAL LOBBY GLAZING SURFACE AREA = 176 SF AS SHOWN IN THE APPROVED PERMIT SET.
THE 176 SF IS INCORRECT. THE CORRECT AREA AS SHOWN IN THE APPROVED PERMIT SET IS 261 SF OF GLAZING.
THE PROPOSED CHANGES SHOW A REDUCTION FROM THE 261SF TO 255 SF OF GLAZING WHICH IS STILL WITHIN THE GUIDELINES.
GROUND FLOOR COMMERCIAL AND RESIDENTIAL LOBBY GLAZING SURFACE AREA = 255 SF AT HARVARD ST SIDE.

ELEVATION EAST FACING ECR: APPROVED PERMIT SET SHOWS: COMMERCIAL GROUND FLOOR WALL SURFACE AREA = 898 SF
898 X .50 TRANSPARENCY REQ. = 449 SF MINIMUM CLEAR GLAZING
COMMERCIAL GROUND FLOOR GLAZING AREA = 658 SF

THE PROPOSED CHANGES SHOW A REDUCTION FROM THE 856 SF OF COMMERCIAL GROUND FLOOR GLAZING AREA TO 658 SF
PROPOSED COMMERCIAL GROUND FLOOR GLAZING AREA = 658 SF
COMMERCIAL GROUND FLOOR WALL SURFACE AREA = 1,100 SF
1,100 X .50 TRANSPARENCY REQ. = 550 SF MINIMUM CLEAR GLAZING

#	REVISIONS	BY
1	12.04.2024	PDD

PROPOSED

LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

LICENSED ARCHITECT C-25869 07.31.2025 STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ECR STANDARDS AND GUIDELINES
Date	08.04.25
Scale	1/8" = 1'-0"
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	G0.3

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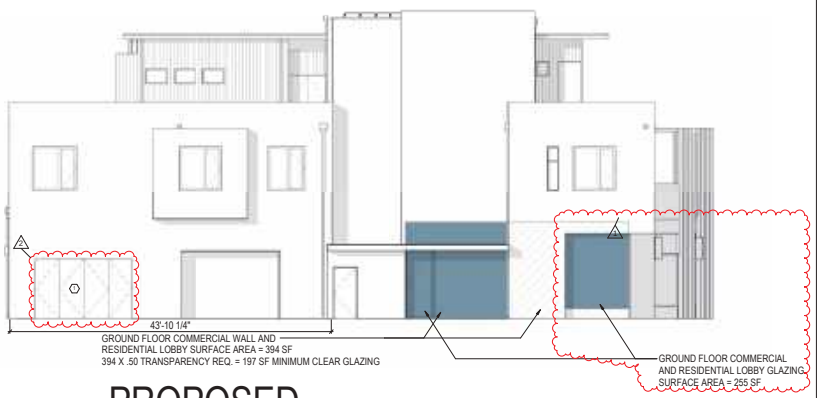
PROPOSED

1 ELEVATION EAST - FACING EL CAMINO REAL TRANSPARENCY DIAGRAM

SCALE: 1/8" = 1'-0"



PROPOSED

2 ELEVATION SOUTH - FACING HARVARD AVE TRANSPARENCY DIAGRAM

SCALE: 1/8" = 1'-0"

PROPOSED CHANGES TO APPROVED ELEVATIONS

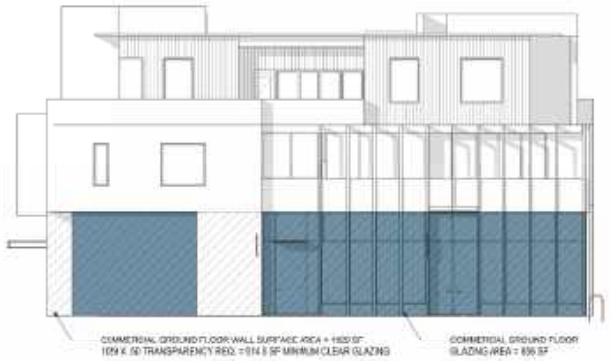
ELEVATION SOUTH FACING HARVARD AVE:

APPROVED PERMIT SET SHOWS
GROUND FLOOR COMMERCIAL WALL AND RESIDENTIAL LOBBY SURFACE AREA = 367 SF
367 X .50 TRANSPARENCY REQ. = 183 SF MINIMUM CLEAR GLAZING
GROUND FLOOR COMMERCIAL AND RESIDENTIAL LOBBY GLAZING SURFACE AREA = 176 SF AS SHOWN IN THE APPROVED PERMIT SET.
THE 176 SF IS INCORRECT. THE CORRECT AREA AS SHOWN IN THE APPROVED PERMIT SET IS 261 SF OF GLAZING.
THE PROPOSED CHANGES SHOW A REDUCTION FROM THE 261SF TO 255 SF OF GLAZING WHICH IS STILL WITHIN THE GUIDELINES.
GROUND FLOOR COMMERCIAL AND RESIDENTIAL LOBBY GLAZING SURFACE AREA = 255 SF AT HARVARD ST SIDE.

ELEVATION EAST FACING ECR:
APPROVED PERMIT SET SHOWS:
COMMERCIAL GROUND FLOOR WALL SURFACE AREA = 898 SF
898 X .50 TRANSPARENCY REQ. = 449 SF MINIMUM CLEAR GLAZING
COMMERCIAL GROUND FLOOR GLAZING AREA = 658 SF

THE PROPOSED CHANGES SHOW A REDUCTION FROM THE 856 SF OF COMMERCIAL GROUND FLOOR GLAZING AREA TO 658 SF
PROPOSED COMMERCIAL GROUND FLOOR GLAZING AREA = 658 SF
COMMERCIAL GROUND FLOOR WALL SURFACE AREA = 1,100 SF
1,100 X .50 TRANSPARENCY REQ. = 550 SF MINIMUM CLEAR GLAZING

APPROVED



3 ELEVATION EAST - FACING EL CAMINO REAL TRANSPARENCY DIAGRAM

SCALE: 1/8" = 1'-0"

APPROVED

2 ELEVATION SOUTH - FACING HARVARD AVE TRANSPARENCY DIAGRAM

SCALE: 1/8" = 1'-0"

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#	REVISIONS	BY
1	03.18.2025	KMA
2	12.04.2024	PDD
3		

APPROVED/
PROPOSED

LEVY
ART + ARCHITECTURE

1501 MARIPOSA STREET,
STE 516
SAN FRANCISCO, CA 94107

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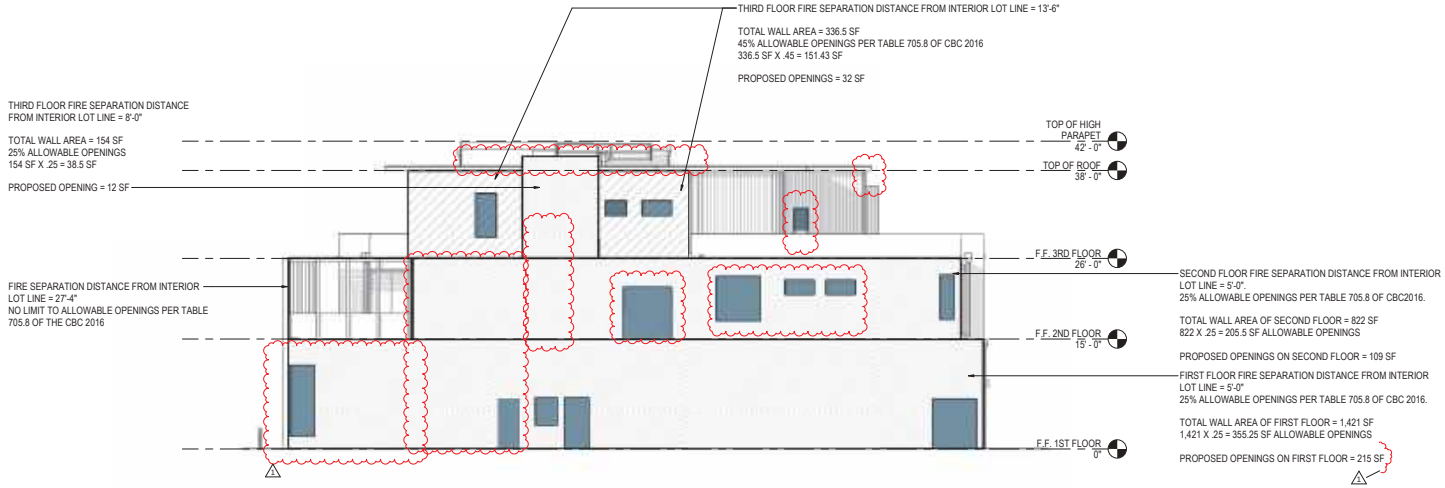
levyaa.com

LICENSED ARCHITECT
PATRICK DOYLE
C-25869
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

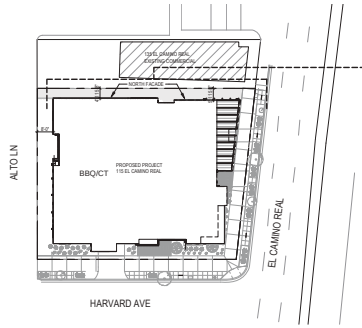
Description	ECR STANDARDS AND GUIDELINES
Date	08.04.25
Scale	1/8" = 1'-0"
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	

G0.3.1



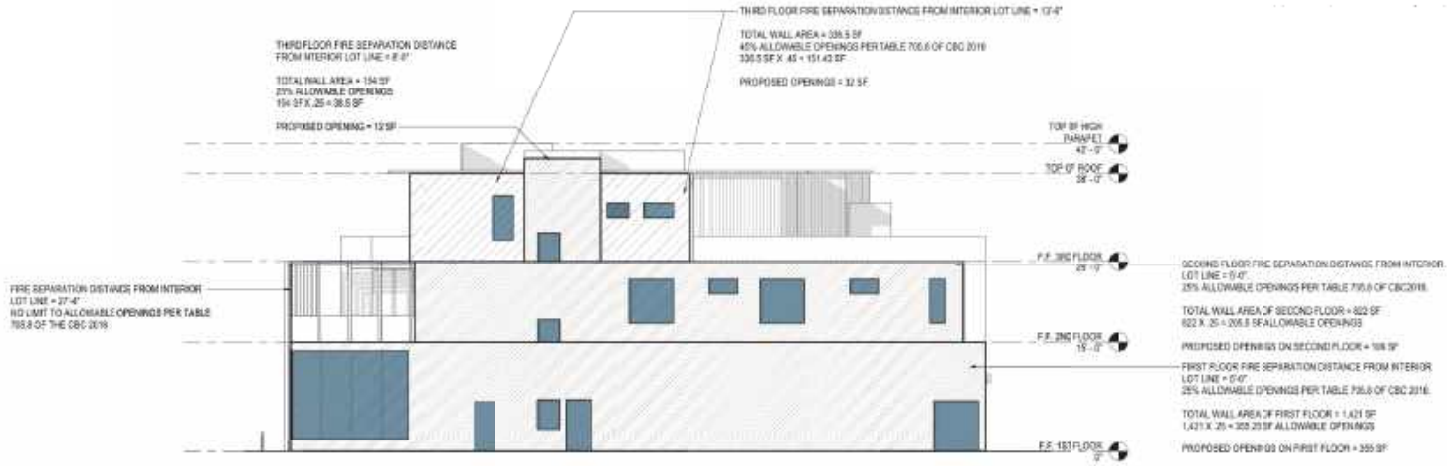
1 ELEVATION NORTH - INTERIOR SIDE %OPENINGS PROPOSED

SCALE: 1/8" = 1'-0"



2 SITE PLAN REFERENCE

SCALE: 1" = 30'-0"



1 ELEVATION NORTH - INTERIOR SIDE %OPENINGS APPROVED

SCALE: 1/8" = 1'-0"

#	REVISIONS	BY
1	12.04.2024	PDD

APPROVED/ PROPOSED

LEVY ART + ARCHITECTURE

1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

C-25660 07.31.2025 RENEWAL

115 EL CAMINO
MENLO PARK, CA 94025

Description	BUILDING DIVISION COMMENTS
Date	08.04.25
Scale	As indicated
Drawn	PDO/MJT
Job	115 EL CAMINO
Sheet	G0.6

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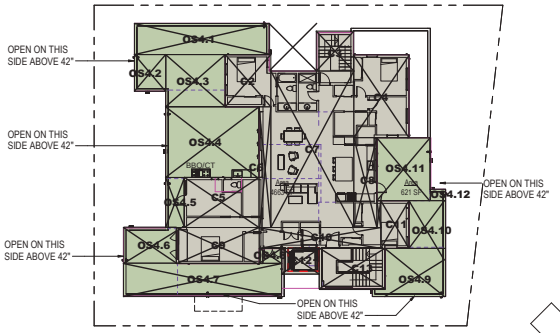
A11

GFA TOTALS		FAR
PROPOSED TOTAL GFA	10,261.75 SF	PROPOSED F.A.R. 1.1

PROPOSED GFA	
PROPOSED FIRST FLOOR	2001.75 SF
PROPOSED SECOND FLOOR	5240.75 SF
PROPOSED THRID FLOOR	3019.25 SF
PROPOSED TOTAL GFA	10,261.75 SF
MAX ALLOWABLE GFA	10,261.9 SF

OPEN SPACE TOTALS		
GROUND FLOOR	1560 SF	
UNIT 1	272.25 SF	
UNIT 2	322.75 SF	
UNIT 3	473.75 SF	
UNIT 4	2273.5 SF	
TOTAL	4902.25 SF	47.7%

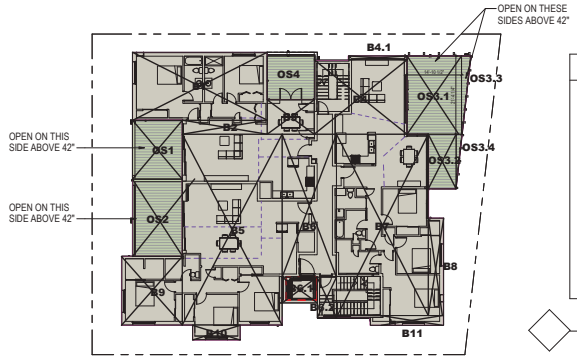


3 THIRD FLOOR SF POLYGONS
1/16" = 1'-0"

THIRD FLOOR GFA		
AREA	DIMENSIONS	SF
~~C1~~	~~2'-0" x 7'-0"~~	~~14~~
C2	12'-5" x 14'-2"	177.25
C3	10'-3" x 10'-10"	111
C4	15'-0" x 22'-4"	340.75
C5	20'-6" x 13'-8"	278.5
C6	3'-2" x 32'-11"	106
C7	22'-6" x 42'-8"	966.75
C8	6'-3" x 24'-6"	162
C9	22'-6" x 9'-9"	216.75
C10	32'-0" x 5'-8"	192.5
C11	7'-8" x 13'-0"	100
C12	7'-0" x 10'-3"	72
C13	17'-11" x 11'-0"	196.5
~~C14~~	~~6'-6" x 3'-0"~~	~~19.5~~
TOTAL GFA		2920

PRIVATE OPEN SPACE		
AREA	DIMENSIONS	SF
OS4.1	36'-9" x 8'-6"	313.5
OS4.2	8'-6" x 10'-0"	86.25
OS4.3	16'-2" x 14'-3"	231.5
OS4.4	25'-5" x 19'-3"	491.5
OS4.5	5'-1" x 13'-7"	69.75
OS4.6	14'-4" x 9'-10"	141
OS4.7	43'-1" x 9'-0"	388
OS4.8	6'-2" x 4'-1"	25
OS4.9	16'-7" x 13'-2"	225
OS4.10	10'-0" x 13'-0"	130
OS4.11	14'-8" x 17'-2"	250.5
OS4.12	4'-2" x 3'-1"	13
OS4 TOTAL		
		2364.75 UNIT 4
TOTAL SF		2364.75

THIRD FLOOR PLAN SQUARE FOOTAGE CALCS
12" = 1'-0"

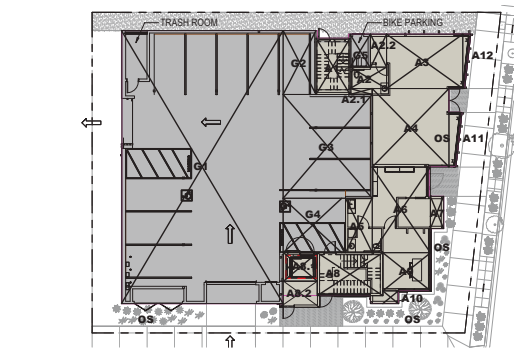


2 SECOND FLOOR SF POLYGONS
1/16" = 1'-0"

SECOND FLOOR GFA		
AREA	DIMENSIONS	SF
B1	39'-9" x 18'-6"	681.5
B2	23'-2" x 3'-9"	89
B3	13'-0" x 9'-4"	120
B4	25'-3" x 20'-3"	514
B4.1	16'-0" x 1'-1"	17.25
B5	27'-3" x 52'-0"	1418.75
B6	14'-9" x 50'-0"	703.25
B6.1	9'-6" x 7'-0"	67.5
B6.2	5'-3" x 11'-0"	57.25
B7	25'-0" x 49'-5"	1245
B8	4'-2" x 26'-6"	111
B9	16'-6" x 18'-9"	310
B10	13'-0" x 4'-0"	51.5
B11	20'-0" x 2'-8"	51.5
TOTAL GFA		5312.25

PRIVATE OPEN SPACE		
AREA	DIMENSIONS	SF
OS1	13'-7" x 16'-1"	218.75 UNIT 1
OS2	13'-7" x 21'-0"	284.5 UNIT 2
OS3.1	14'-10" x 21'-4"	318.0
OS3.2	7'-7" x 14'-10"	113.25
OS3.3	CAD AREA CALC*	30
OS3.4	CAD AREA CALC*	12.5
OS3 TOTAL		473.75 UNIT 3
TOTAL SF		977

SECOND FLOOR PLAN SQUARE FOOTAGAE CALCS
12" = 1'-0"



1 FIRST FLOOR SF POLYGONS
1/16" = 1'-0"

GROUND FLOOR GFA		
AREA	DIMENSIONS	SF
A1	9'-3" x 15-4"	142
A2	10'-0" x 5'-10"	58.25
A2.1	6'-0" x 1'-7"	9.5
A2.2	9'-0" x 4'-5"	39.75
A3	20'-9" x 14'-10"	308.75
A4	21-0" x 21'-5"	449.75
A5	7'-3" x 14'-10"	107.75
A6	15'-10" x 23'-4"	369.5
A7	3'-6" x 8'-9"	30.75
A8	17'-9" x 11'-8"	209.5
A8.1	9'-2" x 7'-9"	71.75
A8.2	10'-11" X 7'-1"	69.48
A9	13'-0" x 10'-5"	135.5
A10	7'-8" x 3'-5"	22.5
A11	CAD AREA CALC*	40.25
A12	CAD AREA CALC*	19.5
TOTAL GFA		2,084.48

