PLANNING COMMISSION
AGENDA

Regular Meeting
August 18, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:00 p.m.

ROLL CALL – Bressler, Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; Arnold Mammarella, Contract Planner; Stephen O'Connell, Contract Planner; Thomas Rogers, Senior Planner

A. REPORTS AND ANNOUNCEMENTS

Under "Reports and Announcements," staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

A1. Update on Pending Planning Items
a. General Plan Advisory Committee (GPAC) – City Council – August 19, 2014
b. Commonwealth Corporate Center – City Council – August 19, 2014
c. New Planning Staff

B. PUBLIC COMMENTS #1 (Limited to 30 minutes)

Under "Public Comments #1," the public may address the Commission on any subject not listed on the agenda within the jurisdiction of the Commission and items listed under Consent. When you do so, please state your name and city or political jurisdiction in which you live for the record. The Commission cannot respond to non-agendized items other than to receive testimony and/or provide general information.

C. CONSENT – None

Items on the consent calendar are considered routine in nature, require no further discussion by the Planning Commission, and may be acted on in one motion unless a member of the Planning Commission or staff requests a separate discussion on an item.

C1. Approval of minutes from the July 21, 2014 Planning Commission meeting *(Attachment)*

D. PUBLIC HEARING

D1. Use Permit/Chris Spaulding/957 Rose Avenue: Request for a use permit to demolish an existing single-story, single family residence and detached garage, and construct a new two-story, single-family residence on a substandard lot with regard to lot width and lot area in the R-1-U (Single-Family Urban) zoning district. As part of the proposal, the following two heritage trees are proposed for removal: 17-inch raywood ash located in the front-left yard, and a 23-inch saucer magnolia in the left-rear yard. *(Attachment)*

D2. Public Utility Easements and Emergency Vehicle Access Easement Abandonment/Greenheart Land Co./721-881 Hamilton Avenue: Consideration of an abandonment of multiple public utility easements (PUE) and an emergency access easement (EAE) to determine whether the proposed abandonments are consistent with the City's General Plan. The request is associated with the development of a new 195-unit multi-family residential complex at the site. *(Attachment)*

E. REGULAR BUSINESS

E1. Architectural Control/612 College, LLC/612 College Avenue: Request for architectural control to demolish a single-family residence and detached garage/warehouse building, and construct a total of four new residential units within two three-story structures in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. As part of the development, the following four heritage trees are proposed for removal: two cedar trees in poor condition along College Avenue, one multi-trunk elm in poor condition along the Alto Lane frontage, and one coast live oak in good condition at the middle of the parcel. *(Attachment)*

F. STUDY SESSION ITEMS

F1. R-4-S Compliance Review/Greystar GP II, LLC/3645-3665 Haven Avenue: Study session to review a 146-unit, multi-family residential development on a 4.89-acre site relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards. *(Attachment)*

G. COMMISSION BUSINESS – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	September 8, 2014
Regular Meeting	September 23, 2014
Regular Meeting	October 6, 2014
Regular Meeting	October 27, 2014

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At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designed by the Chair, either before or during consideration of the item.

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PLANNING COMMISSION
Agenda and Meeting Information

The Planning Commission welcomes your attendance at and participation in this meeting. The City supports the rights of the public to be informed about meetings and to participate in the business of the City.

ASSISTANCE FOR PERSONS WITH DISABILITIES: Person with disabilities who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the Planning Division office at (650) 330-6702 prior to the meeting.

COMMISSION MEETING AGENDA AND REPORTS: Copies of the agenda and the staff reports with their respective plans are available prior to the meeting at the Planning Division counter in the Administration Building, and on the table at the rear of the meeting room during the Commission meeting. Members of the public can view or subscribe to receive future weekly agendas and staff reports in advance by e-mail by accessing the City website at http://www.menlopark.org.

MEETING TIME & LOCATION: Unless otherwise posted, the starting time of regular and study meetings is 7:00 p.m. in the City Council Chambers. Meetings will end no later than 11:30 p.m. unless extended at 10:30 p.m. by a three-fourths vote of the Commission.

PUBLIC TESTIMONY: Members of the public may directly address the Planning Commission on items of interest to the public that are within the subject matter jurisdiction of the Planning Commission. The City prefers that such matters be presented in writing at the earliest possible opportunity or by fax at (650) 327-1653, e-mail at planning.commission@menlopark.org, or hand delivery by 4:00 p.m. on the day of the meeting.

Speaker Request Cards: All members of the public, including project applicants, who wish to speak before the Planning Commission must complete a Speaker Request Card. The cards shall be completed and submitted to the Staff Liaison prior to the completion of the applicant's presentation on the particular agenda item. The cards can be found on the table at the rear of the meeting room.

Time Limit: Members of the public will have **three** minutes and applicants will have **five** minutes to address an item. Please present your comments clearly and concisely. Exceptions to the time limits shall be at the discretion of the Chair.

Use of Microphone: When you are recognized by the Chair, please move to the closest microphone, state your name and address, whom you represent, if not yourself, and the subject of your remarks.

DISORDERLY CONDUCT: Any person using profane, vulgar, loud or boisterous language at any meeting, or otherwise interrupting the proceedings, and who refuses to be seated or keep quiet when ordered to do so by the Chair or the Vice Chair is guilty of a misdemeanor. It shall be the duty of the Chief of Police or his/her designee, upon order of the presiding officer, to eject any person from the meeting room.

RESTROOMS: The entrance to the men's restroom is located outside the northeast corner of the Chamber. The women's restroom is located at the southeast corner of the Chamber.

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Revised: 4/11/07

PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
July 21, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:02 p.m.

ROLL CALL – Bressler (absent), Combs, Eiref (Chair), Ferrick, Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Deanna Chow, Senior Planner; David Hogan, Senior Contract Planner; Leigh Prince, City Attorney; Thomas Rogers, Senior Planner.

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

a. El Camino Real/Downtown Specific Plan – Ballot Measure – City Council – July 15, 2014

Senior Planner Rogers said the City Council at their July 15 meeting considered three items related to the El Camino Real/Downtown Specific Plan – Ballot Measure. He said the Council certified the ballot measure as having the required number of signatures per the County Elections Officer. He said the second item was a report from an independent consultant with perspective about the Initiative and the pros and cons. He said the Council asked numerous questions about the report and there was substantial public comment about the report from different perspectives. He said the third item was an action item. He said under election law if an initiative was certified the Council either might adopt it outright or place it on the next election ballot. He said the Council took action to place the Initiative on the November General Election ballot and designated a subcommittee to write an argument against the Initiative. He said all five Council Members indicated they had concerns with the Initiative and Council Members Cline and Mueller were appointed as the subcommittee.

b. General Plan Advisory Committee (GPAC) – Call for At-Large Member Applications – August 11, 2014 deadline

Senior Planner Rogers said this agenda had an item for the Planning Commission to nominate one member to the General Plan Advisory Committee. He said there were also three At-Large-Member vacancies, and August 11, 2014 was the deadline to apply. He said any of the other Commissioners not nominated for appointment to the committee might apply for the At-Large-Member seats. He said also the Commissioners were requested to encourage other members of the public to apply.

B. PUBLIC COMMENT

C. CONSENT

C1. Approval of minutes from the June 9, 2014 Planning Commission meeting *(Attachment)*

Commission Action: M/S Strehl/Onken to approve the minutes as submitted.

Motion carried 6-0 with Commissioner Bressler absent.

C2. Approval of minutes from the June 23, 2014 Planning Commission meeting *(Attachment)*

Commission Action**:** M/S Strehl/Onken to approve the minutes as submitted.

Motion carried 6-0 with Commissioner Bressler absent.

D. PUBLIC HEARING

D1. **Use Permit/Calysta Energy/1140 O'Brien Dr., Suite B:** Request for a use permit for the indoor storage and use of hazardous materials for the development of sustainable fuels and chemicals, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the existing building. *(Attachment)*

Staff Comment: Senior Planner Rogers said there were no additions or changes to the written report.

Public Comment: Mr. Allan Leblanc, Business Development Director, Calysta Energy, said their work requires the use of methane and they have four tanks of it onsite, each about 200 cubic feet. He said these tanks were smaller in volume each than propane tanks used in rural households.

Commissioner Strehl asked about outreach in the event of a need to evacuate noting a nearby Boys and Girls Club and a kindergarten through fourth grade school.

Mr. Leblanc said the quantity of the gas stored was quite small and they had not done outreach with neighboring organizations. He said they have emergency procedures in place.

Mr. Brandon Doss, scientist, Calysta Energy, said part of his work was to establish relationships with Menlo Park Fire District, San Mateo County Environmental Health, and their waste vendor, Ingenium, and with the oversight of those agencies, their company has up to code hazardous materials plans and emergency action plans. He said those plans were provided to the City of Menlo Park as well.

Commissioner Ferrick said it sounded to her that if the tanks were to explode that the impact would be only to the applicant's property and not to neighboring properties. Mr. Doss said that was correct. He said neither the County nor Fire District had indicated there were any concerns with the proposal. He said they were willing to work with the neighboring organizations.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Ferrick moved to approve as recommended in the staff report. She referred to a statement on page 3 of the staff report that there would be no unique requirements for the proposed use and noting its proximity to the Boys and Girls Club and a school. Commissioner Onken seconded the motion.

Commission Action: M/S Ferrick/Onken to approve as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current 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. Development of the project shall be substantially in conformance with the plans provided by the applicant, consisting of five plan sheets, dated received July 15, 2014, and approved by the Planning Commission on July 21, 2014 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

    d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.

    e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.

    f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the

applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

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

    a. Prior to building permit issuance and formal submittal of the HMBP to the San Mateo County Environmental Health Division, the applicant shall update the contact list in the "Emergency Communications, Phone Numbers, and Notifications" section of the HMBP to include the San Francisco Public Utility Commission's (SFPUC) Millbrae Dispatch center.

Motion carried 6-0 with Commissioner Bressler absent.

D2. **Use Permit Revision/Memry Corporation/4065 Campbell Avenue:** Request for a revision to a use permit, previously approved in 1992, to modify the quantities of hazardous materials used and stored at the site. The subject property is located in the M-2 (General Industrial) zoning district and the hazardous materials are used in association with the manufacturing of metallic components. The applicant is proposing to install a new approximately 5,600 liter liquid argon tank and associated screening, which would be located within the existing rear storage yard. *(Attachment)*

Staff Comment: Senior Planner Rogers said staff had no additions to the written report.

Public Comment: Mr. Greg Spears, Compliance Officer, Facilities Manager and Safety Officer, Memry Corporation, said the overall project was to increase the amount of liquid argon to help the company reduce overhead costs. He said the process had been in place for 20-plus years. He said their vendors suggested by increasing the amount stored that would help reduce the number of truck deliveries and the bulk cost of their purchases of liquid argon.

Chair Eiref asked if this was a manufacturing firm. Mr. Spears said it was a manufacturing facility of nickel titanium products.

Commissioner Onken asked for information on potential hazards of argon. Mr. Spears said the argon was stored in liquid form and in the process of changing from liquid to gas it would become very cold. He noted that it was an inert gas.

Commissioner Ferrick asked about the worst case scenario for a person exposed to argon in an enclosed space. Mr. Spears said in an enclosed space it would act as a sudden asphyxiant. He said the material was stored outside in a fenced area. He said exposure outside could result in frostbite. He said if someone was immediately outside the fence and for some unknown reason there was a large release of argon the argon might cause frostbite to that person.

Chair Eiref asked if sensors would indicate any leaking. Mr. Spears said as it was an inert gas they would be able to tell if there was any leakage from the gauges and the manifolds in place. He said if it was leaking cold vapor would appear smoke-like in appearance. He said ice would form on the tank if there were any cracks or ruptures and that was monitored.

Commissioner Ferrick asked about the frequency of monitoring. Mr. Spears said staff regularly travels past the area. He said in addition to ice forming on the unit if there was a leak there would be a noise associated with it that would alert staff.

Commissioner Combs asked if they had had any leaks since 1992. Mr. Spears said he was not aware of any such incident.

Commissioner Strehl asked if there were any alarms to alert people to a leak. Mr. Spears said he was not sure an alarm could even be installed. He said if the tank was enclosed oxygen levels could be monitored but that was not possible in the outside.

Chair Eiref closed the public hearing.

Commission Action**:** M/S Strehl/Combs to approve the item as recommended in the staff report.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current 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 revision subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans provided by WHL Architects, consisting of nine plan sheets, dated received July 8, 2014, and approved by the Planning Commission on July 21, 2014 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

    d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.

    e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to

assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.

f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

Motion carried 6-0 with Commissioner Bressler absent.

D3. Rezoning, Conditional Development Permit, Tentative Parcel Map, Heritage Tree Removal Permits, Below Market Rate (BMR) Housing Agreement, Environmental Review/The Sobrato Organization/151 Commonwealth Drive and 164 Jefferson Drive: Request for a rezoning from M-2 (General Industrial District) to M-2-X (General Industrial, Conditional Development), conditional development permit, and tentative parcel map to construct approximately two four-story buildings totaling approximately 259,920 square feet and associated site improvements, including new landscaping, outdoor amenities, at-grade parking, and use of hazardous materials associated with emergency generators. The proposed buildings would exceed the 35-foot height maximum and would include a sign program that exceeds the 150 square-foot maximum. The existing two parcels would be reconfigured into three parcels, but would be considered as one lot for the purposes of applying the development standards. As part of the proposal, the applicant is seeking approval of heritage tree permits for the removal of 22 heritage trees, primarily in poor health. In addition, the project includes a BMR Housing Agreement for the payment of in-lieu fees. Environmental review includes the preparation of an environmental impact report (EIR) to analyze the potential environmental impacts of the proposed project. *(Attachment)*

Staff Comment: Senior Contract Planner Hogan said the Commission at its March 24, 2014 meeting in considering the EIR had a number of suggestions for the applicant, and those were discussed on page 4 of the staff report. He said he believed the applicant had addressed all of the suggestions and comments made by the Planning Commission at that time. He said the Heritage Tree Removal Permit was considered by the Environmental Quality Commission (EQC) and the Below Market Rate (BMR) Agreement was considered by the Housing Commission. He said both Commissions were recommending approval. He said there was a small addition to Attachment E, the Statement of Overriding Considerations, as the public benefits offered had changed through the process, and the last three would be added to the resolution for the approval of the State of Overriding Considerations.

Questions of Staff: Chair Eiref said it was unusual that staff was not making a recommendation on the project. Planner Hogan said in the M2 zone there was an expectation of additional benefits to the community and that responsibility was placed in the hands of the policy, decision-makers rather than staff. He said from a simple design perspective if community benefits were not an issue, he suspected staff would be able to make a recommendation.

Senior Planner Chow said the Planning Commission and City Council would be looking at the Statement of Overriding Considerations because of the significant and unavoidable impacts and the question was whether the public benefit outweighed the impacts. She said the applicant

was requesting the property be rezoned to the X-Development zoning district and that was a policy consideration for the Commission.

Chair Eiref asked about a change to the visual view of the project since last reviewed by the Commission. Staff indicated there were no changes.

Commissioner Onken asked about Commission actions needed. Planner Hogan said at the least there would be two actions; one on the environmental document and one on the project itself. He said there were two items related to the environmental document and five items related to the project. He said the Commission would look overall at the project for consistency with the General Plan and zoning and decide whether the project was offering sufficient benefit to the City.

Public Comment: Mr. Richard Truempler, Director of Development for The Sobrato Organization, introduced Mr. Robert Hollister, the President of the company. He said also their design team was available to answer any questions. Mr. Truempler provided the Commission with information on The Sobrato Organization noting it was a local, family-owned company, unique in that they are long-term holders of the real estate they develop. He said the family in 1996 created a foundation through which they have donated $238 million to the community. He noted numerous organizations in the City that receive donations from the foundation.

Mr. Truempler said it was his understanding that staff supported the project design but could not comment on the public benefit aspect. He said the project would keep with the intent of the M2 district and was in context with the surrounding development. He said the project conformed with the General Plan and would not require a development agreement. He said they proposed to replace 240,000 square feet of obsolete industrial buildings with 260,000 square feet of modern Class A office buildings developed into two, four-story 130,000 square feet buildings. He said the buildings have an open floor plan, large onsite amenity area, adequate parking with infrastructure support for car charging stations, provisions to allow for lab space on the first floor, and a cafeteria. He said the project would add over 400 trees, which was a 300% increase to the vegetated area. He said upon completion there would be over three acres of vegetated area that would reduce and serve to filter storm water runoff. He said these modern buildings would enable the City to retain and attract businesses generating important tax revenue for the City.

Mr. Paul Lettieri, the Guzzardo Partnership, the project landscape architect, said based on the Commission's suggestion that they have added a perimeter path around the site. He said at the bottom of the plan shown on screen that they have included an even wider area which might allow for future bike paths or a semi-public path to connect to the train tracks with the idea that perhaps someday there would not be train tracks but a City bike and pedestrian path. He described another path leading to a seating area which also connected with paths coming from the buildings. He said they also allowed for more bicycle parking on the site noting there were 66 spaces shown on the plan with 44 lockers and 22 racks with the potential to easily add more racks. He said there were a variety of use and open areas on the site. He said they have increased the permeability of the site significantly. He noted a strong tree canopy over the entire parking lot and noted that in 15 years time they would have 50% canopy coverage and in 10 years 33% canopy coverage.

Mr. Craig Almeleh, project architect, said they enjoyed working with The Sobrato Organization as they allow them to do very creative and innovative building architecture. He said they created wings across the buildings that act as two components of the architecture in providing screening of the mechanical equipment and providing solar sustainable shading. He said the lead-free double pane very high efficient glass system would create an innovative crystalline look. He said the buildings were simple in form to allow them to be viable for many years. He said they would have a minimum 5,000 square foot cafeteria that would flow onto the large amenity space. He said staff had been very much involved with the evolution of the architecture and they had a minimum goal of LEED gold.

Mr. Truempler said at the last study session it was noted that the City was working on a climate action plan and that was very important to the Commission and staff. He said at considerable more cost they have agreed to build to a LEED gold standard or equivalent. He said that required the building have an energy-efficient building envelope. He said that was done through high performance glass, insulated roof, and high efficiency air conditioning and lighting systems controlled by an integrated digital management system. He said the plumbing fixtures would be automatic low flow. He said the landscaping was based on a water efficient design incorporating hydro-zoning, native planting, and rain sensor technology controls. He noted the bicycle amenities that include storage and changing and shower rooms as well as the infrastructure for car charging stations and preferred parking for alternative fuel vehicles and carpoolers. He said their Transportation Demand Management (TDM) Program would provide subsidized transit passes and participate in the emergency ride home program for workers.

Mr. Truempler said the project was a significant investment for The Sobrato Organization and would benefit Menlo Park as it was the necessary modernization of the City's building stock and created the possibility of use tax generation on a site that has produced none over the last 50 years. He said the Fiscal Impact Analysis (FIA) prepared by the City indicated the project would produce over $3,000,000 net revenue to the general fund and $2,000,000 to the Sequoia Union High School District over a 20-year period. He said with fees such as planning and permitting fees, BMR fees, Traffic Impact Fees (TIF), and adding the projected revenue stream, that the City would realize over $20,000,000 in revenue over the same 20-year period. He said based on the Planning Commission's comments at the last study session that The Sobrato Organization recognized that though limited, the project would have certain impacts that would require the City to make a Statement of Overriding Considerations primarily related to traffic impacts. He said they took the Commission's comments seriously and worked to develop a public benefits package in scale with the proposed project noting it conforms with the General Plan and would not need a development agreement.

Mr. Truempler said the first public benefit they were offering was a sales tax guarantee noting that sales tax most benefits the City but it was also the most vulnerable and varied revenue stream. He said The Sobrato Organization would guarantee $75,000 in sales tax revenue per year for 10 years after occupancy which would be $30,000 more annually than what the City's FIA projected. He said during the construction they would make a good faith effort to include a provision in the construction contract of $5,000,000 or more to book and record materials purchases in the City. He said their intent was to work with the City to identify ways the project could generate an even revenue stream benefiting the general fund. He said in addition to their traffic mitigation measures they would contribute $150,000 to the City for Capital Improvement Projects (CIP). He said they would build the building to LEED gold or equivalent in line with the City's Climate Action Plan. He said in addition to the sidewalks they have committed to build

they would dedicate an easement to support a future pedestrian path to the Dumbarton rail line when it becomes a pedestrian pathway. He said the Public Works Department brought to their attention the long term need in about 10 to 15 years to replace a water main owned by the City that crosses the project site and serves the M2 district. He said there was a fee structure in place to cover those costs but they would also partner with the City to replace the water main in a cost-sharing construction agreement. He said as a commercial building owner they were not obligated to use the City's franchisee for garbage and recycling but they were willing to do that as it was important to the City.

Chair Eiref asked why the water main would be replaced if not needed. Mr. Truempler said they inspected the water main and it seemed to have anywhere from 10 to 20 years life expectancy but it was important to do now as the site would be torn up with the project rather than have to excavate a developed site.

Chair Eiref asked about permeability. Mr. Truempler said that they were adding two acres effectively of a vegetated permeable area. He said he had talked with their civil engineers about adding more permeable area but his understanding was this would not accomplish anything as they would be treating all the water runoff. Chair Eiref said there was permeable asphalt in some of the City's parking facilities which meant less water needed treatment as it was absorbed in the ground. Mr. Truempler said only 11% of the site would be covered with buildings so they were not challenged by impermeability. Chair Eiref asked if the cafeteria would be open to the public. Mr. Truempler said that and the level of food service would be determined by the tenant.

Commissioner Onken asked how much more was required of LEED gold versus CalGreen and Title 24. Mr. Truempler said the new Title 24 has made it even harder to attain LEED gold but they would have meet more efficient glazier and HVAC requirements. He said they would go through the LEED process, and while not certain they would receive final certification they would at least do the LEED scorecard. He said they have a LEED consultant on the project. He said they would also have tenant guideline plans.

Commissioner Onken said there was reference to the Dumbarton rail line being turned into pedestrian and bicycle paths but his understanding was it would become the modernized Newark to Redwood City train link.

Ms. Nicole Nagaya, the City's Transportation Manager, said they were not talking about abandoning the rail line. She said currently Caltrain and other transit agencies continued to plan and work toward a Dumbarton rail. She said they currently did not have funding but were proposing to go forward in 2015 to identify funding options on a regional level. She said the connection that the City asked for and which The Sobrato Organization had agreed to provide would go along the southern side with access to a future rail line so those in M2 could access a station. She said if Caltrain and the other agencies decided to abandon a Dumbarton connection there could be a longer term scenario for potential bicycle and pedestrian corridor but at this time the intent was to provide access to the station.

Commissioner Strehl asked about the anticipated number of employees. Mr. Truembler said they expected about 1,300. Commissioner Strehl asked where they were proposing to locate the cafeteria. Mr. Truempler said in the common area between the two buildings. He noted it would be an indoor cafeteria with both indoor and outdoor seating.

Commissioner Strehl noted that the Dumbarton rail project was not proposed for abandonment but it would not happen for a long time as it was a very low priority project for state and federal funding.

Commissioner Kadvany asked if there were energy efficient goals and metrics they were using to determine and measure how efficient their energy measures were. He said these would be new buildings on completely flat land and suitable for building a very energy efficient building. He asked what was keeping them from making this a world class energy efficient building. Mr. Truempler said that the building would be particularly energy efficient what with the new more stringent Title 24 adopted by the state. He said toward the LEED gold that the building had to be 15% better than what the state required and those requirements were the most stringent in the U.S.

Mr. Heath Blount, Brightworks Sustainability, said that a typical office building uses about 60 EY which was a watts per square foot per year measurement. He said they were targeting the building's energy performance to exceed the current Title 24 energy requirements by approximately 15%. He said Menlo Park had a 15% better than the old version of Title 24 requirement. He said with their project it would equate to about 50 EY. Commissioner Kadvany asked if this was better than the high level of energy building efficiencies in other countries. Mr. Blount said this was a speculative office building and there would be tenants occupying the space so they needed to provide heating, ventilation and cooling systems that were flexible for r use by tenants moving into the building and creating offices and conference rooms. He said the HVAC system chosen would provide that flexibility and was the most energy efficient system having that needed flexibility. He said the glazing performance was better than the Title 24 code requirements and those were the most stringent requirements in the U.S. at this time.

Commissioner Combs asked if they intended to rent to one tenant. Mr. Truempler said one tenant would be ideal but the building was constructed so it could be broken into different tenant spaces. He said they would market the site building by building.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Onken noted that office building development was not highly favored by the City in the downtown and asked if this project was being looked at in isolation. He asked about the City's policy and if the City was supportive of the project. He referenced the Specific Plan.

Senior Planner Chow said this was outside of the Specific Plan zone and in the M2 zone which has land use policies and zoning regulations in the General Plan specific to that zone. She said as part of the Commission's deliberations that office use was part of that discussion as to whether it was an appropriate land use given the impacts and benefits being presented for consideration.

Commissioner Kadvany said he appreciated the information on The Sobrato Organization and its Foundation's many contributions to the community. He noted the benefits being offered by the project. He said the applicant was also receiving benefit for such a large project that would increase employee capacity from a couple hundred people to 1,300 people through surface parking being allowed and no requirement for underground parking or parking structures such

as was required of the Menlo Gateway project. He said he thought the guaranteed sales tax revenue could be increased either through the amount annually or extending the number of years it would be paid.

Mr. Truempler said the Floor Area Ratio (FAR) for the Menlo Gateway project which Commission Kadvany had referenced relating to parking structures was 137% and their proposed project was 45% FAR. He said the Menlo Gateway project changed the General Plan and their project was within the General Plan.

Commissioner Ferrick said usually in an EIR that office space was calculated at 300 square foot per employee but this was calculated at 200 square foot noting that was generous. Mr. Truempler said that when they started the process that Mr. Sobrato when he visited with the Planning Commission had indicated he wanted a reasonable deal and said he would be reasonable in how they evaluated their building. He said Mr. Sobrato thought that one employee per 300 square feet was not perhaps how the building would be lived in over the next 20 years, and suggested that even with the traffic impact the project would get as a result, that they look at the one employee per 200 square feet scenario. Commissioner Ferrick said that was not something the applicant had to do and that they could have calculated at the one employee per 300 square feet or 866 workers and not 1,300 workers. She noted that evolving office use has an increase in the density of workers. She said they had previously discussed the clear glass and about using bird friendly glass particularly along the Bay area. Mr. Lettieri said they were conforming with the San Francisco Bird Friendly Design Guidelines which has multiple ways to address bird safety. Commissioner Ferrick asked if the Sobrato Family would sell this project noting there were some companies intently acquiring real property at this time. Mr. Truempler said it was easiest to say no as it was quite unlikely they would do that as that was not their business model. He said the intent was to build and hold it as they have done many other times. Commissioner Ferrick asked if the agreements, rules and entitlements carried over if the property was sold. Planner Hogan said they would. Commissioner Ferrick complimented what was included in the TDM program and asked if there was any consideration of including Caltrain passes as part of that. Mr. Truempler said absolutely and those were called “GO-passes” and they would provide those. Commissioner Ferrick said she really liked the beautiful, modern and timeless architecture and having 400 trees on the site. She said she liked the lower density. She asked about the elevation on the property near the rail line. Mr. Truempler said the rail line was on a berm and the site drains to the green corner. Commissioner Ferrick said she was asking because she thought it would be wonderful to have a bicycle/pedestrian undercrossing near the tennis court end to reach the park on the other side. She said there was a nearby bicycle/pedestrian overcrossing and she was looking at how they could create connections in that area for that use. Mr. Truempler said the easement was in place so if things evolved in the future such a crossing could be possible.

Commissioner Onken asked how the parking was calculated. Mr. Truempler said when they bought the site they had some parking along Jefferson but in talking to the City they realized the area could be better utilized so they used it to create an onsite amenity area. He said their traffic engineers felt there was adequate parking. He said for the EIR they used an envelope to analyze the building realistically. He said they thought the project was parked adequately. Commissioner Onken asked if was parked one space to 300 square feet or one space to 200 square feet. Mr. Truempler said it was parked one space to 300 square feet per code.

Commissioner Ferrick said she preferred it not being parked more densely as more parking invited more cars. She noted that the net add of square footage for building was only 22,000 square feet.

Commissioner Strehl said she appreciated the applicant's responsiveness in terms of the cafeteria and the TDM program. She asked if traffic conditions deteriorated even more significantly in that area whether the City would decide if there should be some kind of traffic impact fee for properties and developers in the M2. Planner Hogan said it would be based on how the City structured the fee as to whether it was on a property basis or new impact fee for development. He said if there was a new impact fee for new development and this project was constructed, they would not be required to pay. Commissioner Strehl said there were significant traffic impacts cumulatively in the area and her concern was how they would deal with those going forward. Mr. Truempler said the City had looked at that and the applicant was making significant traffic mitigations.

Transportation Manager Nagaya said all new development in the City was subject to a Transportation Impact Fee (TIF). She said the project would be required to implement mitigations within and outside of that fee structure noting they would either build or pay the City to build the other improvements. She said a General Plan update was moving forward for the M2 area. She said within the Specific Plan they were pursuing a supplemental cost-sharing structure where new development in the area would be subject to an additional fee beyond the adopted TIF. She said for the M2 they could either update the City TIF or moving forward adopt a supplemental cost-sharing structure so new development would pay for new mitigations.

Commissioner Strehl said she liked the building design and it was a great addition to the City. She said she appreciated the philanthropic contributions by the Sobrato family and organization to the community.

Chair Eiref said he too liked the design but felt the roadway impacts were of concern to the City and its residents. He said it looked like a number of intersections would be improved through the St. Anton project and this project but he believed 13 of the roadway segments themselves would not be improved. He noted they were beginning a General Plan update for this area. He asked how they should consider traffic with this project as they were looking at 3,700 new trips per day. Ms. Nagaya said the transportation planning profession in general also on occasion struggled with that question. She said the mechanism they have both through environmental review and for transportation analysis has traditionally been intersection focused.

She said how the policies were structured led to the kind of point optimization process for individual projects that Chair Eiref noted. She said the City's Transportation Impact Analysis Guidelines have the roadway segments analysis requirement but what was difficult with that analyses method was they did not have a strong mechanism for mitigating the impacts that were being identified. She said improvements that might mitigate would be widening the roadway which in residential areas the City might not want to pursue. She said for an area like Marsh Road that the City would not necessarily have the right-of-way to expand Marsh Road in some of the constrained corridors. She said it was challenging to identify some long term roadway segment capacity enhancing improvements. She said through the General Plan they would be honing in on what the metrics they would want to use within the City to evaluate both new development and the transportation system in general. Chair Eiref asked what the supplemental cost-sharing in the M2 would look like in considering a recommendation to the

City Council. Ms. Nagaya said that structure would not be driven from the staff level but through a community visioning process to determine priorities.

Mr. Truempler said they deliberately overtaxed themselves by using the one worker per 200 square feet and they were willing to do that. He said their traffic mitigations were equal to East Facebook and Bohannon projects.

Chair Eiref said Facebook has an amazing ridesharing culture and although doubling the number of employees were not increasing the number of trips. Mr. Truempler said that project would still create traffic impacts and their project would mitigate the traffic impacts at the same TIF rate.

Chair Eiref said a large fraction of the TDM program was the Go-passes but there was some speculation that they wouldn't be used because of the distance of this property from the train station. He asked about other ideas they had to encourage transit. Mr. Truempler said the TDM program they have put together was realistic. He said Facebook with its unique culture and scale had the ability to do some amazing things. He said with a speculative office building that they could not predict how users would use shuttles or whether they would have a similar culture as Facebook. He said they have analyzed it realistically, overtaxed themselves and were implementing a TDM program at their cost which they thought was effective and realistic.

Chair Eiref said the $150,000 for CIP for a project of this scope did not seem a significant contribution. Mr. Truempler said over a 20-year period there was a $10,000,000 cost for the project. He said the cost of fees and taxes was over 10% of the project cost which was significant. He said the $150,000 was for traffic impact. He said from their viewpoint what they were offering was very reasonable and generous.

Commissioner Onken said communities such as Mountain View complain that they do not have any office building site in excess of 100,000 square feet. He said there was currently a shortage of large office space on the peninsula and he thought it was a good bet that these two proposed buildings would go to a single tenant. He said that was the best possible solution for TDMs and other programs.

Commissioner Strehl said annually either The Sobrato Organization or the tenant would need to complete a survey as to the number of workers using a TDM option. Mr. Truempler said the TDM as proposed would have a survey requirement. Commissioner Strehl asked if they found out no one was using the TDM what mechanism they would use to improve that. Mr. Truempler said they have discussed that scenario with the Public Works Director. He said for instance that if the Go-passes were not effective and there was money associated with that program they would work with the City if that money was allocable somewhere else such as to the City shuttle. Commissioner Strehl said Facebook would have to pay a fee if they didn't meet the TDM program goals. Ms. Nagaya said that Facebook was subject to a vehicle trip cap so if they generated more vehicle traffic than what they were allotted and studied in their EIR they were subject to a potential penalty. She said in this case the traffic was analyzed for office development. She said they did not know who would occupy the space and what scale tenant they would be. She said the TDM Program was minimal to allow some flexibility to work with Sobrato over time to evolve the Program. She said the EIR did not take credit for any of the TDM Program elements that would be in place.

Senior Planner Chow said the public benefits being offered were part of the Conditional Development Permit, which was item 4 for consideration and was part of item 2 related to the Statement of Overriding Considerations so discussion about public benefits could occur on item 2. She said depending on whether recommendations were made to change public benefit that would need to be reflected also reflected in item 4. She said those would be discussed with the applicant as those were items being offered and not what the City was requiring of the applicant.

Chair Eiref said his sense was people were excited about the project but questioning whether the public benefits being offered were material to the size of the project. He said he had a personal concern that they continue to allow projects without solving the roadway issue.

1. Certification of the Environmental Impact Report for the Commonwealth Corporate Center Project located at 151 Commonwealth Drive and 164 Jefferson Drive.

Commission Action**:** M/S Strehl/Ferrick to recommend that the City Council adopt a resolution certifying the Environmental Impact Report.

Motion carried 6-0 with Commissioner Bressler absent.

2. Required CEQA Findings, Statement of Overriding Consideration, and Mitigation Monitoring and Report Program for the Commonwealth Corporate Center Project located at 151 Commonwealth Drive and 164 Jefferson Drive.

Commissioner Kadvany said he thought they should recommend to the City Council to push harder on revenue benefit to the City as the general fund was important. He said that they should get away from the emphasis on LEED certification and focus on building performance as the buildings would exist for 50 years. He said they should be looking at the highest level of energy efficiencies. He said regarding traffic that he foresaw that his project would easily become part of the larger Transportation Management Association that was in the works for this corridor.

Chair Eiref suggested if under the General Plan Update a supplement cost-sharing traffic impact structure was developed that it be retroactive to this project.

Ms. Leigh Prince, City Attorney's Office, said that this project needed to be looked at under the General Plan and the fee structure that was in effect. She said if there were specific things they were looking for in the public benefit that the applicant was present and they were the ones making the offer and was not something the City could impose upon the applicant.

Mr. Truempler said one thing they were offering was a guarantee and the project was the opportunity to generate much more. He said the FIA used the median which would be about $40,000 sales tax revenue and they were guaranteeing $75,000 at a minimum for 10 years. He said if they have a project that was marketable and easy to lease they would do much better than that.

Commission Onken said in terms of public benefit and funds the City would receive that he would suggest moving to recommend to the City Council approval of the findings, the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program and defer to the City Council to determine what the appropriate public benefits were. He said they have

heard good arguments about generous public benefit but they were not in the best position to make a determination of what the best outcome to the City was. He said regarding energy efficiencies that the model for speculative office buildings was glass with non-operable windows and a large parking area. Commissioner Kadvany said he would second the motion with the addition to recommend that the City Council make the determination that the energy efficiencies for this project should be world scale standard given the restraints of a speculative office building.

Commissioner Combs said he did not know what world class energy efficiency standard was or whether staff and the applicant would know.

Chair Eiref said he noted there were no solar panels.

Commissioner Strehl said she was not comfortable with telling the City Council that the project should go beyond the requirements of Title 24, the state standard, which was more stringent than the national standard.

Commissioner Ferrick said she appreciated the applicant was striving for LEED gold. She said there were a number of things that would improve on that depending on what the interior buildout would be and for instance the addition of solar in the parking lot.

Commissioner Kadvany said there was an organization Menlo Spark working with the Packard Foundation who were looking at carbon neutrality for Menlo Park.

Commissioner Ferrick suggested allowing the City Council to define the specificity related to the Commission recommending greater energy efficiency from the project.

Commission Action**:** M/S Onken/Kadvany to recommend that the City Council adopt a resolution adopting the findings required by the California Environmental Quality Act, adopting the Statement of Overriding Considerations and the Mitigation Monitoring and Reporting Program, with the exception to defer to Council to determine the amount of public benefit that provides the best possible outcome to the City and to recommend greater energy efficiency from the project.

Motion carried 5-1 with Commissioner Combs opposed and Commissioner Bressler absent.

3. Rezoning the property at 151 Commonwealth Drive and 164 Jefferson Drive from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development Overlay).

Commission Action**:** M/S Eiref/Strehl to recommend that the City Council introduce an Ordinance Rezoning property at 151 Commonwealth Drive and 164 Jefferson Drive from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development Overlay).

Motion carried 6-0 with Commissioner Bressler absent.

4. Conditional Development Permit for the property located at 151 Commonwealth Drive and 164 Jefferson Drive.

Commission Action: M/S Kadvany/Eiref to recommend that the City Council adopt a resolution approving a Conditional Development Permit for property located at 151 Commonwealth Drive

and 164 Jefferson Drive, with a recommendation that the public benefit amount that provides the best possible outcome to the City be determined by the City Council and to recommend greater energy efficiency from the project.

Motion carried 5-1 with Commissioner Combs opposed and Commissioner Bressler absent.

5. Tentative Parcel Map for property located at 151 Commonwealth Drive and 164 Jefferson Drive.

Commissioner Onken confirmed with staff that the entitlements would be very clear as related to the subdivision.

Commission Action: M/S Onken/Strehl to recommend that the City Council adopt a resolution approving a Tentative Parcel Map for property located at 151 Commonwealth Drive and 164 Jefferson Drive.

Motion carried 6-0 with Commissioner Bressler absent.

6. Below Market Rate Housing Agreement with The Sobrato Organization for property located at 151 Commonwealth Drive and 164 Jefferson Drive.

Commission Action: M/S Eiref/Combs to recommend that the City Council adopt a resolution approving a Below Market Rate Housing Agreement with The Sobrato Organization for property located at 151 Commonwealth Drive and 164 Jefferson Drive

Motion carried 6-0 with Commissioner Bressler absent.

Commissioner Strehl asked about the proposed signage plan. Mr. Almeleh stated that the scale is appropriate for the location and the overall sign area would allow for more than one user. Senior Planner Chow said signage was based upon how large the street frontage was but in general in the M2 zoning district most of the street frontage has the maximum size signage allowed. She said because of the height of the building and distance from the highway greater signage limits might be appropriate. She said through the Master Sign Program staff could work with letter sizing on the signage which typically was about 24-inches on signage along Hwy. 101.

7. Heritage Tree Removal Permits for the properties located at 151 Commonwealth Drive and 164 Jefferson Drive.

Commission Action: M/S Strehl/Onken to recommend that the City Council adopt a resolution approving the Heritage Tree Removal Permits for property located at 151 Commonwealth Drive and 164 Jefferson Drive.

Motion carried 6-0 with Commissioner Bressler absent.

E. REGULAR BUSINESS

E1. General Plan: Nomination of a commissioner to serve on the General Plan Advisory Committee (GPAC). *(Attachment)*

Commission Action: M/S Eiref/Ferrick to recommend Commissioner Strehl as the Planning Commission's GPAC representative.

Motion carried 6-0 with Commissioner Bressler absent.

F. COMMISSION BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 9:29 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF AUGUST 18, 2014
AGENDA ITEM D1

LOCATION:	**957 Rose Avenue**	**APPLICANT:**	**Chris Spaulding**
EXISTING USE:	**Single-Family Residence**	**OWNERS:**	**Kpish and Udita Goyal**
PROPOSED USE:	**Single-Family Residence**	**APPLICATION:**	**Use Permit**

ZONING: **R-1-U (Single-Family Urban Residential)**

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	6,075.0 sf	6,075.0 sf	7,000.0 sf min.
Lot width	54.0 ft.	54.0 ft.	65.0 ft. min.
Lot depth	112.5 ft.	112.5 ft.	100.0 ft. min.
Setbacks			
Front	20.1 ft.	28.4 ft.	20.0 ft. min.
Rear	23.4 ft.	43.2 ft.	20.0 ft. min.
Side (left)	10.0 ft.	3.8 ft.	5.4 ft. min.
Side (right)	5.5 ft.	11.8 ft.	5.4 ft. min.
Building coverage	1,971.1 sf 32.4 %	1,719.0 20.3 %	2,126.3 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,799.4 sf	1,719.0 sf	2,800.0 sf max.
Square footage by floor	0 sf/basement 1,456.4 sf/1st 1,080.2 sf/2nd 262.9 sf/att. garage 245.0 sf/porches 6.8 sf/fireplaces	352.0 sf/basement 1,385.0 sf/1st 350.0 sf/2nd 334.0 sf/det. garage 64.0 sf/porches 0 sf/fireplaces	
Square footage of building	2,799.5 sf	2,069.0 sf	
Building height	26.2 ft.	24.0 ft.	28.0 ft. max.
Parking	1 covered/1 uncovered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees					
Heritage trees	2	Non-Heritage trees	0	New Trees	2
Heritage trees proposed for removal	2	Non-Heritage trees proposed for removal	0	Total Number of Trees	2

PROPOSAL

The applicants are requesting use permit approval to demolish an existing single-story, single-family residence and detached garage, and construct a new two-story, single-family residence with attached garage on a substandard lot with regard to lot width and lot area in the R-1-U (Single-Family Urban) zoning district. As part of the proposal, the following two heritage trees are proposed for removal: 17-inch raywood ash located in the front-left yard, and a 23-inch saucer magnolia in the left-rear yard.

ANALYSIS

Site Location

The subject site is located at 957 Rose Avenue between Johnson Street and University Drive, near downtown Menlo Park. The subject parcel is surrounded by other residences that are also in the R-1-U zoning district. The properties on the west side of Johnson Street are zoned R-E (Residential Estate) zoning district and the properties to the east side of University Drive are zoned SP-ECR/D (El Camino Real Downtown Specific Plan) zoning district. There is a mix of single-story and two-story structures in the vicinity of the subject site.

Project Description

The applicants are proposing to remove the existing single-story, single-family house with detached one-car garage, and to construct a new two-story residence with an attached one-car garage. One uncovered parking space would be located within the left side of the rear yard setback, accessed by a ten-foot wide driveway of interlocking pavers. The lot is substandard with regard to the lot width and lot area, and the proposed project requires approval of a use permit.

The proposed residence would have a floor area of 2,799.5 square feet where 2,800.0 square feet is the floor area limit (FAL) and building coverage of 32.3 percent where 35 percent is the maximum permitted. The proposed residence would have three bedrooms and three-and-a-half bathrooms, with three of the bedrooms and two full bathrooms on the second floor. The first floor would have an office which could function as a fourth bedroom, an attached full bathroom, and a separate half bath. The house is proposed to be 26.2 feet in height, below the maximum permissible height of 28 feet. The proposed structure would comply with daylight plane requirements. The applicants have submitted a project description letter, which discusses the proposal in more detail (Attachment C).

Design and Materials

The proposed residence is Mediterranean in style with a cement plaster finish on the exterior walls and a clay tile roof. There would be exposed rafter tails. The design includes a small front entry porch supported by posts and a large rear porch off of the great room. The parking layout, featuring a one-car garage (set back approximately 33

feet from the front property line) and a uncovered space at the rear, would help ensure that the parking features would not dominate the frontage of this relatively narrow parcel.

The recessed windows would be wood clad, simulated true divided light. They would be predominantly casement windows with cast stone sills. The roof would include a mixture of gables and hipped roof forms. The roof material is proposed to be two-toned clay tiles.

Although the proposal is for a two-story residence, the applicants have taken measures to address massing by setting the second story in, and propose varying projections and articulations. In order to relate to the adjacent residences (a one-story house to the left and a two-story house to the right), the proposal places the one-story garage element on the left side with the two-story element on the right side for streetscape continuity.

The design attempts to limit the privacy impacts of the second floor windows. On the right side elevation, the function of the rooms helps to lessen potential impacts. Four of the five windows are located in bathrooms and a closet. The uses associated with the four windows would not lend themselves to casual viewing of the neighboring property, which is under construction with a new two-story residence. There is a bedroom bay window toward the front of the residence. It faces the house to the right and has a sill height of two feet, although views from this window would be generally screened by the neighboring heritage tree. The property to the left is developed with a one-story residence. Views from the proposed second floor windows would be limited to over the roof of the house, with a partial view into the rear yard.

Most of the residences in the area are varied between single and two-story and represent various styles. Staff believes that the scale, materials, and style of the proposed residence are compatible with the neighborhood.

Trees and Landscaping

The applicants have submitted an arborist report (Attachment D) detailing the species, size, and conditions of the two heritage trees on the property. There are no other trees on the property. The report recommends the removal of the two heritage trees. One is a 17-inch raywood ash located in the front-left yard, and a 23-inch saucer magnolia in the left-rear yard. Heritage Tree Removal Permit applications have been submitted for the removal of both trees. The raywood ash is in the location of the proposed driveway and the saucer magnolia, which has surface roots, is located in proximity to the proposed driveway and residence. The proposal includes the planting of two replacement birch trees, one in the front yard, one in the rear. The City Arborist has tentatively granted approval for the removals of these trees, subject to Planning Commission approval of the overall redevelopment proposal.

An addendum to the arborist report (Attachment E) evaluates the potential impact from construction to a heritage oak that overhangs the subject site. The report concluded that less that 20 percent of the tree would need to be pruned to accommodate the new

second floor. This is below the threshold of 25 percent that would require a Heritage Tree Removal Permit. A tree limb diagram can be found on Sheet A5 of the submitted plans. The project arborist states that removal of this limb, in addition to permitting construction of the new residence, would help restore balance and symmetry to the tree. Tree protection fencing for the oak is included on the site plan. Protection of this tree would be ensured through standard condition 3g.

On the left property line, an existing brick wall would be removed and replaced with a redwood fence that would comply with the Zoning Ordinance's fence height limits.

Correspondence

The applicants have stated that they have reached out to the adjacent neighbors regarding the proposed project (Attachment F). Staff has not received any correspondence from neighbors at the time of writing this report.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the greater neighborhood. The second story residence is carefully designed with regard to massing and articulation. Impacts to the neighboring heritage oak tree have been fully evaluated, and this tree would be protected as part of construction. Staff recommends that the Planning Commission approve the proposed 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.

RECOMMENDATION

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 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. Development of the project shall be substantially in conformance with the plans prepared by Chris Spaulding Architect, consisting of seven plan sheets, dated received August 12, 2014, and approved by the Planning Commission

on August 18, 2014, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

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

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

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

e. 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.

f. 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.

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

Report prepared by:
Stephen O'Connell
Contract Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days calendar 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. Location Map
B. Project Plans
C. Project Description Letter
D. Arborist Report prepared by Tree Shapers, LLC, dated April 14, 2014
E. Addendum to the Arborist Report prepared by Tree Shapers, LLC, dated June 17,2014
F. Outreach Summary

Note: 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

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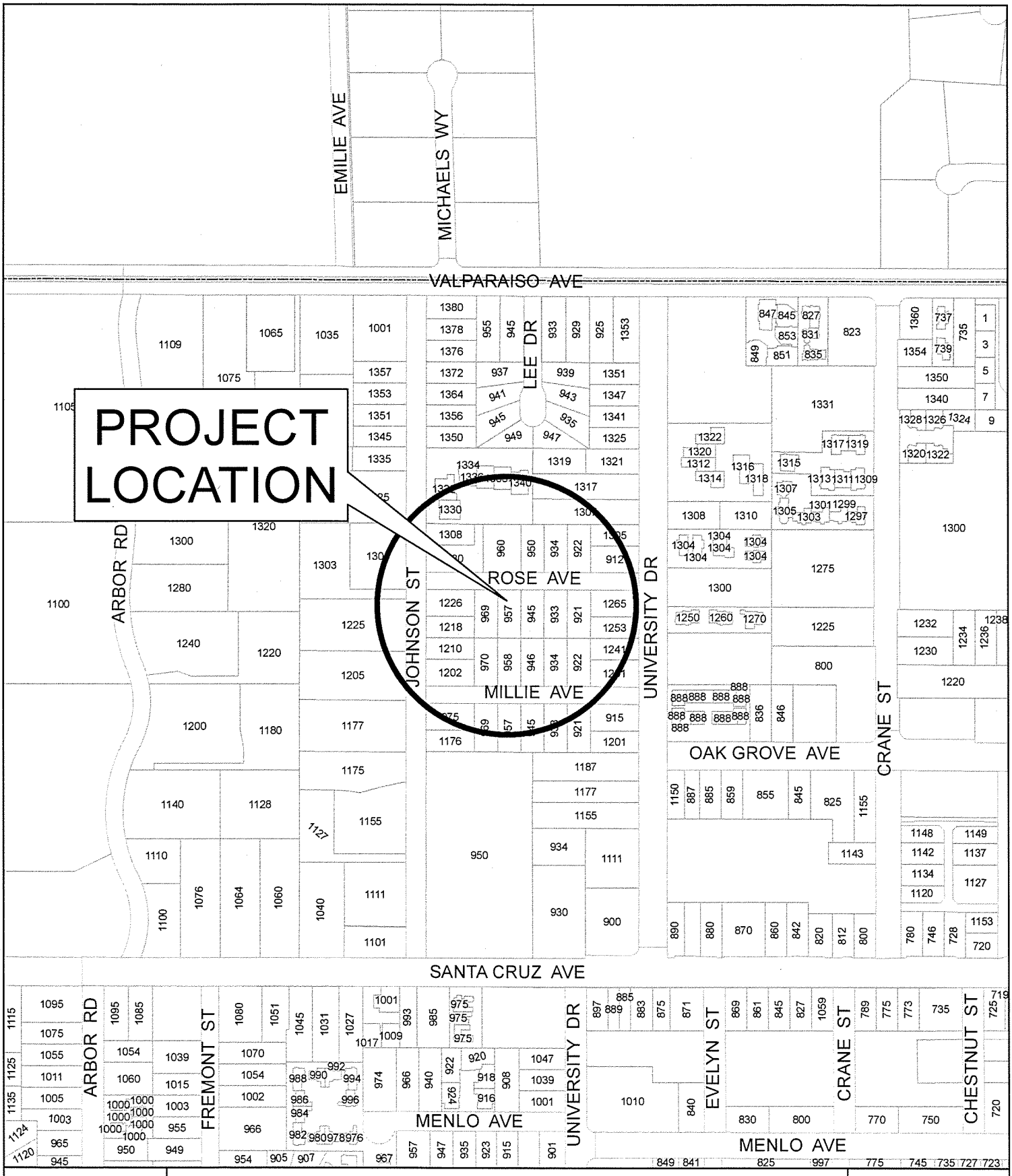


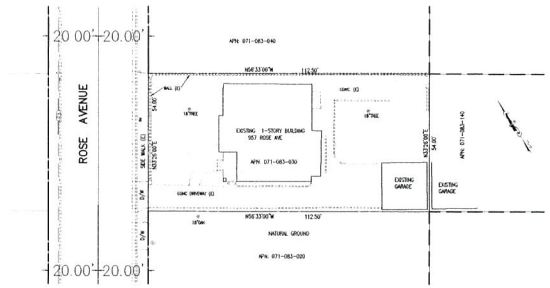
CITY OF MENLO PARK

LOCATION MAP

957 ROSE AVENUE

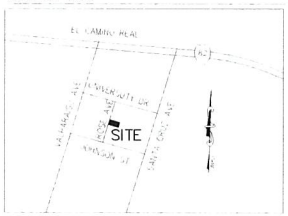
A1

DRAWN: THR CHECKED: THR DATE: 08/18/14 SCALE: 1" = 300' SHEET: 1



EXISTING CONDITION SITE PLAN NO SCALE

VICINITY MAP

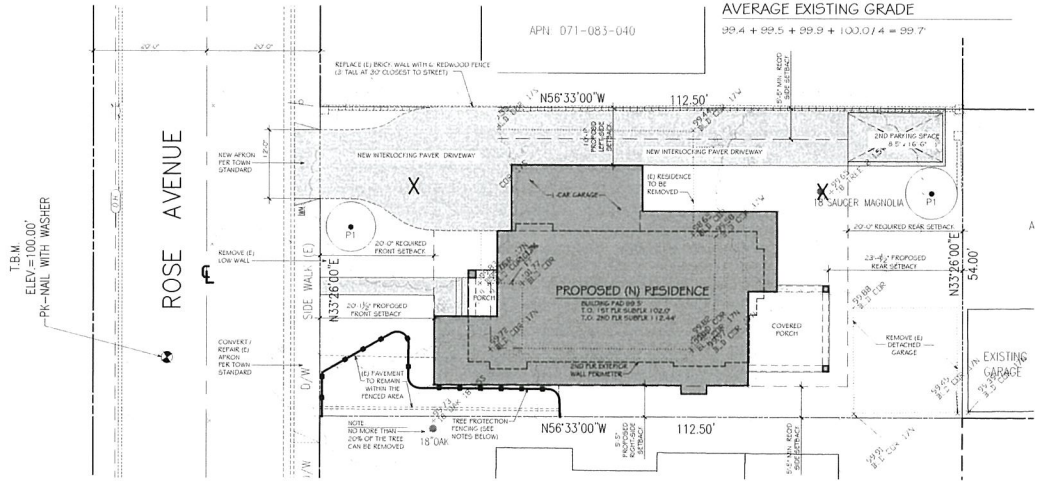


TREE PROTECTION NOTE

ALL RECOMMENDATIONS OF ARBORISTS REPORT SHALL BE IMPLEMENTED BEFORE AND THROUGHOUT CONSTRUCTION (REPORT INCLUDED AT REAR OF PLAN SET)

FIRE SPRINKLER NOTE

INSTALL A NFPA 13 D FIRE SPRINKLER SYSTEM THROUGHOUT EACH RESIDENCE & GARAGES. FIRE SPRINKLER SYSTEM TO COMPLY WITH MENLO PARK FIRE PROTECTION DISTRICT STANDARDS. FIRE SUPPRESSION CONTRACTOR TO OBTAIN PERMITS FROM FIRE DISTRICT PRIOR TO INSTALLATION



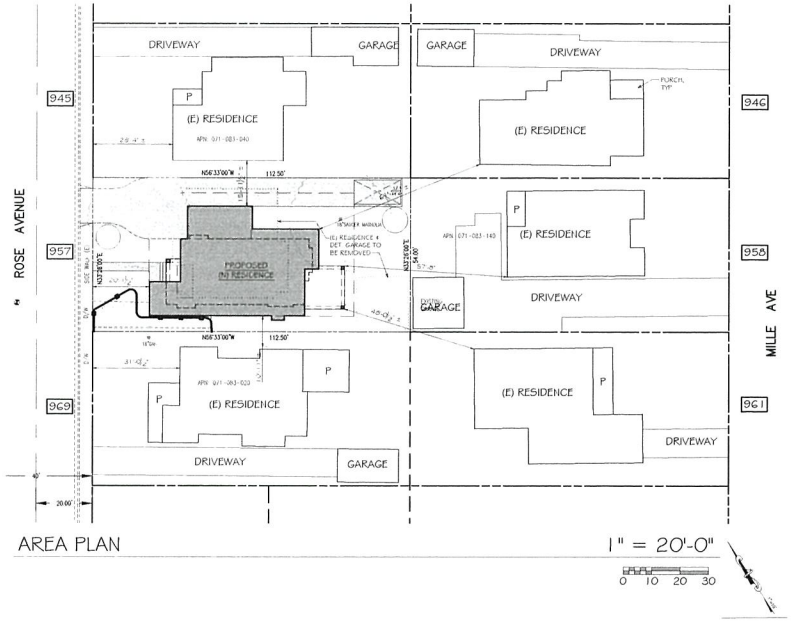
SITE PLAN 1" = 10'-0"

DRAWN ON SURVEY BY STUKAM CONSULTING ENGINEERS, INC, DATED 12-30-13, JOB# SCEI 2013-014. STUKAM PHONE# (916) 635-5791

TREE PROTECTION FENCING NOTES:

TREE PROTECTION FENCING SHALL BE A MIN. OF 6' HIGH CHAIN LINK MOUNTED ON 2"Ø GALVANIZED STEEL POSTS DRIVEN 24" MIN. INTO THE GROUND AT 8' MAX. SPACING O.C.

