



REGULAR MEETING AGENDA

Date: 02/28/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE

On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time:
PlanningDept@menlopark.org *
- Access the meeting real-time online at:
zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at:
(669) 900-6833
Regular Meeting ID # 871 4022 8110
Press *9 to raise hand to speak

*Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, 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's website www.menlopark.org. 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.org/agenda).

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, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. 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 January 10, 2021, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/Joe Velasco/277 O'Connor Street:
Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use. ([Staff Report #22-011-PC](#))
- F2. Use Permit/Steve Borlik/1125 San Mateo Drive:
Request for a use permit to perform interior and exterior modifications to an existing nonconforming, two-story, single-family residence in the R-E (Residential Estate) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and requires approval of a use permit by the Planning Commission. ([Staff Report #22-012-PC](#))
- F3. Conditional Development Permit Major Modification/Heather Skeehan (citizenM)/300 Constitution Drive:
Request for review and approval of major modifications to an approved Conditional Development Permit (CDP) for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation. No changes are proposed to the number of rooms (240 rooms), the number of onsite parking spaces (118 parking spaces) or the shared parking agreement between the hotel use and the other site occupant, Meta (formerly Facebook). The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP. In 2016 the City Council certified an Environmental Impact Report (EIR) as part of its approval of the Meta Campus Expansion Project, which included a potential 200-room hotel. Subsequent revisions to the Meta Campus were

previously analyzed through the Facebook Campus Expansion Project First Addendum. In February 2020 the City Council approved revisions to increase the number of hotel rooms to 240 rooms and approved a shared parking agreement, which was analyzed in a Second Addendum to the certified EIR. The currently proposed revisions have been reviewed against the analysis in the certified EIR, and First and Second Addendums, and the proposed revisions would not result in new impacts or an increase in the severity of previously identified impacts. ([Staff Report #22-013-PC](#)) *Continued from the meeting of February 14, 2022*

G. Regular Business

- G1. Housing Element Annual Report/City of Menlo Park:
Opportunity to consider and provide comments and/or a recommendation to the City Council on the 2021 annual report on the status and implementation of the City's current 5th Cycle General Plan Housing Element (2015-2023). ([Staff Report #22-014-PC](#))

H. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: March 14, 2022
 - Regular Meeting: March 28, 2022

J. 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 prior to, 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.org. 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 Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at menlopark.org/agenda and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 02/23/22)



REGULAR MEETING DRAFT MINUTES

Date: 1/10/2022
Time: 7:00 p.m.
Location: Zoom

A. Call To Order

Chair Michael Doran called the meeting to order at 7:00 p.m.

At Chair Doran's request, Assistant Planner Chris Turner explained how applicants and the public would be able to participate in the virtual meeting.

B. Roll Call

Present: Andrew Barnes, Chris DeCardy (Vice Chair), Michael Doran (Chair), Cynthia Harris, Camille Gonzalez Kennedy, Henry Riggs

Absent: Michele Tate

Staff: Nira Doherty, City Attorney; Matt Pruter, Associate Planner; Corinna Sandmeier, Acting Principal Planner; Chris Turner, Assistant Planner

C. Reports and Announcements

Acting Principal Planner Corinna Sandmeier said she did not have any updates to report.

Chair Doran confirmed with Planner Sandmeier that the Planning Commission agenda was on the City's new website.

Commissioner Henry Riggs commented on the new website and suggested that the public should be given prompts to find the new location for meeting materials.

D. Public Comment

Chair Doran opened Public Comment and closed it as there were no speakers.

E. Consent Calendar

E1. Approval of minutes from the November 1, 2021, Planning Commission meeting. (Attachment)

Commissioner Cynthia Harris said in reviewing the minutes she had a general and specific question. She said when a member of the public asked for information under General Public Comment how was it determined whether or when that information would be distributed. She said she was referring to speaker Pam Jones who had a number of questions about ADU applications. She said at the end of the November 1, 2021 meeting, Commissioner Tate asked that when the information was made

available to Ms. Jones that it also be distributed to the Commissioners.

Replying to Chair Doran, Planner Sandmeier said she could send the information out noting in this instance staff had the constituent's email address. She said normally staff would not have that information so the constituent would need to follow up with the Planning Commission.

Chair Doran said that the informational items at the end of the agenda was probably the best place to follow up on questions like those posed by Commissioner Harris.

ACTION: Consent to approve the minutes from the November 1, 2021 Planning Commission meeting; passed 5-0 with Commissioner Riggs abstaining.

F. Public Hearing

- F1. Use Permit/Brandon Knitter/209 McKendry Drive:
Request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story residence with attached garage on a substandard lot with regard to minimum lot width, depth and area in the R-1-U (Single Family Urban Residential) district. (Staff Report #22-001-PC)

Staff Comment: Planner Turner said staff had no additions to the staff report. He noted an email from Commissioner Andrew Barnes that he would recuse himself from consideration of this item.

Chair Doran noted that there was still a quorum with five members present.

Applicant Presentation: Brandon Knitter introduced himself and Angie Len as the property owners. He said Andrew McIntyre and Toby Long would present on the project.

Toby Long, project architect, said the design had traditional sensibility with regard to some of the massing and the rooflines and some contemporary flair with regard to some of the fenestration. He said the existing landscaping would remain. He said they were doing this as a modular building project. He said they had included diagrams in the plans to describe how the construction system and sequencing for that would unfold at the street line. He said they were sorting through a few remaining technical issues with PG&E.

Andrew McIntyre said he thought the presentation included all that was needed.

Chair Doran opened the public hearing.

Public Comment:

- Andrew Barnes, 211 McHenry Drive, said he thought the applicants had done extensive outreach in the neighborhood that was documented in the item packet. He said the design and materials were compatible with the neighborhood and thoughtful. He said he thought the siting of the project on the property was well done and thoughtful of neighbors on either side. He said the project was deserving of Planning Commission consideration for approval.
- Steve Mack, neighbor, said the lots were small dimensions and suitable for single-family, one-story homes. He said single-family homes in the area would have their privacy and natural light

impacted. He expressed concern with the negative impact on property values for others in the area from the project.

Chair Doran closed the public hearing.

Commission Comment: Commissioner Chris DeCardy said he appreciated the second speaker's concern about development and building lot sizes but noted the City's rules were set to provide fairness that applied in this instance. He said the project was supportable and he was prepared to support.

Commissioner Riggs expressed his agreement with Commissioner DeCardy's comments. He said the City did not set more restrictive rules in most of the City. He said there were more restrictive rules in the Lorelei neighborhood for increased second story setback but the rest of the City had not adopted those. He said as a reviewing Commissioner he regretted to see a pair of equal gables as the front elevation of a house and noted they emphasized the awkwardness with the early 20th century corner windows. He said however the city also did not have aesthetic requirements. He said he would support the project.

Commissioner DeCardy moved to approve as recommended in the staff report. Commissioner Camille Gonzalez Kennedy seconded the motion.

ACTION: M/S (DeCardy/Kennedy) to approve the item as recommended in the staff report; passed 5-0-1-1 with Commissioner Barnes recused and Commissioner Tate absent.

1. Make a finding that 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.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit 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 (January 10, 2023) for the use permit to remain in effect.
 - b. Development of the project shall be substantially in conformance with the plans prepared by CH x TLD Architecture, consisting of 17 plan sheets, dated received November 9, 2021 and approved by the Planning Commission on January 10, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicants shall comply with all requirements of the

Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

- 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. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
 - i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Erosion Control Plan and construction detail sheet that documents all erosion control measure implemented during the course of construction including, but not limited to, straw waddles, silt fence, temporary construction entrances, inlet protection, check dams, tree protection fencing, etc.
 - j. Required frontage improvements include but not limited to: Construct a new concrete curb and gutter along entire project frontage conforming to the adjacent properties.
 - k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Heartwood Consulting Arborists, dated August 14, 2021.
4. Approve the use permit subject to the following **project-specific** condition:
- a. If operation of the crane and placement of the modules requires encroachment onto the adjacent property, prior to submittal of a complete building permit application, the applicant shall obtain and possess all requisite approvals, rights, and interests in real property necessary to allow encroachment into, on, and/or above the adjacent property located at 213 McKendry Drive for operation of the crane arm and placement of the structure's modules. If no such approval, right and/or interests have been acquired by the applicant, the applicant shall ensure the operation of the crane and placement of the modules does not encroach onto the adjacent property.

- F2. Use Permit/Gabriela and Peter Hebert/755 Hermosa Way:
Request for a use permit to demolish an existing one-story, single-family residence and one detached accessory building, and construct a new two-story residence with a basement on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) zoning district, at 755 Hermosa Way. The use permit request includes excavation within the left-side setback for a basement lightwell. The project also includes a detached Accessory Dwelling Unit (ADU), which is a permitted use. (Staff Report #22-002-PC)

Staff Comment: Associate Planner Matt Pruter said in addition to the eight comment letters in the packet another 26 comment letters were received after publication of the staff report. He said the agenda packet had been updated to include 24 of the 26 additional comments. He said two comments were not provided in time to be included in the updated packet. He said 16 comment letters supported the project and 10 comment letters expressed concerns that were generally focused on issues with the amount of encroachment proposed for the light well, the second-floor massing, and outreach efforts.

Applicant Presentation: Peter Hebert said he and his wife Gabriela moved to Menlo Park six years prior to work, live and raise their family. He said that they made revisions to the plan as highlighted in the staff report to address what they understood were the most pressing concerns of their neighbors. He said those were higher windows on the north side, no upper story windows on the south side, removal of the master bedroom balcony, removal of the outdoor oven, and elimination of the basketball hoop. He said they provided a full set of revised plans that they intended to submit to the city to both adjoining neighbors and both provided written affirmative acknowledgment via emails August 2021 that their principal concerns had been resolved. He said what they proposed and what the prior property owner had proposed were extensively different and their proposal addressed all known issues. He said a sympathetic neighbor the weekend before this meeting advised him that another neighbor was circulating an email to neighbors opposing the light well encroachment. He said the email was not sent to them, the applicants or architects. He said there was no feasible way to increase the setback for the light well on the south side to 20 feet. He expressed their desire to build a home that would be a lasting asset to the community.

Chair Doran asked about the landscaping plan for the light well. Planner Pruter said it was Attachment D. Chair Doran said for the record that he found it harder to navigate the item packets as now organized. He said to clarify that the landscape plan in the vicinity of the light well was a fence and a row of shrubs. Ms. Kirby Lee, project architect, said it was intended to be a hedge, likely a laurel hedge. Chair Doran asked if the fence was six feet tall. Ms. Lee said it was either six or seven feet tall.

Commissioner DeCardy asked which heritage tree was removed for development. Ms. Lee said tree number 1, a Magnolia on the south side of the property.

Chair Doran confirmed with the applicant that the light well encroaching into the setback was the one on the left looking from the street.

Commissioner Riggs noted the proposed privacy hedge and two-story structure. He asked how tall the hedge was. Ms. Lee said the species would reach 20 feet in height over its lifetime. She said it would be seven feet in height when planted. Commissioner Riggs asked how far apart they would be planted as it seemed tight. Ms. Lee said about 36-inches apart. Commissioner Riggs asked if the trees would grow 20 to 30 feet in width over time. Ms. Lee said it was a hedge so each would grow

about four-foot in width. She said it would be a solid hedge over time. Commissioner Riggs asked if the project would maintain the hedge at a certain height or would it in effect become a wall. Ms. Lee said the hedge was kept typically to a height of 17 to 20 feet but she did not know the technicalities of how maintenance was performed on it.

Planner Sandmeier said a solid hedge per zoning regulations had to be maintained at no more than seven feet in height. She said trees that were spaced apart could grow taller.

Chair Doran opened the public hearing.

Public Comment:

- Molly Fogg Cardwell, neighbor, said she had been generally pleased with many of the homes developed in the area. She said she had not experienced outreach with this project as she had with others and it was a misrepresentation that she approved of the plans or had given feedback. She said the two principal issues she had with the project were an open deck area on the second story with a direct view line of sight into her child's bedroom and bathroom as well as the private areas of her dining room, kitchen and half bath and the excavation in the setbacks for the lightwells. She said she had brought these things up with the prior property owners and they had indicated it would be changed but it had not been. She said the bulk of the proposed house was built to the exterior of the lot and imposed on the neighbors.
- Doug Devine said he and his wife lived at 619 Hermosa Way since 1979. He said they objected to the encroachment into the side setback for the light well excavation as that would set a precedence. He said the new owners had not reached out to them about the proposal. He said the property owner should redesign the home so the light well did not exceed into the setback.
- John Duret said his wife's name was Beth Benjamin and they lived at 777 Hermosa Way, immediately adjacent to the subject property. He said the property owners had been very proactive in reaching out to them about the project. He said the applicants had purchased the property and the architectural plans from the previous owners and that had made things a complicated process. He said the previous owners' plan had light wells that encroached into both side setbacks and on his side by six feet. He said they opposed that encroachment as did the neighbor on the other side of the subject property. He said other neighbors opposed the encroachment for fear of setting a precedent. He said the previous owner redid plans and removed the encroachment on their side and it was assumed on the other side, too. He said he and his wife had significant privacy concerns but the new property owners immediately reached out to them and had dialogue after which they addressed their most significant privacy concerns by raising the height of the second story windows on their side and removing a large second story deck. He said they would prefer not to have a large home right on the 10-foot setback but they were fine with the changes.

Chair Doran closed the public hearing.

Commission Comment: Chair Doran said he was concerned about the light well noting in general he was philosophically opposed to light wells and encroachments. He said setbacks allowed for landscaping and trees for screening and that was especially important for a two-story house. He said he found the light well and encroachment particularly troubling for this project as he thought the landscape plan was inadequate. He said the hedge was not allowed under zoning to be taller than seven feet and yet that was the plan to have it taller and would violate the zoning ordinance. He said

he was not convinced a seven-foot hedge would provide adequate screening for the neighbors. He said he would like to hear from the applicant about screening.

Mr. Hebert said concerning the neighbor at 719 that he had not shared his complete correspondence with them to demonstrate that the efforts he made upon purchasing this property was genuine. He said he really tried to meet with both individuals and at a minimum speak. He said that did not happen but through email, which he was happy to provide now or separately, the owner of 719 expressed satisfaction with what they had done. He said their intent was privacy noting his young family and having no interest in or a desire to create anything that would overlook on a neighbor's property. He said the screening they offered was to provide maximum privacy and the neighbor signed off on that and that was documented in the emails. He said at no point in all of his correspondence was there any mention of the light well. He said he provided all the plans the Commission had seen with respect to setback and light well and there was not a single mention. He said their intention and this was in conjunction with their southern neighbor was to find something that provided screening and privacy.

Chair Doran asked Ms. Lee to address the screening for privacy from second story windows and a deck and a zoning ordinance that limited a hedge height to seven feet. Ms. Lee said one of the things that created immediate privacy was that there were no second-floor windows on the south side elevations. She said the only windows were on the first floor and those would be easily concealed by the proposed hedge. She said the landscape plan was preliminary and showed intent but specific species were yet to be decided. She said the balcony was a walkway to connect from the master closet to the office and was not intended to be a space to gather. She said also it was set back over 27 feet from the property line.

Commissioner Kennedy said she appreciated the passion on both sides of the project. She said part of the issue was that there were some streets that were experiencing a great deal of development and residents no doubt became weary of all the construction. She said the applicant took on a property that had been encumbered with a lot of challenges. She said the sole issue seemed to be the light well noting that it was codified. She moved to approve the project as recommended.

Commissioner Riggs said the project was a stylish home with quality finishes. He said it was a big reach in any neighborhood to build to the maximum. He said while he shared the Chair's hesitancy about setbacks, particularly on a half-acre lot that had a lot of room to work with, the applicant had made the point that it was approvable by use permit, and the Commission had to have a reason to deny it. He said he wished that the chimneys other than the freestanding barbecue chimney were not covered in shingles. He said having completely blank second-floor walls was a detriment to that adjacent neighbor but that neighbor might not be aware of what that was going to be like to have a building next door that had no windows. He said other than the massive façade his concern was that privacy was to be addressed by landscaping and the landscaping as far as he could tell was unworkable based on its intent. He said he had seen trees planted as a hedge and it looked the same always, hugely awkward and unfriendly. He said also it was extremely expensive to remove when a dozen trees had been planted in the space that actually fit three and was close to \$2,000 per tree. He said he thought the landscape screening needed to be reconsidered. He said he would be much more comfortable if that was done professionally. He said he would make an alternative motion and that was to continue the project for the benefit of a revised landscape plan.

Chair Doran referred to sheet B.15 or A.31 that showed this elevation and there were no windows on the setback. He said he was seeing some windows in the middle so there were second floor windows on this side of the house. He said they just were not all the way out to the setback line. He

asked Ms. Lee if that was correct. Ms. Lee said the windows were much further along and were actually the other wing or on the other side of the "U." Mr. Hebert said the house was designed for privacy so everything looked inward rather than out from a second floor at the neighbors. Ms. Lee said that they were not relying on landscaping to provide privacy and that it was actually the design of the house that provided privacy to the neighbors.

Commissioner DeCardy referred to the deck on the second floor concerning the neighbor who spoken and asked what screening it had. Ms. Lee said it was a solid 35-inch guardrail with a panel of six-inch metal hog wire bringing it up to a height of 42 inches. Commissioner DeCardy said that essentially was a walkway and was not meant as a space to gather. He asked about potential conversation with the neighbor and a possibility to screen even higher.

Ms. Lee said architecturally there were options even if just providing plantings on the walkway or even something architecturally that would provide a screen. She said they were not aware until this evening that was a concern so they had not had a chance to address it.

Mr. Hebert said they had engaged a landscape architect to create a hedge suitable for the neighbor and that neighbor had found the proposal suitable. He said he was happy to proceed forward and if with any other landscape plan revisions that were feasible.

Commissioner DeCardy said he appreciated the property owners' care and good will. He said the ADU, permitted and protected by state law, seemed to be lined up further back in the yard than the light well and closer to the property line. He asked whether the ADU was closer to the property line than the light well, noting that it would be a view up rather than down. Ms. Lee said that was correct.

Commissioner DeCardy said he understood the dilemma and appreciated Commissioner Riggs' comments about the landscape plan. He said he was prepared to approve the project with the direction that the neighbors work with staff to sort out the two issues and trust they could come to a decent agreement. He said he would like to approve with that guidance rather than continue the project.

Chair Doran asked if Commissioner Riggs' motion was to continue. Commissioner Riggs said it was and had presented it for comment. He said he thought Commissioner DeCardy's summarization narrowed the concerns to two issues. He said he appreciated the applicants' clarification of the intent of the building facades in addressing privacy. He said the hedge to him was more of an issue to have something that would be reasonable and maintainable. He said the second issue that Commissioner DeCardy referred to was the balcony, which seemed to be the only remaining second story privacy issue. He said he was sure Ms. Lee and the Heberts could devise something like a couple of feet of privacy glass on top of the railing for example. He said he would withdraw his motion to continue. He said he would second Commissioner Kennedy's motion to approve with Commissioner DeCardy's suggested modifications.

Planner Sandmeier said she was not sure if obscured glass on top of the guardrail was possible as that made more of an enclosed space and that area currently was not counted as floor area. She said the other suggestion was for staff to work with the applicant and neighbor on a solution but it might not be easy to find a solution everyone agreed with so she thought it would be better for staff and the applicant to get better direction of what landscaping the Commission was looking for and they could work with the applicant to make sure that was shown on the plan.

Commissioner Andrew Barnes said there was some talk of precedence. He said his perspective was that it was not the applicant's job to design a project that served the preference of the neighbors. He said it was the job of the applicant to design a project that conformed to development standards and was defensible. He said the project was before them primarily due to excavation for a light well. He said that was entirely the prerogative of the applicant. He said the lot was 20,000 square feet and the proposal was 6,488 square foot of building excluding the basement where 6,489 square feet was maximum allowed. He said there was almost 3,000 square feet of basement. He said it was preposterous to think that the excavation of the light well could not have happened anywhere else on the property. He said it was the applicant's choice to proceed with the plans they purchased with the property and he thought it was incumbent upon the applicant to figure out how to put the minor setback into the 20,000 square foot lot. He said with a use permit application he asked himself if it had something detrimental to the neighborhood to the extent that it would not be okay to approve it. He said that this project did not rise to that level, but he did not like that they were being asked to agree to an intrusion because of the applicant's reticence to modify their project as many other people have had to and chosen to do.

Chair Doran said Mr. Hebert had proceeded in good faith and demonstrated attention to the neighborhood and its cohesiveness. He said noting Commissioner Barnes' other comment that this was a 21,904 square foot lot. He said the proposed home was being built to the setbacks and excavating into the setback was something he was having trouble understanding as necessary and why a use permit was needed. He said the use permit required the Commission to find that the project could be built without impacting the comfort or general welfare of the neighborhood. He said they had had 10 comments from neighbors expressing their belief that it would impact their comfort and general welfare. He said they should take that into account. He said he would call the motion and if it failed, he would move to continue the project to allow for redesign so the light well was not in the setback.

Commissioner Riggs asked for clarification on the motion to approve and if there were any modifications proposed. Chair Doran said he thought the motion was to approve without modifications and that Commissioner Riggs had seconded the motion. He confirmed with Commissioner Kennedy that her motion was to approve as presented. He said Commissioner Riggs seconded the motion with reservations but thought Commissioner Riggs had amended his second to be without any qualifications.

Commissioner Riggs said that would be correct if he could understand that it was not laurel trees planted three feet on center and was merely a hedge to be identified with appropriate plants.

Replying to Chair Doran, Planner Sandmeier said it would be helpful if that was a formal condition.

Commissioner Kennedy said she would amend her motion to include Commissioner Riggs' recommended condition.

Chair Doran confirmed the second made by Commissioner Riggs.

Commissioner DeCardy asked whether the motion might include for the second-floor balcony to have acceptable additional screening up to six feet and so it did not count toward floor area.

Replying to Chair Doran, Planner Sandmeier said it would be difficult to do something more physically on the deck than what was proposed without increasing floor area and suggested trees planted to screen the deck was a potential solution.

Commissioner DeCardy asked if it would be possible to do a series of planters up against the deck that would effectively screen. Planner Sandmeier said planters on top of the guard rail with three-foot plants might work, but she did not think those would provide complete screening.

Commissioner Harris said she would accept the project without the changes to the deck as that seemed very difficult to do but suggested to the applicant that they consider things such as plantings to create that additional screening for the deck.

Commissioner Riggs said the Commission might recommend that trees be planted in sensitive areas. He said the balcony (deck) had a 27-foot setback that provided room in place of, or in between the seven-foot-high screening hedge where a couple of trees might be planted positioned between the balcony and the sensitive view areas of the adjacent property. He asked if they could recommend a clarified landscape proposal to be reviewed by staff with the purpose of placing one or two trees such that they would before too long provide visual screening between the balcony and the adjacent property sensitive areas.

Replying to Chair Doran, Commissioner Kennedy asked for clarification of the full recommended change to her motion.

Commissioner DeCardy said he would withdraw his recommendation for balcony screening.

Commissioner Riggs said he would clarify that the landscape plan be resubmitted to just clarify that the hedge was not based on trees and that one or two trees in coordination with the Planning Division would be added to the sensitive area such as at the property line between the balcony and the right-side neighbor's property. He suggested asking the property owner if that seemed acceptable and doable.

Mr. Hebert said it was acceptable and he was sure they could find a tenable solution.

Replying to Chair Doran, Commissioner Kennedy indicated the proposed amendment to her motion was acceptable.

ACTION: M/S (Kennedy/Riggs) to approve the item with the following modification; passed 6-0-1 with Commissioner Tate absent.

1. Make a finding that 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.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit 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 January 10, 2023) for the use permit to remain in effect.

- b. Development of the project shall be substantially in conformance with the plans prepared by Kirby Architecture, consisting of 21 plan sheets, dated received January 3, 2022, and approved by the Planning Commission on January 10, 2022, 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. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
- h. 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.
- i. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.
- j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Colony Landscape and Maintenance, dated received September 1, 2021.

- l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.
- m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.

4. Approve the use permit subject to the following ***project-specific*** condition:

- a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing a new parking strip and removal and reconstruction of the valley gutter along the entire property frontage, pursuant to the latest City Standards, to the satisfaction of the Public Works Department. The limits of frontage improvements shall be shown on the building permit site plan.
- b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans to provide one or two new trees between the left side of the second floor deck and left-side property line for privacy screening, subject to review and approval of the Planning Division and the City Arborist

F3. Architectural Control and Below Market Rate (BMR) Housing Agreement/Dan Beltramo/1550 El Camino Real:

Request for architectural control to construct a new three-story residential building with eight townhouse-style units on a parcel in the SP-ECR/D (El Camino Real Downtown/Specific Plan) zoning district. The existing onsite, two-story office building would remain, and the surface parking lot would be reconfigured. The proposal includes one Below Market Rate (BMR) unit for compliance with the City's BMR program. (Staff Report #22-003-PC)

Staff Comment and Presentation: Planner Pruter said additional public comment was received today and understood that comment was within the updated agenda and staff report packet. He said the Commission would take final action for the project for architectural control and the Below Market Rate (BMR) Rental Housing Agreement and noted the Housing Commission had recommended approval of the BMR Rental Housing Agreement on September 1, 2021. Presenting a visual report, Planner Pruter noted that the proposed project would involve the demolition of some surface parking spaces located closer to the San Antonio Street facing frontage to accommodate the development of eight rental townhomes with one required to be a low-income unit. He said the existing two-story office building fronting on El Camino Real would remain and the remaining surface parking would be reconfigured. He said 67 parking spaces were being offered where 70 were required including four ADA-compliant spaces. He said staff was working with the applicant on conceptual approaches to revise the surface parking to accommodate the 70 required parking spaces. He noted condition 5.d in Attachment A reflected that requirement for a revised site plan addressing the parking and providing the required 70 spaces. He said that condition would be subject to review and approval of the Community Development Director, the Transportation Division Manager, Engineering Division and City Arborist. He said he and the City's Design Consultant Arnold Mammarella were available for questions.

Applicant Presentation: Jeremiah Tolbert, Tolbert Design Architects, introduced associate Jennifer Price. He said also their clients Margaret and Dan Beltramo were present.

Ms. Price said the proposed project was located at the corner of San Antonio Street and Encinal Avenue. She said they were reconfiguring the existing parking lot to develop the three-story

townhome project all of which would front the San Antonio Street frontage and was approximately 15,287 square feet with units ranging from 2100 to 2500 square feet. She said the Mission style design aesthetic was selected to blend with the existing fabric of the neighborhood, a mixture of both traditional and transitional buildings. She said each unit had a private, two-car garage located on the southside of the building and faced the parking lot and office building. She said the project included all new landscaping. She said they had had very successful community outreach during the review of the proposed project and had received positive feedback during open houses held. She said they were redesigning the current parking lot to provide the required 70 spaces. She indicated the slide show presented the most current parking plan that met the 70 required parking spaces.

Chair Doran opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Barnes said he liked that they would make better use of the existing parking lot and provide more housing. He said he was not concerned about the number of parking spaces. He clarified with staff why they were weighing in only on architectural control and BMR Rental Housing Agreement. He asked to have the slide of the elevation of the rear of the project viewable again. He said he had not liked the smoothness of stucco on the 1300 Station project but this appeared to have enough architectural interest to offset the smooth stucco.

Commissioner Riggs said the design was well placed in context with the San Antonio Street architecture and even went one step above with real divided light windows and copper gutters. He said the applicant's goal to have a high-quality project was much appreciated. He said a future neighbor had commented that except for the middle two units the lower levels of the front elevations were a bit plain. He said his response was if this were a study session the Commission might ask if some additional interest might be placed on that lower level. He said he was not inclined to challenge the architecture with the one review. He said the landscaping might well provide enough interest so San Antonio residents would be comfortable with the new view and new shapes. He asked about the location of guest bicycle parking on the site plan.

Ms. Price referred to the slide of the site plan and noted guest bicycle parking was shown on the lower right-hand corner of the building where the start of the drive aisle off that easement was. She said directly across the drive aisle from the guest bicycle parking was the trash enclosure. She said across the drive aisle on the lower right-hand corner was where there was guest bicycle parking as well as next to the entrance of the office building at 1550 El Camino Real.

Replying to Commissioner Riggs' concern about a guest needing to park a bicycle some distance from the unit residents being visited, Ms. Price said there was ample storage in the two-car garages for each unit and suggested that would be a good place for guests to store their bicycles while visiting. Commissioner Riggs asked if he could come up the entry balcony too if it was a quick meeting or such. Mr. Tolbert said each entry front yard was enclosed with a gate. He said the guest could pull the bike into the friend's front yard just behind the gate. Commissioner Riggs said that made sense. He said generally he was glad there was a guest parking requirement but he did not feel it really applied to this building. He said there were individual units and commented that perhaps in the future reconsideration could be made whether to even ask for guest bicycle parking at a ground floor residential destination.

Commissioner Riggs confirmed with Ms. Price that the trash enclosure for the office building would also serve the residences. Ms. Price said they had a working session with an operational deputy for Recology, the waste removal company, and he preferred that they have one main door accessed on the easement side because the trash collection trucks would enter the easement off of El Camino

Real and drive north toward San Antonio Street with the truck stopping right in front of the trash enclosure and collect both the residential and building trash as well as directly across the easement from this location from the trash enclosure for 1540 El Camino Real, a new development there. She said the Beltramos were amenable to Recology's recommendation. Commissioner Riggs said it was a benefit for Recology but he thought for residents in units 1,2,3 or 4 that it would be a bit of a hike making the multiple trips needed to the exterior trash each week. He said he would just make the observation that it seemed challenging and if the applicants or architects would like some flexibility regarding Commission approval this evening, he would hate to hold this design and the approval to that one location for trash that was so convenient for Recology. He said this was a nice project and easy to support.

Commissioner Barnes referred to Sheet R-1 and asked about landscaping along Encinal Avenue as it seemed to be a stark view with only lower vegetation. Mr. Tolbert said that particular rendering was to show the building itself and did not show existing street trees there. Ms. Price referred to the planting plans, Sheet L-1.0 that showed a large tree at the end of the drive aisle, tree #15, which would be retained. She recalled it was so substantial arborists recommended not planting other trees near it. She said also there was a row of deciduous trees between the pavers along the residential drive aisle. Commissioner Barnes noted the difficulty of viewing an entire agenda packet in one document and suggested if possible that a tree or trees be added in that area.

ACTION: M/S (Barnes/Kennedy) to approve the item as recommended in the staff report; passed 6-0 with Commissioner Tate absent.

1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:
 - a. The project is consistent with and contemplated by the El Camino Real/Downtown Specific Plan, as demonstrated in the attached Specific Plan Standards and Guidelines checklist (Attachment E).
 - b. The project is exempt from CEQA pursuant to Government Code section 65457, as there are no substantial changes or new information that would cause significant impacts not addressed in the El Camino Real/Downtown Specific Plan Program EIR, and no circumstance or event that would require additional environmental review pursuant to Public Resources Code 21166.
 - c. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program adopted by the City as part of the Program EIR and approval of the Specific Plan (Attachment H), which is approved as being applicable to the project as part of this finding.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood. The proposed exterior materials and finishes would be high quality in nature and would reinforce the neighborhood compatibility. The scale variation enables a smooth and cohesive transition from the denser and taller El Camino Real frontage to the medium density areas closer to San Antonio Street.

- b. The development will not be detrimental to the harmonious and orderly growth of the City. The construction and ongoing occupation of the site would proceed in accordance with all applicable City requirements and procedures, as verified in these conditions of approval.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood. The project would maintain the existing office building and increase housing units, including one below market rate (BMR) housing unit.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment E).
3. Approve the Below Market Rate Rental Housing Agreement (Attachment G).
4. Approve the architectural control, to the following **standard** conditions:
- a. Development of the project shall be substantially in conformance with the plans prepared by EID Architects, consisting of 41 plan sheets, dated received on December 13, 2021, and recommended for approval by the Planning Commission on January 10, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. The Director may refer any request for revisions to the plans to the Planning Commission for architectural control approval. A public meeting could be called regarding such changes if deemed necessary by the Planning Commission.
 - c. Minor modifications where the Community Development Director determines the modifications are more substantive than the changes outlined in condition 3b may be approved by the Community Development Director, provided the modifications are determined to be consistent with the building and design elements of the approved project, subject to notification of the Planning Commission. A member of the Planning Commission may request to discuss these modifications on the next agenda.
 - d. Major modifications to the development plan which involve material changes, or expansion or intensification of development may be allowed subject to obtaining an architectural control permit from the Planning Commission.
 - e. Prior to building permit issuance, the applicant shall comply with all Sanitary District, California Water Company, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

- f. 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.
 - g. 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.
 - h. Prior to building permit issuance, the applicant shall submit plans for construction related parking management, construction staging, material storage and Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City. The applicant shall secure adequate parking for any and all construction trades, until the parking podium is available on the project site. The plan shall include construction phasing and anticipated method of traffic handling for each phase.
 - i. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Advanced Tree Care, dated received November 15, 2021.
 - j. Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plans.
 - k. Prior to issuance of a building permit, the final, signed BMR agreement shall be recorded with the County of San Mateo and a conformed copy shall be submitted to the Planning Division.
5. Approve the architectural control subject to the following **project-specific** conditions:
- a. The applicant shall address all Mitigation, Monitoring, and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment H). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP shall submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit or as early as the project can be certified by the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Silver certification.
 - c. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new

development. For the subject proposal, the fee is estimated at \$17,387.99 (\$1.13 x 15,387.6 net new square feet).

- d. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised site plan that provides a total of 70 parking spaces within the surface parking lot, comprised of 66 standard parking spaces and four Americans with Disabilities Act (ADA) compliant spaces, of which one space would be van accessible, subject to review and approval of the Community Development Director, Transportation Manager, City Arborist, and Engineering Division. The site plan modifications shall utilize reduction of the number of ADA spaces facing Encinal Avenue, stall width reductions for the diagonal parking spaces closest to the interior side property line, and the addition of a diagonal parking space near Encinal Avenue, or other similar modifications, to provide the required 70 parking spaces.
- e. Engineering-specific Conditions, subject to review and approval of the Engineering Division except as otherwise noted:
 - i. Required frontage improvements include but not limited to:
 - 1. 3-inch grind and A.C. overlay (curb to curb) on San Antonio Street and Encinal Avenue along entire frontage.
 - 2. Existing sidewalk, curb and gutter shall be removed and replaced along the San Antonio Street and Encinal Avenue frontages.
 - 3. Lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench.
 - 4. ADA compliant wheelchair ramps at corner of El Camino Real and Encinal Avenue, and San Antonio Street and Encinal Avenue shall be upgraded.
 - 5. Existing street light fixture on existing PG&E pole on San Antonio Street shall be upgraded to LED.
 - 6. Two new street lights on San Antonio Street (LED fixture per City of Menlo Park standards) shall be provided.
 - 7. Street lights on El Camino Real shall be upgraded to LED (Caltrans Standard), and repainted Mesa Brown.
 - ii. El Camino Real frontage improvement: The following improvement shall be designed during the design phase prior to issuance of the first building permit:
 - 1. Existing sidewalk, curb and gutter shall be removed and replaced along El Camino Real. Per Specific Plan, provide 15-foot sidewalk on El Camino Real, inclusive of a ten-foot wide clear pedestrian through zone and a five-foot wide furnishings zone.
 - 2. Provide two 36-inch box street trees on El Camino Real.
 - 3. 3-inch grind and A.C. overlay of eight feet along El Camino Real frontage.
 - iii. Applicant shall provide cost estimate and execute a DFIA (deferred Improvement agreement) associated with El Camino Real improvement prior to issuance of the first building permit. All new construction or additions of 10,000 or more square feet of gross floor area to the commercial building or for tenant improvements on a site where the cumulative construction value exceeds \$500,000 over a five-year period will trigger the construction of El Camino Real sidewalk improvements.

- iv. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Public Service Easement (PSE) along the property frontage on El Camino Real to accommodate the full 15-foot wide sidewalk (as measured from back of curb) along the frontage of 1550 El Camino Real. Said PSE dedication shall be subject to review and approval of the Engineering and Transportation Divisions, and recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
- v. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.
- vi. All private easements shall be recorded with the County of San Mateo prior to building permit final inspection.
- vii. Prior to commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
- viii. Prior to building permit issuance, Applicant shall comply with all Sanitary District, California Water Company, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
- ix. Prior to building permit issuance, Applicant shall submit plans to remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
- x. Prior to building permit issuance, Applicant shall submit a Grading and Drainage Plan for review and approval. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3.
- xi. Prior to building permit issuance, Applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44).
- xii. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.

- xiii. Prior to building permit issuance, Applicant shall pay all Public Works fees the Storm Drainage Connection Fee, currently \$150.00 per multi-family unit. Refer to City of Menlo Park Master Fee Schedule.
 - xiv. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval.
 - xv. Prior to building permit issuance, the Applicant shall submit engineered Off-Site Improvement Plans (including specifications & engineers cost estimates), for approval by the Engineering Division, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, street lightings, common area landscaping and other project improvements. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division.
 - xvi. Prior to issuance of each building permit the Applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058.
 - xvii. Irrigation within public right of way shall comply with City Standard Details LS-1 through LS-19 and shall be connected to the on-site water system.
 - xviii. Prior to final inspection, the Applicant shall submit a landscape audit report.
 - xix. The Applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy
- f. Transportation-specific Conditions, subject to review and approval of the Transportation Division except as otherwise noted:

Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. The TIF is estimated to be \$44,535.22. This is calculated by multiplying the fee of \$5,566.90/Unit for Multi-Family Homes by net new Multi-Family Homes of 8 Units. Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued.

- F4. Zoning Ordinance Text Amendment/Cyrus Sanandaji: Request for a Zoning Ordinance text amendment to modify Municipal Code Chapter 16.92 (Signs-Outdoor Advertising). The proposed text amendment includes eliminating the current square footage cap on the total sign area for certain larger projects within the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district and establishing new regulations to calculate permitted signage for certain projects in the SP-ECR/D zoning district. (Staff Report #22-004-PC)

Commissioner Kennedy expressed apologies she would need to leave the meeting at this point.

Staff Comment: Planner Sandmeier said she had no additions to the written report.

Applicant Presentation: Cyrus Sanandaji noted a study session on this item a few weeks earlier and suggested forgoing a presentation as it was the same as the one at the study session.

Chair Doran opened the public hearing.

Mr. Sanandaji said one point of clarification was received from the City Attorney referring to the text amendment that they should not distinguish between project identity signage and tenant signage. He said that led to a small change in the language for legal reasons that was vetted by the City Attorney's office and his colleague Steve Atkinson.

Chair Doran closed the public hearing.

Commission Comment: Commissioner Barnes referred to page 346 in the agenda packet and project description: *Since the last study session, the applicant has revised the proposed zoning ordinance amendment including the following revisions.* He noted it showed four bullet points and asked for input on how those related to the revisions made since the last time the Commission saw the proposed ordinance.

Planner Sandmeier noted some changes but the overall amount of signage would be roughly equal to what would have been allowed under the previous proposal heard in December. She said some language was added on the process for Master Sign Program review allowing the Planning Commission some flexibility from the design guidelines as desired. She said the restriction on project identification signage was eliminated that would have prevented the use of consumer product or corporate identity. She said that had to do with First Amendment issues. She said the project identification and directional signage allowance was replaced with additional signage based on gross floor area of the project. She said it was intended to be roughly the same amount of signage. She said the limit on office tenant signage was changed to eliminate upper-level commercial signage for buildings with a mixture of office and other commercial uses and also had to do with First Amendment issues. She said also it was she believed an issue raised by Planning Commissioners during the study session. She said the applicant's massing studies were the same.

Commissioner Barnes asked about the process for the Planning Commission's approval for signage. Planner Sandmeier said any signage that went beyond the 100 feet permitted currently for primary frontage or 50 feet permitted currently for secondary frontage would have a Master Sign Program reviewed by the Planning Commission for conformance with the design guidelines, but there would be some flexibility as the Commission desired. She said the new language was Section 69.92.110(10). She said it was found in the last section of the proposed text. Replying to Commissioner Barnes, Planner Sandmeier said signage allowed currently was reviewed ministerially but that would not apply to these larger projects, because they needed additional signage that would be allowed by this amendment. She said signage for larger projects would go to the Planning Commission, whether it met design guidelines or not, to assure a cohesive look.

Commissioner Barnes said he thought they had left this proposal with trying to create transparency in the process and having the Commission weigh in on development standards and not selecting signs and having preferences that would affect commercial signage in the commercial districts.

Recognized by the Chair, Mr. Sanandaji said the idea for future large projects would be for the Master Sign Program to be approved at the same time a project was approved. He said their project had been approved already so this was not what the situation would be in the future. He said the amendment they were proposing provided for an objective standard as to the square footage and placement of signs. He said there was discretionary review as a one-time safety net for the Planning Commission to establish a Master Sign Program consistent with the look and feel of the project.

Chair Doran said the third bullet that was referred to by Commissioner Barnes said: *Eliminate the exclusion exemption concept for project identification and directional signage*. He asked if it was a First Amendment issue that they could not allow extra footage for an exit sign or one way sign, or such. Planner Sandmeier said anything related to safety such as an exit sign could not be exempt. She said it was more likely the large Springline sign where the City was regulating the content that a Springline sign was okay but you could not have a sign for the name of a restaurant. Chair Doran said he understood that but he was confused by bullet point 3. He asked if there was a First Amendment issue with saying you could not have a one-way only or exit sign on the garage or something like that.

City Attorney Nira Doherty said they made a few proposed changes including the 2nd and 3rd bullet points referenced. She said those changes primarily sought to ensure that the regulations being proposed were not based on the category of signs. She said if you needed to read the sign to determine what regulations would apply to it, there was a presumption that the sign was content based and there was a presumption that the content based sign would be unconstitutional and subject to heightened scrutiny for it to be constitutionally valid. She said there were exceptions from this principle for the size and location of signs as those were generally considered not content based. She said the 2nd and 3rd bullet points were changes made to ensure that they were not promulgating any content-based regulations.

Chair Doran said he understood the content-based regulation and the 2nd bullet in the problem of prohibiting consumer product or corporate entity identification. He said he had a problem with the directional signage and why a one-way only sign would be a First Amendment issue. Steve Atkinson said in their prior proposal they had an exclusion and exemption really for directional signage and for project identification signage. He said the project identification signage notably was the big arched Springline sign over the main entry. He said most of the area covered by that exemption was to be from Springline project identification sign. He said he understood from reviewing the case and the City Attorney's office that they probably could have done an exemption for the purely directional signage. He said they could have kept that as an exemption but they could not have been able to exclude the Springline project identification sign. He said rather than split this exemption up so they had a small exemption for the directional signage and then a separate one dealing with the Springline project identification sign, they decided to come up with another formula that would give them approximately the same amount of signage as they had shown in the diagrams. He said they created this provision which gave them an additional signage allocation based on the commercial square footage of the project.

Chair Doran said presumably there were regulatory requirements for exit and entrance signs to the parking garage so people did not get in the wrong lane. He said he was good with that and wanted to move on.

Commissioner Riggs said they had a couple of goals when they discussed this previously. He said one was to allow that a project sign not compete with tenant signage. He said he felt strongly however about top of building signage. He said he did not think that was a content-based issue at

all. He said, if necessary, he would suggest that they be specific and say that anything in the top 50% of the bulk height of the building should be limited to no more than one sign per 50,000 square feet of project, or no more than one sign per 100,000 square feet of project. He said he did not want to see along the parapet on the extensive frontage business signage for multiple tenants strung out on the top of the building. He said such signage should be limited to the level of their tenancy, which for retail was typically first level. He said even a 10,000 square foot building such as 1706 or 1906 El Camino Real could have three, even four tenants. He said if all of them wanted their names on the top of the building that he could not see that was approvable. He said if legally they could not separate the top of the building from the bottom of it, and if legally they could not separate directional signage from tenant and sponsorship signage, he suggested they not increase the square footage allowance for signage at all, and that everything above that square footage require approval by the Planning Commission in public hearing(s). He said he agreed with Commissioner Barnes that there should be clear rules and that the building developer, building management and tenants should all be able to guess what their approvable signage should be and where.

Recognized by the Chair, Mr. Atkinson said they did have a restriction on upper-level signage that basically said on the El Camino Real frontage that no more than one half a square foot of sign per foot of frontage could be above the ground level of the building. He said because of the concerns the City Attorney raised on content-based restrictions that previously they had a restriction on office signage, which they thought would probably occur on the upper levels and they changed that to a restriction on upper-level signage at the ratio he indicated earlier. He said for their El Camino Real frontage only about 200 square feet of signage would be allowed above ground level. Commissioner Riggs asked what percentage of the total signage was 200 square feet. Mr. Atkinson said their total signage on El Camino Real based on the length of the frontage was 540 square feet. He said they had an additional allocation of signage based on area of a little over 200 square feet, which they were using most of for the project identification and directional signage. He said they had approximately 300 square feet of signage for ground level uses and then about 200 square feet on El Camion Real for upper level uses. He said the project basically intended to use that to have two upper-level office signs or two upper level signs on each of the two El Camion Real facing office buildings.

Mr. Sanandaji said that was consistent with the massing they shared during the second study session. He said for context the project identity signage on the archway would be slightly above 200 square feet. He said that could not be distinguished. Commissioner Riggs asked if that meant it couldn't be distinguished from the rest of the total signage or from the upper level or from the lower level. Mr. Atkinson said the Springline sign by its physical location was upper-level signage. He said they had a specific provision that said the project identification signage was exempt from the restriction on upper-level signage. He said the upper level project identification signage that would be allowed was approximately 200 square feet, which would be for commercial signage and then another approximately 200 square feet for the Springline arch sign, and as project identification excluded from the allowed upper level square footage. Commissioner Riggs asked if calling it upper level created that competition why not call it parapet signage that would be limited. He said parapet signage was a common phrase. He asked whether they could limit parapet signage. He asked if there was any legal reason, they could not limit parapet signage. Ms. Doherty said she would want the planners to weigh in on that scope. Mr. Atkinson said theirs was a three-story building. He said their limit on upper level signage would apply to anything above the ground level, which would include but not be limited to the parapet. He said there was no competition. He said the Springline sign did not take away from the other upper-level signage allowed.

Commissioner Riggs said staff indicated that directional, project identification, and tenant signage could not be segregated and distinguished. He said in working back from that restriction they have subsequently heard that probably directional signage could be in a separate square footage budget. He said personally he thought it could be anything other than vertical directional signage, which he hoped was excluded such as painting on the ground. He said if project directional signage could be separate perhaps, they could dispose of the phrase “upper-level signage.” He said if they wanted to limit parapet signage, he would like parapet signage to have a budget. He said if they wanted project identification signage, they could define it as a sign over the primary entry that identified the project as a whole and then they could have retail signage on the façade or within the eight foot vertical and 50 foot horizontal of the tenancy or the major entrance to the tenancy. He suggested that they could be specific about what they were doing. He said he thought the Commission had presented a goal that tenants would have a reasonable sign budget and know it in advance, so they each could have a sign depending on how much ground level was divided into and to restrict parapet signage for the sake of the overall appearance of the building on the street frontage. He said he thought that could be accomplished by stating it more directly. He said the concept of upper signage and lower signage was not helping.

Ms. Doherty said she was in agreement with Commissioner Riggs on the parapet signage but was not certain if she was in complete agreement with the remainder of his suggestions with respect to specifying the project or the entity on the street level signage.

Planner Sandmeier said they could definitely limit parapet signage. She said they noted in the staff report the previous feedback from the Commission about signage above the first floor. She said what was presented this evening was submitted by the applicant and certainly could be refined through the Commission’s review.

Mr. Atkinson said it appeared they misunderstood and thought the Commission’s concern was about all signage above the ground floor. He said Commissioner Riggs’ focus tonight was specifically on the parapet. He said he believed they had intended their upper-level signage in their diagrams to be located at the parapet level. He said it was conceivable that a second-floor office tenant for example might want a sign at the second-floor space. He asked Mr. Sanandaji if they could change their limit on upper-level signage to an equivalent language limit on signage just at the parapet level. Mr. Sanandaji said it would work for their projects, but the goal was not intended to be a set of modifications specifically tailored to Springline. He said they were going to revisit the Commission with their specific Master Sign Program and proposal. He said in conjunction and through the discussions they had with Stanford and contemplating what potential future development might come that would be impacted by these modifications that he could certainly see a scenario in which building architecture would really require signage to not be at the parapet level but rather sort of in the midlevel whether it was a second floor or otherwise, and that being a more appropriate application. He said they did not want to be prescriptive and try to write something that really only solved their project issue. He said they were looking for modifications that would more broadly and appropriately apply to the entire area and for all projects. He said selfishly speaking it would work perfectly fine for their program.

Commissioner Riggs said he was thinking of other projects and even quoting a couple of projects that were as small as 10,000 square feet, which probably would not even fall under the label of a large project. He said he had a follow up suggestion but noted Commissioner Harris was waiting to speak.

Commissioner Harris referred to the one bullet eliminating the restriction of a project identification signage that would prevent the use of a generally known consumer product or corporate identity. She said “generally known” confused her. She said she could not understand the actual wording of the change. She said she did not want a “generally known consumer product or corporate identity” to be treated differently than a new company or corporation or a new brand.

Mr. Atkinson said the language Commissioner Harris was referring to was part of the exclusion they had before for project identification signage. He said the issue they saw in drafting that was the project “Springline” was not a well-known commercial project or other business. He said they were concerned that someone might think there was a circumstance where you could have a project like this and instead of a name like Springline that did not have larger commercial meaning a big company could come along and instead of having an arch that said Springline they could have an arch that said Bank of America Plaza or Safeway Plaza. He said they assumed people would say when you are having the project identification being the name of a project like that it was really advertising. He said that was why it was in there to begin with so when they changed from an exemption for project identification and directional to this additional allocation that became irrelevant. He said in discussions with the City Attorney’s office they thought saying you could exclude project identification but not if it was a well known commercial name would violate the content restriction on consent based distinctions. He said the distinction they were making before became irrelevant.

Commissioner Harris said in general they wanted to support retail businesses and not disadvantage them in Menlo Park.

Commissioner DeCardy said he was further along on the restriction trajectory than Commissioner Riggs. He said as a community they had to do more development, more infill development and they were going to have larger buildings in the downtown. He said people would be frustrated by that and the loss of the look and feel of a small-town community. He said buildings could be designed better to address that but if they allowed signage like that visible from the highway, or the hotel and legal complex like that at the exit from Highway 101 to University Avenue then that would wreck the feel of a smaller community. He said here a restriction was proposed that might be too restrictive and unfair relative to other property owners but they had the opportunity to correct over time and be able to get signage that actually fit the look and feel of the community and in the end be supportive of what they had to do with greater density to have better housing in these areas. He said this was why he would vote against the item.

Commissioner Riggs said there was concern with over-signage. He said he agreed with Commissioner Barnes that they needed to have rules that could be read, followed and predicted, but he thought it might be wise to augment the signage allowance here. He said the project signage was clearly needed. He said he thought increasing it to allow for the retail signage at retail level perhaps should be as far as they go and then allow for overall project identification signage to be a discretionary review process. He said he thought that was the only way they could separate it without running into legal issues. He said tenants and building management would have rules to inform choices and the original development would be handled separately the way they handled other issues upon initial development. He asked if the applicant could work with that and if it was an overall viable approach to large projects.

Mr. Sanandaji said if he understood Commissioner Riggs’ proposal that would be to create or to limit the modification to create an objective standard for purely ground floor level signage applicable to retail or commercial uses and then have a discretionary process for any upper level signage.

Commissioner Riggs said that was incorrect. He said he thought it would serve them best if they removed the phrase “upper level.” He said they wanted to increase the signage allowance so it was reasonable and proportional for retail signage at the retail level noting that there was some retail on Oak Grove on the second level. He said they wanted to put a maximum allowable amount of signage at the parapet. He said the third element would be the overall project identification signage that potentially could have a budget but was discretionary approval. He said they could call it additional overall project identification and perhaps Ms. Doherty could lend an opinion on whether that had any conflict with content based signage. He said the two elements would have budgets. He said he believed that future Planning Commissions would support the overall project identification as that was part of supporting an incoming project.

Mr. Sanandaji thanked Commissioner Riggs for the clarification. He said as long as there were clear formulas that were based on project size, whether linear footage or otherwise, they could have a clearer understanding of what the signage allowance was that could be parsed between the uses, parapet and retail as examples. He said he would feel comfortable based on the assessment of their project and the assessment of the hypothetical project that they had thought about in discussions with the Stanford team and others to make this proposed language that that would work. He said he would have anticipated that the Planning Commission’s review of the Master Signage Program would have essentially entailed a review of the entirety of the composition of the signage being proposed. He said if they were saying that there was a formulaic component for retail or sort of among ground level, commercial and then parapet, then really the subjective component was in terms of location and maybe size of other signage, and that then was sort of negotiated and from a design standpoint proposed through that discretionary review process and approval or denial of the Master Signage Program. He said from their perspective as a project sponsor he thought that would be viable for all future large developments.

Commissioner Riggs said he hoped that rather than waiting for the Master Signage Program that building management would be able to go ahead and tell perspective tenants how much signage to expect. Mr. Sanandaji said his suggestion to that end and he was not sure what the process would look like but in other jurisdictions they spent a lot of time developing a proposed hypothetical signage plan because retail spaces were generally located in certain areas and there were only general areas on the parapets where you would likely place commercial signage, and then the project identity would be there regardless of the tenancy so you could propose essentially that Master Signage Plan as part of the original proposal so it was approved concurrently. He said it would not lag so far behind as their project had because of absence of those rules. He said during the design process and to Commissioner DeCardy’s point buildings could be designed in a tasteful way meaning not just the building mass, form and aesthetics but also the signage so it was integrated. He said he thought that was how they could get to the best outcomes collectively as a city and community.

Commissioner Riggs asked what they might propose for the parapet limitations as he did not think it was really square footage but really how many signs. He said it would be nice on one building mass to not have more than one sign. Mr. Sanandaji said that Stanford had an extremely long frontage and the intent was to limit the number of parapet signs as a function of the length of the frontage of a project. He said it would not be uncommon and he thought for aesthetic purposes would have better balance if the major frontage had one parapet sign on each corner that would anchor that elevation. He said for example the Stanford project with its long frontage might need more than three there and the formula might allow for that. He said limiting to one did not necessarily achieve a goal of having appropriate signage

Commissioner Riggs said he had suggested preferably one per building mass. He said for example Stanford had at least 10 El Camino Real building front corners. He said even though it was a long frontage it was a matter of signage per parapet mass. He said there were a number of masses among what he thought were five buildings. He said by Specific Plan intent you had more than one parapet mass due to the major modulations. He said his suggestion was that per building mass under 100 feet that you would not have two parapet signs. Mr. Sanandaji thanked the Commissioner for the clarification.

Chair Doran said the proposal from Commissioner Riggs was a limit on ground floor level retail signage with a separate limit on parapet signage, and then for a discretionary approval for project signage. He said Mr. Sanandaji restated it somewhat differently he thought with a limit on retail signs, limit of parapet signage and then discretionary approval for all other signs. He asked the City Attorney to speak to whether they were allowed to provide an extra discretionary signage allowance if it was for project identification or if that again would run into First Amendment problems.

Ms. Doherty said she thought there was a way to structure it to accomplish what was being recommended. She said she was not sure they were going to be able to write that language at this hearing as she would want to work with staff and Mr. Atkinson on it. She said she thought they could accomplish that in a manner that was content neutral.

Commissioner Barnes asked if Mr. Sanandaji and Mr. Atkinson were getting what they needed for their project. He said he was saying that against the landscape of what he thought was a hard process they were in. He said the applicant was toggling between what would work for their project, Stanford's project and hypothetical projects in the future. He said he did not think they were doing a service to the process or the applicant or future development. He asked if this could be made a two-step process. He asked if they could just hear what was going to work for Springline and then through an administrative process have, and he did not know how that would work, but they would review and approve for Springline and then have a provision that what was approved was part of a future determination that looked across the entire Downtown Specific Plan area. He said he thought they were arguing too many hypotheticals and he did not think they were going to get there. He said he would be more comfortable with what was going to work for Springline, what were best practices and then provide stakeholders a voice in the discussion.

Replying to Commissioner Barnes, Ms. Doherty said they could narrow the application of the ordinance so that it would not apply throughout the Specific Plan area.

Commissioner Barnes asked what that would look like and whether he would make a motion.

Chair Doran said the agenda item was to make a recommendation to the City Council for an actual ordinance. He said if a different ordinance was wanted that would need specificity that he thought was not possible to accomplish here.

Ms. Doherty said she was not sure about a spot zoning issue as it related just to signage. She said it was a good suggestion of something that they would look into. She said this evening they had a text amendment that the applicant had applied for and the Planning Commission was asked to make a recommendation on and the City Council would make a determination. She said the proposal by the applicant would go forward to the City Council with a recommendation in favor or against or without a recommendation. She said some of the suggestions being made tonight were useful and helpful to the applicant as to whether they wanted to go to City Council. She said if they wanted to bifurcate

the process that was not something the applicant would propose but something the Planning Commission would ask the City Council to consider.

Mr. Atkinson said the concern their team would have with the change in process would be the amount of time in terms of rethinking this. He said they were in the process of bringing on retail people and it was very difficult to do that without the ability to tell them whether all the retail along El Camino Real was going to have to divide up 100 square feet of signage. He said if they wanted to just limit this to approximately the Springline site the entirety of that was included in one subdistrict of the Specific Plan. He said there were a few other properties to the north of the project site also in that subdistrict but were all small properties that were unlikely to be affected by this. He said he was not sure how to proceed as time was of the essence.

Commissioner Riggs said he thought they were close to concluding a proposal that would satisfy those particularly concerned about parapet signage. He said they had clarified the goals to increase the retail signage from a budget of 100 square feet minus others to something closer to 300. He said in the test case of the Springline project it would have a separate parapet budget. He said they could simplify both the proposed ordinance and approval process or this recommendation process by pulling out the overall project identification signage as special signage that would be discretionary.

Ms. Doherty said she could summarize what Commissioner Riggs was recommending as a path forward for them to proceed if the Chair and other commissioners were interested. She said she thought the recommendation was to adopt the resolution with the recommendations as drafted with the following changes: excluding project information signage from the review process as proposed and instead subject it to a discretionary review process that would be determined and potentially crafted before this went to the City Council. Replying to Ms. Doherty, Commissioner Riggs said he thought it was that and asked if they had already agreed that directional signage was a separate category and that did not need to be restricted by the retail or parapet budgets. Ms. Doherty said she had not heard the Commission make that decision and would defer to the Chair.

Chair Doran said he understood that if directional signage was required that regulatory requirement would not be subject to limits. Ms. Doherty said she wanted to clarify one thing. She said they could differentiate against with respect to the directional signage and craft language she thought they would be comfortable with but they were not making a blanket determination that all distinction was not content based. She said with that small qualifier she was with Commissioner Riggs on what was proposed.

Commissioner Harris said she supported the ordinance as written but she understood Commissioner Riggs' concerns. She said she would be happy to reframe bifurcating the parapet signage and the project signage. She said the only thing she did not understand with the new idea was what the parapet signage requirements were. She asked if they would be similar to what the original upper level or whatever it was signage rules. She said if they were all in agreement in making the parapet signage separate that they decide on what the rules on that were.

Commissioner Riggs said he was not challenging the good work that had been done over the many weeks in defining that upper signage. He said he just wanted to categorize these three.

Commissioner Barnes said he thought they were making progress. He said he had deep reservations about not hearing from the other stakeholders on this. He said if we were going to move forward, he wanted someone to summarize besides Commissioner Riggs what was different from what was in the current amendment.

Replying to Chair Doran, Ms. Doherty said she would like to work through the proposed changes to the amendment with Mr. Atkinson and Mr. Sanandaji between this meeting and the City Council meeting. She said this was the applicant's proposed text amendment. She said she would like direction from the Planning Commission on what changes it wanted to see to the applicant's text amendment and they would then revise the resolution making the recommendations subject to those changes.

Chair Doran said as he understood the proposal was to retain the current draft restrictions in terms of square footage permissible both for the retail level and upper level but not include the third bullet point, they had discussed which was additional allowance for signage based on gross floor area for project identification and instead of having a budget to be allocated to have that be discretionary.

Commissioner Riggs referred to the page shown onscreen noting that the four bullet points were the proposed changes to the applicant's proposal. He said he wanted to dispense with the phrase upper signage as what was desired was to distinguish parapet signage and retail signage or if it were more appropriate retail and tenant signage saying he would leave that to the applicant.

Chair Doran noted it was 10:57 pm and they would need to conclude by 11 pm unless approved by motion to continue past 11 p.m. He said there was one more item after this one. He suggested moving to continue the meeting for the purpose of the signage amendment past 11 p.m. but not take Item G1 and continue that to another meeting.

Chair Doran polled the Commissioners and there was an agreement to continue past 11 p.m. for the current item under discussion and to continue Item G1 to another meeting.

Chair Doran recessed the meeting for five minutes.

Chair Doran reconvened the meeting at 11:03 p.m.

Replying to Chair Doran, Commissioner Barnes said he was not sure he understood what was being proposed and he needed to understand.

Commissioner DeCardy said he appreciated Commissioner Barnes' earlier comments to sever and just do the project approval versus the whole. He said it had been very difficult for it to come together and now they were doing the signage four years after the project had been approved. He said there was something simple they could do. He said this proposal was going to the City Council anyway and they could make recommendations or not recommend. He said he would vote to not recommend.

Recognized by Chair Doran, Ms. Doherty said she and the applicant spoke and the applicant was amenable to working with her office between tonight and the City Council meeting to propose alternative language for the City Council to consider. She said her procedural recommendation was they had an applicant's text amendment before the Planning Commission and it could recommend or not recommend it, or recommend it subject to some proposed revisions. She said what she heard was the Commission would like to perhaps adopt the resolution recommending the text amendments subject to a few revisions. She said the first would be to revise to allow an exemption for directional signage. She said she thought there was a way they could do that consistent with First Amendment principles on content based restrictions. She said the second would be to provide and establish or utilize an existing discretionary process for project identification signage in excess of the overall

signage allocation. She said the last was to revise the upper-level limitations to be based on some parapet square footage or frontage measurement. She said they needed to understand better Commissioner Riggs' intent on that if the Commission wanted to make that a recommendation.

Commissioner Riggs said he was not proposing any change to the calculation, the measurement or budget, rather he was proposing that they refer to parapet signage as a limitation distinct from the tenant signage and dispense with the terms upper-level signage because the concern was with the tops of buildings, the parapets being overloaded with signage.

Commissioner Riggs moved to approve the proposal for signage amendments with the following revisions that directional signage be separated from building signage budget, that parapet and tenant level signage be distinct budgets, with the intent to restrict parapet signage and augment tenant particularly retail signage and that overall project identification signage be approved through discretionary reviews. Chair Doran suggested clarifying that the tenant signage would be subject to the formula in the existing amendment and the parapet signage be subject to the formula in the existing amendment for upper-level signage. Commissioner Riggs said yes and which he thought in this case would be 200 square feet for Springline as opposed to that additional 200 square feet for the Springline project identification sign. Commissioner Harris seconded the motion.

Commissioner Barnes asked Ms. Doherty about the practicality of the proposed motion and from the applicant as to the functionality of the proposed revisions.

Ms. Doherty said she thought they could take this direction and craft some revisions to the ordinance that were content neutral and defensible.

Replying to Commissioner Barnes, Mr. Sanandaji said there was no intent to change budgets and they wanted the formulas prescribed in the draft ordinance. He said if any of those were exceeded that was where discretionary review would occur as part of the application process for the Master Sign Program. He said this would work for their project with the further clarification as it was extremely helpful for leasing and marketing to have prescriptive limits. He said that was the transparency and the objective metric they all could rely on.

ACTION: M/S (Riggs/Harris) to recommend that the City Council approve the proposed text amendments, with the following revision:

- Revise the ordinance to provide an exemption for directional signage;
- Provide for a discretionary review process for project identification signage in excess of the overall signage allocation; and
- Eliminate upper level signage references and replace them with reference to parapet signage.

Motion passed 4-1-2 with Commissioner DeCardy opposed and Commissioners Kennedy and Tate absent.

G. Presentation Item

- G1. Presentation for a Master Plan/Signature Development Group and Peninsula Innovation Partners, LLC on behalf of Meta Platforms, Inc. (formerly Facebook, Inc.)/1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court:
Receive a presentation on the proposed Willow Village mixed-use master plan development. This presentation would allow for the Planning Commission and members of the community to learn more

about the proposed project. The proposed Master Plan would comprehensively redevelop an approximately 59-acre existing industrial, research and development (R&D), and warehousing campus with up to 1,730 housing units, up to 200,000 square feet of retail uses, an approximately 1,600,000 square feet office campus for Meta, formerly Facebook, (inclusive of 1,250,000 square feet of office use and up to 350,000 square feet of meeting and collaboration space), a 193 room hotel, and publicly accessible open space including an approximately 3.5 acre publicly accessible park. The proposal includes a request for an increase in height, floor area ratio (FAR), and density under the bonus level development allowance in exchange for community amenities. The proposed project also includes the realignment of Hamilton Avenue and an elevated park to connect the main project site with the Belle Haven Neighborhood Shopping Center. The project would also consider reconstruction of an existing service station at 1399 Willow Road and an approximately 6,700 square foot expansion at the Belle Haven neighborhood shopping center as a future separate phase. The main project site encompasses multiple parcels zoned O-B (Office) and R-MU-B (Residential Mixed Use). The gas station and shopping center parcels are zoned C-2-S (Neighborhood Shopping, Restrictive). (Staff Report #22-005-PC)

Item was continued to a future meeting.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: January 24, 2022

Planner Sandmeier said that the agenda for January 24 would include the Housing Element NOP and a single-family residential project.

Chair Doran said he found the single PDF document for all the agenda items very cumbersome and hoped they could go back to the prior format.

Commissioner Barnes suggested on the same matter that they at least keep the links to staff reports on the agenda.

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- Regular Meeting: February 14, 2022
- Regular Meeting: February 28, 2022

I. Adjournment

Chair Doran adjourned the meeting at 11:31 p.m.

Staff Liaison: Corinna Sandmeier, Acting Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date: 2/28/2022

Staff Report Number: 22-011-PC

Regular Business: Use Permit/Joe Velasco/277 O'Connor Street

Recommendation

Staff recommends that the Planning Commission approve the request for a use permit to demolish an existing one-story, single-family residence and detached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU) which is a permitted use. Recommended actions are 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 proposal.

Background

Site location

The subject property is located at 277 O'Connor Street in the Willows neighborhood. Using O'Connor Street in an east-west orientation, the project site is located on the northern side of O'Connor Street between Menalto Avenue to the west and Euclid Avenue to the east. The adjacent parcels along the street are also located within the R-1-U (Single Family Urban Residential) zoning district and feature primarily single-family residences. The area represents a variety of architectural styles, including craftsman, contemporary, traditional, and ranch style homes. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence and construct a new two-story, single-family residence. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed primary dwelling would be a four-bedroom home with all the bedrooms, and adjoining full bathrooms for each bedroom, on the second floor. The first floor would be dedicated to shared living space, including the kitchen, dining, and living rooms and an office. An attached ADU is proposed on the first floor at the left side toward the rear, which is a permitted use. The required parking for the primary dwelling would be provided by an attached, front-loading, two-car garage. An uncovered parking space in tandem to the proposed garage is proposed to provide a parking space for the ADU. 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:

- The proposed floor area would be at the maximum floor area limit (FAL) with 2,800 square feet proposed for the primary dwelling where 2,800 square feet is the maximum permitted;
- The proposed primary dwelling would be constructed below the maximum lot coverage at 33.8 percent (2,363 square feet) where 35 percent is the maximum permitted;
- The proposed ADU would exceed the FAL for the lot by 795 square feet, and the maximum building coverage by 712 square feet, which is permitted if the ADU is built at the same time as, or after, the primary dwelling and other structures; and
- The height of the residence would 24 feet where 28 feet is the maximum permitted.

The proposed residence would have a front setback of 20 feet, and a rear setback of 39.8 feet, where 20 feet is required in either case. The required interior side setback in the R-1-U district is 10 percent of the minimum lot width, with a minimum of five feet and a maximum of ten feet. The subject parcel's lot width is 50 feet, meaning the required side setbacks for the residence are five feet on either side. The residence is proposed to be located at the minimum right side setback of five feet and 6.1 feet from the left side, although the ADU portion of the structure would be located approximately 4.1 feet from the right-side property line, as is permitted. The second story would be stepped back from the first story by a minimum of three feet at the front.

The second story at the left side of the proposed residence, over the ADU, where the second story would be closest to the rear property line, would be set back 30.7 feet from the rear façade of the first story and 70.1 feet from the rear property line. The second floor would also be stepped in from the first floor on both sides of the residence (one foot, eight inches on the left side and three feet, six inches on the right side). An outdoor barbeque and counter are proposed next to the covered patio, and would be located three feet from the right-side property line, meeting the required setback for accessory structures. A paved pathway would provide access from the street to the rear yard and patio for the primary dwelling on the right side of the property. One step is proposed from the pathway to the patio and the step would meet the required four-foot setback for uncovered stairs and landings.

Design and materials

The applicant states that the proposed residence would be constructed in a contemporary design. The modulated forms of the residence would help break up the perceived mass of the structure. The exterior materials would be smooth stucco, painted wood accent siding, and brick accent siding. A single ply membrane would comprise the flat roof, but would not be visible from the ground. The windows would be metal clad wood windows. On the front and rear elevations, the window installations would follow a pattern of combining four windows, two taller rectangles with two short rectangles above or below. One of the tall rectangular windows would be fixed, and the other an operable single casement style window. The pattern would be inverted and enlarged for the installation at the first floor at the front, with the smaller windows below the fixed and single casement. At the left side on the rear elevation an additional pair, a tall single casement window with a smaller rectangle above, is proposed, resulting in a balanced set of six windows, with the fixed window in the center. At the first floor, the rear elevation would also feature sliding glass doors to the living area.

The front- and rear-facing, second-story windows would have sill heights of two feet, six inches. There are three second-story windows proposed at the left side and two at the right. All side-facing, second-story windows would have a minimum sill height of three feet and would utilize translucent privacy glazing. Staff believes the distance from the front- and rear-facing windows from the street and rear property line,

respectively, would help mitigate potential privacy concerns. The small size of the proposed, second-story, side-facing windows, in addition to the minimum three-foot sill heights and translucent privacy glazing, would also help reduce potential privacy concerns.

Staff believes the contemporary style would be generally attractive and add to the mix of architectural styles in the area.

Trees and landscaping

There are a total of three trees on or near the project site. Tree #1, a heritage black acacia, is located approximately in the middle of the rear yard, and tree #2, a heritage coast live oak, is located on the rear property line near the northwest corner of the lot. Tree #3, a multi-trunk pittosporum, is located at the front of the property. All trees are proposed to remain. The heritage trees would be protected according to the heritage tree ordinance and the applicant's arborist report (Attachment F). Tree protections are proposed for tree #3, though the multi-trunk pittosporum is not considered a heritage tree. Seven new fern pine trees are proposed as screening trees. Two fern pines would be planted on the left side past the rear façade of the ADU and five would be planted with even spacing on the right side beginning opposite the trees at the left and extending to the rear fence. A lawn is proposed between the rear face of the building and the rear setback line. Mulch is proposed beneath the existing and proposed trees. The proposed tree protections and plantings were evaluated by the City Arborist to confirm compliance with relevant standards. Protection of the trees in accordance with the arborist report and the Heritage Tree Ordinance would be ensured through standard condition of approval 3(k).

Correspondence

As of the writing of this report, staff has not received any correspondence regarding the proposed project. The applicant indicates in their project description letter (Attachment E) that they reached out to the neighbors at 262, 278, 265, 269, and 281 O'Connor Street and noted none had comments on the design of the proposed home.

Conclusion

Staff believes the proposed home would be add to the mix of architectural styles in the neighborhood. The smaller side-facing windows at the second floor, the stepped in massing, and three-foot sill heights would help to reduce potential privacy concerns. Staff recommends 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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report

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:
Ori Paz, Associate Planner

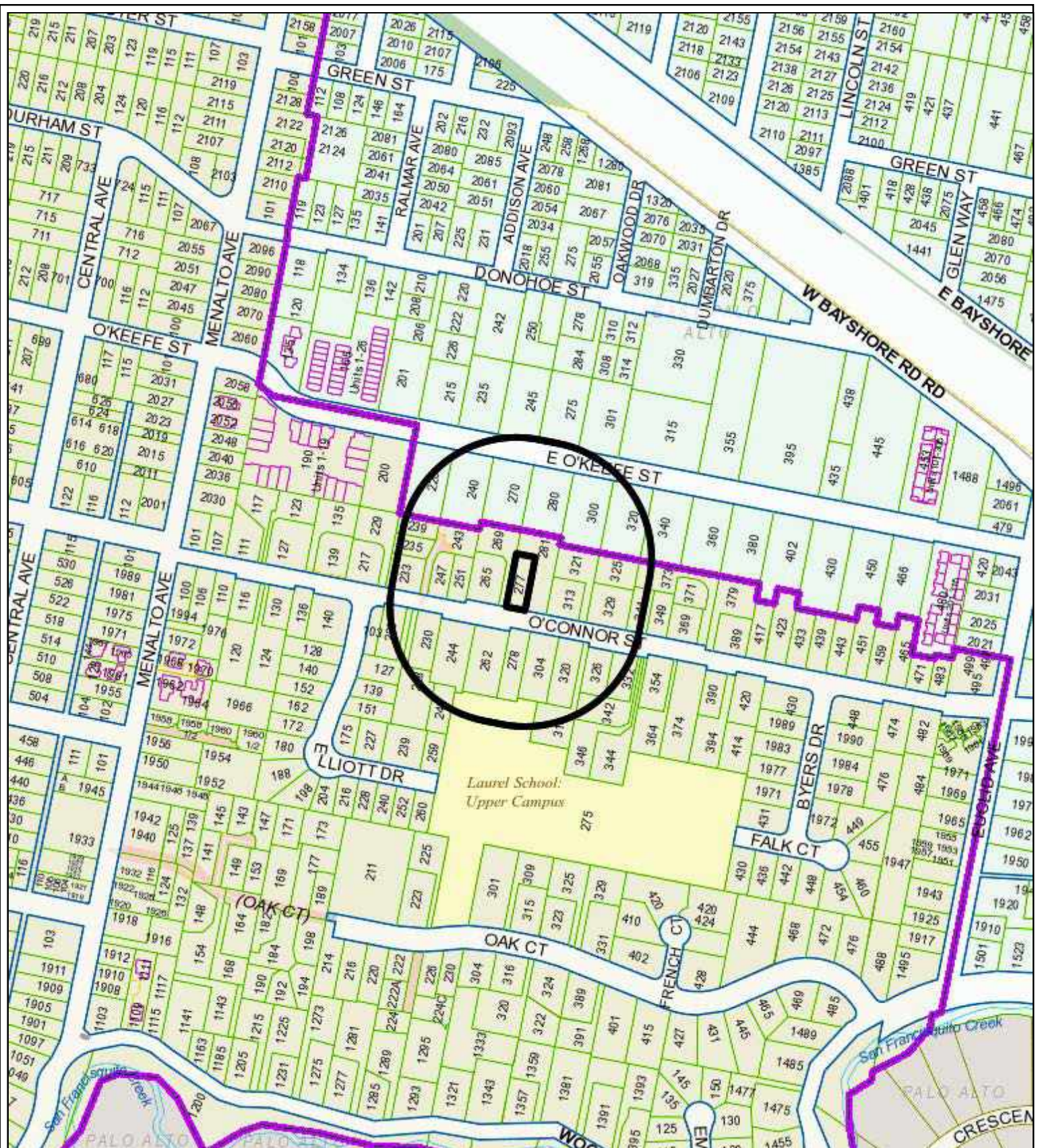
Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

277 O'Connor Street – Attachment A - Recommended Actions

LOCATION: 277 O'Connor Street	PROJECT NUMBER: PLN2021-00050	APPLICANT: Joe Velasco	OWNER: Joe Velasco
REQUEST: Request for a use permit to demolish an existing one-story single-family residence and detached garage, and construct a new two-story single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU) which is a permitted use.			
DECISION ENTITY: Planning Commission	DATE: February 28, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION: <ol style="list-style-type: none">1. Make a finding that 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.2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.3. Approve the use permit subject to the following standard conditions:<ol style="list-style-type: none">a. The applicant shall be required to apply for a building permit within one year from the date of approval (by February 28, 2023) for the use permit to remain in effect.b. Development of the project shall be substantially in conformance with the plans prepared by Tektive Design consisting of 11 plan sheets, dated received January 13, 2022, and approved by the Planning Commission on February 28, 2021, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.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. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.h. 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			

277 O'Connor Street – Attachment A - Recommended Actions

LOCATION: 277 O'Connor Street	PROJECT NUMBER: PLN2021-00050	APPLICANT: Joe Velasco	OWNER: Joe Velasco
REQUEST: Request for a use permit to demolish an existing one-story single-family residence and detached garage, and construct a new two-story single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU) which is a permitted use.			
DECISION ENTITY: Planning Commission	DATE: February 28, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION: <div><p>Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.</p><ul style="list-style-type: none">i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Monarch Consulting Arborists, dated August 23, 2021.l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.m. Prior to building permit issuance, Applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.</div>			



City of Menlo Park

Location Map
277 O'Connor Street



Scale: 1:4,000

Drawn By: OP

Checked By: CDS

Date: 2/28/2022

Sheet: 1

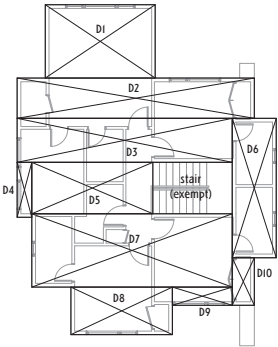
	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	7,000.0* sf	7,000.0* sf	7,000 sf min.
Lot width	50.0 ft.	50.0 ft.	65 ft. min.
Lot depth	150.0 ft.	150.0 ft.	100 ft. min.
Setbacks			
Front*	20.0 ft.	18.6 ft.	20 ft. min.
Rear	39.8 ft.	48.3 ft.	20 ft. min.
Side (left)	6.1 ft.	5.2 ft.	5 ft. min.
Side (right)	5.0 ft.	16.7 ft.	5 ft. min.
Building coverage**	3,157.7 sf 45.2 %	1,572.0 sf 22.5 %	2,450.0 sf max. 35 % max.
FAL (Floor Area Limit)**	3,594.5 sf	1,514.0 sf	2,800.0 sf max.
Square footage by floor	1,206.8 sf/1 st floor 1,151.5 sf/2 nd floor 441.0 sf/garage 795.2 sf/ADU 714.7 sf/porches	1,087.0 sf/1 st floor 427.0 sf/garage 58.0 sf/porch	
Square footage of buildings	4,309.2 sf	1,572.0 sf	
Building height	24.0 ft.	13.0 ft.	28 ft. max.
Parking	2 covered/ 1 uncovered***	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees****: 2	Non-Heritage trees: 1	New Trees: 7
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees**: 10
<p>*Lot area listed is net area excluding 10-foot street easement. The net area was used to calculate the floor area limit and building coverage. The front setback was measured from the interior of the 10-foot street easement. The gross lot area is 7,500 sf.</p> <p>**Includes 795 sf ADU area. Allowed exceedance of the FAL and building coverage maximum by up to the area of the ADU.</p> <p>***Includes one tandem uncovered ADU parking space in driveway.</p> <p>****Includes one tree on the rear property line that is shared with the rear adjacent neighbor.</p>			

project title

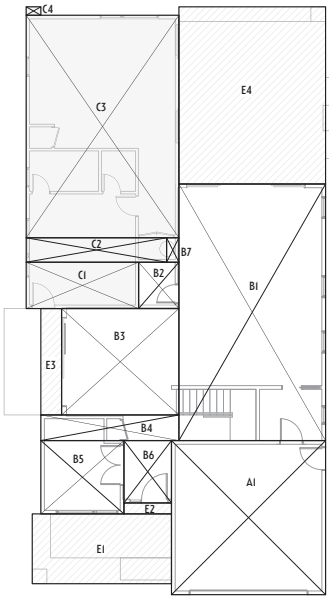
NEW RESIDENCE
277 O'CONNOR STREET, MENLO PARK

floor area breakout diagrams

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



second floor



first floor

floor area tabulation		
region	dimensions	area
A1	21'-0" X 21'-0"	441.0 SF
B1	20'-0" X 35'-0"	700.0 SF
B2	5'-6" X 14'-4"	84.8 SF
B3	16'-0" X 14'-6"	232.0 SF
B4	18'-0" X 13'-6"	65.9 SF
B5	11'-4" X 10'-0"	113.5 SF
B6	6'-6" X 8'-6"	55.2 SF
B7	1'-8" X 13'-4"	24.2 SF
C1	15'-4" X 16'-4"	91.1 SF
C2	19'-2" X 15'-4"	65.9 SF
C3	20'-0" X 10'-4"	63.9 SF
C4	2'-0" X 12'-2"	21.3 SF
D1	15'-0" X 10'-0"	150.0 SF
D2	32'-4" X 15'-6"	178.4 SF
D3	29'-4" X 15'-6"	166.0 SF
D4	2'-0" X 7'-6"	15.0 SF
D5	16'-6" X 7'-0"	115.5 SF
D6	6'-0" X 19'-0"	114.0 SF
D7	27'-4" X 10'-0"	273.4 SF
D8	19'-0" X 16'-6"	89.9 SF
D9	8'-2" X 12'-6"	20.4 SF
D10	3'-0" X 16'-6"	195.5 SF
E1	19'-0" X 19'-6"	180.5 SF
E2	6'-6" X 16'-6"	98.0 SF
E3	2'-0" X 14'-6"	41.3 SF
E4	20'-0" X 14'-2"	483.5 SF
garage (A)		441.0 SF
first floor house (B)		1208.8 SF
attached ADU (C)		795.2 SF
second floor (D)		1161.5 SF
covered porches (E)		714.7 SF
FAR (A+B+C+D)		3,594.5 SF
lot coverage (A+B+C+E)		3,162.5 SF



construction notes

Work hours are regulated by noise levels created during construction. The maximum noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.06 Noise.

1. Any and all excessively annoying, loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.

2. Construction Activities:

a) Construction activities are limited to the hours of eight (8) a.m. and six (6) p.m. Monday through Friday.
b) Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the hours of nine (9) a.m. and five (5) p.m.

c) A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030, shall be posted at all entrances to a construction site upon the commencement of construction, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above ground level and shall consist of a white background with black letters.

d) Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.06.040 (b).

3. 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.

4. An encroachment permit from the Engineering Division is required prior to any construction activities, including utility laterals, in the public right of way.

general notes

1. These drawings are copyright Tektive Design, Inc., and shall not be used on any other project without written consent.

2. Contractor shall not scale dimensions off drawings. Follow written dimensions only. The general contractor shall verify all dimensions, site and grade conditions prior to commencement of work. Contractor shall notify the design professional immediately of any discrepancy on these plans and specifications.

3. Should an error appear in the drawings or specifications, or in work done by others affecting this work, notify the design professional at once. If the contractor proceeds with work affected without instructions from the design professional, the contractor shall make good any resulting damage or defect.

4. The general contractor, in accordance with generally accepted construction practices, shall assume responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. The contractor and subcontractors shall maintain the job site in a clean, orderly condition, free of debris and litter. Operations shall be confined to the site areas permitted by permit & law.

5. No portion of the work requiring a shop drawing or sample submission (per the request of the owner or design professional) may be commenced until the submission has been reviewed and approved. All such portions of the work shall be in accordance with the approved shop drawings & samples.

project contacts

architect

Tektive Design
625 Guinda Street
Palo Alto, CA 94301
415.250.6052
Pearl Renaker
pearl@tektivedesign.com

land surveyor

NNR Engineering
1515 Weybridge Drive
San Jose, CA 95128
408.348.7815
contact: Nadim Raffoul

owner

277 O'Connor LLC
19240 Taylor Avenue
Worgan Hill, CA 95037

arborist

Monarch Consulting Arborists
P.O. Box 6800
Fellon, CA 95018
831.331.8982
contact: Richard Gessner



tektive
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F: 415.250.0219

sheet index

A01 cover
C01 survey
A02 area plan & streetscape
A03 existing floor plan
A04 existing elevations

A01 site plan
A02 floor plans
A03 roof plan
A04 front & rear elevations
A05 side elevations
A06 building sections

T-1 arborist report
T-2 arborist report

NEW RESIDENCE
277 O'CONNOR STREET
MENLO PARK, CA 94025

revisions



front rendering



project description

- Demolish (e) 1-story single family residence and (e) detached garage.
- Build (n) 2-story single family residence with attached 2-car garage.
- Build (n) attached ADU.
- Install NFPA 13-D fire sprinkler system throughout residence, garage & ADU under a separate building permit.

code compliance

2019 California Building Code
2019 California Residential Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Energy Code
2019 California Green Building Standards
2019 California Fire Code
City of Menlo Park Municipal Code

project information

A.P.N.: 063.441.330
occupancy: R-3 / U (garage)
construction type: V-B
zone: R-4-U
flood zone: X
setbacks:
front: 20'
rear: 20'
sides: 5'
ADU (rear & side): 4'
max height: 28'
site analysis:
lot area: 7,000 sf
max. floor area: 2,800 sf
max. lot coverage (35%): 2,450 sf
(e) house (to be demolished): 1,087 sf
(e) garage (to be demolished): 427 sf
(e) floor area: 1,514 sf
A. (n) attached garage: 441 sf
B. (n) first floor: 1,207 sf
C. (n) attached ADU: 795 sf
D. (n) second floor: 1,162 sf
E. (n) covered porches: 715 sf
proposed floor area (A+B+C+D): 3,595 sf
proposed lot coverage (A+B+C+E): 3,163 sf
hardscape areas: 837 sf
landscaping: 3,000 sf
parking: 2 covered spaces

title

cover

version

PD4

scale

n.t.s.

job

2112

date

2022.02.22

sheet

A0.1

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.
4. EASEMENT FOR WATER AND PIPELINES RECORDED SEPTEMBER 17, 1925 (BOOK 186 PAGE 364) CANNOT BE DETERMINED AS TO LOCATION AND EXTENT

SCALE
0 10 20 30 FEET

ADJACENT NEIGHBOR HOUSE
VOL. 76 PG. 67
APN 063-441-690

PARCEL 2
VOL. 76 PG. 67
APN 063-441-700

APN 063-441-150

ONE-STORY HOUSE

APN 063-441-330
A=7,000± (GROSS)
0.172± ACRES (GROSS)
A=7,000± (NET)
0.160± ACRES (NET)

ADJACENT NEIGHBOR HOUSE
APN 063-441-320

E O'KEEFE ST

O'CONNOR STREET

VICINITY MAP
NTS

TITLE REPORT:

PRELIMINARY TITLE REPORT PREPARED BY FIRST CHICAGO TITLE COMPANY, ESCROW NO. FWPS-2989211247 DATED JUNE 4, 2021

LEGEND

- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- FENCE LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- TREE, SIZE AND TYPE AS NOTED
- GAS LINE
- WATER LINE
- CONCRETE
- GAS METER

ABBREVIATIONS

- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

SITE BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL ELEVATION=35.01'

BASIS OF BEARINGS
THE BEARING, S 70°45'00" E, OF THE CENTERLINE OF O'CONNOR STREET, AS SHOWN ON TRACT MAP NO. 691 891 SMALL GARDENS VOLUME 39 OF MAPS, AT PAGE 41, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK NO. 4

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF MENLO PARK BENCHMARK #4 (LAUREL AND GILBERT AVENUE SOUTHWEST RETURN) ELEVATION TAKEN AS 34.76' (NAVD 88)

FLOOD ZONE

FLOOD ZONE: X
FEMA MAP PANEL 06081C0309F
EFFECTIVE DATE: 4/5/2019

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

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-21



NINER ENGINEERING SERVICES CO.

BRIAN L. STOCKINGER PLS 6995
535 WILSON AVENUE SUITE 200
MENLO PARK, CA 94025
(650) 348-7813
ninerengineering@yahoo.com

TOPOGRAPHIC AND BOUNDARY SURVEY

277 O'CONNOR STREET

SAN MATEO COUNTY

MENLO PARK

DATE	BY	CHK	DATE	BY	CHK
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	
7-24-2021	BLS		7-24-2021	BLS	

CS1

1 SHEETS

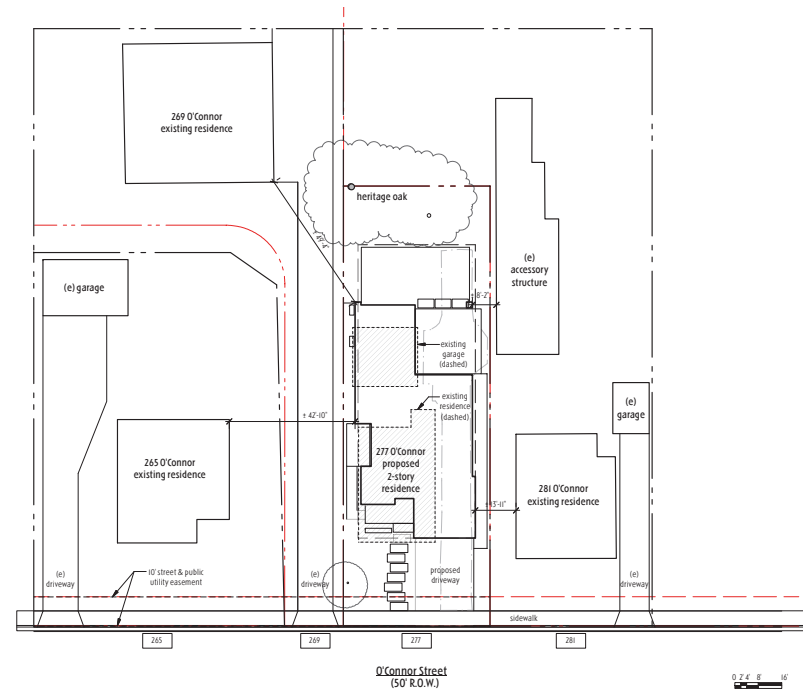
277 O'CONNOR ST

CAD FILE:



0' 2' 4' 8' 16'

2 streetscape
scale: 1/16" = 1'-0"



0' 2' 4' 8' 16'

1 area plan
scale: 1" = 20'



**tektime
design**

423 Guinda Street
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p. 415.250.6052
f. 415.520.0219

NEW RESIDENCE
277 O'CONNOR STREET
MENLO PARK, CA 94025

revisions

title

area plan &
streetscape

version

PD3

scale

varies

job

2112

date

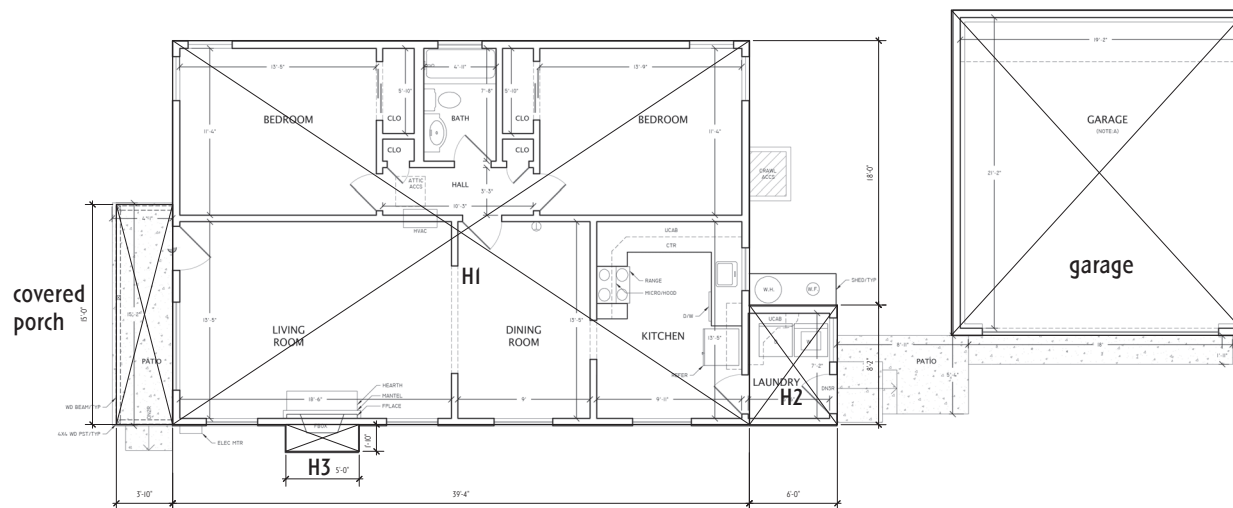
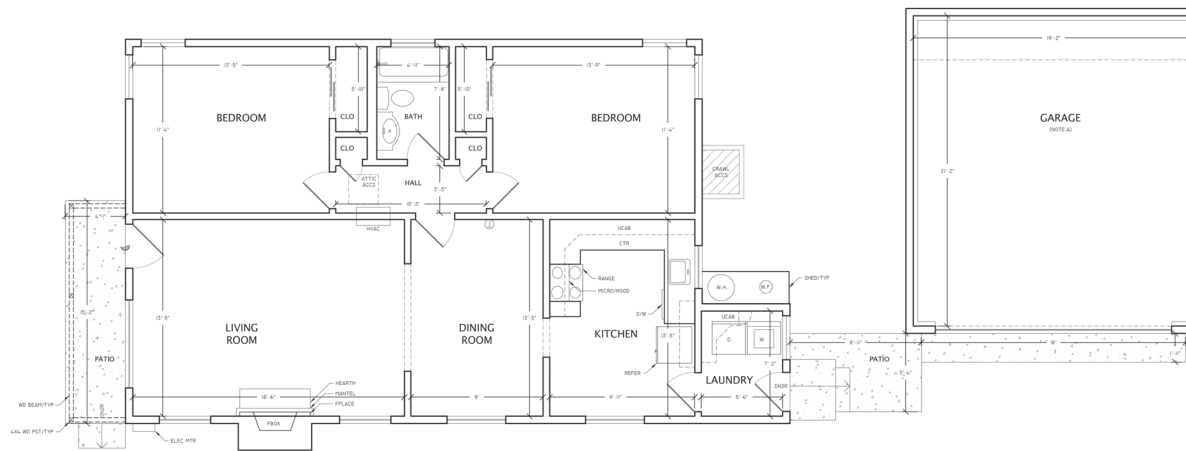
2022.01.12

sheet

A0.2

copyright 2022 tektime design, inc.