GARAGE SF CALC		
AREA	DIMENSIONS	SF
G1	44'-0" x 74'-6"	3278.5
G2	8'-11" x 17'-5"	156.5
G3	24'-3" x 28'-3"	686.5
G4	17'-0" x 14'-10"	253
G5	5'-6" x 9'-0"	50
TOTAL SF		4426.5

PUBLIC OPEN SPACE		
AREA	DIMENSIONS	SF
OS	CAD AREA CALC*	1560

FIRST FLOOR PLAN SQUARE FOOTAGE CALCS
12" = 1'-0"

*CAD AREA CALC TAKEN USING REVIT BIM SOFTWARE AREA COMMAND FOR NON ORTHAGONAL SHAPES

#	REVISIONS	BY

PROPOSED

LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levysa.com

LICENSED ARCHITECT JAMES M. LEVY C-25660 07.31.2025 RENEWAL STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	SQUARE FOOTAGE CALC PLANS
Date	08.04.25
Scale	As indicated
Drawn	PDO/MJT
Job	115 EL CAMINO
Sheet	A0.4

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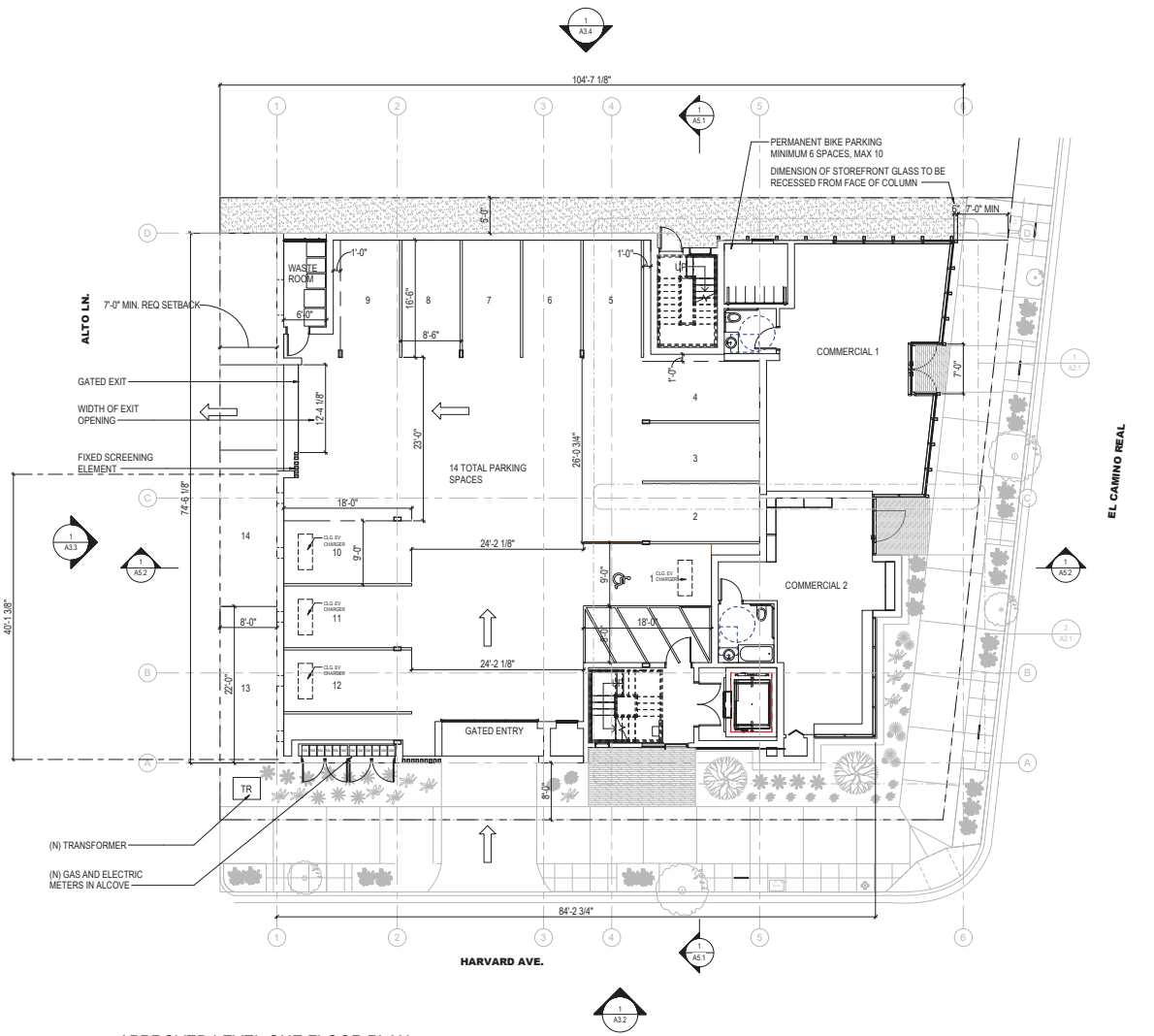

1 APPROVED LEVEL ONE FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL
FIRE RATED WALL (1-HOUR U.O.N.)

APPROVED

LEVY
ART + ARCHITECTURE

161 POTRERO AVE. STE 200
SAN FRANCISCO, CA 94103

415.641.7820
levyaa.com

C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description	OVERALL FLOOR PLAN - LEVEL 1
Date	04/02/2019
Scale	1/8" = 1'-0"
Drawn	MJT
Job	115 EL CAMINO
Sheet	A1.1

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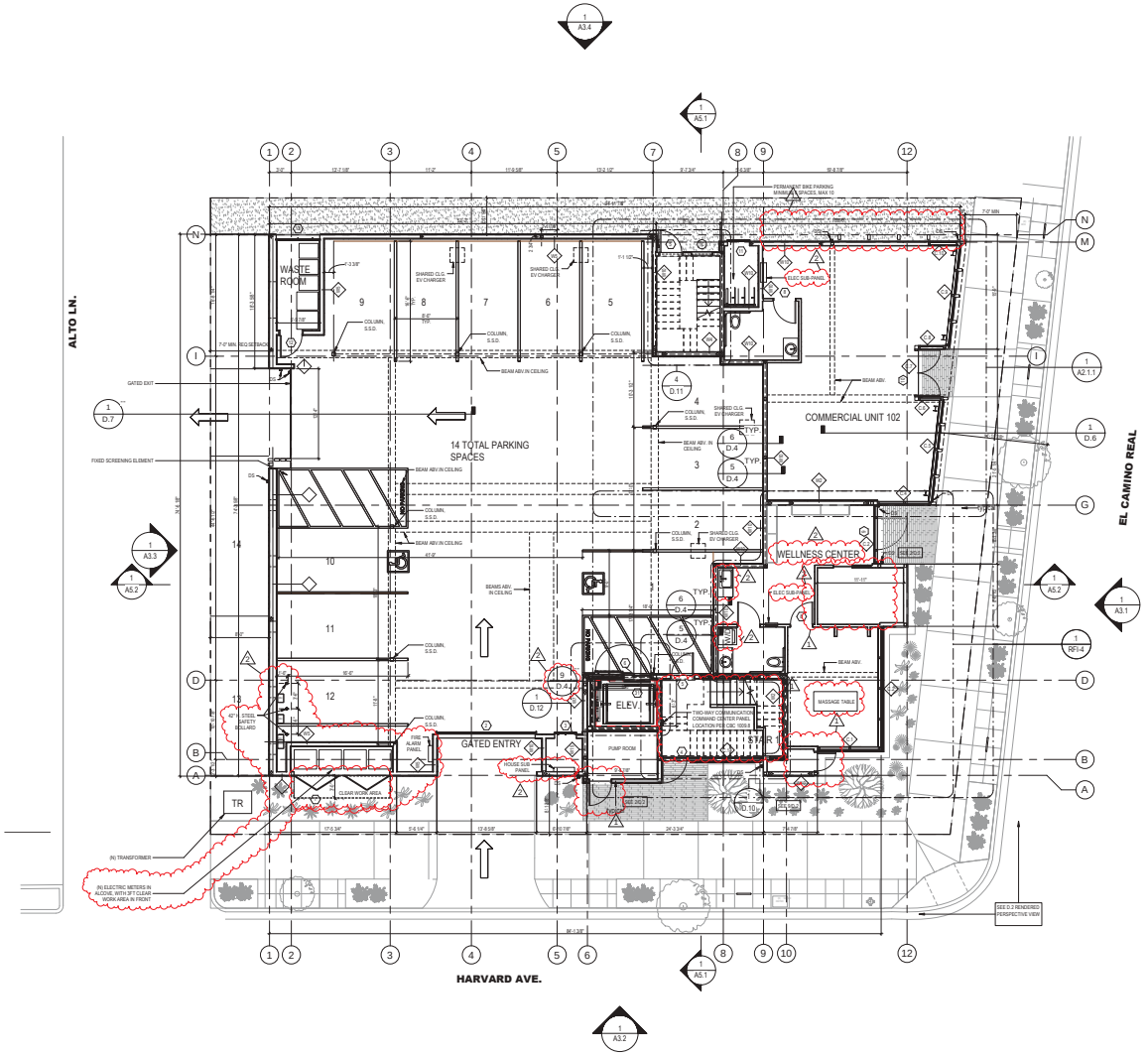

1 LEVEL ONE FLOOR PLAN WITH PROPOSED CHANGES

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

PROPOSED WALL
FIRE RATED WALL (1-HOUR U.O.N.)
DOOR SYMBOL
WINDOW SYMBOL
WALL TYPE
REVISION
PROPERTY LINE

REFERENCE GRID LINE
SECTION REFERENCE SHEET NUMBER
DETAIL REFERENCE SHEET NUMBER

#	REVISIONS	BY
1	03.19.2025	KMA
2	12.04.2024	PDD
3		

PROPOSED

LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, SUITE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

115 EL CAMINO
MENLO PARK, CA 94025

Description	OVERALL FLOOR PLAN - LEVEL 1
Date	08.04.25
Scale	1/8" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A1.1

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1 APPROVED LEVEL TWO FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL
FIRE RATED WALL (1-HOUR U.O.N.)

APPROVED

LEVY
ART + ARCHITECTURE

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SAN FRANCISCO, CA 94103

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C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description	OVERALL FLOOR PLAN - LEVEL 2
Date	04/02/2019
Scale	1/8" = 1'-0"
Drawn	MJT
Job	115 EL CAMINO
Sheet	A1.2

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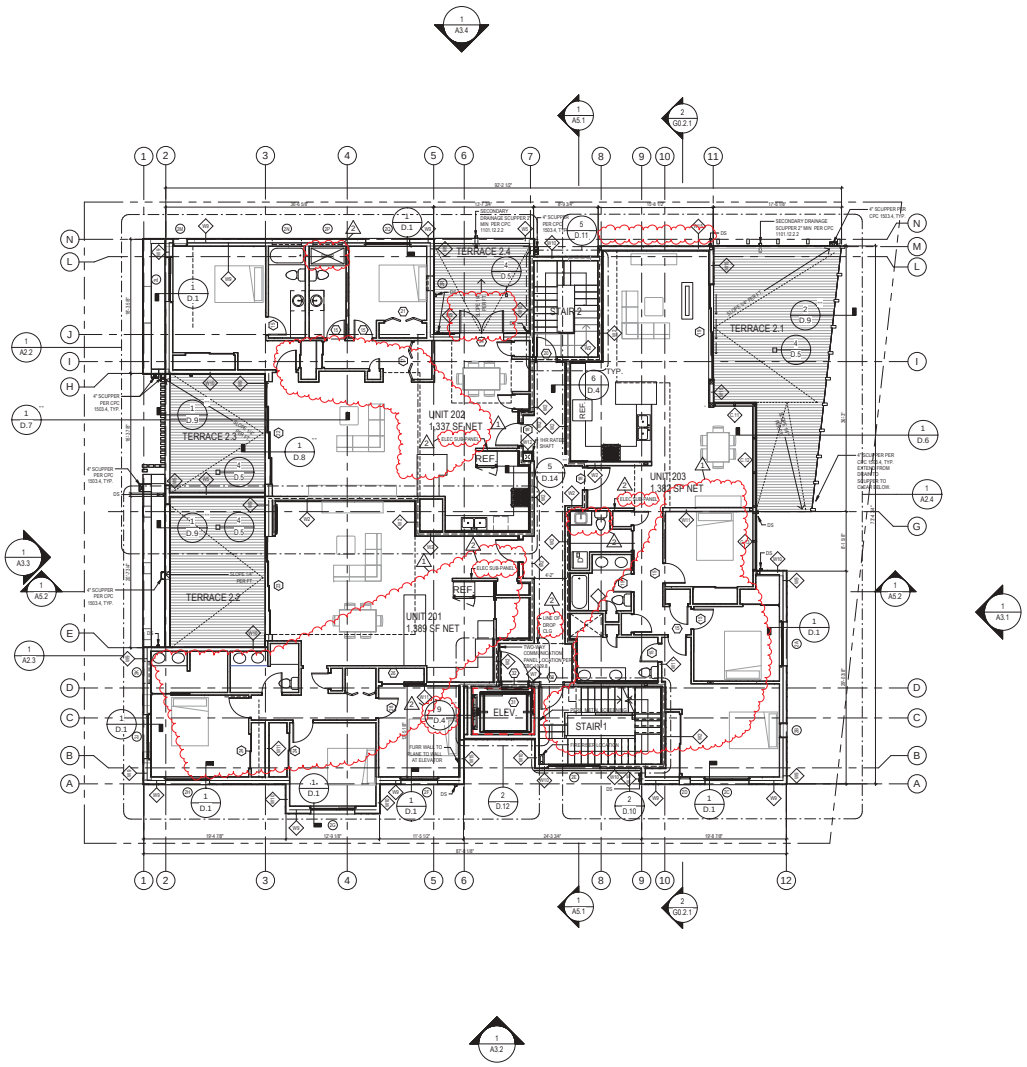

1 PROPOSED LEVEL TWO FLOOR PLAN
SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

PROPOSED WALL
FIRE RATED WALL (1-HOUR U.O.N.)
DOOR SYMBOL
WINDOW SYMBOL
WALL TYPE
REVISION
PROPERTY LINE
REFERENCE GRID LINE
SECTION REFERENCE SHEET NUMBER
DETAIL REFERENCE SHEET NUMBER

#	REVISIONS	BY
1	03.18.2025	KMA
2	12.04.2024	PDD
3		

PROPOSED

LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

LICENSED ARCHITECT JAMES R. LEVY C-25869 07.31.2025 RENEWAL STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	OVERALL FLOOR PLAN - LEVEL 2
Date	08.04.25
Scale	1/8" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A1.2

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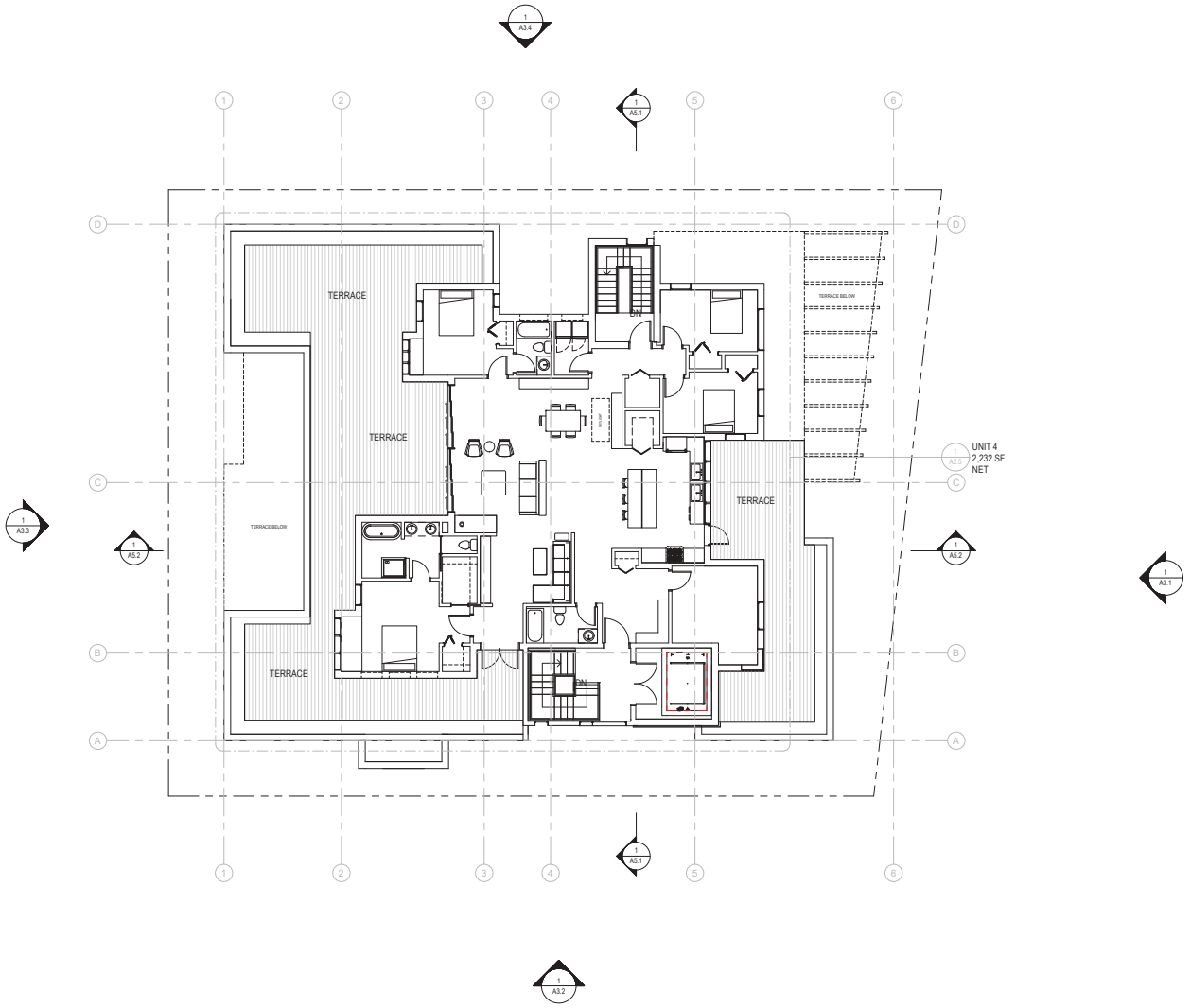