TREE PROTECTION FENCING TO REMAIN IN PLACE THROUGHT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL APPROVED BY ARBORIST OR RECORD



AREA PLAN 1" = 20'-0"

LOCATION	957 ROSE AVENUE, MENLO PARK (APN: 071-083-030)			
EXISTING USE	SINGLE FAMILY RESIDENCE	APPLICANT	KPISH GOYAL	
PROPOSED USE	SINGLE FAMILY RESIDENCE	PROPERTY OWNER(S)	KPISH GOYAL	
ZONING	R-1 U	APPLICATION(S)	USE PERMIT	
BUILDING TYPE	V-B SPRINKLERED	BUILDING OCCUPANCY	R-3 / U	
DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT	EXISTING PROJECT	ZONING ORDINANCE	
LOT AREA	6,075 SF	6,075 SF	7,000 SF MIN	
LOT WIDTH	54.0 FT	54.0 FT	65 FT MIN	
LOT DEPTH	112.5 FT	112.5 FT	100 FT MIN	
SETBACKS				
FRONT	20'-1½"	28.27 ± FT	20 FT MIN	
REAR	23'-4½"	43.16 ± FT	20 FT MIN	
SIDE (LEFT)	10'-1"	3.79 ± FT	5.4 FT MIN (10% WIDTH MIN)	
SIDE (RIGHT)	9'-5"	11.83 ± FT	5.4 FT MIN (10% WIDTH MIN)	
BUILDING COVERAGE	32.4 % = 1,971.05 SF	28.3 % = 1,719 SF	40 % = 2,430 SF	
F.A.L. (FLOOR AREA LIMIT)			2,800 SF MAX	
SQUARE FOOTAGE BY FLOOR				
1ST FLOOR	1,456.36 SF	1,385 ± SF		
2ND FLOOR	1,080.22 SF	350 ± SF		
GARAGE	262.88 SF	334 ± SF		
ACCESSORY BLDG	0 SF	0 SF		
OTHERS	0 SF	0 SF		
SQUARE FOOTAGE OF BUILDINGS	2,799.5 SF	2,069 ± SF	2,800 SF MAX	
BUILDING HEIGHT	26'-3"	24 ±	28 FT MAX	
PARKING	2 SPACES (1 COVERED, 1 UNCOVERED)	3 SPACES (2 COVERED, 1 UNCOVERED)	2 SPACES (1 COVERED, 1 UNCOVERED)	
DEFINE BASIS FOR PARKING	1 COVERED / 1 UNCOVERED PER RESIDENTIAL UNIT			
TREES	NO HERITAGE TREES	2 NON HERITAGE TREES	2 NEW TREES	
	2 HERITAGE TREES TO BE REMOVED		2 TOTAL TREES	

SITE ANALYSIS - ZONING R-1 U		
LOT AREA	6,075 SF	
ALLOWABLE FLOOR AREA (NO ATTIC SPACE OVER 5'-0")	2,800 SF	
FLOOR AREA OF EXISTING 2-STORY HOUSE TO BE REMOVED	± 2,069 SF	
PROPOSED FLOOR AREA		
1ST FLOOR	1,719.25 SF	
2ND FLOOR	1,080.22 SF	
TOTAL PROPOSED FLOOR AREA	2,799.5 SF	
LAND COVERED BY ALL STRUCTURES (3,044.5)	50.11 SF	
LANDSCAPING	27.46 %	
PAVED SURFACES = 1,363.07	22.43 %	
PARKING SPACES	2 (1 COVERED & 1 UNCOVERED)	
SHAPE FINAL GRADES FOR PROPER DRAINAGE		

TREES TO BE PLANTED			
SYMBOLS	BOTANICAL NAME	SIZE	QTY
P1	BETULA JACQUEMONTII (WHITEBARKED HIMALAYN BIRCH)	15 GAL	1

DRAWING INDEX

ARCHITECTURAL

SHEET A1	SITE PLAN, EXISTING CONDITIONS SITE PLAN, AREA PLAN, PROJECT DATA, VICINITY MAP
SHEET A2	EXISTING CONDITIONS
SHEET A3	FLOOR PLANS
SHEET A4	ELEVATIONS AND STREETSCAPE
SHEET A5	SECTIONS
SHEET A6	ARBORISTS REPORT

FRONTAGE IMPROVEMENT NOTES:
1) REMOVE AND REPLACE CURB, GUTTER AND SIDEWALK ACROSS ENTIRE FRONTAGE.
2) AN ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY.

GRADING AND DRAINAGE NOTES:
1) A GRADING AND DRAINAGE PLAN IS REQUIRED AT TIME OF PERMIT SUBMITTAL, INCORPORATING STORMWATER SITE DESIGN REQUIREMENTS.

RECEIVED
AUG 12 2014
By PLANNING

DRAWINGS PREPARED BY
CHRIS SPAULDING
□ARCHITECT□
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(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6.19.2014	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

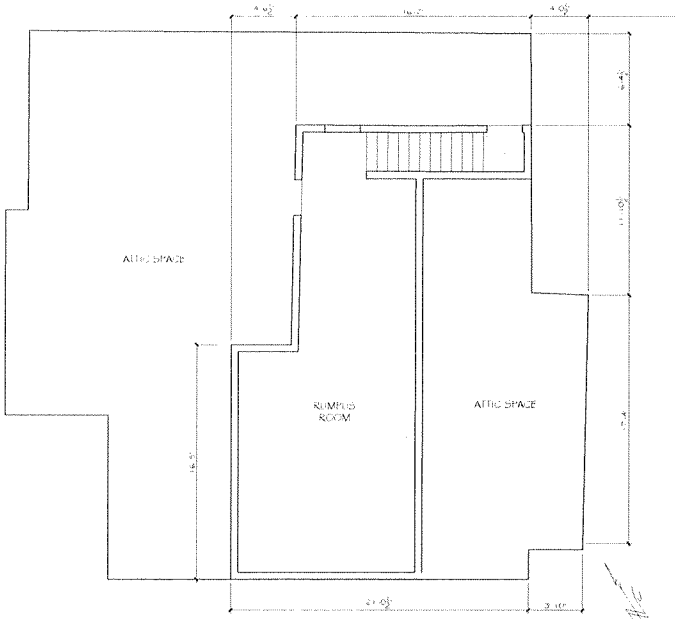
A PROPOSED NEW HOUSE FOR
KPISH GOYAL
957 ROSE AVENUE
MENLO PARK □ CALIFORNIA

DATE	3-20-14
SCALE	AS NOTED
DRAWN	EJC/DDB
JOB	GOYAL, KPISH
SHEET	

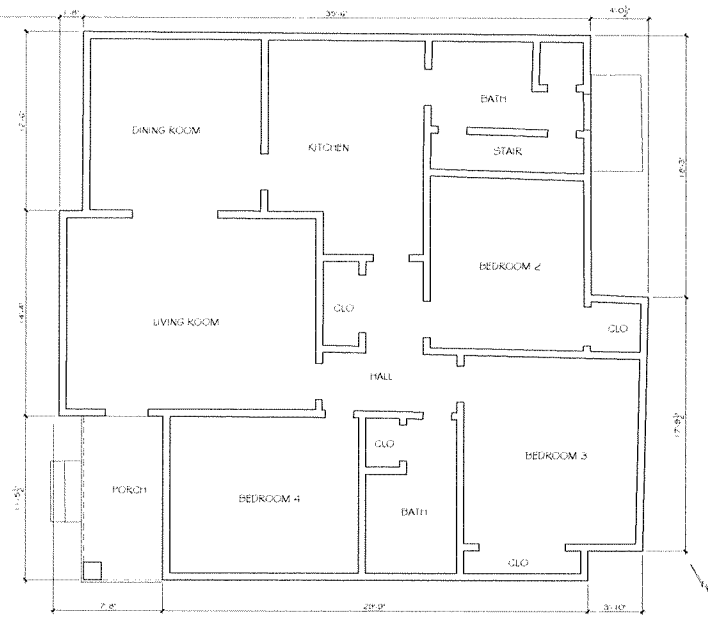
A1
OF 6 SHEETS

B1

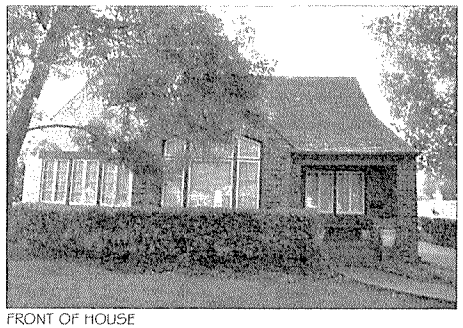
B2



EXISTING SECOND FLOOR PLAN 1/4"= 1'-0"

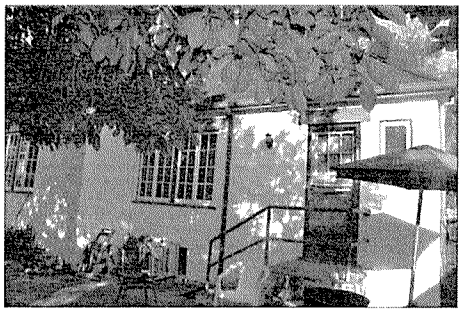


EXISTING FIRST FLOOR PLAN (TO BE DEMOLISHED) 1/4"= 1'-0"



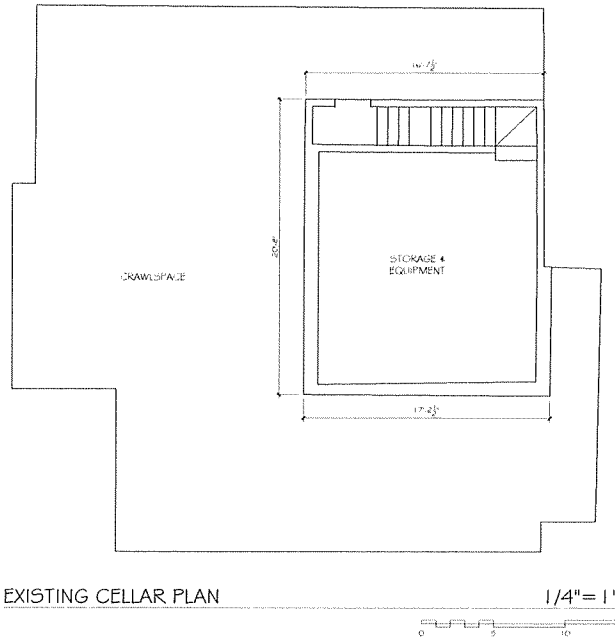
FRONT OF HOUSE

REAR RIGHT CORNER OF HOUSE



REAR LEFT OF HOUSE

EXISTING CONDITIONS	
EXISTING 1ST FLOOR	1395 SQ FT
EXISTING 2ND FLOOR	350 SQ FT
TOTAL HOUSE	1745 SQ FT
PORCH	64 SQ FT ±
GARAGE	454 SQ FT ±
TOTAL BUILDING COVER	1763 SQ FT ± = 29.4%



EXISTING CELLAR PLAN 1/4"= 1'-0"

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6.10.2014	

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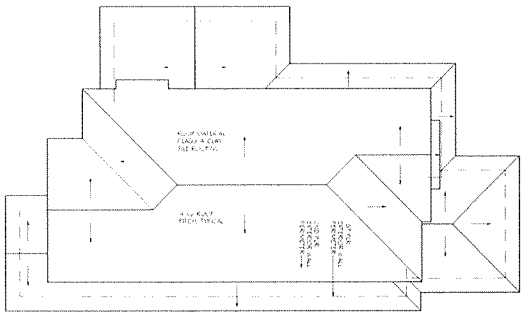
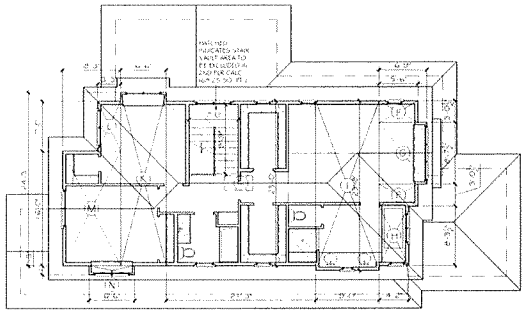
PERMIT SET
CONSTRUCTION SET

A PROPOSED NEW HOUSE FOR
KPISH GOYAL
957 ROSE AVENUE
MENLO PARK □ CALIFORNIA

DATE	3.20.14
SCALE	AS NOTED
DRAWN	EJC/CB
JOB	GOYAL, KPISH
SHEET	A2
OF 6	SHEETS



ROOF PLAN 1/8"=1'-0"



2ND FLOOR 1/8"=1'-0"

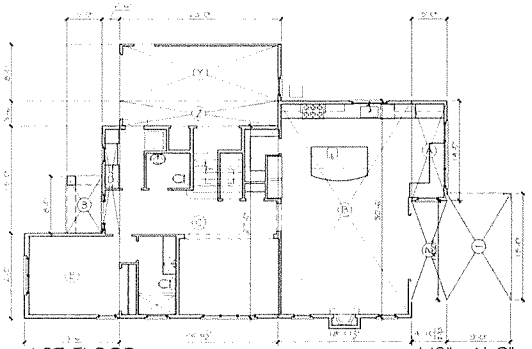
FIRST FLOOR			
A	14.0 x 5.0	=	70
B	37.0 x 16.0	=	592.00
C	47.0 x 22.66	=	638.02
D	15.0 x 2.6	=	37.5
E	12.0 x 5.5	=	66
TOTAL			1,456.36

GARAGE			
Y	23.7 x 18.0	=	184
Z	3.5 x 22.66	=	78.44
TOTAL			262.50

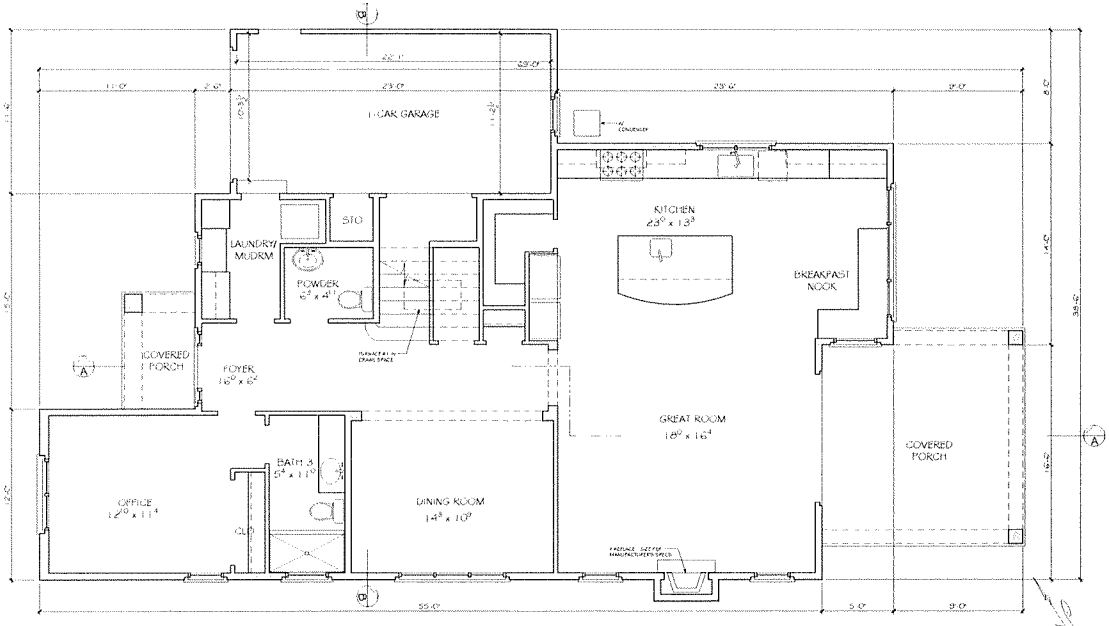
SECOND FLOOR			
F	2.5 x 3.0	=	33.46
G	8.5 x 6.7	=	58.21
H	8.92 x 4.2	=	34.55
I	25.0 x 9.0	=	213
J	23.1 x 21.3	=	488.75
K	6.6 x 24.3	=	157.63
L	6.3 x 1.0	=	22.75
M	16.0 x 8.3	=	132
N	6.6 x 1.3	=	9.12
STAIR	13.0 x 7.0	=	<68.25>
TOTAL			1,080.22

COVERED PORCH			
1	15.0 x 9.0	=	135
2	14.0 x 5.0	=	70
3	5.0 x 8.0	=	40
TOTAL			245

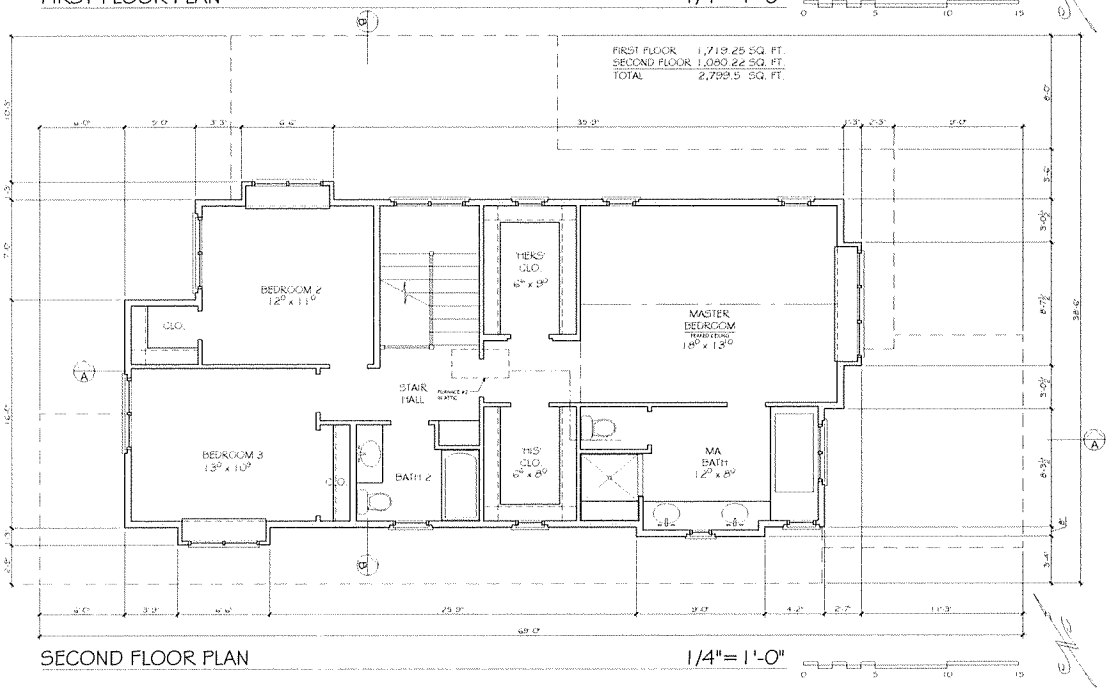
TOTAL PROPOSED FLOOR AREA:
1,456.36 + 262.89 + 1,080.22
= 2,799.47 ≈ 2,799.5 SQ. FT.



1ST FLOOR 1/8"=1'-0"



FIRST FLOOR PLAN 1/4"=1'-0"



SECOND FLOOR PLAN 1/4"=1'-0"

FLOOR AREA DIAGRAM

83

DRAWINGS PREPARED BY
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(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6.19.2014	

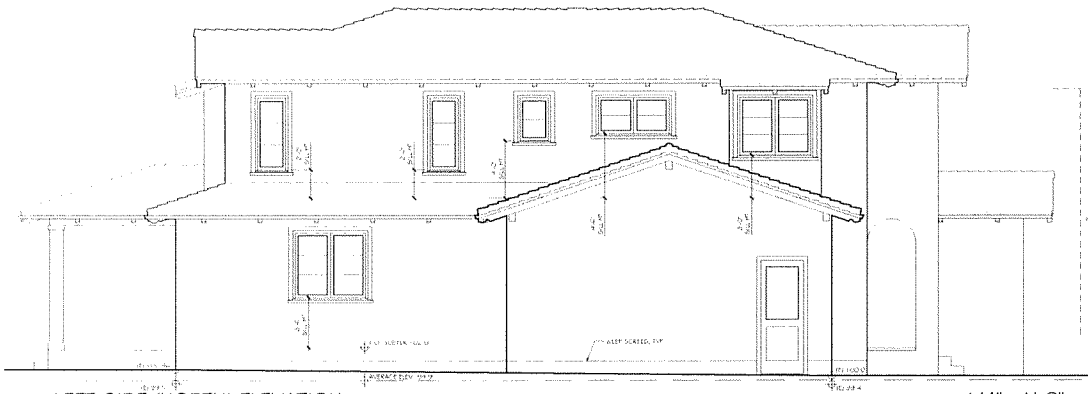
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

A PROPOSED NEW HOUSE FOR
KPISH GOYAL
957 ROSE AVENUE
MENLO PARK CALIFORNIA

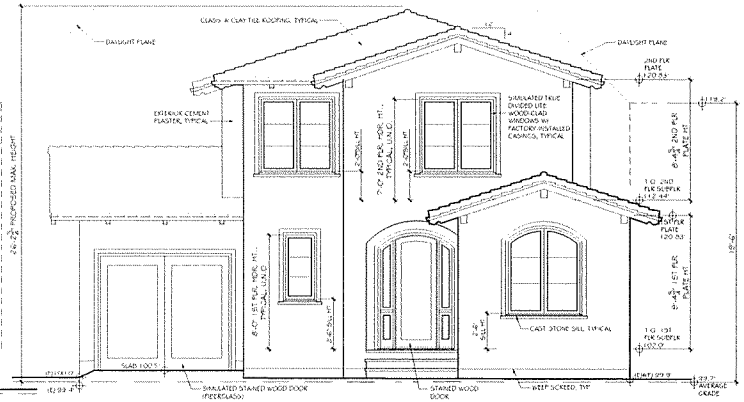
DATE	3-20-14
SCALE	AS NOTED
DRAWN	SUS/CS
JOB	GOYAL, KPISH
SHEET	

A3

OF 6 SHEETS

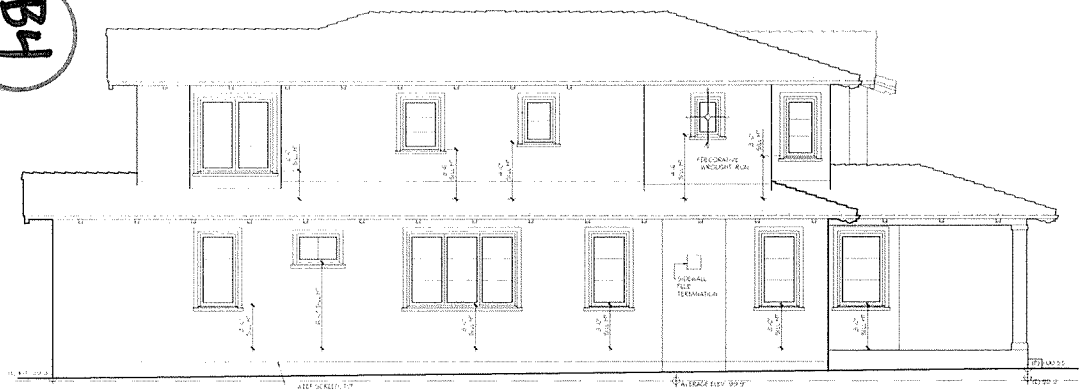


LEFT-SIDE (NORTH) ELEVATION 1/4"=1'-0"

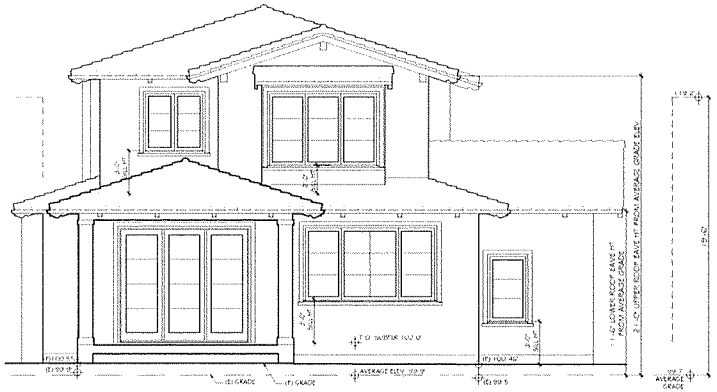


FRONT (WEST) ELEVATION 1/4"=1'-0"

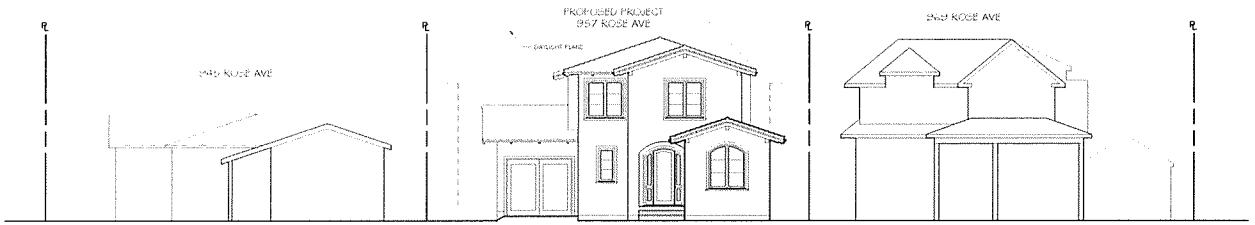
B4



RIGHT-SIDE (SOUTH) ELEVATION 1/4"=1'-0"



REAR (EAST) ELEVATION 1/4"=1'-0"



STREETSCAPE VIEW TOWARDS PROPOSED PROJECT 1/8"=1'-0"

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REVISIONS	BY
6.12.2014	

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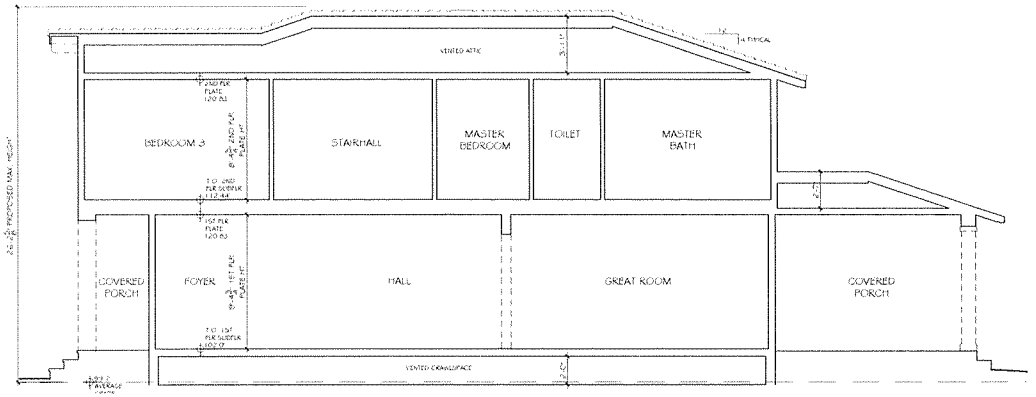
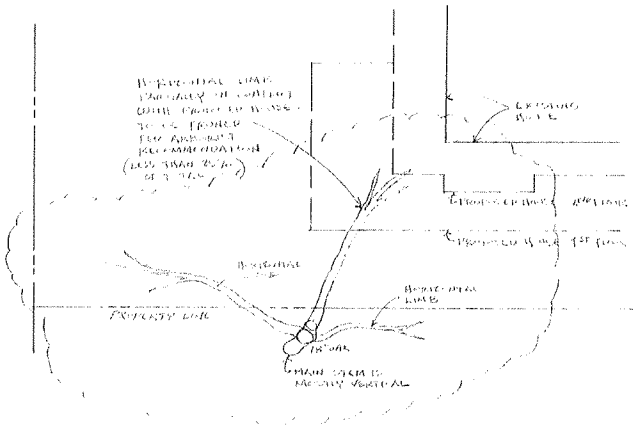
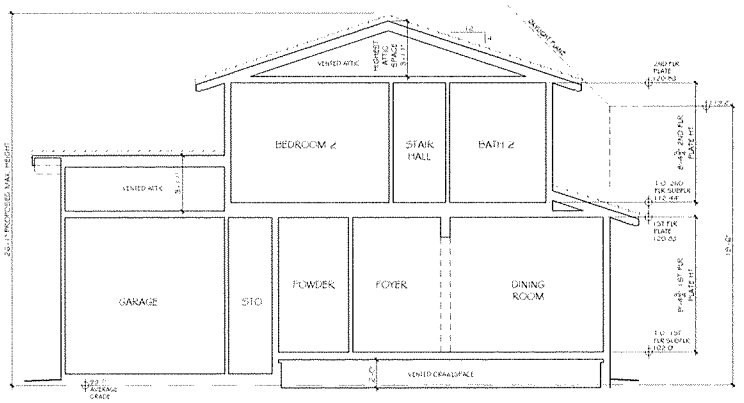
DATE	3.20.14
SCALE	AS NOTED
DRAWN	EVG/SVD
JOB	GOYAL, KPISH
SHEET	A4
OF 6	SHEETS



-A 1/4"=1'-0"



TREE LIMB DIAGRAM



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

B5

DRAWINGS PREPARED BY

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REVISIONS	BY
6-12-2014	

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MENLO PARK CALIFORNIA

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DRAWN	EJC/SCP
JOB	GOYAL, KPISH
SHEET	A5

OF 6 SHEETS

TREE SHAPERS, LLC

TED KIPPING (WC ISA #0301) and PHIL DANIELSON (WC-ISA #5021) Certified Arborists
Members, Bay Area Arborist Cooperative, Inc. • License No. 707545
[illegible]

14 April 2014
Kpish Goyal
41805 Albrae Street
Fremont, CA 94538

Re Two Trees At 957 Rose Avenue, Menlo Park, CA

Dear Mr Goyal, Per request I examined two trees at 957 Rose Avenue in Menlo Park to determine their viability with proposed structural changes to the building site. This was strictly a visual examination - no excavations, borings or drillings were performed.
What I saw in front was a Raywood Ash/*Fraxinus oxycarpa* 'Raywood' whose trunk (Figure One) leans toward the street. The current resident tells that the tree was pushed back up after it fell over in a storm seventeen years ago and the posture has remained. The trunk measures very close to seventeen inches at Standard Height which is fifty four inches above grade. The canopy height is approximately forty feet with an approximate width of thirty seven feet. Ashes are fast-growing riparian trees which means as long as the front lawn is kept fully irrigated, the tree will continue to grow until it runs out of sustainable water. It is currently still vigorous.
The back tree (Figure Two) is a Saucer Magnolia/*M. x soulangeana* with a double-trunked spreading canopy about thirty nine feet wide with a crown height between twenty five to twenty eight feet. The tree used to be two trunked with the current trunk leaning east (Figure Three) and the western trunk reduced to a stump which is approximately seventeen by eleven inches (Figure Four) and, not surprisingly, starting to decay. The remaining trunk divides at about five feet above grade into eleven inch and thirteen inches forks (west & east). The main trunk in cross-section flares to twenty three by twelve inches measured at fifty four inches above grade. Magnolias are a very shallow rooted type of tree and this was is visibly so (Figure Four). The weight of the long heavy limbs has caused some internal splitting seen in the bark cracks and also some fiber buckling visible on the undersides of heavy limb attachments. This leaves the tree mechanically vulnerable even though it is biologically vigorous. The crown has received topping cuts in the past which, though new vigorous sprouting occurred around the perimeter of the topping cuts, lead to pockets of decay subtending the same attachments - not good structure.
My understanding is that the front tree stands in the way of construction. The rear tree although the building envelope stops short of the trunk will not survive severe shallow root cutting nor would the overly end weighted canopy mechanically survive removal of the long limbs reaching into the proposed building envelope. It would be better to replace both trees once all the construction is finished.
Sincerely,

Ted Kipping

Ted Kipping Certified Arborist WC-ISA #0301 ISA Certified Tree Risk Assessor #1851 Consulting Arborist

www.treeshapers.com

TREE SHAPERS, LLC

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[illegible]

Figure One Front leaning Raywood Ash

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[illegible]

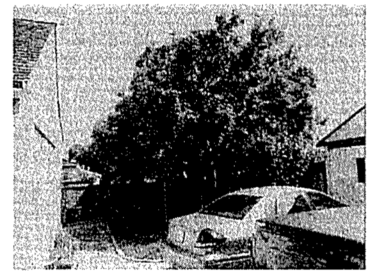

Figure Two Rear Saucer Magnolia

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[illegible]

Figure Three Current trunk leaning west and dividing at five feet above grade.

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[illegible]

Figure Four Showing west side stump at top of picture and shallow massive roots

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B6

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REVISIONS	BY
6.19.2014	

PRELIMINARY SET
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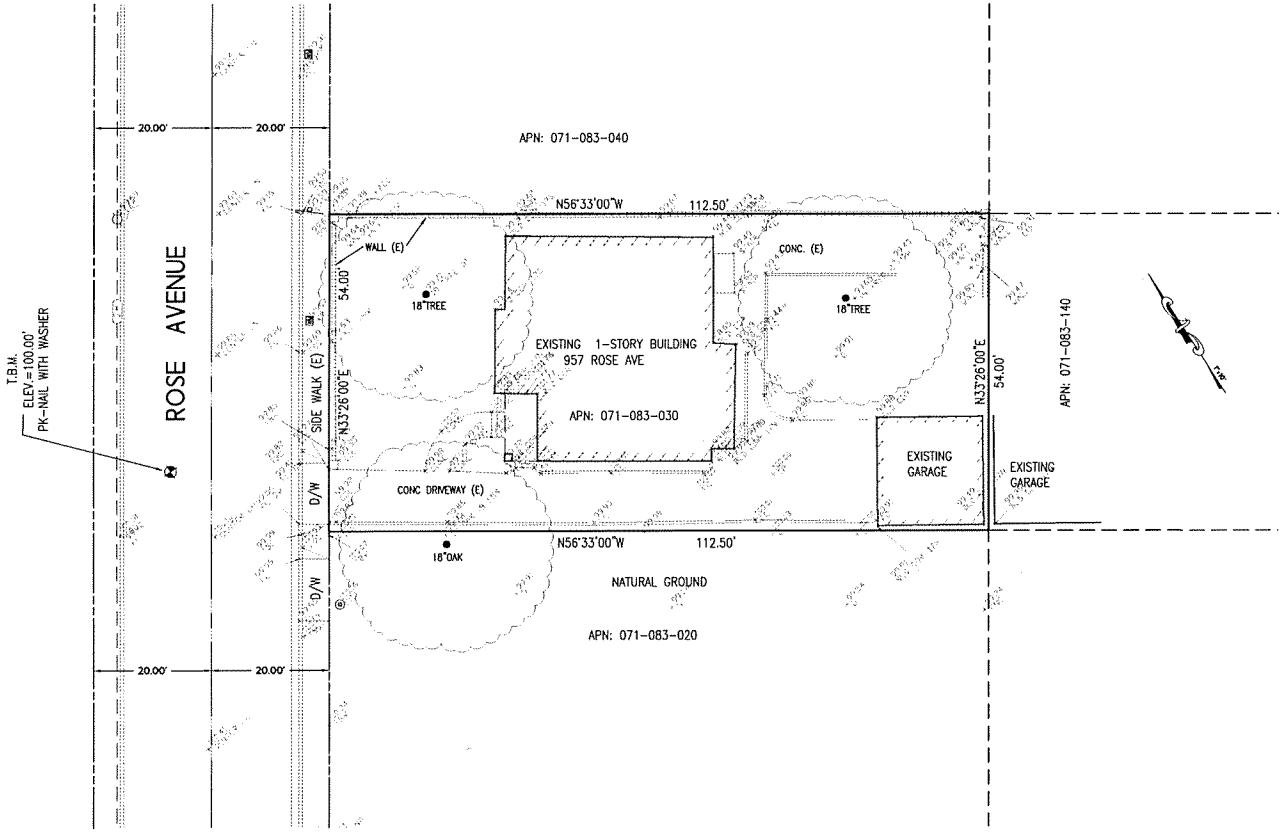
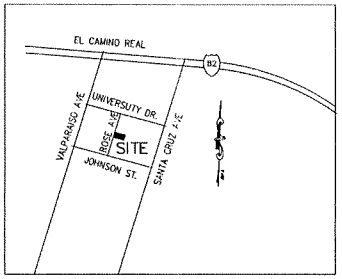
PLAN CHECK SET
PERMIT SET
CONSTRUCTION SET

A PROPOSED NEW HOUSE FOR
KPISH GOYAL
957 ROSE AVENUE
MENLO PARK □ CALIFORNIA

DATE	3.20.14
SCALE	AS NOTED
DRAWN	BUGS/DB
JOB	GOYAL, KPISH
SHEET	

A6
OF 6 SHEETS





VICINITY MAP
NO SCALE

LEGEND

MANHOLE
DRAIN INLET
WATER LINE — 8"W
DRAIN LINE — 12"SD
SEWER LINE — 8"SS
GAS LINE — 4"G
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION — 20.00
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE
UTILITY POLE
GAS METER
OVER HEAD WIRE — OHW
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER

SURVEY NOTES

1) A PRELIMINARY TITLE REPORT BY OLD REPUBLIC TITLE COMPANY, NO 0623011309-LM, DATED AS OF NOVEMBER 8, 2013 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.

2) NO RECORD EASEMENTS IDENTIFIED PER PROVIDED TITLE REPORT. 40-FOOT WIDE ROSE AVENUE WAS SHOWN PER SUBDIVISION MAP 14-BM-75. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD PER ORIGINAL SUBDIVISION MAP 14-BM-75 AND LOCATED USING FOUND MONUMENTS ON JOHNSON AVENUE PER RECORD OF SURVEY 34-RS-84.

4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. STK ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.

BENCHMARK ELEV. _____
TEMPORARY B.M.:
A PK-NAIL WITH SHINER ON ROSE AVENUE IN FRONT OF THE SITE.
ASSUMED ELEVATION = 100.00'
FIELD BOOK NO._____ PG._____

STUKAM CONSULTING ENGINEERS, INC.
8999 GREENBACK LANE, 2nd Floor
ORANGEVALE, CALIFORNIA 95670
(916) 835 5791 (916) 988-6316 FAX

DESIGNED: FTS
DRAWN: FTS
CHECKED: FTS
SUBMITTED: FAREED T SIDDIQUI
SCALE: 1"=10'
RCE: 56122

NO	REVISION	APPROVAL BY:	DATE

TOPOGRAPHIC SURVEY

957 ROSE AVENUE, MENLO PARK

CITY OF MENLO PARK
LOT 15 OF 14-BM-75
APN: 071-083-030
CALIFORNIA

DATE: 12/30/13
SHEET 1 OF 1

JOB NO: SCEI-2013-014

Goyal Residence, 957 Rose Avenue, Menlo Park

Project Description

1. **Purpose of the proposal:** Our proposed residence is intended to be a home for my wife & me, along with our two young children. The lot size is fairly small, so we decided on a 2-story home in order to preserve a reasonable rear yard. We also want to have our bedrooms all together on one level, which works well with a 2-story design. We have also forgone having a living room and a 2-car garage in order to have space for an office/4th bedroom on the ground floor.

2. **Scope of work:** The project consists of removing the existing residence & detached garage and replacing them with a new house with an attached one-car garage. There will be no basement in the new home.

3. **Architectural style, materials and colors:** The new house is designed with a simple Mediterranean material palate of tile roof and stucco walls. The colors will be earth-tone in order to fit in with the neighborhood (brown-red roof tile blend, ochre-beige walls, grey-brown trim). The exteriors will include subtle but high-quality details such as decorative rafter tails, recessed windows, cast-stone window sills and a small amount of ironwork. The house will be built in the conventional manner.

4. **Basis for site layout:** The house has been located so that the living spaces are primarily on the south and east sides and so the great room opens to the back yard. We wanted to preserve as much yard space as possible in order to have a safe place for our children to play. Also, there is a new 2-story home being built on the right-side of our property, and an existing 1-story house to our left. By placing the garage and driveway along the north side, we allowed more space between our home and the smaller 1-story house. In the streetscape, you can see how our house will be similar in size to the new 2-story home to our right, while our house steps down to a one-story element as it nears the left-side to better match with the neighbor's 1-story house.

5. **Existing & proposed uses:** The existing and proposed use for the property does not change – both are single family residences.

6. **Outreach to neighbors:** On the weekend of June 7, 2014, my wife and I walked our neighborhood with our two young children, ages 4 and 16 months. We met 6 neighbors on Rose Avenue and Millie Avenue. We showed them the elevations of our home, and we received strong support for our project and a nice welcome to the neighborhood. No one seemed to have any concerns with the elevations and design. We also discussed replacing the brick walls with new redwood fences, and our neighbors were amenable to this since the brick wall is in a state of disrepair. I have exchanged contact information with all of them and have asked neighbors to email me with any questions or concerns. I also informed our neighbors that they can come to the public hearing when the date is set.

TREE SHAPERS, LLC

TED KIPPING (WC-ISA #0301) and PHIL DANIELSON (WC-ISA #5021) Certified Arborists
Members, Bay Area Arborist Cooperative, Inc. • License No. 707545
257 Joost Avenue, San Francisco, CA 94131 • (415) 239-2420 • (415) 287-3666 FAX

14 April 2014
Kpish Goyal
41805 Albrae Street
Fremont, CA 94538

Re Two Trees At 957 Rose Avenue, Menlo Park, CA

Dear Mr Goyal, Per request I examined two trees at 957 Rose Avenue in Menlo Park to determine their viability with proposed structural changes to the building site. This was strictly a visual examination - no excavations, borings or drillings were performed.

What I saw in front was a Raywood Ash/*Fraxinus oxycarpa* 'Raywood' whose trunk (Figure One) leans toward the street. The current resident tells that the tree was pushed back up after it fell over in a storm seventeen years ago and the posture has remained. The trunk measures very close to seventeen inches at Standard Height which is fifty-four inches above grade. The canopy height is approximately forty feet with an approximate width of thirty-seven feet. Ashes are fast-growing riparian trees which means as long as the front lawn is kept fully irrigated, the tree will continue to grow until it runs out of sustainable water. It is currently still vigorous.

The back tree (Figure Two) is a Saucer Magnolia/*M. x soulangiana* with a double-trunked spreading canopy about thirty-nine feet wide with a crown height between twenty-five to twenty-eight feet. The tree used to be two trunked with the current trunk leaning east (Figure Three) and the western trunk reduced to a stump which is approximately seventeen by eleven inches (Figure Four) and, not surprisingly, starting to decay. The remaining trunk divides at about five feet above grade into eleven inch and thirteen inches forks (west & east). The main trunk in cross-section flares to twenty-three by twelve inches measured at fifty-four inches above grade. Magnolias are a very shallow-rooted type of tree and this was is visibly so (Figure Four). The weight of the long heavy limbs has caused some internal splitting seen in the bark cracks and also some fiber-buckling visible on the undersides of heavy limb attachments. This leaves the tree mechanically vulnerable even though it is biologically vigorous. The crown has received topping cuts in the past which, though new vigorous sprouting occurred around the perimeter of the topping cuts, lead to pockets of decay subtending the same attachments - not good structure.

My understanding is that the front tree stands in the way of construction. The rear tree although the building envelope stops short of the trunk will not survive severe shallow root-cutting nor would the overly end-weighted canopy mechanically survive removal of the long limbs reaching into the proposed building envelope. It would be better to replace both trees once all the construction is finished.

Sincerely,

Ted Kipping

Ted Kipping Certified Arborist WE-ISA #0301 ISA Certified Tree Risk Assessor #1851 Consulting Arborist

TREE SHAPERS, LLC

TED KIPPING (WC-ISA #0301) and PHIL DANIELSON (WC-ISA #5021) Certified Arborists
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Figure One. Front leaning Raywood Ash

TREE SHAPERS, LLC

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Figure Two. Rear Saucer Magnolia

TREE SHAPERS, LLC

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Figure Three. Current trunk leaning west and dividing at five feet above grade.

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Figure Four. Showing west side stump at top of picture and shallow massive roots.

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257 Joost Avenue, San Francisco, CA 94131 • (415) 239-2420 • (415) 287-3666 FAX

17 June 2014
Kpish Goyal
41805 Albrae Street
Fremont, CA 94538

Re Addendum To Tree Report For #957 Rose Avenue, Menlo Park, CA - RE Southside Overhanging Oak

Dear Mr. Goyal, Per your request, I returned to your property in Menlo Park to address the question of achieving building clear ace from the south side neighbor's Coast Live Oak/*Quercus agrifolia* at #969 Rose Avenue. Your question was if the oak could tolerate the necessary building clearance.

The neighbor's oak is about ten feet (10') from their own new construction. It measures about fourteen inches (14") in diameter at the Standard Height of fifty-four inches (54") above grade. It is close to thirty-three feet (33') in height with a reach on your side of the fence of fourteen feet (14') nearly touching your house. The fork which grows towards your house is about eleven inches (11") thick where it abruptly turns towards your house (See Figure 3.) Immediately to the west side of the oak is a large Evergreen Magnolia which probably contributed to the oak's imbalance growth in your direction seeking better light. The crotch between the main trunk and the errant encroaching limb is very tight exhibiting included bark. (See Figure 4.) This is a very weak type of union often leading to splitting. A closer inspection of the canopy on that side showed that the limb is shifting as revealed by a recent gap in the canopy showing the shift is occurring faster than new growth can fill in (See Figures 1. & 2.). I suspect that the combination of three relatively dry winters and the root loss next door from excavation for the new house have adversely affected the turgor of the limb. Were we to have a big storm now, this limb might fail and fall against your house.

I strongly recommend carefully removing this poorly attached and overly end-weighted limb at the trunk. The resulting change will greatly help to restore the balance and symmetry of the oak. Summer is the right season to work on Coast Live Oaks as the Sudden Oak Death/ *Phytophthera ramora* pathogen is most dormant in dry weather.

Ted Kipping

Ted Kipping Certified Arborist WC-ISA #0301 ISA Tree Risk Assessor #1851 Consulting Arborist ASCA

TREE SHAPERS, LLC

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Figure 1. Showing gap in canopy of oak reaching towards your house.

E2

TREE SHAPERS, LLC

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Figure 2. Showing closeup of canopy gap seen in Figure 2.

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Figure 3. Showing structure of big fork of neighbor's oak growing towards your house.

TREE SHAPERS, LLC

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Figure 4. Showing tight crotch of oak with included bark - a very weak type.

957 Rose Avenue, Menlo Park, CA

Community Outreach

On the weekend of June 7-8, 2014, my family and I spent time walking Rose Avenue and Millie Avenue, meeting our neighbors and showing them elevations of our new home. We received some excellent support. Everyone we spoke to was glad that we took the time to show them the design, and all felt the house fit the neighborhood well. They all seemed quite supportive of our project and genuinely excited to welcome us to the neighborhood. I exchanged contact information with most of our neighbors, and have already emailed them thanking them for their time. I have also asked them to email or call me with any questions or concerns, so that Chris and I can address them right away. All of the neighbors we spoke to said they would do so, but that they didn't see any problems with the proposed project at this point. Nevertheless, I informed them that they could always still come to the public hearing when the date is set.

945 Rose Avenue: In particular, we spent a lot of time talking to Sally Plaisted at 945 Rose Avenue, who is our direct neighbor. She was very happy to see that our design flips the driveway from its current location on the property, such that the driveway will now be on her side, which gives her plenty of setback from our 2nd story. She did not have any problems with the design of the 2nd story. We also talked to Sally about replacing the brick wall fence that our properties currently share, and she seemed amenable to this idea, particularly since the brick fence is currently in a state of disrepair.

969 Rose Avenue: On July 22, 2014, I spoke Charlene Golding of 969 Rose Avenue. Her house is under construction, and we spoke about the oak tree on her property, which overhangs and extends onto our property as well. I subsequently sent her a copy of the Arborist Report which was prepared for the oak tree, so she could review it and speak to the Arborist if she had any questions. After reviewing the report, she emailed me back and indicated that she was fine with removing the limb which grows onto our property.

958 Millie Avenue: The owners of the property directly behind us are 958 Millie Avenue. We spoke to Lynn Blazy, who manages and maintains that property for her mother and aunt. Lynn currently lives in southern California, but I spoke to her via phone today. She and I will meet at the property on the weekend of June 21st, but she was also open to the idea of replacing our adjoining brick wall fence. Like everyone else we met, she was excited about our project and welcomed us to the neighborhood.

Below is a complete summary of our outreach:

<u>Sally Plaisted - 945 Rose Avenue</u>
Date of Meeting - June 7, 2014
Discussed the plans and elevations, including the 2nd story windows and her view of the home. Also discussed replacing the brick fence. Positive discussion and she was very thankful that the design specifically created space between her home and our 2nd story. Had no issues with the elevations.

F1

Lynn Blazy - 958 Millie Avenue
Date of Meeting - June 8, 2014
Phone discussion of our project and about the brick fence that our properties share. We agreed to meet the weekend of June 21st when she is here from southern California. Supportive of the project and amenable to replacing the brick fence.

Vinay & Katie Thadani - 921 Rose Avenue
Date of Meeting - June 8, 2014
Discussed the plans and elevations. Supportive of the project and had no questions or concerns.

Bob & Tana Budelli - 960 Rose Avenue
Date of Meeting - June 7, 2014
Discussed the plans and elevations. Supportive of the project, and had no immediate questions or concerns.

Charlotte C Willner
946 Millie Avenue - June 8, 2014
Discussed the plans and elevations. Supportive of the project, and had no questions or concerns.

Don & Lynn Smolik
969 Millie Avenue - June 8, 2014
Discussed the plans and elevations. We did not get a lot of time to talk as they were cooking lunch on Sunday afternoon. But they were friendly and cordial, and seemed supportive of the elevations.

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF AUGUST 18, 2014
AGENDA ITEM D2

LOCATION:	**721-851 Hamilton Avenue (777 Hamilton Avenue)**	**APPLICANT:**	**Greenheart Land Company LLC**
		OWNER:	**Bayfront Investments LLC**

APPLICATION: **Planning Commission Review for Consistency with the General Plan Related to the Proposed Abandonment of Existing Public Utility Easements and Emergency Access Easement**

PROPOSAL

The applicant has applied for the abandonment and vacation of multiple public utility easements (PUE) and an emergency access easement (EAE) within the 6.5-acre site located at 721-851 Hamilton Avenue. The proposed abandonment of the easements is necessary to facilitate the development of a new 195-unit multi-family residential development.