Existing Area Calculations

Garage: 20'-2" x 21'-2" = 427 sf
 House:
 HI: 39'-4" x 26'-2" = 1029 sf
 H2: 6'-0" x 8'-2" = 49 sf
 H3: 5'-0" x 1'-0" = 5 sf
 Total: 1087 sf
 Covered porch: 5'-10" x 15'-0" = 58 sf



**tekive
design**

423 Guinda Street
Palo Alto, CA 94301
p. 415.250.6052
f. 415.520.0219

NEW RESIDENCE
277 O'CONNOR STREET
MENLO PARK, CA 94025

revisions

title

existing house &
garage floor plan

version

PD3

scale

1/4" = 1'-0"

job

2112

date

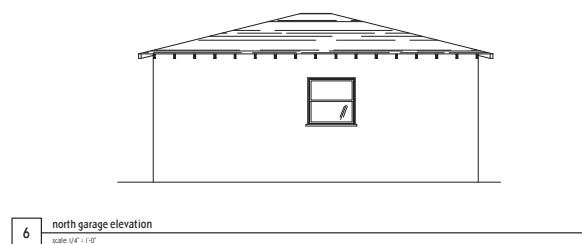
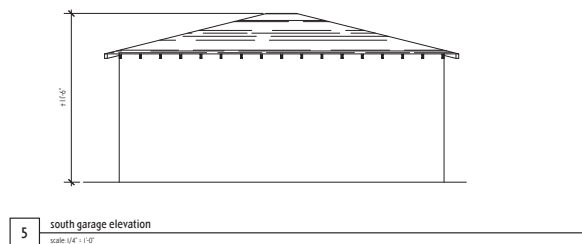
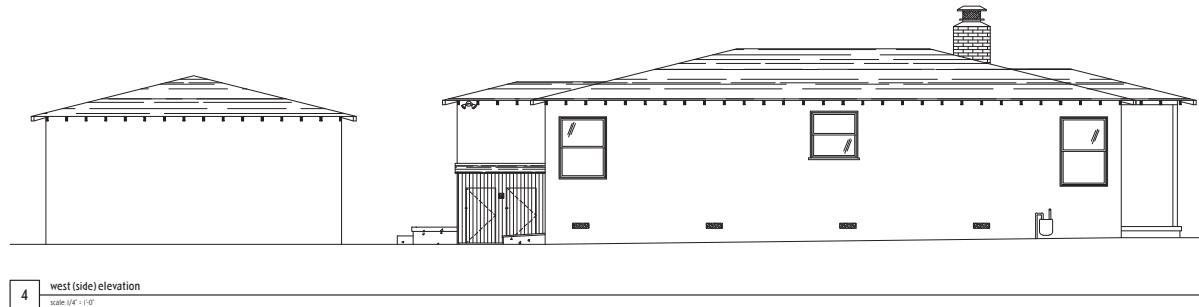
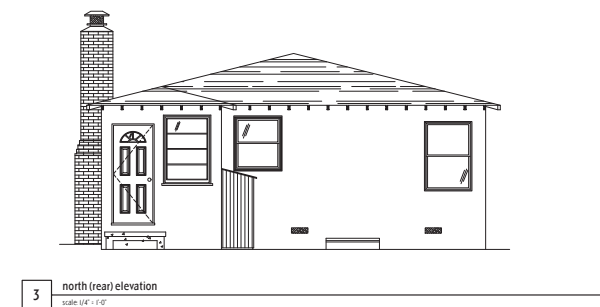
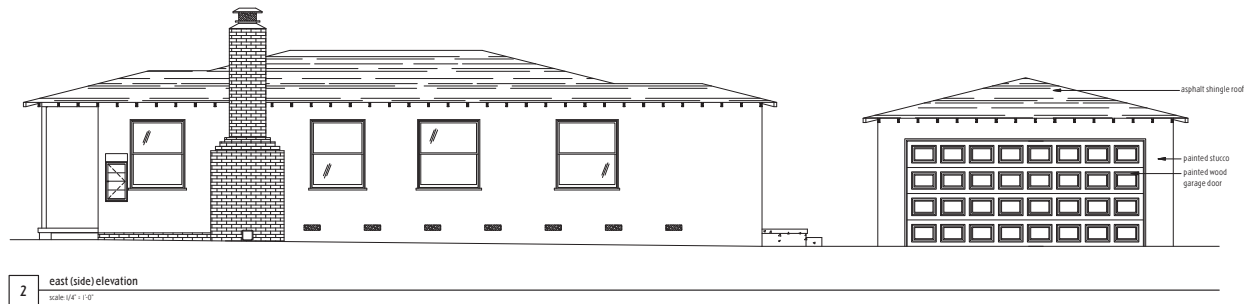
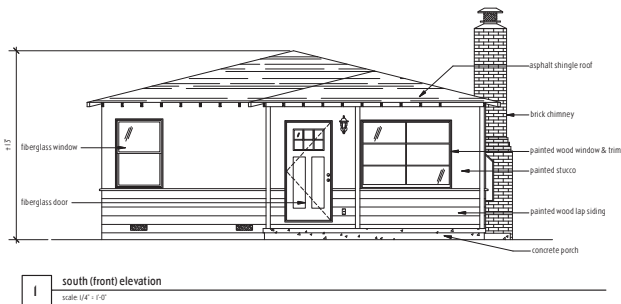
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NEW RESIDENCE
277 O'CONNOR STREET
MENLO PARK, CA 94025

revisions

title

existing house
& garage
elevations

version

PD3

scale

1/4" = 1'-0"

job

2112

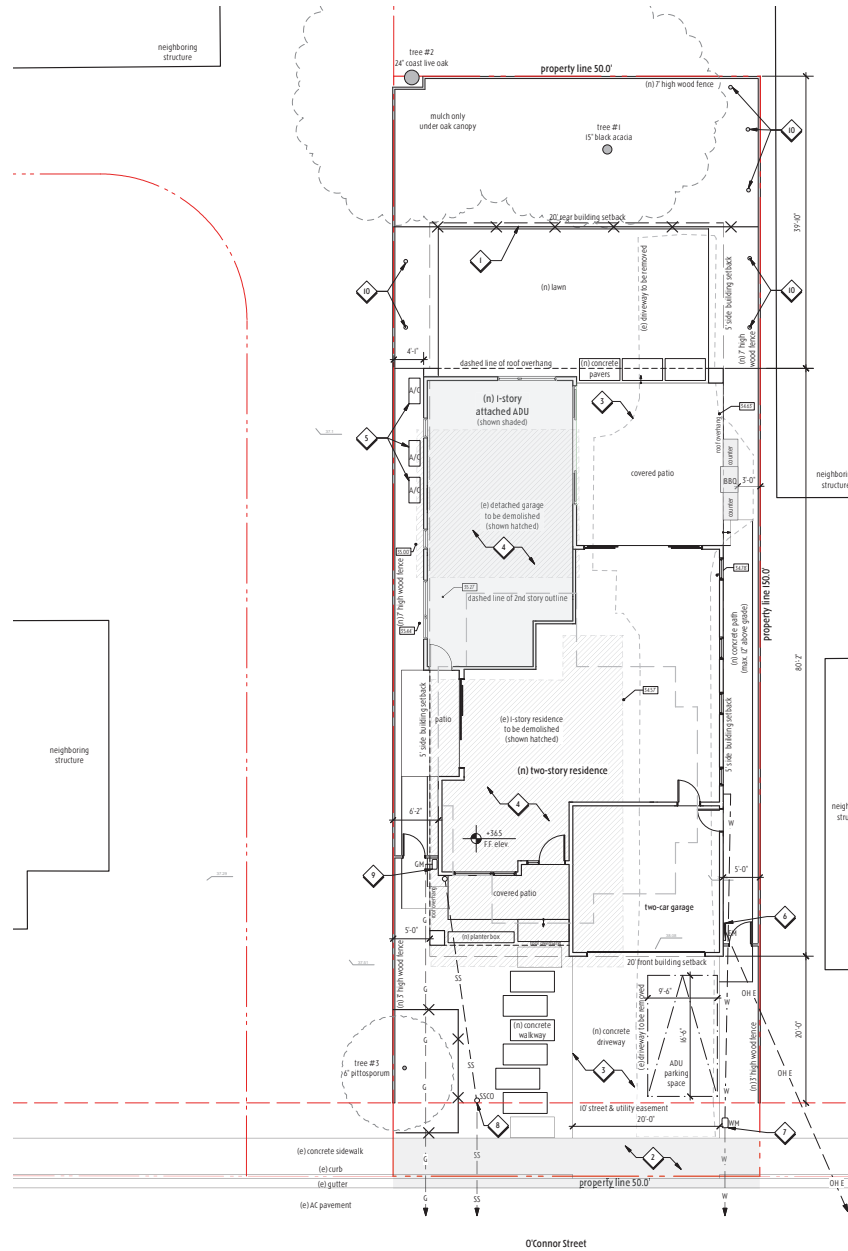
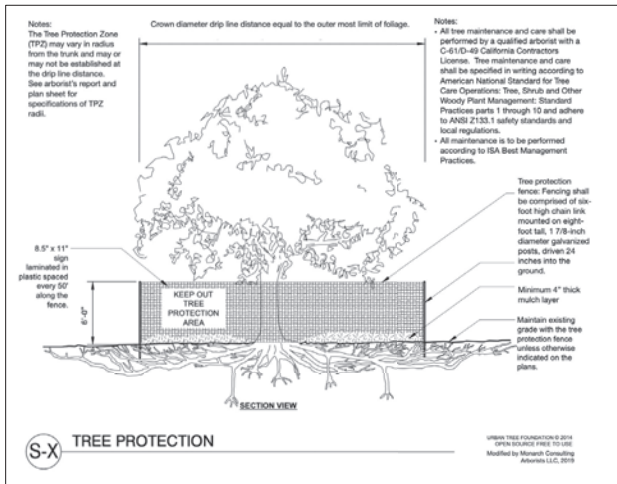
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key notes

1. Tree protection fencing per arborist report and detail S-X. 6' high chain link mounted on 8' high 1 7/8" dia. galvanized posts, driven 24" into the ground.
2. New concrete driveway, curb cut, and approach per City of Menlo Park standards.
3. Shading indicates extent of frontage improvements in the city right-of-way - replace all concrete sidewalk, curb, and gutter in front of property. Contractor must obtain encroachment permit before beginning work.
4. Existing driveway hardscape to be removed.
5. Existing house & detached garage (shown hatched) to be removed.
6. New air conditioning units. For any residential property, sound shall not exceed 60 dBA during the daytime hours or 50 dBA during the nighttime hours at the nearest residential property line.
7. New 200A electric meter and overhead electric service. Contractor to coordinate with PG&E.
8. New 7" water meter and 1 1/2" line to property, contractor to coordinate with fire sprinkler requirements and O'Connor Tract Cooperative Water.
9. New sanitary sewer lateral and cleanouts. Contractor to coordinate with West Bay Sanitary Sewer District.
10. New gas meter. Reuse existing gas lateral if possible. Contractor to coordinate with PG&E.
11. New evergreen screening tree, fern pine (*Podocarpus gracilior*), type of 7 min 24" box size.

legend

- property line
- street easement
- building setback
- second floor perimeter
- existing building & hardscape to be demolished
- tree protection fencing
- hardscape
- utilities (W - water, E - electric, G - gas, SS - sewer)
- wood fence (max. 4' height in front setback, max. 7' elsewhere)

td

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revisions

title
site plan

version
PD4

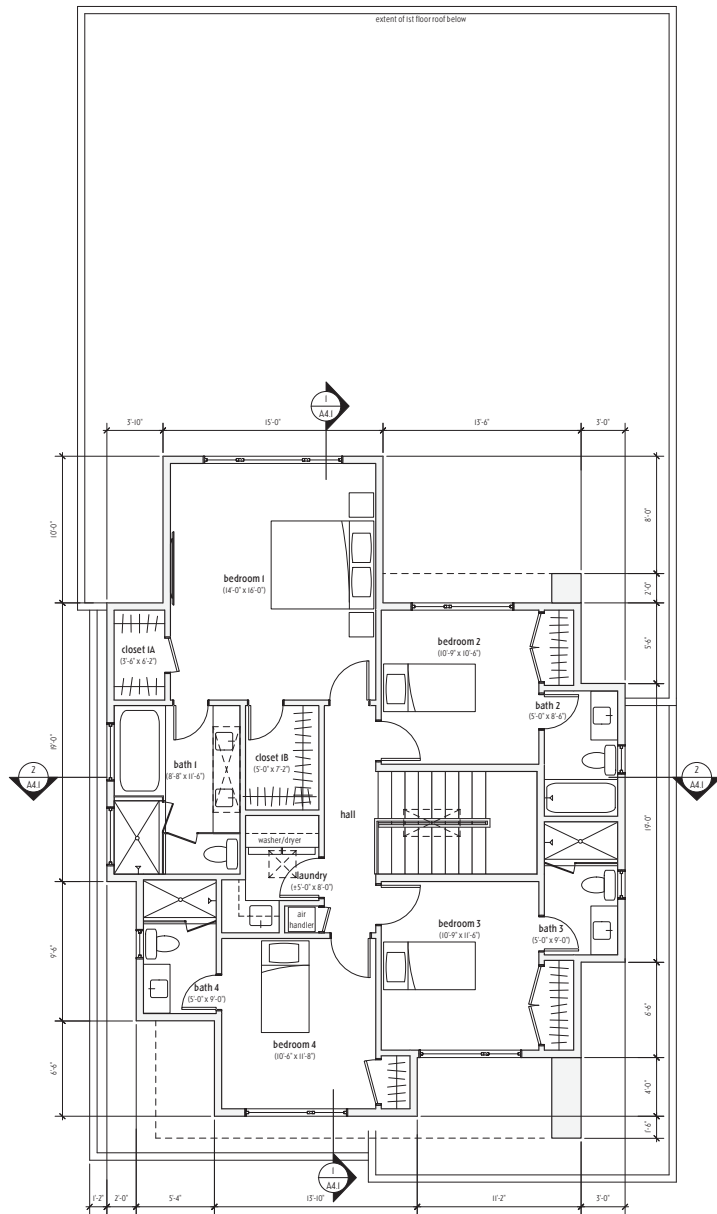
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1/8" = 1'-0"

job
2112

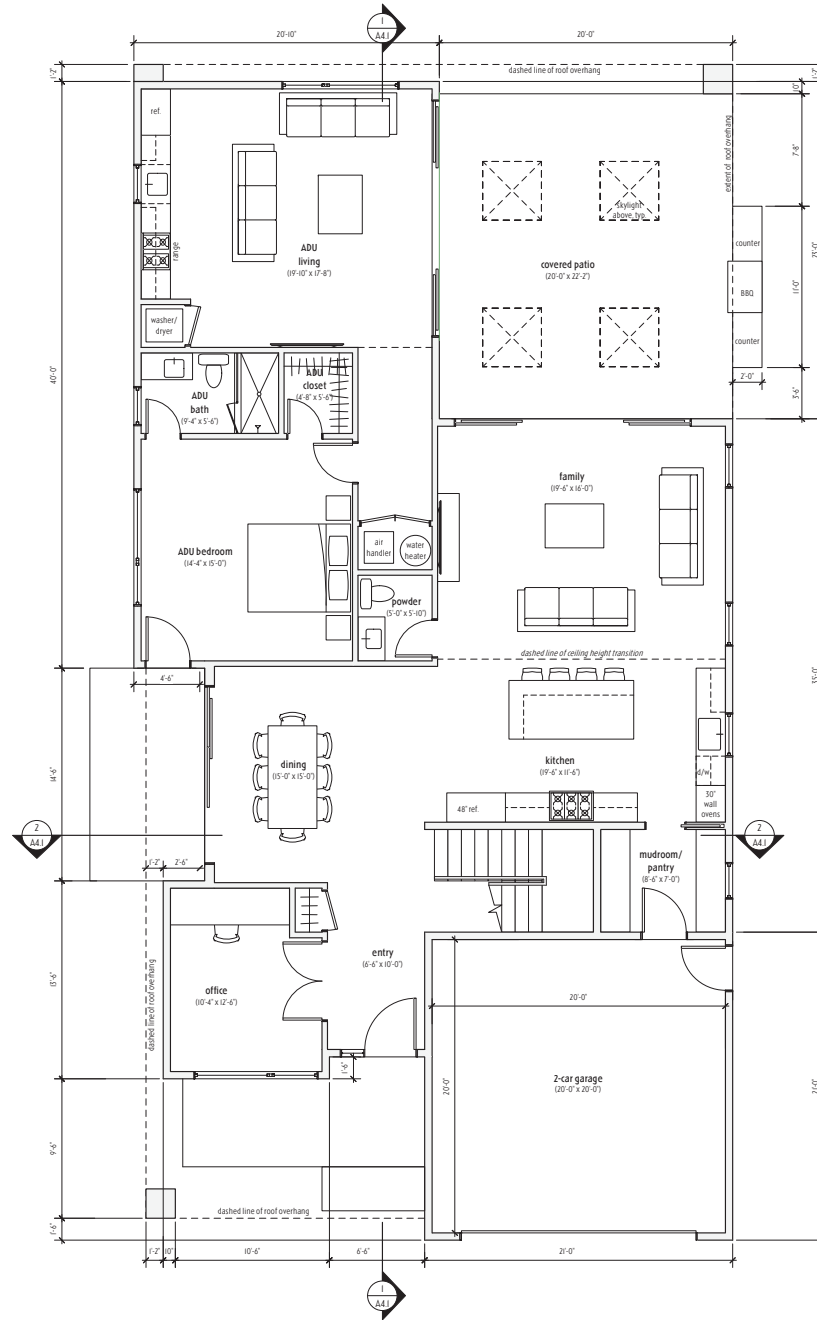
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2 second floor plan
scale: 1/4" = 1'-0"



1 first floor plan
scale: 1/4" = 1'-0"



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revisions

title

floor plans

version

PD4

scale

1/4" = 1'-0"

job

2112

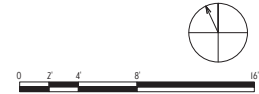
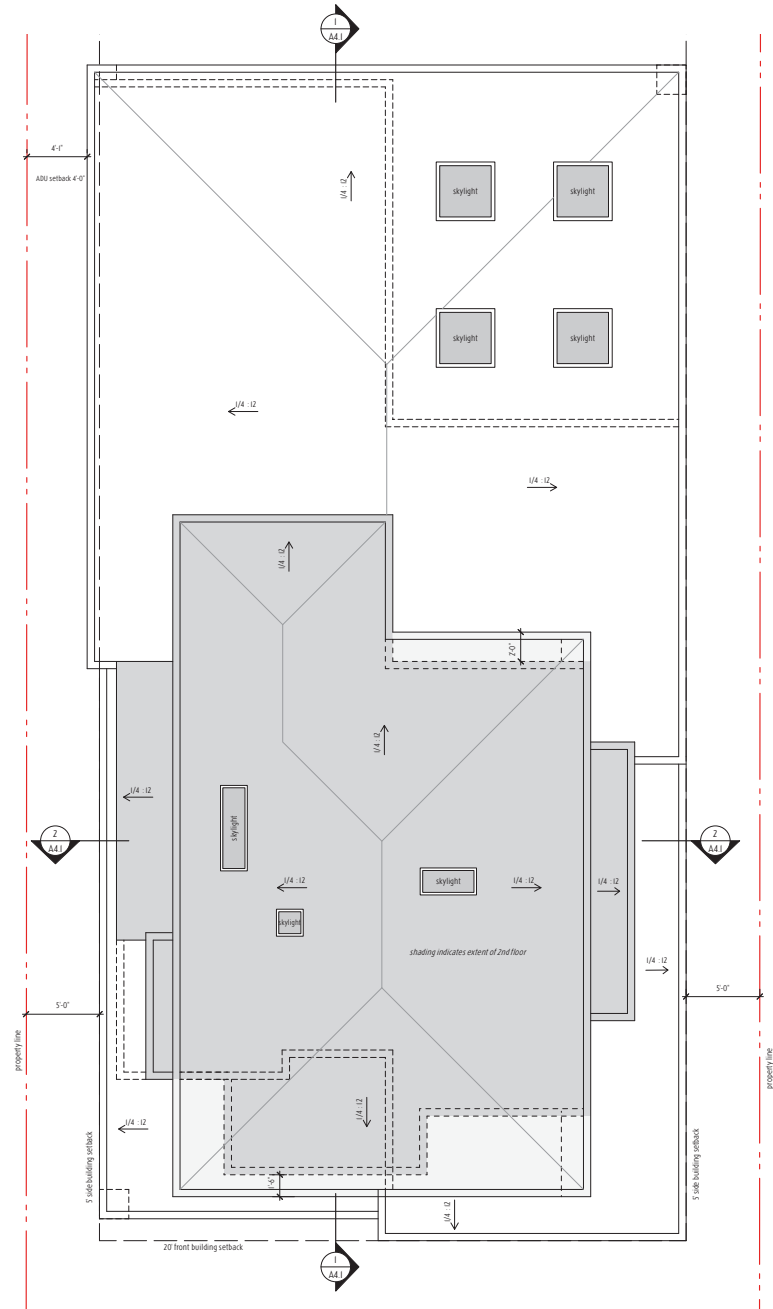
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revisions

title

roof plan

version

PD3

scale

1/4" = 1'-0"

job

2112

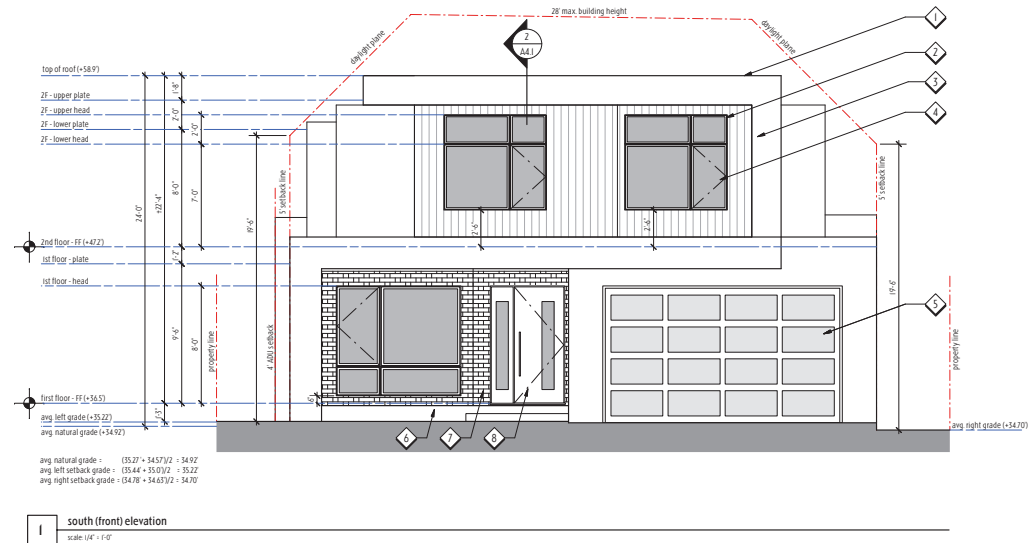
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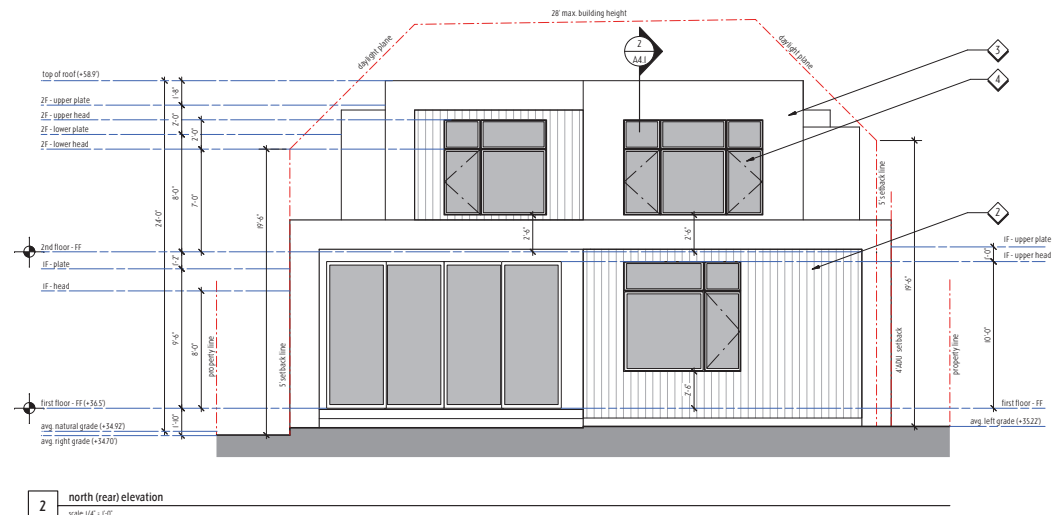
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1 south (front) elevation
scale 1/4" = 1'-0"



- key notes:
1. single ply membrane roof
 2. painted wood accent siding
 3. smooth finish painted stucco
 4. metal clad wood windows
 5. aluminum garage door
 6. stone tiled concrete porch and steps
 7. brick accent siding
 8. stain grade wood entry door and sidelite
 9. light shade indicates translucent privacy glazing



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revisions

title

side
elevations

version

PD3

scale

1/4" = 1'-0"

job

2112

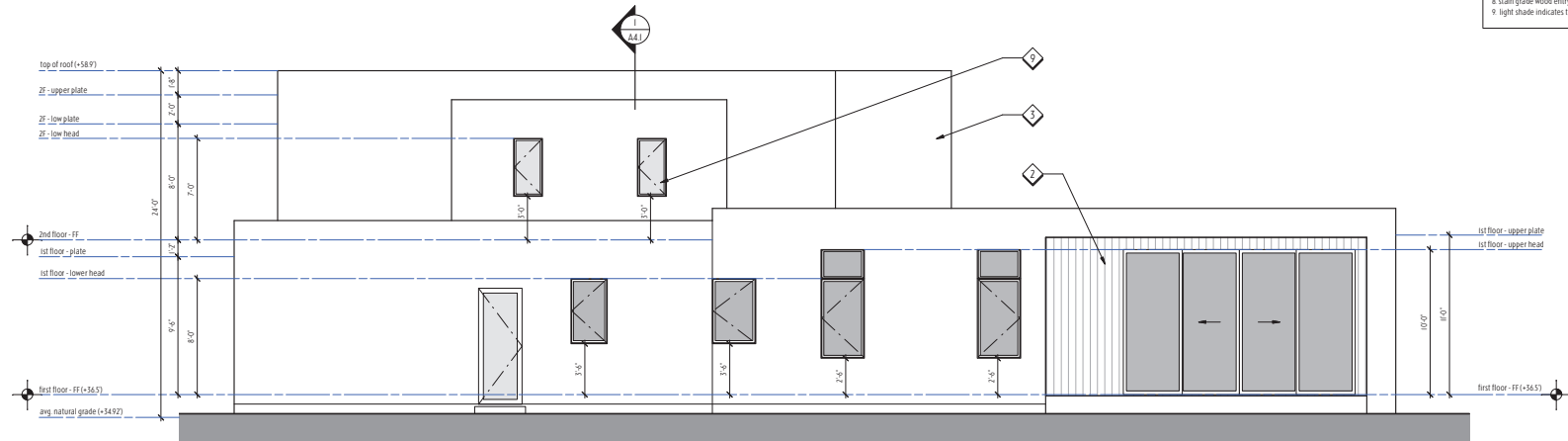
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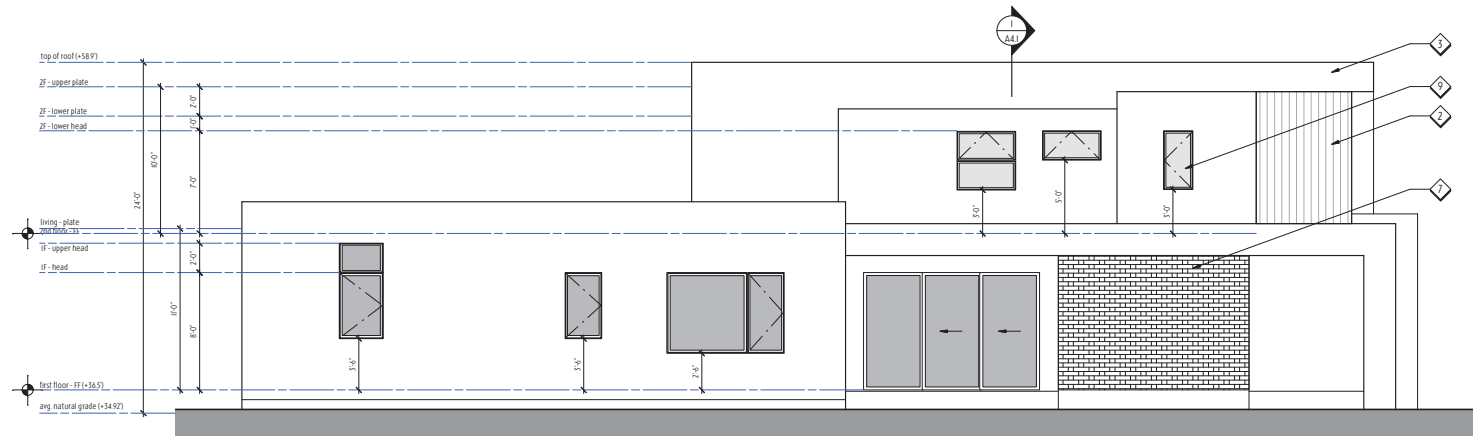
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1 east (side) elevation
scale 1/4" = 1'-0"



2 west (side) elevation
scale 1/4" = 1'-0"





NEW RESIDENCE
277 O'CONNOR STREET
MENLO PARK, CA 94025

visions

building
sections

version

D3

$$1/4'' = 1'-0''$$
b
2112

2022.01.12

Sheet

A4.1

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note: No clear ceiling areas > 12 feet in height are allowed, including under skylight shafts.



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277 O'Connor Street, Menlo Park

Tree Inventory, Assessment
and Protection Report

August 23, 2021

Observations

13.24.03 Definitions

"Heritage Tree" shall mean:

- All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of 11.8 inches) or more, measured 45 feet (45 inches) above natural grade.
- An oak tree (*Quercus*) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of 7.9 inches) or more, measured at 45 feet (45 inches) above natural grade.
- A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council.

The plan is to demolish the existing structure and build a new residence. The inventory contains three trees comprised of three different species (Table 2). Based on the aggregate stem diameter of the pitosporum all three trees are considered "Heritage" with one originating on the adjacent site.

Table 2: Tree Inventory

Tree Species	LD #	Trunk Diameter (in.)	Height (ft.)	Category (in.)	Health	Structure	Form
Black acacia (<i>Acacia melanorhynchos</i>)	1	11, 8, 15	55	35	Good	Poor	Good
Coast live oak (<i>Quercus agrifolia</i>)	2	24	45	35	Good	Fair	Good
Pitosporum (<i>Pitosporum undulatum</i>)	3	6, 5, 5, 3, 4	15	15	Good	Fair	Good

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Analysis		
Tree appraisal was performed according to the Council of Tree & Landscape Appraisers Guide for Plant Appraisal 10th Edition, 2019 (CTLA) along with Western Chapter International Society of Arboriculture Species Classification and Group Assignment, 2004. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Technique" (Appendix B).		
"Trunk Formula Technique" is calculated as follows: Basic Tree Cost = (Cost per inch x Trunk Diameter (in) x Appraisal Value - Basic Tree Cost X Functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).		
There were three trees appraised for a combined depreciated value of \$7,030.00. Appraisal values are available upon request.		
Discussion		
Condition Rating		
A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating (ISA, 2019).		
• 100% - Exceptional - Good health and structure with significant size, location or quality.		
• 75-90% - Good - Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.		
• 50-75% - Fair - Reduced vigor, some damage, defects, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.		
• 25-50% - Poor - Unusually and declining, appearance with poor vigor, abnormal color, odor, size or density with potential irreversible decline. One or more structural defects, one or more significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and structural sound.		
• 0-25% - Very Poor - Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function to the landscape.		
• 0-5% - Dead/Unstable - Dead or imminently ready to fail.		
The adjacent coast live oak is in good condition with typical growth, structure and form, although somewhat overpruned. The black acacia is in fair condition with triple columnar stems and poor structure. The pitosporum is in good shape, but can be easily replaced due to its small stature.		

277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Back Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross measured area prior to location and condition depreciation.		
Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.		
Defect: An imperfection, weakness, or lack of something necessary. Insects defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.		
Diameter at breast height (DBH): Measurement at 4 meters (13 feet) above ground in the United States, Australia (arbutus), New Zealand, and other using the Guide for Plant Appraisal, 9th edition, at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry, and at 1.5 meters (5 feet) above ground in UK arboriculture.		
Drig Line: Imaginary line defined by the branch spread or a single plant or group of plants. The entire area of the tree crown.		
Form: Describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.		
Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.		
Mechanical damage: Physical damage caused by outside forces such as cutting, chipping or any mechanical device that may strike the tree trunk, roots or branches.		
Snubbery: Also known as crown removal, top-kill, stem removal, or stem trees are main made of compressed, wood free stems (below or next to a 12 inches in diameter and 20 to 25 feet long. They are excluded in any, nylon, or other photo degradable materials, and have an average weight of 35 pounds.		
Structural evaluation: Focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.		
Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.		

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Suitability for Preservation		
A tree's suitability for preservation is determined based on Functional and External Limitations (ISA, 2019).		
• Good - Trees with good health, structural stability and longevity.		
• Fair - Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.		
• Poor - Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.		
The coast live oak originates on the adjacent site and its suitability is excellent. The pitosporum has fair suitability for preservation while the black acacia is an invasive volunteer with triple columnar stems, and has poor suitability for retention with a species rating of 30 percent out of a potential 100 (WCHA, 2004).		
Expected Impact		
Impact level defines how a tree may be affected by construction activity and proximity to the site, and is described as low, moderate, or high. The following scale defines the impact rating:		
• Low - The construction activity will have little influence on the tree.		
• Moderate - The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.		
• High - Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.		
No trees are expected to be highly impacted and removed. Two trees, the black acacia and coast live oak, are in the back of the site where no proposed construction is planned. Eventually some landscape will be installed and the black acacia should be removed due to poor suitability and invasive nature. The pitosporum is in the front of the property within the setback and there is no proposed construction in its vicinity.		

277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcome is. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.		
Trunk: Stem of a tree.		
Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit to replace metrics with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.		
Vulnerability: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually appear on their own from seed-placed onto the ground by natural causes or accidental transport by people. Normally, volunteers are considered weeds and removed, but many desirable and attractive species have gone on to become permanent residents on many public and private grounds.		

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277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Summary		
The plan is to demolish the existing structure and build a new residence. The inventory contains three trees comprised of three different species and based on the aggregate stem diameter of the pitosporum all three trees are considered "Heritage" with one originating on the adjacent site. The adjacent coast live oak (Quercus agrifolia) is in good condition, the black acacia (Acacia melanorhynchos) is in fair shape with triple columnar stems, and the pitosporum is in good overall condition. The coast live oak originates on the adjacent site and its suitability is excellent. The black acacia is an invasive volunteer with triple columnar stems and has poor suitability for retention with a species rating of 30 percent out of a potential 100 (WCHA, 2004). No trees are expected to be highly impacted and removed. Tree protection for this project will require fence in front of the black acacia across the back of the site. This would protect both the coast live oak and the acacia. The radius from the black acacia should be 17 feet ten times the trunk diameter divided by 4. The pitosporum can have fence placed around it at its drip line radius. Initiating the pitosporum during construction would be advised. There were three trees appraised for a combined depreciated value of \$7,030.00.		
Introduction		
Background		
Samir Sharma asked to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.		
Assignment		
• Provide an arborist's report including an assessment of the trees within the project area and on the adjacent site. The assessment to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. After number logs on the trees for reference on site and on plan.		
• Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.		
• Provide appraisal values using the Trunk Formula Technique.		

277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Tree Protection		
Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most common accepted method for determining the TPZ is to use a formula based on species, volume, size, age, vigor, and trunk diameter (Mahony, N. and Clark, J. 1998) (Flis, K. and Snubbery, E. 2014). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with new waste or using vertical cables (Ansel, C. 2014).		
Tree protection for this project will require fence in front of the black acacia across the back of the site. This would protect both the coast live oak and the acacia. The radius from the black acacia should be 17 feet ten times the trunk diameter divided by 4. The pitosporum can have fence placed around it at its drip line radius. Initiating the pitosporum during construction would be advised.		
Conclusion		
The plan is to demolish the existing structure and build a new residence. The inventory contains three trees comprised of three different species including one black acacia, one pitosporum, and one coast live oak originating on the adjacent site and one black acacia in fair condition with triple columnar stems and poor structure while the pitosporum is in good shape. The coast live oak originates on the adjacent site and its suitability is excellent. The pitosporum has fair suitability and the black acacia is an invasive volunteer with triple columnar stems and has poor suitability for retention with a species rating of 30 percent out of a potential 100 (WCHA, 2004). No trees are expected to be highly impacted or removed. Tree protection for this project will require fence in front of the black acacia across the back of the site. This would protect both the coast live oak and the acacia. The radius from the black acacia should be 17 feet ten times the trunk diameter divided by 4. The pitosporum can have fence placed around it at its drip line radius. Initiating the pitosporum during construction would be advised. There were three trees appraised for a combined depreciated value of \$7,030.00.		

277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Appendix A: Proposed Site Plan and Tree Inventory Map		
Figure 1: Proposed Site Plan and Tree Inventory Map		
Figure 2: Tree Protection Fence Locations		

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277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Limits of the assignment		
• The information in this report is limited to the condition of the trees during my inspection on August 3, 2021. No tree risk assessments were performed.		
• Tree heights and canopy dimensions are estimations. The plans reviewed for this assignment were as follows (Table 1):		
Table 1: Plans Reviewed Checklist		
Existing Tree Topography	No	
Proposed Site Plan	Yes	Yes
Drainage Plan	No	
Grading and Drainage	No	
Utility Plan and Hook-up Location	No	
Exterior Elevations	No	
Landscape Plan	No	
T-1 Tree Protection Plan	No	

277 O'connor Street, Menlo Park	Tree Inventory, Assessment and Protection Report	August 23, 2021
Purpose and use of the report		
The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners and the City of Menlo Park as a reference for existing tree conditions to help satisfy planning requirements.		
Recommendations		
1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled "T-1: Tree Protection Plan".		
2. Place tree protection fence at a radius of 17 feet from black acacia #1 and black oak the entire back portion of the site to protect both the acacia and the coast live oak. Place fence at the drip line distance around the pitosporum in front.		
3. All tree maintenance and care shall be performed by a qualified arborist with a C-61-D-01 California Contractor License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practice part 1 through 10 and adhere to ANSI Z313.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.		
4. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.		
5. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection in place, with the correct materials, and at the proper distances.		

277 O'connor Street, Menlo Park


Tree Inventory, Assessment and Protection Report

August 23, 2021

Appendix B: Tree Inventory and Assessment Table

Table 3: Inventory Summary

Tree Species	#	Trunk Diameter (in)	Condition	Suitability	Impact	Height (ft)	Replaced Depreciated Value	Degradation
Black acacia (Acacia melanorhynchos)	1	11, 8, 10	Fair	Poor	Low	Yes	\$2,710.00	Replace
Coast live oak (Quercus agrifolia)	2	24	Fair	N/A	Low	Yes	\$4,400.00	Replace
Pitosporum (Pitosporum undulatum)	3	6, 5, 5, 3, 4	Good	Fair	Low	No	\$300.00	Remove

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Tree Inventory, Assessment
and Protection Report

August 23, 2021

Appendix C: Photographs

C1: Black acacia #1



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Tree Inventory, Assessment
and Protection Report

August 23, 2021


1324.040 Removal and major pruning of Heritage Trees prohibited.

It is unlawful for any person to remove, or cause to be removed, any Heritage Tree from any parcel of property in the city, or perform major pruning on a Heritage Tree, without obtaining a permit, provided, that in case of emergency, when a Heritage Tree is immediately hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the public works director or their respective designees. Any person who violates, grossly violates, destroys or substantially destroys a Heritage Tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter. (Ord. 1980 § 2 (part), 2019).

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grub changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pruning and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burying of trees and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

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277 O'Conner Street, Meritt Park

Tree Inventory, Assessment
and Protection Report

August 23, 2021

Certification of Performance

I, Richard Giesmer, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment.

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

That the analysis, opinions and conclusions stated herein are my own;




That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events.

I further certify that I am a Registered Consulting Arborist with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.


Richard J. Giesmer



ASCA Registered Consulting Arborist #496
ISA Board Certified Master Arborist WE-41418

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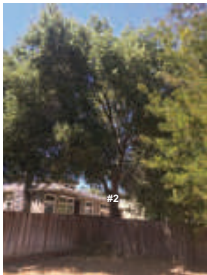
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Tree Inventory, Assessment
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C2: Coast live oak #2



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Tree Inventory, Assessment
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Monitoring

Any touching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning


Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, hand saws, reciprocating saws, or chain saws rather than left crushed or torn. Roots should be cut beyond sister roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with mulch or hardscape within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61-D-49 California Contractor License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A 300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z39.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

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C3: Pittosporum #3



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Tree Inventory, Assessment
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Appendix E: Tree Protection Signs


E1: English

WARNING

Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

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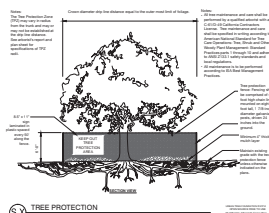
277 O'Conner Street, Meritt Park


Tree Inventory, Assessment
and Protection Report

August 23, 2021

Appendix D: Tree Protection Guidelines

Plan Sheet Detail S-X (Type I)



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E2: Spanish

CUIDADO

Zona De Arbol Protejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

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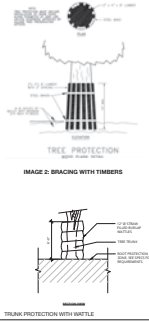
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Tree Inventory, Assessment
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Plan sheet detail for trunk protection



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Tree Inventory, Assessment
and Protection Report

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Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any title or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in accordance with applicable codes, ordinances, statutes, or other regulations.


Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitrations, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by satellites, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed, all this report covers only examined items and their condition at the time of inspection, and by 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 structural problems or deficiencies of plants or property may not arise in the future.

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Project Description
277 O'Connor Street, Menlo Park, CA 94025

The applicant is requesting use permit approval to construct a new two-story single-family residence with two-car attached garage (2,800 sf) and an attached ADU (795 sf) on a substandard lot in the R-1-U zoning district. The lot is substandard with respect to width, at 50 sf vs. the minimum width for the zone of 65 sf. The lot area meets the 7,000 sf minimum for the zone and the lot depth of 140' exceeds the zone minimum of 100'. The existing single-story residence (1,087 sf) and detached garage (427 sf) would be demolished.

The other homes in the neighborhood are a mix of 1- and 2-story homes in a variety of styles and ages. The proposed home will be contemporary in style, with a flat roof. The exterior material will be primarily painted stucco in neutral tones (similar to other nearby houses), with painted vertical wood siding and brick as accent materials. The casement windows will have a dark aluminum clad exterior finish. The new home will be standard wood frame residential construction, with a concrete foundation.

The proposed home complies with all zoning regulations. The overall height of the proposed home is relatively modest, at 24' vs. the maximum permitted of 28'. The view windows from the second story bedrooms face the front and rear of the lot, in order to preserve the side neighbors' privacy; all of the side-facing windows are located in the bathrooms and have translucent glazing for privacy. The second story is smaller than the first story. The owners want to have an attached garage for greater ease of parking and access to the home (rather than maintaining the existing site layout of narrow driveway along the side and detached garage at the rear); this layout also enables a more private and expansive back yard space for children to play.

The applicant reached out to the adjacent neighbors at 262, 278, 265, 269, and 281 O'Connor Street and shared copies of the proposed plans with them. None of the neighbors had comments on the design of the home.

**Tree Inventory, Assessment,
and
Protection Report**

**277 O'Conner Street
Menlo Park, CA 94025**

Prepared for:

Samir Sharma

August 23, 2021

Prepared By:



Monarch Consulting Arborists

Richard Gessner
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Summary

The plans are to demolish the existing structure and build a new residence. The inventory contains three trees comprised of three different species and based on the aggregate stem diameters of the pittosporum (*Pittosporum undulatum*), all three trees are considered “Heritage” with one originating on the adjacent site. The adjacent coast live oak (*Quercus agrifolia*) is in good condition, the black acacia (*Acacia melanoxylon*) is in fair shape with triple codominant stems, and the pittosporum is in good overall condition. The coast live oak originates on the adjacent site and its suitability is irrelevant. The black acacia is an invasive volunteer with triple codominant stems and has poor suitability for retention with a species rating of 30 percent out of a potential 100 (WCISA, 2004). No trees are expected to be highly impacted and removed. Tree protection for this project will require fence in front of the black acacia across the back of the site. This would protect both the coast live oak and the acacia. The radius from the black acacia should be 17 feet (ten times the trunk diameter distance). The pittosporum can have fence placed around it at its drip line radius. Irrigating the pittosporum during construction would be advised. There were three trees appraised for a rounded depreciated value of \$7,030.00.

Introduction

Background

Samir Sharma asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Affix number tags on the trees for reference on site and on plans.
- Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.



Limits of the assignment

- The information in this report is limited to the condition of the trees during my inspection on August 3, 2021. No tree risk assessments were performed.
- Tree heights and canopy diameters are estimates. The plans reviewed for this assignment were as follows (Table 1)

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic			No	
Proposed Site Plan	August 11, 2021	A1.1	Yes	Tektive Design
Demolition Plan			No	
Erosion Control			No	
Grading and Drainage			No	
Utility Plan and Hook-up locations			No	
Exterior Elevations			No	
Landscape Plan			No	
Irrigation Plan			No	
T-1 Tree Protection Plan			No	

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners and the City of Menlo Park as a reference for existing tree conditions to help satisfy planning requirements.



Observations

Tree Inventory

13.24.020 Definitions

“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.

The plans are to demolish the existing structure and build a new residence. The inventory contains three trees comprised of three different species (Table 2). Based on the aggregate stem diameters of the pittosporum all three trees are considered “Heritage” with one originating on the adjacent site.

Table 2: Tree Inventory

Tree Species	I.D. #	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Health	Structure	Form
black acacia (<i>Acacia melanoxydon</i>)	1	11, 8, 15	55	35	Good	Poor	Good
coast live oak (<i>Quercus agrifolia</i>)	2	24	45	35	Good	Fair	Good
pittosporum (<i>Pittosporum undulatum</i>)	3	6, 5, 5, 3, 3, 4	15	15	Good	Fair	Good



Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the “Cost Approach” and more specifically the “Trunk Formula Technique” (Appendix B).

“Trunk Formula Technique” is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

There were three trees appraised for a rounded depreciated value of \$7,030.00. Appraisal worksheets are available upon request.

Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating (ISA, 2019).

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

The adjacent coast live oak is in good condition with typical growth, structure and form, although somewhat suppressed. The black acacia is in fair condition with triple codominant stems and poor structure. The pittosporum is in good shape, but can be easily replaced due to its small stature.



Suitability for Preservation

A tree's suitability for preservation is determined based on Functional and External Limitations (ISA, 2019).

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The coast live oak originates on the adjacent site and its suitability is irrelevant. The pittosporum has fair suitability for preservation while the black acacia is an invasive volunteer with triple codominant stems, and has poor suitability for retention with a species rating of 30 percent out of a potential 100 (WCISA, 2004).

Expected Impact

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

No trees are expected to be highly impacted and removed. Two trees, the black acacia and coast live oak, are in the back of the site where no proposed construction is planned. Eventually some landscape will be installed and the black acacia should be removed due to poor suitability and invasive nature. The pittosporum is in the front of the property within the setback and there is no proposed construction in its vicinity.



Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches (Appendix D). The most current accepted method for determining the TPZ is to use a formula based on species tolerance, tree age/vigor, and trunk diameter (Matheny, N. and Clark, J. 1998) (Fite, K, and Smiley, E. T., 2016). Preventing mechanical damage to the trunk from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle or using vertical timbers (Appendix D).

Tree protection for this project will require fence in front of the black acacia across the back of the site. This would protect both the coast live oak and the acacia. The radius from the black acacia should be 17 feet (ten times the trunk diameter distance). The pittosporum can have fence placed around it at its drip line radius. Irrigating the pittosporum during construction would be advised.

Conclusion

The plans are to demolish the existing structure and build a new residence. The inventory contains three trees comprised of three different species including one black acacia, one pittosporum, and one coast live oak originating on the adjacent site in back. Based on the aggregate stem diameters of the pittosporum, all three trees are considered "Heritage". Appraisal worksheets are available upon request. The adjacent coast live oak is in good condition with typical growth, structure and form, although somewhat suppressed. The black acacia is in fair condition with triple codominant stems and poor structure while the pittosporum is in good shape. The coast live oak originates on the adjacent site and its suitability is irrelevant. The pittosporum has fair suitability and the black acacia is an invasive volunteer with triple codominant stems and has poor suitability for retention with a species rating of 30 percent out of a potential 100 (WCISA, 2004). No trees are expected to be highly impacted or removed. Tree protection for this project will require fence in front of the black acacia across the back of the site. This would protect both the coast live oak and the acacia. The radius from the black acacia should be 17 feet (ten times the trunk diameter distance). The pittosporum can have fence placed around it at its drip line radius. Irrigating the pittosporum during construction would be advised. There were three trees appraised for a rounded depreciated value of \$7,030.00



Recommendations

1. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans. Create a separate plan sheet that includes all protection measures labeled "T-1 Tree Protection Plan."
2. Place tree protection fence at a radius of 17 feet from black acacia #1 and block off the entire back portion of the site to protect both the acacia and the coast live oak. Place fence at the drip line distance around the pittosporum in front.
3. All tree maintenance and care shall be performed 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 for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
4. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
5. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



Bibliography

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Glossary of Terms

Basic Tree Cost: The cost of replacement for a perfect specimen of a particular species and cross sectional area prior to location and condition depreciation.

Cost Approach: An indication of value by adding the land value to the depreciated value of improvements.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants. The outer extent of the tree crown.

Form: describes a plant's habit, shape or silhouette defined by its genetics, environment, or management.

Health: Assessment is based on the overall appearance of the tree, its leaf and twig growth, and the presence and severity of insects or disease.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Structural evaluation: focused on the crown, trunk, trunk flare, above ground roots and the site conditions contributing to conditions and/or defects that may contribute to failure.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.



Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

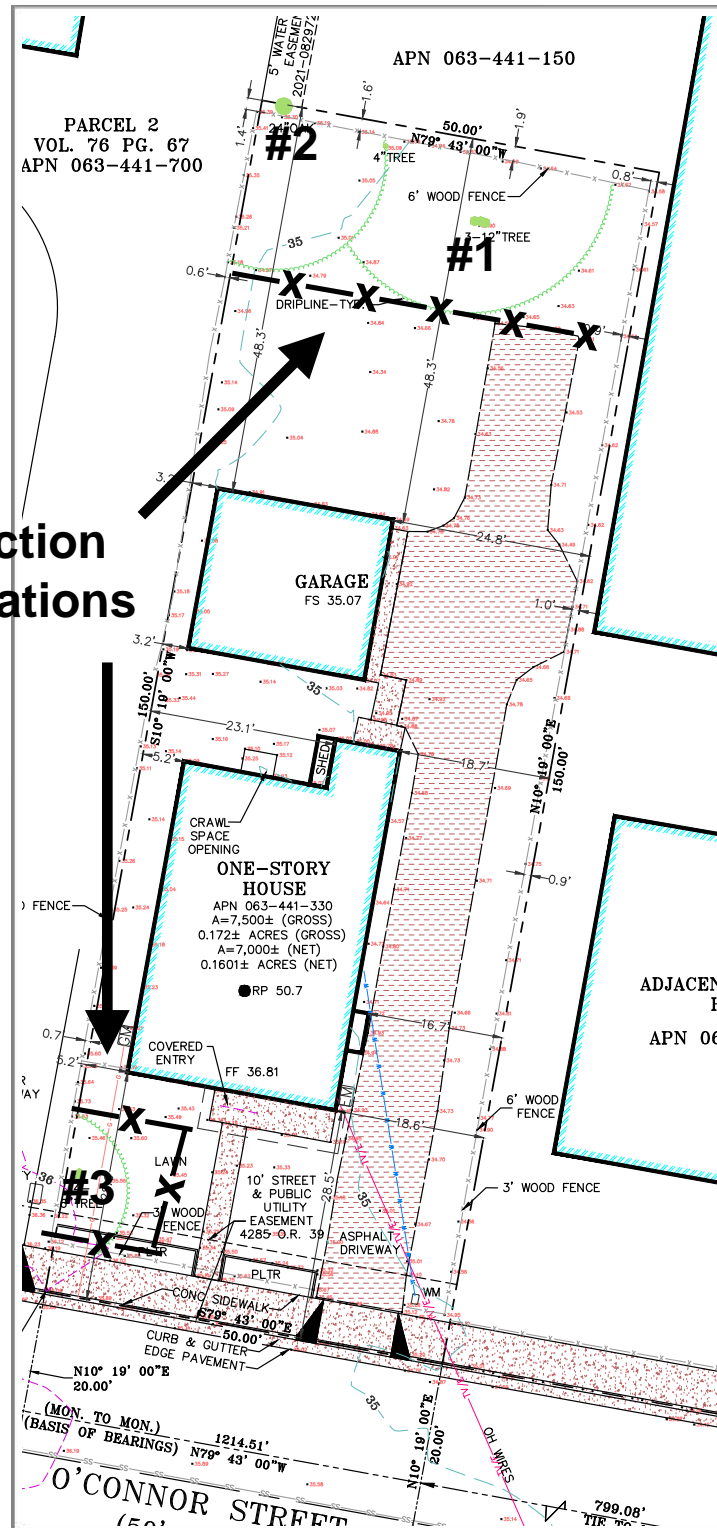
Trunk Formula Technique: Method to appraise the monetary value of trees considered too large to be replaced with nursery or field grown stock. Based on developing a representative unit cost for replacement with the same or comparable species of the same size and in the same place, subject to depreciation for various factors. Contrast with replacement cost method.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.



Appendix A: Proposed Site Plan and Tree Inventory Map

Tree Protection Fence Locations



Appendix B: Tree Inventory and Assessment Table

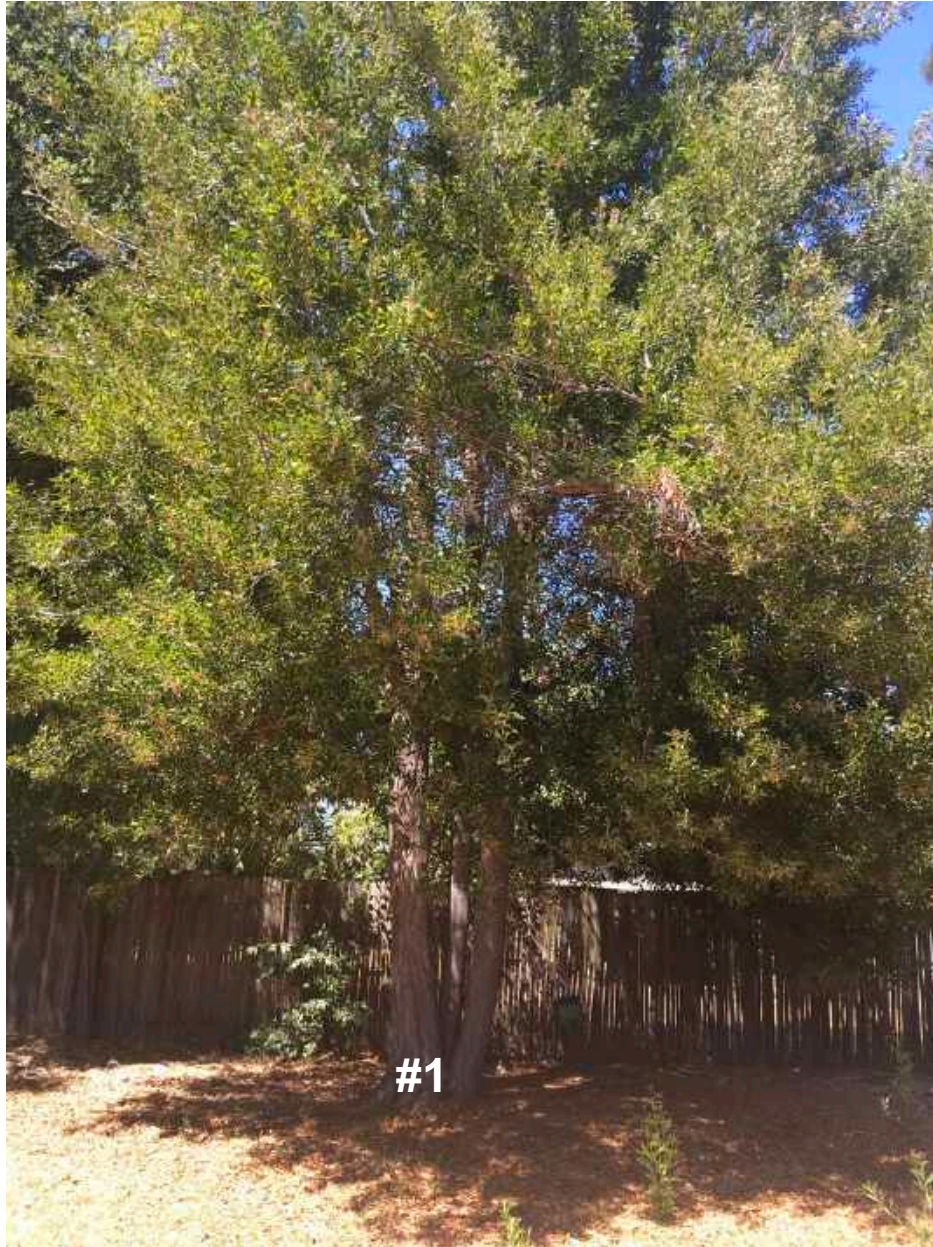
Table 3: Inventory Summary

Tree Species	#	Trunk Diameter (in.)	Condition	Suitability	Impact	Heritage Tree	Rounded Depreciated Value	Disposition
black acacia (<i>Acacia melanoxylon</i>)	1	11, 8, 15	Fair	Poor	Low	Yes	\$2,210.00	Retain
coast live oak (<i>Quercus agrifolia</i>)	2	24	Fair	N/A	Low	Yes	\$4,460.00	Retain
pittosporum (<i>Pittosporum undulatum</i>)	3	6, 5, 5, 3, 3, 4	Good	Fair	Low	No	\$360.00	Remove



Appendix C: Photographs

C1: Black acacia #1



C2: Coast live oak #2

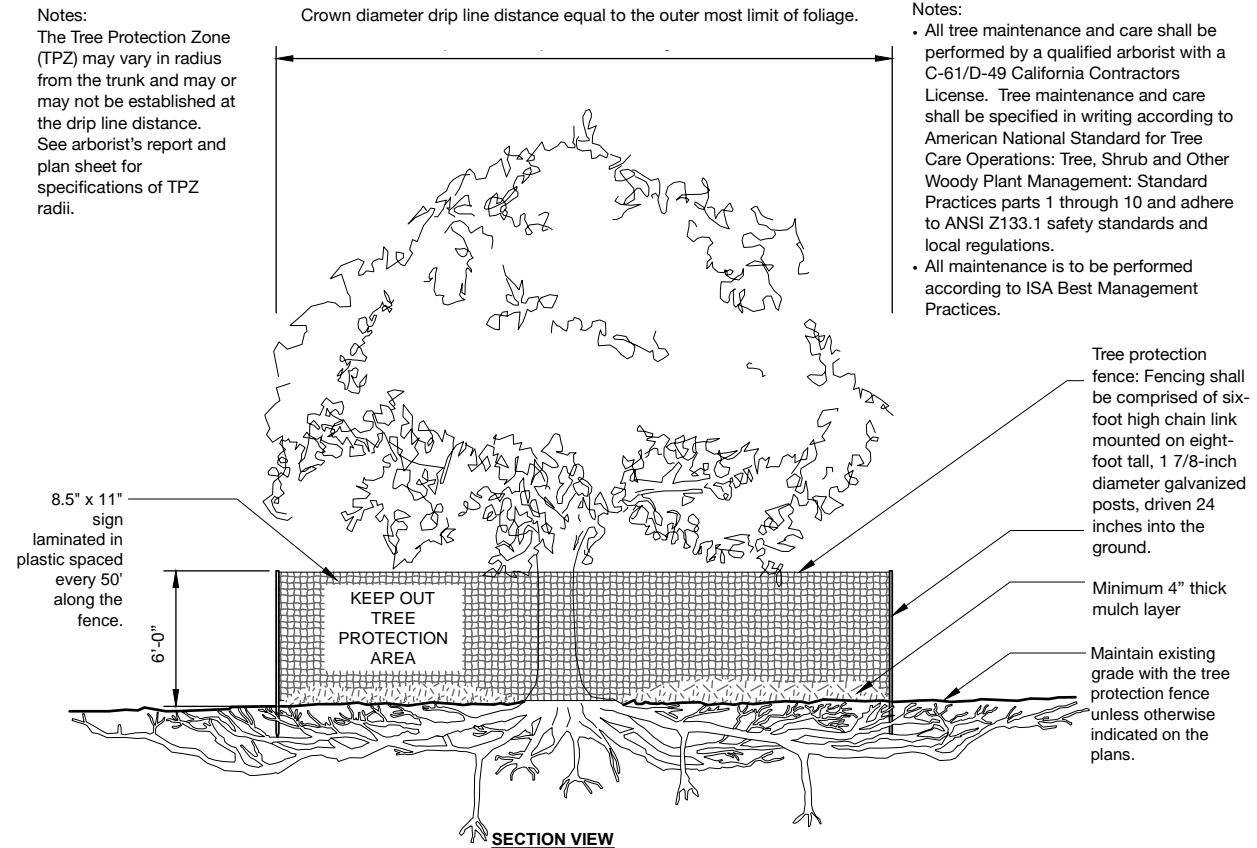


C3: Pittosporum #3



Appendix D: Tree Protection Guidelines

Plan Sheet Detail S-X (Type I)



TREE PROTECTION

URBAN TREE FOUNDATION © 2014
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Modified by Monarch Consulting
Arborists LLC, 2019



Plan sheet detail for trunk protection

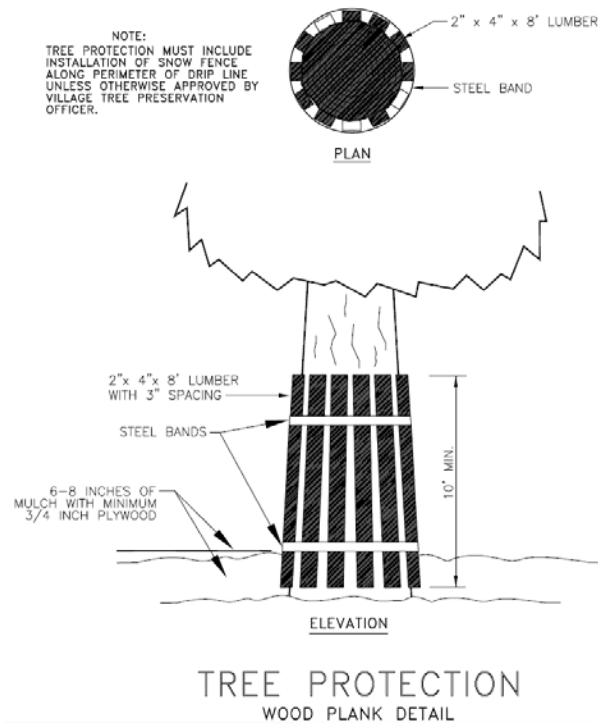
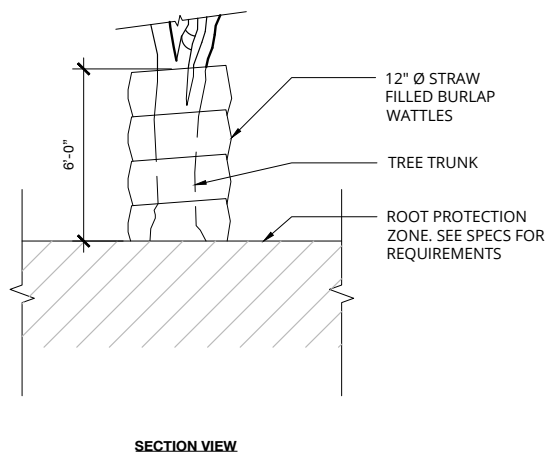


IMAGE 2: BRACING WITH TIMBERS



S-Y TRUNK PROTECTION WITH WATTLE

IMAGE 3: WRAPPING WITH STRAW WATTLE



13.24.040 Removal and major pruning of Heritage Trees prohibited.

It is unlawful for any person to remove, or cause to be removed, any Heritage Tree from any parcel of property in the city, or perform major pruning on a Heritage Tree, without obtaining a permit; provided, that in case of emergency, when a Heritage Tree is imminently hazardous or dangerous to life or property, it may be removed by order of the police chief, fire chief, the public works director or their respective designees. Any person who vandalizes, grievously mutilates, destroys or unbalances a Heritage Tree without a permit or beyond the scope of an approved permit shall be in violation of this chapter. (Ord. 1060 § 2 (part), 2019).

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.



Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Treatment, including pruning, shall be specified in writing according to the most recent ANSI A-300A Standards and Limitations and performed according to ISA Best Management Practices while adhering to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.



Appendix E: Tree Protection Signs

E1: English

WARNING Tree Protection Zone

This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!

Project Arborist



E2: Spanish

CUIDADO
Zona De Arbol Pretejido
Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!

Project Arborist



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) 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 structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B



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Additional Comments Received after Staff Report Publication

From: Antonia Spencer <tonispenceroo@gmail.com>
Sent: Thursday, February 24, 2022 12:23 PM
To: Paz, Ori
Subject: Proposed development at 277 O'Connor Street/ Please forward to the City Planning Commission.

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

I am Antonia Spencer, owner of the property on 281 O'Connor, which is adjacent to the proposed development. At 83, I am retired after teaching 50 years. I've lived here (on O'Keefe or O'Connor) during that time. I love this unique neighborhood, and I want to continue living here. I'm not preoccupied by resale or my property value. I don't have children and don't anticipate moving soon. The increase in property value already seems almost obscene. (Also, much profit from a sale - which I don't want - would go directly to the U.S. government.) This is my home, not primarily an investment.

I paid \$40,000 for 281 O'Connor 50 years ago when I was a teacher and secretary renting housing on this lot. I needed a loan from a friend and help from my landlord across the street to make the purchase. I also worked 7 years for a local agency advocating affordable housing. So my personal desire for varied and appropriate housing in this area goes way back.

Mr. Velasco is a realtor-developer; I believe he acquired this property from the estate of a previous long-term owner who recently died after living some years in Kansas. The modest but well maintained existing house is appropriate in scale to the 277 O'Connor lot size, whose width is only 50 feet. It has provided several young renters with an affordable start to family life. The proposed two-story replacement is very far from modest. In the present market it would sell for an inflated high price and represent a transition from moderate to high income housing. With its virtually complete lot coverage, it would also make my own housing situation vastly more unpleasant.

My Specific Personal Concerns

1. I don't object to an ADU in a one-story building. I do object to 5 bedrooms and 5 baths on a tiny lot with only 2 covered parking spaces.

Any vehicle belonging to the ADU occupant would have only 20 feet, or the street, for permanent parking.

2. The proposed plan locates a two-story house 5 feet from my fence and property line; my 1925 house was built very close to that line.

The eastern wall of the proposed new house would be less than 10 feet from my living room and two bedrooms.

3. The planned one-story ADU is far from any other dwelling to the west. It abuts a long driveway, not especially affecting anyone else's privacy.

Yet the proposed plan locates most of its height extremely close to where I live.

4. A driveway now exists between my house and 277. With a two-story house in such close proximity to mine, the noise will destroy my previous relative privacy.
5. I have safety concerns about access to the street from the rear of my deep lot in case of fire or earthquake.
6. Two bedrooms along my western wall would be vulnerable to possible earthquake debris from a very close two-story roof next door.
7. For almost two years construction has continued on the property of my neighbors to the east at 313 O'Connor. Completion was halted on Dec. 1, 2021, due to a dispute with a negligent contractor. I worry about my health with possible continuing construction on both sides at the same time.

Concerns for the Wider Area

1. I've seen many changes to this unique area between two counties. But I hope cancan still maintain its multi-ethnic character and varied economic levels.
2. Crowding too many people on a tiny lot with a two-story house and ADU is not compatible with existing dwellings on O'Connor. Most neighboring houses are separated by driveways or streets; almost no two-story houses are extremely close to one-story houses.
3. With no park nearby, we cherish our green space. Nearby houses have rather large green space, either front or back, on larger lots. The proposed plan for 277 has little uncovered area, only 20 feet in front and 40 feet behind.
4. The O'Connor Tract Co-Operative Water Company is unusually small. Five more bedrooms and 5 baths at 277 O'Connor ca strain its capacity to serve the area.
5. Legitimate state housing concerns may lead to mostly speculative upscale development for profit rather than addressing the general need for more moderate income housing. This area consistently built or remodeled the varied types of housing the new Housing Element advocates. - and without the state laws that took effect January 1. I fear that heavy use of these new laws, covering lots with ADUs or multiple units, would completely change the character and integrity of our environment.

IN CONCLUSION

I urge the Planning Commission to seriously consider decreasing the number of bedrooms and baths allowable on this small lot..

A one-story structure is much more appropriate to this site.

I ask you to consider that this plan is proposed by a realtor-developer working out of San Jose. His natural bias would be to create maximum upscale

footage for sale. His plan virtually covers a substandard lot not typical of others nearby.

So I request that you not approve this current Joe Velasco plan. Its effect on my safety, light and privacy pains me to imagine. It is also a disturbing precedent for all of O'Connor street.

Thank you.



STAFF REPORT

Planning Commission

Meeting Date: 2/28/2022

Staff Report Number: 22-012-PC

Public Hearing: Use Permit/Steve Borlik/1125 San Mateo Drive

Recommendation

Staff recommends that the Planning Commission approve a use permit to perform interior and exterior modifications to an existing nonconforming, two-story, single-family residence in the R-E (Residential Estate) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore requires a use permit. The recommended actions are 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 proposal.

Background

Site location

The project site is located at 1125 San Mateo Drive. All properties in the immediate vicinity are also located in the R-E zoning district. This portion of San Mateo Drive features a mix of older and newer one- and two-story residences with a variety of architectural styles, however ranch style appears to be the predominant architectural style in the area. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to remodel the existing home with both interior and exterior modifications to the majority of the residence. The project would not add additional floor area, however an addition of a rear covered patio is proposed. In the R-E zoning district a minimum setback of 10 feet on any side, with a total side setback of 30 feet, is required. In this case, with the proposed removal of a wing wall on the left side, the home would be setback 19.5 feet on the left side and 11 feet on the right side, slightly exceeding the minimum side setback requirements. The home also exceeds the minimum required front and rear setbacks of 20 feet. However, the existing residence is nonconforming as portions of the walls and roof structure intrude into the daylight plane on both sides. The nonconforming walls and roof structure are proposed to remain.

The property as a whole is also nonconforming with regard to the maximum floor area limit, largely due to

an existing accessory building in the rear. Although not within the scope of this use permit, the applicant proposes to convert the accessory building into an accessory dwelling unit (ADU). Conversion of the accessory building, combined with interior modifications to the main dwelling that would reduce the amount of attic space greater than five feet in height, which is currently counted as floor area, would bring the property into conformance with the maximum floor area limit.

The proposed renovations would result in a four-bedroom home with four full bathrooms and two half-bathrooms, with a typical layout of shared living spaces on the ground level, and the bedrooms with additional common area on the upper floor. Of particular note with regard to the Zoning Ordinance regulations:

- The proposed floor area would be 6,962.7, including the 6,165.9 square feet of main dwelling and existing accessory buildings, and 796.8 square feet of area converted into an ADU, where 6,203 square feet is the maximum. The main dwelling and accessory buildings would comply with the maximum floor area limit. ADUs are allowed to exceed the maximum floor area limit by up to 800 square feet, and therefore, the total floor area on the lot would be brought into compliance with zoning regulations.
- The proposed building coverage would be 25 percent where 30 percent is the maximum.
- The proposed second floor would remain approximately 48 percent of the total allowable floor area where 50 percent is the maximum.
- The height of the existing residence would be reduced from 28.2 feet to 27.4 feet where 30 feet is the maximum permitted height.

The proposed rear patio addition would conform to the development standards of the R-E zoning district, including the required setbacks and daylight plane. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The applicant states that the existing residence is a typical architectural style of the 1990s with the massing of traditional two-story ranch homes, but with stucco and stone veneer siding materials with composition shingle roofing material. The proposed design would maintain the existing massing, however the applicant states that proposed modifications to the exterior would give the residence a more updated appearance. The front entry would be modified from an arched roof to a more traditional covered porch with a hipped roof. The chimney on the right side of the residence and a short wing wall on the left side of the residence would be removed.

The siding would remain mostly stucco with stone veneer accents on the front of the residence. The siding material on the front Juliet balcony would change from stucco to stone veneer and iron railings. Roofing materials on the first floor would change from composition shingles to standing seam metal, while the second floor roofing material would remain composition shingles. All existing windows with stucco trim are proposed to be replaced with aluminum clad windows. The majority of the windows are proposed to remain in the same location with minor changes to size and shape, however there would be additional second-story windows on the front and right side elevations. The majority of second-story window sill heights would be two feet 11 inches or higher, however, there is one existing window on the left side and

several existing windows on the rear with sill heights of one foot, 11 inches, which are proposed to remain. The new rear patio would be powder-coated metal.

Trees and landscaping

The existing landscaping is proposed to remain. There are approximately 28 trees of various size and species on and surrounding the subject property. No heritage trees are proposed for removal and no additional landscaping is proposed. One non-heritage tree would be removed to accommodate the rear patio. The City Arborist reviewed the proposed plans and determined that the proposed rear patio is far enough from existing heritage trees, and due to the limited scope of work, no arborist report was necessary, as impacts would be limited with standard tree protection measures. Standard heritage tree protection measures would be ensured through recommended condition 3h.

Valuation

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 existing residence is a two-story structure, the 50 percent threshold applies. The City has determined that the replacement cost of the existing structure would be \$1,086,988, meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling no more than \$543,494 or 50 percent in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work for the project would be approximately \$547,188.50. Based on this estimate, the proposed project exceeds 50 percent of the replacement cost of the existing structure, at approximately 50.3 percent, and therefore requires use permit approval by the Planning Commission.

Correspondence

The applicant has not indicated whether they conducted outreach to the surrounding neighborhood. As of the writing of this report, staff has not received any items of correspondence on the project.

Conclusion

Staff believes that the proposal is generally compatible with the surrounding neighborhood. The existing residence would remain, with limited impacts on the neighborhood character or privacy. The project would be predominantly an interior remodel, but would result in a refreshed façade with a more modern appearance. Modifications to the interior as well as conversion of an accessory building into an ADU would bring the project into compliance with the maximum floor area limit. Staff recommends that the Planning Commission approve the 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.

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. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter

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

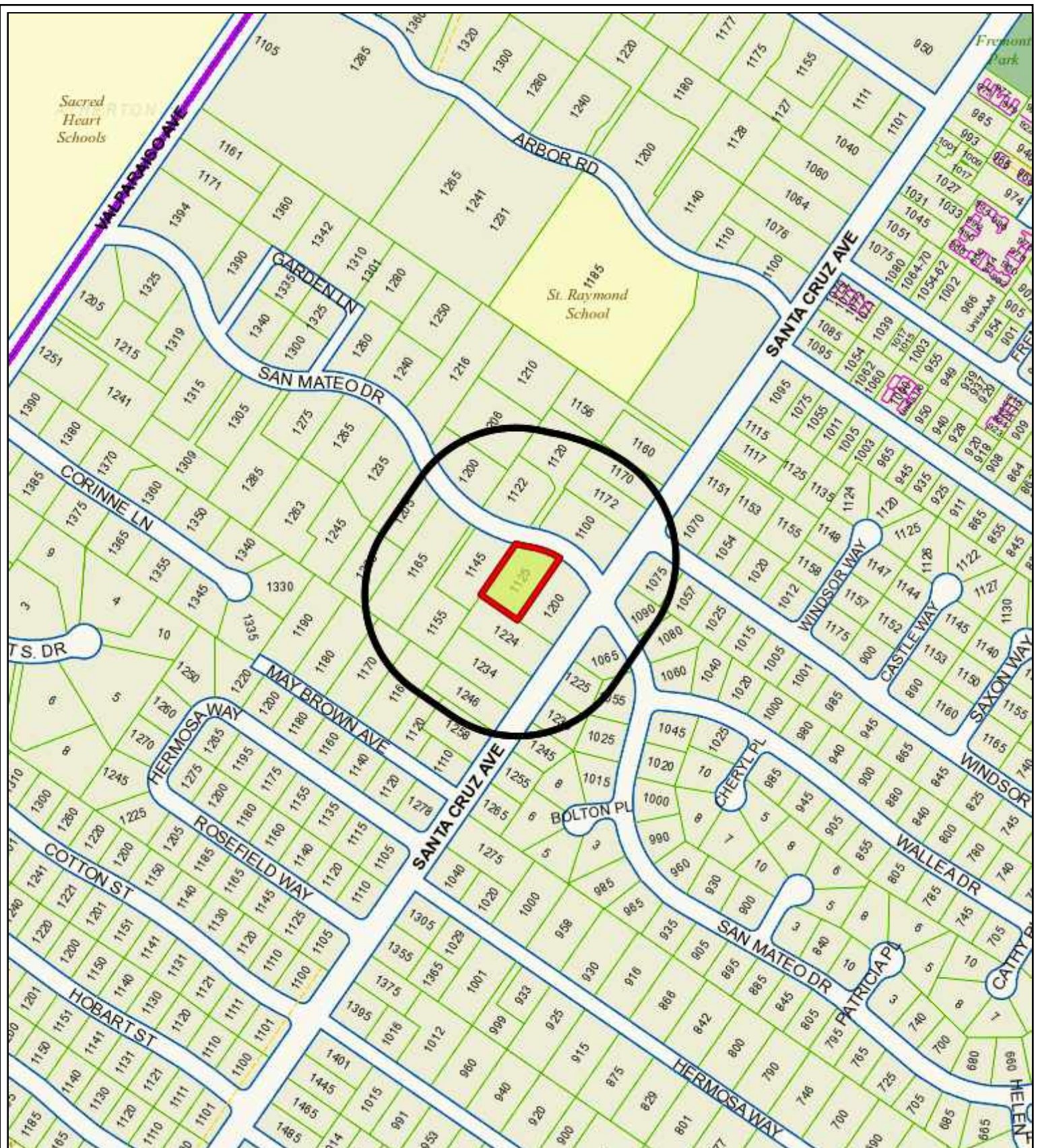
None

Report prepared by:
Chris Turner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

1125 San Mateo Drive – Attachment A: Recommended Actions

LOCATION: 1125 San Mateo Drive	PROJECT NUMBER: PLN2021-00041	APPLICANT: Steve Borlik	OWNER: Shirley and Mike Orsak
PROPOSAL: Request for a use permit to perform interior and exterior modifications to an existing nonconforming, two-story, single-family residence in the R-E (Residential Estate) zoning district. The value of the proposed work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period and requires approval of a use permit by the Planning Commission.			
DECISION ENTITY: Planning Commission	DATE: February 28, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION: <ol style="list-style-type: none">1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.3. Approve the use permit subject to the following standard conditions:<ol style="list-style-type: none">a. The applicant shall be required to apply for a building permit within one year from the date of approval (by February 28, 2023) for the use permit to remain in effect.b. Development of the project shall be substantially in conformance with the plans prepared by young and Borlik Architects consisting of 23 plan sheets, dated received January 18, 2022 and approved by the Planning Commission on February 28, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.c. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.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.			



City of Menlo Park
Location Map
1125 SAN MATEO DRIVE



Scale: 1:4,000

Drawn By: CRT

Checked By: CDS

Date: 2/28/2022

Sheet: 1

1125 San Mateo Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	20,612 sf	20,612 sf	20,000 sf min.
Lot width	114.4 ft.	114.4 ft.	110 ft. min.
Lot depth	178.2 ft.	178.2 ft.	130 ft. min.
Setbacks			
Front	35.9 ft.	36 ft.	20 ft. min.
Rear	57.6 ft.	85.3 ft.	20 ft. min.
Side (left)	19.5 ft.	16.7 ft.	Min. 10 ft. on any one side, with total side setback of 30 ft.
Side (right)	11 ft.	11 ft.	
Building coverage	5,147.6 sf	4,198.8 sf	6,183.6 sf max.
	25.0 %	20.4 %	30 % max.
FAL (Floor Area Limit)	6,962.7* sf	7,065.1 sf	6,203 sf max.
Square footage by floor	2,222.8 sf/1st 2,970.6 sf/2nd 788.1 sf/garage 38.7 sf/attic >5 feet 145.7 sf/accessory buildings 796.8 sf/ADU 1,173.9 sf/porches 20.3 sf/fireplace	2,140.0 sf/1st 782.3 sf/garage 531.6 sf/height >12 feet 2,406.2 sf/2 nd 196.7 sf/attic >5 feet 1,008.3 sf/accessory buildings 224.1 sf/porches 44.1 sf/fireplace	
Square footage of buildings	8,156.9 sf	7,333.3 sf	
Building height	27.4 ft.	28.2 ft.	30 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees**

Heritage trees	13	Non-Heritage trees	15	New trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	1	Total Number of trees	27

*Floor area is allowed to be exceeded up to 800 square feet to accommodate an ADU.

**Number of trees is an approximation based on the site plan. No changes to existing landscaping is proposed, with the exception of removal of one non-heritage tree.

NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILT'S" NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE ARCHITECT HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS".

THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

THE WORK HOURS ARE REGULATED BY NOISE LEVELS CREATED DURING CONSTRUCTION. THE MAXIMUM NOISE LEVELS ALLOWED ARE ESTABLISHED IN THE CITY OF MENLO PARK MUNICIPAL CODE CHAPTER 8.08 NOISE.

1. ANY AND ALL EXCESSIVELY ANNOYING, LOUD OR UNUSUAL NOISES OR VIBRATIONS SUCH AS OFFEND THE PEACE AND QUIET OF PERSONS OF ORDINARY SENSIBILITIES AND WHICH INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE OR PROPERTY AND AFFECT AT THE SAME TIME AN ENTIRE NEIGHBORHOOD OR ANY CONSIDERABLE NUMBER OF PERSONS SHALL BE CONSIDERED A NOISE DISTURBANCE.
2. CONSTRUCTION ACTIVITIES:
- a. CONSTRUCTION ACTIVITIES ARE LIMITED TO THE HOURS OF EIGHT (8) A.M. AND SIX (6) P.M. MONDAY THROUGH FRIDAY.
- b. CONSTRUCTION ACTIVITIES BY RESIDENTS AND PROPERTY OWNERS PERSONALLY UNDERTAKING CONSTRUCTION ACTIVITIES TO MAINTAIN OR IMPROVE THEIR PROPERTY ARE ALLOWED ON SATURDAYS, SUNDAYS OR HOLIDAYS BETWEEN THE HOURS OF NINE (9) A.M. AND FIVE (5) P.M.
- c. A SIGN, CONTAINING THE PERMITTED HOURS OF CONSTRUCTION ACTIVITIES EXCEEDING THE NOISE LIMITS SET FORTH IN SECTION 8.08.03, SHALL BE POSTED AT ALL ENTRANCES TO A CONSTRUCTION SITE UPON THE COMMENCEMENT OF CONSTRUCTION, FOR THE PURPOSE OF INFORMING CONTRACTORS AND SUBCONTRACTORS AND ALL OTHER PERSONS AT THE CONSTRUCTION SITE OF THE BASIC REQUIREMENTS OF THIS CHAPTER. THE SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GROUND LEVEL AND SHALL CONSIST OF A WHITE BACKGROUND WITH BLACK LETTERS.
- d. NOTWITHSTANDING ANY OTHER PROVISION SET FORTH ABOVE, ALL POWERED EQUIPMENT SHALL COMPLY WITH THE LIMITS SET FORTH IN SECTION 8.08.03(B).



ORSAK RESIDENCE MENLO PARK, CALIFORNIA

PROPOSED FRONT ELEVATION

2



VICINITY MAP

6



PARCEL MAP

5

SURVEYOR:
LEA & BRAZE ENGINEERING INC.
2498 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
TEL: (510) 887-4086
TEL: (510) 887-3019
TEL: PETER CARLINO
PCARLINO@LEABRAZE.COM

STRUCTURAL ENGINEER
SAABCO CONSULTING
1263 EL CAMINO REAL, SUITE 1
MENLO PARK, CA 94025
TEL: (650) 329-9219

ARCHITECT
YOUNG AND BORLIK ARCHITECTS, INC.
4962 EL CAMINO REAL, SUITE 218
LOS ALTOS, CA 94022
TEL: (650) 688-1950
FAX: (650) 323-1112
ATTN: STEVE BORLIK
steve@ybarchitects.com

DEFERRED SUBMITTAL
NFPA 13-Q FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.
PROVIDE FULL SPRINKLER COVERAGE IN THE ATTIC.

PROJECT DESIGN DATA:

2019 CALIFORNIA BUILDING CODE - VOL. 1&2

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRIC CODE

2019 CALIFORNIA FIRE CODE

2019 CALIFORNIA GREEN BUILDING CODE (CalGreen)

2019 CALIFORNIA ENERGY CODE

2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE. I.E. SOils REPORT, TITLE 24 STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS. READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

ARCHITECTURAL

- A0.1 COVER SHEET, VICINITY MAP, CONSULTANTS, SHEET INDEX, PROJECT SUMMARY
- A0.3 NEIGHBORHOOD CONTEXT PLAN, STREETSCAPE
- A0.4 EXISTING SITE PLAN
- A0.5 PROPOSED SITE PLAN
- A0.6 EXISTING FLOOR AREA CALCULATIONS
- A0.7 PROPOSED FLOOR AREA CALCULATIONS
- A0.8 NEW WORK VALUE CALCULATION
- A1.1 EXISTING FIRST FLOOR PLAN W/ DEMO NOTES
- A1.2 EXISTING SECOND FLOOR PLAN W/ DEMO NOTES
- A2.1.1 PROPOSED FIRST FLOOR PLAN
- A2.1.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED ROOF PLAN
- A3.0 COLOR AND MATERIALS BOARD
- A3.1 EXISTING FRONT & LEFT SIDE ELEVATIONS
- A3.2 EXISTING AND PROPOSED REAR ELEVATIONS
- A3.3 EXISTING LEFT SIDE ELEVATIONS
- A3.4 EXISTING RIGHT SIDE ELEVATIONS
- A4.1 PROPOSED SECTIONS
- A4.2 PROPOSED SECTIONS

CIVIL SURVEY

- SU-1 TOPOGRAPHIC SURVEY

CIVIL

- C-1.0 TITLE SHEET
- C-2.0 PRELIMINARY GRADING & DRAINAGE PLAN
- HYD-1 IMPERVIOUS AREA EXHIBIT

APN#:

OWNER: 071 - 061 - 160
SHIRLEY AND MIKE ORSAK
PROJECT ADDRESS: 1125 SAN MATEO DRIVE
MENLO PARK, CA, 94025
BUILDING OCCUPANCY: R-3 U
TYPE OF CONSTRUCTION: V-S
ZONING: R-E
LOT SIZE: 20,612 sf (0.47 ACRES)
HISTORIC STATUS: NO
FLOOD ZONE: X
STORIES: 2
ACCESSORY STRUCTURE: YES
FIRE SPRINKLERS REQ: YES
ALLOWABLE LOT COVERAGE: 6183.6 sf (30% OF LOT)
ALLOWABLE F.A.L.: 6203 sf (2800 + .26(20,612-7000))
FRONT SETBACK: 20'
SIDE SETBACK: 30' TOTAL (MIN. 10' ON ONE SIDE)
REAR SETBACK: 20'
HEIGHT LIMIT: 28'

AREA CALCULATION:

EXISTING MAIN HOUSE GROUND FLOOR: 3,453.9 sf
EXISTING MAIN HOUSE UPPER FLOOR: 2,406.2 sf
EXISTING MAIN HOUSE ATTIC > 6'-0" HEIGHT: 196.7 sf
TOTAL EXISTING MAIN HOUSE FLOOR AREA: 6,056.7 sf
EXISTING CONDITIONED ACCESSORY: 933 sf
EXISTING SHED (TO REMAIN, F.A.L. EXEMPT): 44.0 sf
EXISTING PLAY HOUSE (TO REMAIN): 31.3 sf
EXISTING COVERED PORCHES: 114.9 sf
TOTAL EXISTING F.A.L.: 7,021.1 sf > 6,203 sf MAX
TOTAL EXISTING COVERAGE: 4,686.3 sf < 6,183.6 sf MAX
PROPOSED MAIN HOUSE GROUND FLOOR: 3,010.9 sf
PROPOSED MAIN HOUSE UPPER FLOOR: 2,970.6 sf
PROPOSED MAIN HOUSE ATTIC > 6'-0" HEIGHT: 38.7 sf
TOTAL PROPOSED MAIN HOUSE FLOOR AREA: 6,020.1 sf
PROPOSED ACCESSORY DWELLING UNIT: 796.8 sf
PROPOSED ACCESSORY SHED: 145.7 sf
PROPOSED COVERED PORCHES: 1,173.9 sf
TOTAL PROPOSED F.A.L.: 6,165.8 sf > 6,203 sf MAX
TOTAL PROPOSED COVERAGE: 5,171.2 sf < 6,183.6 sf MAX
SEE SHEET A0.6 AND A0.7 FOR DETAILED AREA CALCULATIONS

SCOPE:

INTERIOR REMODEL OF GROUND AND UPPER FLOOR OF EXISTING TWO-STORY HOME.

SHEET INDEX

3

PROJECT SUMMARY

1

ISSUE LOG

USE PERMIT SUBMITTAL	SEP. 16, 2021
BUILDING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	FEB. 07, 2022

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



REMODEL FOR:
SHIRLEY AND MIKE ORSAK
1125 SAN MATEO DRIVE
MENLO PARK, CA 94025

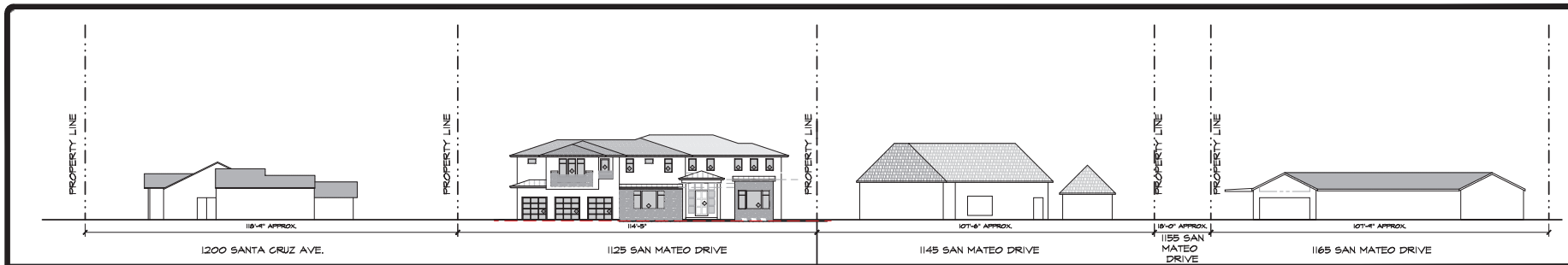
A.P.N. 071-061-160

CHECKED
SIB

DATE
MARCH 8, 2019

BY
ORSAK

A0.1



CONTEXTUAL NEIGHBORHOOD FRONT ELEVATIONS

3/32" = 1'-0" 3



NEIGHBORHOOD CONTEXT - SITE PLAN

1/32" = 1'-0" 2



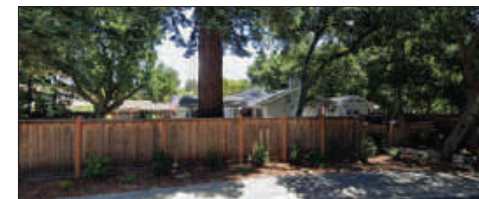
1200 SANTA CRUZ AVE.



1145 SAN MATEO DRIVE



1155/1165 SAN MATEO DRIVE



1100 SAN MATEO DRIVE

NEIGHBORHOOD PHOTOS

N.T.S. 1

ISSUE LOG	
USE PERMIT SUBMITTAL	SEP. 16, 2021
BID SET	NOV. 2021
BID SET REPLY	DEC. 2021
PLANNING SUBMITTAL	DEC. 2021
BUILDING SUBMITTAL	DEC. 2021
PLANNING SUBMITTAL	DEC. 2021
PLANNING SUBMITTAL	FEB. 07, 2022

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A.P.N. 071-061-160	
CHECKED SRB	DRAWN OH, NP
DATE MARCH 5, 2019	
JOB # ORSAK	

A0.3

SITE ANALYSIS	
ZONING:	R-E
LOT AREA:	20,612 sf (0.47 ACRES)
ALLOWABLE FLOOR AREA:	6,203 sf
PROPOSED FIRST FLOOR AREA:	3,010.9 sf
PROPOSED SECOND FLOOR AREA:	2,970.8 sf
PROPOSED ATTIC AREA:	38.7 sf
PROPOSED A.D.U.:	796.9 sf (EXEMPT)
PROPOSED ACCESSORY SHEDS:	145.7 sf
PROPOSED COVERED PORCHES:	1,173.9 sf
TOTAL FLOOR AREA LIMIT:	6,165.8 sf > 6,203 sf MAX
LAND COVERED BY STRUCTURES:	20.75%
LANDSCAPING:	72%
PAVED SURFACES:	7.25%
PARKING SPACES:	2 COVERED / 2 UNCOVERED
ALL GRADES TO REMAIN NATURAL	

TREE PROTECTION NOTES:
IT IS UNLAWFUL FOR ANY PERSON TO DAMAGE OR HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER, INCLUDING WITHOUT LIMITATION VEHICLES MACHINERY OR BUILDING SUPPLIES OR MATERIAL (INCLUDING) FLUIDS) DURING ANY CONSTRUCTION OR RENOVATION OF STRUCTURES ON THE PARCEL.

TREE PROTECTION MEASURES TO BE IN PLACE PRIOR TO DEMOLITION AND THROUGHOUT CONSTRUCTION ACTIVITIES. IF NECESSARY, A CONSULTING ARBORIST SHALL BE RETAINED TO MONITOR THE CONDITION OF ANY HERITAGE TREES, AND CONDUCT ANY ROOT OR CROWN PRUNING DURING THE CONSTRUCTION PROCESS.

PROVIDE 6" LAYER OF MULCH ON GRADE OVER ROOT ZONES WITHIN TREE CANOPIES OF PROTECTED TREES.

PROVIDE TEMPORARY CONSTRUCTION FENCING AS SHOWN TO PROTECT ENTIRE ROOT ZONE TO OUTSIDE OF THE TREE CANOPY PERIMETER. FENCE SHOULD BE IN PLACE PRIOR TO ARRIVAL OF ANY MATERIALS OR EQUIPMENT AND SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND GIVEN FINAL APPROVAL. PROTECTIVE FENCING MUST NOT BE TEMPORARILY MOVED DURING CONSTRUCTION.

NO GRADINGS, TRENCHING, OR SURFACE SCRAPINGS INSIDE THE CANOPY PERIMETER OF RETAINED TREES, UNLESS SPECIFICALLY INDICATED ON THE ENCLOSED PLANS. EXCAVATED SOIL OR EQUIPMENT MAY NOT BE STORED, TEMPORARILY OR EXTENDED, UNDER THE CANOPIES OF TREES.

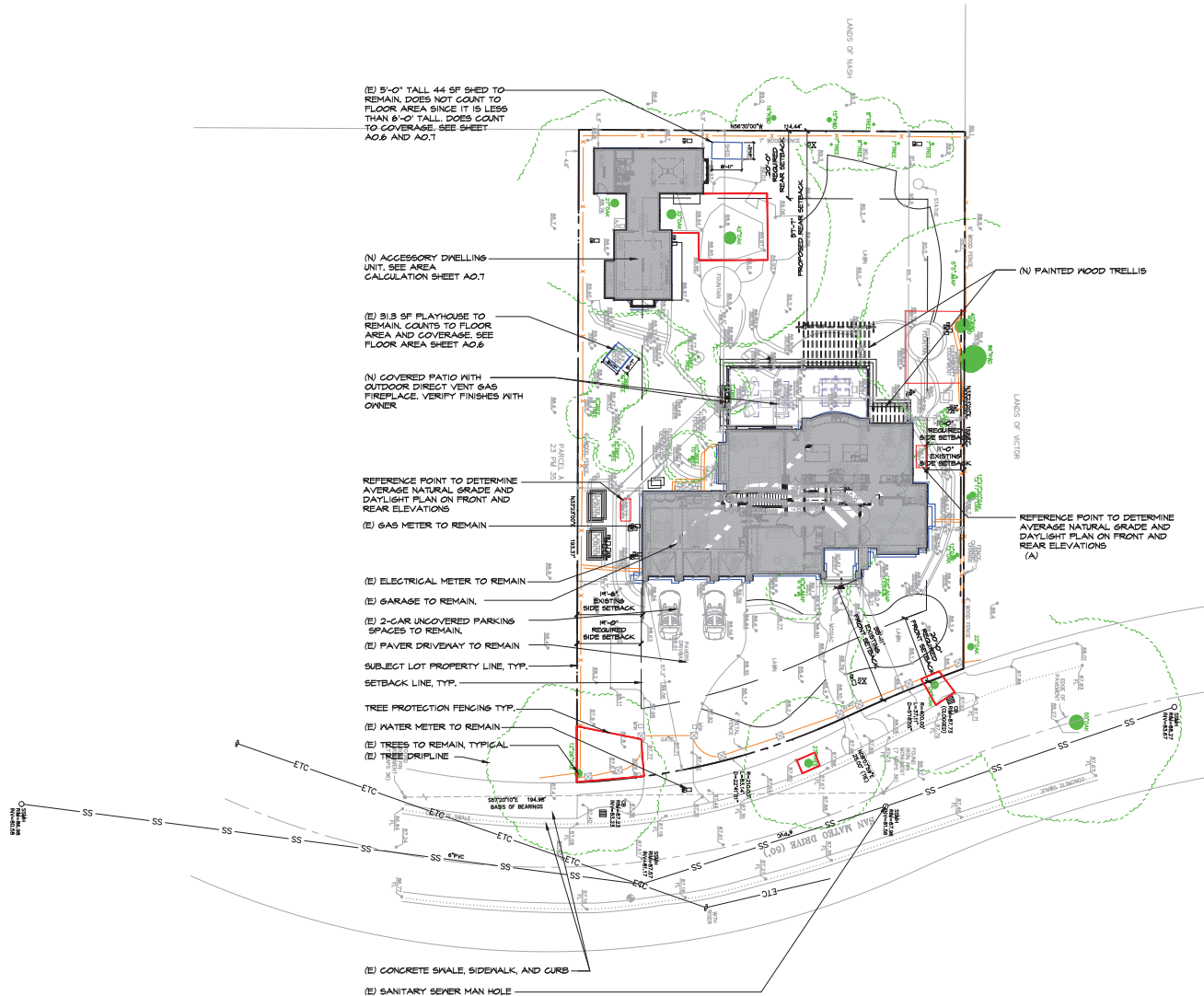
ANY PRUNING MUST BE DONE BY I.S.A. CERTIFIED ARBORIST AND ACCORDING TO I.S.A. WESTERN CHAPTER STANDARDS, 1989

TRENCHES SHALL BE OUTSIDE THE DRIP LINES OF THE TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS. ANY TRENCHING WITHIN A DISTANCE SIX TIMES THE DIAMETER OF THE TREE SHALL BE HAND EXCAVATED, AND ANY ROOTS ENCOUNTERED SHALL BE REVIEWED ON SITE BY THE PROJECT ARBORIST.

NO STORING OF MATERIALS, SOIL, VEHICLES, OR DEBRIS WITHIN THE TREE DRIP LINES SHALL BE PERMITTED DURING ANY TIME DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.

LANDSCAPE MATERIALS (COBBLE, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES TO PREVENT RISK OF SERIOUS DISEASE OF INFECTION. LANDSCAPE PATHWAYS OR OTHER AMENITIES (IF ANY) CONSTRUCTED UNDER TREE CANOPIES MUST BE COMPLETELY ON GRADE WITHOUT EXCAVATION.

BEFORE EXCAVATION CALL U.S.A. CONTRACTOR IS RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 221-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION & CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. YOUNG & BORLIK ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.



PROPOSED SITE PLAN AND TREE PROTECTION



1/16" = 1'-0"

1

ISSUE LOG	
USE PERMIT SUBMITTAL	SEP. 16, 2021
REVISED	NOV. 20, 2021
REVISED	OCT. 29, 2021
REVISED	OCT. 29, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
REVISED	DEC. 1, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	FEB. 07, 2022

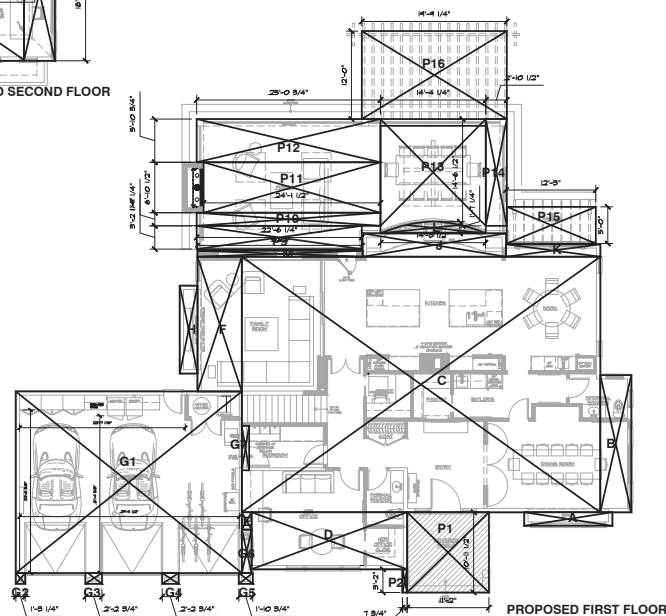
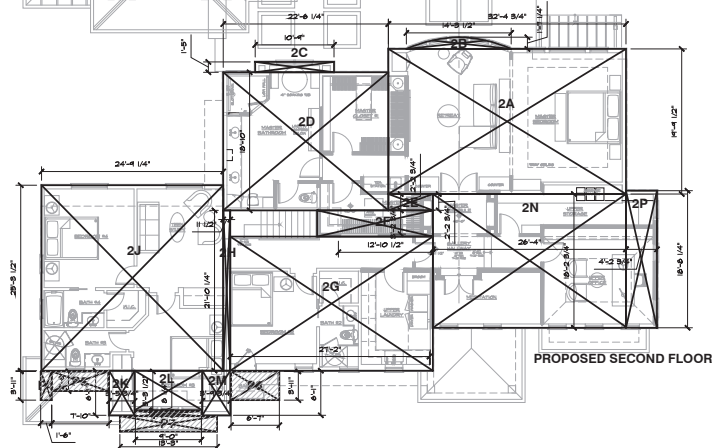
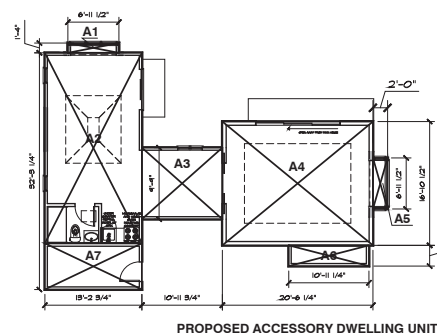
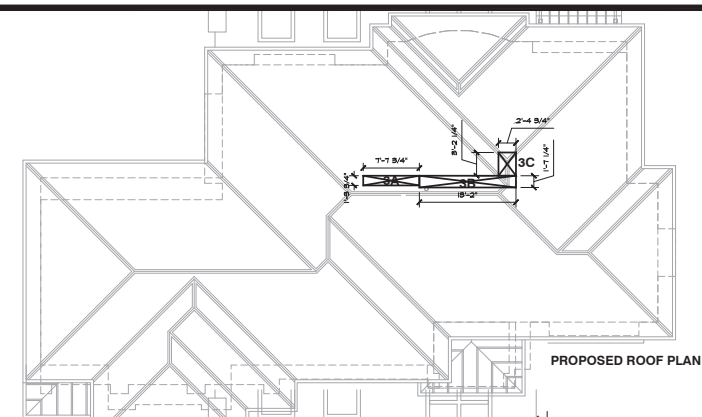
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TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



REMODEL FOR:
SHIRLEY AND MIKE ORSAK
1125 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-061-160	
CHECKED SHB	DATE MARCH 8, 2019
ORSAK	

A0.5



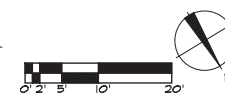
PROPOSED AREA CALCULATIONS

1126 San Mateo Drive, Menlo Park, CA		
Proposed Area Calculations		
1st Floor		
A	32.8	
B	79.9	
C	766.5	UNOCCUPIED SUPP. AREA
D	105.6	
E	3.1	
F	112.0	
G	28.9	
H	62.1	
I	21.7	
J	14.8	
K	16.2	
L	752.9	UNOCCUPIED GARAGE
M	1.9	UNOCCUPIED GARAGE
N	1.5	UNOCCUPIED GARAGE
O	1.5	UNOCCUPIED GARAGE
P	1.9	UNOCCUPIED GARAGE
Q	7.9	UNOCCUPIED GARAGE
R	0.0	UNOCCUPIED GARAGE
TOTAL	2014.8	
2nd Floor		
S	567.9	
T	14.9	
U	19.7	
V	224.1	
W	15.0	
X	76.4	
Y	552.9	
Z	30.9	
aa	599.0	
ab	31.8	
ac	46.8	
ad	22.2	
ae	402.0	
af	16.0	
TOTAL	2479.8	
Area = F + G + H		
A	60.0	
B	71.1	
C	7.6	
TOTAL	138.7	
Grounded Porches		
ag	929.1	
ah	2.0	
ai	2.8	
aj	2.0	
ak	0.1	
al	21.2	
am	25.7	
an	71.9	
ao	44.6	
ap	255.4	
aq	147.7	
ar	634.0	
as	41.7	
at	66.7	
au	237.1	
TOTAL	3173.8	
Accessory Building		
av	31.0	
aw	66.9	
ax	21.3	COUNTY TOTAL
TOTAL ACCESSORY BUILDINGS	119.2	
Accessory Shed	44.9	F.A.L. EXEMPT
Other (F.A.L. Exempt)		
ay	1992.9	
az	796.8	
Total F.A.L. (Parking)	2789.7	100% of total
Total F.A.L. (Building)		
ba	1161.9	
bb	628.0	ATTE. + CLASSED
Total Exclusions	1790.9	

PROPOSED F.A.L.

LEGEND

 COVERED PORCH OR LIGHTWELL


$$1/8'' = 1'-0''$$

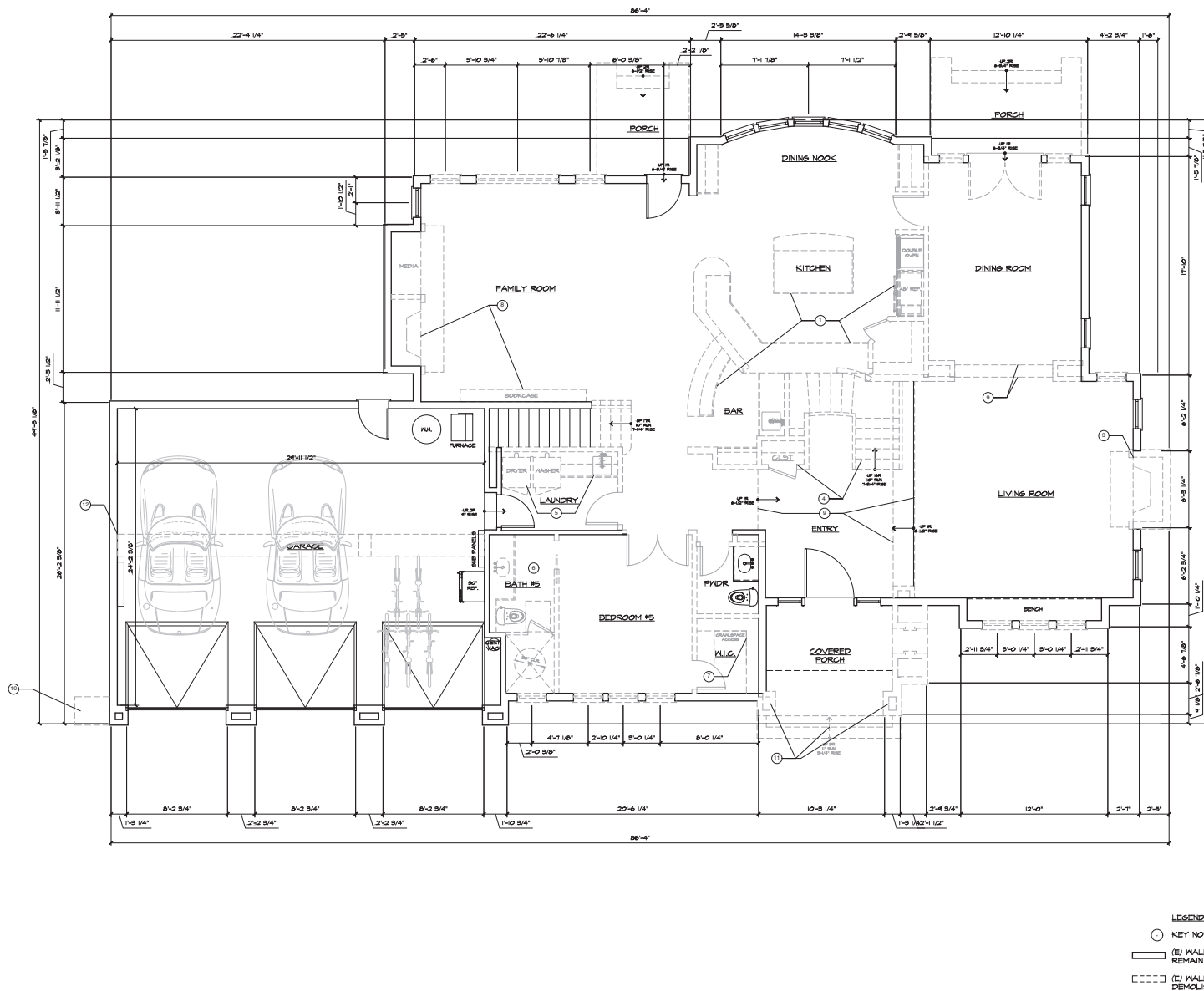
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REMODEL FOR:
SHIRLEY AND MIKE ORSAK
125 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-061-160	
CHECKED SRB	DRAWN OH, NP
DATE MARCH 5, 2019	
JOB # ORSAK	

A0.7



EXISTING GROUND FLOOR PLAN w/ DEMOLITION NOTES

KEY NOTES:

- (E) KITCHEN AND BAR TO BE COMPLETELY DEMOLISHED. REMOVE EXISTING CABINETS, COUNTERTOPS, APPLIANCES, FINISHES, SALVAGE AND REUSE (E) COUNTERTOPS AND CABINETS FOR (N) OUTDOOR BBQ AND (E) GARAGE.
- REPLACE EXISTING WINDOW WITH NEW WINDOW OF SAME SIZE
- DEMOLISH EXISTING FIREPLACE AND CHIMNEY.
- DEMOLISH EXISTING STAIRCASE AND CLOSET
- DEMOLISH EXISTING LAUNDRY ROOM FINISHES AND FIXTURES
- DEMOLISH EXISTING BATHROOM
- REMOVE EXISTING CABINETS. SEE PROPOSED PLANS BY INTERIOR DESIGNER FOR NEW LAYOUT.
- REMOVE EXISTING MEDIA CABINET FEATURES AND BOOKCASE
- DEMOLISH EXISTING STEPS
- REMOVE EXISTING EXTERIOR DECORATIVE WING WALL.
- DEMO (E) ENTRY STEPS AND COLUMNS.
- DEMO EXISTING GARAGE COLUMN AND BEAM

EXTERIOR WALLS MAY NOT BE REMOVED, IF THEY ARE REMOVED, THEY CANNOT BE REBUILT IN THEIR CURRENT LOCATIONS DUE TO PROPERTY BEING OVER THE MAXIMUM FLOOR AREA.