1 APPROVED LEVEL THREE FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL
FIRE RATED WALL (1-HOUR U.O.N.)

N

APPROVED

LEVY
ART + ARCHITECTURE

161 POTRERO AVE. STE 200
SAN FRANCISCO, CA 94103

415.641.7820
levyaa.com

C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description	OVERALL FLOOR PLAN - LEVEL 3
Date	04/02/2019
Scale	1/8" = 1'-0"
Drawn	Author
Job	115 EL CAMINO
Sheet	A1.3

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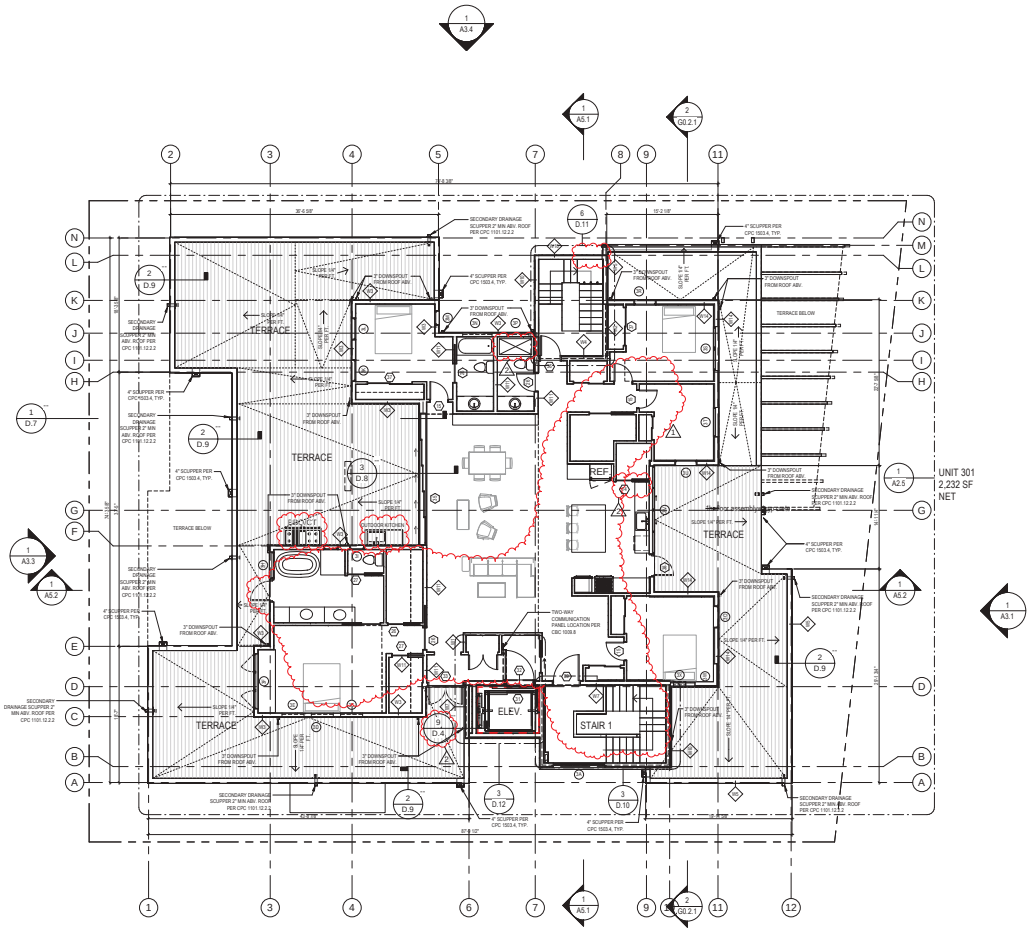

1 PROPOSED LEVEL THREE FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4' 8' 16' 32'

PROPOSED WALL
FIRE RATED WALL (1-HOUR U.O.N.)
DOOR SYMBOL
WINDOW SYMBOL
WALL TYPE
REVISION
PROPERTY LINE

REFERENCE GRID LINE
SECTION REFERENCE SHEET NUMBER
DETAIL REFERENCE SHEET NUMBER

#	REVISIONS	BY
3	03.18.2025	KMA
2	12.04.2024	PDD
1		

PROPOSED

LEVY ART + ARCHITECTURE

1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107

415.641.7320
levyaa.com

LICENSED ARCHITECT JAMES H. LEVY C-25880 07.31.2025 RENEWAL DATE STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	OVERALL FLOOR PLAN - LEVEL 3
Date	08.04.25
Scale	1/8" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A1.3

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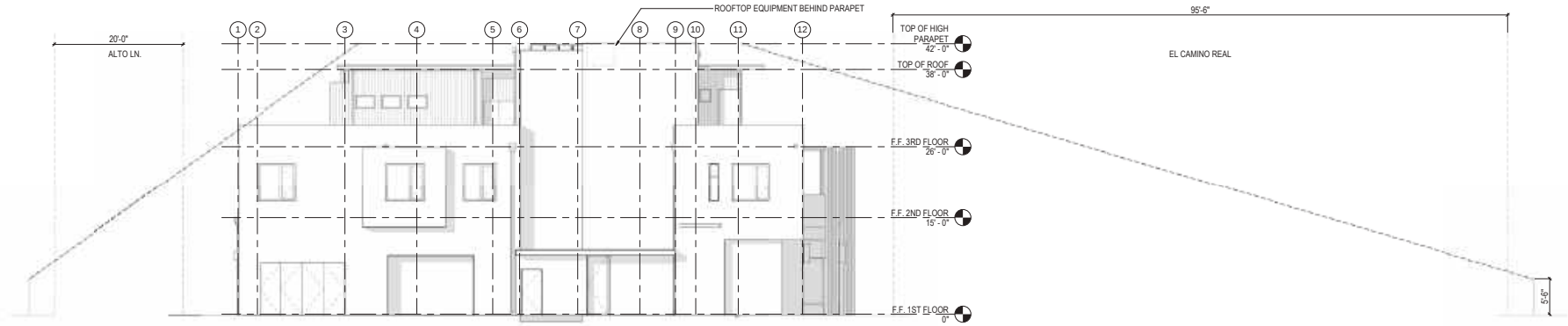
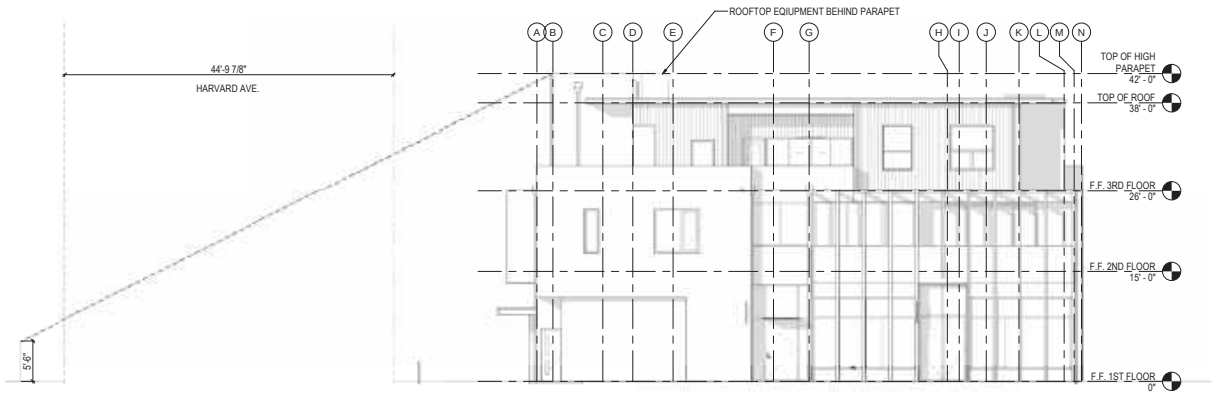


2 LINE OF SIGHT FACING HARVARD AVE.

SCALE: 1/8" = 1'-0"



1 LINE OF SIGHT FACING EL CAMINO REAL

SCALE: 1/8" = 1'-0"

8/4/2025 4:50:29 PM

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#	REVISIONS	BY
1		
2		
3		

PROPOSED

LEVY
ART + ARCHITECTURE

1501 MARIPOSA STREET,
STE 316
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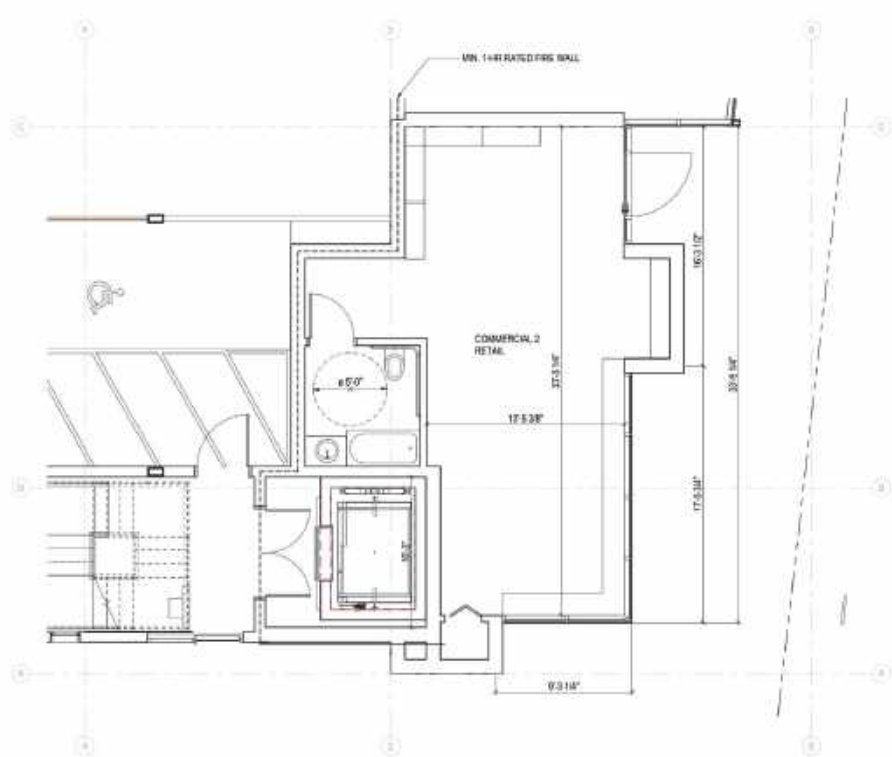
LICENSED ARCHITECT
JAMES H. LEVY
C-25869
07.31.2025
RENEWAL
STATE OF CALIFORNIA

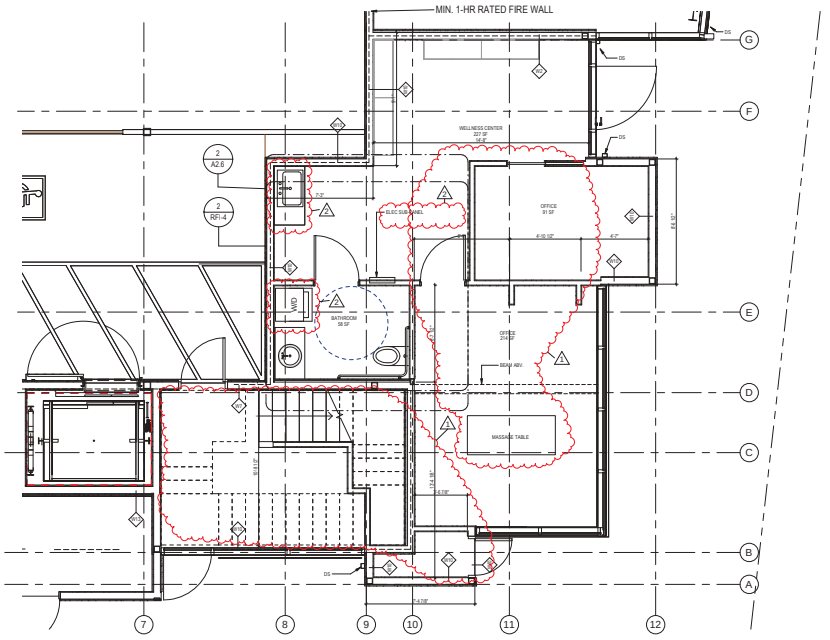
115 EL CAMINO
MENLO PARK, CA 94025

Description	LINE OF SIGHT DIAGRAMS
Date	08.04.25
Scale	1/8" = 1'-0"
Drawn	PDO/MJT
Job	115 EL CAMINO
Sheet	A1.5



2 LEVEL ONE COMMERCIAL 2 FLOOR PLAN

APPROVED



2 LEVEL ONE COMMERCIAL UNIT 101 FLOOR PLAN

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

PROPOSED

0' 2' 4' 8' 16'

#	REVISIONS	BY
1	03.18.2025	KMA
2	12.04.2024	PDD
3		

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LEVY
ART + ARCHITECTURE

1501 MARIPOSA STREET,
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levyaa.com

LICENSED ARCHITECT
C-25880
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	COMMERCIAL UNIT PLANS
Date	08.04.25
Scale	1/4" = 1'-0"
Drawn	PDO/MJT/KMA
Job	115 EL CAMINO
Sheet	A2.1

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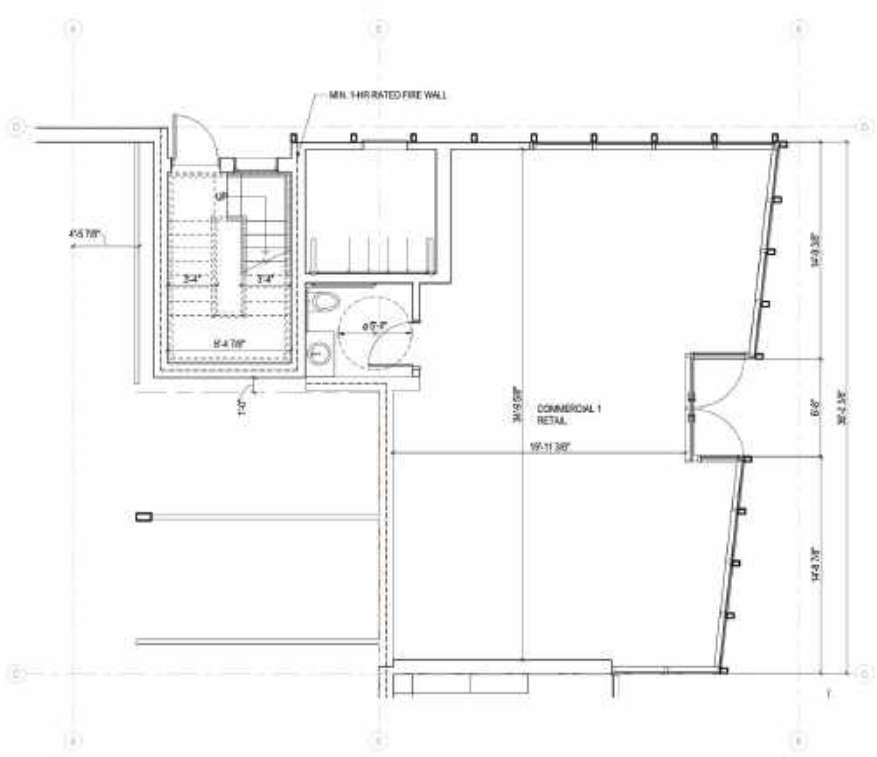
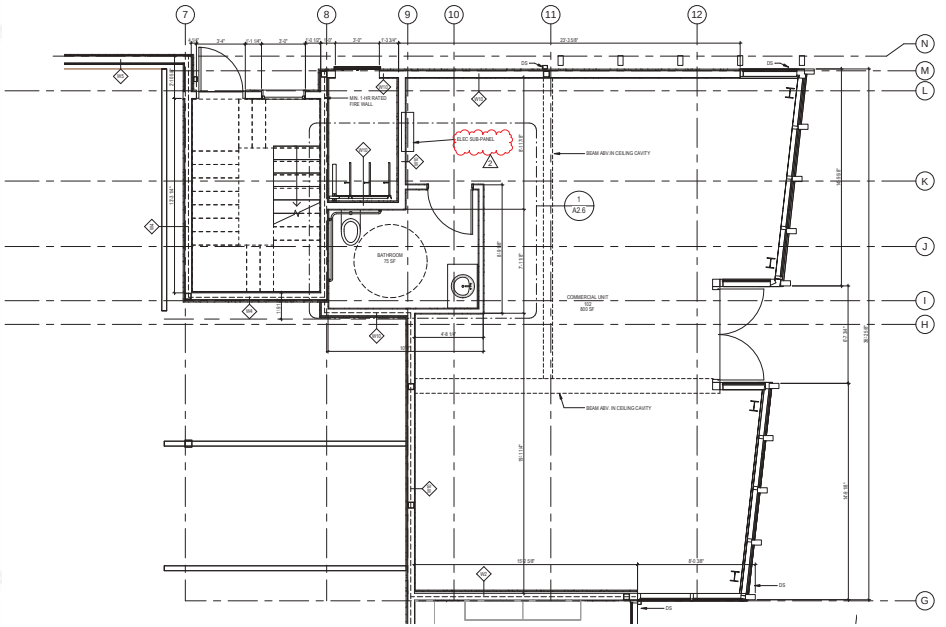


1 LEVEL ONE COMMERCIAL 1 FLOOR PLAN APPROVED

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



1 LEVEL ONE COMMERCIAL UNIT 102 FLOOR PLAN PROPOSED

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

0' 2' 4' 8' 16'

#	REVISIONS	BY
1	03.18.2025	KMA

APPROVED/
PROPOSED

LEVY
ART + ARCHITECTURE

1501 MARIPOSA STREET,
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levyaa.com

LICENSED ARCHITECT
C-25660
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	COMMERCIAL UNIT PLANS Copy 1
Date	07.10.25
Scale	1/4" = 1'-0"
Drawn	PDO/MJT/KMA
Job	115 EL CAMINO
Sheet	A2.1.1