ANALYSIS

Site Location

The subject site is located in the Belle Haven neighborhood, and surrounded by the rail corridor to the north with the Facebook West Campus (under construction) immediately adjacent on the other side of the railroad corridor, a commercial shopping center with the new Neighborhood Service Center to the east, single-family, R-1-U zoned residential properties across Hamilton Avenue to the south, and an apartment, a church, and small lot single-family residential, zoned R-4-S, R-3 and R-3-X, respectively, to the west.

The site was recently rezoned R-4-S (High Density Residential, Special) in 2013 when it was identified as a housing opportunity site as part of the Housing Element process. The 6.5-acre site was formerly zoned light industrial (M-1 Light Industrial) and owned by multiple property owners. One entity has now acquired all of the former M-1 parcels and on May 12, 2014, the City approved a lot merger to combine all 21 individual parcels into one legal lot. Demolition of the existing buildings is underway.

On May 19, 2014, the Planning Commission conducted a study session on the proposed residential development as part of the R-4-S compliance review process. This meeting providing an opportunity for members of the Commission and public to provide feedback on the proposal's compliance with the R-4-S development regulations and design standards. On June 11, 2014, the Community Development Director determined that the proposed residential development was in compliance with the R-4-S zoning district requirements. The proposed development has been designed with the intent that the PUEs and EAEs would be abandoned. The grading and drainage plan for the site is currently being reviewed as part of the building permit process.

Previous Right-of-Way Abandonments

In 1986, the City approved the abandonment of Hollyburne Avenue and Sevier Avenue within the subject site, and reserved a PUE over each abandoned street segment. The abandonment was recorded in 2000, after the City Council approved the abandonment of the remaining portion of Sevier Avenue in 1999 and the adjacent property owners recorded a mutual agreement dedicating the PUE and EAE over the entire abandoned portion of Sevier Avenue. Also in 2000, the City approved the abandonment of Windermere Avenue within the subject site, and similarly, reserved a PUE over the abandoned street segment. A PUE generally provides the rights to construct, maintain, operate, replace and renew public utilities such as sanitary sewer lines, electrical lines and gas lines that are located within the easement, and as such, should be free of obstructions.

Project Description

The applicant is proposing to abandon all of the exiting PUEs and EAE on the property as they are no longer necessary given the proposed comprehensive redevelopment of the entire site. The property contains other private setback easements that the applicant is currently in the process of removing, but these are not subject to the abandonment process required for the PUEs and EAE, which are public easements. The removal of these private easements, however, is also necessary prior to issuance of a permit for any buildings on the site.

A summary of the location, type and size of the easements proposed to be abandoned is shown in the table below and the plats depicting the PUEs and EAE are shown in Attachment B. A comprehensive exhibit of the PUEs and EAE are shown as Attachment D.

Easement Location	Abandonment Type	Size (sf)
Portion of Windermere Avenue that was abandoned and vacated (25-foot width)	PUE	6,101 sf

Easement Location	Abandonment Type	Size (sf)
Portion of Hollyburne Avenue that was abandoned and vacated (50-foot width)	PUE	12,199 sf
Portion of Sevier Avenue that was abandoned and vacated (50-foot width) and extending easterly approximately 155 feet, with a depth of approximately 45 feet	PUE and EAE	18,395 sf
Along the northerly property line from the abandoned portion of Windermere Avenue to approximately 100 feet east of the existing PUE extension from the abandoned portion of Sevier Avenue, with a depth of six feet	PUE	3,720 sf

Although there are multiple PUEs throughout the property, two of the PUEs (50 feet in width) are centrally located and span the entire depth of the subject site. The easements create a fragmented property, which are a constraint for constructing a cohesive development since no structures can be located within the easement areas.

All of the utility companies with an interest in the PUEs have been notified. Most of the utility companies have no facilities within the PUEs. Each agency has provided a letter indicating that they have no objections to the proposed abandonments. However, Pacific Gas and Electric (PG&E) and West Bay Sanitary District (WBSD) requested alternate easements. PG&E has an existing high pressure gas line in the former Sevier Avenue segment that serves the Facebook West Campus and the TE Connectivity property (formerly known as Tyco Electronics). Therefore, the applicant has provided a 30-foot wide replacement easement exclusively to PG&E for continued use of this gas line. As part of the Facebook West Campus approval, however, this high pressure gas line will be disconnected and the applicant intends to work with PG&E to have the easement removed at a later date. Regardless, the applicant's proposed residential development has taken the easement into consideration and the easement area is used for open space and outdoor amenities and at-grade parking. Attachment C is the site plan for the proposed residential development.

In addition, the applicant has also granted an exclusive easement to the West Bay Sanitary District (WBSD) for potential future extension of their sewer line in the former Windermere Avenue segment at the western edge of the subject site. With these replacement easements in place, both PG&E and WBSD have no objections to the full PUE abandonments.

Staff and the applicant have coordinated with the Menlo Park Police Department (MPPD) and the Menlo Park Fire Protection District (MPFPD) on the proposed EAE. Both agencies do not object to the removal as other arrangements have been made to ensure that emergency services are accessible to the site. As the project continues to

move forward, the applicant will work with the PD to ensure that they have the proper access codes to gain entrance into to the site in order to respond to service calls. The MPFPD has conceptually approved the site and circulation plan of the proposed development using the existing streets and internal roadway to access the site. The applicant will also work with MPFPD on the specific tool to ensure appropriate emergency vehicle access to the site.

Abandonment Procedure

The three step process for abandonment of the PUEs and EAE is as follows:

1) The City Council considers adopting a Resolution of Intention to Abandon the Easement, sets dates for the Public Hearings and refers it to the Planning Commission.
2) The Planning Commission considers the proposed abandonment for consistency with the General Plan. The Planning Commission's recommendation and input, if any, received from utilities and/or affected parties is submitted to City Council (included in the staff report to Council) for the Public Hearing.
3) A Public Hearing is set where the City Council will consider the Planning Commission's recommendation and adopts a Resolution Ordering the Abandonment of the PUE and EAE.

The City Council reviewed and approved a Resolution of Intention to abandon the easements at its July 15, 2014 meeting. The resolution established the Planning Commission public hearing date for August 18, 2014 and the final City Council hearing date for September 23, 2014.

The purpose of the Planning Commission review is to determine whether the proposed abandonment is consistent with the General Plan, as discussed in more detail in the following section. The Planning Commission's determination is forwarded to the City Council for consideration. Prior to the City Council's public hearing, staff will post at least three notices regarding the proposed abandonment in conspicuous places on the subject property. At the September 23, 2014 meeting, the Council will consider the Commission's recommendation, as well as other comments from the public, prior to taking final action on the request.

General Plan Consistency

The Land Use and Circulation Elements of the General Plan does not contain specific goals or policies that directly address the proposed PUE and EAE abandonment. The proposed abandonments also would not appear to conflict with existing General Plan philosophy, which generally promotes orderly development, the maintenance of the City's economic vitality and fiscal health, the protection of people and property from exposure to health and safety hazards, and the minimization of adverse impacts of development to the City's public facilities and services. As noted earlier, the City has contacted the affected utility agencies and emergency service providers about the proposed abandonments, and there have been no objections to the proposal since

alternate easements have been established for PG&E and WBSD. In addition, the applicant has worked with interested agencies in creating comparable alternative easements where there has been interest in preserving access through the site for utilities. The proposed abandonment of the easements would not negatively impact other properties, and would allow for the comprehensive redevelopment of the site, which was previously reviewed by the Planning Commission at the R-4-S compliance

review study session on May 19, 2014. Staff believes the proposal is consistent with the General Plan.

Action on this item is in the form of a recommendation to the City Council. The Planning Commission's recommendation is submitted to the Council in the form of a resolution, included as Attachment C.

Correspondence

Staff has not received any correspondence regarding the proposal.

Conclusion

The proposed abandonments would not conflict with the General Plan land use and circulation goals and policies. The proposed abandonments would not negatively impact other properties and would benefit the subject site by allowing redevelopment of underutilized land. Easements for specific utilities and emergency access have been created and coordinated with the respective agencies, and there have been no objections to abandon the PUEs and EAE. Staff recommends that the Planning Commission find that the proposed PUE and EAE abandonments are consistent with the General Plan.

ENVIRONMENTAL REVIEW

The proposed plan line abandonment is categorically exempt under Class 5 (Section 15305, "Minor Alterations in Land Use Limitations") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the proposed abandonment is categorically exempt under Class 5 (Section 15305, "Minor Alterations in Land Use Limitations") of the current California Environmental Quality Act (CEQA) Guidelines.

2. Adopt Resolution No. 2014-02 determining that abandonment of the public utility easements and emergency access easement on 721-851 Hamilton Avenue is consistent with the General Plan (Attachment C).

Report prepared by:
Deanna Chow
Senior Planner

Report reviewed by:
Justin Murphy
Development Services Manager

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject properties. Planning Commission action will be in the form of a recommendation to the City Council.

ATTACHMENTS

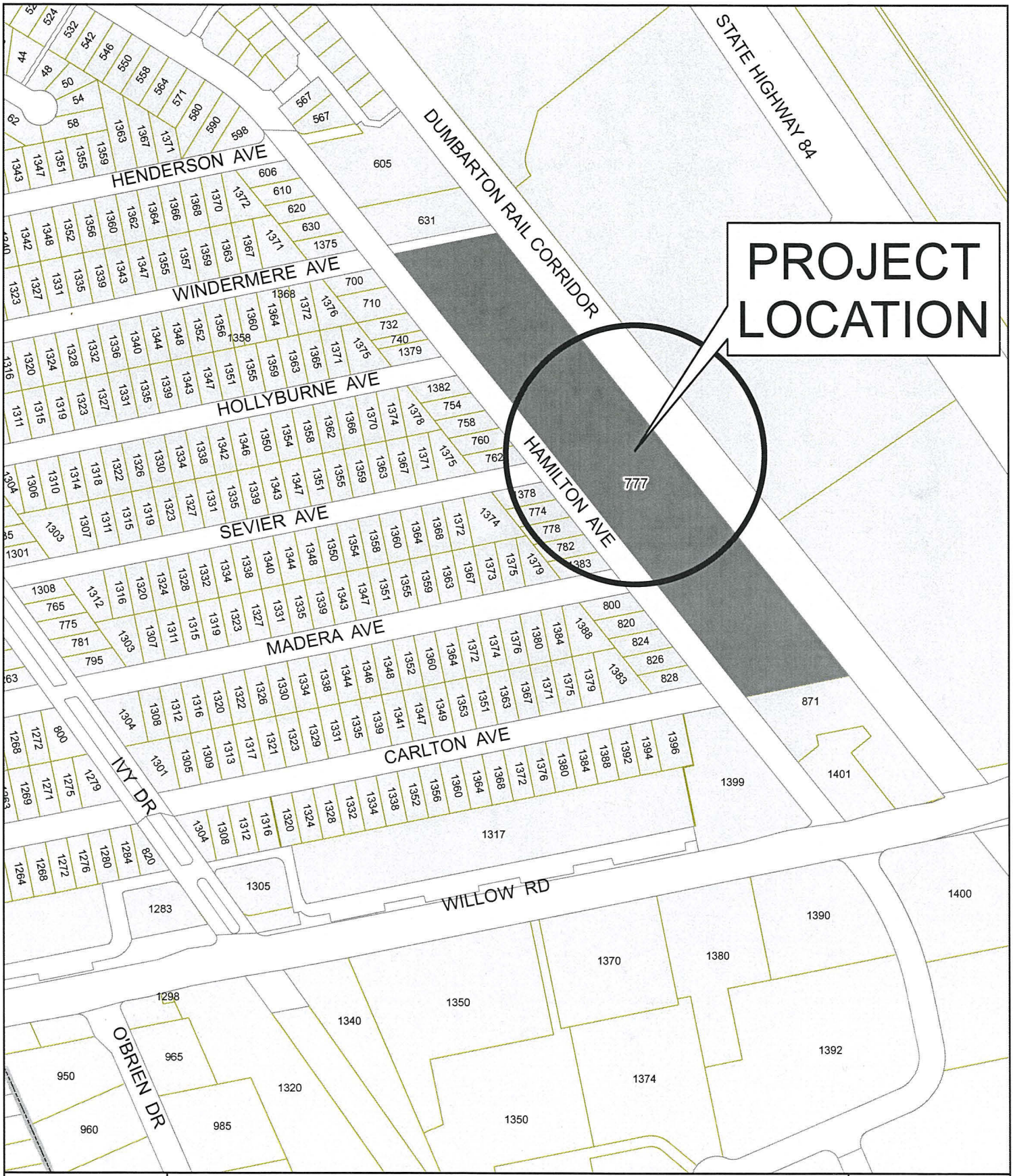
A. Location Map
B. Plats of Proposed Abandonment Areas
C. Site Plan of Proposed Residential Development
D. Draft Resolution of the Planning Commission of the City of Menlo Park Determining that Abandonment of the Public Utility Easements and Emergency Access Easement on 721-851 Hamilton Avenue is Consistent with the General Plan

Note: 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 Public Works Department.

EXHIBITS TO BE PROVIDED AT MEETING

None

V:\STAFFRPT\PC\2014\081814 - 777 Hamilton (Greenheart) - PUE abandonment.doc



CITY OF MENLO PARK

LOCATION MAP

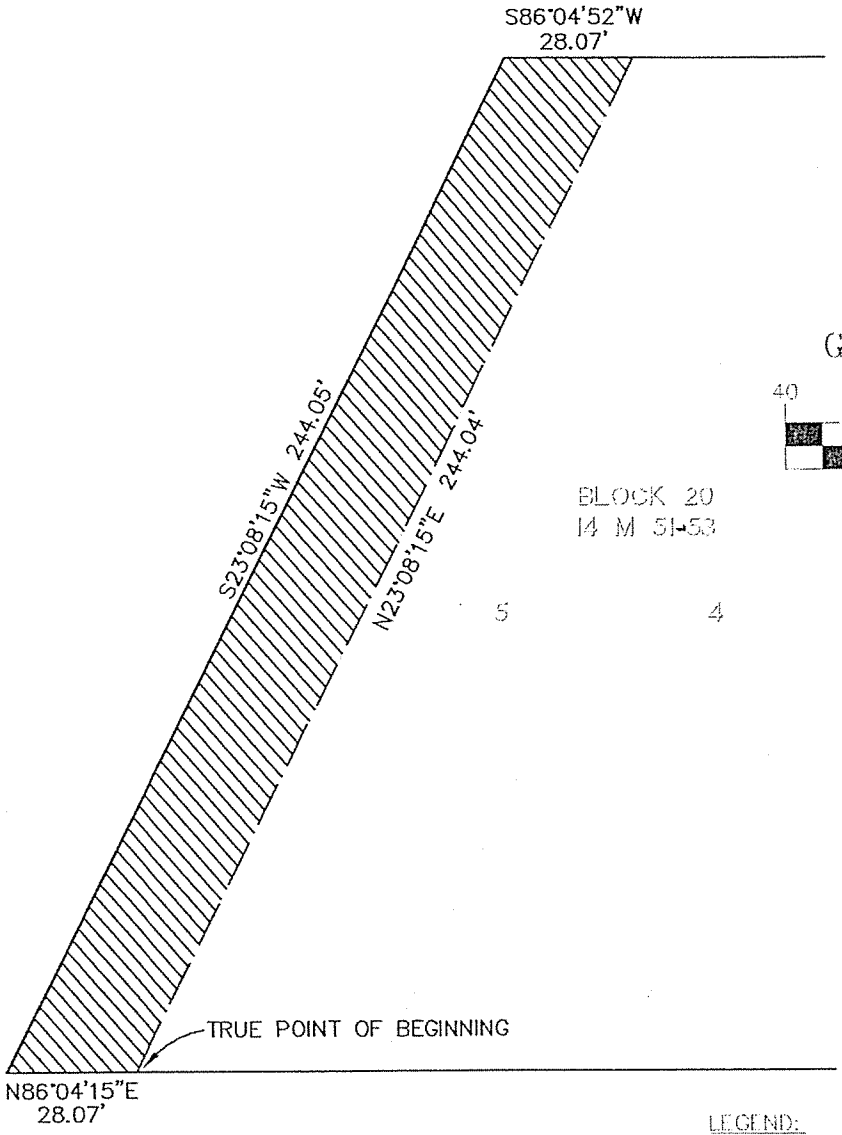
777 HAMILTON AVE

A1

DRAWN: KTP CHECKED: KTP DATE: 8/18/14 SCALE: 1" = 300' SHEET: 1

EXHIBIT "B"

SOUTHERN PACIFIC TRANSPORTATION COMPANY - DUMBARTON CUTOFF



1"=40'

GRAPHIC SCALE

40 0 20 40

1 inch = 40 ft.

LICENSED LAND SURVEYOR
ALEX M. CALDER
LLS 8863
STATE OF CALIFORNIA

alex m. cal
1/6/2014

LEGEND:

EASEMENTS TO BE ABANDONED

BASIS OF BEARINGS

THE BEARING N86°04'15"E BETWEEN THE FOUND MONUMNETS ON HAMILTON AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 8, 2011 IN VOLUME 36 OF LLS MAPS AT PAGES 25 THROUGH 30, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BKF
ENGINEERS / SURVEYORS / PLANNERS

255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

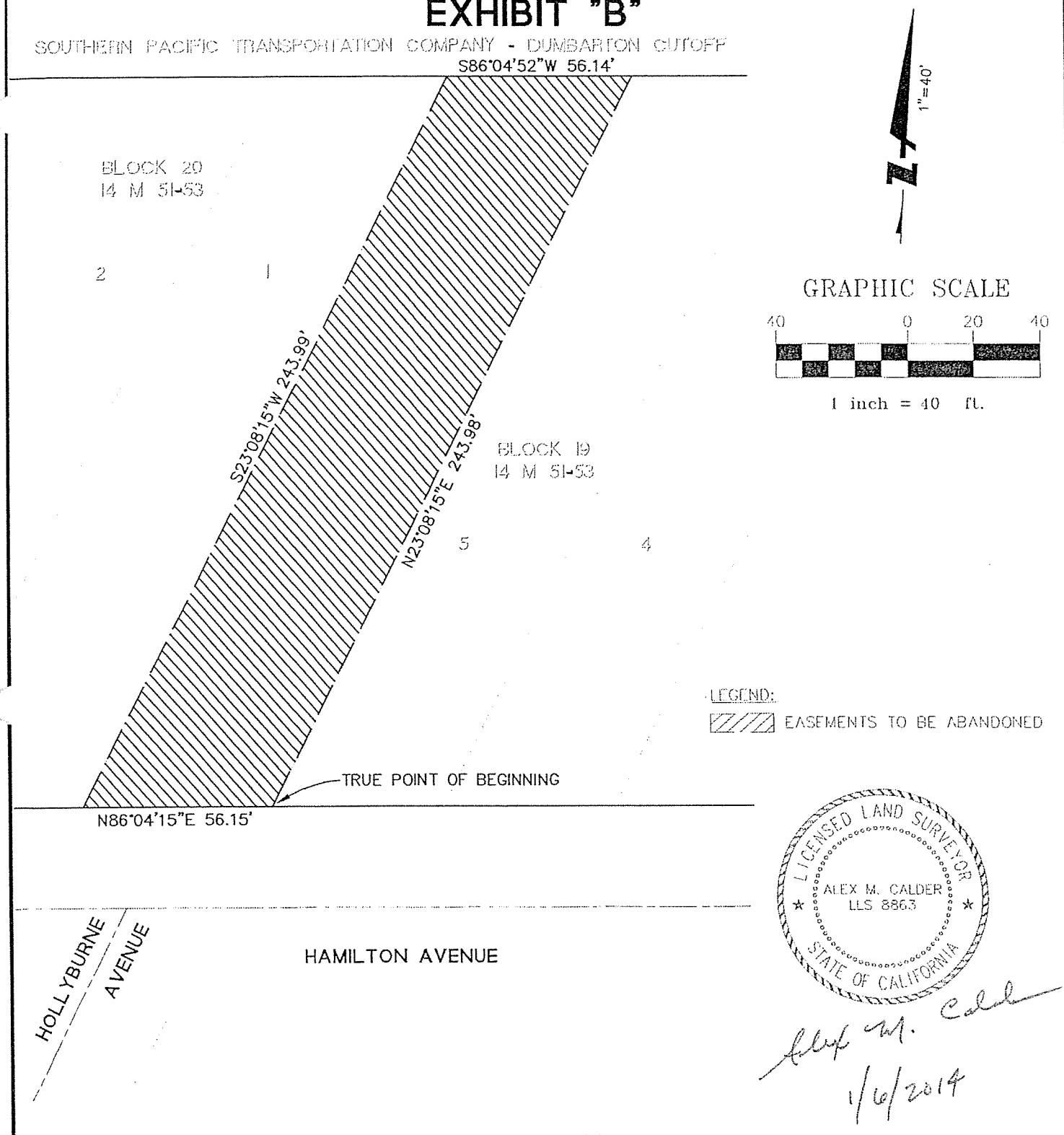
Subject EASEMENT TO BE ABANDONED
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20120225-13
By DES Date 01/03/14 Chkd. AMC
SHEET 1 OF 1

B1

PLOTTED BY:

EXHIBIT "B"

SOUTHERN PACIFIC TRANSPORTATION COMPANY - DUMBARTON CUTOFF



1"=40'

GRAPHIC SCALE

40 0 20 40

1 inch = 40 ft.

LEGEND:

EASEMENTS TO BE ABANDONED

LICENSED LAND SURVEYOR
ALEX M. CALDER
LLS 8863
STATE OF CALIFORNIA

1/6/2014

BASIS OF BEARINGS

THE BEARING N86°04'15"E BETWEEN THE FOUND MONUMNETS ON HAMILTON AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 8, 2011 IN VOLUME 36 OF LLS MAPS AT PAGES 25 THROUGH 30, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

BKF ENGINEERS / SURVEYORS / PLANNERS

255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

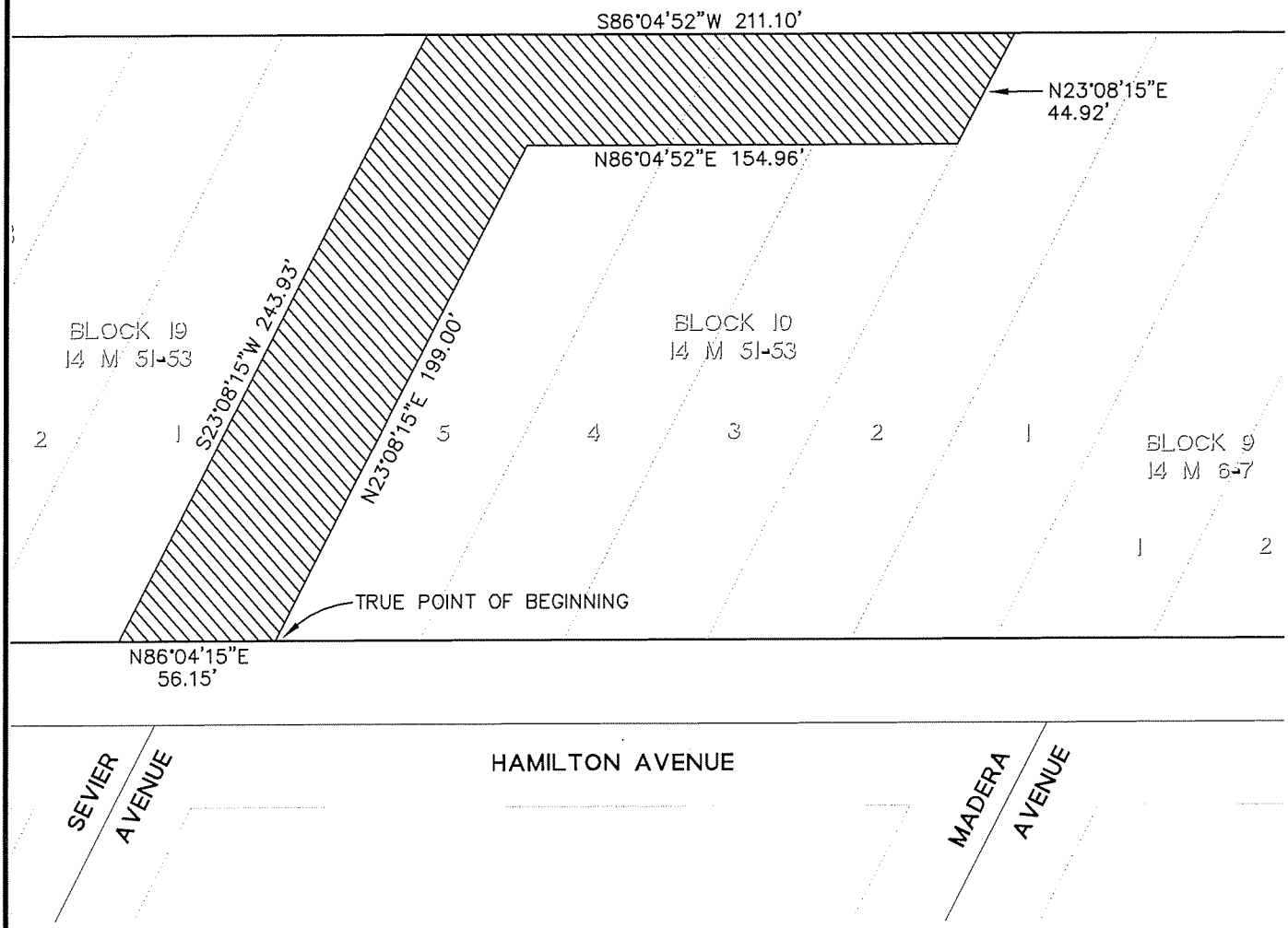
Subject EASEMENT TO BE ABANDONED
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20120225-13
By DES Date 01/03/14 Chkd. AMC
SHEET 1 OF 1

B2

PLOTTED BY:

EXHIBIT "B"

SOUTHERN PACIFIC TRANSPORTATION COMPANY - DUMBARTON CUTOFF



1"=40'

LICENSED LAND SURVEYOR
ALEX M. CALDER
LLS 8863
STATE OF CALIFORNIA

LEGEND:

PUBLIC UTILITY EASEMENT (PUE) AND EMERGENCY ACCESS EASEMENT (EAE) TO BE ABANDONED

GRAPHIC SCALE

60 0 30 60

1 inch = 60 ft.

BASIS OF BEARINGS

THE BEARING N86°04'15"E BETWEEN THE FOUND MONUMNETS ON HAMILTON AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 8, 2011 IN VOLUME 36 OF LLS MAPS AT PAGES 25 THROUGH 30, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

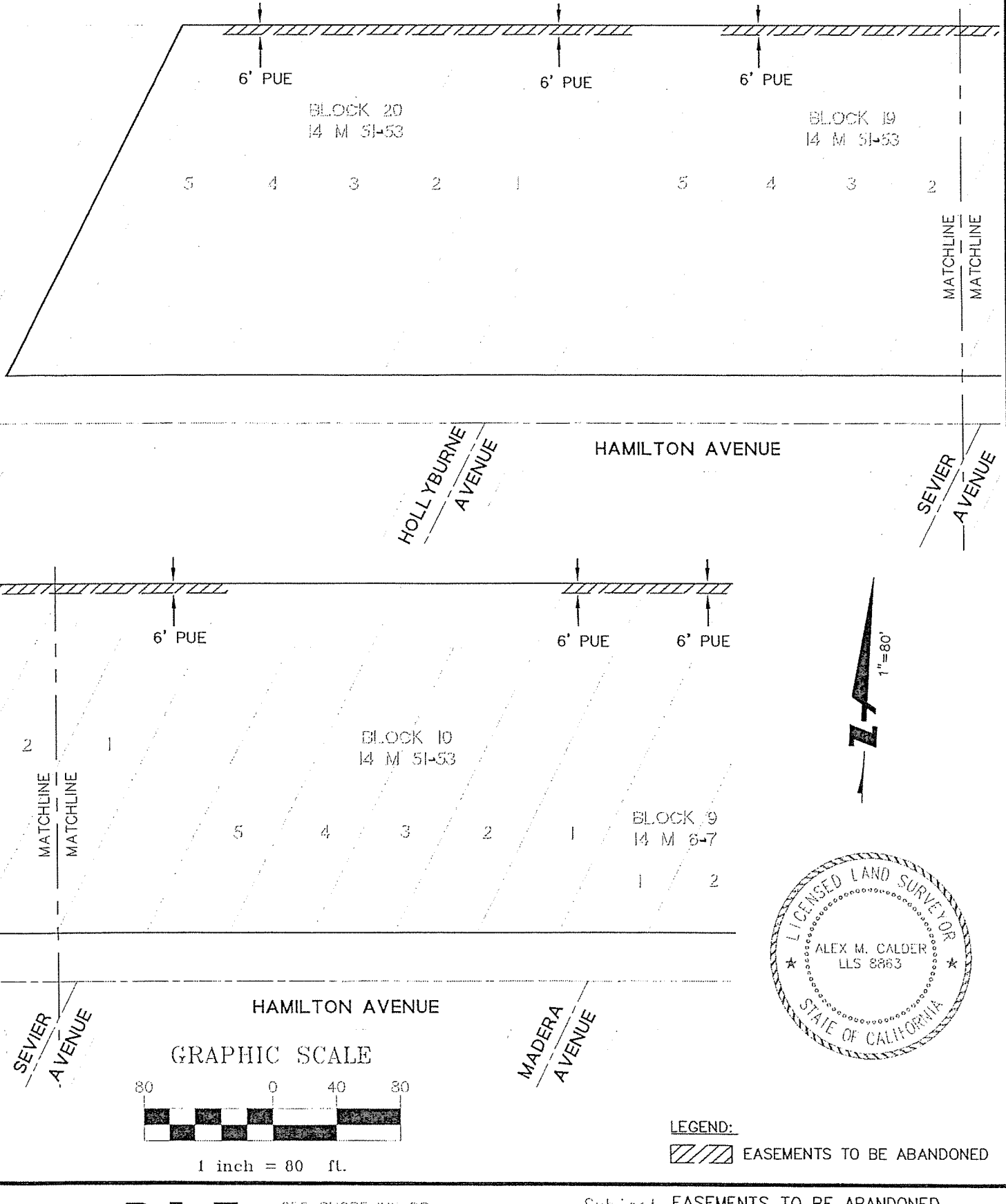
BkF
ENGINEERS / SURVEYORS / PLANNERS

255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

Subject PUE AND EAE TO BE ABANDONED
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20120225-13
By DES Date 06/25/14 Chkd. AMC
SHEET 1 OF 1

PLOTTED BY: Scott

EXHIBIT "B"



LICENSED LAND SURVEYOR
ALEX M. CALDER
LLS 8863
STATE OF CALIFORNIA

LEGEND:

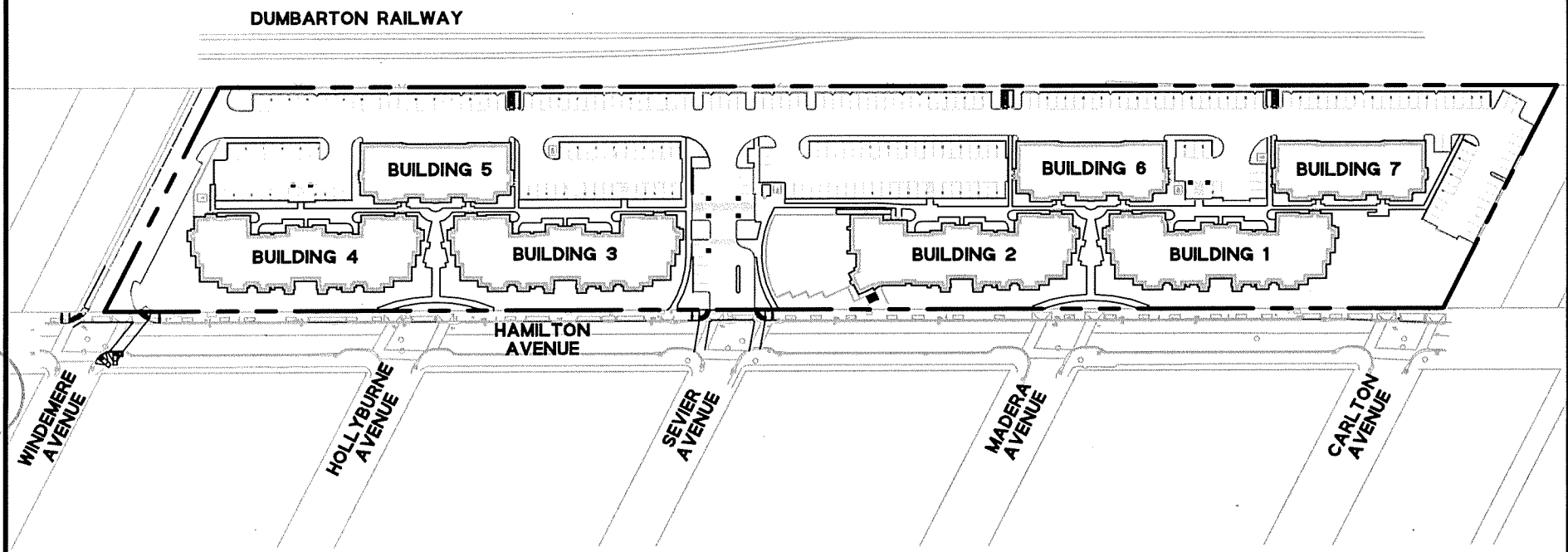
EASEMENTS TO BE ABANDONED

BKF
ENGINEERS / SURVEYORS / PLANNERS

255 SHORELINE DR
SUITE 200
REDWOOD CITY, CA 94065
650-482-6300
650-482-6399 (FAX)

Subject EASEMENTS TO BE ABANDONED
PLAT TO ACCOMPANY LEGAL DESCRIPTION
Job No. 20120225-13
By DES Date 12/19/13 Chkd. AMC
SHEET 1 OF 1

B1



GRAPHIC SCALE

0 150 300

BkF
ENGINEERS / SURVEYORS / PLANNERS
255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

777 HAMILTON AVENUE
SITE PLAN

Drawn
Job No. 20120225

Checked
Date 06/24/2014

Approved
Sheet 1 of 1

DRAFT RESOLUTION NO. 2014-02

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK DETERMINING THAT ABANDONMENT OF THE PUBLIC UTILITY EASEMENTS AND EMERGENCY ACCESS EASEMENT ON 721-851 HAMILTON AVENUE IS CONSISTENT WITH THE GENERAL PLAN

WHEREAS, the Planning Commission of the City of Menlo Park has considered the abandonment of public utility easements and emergency access easement at 721-851 Hamilton Avenue as required for the development of a 195-unit multi-family residential development located in the R-4-S zoning district; and

WHEREAS, the Planning Commission has held a public meeting on this subject on August 18, 2014, as required by law, having provided public notification by publishing a legal notice in the local newspaper and notification of property owners and occupants within a 300-foot radius of the subject property;

WHEREAS, the Planning Commission of the City of Menlo Park has determined that said abandonments are consistent with the General Plan in that alternate easements for specific utility companies have been provided, access to the site for emergency service providers would be coordinated, and there has been no objections to the abandonment proposal; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park hereby recommends that the public utility easements and emergency access easement of 721-851 Hamilton Avenue, as shown in attached Exhibit, to be abandoned as proposed.

I, Arlinda Heineck, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted by a majority of the total voting members of the Planning Commission of the City of Menlo Park at a meeting held by said Commission on the 18th day of August, 2014, by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSTAIN:	Commissioners:
ABSENT:	Commissioners:

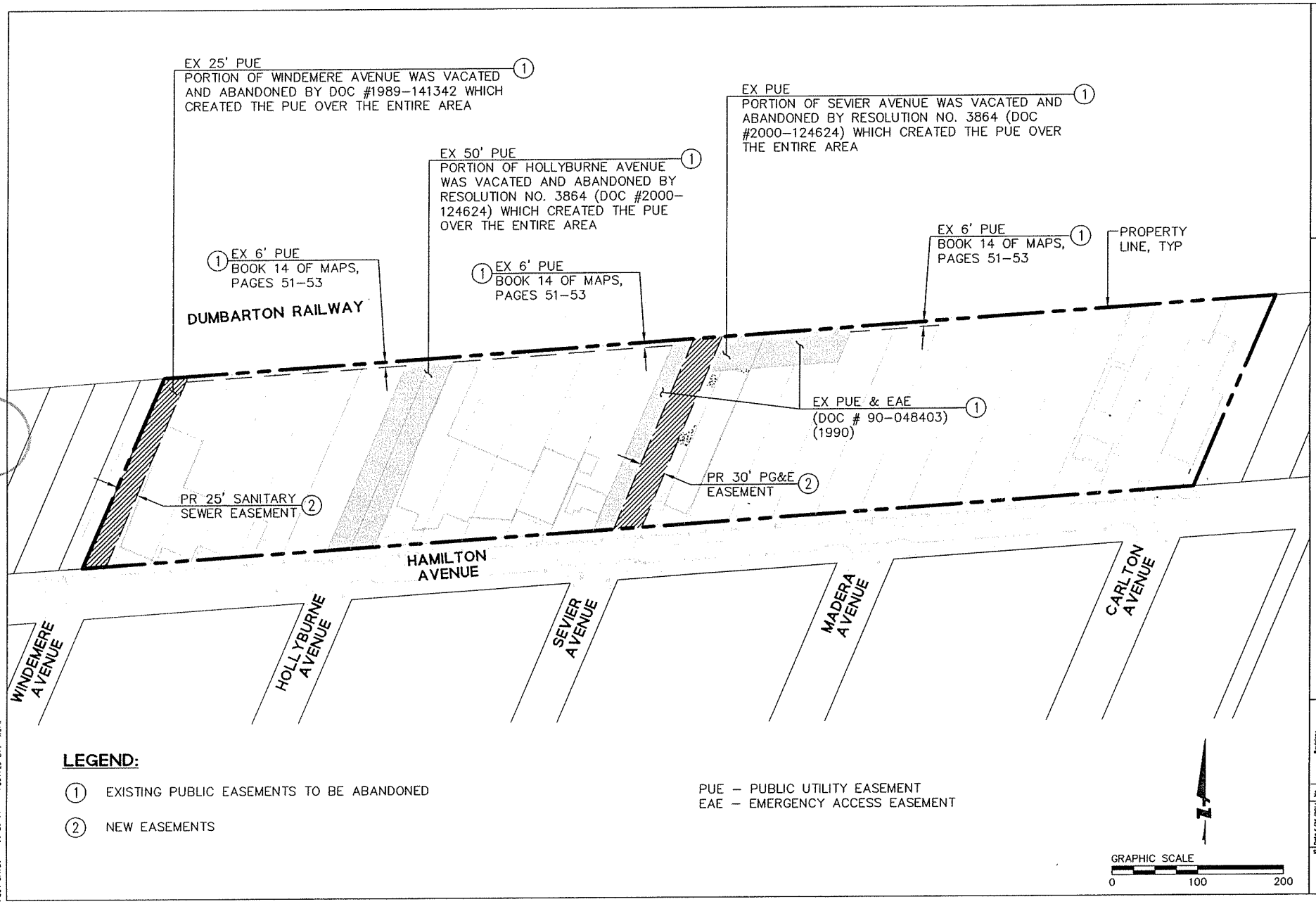
I further certify that the foregoing copy is a true and correct copy of the original of said resolution on file in the office of the Community Development Department, City Hall, Menlo Park, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this __ day of August, 2014.

_____

Arlinda Heineck
Community Development Director
City of Menlo Park

D1



D2

DRAWING NAME: J:\Eng12\120225\DWG\Exhibits\PUE\14_0610-PUE Abandonment Exhibit.dwg
PLOT DATE: 06-26-14
PLOTTED BY: Kurk

BKF
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

HAMILTON AVENUE DEVELOPMENT
PUBLIC EASEMENT ABANDONMENT EXHIBIT

MENLO PARK SAN MATEO COUNTY CALIFORNIA

No.	Revisions
Date 6/25/2014	
Scale 1" = 100'	
Design LAK	
Drawn AHC	
Approved TRM	
Job No. 120225	

Sheet Number: 1 of 1

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF AUGUST 18, 2014
AGENDA ITEM E1

LOCATION: 612 College Avenue

APPLICANT AND OWNER: 612 College, LLC

EXISTING USE: Single-Family Residence (Partially Demolished) and Commercial Warehouse

PROPOSED USE: Four Residential Units

APPLICATION: Architectural Control

ZONING: SP-ECR/D (El Camino Real/Downtown Specific Plan) - ECR SW (El Camino Real South-West)

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	7,807 sf	7,807 sf	n/a sf min.
Setbacks			
College Avenue	7.0 ft.	32.0 ft.	7-12 ft. min.-max.
Alto Lane	7.0 ft.	6.0 ft.	7-12 ft. min.-max.
Interior Side	5.0 ft.	4.0 ft.	5-25 ft. min.-max.
Rear	20.0 ft.	3.5 ft.	20 ft. min.
Density	4.0 dwelling units 22.3 du/acre	1.0 dwelling unit 5.6 du/acre	4.5 dwelling units 25.0 du/acre
FAR (Floor Area Ratio)	7,214.0 sf 92.4 %	2,845.0 sf 36.4 %	8,587.7 sf max. 110.0 % max.
Square footage by floor	1,314.0 sf/1st 3,020.0 sf/2nd 2,814.0 sf/3rd 1,432.0 sf/garages	1,225.0 sf/residence 1,620.0 sf/warehse.	
Square footage of building	8,514.0 sf	2,845.0 sf	n/a sf
Open Space	4,074.0 sf 52.2 %	4,152.0 sf 53.2 %	2,342.1 sf min. 30.0 % min.
Building height	31.3 ft.	18.5 ft.	38.0 ft. max.
Facade height	30.0 ft.	18.0 ft.	30.0 ft. max.
Parking	4 covered/2 uncovered	1 covered/1 uncovered	1.85 spaces per unit
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees

Heritage trees	5*	Non-Heritage trees	0	New Trees	12
Heritage trees proposed for removal	4	Non-Heritage trees proposed for removal	0	Total Number of Trees	13*
*Includes one College Avenue street tree.					

PROPOSAL

The applicant is requesting architectural control to demolish a single-family residence and detached garage/warehouse building, and construct a total of four new residential units within two three-story structures in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. As part of the development, the following four heritage trees are proposed for removal: two cedar trees in poor condition along College Avenue, one multi-trunk elm in poor condition along the Alto Lane frontage, and one coast live oak in good condition at the middle of the parcel.

ANALYSIS

Site Location

The subject site is located at 612 College Avenue, at the intersection of Alto Lane, a narrow service road. A location map is included as Attachment A. The parcels to the north, south, and east are likewise part of the SP-ECR/D district, and are occupied by commercial uses (including retail and personal service businesses, and a gas station) and townhomes. The Specific Plan parcels are part of the ECR SW (El Camino Real South-West) sub-district, and are within the El Camino Real Mixed Use land use designation. To the west, properties are part of the R-1-U (Single-Family Urban) zoning district, and are occupied by single-family residences in a variety of one- and two-story scales.

Within the Specific Plan, areas like the ECR SW sub-district feature the largest setbacks on the rear of the Plan area, where it adjoins existing single-family and smaller-scale multi-family residential districts, in order to provide a transition. For the subject parcel, the rear setback is thus applied on the longer of the two internal sides, adjacent to 620 College Avenue.

At the time of the application submittal, the parcel was occupied by a single-family residence and a commercial warehouse serving the businesses across Alto Lane. The above-ground portions of the residence were subsequently demolished without the proper permitting, but the applicant has worked to address these requirements, and would be required to adhere to any remaining Building Division procedures if the redevelopment is approved (condition 4a).

Project Description

The applicant is proposing to demolish all remaining structures on the parcel, and construct four new residential units. Residential dwelling units are a permitted use in the El Camino Real Mixed Use land use designation. The residences would be located in two buildings of two units each, with both structures having three levels. The development would feature a townhome-style layout, although the applicant is not proposing a condominium subdivision at this time. The proposal would meet the Specific Plan's Base level standards, which were established to achieve inherent public benefits, such as the redevelopment of underutilized properties, the creation of more

vitality and activity, and the promotion of healthy living and sustainability. As specified by the Specific Plan, the development would be required to achieve LEED Silver certification (condition 4b).

The development would have a residential density of 22.3 dwelling units per acre, in compliance with the limit of 25 dwelling units per acre. The project would have a FAR (Floor Area Ratio) of 0.92, below the 1.10 maximum. Both buildings would also adhere to the façade height (30 feet) and building height (38 feet) limits. Above the façade height limit, a 45-degree building profile would apply, limiting the building mass along the public rights-of-way and the rear (similar to the daylight plane requirement in many Menlo Park residential districts). As permitted by the Specific Plan, portions of the building eave would intrude into the building profile, but the main building structure would not.

Along Alto Lane, the two structures would be separated by a required building break, which is intended to provide for additional street edge modulation, variety and visual interest, and help avoid long, continuous façades along streets. Along this frontage, each building would also be broken up at the center by a minor vertical façade modulation, providing for additional visual interest.

The project plans are included at Attachment B. The applicant has submitted a project description letter, which discusses the proposal in more detail (Attachment C). Staff has also prepared a detailed Standards and Guidelines Compliance Worksheet (Attachment D), which discusses all relevant Specific Plan Chapter E (Land Use and Building Character) requirements in detail.

Design and Materials

The applicant states that the design uses simple, contemporary forms to provide a transition between the single-family residential district to the west, and the more active and diverse commercial district along El Camino Real. The two buildings would share a common design theme, although each structure would feature unique colors, materials, and window patterns (as required by the Specific Plan when a project has a building break). The buildings would also have distinct roof shapes, for additional differentiation.

The primary materials would be cement composite panels (with porcelain tiles as an alternate material), accented by a warmer wood veneer that would differ by structure. Zinc-colored window frames and bay windows would provide an additional contrast, and the windows themselves would feature distinct glass tints. Both the garage and entry doors would be wood-stained, with accompanying glazing (upper horizontal bands for the garages and vertical sidelights for the entries). A full color and materials board will be available at the Planning Commission meeting.

The design would feature varying planes and projections to break up the massing of the buildings. At the top level, a subtle offset would accompany the change of materials, helping reduce the sense of scale. On the Alto Lane, College Avenue, and rear facades, bay window and balcony projections would also serve to vary the perception of

mass and create visual interest. The orientation of vehicular access to the service-oriented Alto Lane would help emphasize College Avenue as the primary, pedestrian-oriented façade.

The previously-cited Standards and Guidelines Compliance Worksheet (Attachment D) addresses a number of design guidelines. Overall, staff believes that the scale, materials, and style of the proposed development would be attractive and well-proportioned. Staff also believes that the design would serve as a positive transition between the more active and moderate-scale El Camino Real corridor, and the quieter and lower-scale adjacent residential district.

Parking and Circulation

As noted previously, the proposal would continue to utilize Alto Lane for vehicle access. As required by the Specific Plan, a minimum of 1.85 spaces per unit would be provided for the four units (the 7.4-space requirement is rounded up to eight spaces). Units 2 and 4 would each have two-car garages, while Units 1 and 3 would each have a one-car garage and one uncovered space located in the central building break. The uncovered spaces would be enhanced visually with concrete pavers. Per the Specific Plan, a minimum of one parking space is required to be provided with an electric vehicle charger, but the applicant is proposing to outfit all four garages with such equipment.

In addition to automobile parking, the Specific Plan requires bicycle parking for all new developments, for both short-term and long-term use. For residential projects with private garages, the long-term requirement is addressed by each unit's garage. For the short-term requirement, the applicant is proposing to locate an outdoor bicycle rack next to the uncovered parking spaces, at the middle of the parcel.

An address sign and mailbox at the College Avenue pedestrian entrance would help orient pedestrian visitors to the site. The entries to each unit's private garden areas would feature a decorative gate to signal the route, and pavers would be used on the walkway for visual interest.

In this area, the Specific Plan specifies that sidewalks should have a 12-foot total width, made up of a four-foot furnishings zone and an eight-foot clear walking zone. For this project, the Public Works Department (which has jurisdiction over the public right-of-way) has determined that implementation of the full sidewalk width along College Avenue is not warranted at this time, given the parcel's location at the edge of the Specific Plan boundary, separated from El Camino Real by an alley and a property that was redeveloped relatively recently, prior to the adoption of the Specific Plan. However, some sidewalk upgrades would be required, including the installation of truncated domes at the crossing of Alto Lane, in compliance with accessibility regulations. As an access alley, no sidewalk improvements are required along Alto Lane itself.

Trees and Landscaping

The applicant has submitted an arborist report (Attachment E) detailing the species, size, and conditions of the significant trees on or near the site. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. All recommendations identified in the arborist report would be ensured through condition 3g.

The applicant is proposing the following four tree removals:

Tree Number	Tree Type	Diameter	Location on Property	Condition	Basis for Removal Request
#2	Incense cedar	20 inches	Right side of College Avenue frontage	Poor	Severe structural problems due to past "topping"
#3	Incense cedar	30 inches	Left side of College Avenue frontage	Poor	Severe structural problems due to past "topping"
#4	Elm	15 inches (multi-stem)	Middle of Alto Lane frontage	Poor	Structural problems
#5	Coast live oak	12 inches	Middle	Good	Construction

The City Arborist has tentatively granted approval for the removals of the three trees with structural problems. The construction-related removal of Tree #5 would be approved if the overall redevelopment is approved by the Planning Commission, as this tree conflicts with the proposed building footprint.

The applicant is proposing 12 new trees, which would well exceed the heritage tree replacement guideline for replanting at a 1:1 ratio. Along the rear, a row of five Chinese pistache trees would provide screening to the adjacent residence. Along Alto Lane and College Avenue, seven Japanese maple and swamp myrtle trees would serve as more decorative/ornamental plantings. In other areas, shrubs and low ground cover would provide visual interest. New fencing would be added on the sides adjacent to the nearby residential properties, while the College Avenue and Alto Lane front setbacks would be open and landscaped. A heritage elm street tree on College Avenue would be retained and protected during construction.

Correspondence

Staff has not received any letters in reference to the proposed project. The applicant has stated as part of the project description letter (Attachment C) that they have reached out to the adjacent neighbor at 620 College Avenue, and received positive feedback.

Conclusion

The proposal would adhere to the extensive standards and guidelines established by the Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet. Overall, staff believes that the scale, materials, and style of the proposed development would be attractive and well-proportioned. The buildings would have a shared design theme, but would have distinctions and variation that would provide visual interest. Staff also believes that the design would serve as a positive transition between the more active and moderate-scale El Camino Real corridor, and the quieter and lower-scale adjacent residential district. The orientation of vehicular access on Alto Lane would help emphasize College Avenue as the primary, pedestrian-oriented façade. The heritage tree removals are justified by structural problems and construction conflicts, and new plantings would exceed the replacement requirements. A heritage street tree would be protected in compliance with the Heritage Tree Ordinance. Staff recommends that the Planning Commission approve the proposed architectural control.

ENVIRONMENTAL REVIEW

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

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. As such, no additional environmental analysis is required above and beyond the Specific Plan EIR. However, relevant mitigation measures from this EIR have been applied and would be adopted as part of the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment F, and which would be ensured through recommended condition 4c. Mitigations include construction-related best practices regarding air quality and noise, payment of transportation-impact-related fees (condition 4d), and implementation of a Transportation Demand Management (TDM) program. The MMRP also includes two completed mitigation measures relating to cultural resources, which are required to be addressed at the application submittal stage. First, for Mitigation Measure CUL-1: due to the age of the structures being greater than 50 years, a historic resource evaluation was conducted by a qualified architectural historian and concluded that the structures are not historic resources and that the redevelopment project can proceed. Second, for Mitigation Measure CUL-2a: a cultural resources study performed by a qualified archaeologist/cultural resources professional determined that the proposed project will have no impact on cultural resources. Both studies are available for review upon request.

In addition to transportation impact fees, the proposal would require payment of the El Camino Real/Downtown Specific Plan Preparation Fee (condition 4e), which was

established to account for individual projects' proportional share of the cost of creating the Specific Plan, including the EIR.

RECOMMENDATION

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. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.

    b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment F), which is approved as part of this finding.

    c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by three residential units and negative 1,620 square feet of non-residential uses, accounting for the project's net share of the Plan's overall projected development and associated impacts.

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.

    b. The development will not be detrimental to the harmonious and orderly growth of the City.

    c. The development will not impair the desirability of investment or occupation in the neighborhood.

    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 D).

3. Approve the architectural control subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Mark K. Donahue Architect, consisting of 23 plan sheets, dated received August 5, 2014, and approved by the Planning Commission

on August 18, 2014, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of 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. The Engineering Division has noted one particular revision to the initial submittal: the applicant shall revise the civil plans to relocate the longitudinal private water line outside of Alto Lane, subject to the review and approval of the Engineering Division.

e. 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 the review and approval of the Engineering Division.

f. 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 issuance of a grading, demolition or building permit.

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

h. Concurrent 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 2,500 square feet of irrigated landscaping, then a detailed landscape plan documenting compliance with the Water Efficient Landscape Ordinance (Municipal Code 12.44) will be required, subject to review and approval of the Engineering Division.

4. Approve the architectural control subject to the following ***project-specific*** conditions:

   a. Simultaneous with the submittal of a complete building permit application, the applicant shall address any remaining requirements relating to the demolition of the residence, subject to review and approval of the Building Division.