DEMOLITION NOTES:

EXISTING ELEMENTS TO BE REMOVED OR MODIFIED SHOWN DASHED. TYPICAL. SEE ALSO PROPOSED FLOOR PLANS A2.1 & A2.2.

PRIOR TO DEMOLITION WALK THROUGH WITH OWNER AND VERIFY ANY REMOVED PLUMBING, LIGHTING, FINISHES, WINDOWS, DOORS, ETC. TO BE SAVED FOR REUSE OR RELOCATION.

VERIFY CITY REGD WASTE DIVISION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.

PROVIDE DUST SCREENING AS NECESSARY TO PROTECT UNOCCUPIED AREAS DURING CONSTRUCTION.

SEAL OFF DUCT OPENINGS & VENTS PRIOR TO DEMOLITION & THROUGHOUT CONSTRUCTION TO PREVENT INFILTRATION.

SEE ADDITIONAL DEMOLITION & FLOOR PLAN NOTES ON GENERAL NOTES SHEET A2.2

PRIOR TO DEMOLITION VERIFY COMPLIANCE WITH E.P.A. REGD PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.

THE ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) REQUIRES THAT FIRMS PERFORMING RENOVATION, REPAIR, AND PAINTING PROJECTS THAT DISTURBS LEAD-BASED PAINT IN PRE-1978 HOMES, CHILD CARE FACILITIES, AND SCHOOLS BE CERTIFIED BY E.P.A. AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY E.P.A.-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

<http://www.epa.gov/lead/pbpr/renovation.htm>

CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS.

THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCBs, OR OTHER TOXIC SUBSTANCES.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

ISSUE LOG	
USE PERMIT SUBMITTAL	SEP. 10, 2015
800 SET	SEP. 10, 2015
2ND SET REVISION	OCT. 01, 2015
PLANNING SUBMITTAL	DEC. 1, 2015
BUILDING SUBMITTAL	DEC. 7, 2015
PLANNING SUBMITTAL	DEC. 7, 2015
PLANNING SUBMITTAL	FEB. 07, 2016

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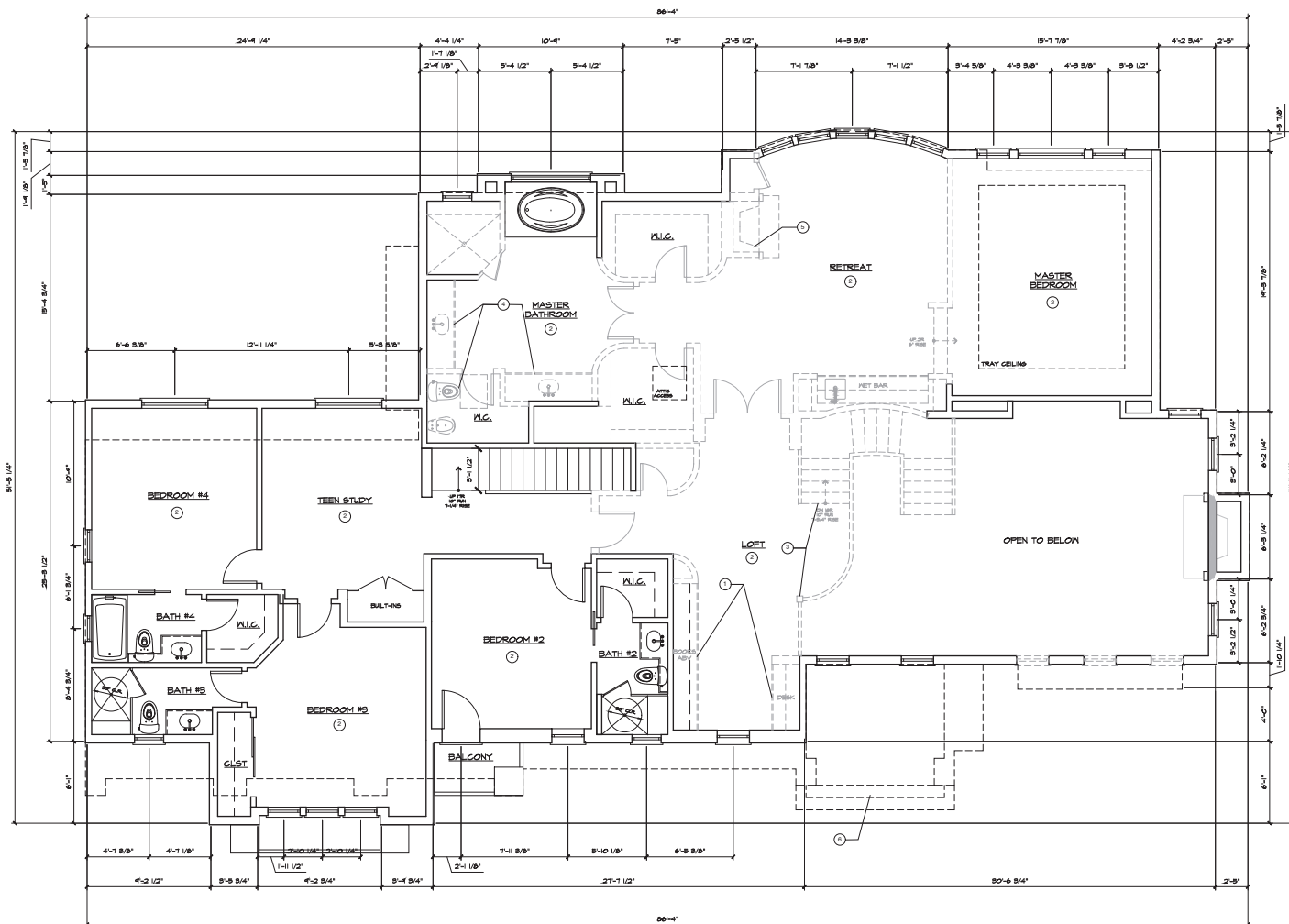


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1125 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-061-160	DATE
CHECKED SHB	ORSAK
DATE	MARCH 8, 2019
DATE	ORSAK

A1.1

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KEY NOTES:

1. DEMOLISH EXISTING BOOKCASES AND OFFICE FURNITURE
2. DEMOLISH EXISTING CROWN MOULDING THROUGHOUT.
3. DEMOLISH EXISTING STAIRCASE AND RAILINGS. PREPARE EXISTING FLOOR STRUCTURE FOR NEW FLOOR. SEE PROPOSED FLOOR PLANS A2.1, A2.2.
4. DEMOLISH EXISTING MASTER BATHROOM CABINETS AND FIXTURES.
5. DEMOLISH EXISTING FIREPLACE AND CHIMNEY
6. DEMO (E) ENTRY AND COVER. PREPARE FOR (N). REFER TO A2.1 PROPOSED PLANS

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SEE ADDITIONAL DEMOLITION & FLOOR PLAN NOTES ON GENERAL NOTES SHEET A0.2

PRIOR TO DEMOLITION VERIFY COMPLIANCE WITH E.P.A. RECYCLE PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.

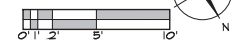
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ISSUE LOG

USE PERMIT SUBMITTAL	SEP. 10, 2011
800 SET	
800 SET REV	
800 SET REV	
PLANNING SUBMITTAL	DEC. 1, 2011
800 SET	
PLANNING SUBMITTAL	DEC. 7, 2011
800 SET	
PLANNING SUBMITTAL	FEB. 07, 2012

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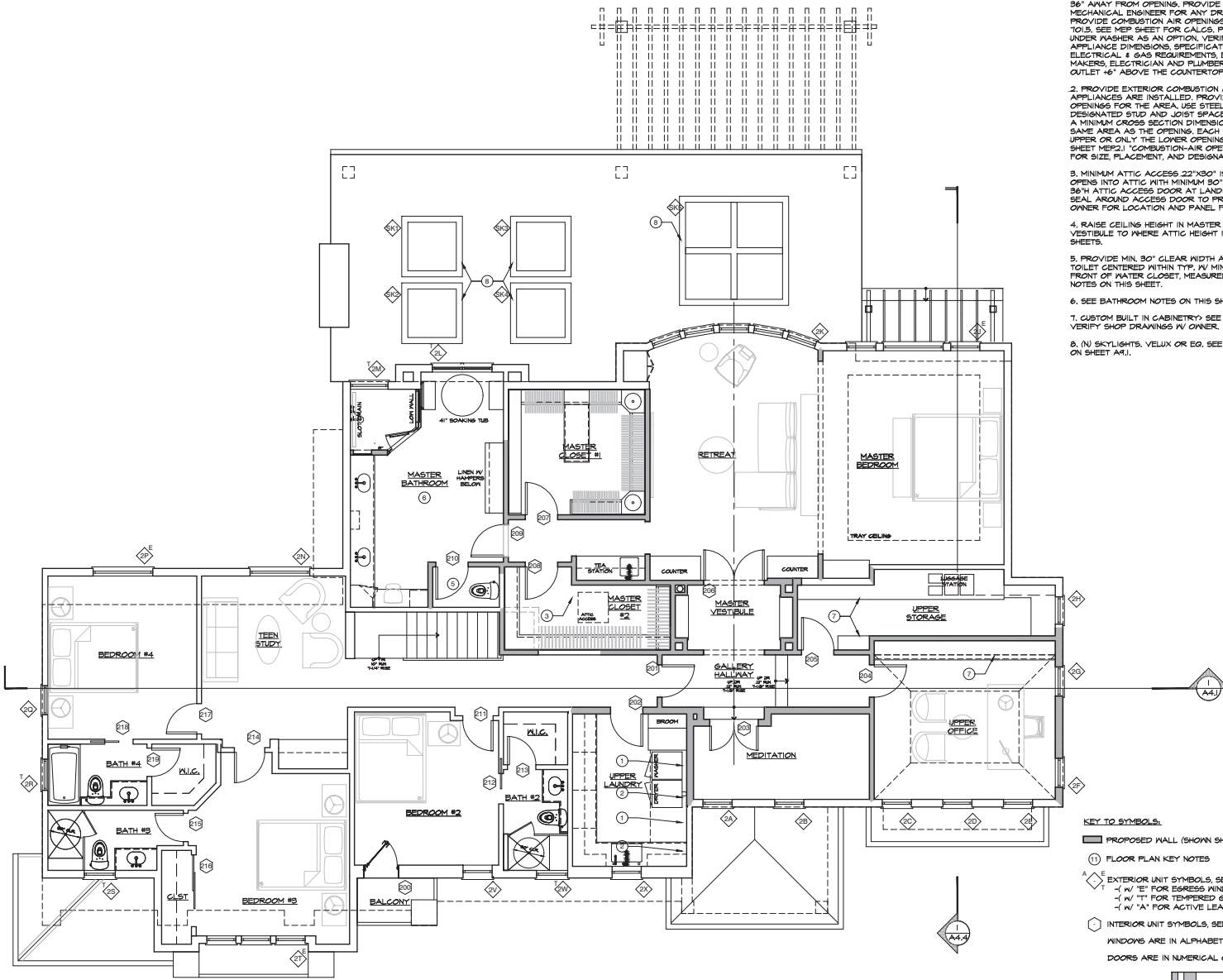
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MENLO PARK, CA 94025

A.P.N. 071-061-160	
CHECKED SIB	DATE MARCH 5, 2019
ORSAK	

A1.2

EXISTING UPPER FLOOR PLAN w/ DEMOLITION NOTES

1/4" = 1'-0"



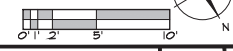
PROPOSED UPPER FLOOR PLAN

KEYNOTES

1. RECESS WASHER WATER SUPPLY. INSTALL DOMESTIC DRYER MOISTURE EXHAUST DUCTS, MIN. 4" WITH A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING (2) 90 DEGREE ELBOWS. 2" SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. PROVIDE SMOOTH METAL DRYER VENT WITH LINT TRAP, CLEAN-OUT AND BACK DRAFT DAMPER TO OUTSIDE AIR MIN. 36" AWAY FROM OPENING. PROVIDE BOOSTER FAN DESIGNED BY A MECHANICAL ENGINEER FOR ANY DRYER VENT RUN OVER 14'. PROVIDE COMBUSTION AIR OPENINGS FOR GAS DRYER PER CMR 101.5. SEE MEP SHEET FOR CALCS. PROVIDE METAL PAN AND DRAIN UNDER WASHER AS AN OPTION. VERIFY W/ OWNER. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUTOUTS, MASTER ELECTRICAL # 6 GAS REQUIREMENTS, ETC. TO FRAMERS, CABINET MAKERS, ELECTRICIAN AND PLUMBER PRIOR TO CONSTRUCTION. GFI OUTLET 48" ABOVE THE COUNTERTOP.
2. PROVIDE EXTERIOR COMBUSTION AIR VENTING WHERE GAS FIRED APPLIANCES ARE INSTALLED. PROVIDE UP AND LOW COMBUSTION-AIR OPENINGS FOR THE AREA. USE STEEL DUCT OR OPTIONAL USE OF DESIGNATED STUD AND JOIST SPACE TO OUTSIDE. DUCTS MUST HAVE A MINIMUM CROSS SECTION DIMENSION OF 3" AND MUST HAVE THE SAME AREA AS THE OPENING. EACH DUCT MUST SERVE ONLY THE UPPER OR ONLY THE LOWER OPENING OF A SINGLE ENCLOSURE. SEE SHEET MEP2.1 "COMBUSTION-AIR OPENINGS OR DUCTS CALCULATION" FOR SIZE, PLACEMENT, AND DESIGNATED OPENINGS.
3. MINIMUM ATTIC ACCESS 22"x30" IS REQUIRED WHERE ACCESS OPENS INTO ATTIC WITH MINIMUM 30" HEADROOM. INSTALL 24"x4" X 36"x4" ATTIC ACCESS DOOR AT LANDING. INSTALL WEATHERSTRIP OR SEAL AROUND ACCESS DOOR TO PREVENT DRAFTS. VERIFY WITH OWNER FOR LOCATION AND PANEL FINISH.
4. RAISE CEILING HEIGHT IN MASTER CLOSET #2 AND MASTER VESTIBULE TO WHERE ATTIC HEIGHT IS LESSER THAN 5'-0". SEE SECTION SHEETS.
5. PROVIDE MIN. 30" CLEAR WIDTH AT WATER CLOSET SPACE, WITH TOILET CENTERED WITHIN TYP. W/ MIN. 24" CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET, MEASURED FROM BOWL. SEE BATHROOM NOTES ON THIS SHEET.
6. SEE BATHROOM NOTES ON THIS SHEET.
7. CUSTOM BUILT IN CABINETRY SEE INTERIOR DESIGNER PACKAGE. VERIFY SHOP DRAWINGS W/ OWNER.
8. (N) SKYLIGHTS, VELUX OR EQ. SEE DOOR AND WINDOW SCHEDULE ON SHEET A4.1.

KEY TO SYMBOLS

- PROPOSED WALL (SHOWN SHADED)
- FLOOR PLAN KEY NOTES
- EXTERIOR UNIT SYMBOLS, SEE SHEET A4.1
 - 1/4" E" FOR EGRESS WINDOW
 - 1/4" T" FOR TEMPERED GLAZING
 - 1/4" A" FOR ACTIVE LEAF ON A DOOR PAIR
- INTERIOR UNIT SYMBOLS, SEE SHEET A4.1
- WINDOWS ARE IN ALPHABETICAL ORDER
- DOORS ARE IN NUMERICAL ORDER



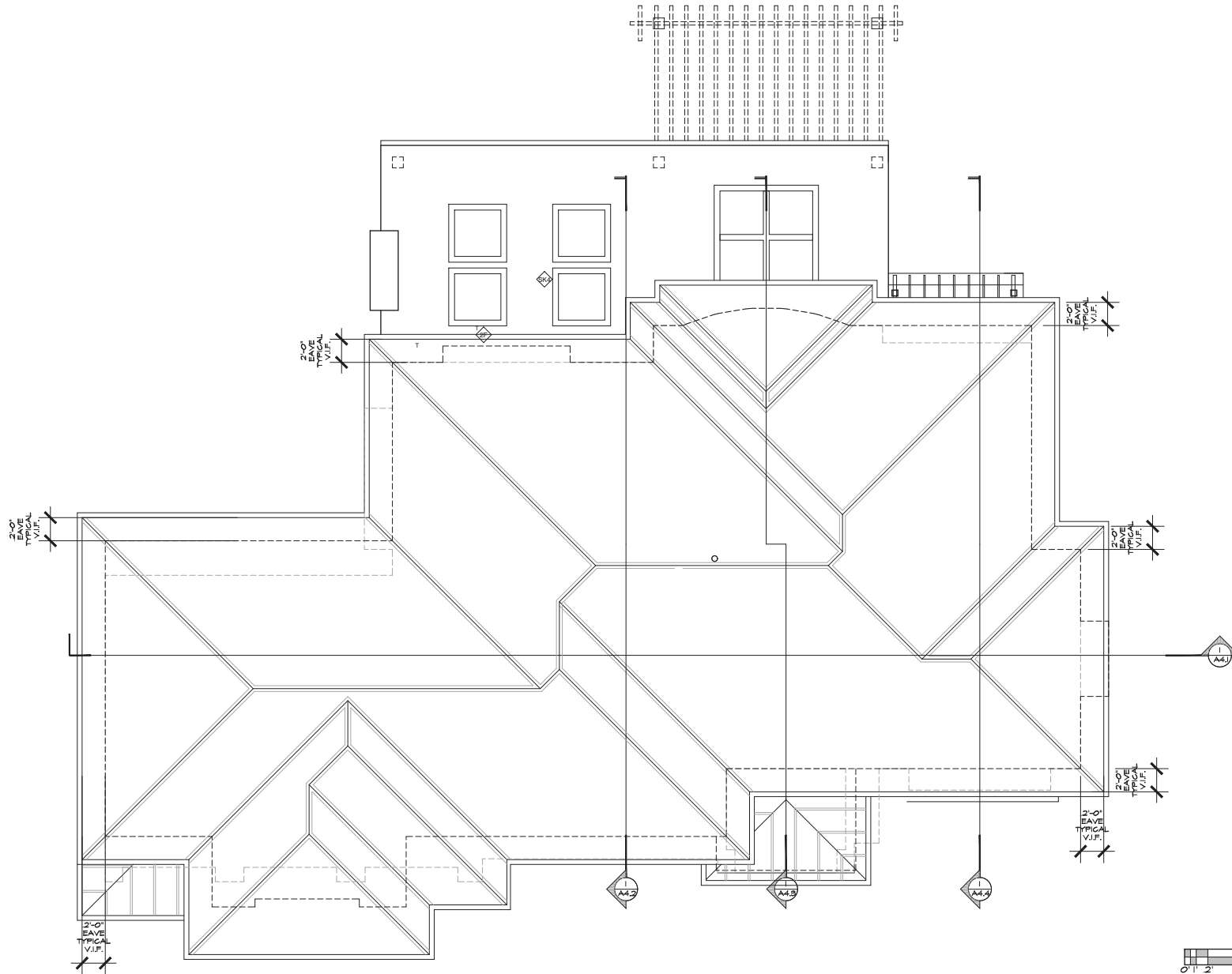
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REV. 1	NOV. 21, 2021
REV. 2	OCT. 01, 2021
REV. 3	NOV. 21, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
BUILDING SUBMITTAL	DEC. 7, 2021
PLANNING SUBMITTAL	DEC. 7, 2021
PLANNING SUBMITTAL	FEB. 07, 2022

REMODEL FOR:
SHIRLEY AND MIKE ORSAK
 1125 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-061-160
 CHECKED SHB ON: NP
 DATE MARCH 8, 2019
 ORSAK

A2.2.1





PROPOSED ROOF PLAN

1/4" = 1'-0"

1

REMODEL FOR:	A.P.N. 071-061-160
CHECKED	DATE
SHB	MARCH 5, 2019
BY	ORSAK

A2.3

SHIRLEY AND MIKE ORSAK
1125 SAN MATEO DRIVE
MENLO PARK, CA 94025



YOUNG AND BORLIK
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4962 EL CAMINO REAL, SUITE 7218 LOS ALTOS, CA 94022
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ISSUE LOG
USE PERMIT SUBMITTAL
SEP. 10, 2011
BID SET
OCT. 01, 2011
BID SET REVISION
DEC. 1, 2011
PLANNING SUBMITTAL
DEC. 7, 2011
PLANNING SUBMITTAL
FEB. 07, 2012

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**STANDING SEAM
METAL ROOF**



METAL BALCONY RAILINGS



**STUCCO FINISH+
GARAGE DOOR CONCEPT**



STUCCO ENTRY COLUMN CONCEPT



STONE VENEER

COLOR AND MATERIALS BOARD

ISSUE LOG
USE PERMIT SUBMITTAL SEP. 10, 2021
BID SET OCT. 01, 2021
BID SET REPLY OCT. 20, 2021
PLANNING SUBMITTAL DEC. 1, 2021
BUILDING SUBMITTAL DEC. 7, 2021
PLANNING SUBMITTAL DEC. 15, 2021
PLANNING SUBMITTAL FEB. 07, 2022

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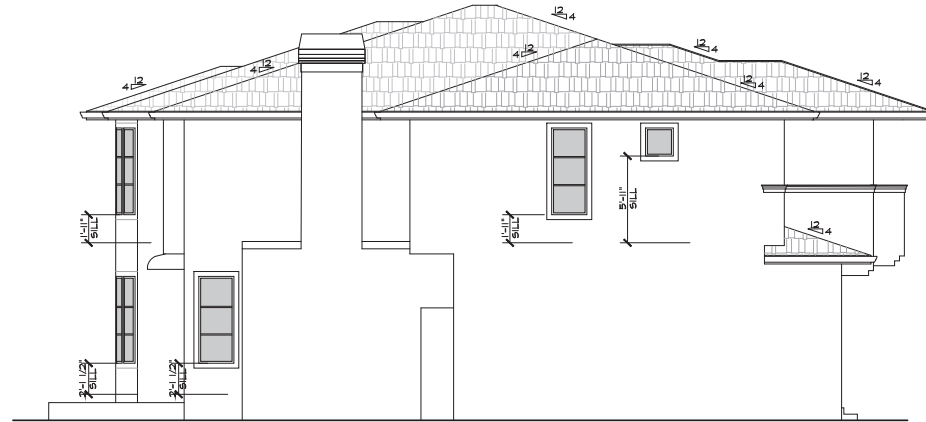
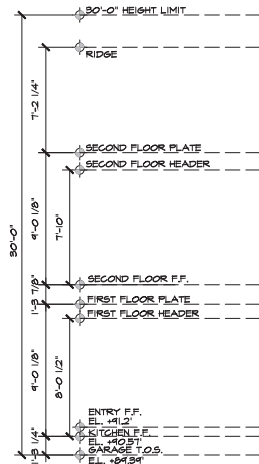


REMODEL FOR:
SHIRLEY AND MIKE ORSAK
1125 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-061-160	
CHECKED SHB	DRAWN OH, NP
DATE MARCH 8, 2019	JOB # ORSKAK
DESIGNED BY YOUNG AND BORLIK ARCHITECTS, INC.	

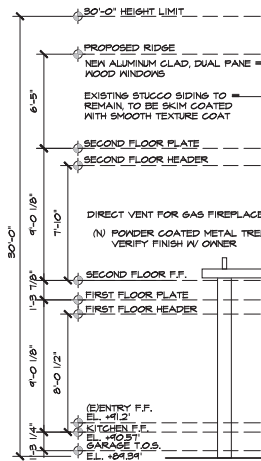
A3.0

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EXISTING LEFT SIDE ELEVATION

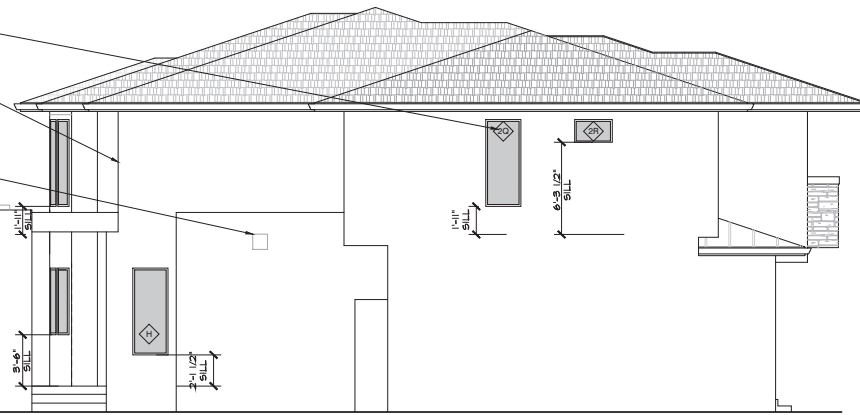
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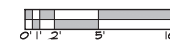
PROPOSED RIDGE
NEW ALUMINUM CLAD, DUAL PANE
WOOD WINDOWS

EXISTING STUCCO SIDING TO
REMAIN, TO BE SKIM COATED
WITH SMOOTH TEXTURE COAT

DIRECT VENT FOR GAS FIREPLACE
(N) POWDER COATED METAL TRELLIS.
VERIFY FINISH W/ OWNER



PROPOSED LEFT SIDE ELEVATION



1/4" = 1'-0" 1

ISSUE LOG	
USE PERMIT SUBMITTAL	SEP. 10, 2021
800.551	
007.91.2021	
010.01.2021	
PLANNING SUBMITTAL	DEC. 1, 2021
BUILDING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	FEB. 07, 2022

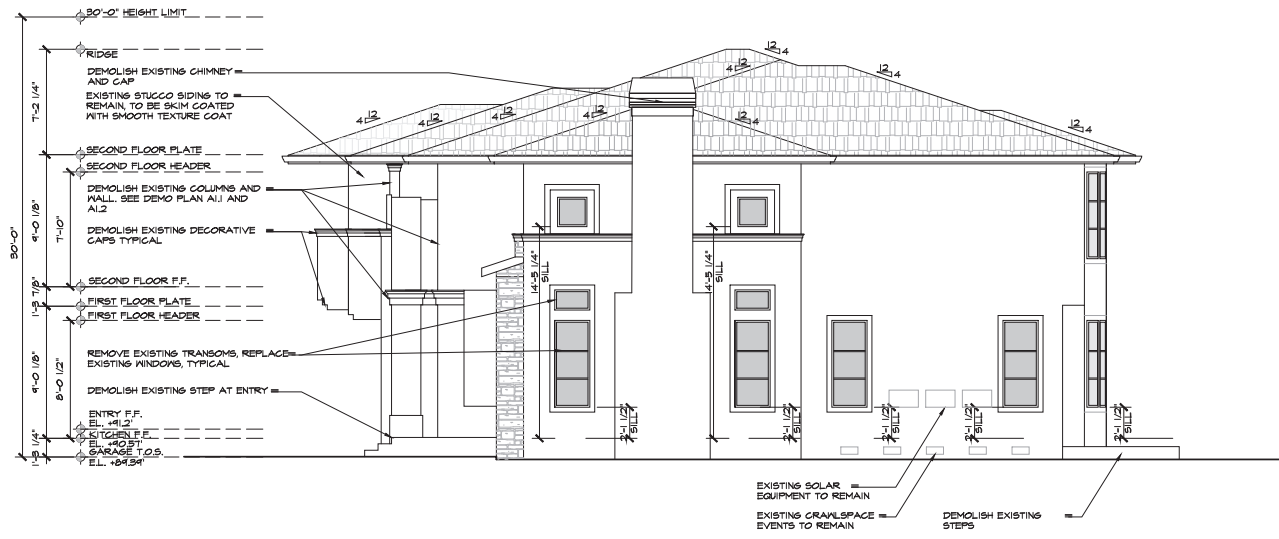
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REMODEL FOR:
SHIRLEY AND MIKE ORSAK
1125 SAN MATEO DRIVE
MENLO PARK, CA 94025

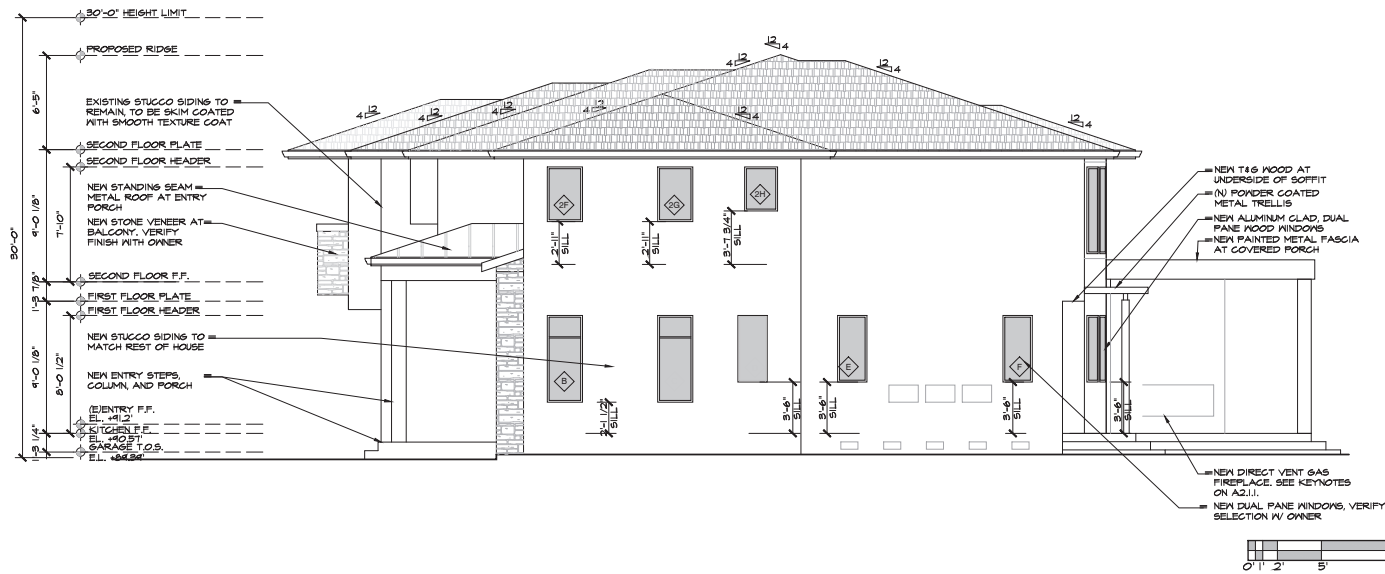
A.P.N. 071-061-160	
CHECKED SRB	DRAWN OH, NP
DATE MARCH 5, 2019	
JOB # ORSAK	

A3.3



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0" 2



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0" 1

ISSUE LOG

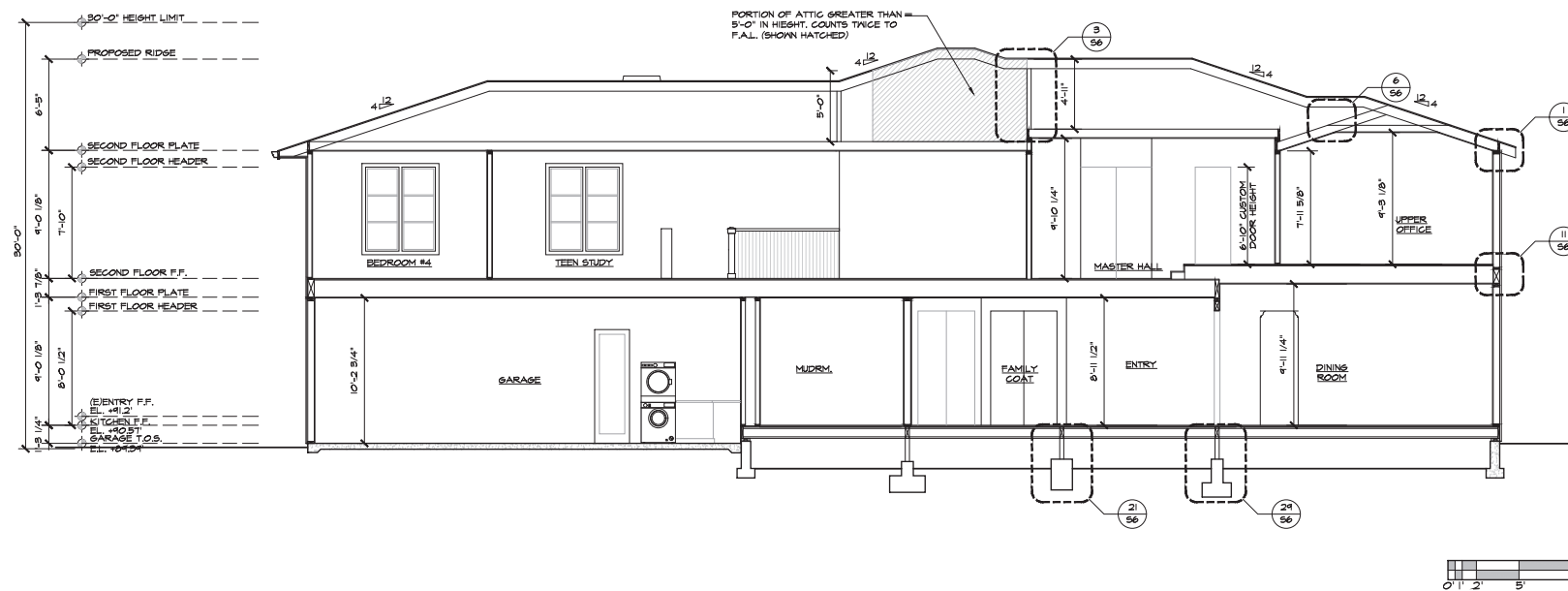
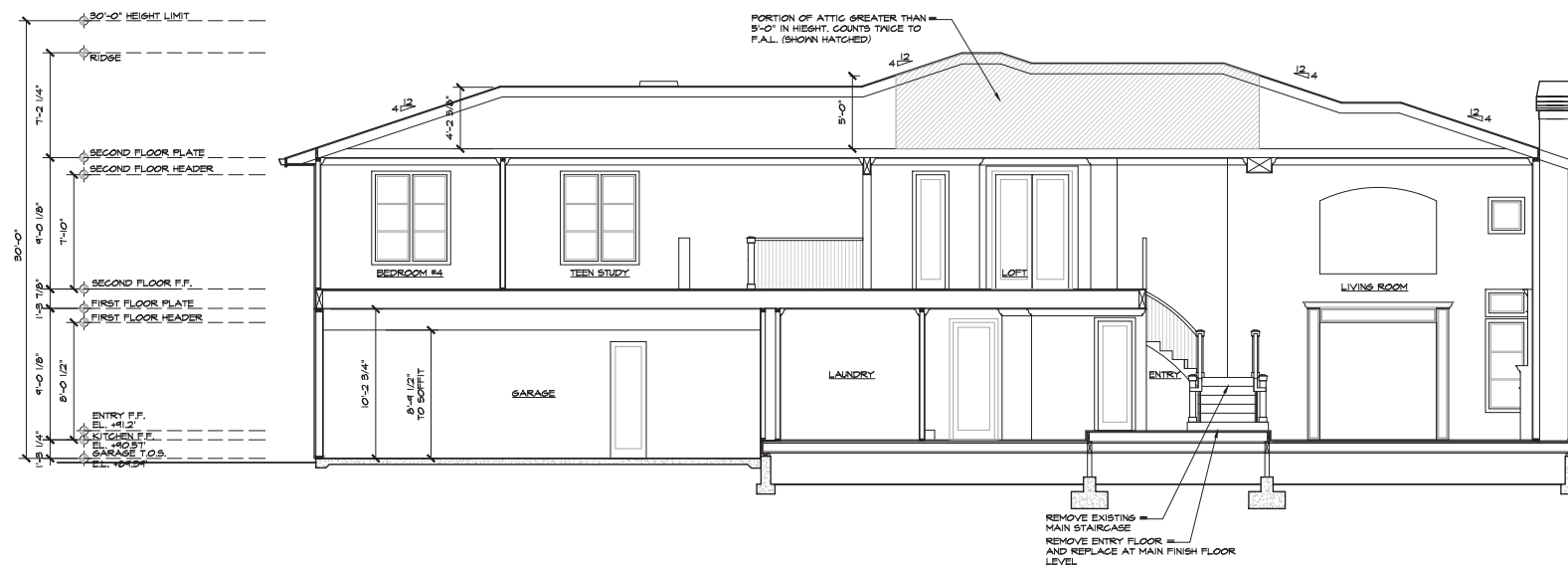
USE PERMIT SUBMITTAL
SEP. 10, 2021
DEC. 1, 2021
OCT. 01, 2021
BID SET REPLY
OCT. 18, 2021
PLANNING SUBMITTAL
DEC. 1, 2021
BUILDING SUBMITTAL
DEC. 7, 2021
PLANNING SUBMITTAL
FEB. 07, 2022

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 1125 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-061-160
 CHECKED SHB
 DATE MARCH 5, 2019
 ORSAK

A3.4



ISSUE LOG	
USE PERMIT SUBMITTAL	SEP. 10, 2021
BID SET	OCT. 01, 2021
BID SET REVIEW	OCT. 15, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
BUILDING SUBMITTAL	DEC. 7, 2021
PLANNING SUBMITTAL	JAN. 12, 2022
PLANNING SUBMITTAL	FEB. 07, 2022

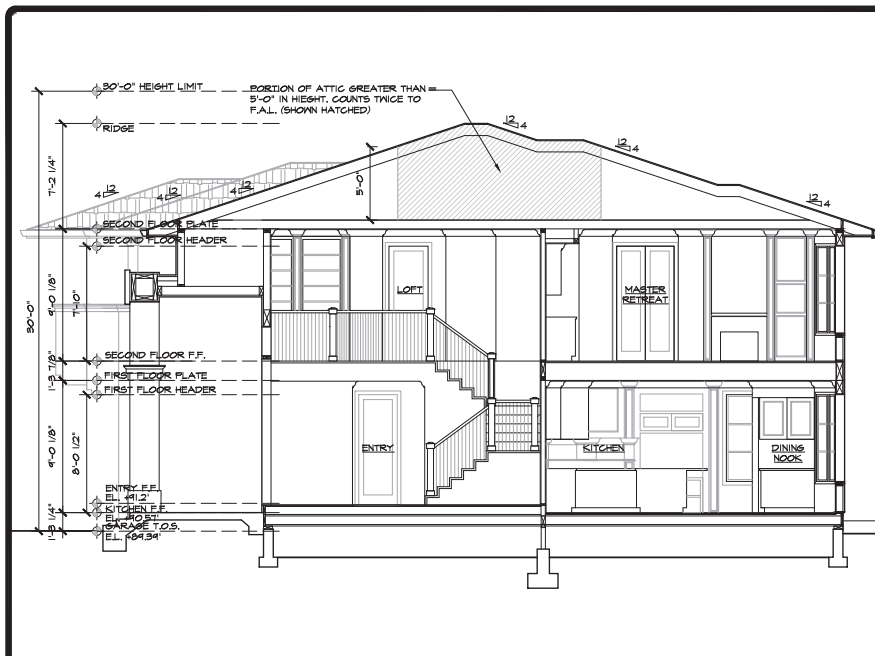
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REMODEL FOR:
SHIRLEY AND MIKE ORSAK
111125 SAN MATEO DRIVE
MENLO PARK, CA 94025

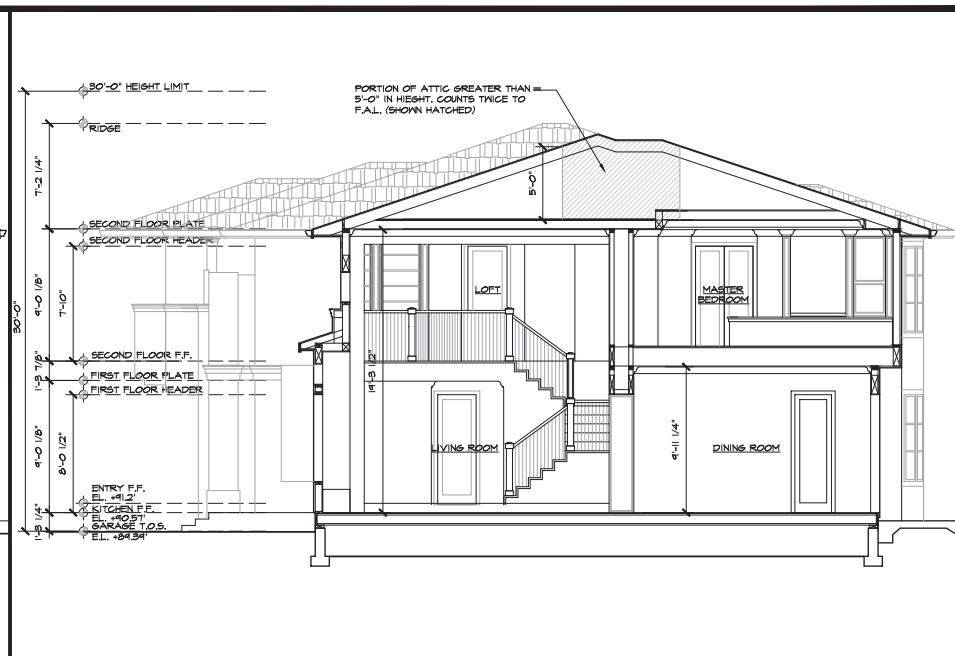
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CHECKED SRB	DRAWN OH, NP
DATE MARCH 5, 2019	
JOB # ORSAK	

A4.1



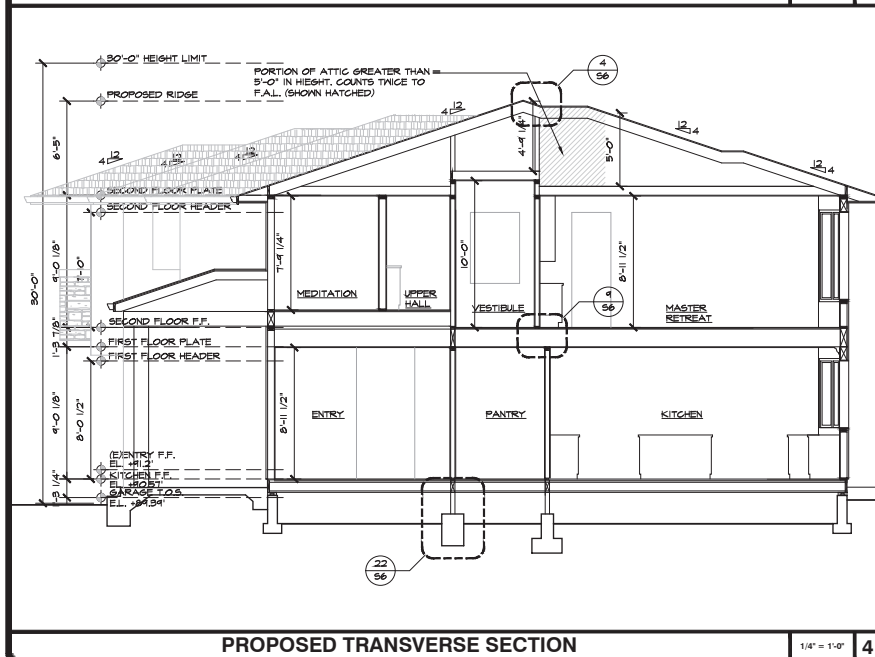
EXISTING TRANSVERSE SECTION

1/4" = 1'-0" 3



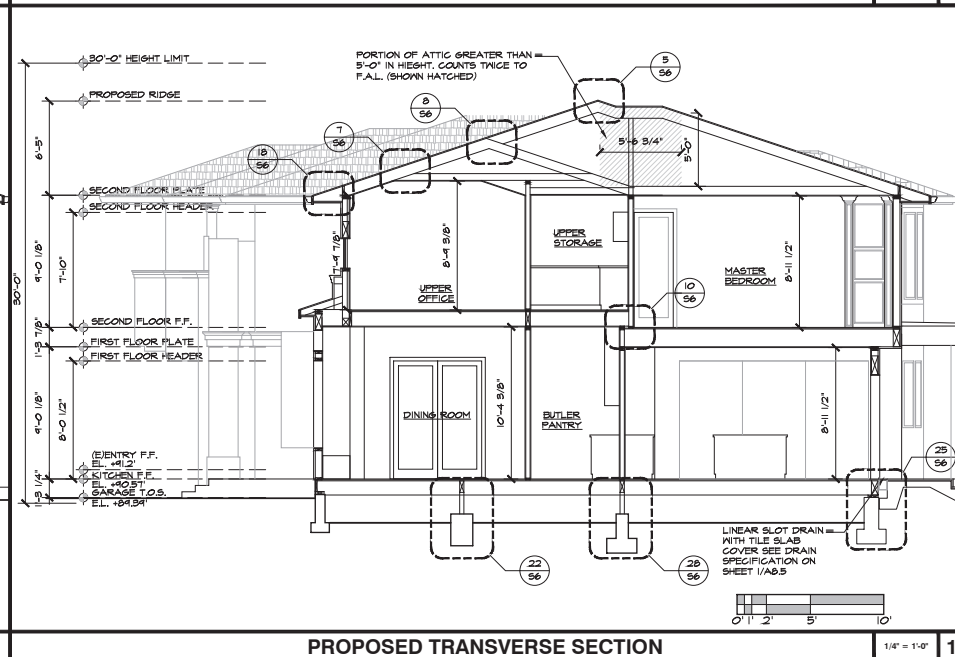
EXISTING TRANSVERSE SECTION

1/4" = 1'-0" 2



PROPOSED TRANSVERSE SECTION

1/4" = 1'-0" 4



PROPOSED TRANSVERSE SECTION

1/4" = 1'-0" 1

ISSUE LOG

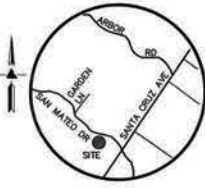
USE PERMIT SUBMITTAL	SEP. 10, 2021
BID SET REL.	OCT. 01, 2021
BID SET REL.	OCT. 01, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
BUILDING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	DEC. 1, 2021
PLANNING SUBMITTAL	FEB. 07, 2022

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TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

REMODEL FOR:
SHIRLEY AND MIKE ORSAK
1125 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-061-160
CHECKED SHB ON: NP
DATE MARCH 5, 2019
BY ORSAK

A4.2



VICINITY MAP
NO SCALE

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.

48 W. 2-11-17-21
MICHAEL W. THOMPSON DATE
L.S. NO. 9023



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SOING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK

CITY OF MENLO PARK BENCHMARK
0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL (U.S. HIGHWAY 101), AT THE ELIOT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 14.9 FEET SOUTHEAST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FEET SOUTHWEST OF THE BRICK WALL AND 2.0 FEET ABOVE THE SIDEWALK.
ELEVATION = 73.9' (NAVD 88 DATUM)

LANDS OF VICTOR

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 87.37' (NAVD 88 DATUM)

FEMA FLOOD NOTE

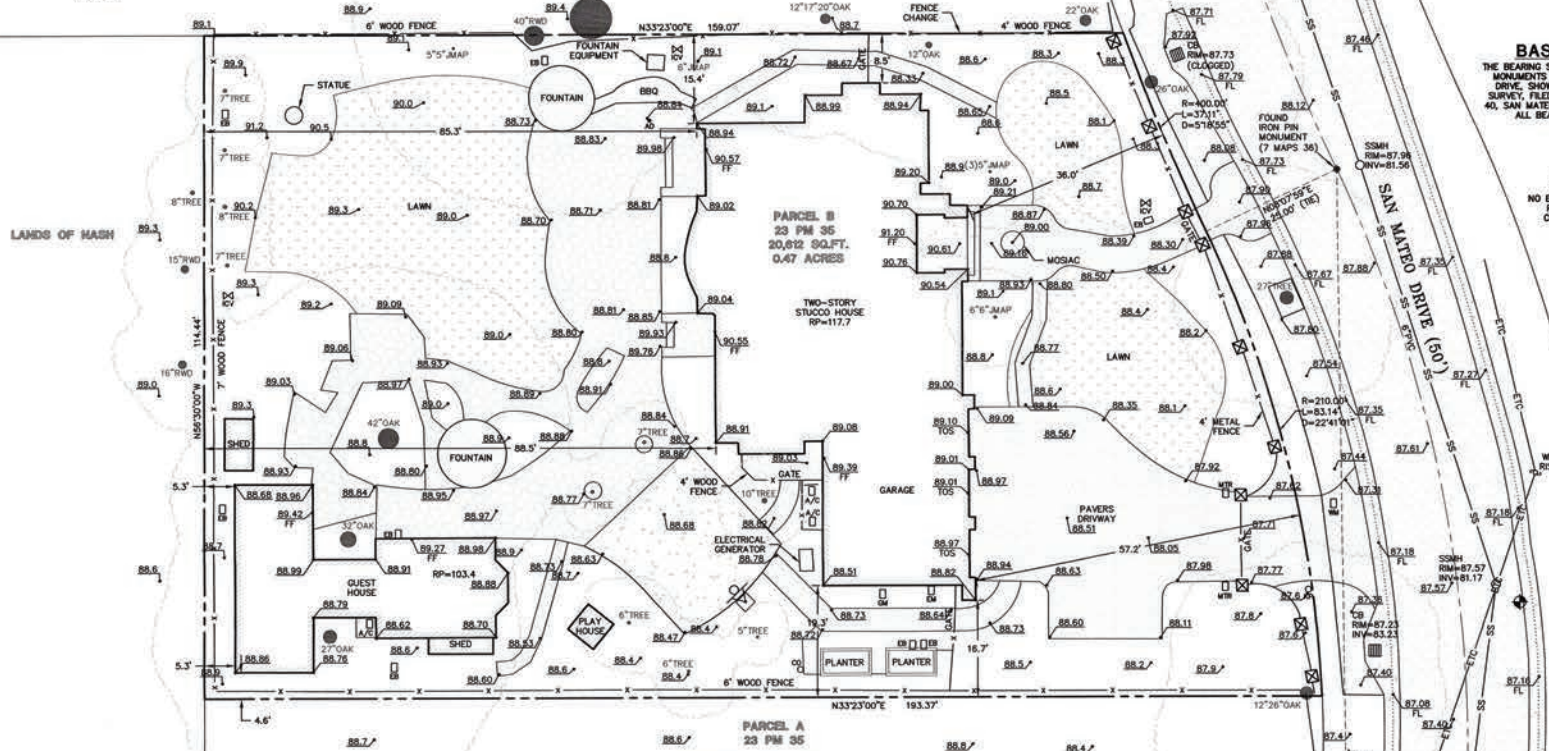
PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

BASIS OF BEARINGS

THE BEARING SOUTH 57°20'10" EAST BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF SAN MATEO DRIVE, SHOWN UPON THAT CERTAIN RECORD OF SURVEY, FILED IN BOOK 41 OF ULS MAPS AT PAGE 40, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

EASEMENT NOTE

NO EASEMENTS ARE LISTED IN TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, POLICY NO. 201005, DATED OCTOBER 25, 1999.



LEGEND AND NOTES

---	BOUNDARY LINE	FF	FINISH FLOOR	TOS	TOP OF SLAB
---	BUILDING OVERHANG LINE	FL	FLOW LINE	VCP	VITRIFIED CLAY PIPE
---	ETC	GM	GAS METER	WM	WATER METER
---	ELECTRICAL/TELEPHONE, CABLE, TV OVERHEAD LINE	DMTR	GATE MOTOR	XXX XX	SPOTGRADE
---	FENCE LINE	INVT	INVERT		ASPHALT
---	FLOW LINE	D-ICV	IRRIGATION CONTROL VALVE		CONCRETE
---	SANITARY SEWER LINE	JM	JOINT POLE		LAWN
---	A/C	KP	KEYPAD		PAVERS
---	AIR CONDITIONING UNIT	M	MULTI-TRUNK TREE		STONE
---	AREA DRAIN	PS	PILLAR, SIMILAR		
---	BENCHMARK	RWD	REDWOOD		
---	CATCH BASIN	RP	ROOF PEAK		
---	CLEAN-OUT BOX	SSMH	SANITARY SEWER MAINTENANCE HOLE		
---	ELECTRICAL BOX				
---	ELECTRICAL METER				



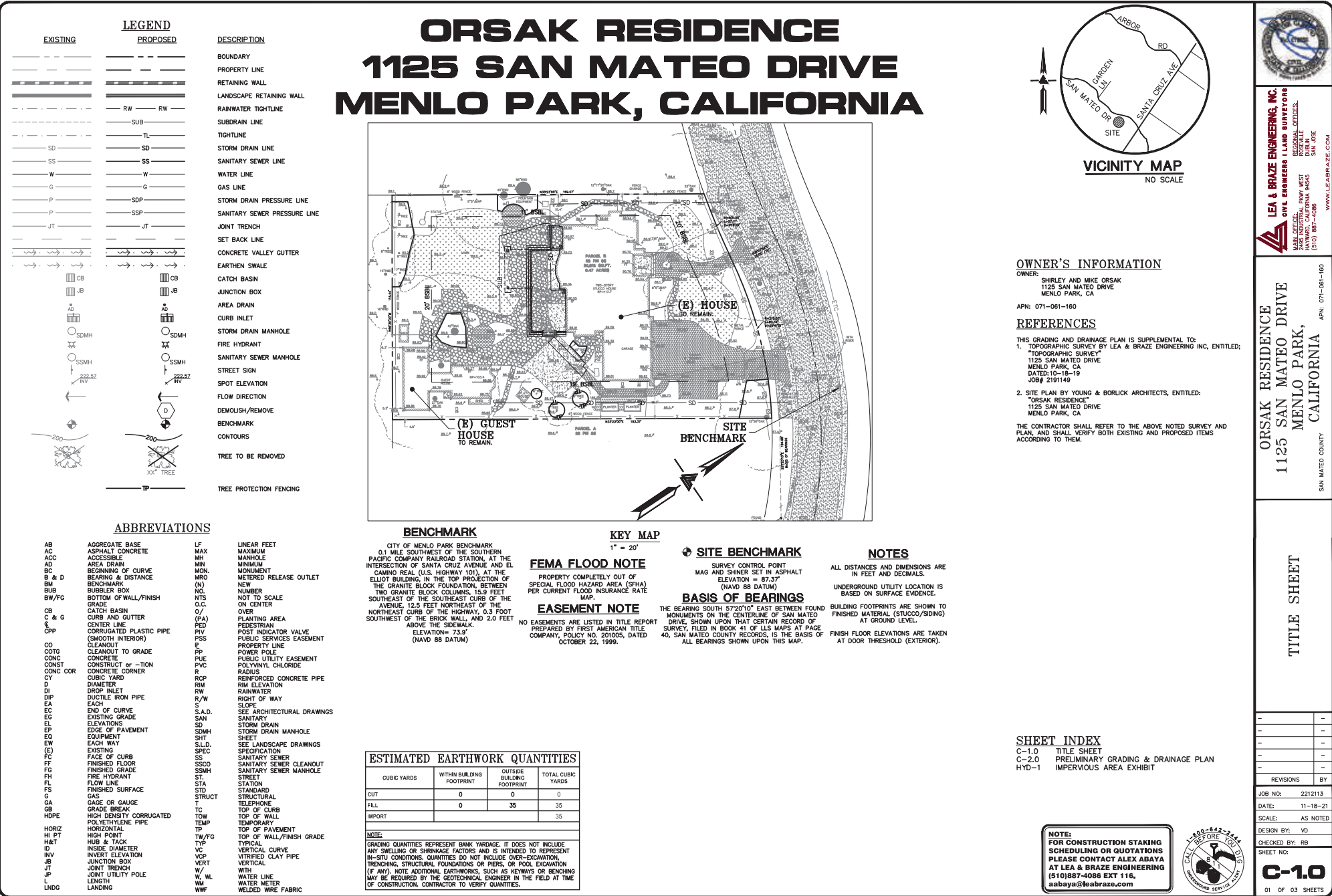
LEA & BRAZE ENGINEERING, INC.
LAND SURVEYORS
1125 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA 94025
TEL: 650-458-1000
FAX: 650-458-1001
WWW.LEA-BRAZE.COM

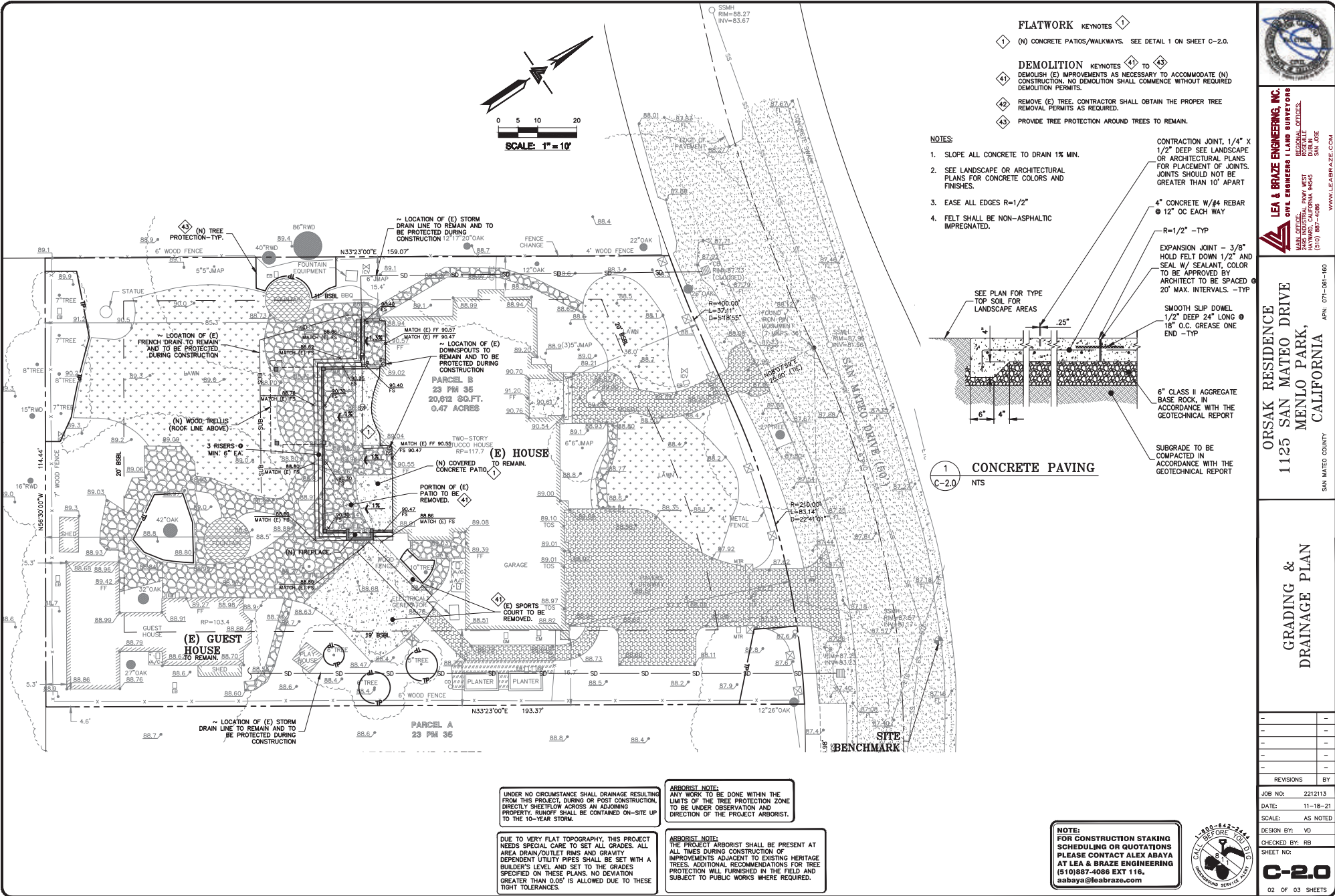
1125 SAN MATEO DRIVE
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY

BOUNDARY AND
TOPOGRAPHIC SURVEY

TITLEBOOK LABEL	11-17-21	DB
REVISIONS	BY	
JOB NO.	2191149	
DATE:	10-18-19	
SCALE:	1" = 10'	
FIELD BY:	KR	
DRAWN BY:	DB	
SHEET NO.		

SU1
1 OF 1 SHEETS





LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGISTERED PROFESSIONAL ENGINEERS
HAYWARD, CALIFORNIA 94545
(925) 887-4086
WWW.LEABRAZE.COM

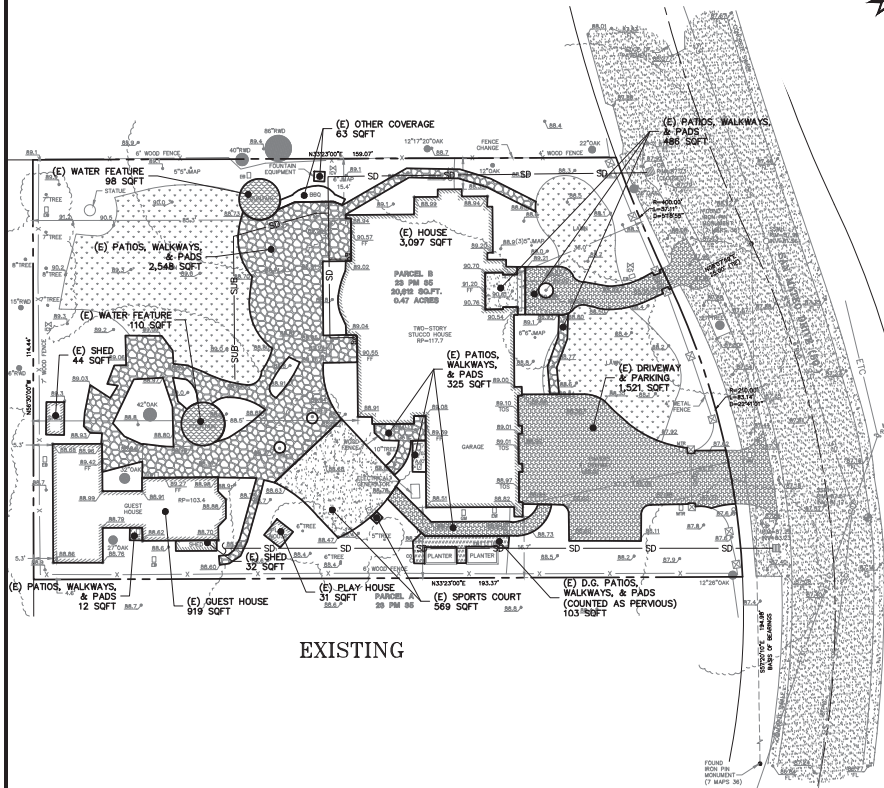
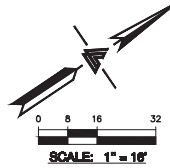
ORSAK RESIDENCE
1125 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA

GRADING & DRAINAGE PLAN

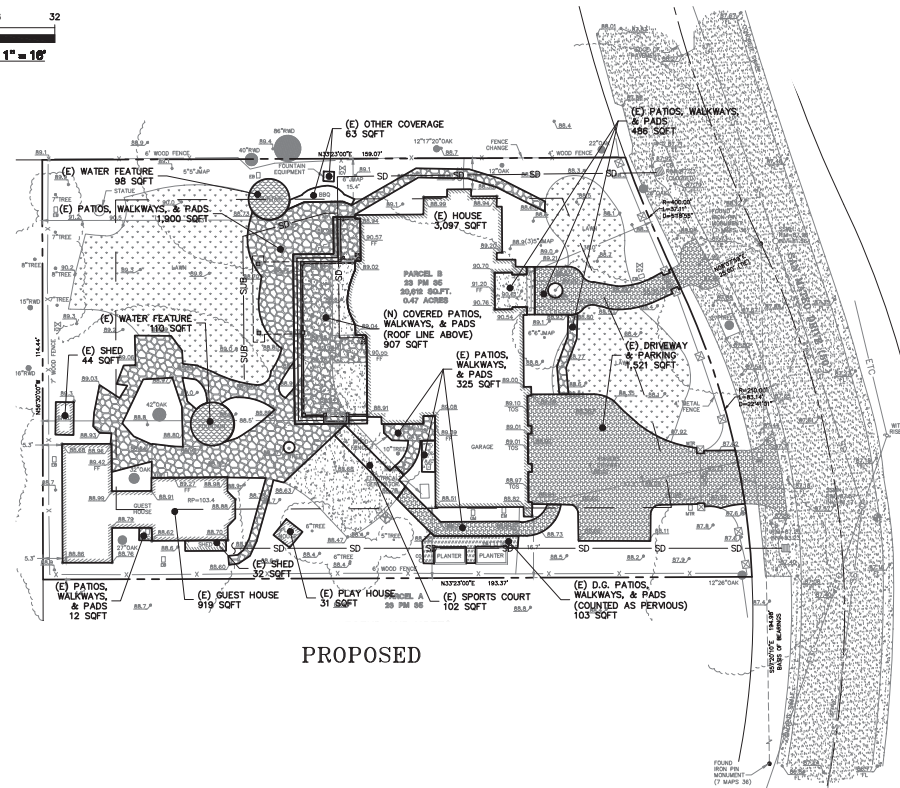
REVISIONS	BY
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10

JOB NO: 2212113
DATE: 11-18-21
SCALE: AS NOTED
DESIGN BY: VD
CHECKED BY: RB
SHEET NO: C-2.0

02 OF 03 SHEETS



EXISTING



PROPOSED

SITE DEVELOPMENT INFORMATION

TOTAL SITE AREA		26,612 SQUARE FEET (0.613 ACRES)	
TOTAL DISTURBED AREA		26,612 SQUARE FEET (0.613 ACRES)	
IMPERVIOUS AREAS	EXISTING	TOTAL S.F. REMOVED	TOTAL S.F. NEW
	PROPOSED		
HOUSE	3,097	0	3,097
GUEST HOUSE	919	0	919
SHED	76	0	76
PLAY HOUSE	31	0	31
DRIVEWAY & PARKING	1,521	0	1,521
WATER FEATURE	208	0	208
SPORTS COURT	569	467	102
PATIOS, WALKWAYS & PADS	3,371	648	3,630
OTHER COVERAGE	63	0	63
TOTAL IMPERVIOUS AREA		9,855	9,647
NET CHANGE IN IMPERVIOUS AREA		-208 SQFT (NET DECREASE)	
LANDSCAPE		10,757	10,965



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REGISTERED PROFESSIONAL ENGINEERS
REGISTERED LAND SURVEYORS
HAYWARD, CALIFORNIA 94545
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WWW.LEABRAZE.COM

ORSAK RESIDENCE
1125 SAN MATEO DRIVE
MENLO PARK,
CALIFORNIA
SAN MATEO COUNTY
APN: 071-061-160

IMPERVIOUS AREA
EXHIBIT

REVISIONS	BY
JOB NO: 2212113	
DATE: 11-18-21	
SCALE: AS NOTED	
DESIGN BY: VD	
CHECKED BY: RB	
SHEET NO:	

HYD-1
03 OF 03 SHEETS

PRELIMINARY GRADING & DRAINAGE PLAN

Conditional Use Permit Application for Renovations Exceeding 50% Valuation at an Existing 2-story home.

Project Address: 1125 San Mateo Drive, Menlo Park.

February 3, 2022

Project Description:

This existing single-family home was built in the late 1990's. It is generally contemporary in style, with traditional massing typical of 2-story ranch designs. The exterior is characterized by stucco and stone. There is a grand entry consistent with luxury houses of the era. Inside, the bedrooms are ample, living spaces are large and open, however the kitchen is small for a house of this size. A two-story open entry and living room count as double floor area. The open volumes waste space and allow a lot of sound to echo through both floors creating a negative impact on privacy. Our project involves improving the size and livability of the kitchen and family rooms, and removing a large, underutilized living room. We are deleting the "grand stair" of the current entrance. We will also lower the ceiling of the existing living room in order to create a private office and meditation space for the master suite. Inside, our goal is to update and refinish the existing house, making it more suitable for the family who has lived here. Outside, we would like to update the architecture and materials, further enhancing the transitional modern feel without making major alterations to the house.

At the same time, we will be converting an existing clubhouse to an ADU to take advantage of the allowable 800 sf increase, thus eliminating an existing FAL non-conformity.

Existing floor plans, according to our recent measurements, show that this home is slightly above the FAL limits. Thus, the property is "existing non-conforming" with respect to FAL and Daylight Plane. As a two-story home, when project valuation exceeds 50%, we must apply for a Conditional Use Permit. It is possible to achieve most of our project goals without exceeding 50%, however we prefer to present our "ideal scheme" and gain approval.

Currently, there is a large amount of attic volume that counts as floor area. By reducing the overall height of the roof and entry, we can visually reduce the size of the existing house. By adjusting interior ceiling heights, we leverage technicalities to reduce the FAL. One of our improvements will be to reduce the height and impact of the tall grand entry. Overall roof height will also be reduced, removing attic and reducing FAL.

The existing arch form feels inconsistent with the house and will be removed in favor of a lower hipped metal roof that dramatically changes the imposing scale of the entrance. Thus, a portion of the two-story wall currently above the grand entrance will be removed, slightly increasing open-air space at the front yard. This work has the effect of reducing the square footage of the house, simply by reducing the overall roof height and attic space.

While updating the functionality of the home, we are thickening a rear family room wall to accommodate building-in a beautiful lift and slide patio door to enhance the indoor-outdoor relationships of the house and yard. There is a minor effect of additional FAL created. Considering the ADU, the removal of stairwells, changes to attics, and the expansion of a master closet, the property as proposed now comes in at 37 square feet below the allowable FAL.

Major intents of the project, including remodels to parts of the house can be limited to 44% by staying out of the three upstairs bedroom suites. While we are executing this work, the owners would like to consider refinish and lighting changes in those three bedrooms. Changing flooring, repainting and adding can lights in these secondary bedrooms will trigger those rooms to be considered “remodel”, thus bumping the total valuation to slightly more than 50%, thus requiring a CUP.

From an efficiency and practicality standpoint, the owners hope to refresh the entire house during this renovation. Although it would be possible to develop a project of less than 50% valuation, we would like to obtain the required CUP.

With respect to trees on the site, there are several beautiful mature oaks. We include location of tree protection fencing for street trees and the other large oaks on our site plans. While the house is not changing footprint, we are proposing to add a new patio and trellis in the rear of the house. There is no impact to trees caused by these new features and any new volume or design. Obviously, no additions can be included this proposal, as no additional FAL is available. This means there is no impact to any of the heritage trees beyond that of construction traffic. The project proposes no impacts to trees, and we are not proposing any removals or limb pruning for this project. The City Arborist has requested we engage an Arborist to provide recommendations during construction, and we are engaged with a City approved Arborist to comply.

Especially considering all the recent activity on San Mateo Drive, the owners are extremely interested to minimize impacts on their neighbors, and did not decide until recently to approach this application with a CUP in mind. We anticipate the normal concerns of construction parking and construction hours. When a contractor is selected, we will assign a contact for neighbors so that there is communication between the construction team and the neighborhood for any concerns. We are happy to report that our project will change very little with respect to streetscape and massing. Once complete, the entry will be slightly lower, and materials will be updated, but there will be nearly no change to the character of the house on the site.

In summary; We have looked at several varying scopes for the project in consideration of the 50% trigger for a Conditional Use Permit. Much of the interior will be refinished, but there is no addition, and we’re reducing the 2-story height of the front entry. The house does have some attic space which also counts as floor area due to height. We feel the work benefits the character of the home, reduces visual impact on the street, meets the goals of our clients, and is a good candidate for CUP. We hope you will join us in support for this renovation. Please don’t hesitate to call or email with any questions.

Sincerely,



Steve Borlik
Young and Borlik Architects, inc.

Additional Comments Received after Staff Report Publication

From: Horace Nash [<mailto:horace.nash@gmail.com>]

Sent: Monday, February 28, 2022 2:03 PM

To: _Planning Commission <planning.commission@menlopark.org>; Turner, Christopher R <CRTurner@menlopark.org>

Subject: 1125 San Mateo Drive Use Permit

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

Hello Chris,

This correspondence comes to you somewhat late because the Staff Report for the use permit application that was published a few days ago is the first mention that an accessory building is now proposed to be converted to an ADU. The original City postcard and project description only covered changes to the residence, about which we had no comment.

We live at 1224 Santa Cruz Avenue, and our side property line adjoins the rear of 1125 San Mateo Drive. We have no concern about the renovation of the main home as proposed but are concerned about the accessory building conversion to ADU.

- “Although not within the scope of this use permit, the applicant proposes to convert the accessory building into an accessory dwelling unit (ADU). Conversion of the accessory building, combined with interior modifications to the main dwelling that would reduce the amount of attic space greater than five feet in height, which is currently counted as floor area, would bring the property into conformance with the maximum floor area limit.” [Staff Report page 2]
 - This use permit does not cover the proposed conversion of the existing accessory building into an ADU, but it just assumes the ADU conversion to bring project FAL into compliance.
 - Why is the proposed conversion to an ADU not included in this use permit application, since it is an integral part of the project?
 - What is the process for the ADU conversion? Does the existing accessory building meet the “legally built” and other requirements for conversion of an existing accessory building to an ADU?
- To date, there has been no outreach by the applicant to neighbors. In particular, our neighbors at 1200 Santa Cruz Avenue are quite elderly and fragile, being attended by home care staff. We hope the applicant adopts appropriate mitigation measures to reduce likely construction impacts to them as the project proceeds.
- Please make sure the proper conversion of the ADU and outreach to 1200 Santa Cruz Avenue neighbors are made conditions to the grant of the use permit.

Thank you,

Horace Nash



STAFF REPORT

Planning Commission

Meeting Date:

2/28/2022

Staff Report Number:

22-013-PC

Public Hearing:

**Conditional Development Permit Major
Modification/citizenM/300 Constitution Drive**

Recommendation

Staff recommends that the Planning Commission approve a request for review and approval of major modifications to an approved Conditional Development Permit (CDP) for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation. No changes are proposed to the number of rooms (240 rooms), the number of onsite parking spaces (118 parking spaces) or the shared parking agreement between the hotel use and the other site occupant, Meta, (formerly Facebook). The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP.

In 2016 the City Council certified an Environmental Impact Report (EIR) as part of its approval of the Meta Campus Expansion Project, which included a potential 200-room hotel. Subsequent revisions to the Meta Campus were previously analyzed through the Facebook Campus Expansion Project First Addendum. In February 2020 the City Council approved revisions to increase the number of hotel rooms to 240 rooms and approved a shared parking agreement, which was analyzed in a Second Addendum to the certified EIR. The currently proposed revisions have been reviewed against the analysis in the certified EIR, and First and Second Addendums, and the proposed revisions would not result in new impacts or an increase in the severity of previously identified impacts. Staff's recommended actions are included in Attachment A.

Policy Issues

The Third Amended and Restated Conditional Development Permit (herein referred to as the CDP) for the subject property outlines a five-tier review process for progressively more substantial reviews for changes to the project as opposed to the initial project approval. Major Modifications are reviewed by the Planning Commission as a Regular Business item, and publicly noticed. Major Modifications are changes or modifications to the Project that are not in substantial compliance with and/or substantially consistent with the Project Plans and Project Approvals. The Planning Commission should review the proposed modifications for compatibility with other building and design elements and onsite/offsite improvements of the CDP and determine if the required findings in Attachment A can be made.

Background

Site location

The approved hotel will be located on the Meta West Campus ("Project Site"), which will ultimately contain Meta Buildings 20, 21, 22, 23 and the hotel when build out is complete. The hotel will be located in the

northwestern corner of the Project Site (“Hotel Site”). The Project Site extends along the southern side of Bayfront Expressway between Chilco Street along the western and southern edges of the Project Site and Willow Road along the eastern edge of the Project Site. Bayfront Expressway and the former salt ponds that are part of a current restoration project are located to the north of the Project Site.

To the west of the Hotel Site and across Chilco Street are commercial and industrial uses within the O (Office) zoning district, including the Meta occupied buildings at 180-200 and 220 Jefferson Drive. That site includes the Meta Chilco Campus Transit Center, and includes a centralized shuttle and tram pick-up/drop-off location to serve employees in Meta occupied buildings along Jefferson Drive and the western portion of the Meta West Campus. To the east of the Hotel Site is Meta Building 22 and its parking structure. Directly to the south is Meta Building 23 and further south, across the Dumbarton Rail Corridor and Chilco Street, are the Menlo Park Community Center site currently under construction (formerly Onetta Harris Community Center and Menlo Park Senior Center), Beechwood School, Menlo Park Fire Protection District Station 77, and single-family residences (R-1-U zoning district). A location map identifying the entire Meta West Campus is included as Attachment B. An exhibit which identifies the locations of each building on the Project Site is included on sheet CDP-01 of the project plans (Attachment C).

Project History

Collectively the Project Site, Buildings 20, 21, 22 (1 Facebook Way) and Building 23, are referred to as the Meta West Campus. The following is a summary of the project timeline for the Meta West Campus.

- In March 2015, an application was submitted for the comprehensive redevelopment of the former TE Connectivity Campus (301-309 Constitution Drive) with two new office buildings and a new hotel, known as the Meta Campus Expansion Project.
- In November 2016, the City Council approved the land use entitlements and certified the EIR for the Meta Campus Expansion Project. The approved project included two new office buildings (Buildings 21 and 22) encompassing approximately 962,400 square feet and a 200-room limited service hotel of approximately 174,800 square feet.
- After project approval, the City Council approved the rezoning of the property from M-2(X) (General Industrial, Conditional Development) to O (Office) as part of its adoption of the ConnectMenlo General Plan and Zoning Ordinance update. However, as identified in the Development Agreement (DA), the CDP and all other land use entitlements for the Meta Campus Expansion Project continue to regulate the development at the site.
- On February 7, 2017, Meta submitted an application to amend the approved CDP for the Meta Campus Expansion Project and commence the associated environmental review for modifications to the design of Building 22, site layout, timing for demolition of an existing building, construction of the publicly accessible open space, and the construction of the hotel.
- On November 7, 2017 the City Council approved the CDP and DA amendments for Building 22 and the associated modifications to the site plan and project timing.
- On February 11, 2020 the City Council adopted Resolution No. 6540 to approve modifications to the existing conditional development permit to increase the room count by 40 rooms and to reduce the associated required number of parking spaces at 301 Constitution Drive (citizenM Hotel).

The February 11, 2020 City Council staff report and minutes are included as hyperlink Attachments D and E, respectively, and the CDP is included for reference via hyperlink Attachment F.

The proposed modifications were noticed for the February 14, 2022 Planning Commission meeting. Staff worked with the applicant to prepare materials for the staff report and determined additional time was needed to incorporate changes to the proposed plans and the project was continued to the February 28 Planning Commission meeting.

Analysis

Project description

The applicant, citizenM Hotels, has submitted a request to further modify the hotel design in the approved CDP. The approved hotel, to be owned and operated by citizenM Hotels, will also contain an approximately 4,300-square-foot full service restaurant that is anticipated to be operated by an independent third party.

The applicant has submitted a project description letter (Attachment G) that describes the proposed modifications in more detail and project plans (Attachment C).

The proposed project includes the following modifications from the previously approved CDP:

- Reduce the overall building gross floor area from 90,243 square feet to 79,413 square feet;
- Reconfigure the ground floor to locate more building program under the western tower to enclose the previously open-air plaza area for meeting rooms;
- Relocate the fitness center to the ground floor;
- Consolidate the shipping and receiving to one central area;
- Remove one red exterior staircase (on the east elevation) and provide an internal replacement stairwell;
- Revise the primary restaurant entrance to the north elevation;
- Revise circulation to accommodate two-way traffic and emergency vehicle access consistent with passenger vehicle direction of travel;
- Regrade the site around the modified footprint of the building and install a retaining wall at the southwest corner near the on-site walkway to comply with FEMA lowest adjacent grade (LAG) requirements;
- Provide a new accessible pedestrian connection to the Chilco Street sidewalk from the north entrance plaza;
- Revise rooftop mechanical penthouse configuration and screening;
- Move the glazing at the ground floor from being inset from the façade behind the structural columns to be directly below the façade of the upper levels; and
- Modify the exterior material application between the first and second levels to differentiate between the ground floor and upper floors.

The proposed revisions to the project would not result in modifications of allowed uses. No increase in number of hotel rooms or changes to the number of parking stalls are proposed. Therefore, the proposed revisions would not require a CDP amendment.

The project would comply with the maximum floor area ratio (FAR), maximum building coverage, and maximum height approved by the CDP. The proposed modifications would reduce the overall floor area ratio. The table below identifies the approved CDP development standards and the proposed modifications to the CDP.

Table 1: Development Standards Comparison				
Development Standard	Proposed Modifications	Approved Hotel	Difference (+/-)	Approved CDP (Hotel)
Height	64' 2"	64' 1"	+ 1"	75'
Gross Floor Area	79,143 square feet**	90,243 square feet**	-10,830 square feet	174,800 square feet**
Hotel Rooms	240 rooms	240 rooms	-	240 rooms
Parking Spaces	118 spaces***	118 spaces***	-	118 spaces***
Parking Ratio	0.5 spaces per hotel room	0.5 spaces per hotel room	-	0.5 per hotel room

*Does not include the mechanical parapet and elevator/stair penthouse height.

** The CDP allows up the 10 percent FAR (or 350,404 square feet) of the site to be for the hotel/non-office uses, 174,800 square feet of GFA was estimated to be provided for hotel in the CDP.

***Does not include approximately 127 shared parking spaces in the Meta parking garage, allocated per the shared parking agreement satisfying the CDP requirement.

BMR Fee

The proposed hotel would also be required to comply with the BMR agreement for the entire Facebook Campus Expansion Project as identified in the CDP. The total BMR requirement for the Project Site would be slightly reduced since the total square footage of the proposed hotel would decrease. As outlined in the DA, the project would be subject to fee increases for fees that increase automatically. The BMR fee in place at the time of building permit issuance would apply. The DA is not proposed to be modified as part of the proposed project.

Site layout

The hotel building will be located on its own parcel within the Project Site. The Hotel Site will have frontages on Chilco Street, Bayfront Expressway, and the private driveway access to Meta Buildings 22 and 23 (Facebook Way). Meta is currently requesting changes to the names of the street in accordance with the change in the name of the company and the address of the Hotel Site will be changed as well. The main entrance of the hotel will be oriented towards the south property line along Facebook Way (accessed from the intersection of Chilco Street and Constitution Drive) and located between the west and center portions of the building. The hotel building will be concentrated towards the southern half of the site due to a transmission line easement that occupies 95 feet along the north property line. Ingress and egress driveways would be accessed from Facebook Way, which would serve as the primary access to the site. A two-way secondary service entry access driveway would be located along the east property line, near the entrance to the parking structure for Building 22.

The hotel building will have five stories containing 240 rooms located above the ground floor. The ground floor will contain the lobby, lounge, bar, breakfast area, meeting rooms, back of house operations, and a separate restaurant. As part of the proposed modifications, meeting rooms would be relocated to replace the open plaza at the base of the west tower and the fitness center would be relocated to the ground floor. The proposed modifications would reduce the overall gross floor area (GFA) of the building by reducing the footprint of the ground floor spaces that extend from the north façade and fully enclosing covered areas that were already counted as GFA.

The site layout would be modified slightly to accommodate emergency vehicle access consistent with the path of travel for passenger vehicles. The configuration of the surface parking lot approved along the west and south sides of the building would be modified for the circulation changes as well as for a proposed pedestrian connection to the Chilco Street sidewalk from the northern entry plaza, however no changes to the number of parking spaces are proposed. The modified project would adjust the grading of the site and a retaining wall is proposed near the southwest corner of the building to ensure the LAG around the entire building would be at or above the base flood elevation to comply with FEMA requirements. Site grading would also be reviewed by plans examiners to ensure compliance with the Building Code.

The approved hotel included an outdoor amenity area located near the southeast corner of the Hotel Site that the project team called the “neighborhood living room”. The area will feature outdoor seating, recreation spaces, and outdoor food service. The Major Modifications would not substantively change the configuration of the neighborhood living room. Some additional outdoor seating space for the restaurant is proposed where an exterior staircase on the east side of the building would be relocated to the interior, as well as a change to shift the location of the primary entrance to the restaurant to the north face of the east tower of the building from the point between the east and center towers.

The hotel will comply with the minimum setbacks permitted at the street frontages. The Chilco Street setback is measured from behind right-of-way dedicated for the Chilco Street improvements and a larger setback is required along Bayfront Expressway due to the transmission line easement. Surface parking is permitted within the setbacks and the transmission line easement. The table below gives an overview of the project setbacks including the proposed modifications, approved conditions and the minimum standards outlined in the CDP.

Table 2: Building Setbacks				
Development Standard	Proposed Modifications	Approved Hotel	Difference (-/+)	Required Minimum (CDP)
Bayfront Expressway	106'-11"	97'-3"	+9'-8"	95'
Chilco Street	66'-4"	62'-1.5"	+4'-2.5"	20'
South Property Line (Internal)	47'-11"	35'-10.5"	+12'-0.5"	0'
East Property Line (Internal)	1'-2"	1'-1.1"	+0'0.9"	0'

Floor area ratio (FAR) and building coverage

The FAR and building coverage are calculated based on the entire Project Site. The applicant has submitted area calculations and diagrams that identify the proposed total FAR and building coverage. A dedication and/or roadway easement of a portion of the Hotel Site for the use of the public right-of-way was required as part of the Chilco Street improvements and the sidewalk and other improvements at the

west side of the property have been constructed. The dedication affected the total lot area, FAR, and building coverage calculations by reducing the project area by approximately 250 square feet. Below is a table that summarizes the maximum permitted, and proposed, FAR and building coverage for the overall Meta Campus Expansion Project Site including the approved hotel conditions and proposed modifications.

Table 3: FAR & Building Coverage (Project Site)				
Development Standard	Proposed (Full Buildout)	Approved (Full Buildout)	Difference (+/-)	Permitted (CDP)
Building Coverage (square footage)	1,492,426 square feet	1,498,016 square feet	-5,590 square feet	1,927,223 square feet
Building Coverage (percentage)	42.5%	42.75%	-0.25%	55%
Gross Floor Area (square footage)	1,654,753 square feet	1,665,583 square feet	-10,830 square feet	1,927,233 square feet
FAR (percentage)	47.75%	48%	-0.25%	55%

The proposed modified hotel building would contain approximately 79,143 square feet of gross floor area. The approved gross floor area for the building includes approximately 5,500 square feet of open area on the ground floor that is enclosed with columns greater than 12 inches in width, meaning the area already counts towards the gross floor. The modifications proposed to the design would fully enclose this area but not increase the gross floor area.

Parking and circulation

Vehicular

No changes to the number of approved parking spaces are proposed. A surface parking lot with 118 parking spaces will be located on the site and 127 parking spaces will be provided through an approved shared parking agreement with Meta (Attachment H).

Bicycle and pedestrian

The project would include seven dual-bike racks for a total of 14 bicycle parking spaces, consistent with the approved hotel, which would exceed CALGreen requirements. The bicycle parking would be located near the stairs to the entry plaza on the north side of the building. Two bicycle lockers for long-term bike storage are proposed near the transformer on the north side of the building as well. The Planning Commission may wish to consider whether the project would benefit from additional bicycle parking near the restaurant and publically accessible outdoor plaza at the south side of the project site given the proximity of the project site to a secure bicycle network at the south side of the site and Bay Trail on the north side of Bayfront Expressway.

Pedestrian paths will encircle the proposed building to provide access from the parking areas to the entry plazas, restaurant and outdoor plaza. Pedestrian access to the site would be expanded from the approved single access point at the southern side of the property to include an additional pedestrian connection proposed at the west side of the property to connect the Chilco Street sidewalk to the north entry plaza. Near the southwest corner another pedestrian walkway would connect to the new sidewalk and other street improvements that were constructed along the Chilco Street frontage as part of the Chilco Street frontage improvements.

Design and materials

The design modifications proposed would retain the approved contemporary architectural style, incorporating both solid horizontal and vertical elements and large glass windows along the majority of the primary façades. The modified building would provide well-proportioned massing that would complement the other buildings on the Meta campus. The overall form of the building would retain the approved “kinked bar” oriented to have views of Bedwell Bayfront Park and the San Francisco Bay. The building form would be made up of three connected building masses. The primary building mass will be located in the center and contain the ground floor hotel amenities. Two smaller building masses will angle out from the primary building. The approved west building mass would have been elevated from the ground and feature the building entrance and bike parking underneath. The proposed modifications would enclose the ground floor space beneath the western mass to house the meeting rooms shifted from the north side seen at the center of the building in the approved design, consolidating the footprint of the structure. The east building mass will feature the ground floor restaurant, consistent with the approved hotel configuration. However, the Major Modifications proposed would shift the entrance from the east side to the northern façade of the restaurant beneath the east massing to increase the prominence of the entrance for people accessing the site from the parking lot. The modifications would also consolidate the loading dock areas to a single shipping and receiving area behind a decorative metal mesh at the north side of the building. Vines and other treatments are proposed for the expanses of stucco at the ground floor of this façade.

The Major Modifications proposed would delineate the ground floor from the upper floors with additional horizontal panel elements at the exterior of the first level above the proposed storefronts where the approved design would have recessed the building facade with glass storefronts with silver frames behind exposed concrete columns surrounding the perimeter. At key points along the ground floor facade there would be angular columns in a red color that would be visible through the storefronts in the proposed design, similar to what was approved to be open. The west building mass will feature an exterior staircase also in a red color. The red exterior stairwell at the east building mass would be removed and relocated to the interior as part of the Major Modifications proposed. On the upper levels the primary facades will feature glass windows with dark frames and fiber cement panels will frame each grouping of windows. The secondary facades will feature stucco walls. The approved mechanical penthouse would be removed and the equipment would be distributed across the rooftop with screening and the height would be lower than the approved condition. Forms and façade composition will be supported by varied use of materials. Few materials are proposed to be changed from the approved design. Details regarding the materials can be found on sheet CDP-12 in the project plans, Attachment C.

Consistent with the approved hotel, a mural or similar largescale artwork will be applied to the western side of the west massing of the building near the red exterior staircase. The applicant has indicated that the specific artwork has not been determined but will be refined as the project continues through the building permit review process. The exterior artwork will be required as part of the project and the locations, size, and standards (such as lighting) for the proposed artwork will be reviewed and authorized by the Planning Commission, per condition 15.2.1 of the CDP. Public outreach is required through CDP condition of approval 15.2.2, subject to review and approval by the Community Development Director.

The proposed modifications to the approved design appear consistent with the style of the approved design and would complement the other buildings on the project site. The use of living walls and vines would help to add visual interest to the expanses of stucco proposed at the ground floor on the north elevation. The use of translucent glazing for the ground floor storefronts proposed to be relocated to be

directly beneath the mass of the floors above would allow structural elements and red features to remain visible. Material treatments at the lower portion of the second level would break up the massing and differentiate between the ground floor and those above it, and the changes proposed to the mechanical equipment configuration and screening would result in a more balanced, distributed appearance at the top of the building.

Trees and landscaping

As part of the Meta Campus Expansion Project all the existing trees on-site were approved for removal with the requirement to determine if any perimeter landscaping could be preserved. The applicant has provided an updated heritage tree suitability letter confirming none of the heritage trees should be preserved (Attachment I). The proposed modifications would include a comprehensive landscape design that would include removing eight of the 13 existing trees and installing new landscaping on the Hotel Site. Two non-heritage Chinese pistache and three non-heritage Coast Live Oak trees would be retained, where the approved design would have removed all existing trees. Key features from the approved design would be maintained and enhanced through the proposed modifications. On the south side of the hotel, the approved “neighborhood living room” would be retained in the modified condition. The feature Coast Live Oak tree, benches, low plantings and patio area, as well as the trellis would be retained. The modified proposal would install a mix of low plantings and trees around the perimeter of the site and distributed throughout the uncovered parking lot. Landscape screening grasses and shrubs would be installed around existing electrical supply equipment at the northwest and northeast corners where undergrounding would not be possible.

The modified proposal would plant more trees proposed than were previously approved. The proposed trees include heritage river birch, silver linden, Chinese elm, red flowering gum, Chinese flame tree, palo verde, olive and coast live oak. The CDP requires heritage trees in fair to poor conditions to be replaced at a 1:1 ratio with a minimum of 24-inch box replacement trees. Overall, the proposal would increase the number of trees relative to the approved condition and would meet the replacement requirements and increase the landscaping at the site compared to the existing surface parking lot and provide a cohesive planting pallet. The table below provides a summary of the number of proposed tree types in the approved and modified condition. Landscape plans illustrating the proposed locations of the plantings are included in the project plans (Attachment C).

Table 4: Proposed Trees			
Species	Size (inch box)	Modified Number of Trees	Approved Number of Trees
Heritage River Birch	36	3	-
Silver Linden	36	13	11
Chinese Elm	36	23	23
Red Flowering Gum	36	23	28
Chinese Flame Tree	36	10	13
Palo Verde	36	27	30

Olive	48	21	9
Coast Live Oak	108	1	1
Existing Trees to be retained	n/a	5	0
Total:		126 Trees	115 Trees

Correspondence

As of the writing of this report, staff has not received any items of correspondence on the proposed Major Modifications to this project.

Conclusion

Staff believes the contemporary architectural style of the building would provide well-proportioned massing that would complement the other buildings on the Meta campus. The Major Modifications proposed preserve the forms and façade composition supported by varied use of materials and exterior artwork, consistent with the approved project. The hotel would comply with the CDP and would not increase the number of hotel rooms or decrease the approved number of parking spaces. The certified EIR and the Second Addendum approved by the City Council in 2020 adequately assessed potential impacts. No additional environmental impacts are anticipated based on the proposed modifications. Staff recommends that the Planning Commission approve the Major Modifications to the CDP.

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. The project will also be required to pay the Transportation Impact Fee (TIF) in place at the time of building permit issuance for the 240 rooms, per CDP condition of approval 15.4. The current TIF is \$10,010.13 per hotel room. The total estimated TIF is \$2,402,431.2. The TIF escalates annually on July 1.

Environmental Review

As part of the Facebook Expansion Project, in November 2016 the City Council approved an amended and restated conditional development permit for a 200-room limited service hotel of approximately 174,800 square feet. Although it had not yet been designed, the Facebook Campus Expansion Project EIR analyzed the potential environmental impacts of a 200-room limited service hotel as part of the overall Campus Expansion Project. A First Addendum to the EIR was approved in 2017 for changes to the Facebook Campus plan unrelated to the hotel project.

In February 2020, the City Council approved the third amended and restated conditional development permit to increase the approved number of hotel rooms from 200 to 240 rooms, decrease the number of onsite parking spaces for the hotel use from 245 to 118 parking spaces, and incorporate a design review process for large scale exterior artwork. The environmental impacts of these changes were analyzed in a Second Addendum to the 2016 Facebook Campus Expansion Project EIR.

The Second Addendum concluded that the revised Hotel would not result in any new significant impacts or increases in the severity of previously identified significant impacts. As described in the Addendum, the revised Hotel would maintain the same uses identified in the 2016 EIR, include less gross square footage, and decrease the total height of the hotel as compared to the hotel analyzed in the 2016 EIR. Further, the revised Hotel would result in fewer trips than were analyzed in the 2016 EIR, and the trip cap for the approved project would continue to apply. With respect to air quality, the revised Hotel construction would be substantially the same as or, because of modular construction, less intense than the construction activities (i.e., schedule, demolition, construction equipment) analyzed for the hotel in the 2016 EIR.

Finally, the Second Addendum concluded that since certification of the EIR, there had been no substantial changes with respect to the circumstances under which the revised Hotel would be undertaken that would result in any new or substantially more severe significant impacts than the impacts identified in the 2016 EIR.

The proposed modifications would not intensify or change the mix of uses analyzed in the Second Addendum, and the same number of parking spaces would be provided. The overall building square footage would be approximately 10,830 square feet less than the approved Hotel, resulting in a slight reduction in construction impacts. As a result, impacts related to operational air quality, land use and planning, operational greenhouse gas emissions, operational noise, population and housing, and transportation would remain unchanged from the impacts disclosed in the Second Addendum and the original EIR. Due to the reduced size of the modified hotel, impacts during construction related to air quality, greenhouse gas emissions, and noise would be slightly reduced from those impacts disclosed in the Second Addendum. Finally, since adoption of the Second Addendum there have been no substantial changes with respect to the circumstances under which the revised Hotel would be undertaken that would result in any new or substantially more severe significant impacts. Therefore, none of the conditions described in CEQA Guidelines Section 15162 have occurred and no changes are needed to the EIR or the Second Addendum in order to address the proposed modifications. No further CEQA review is required.

Below is a more detailed description of the possible topic areas that could be affected by the changes to confirm the proposed project is adequately addressed by the environmental review in the 2016 EIR and the First and Second Addenda to the EIR and no new or more severe impacts would be created:

- **Aesthetics:** Although the overall height of the proposed Hotel would increase slightly compared with the approved conditions, the proposed Hotel would be reduced in size compared to what was studied in the EIR. Similar to the approved conditions studied in the Second Addendum, the proposed Hotel may include somewhat more lighting than anticipated in the EIR. However, in compliance with Mitigation Measure AES 3.1 and CDP Section 9.33, the Hotel Project Sponsor shall submit a lighting plan to the satisfaction of the City to ensure that light and glare do not spillover to neighboring properties, ensuring that potential light and glare impacts are mitigated to a less than significant level. Minor changes to a few of the proposed materials are proposed, as well as elimination of one of the red exterior staircases, however these visual changes would not represent meaningful differences in evaluation of the proposed project relative to the approved project as studied in the Second Addendum or the maximum size studied in the EIR.
- **Transportation:** The proposed project includes modifications to circulation on the project site relative to the approved hotel conditions. However, no changes to the number or approximate

locations of ingress/egress points are proposed. Additionally, the proposed travel path and parking configuration has been preliminarily approved by the Menlo Park Fire Protection District and Recology waste services. No changes to the number of rooms nor parking spaces are proposed, and the area of the restaurant would be only slightly reduced resulting in no meaningful changes to the analysis completed for the shared parking agreement. Furthermore, the proposed Hotel would be subject to the same approved vehicle trip cap that applies to the entire Project site.

- Air quality/Greenhouse Gas Emissions/Noise: The revised Hotel construction would be substantially the same as the approved modular construction activities (i.e., schedule, demolition, construction equipment) identified for the approved Hotel in the Second Addendum, though the proposed changes would reduce the overall area of the building and therefore slightly reduce the impacts studied in these three topic areas.
- Population and housing: The proposed project would not increase the number of hotel rooms and would slightly decrease the area of the restaurant, thus the proposed changes would not increase the number of employees assessed as part of the Second Addendum. As discussed in the Second Addendum, using the rates from the EIR, the approved Hotel would have resulted in three additional Menlo Park residents and demand for two additional housing units. The two additional households would represent approximately 0.2 percent of the overall household growth in the City during the 5 year period and is not considered a new significant impact. Using the applicant's employee estimate the approved Hotel would have resulted in a slight decrease in employment and population compared to the Hotel Project studied in the CDP. The proposed changes are likewise not considered a significant new impact.

The Certified EIR, First and Second Addenda to the Certified EIR are available for review at the Community Development Department, the main branch of the Menlo Park Library, the Belle Haven branch of the Menlo Park Library, and online at the following link.
<http://menlopark.org/1012/Environmental-Impact-Report>

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 quarter mile radius of the subject property.

Attachments

A. Recommended Actions

B. Location Map

C. Project Plans

D. Hyperlink: February 11, 2020 City Council Staff Report:

https://www.menlopark.org/DocumentCenter/View/24177/I1-20200211-CC-CitizenM-Hotel_AMENDED?bidId

E. Hyperlink: February 11, 2020 City Council Meeting Minutes

https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_02112020-3391

F. Hyperlink: Resolution 6540 - Third Amended and Restated Conditional Development Permit

<https://beta.menlopark.org/files/sharedassets/public/community-development/documents/6540-third->

[amend-cdp-300-309-constitution-and-1-facebook-for-hotel-citizenm_202012141212203349.pdf](#)

G. Project Description Letter

H. Shared Parking Agreement

I. Heritage tree preservation suitability letter

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.