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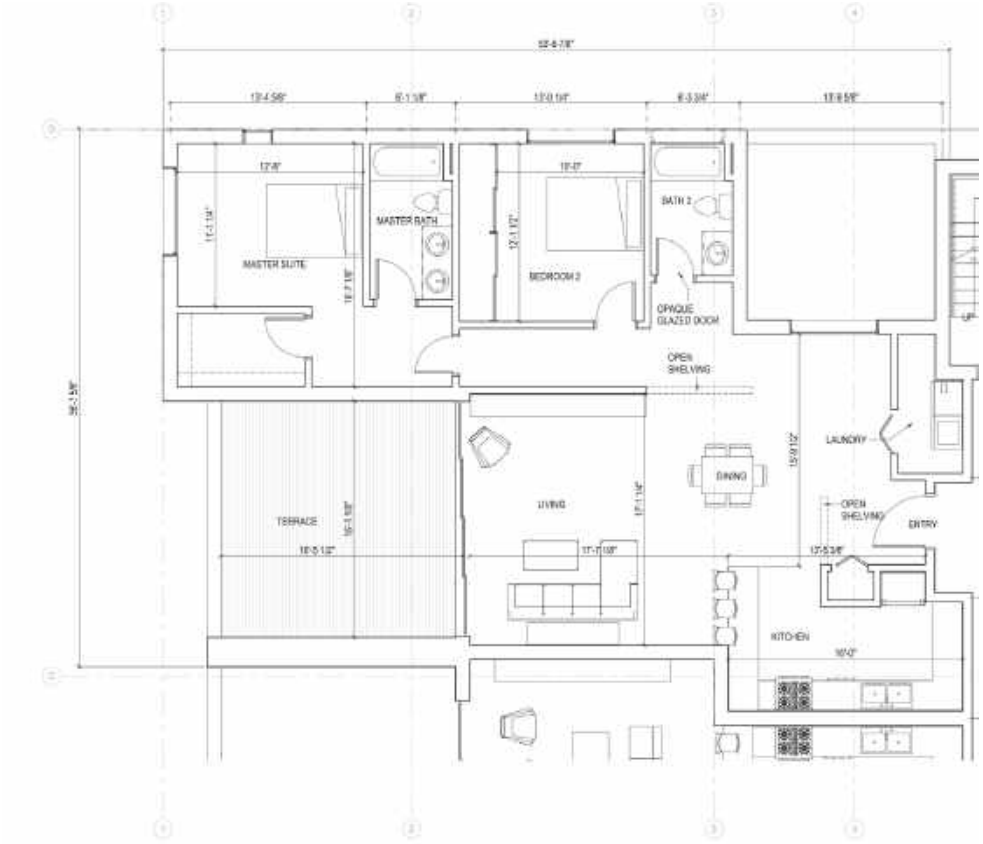
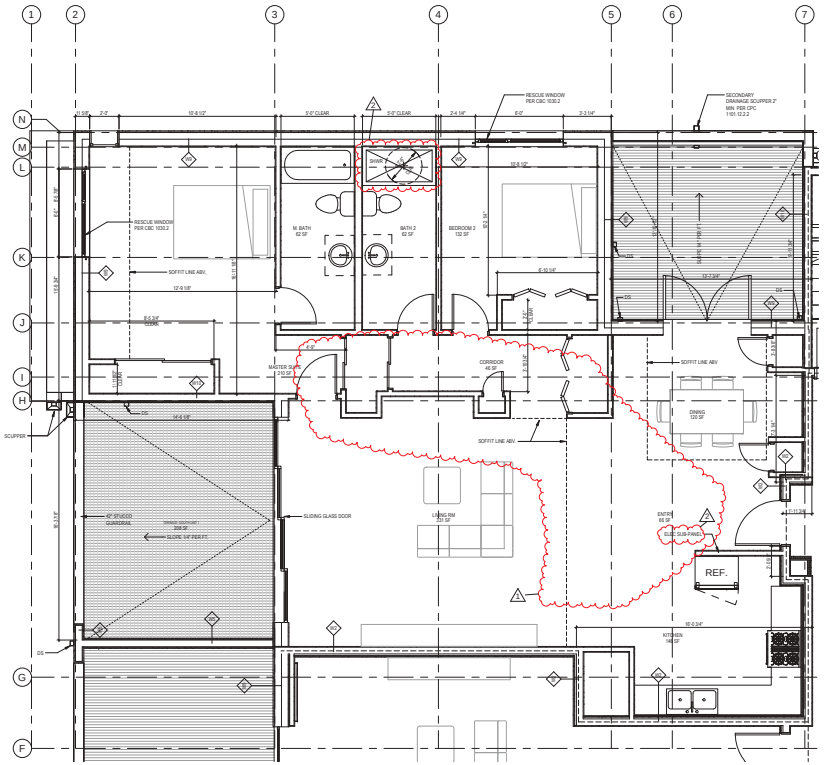


1 LEVEL TWO UNIT 1 FLOOR PLAN

APPROVED



1 LEVEL TWO UNIT 202 FLOOR PLAN

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

PROPOSED

0' 2' 4' 8' 16'

#	REVISIONS	BY
1	03.18.2025	KMA
2	12.04.2024	PDD
3		

APPROVED/ PROPOSED

LEVY
ART + ARCHITECTURE

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LICENSED ARCHITECT
JAMES H. LEVY
C-25869
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ENLARGED UNIT 202 PLAN
Date	07.10.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A2.2

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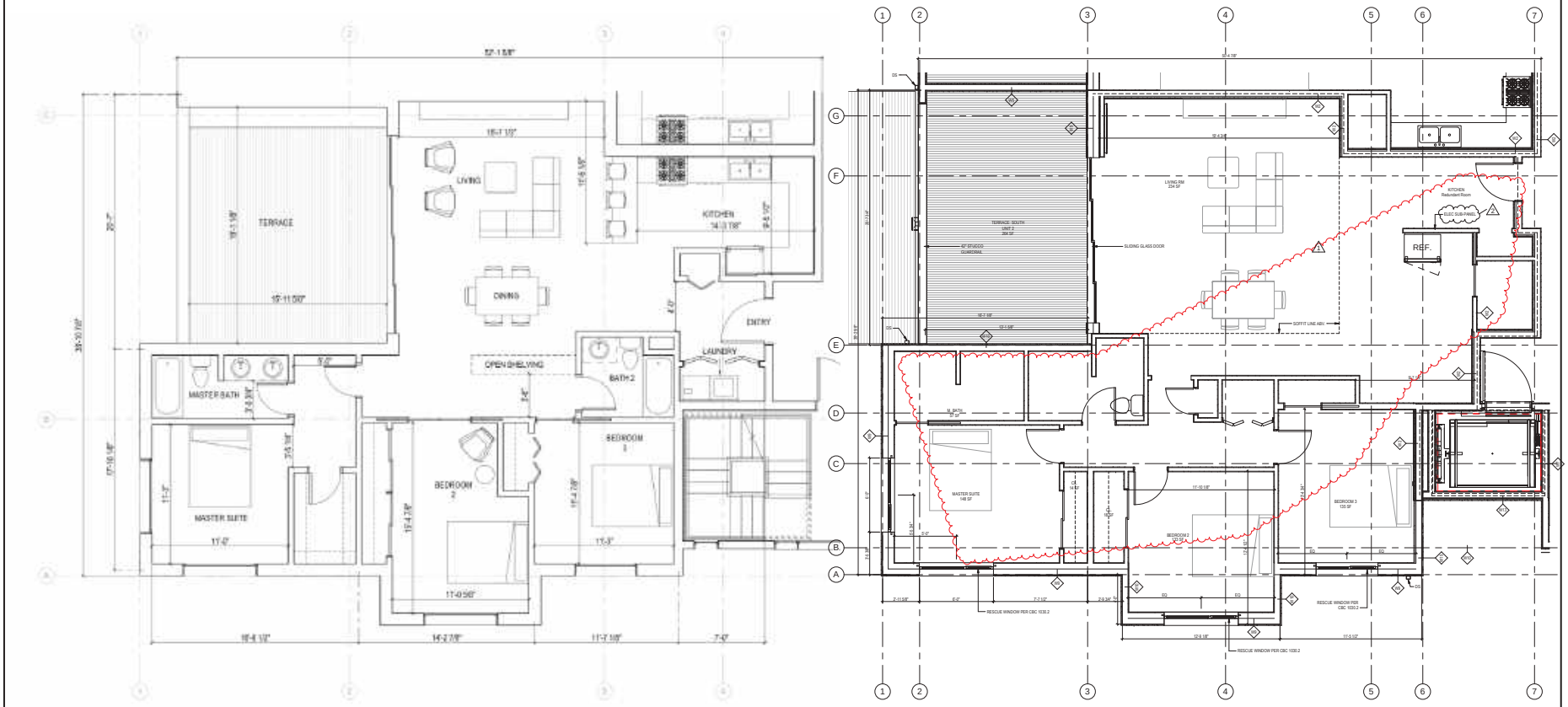

1 LEVEL TWO UNIT 2 FLOOR PLAN

APPROVED

1 LEVEL TWO UNIT 201 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED

0' 2' 4' 8' 16'

#	REVISIONS	BY
1	03.18.2025	KMA
2	12.04.2024	PDD
3		

APPROVED/
PROPOSED

LEVY
ART + ARCHITECTURE
1501 MARIPOSA STREET,
STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

LICENSED ARCHITECT
C-25660
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ENLARGED UNIT 201 PLAN
Date	07.10.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A2.3

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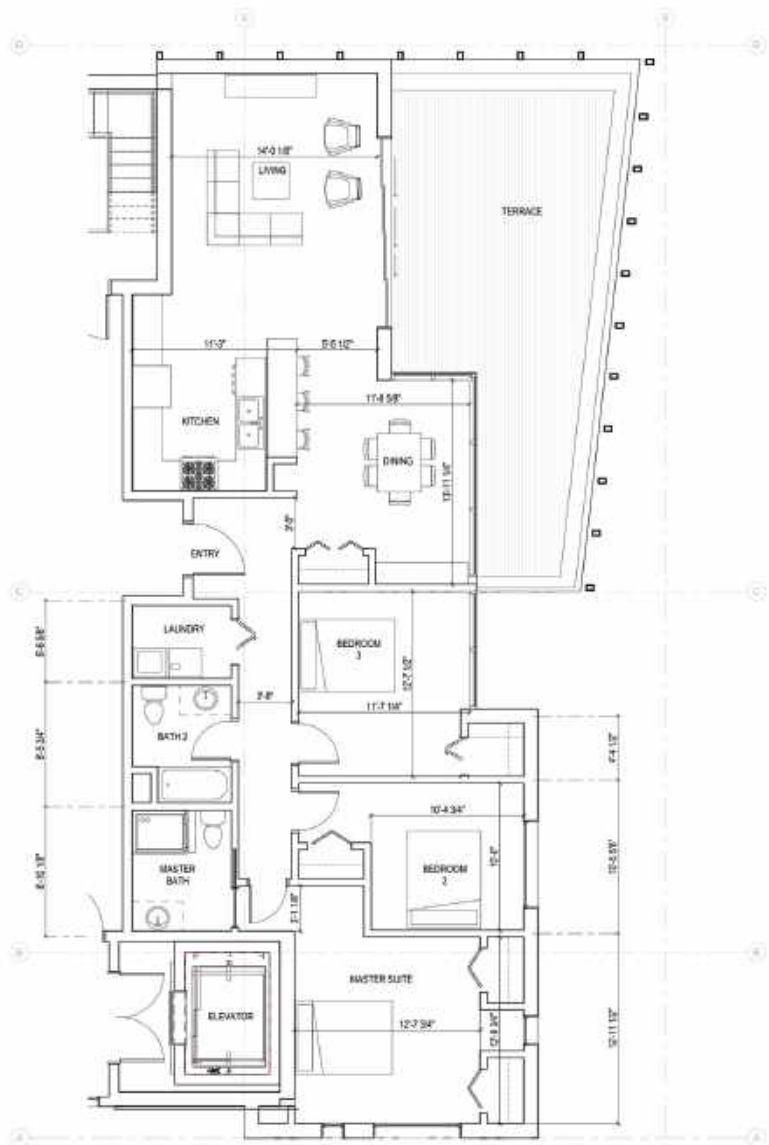
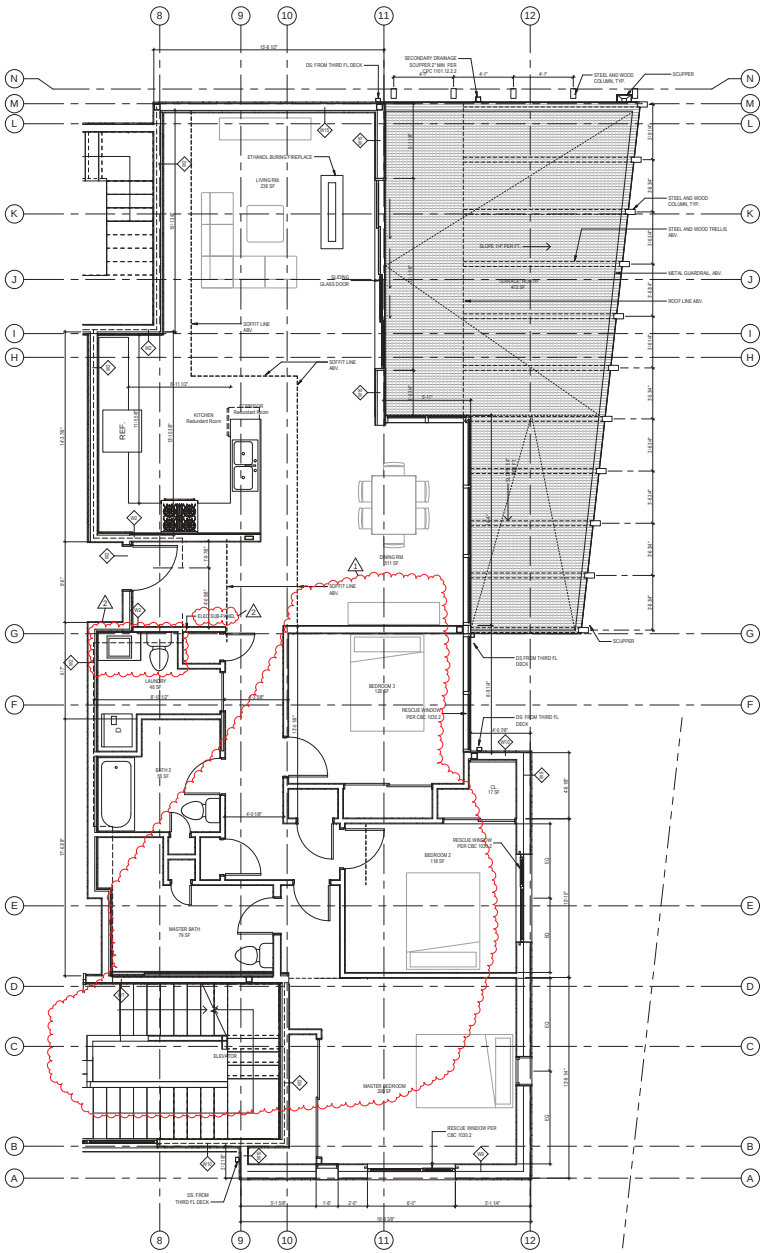


1 LEVEL TWO UNIT 3 FLOOR PLAN
SCALE: 1/4" = 1'-0"

APPROVED



1 LEVEL TWO UNIT 203 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED

0' 2' 4' 8' 16'

#	REVISIONS	BY
1	03.18.2025	KMA
2	12.04.2024	PDD
3		

APPROVED/
PROPOSED

LEVY
ART + ARCHITECTURE
1501 MARIPOSA STREET,
STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

LICENSED ARCHITECT
C-25880
07.31.2025
REGISTERED
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ENLARGED UNIT 203 PLAN
Date	07.10.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A2.4

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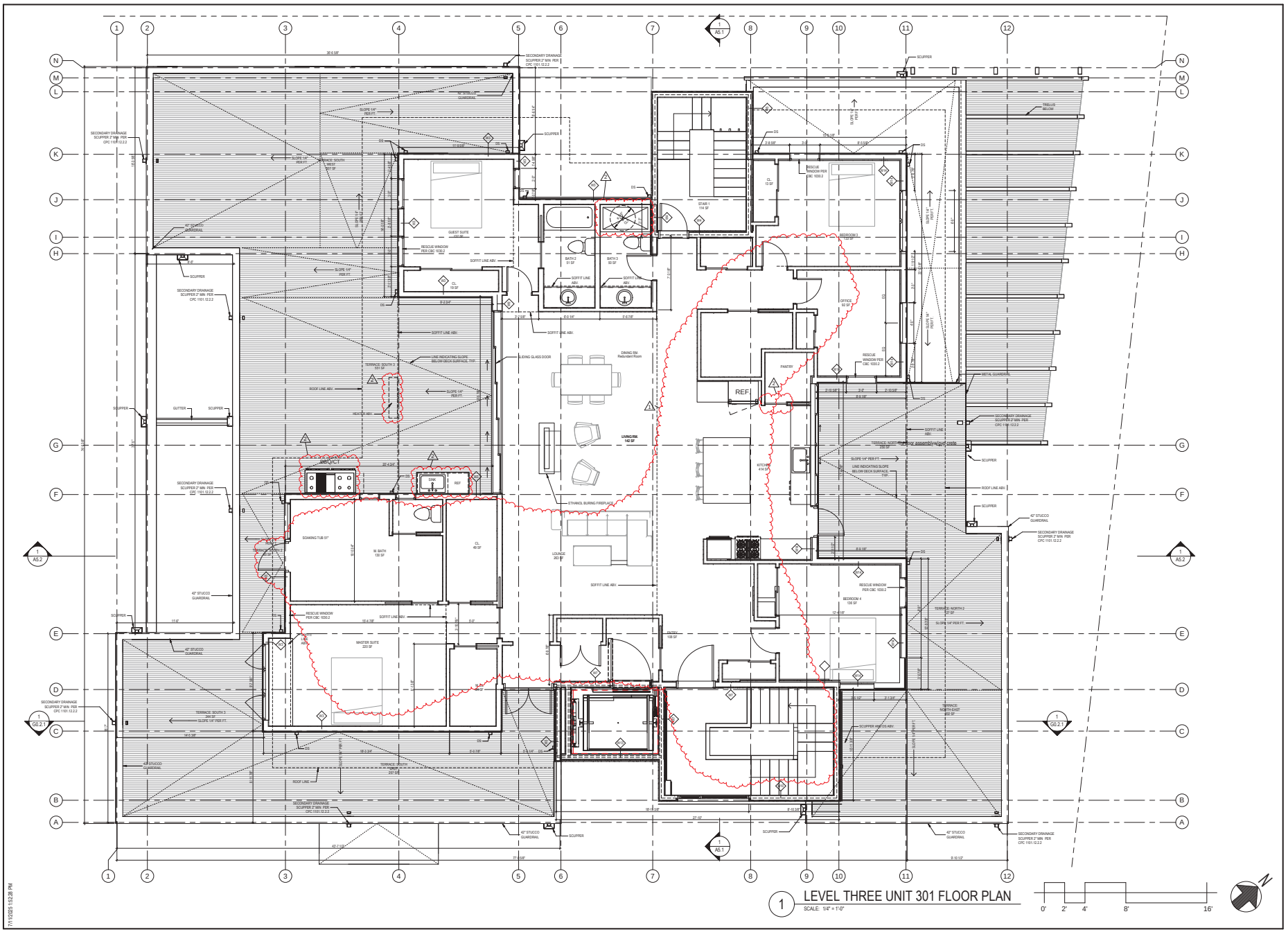