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. 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, the project shall either submit verification that the development has achieved final LEED Silver certification, which may be confirmed by an outside auditor, if the City has established such a program.

c. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment F). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.

d. Prior to issuance of the building permit, the applicant shall submit all relevant transportation impact fees, subject to review and approval of the Transportation Division. Such fees include:

    i. The citywide Transportation Impact Fee (TIF) is currently estimated at $2,812.05. This is calculated by multiplying the fee of $1,835.26 per multi-family unit by 4 units, with credit allowed for the single-family unit ($2,989.99) and 1,620 s.f. of warehouse space ($0.95/s.f., or $1,539.00). This fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index.

    ii. The Specific Plan EIR requires fair-share contributions for additional intersections not included in the citywide TIF. The detailed calculations for these improvements are not yet finalized, but preliminary estimates indicate that the cost to be considered for adoption is approximately $360 per P.M. peak hour vehicle trip, with credit for existing, occupied uses similar to 4.d.i.

e. Prior to building permit issuance, the applicant shall pay 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 $4,936.97 ($1.13 x 4,369 net new square feet).

Report prepared by:
Thomas Rogers
Senior Planner

Report reviewed by:
Arlinda Heineck
Community Development Director

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. 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

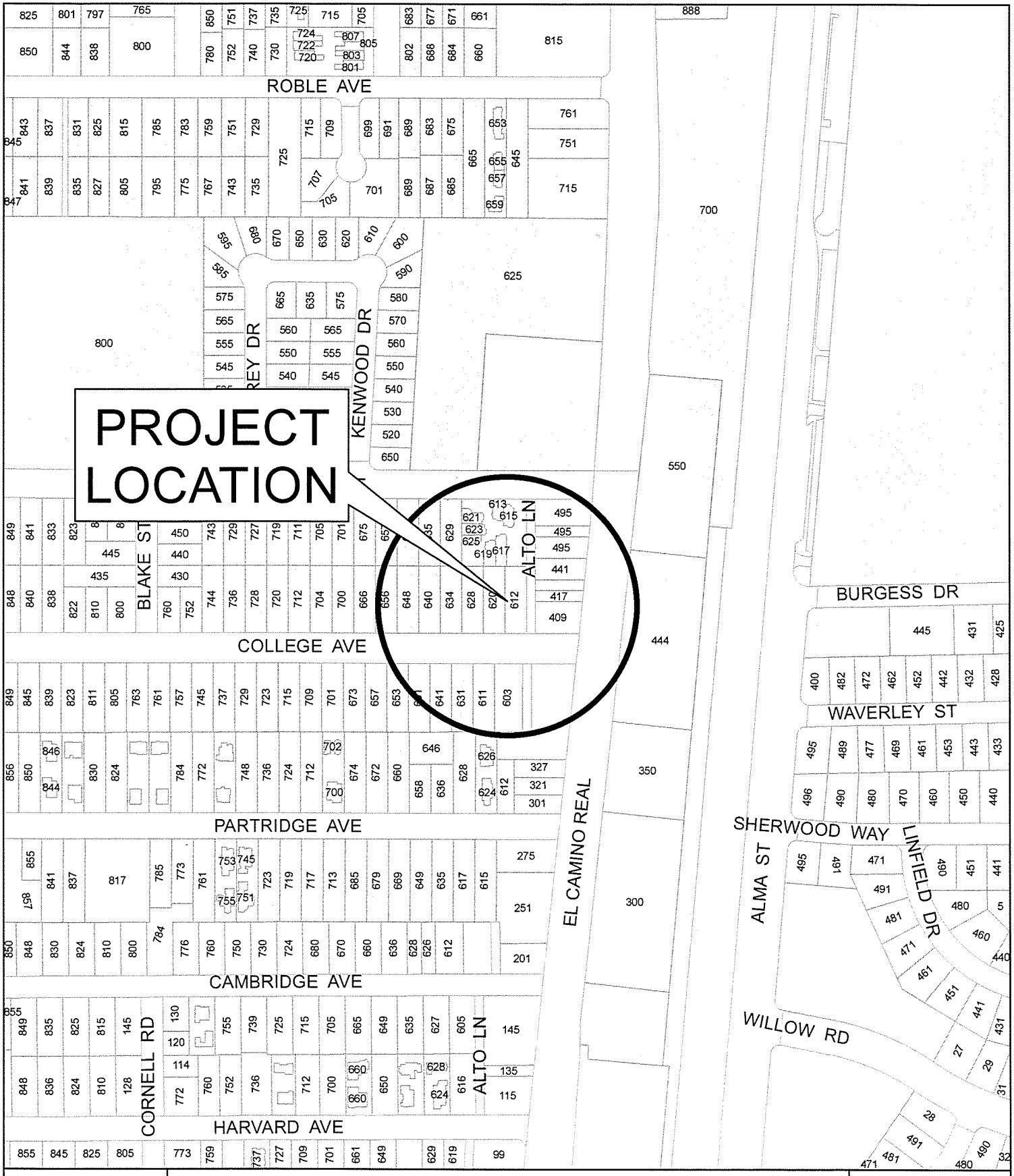
A. Location Map
B. Project Plans
C. Project Description Letter
D. Standards and Guidelines Compliance Worksheet
E. Arborist Report, prepared by Tree Shapers, LLC, dated June 17, 2014
F. Mitigation Monitoring and Reporting Program (MMRP)

Note: 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

Color and Materials Board

V:\STAFFRPT\PC\2014\081914 - 612 College Ave.doc



CITY OF MENLO PARK

A1

LOCATION MAP

612 COLLEGE AVENUE

DRAWN: THR CHECKED: THR DATE: 08/18/14 SCALE: 1" = 300' SHEET: 1

MARK K.DONAHUE ARCHITECT
2248 Gladwin Drive
Walnut Creek, CA 94596
510.388.7653
mkd@flash.net

DRAWING INDEX

General

G0001	Title Sheet
G0002	Area Plan / Streetscape
G0003	Square Footage Calculation Plans / Roof Plan
G0004	Existing
G0005	Perspectives

Architectural

A0010	Architectural Site Plan / Fencing Details
A0101	Ground Level Plan
A0102	Level 2 Plan
A0103	Level 3 Plan
A0201	Units 1 and 2 Elevations
A0202	Units 3 and 4 Elevations
A0302	Building Sections

Landscape

L1	Landscape Plan

Civil

C-1	Title Sheet
C-2	Site Plan
C-3	Preliminary Grading & Drainage Plan
C-4	Sections
C-5	Impervious Area Exhibit
C-6	Grading Specifications
C-7	Details
C-8	Details
SU1	Survey

B1

PROJECT TEAM

Owner

Menlo Capital Goup LLC
555 California Street, Suite 4600
San Francisco, CA 94111
Phone: (415) 762-8200

Architect

Mark Donahue AIA LEED BD&C
Mark.K.Donahue.Architect
2248 Gladwin Drive
Walnut Creek, CA 94596
(510) 388-7653

Civil Engineer

Lea & Braze Engineering, Inc.
2495 Industrial Pkwy. West
Hayward, CA 94545
(510) 887-4088

Landscape

Greg Lewis Landscape Architect
736 Park Way
Santa Cruz, CA 95065
(831) 425-4747

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01/21/14		ARCHITECTURAL SUBMITTAL	mkd	
04/16/14		ARCHITECTURAL SUBMITTAL #2	mkd	
08/05/14		PLANNING COMMISSION	mkd	

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STATE OF CALIFORNIA
MARK K. DONAHUE
C25921
REN. 05/17/13

Title Sheet

SHEET NUMBER

G0001

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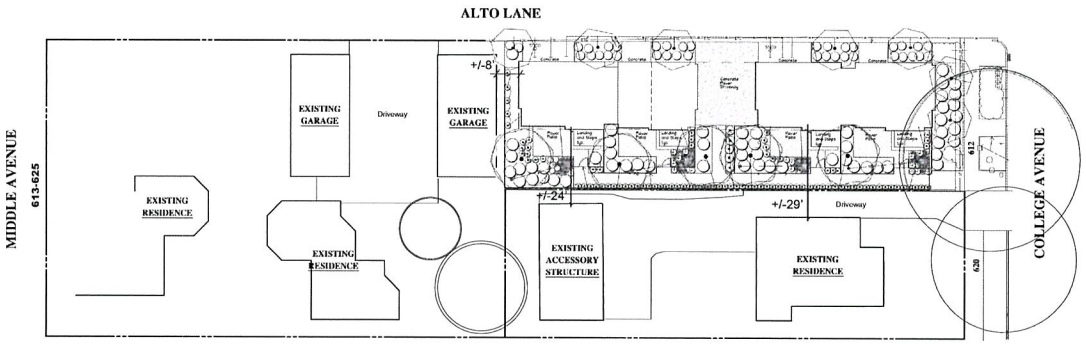
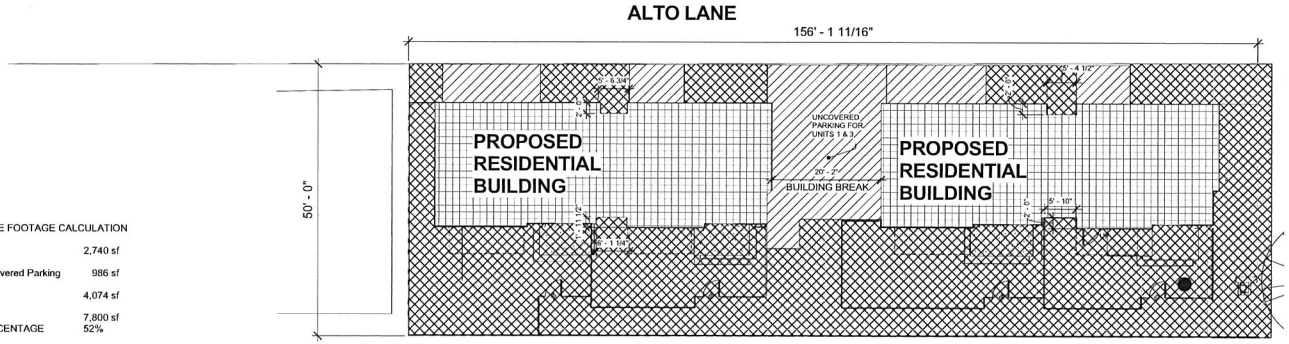
B2



Area Plan

Streetscape



SITE PLAN SQUARE FOOTAGE CALCULATION

	Building Coverage	2,740 sf
	Driveways and Uncovered Parking	986 sf
	Open Space	4,074 sf
	TOTAL OPEN SPACE PERCENTAGE	7,800 sf 52%

Site Area Plan

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10/23/14		ARCHITECTURAL CONTROL	mkd	
2/13/14		ARCHITECTURAL CONTROL #2	mkd	
9/05/14		PLANNING SUBMISSION	mkd	

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Area Plan / Streetscape
Site Area Plan

SHEET NUMBER

G0002

1	329 sf	20'-8" x 15'-11"	Exempt--parking
2	119 sf	17'-0" x 6'-11"	Exempt--parking
3	24 sf	3'-9" x 6'-5"	Exempt--parking
4	249 sf	10'-10" x 23'-1"	Exempt--parking
5	DELETED		
6	201 sf	9'-0" x 22'-4"	
7	109 sf	5'-8" x 19'-2"	
8	332 sf	14'-9" x 22'-4"	
9	16 sf	1'-0" x 16'-0"	
10	DELETED		

GROSS SQ FTG= 1379 sf - 721 sf exempt = 658 sf

11	465sf	20'-10" x 22'-3"	Exempt--parking
12	10 sf	17'-0" x 0'-7"	Exempt--parking
13	4 sf	4'-0" x 4'-0"	Exempt--parking
14	36 sf	10'-10" x 23'-1"	Exempt--parking
15	21 sf	3'-4" x 6'-4"	
16	254 sf	9'-0" x 22'-4"	
17	248 sf	10'-9" x 23'-0"	
18	324 sf	14'-6" x 22'-5"	
19	16 sf	1'-0" x 16'-0"	

GROSS SQ FTG= 1378 sf - 727 sf exempt = 651 sf

Ground Level Areas

11	42 sf	12'-0" x 3'-6"
12	DELETED	
13	698 sf	30'-6" x 22'-10"
14	95 sf	5'-0" x 19'-1"
15	13 sf	7'-4" x 1'-10"
16	310 sf	12'-0" x 25'-8"
17	334 sf	14'-7" x 22'-10"
18	5 sf	6 1/2" x 8'-6 1/2"
19	13 sf	7'-0" x 1'-9 1/2"

GROSS SQ FTG = 1,510 sf x 2 buildings = 3,020 sf

Second Level Areas

20	42 sf	12'-0" x 3'-6"
21	644 sf	29'-2" x 22'-1"
22	DELETED	
23	11 sf	13'-10" x 9 1/2"
24	101 sf	5'-4" x 19'-0"
25	309 sf	12'-0" x 25'-9"
26	300 sf	13'-7" x 22'-4"
27	DELETED	
28	DELETED	

GROSS SQ FTG = 1,407 sf x 2 buildings = 2,814 sf

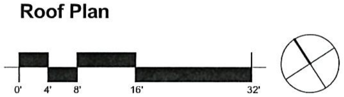
TOTAL SQUARE FOOTAGE

Ground Level Area	658 sf + 651 sf = 1,309 sf
Second Level Area	3,020 sf
Third Level Area	2,814 sf
TOTAL AREA	7,143 sf

Third Level Areas and Totals

B3

Roof Plan



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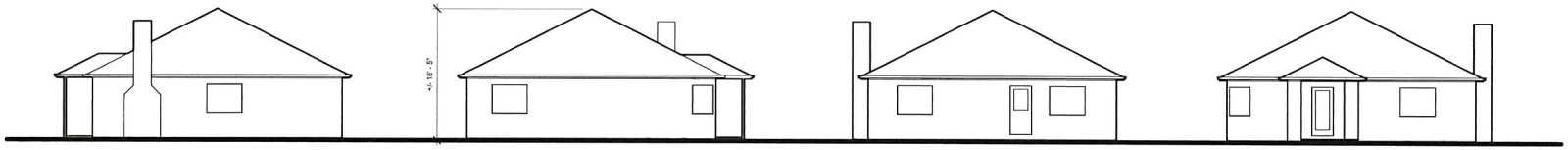
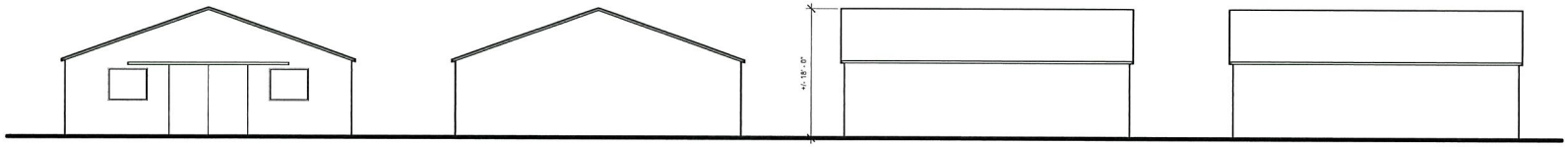
Square Footage Calculation Plans

SHEET NUMBER

G0003



Previously Existing House Scale: 1/8" = 1'-0"



Existing Warehouse Building Scale: 1/8" = 1'-0"

84

View of warehouse from Alto Lane, facing south

Front yard and front elevation from College Avenue

View of warehouse from Alto Lane, facing north

Partial rear elevation view and view down Alto Lane

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Existing

SHEET NUMBER

G0004

View from College looking down mews (Units 1 & 2)

View from mews looking towards College on right and Alto Lane on left (Units 1 & 2)

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09/09/13		PLANNING COMMISSION	mkd	

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Color Views

SHEET NUMBER

G0006

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View down Alto Lane from College Avenue (all units)

View from Alto Lane looking into mews (Units 3 & 4)

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04/04/14		ARCHITECTURAL SUBMITTAL #2	mkd	
06/05/14		PLANNING SUBMITTAL	mkd	

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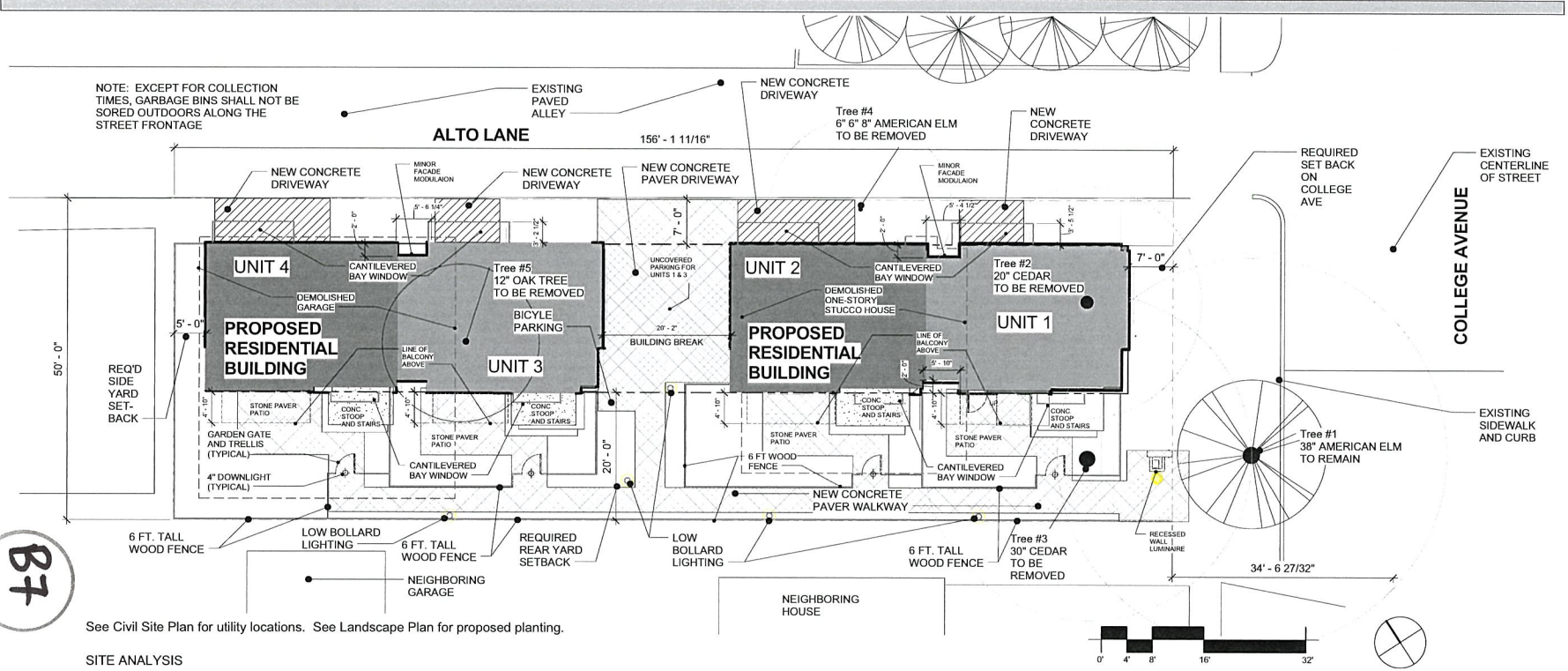
Color Views

SHEET NUMBER

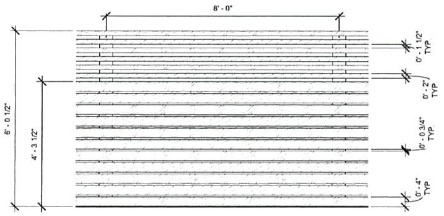
G0007



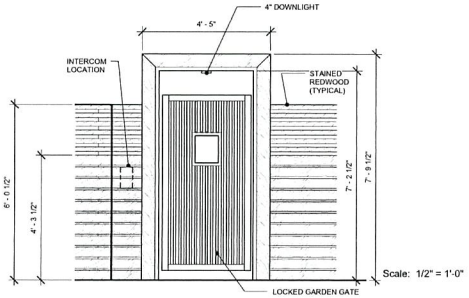
See Civil Site Plan for utility locations. See Landscape Plan for proposed planting.

SITE ANALYSIS

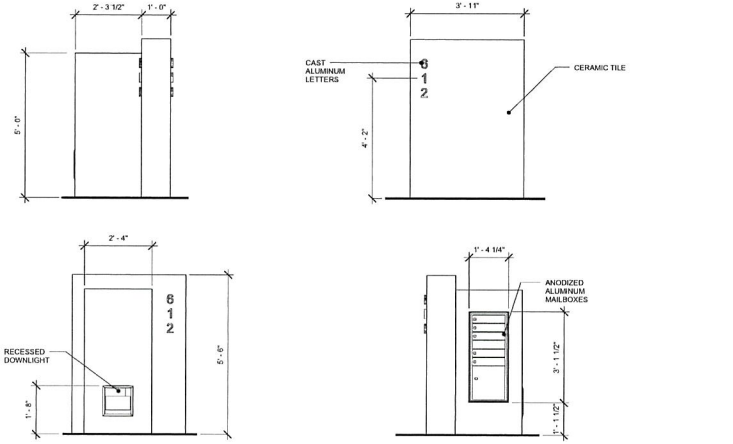
Lot Area:	7,807 sf
Allowable Floor Area:	8,587 sf
Proposed First Floor Area:	1,309 sf
Proposed Second Floor Area:	3,020 sf
Proposed Third Floor Area:	2,814 sf
Total Proposed Floor Area:	7,143 sf
Land covered by structures:	2,907 sf
Landscaping:	2,316 sf
Paved surfaces:	2,577 sf
Parking spaces:	6 covered/2 uncovered



Fence Detail



Garden Gate Scale: 1/2" = 1'-0"



Scale: 1/2" = 1'-0"

Project Sign

Scale: 1/2" = 1'-0"

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10/9/13		PLANNING COMMISSION	mkd	

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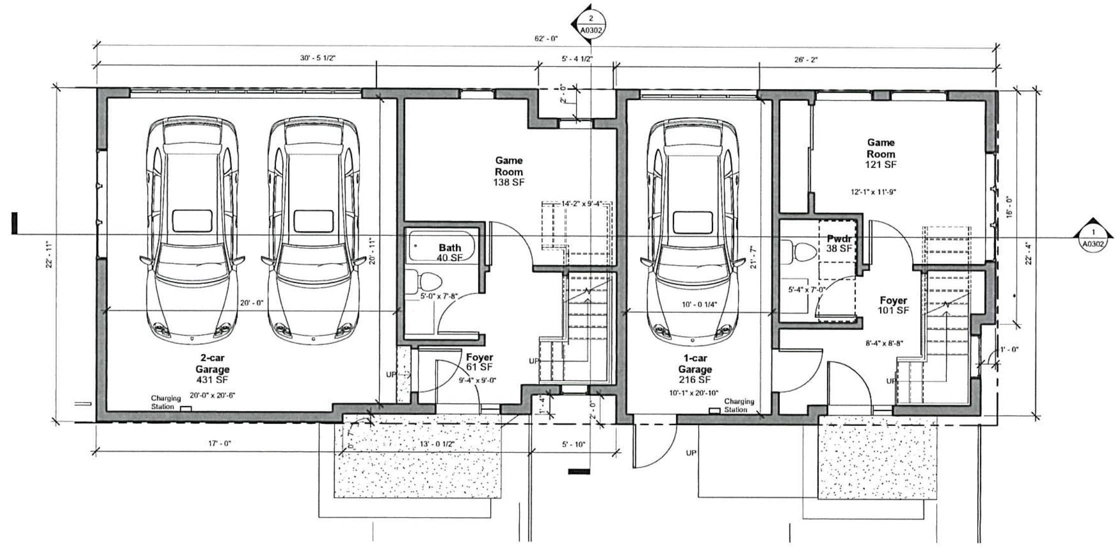
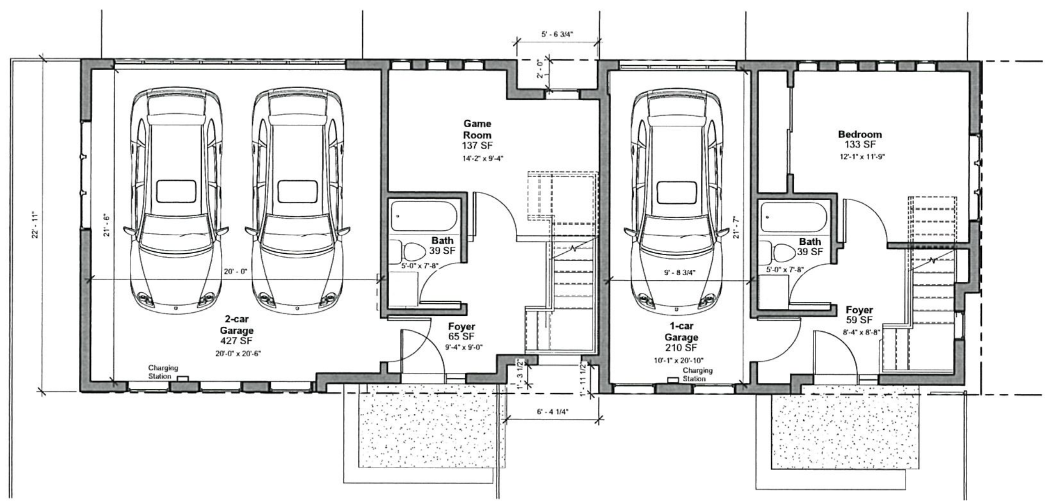
Site Plan / Fencing / Sign

SHEET NUMBER

A0010



Units 1 and 2



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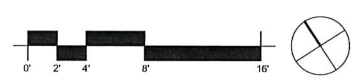

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08/05/14		PLANNING COMMISSION	mkd	

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Ground Level Plan

SHEET NUMBER

A0101

B8

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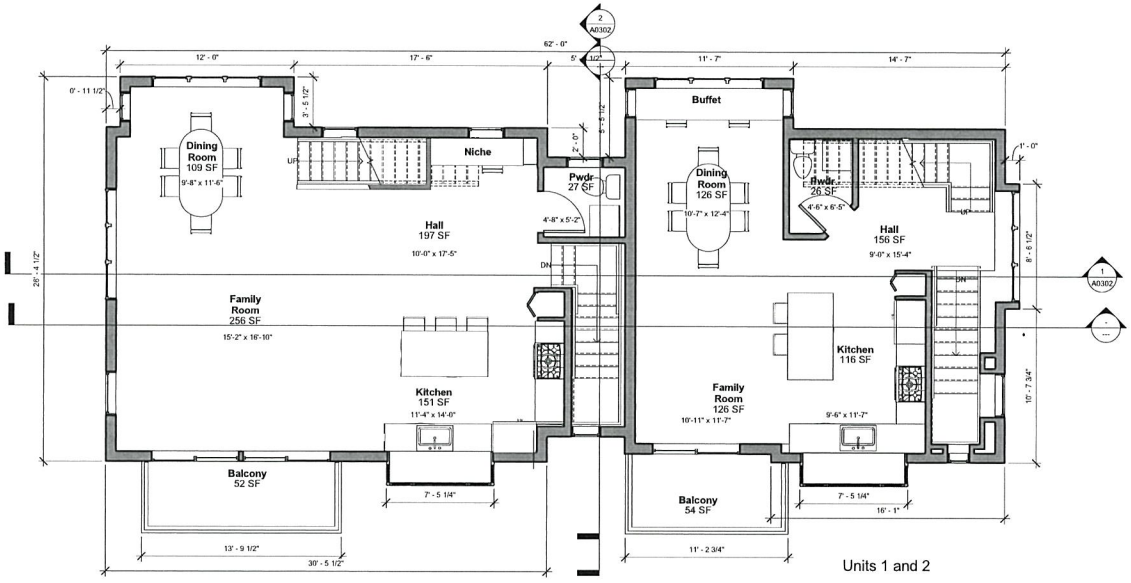
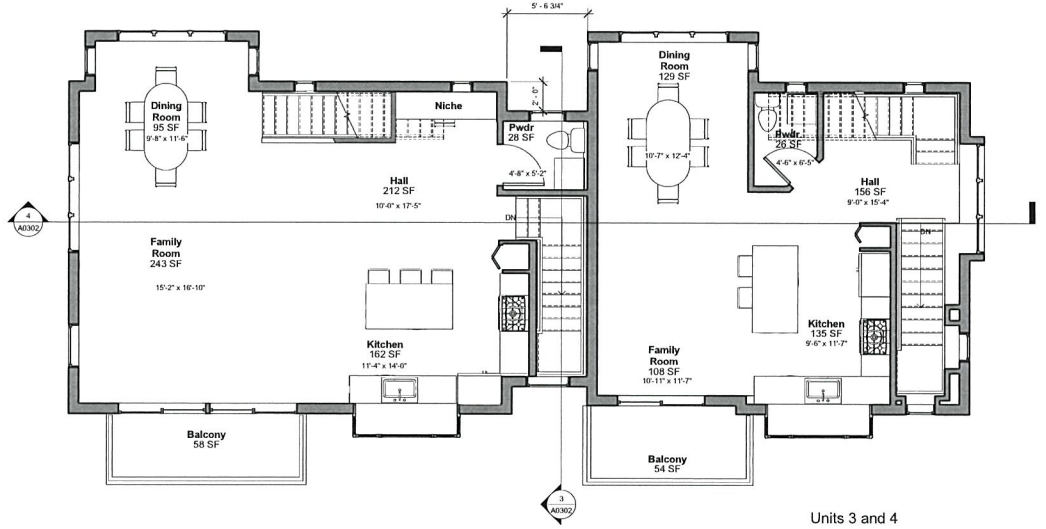


Units 1 and 2



Units 3 and 4

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Date	#	Issue Description	Drawn	Checked
01/24/14		ARCHITECTURAL CONTROL	mkd	
04/16/14		ARCHITECTURAL CONTROL 1/2	mkd	
06/05/14		PLANNING COMMISSION	mkd	

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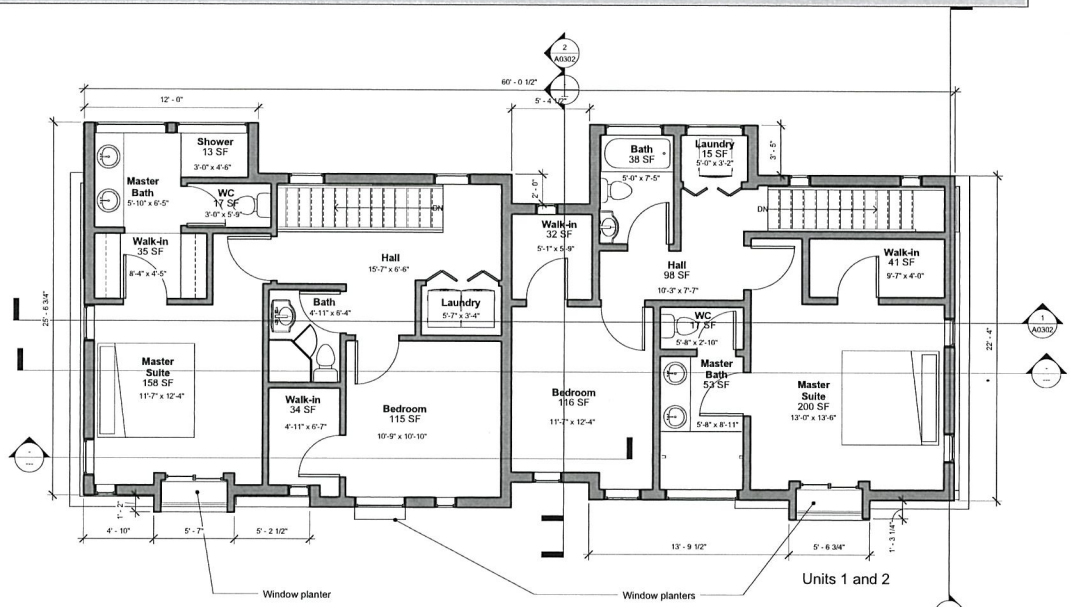
Level 2 Plan

SHEET NUMBER
A0102



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10/17/13		ARCHITECTURAL CONTROL	cmd	
06/03/13		ARCHITECTURAL CONTROL #2	cmd	
09/05/13		PLANNING COMMISSION	cmd	

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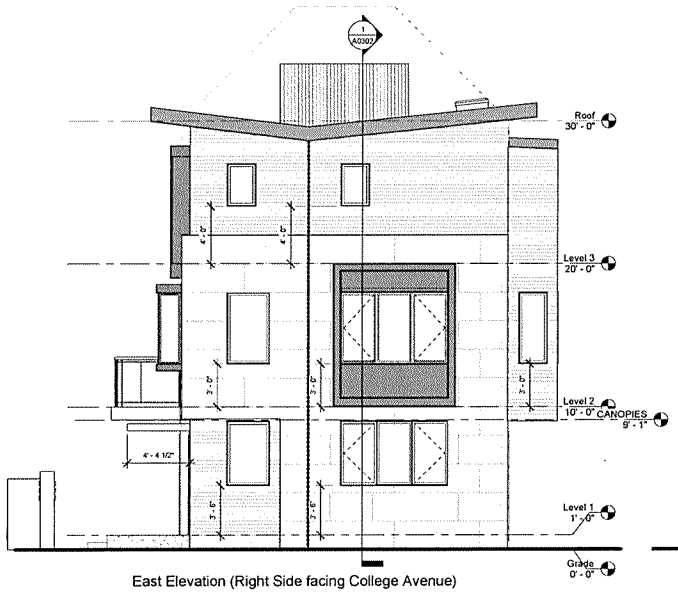
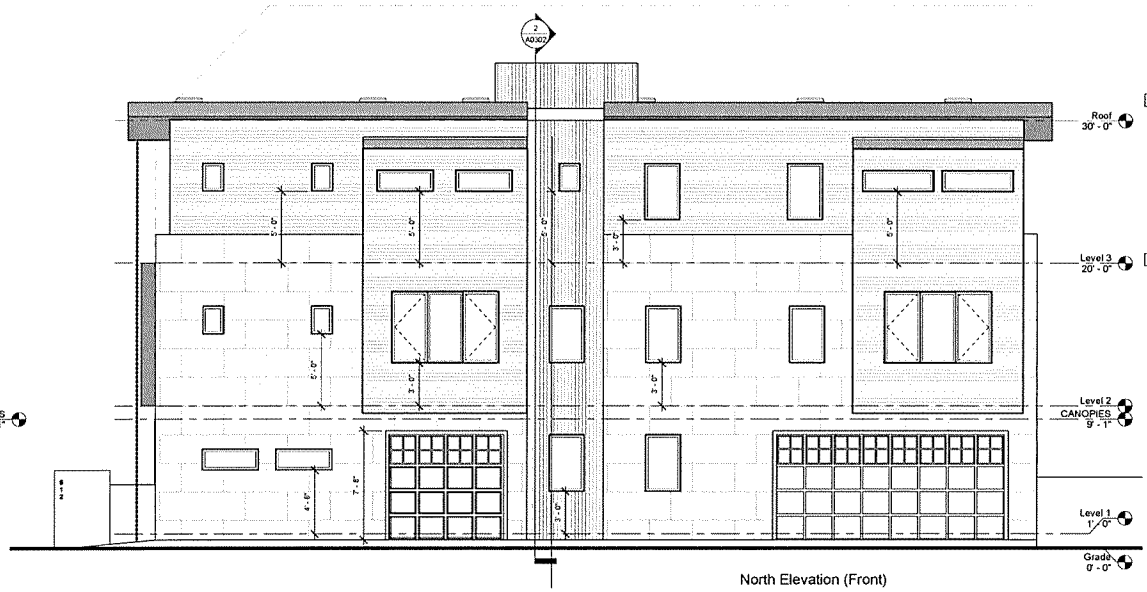
Level 3 Plan

SHEET NUMBER
A0103

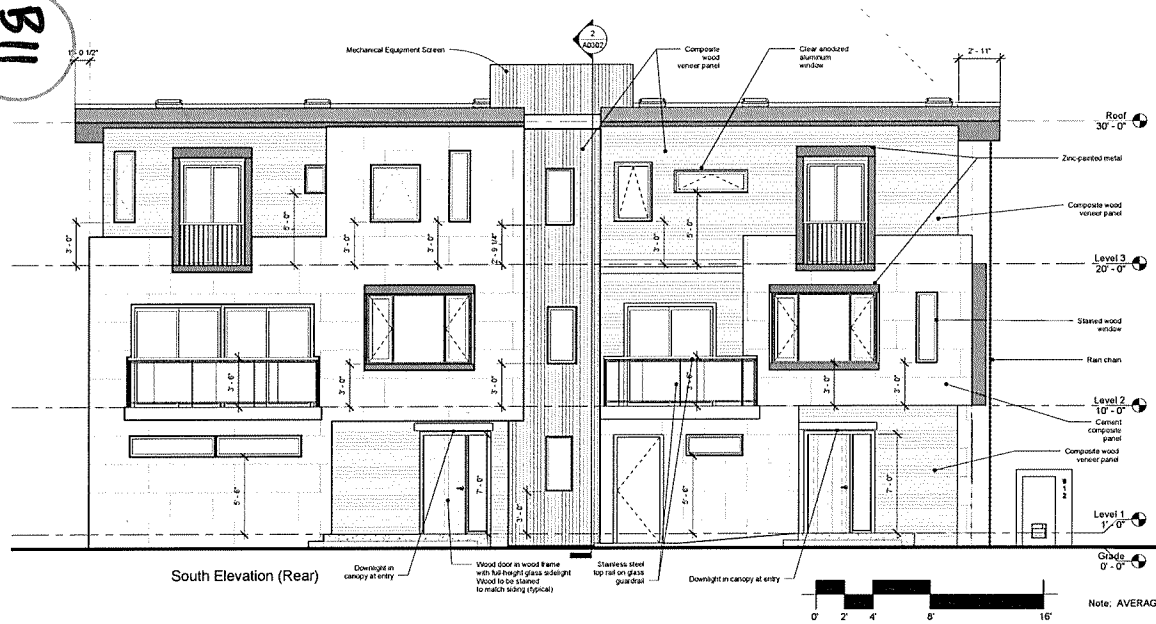


East Elevation (Right Side facing College Avenue)



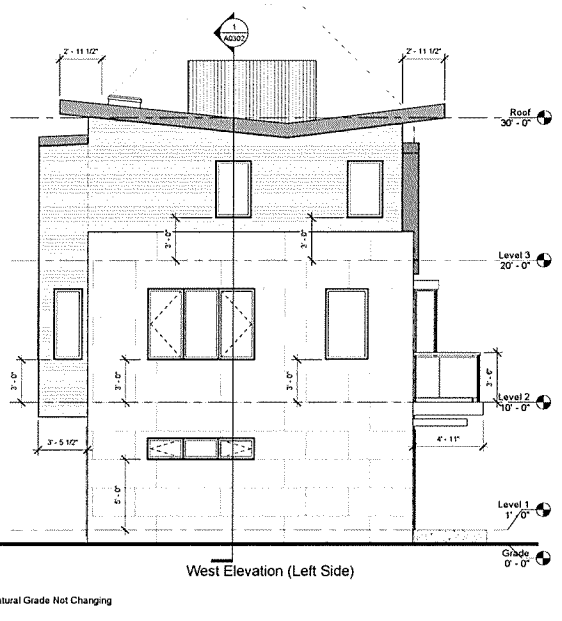
North Elevation (Front)

119



South Elevation (Rear)

Note: AVERAGE Natural Grade Not Changing



West Elevation (Left Side)

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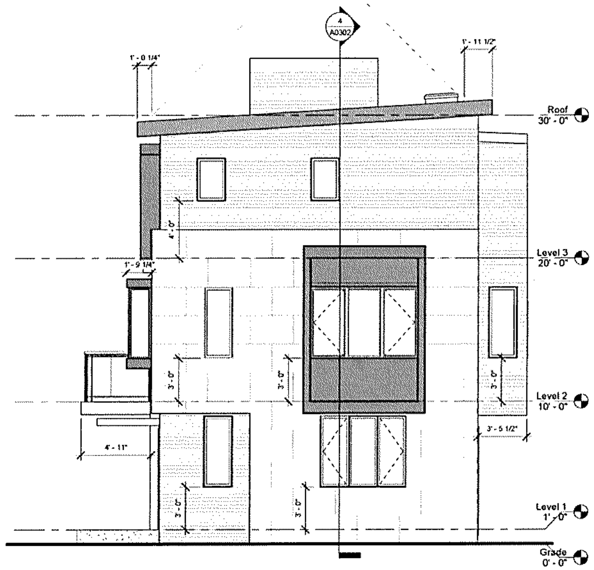
REN 05/17/13

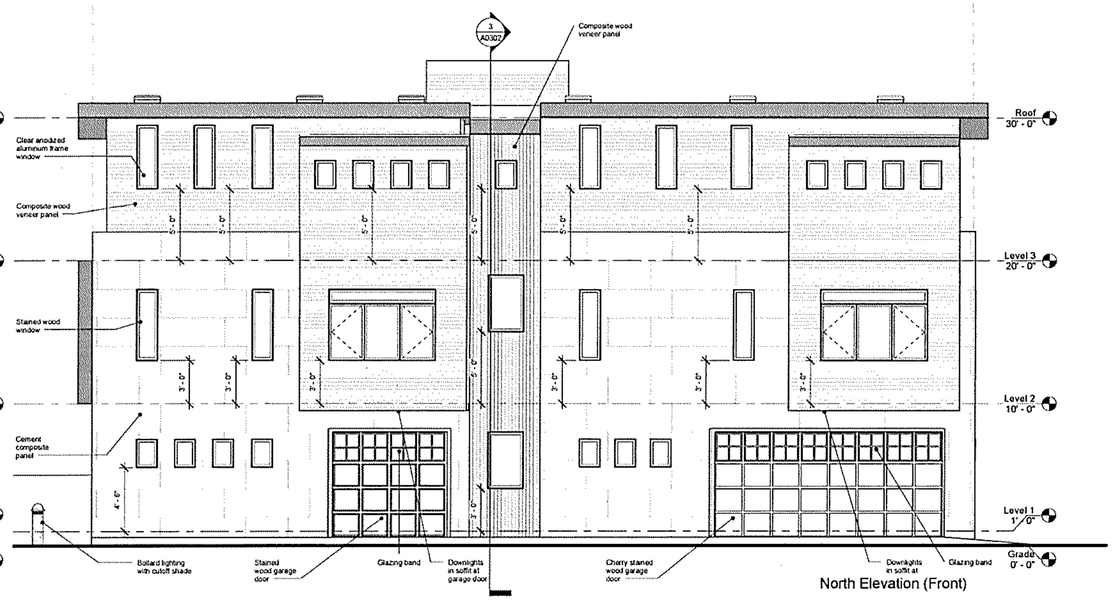
Units 1 and 2 Elevations

SHEET NUMBER

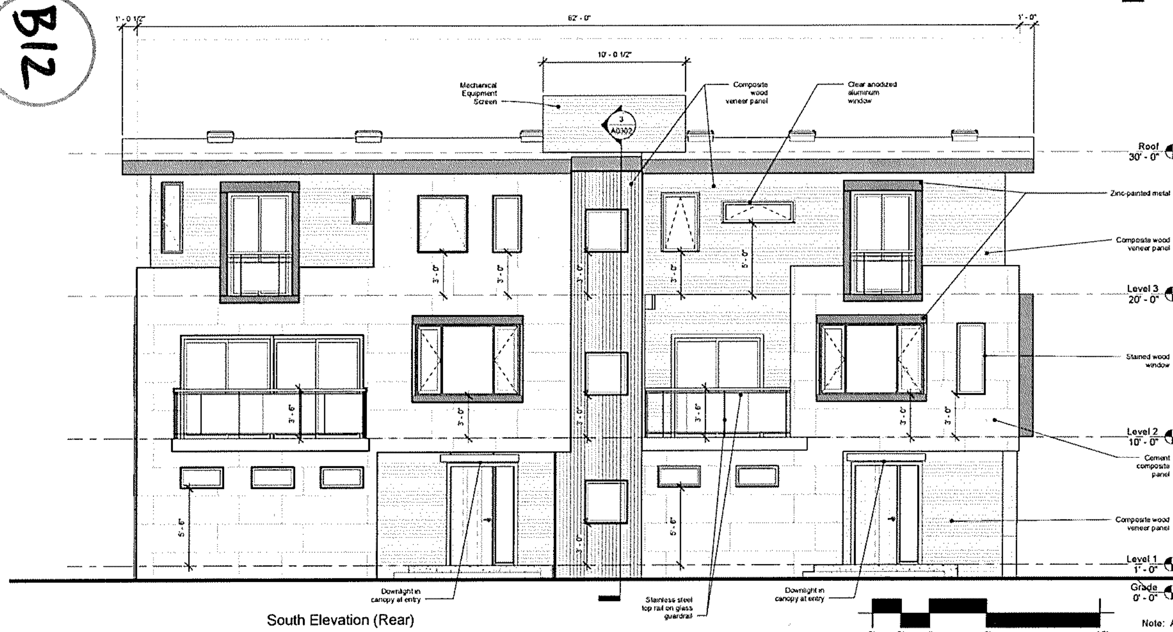
A0201



East Elevation (Right Side)



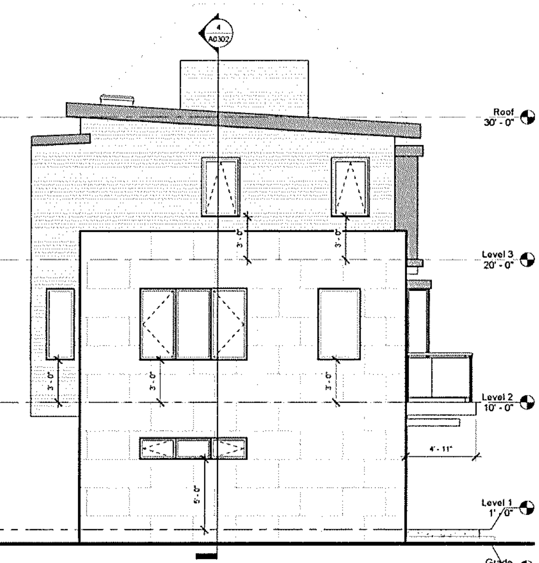
North Elevation (Front)



South Elevation (Rear)

0' 2' 4' 8' 16'

Note: AVERAGE Natural Grade Not Changing



West Elevation (Left Side)

B12

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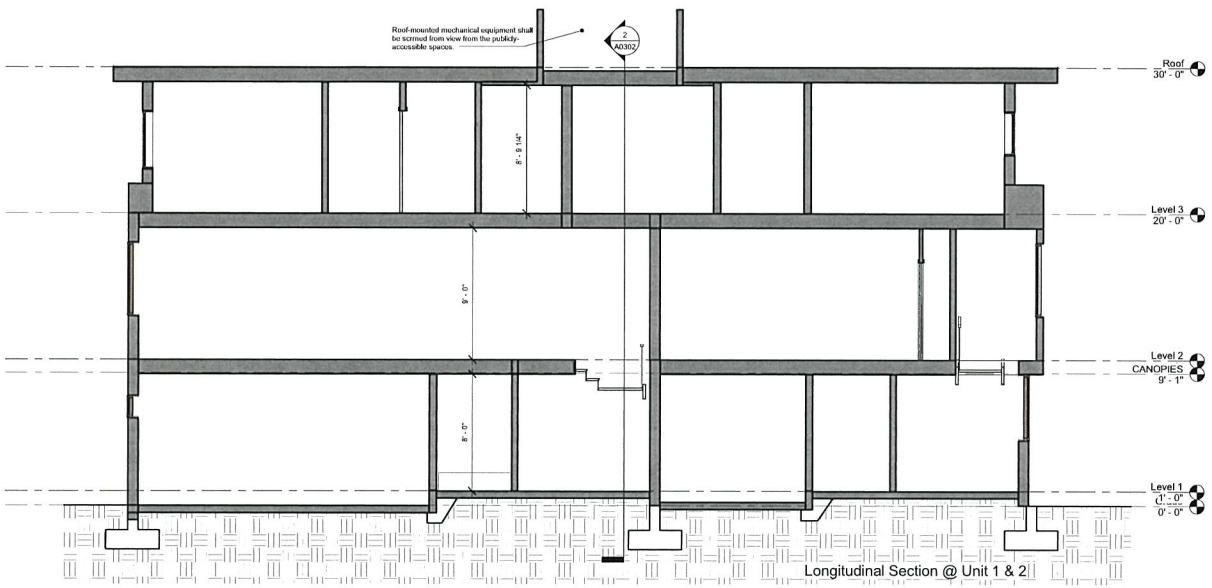
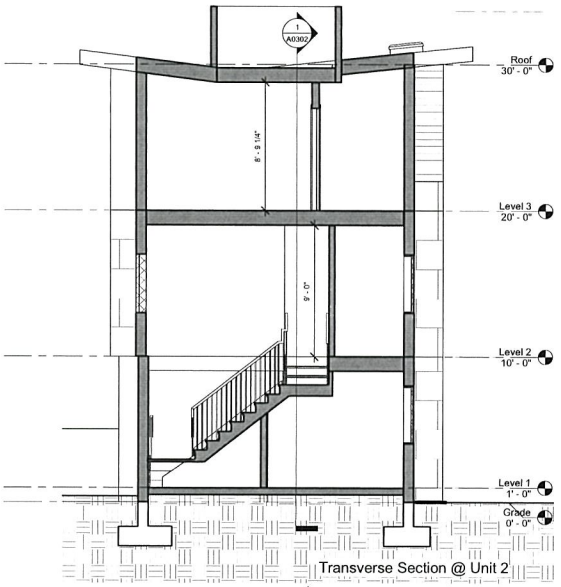
Units 3 & 4 Elevations

SHEET NUMBER

A0202

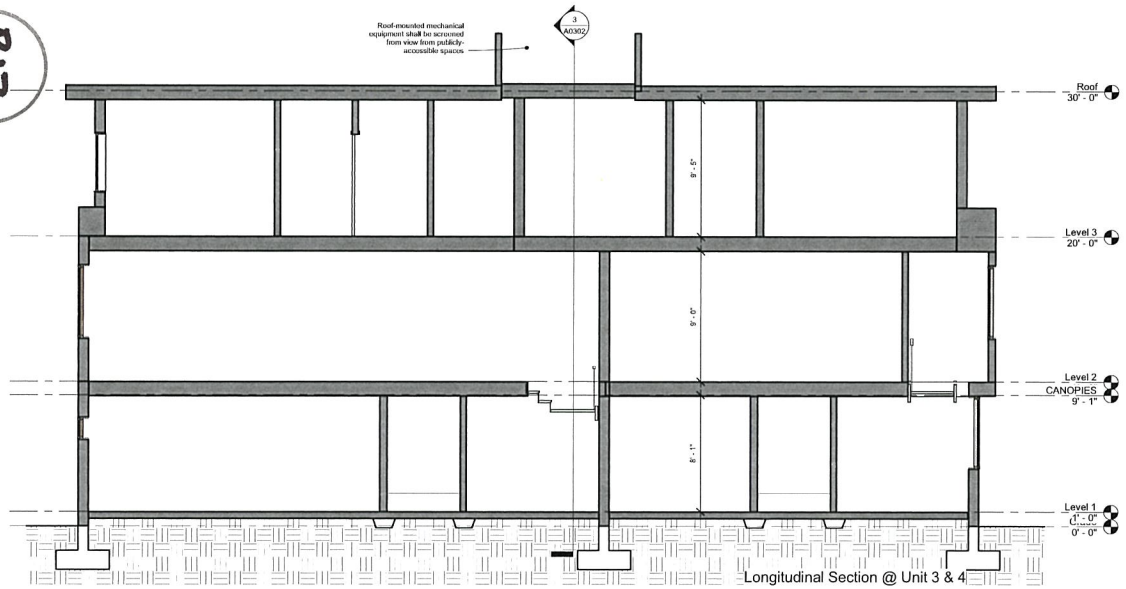


Longitudinal Section @ Unit 1 & 2

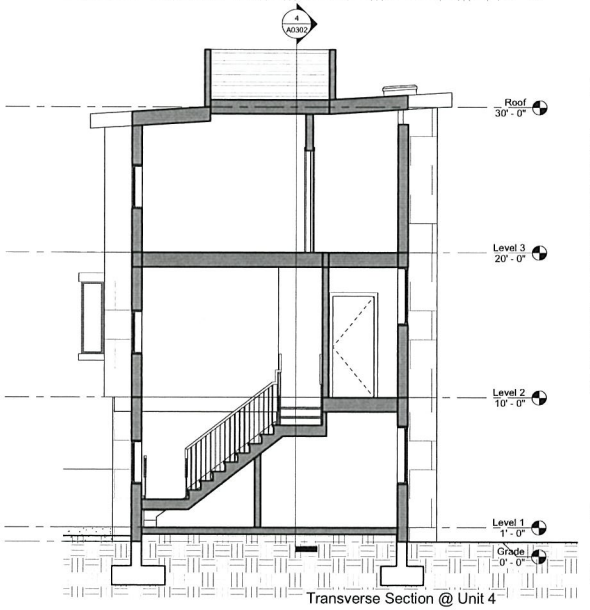


Transverse Section @ Unit 2

B13



Longitudinal Section @ Unit 3 & 4



Transverse Section @ Unit 4

0' 2' 4' 8' 16'

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20/03/14		ARCHITECTURAL CONTROL #2	mkd	
28/05/14		PLANNING COMMISSION	mkd	

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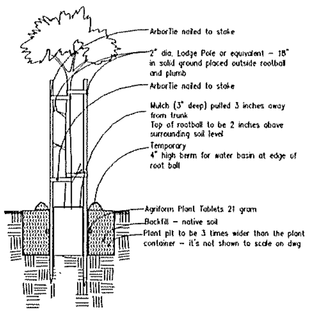
Building Sections

SHEET NUMBER

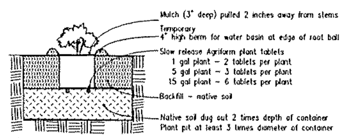
A0302



thoroughly wet root balls
2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gouge holes in the side of the plant pit – 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16"dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting

No Scale



1) 8 – 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water .
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting

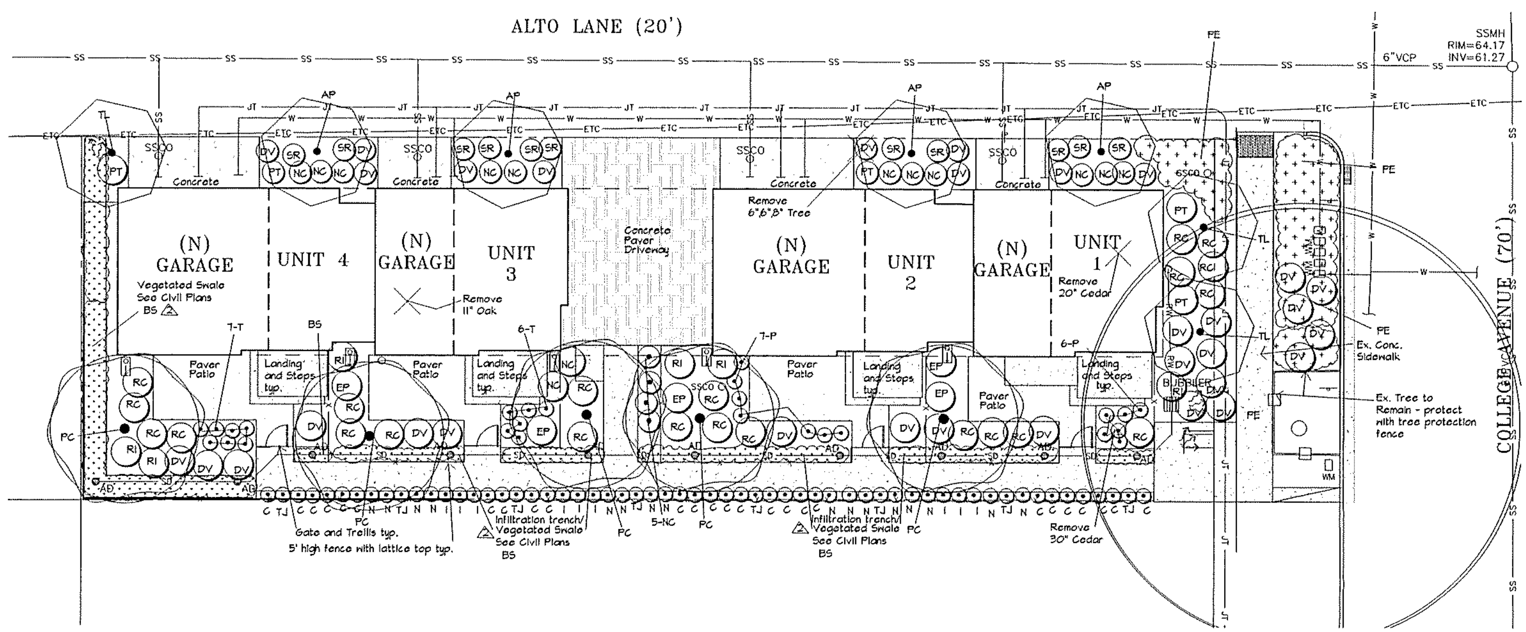
No Scale

Landscape Notes

1) Final construction drawings to include a detailed irrigation plan, irrigation details and specifications that meet the Menlo Park Water Efficient Landscape Ordinance.
2) Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
3) Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Dark Brown Pro-Chip Decorative Mulch from BFI Organics in Milpitas (408) 945-2844 or Mahogany (dark brown) colored Wonder Mulch from Vision Recycling in Fremont (510) 429-1300. Use mulch that does not float.
4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8' wide is 5 gal. size and any circle scaled larger is 15 gal. size
5) The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
6) See specs. concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of BFI Organics Super Humus Compost 16 pounds of 12-12-12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" deep, except on steep slopes. Some of the planting areas are so narrow that it will need to be dug in by hand. Most of the landscape area will be dug up and compacted during the construction process. When it is time to landscape dig up the soil in the compacted planter areas at least 12 inches deep using roto spades of small excavators and then mix in the soil amendments.
7) The site is relatively level. There are no slopes exceeding 10% except possibly the edges of some of the bio-retention areas.
8) Final street tree species and location will be determined by the city if it is even feasible due to utility locations.
9) Any import topsoil to be sandy loam to loam in texture. Foot compact in 6 inch lifts to avoid future settling but don't over compact. Don't exceed 10% organic matter in import landscape soil deeper than 12 inches. See specifications for additional specs. Import soil in the special swale areas specified by the civil engineer to be as per the civil engineer's specification for minimum percolation.
10) See the 8-1/2x11 Landscape Maintenance Plan in the final construction drawings.
11) Don't plant any trees within 10 feet of sewer laterals.
12) See the Arborist Report concerning saving or removing existing trees.