Exhibits to Be Provided at Meeting

None

Report prepared by:

Ori Paz, Associate Planner

Report reviewed by:

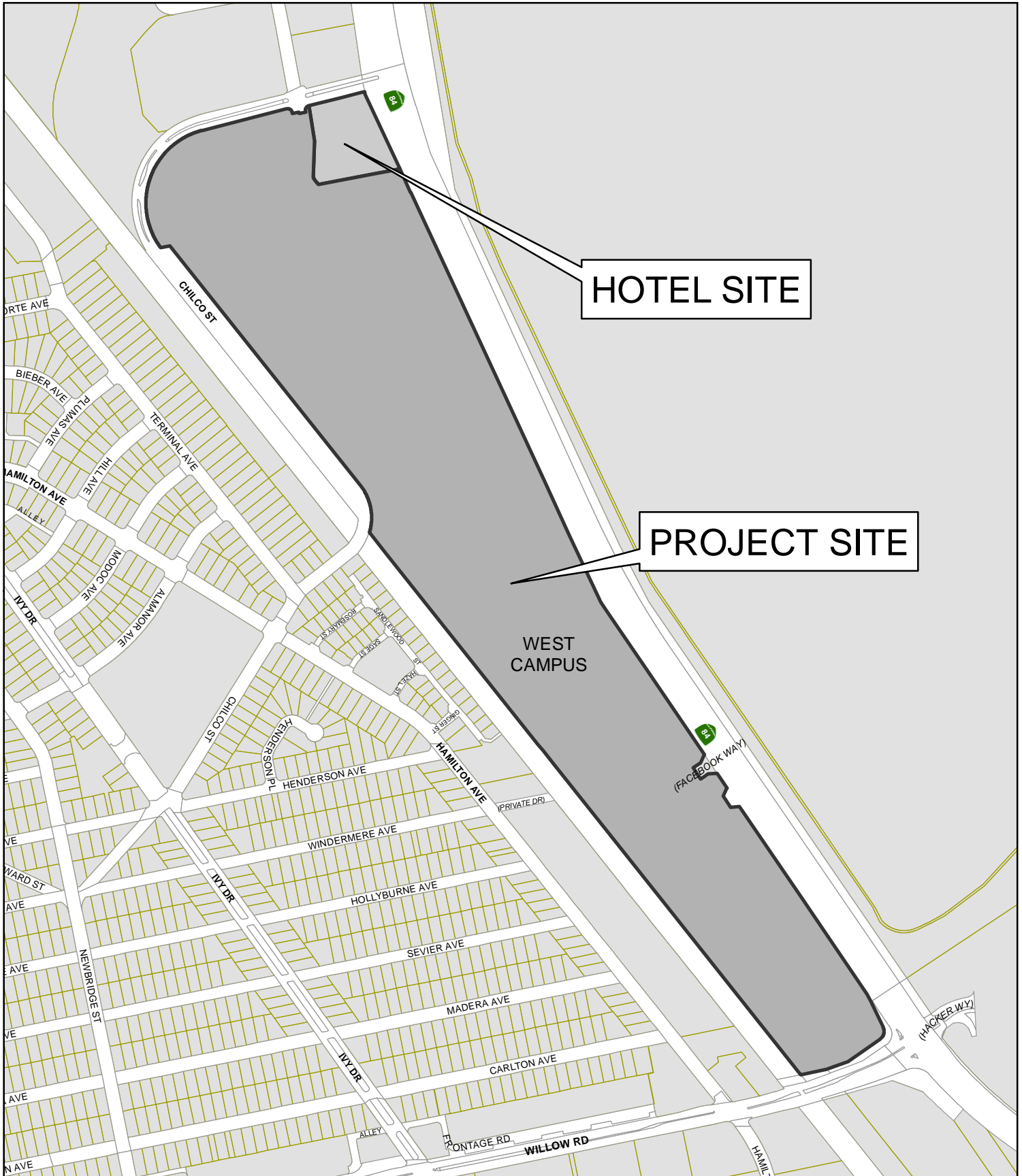
Corinna Sandmeier, Acting Principal Planner

Edward Shaffer, City Attorney's Office

LOCATION: 300 Constitution Drive	PROJECT NUMBER: PLN2021-00056	APPLICANT: Heather Skeehan	OWNER: HIBISCUS PROPERTIES, LLC
PROPOSAL: Request for review and approval of major modifications to an approved Conditional Development Permit (CDP) for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation. No changes are proposed to the number of rooms (240 rooms), the number of onsite parking spaces (118 parking spaces) or the shared parking agreement between the hotel use and the other site occupant, Meta (formerly). The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP. The City Council certified the Environmental Impact Report (EIR) as part of its approval of the project in November 2016. Subsequent project revisions were previously analyzed in the Facebook Campus Expansion Project Addendum to the EIR (First Addendum). The City Council approved revisions to increase the number of hotel rooms to 240 rooms and approved a shared parking agreement in February, 2020, which was analyzed in a Second Addendum to the EIR. The currently proposed revisions have been reviewed and determined to be adequately studied by the certified EIR together with the First Addendum and Second Addendum. The proposed revisions would not result in new impacts or an increase in the severity of previously identified impacts, thus no new environmental review is required.			
DECISION ENTITY: Planning Commission	DATE: February 28, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION: <ol style="list-style-type: none">1. Make a finding that potential environmental effects of the revised project are adequately considered by the analysis in the certified EIR, First Addendum and Second Addendum, no new or more severe impacts would occur than previously recognized, no other circumstances exist requiring additional environmental review, and the pending application may be considered in reliance on the EIR, First Addendum and Second Addendum.2. Make findings, as per Section 6.1.3 of the Third Amended and Restated CDP pertaining to Major Modifications, that the proposed changes will be compatible with other building and design elements or onsite/offsite improvements of the Third Amended and Restated Conditional Development Permit and would not have an adverse impact on safety and/or the character and aesthetics of the site.3. Approve the Major Modification to the Third Amended and Restated CDP subject to the following standard conditions:<ol style="list-style-type: none">a. The applicant shall be required to apply for a building permit within one year from the date of approval (by February, 28, 2023).b. Development of the project shall be substantially in conformance with the plans prepared by Baskervill Architects, consisting of 55 plan sheets, dated received February 16, 2022, and approved by the Planning Commission on February 28, 2022 except as modified by the conditions contained herein, subject to review and approval by 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			

LOCATION: 300 Constitution Drive	PROJECT NUMBER: PLN2021-00056	APPLICANT: Heather Skeehan	OWNER: HIBISCUS PROPERTIES, LLC
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DECISION ENTITY: Planning Commission	DATE: February 28, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
ACTION: 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. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection. h. 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. i. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. The applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance. j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.			

LOCATION: 300 Constitution Drive	PROJECT NUMBER: PLN2021-00056	APPLICANT: Heather Skeehan	OWNER: HIBISCUS PROPERTIES, LLC
<p>PROPOSAL: Request for review and approval of major modifications to an approved Conditional Development Permit (CDP) for interior and exterior changes to the previously approved hotel building and changes to the landscaping and on-site circulation. No changes are proposed to the number of rooms (240 rooms), the number of onsite parking spaces (118 parking spaces) or the shared parking agreement between the hotel use and the other site occupant, Meta (formerly). The proposed modifications would continue to comply with the floor area ratio, building coverage, and maximum height limits of the previously approved CDP. The City Council certified the Environmental Impact Report (EIR) as part of its approval of the project in November 2016. Subsequent project revisions were previously analyzed in the Facebook Campus Expansion Project Addendum to the EIR (First Addendum). The City Council approved revisions to increase the number of hotel rooms to 240 rooms and approved a shared parking agreement in February, 2020, which was analyzed in a Second Addendum to the EIR. The currently proposed revisions have been reviewed and determined to be adequately studied by the certified EIR together with the First Addendum and Second Addendum. The proposed revisions would not result in new impacts or an increase in the severity of previously identified impacts, thus no new environmental review is required.</p>			
DECISION ENTITY: Planning Commission	DATE: February 28, 2022	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Harris, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <ul style="list-style-type: none"> k. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by SBCA Tree Consulting, Inc. dated November 18, 2019. l. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule. <p>4. Approve the Major Modifications subject to the following project-specific conditions:</p> <ul style="list-style-type: none"> a. Prior to building permit issuance the applicant shall demonstrate compliance with all project-specific conditions of approval outlined in Section 15 of the Third Amended and Restated CDP subject to review and approval by the Planning, Building, Engineering and Transportation Divisions. 			

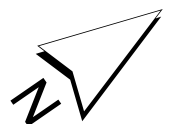


CITY OF MENLO PARK

LOCATION MAP

FACEBOOK WEST CAMPUS HOTEL PROJECT

DRAWN: TAS CHECKED: CDS DATE: 2/28/22 SCALE: 1" = 300' SHEET: 1





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NOT FOR
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PROJECT NUMBER
2.200104.0

citizenM Menlo Park
2 FACEBOOK WAY MENLO PARK, CA 94025

citizenM Menlo Park Major Modification

Request to Modify Third Amended Conditional Development Permit Approved by City Council on February 11, 2020

Baskervill
ARCHITECT
Three James Center
1051 E. Cary St.
Suite 200
Richmond, VA 23219

citizenM Hotels
OWNER
506 2nd Ave.
Suite 2900
Seattle, WA 98104

KIER & WRIGHT
CIVIL ENGINEER
2850 Collier Canyon Rd.
Livermore, CA 94551

INSITU
LANDSCAPE ARCHITECT
620 Davis St.
San Francisco, CA 94111

DCI ENGINEERS
STRUCTURAL ENGINEER
818 Stewart St.
Suite 1000
Seattle, WA 98101

EXP
MEP&F
5215 Ponderosa Way
Las Vegas, NV 89119

ISSUE
12/14/2021 -
MAJOR MODIFICATION

REV 1 01/18/2022
REV 2 02/07/2022
REV 3 02/16/2022
REV 4 02/22/2022

COVER SHEET
CDP-00

GUESTROOM MATRIX					
Level	Room Type	Room Name	Mobility Features - w/ Roll-In Shower	Mobility Features - w/ Roll-In Shower	Count
Level 2	TYPICAL KING - LEFT	K-L	0	0	53
Level 2	ACCESSIBLE KING - LEFT	K-A-L	0	0	1
Level 2	ACCESSIBLE KING - RIGHT	K-A-R	0	1	1
Level 2	ACCESSIBLE COMMUNICATION KING - RIGHT	Kc-R	0	1	1
Level 2	COMMUNICATION KING - LEFT	Kc-L	0	4	4
Level 2: 60			0	2	60
Level 3	TYPICAL KING - LEFT	K-L	0	0	53
Level 3	ACCESSIBLE KING - LEFT	K-A-L	0	0	1
Level 3	ACCESSIBLE KING - RIGHT	K-A-R	0	2	2
Level 3	COMMUNICATION KING - LEFT	Kc-L	0	4	4
Level 3: 60			0	2	60
Level 4	TYPICAL KING - LEFT	K-L	1	0	53
Level 4	TYPICAL KING - RIGHT	K-A-R	0	2	2
Level 4	COMMUNICATION KING - LEFT	Kc-L	0	4	4
Level 4: 60			1	2	60
Level 5	TYPICAL KING - LEFT	K-L	0	0	54
Level 5	ACCESSIBLE KING - RIGHT	K-A-R	0	2	2
Level 5	COMMUNICATION KING - LEFT	Kc-L	0	4	4
Level 5: 60			0	2	60
Grand total: 240			1	8	240

PARKING CALCULATION

REQUIRED HOTEL PARKING, PER CONDITIONAL DEVELOPMENT PERMIT, FACEBOOK CAMPUS EXPANSION PROJECT, DATED 11/01/2016 (AMENDED 02/11/2020): 248 SPACES

PARKING STALLS - ON SITE	SHARED PARKING AGREEMENT - PARKING STRUCTURE
STANDARD: 112	STANDARD: 127
ACCESSIBLE: 6	ACCESSIBLE: 0
TOTAL 118	TOTAL 127

NOTE: VEHICULAR PARKING REQUIREMENT TO BE PARTIALLY FULFILLED BY MEANS OF A SHARED PARKING AGREEMENT FOR PARKING GARAGE ON ADJACENT PROPERTY. REFER TO LOCATION MAP.

CLEAR AIR VEHICLE PARKING REQUIREMENT
101-150 ON SITE TOTAL PARKING (BASED ON CAL GREEN CODE - TABLE 5.106.5.2)
118 PROVIDED - 11 STALLS REQUIRED

City Spaces	City Accessible	Required by
118 total	1 van-sized 4 car-sized	CBC 11B-208.2
8 EV charging spaces	1 van 1 car	Energy 4.106.4.3.1 CBC 11B-228.3.2.1

EV ACCESSIBLE PARKING STALLS
5-25 EVCS AT FACILITY (BASED ON 2019 CBC TABLE 11B-228.3.2.1)
1 VAN ACCESSIBLE
1 STANDARD ACCESSIBLE
0 AMBULATORY

FLOOR AREA RATIO

FLOOR AREA RATIO CALCULATION

Existing & Proposed Building Structures Gross Floor Area by Usage	Office	Manufacturing	Other / Mechanical
TE Building 305 - To be demolished		-289,718	
TE Building 305 Mechanical Enclosure			-1,335
MPK 20	432,786		
MPK 21	512,492		
MPK 21 Guard Shacks	287		
MPK 22	447,136		
MPK 22 Guard Shacks	300		
MPK 23	179,853		
Parking Garage	1,504		
Parking Gar. Guard Shack	307		
Electrical Substation Control Room			675
Hotel			79,413
TOTAL GROSS FLOOR AREA BY USAGE (SF)	1,574,665	0	80,088
TOTAL LOT AREA			3,504,041
Maximum allowed FAR for office uses per Facebook Campus Expansion Project Conditional Development Permit Development Standards 2.1.1			45%
Maximum allowed FAR for office and other uses per Facebook Campus Expansion Project Conditional Development Permit Development Standards 2.1.2			55%
Maximum allowed FAR including other uses allowed (SF)			1,927,223
EXISTING & PROPOSED FAR % INCLUDING OTHER USES			48%
EXISTING & PROPOSED TOTAL FLOOR AREA			1,634,753
DIFFERENCE			-272,470

TABLE 11B-224.2 GUEST ROOMS WITH MOBILITY FEATURES:

TOTAL NUMBER OF UNITS PROVIDED = 240
MIN. REQUIRED ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS (TRANSFER SHOWERS PROVIDED PER SUBNOTE #1) = 1
MIN. REQUIRED ACCESSIBLE UNITS WITH ROLL-IN SHOWERS = 3
TOTAL NUMBER OF REQUIRED ROOMS = 10
TOTAL NUMBER OF PROVIDED ROOMS = 12

TABLE 11B-224.4 GUEST ROOMS WITH ACCESSIBLE COMMUNICATION FEATURES:

TOTAL NUMBER OF UNITS PROVIDED = 240
MIN. REQUIRED ACCESSIBLE UNITS WITH ACCESSIBLE COMMUNICATION FEATURES = 1
TOTAL NUMBER OF REQUIRED ROOMS = 17
TOTAL NUMBER OF PROVIDED ROOMS = 17 (SEE NOTE 1 BELOW)

NOTE 1:
GUEST ROOMS WITH COMMUNICATION FEATURES SHALL COMPLY WITH CBC 11B 806.3.1 ALARMS AND 11B 806.3.2 NOTIFICATION DEVICES AND 11B 706.2
REFER TO ARCHITECTURAL DRAWINGS FOR DESIGNATION OF SPECIFIC GUEST ROOMS WITH "C" SUFFIX REQUIRING SUCH FEATURES.

ROOM TYPE DISPERSION				
ROOM TYPE	MOBILITY ONLY	MOBILITY & COMM.	COMM. ONLY	TOTAL
KAR	4	1	K-L	28
TOTAL	7	4	16	28
% OF MOBILITY	58%	33%	9%	100%
TOTAL				

NOTE 2:
PER CBC 11B 224.5 A MINIMUM OF ONE ROOM IS PROVIDING BOTH MOBILITY AND COMMUNICATION FEATURES (TYPE KAR-R). THIS COMPLES WITH THE REQUIREMENT THAT NOT MORE THAN 10% OF MOBILITY ROOMS ALSO SATISFY COMMUNICATION REQUIREMENTS.

BICYCLE PARKING CALCULATION

REQUIRED ON-SITE BICYCLE PARKING, PER 2019 CALGREEN SECTION 5.106.4 (SHORT-TERM):
5% OF REQUIRED/PROVIDED AUTOMOBILE PARKING SPACES

118 AUTOMOBILE PARKING SPACES X 5% = 6

6 BIKE PARKING SPACES, MIN. REQUIRED - 14 SPACES PROPOSED (7 DOUBLE BIKE RACKS TO COMPLY WITH APB GUIDELINES)

SEE SHEET A101 SITE PLAN FOR LOCATION

FEMA INFORMATION

FLOOD ZONE: AE
BASE FLOOD ELEVATION (BFE) = 11'-0"
DESIGN FLOOD ELEVATION (DFE) = 13'-0"

NOTE: THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FEMA REGULATIONS AND THE CITY'S FLOOD PREVENTION ORDINANCE.

NOTE: THE PROJECT SHALL / WILL FILE FOR A CLOMR-F AND SUBSEQUENT LOMR-F.

LOT COVERAGE

SEE SHEET CDP-01 FOR DIAGRAMMATIC REPRESENTATION

BUILDING COVERAGE CALCULATION

Existing & Proposed Building Structures	Building Coverage
TE Building 305 (To be demolished)	(249,500)
MPK 20	526,668
MPK 21	476,643
PV Canopies (MPK21)	27,048
Connecting Bridge (MPK 21/22)	7,057
MPK 22	147,699
MPK 22 Pavilion	5,972
MPK 22 Guard Shack	300
MPK 23	196,666
Parking Garage	75,700
Parking Gar. Guard Shack	307
Electrical Substation	1,379
Bayfront Pedestrian Bridge	7,440
SUB-TOTAL	1,472,879
Hotel	19,547
TOTAL	1,492,426
LOT AREA	3,504,041
Maximum building coverage per Facebook campus expansion project Conditional Development Permit (%)	55%
Maximum building coverage area allowed (SF)	1,927,223
PROPOSED BUILDING COVERAGE AREA (SF)	1,492,426
PROPOSED BUILDING COVERAGE (%)	42.5%

CODE DATA (SUMMARY)

PROJECT & ZONING INFORMATION

PROJECT NAME: CITIZEN M HOTEL, MENLO PARK
ADDRESS: 27 FACEBOOK WAY, MENLO PARK, CA 94025
ZONING CLASSIFICATION: M-2(X) (GENERAL INDUSTRIAL) PER CONDITIONAL DEVELOPMENT PERMIT DATED DEC. 12, 2016
OWNER CONTACT: MENNO HLBERTS citizenmenno@citizem.com

CHAPTER 1: ADMINISTRATION

BUILDING CODES: 2019 CALIFORNIA BUILDING CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE
FIRE CODE: 2019 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE: 2019 CALIFORNIA ACCESSIBILITY CODE CHAPTER 11B
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
GREEN BLDG. ZONING: 2019 CALIFORNIA GREEN BUILDING CODE
CITY OF MENLO PARK MUNICIPAL CODE TITLE 16

CODE COMPLIANCE (SUMMARY)

SEISMIC ZONE: SITE CLASS E
OCCUPANCY TYPE: R-1 (PREDOMINANT), A-2, A-3, B
TYPE OF CONSTRUCTION: TYPE IIB, FULLY SPRINKLERED
SPRINKLERED: YES, PER NFPA 13
EMERGENCY ALARM: YES
FIRE EXTINGUISHERS: TYPE 2-A FIRE EXTINGUISHER EVERY 75' OR 11,250 SF
REFER TO SHEET G201 FOR FULL BUILDING CODE SUMMARY

AREA / OCCUPANT LOAD (LIFE SAFETY) - TOTAL		
OCCUPANCY TYPE	AREA	OCCUPANTS
R-1	64,332 SF	322
A-2	7,488 SF	600
A-3	1,037 SF	21
B	5,484 SF	55
TOTAL:	78,353 SF	898

PROJECT INFORMATION

PLANNING DEPARTMENT CASE NO.:

DIR-2017-3934-SPR

ZONING:

M-2(X) (GENERAL INDUSTRIAL)
PER CONDITIONAL DEVELOPMENT PERMIT DATED DEC. 12, 2016

LOT AREA, ADJUSTED PARCEL 1 (250-260-250):

113,691 SF = 2.61 ACRES

LOT AREA, FACEBOOK CAMPUS EXPANSION SITE (PARCELS 055-260-200 & 055-260-097):

3,504,041 SF = 80.44 ACRES

ALLOWABLE FAR

0.55

PROJECT DESCRIPTION:

3-STORY HOTEL CONTAINING 240 ROOMS, LOBBY, AND ACCESSORY MEETING ROOMS ON A SITE CURRENTLY USED AS A SURFACE PARKING LOT
BUILDING HEIGHT PER AMENDED AND RESTATED CONDITIONAL DEVELOPMENT PERMIT - FACEBOOK CAMPUS EXPANSION PROJECT: 75 FEET MAX. MEASURED FROM THE AVERAGE LEVEL OF THE HIGHEST AND LOWEST POINT OF THE FINISHED GRADE OF THAT PORTION OF THE LOT COVERED BY THE STRUCTURE

LEGAL DESCRIPTION:

ADJUSTED PARCEL 1
REAL PROPERTY SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PORTION OF PARCEL 1, AS SAID PARCEL IS DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT NO. 12-01, RECORDED JANUARY 11, 2013, AS INSTRUMENT NO. 2013-009489, OFFICIAL RECORDS OF SAN MATEO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ROUTE 84, AS SAID ROUTE IS SHOWN ON THAT CERTAIN CALTRANS RIGHT OF WAY MAP FOR ROUTE 84 IN THE COUNTY OF SAN MATEO ON SHEETS R 108.2 THROUGH R 105.4, WITH THE EAST RIGHT OF WAY LINE OF CHILCO STREET, AS SAID RIGHT OF WAY IS DESCRIBED AS PARCEL 40727.3 IN THAT CERTAIN DOCUMENT RECORDED JULY 27, 1985 AS DOCUMENT NUMBER 83-07812, OFFICIAL RECORDS OF SAN MATEO COUNTY, SAID INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID PARCEL 1;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 63° 56' 06" EAST, 11.21 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, SOUTH 80° 18' 45" EAST, 367.84 FEET;

THENCE SOUTH 23° 50' 40" WEST, 363.73 FEET;

THENCE NORTH 53° 29' 03" WEST, 198.82 FEET;

THENCE NORTH 64° 42' 36" WEST, 158.40 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY, NORTH 20° 11' 05" EAST, 238.46 FEET; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY, NORTH 23° 26' 23" EAST, 18.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES OF LAND, MORE OR LESS.

SHEET INDEX

SHEET NUMBER	SHEET NAME
CDP-00	COVER SHEET
CDP-00.1	PROJECT INFORMATION
CDP-00.2	AREA PLAN
CDP-01	LOT COVERAGE
CDP-02	OFF AREA PLANS
CDP-03	VEHICULAR CIRCULATION
CDP-04	VEHICULAR CIRCULATION
CDP-05	ARCHITECTURAL SITE PLAN
CDP-05A	APPROVED SITE PLAN
CDP-05B	PROPOSED SITE PLAN
CDP-06	LEVEL 01 PLAN
CDP-06A	APPROVED LEVEL 01 PLAN
CDP-06B	PROPOSED LEVEL 01 PLAN
CDP-07	LEVEL 02 PLAN
CDP-08	LEVEL 03 PLAN
CDP-09	LEVEL 04 PLAN
CDP-10	LEVEL 05 PLAN
CDP-11	ROOF PLAN
CDP-12	EXTERIOR MATERIALS
CDP-13	OVERALL ELEVATIONS
CDP-14	OVERALL ELEVATIONS
CDP-15	COLOR ELEVATIONS
CDP-16	COLOR ELEVATIONS
CDP-17	ENLARGED ELEVATION
CDP-18	ENLARGED ELEVATION
CDP-19	ENLARGED ELEVATION
CDP-20	ENLARGED ELEVATION
CDP-21	ENLARGED ELEVATION
CDP-22	ENLARGED ELEVATION
CDP-23	LANDSCAPE PLANS
CDP-24	MATERIALS PLAN AREA A
CDP-25	MATERIALS PLAN AREA B
CDP-26	MATERIALS PLAN AREA C
CDP-27	MATERIALS PLAN AREA D
CDP-28	IRRIGATION PLAN AREA A
CDP-29	IRRIGATION PLAN AREA B
CDP-30	IRRIGATION PLAN AREA C
CDP-31	IRRIGATION PLAN AREA D
CDP-32	PLANTING PLAN AREA A
CDP-33	PLANTING PLAN AREA B
CDP-34	PLANTING PLAN AREA C
CDP-35	PLANTING PLAN AREA D
CDP-36	LANDSCAPE EXHIBIT
CDP-37	LANDSCAPE SITE SECTIONS
CDP-38	SITE DEMOLITION PLAN
CDP-39	FIELD BASED SURVEY PLAN
CDP-40	ROUGH GRADING PLAN
CDP-41	PAVING PLAN
CDP-42	GRADING AND DRAINAGE PLAN
CDP-43	GRADING DETAILS
CDP-44	UTILITY PLAN
CDP-45	STORM WATER QUALITY CONTROL PLAN
CDP-46	JOINT TRENCH INTENT PLAN
CDP-47	UNDERGROUND DISTRIBUTION SYSTEM
CDP-48	EXTERIOR RENDERING
CDP-49	EXTERIOR RENDERING
CDP-50	EXTERIOR RENDERING
CDP-51	EXTERIOR RENDERING
CDP-52	EXTERIOR RENDERING
CDP-53	EXTERIOR RENDERING



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PROJECT NUMBER

2.200104.0

citizenM Menlo Park

27 FACEBOOK WAY, MENLO PARK, CA 94025

ISSUE

12/14/2021 -

MAJOR MODIFICATION

REV 1 01/08/2022

REV 2 02/07/2022

REV 3 02/16/2022

REV 4 02/22/2022

PROJECT INFORMATION

CDP-00.1

APPROVED DESIGN

PROPOSED DESIGN



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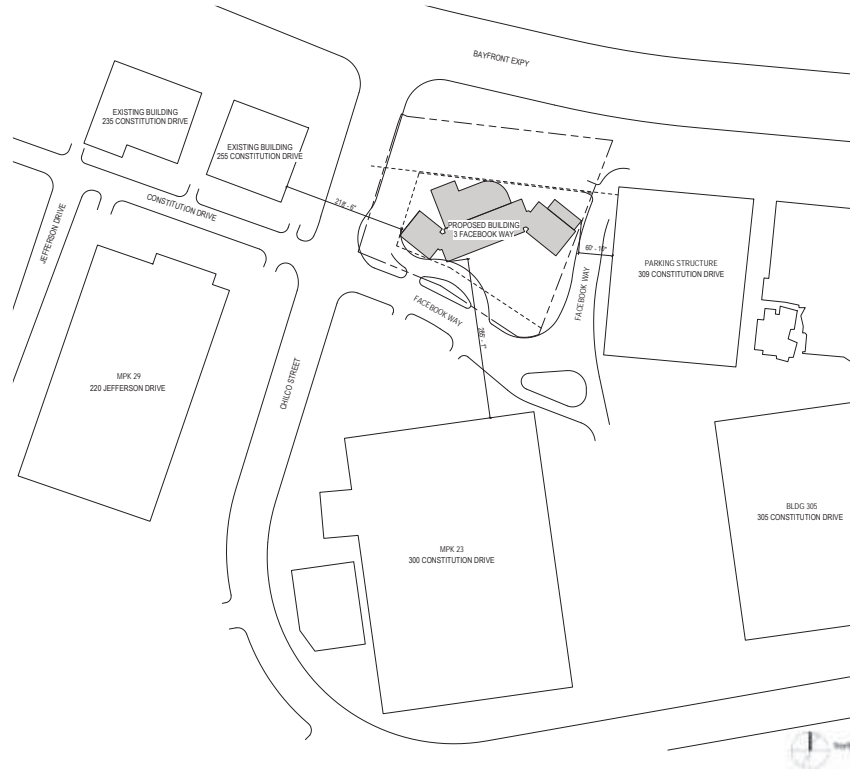
PROJECT NUMBER
2.200104.0

citizenM Menlo Park
2 FACEBOOK WAY MENLO PARK, CA 94025

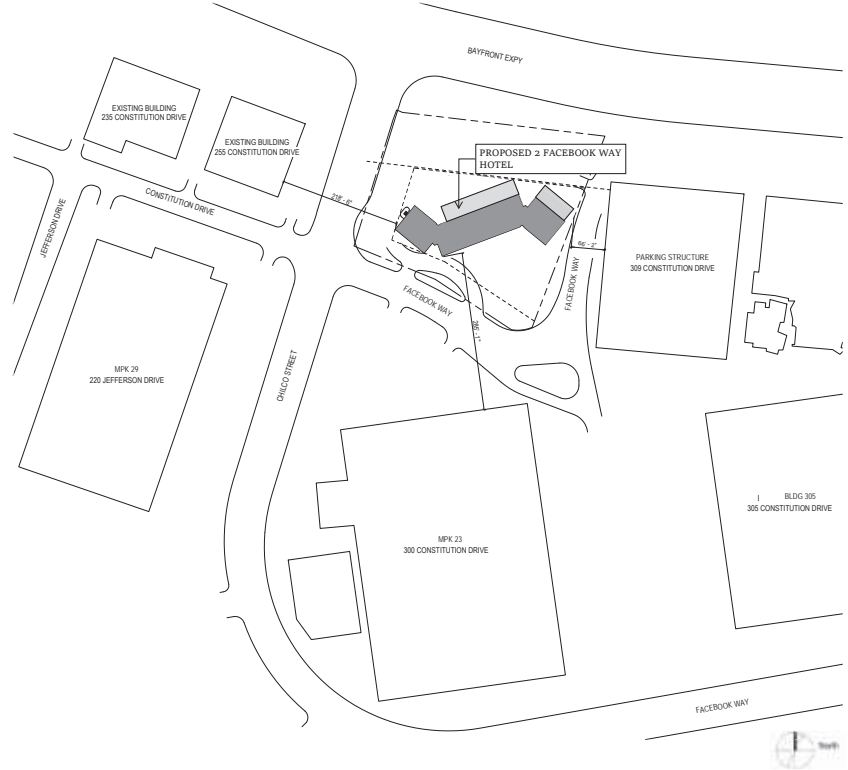
ISSUE
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<MAJOR MODIFICATION

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REV 3 02/16/2022
REV 4 02/22/2022

AREA PLAN
CDP-00.2



01 AREA PLAN
DATE: 11/20/21



01 AREA PLAN
DATE: 11/20/21

APPROVED DESIGN

PROPOSED DESIGN

BUILDING COVERAGE CALCULATION

Existing & Proposed Building Structures	Building Coverage
TE Building 305 (To be demolished)	(249,500)
MPK 20	526,668
MPK 21	476,643
PV Canopies (MPK21)	27,048
Connecting Bridge (MPK 21/22)	7,057
MPK 22	147,699
MPK 22 Pavilion	5,972
MPK 22 Guard Shack	300
MPK 23	196,666
Parking Garage	75,700
Parking Gar. Guard Shack	307
Electrical Substation	1,379
Bayfront Pedestrian Bridge	7,440
SUB-TOTAL	1,472,879
Hotel	25,137
TOTAL	1,498,016
LOT AREA	3,504,041
Maximum building coverage per Facebook campus expansion project Conditional Development Permit (%)	55%
Maximum building coverage area allowed (SF)	1,927,223
PROPOSED BUILDING COVERAGE AREA (SF)	1,498,016
PROPOSED BUILDING COVERAGE (%)	42.75%

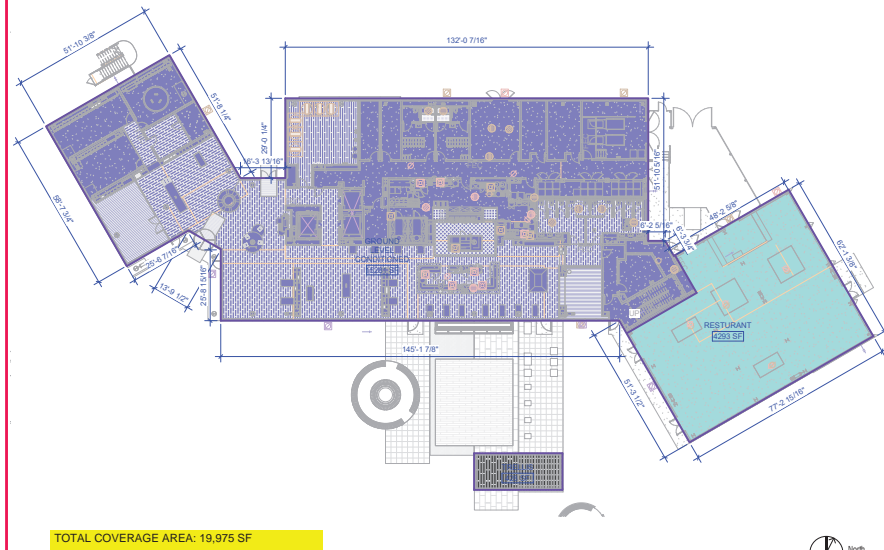
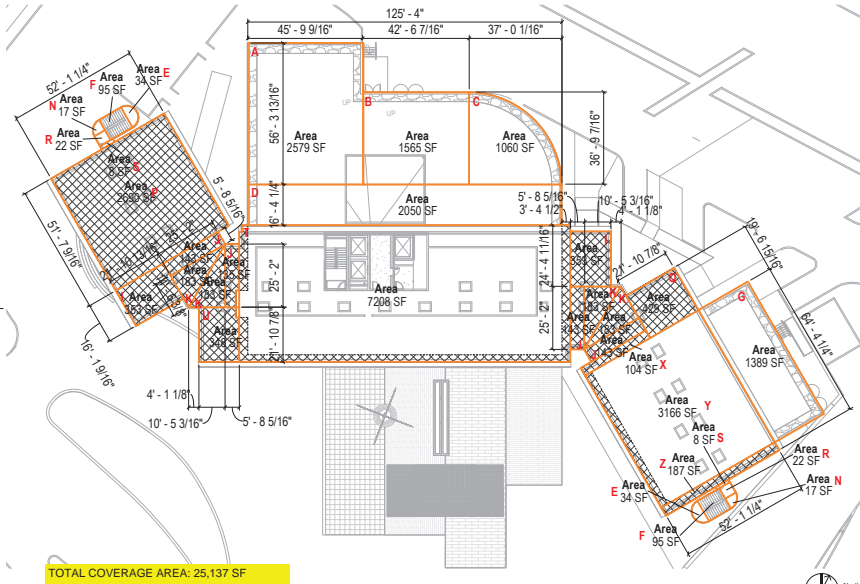


BUILDING COVERAGE CALCULATION

Existing & Proposed Building Structures	Building Coverage
TE Building 305 (To be demolished)	(249,500)
MPK 20	526,668
MPK 21	476,643
PV Canopies (MPK21)	27,048
Connecting Bridge (MPK 21/22)	7,057
MPK 22	147,699
MPK 22 Pavilion	5,972
MPK 22 Guard Shack	300
MPK 23	196,666
Parking Garage	75,700
Parking Gar. Guard Shack	307
Electrical Substation	1,379
Bayfront Pedestrian Bridge	7,440
SUB-TOTAL	1,472,879
Hotel	19,975
TOTAL	1,492,854
LOT AREA	3,504,041
Maximum building coverage per Facebook campus expansion project Conditional Development Permit (%)	55%
Maximum building coverage area allowed (SF)	1,927,223
PROPOSED BUILDING COVERAGE AREA (SF)	1,492,854
PROPOSED BUILDING COVERAGE (%)	42.5%



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2.200104.0citizenM Menlo Park
2 FACEBOOK WAY MENLO PARK, CA 94025ISSUE
12/14/2021 -
MAJOR MODIFICATIONREV 1 01/18/2022
REV 2 02/07/2022
REV 3 02/16/2022
REV 4 02/22/2022LOT COVERAGE
CDP-01

APPROVED DESIGN

PROPOSED DESIGN

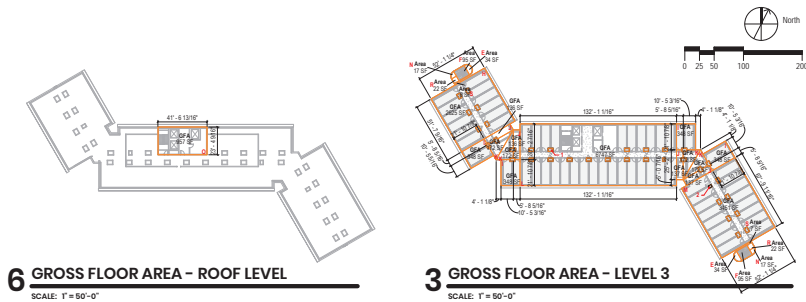
F.A.R. GROSS FLOOR AREA - PROPOSED

HORIZONTAL FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF SURROUNDING EXTERIOR WALLS.

HOTEL ALLOWABLE GFA DEPENDENT ON GFA ON FACEBOOK BUILDINGS 20, 21, 22, 23 PER FACEBOOK CAMPUS EXPANSION CONDITIONAL DEVELOPMENT PERMIT.
SEE SHEET CDP-00.1 FOR F.A.R. CALCULATIONS AND CIVIL DRAWINGS.

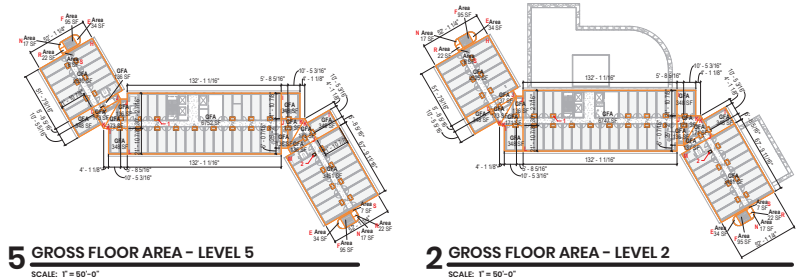
AREA CALCULATION (GROSS FLOOR AREA)				
Level	Name	Area	1004 Gross Net	Area Type
Level 1		25137 SF	SF GROSS	Gross Building Area
Level 2		16036 SF	SF GROSS	Gross Building Area
Level 3		16036 SF	SF GROSS	Gross Building Area
Level 4		16036 SF	SF GROSS	Gross Building Area
Level 5		16041 SF	SF GROSS	Gross Building Area
ROOF		107 SF	SF GROSS	Gross Building Area
GRAND TOTAL		90243 SF		

AREA CALCULATION (GROSS FLOOR AREA)				
Level	Name	Area	1004 Gross Net	Area Type
Level 1		15974 SF	SF GROSS	Gross Building Area
Level 2		14990 SF	SF GROSS	Gross Building Area
Level 3		14997 SF	SF GROSS	Gross Building Area
Level 4		14990 SF	SF GROSS	Gross Building Area
Level 5		14981 SF	SF GROSS	Gross Building Area
GRAND TOTAL		79932 SF		



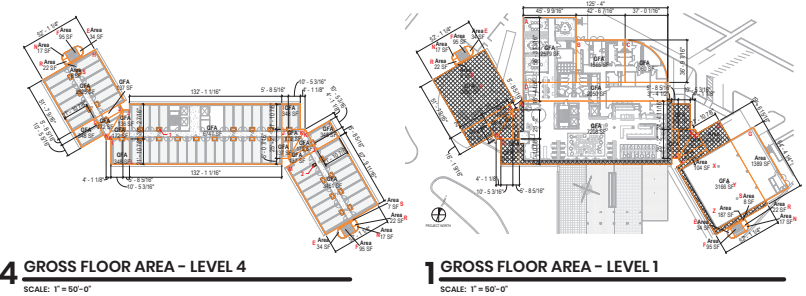
3 GROSS FLOOR AREA - LEVEL 3

SCALE: 1" = 50'-0"



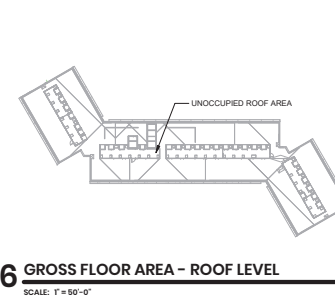
2 GROSS FLOOR AREA - LEVEL 2

SCALE: 1" = 50'-0"



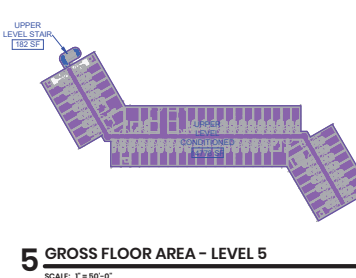
1 GROSS FLOOR AREA - LEVEL 1

SCALE: 1" = 50'-0"



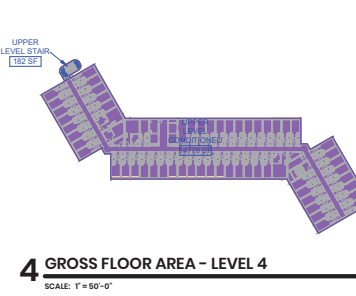
3 GROSS FLOOR AREA - LEVEL 3

SCALE: 1" = 50'-0"



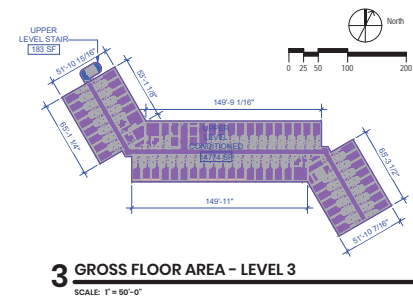
2 GROSS FLOOR AREA - LEVEL 2

SCALE: 1" = 50'-0"



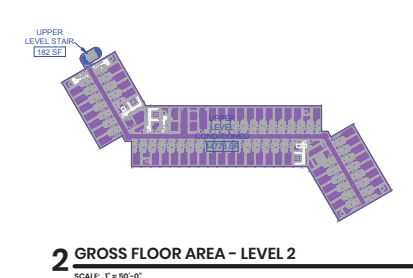
1 GROSS FLOOR AREA - LEVEL 1

SCALE: 1" = 50'-0"



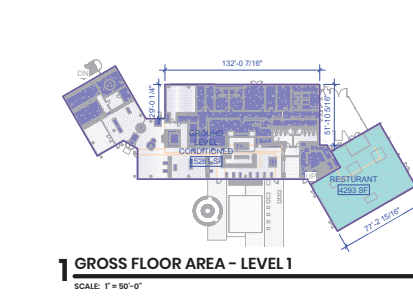
5 GROSS FLOOR AREA - LEVEL 5

SCALE: 1" = 50'-0"



4 GROSS FLOOR AREA - LEVEL 4

SCALE: 1" = 50'-0"



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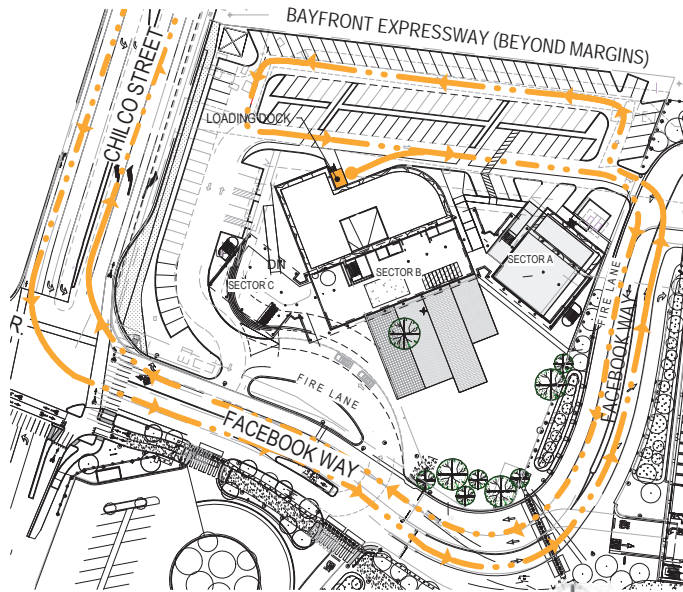
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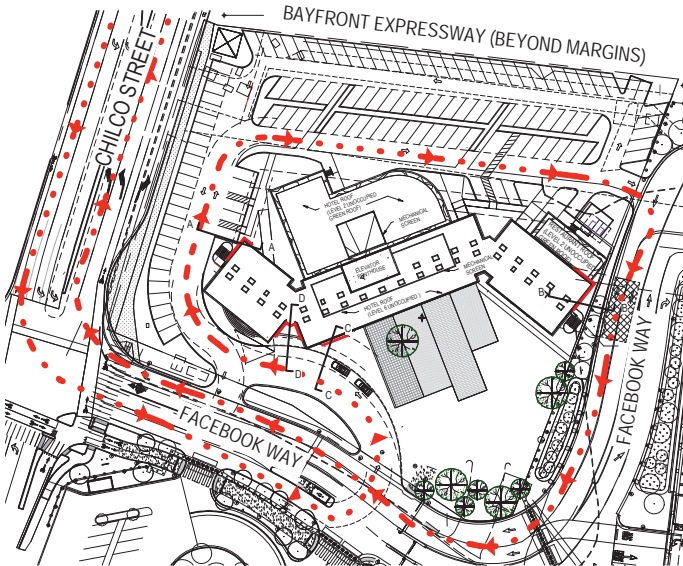
GFA AREA PLANS
CDP-02

APPROVED DESIGN



2 SITE PLAN - DELIVERY & LOADING CIRCULATION

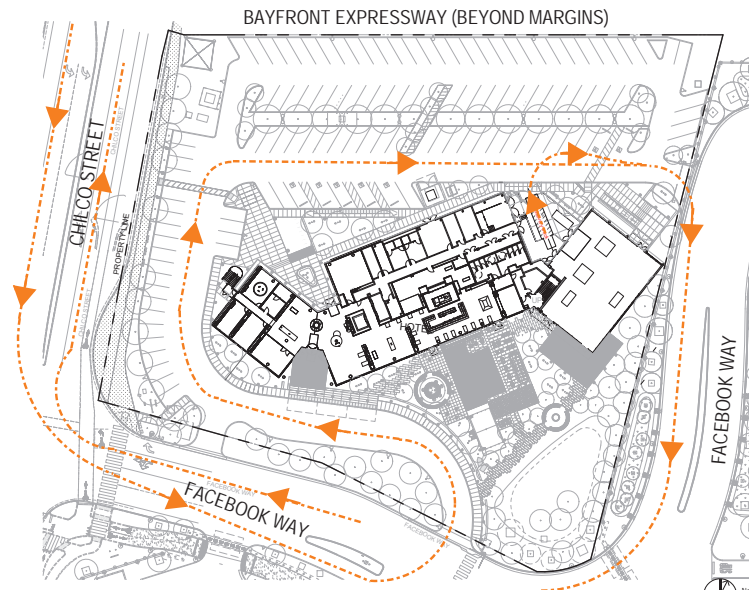
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1 SITE PLAN - EMERGENCY VEHICLE ACCESS CIRCULATION

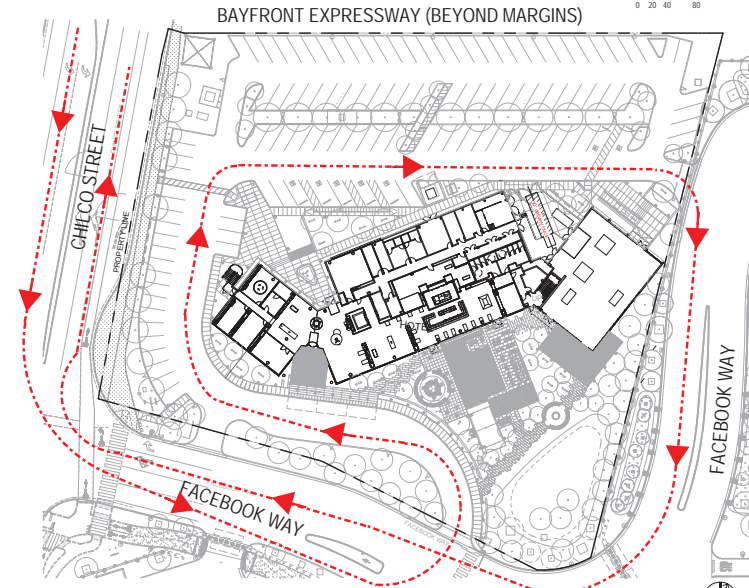
SCALE: 1" = 40'-0"

PROPOSED DESIGN



2 SITE PLAN - DELIVERY & LOADING CIRCULATION

SCALE: 1" = 40'-0"



1 SITE PLAN - EMERGENCY VEHICLE ACCESS CIRCULATION

SCALE: 1" = 40'-0"



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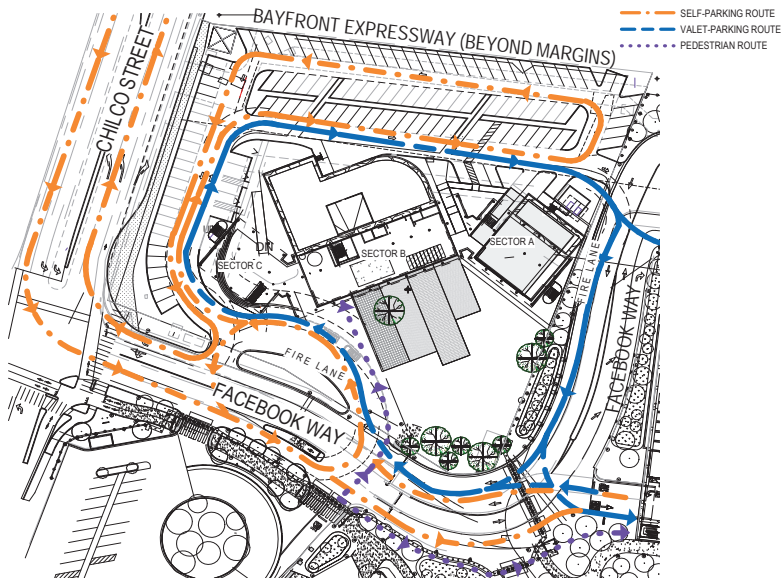
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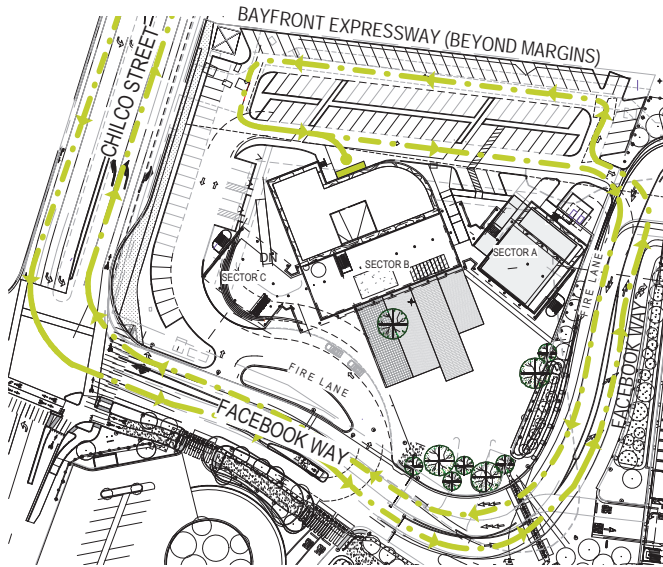
VEHICULAR CIRCULATION
CDP-03

APPROVED DESIGN



2 SITE PLAN - PARKING ANALYSIS

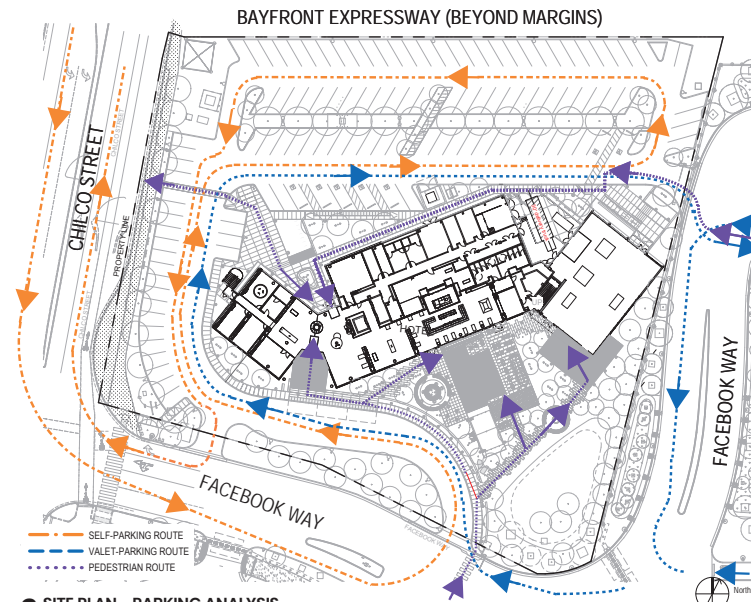
SCALE: 1" = 40'-0"



1 SITE PLAN - SOLID WASTE COLLECTION VEHICLE ACCESS

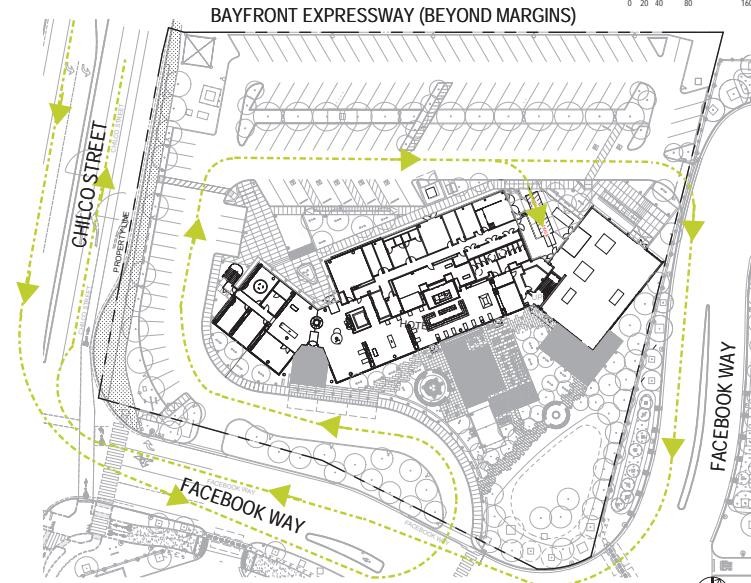
SCALE: 1" = 40'-0"

PROPOSED DESIGN



2 SITE PLAN - PARKING ANALYSIS

SCALE: 1" = 40'-0"



1 SITE PLAN - SOLID WASTE COLLECTION VEHICLE ACCESS

SCALE: 1" = 40'-0"



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VEHICULAR CIRCULATION
CDP-04

APPROVED DESIGN

APPROVED PARKING TABLE

OVERALL PARKING SPACES (ON SITE)	ELECTRIC VEHICLE SPACES	BICYCLE PARKING SPACES
118*	40*	14

* 118 PARKING SPACES REQUIRED ON SITE. 245 SPACES REQUIRED FOR OVERALL PROJECT - REMAINDER 127 SPACES WILL BE LEASED FROM ADJACENT PARKING GARAGE.

PROPOSED PARKING TABLE

OVERALL PARKING SPACES (ON SITE)	ELECTRIC VEHICLE SPACES	BICYCLE PARKING SPACES
118*	8**	16

* 118 PARKING SPACES REQUIRED ON SITE. 245 SPACES REQUIRED FOR OVERALL PROJECT - REMAINDER 127 SPACES WILL BE LEASED FROM ADJACENT PARKING GARAGE.

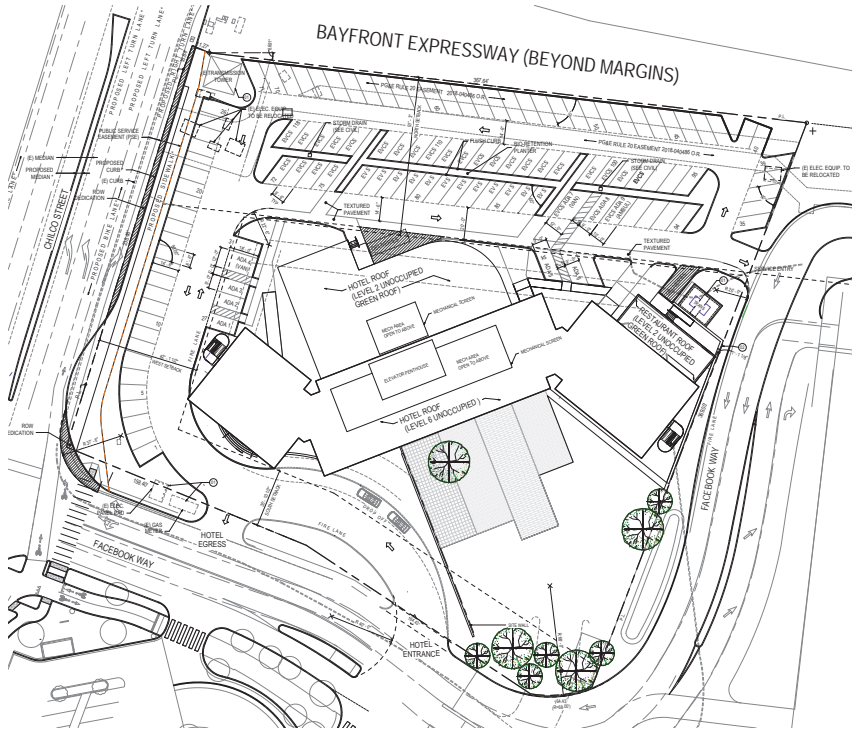
** RULING AND CORRESPONDENCE FROM MENLO PARK PLANNING AND BUILDING DEPARTMENTS FOR EV PARKING:

We had our inter-departmental meeting regarding EV spaces and other parking spaces. Here is the synopsis: We order to comply with both Planning and Building requirements, the allocation of spaces shall be:

City Spaces	City Accessible	Required by
118 total		
111 parking spaces	1 van-sized	11B-208.2
	4 car-sized	
7 EV charging spaces	1 van	CBC 11B-228.3.2.1
	1 car	Energy 4.108.4.3.1

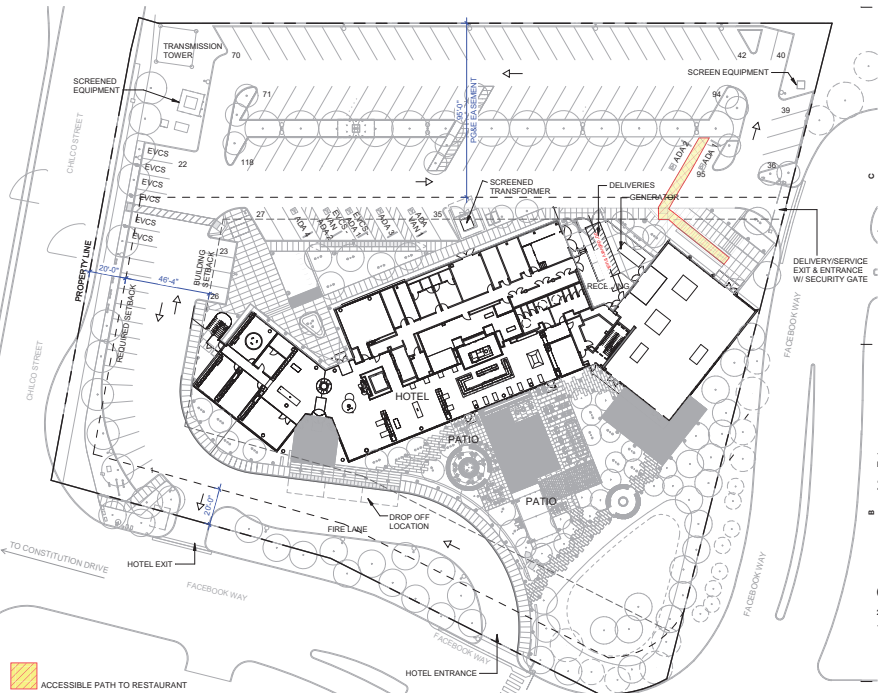
Please update the plans to reflect this allocation.

BAYFRONT EXPRESSWAY (BEYOND MARGINS)



1 ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"



1 ARCHITECTURAL SITE PLAN

SCALE: 1/32" = 1'-0"



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ARCHITECTURAL SITE PLAN
CDP-05



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APPROVED SITE PLAN
CDP-05A

SHEET NOTES

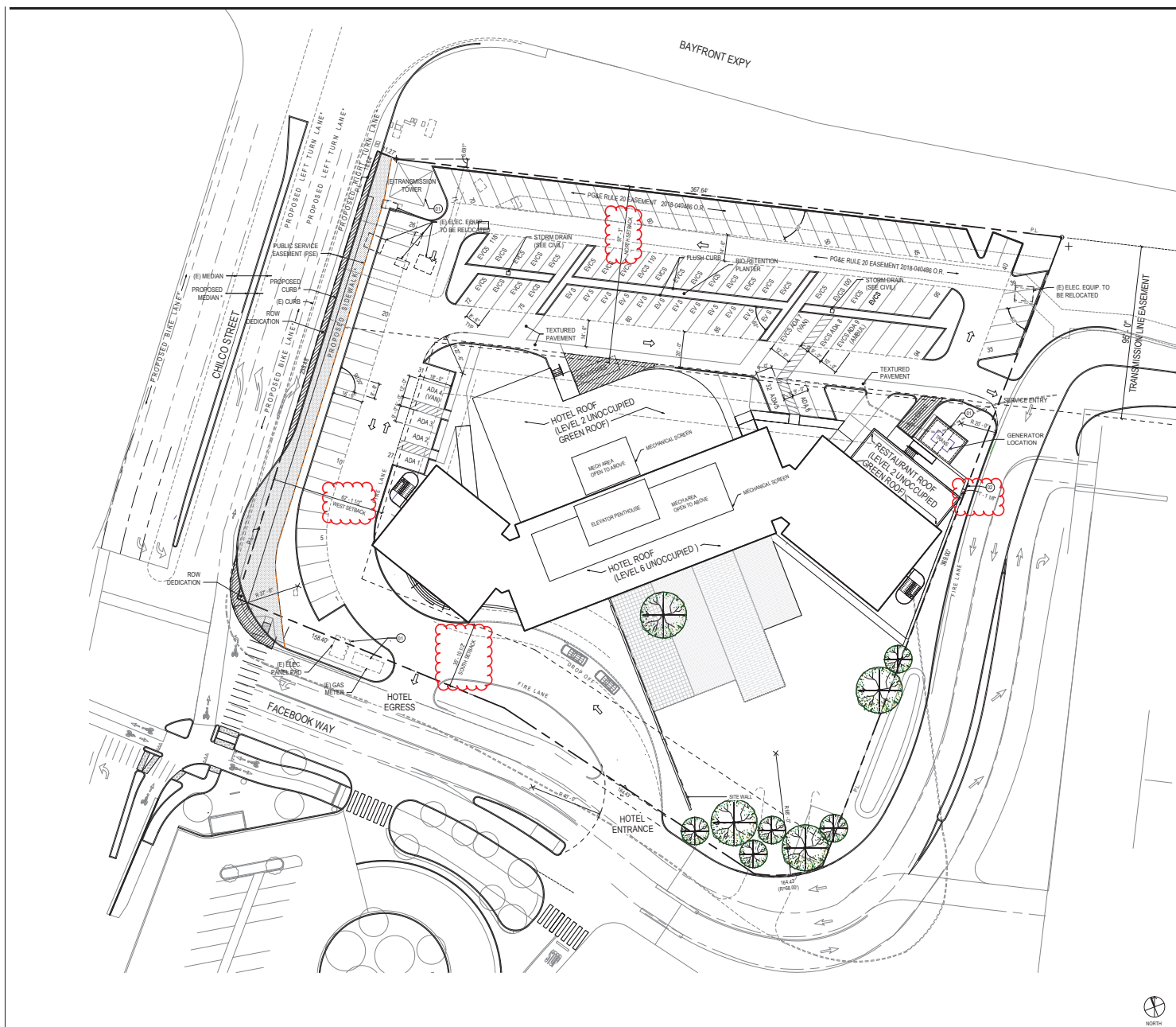
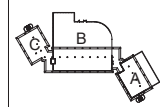
- 01 GROUND MOUNTED EQUIPMENT FULLY SCREENED & TO COMPLY WITH NOISE REQUIREMENTS IN CHAPTER 8.06 OF THE MUNICIPAL CODE.
- 02 NON-STREET FACING PROPERTY LINE, SETBACK NOT REQUIRED.

GENERAL NOTES

- EVCS - ELECTRIC VEHICLE CHARGING STATION (VAN BY SPACE WITH FUSE INSTALLED)
- EV S - ELECTRIC VEHICLE SPACE
- ADA - ACCESSIBLE PARKING SPACE
- AMBUL - AMBULATORY PARKING SPACE

NOTE: LANDSCAPE SHOWN FOR REFERENCE ONLY. PORTABLE LOCATION AND TYPE INFORMATION, REFER TO LANDSCAPE DRAWINGS.

KEY PLAN



01 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

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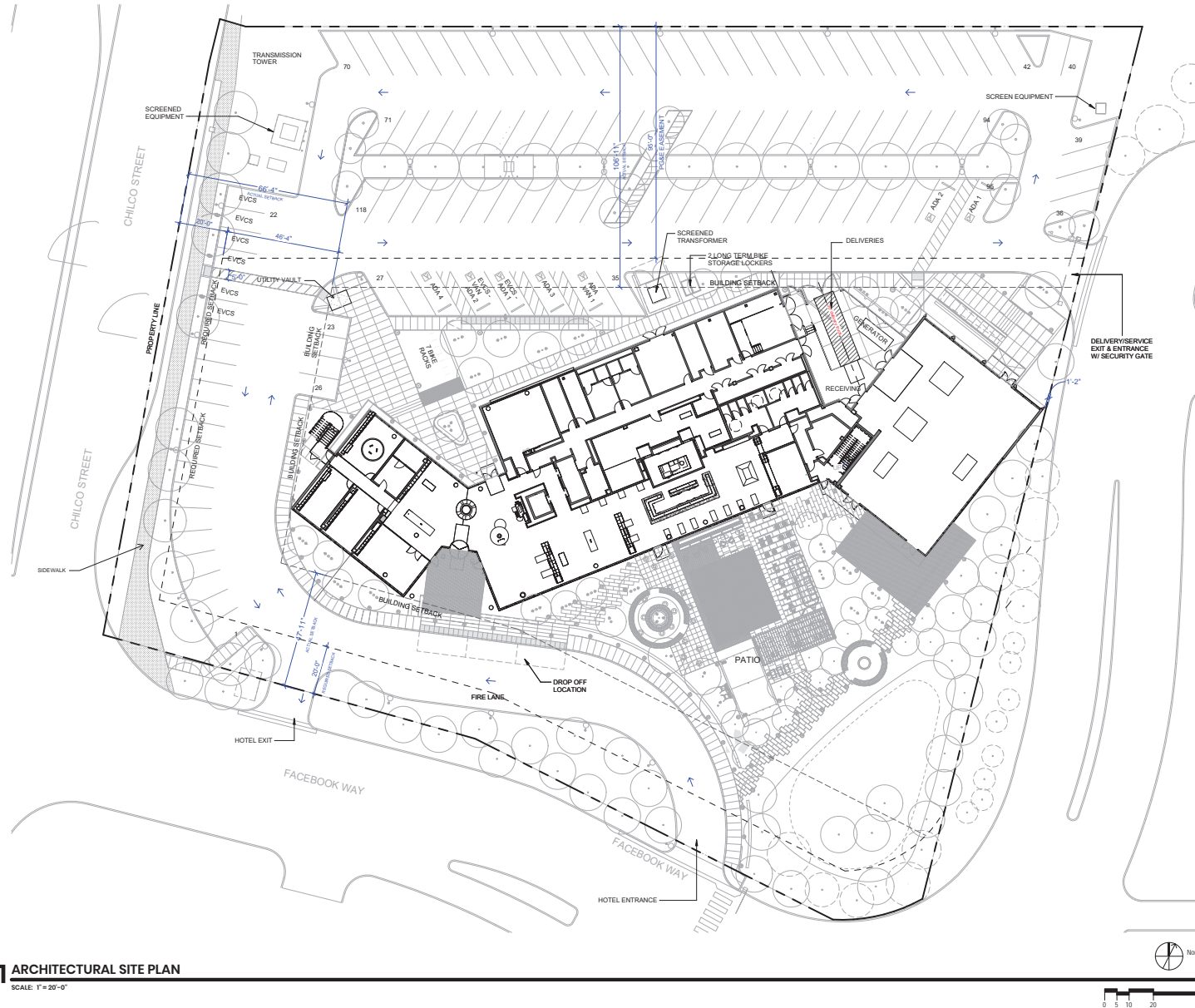
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PROPOSED SITE PLAN
CDP-05B



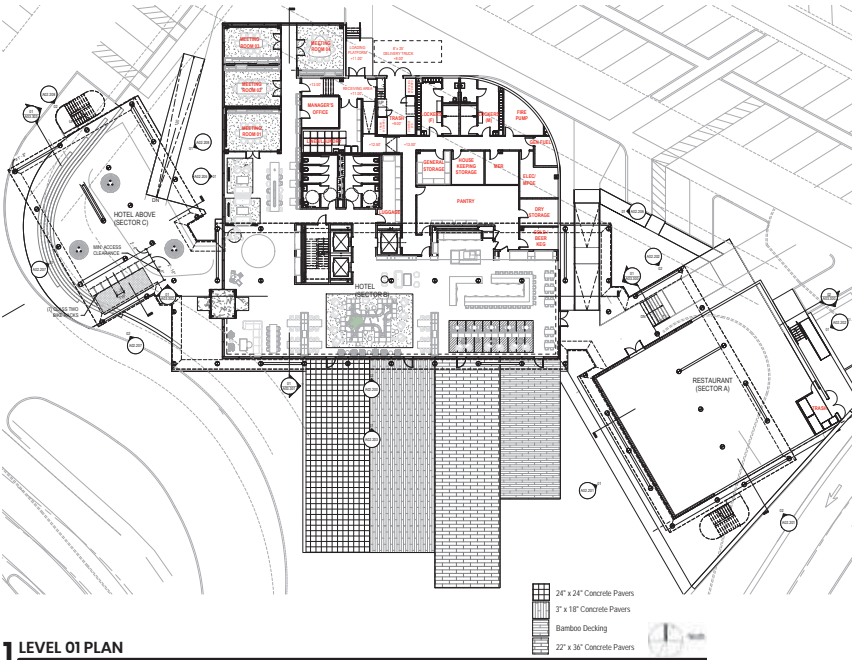
APPROVED DESIGN

PROPOSED DESIGN



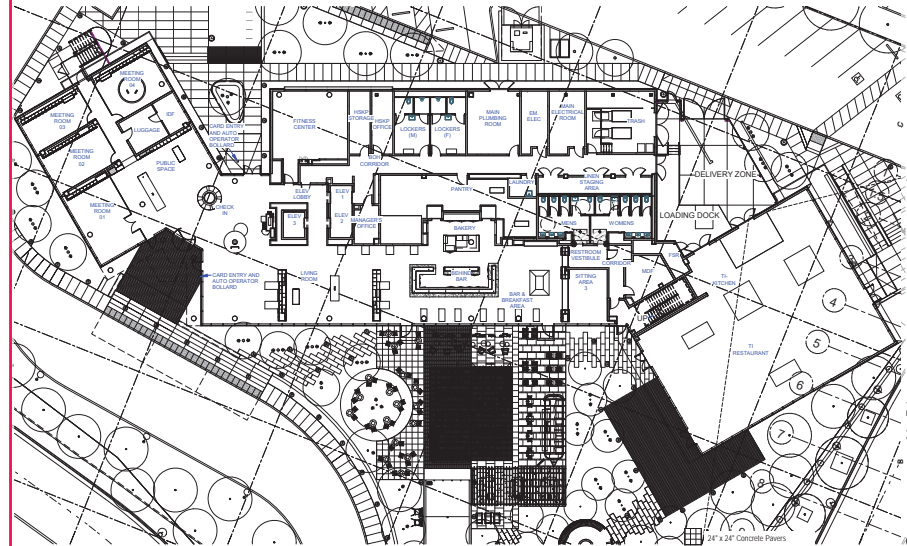
DESIGN UPDATES

- Reduced Back of House square footage
- Reconfigured layouts in Public Areas and Back of House for improved efficiencies
- Converted exterior egress stair at restaurant to interior egress stair



1 LEVEL 01 PLAN

SCALE: 1" = 20'-0"



1 LEVEL 01 PLAN

SCALE: 1" = 20'-0"

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3 TBD SET UPDATES - INTERNAL USE - NOT ISSUED

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LEVEL 01 PLAN
CDP-06



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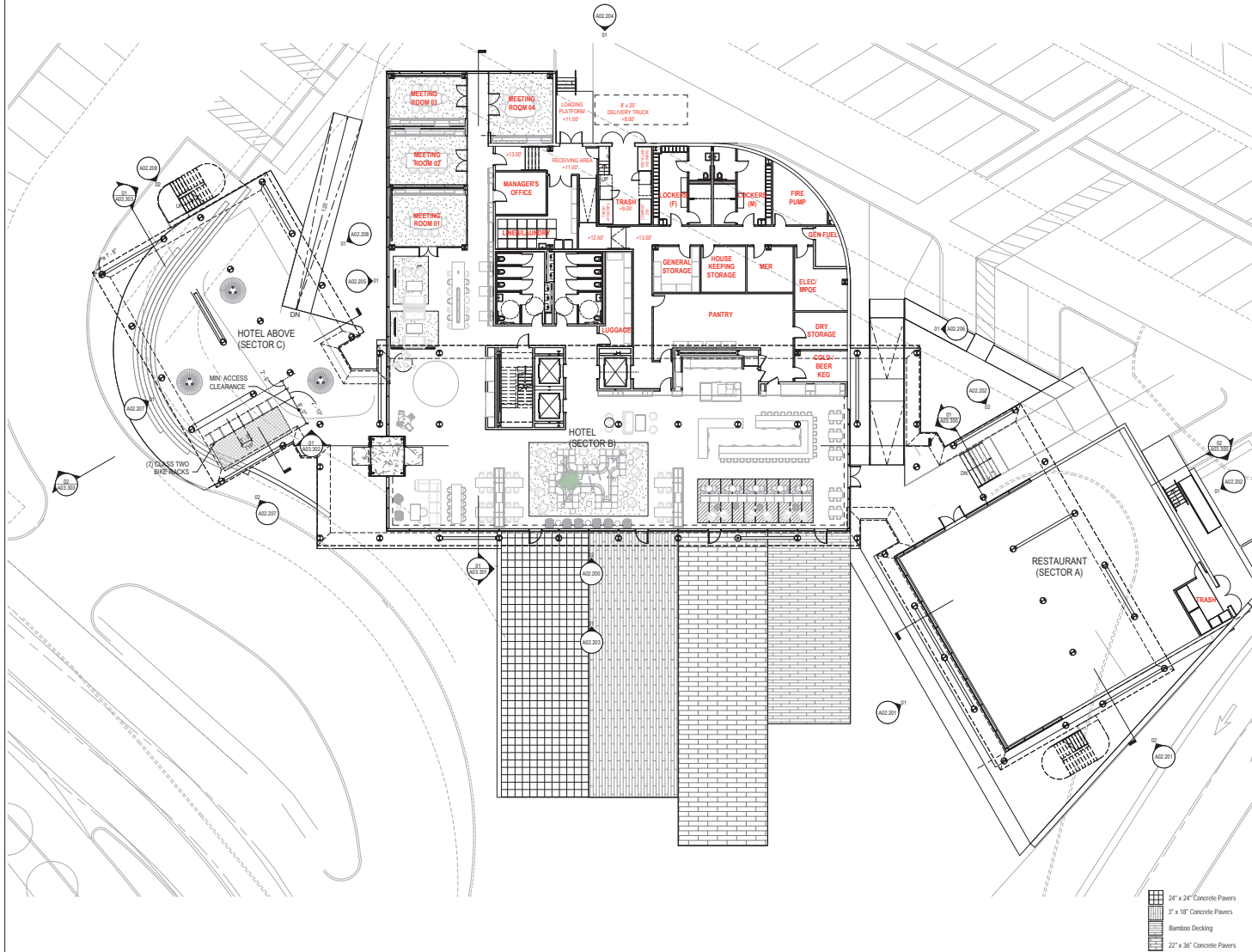
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APPROVED LEVEL 01 PLAN
CDP-06A

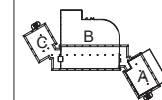
SHEET NOTES

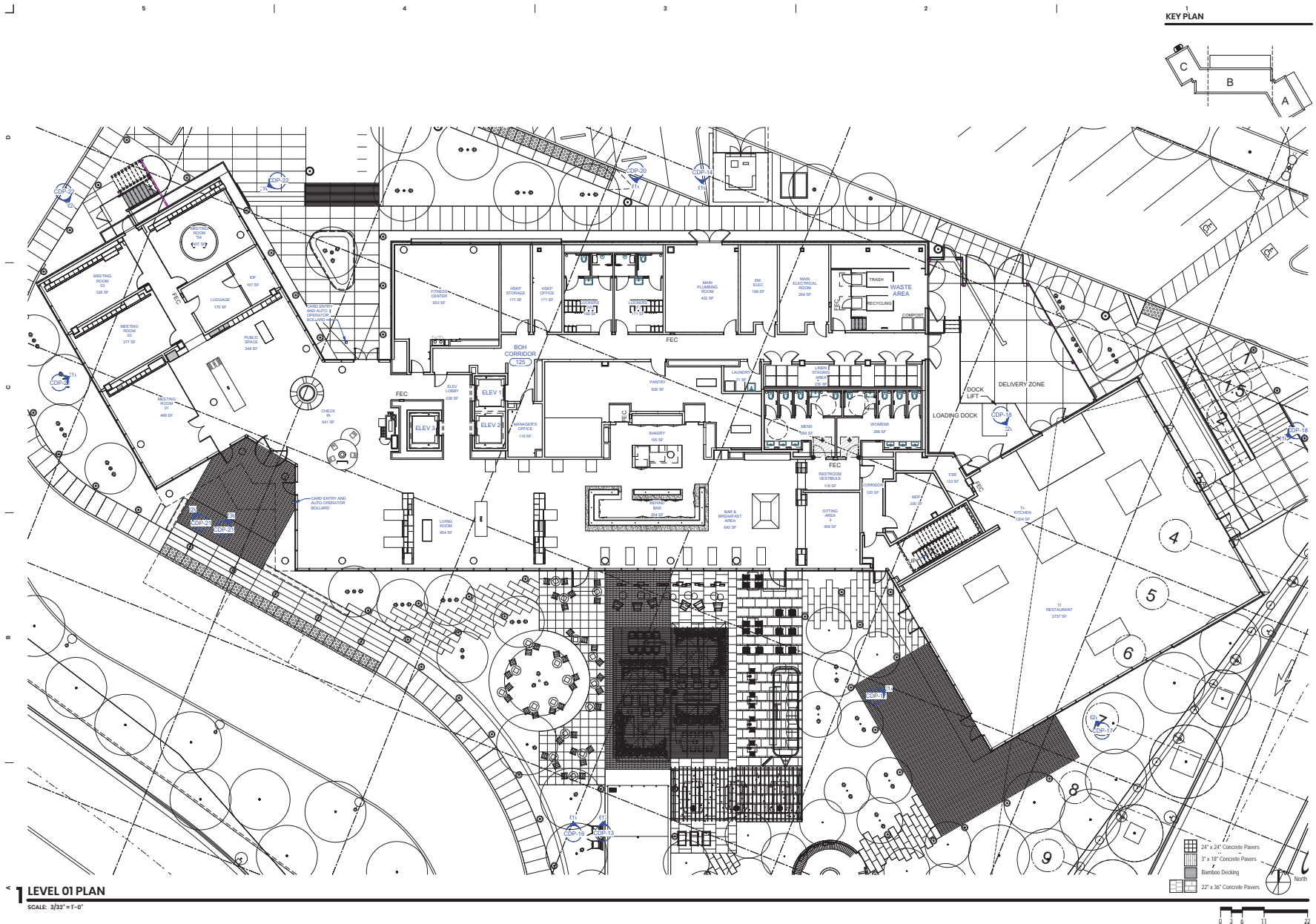
GENERAL NOTES



01 LEVEL 01 PLAN
SCALE: 3/32\"/>

KEY PLAN





LEVEL 01 PLAN
SCALE: 3/32" = 1'-0"

KEY PLAN



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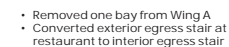
3 TBD SET UPDATES - INTERNAL USE - NOT ISSUED

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PROPOSED LEVEL 01 PLAN
CDP-06B



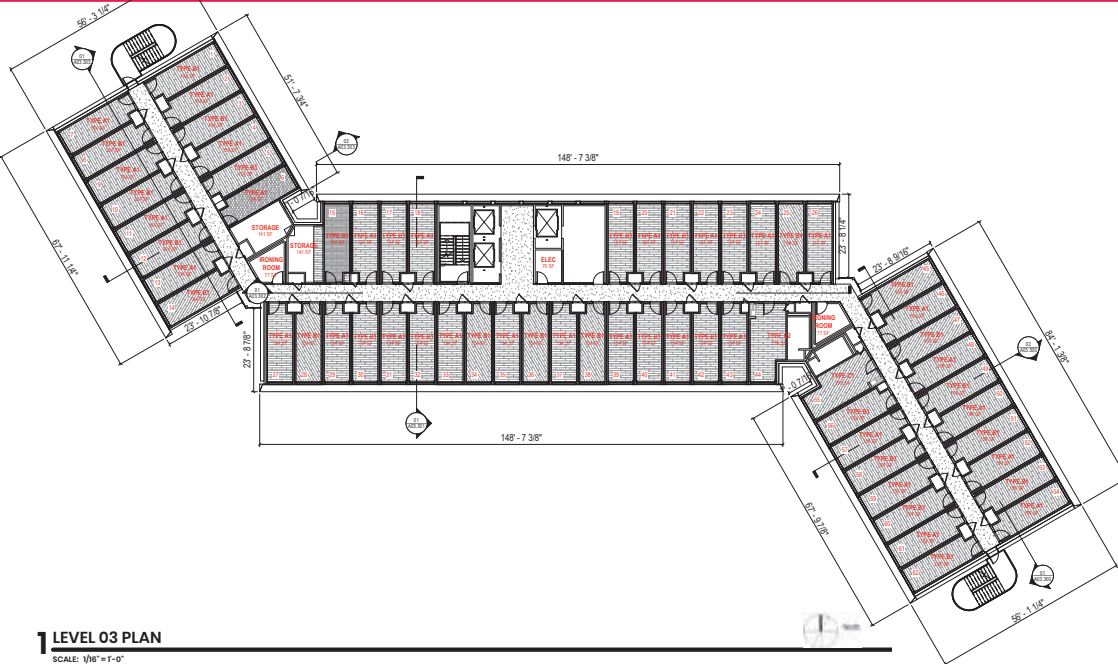
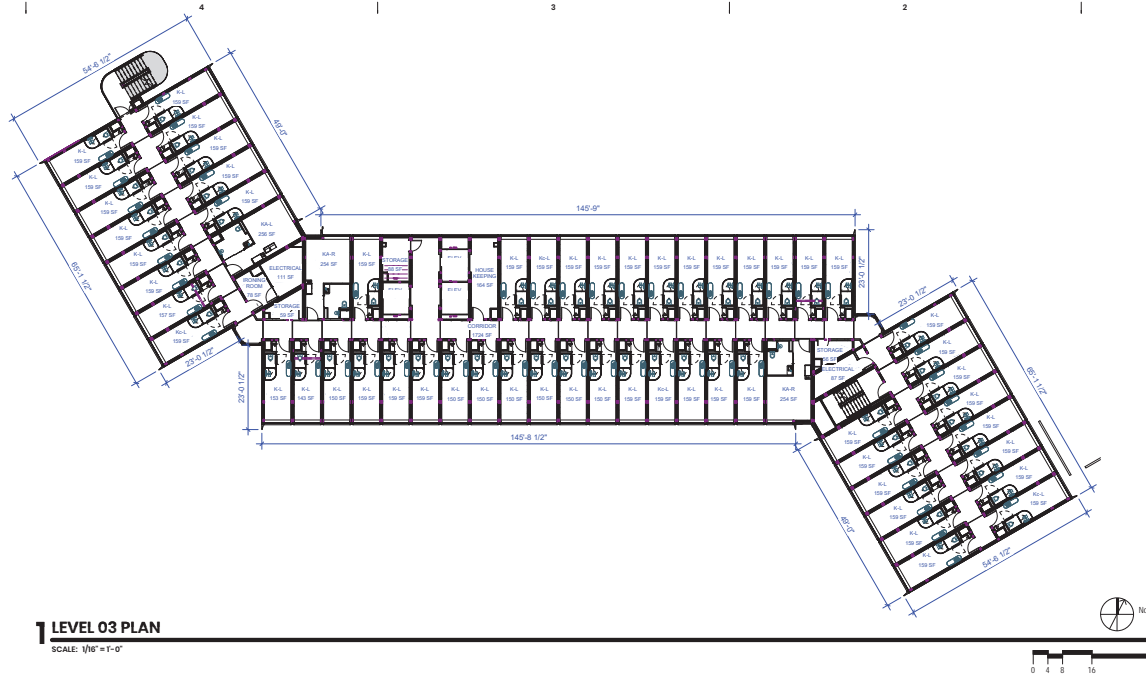
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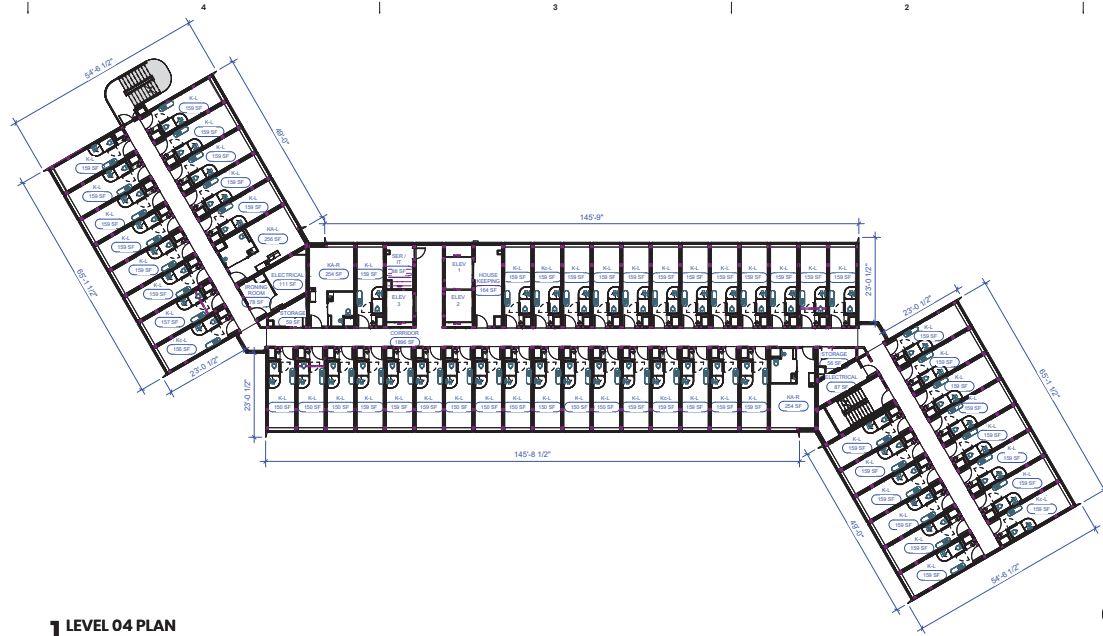
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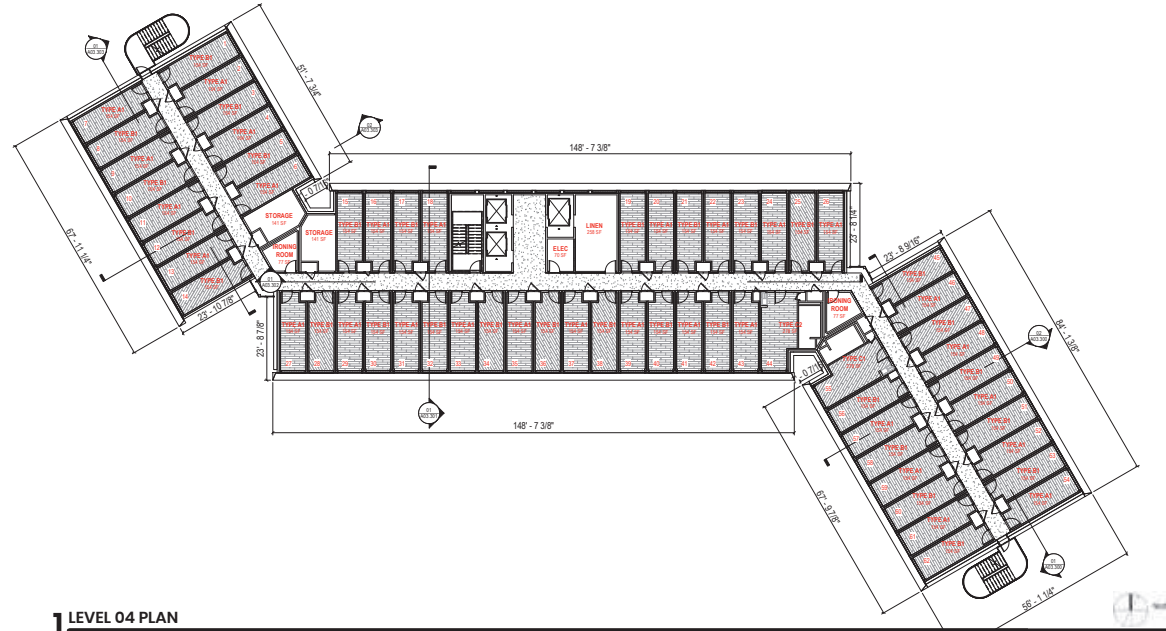
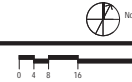
REV 1 01/18/2022
REV 2 02/07/2022
REV 3 02/16/2022
REV 4 02/22/2022

LEVEL 02 PLAN
CDP-07

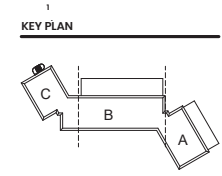




1 LEVEL 04 PLAN
SCALE: 1/8" = 1'-0"



1 LEVEL 04 PLAN
SCALE: 1/8" = 1'-0"



DESIGN UPDATES

- Removed one bay from Wing A
- Converted exterior egress stair at restaurant to interior egress stair



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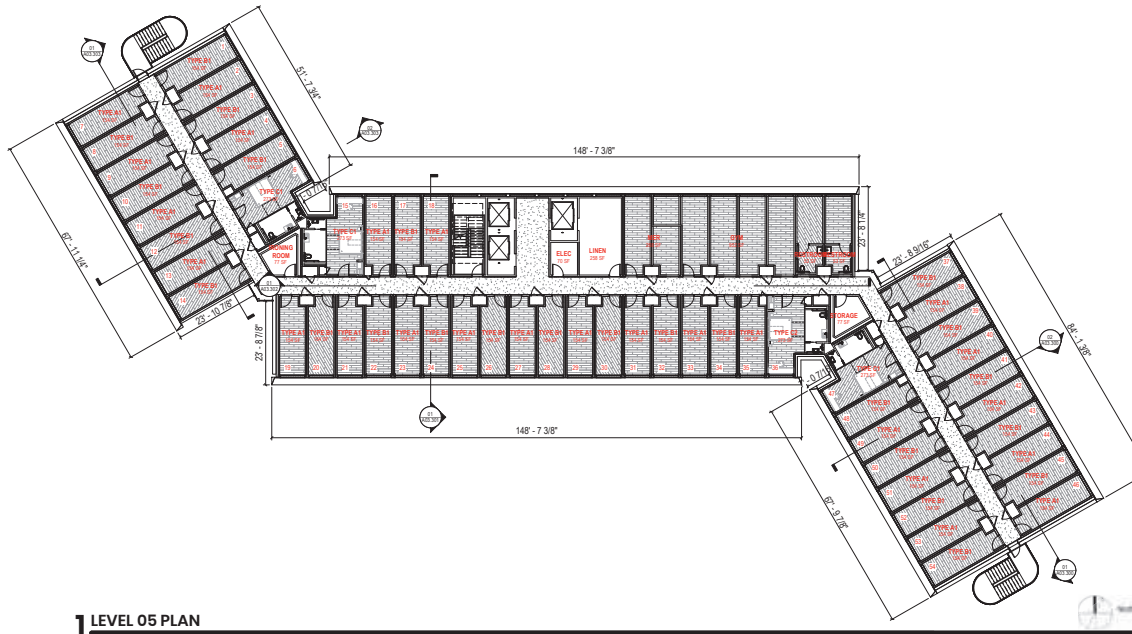
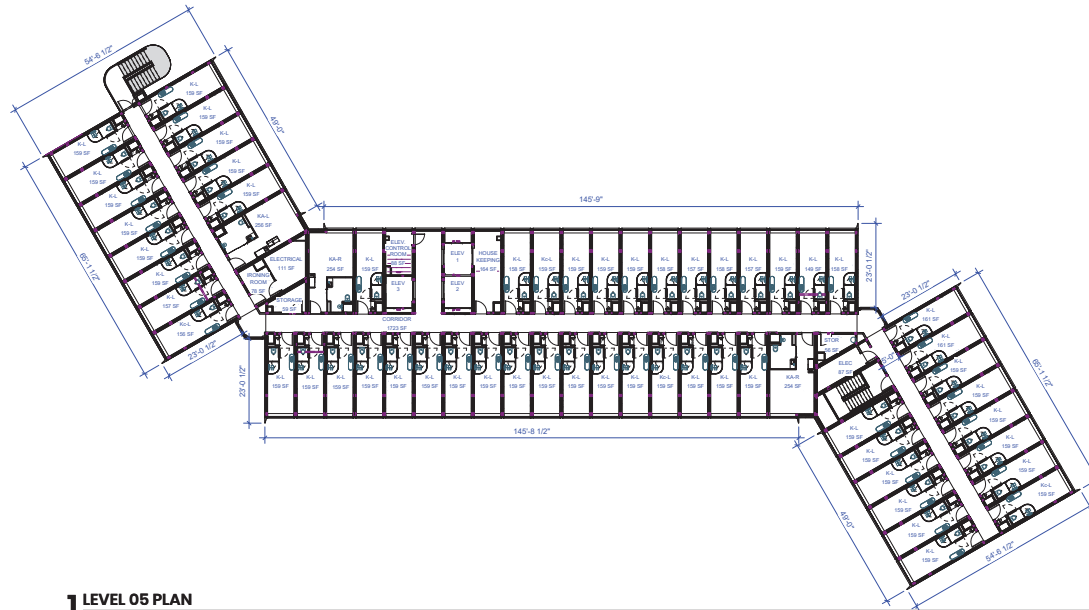
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REV 4 02/22/2022

LEVEL 04 PLAN
CDP-09

PROPOSED DESIGN

APPROVED DESIGN



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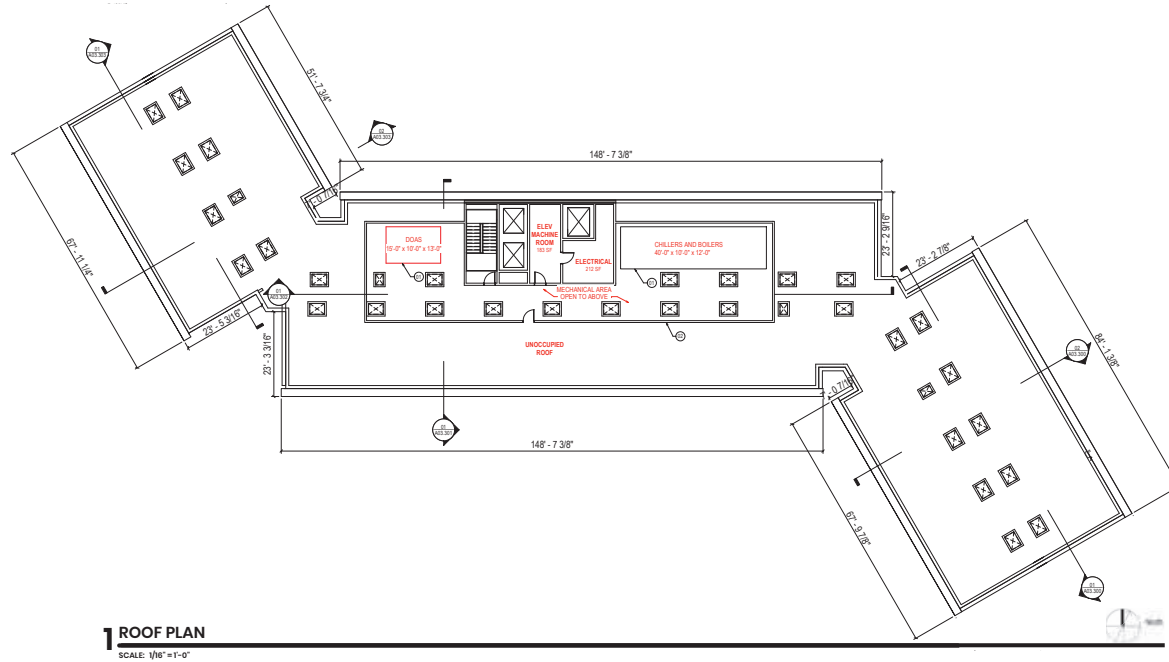
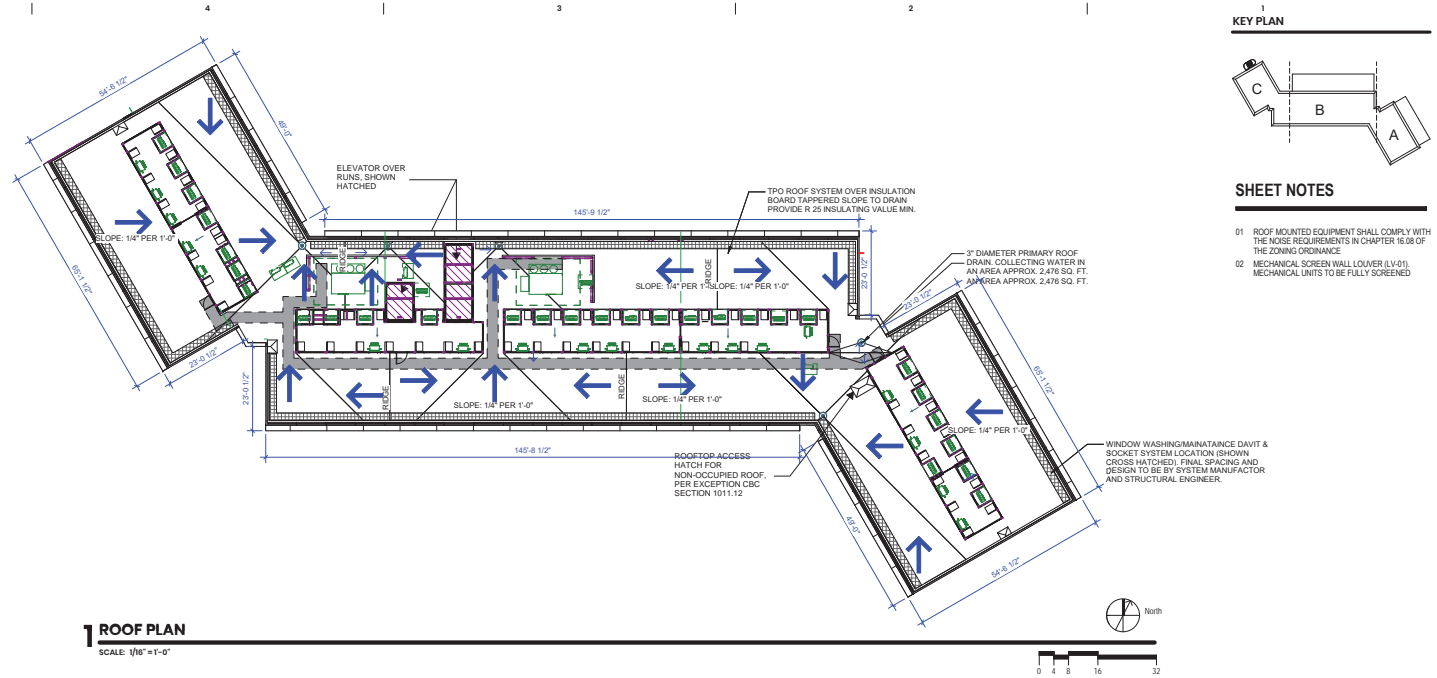
PROJECT NUMBER
2.200104.0

citizenM Menlo Park
2 FACEBOOK WAY MENLO PARK, CA 94025

ISSUE
12/14/2021 -
MAJOR MODIFICATION

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LEVEL 05 PLAN
CDP-10



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ROOF PLAN
CDP-11

APPROVED DESIGN

PROPOSED DESIGN



MATERIALS LEGEND

NOTE: HATCHES ARE FOR GRAPHICAL PURPOSES ONLY AND NOT INTENDED TO INDICATE PHYSICAL PATTERNS ON MATERIAL

EC-01	EXPOSED CONCRETE	NO CHANGE
FC-02	FIBER-REINFORCED CONCRETE PANEL - RIEDER "FIBRE CYCLO" FERRO LIGHT - GR02 OFF WHITE	MATERIAL & COLOR CHANGE
IG-01	INSULATED LAMINATED GLAZING UNIT (BLACK FRAME, LIGHT GRAY FRIT, BIRD-SAFE GLAZING AREA INDICATED PER SHEET NOTE 1)	NO CHANGE
IG-02	INSULATED LAMINATED GLAZING UNIT W/ GLASS FRIT (BLACK FRAME, LIGHT GRAY FRIT, BIRD-SAFE GLAZING ARE INDICATED PER SHEET NOTE 1)	NO CHANGE
IG-03	INSULATED LAMINATED GLAZING UNIT (SILVER FRAME), BIRD-SAFE GLAZING AREA INDICATED PER SHEET NOTE 1	REMOVED
IG-04	INSULATED LAMINATED GLAZING UNIT (BLACK FRAME)	NO CHANGE
IG-05	INSULATED LAMINATED GLAZING UNIT (CHAMPAGNE FRAME, BIRD-SAFE GLAZING AREA INDICATED PER SHEET NOTE 1)	COLOR CHANGE
LV-01	METAL LOUVER (SILVER)	NO CHANGE
MP-01	COMPOSITE ALUMINUM PANEL (SILVER)	NO CHANGE
MP-02	COMPOSITE ALUMINUM PANEL (BLACK)	COLOR CHANGE
MP-03	ANODIZED ALUMINUM SYSTEM (BLACK)	REMOVED
MP-04	ANODIZED WINDOW FRAMES (SILVER)	COLOR CHANGE
MP-05	COMPOSITE ALUMINUM PANEL (CHAMPAGNE)	REMOVED
PL-01	3/8" STEEL PLATE (RED RAL 3020)	NO CHANGE
SU-01	STUCCO (CHAMPAGNE)	NO CHANGE
SU-02	STUCCO (MEDIUM GREY)	NO CHANGE
SU-03	STUCCO (TBD)	NO CHANGE