#	REVISIONS	BY
1	03.19.2025	KMA
2	12.04.2024	PDD
3		

PROPOSED

LEVY
ART + ARCHITECTURE

1501 MARIPOSA STREET,
STE 316
SAN FRANCISCO, CA 94107

415.641.7320
levyaa.com

LICENSED ARCHITECT
PATRICK D. DOBLER
C-25880
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ENLARGED UNIT 301 PLAN
Date	07.10.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A2.5

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1 ELEVATION EAST - FACING EL CAMINO REAL

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

APPROVED

LEVY
ART + ARCHITECTURE

161 POTRERO AVE. STE 200
SAN FRANCISCO, CA 94103

415.641.7820
levyaa.com

C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description: PROPOSED EXTERIOR ELEVATION
Date: 04/02/2019
Scale: 1/4" = 1'-0"
Drawn: MJT
Job: 115 EL CAMINO
Sheet: A3.1

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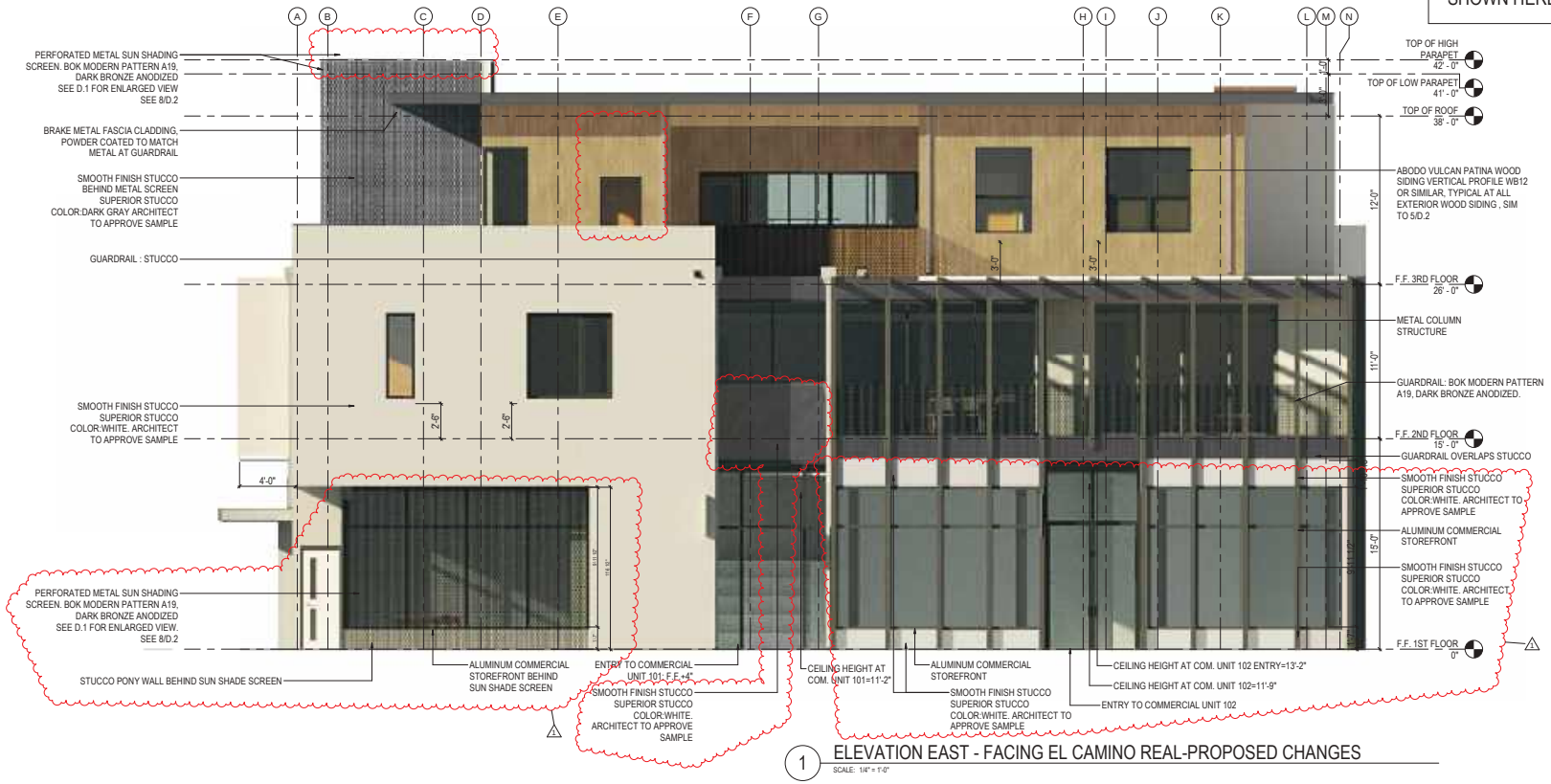
PROPOSED CHANGES TO APPROVED ELEVATIONS

- REDUCED HEIGHT OF GLASS TO IMPROVE SAFETY AND TO ALIGN THE EXTERIOR GLAZING HEIGHT TO INTERIOR CEILING HEIGHT.
- WINDOW OPENINGS ARE THE SAME AS APPROVED PLANNING SET. THAT APPROVED SET DID NOT INCLUDE SPECIFIC DIVISIONS WITHIN THOSE OPENINGS, THE APPROVED BUILDING SET AND WINDOWS AS INSTALLED ARE AS SHOWN HERE.



1 ELEVATION EAST - FACING EL CAMINO REAL-PROPOSED CHANGES
SCALE: 1/4" = 1'-0"

#	REVISIONS	BY
1	12.04.2024	PDD

PROPOSED

LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
415.641.7320
levyaa.com

LICENSED ARCHITECT C-25869 07.31.2025 REGISTERED PROFESSIONAL ARCHITECT STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ELEVATION
Date	08.04.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	A3.1

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1 ELEVATION SOUTH - FACING HARVARD AVE

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

APPROVED

LEVY
ART + ARCHITECTURE

161 POTRERO AVE. STE 200
SAN FRANCISCO, CA 94103

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levyaa.com

C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description	PROPOSED EXTERIOR ELEVATION
Date	04/02/2019
Scale	1/4" = 1'-0"
Drawn	MJT
Job	115 EL CAMINO
Sheet	A3.2

4/2/2019 4:45:20 PM

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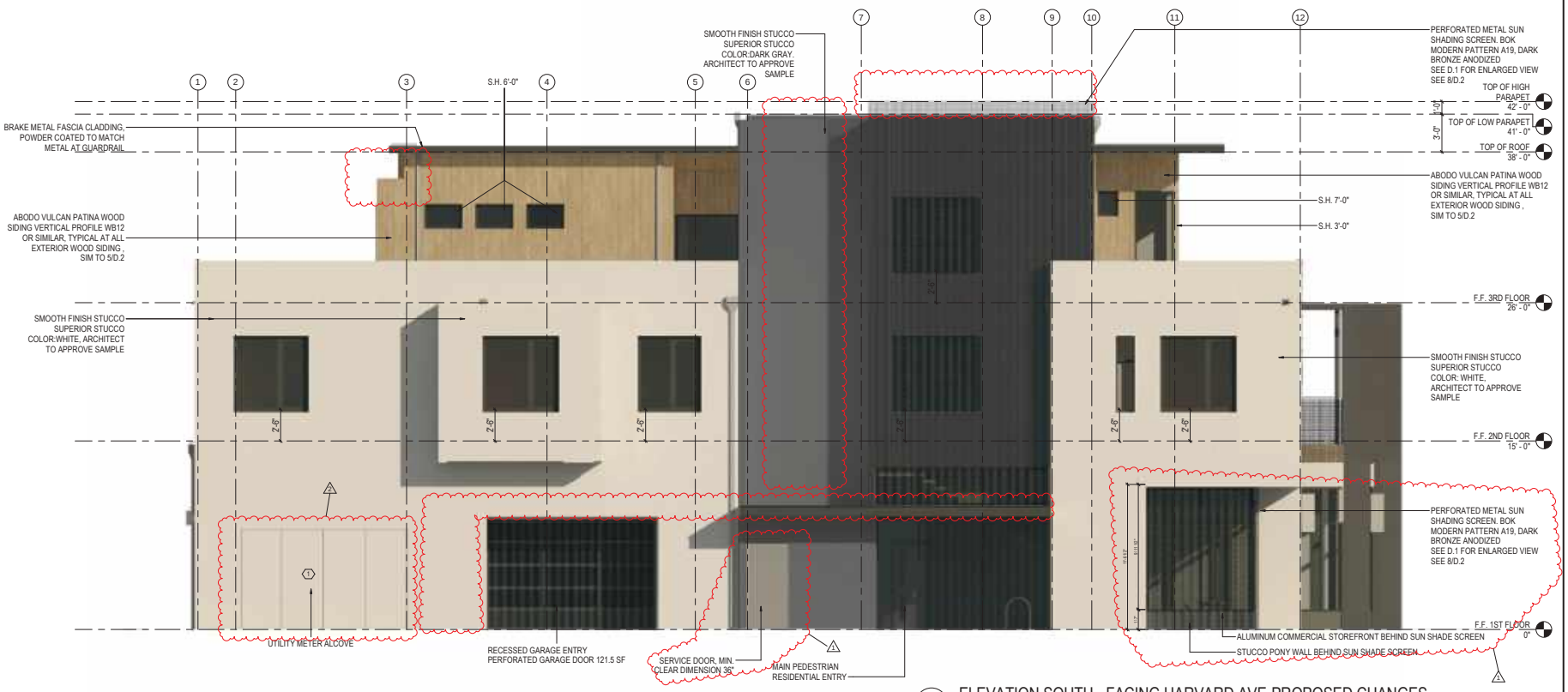
PROPOSED CHANGES TO APPROVED ELEVATIONS

- REDUCED HEIGHT OF GLASS TO IMPROVE SAFETY AND TO ALIGN THE EXTERIOR GLAZING HEIGHT TO INTERIOR CEILING HEIGHT.
- ADDED SERVICE DOOR FOR ELEVATOR EQUIPMENT ACCESS.
- WINDOW OPENINGS ARE THE SAME AS APPROVED PLANNING SET. THAT APPROVED SET DID NOT INCLUDE SPECIFIC DIVISIONS WITHIN THOSE OPENINGS, THE APPROVED BUILDING SET AND WINDOWS AS INSTALLED ARE AS SHOWN HERE.



1 ELEVATION SOUTH - FACING HARVARD AVE-PROPOSED CHANGES
SCALE: 1/4" = 1'-0"

8/4/2025 4:51:00 PM

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#	REVISIONS	BY
3	03.18.2025	KMA
2	12.04.2024	PDD
1		

PROPOSED

LEVY ART + ARCHITECTURE
1501 MARIPOSA STREET, STE 316
SAN FRANCISCO, CA 94107
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levyaa.com

LICENSED ARCHITECT C-25869 07.31.2025 STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ELEVATION
Date	08.04.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT/KMA
Job	115 EL CAMINO
Sheet	A3.2

1 ELEVATION WEST - FACING ALTO LN

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

APPROVED

LEVY
ART + ARCHITECTURE

161 POTRERO AVE. STE 200
SAN FRANCISCO, CA 94103

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levyaa.com

C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description	PROPOSED EXTERIOR ELEVATION
Date	04/02/2019
Scale	1/4" = 1'-0"
Drawn	Author
Job	115 EL CAMINO
Sheet	A3.3

4/2/2019 4:55:39 PM

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PROPOSED CHANGES TO APPROVED ELEVATIONS

- WINDOW OPENINGS ARE THE SAME AS APPROVED PLANNING SET. THAT APPROVED SET DID NOT INCLUDE SPECIFIC DIVISIONS WITHIN THOSE OPENINGS, THE APPROVED BUILDING SET AND WINDOWS AS INSTALLED ARE AS SHOWN HERE.

1 ELEVATION WEST - FACING ALTO LN - PROPOSED CHANGES

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

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#	REVISIONS	BY
1	12.04.2024	PDD
2		
3		

PROPOSED

LEVY ART + ARCHITECTURE

1501 MARIPOSA STREET
SAN FRANCISCO, CA 94107

415.641.7320
levyaa.com

LICENSED ARCHITECT C-25869 07.31.2025 REGISTERED PROFESSIONAL STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ELEVATION
Date	07.10.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	A3.3

C:\Users\patrick\Documents\2025.04.25_115 ECR_revisions submittals_detached_patrick@levyaa.com.rvt

1 ELEVATION NORTH - INTERIOR SIDE

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

REVISIONS	BY

APPROVED

LEVY
ART + ARCHITECTURE

161 POTRERO AVE. STE 200
SAN FRANCISCO, CA 94103

415.641.7820
levyaa.com

C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description	PROPOSED EXTERIOR ELEVATION
Date	04/02/2019
Scale	1/4" = 1'-0"
Drawn	MJT
Job	115 EL CAMINO
Sheet	A3.4

4/2/2019 4:57:21 PM

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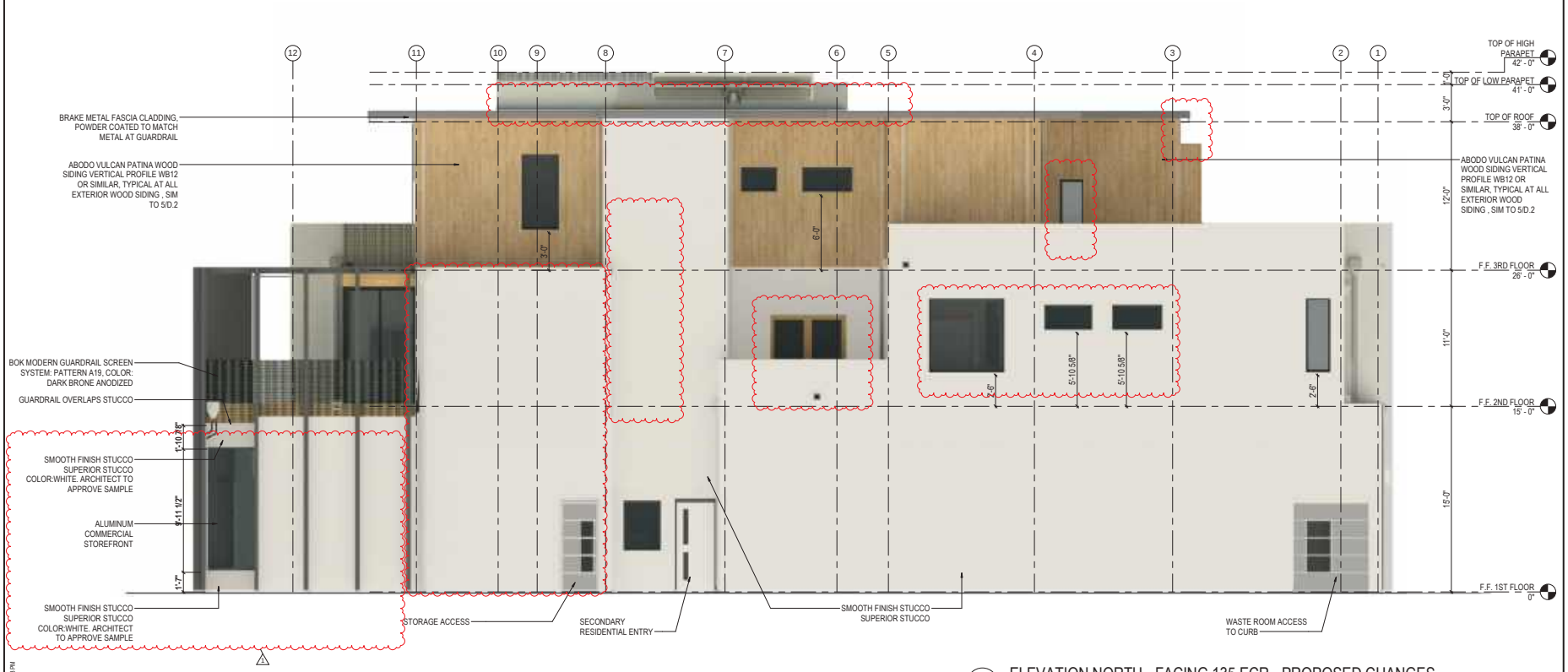
PROPOSED CHANGES TO APPROVED ELEVATIONS

- REDUCED HEIGHT OF GLASS TO IMPROVE SAFETY AND TO ALIGN THE EXTERIOR GLAZING HEIGHT TO INTERIOR CEILING HEIGHT.
- TO IMPROVE PRIVACY: REDUCED LENGTH OF STOREFRONT AT NORTH SIDE COMMERCIAL UNIT 102 FACING THE NEIGHBOR AT 135 ECR. (AT FIRST FLOOR)
- WINDOW OPENINGS ARE THE SAME AS APPROVED PLANNING SET. THAT APPROVED SET DID NOT INCLUDE SPECIFIC DIVISIONS WITHIN THOSE OPENINGS, THE APPROVED BUILDING SET AND WINDOWS AS INSTALLED ARE AS SHOWN HERE.
- WINDOWS AT STAIR-WELL REMOVED. WINDOW AT SECOND FLOOR CHANGED TO GLASS DOOR. WINDOW CONFIGURATION AT SECOND FLOOR CHANGED, AND WINDOWS ADDED AT THE THIRD FLOOR.