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
△1 PC	15	Pistacia chinensis	Chinese Pistache
TL	15	Tristania laurina Elegant	Swamp Myrtle
AP	15	Acer palmatum	Japanese Maple
TALL SHRUBS			
RI	5	Rhus integrifolia	Lemonade Berry
PI	5	Pittosporum tobira	
MEDIUM SHRUBS			
RC	5	Rhaphiolepis minor	India Hawthorne
DV	5	Dietes vegeta	Fortnight Lily
SR	5	Sarcococca ruscifolia	Sweet Box
NC	5	Nandina Gulf Stream	Heavenly Bamboo
TJ	5	Trachelospermum jasminoides vine	Star Jasmine staked vine
EP	5	Euryops pectinatus	Yellow daisy Euryops
GROUND COVERS			
I	1	Iris douglasiana Canyon Snow	Native Iris
C	1	Carex tumulicola	Berkeley Sedge
N	1	Nephrolipis cordifolia	Southern Sword Fern
PE	flats @ 9" O.C.	Persicaria capitata	
L	1	Limonium perezii	Sea Statice
T	1	Teucrium chamaedrys	
△2 BS	sod	Native Mow Free sod from Delta Blue Grass Company including Molate Blue Fescue, Idaho Fescue, and Western Fescue	



Planting Plan

1/8"=1'-0"

0' 8' 16'

B14

Revision
△1 4/8/14 City comments
△2 7/11/14 City comments

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831)425-4747
lewislandscape@sbcglobal.net

4 Apartments

612 College Avenue, Menlo Park, CA APN 071-411-250

612 College Avenue LLC

Date 10/29/13
Scale As Noted
Drawn Greg
Job
Sheet L1 of 1

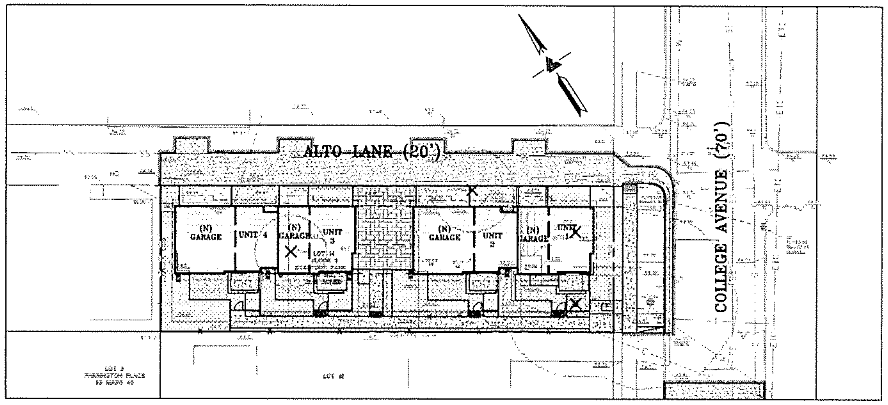
612 COLLEGE AVENUE
MENLO PARK, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
	CB	CATCH BASIN
	JB	JUNCTION BOX
	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
		TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
℄	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	ℓ	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDG	LANDING	W, WL	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC



KEY MAP
1" = 20'

DEVELOPMENT AREA SUMMARY

PRE-DEVELOPMENT	(SQFT)
BUILDINGS	3,125
DRIVEWAY & PARKING	1,031
PATIOS, WALKWAYS & PADS	307
CONCRETE PAVER PARKING	0
TOTAL	4,463
POST-DEVELOPMENT	(SQFT)
BUILDINGS	3,520
DRIVEWAY & PARKING	218
PATIOS, WALKWAYS & PADS	1,392
CONCRETE PAVER PARKING	534
TOTAL	5,664
DIFFERENCE (INCREASE)	+1,201

PUBLIC WORKS NOTE:

THE STORM RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

THE APPLICANT/CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT.

ALL TRENCHES IN THE CITY'S RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B, AND ST-16.

ALL CONCRETE WORK IN THE CITY'S RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAIL G-3.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER.

EXISTING FRONTAGE IMPROVEMENTS (A.C., PARKING STRIPE, DRIVEWAY, AND VALLEY GUTTER) THAT ARE CRACKED, DAMAGED, ELEVATED, OR DEPRESSED OR THAT CAUSE SURFACE WATER PONDING SHALL BE REMOVED AND REPLACED BY THE APPLICANT PER CITY STANDARDS.

INSTALL STABILIZED CONSTRUCTION ENTRANCE (AS APPLICABLE) PER CITY STANDARD DETAIL CG-16.

INSPECTION NOTE:

THE CONTRACTOR SHALL INFORM THE OWNER (IN WRITING) OF RECOMMENDED PERIODIC INSPECTION AND MAINTENANCE OF THE ON-SITE STORM DRAINAGE SYSTEM. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.

ESTIMATED EARTHWORK QUANTITIES

CUT	40 C.Y.
FILL	80 C.Y.
IMPORT	40 C.Y.

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES

EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
EXISTING NUMBER OF UNITS:	1
PROPOSED NUMBER OF UNITS:	4

NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

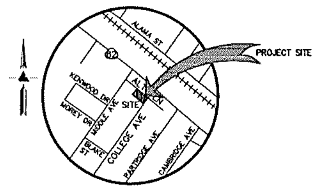
A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER TO PROVIDE 8" MIN. CLEAR TO GRADE PER C.B.C. SECTION 2317.8, THESE GRADES MAY BE LOWER PROVIDED PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
612 COLLEGE LLC
345 CALIFORNIA STREET, #1160
SAN FRANCISCO, CA 94104

APN: 071-411-250

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC., ENTITLED;
   "TOPOGRAPHIC SURVEY"
   612 COLLEGE AVENUE
   MENLO PARK, CA
   DATED: 5-28-13
   JOB#: 2130034
2. SITE PLAN BY STOTLER DESIGN GROUP, INC., ENTITLED:
   "612 COLLEGE AVENUE"
   612 COLLEGE AVENUE
   MENLO PARK, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

UTILITY SERVICES:

GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC COMPANY
TELEPHONE:	AMERICAN TELEPHONE & TELEGRAPH COMPANY
WATER:	CALIFORNIA WATER SERVICE COMPANY
SANITARY SEWER:	WEST BAY SANITARY DISTRICT
STORM DRAINAGE:	CITY OF MENLO PARK
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT

EASEMENT NOTE

THERE ARE NO EASEMENTS LISTED IN TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, TITLE NO. 13-9587931-A-PM, DATED MARCH 1, 2013.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 64.22' (NAVD 88)

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT GREG BRAZE AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 103.
gbraze@leabraze.com

BENCHMARK

CITY OF MENLO PARK BENCHMARK UU110
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 ELLIOT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHEAST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FOOT SOUTHWEST OF THE BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK.
ELEVATION= 73.9' (NAVD 88)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

SHEET INDEX

C-1	TITLE SHEET
C-2	SITE PLAN
C-3	PRELIMINARY GRADING & DRAINAGE PLAN
C-4	SITE SECTIONS
C-5	IMPERVIOUS AREA EXHIBIT
C-6	GRADING SPECIFICATIONS
C-7	DETAILS
C-8	DETAILS
SU-1	TOPOGRAPHIC SURVEY

PRELIMINARY -
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

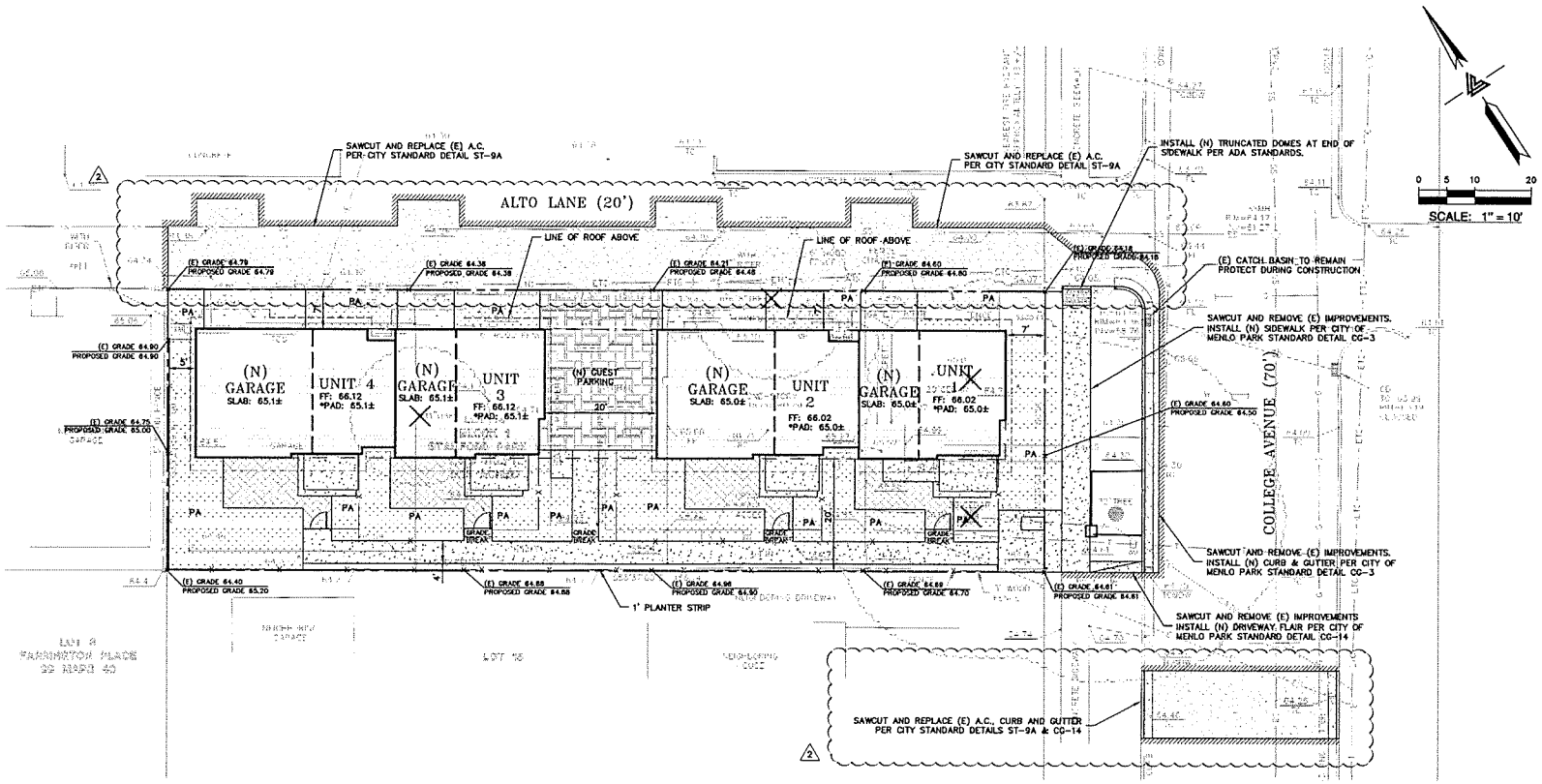
612 COLLEGE AVENUE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 071-411-250

TITLE SHEET

-	-
-	-
-	-
2 PLAN CHECK 04/16/14	RW
1 PLAN CHECK 04/10/14	RW
REVISIONS	BY
JOB NO:	2130049
DATE:	10/18/13
SCALE:	1" = 20'
DESIGN BY:	PT
DRAWN BY:	TB
SHEET NO:	C-1

1 OF 09 SHEETS

B15



INSPECTION NOTE:

THE CONTRACTOR SHALL INFORM THE OWNER (IN WRITING) OF RECOMMENDED PERIODIC INSPECTION AND MAINTENANCE OF THE ON-SITE STORM DRAINAGE SYSTEM. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.

NOTE:
CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS IN ANY EXIST.

NOTE:
ALL UTILITIES SHALL BE PLACED UNDERGROUND IF REQUIRED BY THE UTILITY COMPANY.

NOTE:
SITE GRADING SHALL NOT IMPEDE EXISTING DRAINAGE FROM ADJACENT PROPERTIES AND SHALL NOT GENERATE SURFACE RUN-OFF FLOW ONTO ADJACENT PROPERTIES.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTES

1. THE APPLICANT SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS LOCATED IN CITY'S RIGHT-OF-WAY, EXISTING OR DAMAGED BY THE CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE.
2. CIVIL ENGINEER SHALL COORDINATE WITH PROJECT ARBORIST TO DETERMINE THE LOCATIONS OF EDGE OF PAVEMENT, STORM DRAIN LINES AND OTHER UTILITY LINES NEAR TREES. THE LOCATIONS OF IMPROVEMENTS NEAR CITY TREES SHALL BE APPROVED BY CITY ARBORIST.
3. CONTACT PUBLIC WORKS AT (650) 330-6740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF PUBLIC IMPROVEMENT WORK. THE CONSTRUCTION SUPERVISOR WILL DISCUSS ANY REPAIR WORK TO FRONTAGE IMPROVEMENTS WHICH ARE NOT SHOWN ON THE PLANS.
4. PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL EXISTING PRIVATE STRUCTURES, IMPROVEMENTS AND LANDSCAPING (IF ANY) LOCATED IN THE CITY'S RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE.
5. THE APPLICANT SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, DRIVEWAY, ETC.), EXISTING OR DAMAGED BY THE CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. IF FRONTAGE IMPROVEMENTS DO NOT CURRENTLY EXIST, THE APPLICANT IS REQUIRED TO INSTALL FRONTAGE IMPROVEMENTS PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. ALL IMPROVEMENTS ARE TO BE COMPLETED AND APPROVED BY THE CITY OF MENLO PARK'S PUBLIC WORK'S INSPECTOR PRIOR TO THE FINAL INSPECTION BY THE BUILDING INSPECTOR.

NOTES

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CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

PRELIMINARY - NOT FOR CONSTRUCTION

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SAN MATEO COUNTY
APN: 071-411-250

SITE PLAN

2	PLAN CHECK 04/16/14 RW
1	PLAN CHECK 04/10/14 RW
	REVISIONS BY
JOB NO:	2130049
DATE:	10/18/13
SCALE:	1" = 10'
DESIGN BY:	PT
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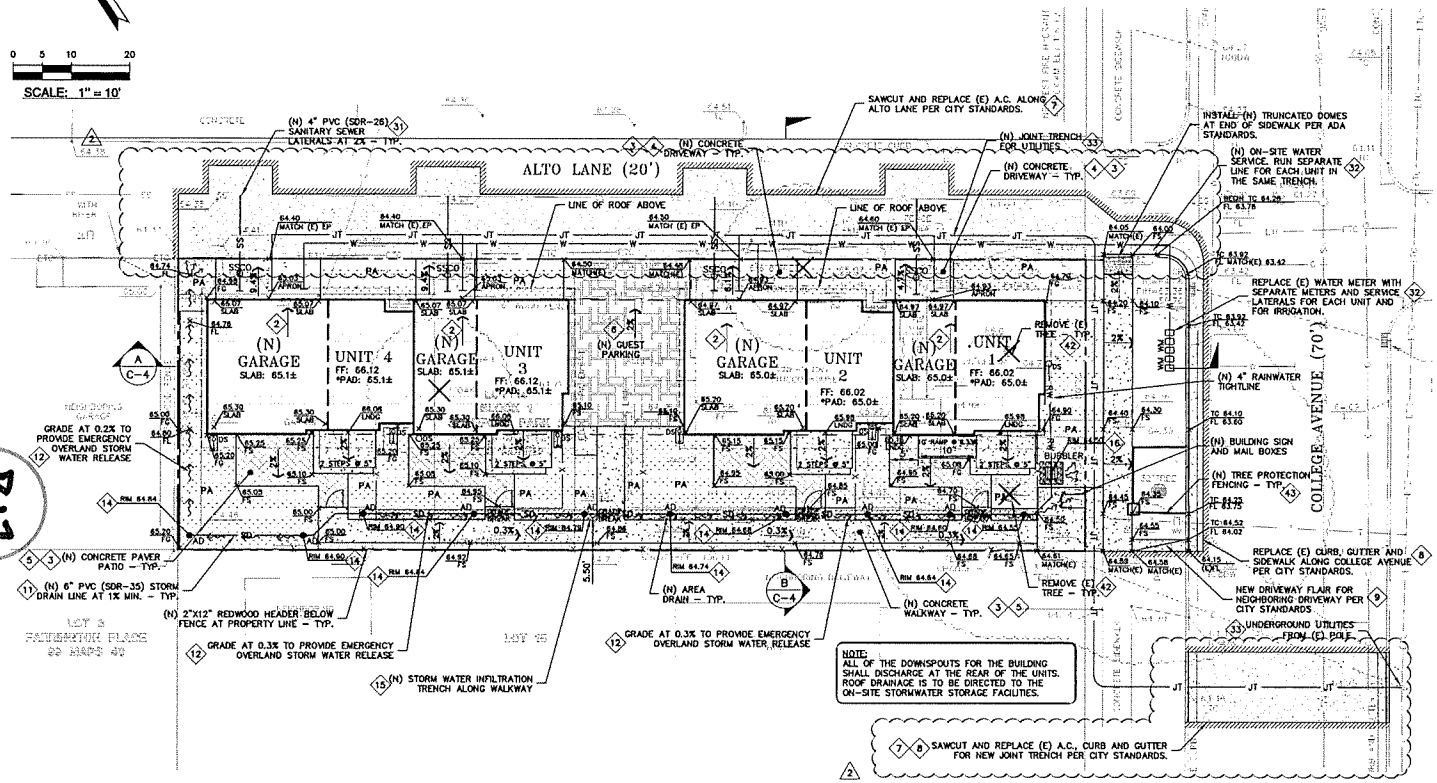
2 OF 09 SHEETS



B17

FLATWORK KEYNOTES 1 TO 9

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
3. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
4. (N) CONCRETE DRIVEWAY. CONFORM (N) PAVEMENT TO MATCH EXISTING GRADES AT ALTO LANE.
5. INSTALL (N) CONCRETE PATIOS/WALKWAYS.
6. INSTALL (N) CONCRETE PAVER GUEST PARKING AREA. CONFORM (N) PAVEMENT TO MATCH EXISTING GRADES AT ALTO LANE.
7. REMOVE AND REPLACE ALL CRACKED, DEPRESSED, UPLIFTED OR OTHERWISE DAMAGED IMPROVEMENTS PER CITY OF MENLO PARK STANDARDS. REPLACE TRENCH PAVING PER CITY OF MENLO PAR UTILITY TRENCH DETAIL ST-9A.
8. REMOVE AND REPLACE CURB GUTTER AND SIDEWALK ALONG THE COLLEGE AVENUE FRONTAGE PER CITY OF MENLO PARK STANDARDS.
9. INSTALL (N) DRIVEWAY FLAIR FOR NEIGHBORING DRIVEWAY PER CITY OF MENLO PARK STANDARDS.

STORM DRAIN KEYNOTES 11 TO 16

11. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 8" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
12. CONSTRUCT (N) VEGETATED SWALE SLOPED AT 0.2% MINIMUM TOWARDS POSITIVE OUTFALL.
13. DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
14. INSTALL (N) "CHRISTY V-1" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL 1 ON C-7.
15. INSTALL (N) INFILTRATION TRENCH ALONG WALKWAY. MINIMUM 6" PERFORATED PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS) IN A 1.5' LONG BY 18" WIDE BY 18" DEEP DRAIN ROCK FILLED TRENCH. SEE DETAIL 10 ON SHEET C-7
16. INSTALL (N) RETENTION & INFILTRATION SYSTEM BUBBLER BOX. SEE DETAIL 11 ON SHEET C-7

UTILITIES KEYNOTES 31 TO 33

31. INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. CONFORM PER DISTRICT STANDARDS. CONTRACTOR TO VERIFY LOCATION AND DEPTH AND COORDINATE WITH ENGINEER PRIOR TO CONSTRUCTION.
32. CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
33. INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION KEYNOTES 41 TO 43

41. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
42. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
43. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 5 ON SHEET C-7.

INSPECTION NOTE:
THE CONTRACTOR SHALL INFORM THE OWNER (IN WRITING) OF RECOMMENDED PERIODIC INSPECTION AND MAINTENANCE OF THE ON-SITE STORM DRAINAGE SYSTEM. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.

NOTE: CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS IN ANY EXIST.

NOTE: ALL UTILITIES SHALL BE PLACED UNDERGROUND IF REQUIRED BY THE UTILITY COMPANY.

NOTE: SITE GRADING SHALL NOT IMPEDE EXISTING DRAINAGE FROM ADJACENT PROPERTIES AND SHALL NOT GENERATE SURFACE RUN-OFF FLOW ONTO ADJACENT PROPERTIES.

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTES

1. THE APPLICANT SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS LOCATED IN CITY'S RIGHT-OF-WAY, EXISTING OR DAMAGED BY THE CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE.
2. CIVIL ENGINEER SHALL COORDINATE WITH PROJECT ARBORIST TO DETERMINE THE LOCATIONS OF EDGE OF PAVEMENT, STORM DRAIN LINES AND OTHER UTILITY LINES NEAR TREES. THE LOCATIONS OF IMPROVEMENTS NEAR CITY TREES SHALL BE APPROVED BY CITY ARBORIST.
3. CONTACT PUBLIC WORKS AT (650) 330-6740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF PUBLIC IMPROVEMENT WORK. THE CONSTRUCTION SUPERVISOR WILL DISCUSS ANY REPAIR WORK TO FRONTAGE IMPROVEMENTS WHICH ARE NOT SHOWN ON THE PLANS.
4. PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL EXISTING PRIVATE STRUCTURES, IMPROVEMENTS AND LANDSCAPING (IF ANY) LOCATED IN THE CITY'S RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE.
5. THE APPLICANT SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, DRIVEWAY, ETC.), EXISTING OR DAMAGED BY THE CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. IF FRONTAGE IMPROVEMENTS DO NOT CURRENTLY EXIST, THE APPLICANT IS REQUIRED TO INSTALL FRONTAGE IMPROVEMENTS PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. ALL IMPROVEMENTS ARE TO BE COMPLETED AND APPROVED BY THE CITY OF MENLO PARK'S PUBLIC WORK'S INSPECTOR PRIOR TO THE FINAL INSPECTION BY THE BUILDING INSPECTOR.

PRELIMINARY - NOT FOR CONSTRUCTION

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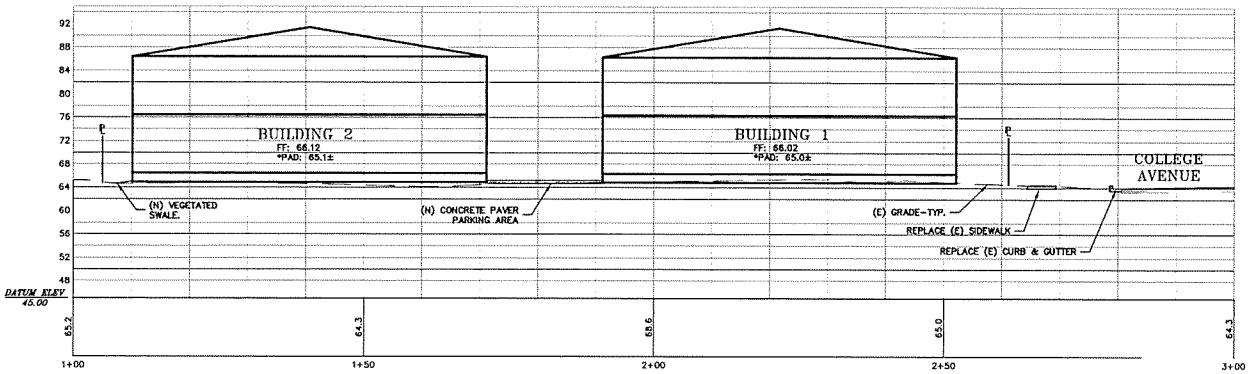
SAN MATEO COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

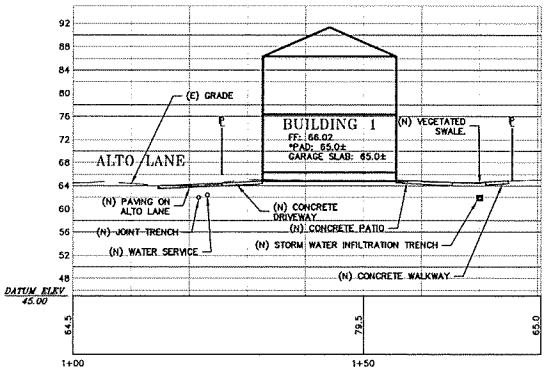
2	PLAN CHECK 04/16/14	RW
1	PLAN CHECK 04/10/14	RW
	REVISIONS	BY

JOB NO:	2130049
DATE:	10/18/13
SCALE:	1" = 10'
DESIGN BY:	PT
DRAWN BY:	TB
SHEET NO:	C-3

3 OF 09 SHEETS



A/C-4 SECTION A-A
SCALE: 1" = 10' HORIZ & VERT



B/C-4 SECTION B-B
SCALE: 1" = 10' HORIZ & VERT

PRELIMINARY - NOT FOR CONSTRUCTION

819

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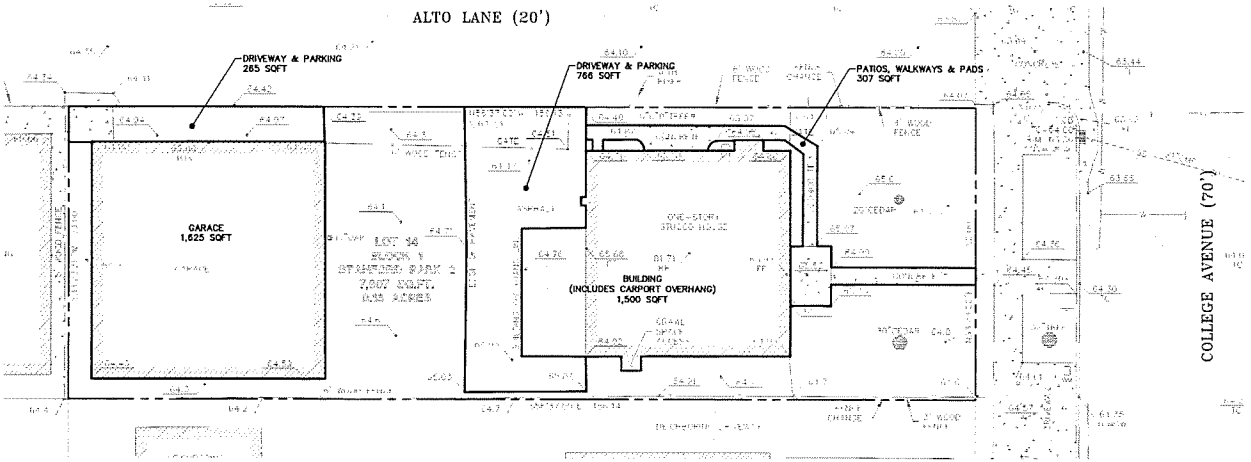
SAN MATEO COUNTY
APN: 071-411-250

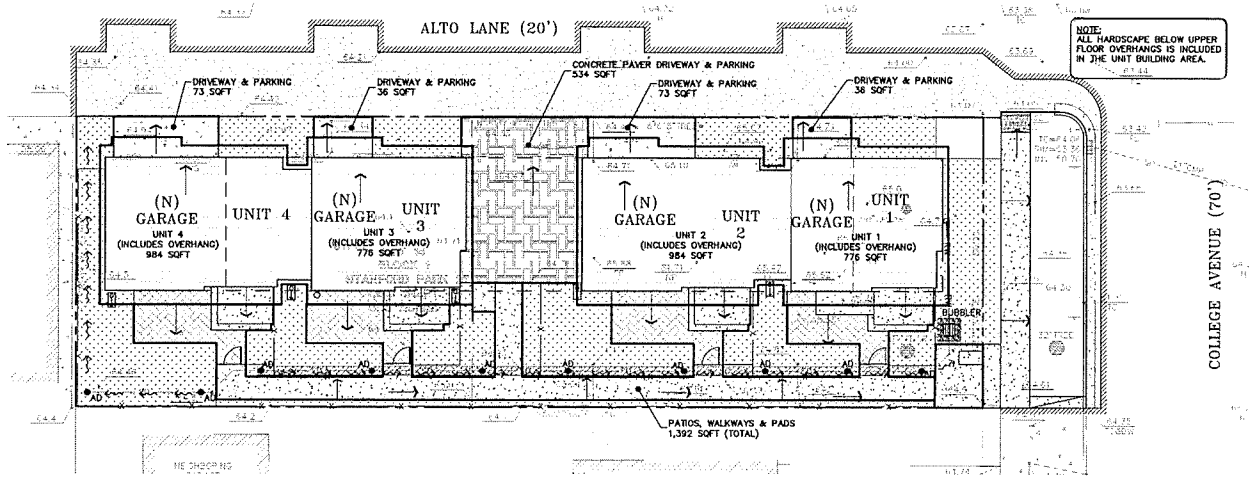
SECTIONS

2	PLAN CHECK 04/16/14	RW
1	PLAN CHECK 04/10/14	RW
	REVISIONS	BY

JOB NO: 2130049
DATE: 10/18/13
SCALE: 1" = 10'
DESIGN BY: PT
DRAWN BY: TB
SHEET NO:
C-4
4 OF 09 SHEETS



EXISTING SITE



PROPOSED SITE

DEVELOPMENT AREA SUMMARY

PRE-DEVELOPMENT	(SQFT)
BUILDINGS	3,125
DRIVEWAY & PARKING	1,031
PATIOS, WALKWAYS & PADS	307
CONCRETE PAVER DRIVEWAY & PARKING	0
TOTAL	4,463
POST-DEVELOPMENT	(SQFT)
BUILDINGS	3,520
DRIVEWAY & PARKING	218
PATIOS, WALKWAYS & PADS	1,392
CONCRETE PAVER DRIVEWAY & PARKING	534
TOTAL	5,664
DIFFERENCE (NET INCREASE)	+1,201

NOTE:
ALL HARDSCAPE BELOW UPPER FLOOR OVERHANGS IS INCLUDED IN THE UNIT BUILDING AREA.

DEVELOPMENT INFORMATION

Total Area of Parcel		A	7,807	SF
Existing Pervious Area		B	3,344	SF
Existing Impervious Area		C	4,463	SF
Existing % Impervious	C / A * 100 =	D	57.2%	
Existing Impervious Area to be replaced w/new impervious area		E	4,463	SF
Existing pervious area to be replaced w/new impervious area		F	1,201	SF
New Impervious Area (Creating and/or Replacing)	E + F =	G	5,664	SF
If G is greater than 10,000 SF, a hydrology report shall be submitted to Engineering.				
Existing Impervious Area to be replaced w/new pervious area		H	0	SF
Net change in Impervious Area	F - H =	I	1,201	SF
Input negative (-) number if the F (net change) is negative				
Proposed Pervious Area	B - I =	J	2,143	SF
Proposed Impervious Area	C + I =	K	5,664	SF
Verify that J + K = A			7,807	SF
Proposed % Impervious	K / A *100 =	L	72.6%	

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SCALE: 1" = 10'

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IMPERVIOUS AREA EXHIBIT

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1	PLAN CHECK 04/10/14	RW
	REVISIONS	BY

JOB NO: 2130049
DATE: 10/18/13
SCALE: 1" = 10'
DESIGN BY: PT
DRAWN BY: TB
SHEET NO:

C-5

5 OF 09 SHEETS

B20

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT AND THE CITY OF MENLO PARK.

B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

(1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

(2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

(3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN. WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL). DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS, THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3") MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

FIBER, 2000 LBS/ACRE
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
FERTILIZER (11-8-4), 500 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION

J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

PRELIMINARY -
NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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612 COLLEGE AVENUE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 071-411-250

GRADING SPECIFICATIONS

-	-
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2 PLAN CHECK 04/16/14	RW
1 PLAN CHECK 04/10/14	RW
REVISIONS	BY

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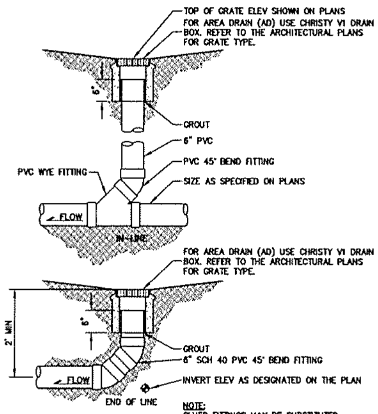
SCALE: NO SCALE
DESIGN BY: PT
DRAWN BY: TB
SHEET NO:

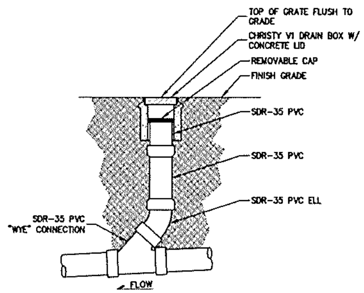
C-6

6 OF 09 SHEETS

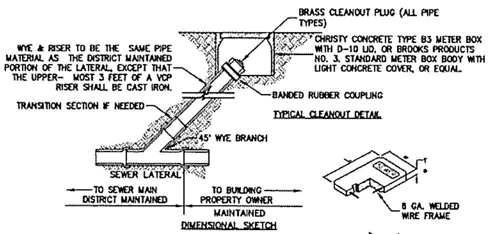


NOTE:
GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.

1 / C-7 AREA DRAIN
NTS



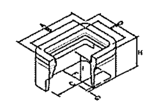
2 / C-7 ON-SITE CLEANOUT
NTS



LID DIMENSIONS

	L	W	T	WT
CHRISTY D-10	14 1/2"	8 11/16"	11/16"	7 LB
BROOKS #3 NS	14 1/2"	8 3/4"	1"	13 LB

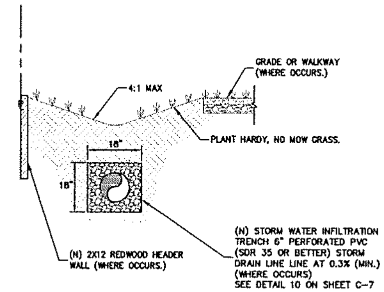
*PROVIDE STEEL TRAFFIC COVER FOR BOX WHEN INSTALLED IN LOCATION SUBJECT TO VEHICULAR LOADING



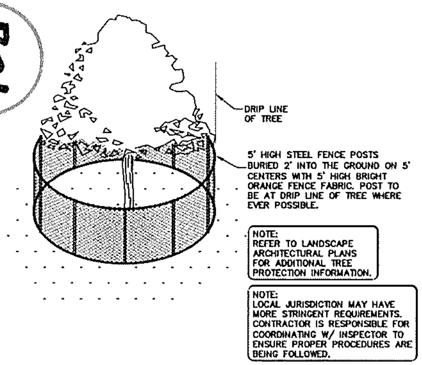
BOX DIMENSIONS

	A	B	C	D	E	F	G	H	I	APPROX WT. LBS.
CHRISTY B3	19"	14 13/16"	16 1/4"	13 1/4"	9"	9 7/8"	1"	12"	10 15/16"	59
BROOKS #3	19 1/8"	13 1/2"	16"	13 1/4"	7 5/8"	9 1/2"	1"	11"	N.A.	68

3 / C-7 TYPICAL SEWER CLEANOUT BOX
NTS



4 / C-7 VEGETATED SWALE DETAIL
NTS



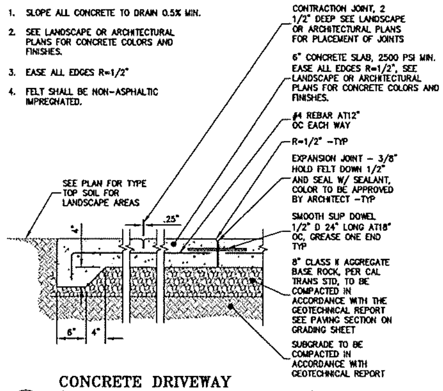
NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

NOTE:
LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

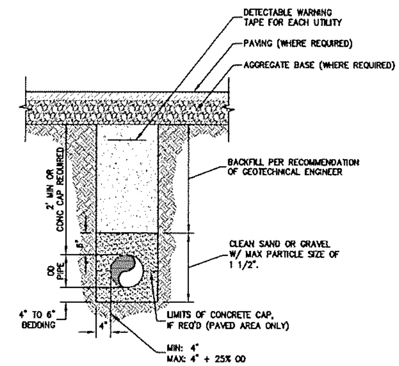
5 / C-7 EXISTING TREE PROTECTION DETAIL
NTS

NOTES:

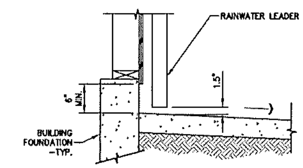
1. SLOPE ALL CONCRETE TO DRAIN 0.5% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



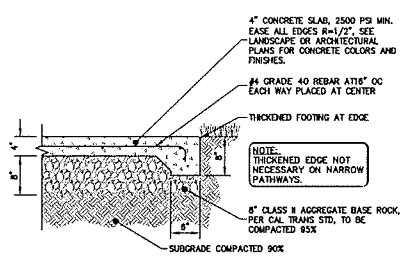
6 / C-7 CONCRETE DRIVEWAY (ON PRIVATE PROPERTY ONLY)
NTS



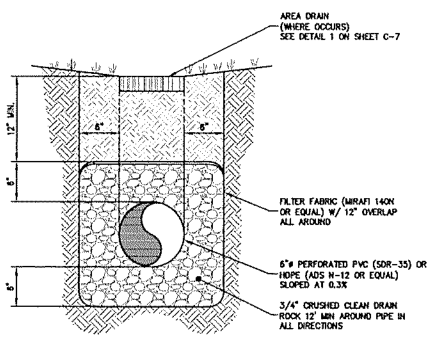
7 / C-7 PIPELINE BACKFILL
NTS (ON PRIVATE PROPERTY ONLY)



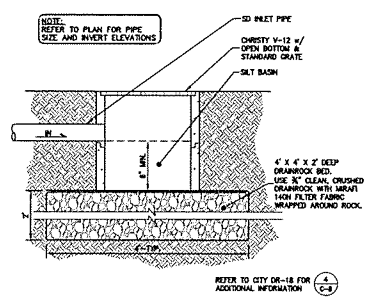
8 / C-7 RAIN WATER LEADER TO CONCRETE SURFACE
NTS



9 / C-7 CONCRETE PATIOS/WALKWAYS (ON PRIVATE PROPERTY ONLY)
NTS



10 / C-7 INFILTRATION TRENCH
NTS



11 / C-7 GRAVEL BASIN INFILTRATION DETAIL
NTS

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REGISTERED PROFESSIONAL ENGINEER PETER CARLINO No. C79555 Exp. 09-30-14 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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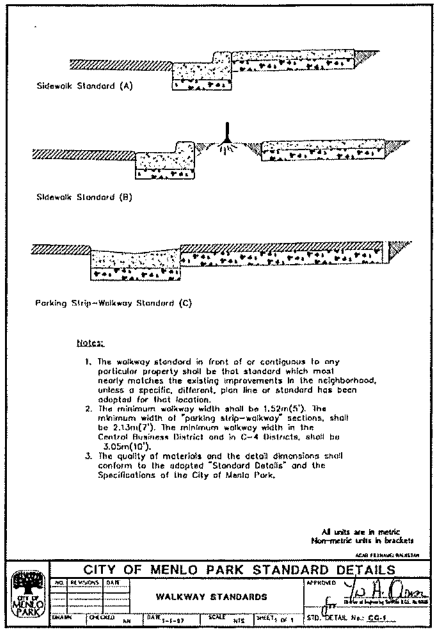
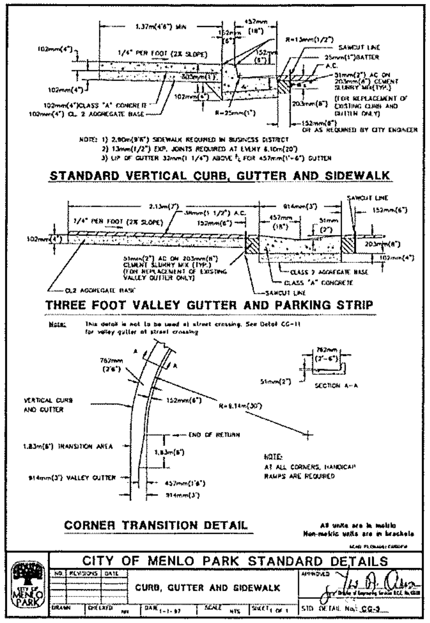
7 OF 09 SHEETS

B21



1 C-8 CITY DETAIL CG-1
NTS



2 C-8 CITY DETAIL CG-3
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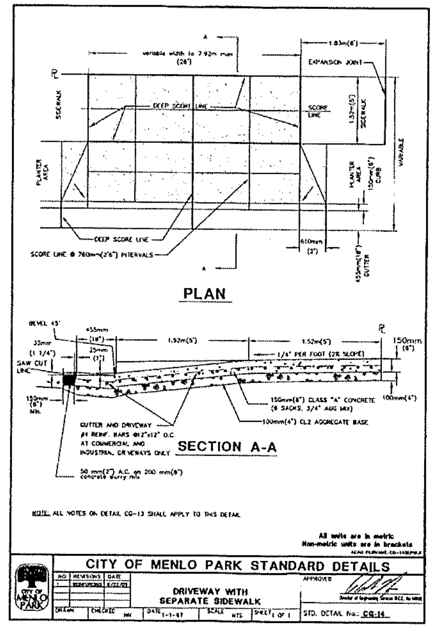

3 C-8 CITY DETAIL CG-14
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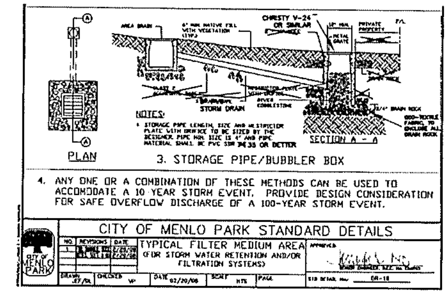
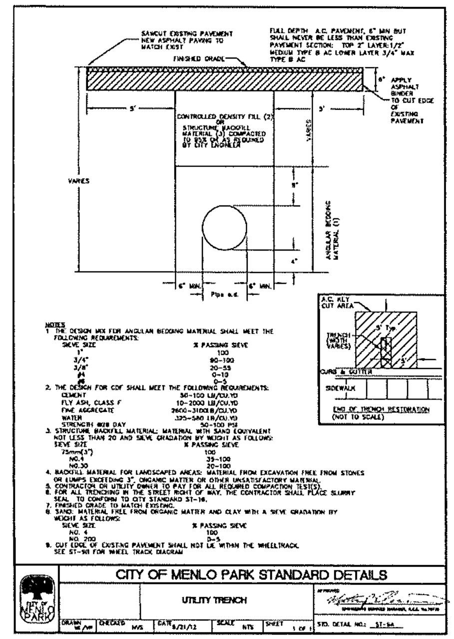


4 C-8 CITY DETAIL DR-18
NTS



5 C-8 CITY DETAIL ST-9A
NTS

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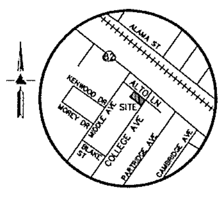
SHEET NO:	C-8

8 OF 09 SHEETS

B22



VICINITY MAP

NO SCALE

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 64.22' (NAVD 88)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

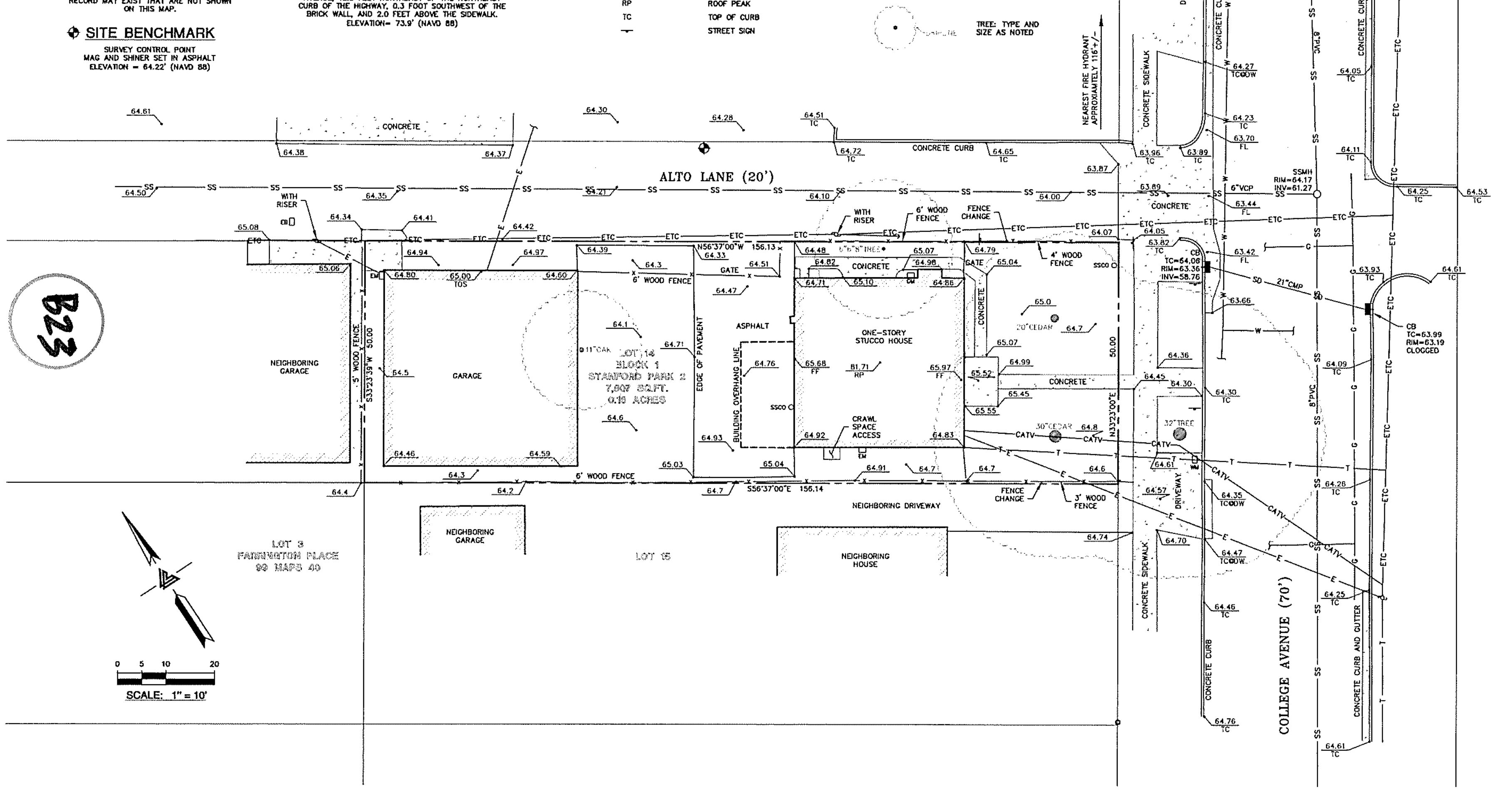
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

CITY OF MENLO PARK BENCHMARK UU110
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 ELLIOT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHEAST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FOOT SOUTHWEST OF THE BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK.
ELEVATION= 73.9' (NAVD 88)

LEGEND AND NOTES

Symbol	Description	Symbol	Description
— — —	BOUNDARY LINE	TOS	TOP OF SLAB
—CATV—	CABLE TV OVERHEAD LINE	VCP	VITRIFIED CLAY PIPE
—E—	ELECTRICAL OVERHEAD LINE	CB	CATCH BASIN
—ETC—	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	EB	ELECTRICAL BOX
—x—	FENCE LINE	EM	ELECTRICAL METER
—G—	GAS LINE (PER PAINT MARKINGS)	GM	GAS METER
—SS—	SANITARY SEWER LINE	→	GUY ANCHOR
—SD—	STORM DRAIN LINE		JOINT POLE
—T—	TELEPHONE OVERHEAD LINE	SSCO	SANITARY SEWER CLEAN-OUT
—W—	WATER LINE (PER PAINT MARKINGS)	SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	WM	WATER METER
DW	DRIVEWAY		BENCHMARK
FF	FINISH FLOOR	XXX.XX	SPOTGRADE
FL	FLOW LINE		ASPHALT
INV	INVERT		CONCRETE
RP	ROOF PEAK		TREE: TYPE AND SIZE AS NOTED
TC	TOP OF CURB		
	STREET SIGN		



B23

612 COLLEGE AVENUE
MENLO PARK, CALIFORNIA

SAN MATEO COUNTY
APN: 071-411-250

TOPOGRAPHIC SURVEY

LEA & BRAZE ENGINEERING, INC.
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GREGORY F. BRAZE
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STATE OF CALIFORNIA

REVISIONS	BY
JOB NO:	2130034
DATE:	05-28-13
SCALE:	1" = 10'
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 01 SHEETS

612 College Ave—Architectural Control
PN: PLN2013-00063

Design approach:

The design for 612 College Avenue utilizes contemporary means to express the architectural legacy of the neighborhood, maintaining a material relationship with the surrounding Arts & Crafts style, while using simple, contemporary forms to help modulate the transition between single-family homes along College, and the busy commercial strip of the El Camino Real. The massing is expressed as a series of interlocking cubical forms: one family made up of large, masonry-like cement or porcelain tiles in a running bond pattern of limestone color at the base; and the other comprising a warm- toned -wood material, a resin panel that incorporates wood veneer, deployed as horizontal slats to refer to historical shingles or ship-lap wood siding. These forms are further accented by a zinc-colored series of window frames and bay windows, providing a contrasting cool color palette.