MATERIALS LEGEND

NOTE: HATCHES ARE FOR GRAPHICAL PURPOSES ONLY AND NOT INTENDED TO INDICATE PHYSICAL PATTERNS ON MATERIAL

EC-01	EXPOSED CONCRETE	NO CHANGE
MP-04	ALUM. PANEL SYSTEM (GRAPHITE MICA - DARK GRAY)	NO CHANGE
IG-01	INSULATED LAMINATED GLAZING UNIT (BLACK FRAME)	NO CHANGE
IG-02	INSULATED LAMINATED GLAZING UNIT W/ GLASS FRIT (BLACK FRAME, BLACK FRIT, BIRD-SAFE GLAZING ARE INDICATED PER SHEET NOTE 1)	NO CHANGE
IG-03	INSULATED LAMINATED GLAZING UNIT (BLACK FRAME)	NO CHANGE
IG-04	INSULATED LAMINATED GLAZING UNIT W/ GLASS FRIT (BLACK FRAME, BLACK FRIT, BIRD-SAFE GLAZING ARE INDICATED PER SHEET NOTE 1)	NO CHANGE
LV-01	METAL LOUVER (SILVER)	NO CHANGE
ML-01	ALUM. MECH. SCREEN WALL (SILVER)	NO CHANGE
MP-01	ALUM. COLUMN WRAP (GRAPHITE MICA - DARK GRAY)	NEW MATERIAL
MP-02	ALUM. PANEL SYSTEM (SILVER)	NO CHANGE
MP-03	ALUM. PANEL SYSTEM (GRAPHITE MICA - DARK GRAY)	NO CHANGE
MP-04	ALUM. PANEL SYSTEM (GRAPHITE MICA - DARK GRAY)	NO CHANGE
PL-01	3/8" STEEL PLATE (RED RAL 3020)	NO CHANGE
SU-01	STUCCO (CHAMPAGNE)	NO CHANGE
SU-02	STUCCO (MEDIUM GREY)	NO CHANGE
SU-03	STUCCO (DARK GRAY)	NO CHANGE
PT-01	EXTERIOR PAINT (SILVER TO MATCH ML-01)	NEW MATERIAL



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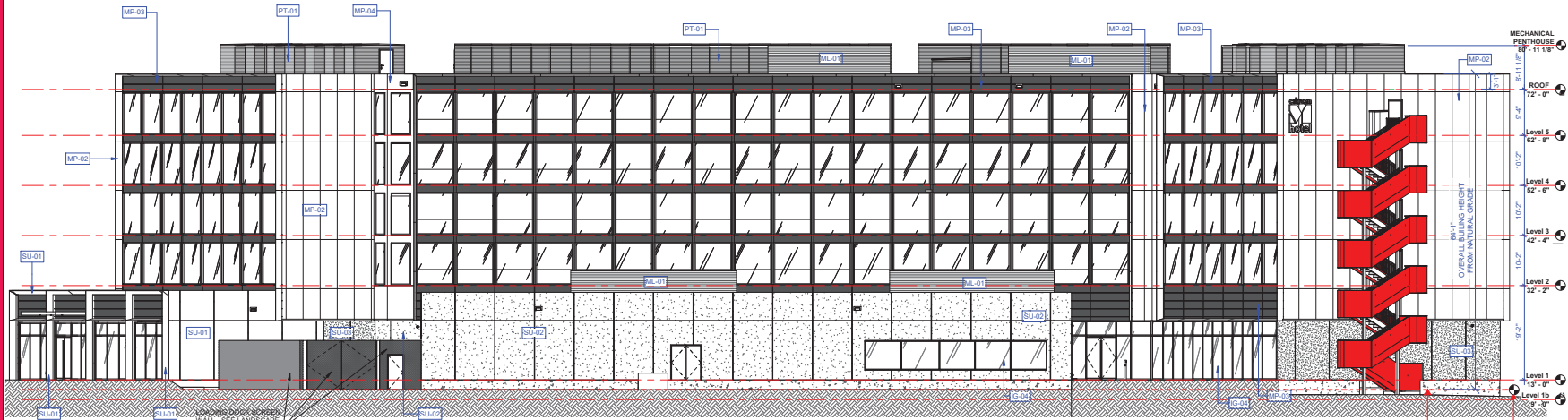
EXTERIOR MATERIALS
CDP-12



01 EXTENT OF BIRD-SAFE GLAZING TREATMENTS PER
H.T. HARVEY & ASSOCIATES ECOLOGICAL
CONSULTANTS REPORT DATED JULY 15, 2019

02 REFER TO SHEET CDP-12 FOR EXTERIOR
BUILDING MATERIALS SCHEDULE

PROPOSED DESIGN



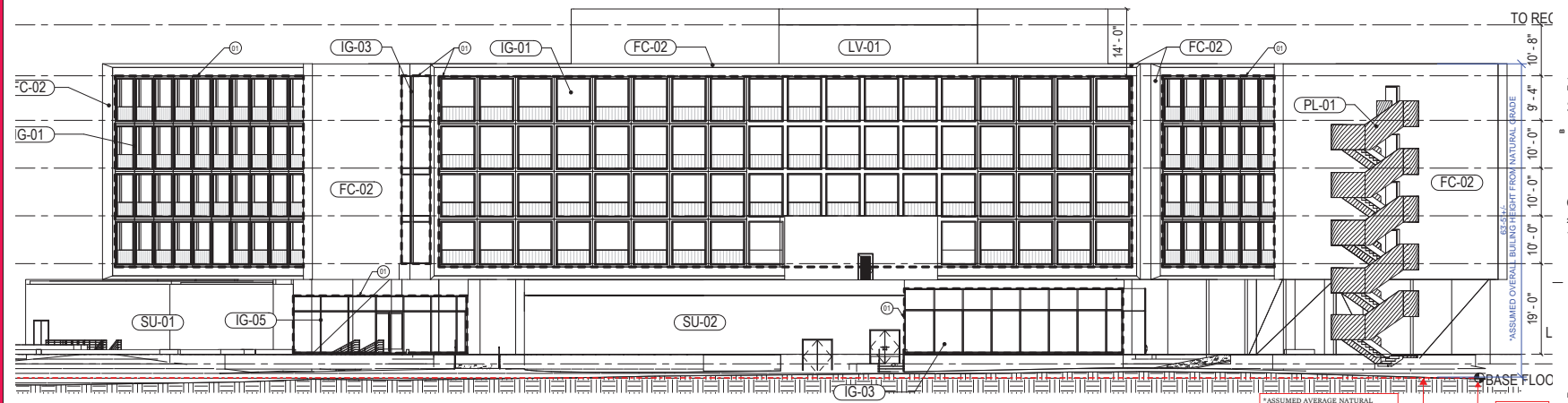
1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



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APPROVED DESIGN



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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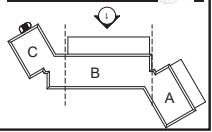
REV 1 01/18/2022
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REV 3 02/16/2022
REV 4 02/22/2022

OVERALL ELEVATIONS
CDP-14

SHEET NOTES

- 01. EXTENT OF BIRD-SAFE GLAZING TREATMENTS PER H.T. HARVEY & ASSOCIATES ECOLOGICAL CONSULTANTS REPORT DATED JULY 15, 2019
- 02. REFER TO SHEET CDP-12 FOR EXTERIOR BUILDING MATERIALS SCHEDULE

KEY PLAN



PROPOSED DESIGN



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

APPROVED DESIGN



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



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COLOR ELEVATIONS
CDP-15

PROPOSED DESIGN



1 NORTH ELEVATION

SCALE: 1/32" = 1'-0"



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REV 4 02/22/2022

COLOR ELEVATIONS
CDP-16

APPROVED DESIGN

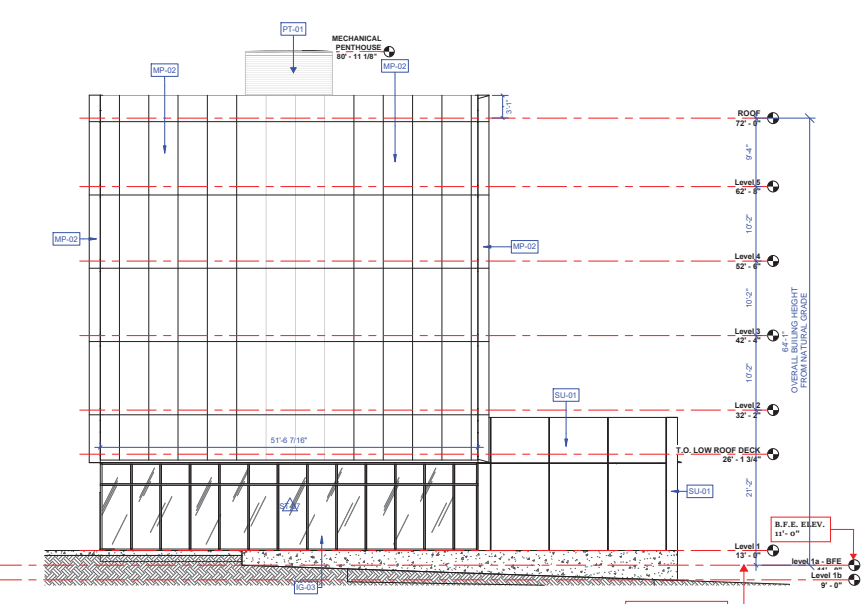
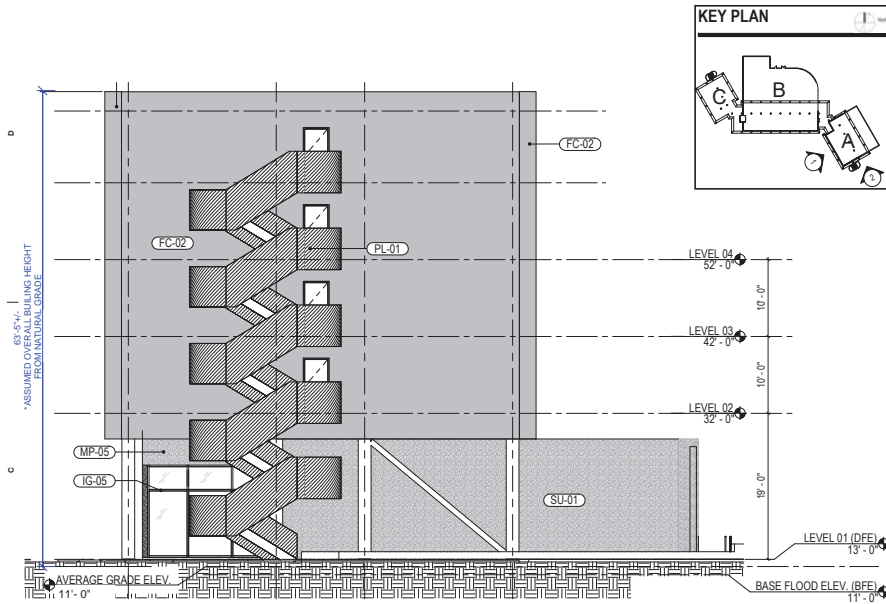


1 NORTH ELEVATION

SCALE: 1/32" = 1'-0"

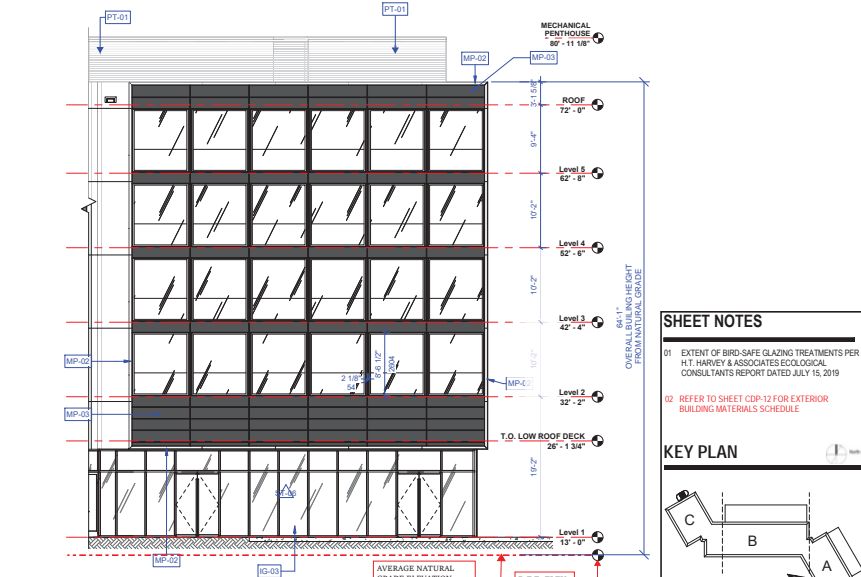
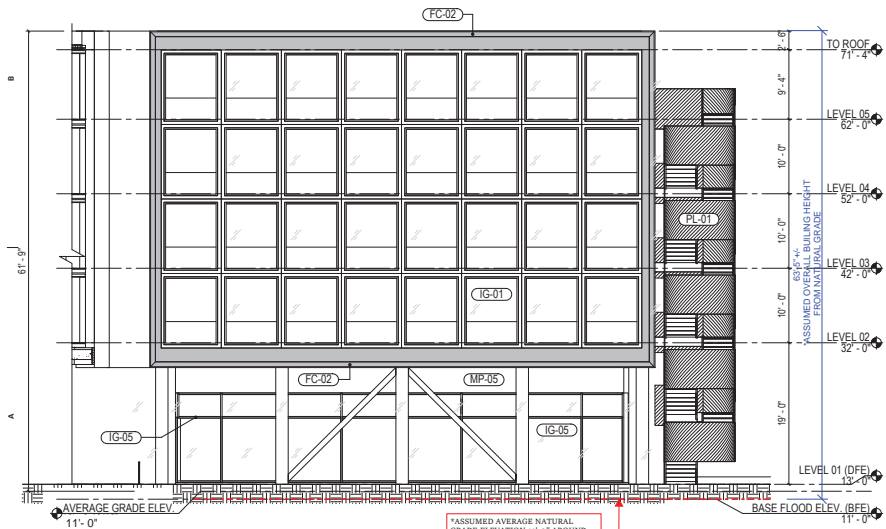
APPROVED DESIGN

PROPOSED DESIGN



2 SECTOR A - SOUTHEAST ELEVATION

2 SECTOR A - SOUTHEAST ELEVATION



1 SECTOR A - SOUTHWEST ELEVATION

1 SECTOR A - SOUTHWEST ELEVATION



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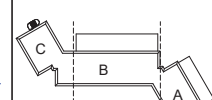
PROJECT NUMBER
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SHEET NOTES

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02. REFER TO SHEET CDP-12 FOR EXTERIOR BUILDING MATERIALS SCHEDULE

KEY PLAN

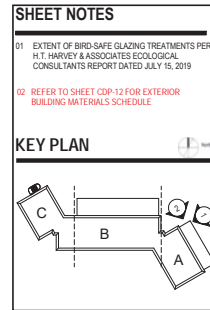
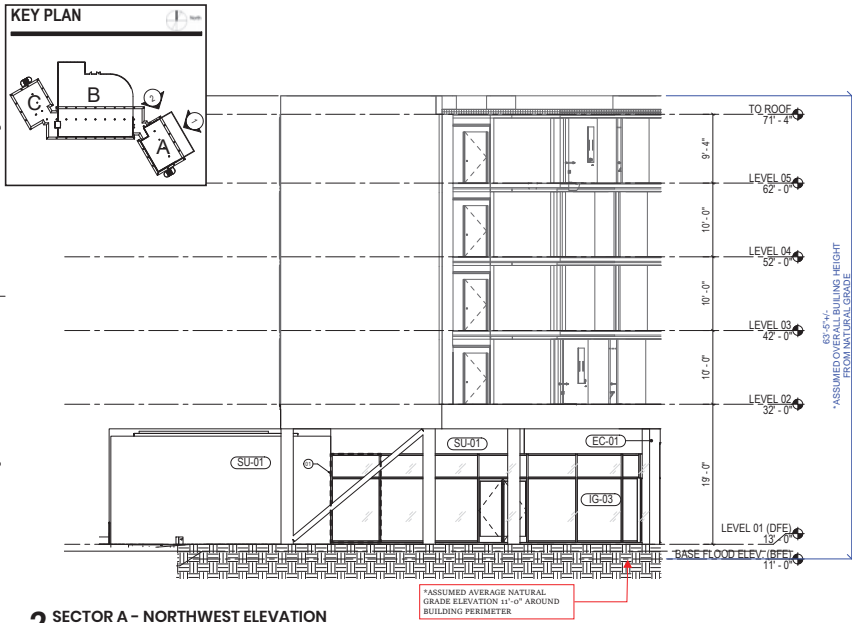


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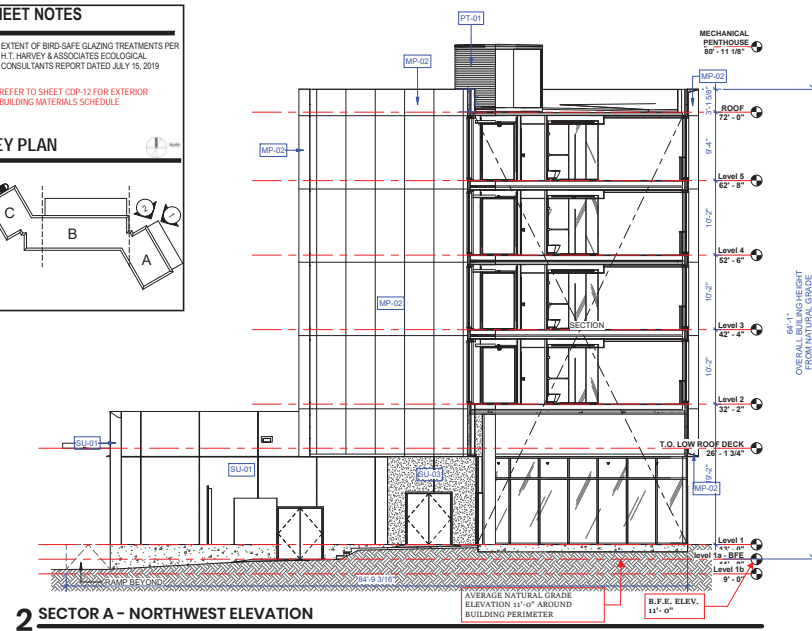
REV 1 01/18/2022
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ENLARGED ELEVATION
CDP-17

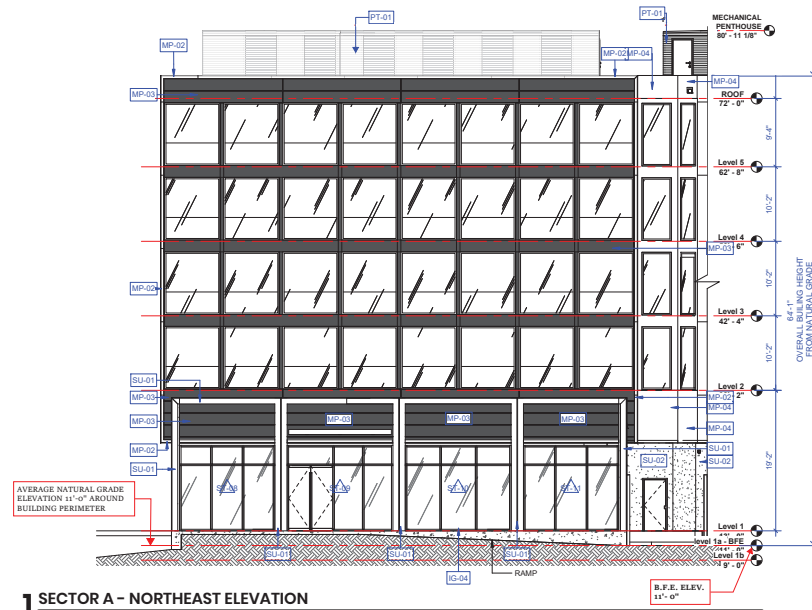
APPROVED DESIGN



2 SECTOR A - NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SECTOR A - NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



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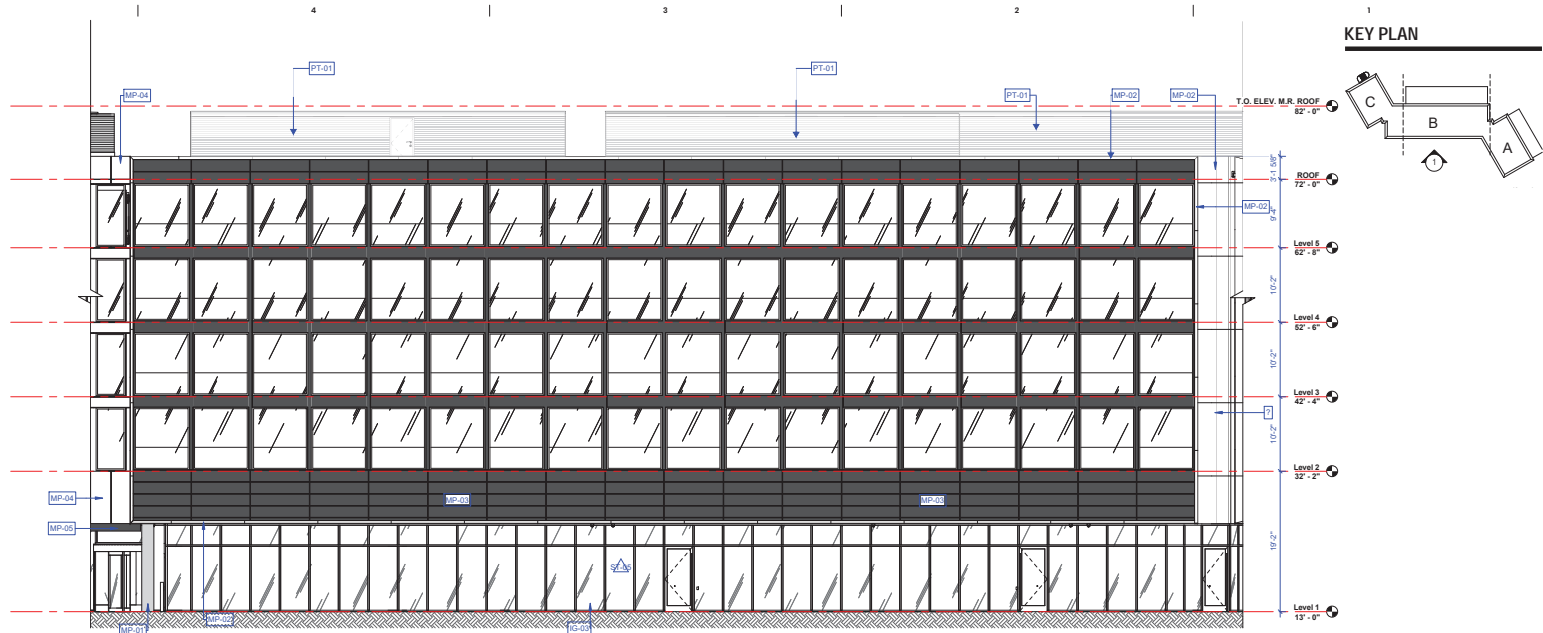
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REV 3 02/16/2022
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ENLARGED ELEVATION
CDP-18

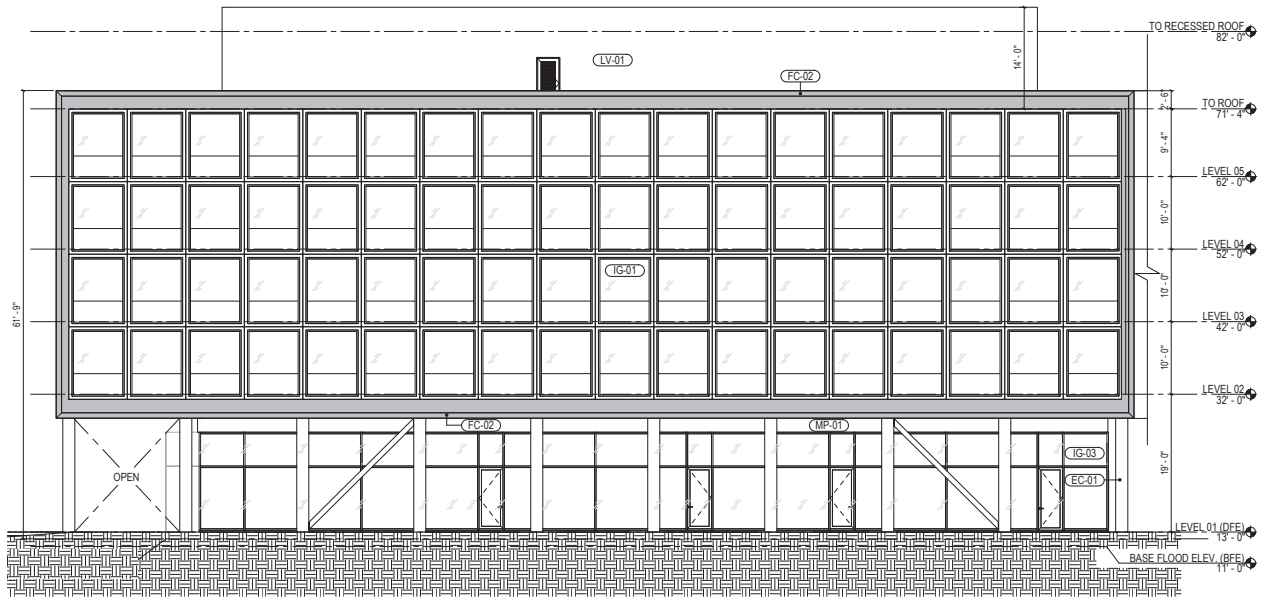
PROPOSED DESIGN

APPROVED DESIGN



1 SECTOR B - SOUTH ELEVATION

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



1 SECTOR B - SOUTH ELEVATION

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



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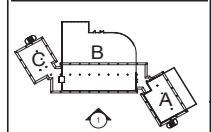
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SHEET NOTES

- 01. EXTENT OF BIRD-SAFE GLAZING TREATMENTS PER P.T. HARVEY & ASSOCIATES ECOLOGICAL CONSULTANTS REPORT DATED JULY 15, 2019
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KEY PLAN



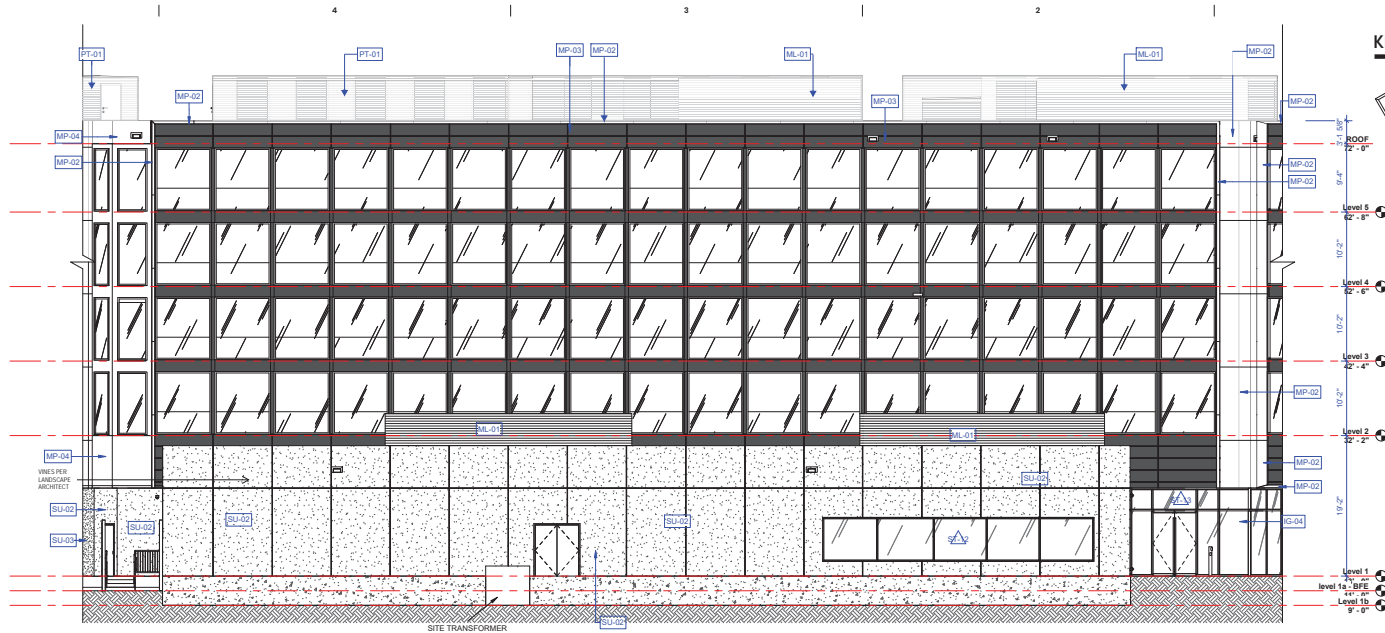
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**ENLARGED ELEVATION
CDP-19**

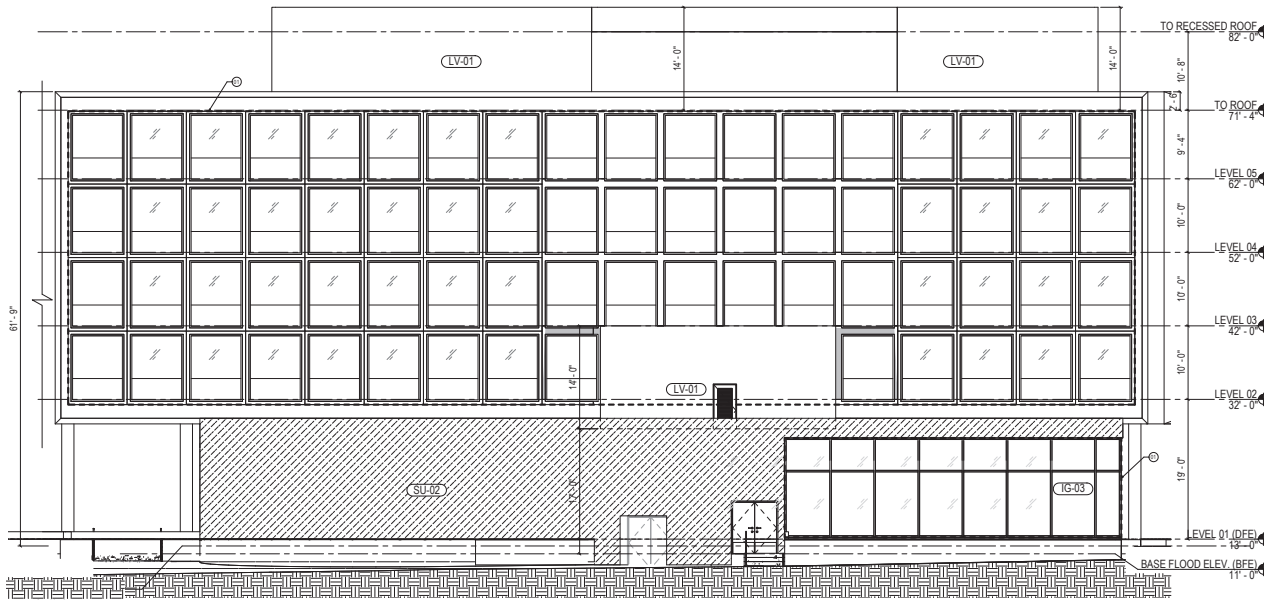
PROPOSED DESIGN

APPROVED DESIGN



1 SECTOR B - NORTH ELEVATION

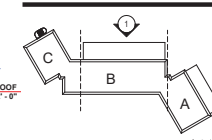
SCALE: 1/8" = 1'-0"



1 SECTOR B - NORTH ELEVATION

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

KEY PLAN



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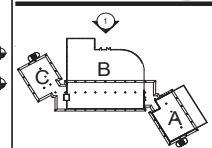
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2 FACEBOOK WAY MENLO PARK, CA 94025

SHEET NOTES

- EXTENT OF BIRD-SAFE GLAZING TREATMENTS PER H.T. HARVEY & ASSOCIATES ECOLOGICAL CONSULTANTS REPORT DATED JULY 15, 2019
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KEY PLAN



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ENLARGED ELEVATION
CDP-20

APPROVED DESIGN

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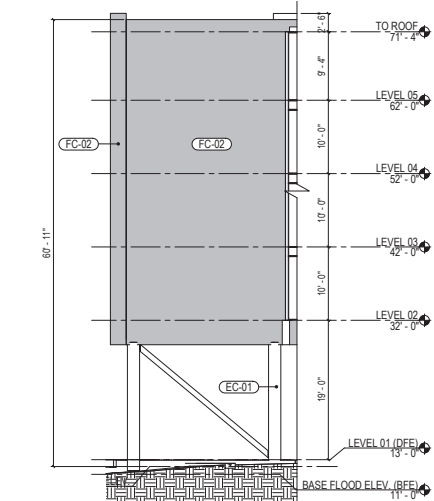
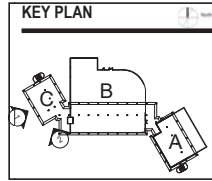
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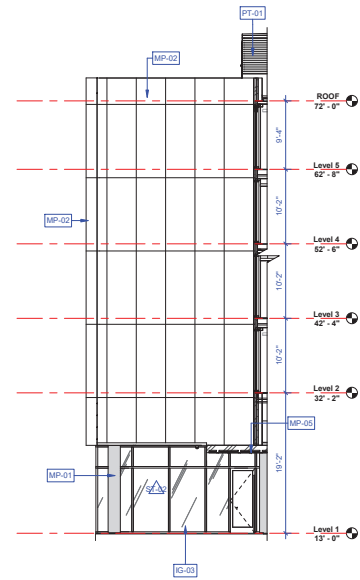
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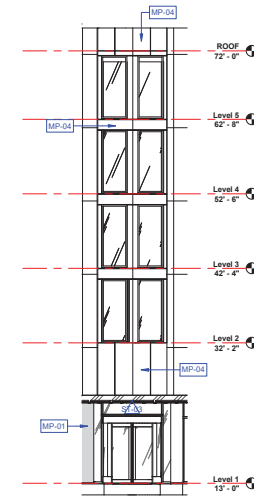
ENLARGED ELEVATION
CDP-21



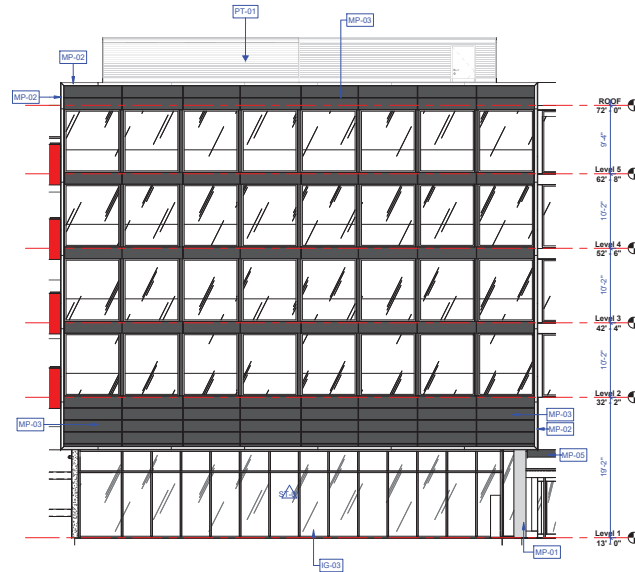
2 SECTOR C - SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



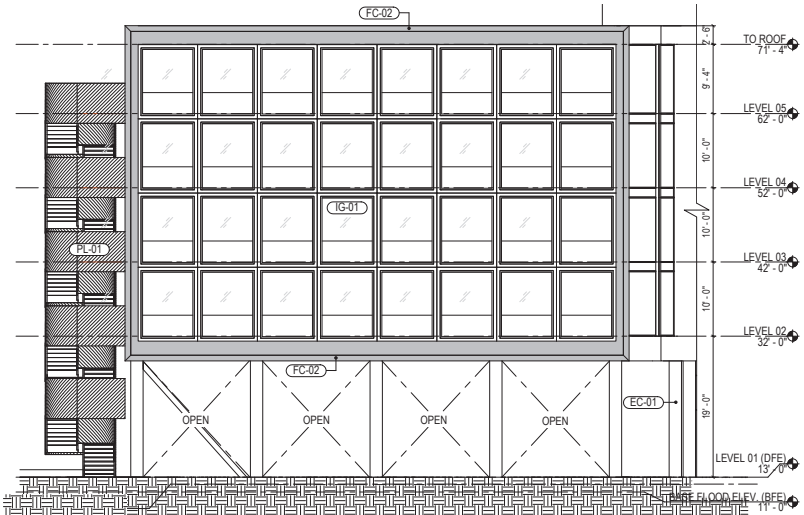
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SCALE: 1/8" = 1'-0"



3 SECTOR C - MAIN ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

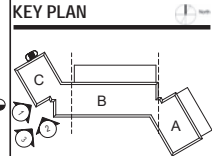


1 SECTOR C - SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



1 SECTOR C - SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

- SHEET NOTES**
- 01. EXTENT OF BIRD-SAFE GLAZING TREATMENTS PER H.T. HARVEY & ASSOCIATES ECOLOGICAL CONSULTANTS REPORT DATED JULY 15, 2019
 - 02. REFER TO SHEET CDP-12 FOR EXTERIOR BUILDING MATERIALS SCHEDULE



APPROVED DESIGN

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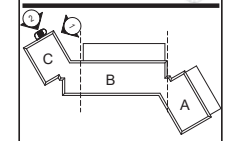
PROJECT NUMBER
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2 FACEBOOK WAY MENLO PARK, CA 94025

SHEET NOTES

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R.T. HARVEY & ASSOCIATES ECOLOGICAL
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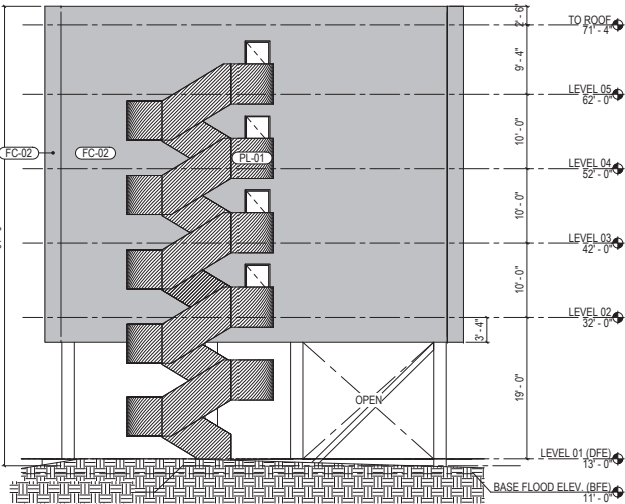
KEY PLAN



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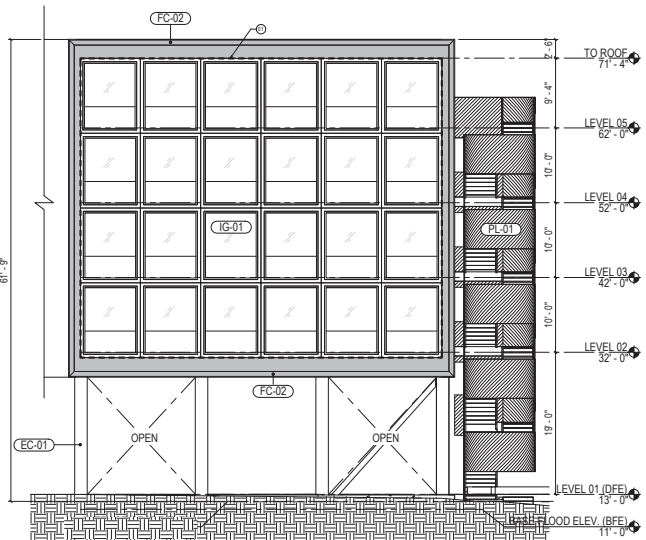
REV 1 01/18/2022
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ENLARGED ELEVATION
CDP-22



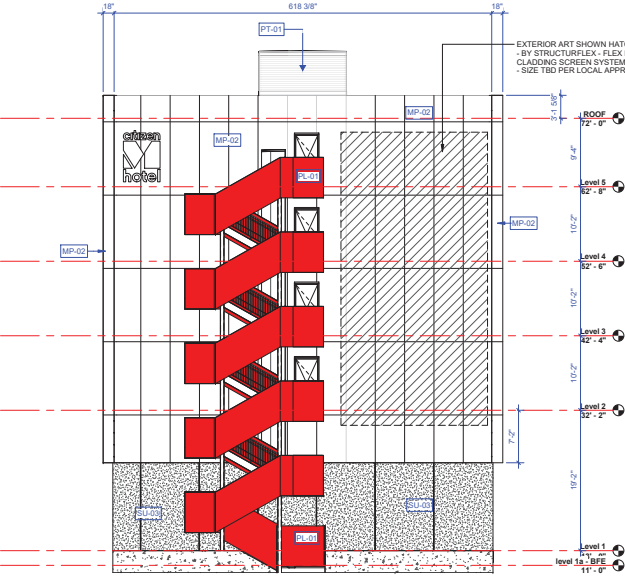
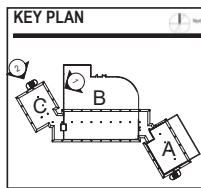
2 SECTOR C - NORTHWEST ELEVATION

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



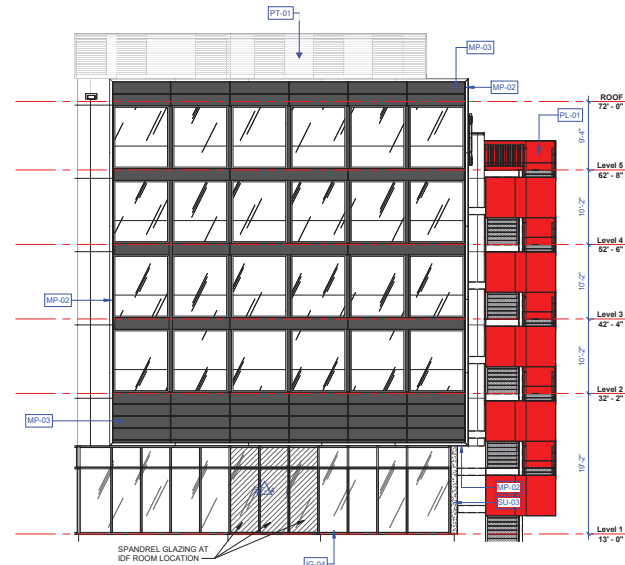
1 SECTOR C - NORTHEAST ELEVATION

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



2 SECTOR C - NORTHWEST ELEVATION

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

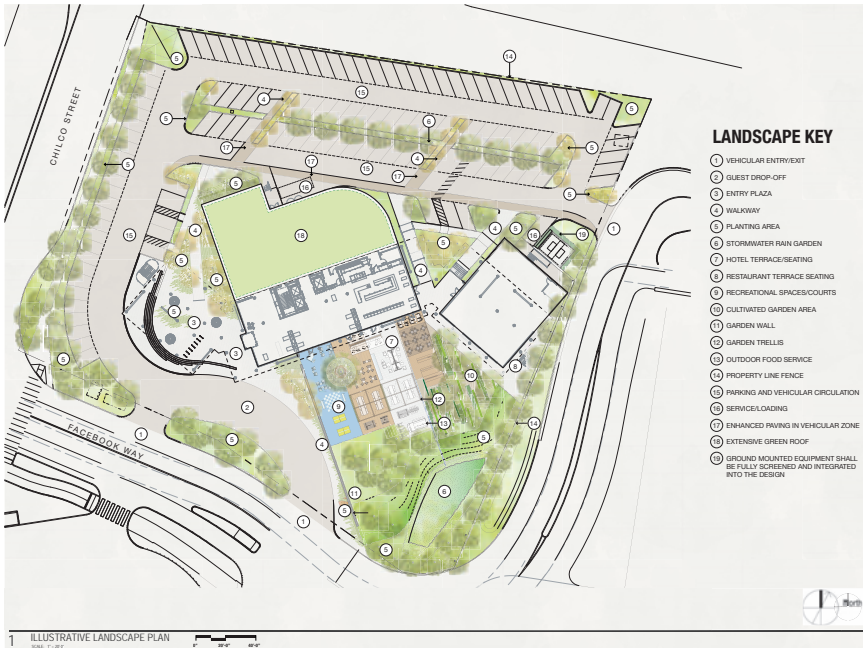


1 SECTOR C - NORTHEAST ELEVATION

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

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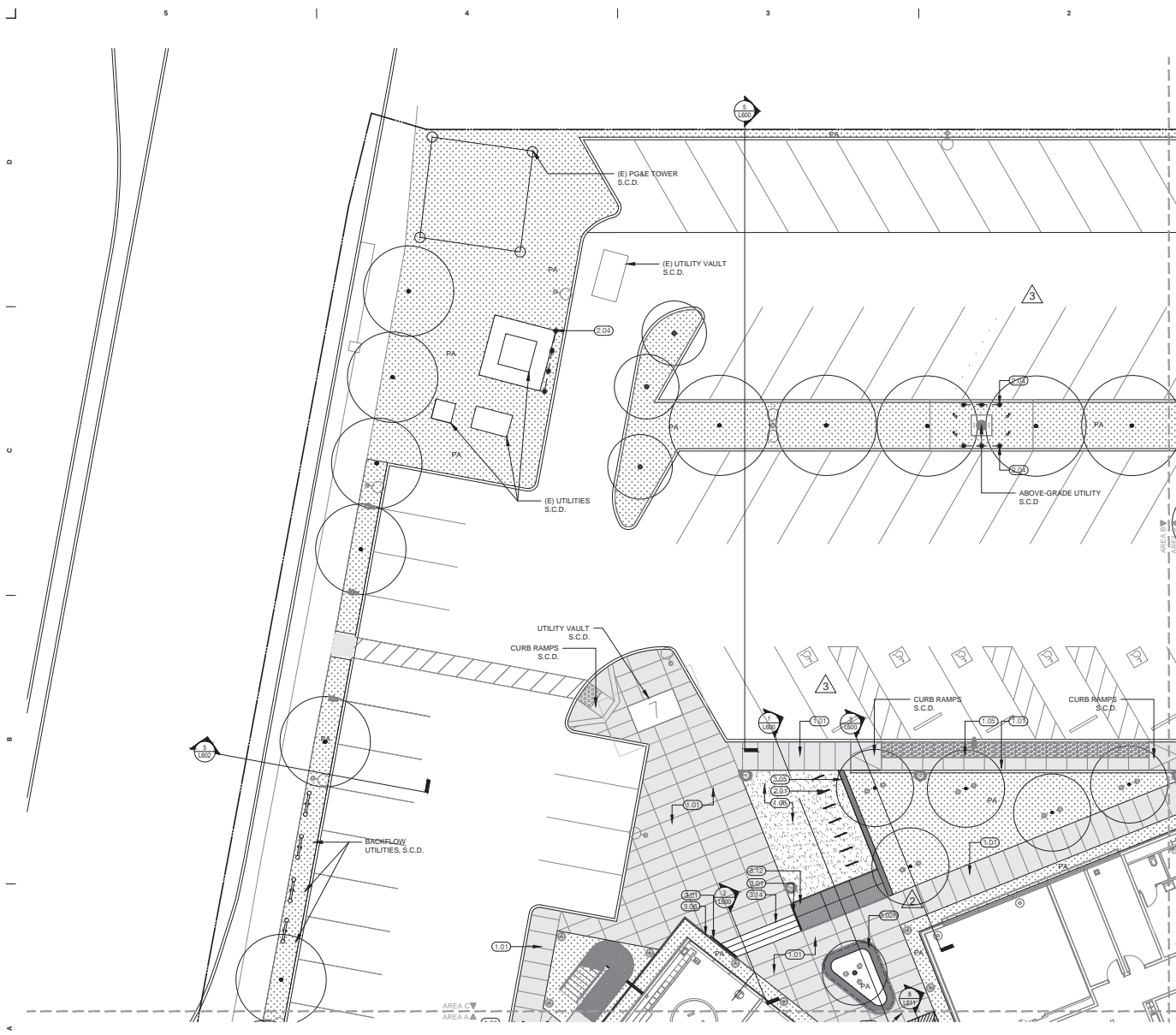
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LANDSCAPE PLANS
CDP-23



MATERIALS SCHEDULE				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL REF.
PAVING				
1.20		PAVING TYPE I	INTEGRALLY COLORED C.I.P. CONCRETE - SANDBLAST FINISH - SAWCUT JOINTS	1/L610
1.21		PAVING TYPE II	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.22		PAVING TYPE III	INTEGRALLY COLORED C.I.P. CONCRETE - SANDBLAST FINISH - SAWCUT JOINTS	2/L610
1.23		PAVING TYPE IV	AGGREGATE PAVING - GRAVEL PAVE COLOR A COLOR B SEE SPEC	8/L610
1.24		PAVING TYPE V	DETECTABLE WARNING PAVERS S.C.D.	
1.25		PAVING TYPE VI	DECOMPOSED GRANITE PAVING	9/L610
1.26		PAVING TYPE VII-A	18" X 48" CONCRETE UNIT PAVERS	3/L610
1.27		PAVING TYPE VII-B	BID ALT. 18" X 24" CONC. UNIT PAVERS	3/L610
1.28		PAVING TYPE VIII	18" X 36" CONCRETE UNIT PAVERS	3/L610
1.29		PAVING TYPE IX	GRAVEL PAVING - 3/8" CLEAN CRUSHED DRAIN ROCK	10/L610
1.30		PAVING TYPE X	24" X 24" CONCRETE UNIT PAVERS	3/L610
1.31		PAVING TYPE XI	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.32		PAVING TYPE XII	22" X 36" CONCRETE UNIT PAVERS	3/L610
1.33		PAVING TYPE XIII	22" X 36" CONCRETE UNIT PAVERS W/ 3" X 18" CONCRETE UNIT PAVER ACCENT BAND	3/L610
1.34		PAVING TYPE XIV	WOOD DECKING OVER CONC. SUB SLAB	2/L611
1.35		PAVING TYPE XV	CONCRETE HINGED SLAB	8/L611
FURNISHINGS				
1.36		BIKE RACK	STAINLESS STEEL EMBED MOUNTING TO CONCRETE FOOTING	1/L642
1.37		BIKE LOCKERS	FREESTANDING SECURE BIKE LOCKERS	2/L642
1.38		FIRE FEATURE CONNECTIONS	SLEEVES FOR REMOTE PROPANE BOTTLE CONNECTION	
1.39		BOLLARD	STEEL SAFETY BOLLARDS	3/L642
SITE ELEMENTS				
1.40		HANDRAIL	STAINLESS STEEL INTERNALLY LIGHTING	3/L630
1.41		SEAT WALL	CONCRETE SEATWALL R = RETAINING, F = FREESTANDING	6/L620
1.42		WOOD BENCH TYPE I	SEE DETAILS	1/L640
1.43		WOOD BENCH TYPE II	SEE DETAILS	4/L640
1.44		SITE WALL TYPE I	CONCRETE WALL	4/L620
1.45		SITE WALL TYPE II	STEEL PLANTER WALL	7/L620
1.46		SITE WALL TYPE III	CMU/CONCRETE FEATURE WALL WITH STUCCO FINISH	1/L620
1.47		SITE WALL TYPE IV	CUSTOM STEEL SCREEN AND GATES	5-6/L621
1.48		GATE TYPE III	VEHICULAR CONTROL ARM GATE WITH REMOTE CALL BOX	
1.49		STEEL EDGING TYPE I	CUSTOM GALVANIZED STEEL RETENTION ANGLE	4/L611
1.50		STEEL EDGING TYPE II	ALUMINUM EDGING	7/L611
1.51		STEPPED SEATING	CONCRETE BASE W/ WOOD BENCH TOPS	2/L630
1.52		WOOD BENCH TYPE III	CUSTOM BENCH W/ INTEGRATED PLANTERS	L643
1.53		STAIRS	CONCRETE STAIRS	1/L630
1.54		CANOPY	CUSTOM ALUMINUM CANOPY	L641
1.55		STORAGE	KUBB STORAGE LOCKER	4/L642
1.56		M - LOGO	CAST CONCRETE SCULPTURAL ELEMENTS	7/L610
PLANTING				
1.57		PLANTING AREA	SEE PLANTING PLAN	
1.58		(N) TREE	SEE PLANTING PLAN	



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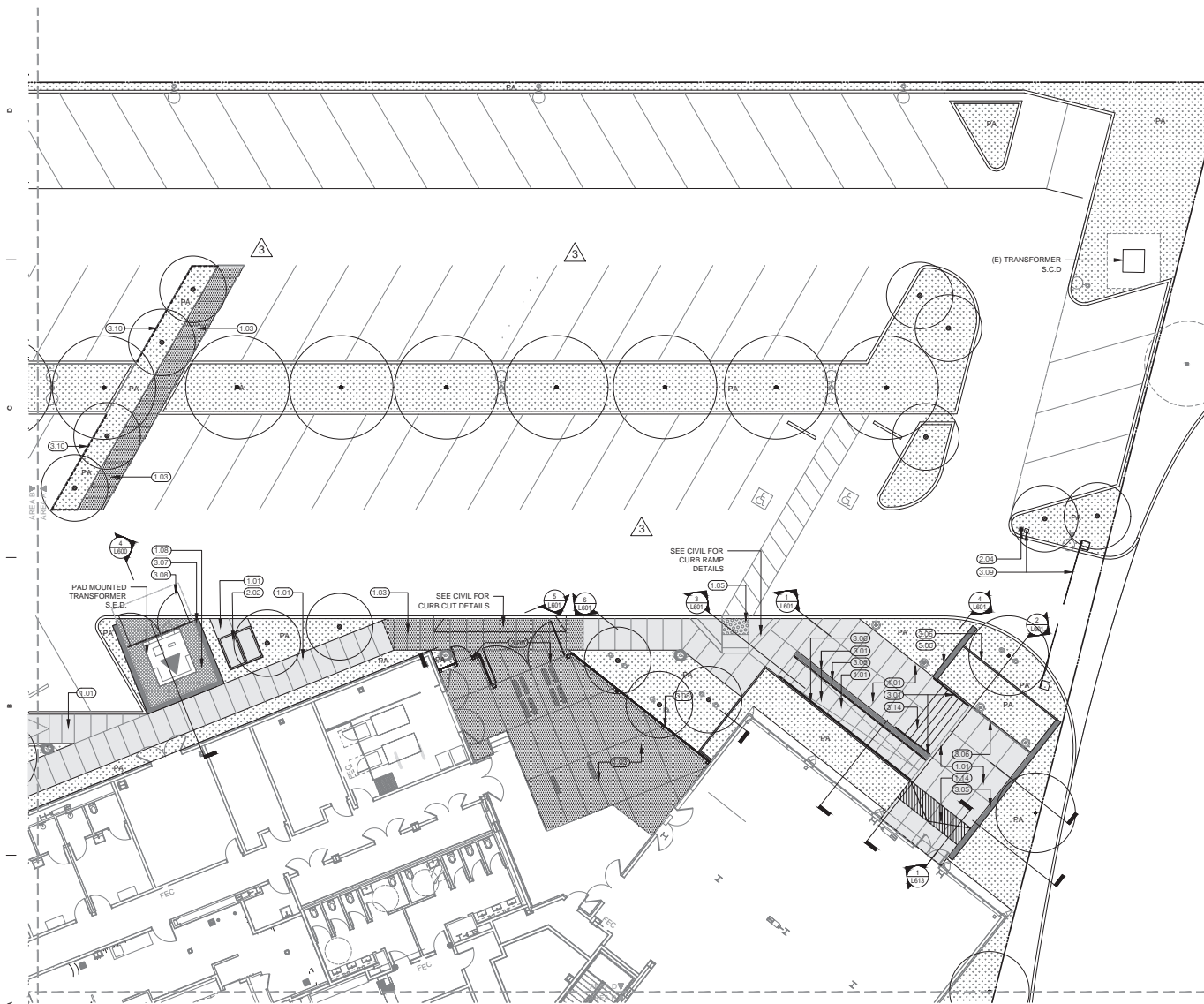
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12/14/2021 -
MAJOR MODIFICATION

REV 1 01/18/2022
REV 2 02/07/2022
REV 3 02/16/2022
REV 4 02/22/2022

MATERIALS PLAN AREA A
CDP-24





MATERIALS SCHEDULE				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL REF.
PAVING				
1.01		PAVING TYPE I	INTEGRALLY COLORED C.I.P. CONCRETE - SANDBLAST FINISH - SAWCUT JOINTS	1/L610
1.02		PAVING TYPE II	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.03		PAVING TYPE III	INTEGRALLY COLORED C.I.P. CONCRETE - SANDBLAST FINISH - SAWCUT JOINTS	2/L610
1.04		PAVING TYPE IV	AGGREGATE PAVING - GRAVEL PAVE COLOR A. COLOR B. SEE SPEC	0/L610
1.05		PAVING TYPE V	DETECTABLE WARNING PAVERS	S.C.D.
1.06		PAVING TYPE VI	DECOMPOSED GRANITE PAVING	9/L610
1.07		PAVING TYPE VIIA	18" X 48" CONCRETE UNIT PAVERS	3/L610
1.08		PAVING TYPE VIIB	18" X 36" CONCRETE UNIT PAVERS	
1.09		PAVING TYPE VIII	GRAVEL PAVING - 3/8" CLEAN CRUSHED DRAIN ROCK	10/L610
1.10		PAVING TYPE IX	24" X 24" CONCRETE UNIT PAVERS	3/L610
1.11		PAVING TYPE X	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.12		PAVING TYPE XI	22" X 36" CONCRETE UNIT PAVERS	3/L610
1.13		PAVING TYPE XII	22" X 36" CONCRETE UNIT PAVERS W/ 3" X 18" CONCRETE UNIT PAVER ACCENT BAND	3/L610
1.14		PAVING TYPE XIII	WOOD DECKING OVER CONC. SUB SLAB	2/L611
1.15		PAVING TYPE XIV	CONCRETE HINGED SLAB	6/L611 1/L613
FURNISHINGS				
1.16		BIKE RACK	STAINLESS STEEL EMBED MOUNTING TO CONCRETE FOOTING	1/L642
1.17		BIKE LOCKERS	FREESTANDING SECURE BIKE LOCKERS	2/L642
1.18		FIRE FEATURE CONNECTIONS	SLEEVES FOR REMOTE PROPANE BOTTLE CONNECTION	
1.19		BOLLARD	STEEL SAFETY BOLLARDS	3/L642
SITE ELEMENTS				
1.20		HANDRAIL	STAINLESS STEEL, INTERNALLY LIGHTING	3/L630
1.21		SEAT WALL	CONCRETE SEATWALL R = RETAINING, F = FREESTANDING	6/L620
1.22		WOOD BENCH TYPE I	SEE DETAILS	1/L640
1.23		WOOD BENCH TYPE II	SEE DETAILS	4/L640
1.24		SITE WALL TYPE I	CONCRETE WALL	4/L620
1.25		SITE WALL TYPE II	STEEL PLANTER WALL	7/L620
1.26		SITE WALL TYPE III	CMU/CONCRETE FEATURE WALL WITH STUCCO FINISH	1/L620
1.27		SITE WALL TYPE IV	CUSTOM STEEL SCREEN AND GATES	5-6/L601 1/L621
1.28		GATE TYPE III	VEHICULAR CONTROL ARM GATE WITH REMOTE CALL BOX	
1.29		STEEL EDGING TYPE I	CUSTOM GALVANIZED STEEL RETENTION ANGLE	4/L611
1.30		STEEL EDGING TYPE II	ALUMINUM EDGING	7/L611
1.31		STEPPED SEATING	CONCRETE BASE W/ WOOD BENCH TOPS	2/L630
1.32		WOOD BENCH TYPE III	CUSTOM BENCH W/ INTEGRATED PLANTERS	L643
1.33		STAIRS	CONCRETE STAIRS	1/L630
1.34		CANOPY	CUSTOM ALUMINUM CANOPY	L641
1.35		STORAGE	KUBB STORAGE LOCKER	4/L642
1.36		M - LOGO	CAST CONCRETE SCULPTURAL ELEMENTS	7/L610
PLANTING				
1.37		PA - PLANTING AREA	SEE PLANTING PLAN	
1.38		(N) TREE	SEE PLANTING PLAN	



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REV 1 01/18/2022
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REV 3 02/16/2022
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MATERIALS PLAN AREA B
CDP-25





MATERIALS SCHEDULE				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL REF.
PAVING				
1.010		PAVING TYPE I	INTEGRALLY COLORED C.I.P. CONCRETE - SANDBLAST FINISH - SAWCUT JOINTS	1/L610
1.011		PAVING TYPE II	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.012		PAVING TYPE III	INTEGRALLY COLORED C.I.P. CONCRETE - SANDBLAST FINISH - SAWCUT JOINTS	2/L610
1.013		PAVING TYPE IV	AGGREGATE PAVING - GRAVEL PAVE COLOR A COLOR B - SEE SPEC	0/L610
1.014		PAVING TYPE V	DETECTABLE WARNING PAVERS	S.C.D.
1.015		PAVING TYPE VI	DECOMPOSED GRANITE PAVING	9/L610
1.016		PAVING TYPE VIIA	18" X 48" CONCRETE UNIT PAVERS BID ALT. 18" X 24" CONC. UNIT PAVERS	3/L610
1.017		PAVING TYPE VIIB	18" X 36" CONCRETE UNIT PAVERS	
1.018		PAVING TYPE VIII	GRAVEL PAVING - 3/8" CLEAN CRUSHED DRAIN ROCK	10/L610
1.019		PAVING TYPE IX	24" X 24" CONCRETE UNIT PAVERS	3/L610
1.0110		PAVING TYPE X	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.0111		PAVING TYPE XI	22" X 36" CONCRETE UNIT PAVERS	3/L610
1.0112		PAVING TYPE XII	22" X 36" CONCRETE UNIT PAVERS W/ 3" X 18" CONCRETE UNIT PAVES ACCENT BAND	3/L610
1.0113		PAVING TYPE XIII	WOOD DECKING OVER CONC. SUB SLAB	2/L611
1.0114		PAVING TYPE XIV	CONCRETE HINGED SLAB	6/L611 1/L613
FURNISHINGS				
1.0115		BIKE RACK	STAINLESS STEEL EMBED MOUNTING TO CONCRETE FOOTING	1/L642
1.0116		BIKE LOCKERS	FREESTANDING SECURE BIKE LOCKERS	2/L642
1.0117		FIRE FEATURE CONNECTIONS	SLEEVES FOR REMOTE PROPANE BOTTLE CONNECTION	
1.0118		BOLLARD	STEEL SAFETY BOLLARDS	3/L642
SITE ELEMENTS				
1.0119		HANDRAIL	STAINLESS STEEL, INTERNALLY LIGHTING	3/L630
1.0120		SEAT WALL	CONCRETE SEATWALL R = RETAINING, F = FREESTANDING	6/L620
1.0121		WOOD BENCH TYPE I	SEE DETAILS	1/L640
1.0122		WOOD BENCH TYPE II	SEE DETAILS	4/L640
1.0123		SITE WALL TYPE I	CONCRETE WALL	4/L620
1.0124		SITE WALL TYPE II	STEEL PLANTER WALL	7/L620
1.0125		SITE WALL TYPE III	CMU/CONCRETE FEATURE WALL WITH STUCCO FINISH	1/L620
1.0126		SITE WALL TYPE IV	CUSTOM STEEL SCREEN AND GATES	5-6/L601 1/L621
1.0127		GATE TYPE III	VEHICULAR CONTROL ARM GATE WITH REMOTE CALL BOX	
1.0128		STEEL EDGING TYPE I	CUSTOM GALVANIZED STEEL RETENTION ANGLE	4/L611
1.0129		STEEL EDGING TYPE II	ALUMINUM EDGING	7/L611
1.0130		STEPPED SEATING	CONCRETE BASE W/ WOOD BENCH TOPS	2/L630
1.0131		WOOD BENCH TYPE III	CUSTOM BENCH W/ INTEGRATED PLANTERS	L643
1.0132		STAIRS	CONCRETE STAIRS	1/L630
1.0133		CANOPY	CUSTOM ALUMINUM CANOPY	L641
1.0134		STORAGE	KUBB STORAGE LOCKER	4/L642
1.0135		M - LOGO	CAST CONCRETE SCULPTURAL ELEMENTS	7/L610
PLANTING				
1.0136		PLANTING AREA	SEE PLANTING PLAN	
1.0137		(N) TREE	SEE PLANTING PLAN	



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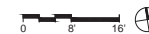
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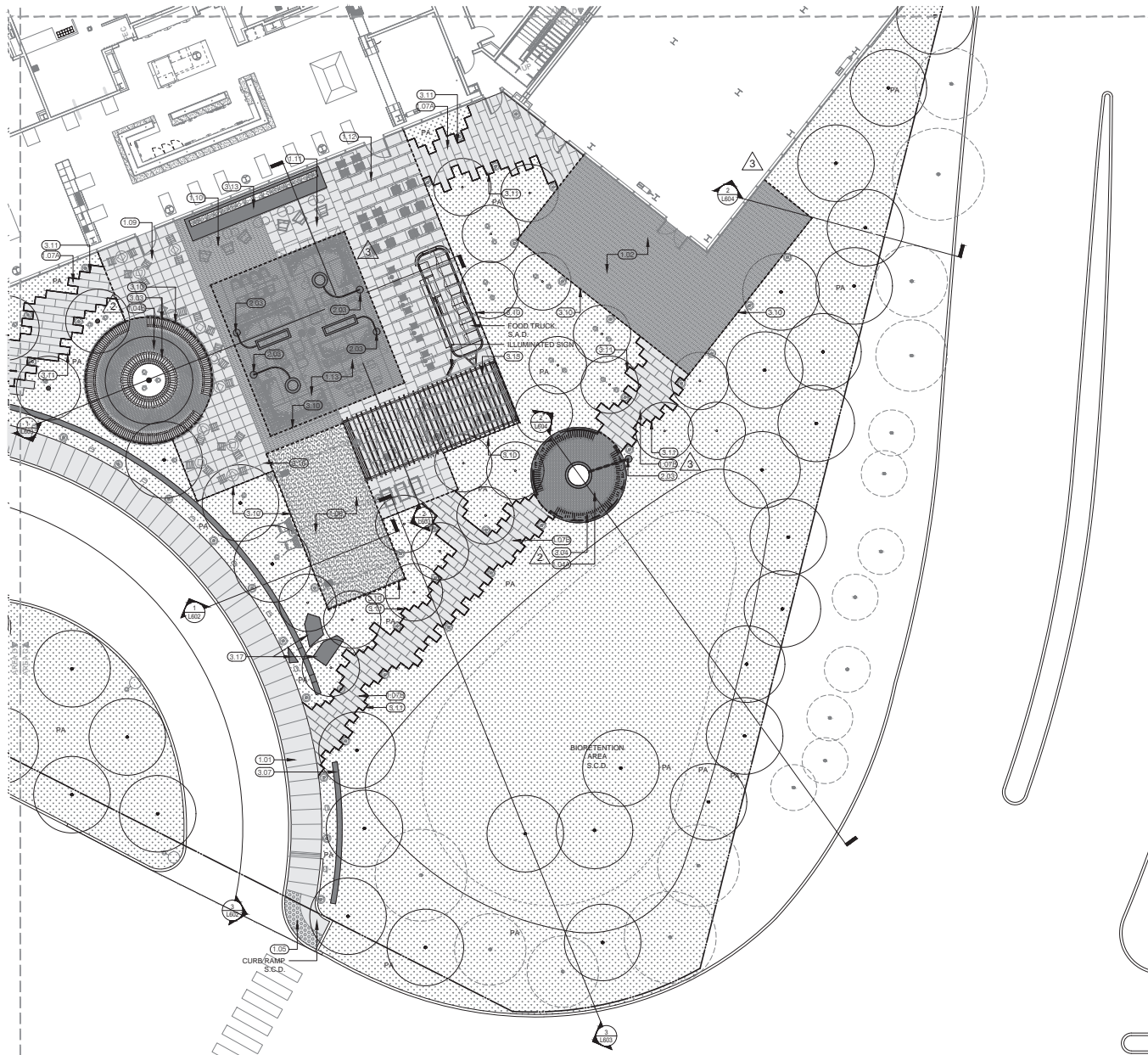
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12/14/2021 -
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REV 1 01/18/2022
REV 2 02/07/2022
REV 3 02/16/2022
REV 4 02/22/2022

MATERIALS PLAN AREA C
CDP-26





MATERIALS SCHEDULE				
NO.	SYMB.	ITEM	DESCRIPTION	DETAIL REF.
PAVING				
1.01		PAVING TYPE I	INTEGRALLY COLORED C.I.P. CONCRETE SANDBLAST FINISH - SAWCUT JOINTS	1/L610
1.02		PAVING TYPE II	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.03		PAVING TYPE III	INTEGRALLY COLORED C.I.P. CONCRETE SANDBLAST FINISH - SAWCUT JOINTS	2/L610
1.04		PAVING TYPE IV	AGGREGATE PAVING - GRAVEL PAVE COLOR A, COLOR B: SEE SPEC	8/L610
1.05		PAVING TYPE V	DETECTABLE WARNING PAVERS	S.C.D.
1.06		PAVING TYPE VI	DECOMPOSED GRANITE PAVING	9/L610
1.07		PAVING TYPE VIIA	18" X 48" CONCRETE UNIT PAVERS BID ALT. 18" X 24" CONC. UNIT PAVERS	3/L610
1.08		PAVING TYPE VIIB	18" X 36" CONCRETE UNIT PAVERS	10/L610
1.09		PAVING TYPE VIII	GRAVEL PAVING - 3/8" CLEAN CRUSHED DRAIN ROCK	3/L610
1.10		PAVING TYPE IX	24" X 24" CONCRETE UNIT PAVERS	3/L610
1.11		PAVING TYPE X	3" X 18" CONCRETE UNIT PAVERS	3/L610
1.12		PAVING TYPE XI	22" X 36" CONCRETE UNIT PAVERS	3/L610
1.13		PAVING TYPE XII	22" X 36" CONCRETE UNIT PAVERS W/ 3" X 18" CONCRETE UNIT PAVER ACCENT BAND	3/L610
1.14		PAVING TYPE XIII	WOOD DECKING OVER CONC. SUB SLAB	2/L611
1.15		PAVING TYPE XIV	CONCRETE HINGED SLAB	8/L611 1/L613
FURNISHINGS				
2.01		BIKE RACK	STAINLESS STEEL EMBED MOUNTING TO CONCRETE FOOTING	1/L642
2.02		BIKE LOCKERS	FREESTANDING SECURE BIKE LOCKERS	2/L642
2.03		FIRE FEATURE CONNECTIONS	SLEEVES FOR REMOTE PROPANE BOTTLE CONNECTION	-
2.04		BOLLARD	STEEL SAFETY BOLLARDS	3/L642
SITE ELEMENTS				
3.01		HANDRAIL	STAINLESS STEEL, INTERNALLY LIGHTING	3/L630
3.02		SEAT WALL	CONCRETE SEATWALL R = RETAINING, F = FREESTANDING	6/L620
3.03		WOOD BENCH TYPE I	SEE DETAILS	1/L640
3.04		WOOD BENCH TYPE II	SEE DETAILS	4/L640
3.05		SITE WALL TYPE I	CONCRETE WALL	4/L620
3.06		SITE WALL TYPE II	STEEL PLANTER WALL	7/L620
3.07		SITE WALL TYPE III	CMU/CONCRETE FEATURE WALL WITH STUCCO FINISH	1/L620
3.08		SITE WALL TYPE IV	CUSTOM STEEL SCREEN AND GATES	5-6/L601 1/L621
3.09		GATE TYPE III	VEHICULAR CONTROL ARM GATE WITH REMOTE CALL BOX	-
3.10		STEEL EDGING TYPE I	CUSTOM GALVANIZED STEEL RETENTION ANGLE	4/L611
3.11		STEEL EDGING TYPE II	ALUMINUM EDGING	7/L611
3.12		STEPPED SEATING	CONCRETE BASE W/ WOOD BENCH TOPS	2/L630
3.13		WOOD BENCH TYPE III	CUSTOM BENCH W/ INTEGRATED PLANTERS	L643
3.14		STAIRS	CONCRETE STAIRS	1/L630
3.15		CANOPY	CUSTOM ALUMINUM CANOPY	L641
3.16		STORAGE	KUBBS STORAGE LOCKER	4/L642
3.17		M - LOGO	CAST CONCRETE SCULPTURAL ELEMENTS	7/L610
PLANTING				
4.01		PLANTING AREA	SEE PLANTING PLAN	
4.02		(N) TREE	SEE PLANTING PLAN	



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MATERIALS PLAN AREA D
CDP-27





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Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2780 Camino Diablo
Walpole Creek, CA 94597
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12/14/2021 -
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REV 1 01/18/2022
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IRRIGATION PLAN AREA A
CDP-28



- NOTES:
- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
 - IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
 - UNSIRED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
 - SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
 - SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
 - EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AND OPERATION INDICATOR AT FARTHEST ENDS OF EACH SYSTEM.
 - CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).

POINT OF CONNECTION TO POTABLE WATER METER:
1.5" WATER METER WITH 2" SERVICE LINE FOR
IRRIGATION SHALL BE PROVIDED BY OTHERS.
MAXIMUM IRRIGATION DEMAND: 40 GPM AT
120-140 PSI STATIC PRESSURE AT WATER METER
LOCATION. SET DISCHARGE PRESSURE AT
PRESSURE REDUCING VALVE TO 70 PSI PRESSURE
UNDER A MAXIMUM FLOW CONDITION. CONTRACTOR
TO FIELD VERIFY THE PRESSURE BEFORE ANY
WORK IS STARTED.

IRRIGATION BACKFLOW
REFER TO IRRIGATION
LEGEND
BRASS MASTER CONTROL VALVE
(LINE SIZE) WIRE TO CONTROLLER PER
MANUFACTURER'S RECOMMENDATIONS.
FLOW SENSOR, WIRE TO
CONTROLLER PER
MANUFACTURER'S
RECOMMENDATIONS.



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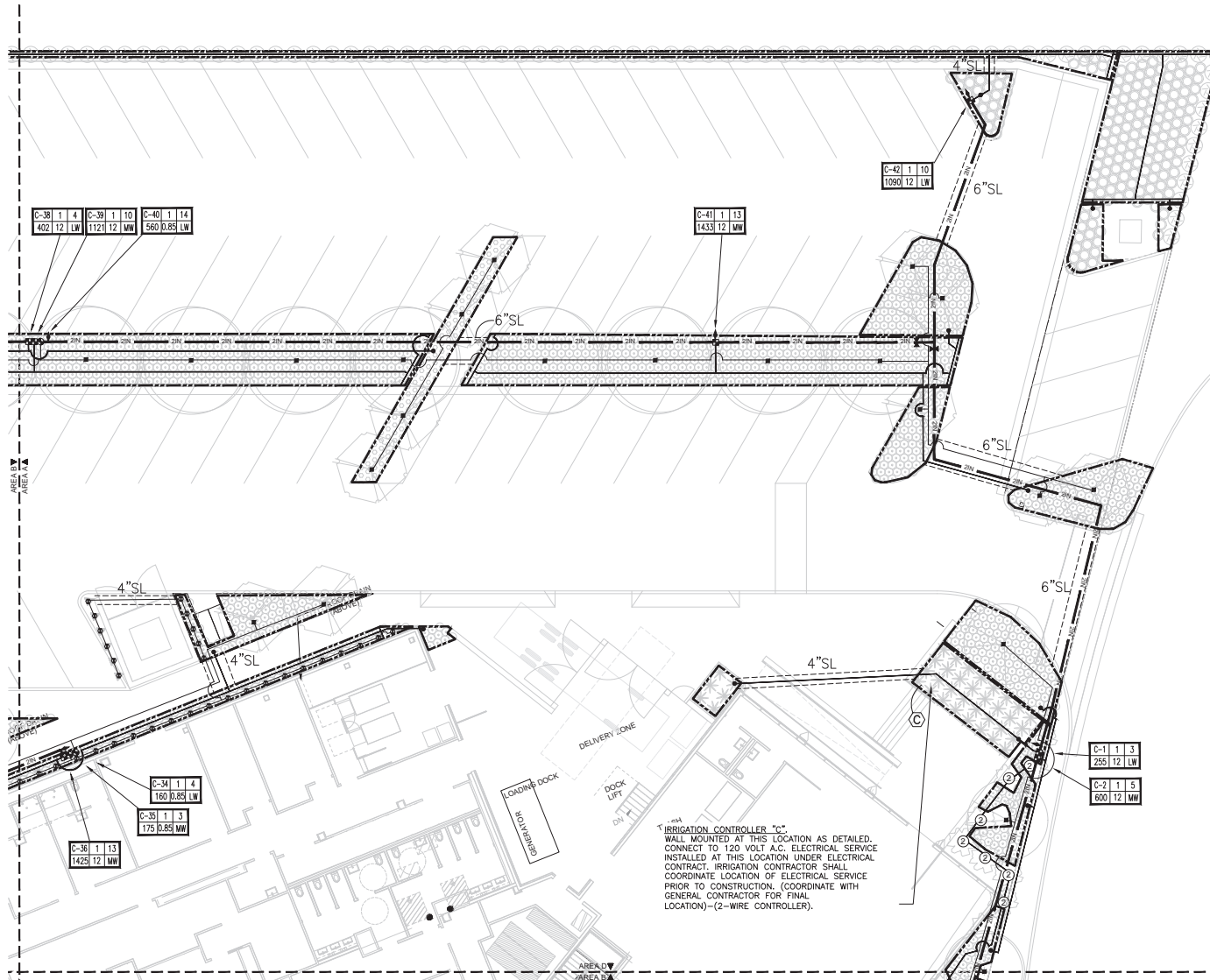
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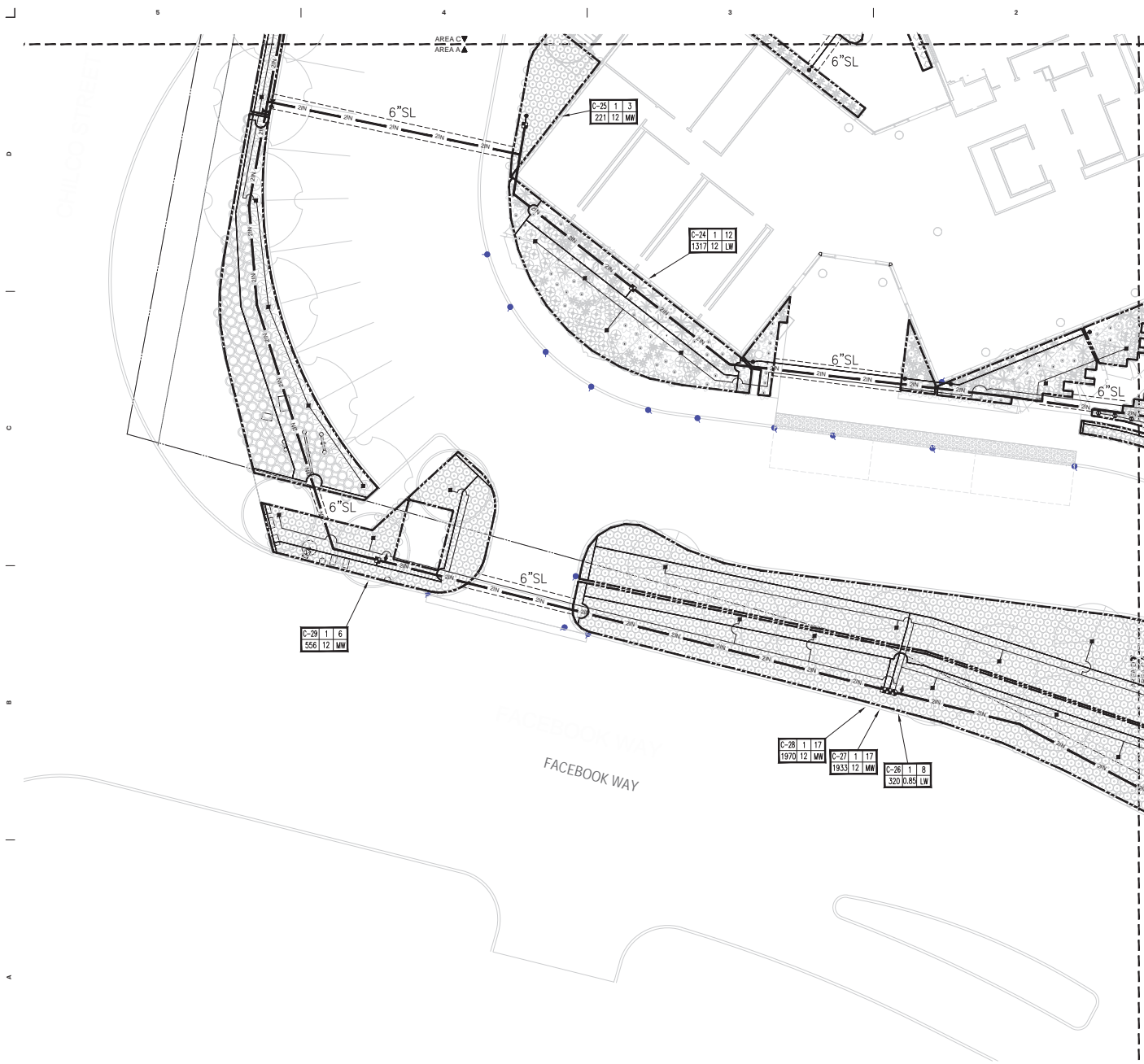
ISSUE
12/14/2021 -

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REV 1 01/18/2022
REV 2 02/07/2022
REV 3 02/16/2022
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IRRIGATION PLAN AREA B
CDP-29





- NOTES:
- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
 - IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
 - UNSIZE LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
 - SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
 - SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
 - EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AND OPERATION INDICATOR AT FARTHEST ENDS OF EACH SYSTEM.
 - CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).



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CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT

ISSUE
12/14/2021 -
MAJOR MODIFICATION

Irrigation Consultant:
Russell D. Mitchell Associates, Inc.
2700 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3965 • fax 925.932.5671
www.rdmirrigation.com

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REV 2 02/07/2022
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IRRIGATION PLAN AREA C
CDP-30



Baskervill

in situ.

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PROJECT NUMBER

2.200104.0

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IRRIGATION PLAN AREA D

CDP-31

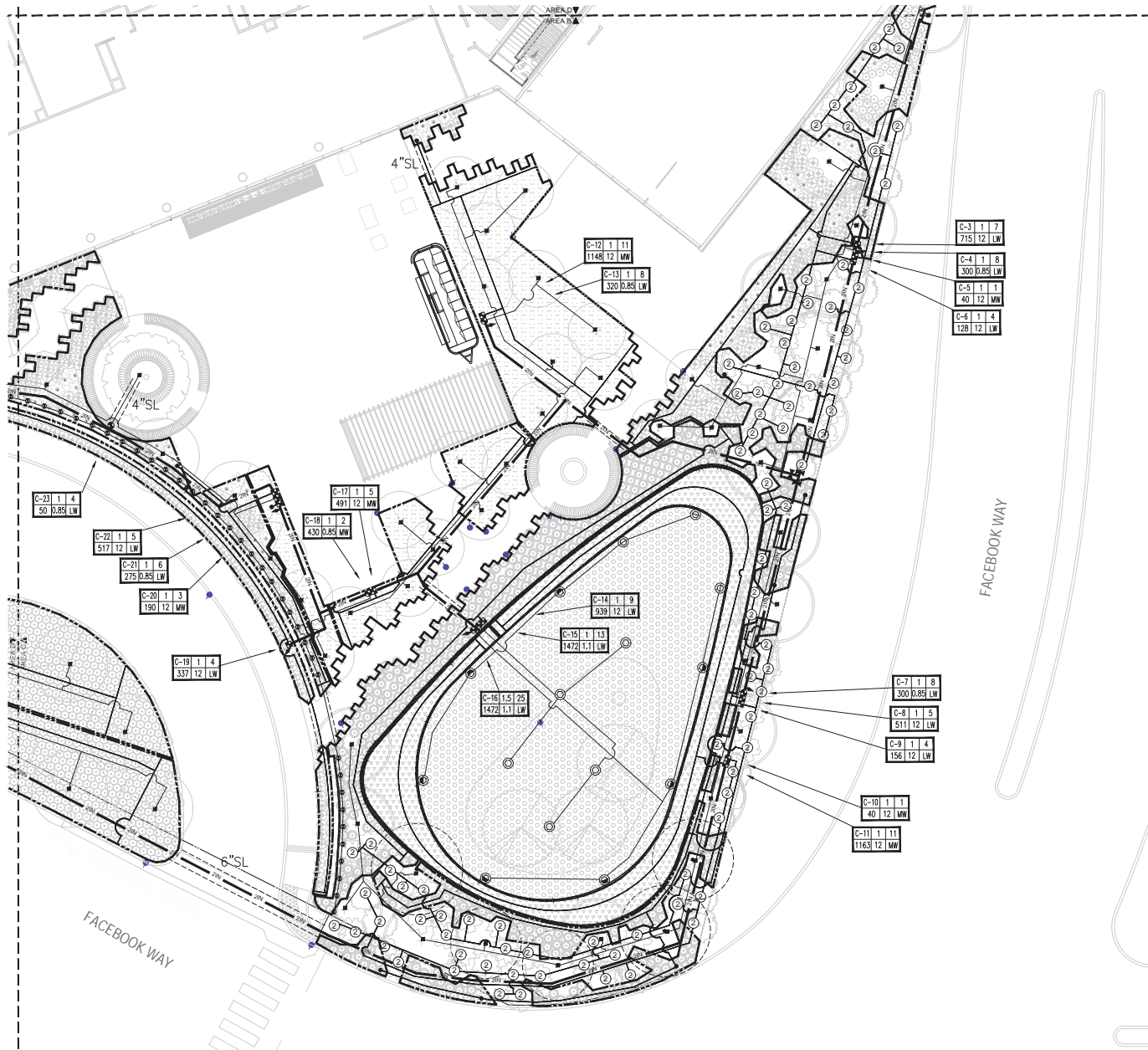


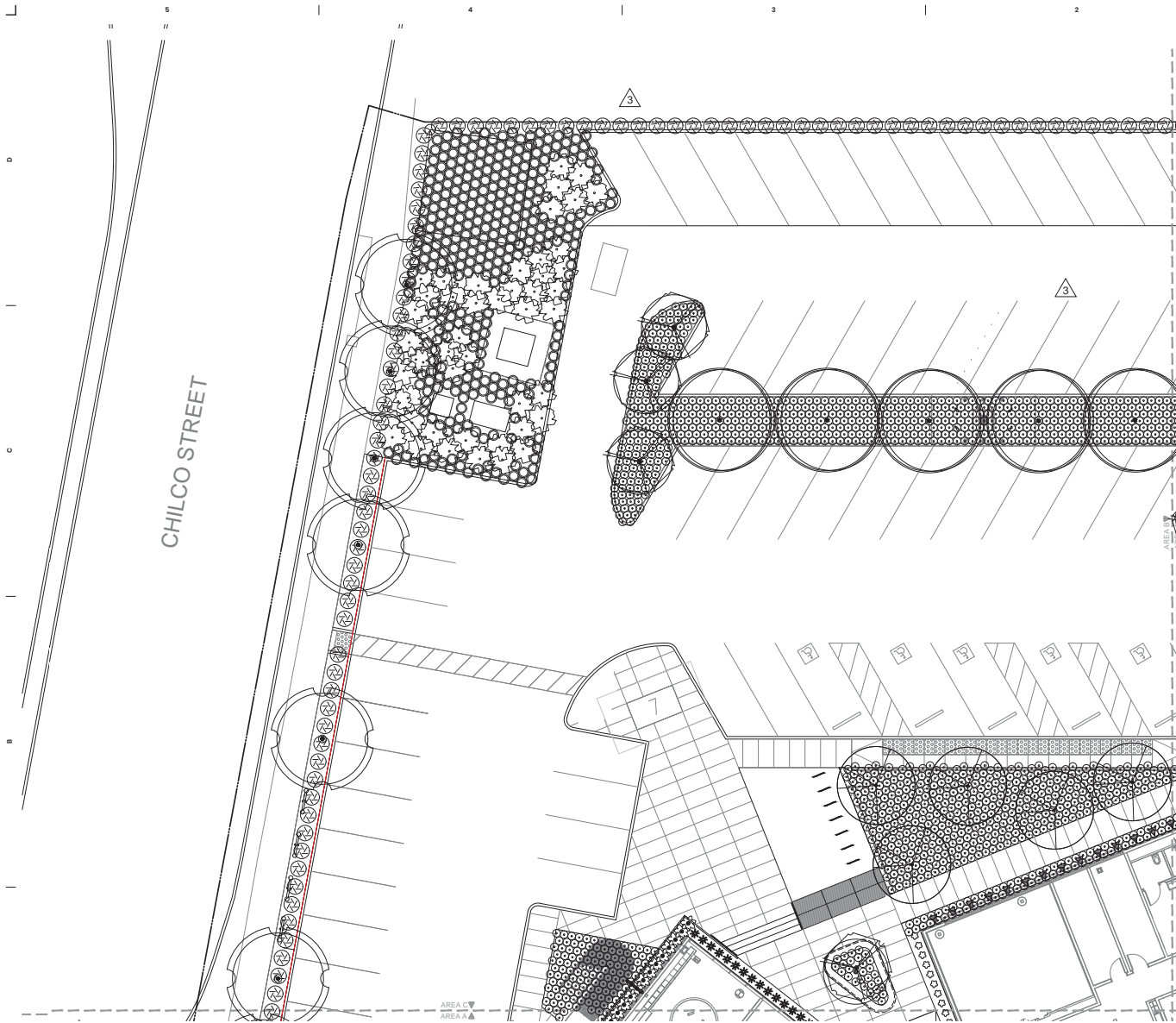
NOTES:

- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
- SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
- SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75"	0-500 FT
1"	501-1100 FT
1.25"	1101-2000 FT
- EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AND OPERATION INDICATOR AT FARTHEST ENDS OF EACH SYSTEM.
- CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).





PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY.
TREES						
	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	36" BOX ALT: 24' BOX	SEE PLAN	HIGH	3
	TILIA TOMENTOSA	SILVER LINDEN	36" BOX ALT: 24' BOX	SEE PLAN	LOW	13
	ULMUS PARVIFOLIA 'DRAKE'	CHINESE ELM	36" BOX ALT: 24' BOX	SEE PLAN	LOW	23
	CERCIDIUM X 'DESERT MUSEUM'	PALO VERDE	36" BOX ALT: 24' BOX	SEE PLAN	LOW	27
	OLEA EUROPAEA	OLIVE	48" BOX ALT: 36" BOX	SEE PLAN	LOW	21
	CORYMBIA FICIFOLIA	RED FLOWERING GUM	36" BOX ALT: 24' BOX	SEE PLAN	LOW	23
	KOLREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX ALT: 24' BOX	SEE PLAN	MED.	10
	QUERCUS AGRIFOLIA	COAST LIVE OAK	108" BOX ALT: 96" BOX	SEE PLAN	LOW	1
	EXISTING TREE TO REMAIN	PISTACHIA CHINENSIS				2
	EXISTING TREE TO REMAIN	QUERCUS AGRIFOLIA				3
SHRUBS, PERENNIALS, AND VINES						
	Acacia cognata cousin ITT	River wattle	3 GAL.	SEE PLAN	LOW	
	Agave americana	Century Plant	10 GAL.	SEE PLAN	LOW	
	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 GAL.	SEE PLAN	LOW	
	Aloe rubroviolacea	Arabian Aloe	5 GAL.	SEE PLAN	LOW	
	Carex tumulicola	Berkeley Sedge	1 GAL.	12" O.C.	MED.	
	Chondropetalum elephantinum	Large Cape Rush	3 GAL.	36" O.C.	LOW	
	Echinopsia pachanoi	San Pedro Cactus	5 GAL.	SEE PLAN	LOW	
	Ficus pumila	Creeping fig	1 GAL.	SEE PLAN	MED.	
	Leucospermum 'Blanche to'	Blanche's Sky-rocket Pincushion	5 GAL.	SEE PLAN	LOW	
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 GAL.	24" O.C.	LOW	
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 GAL.	18" O.C.	MED.	
	Muhlenbergia capillaris 'White Cloud'	Deer Grass	1 GAL.	24" O.C.	LOW	
	Native Mow Free	Delta Blue Grass Blend	500	N/A	MED.	
	Pitiosporum tenuifolium 'Silver Sheen'	Silver Sheen Kōhuhu	15 GAL.	SEE PLAN	MED.	
	Puya coerulea	Silver Puya	1 GAL.	SEE PLAN	LOW	
	Yucca rostrata	Big Bend Yucca	20 GAL. 4' TALL	SEE PLAN	LOW	

NOTES:
1. ALL PLANTING AREAS TO HAVE GRAVEL MULCH - 2" DEPTH.
2. ALL TREEPITS TO BE 2X SIZE OF ROOTBALL.
3. ALL TREEPITS TO BE SUB-DRAINED.
4. 6" DEPTH PEA GRAVEL CAPILLARY BREAK AT BOTTOM OF ALL TREE PITS.



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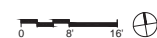
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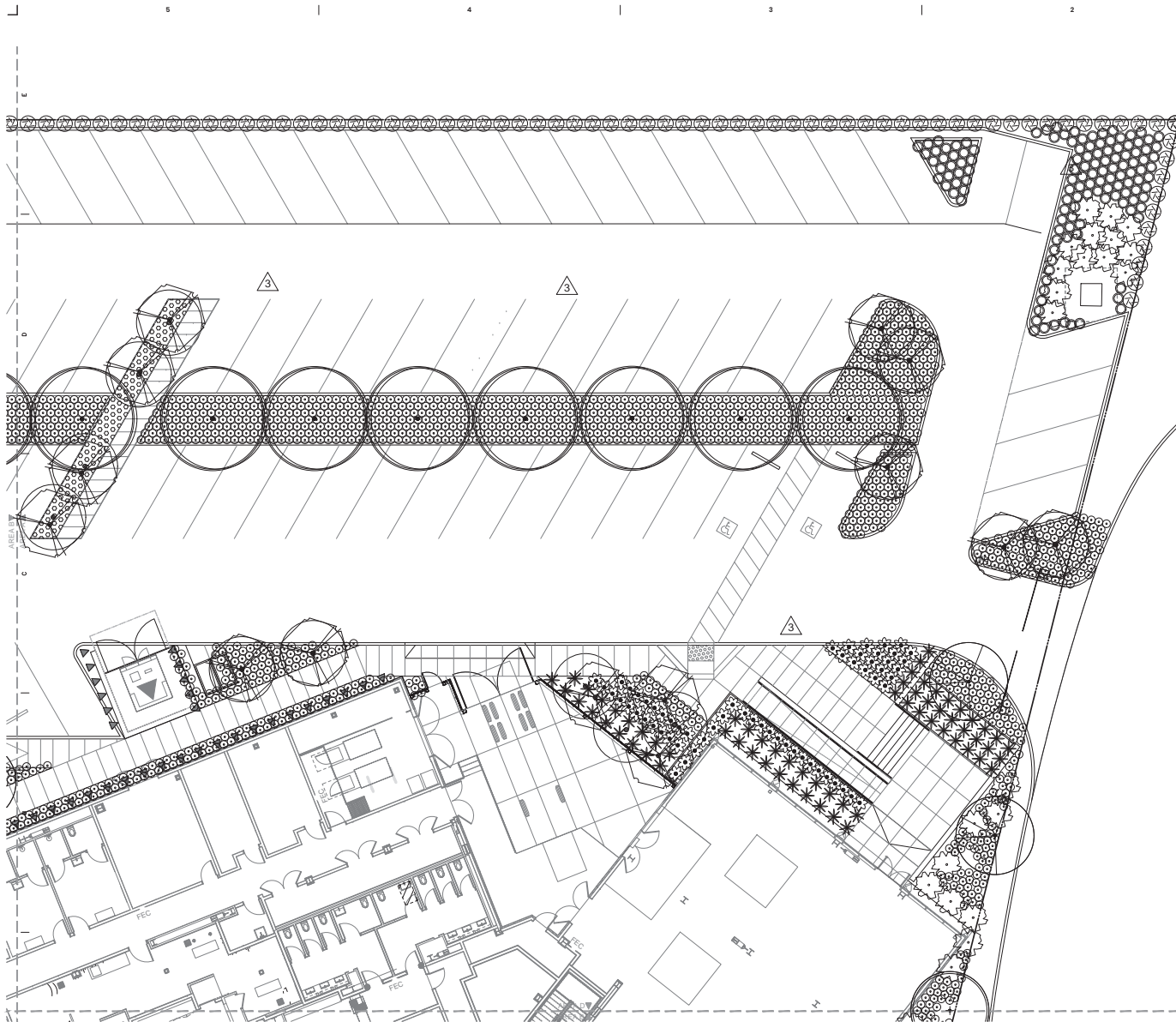
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PLANTING PLAN AREA A
CDP-32





PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY.
TREES						
	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	36" BOX ALT. 24" BOX	SEE PLAN	HIGH	3
	TILIA TOMENTOSA	SILVER LINDEN	36" BOX ALT. 24" BOX	SEE PLAN	LOW	13
	ULMUS PARVIFOLIA 'DRAKE'	CHINESE ELM	36" BOX ALT. 24" BOX	SEE PLAN	LOW	23
	CERCIDIUM X 'DESERT MUSEUM'	PALO VERDE	36" BOX ALT. 24" BOX	SEE PLAN	LOW	27
	OLEA EUROPAEA	OLIVE	48" BOX ALT. 36" BOX	SEE PLAN	LOW	21
	CORYMBIA FICIFOLIA	RED FLOWERING GUM	36" BOX ALT. 24" BOX	SEE PLAN	LOW	23
	KOLREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX ALT. 24" BOX	SEE PLAN	MED.	10
	QUERCUS AGRIFOLIA	COAST LIVE OAK	108" BOX ALT. 96" BOX	SEE PLAN	LOW	1
	EXISTING TREE TO REMAIN	PISTACHIA CHINENSIS				2
	EXISTING TREE TO REMAIN	QUERCUS AGRIFOLIA				3
SHRUBS, PERENNIALS, AND VINES						
	Acacia cognata cousin ITT	River wattle	3 GAL.	SEE PLAN	LOW	
	Agave americana	Century Plant	10 GAL.	SEE PLAN	LOW	
	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 GAL.	SEE PLAN	LOW	
	Aloe rubroviolacea	Arabian Aloe	5 GAL.	SEE PLAN	LOW	
	Carex tumulicola	Berkeley Sedge	1 GAL. 12" O.C.		MED.	
	Chondropetalum elephanthinum	Large Cape Rush	3 GAL. 36" O.C.		LOW	
	Echinopsis pachanoi	San Pedro Cactus	5 GAL.	SEE PLAN	LOW	
	Ficus pumila	Creeping fig	1 GAL.	SEE PLAN	MED.	
	Leucospermum 'Blanche Ito'	'Blanche's' Sky-rocket Pinushion	5 GAL.	SEE PLAN	LOW	
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 GAL. 24" O.C.		LOW	
	Lomandra longifolia 'Breeze'	Dwarf Mar Rush	1 GAL. 18" O.C.		MED.	
	Muhlenbergia capillaris 'White Cloud'	Deer Grass	1 GAL. 24" O.C.		LOW	
	Native Mow Free	Delta Blue Grass Blend	SOD	N/A	MED.	
	Philopodium tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	15 GAL.	SEE PLAN	MED.	
	Puya coerulea	Silver Puya	1 GAL.	SEE PLAN	LOW	
	Yucca rostrata	Big Bend Yucca	20 GAL. 4" TALL	SEE PLAN	LOW	

- NOTES:
1. ALL PLANTING AREAS TO HAVE GRAVEL MULCH - 2" DEPTH.
 2. ALL TREES/PITS TO BE 2X SIZE OF ROOTBALL.
 3. ALL TREES/PITS TO BE SUB-DRAINED.
 4. 6" DEPTH PEA GRAVEL CAPILLARY BREAK AT BOTTOM OF ALL TREE PITS.