1 ELEVATION NORTH - FACING 135 ECR - PROPOSED CHANGES
SCALE: 1/4" = 1'-0"

8/4/2025 4:51:13 PM

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#	REVISIONS	BY
1	12.04.2024	PDD

PROPOSED

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LICENSED ARCHITECT C-25869 07.31.2025 STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ELEVATION
Date	08.04.25
Scale	1/4" = 1'-0"
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	A3.4

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C 25660

115 EL CAMINO
MENLO PARK, CA 94025

Description
ECR AT HARVARD RENDERING

Date
04/02/2019

Scale

Drawn
MJT

Job
115 EL CAMINO

Sheet
A6.0

4/2/2019 4:57:27 PM

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#	REVISIONS	BY
1	03.18.2025	KMA
2		
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LICENSED ARCHITECT
JAMES H. LEVY
C-25660
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ECR AT HARVARD RENDERING
Date	07.10.25
Scale	
Drawn	PDO/MJT
Job	115 EL CAMINO
Sheet	A6.0

7/1/2025 1:53:21 PM

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PERSPECTIVE RENDERING AT HARVARD AVE. AND ALTO LN.

PROPOSED

PERSPECTIVE RENDERING ALONG EL CAMINO REAL

PROPOSED

APPROVED

PERSPECTIVE RENDERING AT HARVARD AVE. AND ALTO LN.

APPROVED

PERSPECTIVE RENDERING ALONG EL CAMINO REAL

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#	REVISIONS	BY
1	03.18.2025	KMA
2		
3		

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LICENSED ARCHITECT
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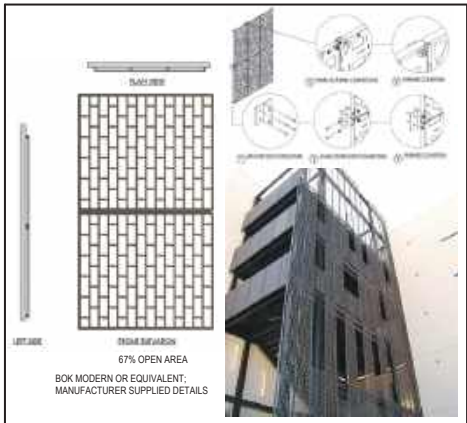
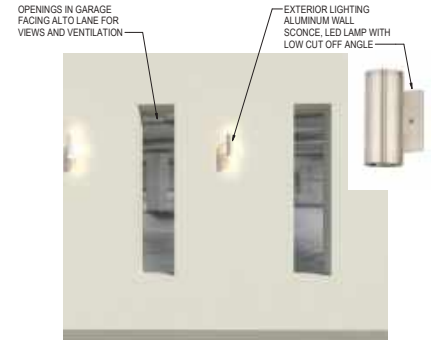
07.31.2025
RENEWAL
REGISTERED
ARCHITECT
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ECR RENDERING
Date	07.10.25
Scale	
Drawn	PDO/MJT
Job	115 EL CAMINO
Sheet	A6.1

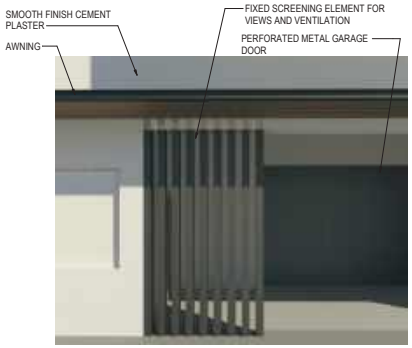


8 ECR LAYERED FRAME AND STOREFRONT
NTS

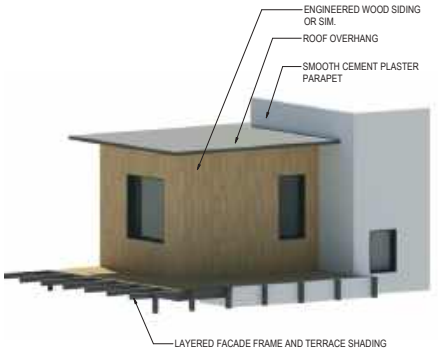


5 GARAGE OPENINGS AND LIGHTING
NTS

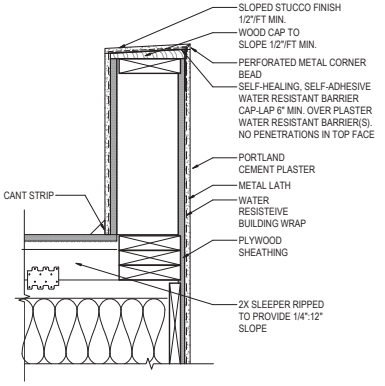
10 COMMERCIAL SPACE 2 PERSPECTIVE
NTS



7 GARAGE ENTRY PALETTE
NTS

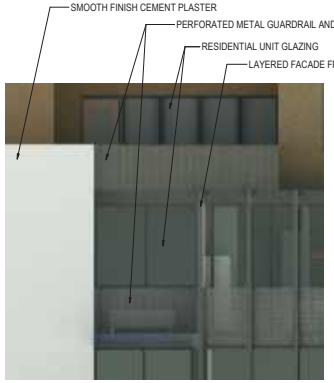


4 ROOF LINES PERSPECTIVE
SCALE: 12" = 1'-0"

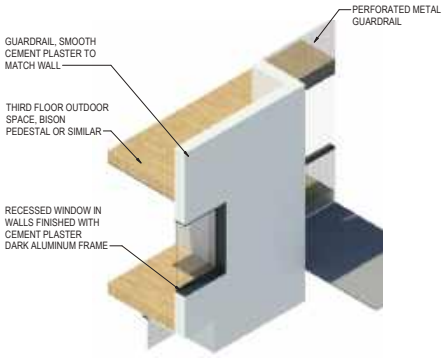


2 PARAPET DETAIL STUCCO FINISH
SCALE: 1 1/2" = 1'-0"

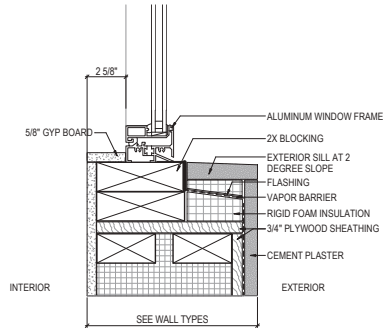
9 HARVARD RESIDENTIAL ENTRY
NTS



6 FACADE PALETTE
NTS



3 RECESSED WINDOW PERSPECTIVE
NTS



1 RECESSED WINDOW SILL
SCALE: 3" = 1'-0"

#	REVISIONS	BY
1	12.04.2024	PDD

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LICENSED ARCHITECT
C-25869
07.31.2025
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	ARCHITECTURAL DETAILS
Date	07.10.25
Scale	As indicated
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	D.1

7/10/2025 1:34:41 PM

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1 SMOOTH FINISH CEMENT PLASTER
EL DORADO COLOR

2 PERVIOUS PAVERS, COLOR SIMILAR

3 DARK ALUMINUM OR SIMILAR

4 BRONZE ANODIZED ALUMINUM STOREFRONT

5 WOOD OR ENGINEERED WOOD, NATURAL FINISH

6 ALUMINUM WINDOW

7 TRANSPARENT GLAZING

8 PERFORATED METAL SCREEN/SUN SHADING

9 LAYERED PLANTING

NOTE: NO CHANGES OF MATERIALS ARE BEING PROPOSED

#	REVISIONS	BY
1	12.04.2024	PDD
2		
3		

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LICENSED ARCHITECT
JAMES R. LEVY
C-25660
07.31.2025
RENEWAL
STATE OF CALIFORNIA

115 EL CAMINO
MENLO PARK, CA 94025

Description	MATERIALS
Date	07.10.25
Scale	
Drawn	PDD/MJT
Job	115 EL CAMINO
Sheet	D.2

7/1/2025 1:53:44 PM

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RE: 115 El Camino Real: Summary of changes from approved permit drawings.

Architectural control and use permit application.

07/11/25 revised 08/04/2025

The architectural control and use permit application is for revisions to the project having minor effects on the exterior appearance, and for a use permit for one of the commercial spaces to be used as a "wellness clinic" which will provide massage therapy as part of its offered services.

The changes are as follows:
The height of the first floor store front glass along El Camino Real has been reduced in height to improve safety and to align the exterior glazing height to interior ceiling height. The window openings are the same as the approved planning set. That approved set did not include specific divisions within those openings, the approved Building set and windows are installed as shown in the approved building permit drawing set.

The approved planning set shows full height storefront glass at the proposed "Wellness Clinic" at the south-east corner. The store front was reduced in height creating a small header, and raised to give it a small pony wall.

The proposed changes on the south elevation include adjustment to the entry awning, a service door added to a pump room, and doors enlarged to access electrical equipment. The electrical equipment expanded slightly into the garage to accommodate the necessary electrical equipment.

The quantity of the storefront panels at the north-west corner facing the neighboring building (135 ECR) is reduced to one panel.

The wood cladding on the third floor was changed to a similar product and is largely unchanged.

As requested in the comments issued by the Planning Division: below is a comprehensive list of changes/revisions made to the drawings compared to the approved planning drawings from April 2019.

G0.1 Cover Sheet

- Updated rendering shows all proposed changes in the view including:
    - The addition of the previously approved pump room and revision to the adjacent awning at the entry.
    - Removal of the awning above the garage entrance to improve the design after the addition of the pump room.
    - Storefront at first floor commercial unit (wellness center). Raised sill height as shown, and included a small header. (as noted on the drawings)
    - Removal of screen element adjacent to the garage entrance due to the requirement to provide a fire alarm panel in the interior and having to enclose the space at the former screen location.
    - Due to previously issued building department comments the elevator and stair design had to change to satisfy comments related to safety and code compliance. This did not change the building

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geometry but did result in revisions to the windows and screening element at the stair and elevator tower.

- Updated the project description to indicate the proposed changes.
- Updated the building area at the first floor: 69 sqft was added for the pump room.
- Updated the Data Sheet to show the current areas.

G0.2 Zoning Analysis

- Updated rendering shows all proposed changes in the view including:
  - The addition of the previously approved pump room and revision to the adjacent awning at the entry.
  - Removal of the awning above the garage entrance to improve the design after the addition of the pump room. During the development of the fire sprinkler design it became necessary to provide a pump room for sprinkler equipment. After exploring several options, we determined the best place for the pump room is between the residential building entrance and the garage entrance.
  - Storefront at first floor commercial unit (wellness center). Raised sill height as shown, and included a small header. (as noted on the drawings)
  - Removal of screen element adjacent to the garage entrance due to the requirement to provide a fire alarm panel in the interior and having to enclose the space at the former screen location.
  - Due to previously issued building department comments the elevator and stair design had to change to satisfy comments related to safety and code compliance. This did not change the building geometry but did result in revisions to the windows and screening element at the stair and elevator tower.
  - Reduction in storefront glazing height at the first floor facing El Camino Real, and facing the neighboring property at 135 ECR; the number of glazing panels facing ECR is unchanged. Reduction of number of store front glazing panels facing 135 ECR. (as noted on the drawings) Adjustments to the storefront system were largely made to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing.
  - Removal of the parapet on the roof in the area of the roof above the second stairway. The parapet was presumed to be for screening roof top equipment. Roof top equipment is not placed in this area and therefore not requiring a parapet for screening.

G0.2.1 Zoning Analysis Sections

Sight lines and building geometry depicted in the sections has not changed.

G0.3 ECR Standards and Guidelines

Plan shows all changes listed above in previous sheets including the addition of the pump room which added 69 square feet, and the expansion of the electrical equipment closet. The proposed revisions do not impact the standards and guidelines.

G0.3.1 Standards and Guidelines

The glazing at the first floor is updated to show the proposed glazing areas due to the revisions to the store front design. In the approved the elevations the hatched area indicating the area of the wall at the first floor is measured to

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the underside of the floor framing for a height of roughly 14 ft. In the proposed elevation the same area is measured to the finished floor of the second floor (15ft), and therefore accounting for the full wall height of the first floor.

G0.6 Building Division Comments

Elevation shows a reduction of the number of storefront glazing sections facing 135 ECR. (as noted in drawings) Adjustments to the storefront system were largely made to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing

A1.1 Overall Floor Plan-Level 1

Revisions shown on the level 1 floor plan include:

- Expansion of the electrical equipment closet into the garage.
- Revision to door sizes at electrical utility closet to meet required clear working area requirements for servicing the equipment.
- Previously approved stair and elevator location.
- Commercial unit 101 relabeled as a “Wellness Center”
- Exterior door for utility closet.
- Minor interior wall layout adjustments in Wellness Center.
- Reduction in number of storefront panels facing 135 ECR at commercial unit 102

A1.2 Overall Floor Plan-Level 2

Plan shows minor interior layout adjustments inside the units. Changes do not affect the exterior

A1.3 Overall Floor Plan-Level 3

Plans shows:

- Minor interior layout adjustments per the owner’s discretion and to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing
- Outdoor kitchen on the terrace facing Alto Ave. per the owner’s discretion.
- A new door from the primary bathroom to the terrace. per the owner’s discretion.

A2.1 Commercial Unit Plans

Plans show both the approved and proposed plans as requested by planning staff. Revisions include:

- Previously approved stair and elevator revisions
- Interior layout changes per the owner’s discretion and to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing

A2.1.1 Commercial Unit Plans

Plans show both the approved and proposed plans as requested by planning staff. Revisions include:

- Interior layout changes per the owner’s discretion and to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing
- Reduction of storefront facing 135 ECR. Adjustments to the storefront system were largely made to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing.

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A2.2 Enlarged Unit 202 Plan

Plans show both the approved and proposed plans as requested by planning staff. Revisions include:

- Interior layout changes per the owner's discretion and to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing

A2.3 Enlarged Unit 201 Plan

Plans show both the approved and proposed plans as requested by planning staff. Revisions include:

- Interior layout changes per the owner's discretion and to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing

A2.4 Enlarged Unit 203 Plan

Plans show both the approved and proposed plans as requested by planning staff. Revisions include:

- Interior layout changes per the owner's discretion and to accommodate building infrastructure such as plumbing, HVAC, and fire sprinkler systems routing

A2.5 Enlarged Unit 301 Plan

- Minor interior layout adjustments per the owner's discretion.
- Outdoor kitchen on the terrace facing Alto Ave. per the owner's discretion.
- A new door from the primary bathroom to the terrace. per the owner's discretion.

A3.1 Elevation

- Updated colored elevations show all proposed changes in the view including:
    - Storefront at first floor commercial unit (wellness center). Raised sill height as shown, and included a small header. (as noted on the drawings)
    - Reduction in storefront glazing height at the first floor facing El Camino Real.
    - Removal of the parapet on the roof in the area of the roof above the second stairway. The parapet was presumed to be for screening roof top equipment. Roof top equipment is not placed in this area and therefore not requiring a parapet for screening.
    - The height of the metal screen at the elevator/stair tower was reduced per the mark-up provided by planning staff.
    - The approved planning elevation shows metal guardrail above the entry to the Wellness Center. This has been removed per the owner's discretion and is now shown as stucco.
    - The height of a third floor window has been reduced.
    - The cladding for the third floor has been revised. In the approved planning drawings it indicates that the cladding is wood or engineered wood. In the approved building permit drawings it indicates that the cladding is Abodo (see attached specification). Due to costs and availability the cladding has been changed to a comparable product: Thermawood (see attached specification).

A3.2 Elevation

- Updated colored elevations show all proposed changes in the view including:
    - The addition of the previously approved pump room and revision to the adjacent awning at the entry.

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- Removal of the awning above the garage entrance to improve the design after the addition of the pump room. During the development of the fire sprinkler design it became necessary to provide a pump room for sprinkler equipment. After exploring several options, we determined the best place for the pump room is between the residential building entrance and the garage entrance.
- Storefront at first floor commercial unit (wellness center). Raised sill height as shown, and included a small header. (as noted on the drawings)
- Removal of screen element adjacent to the garage entrance due to the requirement to provide a fire alarm panel in the interior and having to enclose the space at the former screen location.
- Due to previously issued building department comments the elevator and stair design had to change to satisfy comments related to safety and code compliance. This did not change the building geometry but did result in revisions to the windows and screening element at the stair and elevator tower.
- Reduction in storefront glazing height at the first floor facing El Camino Real, and facing the Harvard St. (as noted on the drawings)
- Removal of the parapet on the roof in the area of the roof above the second stairway. The parapet was presumed to be for screening roof top equipment. Roof top equipment is not placed in this area and therefore not requiring a parapet for screening.
- The doors to the electrical equipment closet have been enlarged to accommodate the required clear access for servicing. The doors will be painted to blend into the body of the building.
- Small section of primary bedroom plan is a bay, the roof was lowered, there is no increase in building area.
- The cladding for the third floor has been revised. In the approved planning drawings it indicates that the cladding is wood or engineered wood. In the approved building permit drawings it indicates that the cladding is Abodo (see attached specification). Due to costs and availability the cladding has been changed to a comparable product: Thermawood (see attached specification).

A3.3 Elevation

- A door to access the terrace from the primary bathroom has been added per the owner's discretion.
- Small section of primary bedroom plan is a bay, the roof was lowered, there is no increase in building area.
- The cladding for the third floor has been revised. In the approved planning drawings it indicates that the cladding is wood or engineered wood. In the approved building permit drawings it indicates that the cladding is Abodo (see attached specification). Due to costs and availability the cladding has been changed to a comparable product: Thermawood (see attached specification).

A3.4 Elevation

- Updated colored elevations show all proposed changes in the view including:
  - Reduction of number of store front glazing panels facing 135 ECR. (as noted on the drawings)
  - Removal of the parapet on the roof in the area of the roof above the second stairway. The parapet was presumed to be for screening roof top equipment. Roof top equipment is not placed in this area and therefore not requiring a parapet for screening. The roof top equipment is placed neat the parapet at stair #1 facing Harvard ave, and is screened from Harvard ave. The equipment is far

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away from the building faces at El Camino and Alto ln, and would not necessitate screening from those sides.
- Added window at primary bathroom at 3rd floor. Small section of primary bedroom plan is a bay, the roof was lowered, there is no increase in building area.
- A window was replaced with a door leading to a terrace on the second floor.
- The window arrangement was changed on the second floor, but the openings are the same.
- The number of exterior decorative columns was reduced.
- Two window on the stair well of stair 2 were removed.
- The cladding for the third floor has been revised. In the approved planning drawings it indicates that the cladding is wood or engineered wood. In the approved building permit drawings it indicates that the cladding is Abodo (see attached specification). Due to costs and availability the cladding has been changed to a comparable product: Thermawood (see attached specification).