In order to avoid "superficial massing/material variation" as expressed in the area plan, the design incorporate the following strategies:

A. The overall massing of each of the two buildings on site has been broken down into a series of smaller sub-masses, through the use of:
    a. Variations in the height of the roofline.
    b. Projections from the main mass.
    c. Modulations in the surface of the main mass.
B. The introduction of a minor vertical façade modulation per Standard E.3.4.2.01, with a 2 foot by 5 foot slot near the center of each building, extending from the ground to the roof and emphasized by lowering the roofline to divide each building into two distinctly recognizable "row houses," and thus creating four recognizably expressed units on the site.
C. On the side addressing Alto Lane, as permitted by Standard E.3.3.05, bay windows have been used to break up both the massing and roofline, and to introduce visual interest. The projections form less than 35% of the total façade, and project 3'-8 ½" into the required setback.
D. The 20 foot separation in the center of the project is now accompanied by "a major change in fenestration," with each of the two buildings having windows of different shapes and proportions and with different detailing.
E. Through the use of a subtle but distinct color shift, comprising one palette of vivid wood tones set off against blue glass windows, and another palette of warm grays, the two structures are given distinct identities while remaining true to the overall project language.

The main pedestrian unit entries, previously located on Alto Lane, have been moved to the opposite side of the building, creating an entry "mews" which is entered from College Avenue per planning staff recommendations. While the vehicular entries and parking will remain on Alto Lane, the front door of each unit will now be approached via an internal walkway.

To enhance the sense of frontage and entry along College, the façade has been designed with a distinctly residential quality, placing an active, open elevation facing the street.

Floors have been elevated 12" above adjacent grade to enhance separation from the street. Due to the compact footprint of the site, the recommended 2-4 foot elevation per Guideline E.3.5.07 is difficult to achieve while meeting accessibility codes, but also less necessary in this case due to the fact that the main façade does not address the street, but rather an internal walk.

Neighbor Outreach

On August 20th, 2013, Menlo Capital Group contacted the neighbors at 620 College Avenue, the property immediately adjacent to the south, Connie and Jasper Chan. The current plans and design were shown to them, and they expressed positive support for the development in general and for the design approach. Continued efforts to update the neighbors as to the nature of the design will continue.

Parking

Parking on site includes two-car garages for two of the units, one-car garages for the other two units, and two on-site uncovered parking spaces, each of which is allocated exclusively for use by the units with one car garages. The plans have been altered to reflect this information.

Sustainable Design

Although not required by the zoning code, the project will be designed to meet the criteria for LEED certification. Measures such as an energy efficient envelope, water use reduction, and efficient lighting and appliances will be used. As an added incentive for buyers, each unit will come equipped with an electric vehicle, such as a Nissan Leaf or equivalent, reducing local emissions as well as atmospheric carbon overall.

Mitigated Monitoring and Reporting Program (MMRP)

The project will comply with all applicable mitigations as described in the MMRP.

BUILDING DIVISION INFORMATION

Proposed construction type: Type VA

Compliance with Section 503.1.2: The two structures that comprise the development will be analyzed as portions of one building. The aggregate building area is 8,574 square feet, and the structures are less than 35 feet in height and three stories tall. Per Table 503, the maximum height of the buildings shall be no more than 50 feet in height, the maximum number of stories is three (3), and the maximum area is 12,000 square feet.
The building will be equipped with an automatic sprinkler system. The use of sprinklers increases the area limitation to 24,000 square feet per Section 506 of the code. However, the planning code limits the building size to 8,580 square feet, well within the area limits.

Section	Standard or Guideline	Requirement	Evaluation
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	*Not applicable: Project does not include any business and professional office component.*
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	*Not applicable: Project does not include any medical office component.*
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	*Project does not propose to exceed the maximum 38-foot building height, but roof screens at center of each building would screen views of roof-mounted mechanical equipment from publicly-accessible spaces*
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	*Not applicable: Project does not propose any vertical building projections beyond the 30-foot maximum façade height or the 38-foot maximum building height.*
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	*Not applicable: Project does not propose any rooftop elements to exceed the 38-foot maximum building height.*
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	*As shown on the landscape plan, the primary College Avenue setback area would feature two trees, a number of medium-height shrubs, and low ground cover, and the primary walkway for the project. The Alto Lane frontage, while more of a service alley that would provide auto access to the garages, would also be accented with five trees and associated medium-height shrubs.*
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	*No parking is proposed in either the College Avenue or Alto Lane setback areas.*
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	*Not applicable: Project does not include any store or lobby entry recesses.*
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	*Not applicable: For this parcel, the ECR SW zone does not permit no/minimal setbacks.*

Section	Standard or Guideline	Requirement	Evaluation
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	*The project proposes a number of building projections, including bay windows and eaves on the College/Alto/interior side facades, and balconies, bay windows, and eaves on the rear façade. None of the projections would extend more than five feet into the respective setback area.*
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	*The applicant has documented that the maximum percentage of building projections does not exceed 29 percent of the primary building façade area.*
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	*The entry door canopies (located on the rear façade) would extend less than six feet into the setback. In addition, although they are not located along public space, they would still be located over eight feet above the adjacent grade.*
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	*Not applicable: Project is not located in or near the San Francisquito Creek bed.*
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	*The building break (width: 20 feet, 2 inches) would represent only 14 percent of the primary building façade.*
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	*The building break starts at ground level and extends the entire building height.*
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	*Not applicable: Project provides a full building break, not a recess.*
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	*While the two buildings share a common design language, they would feature clear distinctions including: different roof forms; unique colors for the cement composite panel elements; alternate wood veneer panels; and a number of unique window sizes/shapes.*
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	*The proposal would provide a full building break at the center of the development, with a width of 20 feet, two inches, which comply with the Table E3 minimum (20 feet) and maximum (50 feet) width requirements. The associated building lengths of approximately 60 feet would be well below Table E3's 100-foot maximum distance between building breaks.*

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	*Not applicable: Project is not within the ECR SE district.*
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	*Not applicable: Project is not within the ECR SE district.*
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	*Not applicable: Project is not within the ECR SE district.*

E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	*Along the Alto Lane façade, the proposal would include minor façade modulations at the center of each building. These modulations would meet the minimum dimensions of two feet deep by five feet wide, and the resulting building lengths would not exceed 30 feet, five-and-one-half inches, below the 50-foot maximum. Along College Avenue, the façade length does not exceed 22 feet, four inches, so no minor façade modulation is required.*
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	*Not applicable: Project is within the ECR SW district, where the building break requirements preempt this requirement.*
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	*Not applicable: Project is within the ECR SW district, where the building break requirements preempt this requirement.*
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	*On either side of the minor façade modulations, the buildings feature window and material variation.*
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.	*The proposal features eaves, bay windows, and balconies as façade articulation strategies.*
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	*The building profile is correctly set at the minimum setback lines on the applicable facades (College Avenue, Alto Lane, and the rear).*
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	*The proposal includes eave overhangs (equivalent to canopies/awnings) that project slightly into the building profile. The maximum intrusion would be less than three feet, below the equivalent Building Setbacks & Projection within Setbacks requirement (six feet).*
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	*Not applicable: Project does not include any such vertical building projections within the building profile.*

E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	*Not applicable: Project does not include any such rooftop elements within the building profile.*
E.3.4.4 Upper Story Façade Length			
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	*Not applicable: The ECR SW district does not permit heights in excess of 38 feet.*
E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space.	*Not applicable: Proposal does not include any retail or commercial component.*
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	*Not applicable: Proposal does not include any retail or commercial component.*
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	*Due to the unique nature of this parcel (specifically, the narrow College Avenue frontage and the service-related nature of Alto Lane), providing direct access to each residential unit is not feasible. However, the proposal incorporates a residential "mews" approach to clearly signify the shared residential entry on College Avenue. The project sign/mailbox, concrete pavers, and individual garden gates would help orient visitors to the residential unit entrances.*
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	*The proposal includes residential uses at ground level, along with unique and varied building materials and landscaping along both College Avenue and Alto Lane.*
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	*Not applicable: Project includes ground-floor residential uses.*
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	*Along both College Avenue and Alto Lane, the ground-floor walls would include windows (including on the garage doors) to allow for interaction between the residential units and the street, as well as utilize a variety of materials for aesthetic interest.*

E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	*Due to the narrowness of this parcel and its location along the rear of the Specific Plan boundary (where the largest setback is required, in order to buffer the adjacent residential district), the setbacks create a relatively shallow buildable depth. This limits opportunities to provide a two- to four-foot distance between grade-level elements (like the garages) and the finished floor. In addition, such a grade differential could increase privacy issues with the adjacent single-family residential property (620 College Avenue). However, the proposal includes a one-foot elevation for the first level, and many of the public-facing ground-level windows have high sill heights to insure privacy.*
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	*On the rear façade, the individual unit entries feature projecting canopies at ground level, which (along with the upper-level projections and material variation) help break up the building mass and provide visual interest and shelter/shade.*
Building Entries			
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	*As noted under Guideline E.3.5.03, the proposal orients the building entries to College Avenue through the residential "mews" concept, which uses the sign/mailbox feature and fencing/gate elements to clearly signify the path for residents and visitors, as well as provide visual interest.*
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	*The overall entry path is marked by a sign/mailbox feature and attractive fencing. Each unit's entry is marked by a garden gate with an archway, and the unit doors are made of wood and feature full-height glass sidelights and large stoops.*
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	*Each unit has an individual entry, accessed through the main "mews."*
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	*The proposal orients the building entries to College Avenue through the residential "mews" concept, which uses the sign/mailbox feature and fencing/gate elements to clearly signify the path for residents and visitors.*
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	*Each unit features a stoop that functions as a transition between the indoor and outdoor living spaces.*
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	*The entries are recessed slightly (seven inches) from the main building façade, with an overhang providing additional shade/rain protection.*

Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	*Not applicable: Proposal does not include any commercial component.*
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	*Not applicable: Proposal does not include any commercial component.*
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	*Not applicable: Proposal does not include any commercial component.*

E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	*The proposal provides approximately 4,000 square feet of open space, well above the 30 percent minimum requirement for the overall parcel. In addition to the common open space (front setback landscaping, "mews" path), each unit has a private garden of no less than 467 square feet, with clear dimensions of at least 13 feet, also well above the individual private open space requirement.*
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	*Balconies are provided, but as noted in Standard E.3.6.01 above, the proposal meets the requirements without counting these as open space.*
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	*The balconies would provide modulation and articulation, helping vary up the massing of the rear façade.*
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	*The proposal would include common open space in the "mews" and in the landscaped front setback areas, although the focus would be on private open space, in compliance with the development standards.*
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	*The ground-level garden areas would be directly accessible from each individual unit, and fencing would provide privacy. The balconies would also be an extension of the indoor living area.*
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	*The setback areas on both College Avenue and Alto Lane would be landscaped with trees and medium shrubs, enhancing both facades and the pedestrian experience.*
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	*The proposal has been evaluated for preliminary compliance with the Water Efficient Landscaping Ordinance, and would be required to comply in full if the project is approved.*
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	*As a narrow property that abuts the Specific Plan rear boundary (which has the largest setback, to buffer the adjacent single-family residential area), the parcel has a limited building footprint, which effectively renders consolidated underground parking infeasible. In response, the proposal locates the private parking entrances on Alto Lane, which is service-oriented in character. This allows College Avenue to function as the primary frontage, with no parking entrances at all.*

E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	*Not applicable: Project is not a mixed-use retail/residential project.*
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	*Not applicable: Project is not a commercial or large-scale residential project that requires loading docks.*
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	*Not applicable: Project is not a commercial or large-scale residential project that requires loading docks.*
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	*Not applicable: Project is not a commercial or large-scale residential project that requires loading docks.*
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	*The central surface parking area would feature concrete pavers, for visual interest. Three new trees would also be located in its vicinity, which would ultimately provide some shade for the parking.*
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	*All new utility connections would be located underground.*
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	*All new utility equipment would be screened from view, as verified by a standard condition of approval.*
Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	*Not applicable: Project does not include a parking garage component.*
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	*Not applicable: Project does not include a parking garage component.*
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	*Not applicable: Project does not include a parking garage component.*

E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	*Not applicable: Project does not include a parking garage component.*
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	*Not applicable: Project does not include a parking garage component.*
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	*Not applicable: Project does not include a parking garage component.*
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	*The City has not exempted the Specific Plan area from any citywide sustainability codes, so all standard requirements will apply.*
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	*Not applicable: This is a guideline for the City to continue to conduct the Specific Plan's required ongoing review, not a project-specific guideline. The next such Plan review will take place in 2015.*

Leadership in Energy and Environmental Design (LEED) Standards			
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver level or higher, shall be required for: • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	*The project would be required to submit a LEED Checklist concurrent with the building permit submittal, and verification of Silver-level compliance is required prior to final inspection of the building permit. Currently, the City does not have an outside auditor program established, so the applicant should be prepared for the need to achieve full certification. However, the City is looking into an outside auditor program and may have one established by the time the applicant submits for a permit.* *The proposal would incorporate electric vehicle chargers in each unit's garage, above the one-space minimum requirement.*

Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	*Not applicable: The parcel is well less than one acre in size.*
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	*The buildings would be inherently narrow, with a maximum width of approximately 26 feet. As a result, natural light would always be nearby.*
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	*The proposal features a number of larger windows, clerestory lighting, and skylights, in order to reduce the need for daytime artificial lighting.*
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	*The proposal sets back the glazing in a number of locations, providing shading. In addition, the landscape plan includes multiple deciduous trees on the south façade, which would ultimately help control direct sunlight during the warm summer months, while allowing more light during the winter season.*
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	*The landscape plan incorporates tree plantings on the southwest façade, to mitigate sun exposure from both directions.*
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	*The proposal would include a number of operable windows and balcony doors to allow for natural ventilation.*

E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	*The applicant considered integrated photovoltaic panels, but has elected to not include them at this time.*
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	*Not applicable: Proposal does not include any central kitchen facilities.*
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	*The applicant considered green roofs, but considered that investment infeasible given the relatively small scale of the project.*
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	*The parking spaces' direct access from Alto Lane limits the amount of overall paving needed (in contrast to a parking lot that requires internal drive aisles and backup areas). As a result, the amount of pervious area is maximized, and porous driveway/parking materials are not strictly necessary.*
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	*The landscape plan includes a number of large deciduous trees, which would support passive heating and cooling of the residences and associated outdoor spaces.*
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	*The proposal has been evaluated for preliminary compliance with the Water Efficient Landscaping Ordinance, and would be required to comply in full if the project is approved.*
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	*The proposal has been evaluated for preliminary compliance with the Water Efficient Landscaping Ordinance, and would be required to comply in full if the project is approved.*
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	*Exterior lighting is generally limited, with low bollards used on the entry "mews", and downlights located on the bottom of the entry arches. The entry doors of each unit would also feature downlights.*
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	*Not applicable: Project does not incorporate a parking garage component.*
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	*The applicant has stated that outdoor lighting will be energy-efficient, color-balanced, and create the lowest levels possible to safely comply with code requirements.*

E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	*The applicant has stated that ENERGY STAR-qualified fixtures will be used wherever possible.*
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	*The applicant has stated that the lighting design will utilize high-efficiency lighting systems with motion and occupancy sensors, advanced lighting controls, and timers to the degree possible.*
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	*The project will be required to comply with Municipal Code Chapter 12.48 ("Recycling and Salvaging of Construction and Demolition Debris").*
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	*The applicant has stated that materials with recycled content will be used to the degree possible.*
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	*The applicant has stated that local or regional building materials will be used to the degree possible.*
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	*The project is not of a scale that would require a unified solid waste management program, but individual residences will utilize recycling bins as specified by the City's waste management company.*
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	*The applicant has stated that material from renewable sources will be used to the degree possible.*

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17 June 2014
Sunil Suri
Menlo Capital Group, LLC
555 California Street, Suite 4600
San Francisco, CA 94104

Re Cedar Tree East Side of Lot 14 #612 College Avenue, Menlo Park, CA

Dear Mr. Suri, Per the request of Mr. Mark Donahue, I assessed the condition of the Incense Cedar/*Calocedrus decurrens* at the front on the east side of Lot 14 at #612 College Avenue in Menlo Park. This was strictly a Visual Assessment - no excavations, borings or drillings were performed. This is tree referred to on the map as "20 inch Cedar". It is actually closer to eighteen by twenty-one inches (18"~21") when measured at the Standard Height of fifty-four inches (54") above grade. Someone topped this tree off at close to thirty feet (30') with a topping cut about a foot in diameter. This probably reduced the height of the tree by half. It was a very inappropriate cut. The canopy width is about thirty-three feet (33') across. The lack of care and water has killed off much of the lower inner canopy.

This poor tree deserves death with dignity. It is not a keeper.

Ted Kipping

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Figure 1. Showing stumped off top and distorted growth.

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Figure 2. Showing radical topping cut and little foliage.

Figure 3. Showing severe dieback of inner foliage

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San Francisco, CA 94104

Re Cedar Tree West Side of Lot 14 #612 College Avenue, Menlo Park, CA

Dear Mr. Suri, Per the request of Mr. Mark Donahue, I assessed the condition of the Incense Cedar/*Calocedrus decurrens* at the front on the west side of Lot 14 at #612 College Avenue in Menlo Park. This was strictly a Visual Assessment - no excavations, borings or drillings were performed. This is the tree referred to on the map as "30 inch Cedar". Closer inspection showed it to be twenty-eight by thirty-two inches (28"X32") measured at the Standard Height of fifty-four inches (54") above grade. It was severely topped off at about thirty feet (30') (see Figure 1.) and the canopy regrew to an additional ten to twelve feet (10'~12') above the topping cut. The canopy spread is close to thirty-three feet (33'). The shape is badly distorted and the canopy is full of dead, dying and broken limbs - a highly abused and neglected tree. If it was the last of the species or the tree under which Buddha sat, then there might be a justification for keeping this tree. My opinion is to let it go. Newer, healthier and happier trees can be added to the property later.

Ted Kipping

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Figure 1. Showing stumped off distorted shape of tee

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Figure 2. Showing dead, dying and broken nature of outer canopy.

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17 June 2014
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555 California Street, Suite 4600
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Re Stump-sprouted Elm Adjacent To Alto Lane, Lot 14 #612 College Ave., Menlo Park, CA

Dear Mr. Suri, Per your Mr. Donahue's request, I assessed condition of the Stump-sprouted Elm Adjacent To Alto Lane, on the east of Lot 14 at #612 College Avenue in Menlo Park. This was strictly a Visual Assessment - no excavations, borings or drillings were performed.

What I observed was a cluster of four trunks sprouted some time after the original tree had been cut to a very low stump (see Figure 1.) The sprouts measure approximately eight inches, six-and-a-half inches, six inches and three-and-a-half inches(8",6.5", 6" & 3.5") (see Figure 2.) and collectively create a canopy about thirty-two to thirty-three feet (32'~33')in height by twenty-seven feet (27') in width (see Figure 3.). The canopy currently obscures an existing power pole on Alto Lane.

Even if there were no construction plans for this site, I would recommend once again removing this tree as the configuration of these taproots is not physically sustainable. They are already deforming one another. Further growth will cause them to be liable to wind throw failures in any direction. This time I recommend grinding out the stump or treating it to prevent regeneration.

Ted Kipping

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Figure 1. Base of cluster of stump sprouts deforming around one another.

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Figure 2. Intertwining Trunks of Elm Stump Sprouts

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Figure 3. showing overall combined canopy effect of Elm stump sprouts

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Re Coast Live Oak At Rear Of Lot 14 #612 College Avenue, Menlo Park, CA

Dear Mr. Suri, Per the request of Mr. Mark Donahue, I assessed the condition of the Coast Live Oak/ *Quercus agrifolia* at the back of Lot 14 at #512 College Avenue in Menlo Park. This was strictly a Visual Assessment - no excavations, borings or drillings were performed.

The oak is a well established tree in good health and color (see Figure1.) Physically it measures approximately twelve inches (12") at the Standard of Breast Height - fifty-four inches (54") above grade and forks at about nine feet(9'). Its height and breadth of canopy is approximately twenty-seven to twenty-eight feet (27'~28' X 21'). Unfortunately the base of the tree is so close to that of the adjacent building that there is no longer any room for expansion of the trunk (see Figure 2.) That it is already under stress - especially after three dryish winters - is shown by the concentration of insect attacks visible on the side facing the Lot (see Figure 3.)

Even without any plans to build here, this rapidly growing young oak could not be kept. I am guessing that it was originally planted by a squirrel or a Jay as part of a food cache.

This tree is not a keeper.

Ted Kipping

Ted Kipping Certified Arborist WC-ISA #0301 ISA Tree Risk Assessor #1851 Consulting Arborist ASCA

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Figure 1. Coast Live Oak at back of Lot 14 #612 College Avenue, Menlo Park, CA

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Fig. 2 showing exit holes of attacking insects.

Fig. 3 showing base of oak pressing against building.

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Tree Report For Large Elm Street Tree At #612 College Avenue, Menlo Park, CA

Dear Mr. Suri, Per the request of your Mr. Donahue, I assessed of the large street Elm Tree in front of #612 College Avenue in Menlo Park. This was strictly a Visual Assessment - no excavations, borings or drillings were performed.

What I observed was a massive tree mostly in good leaf color and overall health (see Fig.1.). The uppermost canopy has been stressed by two means: three very dry winters and a major earlier "hard" pruning of the upper branches of a style called "heading" cuts where the limbs are cut back to large stubs (see Figures 2. and 3.) This is hard on most trees but not usually so on a vigorous elm. Unfortunately, this one has become drought stressed. If we get normal or better rains this coming season, then I think there will be restoration of the deep aquifer upon which this tree relies.

The trunk diameter measured at the standard of fifty-four inches above grade (commonly called "DBH" or "Diameter at Breast Height") is approximately thirty-two by thirty-four inches (32"x34") - large trees are rarely perfect circle in cross-section. The height and spread of the canopy is approximately seventy to eighty feet (70~80') high by forty to fifty feet (40~50') wide.

This is a fine tree visible for a considerable distance and greatly adds to the neighborhood. During construction please consider setting up a cycle fencing type of protective cage around the base of the tree - perhaps four to six feet by eight to ten feet (4-6' X6-10') . It can be swivel constructed in one corner for inspection access. Please also keep ALL building materials outside the cage as well as containers of solvents, fuels and such. Under NO circumstances are any of the contractors or their workers to pour out any construction spoils and waste fluid or fuels paint or petroleum distillates of any kind.

Sincerely,

Ted Kipping

Ted Kipping Certified Arborist WC-ISA #0301 ISA Tree Risk Assessor #1851 Consulting Arborist ASCA

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Figure1. View of street Elm at #612 College Avenue, Menlo Park, CA showing overall good and healthy color except for the uppermost crown of canopy.

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Figure 2. Showing change in color from healthy dark green to stressed yellowed upper canopy which received "heading/topping" cuts . (See Figure 3.)

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Figure 3. showing closer detail from Figure 2. of magnitude of "heading" back cuts to upper canopy and drought-bleached foliage color.

612 College Avenue Project Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
AIR QUALITY				
IMPACT BEING ADDRESSED: Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)				
Mitigation Measure AIR-1a: During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.		Measures shown on plans, construction documents and on-going during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD
Basic Controls that Apply to All Construction Sites				
1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Exposed surfaces shall be watered twice daily.			
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	Trucks carrying demolition debris shall be covered.			
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	Dirt carried from construction areas shall be cleaned daily.			
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Speed limit on unpaved roads shall be 15 mph.			
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.			
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.			
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			

612 College Avenue Project Mitigation Monitoring and Reporting Program (MMRP)				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
Impact AIR-2: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute substantially to an air quality violation. (Significant)				
Mitigation Measure AIR-2: Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.	See Mitigation Measure TR-2.			

Impact AIR-5: Implementation of the Specific Plan would locate sensitive receptors in an area of elevated concentrations of toxic air contaminants associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-5: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 200 feet of the edge of El Camino Real or within 100 feet of the edge of Ravenswood Avenue, Oak Grove Avenue east of El Camino Real, or Santa Cruz Avenue west of University Avenue shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD
Impact AIR-6: Implementation of the Specific Plan would locate new sensitive receptors in an area of elevated concentrations of $PM_{2.5}$ associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-5 associated with Impact AIR-5 regarding DPM exposure would also reduce $PM_{2.5}$ exposure impacts along El Camino Real and other high volume streets to a less than significant level.	See Mitigation Measure AIR-5.			

Impact AIR-7: Implementation of the Specific Plan would expose sensitive receptors to elevated concentrations of Toxic Air Contaminants (TACs) associated with Caltrain operations which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-7: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within approximately 1,095 feet of the edge of the Caltrain right-of-way shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

BIOLOGICAL RESOURCES				
Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)				
Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered. ***If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied:*** no further mitigation is required. ***If active nests of special-status birds are found during the surveys:*** implement Mitigation Measure BIO-1b.	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD

Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following:1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity;2. Distance and amount of vegetation or other screening between the Plan area and the nest; and3. Sensitivity of individual nesting species and behaviors of the nesting birds.	If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted.Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.	Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.	Project sponsor(s) and contractor(s)	CDD
Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)				
Mitigation Measure BIO-3a: Reduce building lighting from exterior sources. a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.	Reduce building lighting from exterior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
Mitigation Measure BIO-3b: Reduce building lighting from interior sources. a. Dim lights in lobbies, perimeter circulation areas, and atria; b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD

October); c. Use gradual or staggered switching to progressively turn on building lights at sunrise. d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present; e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.				
Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				
Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented. ***If no active roosts present:*** no further action is warranted. ***If roosts or hibernacula are present:*** implement Mitigation Measures BIO-5b and 5c.	Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	Prior to tree pruning or removal or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15).Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the "take" of individuals is prohibited.	If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.	Prior to tree removal or pruning or issuance of demolition, grading or building permits	Qualified bat biologist retained by project sponsor(s)	CDD
Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the "take" of individuals is prohibited.	A qualified bat biologist shall direct the eviction of non-breeding roosts.	Prior to tree removal or pruning or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

CULTURAL RESOURCES				
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)				
Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior's Standards: ***Site-Specific Evaluations:*** In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old. The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format. ***Treatment in Accordance with the Secretary of the Interior's Standards.*** Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.	A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior's standards, as applicable.	Simultaneously with a project application submittal. **STATUS: COMPLETE:** The historic resource evaluation from Archives & Architecture, LLC, dated October 2013, concludes that the property located at 612 College Avenue is not a historic resource (in either its pre-demolition state or current form). In the professional opinion of the consultants, the project will not have an adverse effect on a historic resource, as the property is not eligible for the California Register of Historical Resources. Due to the fact that the property is not eligible for the Register, the project is not required under CEQA to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.	Qualified architectural historian retained by the Project sponsor(s).	CDD

Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)				
Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).	A qualified archeologist shall complete a site-specific cultural resources study. If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.	Simultaneously with a project application submittal. **STATUS: COMPLETE:** The cultural resource evaluation, prepared by Archaeological Resource Management and dated June 23, 2014, concludes that the proposed project will have no impact on cultural resources.	Qualified archaeologist retained by the project sponsor(s).	CDD
Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours. A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).	Ongoing during construction.	Qualified archaeologist retained by the project sponsor(s).	CDD

Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant)				
Mitigation Measure CUL-4: If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows: * In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and b) If the coroner determines the remains to be Native American: 1. The coroner shall contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American; 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance. a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission. b) The descendant identified fails to make a recommendation; or c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.	If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.	On-going during construction	Qualified archeologist retained by the project sponsor(s)	CDD

GREENHOUSE GASES AND CLIMATE CHANGE				
Impact GHG-2: The Specific Plan could conflict with applicable plans, policies or regulations of an agency with jurisdiction over the Specific Plan adopted for the purpose of reducing the emissions of GHGs. (Significant)				
Mitigation Measure GHG-2a: All residential and/or mixed use developments of sufficient size to require LEED certification under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	Install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces	Simultaneous with project application submittal **STATUS:** Plans show charging devices in all four garages, and installation will be required through the building permit process.	Project sponsor(s)	CDD
HAZARDOUS MATERIALS				
Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Potentially Significant)				
Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.	Prepare a Phase I site assessment. If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted. Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred. Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.	Prior to issuance of any grading or building permit for sites with groundbreaking activity.	Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)	CDD

Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)				
Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD
NOISE				
Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise levels in the Specific Plan area above levels existing without the Specific Plan and in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. (Potentially Significant)				
Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acousticallyattenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements: * Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; * Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and	A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels.	Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and ongoing through construction	Project sponsor(s) and contractor(s)	CDD

* When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				

TRANSPORTATION, CIRCULATION AND PARKING				
Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)				
Mitigation Measures TR-1a through TR-1d: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)				
Mitigation Measure TR-2: New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable: * Commute alternative information; * Bicycle storage facilities; * Showers and changing rooms; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium); * Subsidizing transit tickets; * Preferential parking for carpoolers; * Provide child care services and convenience shopping within new developments; * Van pool programs; * Guaranteed ride home program for those who use alternative modes; * Parking cashout programs and discounts for persons who carpool, vanpool, bicycle or use public transit; * Imposing charges for parking rather than providing free parking; * Providing shuttles for customers and visitors; and/or * Car share programs.	Develop a Transportation Demand Management program.	Submit draft TDM program with building permit. City approval required before permit issuance. Implementation prior to project occupancy.	Project sponsor(s)	PW/CDD
Impact TR-7: Cumulative development, along with development in the Plan area, would adversely affect operation of local intersections. (Significant)				
Mitigation Measures TR-7a through TR-7n: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)				
Mitigation Measure TR-8: Implement TR-2 (TDM Program).	See Mitigation Measure TR-2.			

PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF AUGUST 18, 2014
AGENDA ITEM F1

LOCATION:	**3645-3665 Haven Avenue (3645 Haven Avenue)**	**APPLICANT:**	**Greystar GP II, LLC**
EXISTING USE:	**Light Industrial, Outside Storage, Cellular Monopole**	**OWNER:**	**Butler Realty, LLC**
PROPOSED USE:	**Multi-Family Residential Apartment Complex with Associated Resident-Serving On-Site Amenities**	**APPLICATION:**	**Study Session for Compliance with the R-4-S Development Regulations and Design Standards**
ZONING:	**R-4-S (AHO) - High Density Residential, Special (Affordable Housing Overlay)**		

PROPOSAL

The applicant is requesting a study session as part of the R-4-S compliance review process for a 146-unit, multi-family residential development located at 3645-3665 Haven Avenue. The purpose of the study session is to review the proposed residential development relative to the development regulations and design standards of the R-4-S (High Density Residential, Special) zoning district.

The study session will provide the Planning Commission and members of the public an opportunity to provide feedback on the proposal's compliance with the R-4-S design standards, which are mandatory as well as the design guidelines, which serve to encourage features and principles of good design, but are more qualitative in nature and are not mandatory. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S development regulations and design standards.

Following the study session, the applicant and staff will take into consideration the comments provided by the Planning Commission and members of the public, and the plans may be adjusted to address comments. Unless there are substantial changes to the architectural design of the building, the plans would not return to the Planning Commission for additional review. The R-4-S compliance determination of the Community Development Director is final and not subject to appeal.

BACKGROUND

On May 21, 2013, the City Council adopted the Housing Element of the City's General Plan for the planning period between 2007-2014. To implement the Housing Element and create housing opportunities for all income levels, the City Council also adopted a new residential zoning district called R-4-S (High Density Residential – Special) and a new overlay zoning designation called Affordable Housing Overlay (AHO). The subject site was rezoned with the new R-4-S zoning and AHO designation.

The R-4-S zoning district includes development regulations as well as design standards specific to the zoning district. Multiple family dwelling units are permitted uses and not subject to discretionary review if a project complies with the development regulations and design standards. Instead, the project is reviewed for compliance with a determination made by the Community Development Director. As indicated previously, the purpose of the August 18, 2014 study session is to provide the Planning Commission and members of the public a forum to provide input prior to the compliance determination.

ANALYSIS

Site Location

The subject site is 4.89 acres and is located on Haven Avenue, north of Highway 101 and west of Marsh Road. Haven Avenue begins at the intersection of Bayfront Expressway and Marsh Road, near the entrance to Bedwell Bayfront Park and connects to East Bayshore Road in Redwood City. As former M-2 (General Industrial) zoned property, the subject site is comprised of light industrial and outside storage, as well as a cellular monopole. All of these would be removed as part of redevelopment of the site. The uses reflect the greater area, which has historically been occupied by both office and industrial uses. The subject site is surrounded by low-rise commercial office and industrial uses to the east, similar type uses, located south across Haven Avenue in Redwood City, the proposed St. Anton project with 394 residential units to the west, and Bayfront Canal and the salt flats to the north.

On May 19, 2014, the City approved a lot merger to combine five parcels into one legal lot. The lot merger has not been recorded yet, but will need to be recorded prior to issuance of a grading permit. Once the lots are merged, the anticipated address for the site is 3645 Haven Avenue.

In addition to the lot merger, the applicant intends to abandon all of the existing private easements on the property that are no longer necessary due to redevelopment of the site.

The existing PG&E and reciprocal access easement shared with the 3639 and 3641 Haven Avenue properties along the western edge of the site (St. Anton) will remain. The separate PG&E tower line easement, which is 40 feet in width and runs east-west through the rear third of the property, will also remain.

Project Description

The proposed project is comprised of a 146-unit, multi-family residential development, consisting of one-, two-, and three-bedroom apartments in five three-story walk-up style structures. An additional 5,072 square feet of resident amenity space and management offices are proposed in a three-story structure along with a variety of common open spaces, including outdoor dining and lounge areas, a spa, and pool area. All of the proposed units on the subject property will be market rate rental housing. Although the subject site has the AHO designation, the applicant has opted not to pursue a density bonus in exchange for providing affordable units. The plans are included as Attachment B. As part of the proposal, all of the existing buildings would be demolished and one heritage tree would be removed. Because the site is located within the flood zone, fill will be imported to raise the site approximately three feet to comply with FEMA (Federal Emergency Management Agency) requirements.

Below is a summary of the mix of unit types and the range of square footages.

Unit Type Mix Summary		
Number of Bedrooms	Number of Units	Square Footage Range
One Bedroom	74	697-828 sf
Two Bedroom	66	990-1,025 sf
Three Bedroom	6	1,256 sf

The data table on the next page compares the proposed project with the development regulations of the R-4-S zoning district. As proposed, all of the development regulations would be met and would not trigger additional use permit review for a modification to a development standard. Similarly, the proposal complies with the design standards as demonstrated on Attachment C. In addition, the proposed development meets many of the design guidelines established in the R-4-S zoning district, including the use of varied colors and materials, the installation of attractive landscaping throughout the site, and the incorporation of distinctive entryways. The design guidelines are different than the design standards in that the guidelines suggest means for enhancing building design, attractiveness and neighborhood fit, as well as residential comfort and usefulness where the standards are objective and measurable rules required for new development. Information and evaluation relative to the R-4-S zone's development regulations and design standards and guidelines are further discussed within this project description section of the report.

		R-4-S Regulation[1]	Proposed Project Development
Minimum Lot Area		20,000 sf	213,090 sf (4.9 acres)
Minimum Lot Width		100 ft.	Approx. 300 ft.
Minimum Lot Depth		100 ft.	Approx. 750 ft.
Density	**minimum**	20 du/ac	146 units (30 du/ac)
	maximum	30 du/ac	
Minimum Yards	**Front**	10 ft.	15 ft.
	Interior Side	10 ft., except may be reduced to 5 ft. abutting a private access easement	Left - 18 ft. (from edge of easement) Right – 22 ft.
	Corner Side	10 ft.	N/A
	Rear	10 ft.	49 ft.
Maximum Floor Area Ratio		Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	72%
Maximum Building Coverage		40%	36%
Minimum Open Space (Landscaping)		25%	31%
Height	**Maximum building height**	40 ft.	39 ft., 10 in.
Building Profile		Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.	Complies
Parking	**Vehicular**	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem (255 required).	255 spaces
	Electric Vehicle	A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.	Dedicated charging stations – 9 spaces Pre-wired charging stations – 6 spaces
	Bicycle	Long term – 1 space per unit where a private garage (per unit) is not provided Short term (visitor) – 1 space per every 10 units (15 required)	Long term – 146 spaces/ 1 per unit Short term (visitor) – 22 spaces

[1]A development regulation, except for floor area ratio and density, may be modified subject to a use permit established in Chapter 16.82.

Site Planning and Circulation

The site is rectangular and relatively deep with housing and recreational space organized along a long central spine, and parking and service space around the perimeter. The development includes five residential buildings (numbered 1-5 on the plans) and one leasing and community building (numbered 6 on the plans). The main vehicular and pedestrian access is the entry drive aisle off of Haven Avenue, which is flanked by Buildings 1 and 2. These buildings are mirror images.

The main entrance to the project is marked by the corner treatment of Buildings 1 and 2. These building corners create a gateway effect due to their eroded corner massing. There is also a row of three fan palms to each side of the driveway at the entrance to highlight the entry. Special paving marks the entry drive at Haven Avenue and creates a plaza-like visual definition in front of the leasing/community building.

Behind the leasing/community building is a long open space, further subdivided into a series of hard and soft courtyards of varied recreational function. These spaces are spatially defined by the three-story building walls of the apartments on either side and at the far end of the open space. The footprint of the apartment buildings on either side pinch inward on the open space near its midpoint to distinguish and separate the elongated space into three separate spaces. The space adjacent to the community building has a more active character with more hardscape, a pool, spa, and fire pit amenities; whereas, the other spaces are softer with more focus on landscape and quiet gatherings.

The site has two access points. The public access point that can be used by residents and visitors is located at the center of the frontage along Haven Avenue. Entering the property from this intersection, the residents can proceed through gated entries to the left and right of the community building to the secured area of the property. Residents can also access the property through the vehicular gate midway back from Haven Avenue on the left side lot line. This gate is entered through the access easement extending from Haven Avenue and shared with the St. Anton development. Once on-site, drive aisles and parking areas ring the site's perimeter, except on the Haven Avenue side where the buildings interface with the street. Freestanding covered parking, bicycle storage and trash enclosure buildings face the left and right lot lines.

Building Design and Character

Architecturally, the buildings are modern but not stark. The modulation of the exterior walls and alternating use of materials makes the long facades seem more like a series of slightly vertical massed elements. While not looking like individual buildings making up a streetscape or having a real row-house rhythm, the building segments imply this scale and proportion fairly well.

Each of the buildings is three-stories in height, but building modulation, consistent with the zone standards, and accent features help break the massing of the buildings. The maximum visible height of most buildings is approximately 35 feet, as measured from finish grade (note: natural grade is up to 3 feet lower due to fill). In addition to plan offsets,

the height of parapets from one building segment to the next varies a foot or two against the sky. This makes the massing seem more dynamic.

Featured are the corners of Buildings 1 and 2 that mark the entry to the project. These forms start as tall solid stucco volumes, but are generously carved out at the corners with a recessed zone of windows and engineered wood lap siding panels as well as wrap-around balconies and shade canopies. As a result, they appear light and inviting with the crisp stucco boarder traveling up the sides of the form and across the top. The stucco at this location is 30/30 fine sand texture to give it a smoother treatment than the 20/30 sand texture stucco use elsewhere on the project. This should help reinforce the geometry and stylistically modern use of line.

The residential buildings are shown clad in stucco or fiber cement lap siding and have vinyl windows. Metal railings for the balconies, metal canopies over select doorways, ground floor patios with horizontal wood railings, and painted metal trim round out the primary material palette. Most of the building materials are typical for apartments—vinyl windows, 20/30 sand texture stucco, cement board siding, etc. Accent materials, such as the engineered wood siding and metal window trims and deck fascias further enhance the look of the buildings.

The details at window openings, decks/railings, and parapets generally improve upon standard apartment building details. The vertical window and panel groupings that highlight individual façade segments are recessed top-to-bottom on the wall and trimmed with rectangular aluminum shapes. Fascia edges at the decks are clad in metal instead of the common stucco or wood. The stucco parapet at the building corners holds its line against the sky, by not using the common coping detail (i.e. metal coping/flashing lapping down the face of the parapet).

Carports and trash/bicycle enclosures stylistically match the main buildings and use similar materials. The enclosures are quiet forms, but attention has been given to the detailing of the eaves and doors at the enclosures that give them a more refined appearance. The covered parking structures are very modern in their cantilever design.

The color scheme is based on variations of grey offset by panels and trim in yellow ochre, natural wood, and burgundy. The vinyl windows are tan, which helps them blend with the other façade colors.

Building and Unit Layout

All units are one-story flats with the ground floor level units set close to grade and the upper floor units accessed from stairs within buildings. All units are accessed from interior hallways. Each building has two or more entry points at the ground level depending on building size. Entry points access hallways and interior stairs to upper level units. Part of the ground floor of each building has covered parking with one and two-car wide garage doors. Although assigned spaces, these garages are shared between units. Some garages offer direct access to building corridors.

Buildings 1 and 2 are oriented towards Haven Avenue and the publicly accessible entrance drive. Both buildings have a public entry visible from the main sidewalk on Haven Avenue. This meets the standard for building entries (6(a)(1)), and these entries have been designed to be more visually prominent than building entries elsewhere on the property.

Unit layout is open in nature and fairly functional. Most units have private decks. Where decks occur, they are generally ample in size to be used with patio furniture. Units also have walk-in closets and washers and dryers. Bedrooms and bathrooms are ample in size as many two-bedroom units feature a nearly dual master layout. The kitchens tend open to the living rooms. Window panels are fairly wide and/or tall to allow sunlight into the units.

Open Space, Common Areas, and Landscaping

Open space requirements are met by a combination of private decks and community open space. Of the 146 units, 88 units meet the private open space requirement, which requires a minimum of 80 square feet and minimum dimensions of six feet by six feet per design standard 7(a)(1). Most of the other units have decks that are slightly too small or too shallow. For the remaining units, the open space requirement is met by substituting private open space with a greater ratio of common open space.

Landscape, including sidewalks and similar paving, account for 31 percent of the site area, with 25 percent being the minimum R-4-S requirement. Most of the landscaped area is around the perimeter of the site, but the key open space and landscape concept, comprised of two coponents, is located along the central spine of the site. There are two components. The first concept is the entry drive, which is loosely suggestive of a promenade, and the second is the courtyard space that makes up the recreational area at the center of the complex.

The most significant tree proposed is the specimen size (48” box) coast live oak shown at the far end of the courtyard sequence adjacent to Building 5. Twelve 36” box zelkova street trees, and eight 24” box fan palms used to mark the project entry and leasing/community building are also featured in the planting plan. Smaller, decorative trees such as redbuds, olives, and flowering pears fill out the landscape plan within open spaces and around buildings. Zelkovas and cedars are shown around the perimeter of the property.

In the three courtyard spaces enclosed by Buildings 3, 4, 5, and 6, the use of paving and decorative landscape at and near the ground plane is well developed with many small gathering spaces and feature amenities. The lawn area that separates the major two spaces and a mounded meadow could also provide some visual separation to make the courtyard with the oak tree feel a little more distinct from the rest of the open space. There are many positive features to the design of the main common areas/open space.

In addition to the major landscape and open space development, secondary landscape is used to fill small planter areas and along building and property edges. The plans include a general plant legend, but specific planting locations tied to plants or plant quantities are not shown for areas. Specific quantities will need to be clarified on the plans as part of the

building permit plans. Another detail that will need to be addressed during the building permit stage is the screening of the transformers located near the front of the project near the vehicular entry gates.

The proposed plan also includes the removal of one heritage tree, a palm tree located at the front-left corner of the site. The City Arborist has tentatively approved the removal of the tree.

Evaluation Summary

Based on staff's review of the plans, the proposed development complies with the R-4-S requirements. Attachment C contains a checklist of all of the R-4-S development regulations and design standards and summarizes the project's compliance with each requirement.

Correspondence

Staff has not received any correspondence regarding the proposed project.

Compliance Review Next Steps

Following the Planning Commission's study session on the proposed development, the Community Development Director and the applicant will take the comments into consideration and make changes, if appropriate. If no changes are made, it is the intent of the Community Development Director to issue the compliance review letter within two weeks. The decision of the Community Development Director is final.

The applicant will need to remove unnecessary easements that conflict with the property development before any building permit can be issued for construction of the buildings. Building permits, however, can be submitted, and be reviewed. During the building permit stage, minor design and/or material changes are often requested to accommodate building code requirements, changes in market demand, availability of materials, and/or preference. Unless the changes comprehensively modify the scale or look of the proposal, the changes would be reviewed at a staff level only and not return to the Planning Commission.

The purpose of the study session is to receive input on the proposal's compliance relative to the R-4-S development regulations, design standards, and guidelines. At the meeting, no formal action will be taken by the Planning Commission. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's compliance determination.

ENVIRONMENTAL REVIEW

The proposed project was analyzed in the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment, certified by the City Council on May 21, 2013. Because the compliance review process is a

non-discretionary process, ministerial items, such as the R-4-S compliance review, are exempt from the requirements of the California Environmental Quality Act (CEQA).

RECOMMENDED MEETING PROCEDURE

Staff recommends that the meeting be conducted as follows:

1. Project Presentation by Applicant
2. Commission Questions on Project Proposal
3. Public Comment on Project Proposal
4. Commission Comments on Project Proposal

Report prepared by:
Arnold Mammarella,
Planning Consultant

Report reviewed by:
Deanna Chow,
Senior Planner

PUBLIC NOTICE

Public notification consisted of publishing a courtesy notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. No action will be taken at the meeting. The Community Development Director shall make the determination on the Compliance Review and the determination is final.

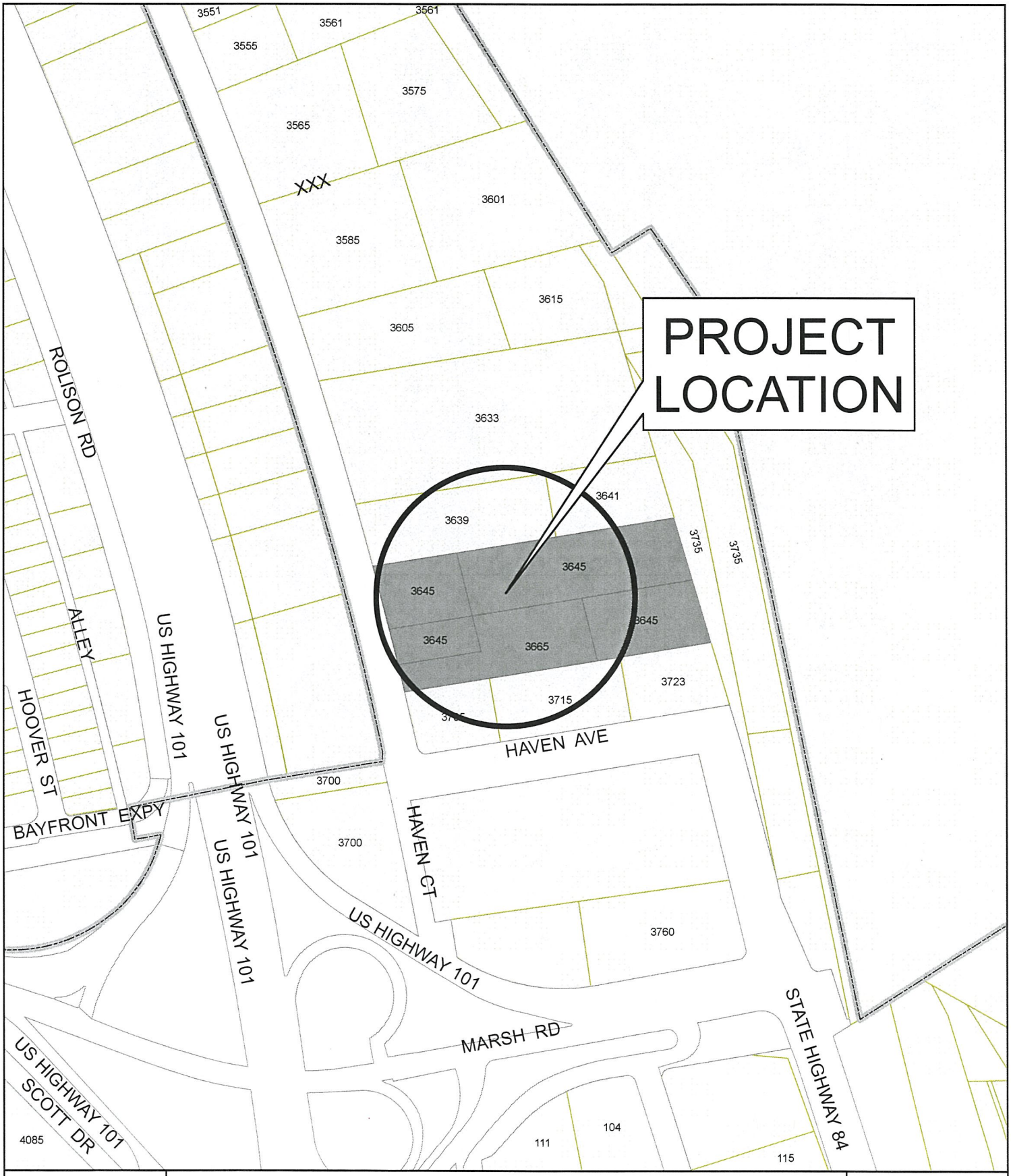
ATTACHMENTS

A. Location Map
B. Project Plans
C. R-4-S Checklist

Note: 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

Colors and Materials Board



CITY OF MENLO PARK

LOCATION MAP

3645- 3665 HAVEN AVENUE

A1

DRAWN: KTP CHECKED: KTP DATE: 8/18/14 SCALE: 1" = 300' SHEET: 1

B1

*Rendering for Illustrative Purposes Only.
Refer to Elevations (A2.0 series) and Material / Color Board (A10.0) for specified colors and materials.

GREYSTAR HAVEN

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

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A10.0a Material / Color Board
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C3.1 Existing Conditions
C4.1 Lot Merger
C5.1 Site Layout & Area Plan
C6.1 Grading Plan & Drainage Plan
C7.1 Utility Plan
C8.1 Fire Service Plan
C9.1 Water Quality Treatment Plan
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C10.1 ADA Accessibility Plan

Electrical

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B2

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SHEET INDEX

MENLO PARK, CA

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A0.1

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Gross Floor Area Summary										
	Level 1		Level 2		Level 3		Total		Exclusions*	
Building #1	5,907	sf	8,894	sf	8,894	sf	23,694	sf	30	sf
Building #2	5,907	sf	8,894	sf	8,894	sf	23,694	sf	30	sf
Building #3	8,034	sf	11,297	sf	11,297	sf	30,627	sf	47	sf
Building #4	8,034	sf	11,297	sf	11,297	sf	30,627	sf	47	sf
Building #5	8,581	sf	15,392	sf	15,392	sf	39,366	sf	75	sf
Building #6	1,810	sf	1,793	sf	1,469	sf	5,072	sf	18	sf
Total							153,081	sf	249	sf
Site Area							213,090	sf		
Floor Area Ratio							72%			
Note: Gross floor area is measured to the exterior finish as defined per Zoning Ordinance 16.04.325 and excludes garages, non-occupiable spaces, and decks with at least one end open and unobstructed to the exterior.										
*Exclusions Limited to 3% of Maximum Allowed Gross Floor Area per Zoning Ordinanace 16.04.325(C)(1)										
Total Exclusions per 16.04.325(C)(1)									249	sf
Maximum Allowed Gross Floor Area							0.9 x 213,090 =		191,781	sf
							249 / 191,781 sf =		0.1%	of Max. Allowed GFA

B3

Unit Plan Summary					
	Unit Plan Type	Unit Description	Net Area (SF)	Quantity (D.U.)	
1 BR	Plan 1_1	1 BED/1 BATH	717	24	
	Plan 1_2	1 BED/1 BATH	697	26	
	Plan 1_3	1 BED/1 BATH	805	16	
	Plan 1_3A	1 BED/1 BATH	802	6	
	Plan 1_4	1 BED/1 BATH	826	2	
				74	51%
2 BR	Plan 2_1	2 BED/2 BATH	990	30	
	Plan 2_2	2 BED/2 BATH	1,098	22	
	Plan 2_3	2 BED/2 BATH	1,025	14	
				66	45%
3 BR	Plan 3_1	3 BED/2 BATH	1,256	6	
				6	4%
TOTAL				146	D.U. TOTAL
*Unit net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit					

Bike Parking Summary		
Long Term:	Building 1	21 bikes in Building 1 bike storage room
	Building 2	21 bikes in Building 2 bike storage room
	Building 3	32 bikes in covered, bike enclosure west of Building 3
	Building 4	32 bikes in covered, bike enclosure east of Building 4
	Building 5	40 bikes in Building 5 bike storage rooms
		146 Long Term Bike Parking Spaces Provided
Short Term:	22 Short Term Bike Parking Spaces Provided; see Landscape drawings	

Site Analysis	Proposed Project			Development Regulations
Lot Area:	213,090	sf	4.89 ac	20,000 sf
Floor Area Ratio:	72%		153,081 sf / 213,090 sf	Maximum 90% for 30 du/ac
Total Dwelling Units:	146	du		146 du @ 30 du/ac
Density:	30	du / ac		Minimum 20 du/ac Maximum 30 du/ac
Building 1-6 Coverage:	63,010	sf		-
Trash & Bike Enclosure Coverage:	1,625	sf		-
Carport Coverage:	11,030	sf		-
Additional Site Coverage*:	480	sf		-
Total Site Coverage:	76,162	sf	36%	Maximum 40% coverage
Total Pavement Area**:	66,975	sf	31%	-
Total Landscaped Area:	69,952	sf	33%	Minimum open space: 25%
Total Parking Spaces:	255	sp		255 sp per city ratio; see Parking Summary
*Additional Site Coverage includes trellis and pool equipment enclosure areas.				
**Total Pavement Area number excludes carport area, since this has been accounted for in the Total Site Coverage. The Total Pavement Area including Carports is: 78,014 sf.				