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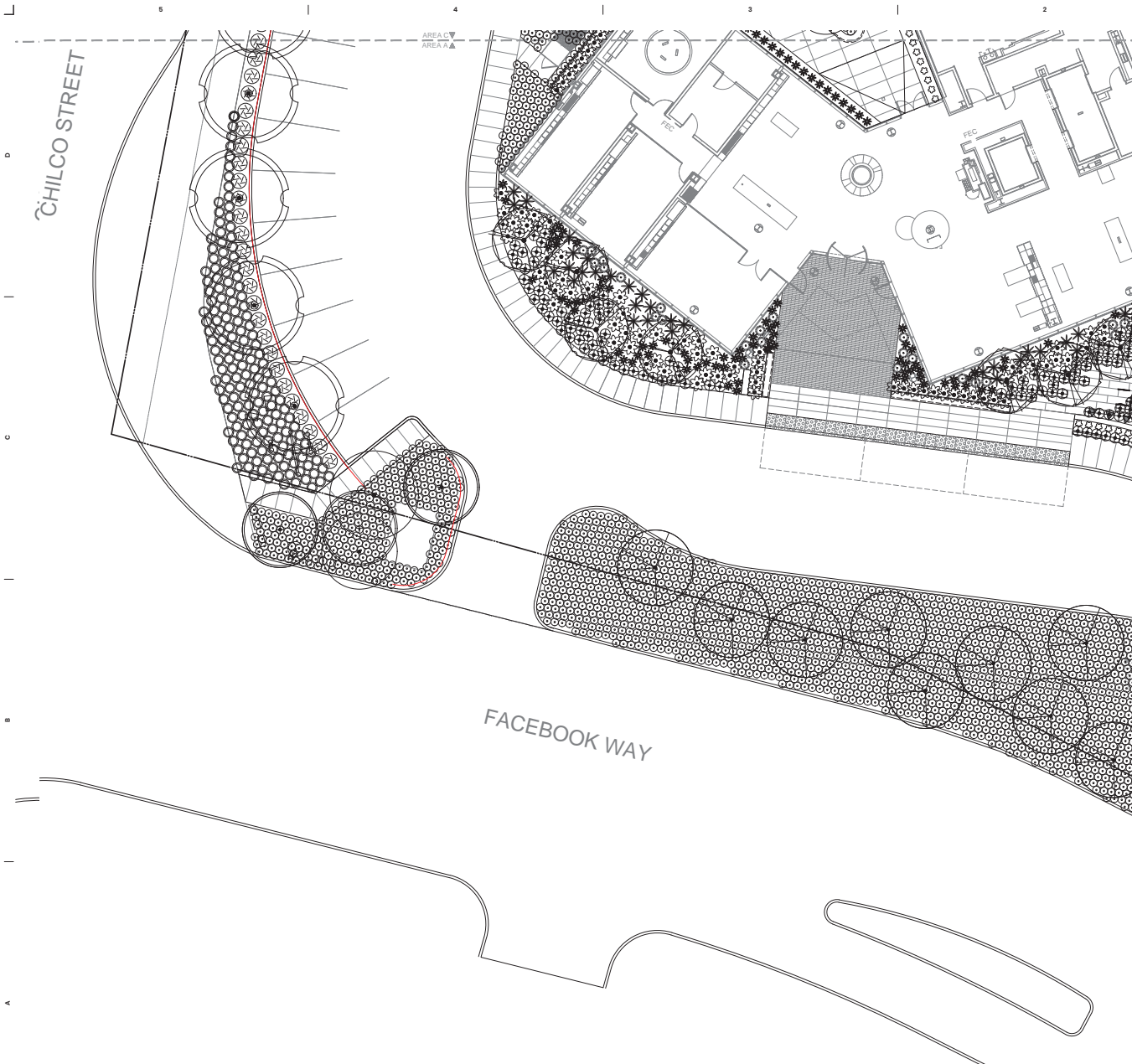
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PLANTING PLAN AREA B
CDP-33





PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY.
TREES						
	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	36" BOX ALT: 24" BOX	SEE PLAN	HIGH	3
	TILIA TOMENTOSA	SILVER LINDEN	36" BOX ALT: 24" BOX	SEE PLAN	LOW	13
	ULMUS PARVIFOLIA 'DRAKE'	CHINESE ELM	36" BOX ALT: 24" BOX	SEE PLAN	LOW	23
	CERCIDILUM X 'DESERT MUSEUM'	PALO VERDE	36" BOX ALT: 24" BOX	SEE PLAN	LOW	27
	OLEA EUROPAEA	OLIVE	48" BOX ALT: 36" BOX	SEE PLAN	LOW	21
	CORYMBIA FICIFOLIA	RED FLOWERING GUM	36" BOX ALT: 24" BOX	SEE PLAN	LOW	23
	KOLREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX ALT: 24" BOX	SEE PLAN	MED.	10
	QUERCUS AGRIFFOLIA	COAST LIVE OAK	108" BOX ALT: 96" BOX	SEE PLAN	LOW	1
	EXISTING TREE TO REMAIN	PISTACHIA CHINENSIS				2
	EXISTING TREE TO REMAIN	QUERCUS AGRIFFOLIA				3
SHRUBS, PERENNIALS, AND VINES						
	Acacia cognata cousin ITT	River wattle	3 GAL.	SEE PLAN	LOW	
	Agave americana	Century Plant	10 GAL.	SEE PLAN	LOW	
	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 GAL.	SEE PLAN	LOW	
	Aloe rubroviolacea	Arabian Aloe	5 GAL.	SEE PLAN	LOW	
	Carex tumulicola	Berkeley Sedge	1 GAL.	12" O.C.	MED.	
	Chondropetalum elephantrum	Large Cape Rush	3 GAL.	36" O.C.	LOW	
	Echinopsis pachanoi	San Pedro Cactus	5 GAL.	SEE PLAN	LOW	
	Ficus pumila	Creeping fig	1 GAL.	SEE PLAN	MED.	
	Leucospermum 'Blanche Ito'	Blanche's Sky-rocket Pin cushion	5 GAL.	SEE PLAN	LOW	
	Leymus condensatus 'Canyon Pinch'	Canyon Prince Wild Ryegrass	1 GAL.	24" O.C.	LOW	
	Lomandra longifolia 'Sirocco'	Dwarf Mat Rush	1 GAL.	18" O.C.	MED.	
	Muhlenbergia capillaris 'White Cloud'	Deer Grass	1 GAL.	24" O.C.	LOW	
	Native Mow Free	Delta Blue Grass Blend	SOD	N/A	MED.	
	Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Kahlua	15 GAL.	SEE PLAN	MED.	
	Puya coerulea	Silver Puya	1 GAL.	SEE PLAN	LOW	
	Yucca rostrata	Big Bend Yucca	20 GAL. 4' TALL	SEE PLAN	LOW	

NOTES:
 1. ALL PLANTING AREAS TO HAVE GRAVEL MULCH - 2" DEPTH.
 2. ALL TREESPTS TO BE 2X SIZE OF ROOTBALL.
 3. ALL TREESPTS TO BE SUB-DRAINED.
 4. 6" DEPTH PEA GRAVEL CAPILLARY BREAK AT BOTTOM OF ALL TREE PITS.



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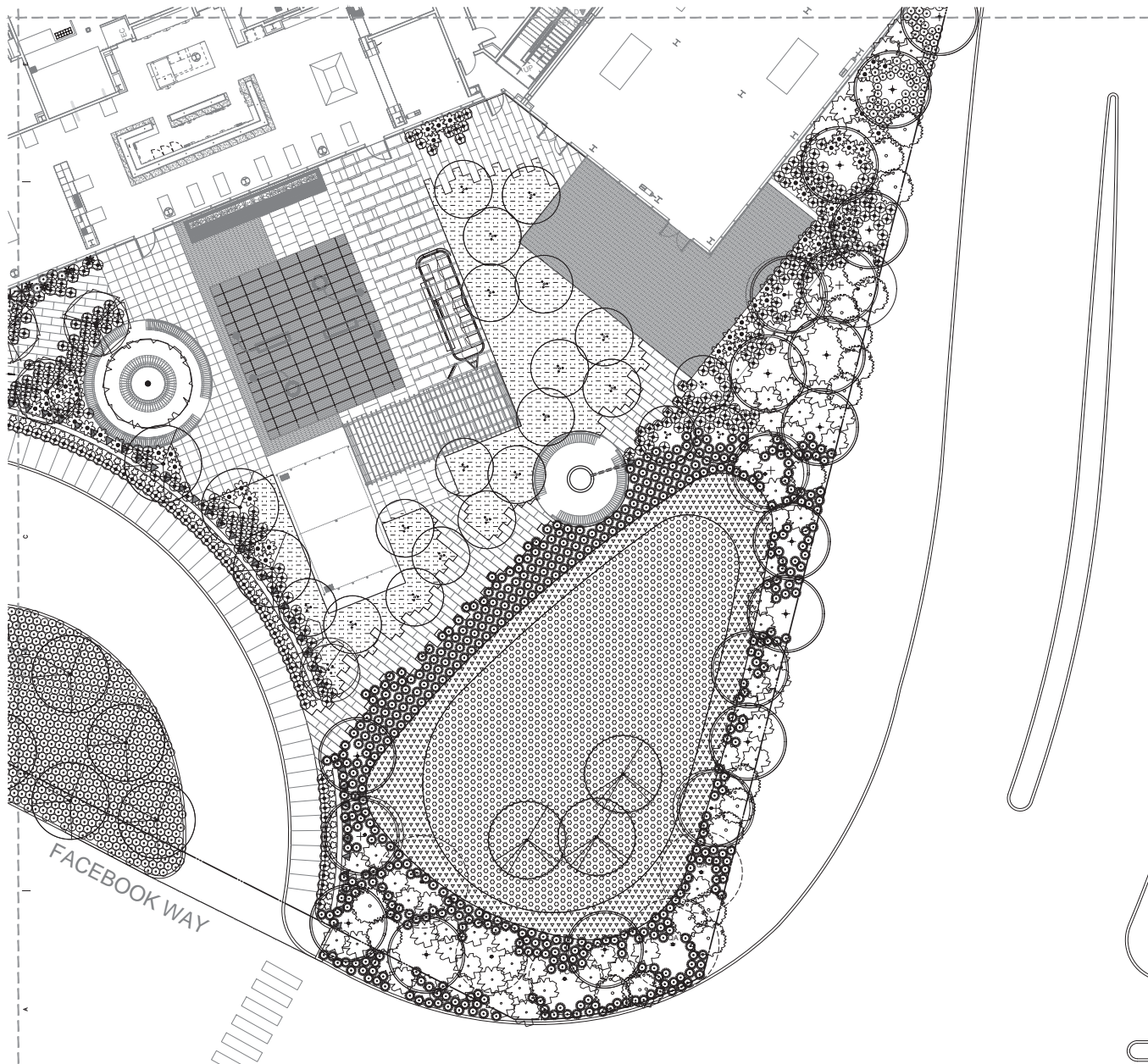
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PLANTING PLAN AREA C
CDP-34



PLANTING SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE	QTY.
TREES						
	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	36" BOX ALT: 24" BOX	SEE PLAN	HIGH	3
	TILIA TOMENTOSA	SILVER LINDEN	36" BOX ALT: 24" BOX	SEE PLAN	LOW	13
	ULMUS PARVIFOLIA 'DRAKE'	CHINESE ELM	36" BOX ALT: 24" BOX	SEE PLAN	LOW	23
	CERCIDILUM X DESERT MUSEUM	PALO VERDE	36" BOX ALT: 24" BOX	SEE PLAN	LOW	27
	OLEA EUROPAEA	OLIVE	48" BOX ALT: 36" BOX	SEE PLAN	LOW	21
	CORYMBIA FICIFOLIA	RED FLOWERING GUM	36" BOX ALT: 24" BOX	SEE PLAN	LOW	23
	KOLREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX ALT: 24" BOX	SEE PLAN	MED.	10
	QUERCUS AGRIFOLIA	COAST LIVE OAK	108" BOX ALT: 96" BOX	SEE PLAN	LOW	1
	EXISTING TREE TO REMAIN	PISTACHIA CHINENSIS				2
	EXISTING TREE TO REMAIN	QUERCUS AGRIFOLIA				3
SHRUBS, PERENNIALS, AND VINES						
	Acacia cognata cousin ITT	River wattle	3 GAL.	SEE PLAN	LOW	
	Agave americana	Century Plant	10 GAL.	SEE PLAN	LOW	
	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 GAL.	SEE PLAN	LOW	
	Aloe rubroviolacea	Arabian Aloe	5 GAL.	SEE PLAN	LOW	
	Carex tumulicola	Berkeley Sedge	1 GAL. 12" O.C.	MED.		
	Chondropetalum elaeagnifolium	Large Cape Rush	3 GAL. 36" O.C.	LOW		
	Echinops pachanoi	San Pedro Cactus	5 GAL.	SEE PLAN	LOW	
	Ficus pumila	Creeping fig	1 GAL.	SEE PLAN	MED.	
	Leucospermum 'Blanche Ito'	Blanche's Sky-rocket Protea	5 GAL.	SEE PLAN	LOW	
	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 GAL. 24" O.C.	LOW		
	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 GAL. 18" O.C.	MED.		
	Muhlenbergia capillaris 'White Cloud'	Deer Grass	1 GAL. 24" O.C.	LOW		
	Native Mow Free	Delta Blue Grass Blend	SOD	N/A	MED.	
	Philosorum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	15 GAL.	SEE PLAN	MED.	
	Puya coerulea	Silver Puya	1 GAL.	SEE PLAN	LOW	
	Yucca rostrata	Big Bend Yucca	20 GAL. 4" TALL	SEE PLAN	LOW	

- NOTES:**
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 2. ALL TREEPITS TO BE 2X SIZE OF ROOTBALL.
 3. ALL TREEPITS TO BE SUB-DRAINED.
 4. 6" DEPTH PEA GRAVEL CAPILLARY BREAK AT BOTTOM OF ALL TREE PITS.



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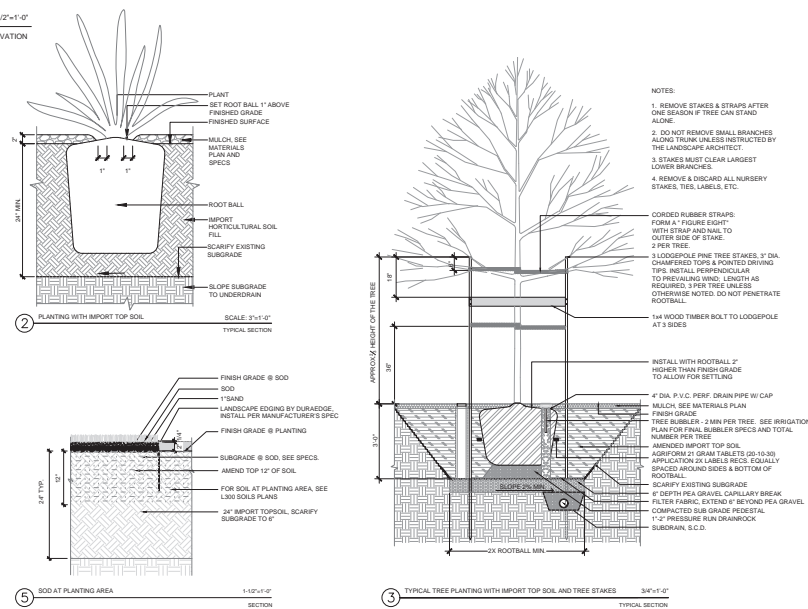
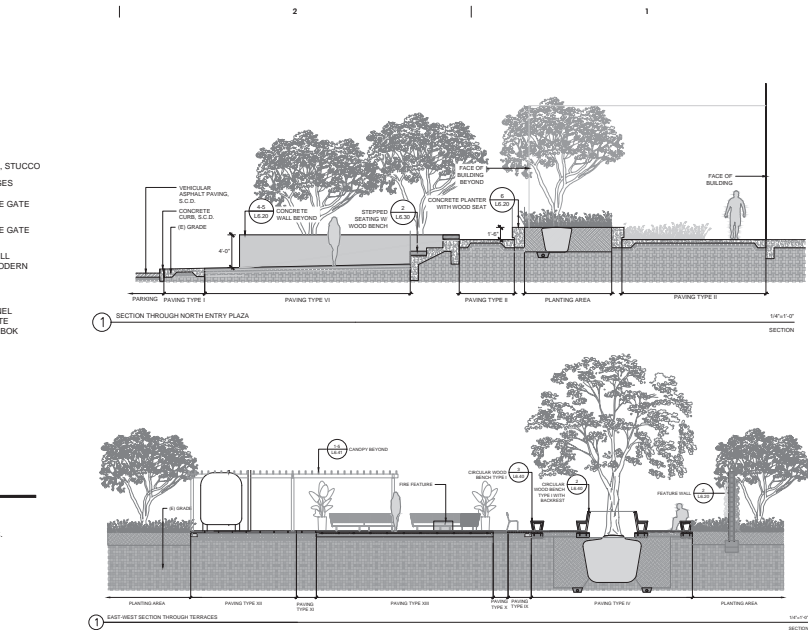
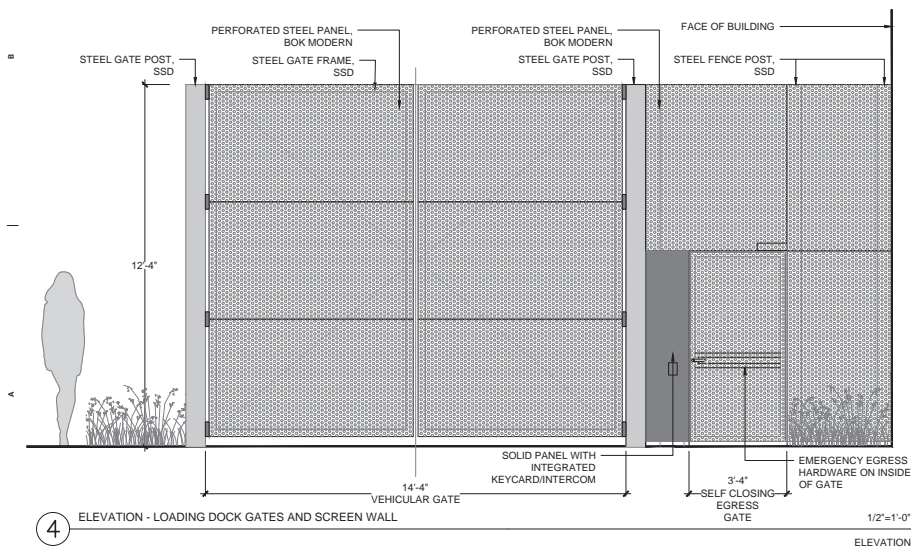
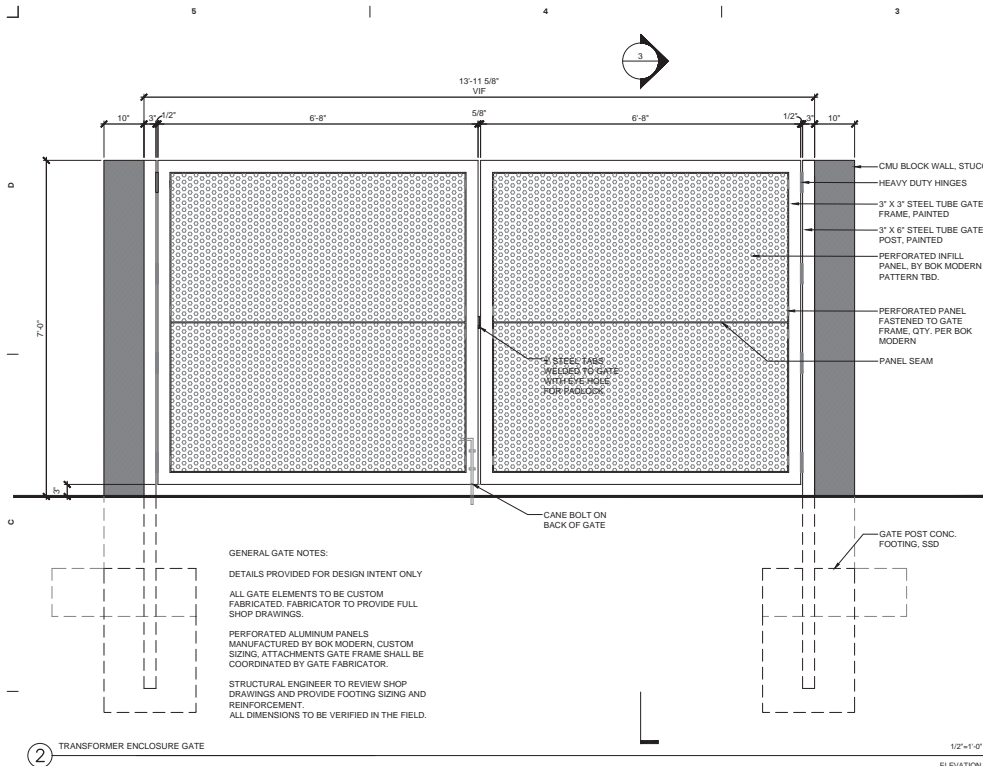
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PLANTING PLAN AREA D
CDP-35





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LANDSCAPE EXHIBIT
CDP-36

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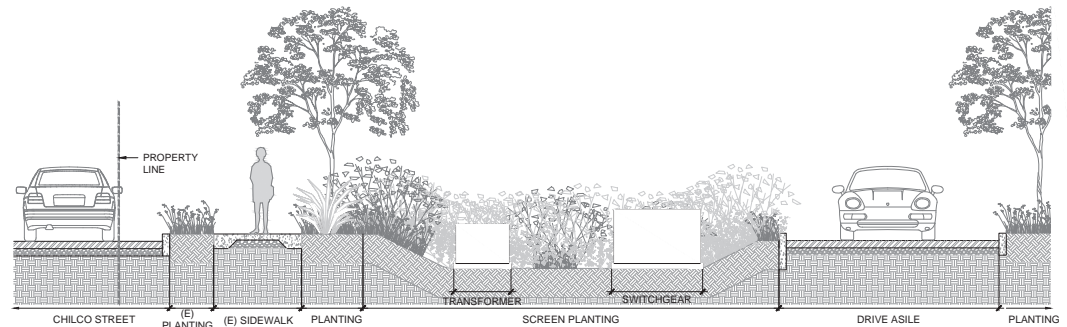
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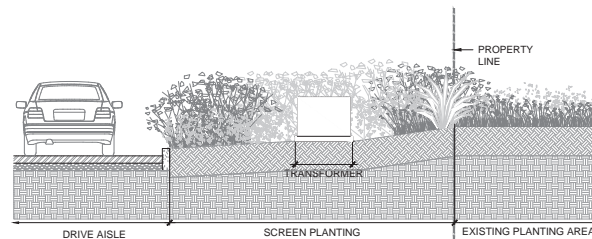
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LANDSCAPE SITE SECTIONS
CDP-37



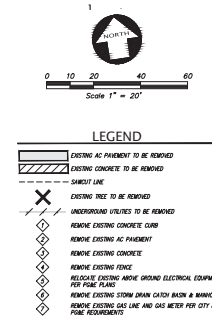
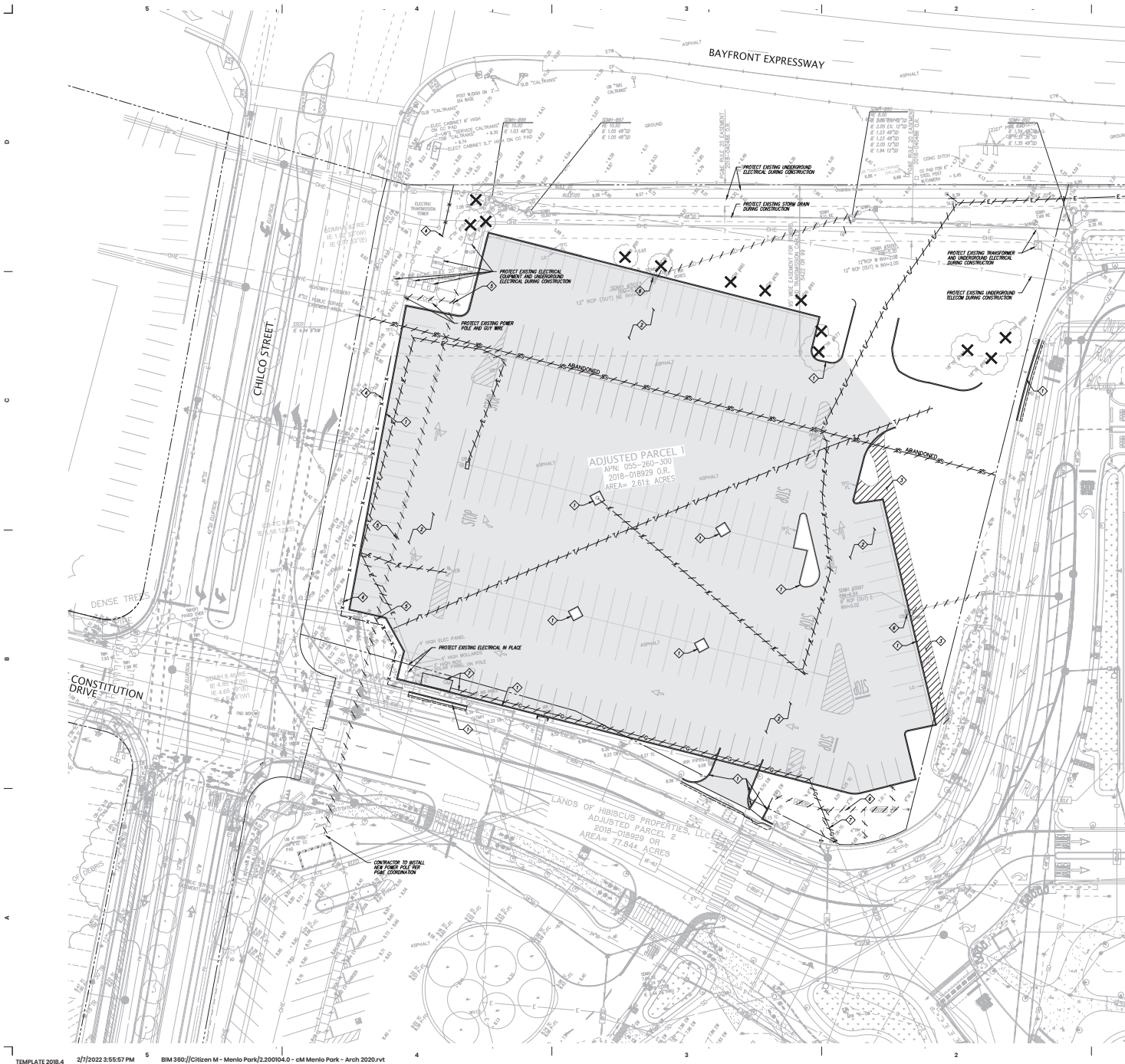
1 SECTION THROUGH SCREEN PLANTING AT N-W UTILITIES

1/4"=1'-0"
SECTION



2 SECTION THROUGH SCREEN PLANTING AT N-E UTILITY

1/4"=1'-0"
SECTION



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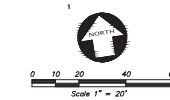
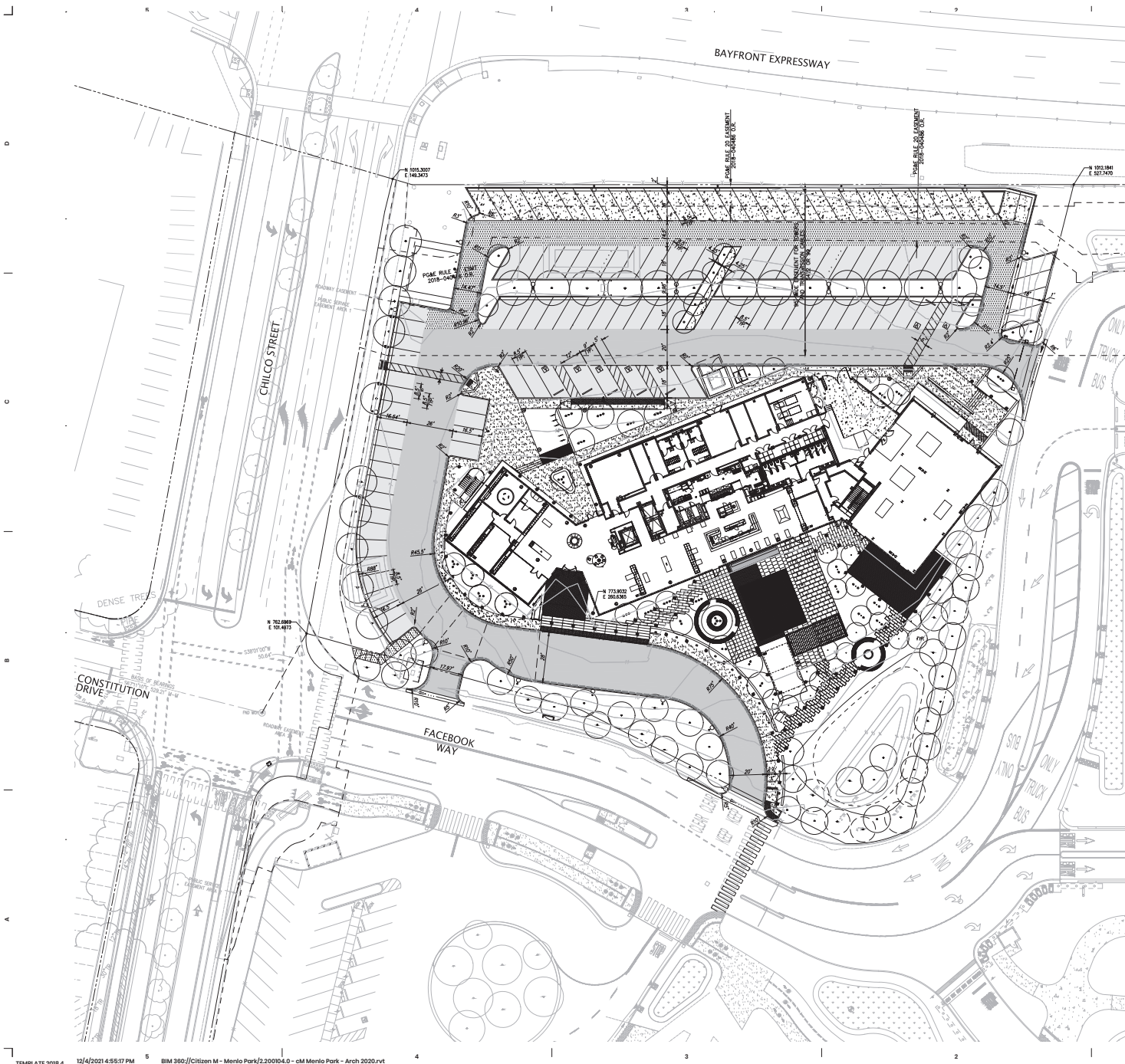
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SITE DEMOLITION PLAN
CDP-38





PAVEMENT LEGEND

- AUTO PAVEMENT: 8" 4.5 - 2.5" AC OVER 8" 5.5" CLASS II AB OVER COMPACTED SUBGRADE. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
- AUTO DRIVE CURB: 8" 5.5 - 4" AC OVER 10" CLASS II AB OVER COMPACTED SUBGRADE. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
- THICK PAVEMENT: 8" 4.5 - 4" AC OVER 10" CLASS II AB OVER COMPACTED SUBGRADE. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
- CONCRETE SIDEWALK: 4" PCC OVER 6" AB OVER 12" NON-EXPANSIVE FILL. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS AND LANDSCAPE PLANS FOR SCENE LINES.
- HEAVY CONCRETE: 6" PCC WITH #4 BAR 18" DEEP OVER 6" CLASS II AB OVER COMPACTED SUBGRADE. SEE GEOTECHNICAL REPORT FOR COMPACTION REQUIREMENTS.
- LANDSCAPING: FOR LANDSCAPE PLANS.
- PAINT CURB: RED AND LABEL IN WHITE. "NO PARKING FIRE LANE" PER MENLO PARK FIRE PROTECTION DISTRICT GUIDELINES.

KEYNOTES

- 1) 30" DEEP CURB PER DETAIL 14/C1.1
- 2) SEE LANDSCAPE PLANS FOR PLANT DETAILS
- 3) CONCRETE VALLEY GUTTER PER DETAIL 10/C1.1
- 4) 30" DEEP CURB AND GUTTER PER DETAIL 1/C1.2
- 5) CURB AND GUTTER PER DETAIL 3/C1.1
- 6) SEE ARCHITECTURAL PLANS FOR RAMP AND HANDRAIL DETAILS
- 7) SEE ARCHITECTURAL PLANS FOR STAIR DETAILS
- 8) SEE ARCHITECTURAL AND LANDSCAPE PLANS FOR LIGHTING DETAILS
- 9) 30" PAV 4" DEEP OVER 4" CLASS II AB
- 10) SEE STRUCTURAL DRAWINGS FOR ELEVATED DOOR DETAILS
- 11) SEE STRUCTURAL DRAWINGS FOR SCREEN WALL DETAILS
- 12) CONCRETE CURB AT SIDEWALK PER DETAIL 5/C1.1
- 13) ACCESSIBLE RAMP PER DETAIL 6/C1.2
- 14) ACCESSIBLE RAMP PER DETAIL 3/C1.2
- 15) FLUSH CURB PER DETAIL 13/C1.1
- 16) ACCESSIBLE PARKING PER CITY OF MENLO PARK STANDARD DETAIL T-2
- 17) RAMP STOP PER DETAIL 5/C1.2
- 18) SEE ARCHITECTURAL AND ELECTRICAL PLANS FOR ELECTRIC CHARGING STATION DETAILS
- 19) FLOW THROUGH PLANTER ISLAND GUTTER PER DETAIL 9/C1.2
- 20) CONCRETE CURB PER DETAIL 2/C1.1



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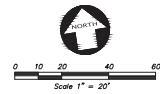
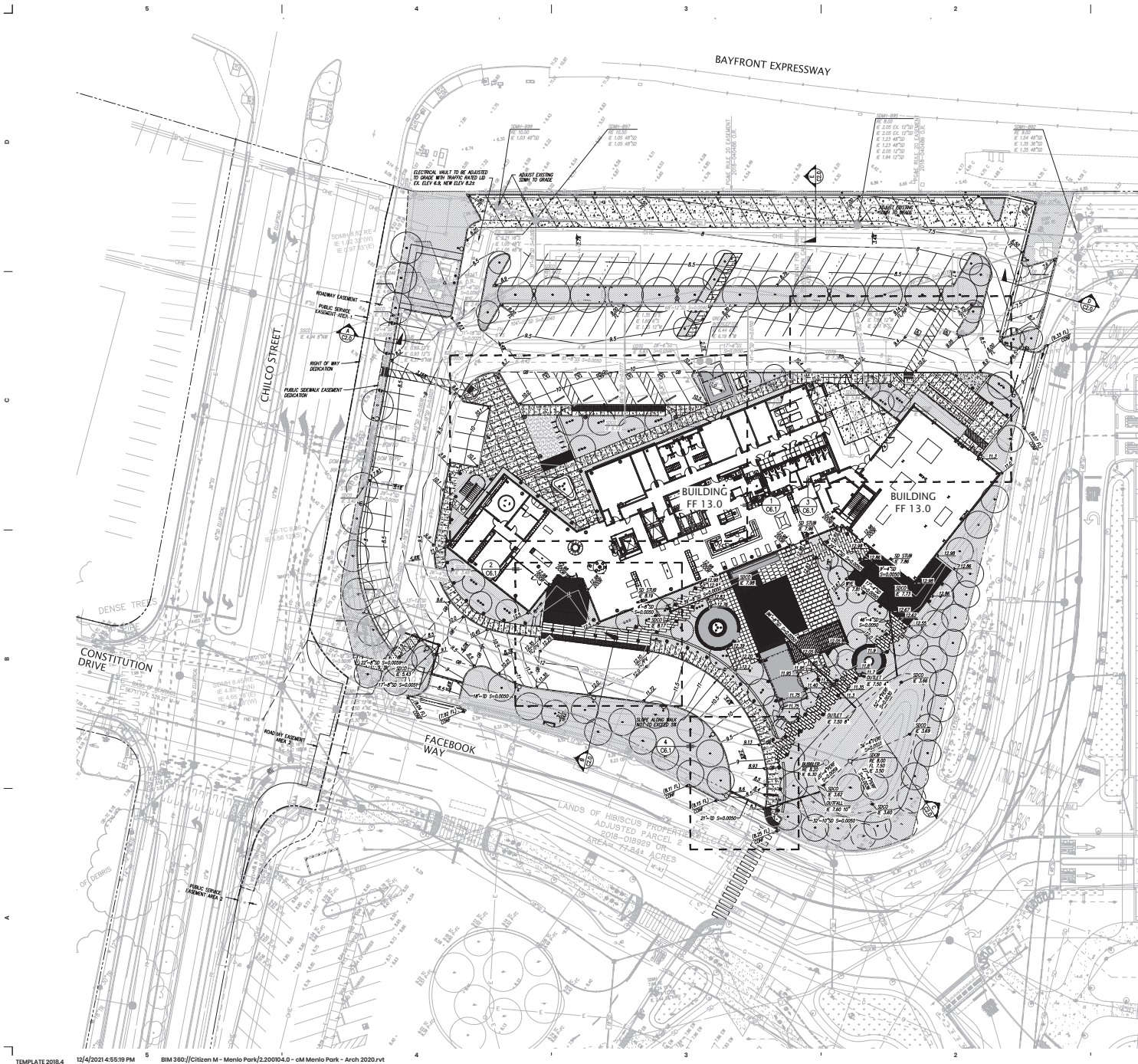
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PAVING PLAN
CDP-41



LEGEND

□	STORM DRAIN CATCH BASIN
▤	STORM DRAIN JUNCTION BOX
—	FLOW LINE
FF	FINISH FLOOR
PM	PAVEMENT
RE	FIN ELEVATION
SP	SPOT ELEVATION
—	STORM DRAIN LINE
TC	TOP OF CURB
•••	BIO-RETENTION PLANTER

NOTES

1. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FEMA REGULATIONS AND THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE.



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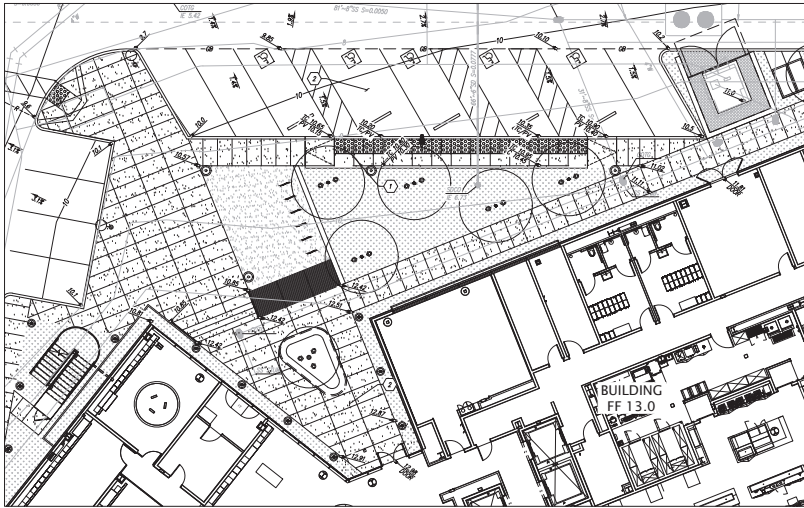
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**GRADING AND DRAINAGE
PLAN**

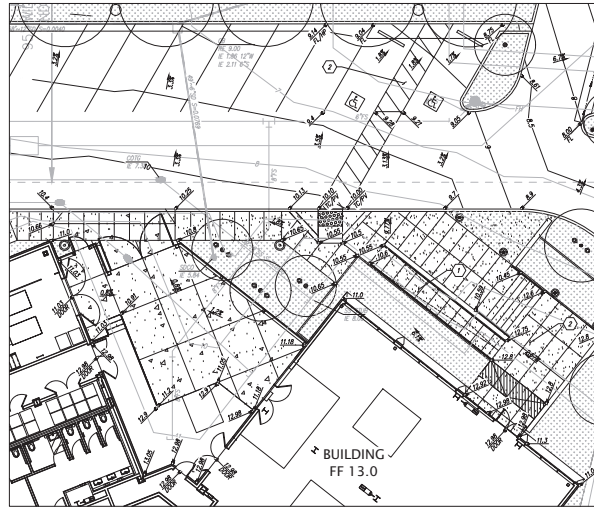
CDP-42



GRADING DETAIL

SCALE: 1" = 10'

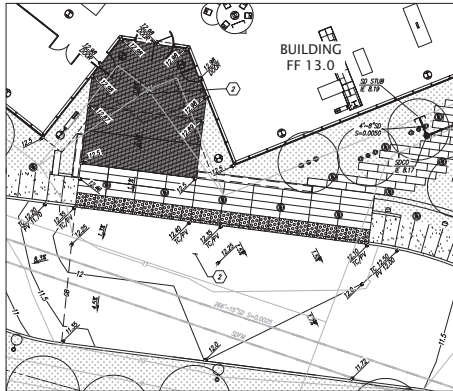
1



GRADING DETAIL

SCALE: 1" = 10'

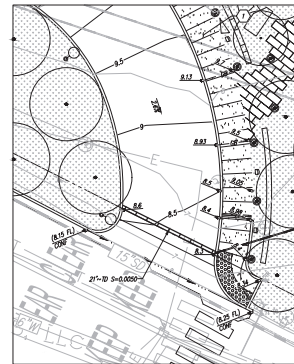
3



GRADING DETAIL

SCALE: 1" = 10'

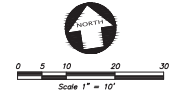
2



GRADING DETAIL

SCALE: 1" = 10'

4



LEGEND

□	STORM DRAIN CATCH BASIN
■	STORM DRAIN JUNCTION BOX
—	FLOW LINE
FF	FINISH FLOOR
PV	PAVEMENT
HE	PEM ELEVATION
23.8	SPOT ELEVATION
23.8	STORM DRAIN LINE
TC	TOP OF CURB
•••	BIO-RETENTION PLANTER

NOTES

1. THE PROJECT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH FEMA REGULATIONS AND THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE.

KEYNOTES

1. CROSS SLOPE SHALL NOT EXCEED 2%
2. SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION



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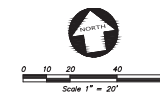
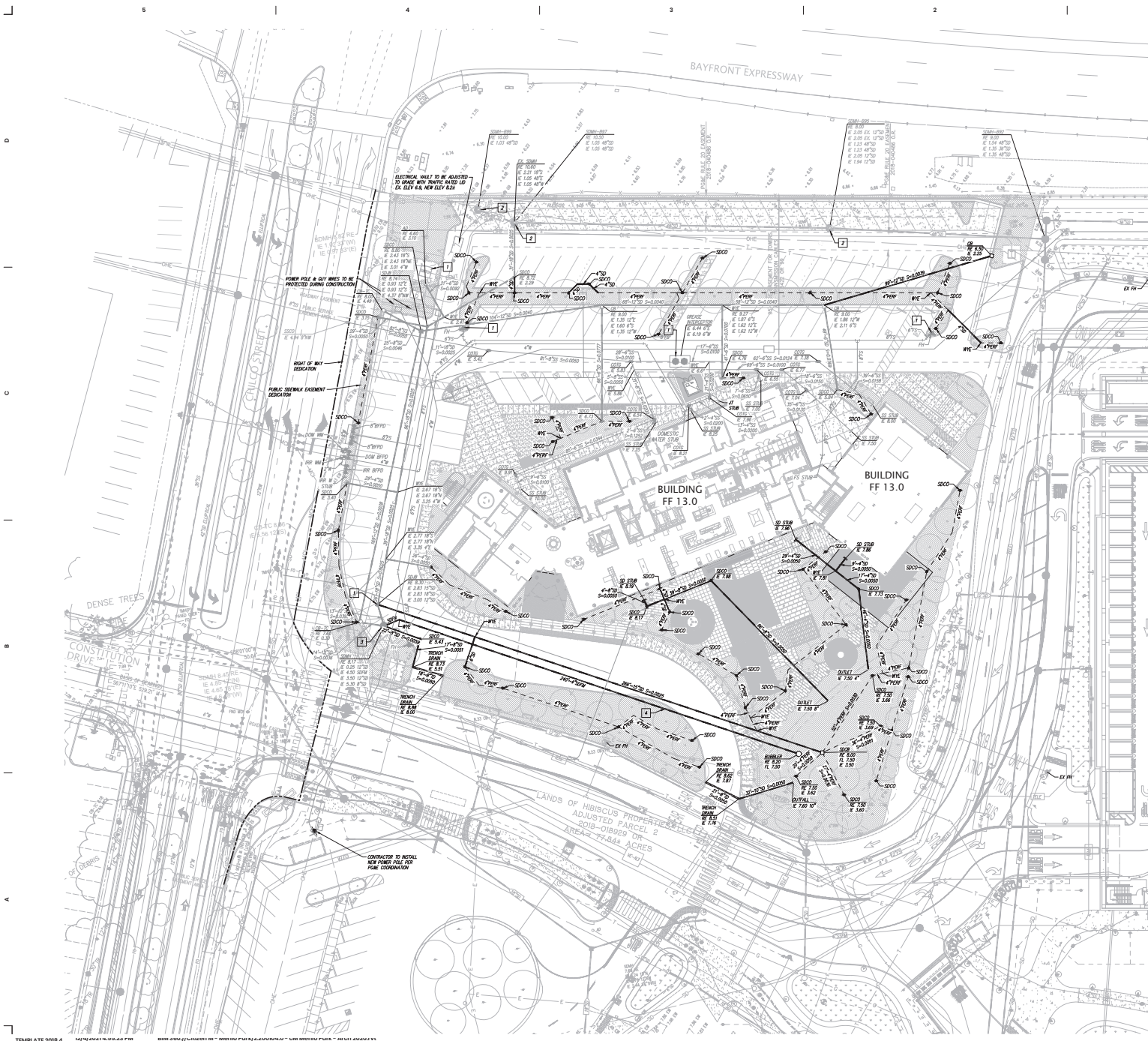
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GRADING DETAILS
CDP-43



LEGEND

POC	POINT OF CONNECTION
RE	NEW REVISION
TO	TOP OF CURB
W	WATER SERVICE
W	EXISTING UTILITY TO BE REMOVED BY REMOVAL
W	WATER SERVICE
W	SANITARY SEWER
W	SEWAGE TO GRADE
W	STORM DRAIN
W	STORM DRAIN CATCH BASIN
W	STORM DRAIN JUNCTION BOX
W	BACK FLOW PREVENTION DEVICE
W	FIRE DEPARTMENT CONNECTION
W	FIRE HYDRANT & VALVE
W	POST INDICATOR VALVE
W	SANITARY SEWER MANHOLE
W	SINGLE CHECK VALVE
W	STORM DRAIN MANHOLE
W	WATER METER

- KEYNOTES**
1. PROTECT EXISTING UTILITY IN PLACE
 2. ADJUST EXISTING UTILITY TO GRADE
 3. INSTALL PUMP PER SHEET PS-1
 4. STORM DRAIN FORCE MAIN TO BE CROD PVC OR PIPE MATERIAL

NOTES:

1. CONTRACTOR TO REFER TO PLUMBING DRAWINGS FOR
UTILITY CONNECTION TO BUILDING



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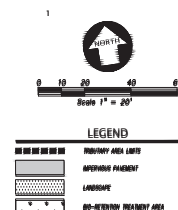
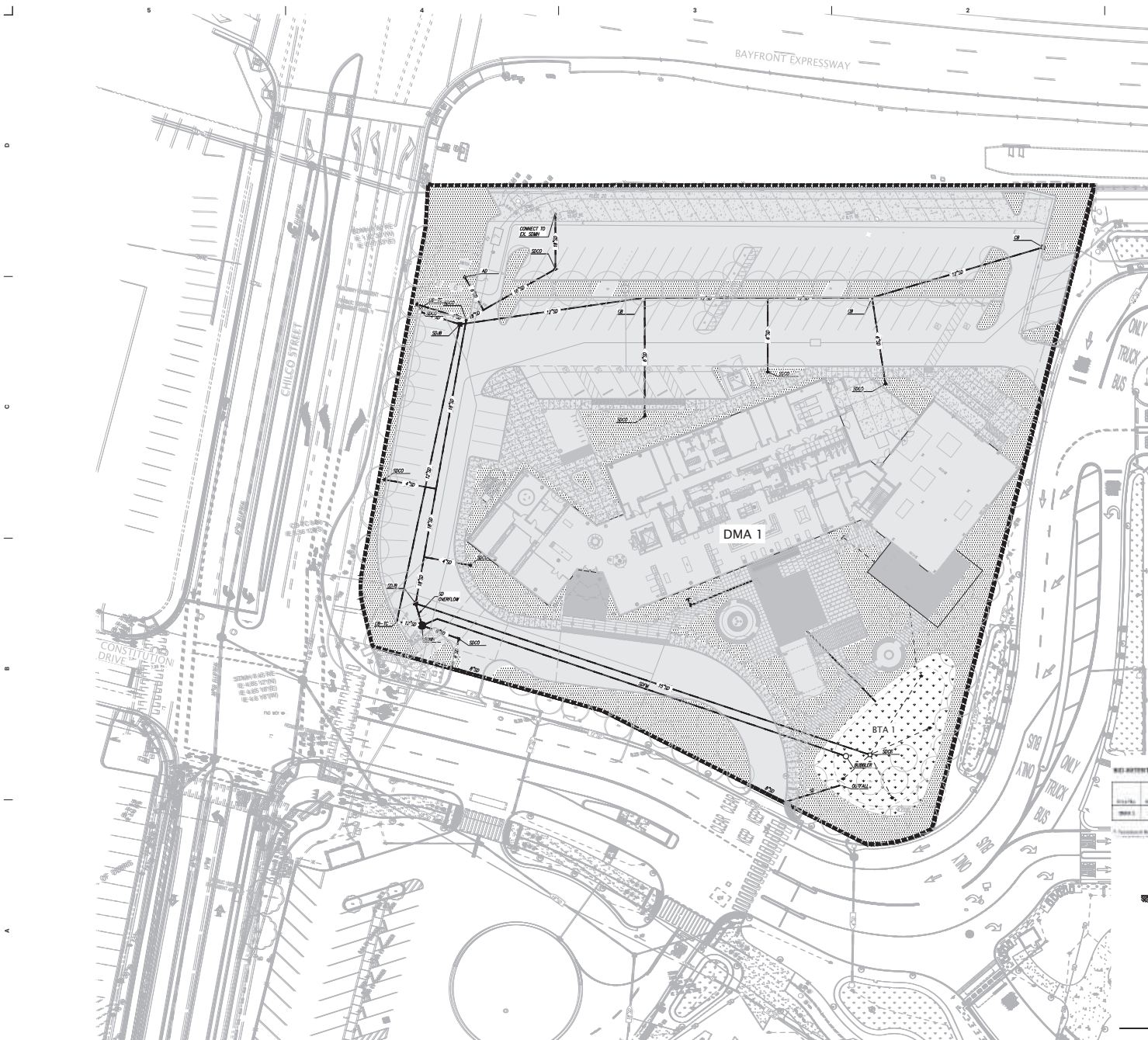
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UTILITY PLAN
CDP-44



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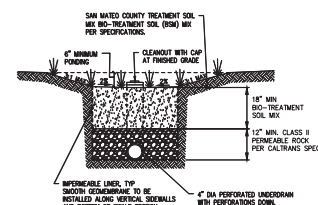
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WQ RETENTION VOLUME CALCULATIONS

Area/Use	Area (SF)	Volume (CU) (Soil/Impervious @ 0.25) (cu yd)	Drain Rate (in/hr)	Time of Release (hr)
Impervious	55,500	13,875	0.25	0.25
Soil	10,000	2,500	0.25	0.25
Total	65,500	16,375	0.25	0.25

A Retention Requirement is Based on the Construction Phase & Volume Method



BIORETENTION SECTION
NOT TO SCALE

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**STORM WATER QUALITY
CONTROL PLAN
CDP-45**



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JOINT TRENCH INTENT PLAN
CDP-46

NOTE:
A.) CALL USA TO FIELD VERIFY EXISTING TRENCH LOCATION(S).
B.) COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
C.) HAND DO TO EXPOSE ALL EXISTING FACILITIES.

NOTE:
ALL BOXES TO BE INSTALLED WITHIN THE R/W AND/OR PUE AREA.

STUB SERVICE COMPLETIONS BY APPLICANT:
CONTRACTOR TO TRENCH, INSTALL FACILITIES AND BACKFILL SERVICE COMPLETIONS.

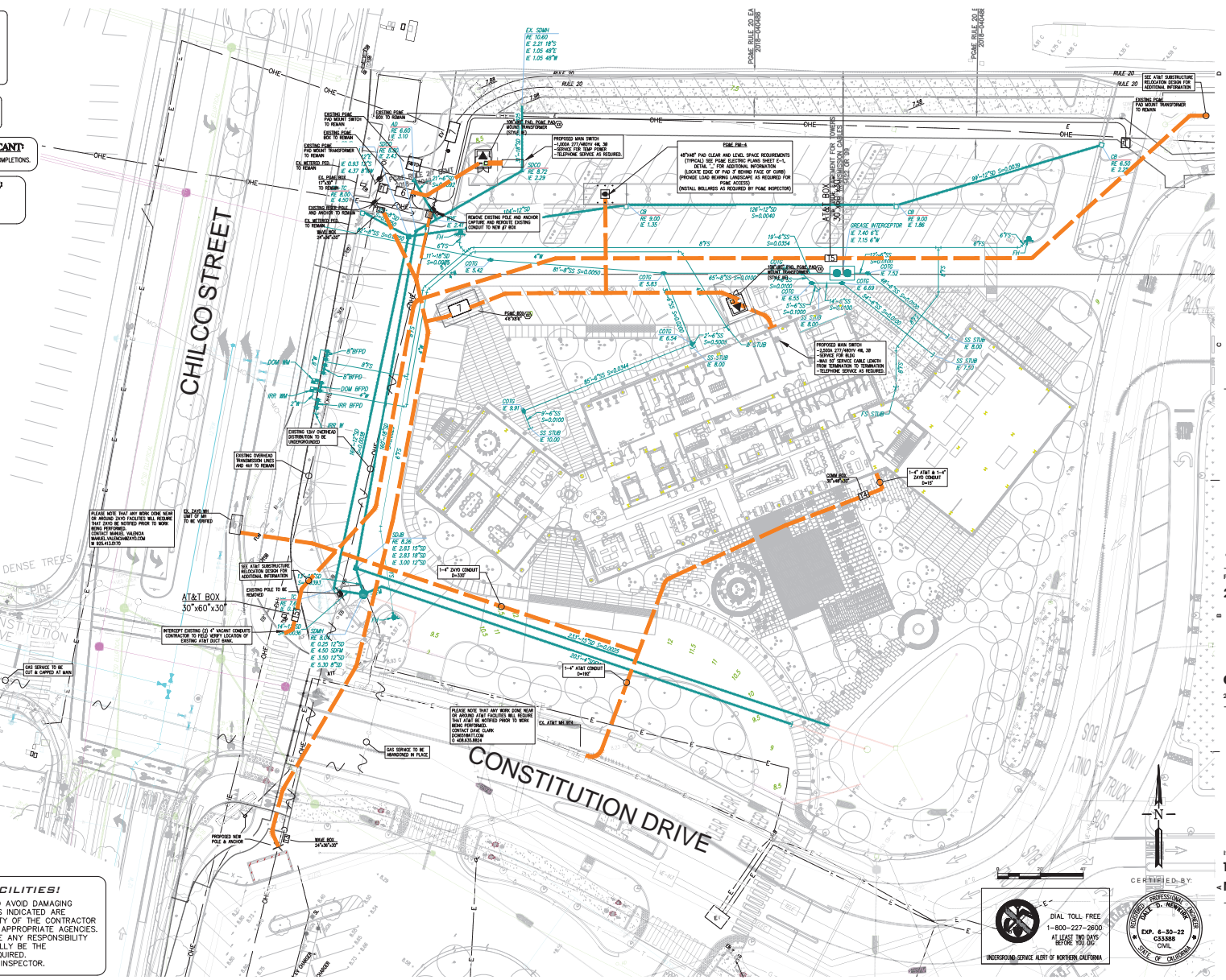
R/W, PUE & PUB. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

JOINT TRENCH OCCUPANCY GUIDE									
SECTION	G	T	C	S	P				
A*	X	X	X	X	X				
B*	X	X	X	X	X				
C*	X	X	X	X	X				
D*	X	X	X	X	X				
E*	X	X	X	X	X				
F*	X	X	X	X	X				
G*	X	X	X	X	X				
H*	X	X	X	X	X				
I	X	X	X	X	X				
J	X	X	X	X	X				
K	X	X	X	X	X				
L	X	X	X	X	X				
M	X	X	X	X	X				
N	X	X	X	X	X				
O	X	X	X	X	X				
P	X	X	X	X	X				
Q	X	X	X	X	X				
R	X	X	X	X	X				
S	X	X	X	X	X				
T	X	X	X	X	X				
U	X	X	X	X	X				
V	X	X	X	X	X				
W	X	X	X	X	X				

* THESE SECTIONS MAY OR MAY NOT CONTAIN RECONSTRUCTION

- NOTES:**
- FIELD ADJUST SERVICE XING TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
 - FIELD ADJUST SPUR BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
 - TRANSITION TO VAULTS FROM TRENCH AS SHOWN, SEE TRANSITION DETAIL SHEET J12 (TYPICAL).
 - INCIDENTAL TRENCHING TO SPUR BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPUR BOXES AND CABLES (TYPICAL).
 - OFFSET SPUR BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
 - ALL PUE SPUR BOXES ADJACENT TO TRANSFORMER SHALL BE 20" IN DEPTH (TYPICAL).
 - DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATIONS OF PROPOSED FACILITIES MAY BE REQUIRED. COORDINATE WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
 - EDGE OF SPUR BOXES & PEDISTALS SHALL BE 5" FROM EDGE OF F.H. AND 3" FROM STREET LIGHT (TYP.) CONTRACTOR TO AVOID DISTURBING F.H. THRUST BLOCK.
 - MAINTAIN CLEAR & LEVEL WORKING SPACE AROUND PRIMARY SPUR BOXES & JUNCTIONS FOR PUE DOCUMENT 0012.
 - COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
 - RESPECTIVE UTILITY TO OBTAIN CITY OR COUNTY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
 - HAND DO TO EXPOSE ALL EXISTING FACILITIES.
 - CALL USA TO FIELD VERIFY EXISTING TRENCH LOCATION(S).
 - FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPUR BOX (ADDITIONAL P.U.E. MAY BE REQUIRED.)

CAUTION! ENERGIZED FACILITIES!
CONTRACTOR TO EXERCISE EXTREME CAUTION TO AVOID DAMAGING EXISTING UNDERGROUND UTILITIES. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED. POT-HOLING IS REQUIRED. HAND EXCAVATE ONLY IN PRESENCE OF UTILITY INSPECTOR.



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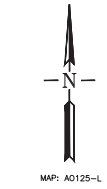
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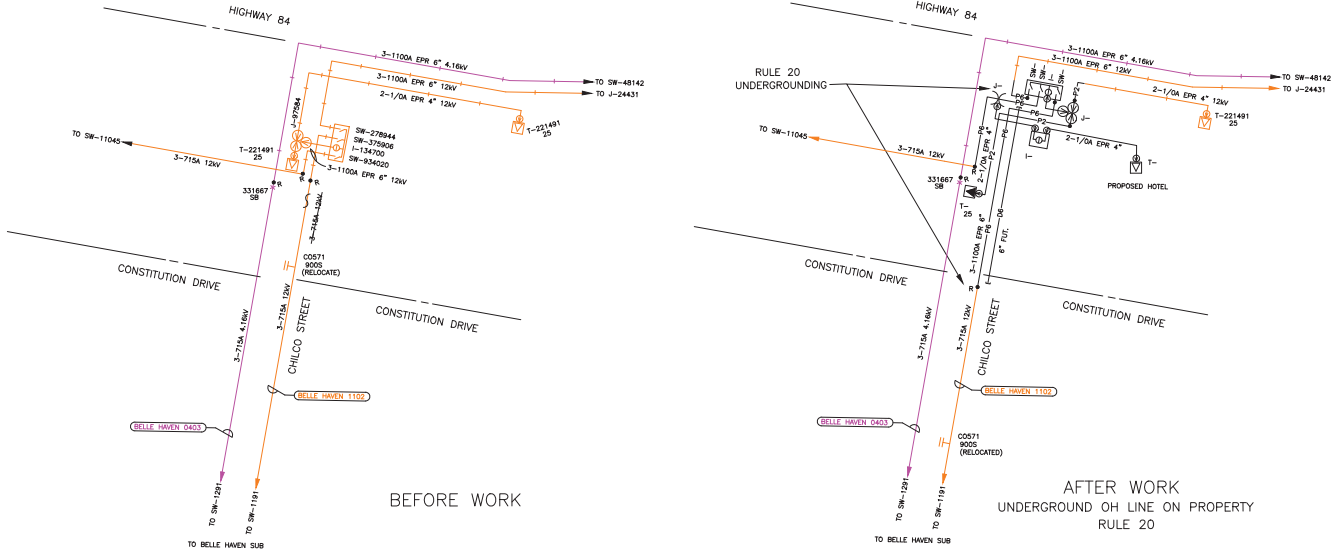
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UNDERGROUND DISTRIBUTION
SYSTEM
CDP-47



CERTIFIED BY:



LEGEND

- (PROPOSED)
- P2 — PRIMARY UNDERGROUND DISTRIBUTION (2-1/0A EPR 4")
 - P6 — PRIMARY UNDERGROUND DISTRIBUTION (3-1100A EPR 6")
 - 04 — PRIMARY CONDUIT (FOR FUTURE USE, SIZE AS SHOWN)
 - P.M. 600/200A CIRCUIT INTERRUPTER PM-11
 - S.S. 200A LOADBREAK JUNCTION
 - S.S. 600A SEPARABLE SPICE W/FUT. 200A TAP
 - 600A PRIMARY RISER W/SOLID BLADE DISCONNECTS
 - 600A PRIMARY RISER (HARD TAP)
 - OVERHEAD CAPACITOR BANK (RELOCATE)
 - FAULT INDICATOR
 - EPR EPR-CONC-ENCAP-PE

(EXISTING)

- PRIMARY UNDERGROUND DISTRIBUTION (SIZE AS SHOWN)
- PRIMARY UNDERGROUND DISTRIBUTION (SIZE AS SHOWN)
- 200A SWITCHED PRIMARY RISER (SOLID BLADE DISCONNECTS)
- 600A PRIMARY RISER (HARD TAP)
- P.M. 600/200A CIRCUIT INTERRUPTER PM-11
- S.S. 200A LOADBREAK JUNCTION
- P.M. DISTRIBUTION TRANSFORMER, 16, 0F LB
- OVERHEAD CAPACITOR BANK (RELOCATE)
- EPR EPR-CONC-ENCAP-PE

(REMOVE)

- PRIMARY UNDERGROUND DISTRIBUTION (SIZE AS SHOWN)
- PRIMARY UNDERGROUND DISTRIBUTION (SIZE AS SHOWN)
- 200A SWITCHED PRIMARY RISER (SOLID BLADE DISCONNECTS)
- 600A PRIMARY RISER (HARD TAP)
- P.M. 600/200A CIRCUIT INTERRUPTER PM-11
- S.S. 200A LOADBREAK JUNCTION
- P.M. DISTRIBUTION TRANSFORMER, 16, 0F LB

(FUTURE)

- PRIMARY UNDERGROUND DISTRIBUTION (3-WIRE SIZE AS SHOWN)
- P.M. DISTRIBUTION TRANSFORMER, 36, STYLE IIE LB
- P.M. CIRCUIT INTERRUPTER PM-4



◀ SOUTH ELEVATION RENDERING - BIRDS EYE VIEW



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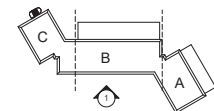
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EXTERIOR RENDERING
CDP-48

KEY PLAN





SOUTH ELEVATION RENDERING - PEDESTRIAN PERSPECTIVE



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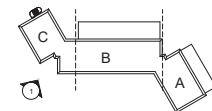
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EXTERIOR RENDERING
CDP-49

KEY PLAN





SOUTH ELEVATION RENDERING - PEDESTRIAN PERSPECTIVE



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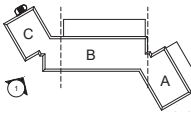
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EXTERIOR RENDERING
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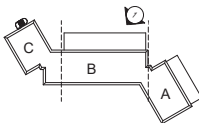
KEY PLAN





< NORTH ELEVATION - PEDESTRIAN PERSPECTIVE

KEY PLAN



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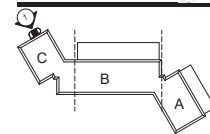
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EXTERIOR RENDERING
CDP-51



< NORTH ELEVATION - PEDESTRIAN PERSPECTIVE FROM CHILCO STREET

KEY PLAN



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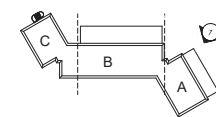
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REV 3 02/16/2022
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EXTERIOR RENDERING
CDP-52



< NORTH ELEVATION - RESTAURANT ENTRANCE PEDESTRIAN PERSPECTIVE

KEY PLAN



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EXTERIOR RENDERING
CDP-53



February 22, 2022

Menlo Park Planning Division
701 Laurel St.
Menlo Park, CA 94025
Attention: Ori Paz, Kyle Perata

RE: citizenM Menlo Park | New Build Hotel Construction
Project Narrative for Proposed Design Modifications to the Conditional Development Permit
– (PLN2019-00015)

Mr. Paz & Perata,

On behalf of the citizenM team, we thank you for your time and review of the citizenM Menlo Park hotel project and your willingness to work together and keep this project moving forward for the benefit of the community.

As you are aware, the original entitlements for the project were approved in 2020, and the team has subsequently been focused on working through schematic design with the hope of breaking ground in early 2022. Given delays due to the COVID-19 pandemic, increases in construction costs, and other factors, our team is now requesting certain modifications to the project design which, among other changes, would reduce the overall size of the project by approximately 10,000 square feet. In general, the requested modifications are intended to improve circulation and access, make the building more efficient, and respond to feedback heard from the community and the City Council during the approval hearing in 2020, while retaining the original design intent and public amenity program.

We understand these changes will require Planning Commission approval as a “major modification” to the design as noted in the amended CDP for the project. To help facilitate the Planning Commission’s review, we are pleased to submit this letter which provides a more in-depth explanation as to why these modifications to the design are being proposed and how the design team is complying with the design intent of the original project. We have also attached a separate design presentation which we hope will be useful for the Planning Commission in evaluating the proposed changes.

Architectural Changes:

citizenM's intent is to keep the original architectural style and design intent of the building, with some proposed modifications generally focused on maximizing building efficiency. The project is to remain a 5-story structure with 240 guestrooms. The requested modifications would reduce the overall building square footage from approximately 90,243 square feet to 79,413 square feet, while retaining the same mix of uses as originally designed. The reduction in building area is achieved by re-configuring the public space to be more efficient. Looking at program adjacencies, MEP systems and creative space planning techniques, the design team was able to compress and shift existing required programmatic spaces into a more compact and efficient design that streamlined MEP systems, pedestrian circulation, back of house operations and hotel delivery operations. The summary of changes is described in the following paragraphs.

The major programmatic shift in the re-design effort to make the building more efficient and reduce the building overall area is that the ground floor has been reconfigured to have more building program under the tower. Instead of an open, unenclosed area and breezeways below one of the towers, this approved open-air plaza at the main entry (on the western side of the building) will now be enclosed and house the public meeting space and lobby spaces that are open and accessible for public use (with no increase in the amount of meeting space). The east side of the building infilled the open breezeway space to relocate building program and centralize the delivery and loading dock area into one area. The first-floor exposed structure (pilotis) is now being inset into the building just behind the glazing. The columns and diagonal braces will still be visible through the glazing, which is intended to maintain the appearance of having the upper floors "float" above the ground floor.

The fitness center was relocated to the first floor from the 5th floor providing active use and storefront on the north west corner of the back of house mass. This move allowed for one bay to be eliminated from the buildings east wing tower and thus reducing the buildings overall footprint. A simple re-work and shift of program on the buildings upper floors allowed for the removal of the exterior egress stair on the east side of the building, reconfiguring the elevator core to maximize space, redistribution of guestrooms to maximize efficiency. The guestrooms have been made more efficient and by combining the MEP systems into the riser, and thus reducing the riser size. We were able to add 5 square feet back to the guestrooms with this efficiency, however, the overall length and width of the guestrooms remains unchanged. A simple re-work and shift of program on the buildings upper floors allowed for the

The location of the elevator core has also been reconfigured, thus eliminating a large dark spot on the exterior facade at the elevator core where faux glazing was previously proposed. This area will now be hotel staff office space and give employees natural light and views from their work space.

Minor changes are being proposed to the building facade style, due to structural and MEP design needs and requirements. At the time of the original CDP submission the project was in schematic and design development phases, which did not truly reflect the structural and mechanical systems for the building. Once the structural and mechanical systems were dialed in and sized accordingly, the need to modify the façade arose in order encapsulate and conceal the systems. The design team extended the lower portion of the second-floor façade to conceal the structural beam that is

36" deep supporting the second floor and all other floors above. This beam impacted the façade material height at the first and second floor transition and an adjustment was made to accommodate this condition.

Storefront and curtain wall glazing will encompass most of the publicly visible façade, and for the private back of house areas, the facade will be painted stucco, per the original intent. All occupied rooms in that mass, including the fitness room and hotel staff office space, will have windows to both provide natural light for the occupants as well as to activate the north side of the building. However, certain landscape features and elements such as living vines on the stucco wall and metal perforated screening in front of the loading dock are proposed which will help soften the visual impact of the solid wall.

Minor changes and updates to the building façade materials are reflected in the proposed design. The design intent and color palette of the original design still remains the basis of design, however at the time of the original submission product materials and manufactures had not been identified or selected. Now that the project is through the construction documentation phase actual products and manufactures of façade materials and systems have been selected and specified, the final available colors offered by some of the manufactures vary ever so slightly from the approved design and modifications had to be incorporated and adjusted.

The exterior red egress stair is to remain on the public facing west side (Chilco St) end of the building. Eliminating the exterior stair on the east side of the interior site that faces the parking garage on the Facebook campus allows more outdoor public space and dining for the future restaurant while allowing the curtain wall glazing to wrap the building creating a more open and aesthetically pleasing perception and view for patrons. This modification also allows the project to focus expenses on items such as the public outdoor terrace and dining areas that will provide community benefits. Otherwise, all site and landscape design features and other elements are to remain aligned with the original design intent and no material changes are being proposed.

Finally, the revised project proposes to relocate the Restaurant primary entrance to the north side of the building where one of the loading docks was previously located, thus creating a better wayfinding experience and visual / aesthetic experience from Bayfront Expressway.

Circulation Changes (Vehicular and Pedestrian):

With respect to circulation and access, the proposed changes would revise the vehicular site entrance and vehicular circulation to accommodate two-way traffic and fire vehicle access, since the original design would not allow for a fire truck to follow the normal circulation path or entrance (i.e., fire truck would have had to enter at rear of site and drive against traffic).

All building entrances are now prominent and there is a clear visual connection for the primary and secondary entrances to the hotel from the drive aisle and parking lot which did not exist before. The restaurant space main entrance was relocated from the side of the building breezeway to the north side of the building facing Bayfront Expressway creating a more prominent entrance. The revised project also condenses the loading docks into one central location (previously, there

were two separate loading docks), thus eliminating wasted space and inactive back of house area on the north side of the building facing Bayfront Expressway.

With the redesign of the site, the design team was able to adjust the site grading and parking stall layout to incorporate an accessible pedestrian access path connecting Chilco Street to the building site at the Northwest corner side of the property. The pedestrian path will connect the secondary entrance on the north side of the building to Chilco Street and allow the hotel guest and public direct access to the site from Chilco Street and Bayfront Expressway intersection area, thus a closer connection to the bayfront trail and Bedwell Bayfront Park.

Conclusion:

In sum, we believe the proposed changes are necessary in order to ensure a functional and economically viable project that is consistent with the goal of providing the community with significant amenities. The building site will still consist of landscape areas, parking for hotel guest and restaurant/public space, along with a public space amenity deck consisting of spaces for the community to gather and enjoy outdoor dining, games and community activities. Additional outdoor public space has been allocated for the future restaurant, while overall square footage and programming for the public space amenity deck is relatively unchanged. Vehicular circulation and the fire department vehicular access has been improved and coordinated with the Fire Marshall. Green space and outdoor public space square footage has increased with the reduction of the building footprint and more efficient site design.

We look forward to presenting these changes to the Planning Commission. Please feel free to reach out directly if there is any further information we can provide that would be helpful in assisting the Planning Commission's review.

Sincerely,

Bradley V. Richards, AIA, RIBA
Principal
California Registration# C33987



Recording Requested By:

First American Title

NCS-935585-SC

Recording requested by and when
recorded return to:

Manatt, Phelps & Phillips, LLP
350 Cambridge Avenue, Suite 300
Palo Alto, CA 94306
Attention: Michael C. Polentz

ATTACHMENT H

SPACE ABOVE RESERVED FOR COUNTY RECORDER'S USE

SHARED PARKING AGREEMENT

This **SHARED PARKING AGREEMENT** (this "Agreement") is dated as of this 5th day of June, 2020 (the "Effective Date"), by and between **HIBISCUS PROPERTIES, LLC**, a Delaware limited liability company ("Campus Owner"), and **MPK MENLO PARK PROPERTIES LLC**, a Delaware limited liability company ("Hotel Operator", together with Campus Owner, collectively, "Parties").

RECITALS

A. Campus Owner is the owner of certain real property located in the City of Menlo Park, County of San Mateo, California, more particularly described on **Exhibit B** attached hereto (the "Campus Property").

B. Pursuant to that certain Ground Lease dated as of the Effective Date (the "Ground Lease") by CMTGIF Properties, LLC, a Delaware limited liability company, as landlord (the "Landlord" or "Hotel Property Owner"), and Hotel Operator, as tenant, of certain real property located in the City of Menlo Park, County of San Mateo, California, more particularly described on **Exhibit A** attached hereto (the "Hotel Property"), Hotel Operator agreed to construct on the Hotel Property a hotel comprised of approximately 240 rooms and 118 onsite parking spaces (the "Hotel"), and a restaurant (the "Restaurant"). The Restaurant is anticipated to be operated by an independent third party, who will be subject to the terms of this Agreement.

C. The Hotel Property and the Campus Property are subject to that certain Development Agreement approved by the City of Menlo Park effective December 16, 2016 (as amended, the "Development Agreement"). On or about February 11, 2020, the City approved a Third Amended and Restated Conditional Development Permit (the "CDP").

D. Pursuant to the requirements under the CDP, Campus Owner, an affiliate of the Hotel Property Owner, agrees to provide a nonexclusive, appurtenant easement to access and use

127 nonexclusive parking spaces within the parking structure for Building 22 (the "**Parking Facilities**") located on the Campus Property, which Parking Facilities are owned and operated by the Campus Owner.

E. The Campus Property and the Hotel Property are subject to the terms contained in that certain Reciprocal Easement Agreement dated June 5, 2020, and recorded in the Official Records of San Mateo County, California on June 16, 2020, as Instrument No. 2020-055816 (the "**REA**").

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Use of Parking Facilities and Operations.

1.1 Hotel Property Parking Spaces. At all times, Hotel Operator shall have access to and use of 127 nonexclusive parking spaces (the "**Hotel Parking Spaces**") within the Parking Facilities, which will be used solely by the Hotel Operator, the Restaurant operator, and their respective employees, vendors, guests, customers and invitees.

(i) **Self-Parking.** Only Hotel Operator, the Restaurant operator, and their respective employees and vendors may self-park at the Parking Facilities on a non-reserved, first-come, first-served basis. Campus Owner reserves the right to reasonably designate a reserved parking area within the Parking Facilities for such use subject to the Parties' meet and confer obligations set forth in Section 2 of this Agreement. At Campus Owner's election, such entry and exit access may be limited to badge or keycards to be issued by Campus Owner.

(ii) **Valet-Parking.** Hotel Operator may offer valet parking services utilizing a pick-up and drop-off on the Hotel Property for parking for Hotel and Restaurant guests, customers and invitees on an as needed basis to the extent the Hotel Property has insufficient parking to accommodate such vehicles. Restaurant operator may offer separate valet parking services utilizing the Hotel Parking Spaces as agreed to by the Parties.

1.2 Rules and Regulations. Campus Owner shall have the right to adopt and enforce commercially reasonable and non-discriminatory rules and regulations for the operation of the Parking Facilities, provided that such rules and regulations are consistent with the provisions of this Agreement, the Ground Lease, the CDP and the REA, and do not conflict or interfere with or impair the rights and privileges granted to Hotel Operator in connection with the Parking Facilities. Campus Owner shall have the right (but shall not be obligated) to patrol the Parking Facilities and to remove therefrom any persons, vehicles or other personal property that are not authorized to use or occupy the Parking Facilities at the time in question. All users of the Parking Facilities shall at all times obey the rules and regulations established from time to time by Campus Owner with respect to the use and operation of the Parking Facilities.

1.3 Types of Vehicles. The scope of this Agreement is intended for and shall be limited to the use of non-commercial automobile parking and not for delivery, loading, unloading, storage or any other inconsistent use. Any use in excess of that described herein shall be considered exceeding the scope of these rights granted to Hotel Operator.

1.4 Location of Spaces. The location of the Hotel Parking Spaces within the Parking Facilities shall be determined by Campus Owner in its reasonable discretion subject to the Parties' meet and confer obligations set forth in Section 2 of this Agreement; provided however, in the event of a transfer of Campus Owner's interest in the Campus Property or the Parking Facilities to a non-affiliated third party transferee, the Hotel Operator and such transferee shall mutually determine the location of the Hotel Parking Spaces in their reasonable discretion. From time to time, Campus Owner shall have the right to reconfigure the parking spaces and other improvements within the Parking Facilities (including the drive aisles and other improvements thereon), provided that no such action shall materially impair use of the Parking Facilities (including ingress and egress thereto and therefrom) for the purposes designated in Section 1.1 of this Agreement unless, on a temporary basis (i) such prevention or impairment is reasonable, and (ii) vehicular and pedestrian ingress, egress, access, passage and parking is accommodated and maintained at all times via substitute areas within the Parking Facilities providing reasonable access and level of service (including, without limitation, 127 parking spaces provided to Hotel Operator); nor shall the foregoing prohibit temporarily closing portions of the Parking Facilities for purposes of reasonably required maintenance, repair or replacement or in the event of any emergency, provided that vehicular and pedestrian ingress, egress, access, passage and parking within the Parking Facilities are maintained at all times unless temporary closure is necessary for such required maintenance, repair or replacement or in the event of any emergency.

2. Periodic Review of Parking Agreement. One (1) year prior to the opening of the Hotel, the Parties shall meet and confer as to the manner in which the Parking Facilities will be accessed and controlled, valet arrangements for the Hotel Property, the location of Hotel Operator's designated parking spaces, the location of designated self-park stalls, the location of handicapped, car pool or other use limited spaces, and the location of parking stalls designated for other users within the Parking Facilities. Campus Owner shall prepare a parking operations plan for the usage of the Parking Facilities by the Hotel Operator and Campus Owner. Following this initial meeting between the Parties, the Parties shall make reasonable efforts to meet and confer every two (2) years to review the historical use of the Parking Facilities and evaluate the current and future parking needs subject to the input of the City and any other the applicable regulatory entities having land use jurisdiction over the Hotel Property (the "Regulatory Agencies").

3. Parking and Valet Manager.

(i) Campus Owner currently self-manages the Parking Facilities. At the election of Campus Owner, Campus Owner may enter into a contract with a parking management service (a "Parking Manager") to manage the Parking Facilities and perform services described herein.

(ii) Hotel Operator may elect to provide valet services to the Hotel Property at its sole cost and expense.

4. Hotel Parking Payment and Obligation.

4.1 Parking Payment. Hotel Operator shall timely pay Rent (as defined in the Ground Lease) in accordance with the terms of the Ground Lease in consideration for the use of the Hotel Parking Spaces, Campus Owner's maintenance and operation of the Parking Facilities, and for the Hotel Property parking easement rights granted to Hotel Operator pursuant to the REA. The Rent under the Ground Lease shall be the only rent required to be paid by Hotel Operator for its use of the Hotel Parking Spaces; provided however, Hotel Operator shall be responsible for all costs and charges expressly provided herein.

4.2 Security and Gate Control. Hotel Operator shall, at its sole cost and expense, install, maintain and operate a security gate and control device (the "Security Gate") to be located as shown on the Site Plan on **Exhibit B** attached hereto (the "Site Plan"). Campus Owner and Hotel Operator shall agree upon the type and design of the Security Gate, and the related implementation of traffic control.

5. Maintenance of Parking Facilities. Campus Owner shall at all times maintain and keep the Parking Facilities in good condition and repair and in compliance with all applicable all of the applicable statutes, ordinances, rules, codes, requirements, permits, regulations, or the like, of any Regulatory Agency, whether federal, state, or local, or court.. Without limiting the generality of the foregoing, in its maintenance of the Parking Facilities, Campus Owner shall perform the following obligations:

(i) maintain the parking surfaces to keep the surfaces thereof level, smooth and evenly covered with the type of surfacing material originally installed thereon, or such substitute thereof as shall be in all respects at least equal thereto in quality, appearance and durability;

(ii) remove all papers, debris, filth, refuse and surface waters that may accumulate from time to time and wash or thoroughly sweep paved areas as required; and

(iii) maintain, repair and replace appropriate parking area entrance, exit and directional signs, markers, lights and striping as shall be reasonably required or appropriate.

6. Enforcement and Remedies. In the event that Hotel Operator fails to meet its obligations under this Agreement, Campus Owner shall have the following remedies: (i) Campus Owner shall have the right to bring an action in law or equity seeking actual (but not consequential or special or punitive) damages, and/or seek specific performance to enforce the provisions of this Agreement; and (ii) Campus Owner shall have the right to undertake and meet Hotel Operator's obligation under Section 4.2 above, and in such event, Hotel Operator shall reimburse Campus Owner for all reasonable costs incurred by Campus Owner within thirty (30) days after the date of demand together with interest on such amounts accrued at ten percent (10%) per annum from the date of Campus Owner's payment. In the event that Campus Owner fails to meet its obligations under this Agreement, Hotel Operator shall have the right to bring an action in law or equity seeking actual (but not consequential or special or punitive) damages, and/or seek specific performance to enforce the provisions of this Agreement; provided however, in the event of a transfer of Campus Owner's interest in the Campus Property or the Parking Facilities to a non-affiliated third party transferee, the Hotel Operator shall have the additional right to undertake and meet Campus Owner's obligations under Section 5 above in the event that Campus Owner fails to diligently commence and cure such breach within thirty (30) days

following delivery of notice thereof from Hotel Operator, and in such event, Hotel Operator shall have the right to undertake and meet Campus Owner's obligations under Section 5 above, and Campus Owner shall reimburse Hotel Operator for all reasonable costs incurred by Hotel Operator within thirty (30) days after the date of demand together with interest on such amounts accrued at ten percent (10%) per annum from the date of Hotel Operator's payment.

7. **Temporary Closure.** Campus Owner shall have the right from time to time to temporarily close or obstruct portions of the Parking Facilities if and to the extent necessary to perform maintenance, repair, restoration and other work in connection with the operation of the Parking Facilities or Campus Owner's business, or in the case of an emergency, and such activities shall not subject Campus Owner to any claim or liability for any loss of use of the Parking Facilities as a result thereof, provided, however, that: (i) except in cases of emergency, Hotel Operator shall be given not less than three (3) business days' notice prior to any closure or other obstruction of the Parking Facilities; (ii) the closure or obstruction shall be scheduled, and the work shall be performed, to the extent commercially feasible, in a manner intended to minimize interference with the use of Hotel Operator's Parking Facilities and the operation of the Hotel; and (iii) if and to the extent that the number of usable parking spaces within the Parking Facilities is reduced below the Hotel Parking Spaces during the time of such closure, the Parties will confer and agree upon temporary location of such parking spaces to ensure that Hotel Operator has access to 127 parking spaces at all times as required under Section 1.1 above.

8. **Indemnity and Exculpation.**

8.1 **Hotel Operator Indemnity.** Hotel Operator agrees to indemnify, hold harmless and defend Campus Owner and the Landlord, and their respective members, partners, shareholders, affiliates officers, directors, employees, agents and representatives (each, a "**Campus Owner Indemnified Party**") from and against any and all claims, damages (other than consequential damages or punitive damages), losses, costs, charges, expenses, causes of actions (whether in tort or contract, law or equity, or otherwise), judgments, assessments, fines or liabilities (including, without limitation, reasonable attorneys', experts' and arbitrators' fees and disbursements and court costs as and when incurred) (collectively, "**Indemnified Losses and Claims**") that may be asserted against or incurred by any Campus Owner Indemnified Party arising out of the use or occupancy of the Parking Facilities or any part thereof by Hotel Operator or the Hotel Operator Parties (as defined below), except to the extent such Indemnified Loss and Claim is due to (i) the grossly negligent acts or omissions or willful misconduct of such Campus Owner Indemnified Party, or (ii) any breach or default in the timely observance or performance of any obligation on Campus Owner's part to be observed or performed under this Agreement. Hotel Operator Parties means, collectively, the Hotel Operator and its patrons, vendors, employees, contractors, agents, managers, guests, invitees and licensees of the Hotel Operator (which shall include any employees of Campus Owner, the Landlord or their respective affiliates, so long as such employee is then also a Hotel user), and the Restaurant operator and its agents, employees and invitees, but only during the time the Restaurant operator is leasing the Restaurant directly from the Hotel Operator.

8.2 **Campus Owner Indemnity.** Campus Owner agrees to indemnify, hold harmless and defend Hotel Operator, its members, partners, shareholders, affiliates officers, directors, employees, agents, contractors, tenants and licensees (each, a "**Hotel Operator**

Indemnified Party") from and against any and all Indemnified Losses and Claims that may be asserted against or incurred by any Hotel Operator Indemnified Party arising out of the use or occupancy of the Parking Facilities or any part thereof by Campus Owner or the Campus Owner Parties (as defined below), except to the extent such Indemnified Loss and Claim is due to (j) the grossly negligent acts or omissions or willful misconduct of such Hotel Operator Indemnified Party, or (ii) any breach or default in the timely observance or performance of any obligation on Hotel Operator's part to be observed or performed under this Agreement. "**Campus Owner Parties**" means collectively, the Campus Owner and the Landlord, and their respective agents, employees and invitees, and the Restaurant operator and its agents, employees and invitees, but only during the time the Restaurant operator is leasing the Restaurant directly from the Landlord.

9. **No Waiver.** No waiver of any default shall be implied from any omission by a Party to take any action in respect of such default, whether or not such default continues or is repeated. No express waiver of any default shall affect any other default or cover any period of time other than the applicable default and period of time specified in such express waiver. One or more waivers of any default in the performance of any term, provision or covenant contained in this Agreement shall not be deemed to be a waiver of any subsequent default. The consent or approval by a Party as required hereunder to or of any act or request by the other Party requiring consent or approval shall not be deemed to waive or render unnecessary the consent or approval to or of any subsequent similar acts or requests.

10. **Effect of Breach.**

10.1 **Mortgagee Protection.** Breach of any provision of this Agreement or the enforcement thereof shall not defeat or render invalid the lien of any mortgage, deed of trust or other security interest recorded against Campus Owner's interest in the Campus Property and made in good faith and for value. Furthermore, no breach of any such mortgage, deed of trust or other security interest shall in any way impair, modify or alter the rights and obligations of any of the Parties hereunder and all of the provisions of this Agreement shall be binding and effective against any party whose title is acquired by foreclosure, trustee's sale or otherwise.

10.2 **No Cancellation.** No breach of any provision of this Agreement shall entitle any Party to cancel, rescind or otherwise terminate this Agreement, but this limitation shall not affect in any manner any other rights or remedies which a Party may have by reason of any such breach.

11. **Term.** This Agreement shall be effective upon the opening of the Hotel and shall expire on the earlier to occur of (a) the expiration or earlier termination of the Ground Lease; (b) the date when the Parties agree in writing (in their respective sole and absolute discretion) to terminate this Agreement following approval from the City and any other Regulatory Agency having land use jurisdiction over the Hotel Property; or (c) the date that the Hotel Property is no longer used for hotel purposes. Upon termination of this Agreement, all rights, privileges, duties and obligations created and imposed by this Agreement shall terminate and be of no further force or effect, provided that the termination of this Agreement shall not limit or affect any remedy at law or in equity of any Party against any other Party with respect to any liability or obligation arising or to be performed under this Agreement prior to the date of such termination.

12. **Amendments.** This Agreement may be modified or amended in whole or in part with the consent of both Parties in writing; provided however, that any changes to the number of Hotel Parking Spaces shall be subject to the review and approval from the City of Menlo Park in accordance with the CDP.

13. **Estoppel Certificates.** Each Party, at any time and from time to time upon not less than ten (10) business days' prior written notice from the other Party, shall execute, acknowledge and deliver to such requesting Party or, at such Party's request, to any other Person reasonably requested by such Party, a certificate legally sufficient to establish the following: (a) if true, that this Agreement is unmodified and in full force and effect (or, if there have been modifications, that this Agreement is in full force and effect as modified and stating the modifications); (b) whether, to such Person's actual knowledge, there are then existing any defenses against the enforcement of any of the obligations of the requesting person under this Agreement (and, if so, specifying same); (c) whether, to such Person's actual knowledge, there are then existing any defaults by any Party in the performance of their respective obligations under this Agreement (and, if so, specifying same); and (d) such other factual matters as may reasonably be requested by the requesting Person. It is intended that any such certificate delivered pursuant to this Section 13 may be relied upon by requesting Party and any such other Person. The Parties will execute an alternative form of estoppel certificate if reasonably requested by a Party. For purposes of this Agreement, "Person" means any natural person, a partnership, a corporation, an association, a joint stock company, a limited liability company, a trust, a joint venture, an unincorporated organization and other entity.

14. **Casualty.** If any damage or destruction caused by fire or other casualty occurs to the Parking Facilities or any portion thereof or any of the improvements located thereon (a "**Casualty**") such that the total number of parking spaces in the Parking Facilities available to the Hotel Operator is less than 127, then, as soon as practicable thereafter, the Campus Owner shall provide alternate parking spaces for the use of the Hotel Property such that the total number of parking space available for the use of the Hotel Parcel is no less than 127.

15. **Attorneys' Fees.** If there is any legal action or proceeding to enforce any provision of this Agreement or to protect or establish any right or remedy, the unsuccessful Party to such action or proceeding shall pay to the prevailing Party all costs and expenses (including reasonable attorneys' fees and costs) incurred by such prevailing Party in such action or proceeding. In addition, the unsuccessful Party shall pay any costs and expenses (including reasonable attorneys' fees and costs) actually incurred by the prevailing Party in enforcing or appealing any judgment rendered in any such legal action or proceeding, which costs and expenses shall be recoverable separately from and in addition to any other amount included in such judgment.

16. **Consent.** In fulfilling obligations and exercising rights under this Agreement, each Party shall cooperate with the other to promote the efficient operation of the Parking Facilities and harmonious relationships among the Parties. In any instance in which a Party shall be requested to consent to or approve of any matter with respect to which such Party's consent or approval is required by any of the provisions of this Agreement, such consent or approval shall not be effective unless given in writing, and shall not be unreasonably withheld or delayed, unless the provisions of this Agreement with respect to a particular consent or approval shall

expressly provide that the same shall be given or refused in the sole judgment of such Party (or similar language), as applicable.

17. **Execution in Counterparts.** This Agreement may be executed in several counterparts, and all so executed shall constitute one agreement between the Parties hereto, notwithstanding that all Parties are not signatories to the original or the same counterpart.

18. **Governing Law.** This Agreement shall be construed in accordance with the laws of the State of California.

19. **Incorporation of Exhibits.** The Exhibits attached to this Agreement are by this reference incorporated in this Agreement.

20. **Integration.** This Agreement constitutes the entire agreement concerning the matters set forth in this Agreement.

21. **Interpretation.** This Agreement shall be construed in accordance with its fair meaning and not strictly for or against any Party. Wherever the context of this Agreement so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

22. **No Merger.** Neither this Agreement nor any portion hereof shall be extinguished by merger through the operation of law alone, but only by a recorded instrument specifically so providing.

23. **No Third Party Benefited.** This Agreement is not intended nor shall it be construed to create any third party beneficiary rights to any person or entity unless expressly provided in this Agreement.

24. **Notice.** All notices, demands, or other communications that either Party desires or is required or permitted to give or make to the other Party under or pursuant to this Agreement (collectively referred to as "notices") shall be made or given in writing and shall either be (a) personally served, (b) sent by registered or certified mail, postage prepaid, (c) sent for next business day delivery by a nationally recognized overnight delivery service or courier (such as Federal Express), or (d) sent by email. All notices shall be addressed to or personally served on the Parties as follows:

If to Campus Owner: 1 Hacker Way
Menlo Park, CA 94025
Attention: Director of Real Estate

And to: 1 Hacker Way
Menlo Park, CA 94025
Attention: Real Estate Counsel

With a copy to: Manatt, Phelps & Phillips, LLP
350 Cambridge Avenue, Suite 300

Palo Alto, CA 94306
Attention: Michael C. Polentz

If to Hotel Operator: c/o citizenM Asset Management USA, LLC
148 Madison Avenue, 2nd Floor
New York, New York 10016
Attention: Ernest Lee

with copies to: DLA Piper LLP (US)
555 Mission Street, Suite 2400
San Francisco, CA 94105
Attention: Vivek K. Chavan

Any notice sent to Hotel Operator hereunder shall be simultaneously sent to each leasehold mortgagee permitted under the Ground Lease and provided that the Landlord has been given such notice as is required by the Ground Lease, by email or registered or certified mail, return receipt requested, at the address or addresses previously provided by Hotel Operator. Any notice that contains a request for Campus Owner's consent shall clearly state that consent is being requested in such notice and, if applicable, that failure to respond within the applicable time period set forth in this Agreement (which time period shall be stated in such notice) may be deemed consent if so provided in this Agreement. Service of any such notice or demand so made by (y) mail shall be deemed complete as of (i) if personally served, on the day of actual delivery, (ii) if mailed, the date as shown by the addressee's registry or certification receipt, or (iii) if sent by a nationally recognized overnight delivery service or courier, the next business day after delivery, or (z) if made by email, when sent, provided that for a delivery pursuant to this clause (z), a copy is also sent pursuant to either clause (a), (b), or (c) above. The address to which notices and demands shall be delivered or sent may be changed from time to time by notice served as herein provided by either Party upon the other Party. Any correctly addressed notice that is refused, unclaimed, or undeliverable because of an act or omission of the party to be notified shall be considered to be effective as of the first date that the notice was refused, unclaimed, or considered undeliverable by the postal authorities, messenger, or overnight delivery service. Copies of notices to be sent to a Party's counsel shall be provided as a courtesy only and shall not affect notice properly given to such Party as provided herein.

25. Severability. If any clause, sentence or other portions of this Agreement shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.

26. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns. In the event of a transfer of Hotel Operator's or Campus Owner's interest in the Hotel Property or the Campus Property, as applicable, Hotel Operator or Campus Owner, as applicable shall provide a copy of this Agreement to any transferee and shall cause such transferee to assume the terms of this Agreement in writing. Hotel Operator shall have the right to assign its interest in this Agreement to a leasehold mortgagee in connection any trust deed entered into by Hotel Operator in accordance with the terms of the Ground Lease.

27. **Time of Essence.** Time is of the essence with respect to the performance of each of the covenants and agreements contained in this Agreement.

28. **Unavoidable Delays.** Each Party shall be excused from performing any of its obligations under this Agreement (except any of their respective obligations to pay any sums of money), if and for so long as the performance of such obligation is prevented, delayed, retarded or hindered by any natural disaster, exceptional adverse weather conditions, acts of war, acts or threats of terrorism, civil disturbance, trade embargo or blockade or labor strikes (unless resulting from the violation by a Party of any obligation of such Party to use union labor), or other unavoidable causes beyond the control of any Party (but in no event shall the failure to pay amounts due be deemed to be a Force Majeure Event, nor shall the nonpayment thereof excuse performance in any way) (a "**Force Majeure Event**"), provided that any such excused Party shall (a) use reasonable efforts to mitigate the damages of such excused performance, and (b) provide notice as soon as reasonably possible to the other Party of such Force Majeure Event.

29. **Severance.** To the extent that any provision of this Agreement would otherwise be invalid or unenforceable due to a violation of the rule against perpetuities, the same shall be construed and interpreted, *ut res magis valeat quam pereat* ("so that it shall have effect rather than be destroyed"), as though it were expressly stated that the happening of any contingency or event must take place, if at all, within the maximum period permitted therefor to prevent violation of said rule.

30. **No Partnership.** Neither anything contained in this Agreement, nor any acts of any of the Parties, shall be deemed or construed by any Person to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between or among the Parties.

[Remainder of Page Intentionally Blank; Signature Page Follows]



IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the date written above.

"Campus Owner"

HIBISCUS PROPERTIES, LLC, a
Delaware limited liability company

By: 
Name: _____
Title: **John Tenanes**
VP Global Facilities

"Hotel Operator"

MPK MENLO PARK PROPERTIES LLC, a
Delaware limited liability company

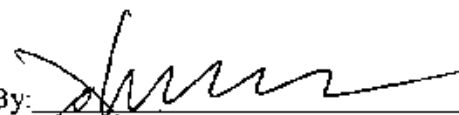
**SIGNED IN
COUNTERPART**

By: _____
Name: Ernest Lee
Title: Authorized Signatory

Consented to and acknowledged by:

"Landlord" or "Hotel Property Owner"

CMTGIF PROPERTIES, LLC, a
Delaware limited liability company

By: 
Name: John Tenanes
Title: VP

[Signature Page to Shared Parking Agreement]



IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the date written above.

"Campus Owner"

HIBISCUS PROPERTIES, LLC, a
Delaware limited liability company

SIGNED IN
COUNTERPART

By: _____

Name:

Title:

"Hotel Operator"

MPK MENLO PARK PROPERTIES LLC, a
Delaware limited liability company

By: _____

Name: Ernest Lee

Title: Authorized Signatory

Consented to and acknowledged by:

"Landlord" or "Hotel Property Owner"

CMTGIF PROPERTIES, LLC, a
Delaware limited liability company

SIGNED IN
COUNTERPART

By: _____

Name:

Title:

[Signature Page to Shared Parking Agreement]

325681747.10



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Santa Clara) ss.