A6.0 ECR at Harvard Rendering

- Updated rendering shows all proposed changes in the view including:
  - The addition of the previously approved pump room and revision to the adjacent awning at the entry.
  - Removal of the awning above the garage entrance to improve the design after the addition of the pump room. During the development of the fire sprinkler design it became necessary to provide a pump room for sprinkler equipment. After exploring several options, we determined the best place for the pump room is between the residential building entrance and the garage entrance.
  - Storefront at first floor commercial unit (wellness center). Raised sill height as shown, and included a small header. (as noted on the drawings)
  - Removal of screen element adjacent to the garage entrance due to the requirement to provide a fire alarm panel in the interior and having to enclose the space at the former screen location.
  - Due to previously issued building department comments the elevator and stair design had to change to satisfy comments related to safety and code compliance. This did not change the building geometry but did result in revisions to the windows and screening element at the stair and elevator tower.
  - Reduction in storefront glazing height at the first floor facing El Camino Real, Harvard Ave and facing the neighboring property at 135 ECR. Reduction of number of store front glazing panels facing 135 ECR. (as noted on the drawings)

A6.1 ECR Rendering

- Updated rendering shows all proposed changes in the view including:
  - The addition of the previously approved pump room and revision to the adjacent awning at the entry.
  - Removal of the awning above the garage entrance to improve the design after the addition of the pump room. During the development of the fire sprinkler design it became necessary to provide a pump room for sprinkler equipment. After exploring several options, we determined the best place for the pump room is between the residential building entrance and the garage entrance.
  - Storefront at first floor commercial unit (wellness center). Raised sill height as shown, and included a small header. (as noted on the drawings)

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- Removal of screen element adjacent to the garage entrance due to the requirement to provide a fire alarm panel in the interior and having to enclose the space at the former screen location.
- Due to previously issued building department comments the elevator and stair design had to change to satisfy comments related to safety and code compliance. This did not change the building geometry but did result in revisions to the windows and screening element at the stair and elevator tower.
- Reduction in storefront glazing height at the first floor facing El Camino Real, Harvard Ave and facing the neighboring property at 135 ECR. Reduction of number of store front glazing panels facing 135 ECR. (as noted on the drawings)
- The doors to the electrical equipment closet have been enlarged to accommodate the required clear access for servicing. The doors will be painted to blend into the body of the building.

D.1 Architectural Details

The revised clouded details show the same elements depicted in the proposed renderings

D.2 Materials

The proposed rendering is repeated on this sheet as a reference. No changes of materials are being proposed.

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RE: 115 El Camino Real: Summary of changes from approved permit drawings.

Architectural control and use permit application.

07/11/25

Project description letter:

1. Response: The project description letter has been updated to address this comment. See submitted document: 2025.07.10 115ECR Summary of changes. The Summary of changes document list each sheet of the drawing set and list all the changes affecting each sheet. The changes listed cover the revisions since the approved planning drawing set from April 2019.
   The owner has provided a document describing the Wellness Center use.
   See submitted document: Date July 7 mp planning dept natural traditions health

Sidewalk:

2. The sidewalk was done per the approved civil grading and drainage plans after multiple precon meetings with the public works inspector. After the work was completed, the public works department said the concrete needs to be done per the approved landscape plans. "+/- 5' of concrete will be added on the El Camino Real side to achieve the 12' of concrete walkway listed in the approved landscape plans."

Comparison Drawings:

3. After conferring with planning staff, we agreed that the drawings would be set up for ease of comparison where possible. In some instances, this is not possible due to scale and sheet size. The following drawings have been reformatted and labeled for comparison purposes: G0.2, G0.2.1, G0.3.1, G0.6, A2.2, A2.1.1, A2.2, A2.3, A2.4, A6.1. The following sheets were added to the drawing set in order to show the comparison drawings as requested by planning staff: G0.2.1, G0.3.1, A2.1.1

Standards/Guidelines compliance worksheet.

4. An updated Standards/Guidelines compliance worksheet is provided as part of this response, uploaded as a separate document.

Gross floor area breakdown.

5. An updated gross floor area breakdown sheet has replaced the older breakdown on the cover sheet. G0.1. There is a 69 sf change in the gross floor area due to the addition of the pump room. The addition of the pump room was approved through the building division for the following reasons: During the development of the fire sprinkler design it became necessary to provide a pump room for sprinkler equipment. After exploring several options, we determined the best place for the pump room is between the residential building entrance and the garage entrance.

Plan set Comments:

6. The revised drawings set now has one coversheet, the coversheet from the approved planning set has been removed.

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7. See the new sheet G0.3.1 for the comparison of the transparency diagrams.
8. As discussed with planning staff: all changes are clouded in red.
9. Sheet G0.6 is consolidated as requested.
10. As discussed with planning staff: the unit names had to change from the planning drawing set. During building plan check we were required to provide a legal condo map. This necessitated renaming of units. It is not possible to rename the units.
11. The window sizes and locations from the approved permit set did not change. Within the approved window sizes operable sections where added to the already approved openings. The windows at the stair and elevator did change due to responses to building division comments and a revisions necessary to the code compliance of the elevator and stairs. Two small windows, and a door were added to the primary bathroom per the owner's discretion.
12. The proposed elevations are not colored in the same way as the approved elevations. These could not be placed on the same sheet to the scale of the drawings and size of the sheets.

Date July 7, 2025

A **comprehensive business plan for the approval of the Wellness Center**,

Request for approval of the Wellness Center, business license for Natural Traditions Health, at 115 El Camino Real, Unit 101, Menlo Park, Ca when construction is completed and ready to move in. Acct # 75480

Dr. Jaya Pancholy, PhD Integral Health, CEO of Natural Traditions Health since 2005
Integral Health Advisor at Innerstill -Mindvibe Vagus Nerve Stimulation Technology
I specialize in Customized Wellness using Technology, my ability and your input. I provide protocol-based wellness. drjayapancholy@gmail.com. Cell: 408-621-1512

Description of the wellness center

Wellness center for men- women- children and limited options for pets.

The aim of the wellness center is to provide wellness using natural holistic consulting, therapies, products for health and disease management as integrated holistic medicine. Therapeutic-ayurveda massage is part of the proposed therapies.

On the Floor Plan unit 101 Wellness Center– the space is divided as following:

Entry-reception-Retail section

Handicapped Bathroom, convenience section -with refrigerator, microwave, sink.

One office for Dr jaya Pancholy-First door on your left as you enter unit 101. The office includes desk, two chairs, and an evaluation bed.

One office for therapies provided by professionals in the wellness field including professionally trained therapeutic massage professionals. This is the room after the common therapy area, includes a massage bed, table and two chairs.

Small communal common wellness use area for self-use therapies like Brain Tap, offered to clients for wellness. This room is in the middle of the two other rooms.

Brain Tap offers a non-invasive, accessible solution for stress reduction, improved sleep, and enhanced cognitive performance. Its proven benefits, backed by clinical trials, make it a reliable tool for promoting mental and physical health. The technology is easy to use, requiring minimal effort from users, and can be integrated into wellness programs to support relaxation, focus, and overall well-being. Brain Tap technology is evidence-based and practitioner-approved, validated through clinical studies.

Technology:
Brain Tap utilizes five key technologies to restore brain balance:

1. **Light Frequencies:** Pulses of light train the brain to produce a healthy balance of brainwave activity. **4**
2. **Auriculotherapy:** The LED visor and headset use frequencies to energize the eyes and ears. **5**
3. **Beats and Tones:** Embedded tones emulate relaxed brain waves for enhanced focus and performance. **6**
4. **Guided Visualization:** Audio sessions help users design their own mental and emotional outlook. **6**
5. **10-Cycle Holographic Music:** Music creates a calming, immersive experience to stimulate the mind. **7**

The proprietary neuro-algorithm produces full-spectrum brainwave activity, promoting neuroplasticity and enabling the brain to reorganize and form new neural connections sustainably.

Number of employees – about 2 to 3.

Hours of operation- Monday to Friday 10 am to 6 pm. Saturday-Sunday 10 am to 6 pm.

Therapeutic Wellness massage- Appointment based, only one table available. An independent contract with therapeutic massage professional-1099 will be given to them.

Number of patrons expected- Appointment based, Focus on Virtual appointments- Telemedicine-tele appointment, virtual sessions.

Expected 4-5 appointments per day. Each appointment 1-2 hours.

Retail section: Wellness products, Natural products, Packaged Tea Coffee and related products, Supplements, Herbs, Crystals, Jewelry-Bracelets, earrings, necklaces, Pendants, Natural Fabrics-scarfs, shawls, meditation and other clothes. Website for online marketing and Retail sale is also planned.

Therapy rooms- Two therapy rooms, one is dr jaya pancholy consulting office, the other one is for therapies and therapeutic massage.

Parking- Total of 14 parking, 8 for residence and 6 for commercial is planned at the building. Ample public street parking is available, appointments are 2 hours or less, and parking time will be less than two hours for each client.

Consulting and Therapies

Non-Invasive FDA approved medical device 2 technologies based on bioregulation, bio-communication, Biofeedback are used to provide a customized plan for wellness. This includes

Beauty Treatments, Anti-aging Treatments, suggestion of supplement recommendations, Nutrition, managing pain, sleep, stress, chronic diseases, cancer, auto-immune disease, ADD, Autism, ADHD, chakras- energy body cleansing and energizing, Therapeutic-Ayurvedic bodywork treatments and massage.

Therapeutic body work and massage Description

Therapeutic massage uses a combination of specific body work techniques to produce a therapeutic effect. Therapeutic massage can be used to reduce stress, increase blood circulation throughout the body, help reduce inflammation and help heal injuries, help relieve muscle and joint pain, treat specific problems, reduce stiffness, increase blood circulation. One of the major benefits of therapeutic massage is its ability to reduce stress and anxiety. Examples: Deep tissue massage, Swedish Massage. Sports Massage, Neuromuscular Massage, Reflexology, pregnancy massage, Orthopedic massage ... During a therapeutic massage, a therapist uses various techniques like kneading, rubbing, and stretching to manipulate soft tissues (muscles, tendons, and ligaments) to relieve pain, reduce tension, and improve circulation, aiming for a therapeutic benefit rather than just relaxation.

Education-Events-Retreats are planned at other larger locations nearby. These will focus on stress management, wellness, Relationships, health related topics…

The Natural Traditions Health Wellness Center, under the expert guidance of Dr. Jaya Pancholy, PhD, aims to become a cornerstone of holistic health in Menlo Park, CA. By offering a unique blend of traditional and innovative wellness therapies, alongside a commitment to personalized care, the center will cater to the growing demand for integrative health solutions. By offering a unique blend of traditional and innovative wellness therapies, alongside a commitment to personalized care, the center will cater to the growing demand for integrative health solutions. Talking to some of the neighbors, comments have been “A place like this is really needed in the neighborhood “, “we can’t wait for you to open” , “ there is no place like you are planning in the neighborhood”, and other encouraging comments.

Thank You,

Dr. Jaya Pancholy

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- *Fire Retardant (FR) pressure treatment per 2018 IBC 2303.2.1*

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LOCATION: 115 El Camino Real	**PROJECT NUMBER:** PLN2025-00029	**APPLICANT:** Jaya and Ranjeet Pancholy	**Owner:** Jaya and Ranjeet Pancholy

PROJECT CONDITIONS:

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

    a. Development of the project shall be substantially in conformance with the plans prepared by Levy Art and Architecture, consisting of 31 plan sheets, dated received July 12, 2025, and approved by the Planning Commission on August 11, 2025, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

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

    e. 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.

    f. 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.

2. The use permit and architectural control revision shall be subject to the following **project-specific** conditions:

    a. The conditions of the August 20, 2019 City Council approval shall remain in effect, except as modified by the use permit and architectural control revision approved by the Planning Commission on August 11, 2025.

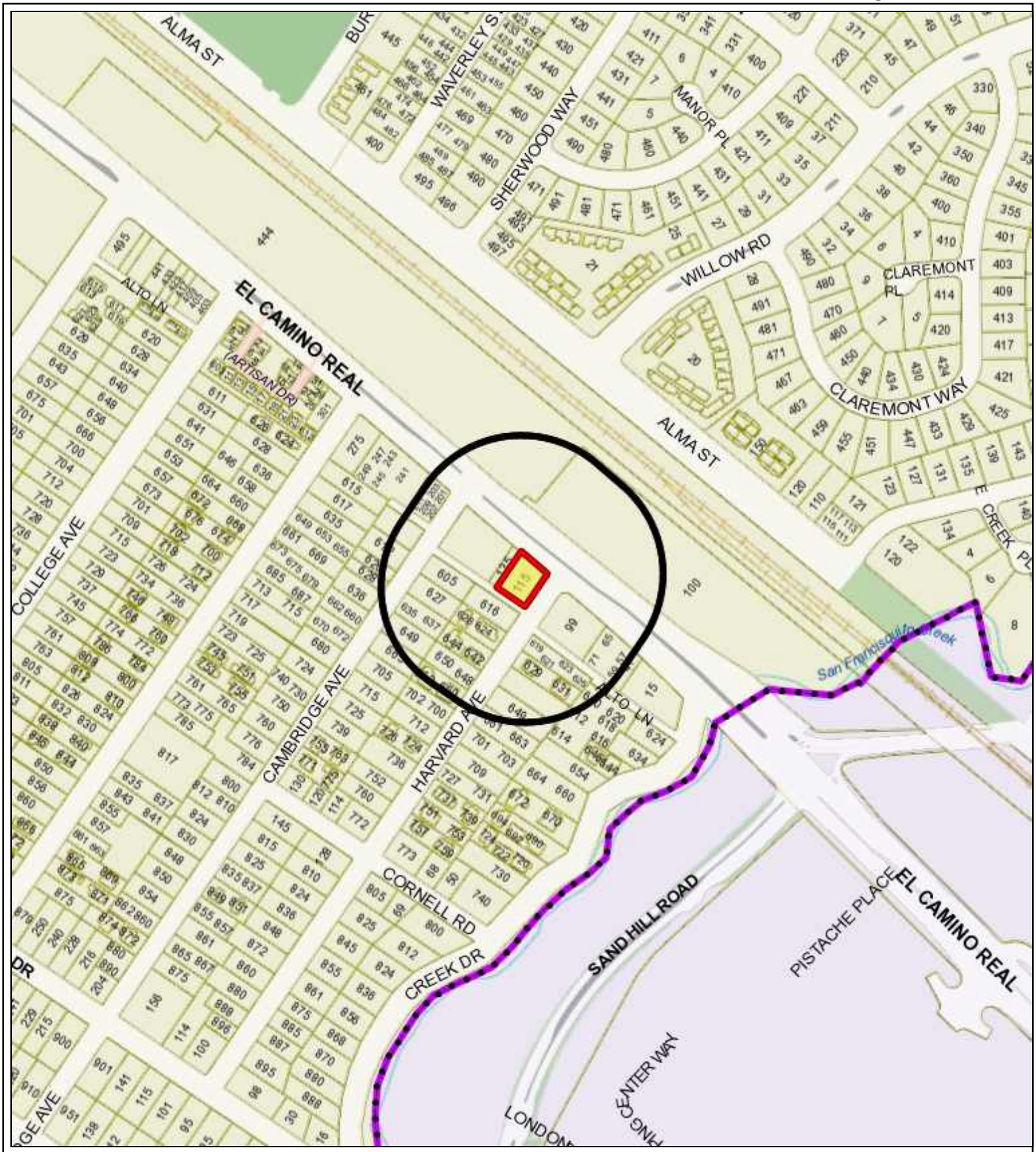
    b. Prior to commencing operations, each massage therapist shall obtain all required permits, certifications, and/or licenses to perform massage therapy from the State of California and/or Menlo Park Police Department.

    c. As depicted on Sheet L1.0 of the project plans approved by City Council on August 20, 2019, 12-foot wide sidewalks consisting of eight feet of unobstructed sidewalk on the interior side of 4-foot wide furnishings zones, which shall include street trees, plantings and bicycle racks, shall be provided along the El Camino Real and Harvard frontages.

LOCATION: 115 El Camino Real	**PROJECT NUMBER:** PLN2025-00029	**APPLICANT:** Jaya and Ranjeet Pancholy	**Owner:** Jaya and Ranjeet Pancholy

PROJECT CONDITIONS:

The sidewalks shall be installed prior to building permit final inspection to the satisfaction of the Engineering and Planning Divisions.



City of Menlo Park

Location Map
115 El Camino Real

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 8/11/2025 | Sheet: 1

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: 115 El Camino Real Compliance Worksheet

Section	Standard or Guideline	Requirement	Evaluation
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	**Complies.** The commercial space would be parked to allow a mixture of non-medical office, retail, or personal services, and the FAR would be well below one-half of the base FAR.
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	N/A – There is no medical or dental office proposed in this project
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	**Tentatively Complies.** Roof mounted mechanical equipment does exceed the allowable height of 38' but is mostly screened from view by parapets which do not exceed 4' in height. Clarification is needed on the roof plan and elevation on A1.5 to show the offset parapet wall between the stair and elevator parapets completely screens the mechanical equipment as suggested by the A3.2. elevation. Recommended condition of approval 6(b) would ensure no gaps in screening.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	**Complies.** No parapets exceed 4'-0" beyond the maximum façade height of the maximum building height. They are integrated into the building design depending on where they occur. See sheets A1.5, A3.1, A3.2
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	**Complies.** The stair and elevator towers extend beyond the maximum building height, but not past the 4'-0" parapet height. See sheets A3.1 to A3.4 for height and appearance of stair and elevator projections.
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	**Complies.** The front setback has landscaping adjacent to the building where the sidewalk does not meet the building facade. In other areas the sidewalk requirements fulfill the entire setback dimension. Landscaping includes a mix of low and medium size shrubs and two small trees using native planting, such as manzanitas. Entries have decorative permeable paving. See sheet L1.0
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	**Complies.** There is no parking in the front setback. See Sheet A0.3 Site Plan
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	N/A - Setbacks are required in ECR-SW.