Parking Summary			
Parking Required:	# of Units	Spaces/D.U.	Required
1 BR	74	1.5	111
2 BR	66	2	132
3 BR	6	2	12
TOTAL	146		255
Parking Provided:	Garage	Carport	Uncovered
	72	74	109
			255
Stalls with EV Charging Stations:			9
Stalls Pre-wired for EV stations:			8

OPEN SPACE CALCULATION:

88 d.u. have complying private open space.
58 d.u. do not have complying private open space: These units do not meet the 80 sf minimum area requirement and/or the 6' x 6' minimum dimensions requirement.

Per R-4-S Zoning Ordinance Section 7a.1, "In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 sf for each 1 sf of private open space that is not provided."
58 d.u. x 80 sf/d.u. = 4,640 sf of private open space will be substituted with common open space
4,640 sf x 1.25 = 5,800 sf of common open space to be provided.

In addition to the 5,800 sf of common open space, a minimum of one space, 40 feet minimum dimension (1,600 sf minimum) is required.
5,800 sf + 1,600 sf = 7,400 sf of total common open space required
66,952 sf of common open space ("Total Landscaped Area" in Site Analysis Matrix) provided; 40'x40' minimum dimension provided in courtyard areas, see A1.0

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PROJECT DATA

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

A0.2

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2013 CBC Code Analysis:

1. Use / Occupancy Classification:
Haven Apartments is a multifamily residential use project. Each building has tuck-under garage parking for automobiles associated with the residential use. The residential portion of the buildings are classified as an R-2 occupancy, and the tuck-under garage is classified as a U occupancy. In the leasing and amenity building, the amenity space is classified as an A-3 occupancy, and the leasing space is classified as a B occupancy.

2. Fire Sprinkler System:
All buildings are proposed to be fully sprinklered with automatic fire sprinklers meeting NFPA 13 standards per CBC Section 903.3.1.1. Automatic fire protection of the R-2 occupancy is required per CBC Section 903.2.8.

3. Construction Type:
Residential building and tuck-under parking garage construction shall be of **Type VB** construction. Leasing and amenity building construction shall be of **Type VA** construction. Basic height and area limitations per occupancy and construction type per CBC Table 503 are as follows:
R-2 Occupancy / VB Construction = 40 feet and 2 stories*, 7,000 SF per story / 14,000 SF per building
U Occupancy / VB Construction = 40 feet and 1 story, 5,500 SF per story / 5,500 SF per building
A-3 Occupancy / VA Construction = 50 feet and 2 stories*, 6,000 SF per story / 12,000 SF per building
B Occupancy / VA Construction = 50 feet and 3 stories, 18,000 SF per story / 54,000 SF per building
*Fire sprinklers are provided to allow story increase modification per CBC Section 504.2.

4. Actual Heights And Areas:
All buildings are three stories in height.

Areas are measured to the exterior face of framing of exterior walls, including exterior areas within the horizontal projections of floors and roofs above. The following is a list of total height and areas for all three building types:

	Height*	Story	Area
Building #1, 2:	**31'-6"**	3	28,135 SF total
R-2/VB			25,178 SF
U/VB			2,957 SF
Building #3, 4:	**31'-6"**	3	35,411 SF total
R-2/VB			32,114 SF
U/VB			3,297 SF
Building #5:	**31'-6"**	3	48,247 SF total
R-2/VB			40,957 SF
U/VB			7,290 SF
Building #6:	**33'-6"**	3	5,358 SF total
A-3/VA			3,505 SF
B/VA			1,853 SF

All buildings exceed the basic allowable stories per CBC Table 503. Story modifications per CBC Section 504.2 are utilized.
All buildings exceed the basic allowable area per CBC Table 503. Buildings will be separated by firewalls per CBC Section 706.

*Measured from FF to T.O. Roof Sheathing.

5. Fire Resistance Rating Requirements for Building Elements:
Per Table 601, the fire-resistance rating requirements for Type VB construction are as follows:

Primary structural frame	0 hour
Exterior bearing wall	0 hour
Interior bearing wall	0 hour
Non bearing exterior walls and partitions	0 hour
Non bearing interior walls and partitions	0 hour
Floor construction & associated secondary members	0 hour
Roof construction & associated secondary members	0 hour

6. Fire-Resistance Rating of Fire Partitions
Per CBC Section 708.3 Exception 2, dwelling unit and sleeping unit separations in building of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped through with an automatic sprinkler system in accordance with Section 903.3.1.1.

7. Fire-Resistance Rating of Horizontal Assemblies
Per CBC Section 711.3 Exception, dwelling unit and sleeping unit separations in building of Type VB construction shall have fire-resistance ratings of not less than 1/2 hour in buildings equipped through with an automatic sprinkler system in accordance with Section 903.3.1.1.

8. Interior Exit Stairways
Per CBC Section 1022.2, interior exit stairways shall have a fire-resistance rating of not less than 1 hour where connecting less than four stories.

9. Required Separation of Occupancies
R-2 & U occupancies separated per requirements on CBC Table 508.4.
A-3 & B occupancies separated per requirements on CBC Table 508.4.

10. Single Exits
Per CBC Section 1021.2, R-2 occupancies on the first, second, or third stories above grade plan are permitted to have a single exit or access to a single exit, provided the maximum number of dwelling units and the maximum exit access travel distance do not exceed the values in Table 1021.2(1).

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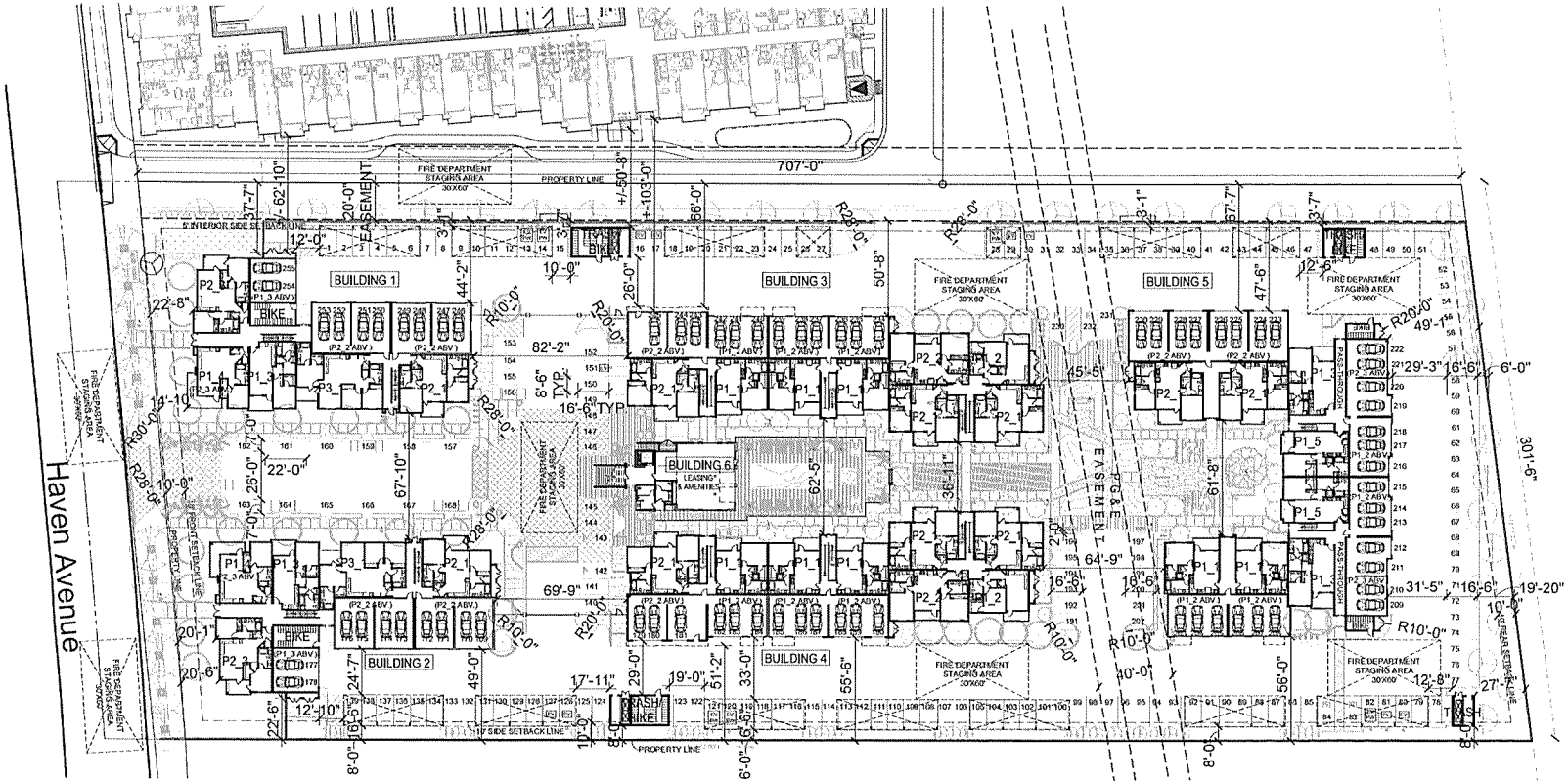
B5



Legend

EV — Parking Stall with EV Charging Station

EV PW — Parking Stall Pre-wired for EV Charging Station

0 15 30 60

Refer to Project Data Sheet A0.2 for unit counts, parking counts, open space and floor area calculations.
Refer to Civil Sheets C1-1 through C10-1 for all easments, dimensions and parcel information

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SITE PLAN

MENLO PARK, CA

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A1.0

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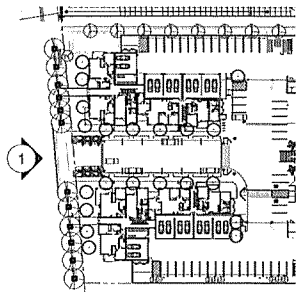

Key Map n.t.s.

B2

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CONCEPTUAL STREET SCENE

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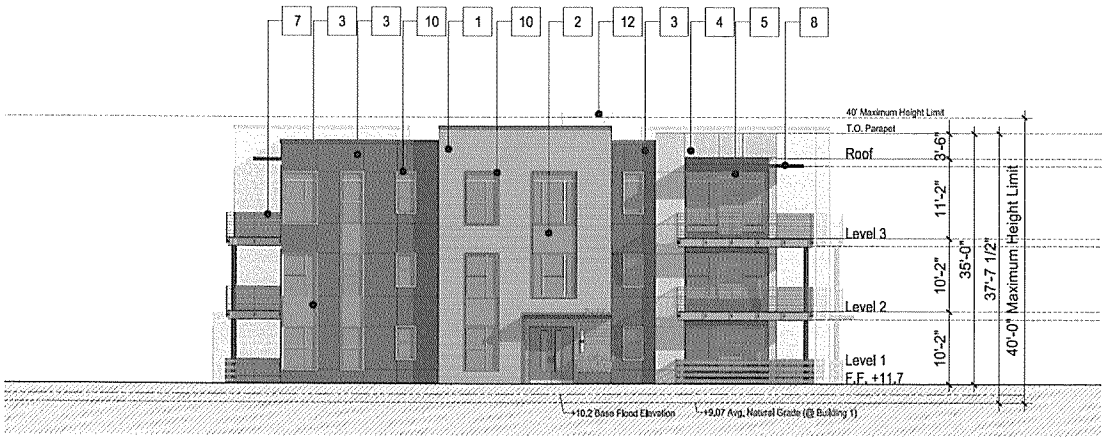
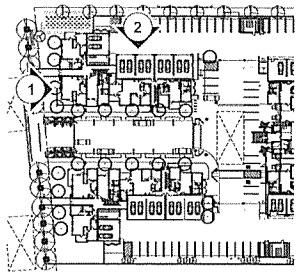


1. Front Elevation

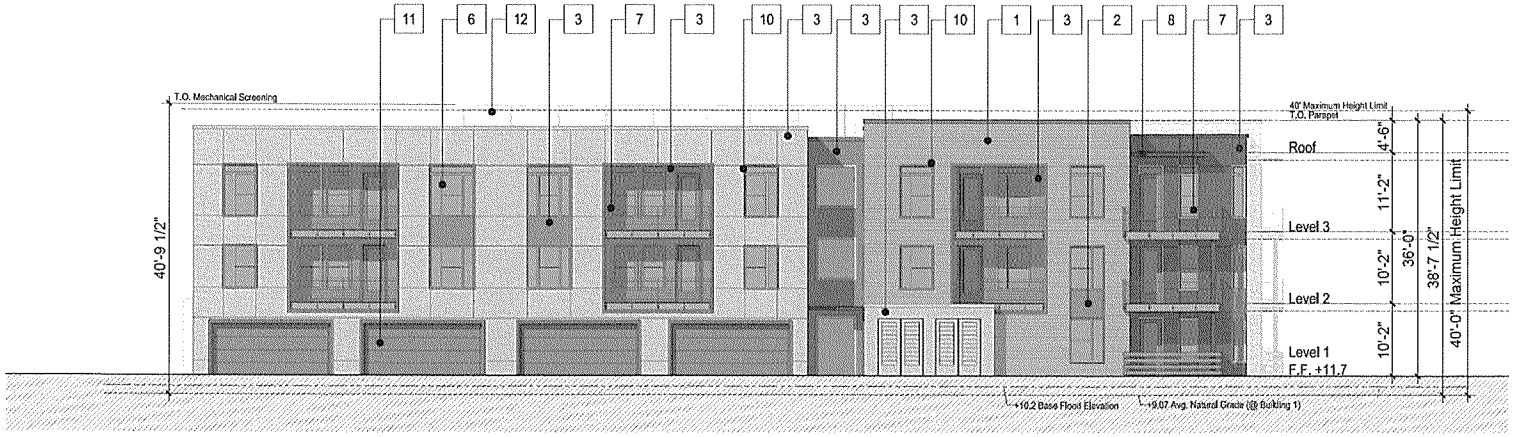


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

87



2. Left Elevation

0 4 8 16

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BUILDING #1 CONCEPTUAL ELEVATIONS

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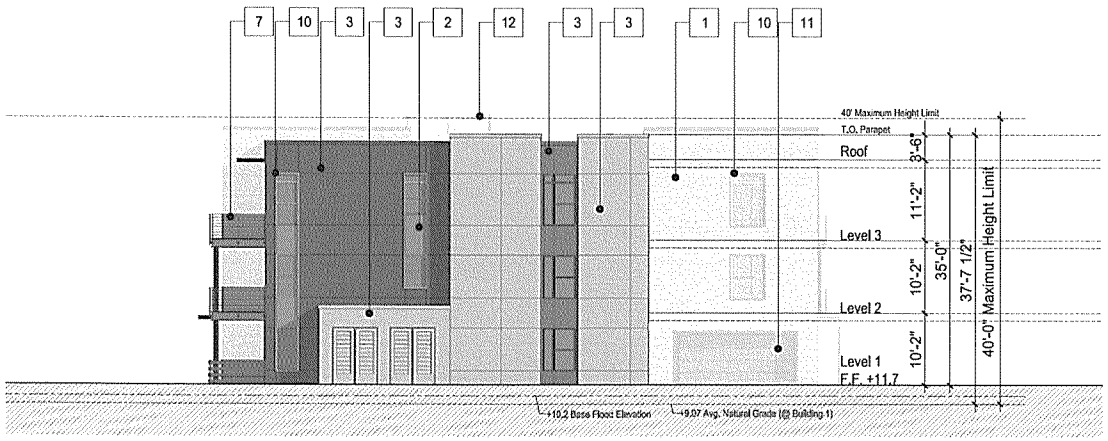
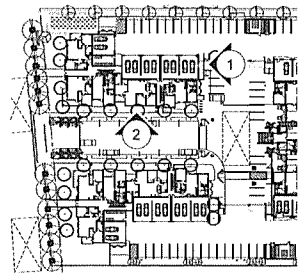


1. Rear Elevation

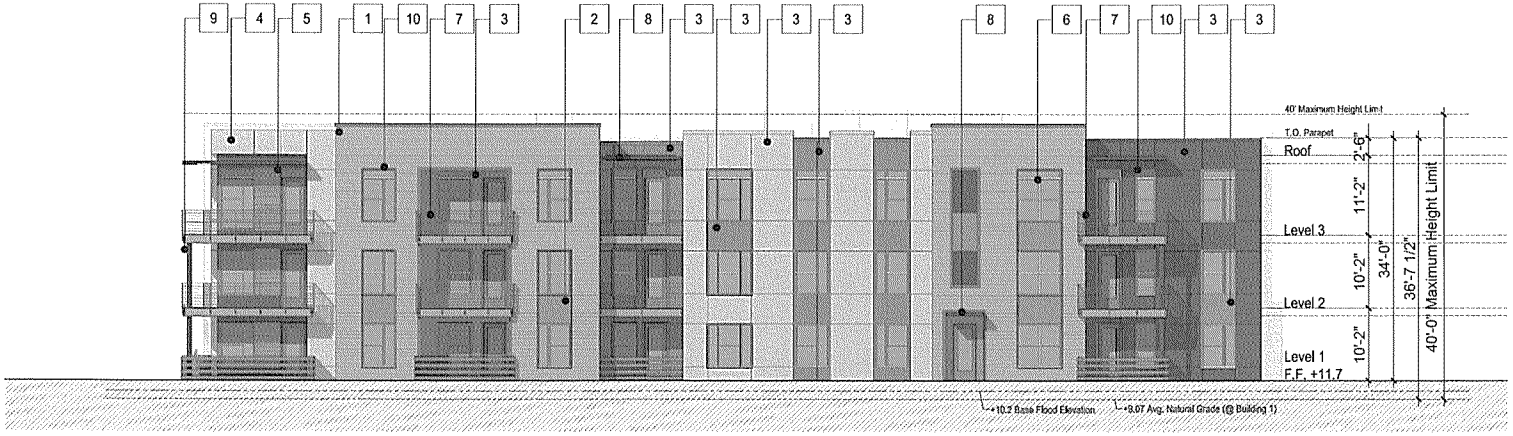


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B8



2. Right Elevation

0 4 8 16

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BUILDING #1 CONCEPTUAL ELEVATIONS

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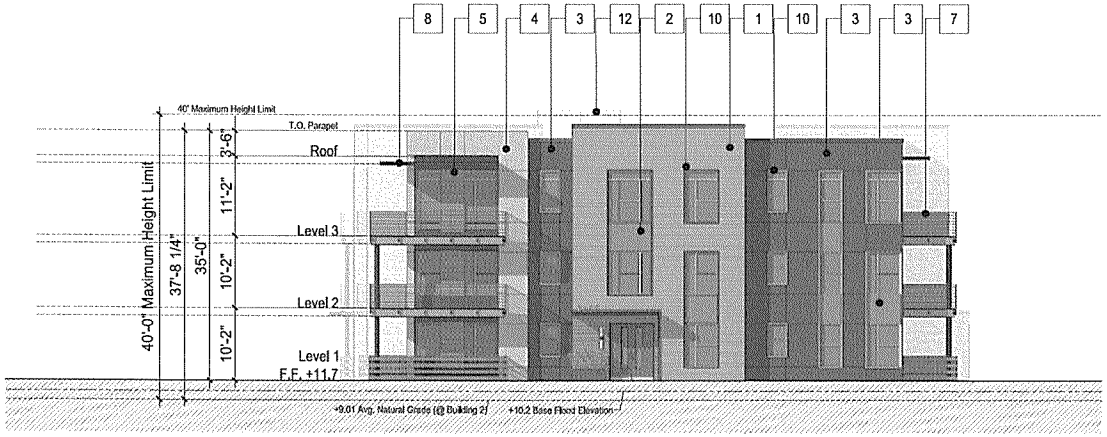
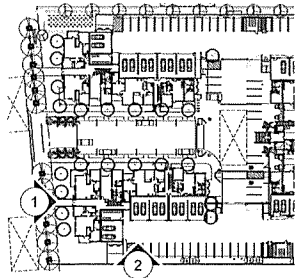


1. Front Elevation

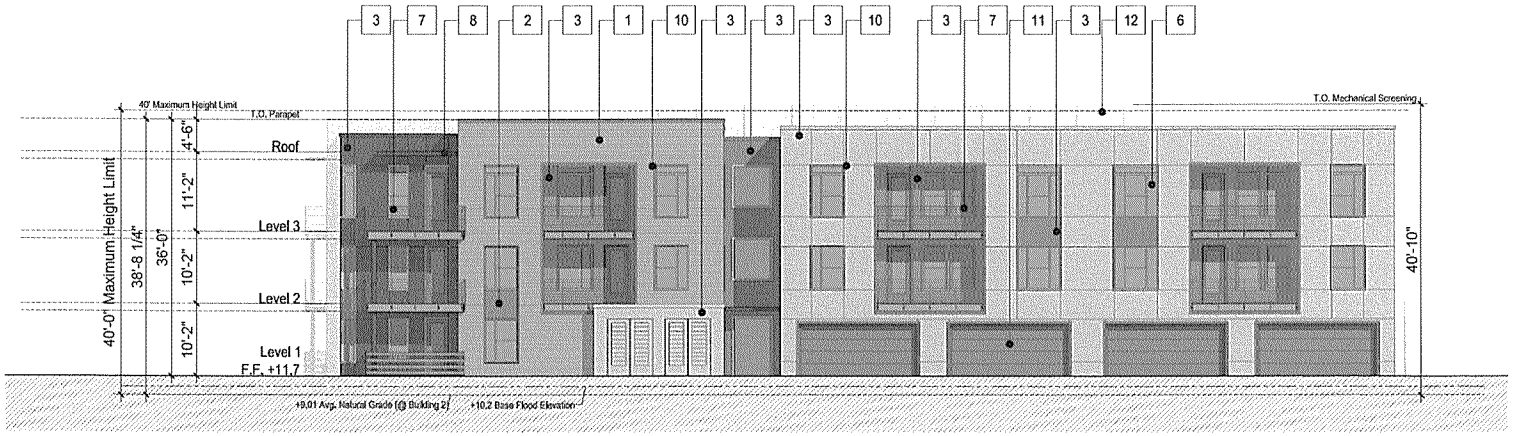


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B9



2. Right Elevation

0 4 8 16

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BUILDING #2 CONCEPTUAL ELEVATIONS

A2.3

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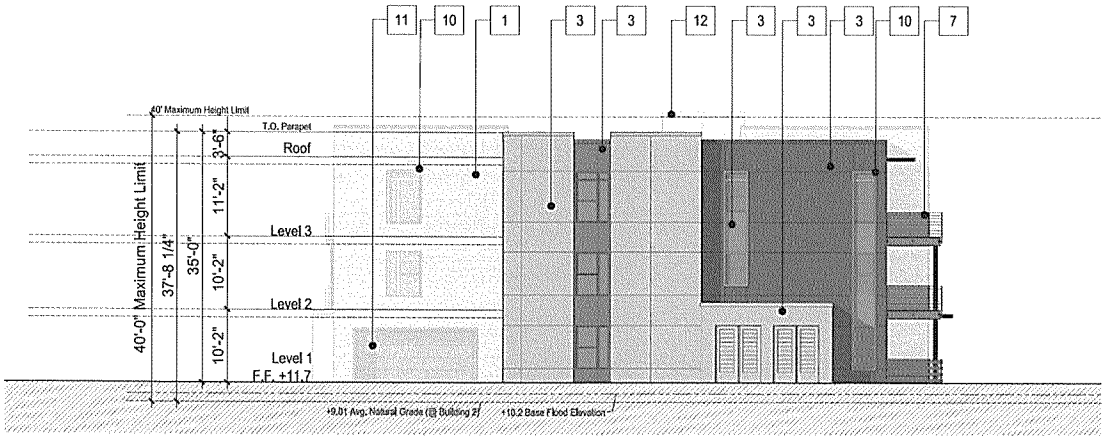
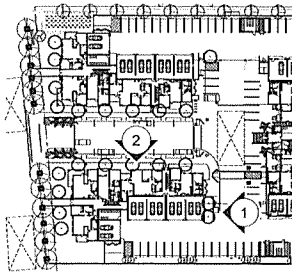


1. Rear Elevation

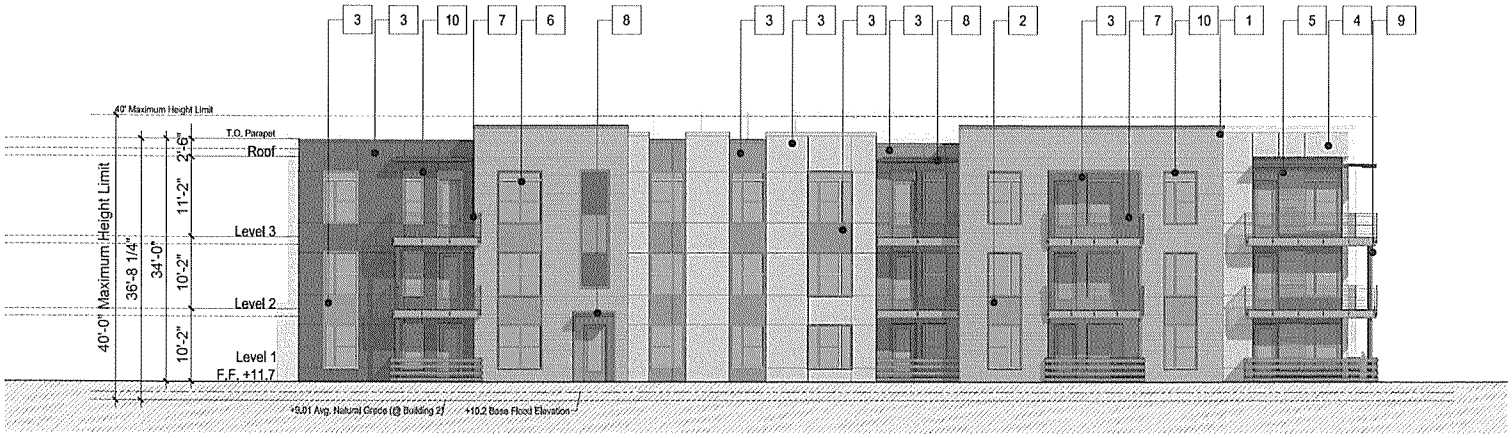


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B10



2. Left Elevation

0 4 8 16

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BUILDING #2 CONCEPTUAL ELEVATIONS

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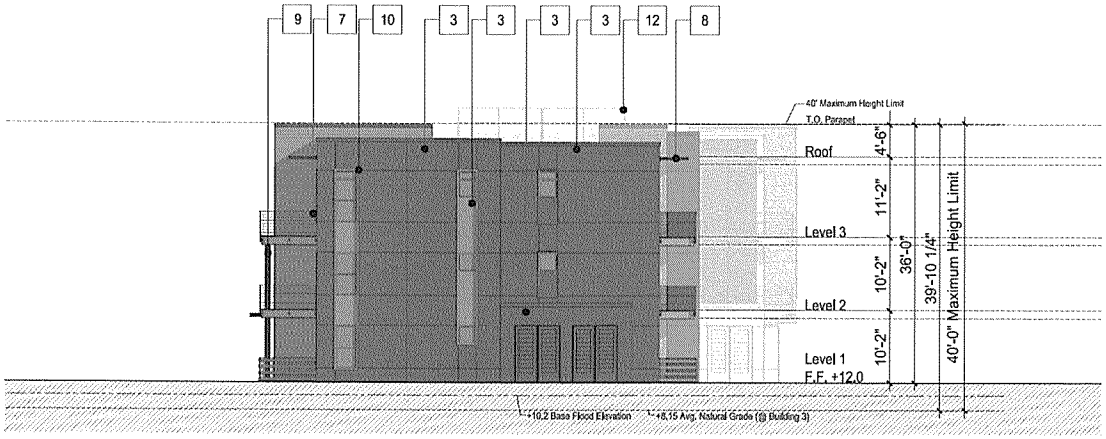
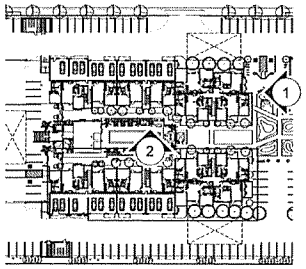


1. Right Elevation

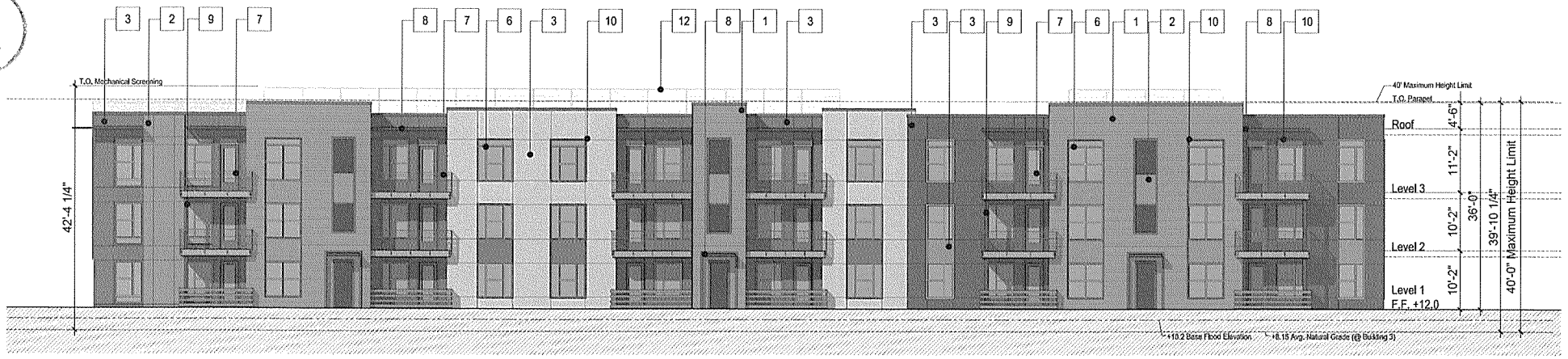


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B11



2. Front Elevation

0 4 8 16

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BUILDING #3 CONCEPTUAL ELEVATIONS

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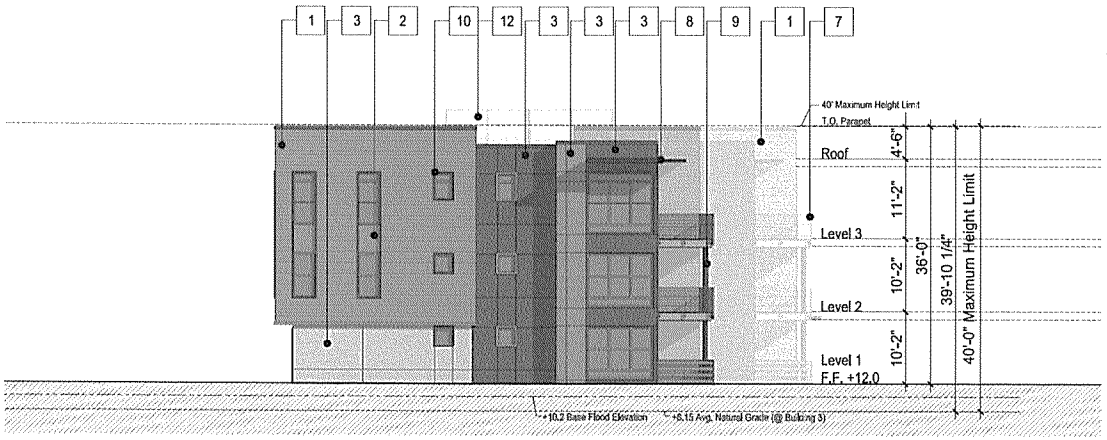
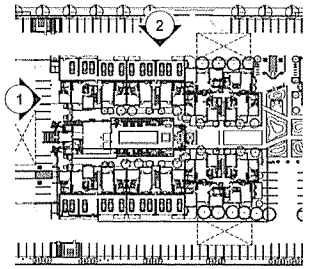


1. Left Elevation

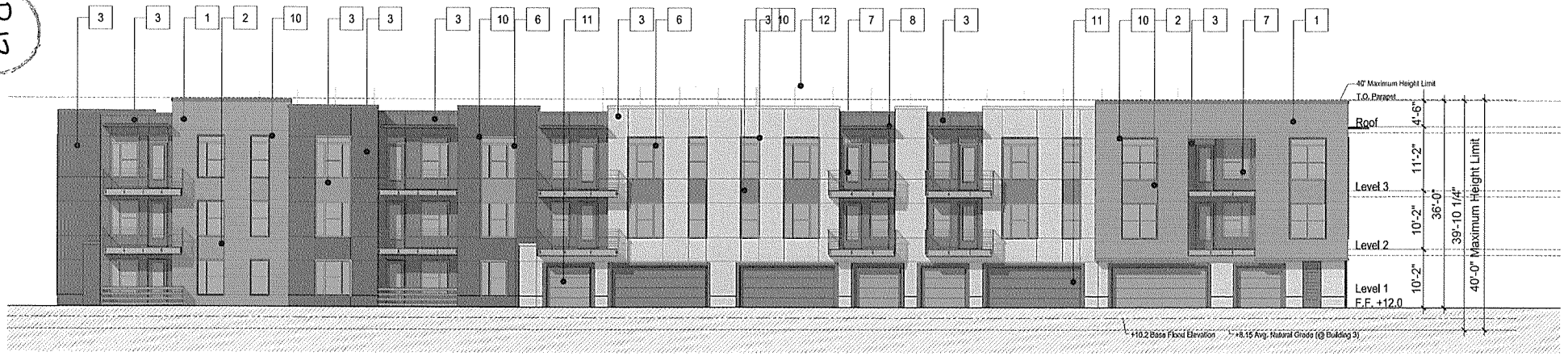


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B12



2. Rear Elevation

0 4 8 16

GREYSTAR HAVEN

BUILDING #3 CONCEPTUAL ELEVATIONS

A2.6

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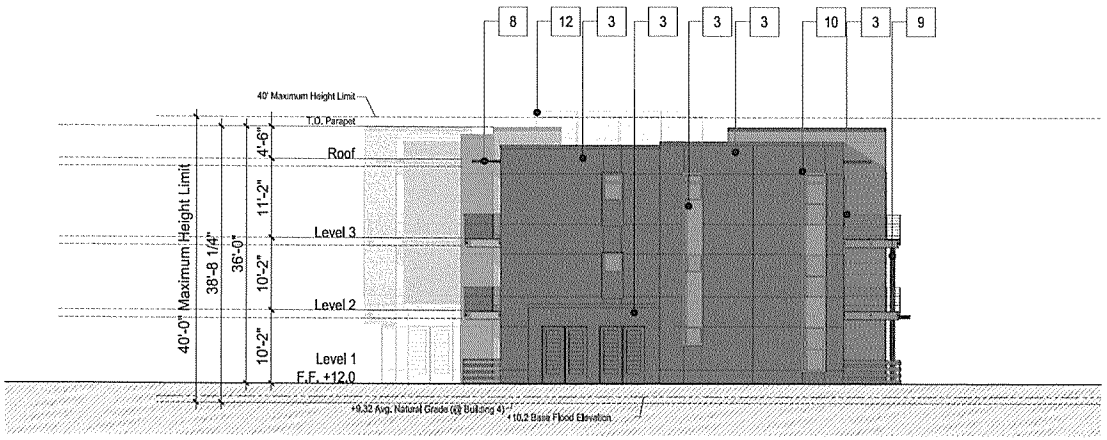
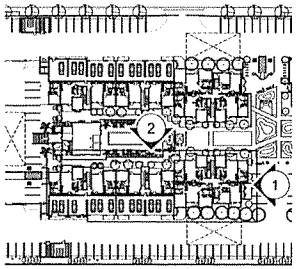


1. Left Elevation

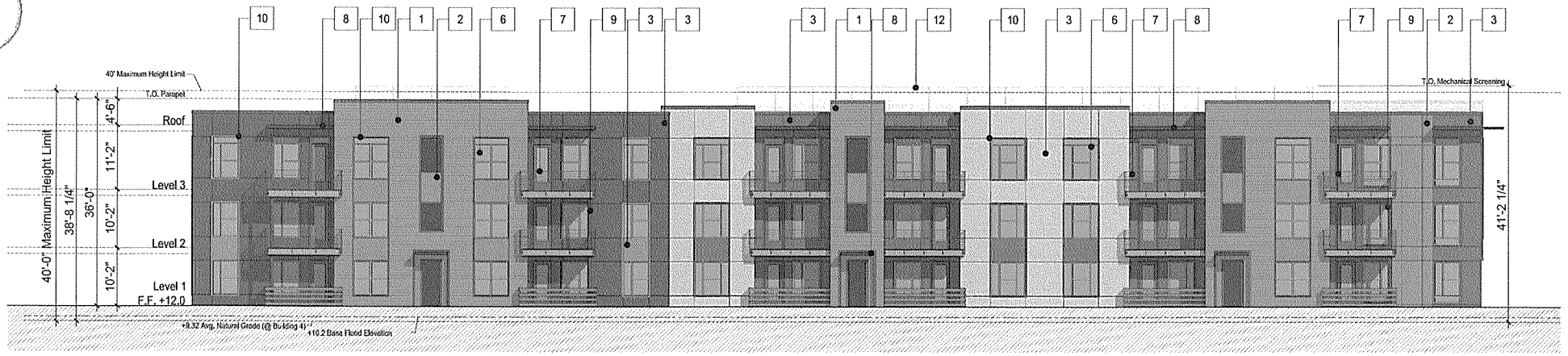


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B13



2. Front Elevation

0 4 8 16

GREYSTAR HAVEN

BUILDING #4 CONCEPTUAL ELEVATIONS

A2.7

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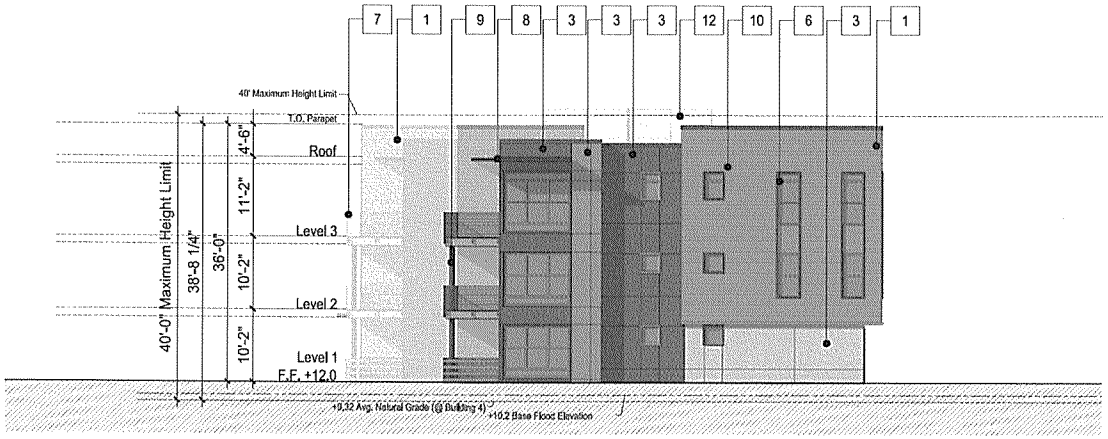
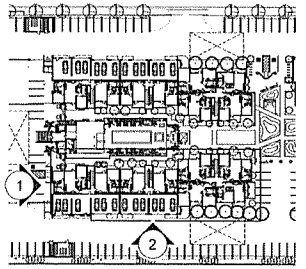


1. Right Elevation

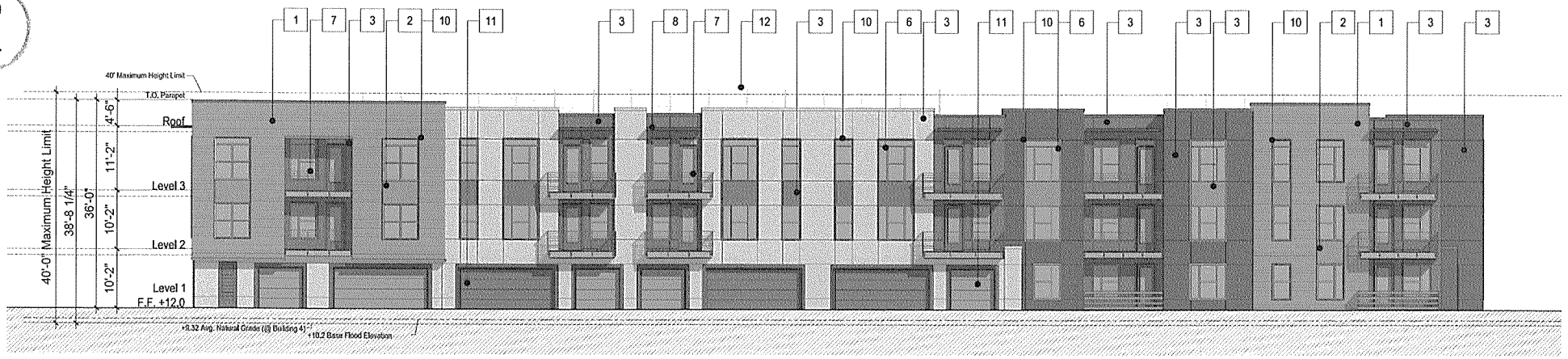


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

418



2. Rear Elevation

0 4 8 16

GREYSTAR HAVEN

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BUILDING #4 CONCEPTUAL ELEVATIONS

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A2.8

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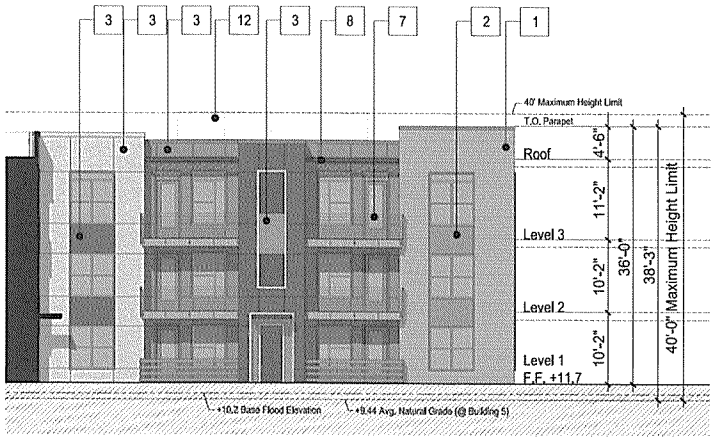
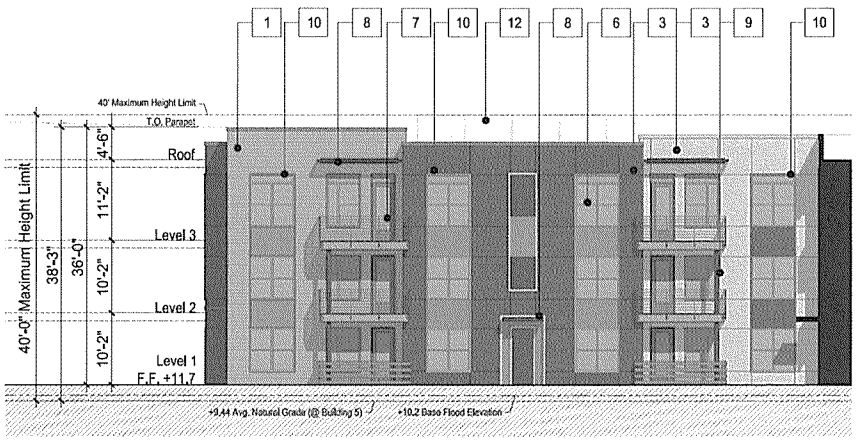
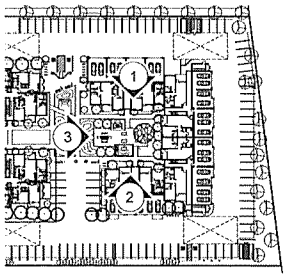


1. Courtyard Left Elevation



2. Courtyard Right Elevation

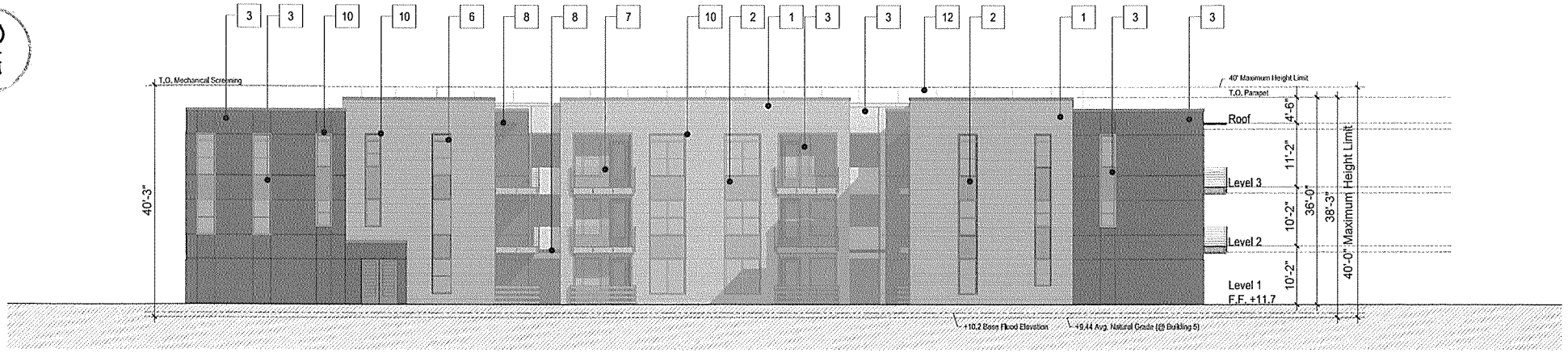


Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

B15



3. Front Elevation

0 4 8 16

GREYSTAR HAVEN

BUILDING #5 CONCEPTUAL ELEVATIONS

A2.9

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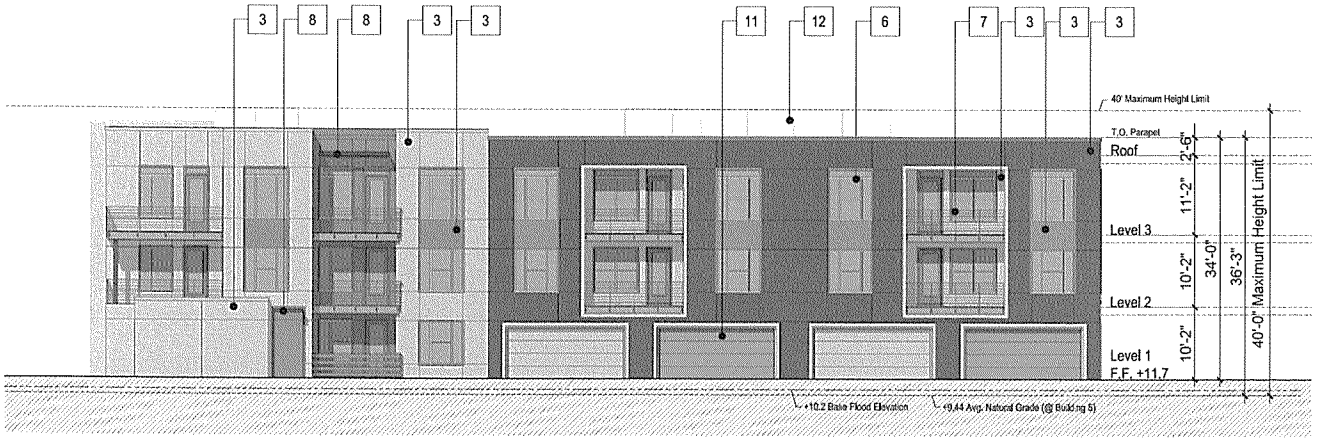
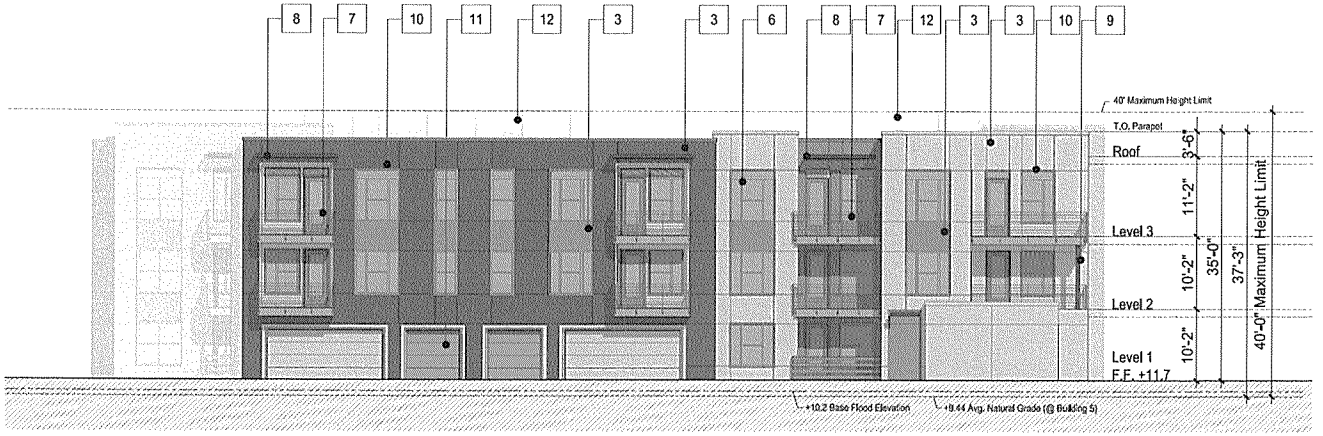
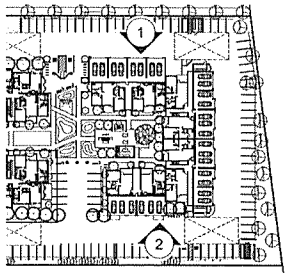


1. Left Elevation



2. Right Elevation



Key Map n.t.s.