On June 5, 2020, 2020 before me, Matt G Miller, Notary Public, personally appeared Brian A Tenabeser, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Matt G Miller
Notary Public

(Seal)





STATE OF NEW YORK)
) ss:
COUNTY OF KINGS)

On the 28 day of MAY in the year 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest Lee personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public



EXHIBIT 'A'
LEGAL DESCRIPTION OF THE HOTEL PARCEL

REAL PROPERTY SITUATE IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF ADJUSTED PARCEL 1, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MARCH 14, 2018 AS INSTRUMENT NUMBER 2018-018929, OFFICIAL RECORDS OF SAN MATEO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ADJUSTED PARCEL 1, SAID CORNER BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF ROUTE 84 (BAYFRONT EXPRESSWAY), AS SAID ROUTE IS SHOWN ON THAT CERTAIN CALTRANS RIGHT OF WAY MAP FOR ROUTE 84 IN THE COUNTY OF SAN MATEO ON SHEETS R-105.2 THROUGH R-105.4;

THENCE ALONG THE NORTHERLY LINE OF SAID ADJUSTED PARCEL 1, SOUTH 63° 56' 05" EAST, 11.21 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 80° 18' 45" EAST, 367.64 FEET;

THENCE SOUTH 23° 50' 40" WEST, 369.00 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT 68.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 19° 21' 49" WEST;

THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 32° 10' 58", AN ARC DISTANCE OF 38.20 FEET;

THENCE NORTH 53° 29' 03" WEST, 164.43 FEET;

THENCE NORTH 64° 42' 36" WEST, 158.40 FEET TO A POINT ON WESTERLY LINE OF SAID ADJUSTED PARCEL 1, SAID POINT ALSO BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF CHILCO STREET;

THENCE ALONG SAID WESTERLY LINE, NORTH 20° 11' 05" EAST, 238.48 FEET;

THENCE CONTINUING ALONG SAID WESTERLY LINE, NORTH 23° 26' 23" EAST, 18.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.60 ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


JOSEPH D. THOMPSON, LS 8121

5/8/20
DATE





EXHIBIT 'B'
LEGAL DESCRIPTION OF THE CAMPUS PARCEL

REAL PROPERTY SITUATE IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF ADJUSTED PARCEL 2, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED MARCH 14, 2018 AS INSTRUMENT NUMBER 2018-018929, OFFICIAL RECORDS OF SAN MATEO COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID ADJUSTED PARCEL 2, SAID CORNER BEING A POINT ON THE NORTHERLY LINE OF THE 100 FOOT WIDE SOUTHERN PACIFIC RAILROAD DUMBARTON CUT OFF RIGHT OF WAY;

THENCE ALONG THE SOUTHERLY LINE OF SAID ADJUSTED PARCEL 2, SOUTH 86° 03' 10" WEST, 3091.29 FEET;

THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID ADJUSTED PARCEL 2 THE FOLLOWING TWELVE (12) COURSES:

1) ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS SOUTH 51° 25' 59" WEST, HAVING A RADIUS OF 231.73 FEET, THROUGH A CENTRAL ANGLE OF 53° 54' 34" FOR AN ARC LENGTH OF 218.04 FEET,

2) SOUTH 86° 03' 10" WEST, 1371.94 FEET,

3) SOUTH 23° 26' 23" WEST, 42.25 FEET,

4) ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, THE CENTER OF WHICH BEARS NORTH 01° 58' 59" WEST, HAVING A RADIUS OF 335.02 FEET, THROUGH A CENTRAL ANGLE OF 112° 10' 04" FOR AN ARC LENGTH OF 655.87 FEET,

5) NORTH 20° 11' 05" EAST, 388.11 FEET,

6) ALONG THE ARC OF A TANGENT CURVE THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 93° 36' 25" FOR AN ARC LENGTH OF 32.68 FEET,

7) SOUTH 66° 12' 30" EAST, 5.00 FEET,

8) NORTH 23° 47' 30" EAST, 30.00 FEET,

9) SOUTH 66° 12' 30" EAST, 5.64 FEET,

10) NORTH 23° 47' 30" EAST, 30.00 FEET,

11) NORTH 66° 12' 30" WEST, 5.00 FEET, AND

12) ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 86° 23' 35" FOR AN ARC LENGTH OF 30.16 FEET;

THENCE SOUTH 64° 42' 36" EAST, 158.40 FEET;

THENCE SOUTH 53° 29' 03" EAST, 164.43 FEET;

THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 12° 49' 09" EAST, HAVING A RADIUS OF 68.00 FEET, THROUGH A CENTRAL ANGLE OF 32° 10' 58" FOR AN ARC LENGTH OF 38.20 FEET;



THENCE NORTH 23° 50' 40" EAST, 369.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID ADJUSTED PARCEL 2;

THENCE ALONG THE NORTHERLY LINE OF SAID ADJUSTED PARCEL 2, SOUTH 80° 18' 45" EAST, 2131.79 FEET;

THENCE CONTINUING ALONG THE NORTHERLY LINES OF SAID ADJUSTED PARCEL 2, SOUTH 89° 38' 32" EAST, 823.77 FEET TO THE NORTHWEST CORNER OF PARCEL B, AS SAID PARCEL IS DESCRIBED IN SAID LOT LINE ADJUSTMENT NO. 13-01, RECORDED MAY 2, 2013 AS INSTRUMENT NO. 2013-0066476, AND SHOWN ON SAID RECORD OF SURVEY;

THENCE ALONG THE NORTHERLY AND EASTERLY LINES OF SAID ADJUSTED PARCEL 2 THE FOLLOWING FIFTEEN (15) COURSES:

- 1) SOUTH 30° 06' 28" EAST, 39.45 FEET,
- 2) SOUTH 00° 21' 28" WEST, 40.00 FEET,
- 3) SOUTH 89° 38' 32" EAST, 60.00 FEET,
- 4) NORTH 00° 21' 28" EAST, 40.00 FEET
- 5) NORTH 30° 49' 24" EAST, 39.45 FEET,
- 6) SOUTH 89° 38' 32" EAST, 79.55 FEET,
- 7) SOUTH 30° 06' 28" EAST, 39.45 FEET,
- 8) SOUTH 89° 38' 32" EAST, 60.00 FEET,
- 9) NORTH 30° 49' 24" EAST, 39.45 FEET,
- 10) SOUTH 89° 38' 32" EAST, 1012.82 FEET,
- 11) SOUTH 81° 24' 30" EAST, 162.33 FEET,
- 12) ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 45.00 FEET, THROUGH A CENTRAL ANGLE OF 81° 13' 05" FOR AN ARC LENGTH OF 63.79 FEET.
- 13) SOUTH 00° 11' 25" EAST, 172.13 FEET,
- 14) SOUTH 15° 03' 57" WEST, 107.79 FEET, AND
- 15) SOUTH 23° 08' 15" WEST, 111.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 77.84 ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

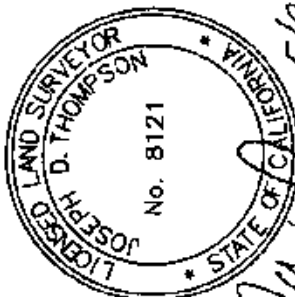
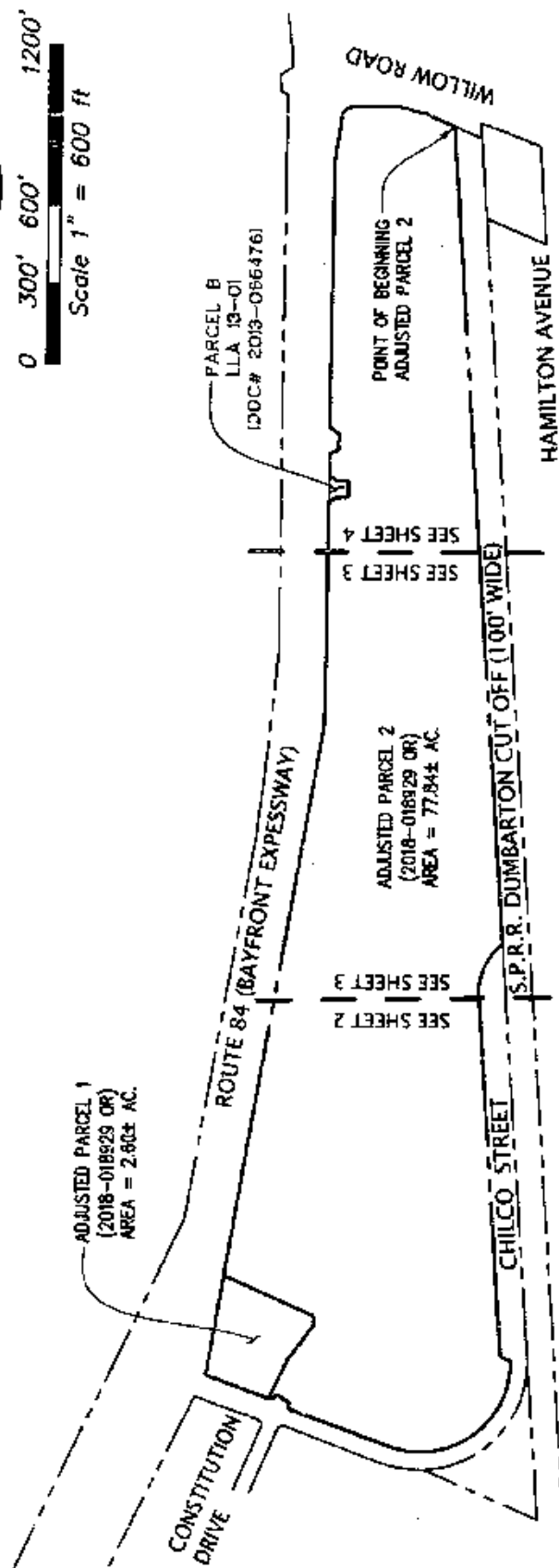

JOSEPH D. THOMPSON, LS 8121

5/8/20
DATE





0 300' 600' 1200'
Scale 1" = 600' ft

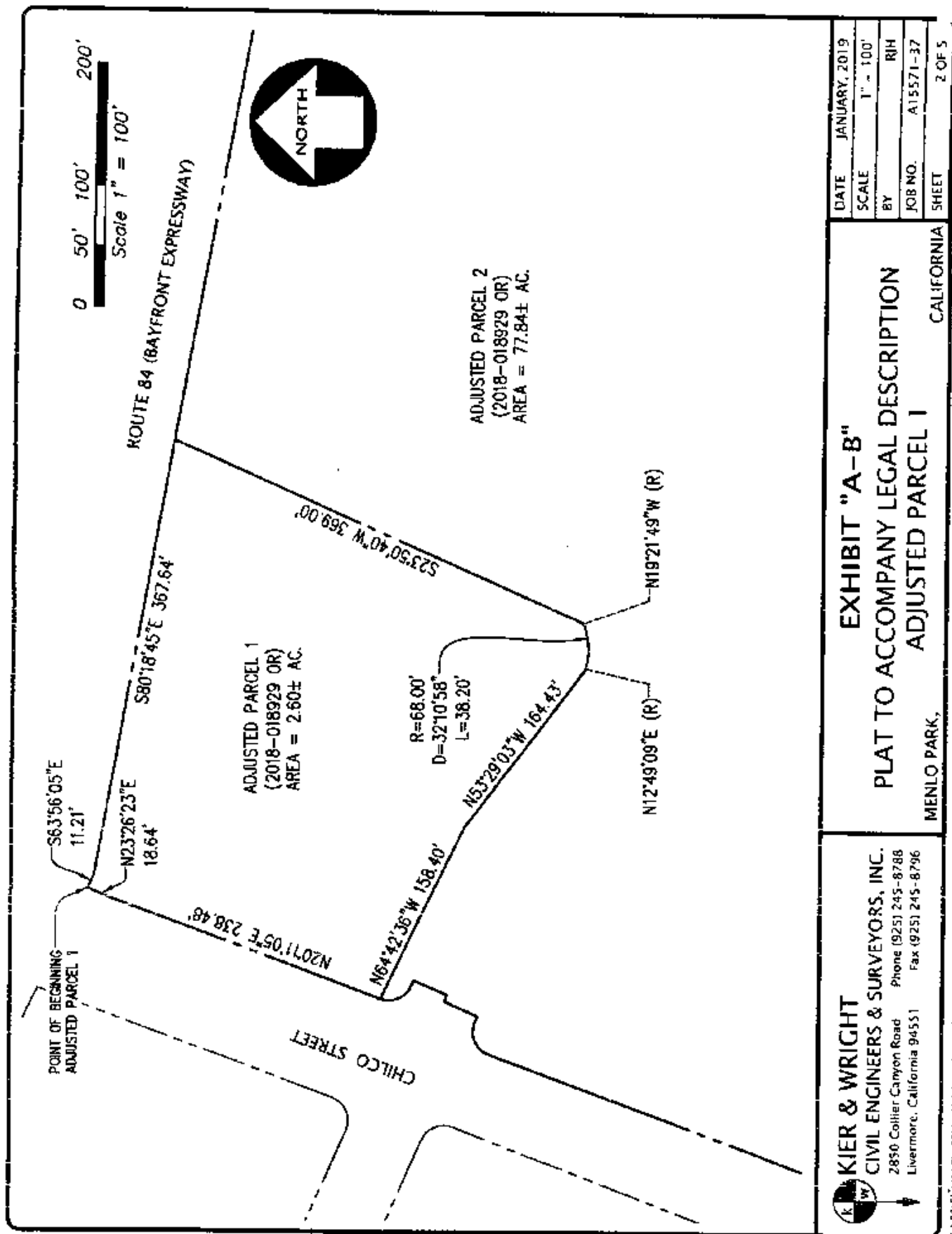


KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "A-B" PLAT TO ACCOMPANY LEGAL DESCRIPTION


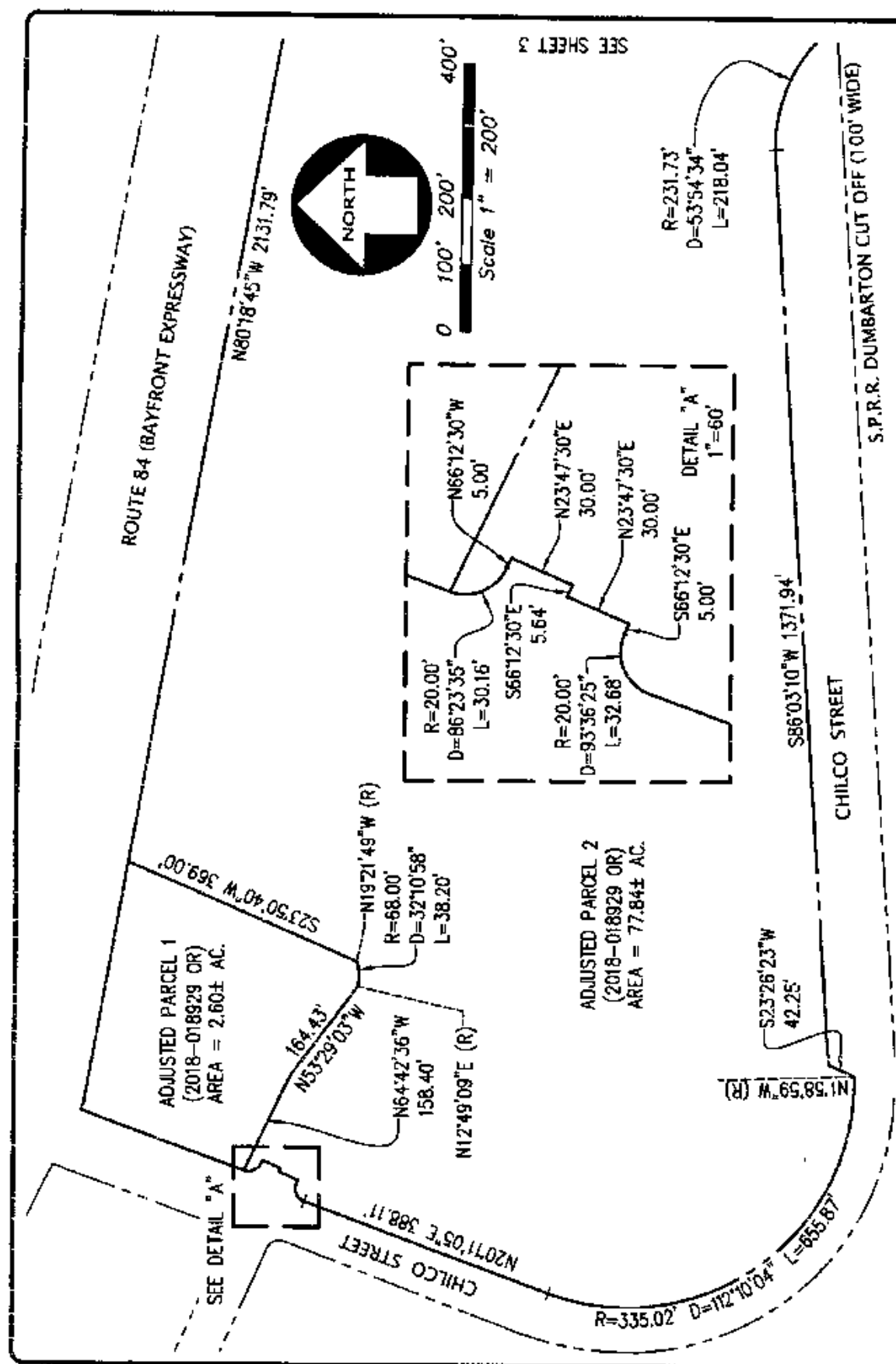
DATE JANUARY, 2019
SCALE 1" = 600'
BY RJH
JOB NO. AT5571-37
SHEET 1 OF 5

MENLO PARK, CALIFORNIA



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100000 Properties
(Legal)

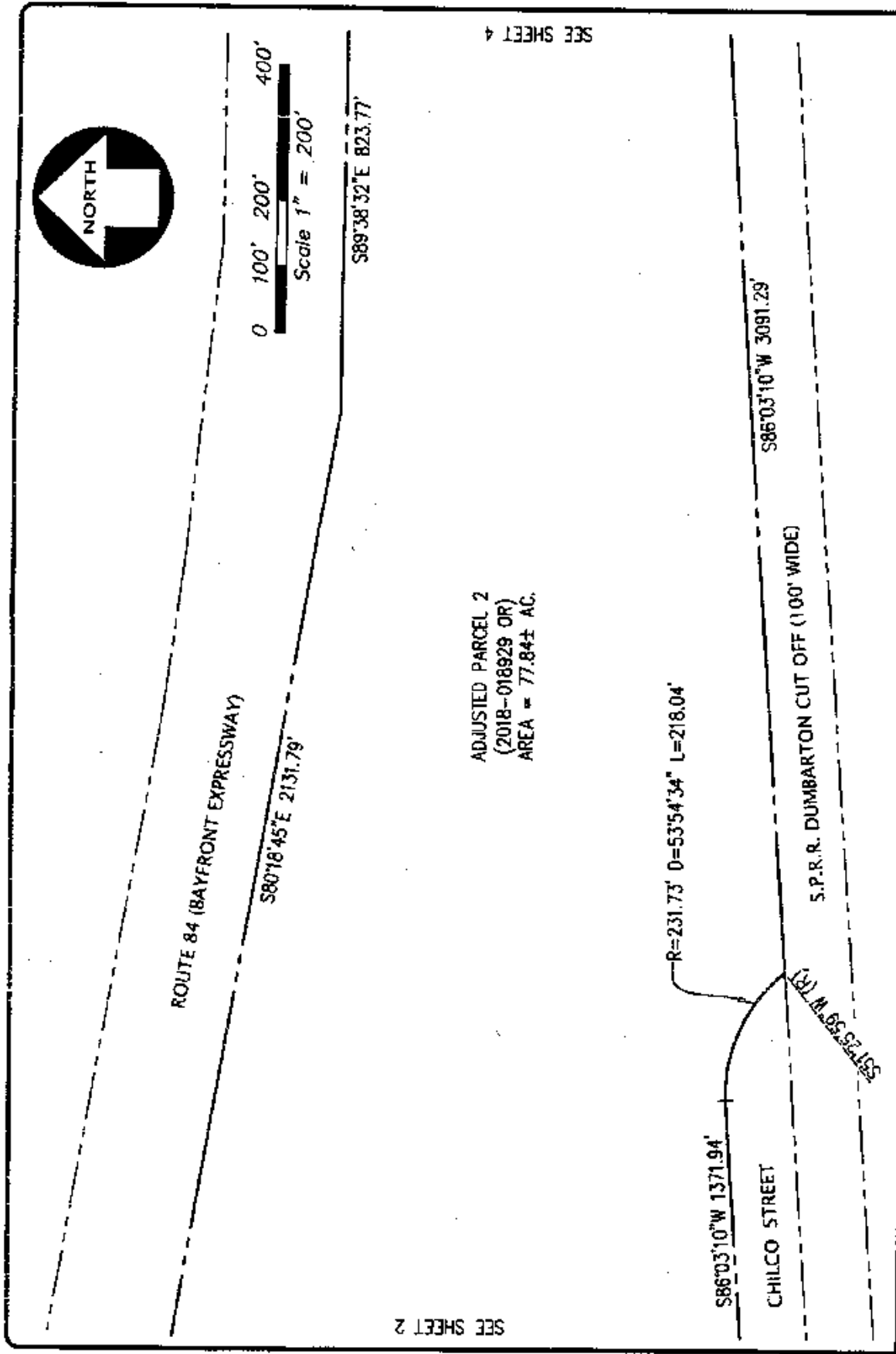
 KIER & WRIGHT

CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "A-B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
ADJUSTED PARCEL 2

MENLO PARK,

DATE	JANUARY, 2019
SCALE	1" = 200'
BY	RJH
JOB NO.	A15571-37
SHEET	3 OF 5



ADJUSTED PARCEL 2
(2018-018929 OR)
AREA = 77.84± AC.

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 243-8788
Livermore, California 94551 Fax (925) 243-8796

EXHIBIT "A-B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
ADJUSTED PARCEL 2
MENLO PARK, CALIFORNIA

DATE JANUARY, 2019
SCALE 1" = 200'
BY R/H
JOB NO. A15571-37
SHEET 4 OF 5





Scale 1" = 100'

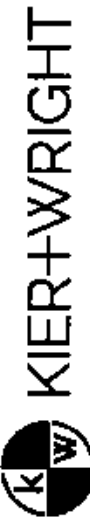
GATE ARM ACCESS CONTROL
PROVIDED BY CM

HOTEL PROPERTY
(ADJUSTED PARCEL 1)
(2018-018929 OR)

CAMPUS PROPERTY
(ADJUSTED PARCEL 2)
(2018-018929 OR)

CHILCO STREET

CONSTITUTION DRIVE



2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

SITE PLAN EXHIBIT C

MENLO PARK,

CALIFORNIA

DATE	MAY, 2020
SCALE	1" = 100'
BY	RJH
JOB NO.	A15571-82
SHEET	1 OF 1

Z: \\2015\\A15571-82\\DWG\\ENTITLEMENTS\\EXHIBITS\\A15571-82 ACCESS EASEMENT EXHIBIT.dwg 5 08-20 11:24:51 AM jh skenbottom

**MEMORANDUM**

Date: January 17, 2022
Subject: Heritage Tree Suitability Analysis
Project: citizenM Hotel - Menlo Park

As noted in the attached arborist report conducted by SBCA Tree Consulting dated November 18, 2019, a total of (13) existing trees were tagged and identified on the Hotel site. Three (3) trees are listed as meeting the criteria of a Heritage Tree. Based on this report the three (3) trees are noted as having Fair to Poor rating for Suitability for Retention and have Fair-Poor health and structure, exhibiting significant dieback and lean and are headed towards the high voltage power lines.

Early in the design process, the design team evaluated the suitability of preserving these trees however their location were in direct conflict with the developable area of the site, limiting efficient vehicular site circulation for EVA access, loading and trash operations as well as guest parking. This coupled with the findings of the arborist report, the trees were deemed not suitable for preservation.

This analysis and conclusion was also supported with the findings of the Heritage Tree Preservation Suitability Analysis previously developed by CMG Landscape Architecture for the entire Facebook Campus site. These three (3) heritage trees were included in their analysis and were also deemed unsuitable for preservation and were included in their recommendations for removal.

It should also be noted that the Hotel site is proposing a rich and varied planting palette with over 120 newly planted trees. The proposed tree species were reviewed and selected based on early feedback from the City Arborist and SBCA Tree Consulting recommendations.

The following supporting documents are attached for your reference:

- *Hotel Site Arborist Report dated November 18, 2019 - SBCA Tree Consulting*
- *Heritage Tree Preservation Suitability Analysis dated October 31, 2016 - CMG Landscape Architecture*

Thank you

A handwritten signature in black ink, appearing to read "Eric Sirois", written over a horizontal line.

Eric Sirois - Principal
IN SITU Landscape Architecture

SBCA TREE CONSULTING

1534 Rose Street, Crockett, CA 94525

Phone: (510) 787-3075

Fax: (510) 787-3065

Website: www.sbcatree.com

Steve Batchelder, Consulting Arborist

WC ISA Certified Arborist #228

CUFC Certified Urban Forester #134

CA Contractor License #(C-27) 53367

E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist

WC ISA Certified Arborist #9613A

ISA Tree Risk Assessment Qualified

E-mail: molly@sbcatree.com

Date: November 18, 2019

To: citizenM Hotels
506 2nd Avenue, Suite 2900
Seattle, WA 98104
Ben McGhee, Project Manager

Project Site: SE Corner of Bayfront Expressway and Chilco St.

Subject: Tree Survey

Assignment: Arborist was asked to tag and survey all trees within the project scope.

Appendix Material:

- Appendix 1: Tree Survey Data
- Appendix 2: Tree Location Map

Summary

Thirteen trees were tagged and surveyed. Nine (9) trees already had metal number tags attached from a previous survey; four additional trees received tags. Six (6) different species were identified.

	Species	Common Name	Total Amount	Heritage Tree Amount	Overall Retention Suitability	Comments
1	<i>Morus alba</i>	White Mulberry	1	0	P	Appears to be a volunteer
2	<i>Pinus halepensis</i>	Aleppo Pine	3	3	F-P	Trees have not received any care in years; significant dieback; #467 and #468 have substantial leans
3	<i>Platanus x hispanica</i>	London Plane	5	0	P	In very poor condition
4	<i>Prunus cerasifera</i>	Plum	1	0	P	In very poor condition
5	<i>Schinus terebinthifolius</i>	Brazilian Pepper	2	0	P	Appear to be volunteers
6	<i>Quercus agrifolia</i>	Coast Live Oak	1	0	P	Stump sprout
Totals:			13	3		

Photos



Photo 1. Photo above shows the two Aleppo Pines. The trees were previously part of a stand of 5.



Photo 2. Photo left shows pine #468 and substantial lean.





Photo 3. Photo above left shows London Plane #482. Photo above right shows #483. All Plane trees are in very poor condition.

End Report

Report submitted by:

*Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
Tree Risk Assessment Qualified (TRAQ)*



COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree

Species - Scientific name

Common Name - Vernacular name

DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated

Height - In feet

Structure -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying

Health- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous

Heritage Tree- Attaining City of Heritage Tree Status: 1 is Yes

Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor

RPZ- Root Protection Zone: The radial distance in feet from base of tree that is to be fenced off from all construction access until designated by a certified arborist.

Notes - Pertinant Arborist Notes

Tag #	Species	Common Name	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	RPZ	Notes
466	<i>Pinus halepensis</i>	Aleppo Pine	16	20	P	F-P	1	F	16	Headed for high voltage power lines, Dieback
467	<i>Pinus halepensis</i>	Aleppo Pine	20	35	F-P	F-P	1	F	20	Significant lean, Headed for high voltage power lines, Dieback
468	<i>Pinus halepensis</i>	Aleppo Pine	20	30	F	F-P	1	P	20	Significant lean, Dieback, Headed for high voltage power lines
477	<i>Prunus cerasifera</i>	Plum	7.5	15	P	P		P	8	Codominant, Dieback, Drought stressed
183	<i>Morus alba</i>	White Mulberry	4	10	G	G		P	4	Volunteer
478	<i>Platanus x hispanica</i>	London Plane	5.5	15	P	P		P	6	Large pruning wounds, Dieback, Drought stressed
482	<i>Platanus x hispanica</i>	London Plane	5.5	15	P	D		P	6	Dead
483	<i>Platanus x hispanica</i>	London Plane	7	20	P	P		P	7	Lean, Dieback, Drought stressed

Tag #	Species	Common Name	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	RPZ	Notes
496	<i>Platanus x hispanica</i>	London Plane	7	25	P	P		P	7	Large pruning wounds, Dieback, Drought stressed
501	<i>Platanus x hispanica</i>	London Plane	6	20	P	F-P		P	6	Dieback, Drought stressed
184	<i>Schinus terebinthifolius</i>	Brazilian Pepper	5.5	10	P	G		P	6	Volunteer
185	<i>Schinus terebinthifolius</i>	Brazilian Pepper	8.5	15	P	G		P	9	Volunteer
186	<i>Quercus agrifolia</i>	Coast Live Oak	5.5	10	P	G		P	6	Stump sprout

	Species	Common Name	Total Amount	Heritage Tree Amount	Overall Retention Suitability	Comments
1	<i>Morus alba</i>	White Mulberry	1	0	P	Appears to be a volunteer
2	<i>Pinus halepensis</i>	Aleppo Pine	3	3	F	Trees have not received any care in years; significant dieback; #467 and #468 have substantial leans
3	<i>Platanus x hispanica</i>	London Plane	5	0	P	In very poor condition
4	<i>Prunus cerasifera</i>	Plum	1	0	P	In very poor condition
5	<i>Schinus terebinthifolius</i>	Brazilian Pepper	2	0	P	Appear to be volunteers
6	<i>Quercus agrifolia</i>	Coast Live Oak	1	0	P	Stump sprout
Totals:			13	3		



MEMORANDUM

Date October 31, 2016 To Kyle Perata
 Re. Heritage Tree Removal From Rayna deNiord
 Project TE Site
 Cc Gabe Patae, Steve Tsuruoka, Fergus O'Shea, Ryan Patterson,
 Marinus Lamprecht, Danielle Douthett, Frank Baroni, Chris Guillard

1 of 2

Heritage Tree Preservation Suitability Analysis

All two-hundred & seventy-four (274) existing heritage trees on the TE site have been included in the EIR for removal and submitted under the City of Menlo Park's Heritage Tree Removal permit application. To comply with the permit requirements, CMG worked with SBCA Arborist to survey all existing trees on site – both heritage and non-heritage. Each tree has been marked with a tag and is individually numbered. The survey data lists each tree by number and records species, DBH, height, structure, health, heritage tree qualification, suitability for retention, and additional notes as applicable. Additionally, an Arborist Report was provided summarizing overall findings and recommendations for removal.

The City of Menlo Park worked with Arborist Walt Fujii to review SBCA's findings. In addition, he reviewed all trees on the TE site in person and came to the same conclusions as SBCA Arborists, recommending approval of the Heritage Tree Removal permit application.

Facebook & CMG met with the Environmental Quality Commission in June to discuss the Heritage Tree Removal application. Walt Fujii was present at the meeting. The SBCA Arborist Report and the Walt Fujii Arborist Report were reviewed – part of the discussion included possible existing tree preservation for screening. It was agreed that given the development footprint, the poor health of the trees, and Facebook's commitment to replace trees on site, that preserving existing trees wasn't achievable or necessary.

While all trees have been included in the permit application for removal, early discussion about possible retention of select trees was discussed to maximize screening, especially along the Bayfront edge and around PG&E towers. This mirrored the approach at MPK 20, where all heritage trees were permitted for removal, but select heritage trees were identified to try and retain along the North and South edges in landscape areas. It was unknown at the time whether it would be possible to protect these trees given the wide footprint of construction activities on site. Fortunately, we were able keep to the trees at MPK 20 with some heavy pruning to allow equipment to pass under.

At the MPK 21 site – the footprint of the proposed building, parking & EVA lane impacts all existing trees within the limit of work. There are no trees that could be retained given the current design. The proposed landscape plans currently show more than four hundred new trees at the site level alone (there are an additional 300+ trees



Landscape Architecture

at the office and roof levels) – In a range of 24"-120" box sizes. Screening of the Bayfront edge and PG&E towers are being addressed with new tree plantings that are part of the proposed site layout and design.

At the MPK 22 & Hotel sites – the removal of existing heritage trees will occur at a later date. Once the design has evolved and impacts to the existing landscape (especially along the site perimeter) are better understood, we could re-evaluate whether retaining any existing trees makes sense and is possible at that time.

Attached are the following documents that relate to and support the coordination of this work:

2 of 2

1. 160328-FB-EIR-SBCA-Tree-Survey-Report
 - *SBCA Arborist Report*
2. 160410-FB-EIR-Walt-Fujii-Heritage-Tree-Assessment
 - *Walt Fujii Heritage Tree Assessment*
3. 160622-FB-EIR-CMG-EQC-Heritage-Tree-Presentation
 - *CMG heritage tree presentation for June 2016 EQC meeting*
4. D4 20160622 Minutes EQC
 - *City of Menlo Park meeting notes from June 2016 EQC meeting in which recommendation to approve the heritage tree removal application was granted. 'ACTION: Motion and second (DeCardy/London) to recommend to the Planning Commission to approve the heritage tree removals based on the findings of the consulting arborist passes (5-0-2) (Yayes: Marshall, Smolke, DeCardy, Vice Chair London, Chair Martin; Absent/Abstain: Bedwell, Dickerson)'*
5. 161006-MPK21-BPG-Permit-R2_CMG
 - *Tree removal plans for MPK 21 site (now included in the Building Pad Grading Permit submittal)*

SBCA TREE CONSULTING

1534 Rose Street, Crockett, CA 94525

Phone: (510) 787-3075

Fax: (510) 787-3065

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ISA Tree Risk Assessment Qualified

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Date: March 28, 2016

To: Rayna DeNoird, CMG

Subject: Tree Survey

Location: 301-309 Constitution Drive

Assignment: Arborist was asked to tag and survey all trees located on site, and City trees along Chilco Ave.

City of Menlo Park Ordinance

Definitions of Heritage Tree:

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under twelve (12) feet in height, which are exempt from the ordinance.¹

Summary

- **Scope of Survey** – The tree survey recorded information on seven-hundred seventy (770) trees located on the grounds of 301-309 Constitution Drive and along the west end of Chilco St. Metal number tags were attached to all trees. Data was taken on Tree Size, Health and Structural Condition, Suitability for Retention, and Pertinent Notes.
- Two-hundred seventy-four (274) trees surveyed qualify as "Heritage Trees".
- Thirty-four (34) different species were noted in the survey. The species most represented on site include London Plane (*Platanus x hispanica*) with one-hundred twenty-nine (129) specimens

¹ <http://www.menlopark.org/205/Heritage-Trees>

surveyed; Olive (*Olea europaea*) representing sixty-seven (67) specimens; Monterey Pine (*Pinus radiata*) with sixty-eight (68); and Silver Dollar Gum (*Eucalyptus polyanthemos*) with fifty-four (54) specimens.

- Twenty-five (25) trees surveyed were dead; most are London Plane located along the southern property line. One (1) qualifies in size as "Heritage".
- Trees given a "Poor" suitability for retention rating was based on severe health decline and resulting pathogen infestations, and/or poor past pruning often associated with poor tree placement. Soil conditions are considered limiting and the root cause of poor performance.

Summary of Tree Species

Table on following page provides information on the tree species surveyed and the number qualifying as Heritage Trees, with suitability for retention and pertinent notes. The survey data is provided in Appendix 1.

	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
1	<i>Acacia melanoxylon</i>	Black Wood Acacia	4	F	0	F	
2	<i>Acer palmatum</i>	Japanese Maple	3	F-P	0	P	Poorly pruned
3	<i>Alnus rhombifolia</i>	White Alder	8	F-P	1	F-P	On decline spiral
4	<i>Cedrus deodara</i>	Deodar Cedar	3	F	1	F	Located along southern perimeter
5	<i>Celtis sinensis</i>	Chinese Hackberry	3	P	0	P	Failure to thrive
6	<i>Eucalyptus conferruminata</i>	Bushy Yate	27	F-P	17	F-P	Poorly pruned; large heading cuts on almost all trees, Appropriate species for site
7	<i>Eucalyptus globulus 'Compacta'</i>	Dwarf Blue Gum	32	F	32	P	Most have been headed for high voltage lines
8	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	54	F-P	8	P	Stressed, Lerp Psyllid
9	<i>Eucalyptus sideroxylon</i>	Red Iron Bark	14	F-P	1	P	No value
10	<i>Fraxinus udhei</i>	Shamel Ash	15	F	4	F	A few nice trees
11	<i>Gleditsia triacanthos inermis</i>	Honey Locust	2	P	0	P	Tip dieback, Located in courtyard



	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
12	<i>Leptospermum laevigatum</i>	Australian Tea Tree	37	F	33	F	Planted as screening around reservoir
13	<i>Liriodendron tulipifera</i>	Tulip Tree	29	F-P	1	P	Headed
14	<i>Malus sp.</i>	Apple	2	F	0	P	Seedling?
15	<i>Melaleuca citrina</i>	Bottlebrush	1	F	0	F	Located along southern perimeter
16	<i>Myoporum laetum</i>	Myoporum	43	P-D	18	P	Almost dead, Thrips
17	<i>Olea europaea</i>	Olive	67	P-G	64	P-G	Poorly pruned, Many doing poorly, Some worthy of retention
18	<i>Pinus halepensis</i>	Aleppo Pine	44	F-G	36	F	Some nice stands; Poor pruning,
19	<i>Pinus radiata</i>	Monterey Pine	68	F-P	43	F-P	Pine pitch canker evident on some, Poor pruning, Likely not a future player in landscape
20	<i>Pistacia chinensis</i>	Chinese Pistache	5	F	0	P	Newly planted
21	<i>Pinus thunbergiana</i>	Japanese Black Pine	1	F	0	P	Likely out of soil volume
22	<i>Pittosporum eugenioides</i>	Tarata	4	F	0	P	Poor to dead condition
23	<i>Pittosporum tobira</i>	Japanese Mock Orange	7	F	0	P	Poor condition
24	<i>Pittosporum undulatum</i>	Victorian Box	33	P-D	2	P	Soil volume limitations, Dieback
25	<i>Platanus x hispanica</i>	London Plane Tree	129	F-D	1	P	14 City trees located on Chilco, 19 trees dead along southern perimeter, Most headed
26	<i>Populus nigra 'italica'</i>	Lombardy Poplar	32	P-D	0	P	Water stressed, Dieback
27	<i>Prunus cerasifera</i>	Plum	13	F-P	0	P	Some located in courtyard, Some are cherry plums, some of purple leaf
28	<i>Pyrus calleryana</i>	Callery Pear	58	P	2	P	Fire blight, Dieback
29	<i>Pyrus kawakamii</i>	Evergreen Pear	6	F-G	1	P	Located in courtyard
30	<i>Quercus agrifolia</i>	Coast Live Oak	4	G	1	G	All candidates for relocation



	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
31	<i>Schinus terebinthifolius</i>	Brazilian Pepper	16	P	9	P	Soil vol limitations, Dieback, Perimeter trees doing well
32	<i>Tristaniaopsis laurina</i>	Water Gum	5	F	2	F	Poorly pruned
33	<i>Washingtonia robusta</i>	Mexican Fan Palm	1	P	0	P	No feet of clear trunk
Totals:			770		274		

End Report

Appendices

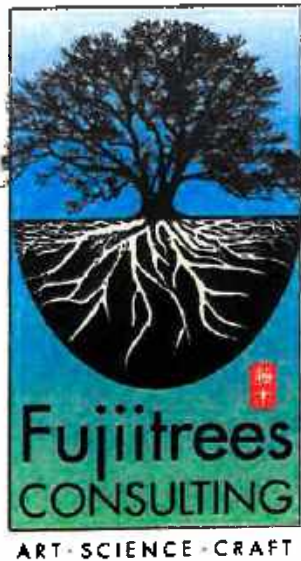
1. Tree Survey Data

Submitted By:

Steve Batchelder

Steve Batchelder, Consulting Arborist
ISA Certified Arborist WE 228A
CaUFC Certified Urban Forester #138
Calif. Contractor Lic. (C-27) 533675





April 4, 2016

Mr. Kyle Perata
Associate Planner
The City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Facebook Campus Expansion Project
Buildings 301 to 309
Heritage Tree Removal Permit Application

Dear Mr. Perata:

The Planning Division for the City of Menlo Park is currently reviewing the Facebook Campus Expansion Project. Those trees within the immediate vicinity of Buildings 301 to 309 will be impacted by the proposed improvements. Fujiitrees Consulting (FTC) was retained to review the Tree Disposition Plan submitted by the Applicant (Facebook). This plan is a supporting piece of the applicant's Heritage Tree Removal Permit Application.

Introduction

Pursuant to Chapter 13.24 – Heritage Trees of the Menlo Park Municipal Ordinance certain trees are regulated by the City. As used in this chapter "Heritage tree" is defined as:

1. A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council;
2. An oak tree (*Quercus*) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of 10 ten inches) or more, measured at fifty –four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which will be exempt from this section.
3. 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. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height which will be exempt from this section. (Ord. 928 s 1 (part), 2004)

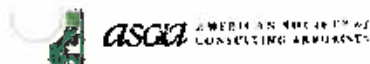
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ISA Certified Arborist No. WE2257A
ISA-FRAQ Tree Risk Assessment Qualification
CA DPR Qualified Applicator Certificate No. 82521



The proposed Facebook Campus Expansion Project will impact Heritage trees within the immediate vicinity of buildings 301 to 309 making the expansion plans subject to the Heritage Tree Ordinance.

Assignment

The following items are to be addressed by FTC:

1. Verify or challenge the stated condition of 770 trees proposed for removal that were assessed in the SBCA Arborist Report of December 21, 2015.
2. Of the 770 trees, 274 were categorized as Heritage trees per the city of Menlo Park. Non-Heritage trees appearing in the report are to be visually confirmed (or measured) that they do not meet the criteria for status as a Heritage tree. (See Introduction)
3. Identify those Heritage trees which may be considered suitable for preservation within the context of the renovated landscape.

Note: This peer review would be equivalent to the work typically conducted by the City Arborist for development projects.

Observations and Findings

On March 11th and March 15th of 2016, FTC visited the Facebook Campus located at 300 Constitution Drive in the City of Menlo Park, California. Using both the 21 page site plan set and Appendix 1 – Tree Survey Data chart of the SBCA Arborist Report provided by the City of Menlo Park, FTC was able to locate all but one of the subject trees for the purposes of this report. (Refer to Table 1 – Chart of Informational Findings.)

Construction operations were underway at various sites on the campus. Assistance from the Level 10 team allowed FTC to navigate through the active construction sites. Tree protection fencing was erected in a few areas that FTC reviewed. In one area FTC found tree protection fencing in need of repair. After notification, the Project Supervisor was quick to respond and correct the issue.

Tree Condition Ratings

The SBCA "Summary of Tree Species", page 2 of the report, accurately described the poor condition of the majority of subject trees. Condition issues included, disease, pests, incorrect pruning practices, drought, neglect and the use of tree species poorly suited for the setting. With few exceptions, FTC observed the subject trees to be in various states of disrepair.

FTC observed a number of trees to be lower in overall condition than the ratings determined by SBCA as recorded in Appendix 1 – Tree Survey Data chart. FTC and SBCA did not differ on the lower ratings for the subject trees.

Table 1 – Chart of Informational Findings summarizes occurrences FTC experienced during this site visit. In this Chart, three trees, a coast live oak (248) in fair condition and two olives (533 and 538) in fair to good condition were listed as possible candidates for relocation. That said, no action is required on any of the listed items.

Trees for Screening

Trees located along the property perimeter, specifically Chilco and the Bayfront Expressway were assessed as possible candidates for use as screening material.

Along Chilco between the main entrance and the Bayfront Expressway was a row of plane trees (*Platanus x hispanica*). Certainly most of these trees will serve very well as screening material.

Facing the Bayfront Expressway is a mix of pine (*P. radiata*, *P. halepensis*), myoporum (*Myoporum laetum*) and eucalypts (*E. polyanthemos*, *E. conferruminata*). None of the trees were observed to be in overall good condition though a few could be considered in fair condition with the rest in overall poor condition. The taller trees were recently reduced in size and much of their foliage was removed. However if these tree were absent only the fence would remain to serve as a visual buffer between the site and the roadway.

Conclusions

With few exceptions the 770 subject trees, of which 274 are Heritage trees were victims of many, years of neglect, drought, pest, disease and poor tree species selection for the existing site conditions. Of the few exceptions, none were observed to be remarkable examples of their particular species.

Three trees, a coast live oak (248) in fair condition and two olives (533 and 538) in fair to good condition could be considered for possible relocation.

The SBCA report was consistent for the most part with the FTC findings.

It is the opinion of FTC that the tree removals are consistent with Section 13.24.040 Permits, specifically these items:

- 1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interferences with utility services;
The subject trees were observed to be in overall general disrepair in terms of poor structure and low vigor.

- 2) the necessity to remove the tree or tree in order to construct proposed improvement to the property;
A design change would be necessary if a subject tree was observed to be so remarkable that an accommodating design is warranted. No such tree was observed within the prescribed area of disturbance.
- 3) The long-term value of the species under consideration, particularly lifespan and growth rate;
The pines in particular exhibited symptoms of severe decline. Site conditions with regard to neglect, drought, pest and disease have diminished the normal and useful life of the subject trees.

Recommendations

1. Based on the findings presented in this report, FTC recommends the approval of the Heritage Tree Removal Permit Application for the Facebook Campus Expansion Project.
2. Authorization is required from the City of Menlo Park prior to scheduling the removal of protected trees from the property. All federal, state and local environmental laws are to be strictly followed prior to and during tree removal operations. Other conditions may apply and it is the responsibility of the Owner to understand and comply with those conditions.
3. Preserving certain perimeter trees would provide a limited visual screen between the roadway and construction operations. The Project Arborist should select trees to be preserved for screening.

This concludes the FTC review of the Tree Disposition Plan, a supporting piece in the Heritage Tree Removal Permit Application. Submittal of this report completes the FTC assignment.

Kindly contact me with your questions.

Respectfully,


Walter Fujii, RCA®
Contract City Arborist



Attachments: Table 1 – Chart of Informational Findings
 Appendix 1 – Tree Survey Data
 Certificate of Performance
 Terms and Conditions

Table 1 - Chart of Informational Findings (No action required)

TREE TAG	TREE SPECIES	Informational Findings
61	<i>Eucalyptus palyantheros</i>	Found tree, no tag
231	<i>Pyrus caleryana</i>	Tree not found
248	<i>Quercus agrifolia</i>	Only Heritage oak in this phase. Rated good by SBCA. Rated fair by FTC. Possible consideration for relocation.
253	<i>Pyrus kawakamii</i>	Found tree, no tag
254	<i>Pyrus kawakamii</i>	Found tree, no tag
456	<i>Olea europaea</i>	Found tree, no tag
533	<i>Olea europaea</i>	Possible consideration for relocation.
558	<i>Olea europaea</i>	Possible consideration for relocation.
561	<i>Olea europaea</i>	FTC reported a fractured stem to the Level 10 team.
606	<i>Eucalyptus conferruminata</i>	Found tree, no tag
722	Apparent lost tag	Tree tag was not listed on chart or site map.
1 - 33	Various	Enclosed in tree protection fencing. Trees were visually identified and located by use of chart and map.
137 - 193	Various	Enclosed in tree protection fencing. Trees were visually identified and located by use of chart and map.
208 - 212	Various	Enclosed in tree protection fencing. Trees were visually identified and located by use of chart and map.
644-680	<i>Leptospermum laeigatum</i>	Dense hedge, not each tag was visible but trunk count was reasonable.

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree
Species - Scientific name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated
Height - In feet
Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Health - Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Heritage Tree - (According to City Ordinance) Y is Yes, N is No, Highlighted in grey
Suitability for Retention - (Based on tree condition) G is Good, F is Fair, P is Poor
(Notes - See below)

ABBREVIATIONS AND DEFINITIONS

Notes	<p>Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.</p> <p>Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.</p> <p>Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.</p> <p>Poor Pruning (PP) - Past pruning practices considered unacceptable according to ANSI A300 Best Management Practices, Tree Pruning Internal Decay (ID) - Signs of internal decay observed</p> <p>Headed (H) - Generally considered poor pruning practice which removes the central leader and the internode.</p>		
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Total Existing Trees:

770

Heritage Trees				274
To Remove:	Total	Replacement Value	Replacement Totals	
Fair-Good health	149	2:1	298	
Fair-Poor health	66	1:1	66	
Poor-Dead health	59	1:1	59	
Total	274		423	
To Remain:				
Good Health	0			
Total	0			

Non Heritage Trees									
To Remove:		496						496	
To Remain:									
Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
1	<i>Schinus terebinthifolius</i>	25 @ base	15	F-P	F-P	Y	P	1	Multi, 12 stems, Ivy
2	<i>Platanus x hispanica</i>	9.5	20	F	F	N	P		H, Ivy
3	<i>Platanus x hispanica</i>	9.5	25	F	F	N	P		H, Ivy
4	<i>Platanus x hispanica</i>	8	20	P	D	N	P		Dead, Ivy, Oleander
5	<i>Platanus x hispanica</i>	7.5	20	F	F	N	P		H, Ivy, Oleander
6	<i>Platanus x hispanica</i>	7	15	P	D	N	P		Dead, Ivy, Oleander
7	<i>Platanus x hispanica</i>	8	20	P	D	N	P		Dead, Ivy, Oleander
8	<i>Platanus x hispanica</i>	7	20	P	D	N	P		Dead, Ivy, Oleander
9	<i>Platanus x hispanica</i>	8	20	P	D	N	P		Dead, Ivy, Oleander
10	<i>Platanus x hispanica</i>	6.5	15	P	D	N	P		Dead, Ivy, Oleander
11	<i>Platanus x hispanica</i>	6	10	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
12	<i>Platanus x hispanica</i>	6	10	P	D	N	P		Dead, Ivy, Oleander
13	<i>Platanus x hispanica</i>	5.5	10	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
14	<i>Platanus x hispanica</i>	7	15	P	D	N	P		Dead, Ivy, Oleander
15	<i>Platanus x hispanica</i>	6	20	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
16	<i>Platanus x hispanica</i>	5.5	20	P	D	N	P		Dead, Ivy, Oleander
17	<i>Platanus x hispanica</i>	5.5	20	P	D	N	P		Dead, Ivy, Oleander, Rhamnus
18	<i>Platanus x hispanica</i>	5	15	P	D	N	P		Dead, Oleander

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
19	<i>Platanus x hispanica</i>	4.5	15	P	D	N	P		Dead, Oleander
20	<i>Platanus x hispanica</i>	5.5	20	P	D	N	P		Dead, Oleander
21	<i>Platanus x hispanica</i>	5.5	15	P	D	N	P		Dead, Oleander
22	<i>Platanus x hispanica</i>	5	20	P	D	N	P		Dead, Oleander, Rhinanthus
23	<i>Platanus x hispanica</i>	6	20	P	D	N	P		Dead, Oleander
24	<i>Eucalyptus polyanthemus</i>	8.5	35	F	P	N	P		Lerp Psyllid, CD, Dieback
25	<i>Eucalyptus polyanthemus</i>	13	40	F	P	N	P		Lerp Psyllid, Dieback, Breakouts
26	<i>Eucalyptus polyanthemus</i>	8.5	25	F	P	N	P		Lerp Psyllid, CD, Dieback
27	<i>Eucalyptus polyanthemus</i>	10	40	F-P	P	N	P		Lerp Psyllid, Breakouts
28	<i>Eucalyptus polyanthemus</i>	8.5	25	F	F-P	N	P		Lerp Psyllid, Dieback
29	<i>Eucalyptus sideroxylon</i>	5.5	25	P	F-P	N	P		Lean
30	<i>Eucalyptus polyanthemus</i>	12	40	F	F-P	N	P		Lerp Psyllid, Breakouts
31	<i>Eucalyptus polyanthemus</i>	9.5	30	P	P	N	P		Lerp Psyllid, Dieback, Breakouts
32	<i>Eucalyptus polyanthemus</i>	6	20	P	P	N	P		Lean Lerp, Psyllid, Dieback
33	<i>Eucalyptus sideroxylon</i>	5	15	G	F	N	P		
34	<i>Eucalyptus polyanthemus</i>	10.5	30	P	P	N	P		Mainstem breakout, Lerp Psyllid
35	<i>Eucalyptus sideroxylon</i>	9	35	G	P	N	P		CDEB
36	<i>Eucalyptus polyanthemus</i>	11.5	30	P	F-P	N	P		Lean, CDEB, EB
37	<i>Eucalyptus polyanthemus</i>	12	40	F	P	N	P		Lerp psyllid, Dieback, CD
38	<i>Eucalyptus polyanthemus</i>	13.5	40	G	F-P	N	P		CD
39	<i>Eucalyptus sideroxylon</i>	5	25	F	F	N	P		Significant bend in trunk

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
40	<i>Eucalyptus sideroxylon</i>	5.5, 2.5	25	P	F	N	P		EB
41	<i>Eucalyptus polyanthemus</i>	8.5	30	G	F-P	N	P		CD, Lerp psyllid
42	<i>Eucalyptus polyanthemus</i>	8.5	35	P	P-D	N	P		Almost dead
43	<i>Eucalyptus polyanthemus</i>	9.5	25	P	P	N	P		Terminal leader dead
44	<i>Eucalyptus polyanthemus</i>	11	30	P	P	N	P		CDEB
45	<i>Eucalyptus polyanthemus</i>	14	35	P	P	N	P		One stem dead
46	<i>Eucalyptus polyanthemus</i>	9.5, 5	30	F	F-P	N	P		CD
47	<i>Eucalyptus polyanthemus</i>	8	30	P	P	N	P		CD, Breakout
48	<i>Eucalyptus polyanthemus</i>	8	25	P	F-P	N	P		CDEB, EB
49	<i>Eucalyptus polyanthemus</i>	7.5	30	P	P	N	P		CDEB
50	<i>Eucalyptus polyanthemus</i>	12.5	40	P	P	N	P		CDEB
51	<i>Eucalyptus sideroxylon</i>	4.5	20	G	F	N	P		

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
52	<i>Eucalyptus polyanthemus</i>	8, 4.5	30	P	F-P	N	P		CDEB
53	<i>Eucalyptus polyanthemus</i>	7	35	F	F	N	P		CD
54	<i>Eucalyptus polyanthemus</i>	8	25	F	P	N	P		
55	<i>Eucalyptus sideroxylon</i>	3	15	F	F	N	P		
56	<i>Eucalyptus sideroxylon</i>	5, 2.5	25	F	F-G	N	P		S curve in trunk
57	<i>Eucalyptus polyanthemus</i>	13	40	F	F-P	N	P		CD
58	<i>Eucalyptus polyanthemus</i>	10	35	F	F-P	N	P		
59	<i>Eucalyptus sideroxylon</i>	20	4	F	F	N	P		Significant bend in trunk
60	<i>Eucalyptus polyanthemus</i>	12	30	F	F-P	N	P		CD
61	<i>Eucalyptus polyanthemus</i>	8	25	P	P	N	P		
62	<i>Eucalyptus polyanthemus</i>	12.5	40	F	F-P	N	P		CD
63	<i>Eucalyptus polyanthemus</i>	10.5	35	F	F-P	N	P		CD
76	<i>Eucalyptus globulus 'Compacta'</i>	21 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
77	<i>Eucalyptus globulus 'Compacta'</i>	32 @ base	20	P	G	Y	P	1	Headed for high voltage, Multi
78	<i>Eucalyptus globulus 'Compacta'</i>	25 @ base	20	P	P	Y	P	1	Headed for high voltage, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
79	<i>Eucalyptus globulus</i> 'Compacta'	23 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
80	<i>Eucalyptus globulus</i> 'Compacta'	19 @ 3'	20	P	G	Y	P	1	Headed for high voltage, Multi
81	<i>Eucalyptus globulus</i> 'Compacta'	24 @ 2'	20	P	G	Y	P	1	Headed for high voltage, Multi
82	<i>Eucalyptus globulus</i> 'Compacta'	25 @ 1.5'	25	P	G	Y	P	1	Headed for high voltage, Multi
83	<i>Eucalyptus globulus</i> 'Compacta'	29.5 @ 2'	25	P	G	Y	P	1	Headed for high voltage, Multi
84	<i>Eucalyptus globulus</i> 'Compacta'	30.5 @ base	25	P	G	Y	P	1	Headed for high voltage, Multi
85	<i>Eucalyptus globulus</i> 'Compacta'	18	20	P	F	Y	P	1	CD, Headed for high voltage
86	<i>Eucalyptus globulus</i> 'Compacta'	16 @ 4'	20	P	F-P	Y	P	1	Headed for high voltage, Multi
87	<i>Eucalyptus globulus</i> 'Compacta'	27.5 @ 2'	25	P	F	Y	P	1	Headed for high voltage, Multi
88	<i>Eucalyptus globulus</i> 'Compacta'	36 @ base	25	P	G	Y	P	1	Headed for high voltage, Multi
89	<i>Eucalyptus globulus</i> 'Compacta'	17	20	P	F	Y	P	1	Lean
90	<i>Platanus x hispanica</i>	6.5	20	F	G	N	P		H
91	<i>Platanus x hispanica</i>	7	20	F	G	N	P		H
92	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
93	<i>Platanus x hispanica</i>	8	20	P	F	N	P		Mainstem breakout, H, Lean
94	<i>Platanus x hispanica</i>	8.5	20	F	F	N	P		H, Lean
95	<i>Platanus x hispanica</i>	8	20	F	F	N	P		H, Lean
96	<i>Platanus x hispanica</i>	8	20	F	F	N	P		H, Lean
97	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H, Lean
98	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H
99	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
100	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H, Lean
101	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
102	<i>Platanus x hispanica</i>	7	25	F	F	N	P		H, Circling root

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
103	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H
104	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		H, Lean
105	<i>Platanus x hispanica</i>	7	20	F	F	N	P		H, Lean
106	<i>Platanus x hispanica</i>	7.5	25	F	F	N	P		H, Lean
107	<i>Platanus x hispanica</i>	9	25	F	F	N	P		H
108	<i>Platanus x hispanica</i>	7.5	20	F	F	N	P		H, Lean
109	<i>Platanus x hispanica</i>	10	25	F	F	N	P		H, Lean
110	<i>Platanus x hispanica</i>	8.5	20	F	F	N	P		H
111	<i>Platanus x hispanica</i>	12.5	30	F	G	N	P		H
112	<i>Platanus x hispanica</i>	11.5	30	F	G	N	P		H, Lean
113	<i>Platanus x hispanica</i>	11.5	30	F	G	N	P		H
114	<i>Eucalyptus globulus 'Compacta'</i>	33 @ base	20	P	G	Y	P	1	Headed for high voltage, Multi
115	<i>Eucalyptus globulus 'Compacta'</i>	29 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
116	<i>Malus spp.</i>	6 @ base	10	F	F	N	P		Ivy
117	<i>Platanus x hispanica</i>	8	25	F	F	N	P		H, Ivy
118	<i>Platanus x hispanica</i>	11	30	F	G	N	F		H, Ivy
119	<i>Platanus x hispanica</i>	10	30	F	G	N	F		H, Ivy
120	<i>Platanus x hispanica</i>	8	25	P	F	N	P		Breakout, H, Rosemary
121	<i>Platanus x hispanica</i>	8.5	25	F	F	N	P		H, Ivy
122	<i>Platanus x hispanica</i>	7	25	F	G	N	P		H, Ivy
123	<i>Platanus x hispanica</i>	6	20	F	F	N	P		H, Ivy
124	<i>Platanus x hispanica</i>	7.5	25	F	F	N	P		H, Ivy
125	<i>Platanus x hispanica</i>	8	25	F	G	N	F-P		Sycamore Scale, H
126	<i>Platanus x hispanica</i>	8.5	25	F	F	N	P		Sycamore Scale, H
127	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		Sycamore Scale, H
128	<i>Platanus x hispanica</i>	7	20	F	F	N	P		Sycamore Scale, H
129	<i>Platanus x hispanica</i>	6	15	F	F-P	N	P		Sycamore Scale, H
130	<i>Platanus x hispanica</i>	7	20	F	F	N	P		Sycamore Scale, H
131	<i>Platanus x hispanica</i>	5.5	15	F	F-P	N	P		Sycamore Scale, H
132	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		Sycamore Scale, H
133	<i>Platanus x hispanica</i>	5.5	25	F	F	N	P		Lean, Sycamore Scale, H
134	<i>Platanus x hispanica</i>	6.5	25	F	F	N	P		Sycamore Scale, H
135	<i>Platanus x hispanica</i>	7	25	F	F	N	P		Sycamore Scale, H
136	<i>Platanus x hispanica</i>	6.5	20	F	F	N	P		Sycamore Scale, H

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
137	Platanus x hispanica	7	25	F	F	N	F-P		Sycamore Scale, H
138	Platanus x hispanica	8	20	P	P-D	N	P		Almost dead
139	Platanus x hispanica	9	25	F	P	N	P		H
140	Platanus x hispanica	8.5	25	F	P	N	P		Sycamore Scale, H
141	Platanus x hispanica	6	20	P	P	N	P		Lean, Top dead, Sycamore Scale
142	Platanus x hispanica	7	25	P	P	N	P		Sycamore Scale, H
143	Platanus x hispanica	6.5	25	P	P	N	P		Sycamore Scale, H
144	Pyrus calleryana	6.5	25	F-P	P	N	P		FB, Dieback
145	Pyrus calleryana	5.5	15	F-P	P	N	P		Lean, FB, Dieback
146	Pyrus calleryana	8.5	25	F-P	P	N	P		FB, Dieback
147	Pyrus calleryana	6.5	20	F	P	N	P		FB, Dieback
148	Pyrus calleryana	6.5	25	F	P	N	P		FB, Dieback
149	Pyrus calleryana	5	20	F	P	N	P		FB, Dieback
150	Pyrus calleryana	7	25	F	P	N	P		FB, Dieback
151	Pyrus calleryana	6.5	25	F	P	N	P		FB, Dieback
152	Pyrus calleryana	7.5	20	P	P	N	P		CDEB, FB, Dieback
153	Platanus x hispanica	7	20	P	P	N	P		Top dead, Sycamore Scale
154	Pyrus calleryana	9	30	F	P	N	P		Dieback
155	Pyrus calleryana	7	15	F	P	N	P		FB, Dieback
156	Pyrus calleryana	6	15	F	P	N	P		FB, Dieback
157	Pyrus calleryana	6.5	20	F-P	P	N	P		FB, Dieback
158	Platanus x hispanica	8	25	F	F	N	P		Rosemary, Sycamore Scale, H
159	Platanus x hispanica	7	20	F	F	N	P		Lean, Rosemary, Sycamore Scale, H
160	Populus nigra 'italica'	11	50	F	P	N	P		Dieback
161	Populus nigra 'italica'	8	50	F	P	N	P		Ivy
162	Populus nigra 'italica'	9	50	P	P	N	P		Top dead, Ivy
163	Populus nigra 'italica'	9.5	50	P	P	N	P		Top dead, Ivy
164	Populus nigra 'italica'	8.5	50	F	P	N	P		Ivy
165	Populus nigra 'italica'	7.5	50	F	P	N	P		Ivy
166	Populus nigra 'italica'	6	50	P	P	N	P		Top dead, Ivy
167	Populus nigra 'italica'	7.5	50	P	P	N	P		Top dead, Ivy
168	Populus nigra 'italica'	7	50	F	P	N	P		Ivy
169	Populus nigra 'italica'	7.5	50	F	P	N	P		Ivy
170	Populus nigra 'italica'	7	50	F	P	N	P		Ivy
171	Populus nigra 'italica'	10.5	50	F	P	N	P		Ivy

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
172	<i>Populus nigra</i> 'italica'	7.5	50	F	P	N	P		Ivy
173	<i>Populus nigra</i> 'italica'	10.5	50	F	P	N	P		Ivy
174	<i>Populus nigra</i> 'italica'	11	50	F	P	N	P		Ivy
175	<i>Populus nigra</i> 'italica'	9	50	P	P	N	P		Ivy, Top dead
176	<i>Populus nigra</i> 'italica'	14.5	50	P	P	N	P		Ivy, Top dead
177	<i>Populus nigra</i> 'italica'	10	50	P	P	N	P		Ivy, Top dead
178	<i>Populus nigra</i> 'italica'	9.5	40	F	P	N	P		Ivy
179	<i>Populus nigra</i> 'italica'	7	45	F	P	N	P		Top dead
180	<i>Populus nigra</i> 'italica'	8	50	P	D	N	P		Dead
181	<i>Populus nigra</i> 'italica'	5.5	40	F	P	N	P		Ivy
182	<i>Populus nigra</i> 'italica'	8	50	F	P	N	P		Ivy
183	<i>Populus nigra</i> 'italica'	9	50	F	P	N	P		Ivy
184	<i>Populus nigra</i> 'italica'	8.5	50	F	P	N	P		Ivy
185	<i>Populus nigra</i> 'italica'	10	50	F	P	N	P		Ivy
186	<i>Populus nigra</i> 'italica'	8	50	F	P	N	P		Ivy
187	<i>Populus nigra</i> 'italica'	8.5	50	F	F-P	N	P		Ivy
188	<i>Populus nigra</i> 'italica'	8	50	F	P	N	P		Ivy
189	<i>Populus nigra</i> 'italica'	10	50	P	P	N	P		Ivy, Top dead
190	<i>Populus nigra</i> 'italica'	11	50	F	P	N	P		Ivy, Top dead
191	<i>Populus nigra</i> 'italica'	10	50	P	P	N	P		Ivy, Top dead
192	<i>Platanus x hispanica</i>	4	15	P	P	N	P		Sycamore Scale, H
193	<i>Platanus x hispanica</i>	8.5	20	P	F-P	N	P		Sycamore Scale, H
194	<i>Pittosporum undulatum</i>	11 @ base	10	F	P	N	P		Dieback, Multi
195	<i>Pittosporum undulatum</i>	7 @ base	10	F	P	N	P		Dieback, Multi
196	<i>Pittosporum undulatum</i>	7.5 @ base	15	F	P	N	P		Star Jasmine, Dieback, Multi
197	<i>Pittosporum undulatum</i>	6 @ base	10	F	P	N	P		Star Jasmine, Dieback, Multi
198	<i>Pittosporum undulatum</i>	12 @ base	10	P	P	N	P		Breakout, Star Jasmine, Dieback, Multi
199	<i>Pittosporum undulatum</i>	4 @ base	10	P	P	N	P		Trunk wound, Star Jasmine, Dieback, Multi
200	<i>Pittosporum undulatum</i>	4.5 @ 1'	10	P	P	N	P		Star Jasmine, Dieback, Multi
201	<i>Pittosporum undulatum</i>	12 @ base	15	P	P	N	P		Star Jasmine, Dieback, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
202	<i>Pittosporum undulatum</i>	12 @ base	10	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
203	<i>Pittosporum undulatum</i>	11 @ base	15	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
204	<i>Pittosporum undulatum</i>	6.5 @ 1'	5	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
205	<i>Pittosporum undulatum</i>	4.5 @ 1.5'	5	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
206	<i>Pittosporum undulatum</i>	7 @ base	15	P	P	N	P		Dieback, Headed, Multi
207	<i>Pittosporum undulatum</i>	7 @ base	15	P	P	N	P		Dieback, Headed, Multi
208	<i>Liriodendron tulipifera</i>	11	25	F-P	F	N	P		Headed, Planted under roof
209	<i>Liriodendron tulipifera</i>	12	25	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
210	<i>Liriodendron tulipifera</i>	10.5	25	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
211	<i>Liriodendron tulipifera</i>	17	25	F-P	F	Y	P	1	Headed, Planted under roof
212	<i>Liriodendron tulipifera</i>	9	25	F-P	F	N	P		Headed, Planted under roof
213	<i>Liriodendron tulipifera</i>	8	20	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
214	<i>Liriodendron tulipifera</i>	10.5	25	F-P	F	N	P		Headed, Planted under roof
215	<i>Liriodendron tulipifera</i>	9	20	F-P	F-P	N	P		Headed, Planted under roof
216	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	8	20	F	G	N	P		Lean
217	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	5.5	15	F	P	N	P		Dieback
218	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	6	10	P	F	N	P		Lean, Sunscald
219	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	6	20	F-P	G	N	P		Lean, EB
220	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	7.5 @ 2'	15	P	F-P	N	P		Dieback, CDEB, Multi
221	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	7 @ 3'	15	F-P	F-P	N	P		Dieback, Multi
222	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	4 @ 3.5'	10	F	F	N	P		Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
223	<i>Pinus cerasifera</i> 'Krauter Vesuvius'	7.5 @ 2'	15	P	F-G	N	P		Lean, COEB, Multi
224	<i>Eucalyptus polyanthemus</i>	10.5	30	P	F	N	P		Significant lean, Rootball raised on one side (indicating destabilization at one time, but now stabilized)
225	<i>Eucalyptus polyanthemus</i>	14.5	40	F	G	N	P		CD
226	<i>Eucalyptus polyanthemus</i>	14.5	45	F	F	N	P		H
227	<i>Eucalyptus polyanthemus</i>	7	25	F	F	N	P		Lean, Trunk girdled by wire
228	<i>Pyrus calleryana</i>	9	25	P	F	N	P		EB
229	<i>Pyrus calleryana</i>	7	20	P	F	N	P		Lean, EB
230	<i>Pyrus calleryana</i>	4.5	15	F	P	N	P		
231	<i>Pyrus calleryana</i>	5	15	F-P	F-P	N	P		Lean
232	<i>Pyrus calleryana</i>	4	10	P	P	N	P		Lean
233	<i>Pyrus calleryana</i>	4	15	F	P	N	P		Lean
234	<i>Pyrus calleryana</i>	8	25	G	G	N	P		FB
235	<i>Pyrus calleryana</i>	5	20	F	F	N	P		FB
236	<i>Pyrus kawakamii</i>	15.5 @ base	20	F-G	F-G	Y	P	1	H, FB, Multi
237	<i>Pyrus kawakamii</i>	10	15	F-G	F-G	N	P		H, FB
238	<i>Liriodendron tulipifera</i>	9	25	F-P	F	N	P		H
239	<i>Liriodendron tulipifera</i>	5	20	F-P	F-P	N	P		H, In contact w grate
240	<i>Liriodendron tulipifera</i>	4.5	25	F	F-P	N	P		
241	<i>Liriodendron tulipifera</i>	7	30	F	F	N	P		H
242	<i>Liriodendron tulipifera</i>	5.5	25	F	F-P	N	P		H, In contact w grate
243	<i>Liriodendron tulipifera</i>	5	25	F	F	N	P		H
244	<i>Liriodendron tulipifera</i>	5	25	F	F	N	P		H
245	<i>Liriodendron tulipifera</i>	8	30	P	G	N	P		H
246	<i>Liriodendron tulipifera</i>	9.5	30	P	F	N	P		CDEB, H
247	<i>Liriodendron tulipifera</i>	9	25	P	F	N	P		H
248	<i>Liriodendron tulipifera</i>	5	25	F	F-P	N	P		H
249	<i>Liriodendron tulipifera</i>	4	20	P	P	N	P		H, In contact w grate
250	<i>Liriodendron tulipifera</i>	8	25	F	G	N	P		H
251	<i>Liriodendron tulipifera</i>	7	25	P	F-G	N	P		H
252	<i>Liriodendron tulipifera</i>	7.5	20	P	P	N	P		H
253	<i>Pyrus kawakamii</i>	11	20	G	F	N	F		FB

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
254	<i>Pyrus kawakamii</i>	13 @ base	15	G	F	N	P		FB, Multi
255	<i>Pyrus kawakamii</i>	9	10	G	F	N	P		FB
256	<i>Pyrus kawakamii</i>	3	10	P	P	N	P		FB
257	<i>Eucalyptus sideroxylon</i>	21	40	P	F	Y	P	1	H
258	<i>Eucalyptus sideroxylon</i>	7	20	P	P	N	P		H, Dying
259	<i>Eucalyptus sideroxylon</i>	13.5	30	P	F	N	P		CDEB, H
260	<i>Eucalyptus sideroxylon</i>	10.5	30	P	F-P	N	P		H
261	<i>Eucalyptus sideroxylon</i>	6	15	P	P	N	P		Lean, H
262	<i>Liriodendron tulipifera</i>	10.5	45	F-P	G	N	P		H, ID
263	<i>Liriodendron tulipifera</i>	11	35	F-P	G	N	P		H, ID
264	<i>Liriodendron tulipifera</i>	9	45	F-P	F	N	P		H, ID
265	<i>Liriodendron tulipifera</i>	11	40	F	F	N	P		H
266	<i>Liriodendron tulipifera</i>	12	45	F-P	G	N	P		H, ID
267	<i>Liriodendron tulipifera</i>	5	30	F	F	N	P		H, ID
268	<i>Schinus terebinthifolius</i>	22 @ base	15	F	F-P	Y	N	1	Lack of soil volume, Multi
269	<i>Schinus terebinthifolius</i>	19.5 @ base	15	F	P	Y	N	1	Lack of soil volume, Multi
270	<i>Schinus terebinthifolius</i>	24.5 @ base	15	F	F-P	Y	N	1	Lack of soil volume, Multi
271	<i>Pittosporum undulatum</i>	3	10	P	P-D	N	P		Almost dead
272	<i>Pittosporum undulatum</i>	5.5 @ base	10	P	P	N	P		Dieback, Multi
273	<i>Pittosporum undulatum</i>	7.5 @ base	15	F	P	N	P		Dieback, Multi
274	<i>Pittosporum undulatum</i>	3.5 @ base	5	P	P	N	P		Almost dead, Multi
275	<i>Pittosporum undulatum</i>	6.5 @ base	10	P	P	N	P		H, Almost dead, Multi
276	<i>Pittosporum undulatum</i>	7 @ base	10	F-P	F	N	P		H, ID, Multi
277	<i>Pittosporum undulatum</i>	14 @ base	10	F-P	P	N	P		H, ID, Multi
278	<i>Pittosporum undulatum</i>	13 @ base	10	P	P	N	P		H, ID, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
279	<i>Pittosporum undulatum</i>	1, 2, 2.5, 3 @ 1'	10	P	P	N	P		H, ID, Maybe 4 small trees
280	<i>Pittosporum undulatum</i>	5.5 @ base	10	P	P	N	P		H, ID, Multi
281	<i>Pittosporum undulatum</i>	13 @ base	10	P	P	N	P		H, Multi
282	<i>Pittosporum undulatum</i>	10.5 @ base	10	P	P	N	P		Multi
283	<i>Pittosporum undulatum</i>	5 @ base	10	P-D	P	N	P		Almost dead, Multi
284	<i>Pittosporum undulatum</i>	7 @ base	10	P	P	N	P		H, Multi
285	<i>Pittosporum undulatum</i>	4 @ 3'	10	P	P	N	P		H, ID, Multi
286	<i>Fraxinus udhei</i>	16.5	35	F	G	Y	F-P	1	EB, Surface roots, Dieback
287	<i>Fraxinus udhei</i>	10	30	F-G	F	N	F		Surface roots
288	<i>Fraxinus udhei</i>	14	40	F	G	N	F		Surface roots
289	<i>Pistacia chinensis</i>	2	15	G	G	N	F		
290	<i>Pistacia chinensis</i>	2.5	20	G	G	N	F		
291	<i>Pistacia chinensis</i>	2.5	15	G	F	N	F		
292	<i>Fraxinus udhei</i>	14	40	F	F	N	F		PP, Surface roots
293	<i>Fraxinus udhei</i>	13	40	F	F	N	F		Surface roots
294	<i>Fraxinus udhei</i>	12.5	40	P	F-P	N	P		COEB, EB, Dieback
295	<i>Fraxinus udhei</i>	1	10	G	P	N	P		
296	<i>Fraxinus udhei</i>	3	20	G	G	N	F		
297	<i>Fraxinus udhei</i>	23	45	F	G	Y	F	1	CD, PP, Surface roots
298	<i>Fraxinus udhei</i>	15.5	35	F	F-G	Y	F	1	Lean, PP, Surface roots
299	<i>Alnus rhombifolia</i>	14.5	35	F	F-P	N	P		CD, EB
300	<i>Alnus rhombifolia</i>	13.5	30	F	F	N	F		
301	<i>Alnus rhombifolia</i>	16	40	G	F-G	Y	F	1	Some minor dieback
302	<i>Alnus rhombifolia</i>	11	25	F	F	N	F		EB? Some dieback
303	<i>Alnus rhombifolia</i>	14	30	G	P	N	P		Lean, Dieback
304	<i>Pistacia chinensis</i>	3	15	P	P	N	P		Lean, Disfunctional root system
305	<i>Alnus rhombifolia</i>	11	25	P	D	N	P		Dead
306	<i>Pistacia chinensis</i>	3.5	15	P	F-P	N	P		EB
307	<i>Alnus rhombifolia</i>	13	35	F-P	P	N	P		CD

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
308	<i>Fraxinus udhei</i>	4	25	G	G	N	F		CD
309	<i>Alnus rhombifolia</i>	11	30	F	P	N	P		Dieback
310	<i>Fraxinus udhei</i>	2	15	G	P	N	P		Planted too low
311	<i>Fraxinus udhei</i>	2.5	15	G	P	N	P		Planted too low
312	<i>Fraxinus udhei</i>	2.5	15	G	P	N	P		Planted too low
313	<i>Olea europaea</i>	15 @ 2'	20	P	P	Y	P	1	H, Top dieback, Multi
314	<i>Olea europaea</i>	17 @ 1'	20	P	P	Y	P	1	H, Top dieback, JD, Multi
315	<i>Myoporum laetum</i>	11.5 @ 1'	15	D	P-D	N	P		CD, Thrips, Almost dead
316	<i>Myoporum laetum</i>	8 @ base	10	P	P-D	N	P		Thrips, Multi, Almost Dead
317	<i>Myoporum laetum</i>	3.5 @ base	5	P	P	N	P		Thrips, CD
318	<i>Myoporum laetum</i>	5.5 @ 2.5'	5	P	P-D	N	P		Thrips, Almost dead
319	<i>Myoporum laetum</i>	7 @ 2'	10	P	P-D	N	P		H, One live branch
320	<i>Myoporum laetum</i>	10	5	P	P	N	P		Dead
321	<i>Myoporum laetum</i>	5	10	P	D	N	P		Thrips resistant? CDEB, H
322	<i>Myoporum laetum</i>	14	20	P	F-P	N	P		Thrips
323	<i>Myoporum laetum</i>	12 @ base	15	P	P	N	P		
324	<i>Pinus halepensis</i>	17	35	G	G	Y	G	1	Lean, Nice tree
325	<i>Pinus halepensis</i>	17.5	50	F	F	Y	F	1	Circling root, Slight lean
326	<i>Pinus halepensis</i>	28	25	F	G	Y	F	1	H, Powerlines
327	<i>Pinus halepensis</i>	19.5	40	F	G	Y	F	1	H, Powerlines
328	<i>Pinus halepensis</i>	20	50	F	P	Y	F	1	CDEB
329	<i>Pinus halepensis</i>	19.5	70	G	G	Y	G	1	Circling root, Lean
330	<i>Pinus halepensis</i>	18	70	G	P	Y	P	1	Barkbeetles
331	<i>Pinus halepensis</i>	26	60	P	G	Y	F	1	CDEB
332	<i>Acacia melanoxylon</i>	8.5	35	G	G	N	F		
333	<i>Quercus agrifolia</i>	8	30	G	G	N	G		Suitable for relocation, Nice tree
334	<i>Acacia melanoxylon</i>	8	30	P	G	N	P		CDEB
335	<i>Quercus agrifolia</i>	4	15	G	G	N	G		Suitable for relocation, Nice tree
336	<i>Myoporum laetum</i>	5.5	15	P	P-D	N	P		Almost dead
337	<i>Pittosporum undulatum</i>	7.5	25	G	P	N	P		

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
338	<i>Myoporum laetum</i>	8	15	P	P-D	N	P		Almost dead
339	<i>Myoporum laetum</i>	8.5	20	P	P-D	N	P		Almost dead
340	<i>Myoporum laetum</i>	12	20	P	P	N	P		Almost dead
341	<i>Myoporum laetum</i>	14	25	P	P	N	P		ID
342	<i>Eucalyptus polyanthemus</i>	21	65	F	F-P	Y	F	1	
343	<i>Eucalyptus polyanthemus</i>	10	35	F-P	P-D	N	P		Almost dead
344	<i>Eucalyptus polyanthemus</i>	8.5	35	F	P-D	N	P		Lean
345	<i>Eucalyptus polyanthemus</i>	12	40	F	P	N	F		
346	<i>Acacia melanoxylon</i>	13	30	G	G	N	F		CD top
347	<i>Eucalyptus polyanthemus</i>	11	35	F-G	F-P	N	F		Lean
348	<i>Eucalyptus polyanthemus</i>	8	25	P	P	N	P		CDEB, Lerp psyllid
349	<i>Eucalyptus polyanthemus</i>	14.5	40	G	P	N	F		
350	<i>Eucalyptus polyanthemus</i>	10.5	30	F	P	N	P		
351	<i>Eucalyptus polyanthemus</i>	11.5	30	P	P	N	P		CDEB
352	<i>Eucalyptus polyanthemus</i>	17	45	P	P-D	Y	P	1	Almost dead, Girdling root
353	<i>Pinus halepensis</i>	20	40	G	G	Y	G	1	CD, Surface roots
354	<i>Pinus halepensis</i>	19	40	G	G	Y	G	1	Lean, CD, Surface roots
355	<i>Pinus halepensis</i>	13.5	35	G	G	N	G		Lean
356	<i>Eucalyptus polyanthemus</i>	11, 3.5	30	F-P	P	N	P		Lean
357	<i>Eucalyptus polyanthemus</i>	22.5	60	P	F-P	Y	F-P	1	CDEB, H
358	<i>Eucalyptus polyanthemus</i>	12	40	P	D	N	P		H
359	<i>Eucalyptus polyanthemus</i>	14.5	35	F	F	N	F		CD
360	<i>Myoporum laetum</i>	6	10	P	P	N	P		Almost dead
361	<i>Eucalyptus polyanthemus</i>	17.5	50	F	P	Y	P	1	Dieback
362	<i>Eucalyptus polyanthemus</i>	18	40	F	F	Y	F	1	
363	<i>Eucalyptus polyanthemus</i>	17	35	F	F	Y	F	1	PP
364	<i>Eucalyptus polyanthemus</i>	15.5	30	F	F-P	Y	F	1	Significant lean, Broken branches
365	<i>Eucalyptus polyanthemus</i>	23	40	F	F-P	Y	F-P	1	PP
366	<i>Myoporum laetum</i>	10	15	P	P-D	N	P		Thrips, Almost dead
367	<i>Olea europaea</i>	16.5 @ 2'	20	F-P	P	Y	P	1	Tip dieback
368	<i>Olea europaea</i>	22 @ base	25	F	F-P	Y	F-P	1	4 main stems, Off color
369	<i>Olea europaea</i>	15 @ 1.5'	15	F-P	F-P	Y	P	1	CD, Mainstem breakout
370	<i>Eucalyptus conferrhinata</i>	16	30	F	F	Y	F-P	1	Large pruning wounds, CD

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
371	<i>Eucalyptus conferruminata</i>	11.5	30	P	F-P	N	F-P		H, large pruning wounds, Sparse foliage
372	<i>Eucalyptus conferruminata</i>	15 @ 6"	25	P	F	Y	P	1	Old tag #263, H, CD
373	<i>Eucalyptus conferruminata</i>	13	25	P	F-P	N	P		Old tag #264, H, CD, Breakout
374	<i>Eucalyptus conferruminata</i>	10	25	P	F	N	P		Old tag #266, H, CD
375	<i>Eucalyptus conferruminata</i>	13 @ base	25	P	F	N	P		Old tag #267, H, CD
376	<i>Eucalyptus conferruminata</i>	8.5	25	P	F	N	P		#267, H
377	<i>Eucalyptus conferruminata</i>	11 @ 1.5'	25	P	F	N	P		Old tag #268, H, CD
378	<i>Eucalyptus conferruminata</i>	12.5	25	P	F	N	P		Lean, CD
379	<i>Eucalyptus conferruminata</i>	16	25	P	F	Y	P	1	#273, H
380	<i>Olea europaea</i>	20 @ base	20	P	P	Y	P	1	3 main stems, H, Tip dieback
381	<i>Olea europaea</i>	21 @ base	20	F	P	Y	P	1	CD, Tip dieback
382	<i>Olea europaea</i>	24.5 @ base	20	F	P	Y	P	1	PP, H, 3 main stems, Tip dieback
383	<i>Pinus halepensis</i>	24	25	F	G	Y	F-P	1	Old tag #272, Lean, PP, CD
384	<i>Pinus halepensis</i>	8	20	P	G	N	F-G		Seedling?, EB, SP
385	<i>Pinus halepensis</i>	29	45	F	G	Y	F-G	1	Old tag #540, CD, Stub cuts, large pruning wounds
386	<i>Pinus halepensis</i>	18.5	25	F	G	Y	F	1	In canopy of #385, CD, H, Lean
387	<i>Pinus halepensis</i>	20	25	F	F-P	Y	F	1	Off color, H, Lean, CD
388	<i>Pinus halepensis</i>	23 @ 3'	30	F	F-P	Y	F	1	Off color, CD, PP
389	<i>Pinus radiata</i>	10.5	25	G	G	N	G		Irrigated, Sequoia pitch moth
390	<i>Pinus radiata</i>	21.5	30	F	F-P	Y	F-P	1	Top dead, DW, Off color, Irrigated
391	<i>Pinus radiata</i>	21	35	F	F	Y	F	1	DW, Off color, H, Irrigated
392	<i>Pinus radiata</i>	24.5	35	F	F	Y	F-P	1	Lean, Off color, Wounding at base
393	<i>Pinus radiata</i>	4	20	G	F	N	F-G		Seedling
394	<i>Pinus radiata</i>	2.5	15	G	F	N	P		Seedling, Too close to #393
395	<i>Pinus radiata</i>	27	40	F-P	F-P	Y	P	1	H, DW, Sparse /off color foliage
396	<i>Pinus radiata</i>	22	25	P	F-P	Y	P	1	H, DW, Sparse foliage, EB, Off color

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
398	<i>Pinus radiata</i>	31 @ 2'	40	F	F-P	Y	P	1	Lean, Multi, PP, Off color/sparse foliage
399	<i>Pinus radiata</i>	4	15	F	F	N	P		Seedling, In canopy of #398
400	<i>Olea europaea</i>	13	25	F-P	F	N	F-P		CD, Large pruning wounds
401	<i>Olea europaea</i>	18.5	25	F-G	F	Y	F	1	CD, Breakout
402	<i>Olea europaea</i>	16 @ 2'	25	P	F	Y	P	1	Old tag #286, large mainstem breakout, CD, Lean
403	<i>Pinus radiata</i>	17	30	F-P	F-G	Y	F	1	Up against wall, PP, Pruned up one side, CD, H
404	<i>Tristanopsis laurina</i>	13.5 @ base	20	F-P	F	N	F		3 main stems, Lean, PP, EB, Sparse/off color foliage, Ivy
405	<i>Tristanopsis laurina</i>	15.5	30	F-P	F	Y	F	1	4 main stems, one removed
406	<i>Tristanopsis laurina</i>	21 @ base	30	F-P	F	Y	F	1	Large pruning wounds
407	<i>Acer palmatum</i>	10	15	F-P	G	N	P		Large pruning wounds
408	<i>Eucalyptus conferruminata</i>	40 @ base	25	P	F	Y	F-P	1	Old tag #273, large pruning wounds, Crossing branches, 3 main stems, DW
409	<i>Eucalyptus conferruminata</i>	35 @ base	25	P	P	Y	P	1	Old tag #279, Tip dieback, H, Large pruning wounds
410	<i>Eucalyptus conferruminata</i>	27 @ base	25	P	F	Y	P	1	Old tag #280, CW, Large pruning wound
411	<i>Acer palmatum</i>	9 @ 3'	25	F-P	G	N	F-P		Large pruning wound, CD
412	<i>Pittosporum undulatum</i>	20.5 @ base	30	P	F	Y	P	1	PP, H, Under canopy of #413
413	<i>Eucalyptus conferruminata</i>	18.5	35	F	G	Y	F	1	Large pruning wounds
414	<i>Eucalyptus conferruminata</i>	12	35	F	F	N	F		Dieback, PP, H
415	<i>Olea europaea</i>	15.5	25	F	P	Y	P	1	CD, H
416	<i>Olea europaea</i>	13.5	20	P	P	N	P		PP, Large pruning wounds, CD, Dieback
417	<i>Eucalyptus conferruminata</i>	40.5 @ base	35	F-P	F-P	Y	P	1	Old tag #417, H, circling root, 3 main stems, lean
418	<i>Pinus radiata</i>	20	35	F	F	Y	F-P	1	Off color, PP, CD top
419	<i>Pinus radiata</i>	13	35	F-P	P	N	P		Crowded
420	<i>Pinus radiata</i>	16	35	F	P	Y	P	1	CD top
421	<i>Pinus radiata</i>	34.5 @ 2'	35	P	G	Y	P	1	CDEB

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
422	<i>Pinus radiata</i>	18	30	F-P	P	Y	P	1	H
423	<i>Pinus radiata</i>	18	25	F	G	Y	F-P	1	CD, Large pruning wounds
424	<i>Pinus radiata</i>	17	30	P	P	Y	P	1	Lean, Sparse/off color foliage, H
425	<i>Pinus halepensis</i>	4.5	15	G	G	N	F		Seedling
426	<i>Pinus radiata</i>	18.5	35	G	F-G	Y	F	1	
427	<i>Pinus halepensis</i>	10.5	30	F	G	N	F		Lean
428	<i>Pinus radiata</i>	21.5	45	F	F	Y	F	1	Old tag #303, PP, CD, large pruning wounds
429	<i>Pinus radiata</i>	21.5	40	F	F-P	Y	P	1	CD, Sparse foliage, DW, large pruning wounds
430	<i>Pinus radiata</i>	14	40	F	F-P	N	P		Sparse foliage, Large pruning wounds
431	<i>Pinus radiata</i>	19.5	35	F	F-G	Y	F	1	Large pruning wound
432	<i>Pinus radiata</i>	16	40	F-G	F	Y	F	1	Old tag #299
433	<i>Pinus radiata</i>	14	35	F	F	N	F-P		Old tag #298, Large pruning wounds, PP, Limbed up
434	<i>Pinus radiata</i>	16.5	40	F	F-P	Y	P	1	Old tag #297, Lots of cones = declining
435	<i>Pinus radiata</i>	22	35	F	F-P	Y	P	1	Old tag #296, Lean, large pruning wounds, Dead wood, EWR
436	<i>Pinus radiata</i>	20	30	F-P	F	Y	F-P	1	Old tag #295, Lean, CDEB?
437	<i>Pinus halepensis</i>	16.5	25	P	G	Y	P	1	Old tag #544, Significant lean, large pruning wounds
438	<i>Pinus halepensis</i>	21	30	G	G	Y	G	1	Significant lean, CD
439	<i>Pinus halepensis</i>	27.5	40	P	G	Y	F	1	CDEB, CD
440	<i>Pinus halepensis</i>	29	40	F	F-G	Y	G	1	CD, DW
441	<i>Pinus halepensis</i>	20.5	25	F	F	Y	F	1	Cable in tree, CD
442	<i>Pinus halepensis</i>	21.5	40	F-P	G	Y	F-G	1	CDEB?, Large pruning wounds
443	<i>Olea europaea</i>	18 @ 1'	25	F-P	P	Y	P	1	Tip dieback, CDEB
444	<i>Olea europaea</i>	9.5	25	F	P	N	P		Tipdieback, CD
445	<i>Acer palmatum</i>	8 @ 2'	25	F	G	N	F		PP
446	<i>Pittosporum undulatum</i>	7	25	P	P	N	P		CD, PP, H, 1 stem removed
447	<i>Pittosporum undulatum</i>	15 @ base	20	P	P	Y	P	1	

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
448	<i>Quercus agrifolia</i>	15 @ 2.5'	35	G	G	Y	G	1	Aphids, Nice tree!
449	<i>Olea europaea</i>	17 @ 2'	30	P	P	Y	P	1	CDEB, PP, Large pruning wounds
450	<i>Eucalyptus conferruminata</i>	35 @ base	30	F-P	G	Y	F	1	H, Pruning related internal decay, 3 main stems
451	<i>Eucalyptus conferruminata</i>	17	30	F-P	G	Y	F	1	Large pruning wounds, H
452	<i>Pinus radiata</i>	25 @ 2'	35	F	P	Y	P	1	Dieback, DW, CD
453	<i>Pinus radiata</i>	17	40	F	P	Y	P	1	Dieback, DW
454	<i>Pinus halepensis</i>	22	40	F	G	Y	G	1	CD top, Slight lean
455	<i>Pinus radiata</i>	17	25	F	P	Y	P	1	Dieback
456	<i>Olea europaea</i>	19.5 @ base	25	P	P	Y	P	1	Large pruning wounds, Dieback
457	<i>Pinus halepensis</i>	29 @ 2'	45	G	G	Y	G	1	CD
458	<i>Pinus halepensis</i>	16.5	30	F	F-G	Y	F	1	Crowded, DW
459	<i>Pinus halepensis</i>	15	30	F-P	G	Y	F	1	Significant lean, Large pruning wounds, Crowded
460	<i>Pinus halepensis</i>	22	30	F	G	Y	G	1	Old tag #555, CD, lean, large pruning wound
461	<i>Pinus halepensis</i>	14.5	25	F	G	N	F		Old tag #556, Lean
462	<i>Pinus halepensis</i>	26.5	25	F-P	G	Y	G	1	CD, Lean
463	<i>Pinus halepensis</i>	16	25	F	F	Y	F	1	Large pruning wounds, Crowded, Significant lean
464	<i>Pinus halepensis</i>	28.5 @ base	45	F-G	G	Y	G	1	Large pruning wound, Nice tree
465	<i>Pinus halepensis</i>	19	20	P	P	Y	P	1	H for high voltage power lines
466	<i>Pinus halepensis</i>	16	20	P	P	Y	P	1	H for high voltage power lines
467	<i>Pinus halepensis</i>	20	35	P	F-P	Y	P	1	Lean, H for high voltage power lines
468	<i>Pinus halepensis</i>	20	30	P	F	Y	P	1	Lean, Dieback, H for high voltage power lines
469	<i>Pinus halepensis</i>	9	25	F-P	F	N	P		Significant lean, Dieback, H for high voltage power lines
470	<i>Platanus x hispanica</i>	8.5	35	F-G	F-G	N	G		Anthraxnose, CD, High voltage power lines
471	<i>Pinus radiata</i>	10	30	P	F-P	N	P		
472	<i>Pinus radiata</i>	11	30	F	F-P	N	P		

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
473	<i>Pinus radiata</i>	10	25	P	F	N	P		Lean
474	<i>Pinus radiata</i>	7	30	F	F	N	F		Lean, DW
475	<i>Pinus radiata</i>	12	40	F	F	N	F		DW
476	<i>Pinus radiata</i>	6	25	F	F	N	F-P		
477	<i>Prunus cerasifera</i>	6	15	F-G	F-G	N	F		CD
478	<i>Platanus x hispanica</i>	5.5	20	F	F-P	N	F-P		Large pruning wounds
479	<i>Pinus radiata</i>	12.5	40	G	F-G	N	F		Lean
480	<i>Pinus radiata</i>	12.5	40	G	F-G	N	F		Lean
481	<i>Pinus radiata</i>	14	40	G	F	N	F		
482	<i>Platanus x hispanica</i>	5.5	25	P	P	N	P		Under pine canopy
483	<i>Platanus x hispanica</i>	6.5	25	F-P	P	N	P		Lean
484	<i>Pinus radiata</i>	14	40	F	F	N	F		Multi top
485	<i>Myoporum laetum</i>	17 @ base	15	P	P-D	Y	P	1	6 main stems, Thrips, Almost dead
486	<i>Pinus radiata</i>	10	40	F	F	N	F		DW
487	<i>Myoporum laetum</i>	13	20	P	P	N	P		Thrips, CD
488	<i>Myoporum laetum</i>	14	20	P	P	N	P		CD, Thrips
489	<i>Myoporum laetum</i>	5.5	20	P	P	N	P		Thrips
490	<i>Myoporum laetum</i>	12	25	P	P	N	P		Thrips
491	<i>Myoporum laetum</i>	5.5	25	P	P	N	P		Thrips
492	<i>Myoporum laetum</i>	4	10	P	P	N	P		Thrips, H
493	<i>Pinus halepensis</i>	13	30	F-P	G	N	F-P		Significant lean, CD top
494	<i>Pinus radiata</i>	11	40	F-G	F	N	F		
495	<i>Pinus halepensis</i>	15	30	F	G	Y	F	1	Significant lean, CD top
496	<i>Platanus x hispanica</i>	7	25	F	P	N	P		Large pruning wounds
497	<i>Pinus radiata</i>	12	40	F-G	F	N	F		
498	<i>Pinus radiata</i>	11	40	F	F-P	N	F-P		
499	<i>Pinus halepensis</i>	10	20	P	F	N	P		Significant lean
500	<i>Pinus radiata</i>	12.5	40	F-G	F	N	F		
501	<i>Platanus x hispanica</i>	6	20	G	P	N	P		
502	<i>Pinus halepensis</i>	17	40	F-G	G	Y	G	1	Lean
503	<i>Platanus x hispanica</i>	6.5	20	P	P	N	P		
504	<i>Pinus radiata</i>	17.5	40	F	F-G	Y	F	1	Lean, DW
505	<i>Pinus radiata</i>	11	25	P	F	N	P		In canopy, Crowded, CDEB
506	<i>Pinus radiata</i>	14	40	F	F-G	N	F		Lean
507	<i>Pinus radiata</i>	17	40	G	F	Y	F	1	

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
508	<i>Eucalyptus conferruminata</i>	9.5	25	F	G	N	F-P		Lean over parking lot, Vehicle damage
509	<i>Platanus x hispanica</i>	6	25	P	P	N	P		
510	<i>Myoporum laetum</i>	25.5 @ 1.5'	25	P	P-D	Y	P	1	Almost dead
511	<i>Pinus radiata</i>	14	45	F	F	N	F		
512	<i>Pinus radiata</i>	26	50	F	F-P	Y	P	1	Top dead
513	<i>Myoporum laetum</i>	11.5 @ 2'	20	P	P	N	P		Old tag #573, CD, Thrips
514	<i>Pinus radiata</i>	17	25	F	F	Y	P	1	Old tag #574, Lean, H for high voltage power lines
515	<i>Myoporum laetum</i>	12	25	P	P	N	P		Thrips, Lean, High voltage power lines
516	<i>Pinus radiata</i>	15	25	F-P	P	Y	P	1	Large pruning wounds, CD, High voltage power lines
517	<i>Pinus radiata</i>	30	60	G	F-P	Y	F	1	Old tag #70, Pine pitch canker, DW
518	<i>Olea europaea</i>	23 @ base	25	F-G	G	Y	F-G	1	CD, large pruning wounds
519	<i>Pinus radiata</i>	23.5	35	F	F-G	Y	F	1	Large lateral branch, EWR, PP, DW
520	<i>Pinus radiata</i>	21	40	F-G	F	Y	F	1	Old tag #113, DW
521	<i>Pinus radiata</i>	21.5	40	F-G	F	Y	F	1	DW, Lean
522	<i>Pinus radiata</i>	18.5	35	F-P	P	Y	P	1	Top dead
523	<i>Pinus radiata</i>	16	35	F-P	F-P	Y	F-P	1	CD top, Pine pitch canker
524	<i>Pinus radiata</i>	20	40	F	F	Y	F	1	Lean, One sided foliage
525	<i>Pinus radiata</i>	15	25	P	P	Y	P	1	Old tag #116, Dieback, PP
526	<i>Pinus radiata</i>	15	30	F	F-P	Y	F-P	1	PP, Lean
527	<i>Pinus radiata</i>	18.5	45	P	F-P	Y	P	1	Sparse foliage, PP, H
528	<i>Pinus halepensis</i>	22.5	30	G	G	Y	G	1	Nice tree, Lean, CD
529	<i>Olea europaea</i>	16 @ 2'	30	F-G	P	Y	P	1	CD, Tip dieback
530	<i>Olea europaea</i>	19 @ base	25	P	P	Y	P	1	Recent mainstem breakout, CD
531	<i>Olea europaea</i>	22 @ base	30	P	F	Y	F	1	Tip dieback, CODEB
532	<i>Olea europaea</i>	31.5	25	F	F-P	Y	G	1	3 main stems, large pruning wounds

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
533	<i>Olea europaea</i>	22 @ 2'	30	G	F-G	Y	G	1	CD, PP
534	<i>Olea europaea</i>	26 @ 1'	30	F-G	F-G	Y	G	1	CD, PP
535	<i>Olea europaea</i>	22 @ 2'	30	F-G	F-G	Y	G	1	CD, PP
536	<i>Olea europaea</i>	22 @ 2'	25	F	F	Y	F-G	1	CD, PP, Tip dieback
537	<i>Myoporum laetum</i>	5 @ base	25	P	P	N	P		4 main stems, Thrips
538	<i>Myoporum laetum</i>	27 @ base	25	P	P	Y	P	1	Rhamnus, 5 main stems, Thrips
539	<i>Myoporum laetum</i>	15.5 @ base	25	P	P	Y	P	1	Rhamnus, Multi, Thrips
540	<i>Myoporum laetum</i>	20 @ base	30	P	P	Y	P	1	Thrips, Multi
541	<i>Myoporum laetum</i>	17 @ base	30	P	P	Y	P	1	7 main stems, Thrips
542	<i>Myoporum laetum</i>	28 @ base	25	P	P	Y	P	1	5 main stems, Thrips
543	<i>Myoporum laetum</i>	32 @ base	25	P	P	Y	P	1	CD, Multi, Thrips
544	<i>Myoporum laetum</i>	22 @ base	25	P	P	Y	P	1	Thrips, Multi
545	<i>Myoporum laetum</i>	44 @ base	25	P	P	Y	P	1	3 main stems, Thrips
546	<i>Myoporum laetum</i>	30 @ base	25	P	P	Y	P	1	4 main stems, Thrips
547	<i>Myoporum laetum</i>	21 @ base	25	P	P	Y	P	1	CD, Thrips
548	<i>Myoporum laetum</i>	17 @ base	25	P	P	Y	P	1	4 main stems, Thrips
549	<i>Myoporum laetum</i>	21.5 @ base	25	P	P	Y	P	1	5 main stems, Thrips
550	<i>Myoporum laetum</i>	26.5 @ base	25	P	P	Y	P	1	5 main stems, Thrips
551	<i>Pinus radiata</i>	31	35	F-G	F-P	Y	F-P	1	Old tag #99, Lean, Surface roots, Sparse foliage
552	<i>Pinus radiata</i>	33	40	F-G	F	Y	F	1	Old tag #100, Lean, Surface roots, PP

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
553	<i>Olea europaea</i>	23 @ base	20	P	P	Y	P	1	3 main stems, H, PP
554	<i>Olea europaea</i>	19.5 @ 2'	20	P	P	Y	P	1	CD, PP, H
555	<i>Olea europaea</i>	15 @ 2'	25	F-P	F-P	Y	F-P	1	PP, H
556	<i>Olea europaea</i>	20.5 @ base	25	F	F	Y	F	1	CD
557	<i>Olea europaea</i>	24 @ base	25	F	F-G	Y	F-G	1	Lean, 3 main stems
558	<i>Olea europaea</i>	19.5 @ 2'	25	F	F-G	Y	F-G	1	Large pruning wounds, CD
559	<i>Olea europaea</i>	20.5 @ 2'	25	F	F-P	Y	F	1	Sparse foliage, CD
560	<i>Olea europaea</i>	22 @ 1'	25	F	F-G	Y	F-G	1	Crossing branches
561	<i>Olea europaea</i>	24.5 @ base	20	F	F	Y	F	1	Internal decay, PP, Tip dieback
562	<i>Olea europaea</i>	14 @ 2'	20	P	P	N	P	1	H, Tip dieback
563	<i>Olea europaea</i>	17.5 @ 1'	25	F	P	Y	F-P	1	H, Tip dieback
564	<i>Pyrus calleryana</i>	16	30	P	G	Y	P	1	Old tag #137, CDEB
565	<i>Pyrus calleryana</i>	18	30	P	G	Y	P	1	Old tag #140, Girdling root?, CDEB
566	<i>Pyrus calleryana</i>	6.5	20	P	P	N	P		Old tag #141, PP, CDEB
567	<i>Pyrus calleryana</i>	8	20	P	P	N	P		Old tag #136, Dieback
568	<i>Pyrus calleryana</i>	11.5	25	P	F-P	N	P		CDEB, Dieback
569	<i>Pyrus calleryana</i>	10.5	25	F-P	F-P	N	P		CD, Dieback
570	<i>Pyrus calleryana</i>	11	25	P	F-P	N	P		Old tag #143, Large pruning wounds, CDEB
571	<i>Pyrus calleryana</i>	10.5	25	F-P	F-P	N	P		Old tag #134, CD, Multi, Dieback, PP
572	<i>Pyrus calleryana</i>	10	25	P	F-P	N	P		CDEB
573	<i>Pyrus calleryana</i>	12	25	P	F-P	N	P		Old tag #144, CDEB
574	<i>Olea europaea</i>	16 @ 2'	20	F-P	F-P	Y	P	1	H
575	<i>Olea europaea</i>	19 @ base	20	F	F-P	Y	F-P	1	H
576	<i>Eucalyptus conferruminata</i>	30 @ base	30	F-P	F-G	Y	F	1	PP, H, CD

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
577	<i>Eucalyptus conferruminata</i>	13	30	F-P	F-G	N	F		PP, H, CD
578	<i>Eucalyptus conferruminata</i>	19.5 @ base	30	P	F-G	Y	F	1	PP, CDEB
579	<i>Schinus terebinthifolius</i>	14	20	F	F-G	N	F		Old tag #201, Lean, Multi, PP, Flush cuts
580	<i>Schinus terebinthifolius</i>	14	30	F	F	N	F		Old tag #200, CD, Sparse/off color foliage
581	<i>Schinus terebinthifolius</i>	16.5	25	F	F	Y	F	1	Old tag #199, PP, Sparse foliage, Lean
582	<i>Schinus terebinthifolius</i>	15	20	F	F-G	Y	F	1	Lean, CD, PP, Off color foliage
583	<i>Gleditsia triacanthos inermis</i>	8	25	F	F-P	N	F-P		Old tag #197, PP, CD, Dieback
584	<i>Gleditsia triacanthos inermis</i>	8	25	F	F-P	N	F-P		Old tag #196, CD, Dieback
585	<i>Schinus terebinthifolius</i>	15	20	F-G	F	Y	F	1	Old tag #202, Tip dieback, PP
586	<i>Schinus terebinthifolius</i>	15	-	-	D	Y	P	1	Dead
587	<i>Schinus terebinthifolius</i>	10.5	15	P	P	N	P		Old tag #204, PP, H
588	<i>Eucalyptus conferruminata</i>	19	25	F	G	Y	F-G	1	Old tag #164, H, CD
589	<i>Olea europaea</i>	21.5 @ base	25	F	F	Y	F	1	H, Sparse foliage
590	<i>Eucalyptus conferruminata</i>	20 @ 2'	25	F	G	Y	F	1	Lean, CD, PP, One lateral branch w internal decay
591	<i>Pinus thunbergiana</i>	12.5	30	F	F	N	P		Old tag #205, No soil volume, Dieback, Sparse foliage
592	<i>Pittosporum tobira</i>	10.5 @ base	10	P	F	N	P		CD, Breakout, Internal decay
593	<i>Olea europaea</i>	18 @ base	25	F	F	Y	F	1	Internal decay, CDEB, H, 3 main stems
594	<i>Olea europaea</i>	20 @ base	30	F	F	Y	F	1	Old tag #206, Large pruning wounds, CD, H
595	<i>Pinus radiata</i>	20.5	35	F	F-P	Y	P	1	Old tag #207, CD, Pine pitch canker
596	<i>Pinus radiata</i>	17.5	30	F	F	Y	P	1	Pine pitch canker
597	<i>Pittosporum tobira</i>	5.5 @ base	15	F	F	N	P		Lean, CD
598	<i>Pittosporum tobira</i>	6.5 @ base	10	P	P	N	P		CDEB, Dieback
599	<i>Pittosporum tobira</i>	12.5 @ base	10	P	P	N	P		Internal decay, CDEB, Dieback