Section	Standard or Guideline	Requirement	Evaluation
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	N/A - Setbacks are required in ECR-SW.
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	**Complies.** This project does not have any building projections that exceed beyond 5' from the building face into the setback area. One projection on the Harvard Avenue side is 3' into 7-foot minimum setback. See sheet G0.3.
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	**Complies.** There are no building projections on primary façade facing ECR. There is one projection on façade facing Harvard Ave. and this does not exceed 35% of façade area.
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	**Complies.** No architectural projection extends beyond 6' from the building face at the property line or at the minimum setback line. Where canopies or other projections do occur, there is a minimum 8' vertical clearance. See sheet A0.3 from the approved City Council plan set of 8/20/19 and G0.2
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	**Complies.** No development activities are proposed within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	N/A - The maximum distance between building breaks is 100' according to Table E3. This is more than the total length of the proposed project, and therefore building breaks are not required for this project.
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	N/A – see above, building breaks are not required.
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	N/A – see above, building breaks are not required.
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	N/A – see above, building breaks are not required.
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	N/A – see above, building breaks are not required.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	N/A – this project is in ECR-SW zoning district.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	N/A – this project is in ECR-SW zoning district.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	N/A – this project is in ECR-SW zoning district.
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2-foot setback of the building plane from the primary building façade.	**Complies.** Building modulations that meet the stated requirements are located on the facades facing El Camino Real, Harvard Ave., and Alto Ln. The offsets of wider than five feet and two feet depth are shown on sheet G0.2 and can be measured on sheet G0.3.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	N/A – this standard does not apply to ECR-SW zoning district.
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	N/A – this standard does not apply to ECR-SW zoning district.
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	**Complies.** Façade modulations along El Camino Real occur at entries and have a change in fenestration. The modulation along Harvard has a change in material and texture. The modulation along Alto Lane has a change in material and solid/void relationship. See sheet G0.2 and Elevations sheets A3.1-A3.4
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.	**Complies.** The south and east facades (facing Harvard Ave. and El Camino Real) both utilize perforated metal sun shading screens that sit outboard of windows and horizontal awnings. Residential units have overhangs and trellis elements to shade windows. See sheets G0.2 and A3.1 and A3.2 for overhangs, trellises and screen locations, and D.1 and D.2 for materials.
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	**Complies.** The 45-degree building profile is set at the minimum setback line along both El Camino Real and Harvard Ave. See sheet G0.2
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	**Complies.** Horizontal projections that extend beyond the 45-degree building profile are limited to the roof eave at the upper floor on the El Camino Real and Harvard Avenue sides and are integrated into the design. See sheet G0.2.
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	**N/A.** The project does not have any parapets**.**

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	**Complies.** The elevator and stair tower extend into the 45-degree building profile and are integrated into the overall building design. See sheets A3.2 and A6.0.
E.3.4.4 Upper Story Façade Length			
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	N/A - The ECR SW district does not permit building heights above 38'.
E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space**.**	**Complies.** The commercial ground floor is 15' floor to floor in height. See sheet G0.2.
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	**Complies.** The ground floor commercial spaces have at least 50% transparency from the sidewalk and street. See diagram on sheet G0.3 for calc.
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	**Complies.** Ground floor commercial spaces are oriented towards El Camino Real with entrances to the street. See sheet G0.3.
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	**Complies.** This project activates the street (El Camino Real) with two ground floor commercial spaces intended for personal service use and retail (or non-medical office). See sheet G0.3. The Harvard Avenue side has windows at the building corner to the commercial uses and the residential entry as well as landscape.
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	N/A - ground floor retail is proposed.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	**Complies.** There are no blank walls along any street facing side of the building. Walls have windows/openings or other design elements. See A3.1 to A3.3, A6.0, and A6.1. The interior side of the parcel, where it is visible from the sidewalk or street has a two-story metal frame that wraps the building corner at the retail space and residential deck and unit above. See A3.4 and A6.1.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	N/A - there are no residential units located at the ground level.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	**Complies.** Canopies and awnings are utilized over entrances and add visual interest to the building. See renderings on sheet A6.0, elevations A3.1 to A3.4 and sheet G0.2.
Building Entries			
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	**Complies.** The commercial building entries are located along El Camino Real, while the main residential entry is located along Harvard Ave. See G0.3.
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	**Complies.** All entries are visually distinctive. The commercial entries have signage, recessed forms, and canopies. The residential entry is recessed, has a change in material, and awning. See sheets A6.0 – A6.2.
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	**Complies.** There are multiple entries at street level. See sheet G0.3.
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	N/A - there are no ground floor residential units.
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	N/A - there are no ground floor residential units.
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	**Complies.** Building entries are recessed from the primary building façade. See sheet G0.3.
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	**Complies.** Commercial storefronts are recessed from the primary façade at the personal service space and from the layered metal frame at the retail space. See sheet G0.3 for dimensions and details 8 and 10 on D.1 for visual reference.
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	**Complies.** Retail frontage has a minimum 50% transparency façade area, see diagram and calculation on sheet G0.3.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	**Complies.** Storefront design is consistent with the building's overall design. More glazing is used, but similar materials are used in ways to integrate with the residential uses above. See sheets A6.0 and A6.1.
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	**Complies.** There is a distinction between individual storefronts with material application and form. See sheet G0.2.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	**Complies.** Windows, entrances, and signage provide clarity and interest to the façade. See sheets A6.0 and A6.1 and elevation A3.1.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	**Complies.** Individual storefronts have clearly defined bays, not exceeding 20' in length. See sheet G0.3 for dimensions and sheet G0.2 for form and design.
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	**Complies.** Both commercial spaces have their own dedicated entry, with direct access from the public sidewalk. See sheet G0.3
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	**Complies.** Both commercial doorways are recessed a minimum of 2', have signage, and overhead cover. See sheet G0.3
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	**Complies.** The commercial storefronts are un-shuttered.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	**Complies.** There are no built-in display cases to prevent sightlines to the interior of the retail spaces. See sheet A2.1
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	**Complies.** Signage is not attached to storefront windows. See signage plan sheet A8.0
E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	**Complies.** Private open space is provided for each unit and exceeds the minimum requirement. See sheet A0.4 for open space calculations.
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	**Complies.** The residential private open space is counted towards the overall open space requirement.

Section	Standard or Guideline	Requirement	Evaluation
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	**Complies.** There is modulation on the second and third levels where private open space occurs. See renderings on sheet A6.0.
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	**Complies.** There is landscaping where appropriate, and these areas are open to the general public from the sidewalk. See sheet L1.0.
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	**Complies.** Private open space is designed as an extension of the indoor living area for all 4 units. See upper level floor plans sheets A1.2 and A1.3
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	**Complies.** Landscaping is used to enhance the pedestrian experience from the sidewalk and views from the interior. See sheet L1.0 of the City Council approved plan set from 8/20/2019.
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	**Complies.** All plants called out in the preliminary landscape plan are native drought-resistant species. See sheet L1.0 of the City Council approved plan set from 8/20/2019.
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	**Complies.** Parking entrances have been minimized and located on less trafficked streets. See sheet G0.4
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	**Complies.** There are 14 spaces total of which 12 are in the gated garage and 2 are along Alto Lane. There would be one entrance and one exit for parking at the proposed project. The gates would be locked outside of business hours to provide secure access. See sheet G0.4 for the parking layout.
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	**Complies.** The trash room is located on a secondary street to the rear of the building. There are no loading docks. See G0.3.
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	N/A - There are no loading docks proposed for this project.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	N/A - There are no loading docks proposed for this project.

Section	Standard or Guideline	Requirement	Evaluation
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	**Complies.** There are 2 surface parking spaces on the proposed site plan along Alto Lane. They are placed in an area that is visually attractive, while addressing security and safety with adequate lighting and proximity. No mature trees are removed for this parking. See sheet G0.4.
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	**Complies.** All utilities are proposed to be underground. See Civil sheets.
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	**Complies.** Gas meters are proposed inside the garage opening, screened from view. Water meters will remain and are screened with landscaping. The transformer is shown underground near the building corner at Alto Lane and Harvard Avenue. The backflow prevention device is shown on the Havard side and screened by landscape. See sheet G0.3.
Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 “Bicycle Storage Standards and Guidelines.”	**Complies.** Secure bicycle parking is provided per the requirements in Table F1 of the ECR Specific Plan. There is a bike storage room accessed along the interior side yard and 3 visitor bike racks on the street. See sheet G0.3.
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	N/A - this project is not a parking garage on a downtown parking plaza.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	**Complies.** The parking garage is visible from Harvard Ave. and Alto Ln, and the interior is screened through architectural treatment and landscape. The garage has access to daylight, and these punctures provide a rhythm to the façade. See sheet G0.2 and L1.0. (CC 8/20/19)
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	**Complies.** The garage facades facing Harvard Ave and Alto Ln are designed with a system of vertical openings which are compatible with the scale, massing, and articulation of the surrounding building character. See sheet G0.2 and renderings sheet A6.0.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan’s off-street parking standards and allowance for shared parking studies.	**Complies.** The parking requirement for the residential units is 7.4 spaces and the requirement for the commercial is 6.14 spaces, meaning the 14 spaces would be shared to some degree. Staff will work with the applicant to ensure any assigned spaces would leave adequate spaces for customers and employees of the commercial units.

Section	Standard or Guideline	Requirement	Evaluation
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	N/A - The proposed garage parking is on the ground level with building above.
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	**Complies.** Project complies with citywide sustainability codes, see LEED checklist (CC 8/20/19).
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	N/A - City requirement.

Leadership in Energy and Environmental Design (LEED) Standards			
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be required for: • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	**Complies.** See LEED checklist.

Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	N/A - This project does not meet the definition of a larger development project.
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	**Complies.** The building design allows for ample natural light into the interior on all three levels. See section sheets A5.1 and A5.2, plan sheets A1.1 to A1.3.
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	**Complies.** Wall openings and fenestration have been designed to amplify daylighting. See rendering sheets A6.0 – A6.2.
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	**Complies.** Sun shading screens in the form of perforated metal panels are provided on the south and east facing facades. See G0.2, A3.1 and A3.2
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	N/A -This project is on the west side of El Camino Real
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	**Complies.** Operable windows are specified for all the residential units.

E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	**Complies.** Solar Panels are proposed for the roof. See sheet A1.4.
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	**Complies.** Recycling is provided in the waste room for residential and commercial units.
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	**Does Not Comply:** Green roofs are not proposed for this project. However, the second and third floors have extensive residential decks that could have planters and light reflective materials. There are also trellis roof structures at the second floor decks that reduce solar gain on the interior spaces.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	**Complies.** All proposed paving is impervious. See sheet L1.0. (CC 8/20/19)
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	**Complies.** Taller plants are on the south façade for shading. See L1.0 (CC 8/20/19)
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	**Complies.** All proposed plantings are regional native and drought resistant. See sheet L1.0. (CC 8/20/19)
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	**Tentatively Complies.** Efficient irrigation system will be specified if irrigation is planned.
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	**Tentatively Complies.** All exterior lighting fixtures will use low cut-off angles. Lighting fixtures shown on detail 5 sheet D.1 appear to comply; specific fixture information will be reviewed at the building permit stage.
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	**Tentatively Complies.** Lighting in the parking garage will be located away from openings but will be adequate for security in the garage.
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	**Tentatively Complies.** Energy-efficient and color-balanced outdoor lighting will be specified.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	**Tentatively Complies.** ENERGY-STAR qualified fixtures will be specified where feasible.
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	**Tentatively Complies.** High-efficiency lighting systems with advanced lighting control will be specified where applicable.

Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	**Tentatively Complies.** The reuse and recycle of construction and demolition materials will be maintained as applicable.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	**Tentatively Complies.** The use of products with identifiable recycled content will be specified where feasible.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	**Tentatively Complies.** Building materials, components, and systems found locally or regionally will be used where feasible.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	**Tentatively Complies.** Recycling and compost bins will be provided, in addition to waste.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	**Tentatively Complies.** Material from renewable sources will be used where feasible.

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
AIR QUALITY				
IMPACT BEING ADDRESSED: Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)				
Mitigation Measure AIR-1a : During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.		Measures shown on plans, construction documents and on-going during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD
<u>*Basic Controls that Apply to All Construction Sites*</u>				
1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Exposed surfaces shall be watered twice daily.			
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	Trucks carrying demolition debris shall be covered.			
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	Dirt carried from construction areas shall be cleaned daily.			
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Speed limit on unpaved roads shall be 15 mph.			
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.			
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.			
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
Impact AIR-2: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute substantially to an air quality violation. (Significant)				
Mitigation Measure AIR-2: Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.	See Mitigation Measure TR-2.			

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Impact AIR-5: Implementation of the Specific Plan would locate sensitive receptors in an area of elevated concentrations of toxic air contaminants associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-5: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 200 feet of the edge of El Camino Real or within 100 feet of the edge of Ravenswood Avenue, Oak Grove Avenue east of El Camino Real, or Santa Cruz Avenue west of University Avenue shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Impact AIR-7: Implementation of the Specific Plan would expose sensitive receptors to elevated concentrations of Toxic Air Contaminants (TACs) associated with Caltrain operations which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-7: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within approximately 1,095 feet of the edge of the Caltrain right-of-way shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

115 El Camino Real - El Camino Real/Downtown Mitigation Monitoring and Reporting Program				
	Action	**Timing**	**Implementing Party**	**Monitoring Party**
BIOLOGICAL RESOURCES				
Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)				
Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered. ***If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied:*** no further mitigation is required. ***If active nests of special-status birds are found during the surveys:*** implement Mitigation Measure BIO-1b.	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following: 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds.	If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted. Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.	Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.	Project sponsor(s) and contractor(s)	CDD
Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)				
Mitigation Measure BIO-3a: Reduce building lighting from exterior sources. a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.	Reduce building lighting from exterior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure BIO-3b: Reduce building lighting from interior sources. a. Dim lights in lobbies, perimeter circulation areas, and atria; b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October); c. Use gradual or staggered switching to progressively turn on building lights at sunrise. d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present; e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				
Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented. ***If no active roosts present:*** no further action is warranted. ***If roosts or hibernacula are present:*** implement Mitigation Measures BIO-5b and 5c.	Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	Prior to tree pruning or removal or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the "take" of individuals is prohibited.	If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.	Prior to tree removal or pruning or issuance of demolition, grading or building permits	Qualified bat biologist retained by project sponsor(s)	CDD
Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the "take" of individuals is prohibited.	A qualified bat biologist shall direct the eviction of non-breeding roosts.	Prior to tree removal or pruning or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
CULTURAL RESOURCES				
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)				
Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior's Standards: ***Site-Specific Evaluations:*** In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old. The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format. ***Treatment in Accordance with the Secretary of the Interior's Standards.*** Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.	A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior's standards, as applicable.	Simultaneously with a project application submittal.	Qualified architectural historian retained by the Project sponsor(s).	CDD - **Completed** (Historic Resource Evaluation completed by Architectural Resources Group, dated August 12, 2014. The evaluation found that the building displays characteristics of the Minimal Traditional style of architecture and was constructed at a time of increasing development in Menlo Park, but that these associations do not rise to a level that would warrant listing on the National Register of Historic Places (NRHP) or California Registrar of Historical Resources (CRHR)).

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)				
Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).	A qualified archeologist shall complete a site-specific cultural resources study. If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.	Simultaneously with a project application submittal.	Qualified archaeologist retained by the project sponsor(s).	CDD - **Completed** (Cultural Resources Assessment completed by Pacific Legacy, dated May 18, 2018. The assessment concluded that archival research revealed that there are no recorded cultural resources located within the study area, and no traces of significant cultural materials, prehistoric or historic, were noted during the surface reconnaissance.)
Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours. A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).	Ongoing during construction.	Qualified archaeologist retained by the project sponsor(s).	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
Impact CUL-3: The proposed Specific Plan may adversely affect unidentifiable paleontological resources. (Potentially Significant)				
Mitigation Measure CUL-3: Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who will evaluate its significance. Training on paleontological resources will also be provided to all other construction workers, but may involve using a videotape of the initial training and/or written materials rather than in-person training by a paleontologist. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards. (SVP, 1996)	A qualified paleontologist shall conduct training for all construction personnel and field supervisors. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.	Prior to issuance of grading or building permits that include subsurface excavations and ongoing through subsurface excavation.	Qualified archaeologist retained by the project sponsor(s).	CDD
Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant)				
Mitigation Measure CUL-4: If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows: * In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and b) If the coroner determines the remains to be Native American:	If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.	On-going during construction	Qualified archeologist retained by the project sponsor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
1. The coroner shall contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American; 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission. b) The descendant identified fails to make a recommendation; or c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.				
GREENHOUSE GASES AND CLIMATE CHANGE				
Impact GHG-2: The Specific Plan could conflict with applicable plans, policies or regulations of an agency with jurisdiction over the Specific Plan adopted for the purpose of reducing the emissions of GHGs. (Significant)				
Mitigation Measure GHG-2a: All residential and/or mixed use developments of sufficient size to require LEED certification under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	Install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces	Simultaneous with project application submittal	Project sponsor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
HAZARDOUS MATERIALS				
Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Potentially Significant)				
Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.	Prepare a Phase I site assessment. If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted. Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred. Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.	Prior to issuance of any grading or building permit for sites with groundbreaking activity.	Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)	CDD
Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)				
Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
NOISE				
Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise levels in the Specific Plan area above levels existing without the Specific Plan and in excess of standards established in the local general plan or noise ordinance, or applicable				
Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acousticallyattenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements: * Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; * Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and	A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels.	Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and ongoing through construction	Project sponsor(s) and contractor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
* When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				
Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.	CDD
Impact NOI-3: The Specific Plan would introduce sensitive receptors to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code. (Potentially Significant)				
Mitigation Measure NOI-3: Interior noise exposure within homes proposed for the Specific Plan area shall be assessed by a qualified acoustical engineer to determine if sound rated walls and windows would be required to meet the Title 24 interior noise level standard of 45 dBA, Ldn. The results of each study shall be submitted to the City showing conceptual window and wall assemblies with Sound Transmission Class (STC) ratings necessary to achieve the noise reductions for the project to satisfy the interior noise criteria within the noise environment of the Plan area.	Interior noise exposure assessed by qualified acoustical engineer and results submitted to City showing conceptual window and wall assemblies necessary to meet City standards.	Simultaneous with submittal for a building permit.	Project sponsors(s) and contractor(s)	CDD

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	Action	**Timing**	**Implementing Party**	**Monitoring Party**
TRANSPORTATION, CIRCULATION AND PARKING				
Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)				
Mitigation Measures TR-1a through TR-1d: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)				
Mitigation Measure TR-2: New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable: * Commute alternative information; * Bicycle storage facilities; * Showers and changing rooms; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium); * Subsidizing transit tickets; * Preferential parking for carpoolers; * Provide child care services and convenience shopping within new developments; * Van pool programs; * Guaranteed ride home program for those who use alternative modes; * Parking cashout programs and discounts for persons who carpool, vanpool, bicycle or use public transit; * Imposing charges for parking rather than providing free parking; * Providing shuttles for customers and visitors; and/or * Car share programs.	Develop a Transportation Demand Management program.	Submit draft TDM program with building permit. City approval required before permit issuance. Implementation prior to project occupancy.	Project sponsor(s)	PW/CDD
Impact TR-7: Cumulative development, along with development in the Plan area, would adversely affect operation of local intersections. (Significant)				
Mitigation Measures TR-7a through TR-7n: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)				
Mitigation Measure TR-8: Implement TR-2 (TDM Program).	See Mitigation Measure TR-2.			