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
600	<i>Olea europaea</i>	23 @ base	20	F	F-G	Y	F-G	1	Old tag @215, H, CD, PP
601	<i>Olea europaea</i>	21 @ base	30	F	F-G	Y	F-G	1	Internal decay, H, CD, PP
602	<i>Olea europaea</i>	22 @ base	25	F	F-P	Y	F	1	Old tag @217, Internal decay, PP
603	<i>Olea europaea</i>	16 @ base	25	P	F-P	Y	P	1	CDEB, Large pruning wounds
604	<i>Olea europaea</i>	24 @ base	25	F	F-P	Y	F	1	Old tag #219, Internal decay, H, Dieback, 4 stems
605	<i>Olea europaea</i>	39 @ base	25	F	F-G	Y	G	1	Old tag #220, H, 4 stems
606	<i>Eucalyptus conferruminata</i>	24.5 @ 2'	25	F	F-G	Y	F	1	Old tag #222, CD, H, Strange trunk, girdling
607	<i>Olea europaea</i>	19 @ base	25	F	F-G	Y	F-G	1	Old tag #221, CD, H
608	<i>Pittosporum eugenioides</i>	9 @ base	15	P	F	N	P		PP
609	<i>Pittosporum eugenioides</i>	7 @ base	10	P	P	N	P		PP, Dieback
610	<i>Pittosporum eugenioides</i>	10 @ base	-	-	D	N	P		Dead
611	<i>Pittosporum eugenioides</i>	7 @ base	10	P	P-D	N	P		H, Almost dead
612	<i>Olea europaea</i>	30 @ base	20	F	F-G	Y	F-G	1	Old tag #223, CDEB, Large pruning wounds, Trunk dieback
613	<i>Olea europaea</i>	20.5 @ base	25	F	F	Y	F	1	Old tag #225, PP, Large pruning wounds
614	<i>Olea europaea</i>	23 @ 1'	25	F	P	Y	F-P	1	Old tag #224, Multi, Large pruning wounds
615	<i>Olea europaea</i>	20 @ base	25	F-P	F-P	Y	F-P	1	Internal decay, Some tip dieback
616	<i>Pyrus calleryana</i>	7.5	15	P	P	N	P		Old tag #228, Large pruning wounds, Fireblight, CDEB
617	<i>Pyrus calleryana</i>	8	20	P	P	N	P		Old tag #231, Dieback, Fireblight, CDEB

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
618	<i>Pyrus calleryana</i>	7.5	20	P	P	N	P		Old tag #241, cable, PP, Lean, CDEB
619	<i>Pyrus calleryana</i>	5	20	P	F-P	N	P		Old tag #242, Cable, Lean
620	<i>Pyrus calleryana</i>	6	20	P	P	N	P		Old tag #232, Lean, CDEB
621	<i>Pyrus calleryana</i>	8	25	P	P	N	P		CDEB, Dieback, Firelight
622	<i>Celtis sinensis</i>	5	25	P	P-D	N	P		Old tag #227
623	<i>Celtis sinensis</i>	5.5	20	P	P-D	N	P		Old tag #230, Dieback
624	<i>Pyrus calleryana</i>	6.5	20	P	P	N	P		CDEB, PP, Dieback, Firelight
625	<i>Pyrus calleryana</i>	6	25	P	P	N	P		Old tag #243, Cable in tree, Lean, CDEB
626	<i>Pyrus calleryana</i>	7	25	P	P	N	P		Old tag #244, CDEB, Dieback
627	<i>Pyrus calleryana</i>	10	25	P	P	N	P		Old tag #234, Lean, CDEB, Dieback
628	<i>Pyrus calleryana</i>	8.5	25	P	P	N	P		Old tag #235, Dieback, CDEB
629	<i>Pyrus calleryana</i>	7.5	30	P	P	N	P		Old tag #245, EB
630	<i>Pyrus calleryana</i>	6	25	F-P	P	N	P		Old tag #236, Dieback
631	<i>Pyrus calleryana</i>	8	30	P	P	N	P		Old tag #246, CDEB, Dieback
632	<i>Pyrus calleryana</i>	6.5	25	P	P	N	P		Old tag #247, PP, Dieback, Lean
633	<i>Pyrus calleryana</i>	7.5	25	P	P	N	P		Old tag #237, CDEB, Lean
634	<i>Pyrus calleryana</i>	6.5	20	P	P	N	P		Old tag #248, PP, Dieback, CDEB, Lean
635	<i>Pyrus calleryana</i>	7.5	25	P	P	N	P		Old tag #238, CDEB, Lean, PP, Wounds at base
636	<i>Celtis sinensis</i>	6.5	25	F	P	N	P		Old tag #240, Dieback
637	<i>Pyrus calleryana</i>	7	25	P	P	N	P		Old tag #235, CDEB, PP
638	<i>Pyrus calleryana</i>	7	25	P	P	N	P		Old tag #249, Lean, CDEB, Dieback
639	<i>Pittosporum tobira</i>	5.5 @ base	15	F	F-P	N	P		Lean, CD
640	<i>Pittosporum tobira</i>	5.5 @ base	15	F	F	N	P		CD
641	<i>Quercus agrifolia</i>	4	25	G	G	N	G		Relocated?
642	<i>Pittosporum tobira</i>	4	15	P	G	N	P		Internal decay, Hollow
643	<i>Tristania laurina</i>	7.5	25	G	F-P	N	F		Old tag #250
644	<i>Leptospermum laevigatum</i>	13.5 @ base	15	F	F	N	F		Off color, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
645	<i>Leptospermum laevigatum</i>	40 @ base	12	F	F	Y	F	1	Multi
646	<i>Leptospermum laevigatum</i>	20 @ base	15	F	F	Y	F	1	Multi
647	<i>Leptospermum laevigatum</i>	19 @ base	12	F	F	Y	F	1	Multi, Rhamnus understory
648	<i>Leptospermum laevigatum</i>	9 @ base	12	P	P	N	P		Vandalism w chain saw
649	<i>Leptospermum laevigatum</i>	20 @ base	12	F	F	Y	F	1	Multi
650	<i>Leptospermum laevigatum</i>	37 @ base	12	F	F	Y	F	1	Multi
651	<i>Leptospermum laevigatum</i>	35 @ base	12	F	F	Y	F	1	Multi
652	<i>Leptospermum laevigatum</i>	19 @ base	12	F	F	Y	F	1	Multi
653	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
654	<i>Leptospermum laevigatum</i>	13 @ base	12	F	F	N	F		Multi
655	<i>Leptospermum laevigatum</i>	18.5 @ base	12	F	F	Y	F	1	Multi
656	<i>Leptospermum laevigatum</i>	18 @ base	12	F	F	Y	F	1	Multi
657	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
658	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
659	<i>Leptospermum laevigatum</i>	21 @ base	12	F	F	Y	F	1	Multi
660	<i>Leptospermum laevigatum</i>	17.5 @ base	12	F	F	Y	F	1	Multi
661	<i>Leptospermum laevigatum</i>	35 @ base	12	F	F	Y	F	1	Multi
662	<i>Leptospermum laevigatum</i>	23 @ base	12	F	F	Y	F	1	Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
663	<i>Leptospermum laevigatum</i>	21.5 @ base	12	F	F	Y	F	1	Multi
664	<i>Leptospermum laevigatum</i>	22 @ base	12	F	F	Y	F	1	Multi
665	<i>Leptospermum laevigatum</i>	30 @ base	12	F	F	Y	F	1	Multi
666	<i>Leptospermum laevigatum</i>	15 @ base	12	F	F	Y	F	1	Multi
667	<i>Leptospermum laevigatum</i>	17 @ base	12	F	F	Y	F	1	Multi
668	<i>Leptospermum laevigatum</i>	16 @ base	12	F	F	Y	F	1	Multi
669	<i>Leptospermum laevigatum</i>	17 @ base	12	F	F	Y	F	1	Multi
670	<i>Leptospermum laevigatum</i>	6 @ base	12	F	F	N	F		Multi
671	<i>Leptospermum laevigatum</i>	20 @ base	12	F	F	Y	F	1	Multi
672	<i>Leptospermum laevigatum</i>	22 @ base	12	F	F	Y	F	1	Multi
673	<i>Leptospermum laevigatum</i>	26 @ base	12	F	F	Y	F	1	Multi
674	<i>Leptospermum laevigatum</i>	14 @ base	12	F	F	Y	F	1	Multi
675	<i>Leptospermum laevigatum</i>	21.5 @ base	12	F	F	Y	F	1	Multi
676	<i>Leptospermum laevigatum</i>	17.5 @ base	12	F	F	Y	F	1	Multi
677	<i>Leptospermum laevigatum</i>	27 @ base	12	F	F	Y	F	1	Multi
678	<i>Leptospermum laevigatum</i>	23.5 @ base	12	F	F	Y	F	1	Multi
679	<i>Leptospermum laevigatum</i>	25 @ base	12	F	F	Y	F	1	Multi
680	<i>Leptospermum laevigatum</i>	28 @ base	12	F	F	Y	F	1	Multi
681	<i>Eucalyptus conferruminata</i>	25 @ 3'	30	F	F-G	Y	F	1	CD, 1 stem removed, Nice tree

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
682	<i>Eucalyptus conferruminata</i>	30 @ base	30	F	F-G	Y	F	1	Large pruning wounds, Breakout, Nice tree
683	<i>Pyrus calleryana</i>	13	30	P	F	N	P		Old tag #253, CDEB, Dieback, lean
684	<i>Pyrus calleryana</i>	13	35	P	F	N	P		Old tag #254, DB, CDEB, lean
685	<i>Pyrus calleryana</i>	12	30	P	F	N	P		Old tag #255, lean, CDEB, Dieback
686	<i>Pyrus calleryana</i>	11	30	P	F	N	P		Old tag #256, CDEB, Dieback
687	<i>Pyrus calleryana</i>	10	30	P	F	N	P		Old tag #257, CDEB
688	<i>Pyrus calleryana</i>	12	30	P	F	N	P		Old tag #258, CDEB
689	<i>Pyrus calleryana</i>	13	30	P	F	N	P		Old tag #259, CDEB
690	<i>Washingtonia robusta</i>	0' of CT	-	G	G	N	P		Seedling
691	<i>Tristanopsis laurina</i>	5	15	F	P	N	P		CD
692	<i>Eucalyptus globulus 'Compacta'</i>	34 @ base	25	P	G	Y	P	1	Multi, H
693	<i>Eucalyptus globulus 'Compacta'</i>	30.5 @ base	25	P	F-G	Y	P	1	Tortoise shell beetle
694	<i>Prunus cerasifera</i>	13 @ base	20	F	G	N	P		Seedling, Sprouts
695	<i>Malus spp.</i>	8.5 @ base	10	F	G	N	F		CD
696	<i>Melaleuca ceterina</i>	7	20	F	G	N	F		Multi
697	<i>Schinus terebinthifolius</i>	10.5	20	G	G	N	G		lean, Nice tree
698	<i>Eucalyptus globulus 'Compacta'</i>	34	25	P	G	Y	P	1	Multi, PP, H for high voltage power lines
699	<i>Eucalyptus globulus 'Compacta'</i>	25.5	25	P	G	Y	P	1	Multi, PP, H for high voltage power lines
700	<i>Schinus terebinthifolius</i>	9	20	F	G	N	F-G		Sprouts, Crossing branches, Nice little grove
701	<i>Schinus terebinthifolius</i>	6.5	20	F	G	N	G		EB, Nice little grove
702	<i>Schinus terebinthifolius</i>	13.5	20	F-P	G	N	F-G		CD, Nice little grove
703	<i>Schinus terebinthifolius</i>	23 @ base	20	P	G	Y	F-G	1	CDEB, Nice little grove
704	<i>Eucalyptus globulus 'Compacta'</i>	46 @ base	25	F	G	Y	P	1	Multi, H for high voltage power lines

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
705	<i>Eucalyptus globulus</i> 'Compacta'	28 @ base	20	P	F	Y	P	1	Multi, H for high voltage power lines
706	<i>Fraxinus uclei</i>	19.5 @ base	25	P	G	Y	P	1	Multi, Seedling, Growing in fence
707	<i>Eucalyptus globulus</i> 'Compacta'	40 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
708	<i>Cedrus deodara</i>	7	25	F-P	F	N	F		One sided
709	<i>Acacia melanoxylon</i>	11	25	P	G	N	P		CDEB
710	<i>Cedrus deodara</i>	16 @ base	25	F-P	G	Y	F-P	1	Significant lean, CD
711	<i>Eucalyptus globulus</i> 'Compacta'	34	25	P	G	Y	P	1	CD, H for high voltage power lines
712	<i>Eucalyptus globulus</i> 'Compacta'	31 @ base	35	P	F-G	Y	P	1	CD, H for high voltage power lines
713	<i>Eucalyptus globulus</i> 'Compacta'	30 @ base	25	P	F-G	Y	P	1	Multi, H for high voltage power lines
714	<i>Myoporum laetum</i>	21 @ base	20	P	P-D	Y	P	1	Thrips
715	<i>Eucalyptus globulus</i> 'Compacta'	23 @ base	25	P	F-G	Y	P	1	Multi, H for high voltage power lines
716	<i>Eucalyptus globulus</i> 'Compacta'	25 @ base	20	P	F	Y	P	1	CD, H for high voltage power lines
717	<i>Eucalyptus globulus</i> 'Compacta'	23.5 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
718	<i>Eucalyptus globulus</i> 'Compacta'	28 @ base	25	P	G	Y	P	1	Inside closed fence, CD, H for high voltage power lines
719	<i>Eucalyptus globulus</i> 'Compacta'	21 @ base	25	P	G	Y	P	1	Inside closed fence, H for high voltage power lines
720	<i>Eucalyptus globulus</i> 'Compacta'	28 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
721	<i>Cedrus deodara</i>	8	25	G	P	N	F-P		Lean
724	<i>Olea europaea</i>	13.5 @ 2'	20	F	F	N	F	1	PP, Multi
725	<i>Olea europaea</i>	17 @ base	15	P	P	Y	P	1	H, Multi
726	<i>Olea europaea</i>	21 @ base	20	P	F	Y	F	1	Large pruning wounds, Multi
727	<i>Olea europaea</i>	11 @ 2'	20	F	F	N	F		H, Multi

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
728	<i>Olea europaea</i>	13.5	15	P	P	N	P	1	H, Multi
731	<i>Olea europaea</i>	14	20	P	F-P	N	F-P		Internal decay, Multi
732	<i>Olea europaea</i>	19 @ base	15	P	P	Y	P	1	Internal decay, Multi, Dieback, PP
733	<i>Olea europaea</i>	13.5 @ base	15	F	G	N	F		CD, PP
734	<i>Olea europaea</i>	21.5 @ 1'	25	F	F-P	Y	F	1	Dieback
735	<i>Olea europaea</i>	21 @ base	25	F	F	Y	F	1	Suckers, PP
736	<i>Olea europaea</i>	19	30	F	F	Y	F	1	Internal decay, Multi, COEB
737	<i>Olea europaea</i>	17	25	F	F-G	Y	F-G	1	Multi
738	<i>Olea europaea</i>	23 @ base	25	F	F-G	Y	F-G	1	Multi
739	<i>Olea europaea</i>	19 @ base	25	F	G	Y	F-G	1	Breakout
740	<i>Myoporum laetum</i>	57.5 @ base	30	P	P	Y	P	1	Thrips, 3 main stems
741	<i>Myoporum laetum</i>	43 @ base	30	P	P	Y	P	1	Thrips, 3 main stems
742	<i>Platanus x hispanica</i>	8	35	P	P	N	P		
743	<i>Platanus x hispanica</i>	7.5	35	P	P	N	P		Old tag #68, Anthracnose
744	<i>Platanus x hispanica</i>	8	35	F	F-P	N	P		Old tag #39, Anthracnose
745	<i>Platanus x hispanica</i>	9.5	40	F	P	N	P		Old tag #66, Anthracnose
746	<i>Platanus x hispanica</i>	7	20	F	P	N	P		Old tag #65, Lean, Anthracnose
747	<i>Platanus x hispanica</i>	10	40	F	P	N	P		Old tag #64, Lean
748	<i>Platanus x hispanica</i>	3.5	10	P	P	N	P		Old tag #63, Anthracnose
749	<i>Platanus x hispanica</i>	10.5	40	F-G	P	N	P		Old tag #62, Lean, Anthracnose
750	<i>Platanus x hispanica</i>	12.5	40	F-G	F-P	N	P		Old tag #61, Anthracnose
751	<i>Platanus x hispanica</i>	16.5	50	F-G	F-P	Y	F	1	Old tag #60, Anthracnose
752	<i>Platanus x hispanica</i>	6.5	30	P	P	N	P		Old tag #59, Breakout, Anthracnose
753	<i>Platanus x hispanica</i>	5	30	P	P	N	P		Old tag #58, Anthracnose
754	<i>Platanus x hispanica</i>	7	25	F	P	N	P		Old tag #57, Anthracnose
755	<i>Platanus x hispanica</i>	6	30	F-P	P	N	P		Old tag #56, Anthracnose

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
756	<i>Platanus x hispanica</i>	7	30	F	F-P	N	P		Old tag #55, Anthracnose
757	<i>Platanus x hispanica</i>	4.5	25	P	P	N	P		Old tag #54, Anthracnose
758	<i>Platanus x hispanica</i>	7.5	30	F	F-P	N	P		Old tag #53, Lean, Anthracnose
759	<i>Platanus x hispanica</i>	5	20	F	F-P	N	P		Old tag #52, Lean, Anthracnose
760	<i>Platanus x hispanica</i>	7	25	F	F	N	P		Old tag #51, Anthracnose
761	<i>Platanus x hispanica</i>	7.5	25	F	F	N	P		Old tag #50, Anthracnose
762	<i>Platanus x hispanica</i>	6	25	F	F-P	N	P		Old tag #49, Anthracnose
763	<i>Platanus x hispanica</i>	5	15	F	F-P	N	P		Old tag #48, Anthracnose
764	<i>Platanus x hispanica</i>	6	25	F	F	N	F		Old tag #47, Anthracnose
765	<i>Platanus x hispanica</i>	8	30	G	F	N	F-G		Old tag #46, Anthracnose
766	<i>Prunus cerasifera</i>	11.5	20	P	F-P	N	P		Old tag #22, Internal decay, Multi, Dieback
767	<i>Prunus cerasifera</i>	9.5	20	P	G	N	P		Old tag #21, Internal decay, Multi
768	<i>Prunus cerasifera</i>	10	15	P	F-P	N	P		Old tag #20, Internal decay, Multi
769	<i>Platanus x hispanica</i>	9.5	20	F	G	N	F		Old tag #11, Surface roots, H
770	<i>Platanus x hispanica</i>	8	10	P	G	N	P		Old tag #19, Surface roots, H
771	<i>Platanus x hispanica</i>	8.5	20	F	F	N	F		Old tag #10, Surface roots, H
772	<i>Platanus x hispanica</i>	9.5	10	P	G	N	P		Old tag #18, Surface roots, H
773	<i>Platanus x hispanica</i>	8.5	20	F	F	N	F		Old tag #9, Surface roots
774	<i>Platanus x hispanica</i>	9.5	10	P	G	N	P		Old tag #17, Surface roots
775	<i>Platanus x hispanica</i>	10.5	20	F	F	N	F		Old tag #8, Surface roots
776	<i>Platanus x hispanica</i>	9	10	P	G	N	P		Old tag #16, H, Surface roots
777	<i>Platanus x hispanica</i>	10.5	20	F	F	N	F		Old tag #7, Surface roots
778	<i>Platanus x hispanica</i>	9	10	P	G	N	P		Old tag #15, H, Surface roots
779	<i>Platanus x hispanica</i>	6	20	F	F	N	F		Surface roots
780	<i>Platanus x hispanica</i>	8	15	P	G	N	P		Surface roots
781	<i>Platanus x hispanica</i>	9	25	G	F	N	F-G		Surface roots
782	<i>Platanus x hispanica</i>	11.5	25	G	F	N	F-G		Old tag #4
783	<i>Platanus x hispanica</i>	8.5	25	G	F	N	F-G		Old tag #3
784	<i>Platanus x hispanica</i>	7.5	25	G	F	N	F-G		Old tag #2
785	<i>Platanus x hispanica</i>	8.5	15	P	G	N	P		Old tag #13, Internal decay, Headed
786	<i>Platanus x hispanica</i>	11	25	G	F	N	F-G		Old tag #5

Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
787	<i>Platanus x hispanica</i>	10	30	F	P	N	F		Old tag #14, Anthracnose

Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist® by the American Society of Consulting Arborists (ASCA) and a Certified Arborist by the International Society of Arboriculture (ISA).

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled.
To live near trees is to accept some degree of risk.

Signed: Walter Fujii Date: April 4, 2016

Walter Fujii, RCA®



Fujitrees Consulting TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Fujitrees Consulting hereinafter referred to as "Consultant".

1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.
6. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. The Consultant offers no guarantees or warranties, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.
10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.
11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a \$25.00 service fee. Advance payment of fees may be required in some cases.

FB WEST CAMPUS

Existing & Proposed Trees

June 2016

MPK 21 & 22

EXISTING TO REMOVE

Heritage: 274
Non-heritage: 496
Total: 770

EXISTING TO REMAIN

Heritage: 0
Non-heritage: 0
Total: 0

REPLACEMENT VALUES

Heritage-GOOD health	2:1
Heritage-FAIR-POOR health	1:1
Heritage-POOR-DEAD health	1:1
Non-heritage tree	NA

REQUIRED REPLACEMENTS

Location: At site level
Minimum size: 24" box
Total: 423

ACTUAL REPLACEMENTS

Site: 1,136
Building: 469
Total: 1,605

Proposed



CITY CONSULTING ARBORIST REVIEW MPK 21 & 22

HEALTH

The SBCA 'Summary of Tree Species' accurately described the poor condition of the majority of subject trees. Condition issues included disease, pests, incorrect pruning practices, drought, neglect and the use of tree species poorly suited for the setting. With few exceptions, Fuji Tree Consulting observed the subject trees to be in various states of disrepair.

SCREENING

Trees located along the property perimeter, specifically Chilco and the Bayfront Expressway were assessed as possible candidates for use as screening material.

Along Chilco, between the main entrance and the Bayfront Expressway, was a row of plane trees (*Platanus x hispanica*). Most of these trees would serve well as screening.

Facing the Bayfront Expressway is a mix of pine (*P. radiata*, *P. halepensis*), myoporum (*Myoporum laetum*) and eucalyptus (*E. polyanthemus*, *E. con-ferruminata*). None of these trees were observed to be in overall good condition though a few could be considered in fair condition with the rest of the overall poor condition.

RELOCATION

Three trees, a coast live oak (#248) in fair condition and two olive trees (533 & 538) in fair to good condition could be considered for possible relocation.

RECOMMENDATION

Based on the findings presented in this report, FTC recommends the approval of the Heritage Tree Removal Permit Application for the Facebook Campus Expansion Project.

PROPOSED TREE PALETTE

LATIN NAME	COMMON NAME
ALNUS RHOMBIFOLIA	WHITE ALDER
ARCTOSTAPHYLOS MANZINITA DR. HURD	DR. HURD MANZANITA
CERCIS CANADENSIS	EASTERN REDBUD
CORDYLINE AUSTRALIS	CABBAGE TREE
CORNUS 'STARLIGHT'	STARLIGHT DOGWOOD
GINKGO BILOBA	MAIDENHAIR TREE
HETEROMELES ARBUTIFOLIA	TOYON
JACARANDA MIMOSIFOLIA	JACARANDA
LAGERSTROEMIA 'NATCHEZ'	NATCHEZ GRAPE MYRTLE
LOPHOSTEMON CONFERTUS	BRISBANE BOX
MELALEUCA QUINQUENERVIA	CAJUPUT TREE
OLEA EUROPEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE
PISTACHIA CHINENSIS	PISTACHE
PLATANUS RACEMOSA	WESTERN SYCAMORE
POPULUS FREMONTII	FREMONT POPLAR
PRUNUS x YEDOENSIS	FLOWERING CHERRY
QUERCUS AGRIFOLIA	COAST LIVE OAK
QUERCUS ILEX	HOLLY OAK
QUERCUS LOBATA	VALLEY OAK
QUERCUS SUBER	SUBER OAK
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
SPECIMEN - QUERCUS (AGRIFOLIA, LOBATA, SUBER, ILIX, VIRGINIANA)	SPECIMEN OAK
SEQUOIA SEMPERVIRENS	COAST REDWOOD
ULMUS PARVIFOLIA	CHINESE ELM
ZELCOVA SERRATA	ZELCOVA

Riparian/Stormwater Treatment Groves: Alder - Poplar - Sycamore



Alnus rhombifolia
WHITE ALDER



Populus fremontii
FREMONT POPLAR



Platanus racemosa
CALIFORNIA SYCAMORE

Oak - Poplar: Alder - Poplar - Sycamore



Quercus lobata
VALLEY OAK



Quercus agrifolia
COAST LIVE OAK



Populus fremontii
FREMONT POPLAR

Oak - Ginkgo: Live Oak - Valley Oak - Ginkgo



Quercus lobata
VALLEY OAK



Quercus agrifolia
COAST LIVE OAK



Ginkgo biloba
GINKGO



Oak - Pistache: Live Oak - Valley Oak - Pistache



Quercus lobata
VALLEY OAK



Quercus agrifolia
COAST LIVE OAK



Pistacia chinensis
CHINESE PISTACHE



Oak - Manzanita: Mix of Oaks and Manzanita



Quercus lobata
VALLEY OAK



Quercus agrifolia
COAST LIVE OAK



Arctostaphylos manzanita Lx. HUGO
DR. HUGO MANZANITA

Oak - Toyon: Mix of Oaks and Toyon



Quercus lobata
VALLEY OAK



Quercus agrifolia
COAST LIVE OAK



Heteromeles arbutifolia
TOYON

Windward Mediterranean Grove: Olive - *Tristania*



Olea europaea
SWAN HILL FRUITLESS OLIVE



Tristania laurifolia
WATER GUM

Oak - *Cajuput*



Quercus ilex
MOLLY OAK



Quercus lobata
VALLEY OAK



Melaleuca wickhamii
CAJUPUT TREE

Park Plaza: Elm - Zelkova - Flowering Cherry



Ulmus parvifolius
CHINESE ELM



Zelkova serrata 'Hokusei'
ZEKOVIA



Prunus x pedunculata
FLOWERING CHERRY



Quercus agrifolia
COAST LIVE OAK



Quercus lobata
VALLEY OAK

Environmental Quality Commission



REGULAR MEETING MINUTES - DRAFT

Date: 6/22/2016
Time: 6:30 p.m.
Administration Building
701 Laurel St., Menlo Park, CA 94025

A. Vice Chair London called the meeting to order at 6:39 p.m.

B. **Roll Call**

Present: DeCardy, Vice Chair London, Marshall, Chair Martin, Smolke
Absent: Bedwell, Dickerson
Staff: Environmental Services Manager Heather Abrams, Environmental Services Specialist Sheena Ignacio

C. **Public Comment**

No Public Comment

D. **Regular Business**

Vice Chair moved items D3 and D4 before D1

D1. Overview of the Facebook Campus Expansion Project, the Draft Environmental Impact Report (EIR), and Consideration of a Recommendation to the Planning Commission and City Council on a Request to Remove 274 Heritage Trees at 301-309 Constitution Drive (Attachment) – 1 hour – Kyle Perata, Senior Planner

Chair Martin arrives at 7:45 p.m.

ACTION: Motion and second (DeCardy/London) to recommend to the Planning Commission to approve the heritage tree removals based on the findings of the consulting arborist passes (5-0-2) (Yayes: Marshall, Smolke, DeCardy, Vice Chair London, Chair Martin; Absent/Abstain: Bedwell, Dickerson)

D2. Discuss and approve an updated EQC 2-Year Work Plan for submission to City Council (Attachment) – 1 hour – Chair Martin

ACTION: No action taken. The commission will discuss and approve the new EQC 2-Year Work Plan and subcommittee assignments at the August meeting.

Smolke leaves at 9:40 p.m.

- D3. Change August EQC meeting date to August 31, 2016 – 2 mins – Chair Martin

ACTION: Motion and second (London/Marshall) to approve the date change for the August meeting passes (4-0-3) (Yayes: Vice Chair London, Marshall, DeCardy, Smolke; Absent/Abstain: Bedwell, Dickerson, Martin)

- D4. Approve May 25, 2016 Environmental Quality Commission meeting minutes (Attachment) – 2 mins

ACTION: Motion and second (DeCardy/Marshall) to approve the EQC May minutes passes (4-0-3) (Yayes: London, Marshall, DeCardy, Smolke; Absent/Abstain: Bedwell, Dickerson, Martin)

E. Reports and Announcements

- E1. Update on Peninsula Clean Energy – 2 mins – Heather Abrams, Environmental Programs Manager

- E2. Informational update on Zero Waste Plan and Solid Waste Rate Study, which will begin soon and continue through 2017 – 2 mins – Heather Abrams, Environmental Programs Manager

- E3. Update on Peninsula SunShares campaign to offer low cost solar PV systems and Electric Vehicles – 5 mins – Sheena Ignacio, Environmental Programs Specialist

- E4. Future Agenda items

✓ Heritage Tree removal appeal for 445 Oak Ct.

F. Adjournment

Chair Martin adjourned the meeting at 9:54 p.m.

Meeting minutes taken by Commissioner Smolke

Meeting minutes prepared by Sheena Ignacio, Environmental Programs Specialist

[illegible]

1

APPENDIX A

EXISTING TREE SURVEY DATA

Tree Removal

Tree Removal

Tree Removal

Tree Removal

Tree Removal

Tree Removal

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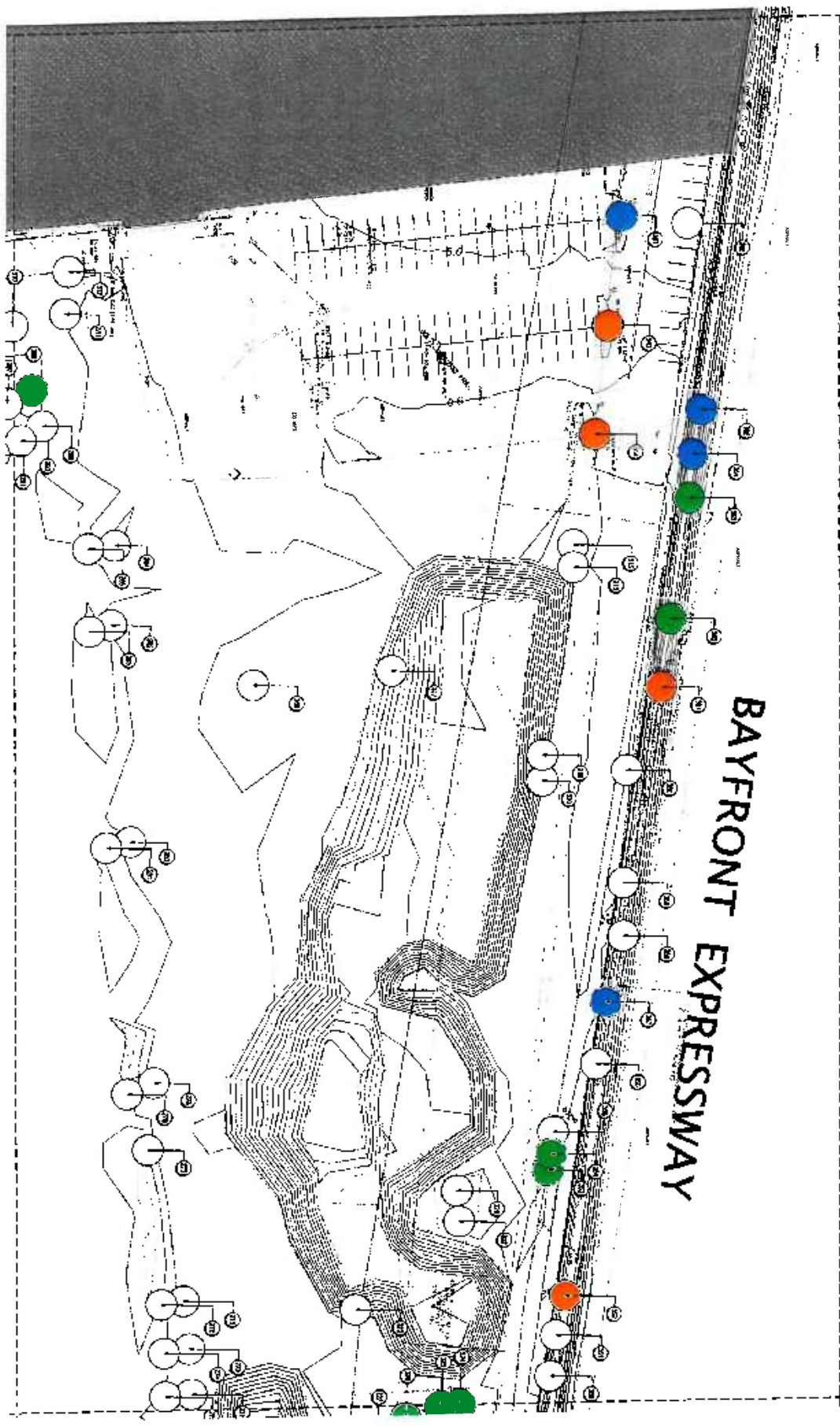
Grading Pad

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BAYFRONT EXPRESSWAY

SEE SHEET LD-1108

SEE SHEET LD-111A

Tree Legend: HERITAGE	
Symbol	Description
(Circle with 'H')	Heritage Tree
(Circle with 'P')	Preserve Tree
(Circle with 'R')	Remove Tree
(Circle with 'S')	Save Tree
(Circle with 'T')	Transplant Tree
(Circle with 'U')	Unknown Tree

Tree Legend: NON-HERITAGE	
Symbol	Description
(Circle with 'N')	Non-Heritage Tree
(Circle with 'O')	Other Tree
(Circle with 'X')	Remove Tree
(Circle with 'Y')	Save Tree
(Circle with 'Z')	Transplant Tree
(Circle with 'AA')	Unknown Tree



9
LD-1107

EXISTING SITE
ENLARGEMENT P1
Tree Removal

Tree ID	Tree Name	Tree Size	Tree Status	Tree Location
1
2
3
4
5
6
7
8
9
10
11
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BUILDING PAD
GRADING PACKAGE

Robert S. Wright
Professional Engineer
State of Florida
License No. 12345

Project No. 12345
Date: 12/15/2023
Scale: 1" = 10'

Sheet No. 1 of 1
Total Sheets: 1

Owner: ABC Company
Address: 123 Main St
City: Anytown, FL 32101

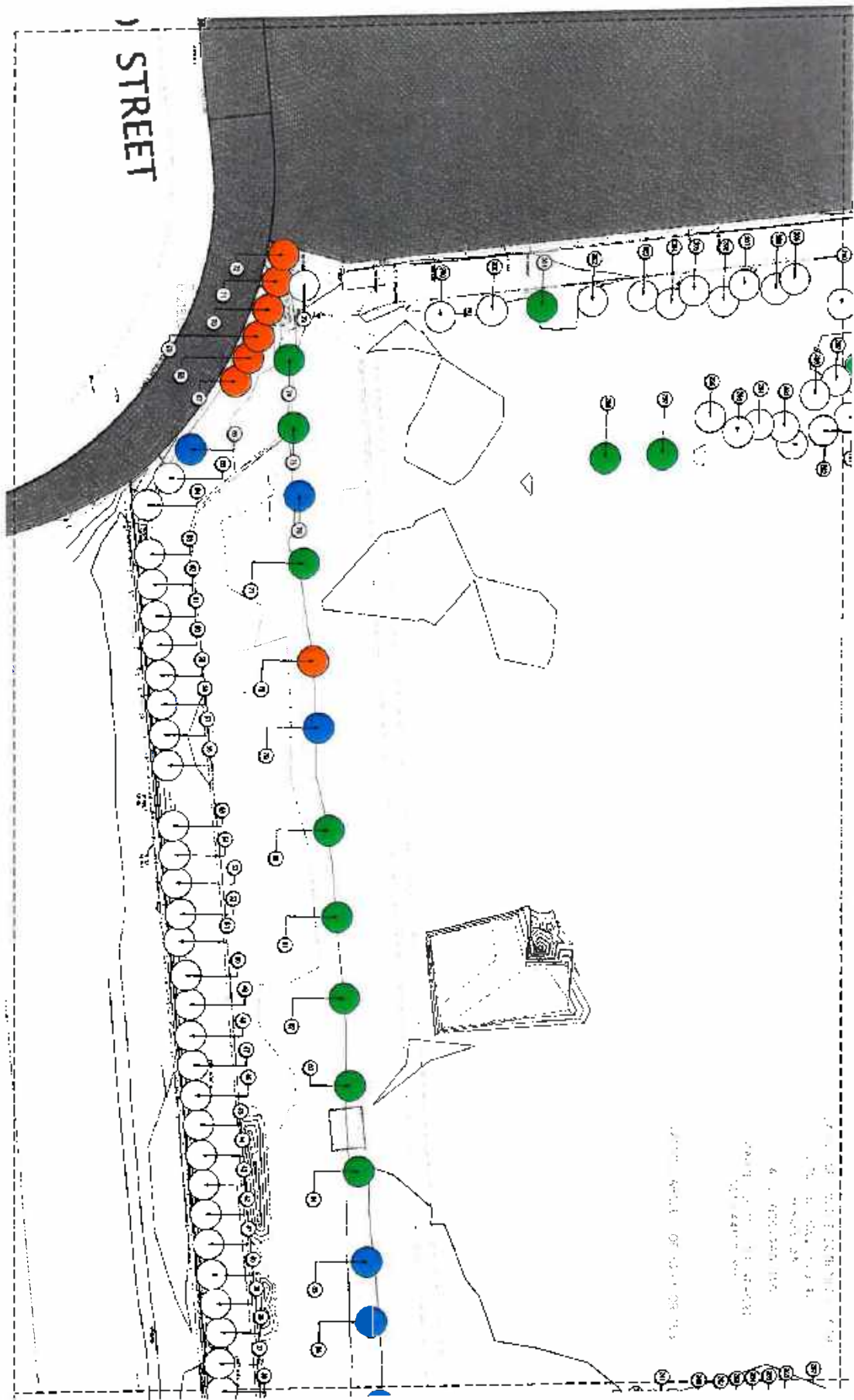
Contract No. 12345
Project Name: Bayfront Expressway

Design No. 12345
Revision No. 1

Drawn By: J. Smith
Checked By: R. Wright

Project Location: Bayfront Expressway
Project Description: Building Pad Grading Package

SEE SHEET LD-110A



SEE SHEET LD-111B

Tree Legend: HERITAGE	
Symbol	Notes
Red Circle	Heritage Tree
Green Circle	Heritage Tree
Blue Circle	Heritage Tree
White Circle	Heritage Tree
Tree Legend: NON-HERITAGE	
Symbol	Notes
Red Circle	Non-Heritage Tree
Green Circle	Non-Heritage Tree
Blue Circle	Non-Heritage Tree
White Circle	Non-Heritage Tree

KILMER & WRIGHT
2000 10th Street
San Francisco, CA 94103
415.774.1100

PROJECT: 1000 10th Street
SHEET: LD-110A
DATE: 10/10/10
SCALE: 1" = 10' - 0"

DESIGNED BY: [Name]
CHECKED BY: [Name]
DATE: 10/10/10



Tree ID	Tree Name	Tree Size	Tree Status
1	Redwood	12" DBH	Heritage
2	Redwood	12" DBH	Heritage
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EXISTING SITE
ENLARGEMENT P1
Tree Removal

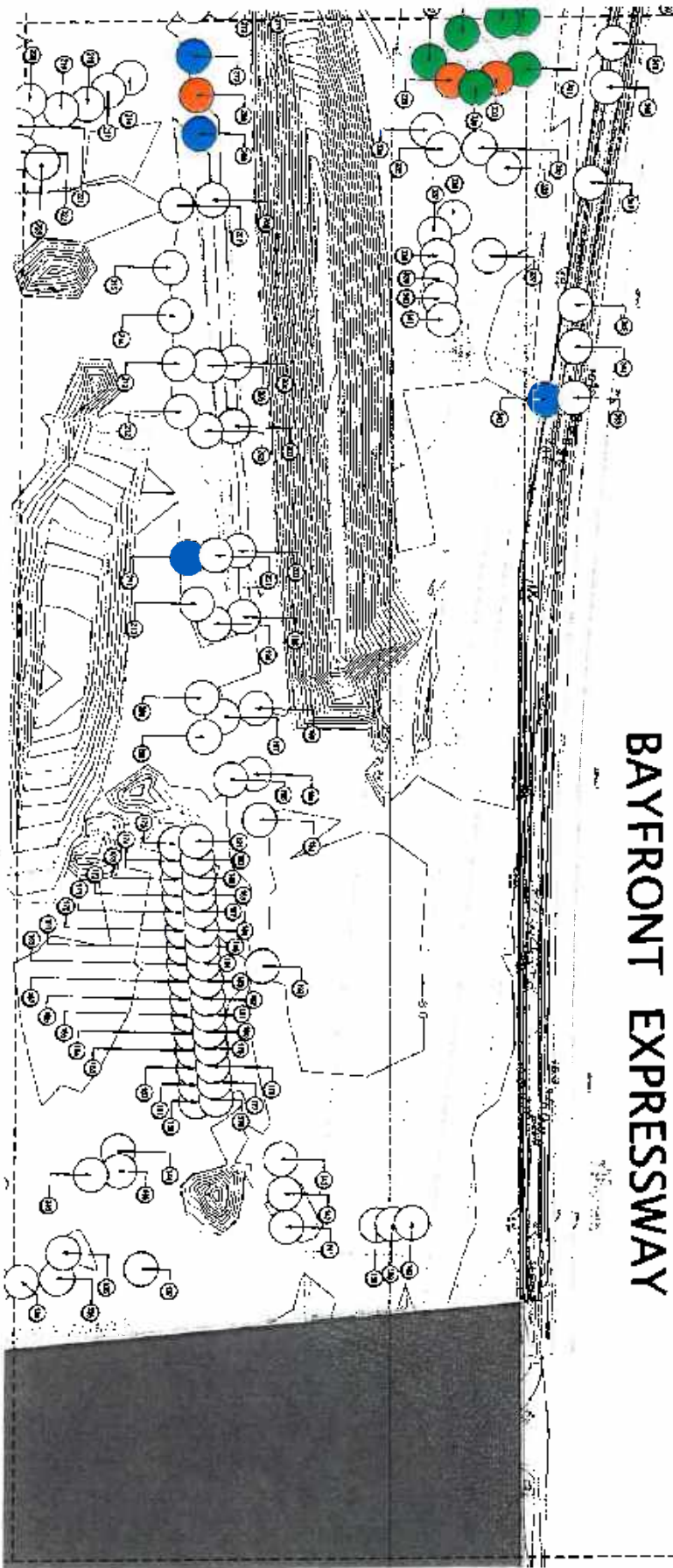
LD-110E

SEE SHEET LD-111A

BAYFRONT EXPRESSWAY

SEE SHEET LD-111B

Tree Legend: HERITAGE	
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KERR & WRIGHT
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BUILDING PAD
 GRADING PACKAGE

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MEMORANDUM

Date October 23, 2016 To Kyle Perata
 Re. Heritage Tree Preservation Analysis From Rayne deNiord
 Project TE Site
 Cc. Gabe Patee, Steve Tsunoka, Fergus O'Shea, Ryan Patterson, Marinus Lamprecht, Danielle Douthett, Frank Baroni, Chris Guillard

1 of 2

Heritage Tree Preservation for Site Screening Suitability Analysis

One-hundred-six (106) existing trees – both heritage and non-heritage – along the Bayfront edge of the TE site have been analyzed to determine whether any could possibly be retained for screening of the site & existing PG&E towers. The current health of each tree was re-evaluated by SBCA Arborists – this information is included in the accompanying documents:

- 161021-TE-Site-Heritage-Tree-Preservation-Analysis_ARBORIST-REPORT.pdf
- 161021-TE-Site-Heritage-Tree-Preservation-Analysis_TREE-DATA.pdf

SBCA Arborist determined twenty-six (26) existing trees to be possible candidates for retention based on current health & structure:

- **GOOD SUITABILITY:** There were a total of ten (10) trees identified as GOOD suitability, all heritage
- **FAIR SUITABILITY:** There were a total of sixteen (16) trees identified as FAIR suitability, eight (8) heritage, eight (8) non-heritage.

The existing tree locations were overlaid on the proposed plans for MPK 21 & MPK 22 to see where conflicts with the improvements occur. See exhibit:

- 161021-TE-Site-Heritage-Tree-Preservation-Analysis_PLAN.pdf

The twenty-six (26) trees identified as GOOD or FAIR SUITABILITY (per 19-Oct 2016 SBCA report) for retention are graphically represented and annotated on the plan exhibit.

- **MPK 21**

- The eight (8) trees (heritage & non-heritage) that fall within the MPK 21 project site are in conflict with the proposed site plan and will not be possible to retain. These are located very close to new curbs. The curbs on this site are atypical and quite deep due to site soil conditions. To install the curbs, the existing trees root systems would undoubtedly be

affected. To move the curbs would affect circulation and parking which need to be maintained to meet minimum parking requirements.

- Additionally, the MPK 21 building pad mounds in the middle and slopes towards the site perimeter. The existing condition is relatively flat. The building pad will be built-up using soil from the site perimeter – grades where the existing trees are located will require further lowering. This was an unavoidable impact – constrained by the combination of accounting for sea level rise at the building lobbies while also confirming to the grades at the existing site perimeter along Bayfront.

2 of 2

- **MPK 22**

- The sixteen (16) trees (heritage & non-heritage) that fall within the MPK 22 project site could potentially be kept for screening as they fall within proposed landscape areas where the site will be less disturbed during construction. This will be determined at the time of further project development.

Lastly, and as mentioned in the SBCA Arborist Report, many of the trees on the site were previously watered with the rest of the existing landscape. With current water reductions due to drought, the landscape areas have had reduced irrigation and tree health overall has deteriorated. It is likely the trees will continue to struggle.

The combination of the unfavorable site soil conditions, grade changes, and parking requirements have made for a very difficult landscaping plan. These constraints have been addressed in the design of the site plan and tree placement. It is CMG's opinion that for optimum tree health, the existing trees should be removed, and replaced with new trees that are more suitable to the site conditions. These new trees will be installed with new subdrainage, soil and irrigation that will optimize tree health and survival.

COLUMN HEADING DESCRIPTIONS

Notes	Tag#: Indicates the number tag attached to tree
	Species: Scientific name
	DBH: Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated
	Height: In feet
	Structure: Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
	Health: Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
	Heritage Tree (According to City Ordinance): Y is Yes, N is No, Highlighted in grey
	Suitability for Retention (Based on tree condition): G is Good, F is Fair, P is Poor

ABBREVIATIONS AND DEFINITIONS

Notes	Embedded Bark (EB): AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.
	Codominant (CD): A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.
	Codominant w/ Embedded Bark (CDEB): When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.
	Poor Pruning (PP): Past pruning practices considered unacceptable according to ANSI A300 Best Management Practices, Tree Pruning
	Internal Decay (ID): Signs of internal decay observed
	Headed (H): Generally considered poor pruning practice which removes the central leader and the internode.

HIGHLIGHTING

Notes	CHANGES IN STRUCTURE AND HEALTH: First letter indicates prior condition (March 2015) with the second letter after "now" indicating recent assessment where there is an significant change in either health or structural condition.
	GOOD SUITABILITY: Indicates trees in good condition that could be retained if not in conflict.
	FAIR SUITABILITY: Indicates trees in fair condition that could possibly be retained if not in conflict.
	POOR SUITABILITY: Indicates trees in poor condition that would be difficult to retain.
	NOT SUITABLE: Indicates trees that are not suitable to retain.
	DEAD: Indicates trees that are dead and should be removed.

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention	Notes	19-Oct 2016 Inspection Notes
324	<i>Pinus halepensis</i>	17	35	G	G	G	Lean, Nice tree	GOOD SUITABILITY

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention	Notes	19-Oct 2016 Inspection Notes
325	<i>Pinus halepensis</i>	17.5	50	F	F	F	Circling root, Slight lean	GOOD SUITABILITY
326	<i>Pinus halepensis</i>	28	25	F	G	F	H, Powerlines	GOOD SUITABILITY
327	<i>Pinus halepensis</i>	19.5	40	F	G now P	F	Powerlines, poor pruning	POOR SUITABILITY, HEALTH
328	<i>Pinus halepensis</i>	20	50	F	P	F	CDEB	POOR SUITABILITY, HEALTH
329	<i>Pinus halepensis</i>	19.5	70	G	G	G	Circling root, Lean	FAIR SUITABILITY
330	<i>Pinus halepensis</i>	18	70	G	P	P	Barkbeetles	POOR SUITABILITY, HEALTH
331	<i>Pinus halepensis</i>	26	60	P	G	F	CDEB	FAIR SUITABILITY
332	<i>Acacia melanoxylon</i>	8.5	35	G	G now D	F		DEAD
333	<i>Quercus agrifolia</i>	8	30	G	G now P	G	Suitable for relocation, Nice tree	POOR SUITABILITY, HEALTH
334	<i>Acacia melanoxylon</i>	8	30	P	G now P	P	CDEB	NOT SUITABLE, ALMOST DEAD
335	<i>Quercus agrifolia</i>	4	15	G	G now D	G	Suitable for relocation, Nice tree	DEAD
336	<i>Myoporum laetum</i>	5.5	15	P	P-D	P	Almost dead	NOT SUITABILITY, ALMOST DEAD
337	<i>Pittosporum undulatum</i>	7.5	25	G	P	P		NOT SUITABLE, HEALTH
342	<i>Eucalyptus polyanthemos</i>	21	65	F	F-P	F		POOR SUITABILITY, LERP PSYLLID
343	<i>Eucalyptus polyanthemos</i>	10	35	F-P	P-D	P	Almost dead	POOR SUITABILITY, LERP PSYLLID
344	<i>Eucalyptus polyanthemos</i>	8.5	35	F	P-D	P	Lean	POOR SUITABILITY, LERP PSYLLID
345	<i>Eucalyptus polyanthemos</i>	12	40	F	P	F		POOR SUITABILITY, LERP PSYLLID
346	<i>Acacia melanoxylon</i>	13	30	G	G now D	F	CD top	DEAD
347	<i>Eucalyptus polyanthemos</i>	11	35	F-G	F-P	F	Lean	POOR SUITABILITY, LERP PSYLLID
348	<i>Eucalyptus polyanthemos</i>	8	25	P	P	P	CDEB, Lerp psyllid	POOR SUITABILITY, LERP PSYLLID

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention	Notes	19-Oct 2016 Inspection Notes
349	<i>Eucalyptus polyanthemos</i>	14.5	40	G	P	F		POOR SUITABILITY, LERP PSYLLID
350	<i>Eucalyptus polyanthemos</i>	10.5	30	F	P	P		POOR SUITABILITY, LERP PSYLLID
351	<i>Eucalyptus polyanthemos</i>	11.5	30	P	P	P	CDEB	POOR SUITABILITY, LERP PSYLLID
352	<i>Eucalyptus polyanthemos</i>	17	45	P	P-D	P	Almost dead, Girdling root	NOT SUITABLE, ALMOST DEAD
353	<i>Pinus halepensis</i>	20	40	G	G	G	CD, Surface roots	GOOD SUITABILITY
354	<i>Pinus halepensis</i>	19	40	G	G	G	Lean, CD, Surface roots	GOOD SUITABILITY
355	<i>Pinus halepensis</i>	13.5	35	G	G	G	Lean	FAIR SUITABILITY, LEAN
356	<i>Eucalyptus polyanthemos</i>	11, 3.5	30	F-P	P	P	Lean	POOR SUITABILITY, LERP PSYLLID
357	<i>Eucalyptus polyanthemos</i>	22.5	60	P	F-P	F-P	CDEB, H	POOR SUITABILITY, LERP PSYLLID
358	<i>Eucalyptus polyanthemos</i>	12	40	P	D	P	H	POOR SUITABILITY, LERP PSYLLID
359	<i>Eucalyptus polyanthemos</i>	14.5	35	F	F	F	CD	POOR SUITABILITY, LERP PSYLLID
360	<i>Myoporum laetum</i>	6	10	P	P	P	Almost dead	NOT SUITABLE, HEALTH
361	<i>Eucalyptus polyanthemos</i>	17.5	50	F	P	P	Dieback	POOR SUITABILITY, HEALTH
362	<i>Eucalyptus polyanthemos</i>	18	40	F	F	F		POOR SUITABILITY, LERP PSYLLID
363	<i>Eucalyptus polyanthemos</i>	17	35	F	F	F	PP	POOR SUITABILITY, LERP PSYLLID
364	<i>Eucalyptus polyanthemos</i>	15.5	30	F	F-P	F	Significant lean, Broken branches	POOR SUITABILITY, LERP PSYLLID
365	<i>Eucalyptus polyanthemos</i>	23	40	F	F-P	F-P	PP	POOR SUITABILITY, LERP PSYLLID
383	<i>Pinus halepensis</i>	24	25	G	F	F-P	Old tag #272, Lean, PP, CD	FAIR SUITABILITY
384	<i>Pinus halepensis</i>	8	20	G	P	F-G	Seedling?, EB, SP	FAIR SUITABILITY
385	<i>Pinus halepensis</i>	29	45	G	F	F-G	Old tag #540, CD, Stub cuts, Large pruning wounds	FAIR SUITABILITY

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention		Notes	19-Oct 2016 Inspection Notes
386	<i>Pinus halepensis</i>	18.5	25	G	F	F	F	In canopy of #385, CD, H, Lean	POOR SUITABILITY,
387	<i>Pinus halepensis</i>	20	25	F-P	F-P now F	F	F	Off color, H, Lean, CD	GOOD SUITABILITY
388	<i>Pinus halepensis</i>	23 @ 3'	30	F-P	F	F	F	Off color, CD, EB, PP	POOR SUITABILITY, STRUCTURE
437	<i>Pinus halepensis</i>	16.5	25	G	P	P	P	Old tag #544, Significant lean, Large pruning wounds	NOT SUITABLE, STRUCTURE
438	<i>Pinus halepensis</i>	21	30	G	G	G	G	Significant lean, CD	POOR SUITABILITY, STRUCTURE
439	<i>Pinus halepensis</i>	27.5	40	G	P	P	F	CDEB, CD	POOR SUITABILITY, STRUCTURE
440	<i>Pinus halepensis</i>	29	40	F-G	F	F	G	CD, DW	GOOD SUITABILITY
441	<i>Pinus halepensis</i>	20.5	25	F	F	F	F	Cable in tree, CD	FAIR SUITABILITY
442	<i>Pinus halepensis</i>	21.5	40	G	F-P	F-G	F-G	CDEB?, Large pruning wounds	POOR SUITABILITY
457	<i>Pinus halepensis</i>	29 @ 2'	45	G	G	G	G	CD	GOOD SUITABILITY
458	<i>Pinus halepensis</i>	16.5	30	F-G	F	F	F	Crowded, DW	GOOD SUITABILITY
459	<i>Pinus halepensis</i>	15	30	G	F-P	F	F	Significant lean, Large pruning wounds, Crowded	FAIR SUITABILITY,
460	<i>Pinus halepensis</i>	22	30	G	F	G	G	Old tag #555, CD, Lean, Large pruning wound	POOR SUITABILITY, STRUCTURE
461	<i>Pinus halepensis</i>	14.5	25	G	F	F	F	Old tag #556, Lean	NOT SUITABLE, LEAN
462	<i>Pinus halepensis</i>	26.5	25	G	F-P	G	G	CD, Lean	FAIR SUITABILITY
463	<i>Pinus halepensis</i>	16	25	F	F	F	F	Large pruning wounds, Crowded, Significant lean	POOR SUITABILITY, STRUCTURE
464	<i>Pinus halepensis</i>	28.5 @ base	45	G	F-G	G	G	Large pruning wound, Nice tree	GOOD SUITABILITY
469	<i>Pinus halepensis</i>	9	25	F	F-P	P	P	Significant lean, Dieback, H for high voltage power lines	POOR SUITABILITY, HEALTH
470	<i>Platanus x hispanica</i>	8.5	35	F-G	F-G	G	G	Anthraxnose, CD, High voltage power lines	FAIR SUITABILITY

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention	Notes	19-Oct 2016 Inspection Notes
471	<i>Pinus radiata</i>	10	30	F-P	P	F-P now P		NOT SUITABLE, HEALTH
472	<i>Pinus radiata</i>	11	30	F-P	F	P		POOR SUITABILITY, STRUCTURE
473	<i>Pinus radiata</i>	10	25	F	P	P	Severe lean	NOT SUITABLE, LEAN & HEALTH
474	<i>Pinus radiata</i>	7	30	P	F now P	F	Lean, DW	NOT SUITABLE, STRUCTURE & HEALTH
475	<i>Pinus radiata</i>	12	40	P	F now P	F	DW	NOT SUITABLE, HEALTH
476	<i>Pinus radiata</i>	6	25	F now P	F now P	F-P	LEAN	POOR SUITABILITY, INCREASED LEAN, HEALTH
477	<i>Prunus cerasifera</i>	6	15	F-G	F-G	F	CD	POOR SUITABILITY
478	<i>Platanus x hispanica</i>	5.5	20	F-P	F	F-P	Large pruning wounds	POOR SUITABILITY
479	<i>Pinus radiata</i>	12.5	40	F-G	G	F	Lean	FAIR SUITABILITY
480	<i>Pinus radiata</i>	12.5	40	F-G NOW p	G	F	Lean	NOT SUITABLE, APPEARS TO BE FAILING
481	<i>Pinus radiata</i>	14	40	F	G	F		FAIR SUITABILITY
482	<i>Platanus x hispanica</i>	5.5	25	P	P	P	Under pine canopy	NOT SUITABLE, HEALTH
483	<i>Platanus x hispanica</i>	6.5	25	P	F-P	P	Lean	NOT SUITABLE, HEALTH & STRUCT
484	<i>Pinus radiata</i>	14	40	F-P	F	F	Multi top	NOT SUITABLE, STRUCTURE
485	<i>Myoporum laetum</i>	17 @ base	15	P-D	P	P	6 main stems, Thrips, Almost dead	NOT SUITABLE
486	<i>Pinus radiata</i>	10	40	F	F	F	DW	FAIR SUITABILITY
487	<i>Myoporum laetum</i>	13	20	P	P	P	Thrips, CD	NOT SUITABLE
488	<i>Myoporum laetum</i>	14	20	P	P	P	CD, Thrips	NOT SUITABLE
489	<i>Myoporum laetum</i>	5.5	20	P	P	P	Thrips	NOT SUITABLE
490	<i>Myoporum laetum</i>	12	25	P	P	P	Thrips	NOT SUITABLE
491	<i>Myoporum laetum</i>	5.5	25	P	P	P	Thrips	NOT SUITABLE
492	<i>Myoporum laetum</i>	4	10	P	P	P	Thrips, H	NOT SUITABLE
493	<i>Pinus halepensis</i>	13	30	G	F-P	F-P	Significant lean, CD top	NOT SUITABLE
494	<i>Pinus radiata</i>	11	40	F	F-P	P	Lean	POOR SUITABILITY

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention	Notes	19-Oct 2016 Inspection Notes
495	<i>Pinus halepensis</i>	15	30	P	F	F	Significant lean, CD top	NOT SUITABLE, 60 DEGREE LEAN
496	<i>Platanus x hispanica</i>	7	25	P	P	P	Large pruning wounds	NOT SUITABLE, POOR HEALTH
497	<i>Pinus radiata</i>	12	40	F	F now P	F		NOT SUITABLE, ALMOST DEAD
498	<i>Pinus radiata</i>	11	40	F-P	F now D	F-P		DEAD
499	<i>Pinus halepensis</i>	10	20	F	P	P	Significant lean	NOT SUITABLE
500	<i>Pinus radiata</i>	12.5	40	F	F-G	F		FAIR
501	<i>Platanus x hispanica</i>	6	20	P	G	P		POOR SUITABILITY
502	<i>Pinus halepensis</i>	17	40	G now P	F-G	G	Lean	NOT SUITABLE, TREE FELL
503	<i>Platanus x hispanica</i>	6.5	20	P	P	P		NOT SUITABLE
504	<i>Pinus radiata</i>	17.5	40	F	F-G now P	F	Lean, DW	NOT SUITABLE, RTB
505	<i>Pinus radiata</i>	11	25	F	P now D	P	In canopy, Crowded, CDEB	DEAD
506	<i>Pinus radiata</i>	14	40	F-G	F now D	F	Lean	DEAD
507	<i>Pinus radiata</i>	17	40	F	G	F		FAIR
508	<i>Eucalyptus conferruminata</i>	9.5	25	G	F	F-P	Lean over parking lot, Vehicle damage	FAIR WITH PRUNING
509	<i>Platanus x hispanica</i>	6	25	P	P	P		NOT SUITABLE
510	<i>Myoporum laetum</i>	25.5 @ 1.5'	25	P-D	P now D	P	Almost dead	DEAD
511	<i>Pinus radiata</i>	14	45	F	F	F		FAIR
512	<i>Pinus radiata</i>	26	50	F-P	F	P	Top dead	NOT SUITABLE
513	<i>Myoporum laetum</i>	11.5 @ 2'	20	P	P	P	Old tag #573, CD, Thrips	NOT SUITABLE
514	<i>Pinus radiata</i>	17	25	F	F now D	P	Old tag #574, Lean, H for high voltage power lines	DEAD
515	<i>Myoporum laetum</i>	12	25	P	P	P	Thrips, Lean, High voltage power lines	NOT SUITABLE

Tag #	Species	DBH	Height	Structure	Health	Suitability for Retention	Notes	19-Oct 2016 Inspection Notes
516	<i>Pinus radiata</i>	15	25	P	F-P now D	P	Large pruning wounds, CD, High voltage power lines	DEAD

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Date: October 21, 2016
To: Rayna deNiord, CMG
Subject: Facebook Bayfront Expressway, Tree Removal and Retention Review
Location: TE Site North Boundary (along Bayfront Expressway)
Assignment: Arborist was asked to review all trees located along the Bayfront Expressway frontage of the Facebook property to determine which trees may be suitable for retention in the new landscape.

Introduction

The original tree survey was conducted in early 2015. The most recent inspection was conducted to determine which trees along the Bayfront Expressway frontage could be retained, particularly in the areas where they can screen the powerline towers.

Inspection notes can be found on the accompanying Excel spread sheet. The last column provides comments from the recent inspection. Last column in spread sheet has recent comments. Significant changes in either structural condition of health have been yellow highlighted on the survey data. Trees most suitable for retention are highlighted in green.

Changes Noted

Tree Health - The most significant change noted since the prior survey data was recorded appears to be decline in tree health and death of a number of trees. The death and decline can be attributed to the cumulative effect of the prior draught coupled with water conservation. Trees that are accustomed to having supplemental moisture do not adapt well the sudden changes.

The Lerp Psyllid in the eucalyptus trees appears to have increased, also a likely result of the absence of supplemental irrigation.

Tree Structural Condition - Additional changes noted is the severity of lean in some trees, most notably Aleppo Pines but also in some of the Monterey Pines that have not died from lack of moisture. One Aleppo pine has fallen due to root failure and a number of other Aleppo Pines appear close. Trees that lean toward the parking lot are of most concern.

Tree Suitability

One-hundred six (106) trees were reviewed along the north perimeter of the Facebook property that is bordering the Bayfront Expressway. The suitability ratings are noted below.

- **GOOD SUITABILITY:** Ten (10) trees were assigned a Good Suitability rating. These trees considered to have good structural qualities and are in good health.
- **FAIR SUITABILITY:** Sixteen (16) trees were assigned a FAIR SUITABILITY rating. This rating is for trees that are in marginal condition but could be retained with pruning and/or health mitigation.
- **POOR SUITABILITY:** Thirty-six (36) trees were assigned a poor rating. This indicates that the tree is in poor condition and is not recommended for retention. In extreme cases one could be retained.
- **NOT SUITABLE:** Thirty-five (35) trees were noted as NOT SUITABLE meaning that under no circumstances can the tree can be retained due to health and/or structure.
- **DEAD:** Nine (9) trees were noted as DEAD.

Discussion of Species and Problems Noted

Acacia melanoxylon 3 - Two of the three trees are dead and the 3rd is dying and structurally problematic.

Eucalyptus conferruminata 1 - Nice tree but leaning over parked cars.

Eucalyptus polyanthemus -19 - Most have Lerp Psyllid. Over pruned and in poor health.

Myoporum laetum - 12 - Thrips, most are dead or dying.

Pinus halepensis - 36 - One has fallen and many have a significant lean. This species is noted for root failure with one tree, # 502 having fallen.

Pinus radiata - 23 - Five Monterey Pines are now dead. Many are dying which is quite common due to the draught years. Some are savable but the future for this tree does not look good.

Pittosporum undulatum - 1 - The one tree is almost dead.

Platanus x hispanica - 8 - Most are stunted and subject to anthracnose and powdery mildew. Likely not planted properly. Some could be saved but it would be better to plant new healthy trees in a suitable root environment.

Prunus cerasifera - 1 - This tree appears healthy but not suitable in the new landscape.

Quercus agrifolia - 2 - Both oaks are in poor health.

END





STAFF REPORT

Planning Commission

Meeting Date: 2/28/2022

Staff Report Number: 22-014-PC

Public Hearing: Housing Element Annual Progress Report/City of Menlo Park

Recommendation

Staff recommends that the Planning Commission review and recommend that the City Council accept the 2021 Housing Element Annual Progress Report (APR) (Attachment A).

Policy Issues

California Government Code Section 65400 requires the preparation and submittal of an annual progress report to the state Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR). The annual progress report documents past housing-related activities and may identify the timing of upcoming activities, but does not authorize the implementation of programs or expenditure of funds.

Background

Every city and county in California is required to prepare an annual report on the status and progress of implementing the jurisdiction's adopted housing element for the 2015 to 2023 planning period (Attachment B) using forms and definitions adopted by HCD. The APR is due by April 1 each year and documents the status of housing-related activities from the previous calendar year. This year's report evaluates the progress of implementation programs and housing development applications and production for the period between January 1 and December 31, 2021.

Analysis

This staff report highlights key accomplishments from 2021 and work items that will continue through 2022. A broader assessment of the status of implementation programs and housing development applications from 2021 can be found in the APR. The APR is a document that reflects the past calendar year's housing-related efforts; it is not intended to establish current or future work priorities for staff. Work priorities are generally set each year through the City Council's annual goal setting session.

Accomplishments and milestones

The following sections outline multiple activities and accomplishments the City of Menlo Park embarked on during the 2021 APR reporting period.

Funding agreements

One of the primary purposes of the below market rate (BMR) housing program is to increase the supply and assist in the development of housing that is affordable to very low-, low-, and moderate-income households. Compliance with the City's BMR housing program can be met with the development of

affordable units, the payment of in-lieu fees, or a combination of the two. The BMR housing fund is comprised primarily of commercial development in-lieu fees. Payment of BMR fees typically occurs before building permit issuance for a project, unless specific provisions are included as part of the BMR agreement.

Housing Element Program H1.H (Utilize the City's Below Market Rate Housing Fund) requires the City to administer and advertise at least every two years the availability of funds in the BMR housing fund through a Notice of Funding Availability (NOFA). The objective of the NOFA is to support the acquisition, rehabilitation, preservation or new construction of housing that will provide long-term affordability. The funding is intended to fill the financing gap between projected total development costs and other available funding sources.

On November 18, 2020, a NOFA of approximately \$10 million from the BMR housing fund was released to support the preservation and/or production of permanent affordable housing. The City received three proposals before the January 23, 2021 deadline. All applications were received from nonprofit housing organizations with a strong track record of assisting residents in Menlo Park and throughout San Mateo County. The proposals were diverse and included property acquisition for affordable housing conversion, a home rehabilitation program and construction of BMR ownership units.

In February 2021, the City Council approved \$5.5 million of BMR housing funds to HIP Housing to acquire a 14-unit apartment building. The purchase allowed HIP Housing to convert market rate units to deed restricted BMR rental housing and secure additional affordable housing opportunities for the Menlo Park community. HIP Housing completed the purchase in March 2021 and filled all vacant units with qualified, low-income tenants.

In May 2021, the City Council authorized \$1.2 million from the BMR housing fund to support Habitat for Humanity Greater San Francisco's proposal to create a Homeownership Preservation Program. The program will assist low-income homeowners in Menlo Park's Belle Haven neighborhood with major repairs and rehabilitation projects that address acute safety issues and enable homeowners to age in place and remain in the community. The program is scheduled to begin in 2022.

A third proposal received from MidPen Housing to build 12 low-income ownership units at 335 Pierce Road is under review and a potential predevelopment loan for \$200K is anticipated for City Council consideration in Spring 2022. The full \$3.6 million proposal for 335 Pierce Road was reviewed by the Housing Commission in March 2021, which recommended the City Council approve funding for the project. Staff is working closely with MidPen Housing to better understand the proposed development and the financing structure of the project. The property has also been identified as a potential housing opportunity site in the upcoming Housing Element cycle (2023-2031).

Housing Assistance Program

Housing Element Program H1.I (Working with Non-Profits on Housing) calls for the City to work with non-profits to assist in achieving the City's housing goals and implementing programs. In 2019, the City Council approved the establishment of a community housing fund, known as the Tenant Assistance Program (TAP), administered by a local nonprofit, Samaritan House San Mateo. Samaritan House, with support from the City, has continued to offer financial assistance to lower-income tenants experiencing hardships and/or potential displacement.

In October 2021, the City Council approved the allocation of \$250,000 in American Rescue Plan funds to the Housing Assistance Program, formerly TAP, administered by Samaritan House. The program provides rental and mortgage assistance to qualified households related to the COVID-19 pandemic or other

emergency circumstances. At the time the additional funding was approved, Samaritan House had distributed a total of approximately \$96,000 of the program's initial \$100,000 funding allocation. The funding assisted 32 households comprised of 86 individuals in remaining housed despite experiencing financial hardship and economic instability. The program is expected to run for through 2024 or until all program funds are exhausted. Samaritan House provides periodic program reports to the City. Staff will continue to work closely with Samaritan House to assess the status of program funds.

Housing production

As part of HCD's SB 35 statewide determination summary, Menlo Park is one of only 29 jurisdictions in California that has met its pro-rated lower (very low- and low-) and above moderate-income Regional Housing Needs Allocation (RHNA) for the previous 2020 reporting period. This means that Menlo Park is not currently subject to SB 35 (the Housing Accountability and Affordability Act), which became effective January 1, 2018 and created a streamlined approval process for housing when a jurisdiction is not meeting its RHNA.

In 2021, the City issued building permits for 96 net new dwelling units, which is a 62.5 percent decrease from the 2020 total (256 net new units). However, the City Council and Planning Commission entitled 890 net new residential units in 2021, as further described below. The reduced number of units issued building permits was primarily due to a decrease in above moderate unit production. Approximately 72 percent of net new residential building permits issued in 2021 were for very-low income housing units, approximately 11.5 percent of permits were for low-income units, and another approximately 11.5 percent of permits were for moderate-income units. Above moderate units made up approximately five percent of the total number of net new units permitted in 2021. The City exceeded its RHNA for above moderate-income units earlier in the current Housing Element cycle and is currently almost 790 percent above the required total.

A majority of the net new very-low income units can be attributed to the 1345 Willow Road project (58 net new units, 140 units total), which is a 100 percent affordable residential project. The new units will be located along the Willow Road corridor with access to job centers in the Bayfront area and transit corridors such as U.S. Highway 101 and State Route 84. A majority of the remaining building permits issued in 2021 were for accessory dwelling units (ADUs) (36 net new units). The APR data also shows a 44 percent increase in ADU building permits for 2021 over the 2020 ADU building permit total. The increase is likely due to recent state ADU laws that became effective on January 1, 2020, which were intended to streamline the approval of ADUs by relaxing applicable zoning requirements.

Table 1 shows the City's overall progress in housing unit production by income level as of the current RHNA cycle.

Table 1: 5 th Cycle RHNA (2015-2023) Progress (Net New Units)					
	Very Low	Low	Moderate	Above Moderate	Total New Housing Units
5 th Cycle RHNA Allocation	233	129	143	150	655
Net New Units Through 2020	148	80	11	1,177	1,416
2021 Net New Units	69	11	11	5	96
Total Net New Units (2015-2021)	217	91	22	1,182	1,512

Percent Complete	93.1%	70.5%	15.4%	788%	N/A
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Although building permits are the only metric used for the purposes of determining progress toward RHNA (fields 7, 8 and 9 in APR Table A2), the APR form also includes data on new housing units that have either received entitlements or a certificate of occupancy during the reporting period. As previously mentioned, the City Council and Planning Commission entitled 890 net new residential units in 2021, an increase of over 3,600 percent compared to net new units entitled in 2020. At this time, building permits have not been issued for these units, and they do not appear in the APR. Table 2 below highlights the approved large residential projects from 2021.

Table 2: Proposals of 100 Dwelling Units or More Approved in 2021					
Project (Address)	Very Low	Low	Moderate	Above Moderate	Total Units
111 Independence Drive	4	9	5	87	105
Menlo Uptown – 141 Jefferson Drive, 180-186 Constitution Drive	7	23	37	374	441
Menlo Portal – 115 Independence Drive, 104-110 Constitution Drive	3	14	31	287	335
Total New Housing Units	14	46	73	748	881

A number of large housing projects or mixed-use developments are currently under review, but are not listed in Table A or Table A2 of the APR because they were not deemed complete or approved in the 2021 calendar year. Housing proposals of 100 dwelling units or more that are currently under review are listed below in Table 3, and could count towards future APRs if approved and issued building permits.

Table 3: Proposals of 100 Dwelling Units or More Currently Under Review	
Project (Address)	Proposed Units
123 Independence Drive	432
Menlo Flats – 165 Jefferson Drive	158
Willow Village	1,729
Total Housing Units	2,319

While the City's housing production during the first six years of the planning period has exceeded the City's regional housing needs assessment of 655 units, the City continues to seek opportunities to increase housing production and will strive to meet its numbers for affordable housing. All of the proposed projects in Table 3, in addition to other projects under review with 20 or more units, would be subject to the City's 15 percent BMR requirement, and the projects listed above would produce approximately 393 BMR units.

Looking ahead

Preparation of the 6th Cycle (2023-2031) Housing Element is a City Council priority and a state mandate that applies to all Bay Area jurisdictions. The City's 6th Cycle RHNA fair share, including a 30 percent buffer as recommended by HCD, is 3,830 units. Following seven months of community meetings, pop-up

events, public meetings, and interviews and discussions with local groups and housing developers, the City released a Notice of Preparation (NOP) in December 2021 initiating the environmental impact report (EIR) for the Housing Element Update project, consistent with the requirements of the California Environmental Quality Act (CEQA). The EIR will study the development of up to 4,000 net new housing units in order to meet the City's RHNA (specifically the City's net new affordable RHNA of 1,490 units). A draft of the Housing Element is anticipated to be shared with HCD and the public in spring 2022, with a draft EIR release in summer 2022. Because of the complex nature of the Housing Element Update, the City will also continue to address other components of the project, including further public engagement, site refinement to meet the City's anticipated RHNA allocation, the preparation of safety and environmental justice General Plan elements, and a fiscal impact analysis. The Housing Element Update is anticipated for review by City Council in December 2022, prior to the HCD deadline of January 31, 2023.

Staff has worked closely with the Housing Commission on amendments to the BMR guidelines that will focus on interest list preference criteria and general program description edits to better align with operations of the BMR program. On February 2, 2022, the Housing Commission approved recommended changes to the BMR guidelines, and the item is scheduled for City Council consideration on March 1, 2022. Staff is evaluating a second stage of edits that may study changes to the commercial linkage fees, inclusionary requirement standards and in-lieu fees for inclusionary residential requirements. To ensure any additional updates or proposed changes to the BMR guidelines are studied in conjunction with the 6th Cycle Housing Element Update, staff anticipates a minimum of six to eight months before proposals would return to the Housing Commission for initial review. This timeline is subject to change as staff continues to evaluate the scope of work and costs of a potential study.

Impact on City Resources

There are no impacts on City resources aside from the staff time spent preparing the APR. Implementation of certain housing programs may have impacts on staffing resources and/or projects and priorities, which would be considered as part of the City's annual Capital Improvement Plan and budget process.

Environmental Review

The housing element annual report is not considered a project under the California Environmental Quality Act (CEQA). Implementation of individual housing programs may be subject to CEQA, and each program will be evaluated on a case-by-case basis.

Public Notice

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. 2021 Housing Element Annual Progress Report
- B. Hyperlink – Adopted housing element for the 2015-2023 planning period:
menlopark.org/DocumentCenter/View/4329/Adopted-Housing-Element-2015-2023?bidId=

Report prepared by:
Tom Smith, Acting Principal Planner

Michael Noce, Acting Housing Manager
Christopher Turner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner
Deanna Chow, Assistant Community Development Director

Jurisdiction	Menlo Park	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

[illegible]

A2

A3

Jurisdiction	Menlo Park	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	233	84	42	-	-	-	-	58	-	-	217	16
	Non-Deed Restricted		1	3	8	9	1	-	11	-	-		
Low	Deed Restricted	129	20	-	2	1	14	13	-	-	-	91	38
	Non-Deed Restricted		2	4	4	5	2	13	11	-	-		
Moderate	Deed Restricted	143	-	-	-	2	6	-	-	-	-	22	121
	Non-Deed Restricted		-	-	1	1	1	-	11	-	-		
Above Moderate		150	712	17	20	26	172	230	5	-	-	1,182	-
Total RHNA		655											
Total Units			819	66	35	44	196	256	96	-	-	1,512	175

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Menlo Park
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.A Establish City Staff Work Priorities for Implementing Housing Element Programs	Establish staff priorities for implementing Housing Element Programs	Annually	This will be done annually as part of the annual Housing Element review.
H1.B Review the Housing Element Annually	Review and monitor Housing Element implementation; conduct public review with the Housing Commission, Planning Commission and City Council, and submit Annual Report to HCD	Annually	Annual review for the 2020 calendar year was accepted by the City Council on March 23, 2021 and submitted to HCD for review. Using forms provided by HCD, the 2021 annual review was completed by staff between January to February 2022, and public reviews were conducted by the Housing Commission, Planning Commission and City Council in February and March 2022.
H1.C Publicize Fair Housing Laws and Respond to Discrimination Complaints	Obtain and distribute materials (see Program H1.D)	Ongoing	Materials are primarily available on the City's website. In 2021, fair housing and legal services referrals were provided primarily by phone and email with in person limited as a result of the COVID-19 pandemic. Housing resources flyers have been distributed as part of 6th Cycle Housing Element Update process.
H1.D Provide Information on Housing Programs	Obtain and distribute materials at public locations; conduct staff training	Annually	During the COVID-19 pandemic, staff primarily directed the public to the City's website in addition to assisting patrons via phone or email. Prior to the pandemic, materials were available at the 1st floor counter located at Menlo Park City Hall. In 2021, the Housing Commission conducted all ten of their public meetings virtually as a result of the COVID-19 pandemic.
H1.E Undertake Community Outreach When Implementing Housing Element Programs	Conduct community outreach and distribute materials (see Programs H1.C and 1H.D)	Consistent with program timelines	In 2021, materials and information were primarily available on the City's Web site. Housing Commission meetings are conducted monthly. The public may opt-in for an available email subscription to receive Housing Commission agendas and general updates. Additional public outreach is conducted based on program type. In 2021, the Housing Commission conducted ten public meetings. Agendas and notices are posted at City Hall and on the City's website. Two citywide mailings related to the 6th Cycle Housing Element Update were distributed, which linked patrons to a variety of resources and information.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Menlo Park		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.F Work with the San Mateo County Department of Housing	Coordinate with County efforts to maintain and support affordable housing	Ongoing	Continued participation and coordination has occurred as part of the countywide 21 Elements organization. Working with the County Department of Housing and other jurisdictions on housing-related topics such as accessory dwelling units and short-term rentals, and coordination in implementing Housing Element programs. The City continues to participate in the Home for All Learning Network and Community Convenings, all efforts that aim to support affordable housing.
H1.G Adopt an Anti-Discrimination Ordinance	Undertake Municipal Code amendment and ensure effective implementation of anti-discrimination policies and enforcement as needed	2016	Completed. On August 6, 2018, the City Council approved the Anti-Discrimination ordinance. The City will be considering additional ordinances to address housing challenges as part of its ongoing discussion about housing supply, affordable housing and displacement.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction		Menlo Park	
Reporting Year		2021 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.H Utilize the City’s Below Market Rate (BMR) Housing Fund	Accumulate and distribute funds for housing affordable to extremely low, very low, low and moderate income households	Ongoing	On November 18, 2020, a Notice of Funding Availability (NOFA) of approximately \$10 million in BMR housing funds was released to support the preservation or production of permanent affordable housing. Qualified developers of affordable housing were permitted to submit proposals prior to the submission due date of January 22, 2021. The City received three proposals prior to the submission deadline. In February 2021, the City Council approved \$5.5 million of below market rate (BMR) housing funds awarded to HIP Housing to acquire a 14 unit apartment building. The purchase allowed HIP Housing to convert market rate units to deed restricted BMR rental housing and secure additional affordable housing opportunities for the Menlo Park community. HIP Housing completed the purchase in March and filled all vacant units with qualified, low income tenants. In May 2021, the City Council authorized \$1.2 million from the BMR housing fund to support Habitat for Humanity Greater San Francisco’s proposal to create a Homeownership Preservation Program. The program will assist low income homeowners in Menlo Park with major repairs and rehabs that address acute safety issues and enable homeowners to age in place and remain in the community they have been a part of for many years. The program is scheduled to begin in early 2022. A third proposal received from MidPen Housing to build 12 low income ownership units at 335 Pierce Road is under review and a potential predevelopment loan for \$200K is expected for City Council consideration in March 2022. The full \$3.6 million proposal for 335 Pierce Road was reviewed by the Housing Commission in March 2021, who recommended the City Council approve funding for the project. Staff is working closely with MidPen Housing to address zoning requirements and financing structure for the project.

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Menlo Park
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.I Work with Non-Profits on Housing	Maintain a working relationship with non-profit housing sponsors	Ongoing	The Council approved the establishment of a community housing fund, known as the Tenant Assistance Program (TAP), administered by local nonprofit, Samaritan House San Mateo, in 2019. Samaritan House, with support from the City, has continued to offer financial assistance to lower income tenants experiencing hardships and/or potential displacement. In October 2021, the City Council approved \$250,000 in American Rescue Plan funds to increase funding of the Housing Assistance Program, formerly TAP, administered by Samaritan House. The program provides rental and mortgage assistance to qualified households related to the COVID-19 pandemic or other emergency circumstances. At the time additional funding was approved, Samaritan House had distributed a total of approximately \$96,000 of the program's initial \$100,000 funding allocation, which has assisted 32 households comprised of 86 individuals remain stably housed while experiencing financial hardship and economic instability.
H1.J Update the Housing Element	Assure consistency with SB375 and Housing Element law	2023	Completed. The City Council adopted the 2015-2023 Housing Element on April 1, 2014, and was certified by HCD on April 16, 2014. The City was awarded SB2, LEAP and REAP grants to assist with the preparation of the Housing Element for the RHNA 6 cycle. In December 2020, the City issued an RFQ for consultant services to prepare the Housing Element Update. The City continues to collaborate and participate in 21 Elements as part of the Housing Element Update process.
H1.K Address Rent Conflicts	Resolve rent conflicts as they arise	Ongoing	In November 2019, the City Council passed an urgency ordinance to enact state law AB 1482 locally prior to the January 1, 2020 effective date, enacting rent increase and just cause protections. In 2021, the City has continued to be an informational resource for local tenants unfamiliar with new state laws. Informative material is available on the City's website, including contact information for free legal services.
H1.L Update Priority Procedures for Providing Water Service to Affordable Housing Developments	Comply with Government Code Section 65589.7	2015 and 2020 (as part of Urban Water Management Plan updates)	Program completed in February 2014. No additional work on this program is needed at this time.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Menlo Park		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.M Lobby for Changes to State Housing Element Requirements	Work with other San Mateo County jurisdictions and lobby for modifications to Housing Element law (coordinate with Program H1.B)	Ongoing	The City continues to participate in the 21 Elements organization to review, discuss, analyze and provide comment on various housing and planning related legislation.
H2.A Adopt Ordinance for “At Risk” Units	Protect existing affordable housing	2016	There are no "at risk" subsidized affordable units in Menlo Park in 2021. "At risk" units are those that appear to be in danger of conversion from subsidized housing units to market rents. In 2021, the City did exercise its right to purchase two BMR ownership units, which had a sales term of only 90 days for the City to find a new, qualified BMR owner. The City's purchase preserves the units and allows the City to identify and sell the unit to a new BMR buyer outside the original 90 day sales term; new purchase agreements include an updated resale term that gives the City 180 days to find a qualified buyer for potential resales. One unit has been sold to a qualified BMR household and the second unit purchased in 2021 is expected to be sold to a qualified BMR buyer in 2022.
H2.B Promote Energy Efficient/Renewable Programs	50 or more homes and businesses participating in a program	Establish policy and programs by 2017; Participation rate by 2022	An estimated 98% of residents and businesses are served by Peninsula Clean Energy (PCE) that provides greenhouse gas free (fossil fuel free) electricity to homes and businesses in Menlo Park. Menlo Park continues to participate and promote regional energy efficiency/renewable energy regional programs, such as the Bay Area Regional Energy Network (BayREN). The city also requires all new buildings to be all-electric with no to little natural gas (fossil fuel) usage to capitalize on PCE’s clean electricity offerings and support the City in meeting its 2030 Climate Action Plan goal to be carbon neutral by 2030.
H2.C Amend the Zoning Ordinance to Protect Existing Housing	Protect existing rental housing as part of infill implementation and other Zoning Ordinance changes	Consider as part of the City's General Plan Update (2014-2017)	The zoning ordinance efforts during the General Plan process focused on the creation of new housing in an area that previously did not allow residential uses. Staff recognizes that potential ordinance changes to limit the loss of residential units or the conversion of units can be strategies to maintain the City's housing stock. This is an ongoing item staff will evaluate along with other housing priorities.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Menlo Park		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H2.D Assist in Implementing Housing Rehabilitation Programs	Apply to the County for CDBG funds to provide loans to rehabilitate very low and low income housing (20 loans from 2015-2023)	2015-2023	The County has temporarily stopped administering the CDBG rehabilitation loan program, except in emergency situations. The City continues to service existing loans in the portfolio.
H3.A Zone for Emergency Shelter for the Homeless	Amend the Zoning Ordinance	2014; concurrent with RHNA 5 Housing Element Update	Completed. Ordinance adopted on April 29, 2014. Ordinance identifies the location of the overlay to allow an emergency shelter for the homeless for up to 16 beds as a use by right and includes standards consistent with State law as established in SB2.
H3.B Zone for Transitional and Supportive Housing	Amend the Zoning Ordinance	2014; concurrent with RHNA 5 Housing Element Update	Completed. Ordinance adopted on April 29, 2014 to update the definitions of transitional and supportive housing to be consistent with State law and adds transitional, supportive housing and small (6 or fewer) residential care facilities as part of the definition of a “dwelling” in the Zoning Ordinance so these uses are treated the same way as other residential uses as required by State law under SB2.
H3.C Adopt Procedures for Reasonable Accommodation	Amend the Zoning Ordinance and/or modify administrative procedures; create public handout	2014; concurrent with RHNA 5 Housing Element Update	Completed. Ordinance adopted April 29, 2014 to establish procedures, criteria and findings for enabling individuals with disabilities to make improvements and overcome barriers to their housing.
H3.D Encourage Rental Housing Assistance Programs	Provide assistance at current Section 8 funding levels to assist 220 extremely low and very low-income households per year (assumes continued funding of program)	2015-2023	There are approximately 248 housing vouchers issued for incorporated Menlo Park in 2021, which assist a total of 521 individuals. Of the total, 157 households include elderly or disabled persons and 80 are households with children. This information is supplied to the City by the County of San Mateo’s Department of Housing.
H3.E Investigate Possible Multi-Jurisdictional Emergency Shelter	Coordinate in the construction of homeless facility (if determined feasible)	Longer term program as the opportunity arises	There are no plans for a specific facility at this time.
H3.F Assist in Providing Housing for Persons Living with Disabilities	Provide housing and services for disabled persons	Ongoing	Continued participation and coordination has occurred as part of the countywide 21 Elements organization. Working with the County Department of Housing and other jurisdictions on housing-related topics such as accessory dwelling units and short-term rentals. Participation in the County’s Home For All initiative has continued and aims to identify housing needs for all sectors of the community. The City also supports the activities of local non-profit housing providers, such as HIP Housing, whom provide services for disabled persons.

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Jurisdiction	Menlo Park
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H3.G Develop Incentives for Special Needs Housing	Amend the Zoning Ordinance to provide opportunities for housing and adequate support services for seniors and people living with disabilities	Consider as part of the City's General Plan Update (2014-2017)	The City's Affordable Housing Overlay (AHO), which was established in 2013, was applied to MidPen's 90-unit affordable, senior housing development. Along with financial incentives, the AHO provides density bonuses and a parking reduction for senior housing. City staff is evaluating potential changes to the BMR guidelines' preference criteria related to accessible units, which could allow a larger number of individuals with accessibility needs to receive a preference for affordable, accessible units.
H3.H Continue Support for Countywide Homeless Programs	Support housing and services for the homeless and at-risk persons and families	Ongoing	In 2021, city staff continued to lead and support the Menlo Park Homeless Outreach Team (Team), which consists of staff from the Housing Division, Police Department and community based organizations that provide homeless outreach and support services. City staff work closely with community based organizations and the San Mateo County Human Services Agency to coordinate outreach and referral services, with the goal of ending homelessness in Menlo Park. The Team meets regularly to discuss case management, strategize coordinated outreach and intervention, streamline resources and prepare action plans for homeless individuals.
H3.I Work with the Department of Veterans Affairs on Homeless Issues	Coordination in addressing the needs of the homeless	2014; ongoing thereafter	The Veteran Affairs Medical Center in Menlo Park awarded a project proposal to local non-profit housing developer, MidPen Housing. The City held initial meetings to assist in the support the project. As opportunities arise, staff will continue to work with the VA and non-profit housing partners.
H4.A Modify R-2 Zoning to Maximize Unit Potential	Amend the Zoning Ordinance to minimize underutilization of R-2 development potential	Consider as part of the City's General Plan Update (2014-2017)	Staff plan to revisit modifications to the R-2 in the future and assess the utilization of the allowed density for this zoning district.
H4.B Implement Inclusionary Housing Regulations	Implement requirements to assist in providing housing affordable to extremely low, very low, low and moderate income households in Menlo Park	Ongoing	In March 2021, staff began working with members of the Housing Commission appointed to the BMR guidelines ad hoc subcommittee to assess potential edits to the BMR housing program guidelines. In October 2021, the subcommittee provided a presentation to the public and Housing Commission to summarize their findings. In 2022, staff will be utilizing the subcommittee's recommendations to inform potential policy changes to the BMR guidelines. Staff plans to divide the updates into two areas of focus, the first will address expanding the BMR applicant preference criteria and the second may include a contracted study to assess potential changes to the inclusionary housing standards and BMR commercial development fees.

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Jurisdiction	Menlo Park
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.C Modify BMR Guidelines	Amend the Zoning Ordinance to require affordable units in market rate developments	2015	The last revision to the BMR housing program guidelines was approved by Menlo Park City Council in 2018. Staff began working with the Housing Commission in 2021 on potential updates to the BMR guidelines and expects potential amendments to be recommended to City Council in 2022.
H4.D Update the BMR Fee Nexus Study	Update to fees consistent with the nexus of potential impacts on affordable housing need	2015	The City participated in the 21 Elements BMR nexus fee study in 2016 and 2017. There were no changes made to housing impacts fees as a result of the study. In 2020, BAE Urban Economics, Inc. completed their study known as the Inclusionary Housing Feasibility Analysis. As a result of the COVID-19 pandemic and changing economic conditions, staff will be re-evaluating recommended updates from both the nexus fee study and inclusionary housing feasibility analysis. Staff is expected to complete its evaluation in 2022.
H4.E Modify Second Dwelling Unit Development Standards and Permit Process	Achieve Housing Element target for new second units (40 new secondary dwelling units between 2015-2023, with 5 per year) — 18 very low, 18 low and 4 moderate income second units.	2014; ongoing thereafter	In 2021, 36 building permits were issued for new secondary units. Given changes in state law effective January 1, 2020, an urgency ordinance was passed by City Council on February 25, 2020 to ensure the City's ordinance complies with state law. The assessment of additional adjustments to City regulations will be studied with the use of SB 2 funding grant.
H4.F Establish a Process and Standards to Allow the Conversion of Accessory Buildings and Structures to a Secondary Dwelling Unit	Adopt procedures and requirements to allow conversion of accessory structures and buildings (15 new secondary dwelling units — 6 very low income, 6 low income and 3 moderate income units)	2014; review the effectiveness of the ordinance in 2015	Of the 36 building permits issued for ADUs in 2021, 11 were for conversions of existing accessory buildings. In this case, a conversion may include complete demolition of the existing accessory building and reconstruction of the ADU in the same footprint. Given changes in state law effective January 1, 2020, an urgency ordinance was passed by City Council on February 25, 2020 to ensure the City's ordinance complies with state law. In 2019, the City submitted an SB 2 planning grant application for consideration, with a accessory dwelling unit ordinance amendment and secondary applicant navigation tools identified as the primary activities to be funded and implemented if awarded funds.

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Jurisdiction	Menlo Park
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.G Implement First-Time Homebuyer Program	Provide referrals	2015-2023	The City is referring first time homebuyers to HEART of San Mateo County for down payment assistance since BMR funds are no longer available for this program. Information is available on the City's Housing webpage per Housing Programs H1.C and H1.D. The City continues to maintain a BMR ownership interest list for other potential BMR unit sale and resale opportunities as they occur.
H4.H Work with Non-Profits and Property Owners on Housing Opportunity Sites	Identify incentives and procedures to facilitate development of housing affordable to extremely low, very low, low and moderate income households on higher density housing sites	Ongoing	In February 2021, the City Council approved \$5.5 million of below market rate (BMR) housing funds awarded to HIP Housing to acquire a 14 unit apartment building. The purchase allowed HIP Housing to convert market rate units to deed restricted BMR rental housing and secure additional affordable housing opportunities for the Menlo Park community. HIP Housing completed the purchase in March 2021 and filled all vacant units with qualified, low income tenants. The City will continue to identify partnership opportunities that further the development of affordable units in Menlo Park.
H4.I Create Multi-Family and Residential Mixed Use Design Guidelines	Adopt design guidelines for multi-family and mixed use housing developments	Consider as part of the City's General Plan Update (2014-2017)	As part of the General Plan and M-2 Area Zoning Update, the City Council adopted the new R-MU (Residential Mixed Use) zoning district. The proposed zoning district includes design standards, which include a number of provisions addressing building modulation, height variation, site design, and open space requirements.
H4.J Consider Surplus City-Owned Land for Housing	Identify opportunities for housing as they arise	Consider as part of the City's General Plan Update (2014-2017)	The City is evaluating city-owned sites, such as the downtown parking plazas, as part of the 6th Cycle Housing Element Update.
H4.K Work with the Fire District	Undertake local amendments to the State Fire Code and approve City Council Resolution ratifying the Fire District's local amendments	2014 (in progress)	There have been no changes or updates to report during the 2020 reporting year. Menlo Park Fire District developed a draft ordinance to the 2019 Fire Code, which was approved by their board of directors in October 2019. The City Council approved a resolution ratifying the Fire District's amendments to the Fire Code in December 2019.
H4.L Coordinate with School Districts to Link Housing with School District Planning Activities	Coordinate and consider school districts long-range planning, resources and capacity in planning for housing	Ongoing with Housing Element program implementation. Consider as part of the City's General Plan Update (2014-2017)	City staff have continued to be in contact with local school districts to share information on new residential development proposals. Staff have also been participating in the Home for All effort to convene school districts throughout the county to help identify development opportunities and to support the process.

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Housing Element Implementation

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Jurisdiction	Menlo Park
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.M Review the Subdivision Ordinance	Modify the Subdivision Ordinance as needed	Consider as part of the City's General Plan Update (2014-2017)	No activity to date.
H4.N Create Opportunities for Mixed Use Development	Conduct study and establish regulations to allow housing in commercial zones	Consider as part of the City's General Plan Update (2014-2017)	As part of the General Plan and M-2 Area Update approval in December 2016, the Council adopted zoning amendments to the C-2-B zoning district to allow residential uses to create mixed-use opportunities in key areas along the Willow Road Corridor and created the R-MU zoning district. A number of properties that were previously zoned for commercial and industrial uses were rezoned with the new zoning district to create opportunities for higher density housing and mixed use developments. Consideration of the amended C-2-B and the new R-MU zoning districts will continue on an as-needed basis.
H4.O Review Transportation Impact Analysis Guidelines	Modify Transportation Impact Analysis (TIA) guidelines	Consider as part of the City's General Plan Update (2014-2017)	In December 2016, the City Council adopted a new Circulation Element, recognizing that work on the Transportation Master Plan (TMP) was a high priority. A consultant team was hired in 2017 to lead the TMP effort and an 11-member city-led Oversight and Outreach Committee (OOC) was formed to help guide the process. In 2019, the City Council added update of the TIA guidelines to their work plan. In early 2020, the City Council provided feedback on the approach to modify the TIA guidelines. An updated version of the TIA Guidelines was adopted by City Council on June 16, 2020. On January 11, 2022, the City Council updated the TIA guidelines to reflect the latest vehicle miles traveled thresholds.
H4.P Update Parking Stall and Driveway Design Guidelines	Modify Parking Stall and Driveway Design Guidelines	2014	In 2017, the City began a preliminary review of the parking stall and driveway design guidelines. Review of these guidelines is still underway.
H4.Q Achieve Long-Term Viability of Affordable Housing	Establish project management and other ongoing project coordination needs	As developments are proposed and ongoing thereafter	The City continues to contract the administration and retain the records of a ownership and rental interest list. In coordination with the owners, developers and/or property managers of BMR units, the City oversees marketing plans and tenant onboarding practices in addition to assisting with outreach to the BMR ownership and rental interest list.

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Housing Element Implementation

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Jurisdiction	Menlo Park
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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.R Modify Overnight Parking Requirements to include the R-4-S Zoning District	Modify Section 11.24.050 [Night Parking Prohibited] of the Municipal Code as needed	2014	In October 2015, the City Council approved the removal of on-street parking along the north side of Haven Avenue as part of the Haven Avenue Streetscape Project. Identified as housing opportunity sites in the Housing Element, two parcels along Haven Avenue were redeveloped with 540 multi-family residential units. The objective of the Haven Avenue Streetscape Project is to provide a direct connection for bicyclists and pedestrians between the Bay Trail and the City of Redwood City's bikeway and sidewalk network by constructing sidewalks and bicycle facilities along Haven Avenue. The removal of on-street parking is helping facilitate the enhanced multi-modal improvements along this corridor. Bike lanes along a portion of Haven Avenue have been installed. The City is working with Caltrans to complete the remaining portion by 2022-2023.

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Jurisdiction	Menlo Park
Reporting Year	2021 (Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H4.S Explore Creation of a Transportation Management Association	Explore creation of a Transportation Management Association	Consider as part of the City's General Plan Update (2014-2017)	In April 2019, the City released a joint RFP with the City of Foster City to solicit bids from prospective firms to assist with TMA Feasibility Studies. Two independent contracts were awarded to Steer Group to conduct the studies, with the City of Menlo Park awarding Steer Group's contract in July 2019. The initial phase of work included data collection and analysis, along with stakeholder outreach and surveying. A progress report of the work conducted so far was presented to the City Council on February 25, 2020. On July 16, 2020, an options analysis was presented to the City Council and direction was given to further investigate the citywide and sub regional TMA options. Although the original completion date of the feasibility study was July 2020, it was pushed back to account for the COVID-19 pandemic changing commute patterns, along with the operational start of a sub regional TMA, Manzanita Transit, in November 2020. Due to the unknowns from the COVID-19 pandemic and the start of Manzanita Transit, the study pivoted from pursuing the creation of a new TMA to leveraging existing resources and organizations such as Commute.org and Manzanita Transit. Now accounting for these latest regional updates, Steer Group will conduct a detailed analysis on the two options to identify how to structure a potential TMA. A draft Final Report was shared with the City Council and the Complete Streets Commission in April 2021 to garner feedback. The Final Report and recommendation was approved by City Council in October 2021, with the goal of accomplishing short and long term report recommendations over the next few years.
H4.T Explore Pedestrian and Bicycle Improvements	Coordinate with Redwood City on potential pedestrian and bicycle improvements	Consider as part of the City's General Plan Update (2014-2017)	In November 2020, the City adopted the Transportation Master Plan that now serves as an update to the City's previous Sidewalk Master Plan and Comprehensive Bicycle Development Plan. In 2021, the City completed new sidewalk projects on: Pierce Road, Coleman Avenue, and Chilco Street and new bicycle facility projects on: Ringwood Avenue, San Mateo Drive, and Chilco Street. In 2022, the City anticipates to complete new pedestrian and bicycle facilities on: Sharon Road, Haven Avenue, and Middle Avenue.

(CCR Title 25 §6202)

Table D

Housing Programs Progress Report

[illegible]

(CCR Title 25 §6202)

Table D

Housing Programs Progress Report

1

2

3

4

Objective

Status of Program Implementation

A19

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Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Menlo Park		
Reporting Year	2021	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation

Jurisdiction	Menlo Park	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E									
Commercial Development Bonus Approved pursuant to GC Section 65915.7									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Menlo Park	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA* Listed for Informational Purposes Only				Units that Count Towards RHNA * Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*
	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	Extremely Low-Income*	Very Low-Income*	Low-Income*	TOTAL UNITS*	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units			14	14					Units acquired using City BMR funds and converted to deed-restricted BMR rental housing for low-income
Mobilehome Park Preservation									
Total Units by Income			14	14					

Jurisdiction	Menlo Park	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

[illegible]

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

[illegible]

Jurisdiction	Menlo Park	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	58
	Non-Deed Restricted	11
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	11
Above Moderate		5
Total Units		96

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	0	2	1
2 to 4	0	0	0
5 +	0	0	0
ADU	0	36	16
MH	0	0	0
Total	0	38	17

Housing Applications Summary	
Total Housing Applications Submitted:	0
Number of Proposed Units in All Applications Received:	0
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

[illegible]

Income Level		Current Year
Very Low	Deed Restricted	15
	Non-Deed Restricted	0
Low	Deed Restricted	48
	Non-Deed Restricted	0
Moderate	Deed Restricted	73
	Non-Deed Restricted	0
Above Moderate		754
Total Units		890

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	17
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		4
Total Units		21