Material Legend

1. Fiber Cement Lap Siding
2. Fiber Cement Panel
3. 20/30 Stucco w/ ½" Expansion Joints
4. 30/30 Stucco w/ ½" Expansion Joints
5. Engineered Architectural Wall System
6. Vinyl Window
7. Metal Railing
8. Metal Awning
9. Metal Column
10. Metal Window Trim
11. Smooth Panel Metal Garage Door
12. Metal Mechanical Screen

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BUILDING #5 CONCEPTUAL ELEVATIONS

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A2.10

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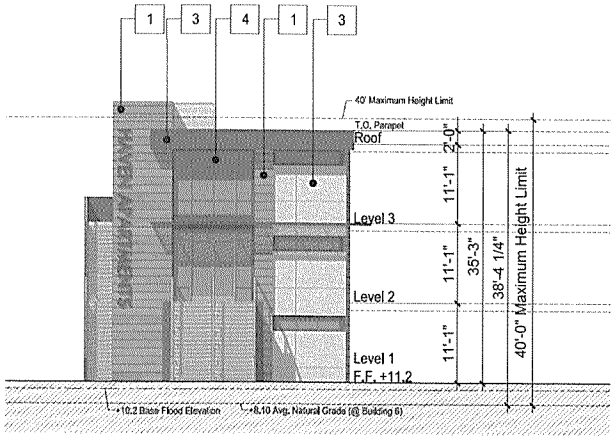
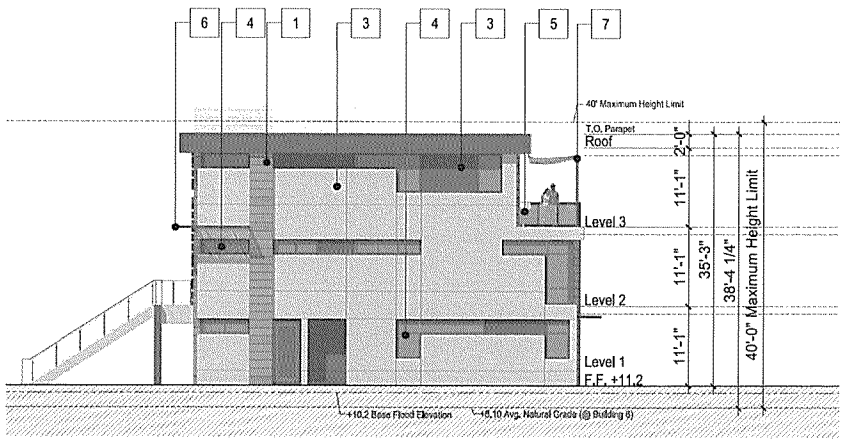
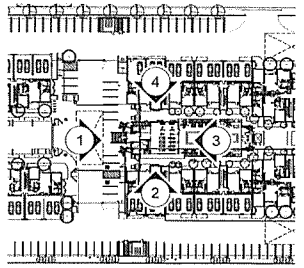


1. Front Elevation



2. Right Elevation



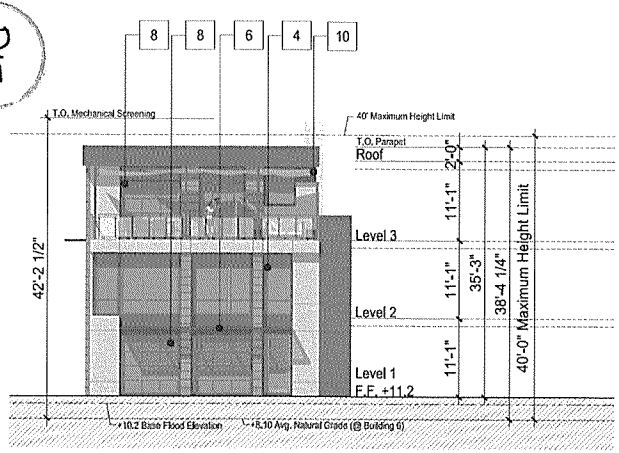
Key Map n.t.s.

Material Legend

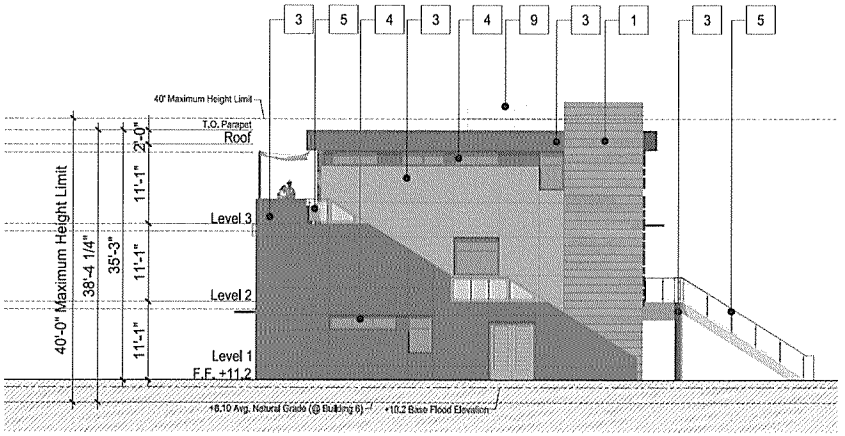
1. Engineered Architectural Wall System
2. Fiber Cement Lap Siding
3. 20/30 Stucco with ½" Expansion Joints
4. Metal Storefront Window
5. Glass Railing
6. Metal Awning
7. Metal Column
8. Roll-Up Garage Door
9. Metal Mechanical Screen
10. Tensile Fabric Awning*

*Note: Awning detail to be finalized in field.

B17



3. Rear Elevation



4. Left Elevation

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BUILDING #6 CONCEPTUAL ELEVATIONS

MENLO PARK, CA

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0 4 8 16

A2.11

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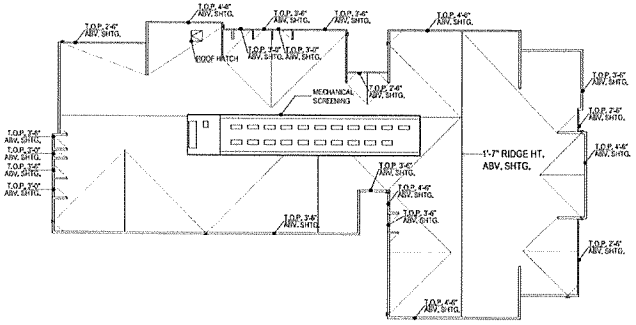
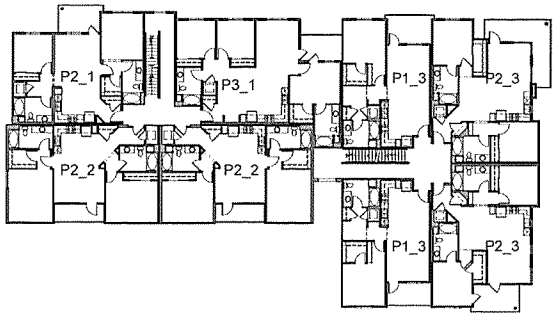
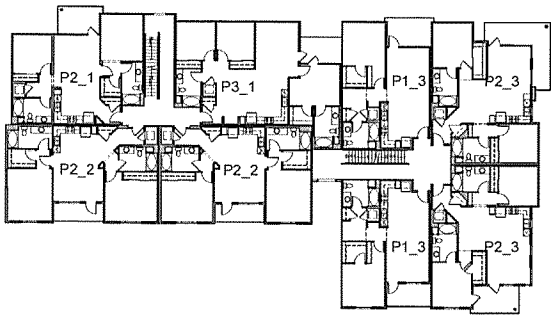


Roof

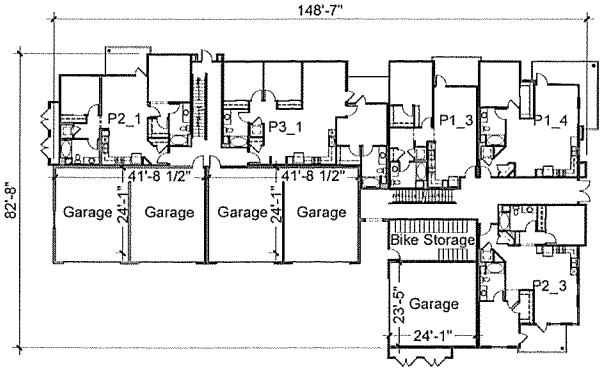


Level 2

B18



Level 3



Level 1

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BUILDING #1 & 2 PLANS

MENLO PARK, CA

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0 8 16 32

A3.0

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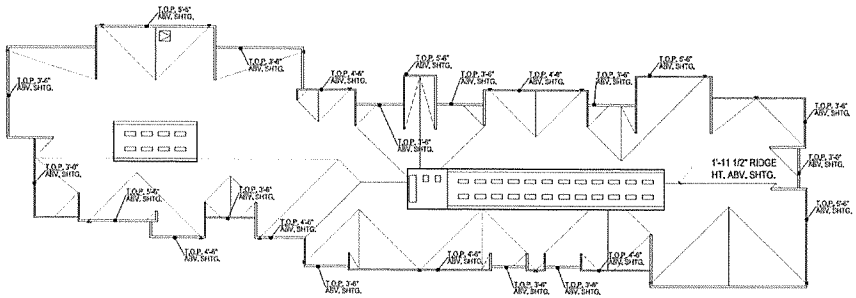

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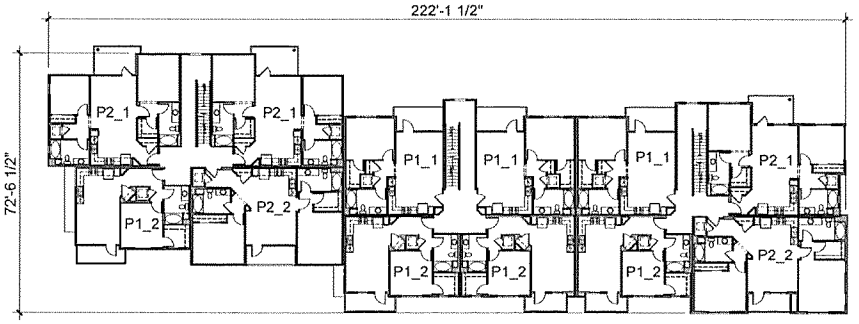

Level 2

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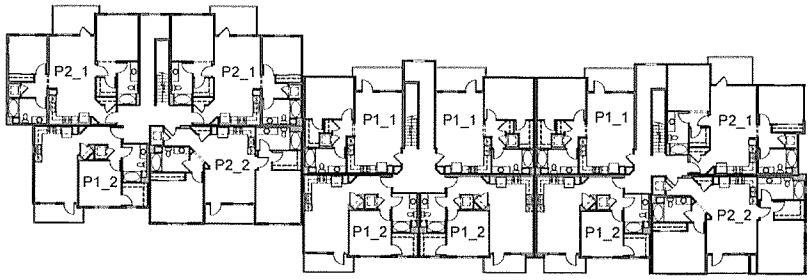

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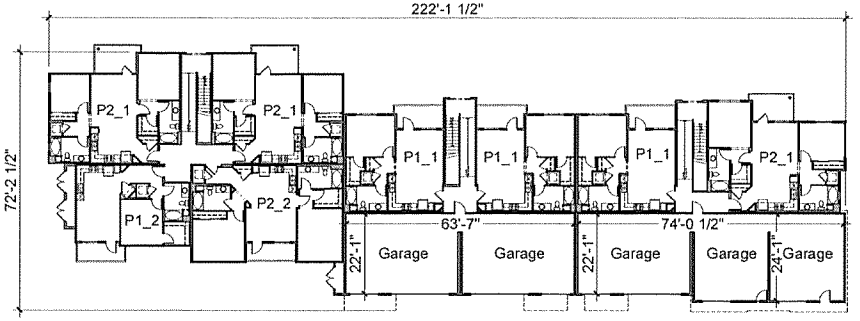

Level 1

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BUILDING #3 & 4 PLANS

MENLO PARK, CA

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0 8 16 32

A3.1

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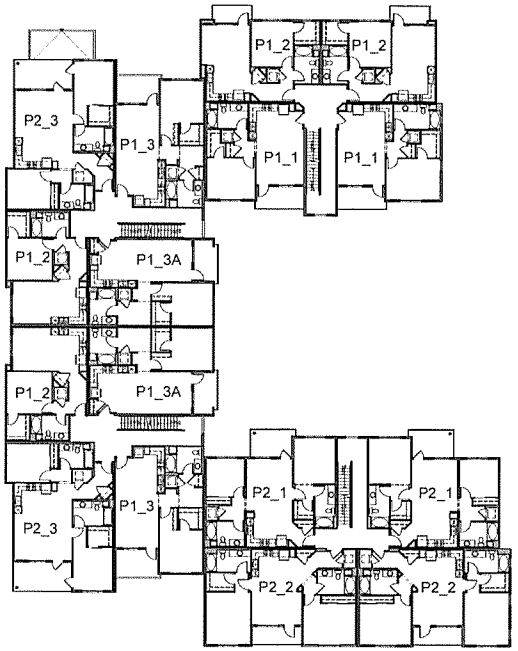
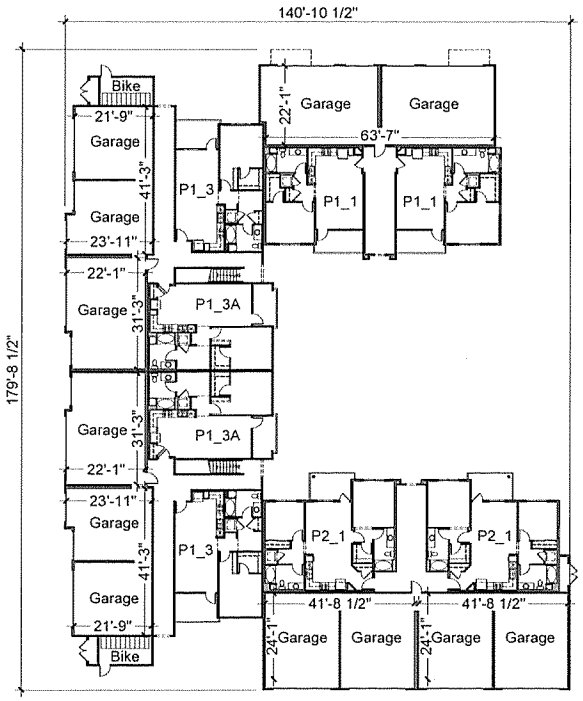
B 20



Level 2



Level 1

GREYSTAR HAVEN

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BUILDING #5 PLANS

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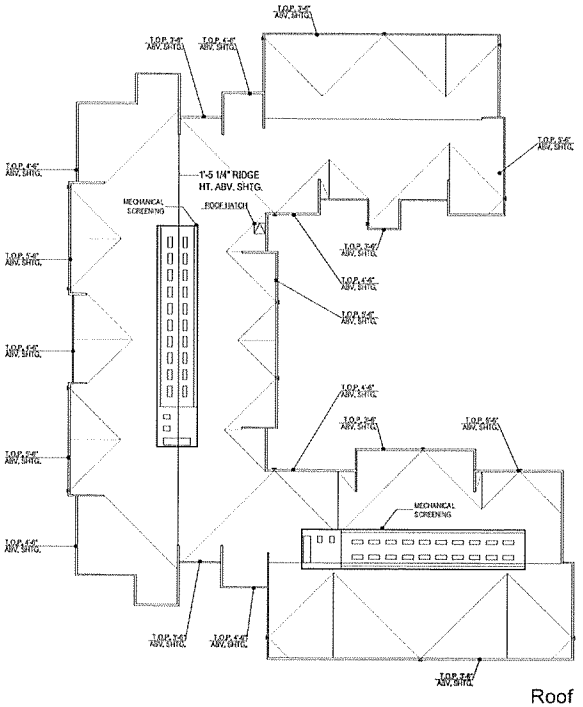
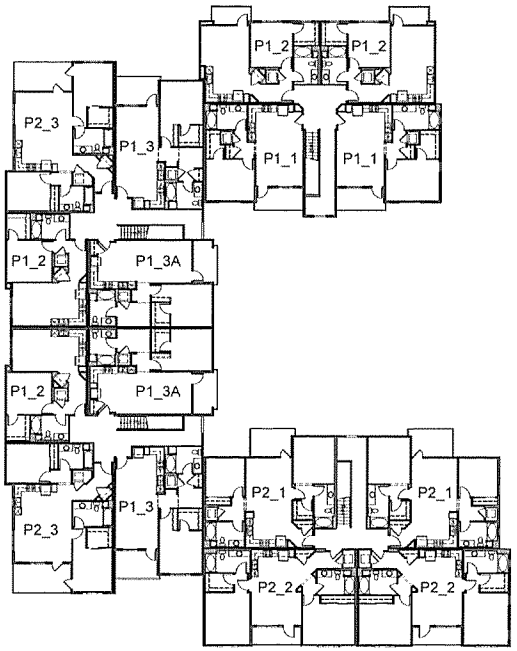
B21



Roof



Level 3

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BUILDING #5 PLANS

MENLO PARK, CA

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0 8 16 32

A3.3

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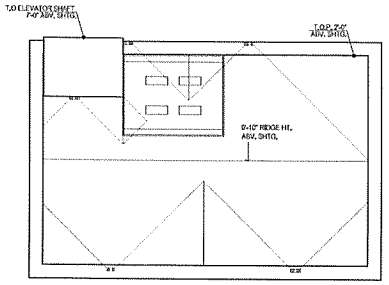

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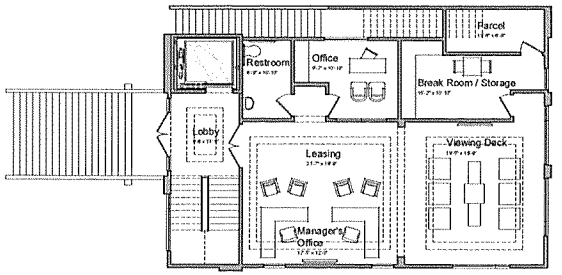
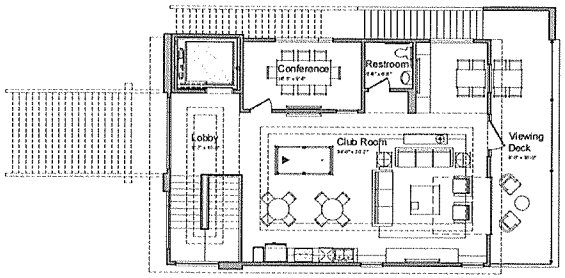


Level 2

B22



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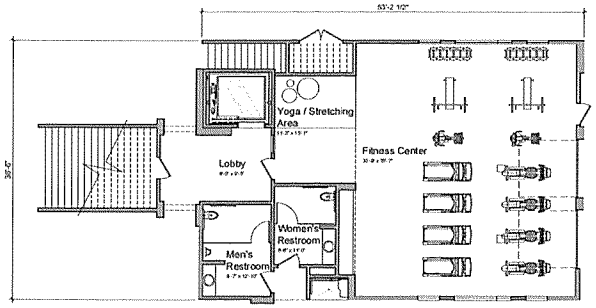

Level 1

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BUILDING #6 PLANS

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0 4 8 16

A3.4

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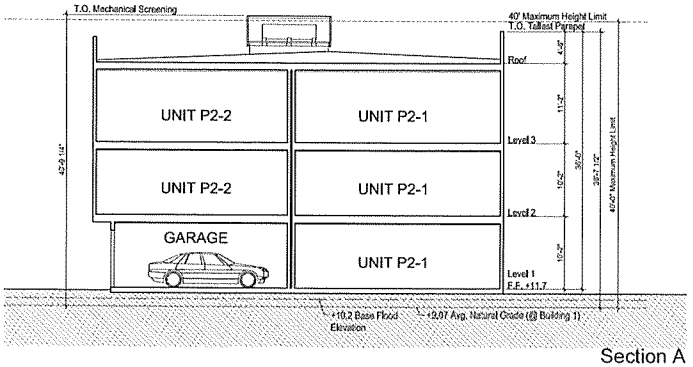
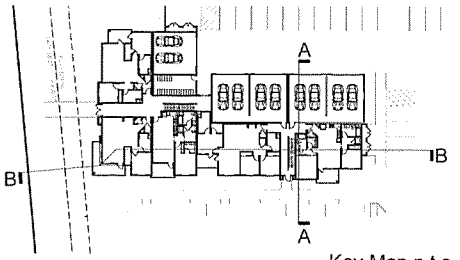
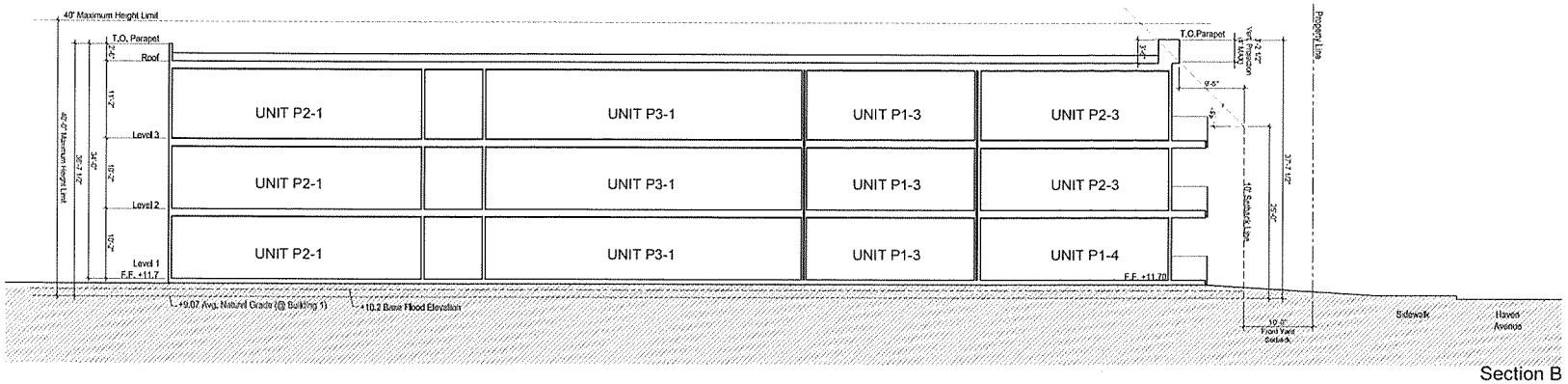


Section A



Key Map n.t.s.

B23



Section B

GREYSTAR HAVEN

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BUILDING #1 SECTIONS

MENLO PARK, CA

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A4.0

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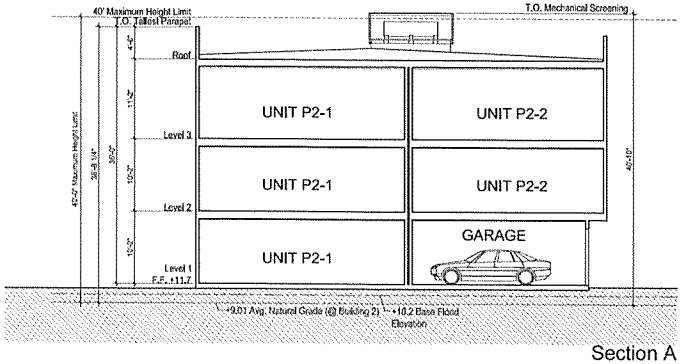

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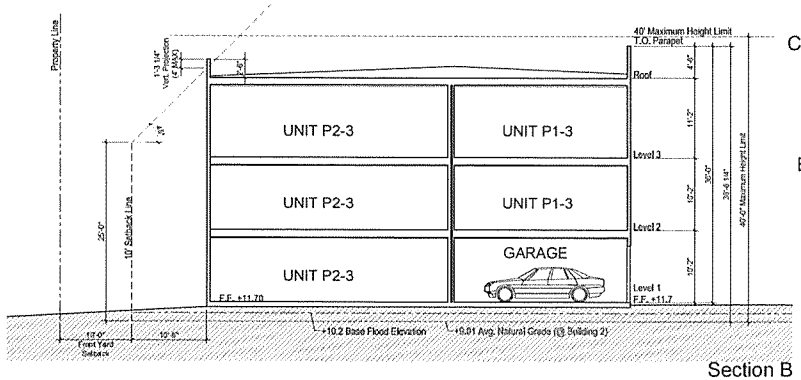

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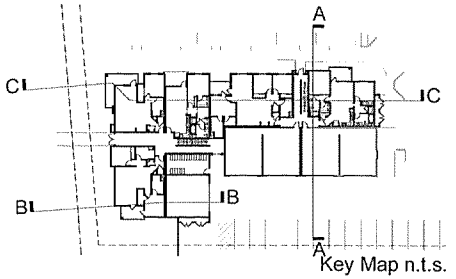

Key Map n.t.s.

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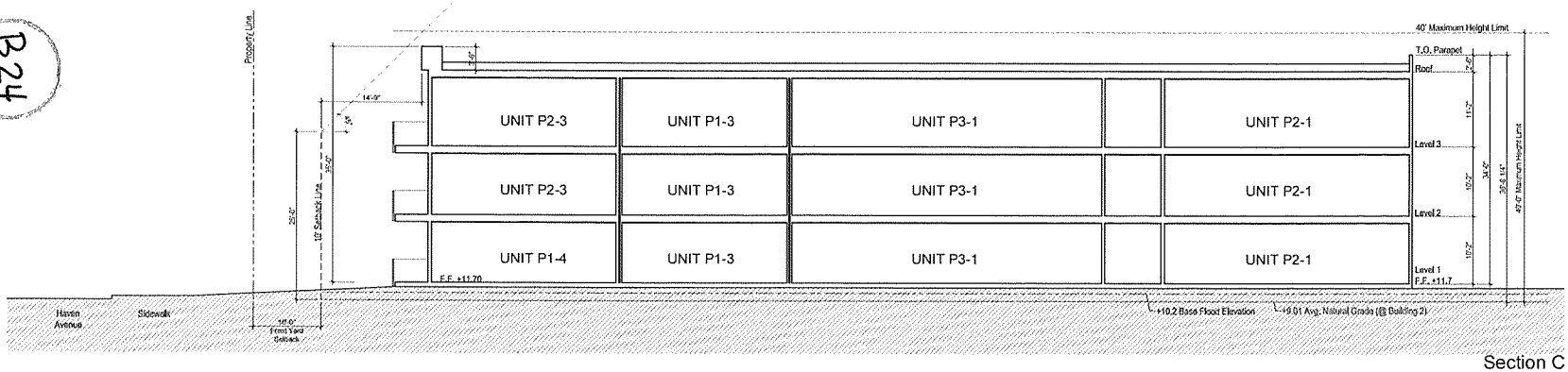

Section C

GREYSTAR HAVEN

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BUILDING #2 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.1

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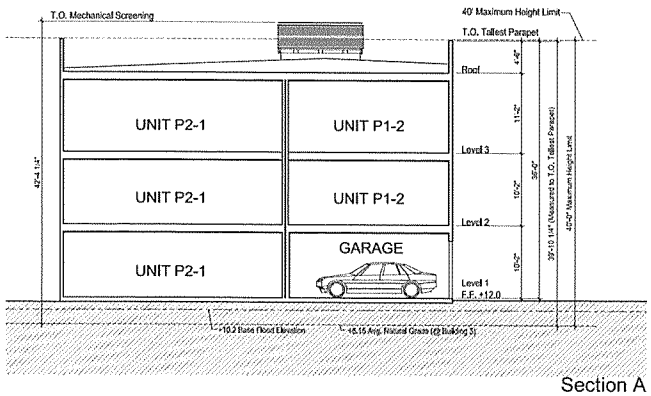

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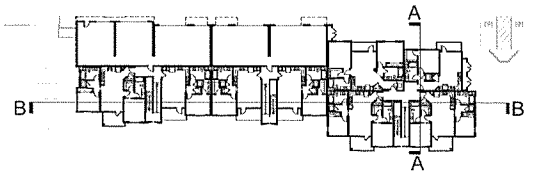

Key Map n.t.s.

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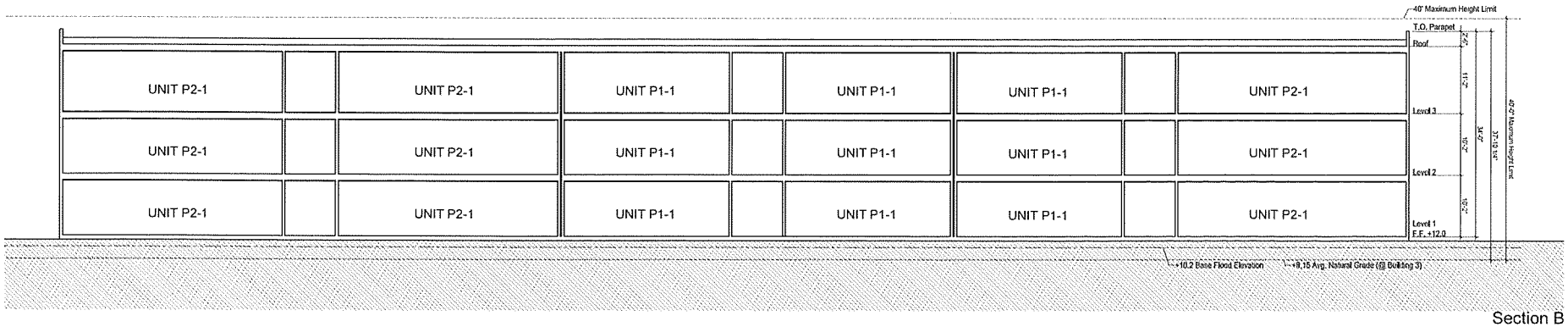

Section B

GREYSTAR HAVEN

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BUILDING #3 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.2

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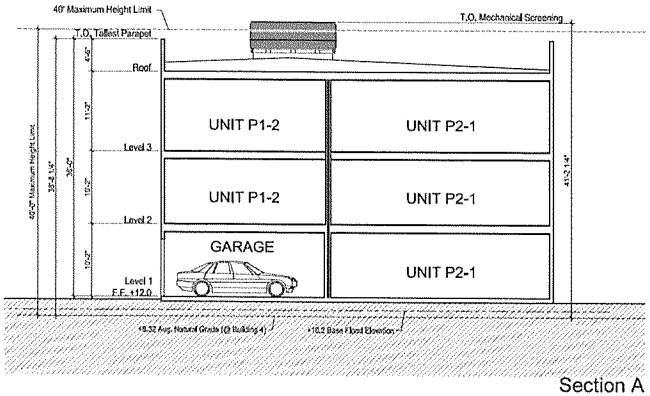
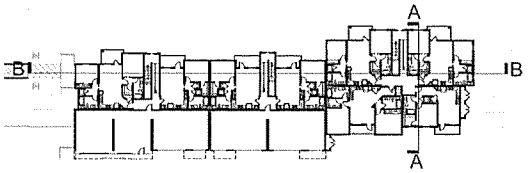
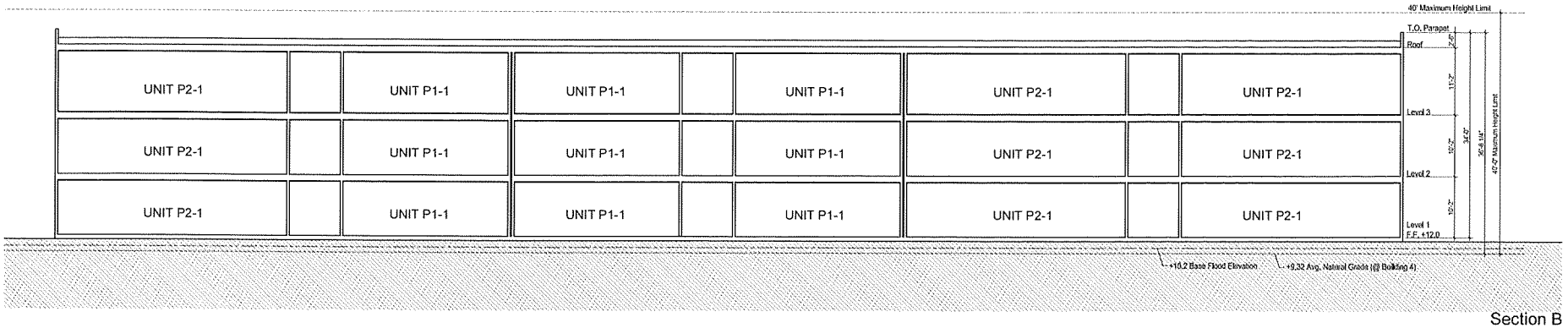


Section A



Key Map n.t.s.

B26



Section B

GREYSTAR HAVEN

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BUILDING #4 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.3

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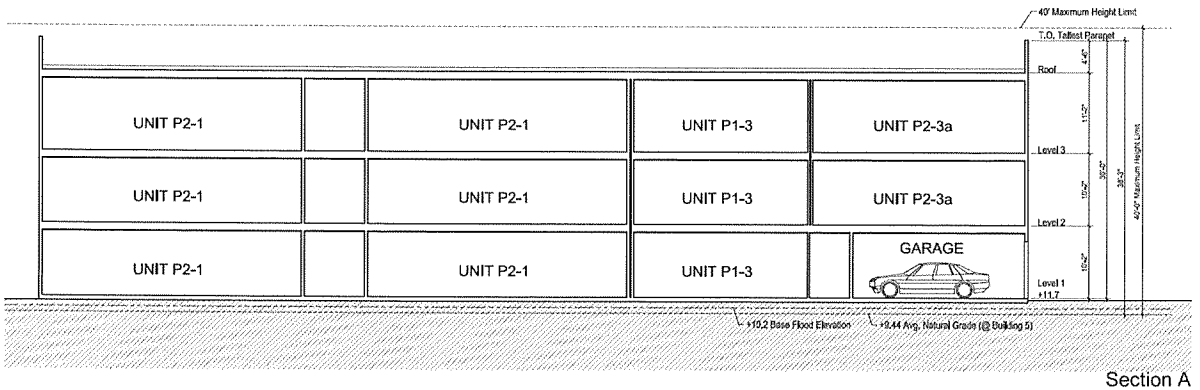

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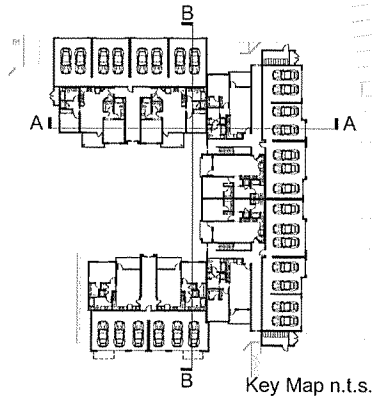
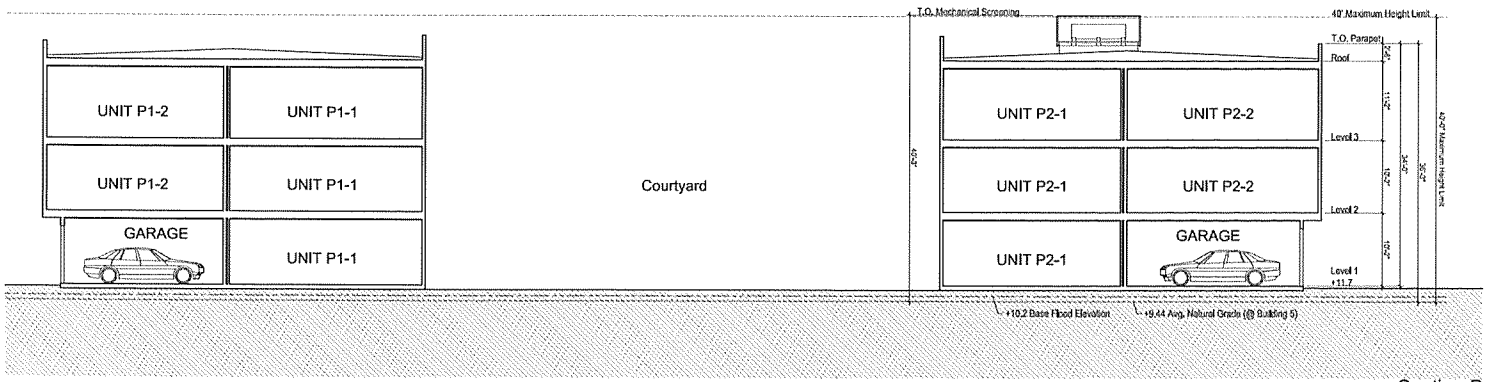


Key Map n.t.s.

B27



Section B

GREYSTAR HAVEN

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BUILDING #5 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.4

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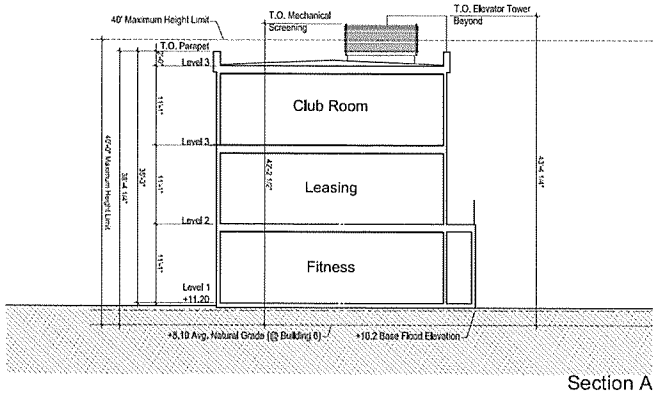

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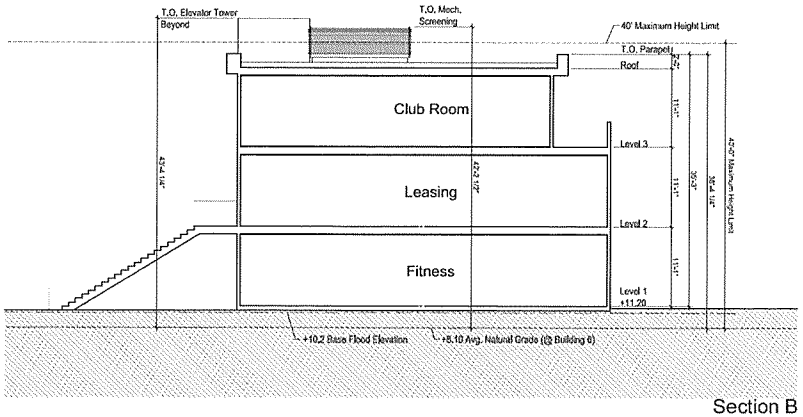

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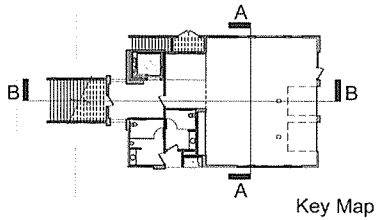

Key Map n.t.s.

B28

GREYSTAR HAVEN

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BUILDING #6 SECTIONS

MENLO PARK, CA

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0 4 8 16

A4.5

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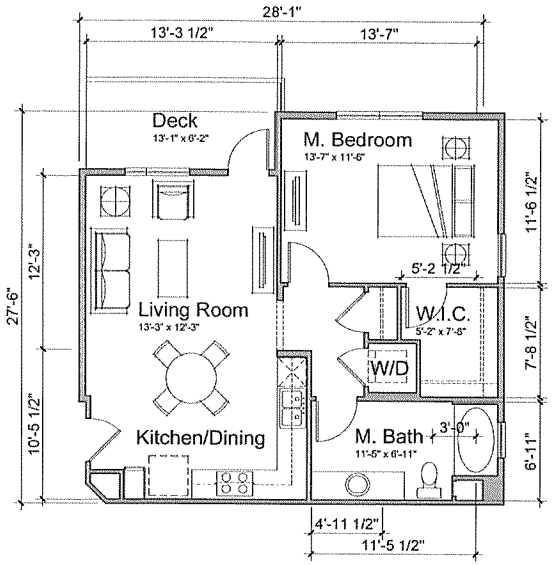
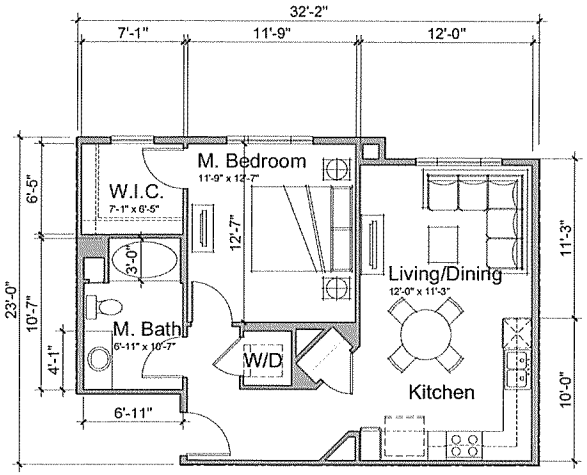
B29



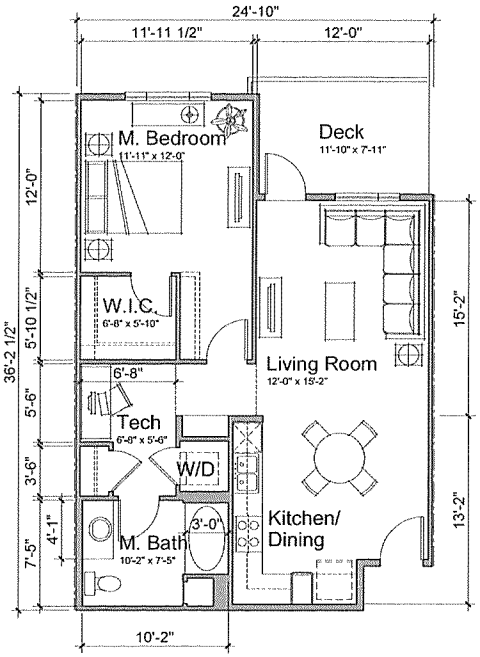
Plan 1_1
1 Bedroom / 1 Bathroom
Net Unit Area: 717 NSF
Deck Area: 83 SF

24 D.U. / 146 D.U.



Plan 1_2
1 Bedroom / 1 Bathroom
Net Unit Area: 697 NSF
Deck Area: 64 SF

26 D.U. / 146 D.U.



Plan 1_3
1 Bedroom / 1 Bathroom
Net Unit Area: 805 NSF
Deck Area: 98 SF

16 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

GREYSTAR HAVEN

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UNIT PLANS

MENLO PARK, CA

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0 2 4 8

A5.0

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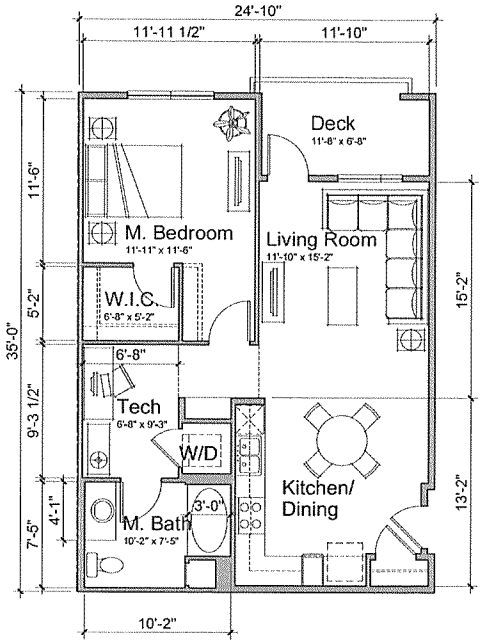
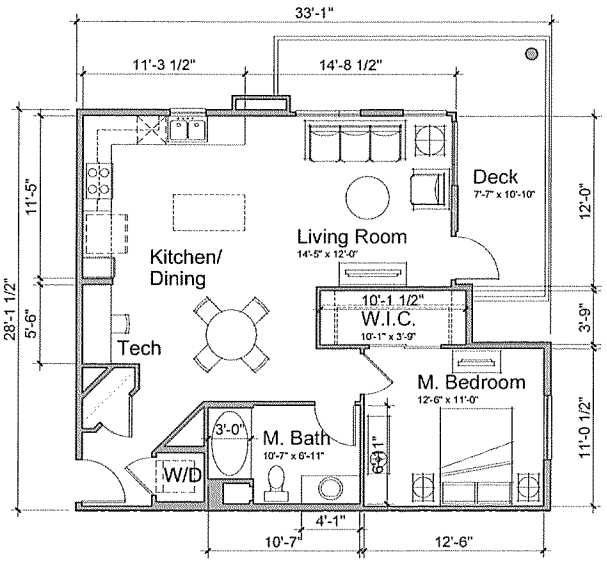
B30



Plan 1_3A
1 Bedroom / 1 Bathroom
Net Unit Area: 802 NSF
Deck Area: 76 SF

6 D.U. / 146 D.U.



Plan 1_4
1 Bedroom / 1 Bathroom
Net Unit Area: 828 NSF
Deck Area: 83 SF

2 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

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UNIT PLANS

MENLO PARK, CA

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0 2 4 8

A5.1

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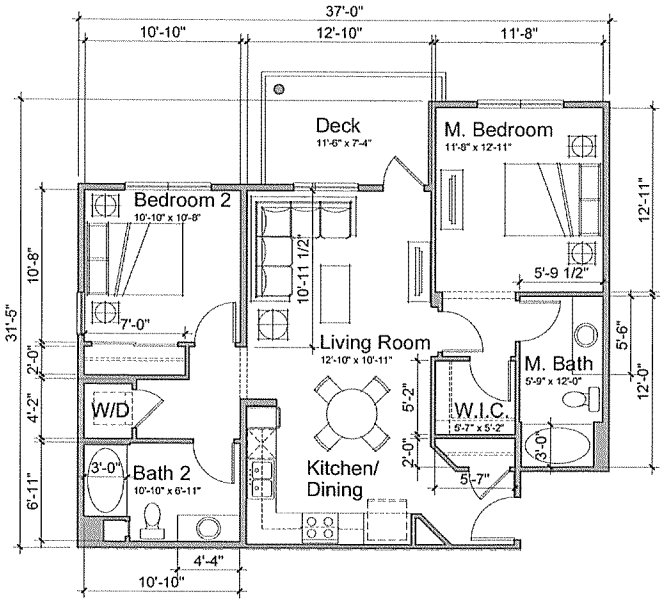
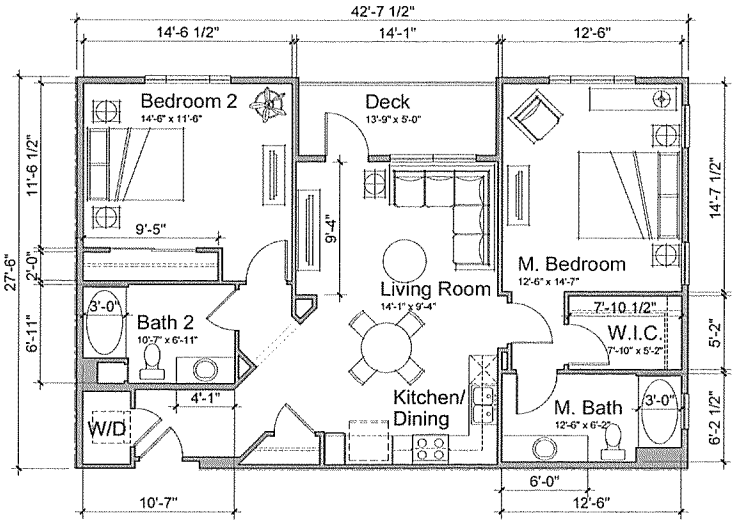
B31



Plan 2_1
2 Bedroom / 2 Bathroom
Net Unit Area: 990 NSF
Deck Area: 86 SF

30 D.U. / 146 D.U.



Plan 2_2
2 Bedroom / 2 Bathroom
Net Unit Area: 1099 NSF
Deck Area: 69 SF

22 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

GREYSTAR HAVEN

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UNIT PLANS

MENLO PARK, CA

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0 2 4 8

A5.2

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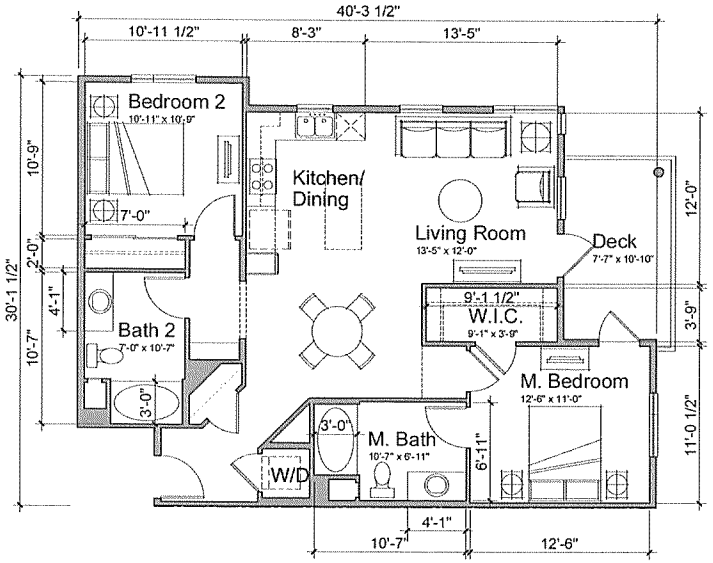
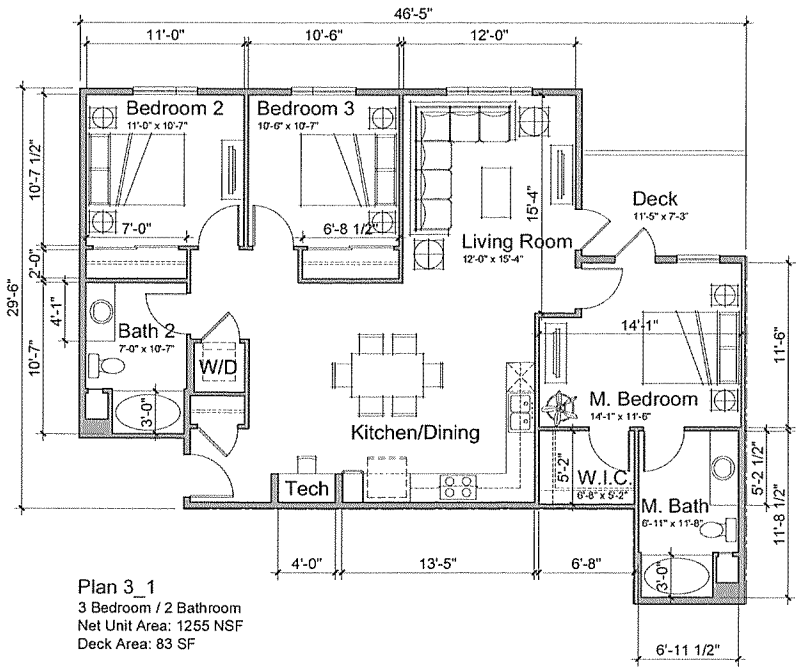
B32



Plan 2_3
2 Bedroom / 2 Bathroom
Net Unit Area: 1025 NSF
Deck Area: 83 SF

14 D.U. / 146 D.U.



Plan 3_1
3 Bedroom / 2 Bathroom
Net Unit Area: 1255 NSF
Deck Area: 83 SF

6 D.U. / 146 D.U.

NOTE: Net area measured to outside face of stud and to centerline of air gap if wall is adjacent to another unit.

GREYSTAR HAVEN

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36th Floor
San Francisco, CA 94105
415.293.8205

UNIT PLANS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

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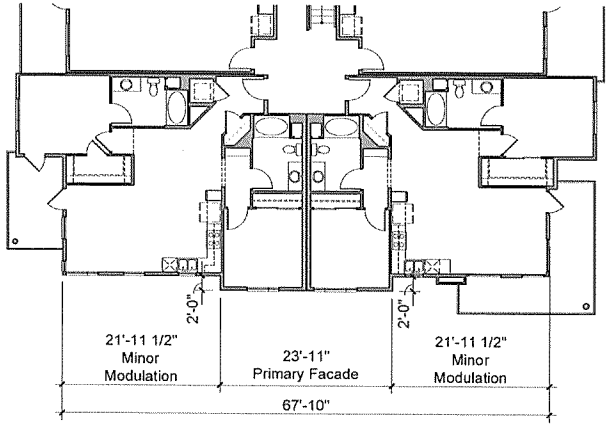
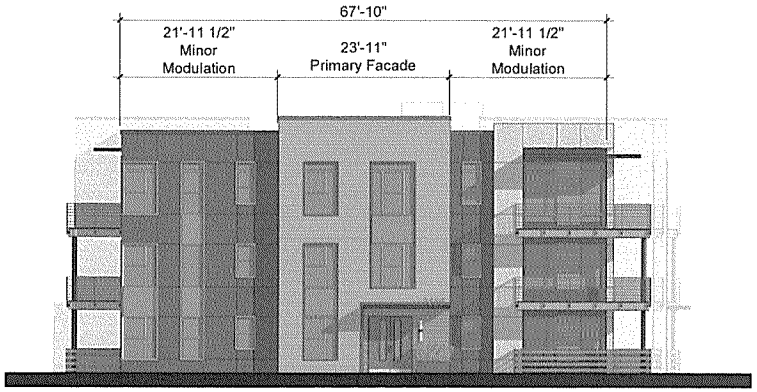
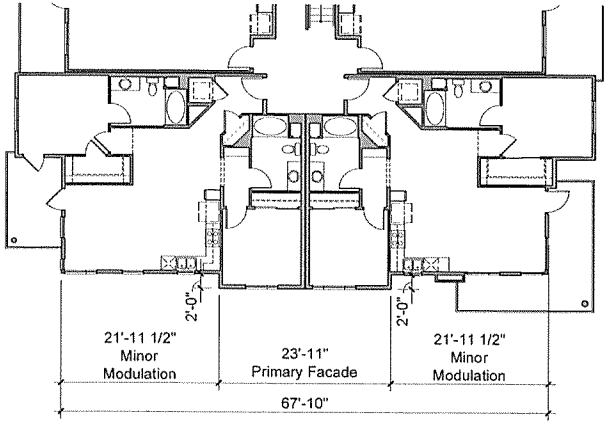


Building #1 Level 3 Plan (Building #2 mirrored)

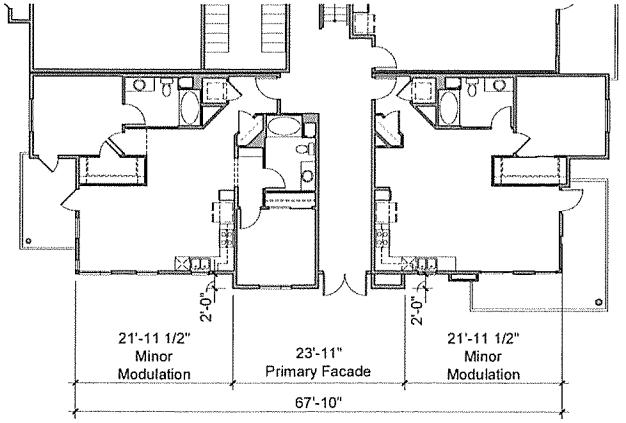


Building #1 Haven Avenue Elevation (Building #2 mirrored)

B33



Building #1 Level 2 Plan (Building #2 mirrored)



Building #1 Level 1 Plan (Building #2 mirrored)

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MODULATION EXHIBIT: BUILDING #1 (#2 SIMILAR)

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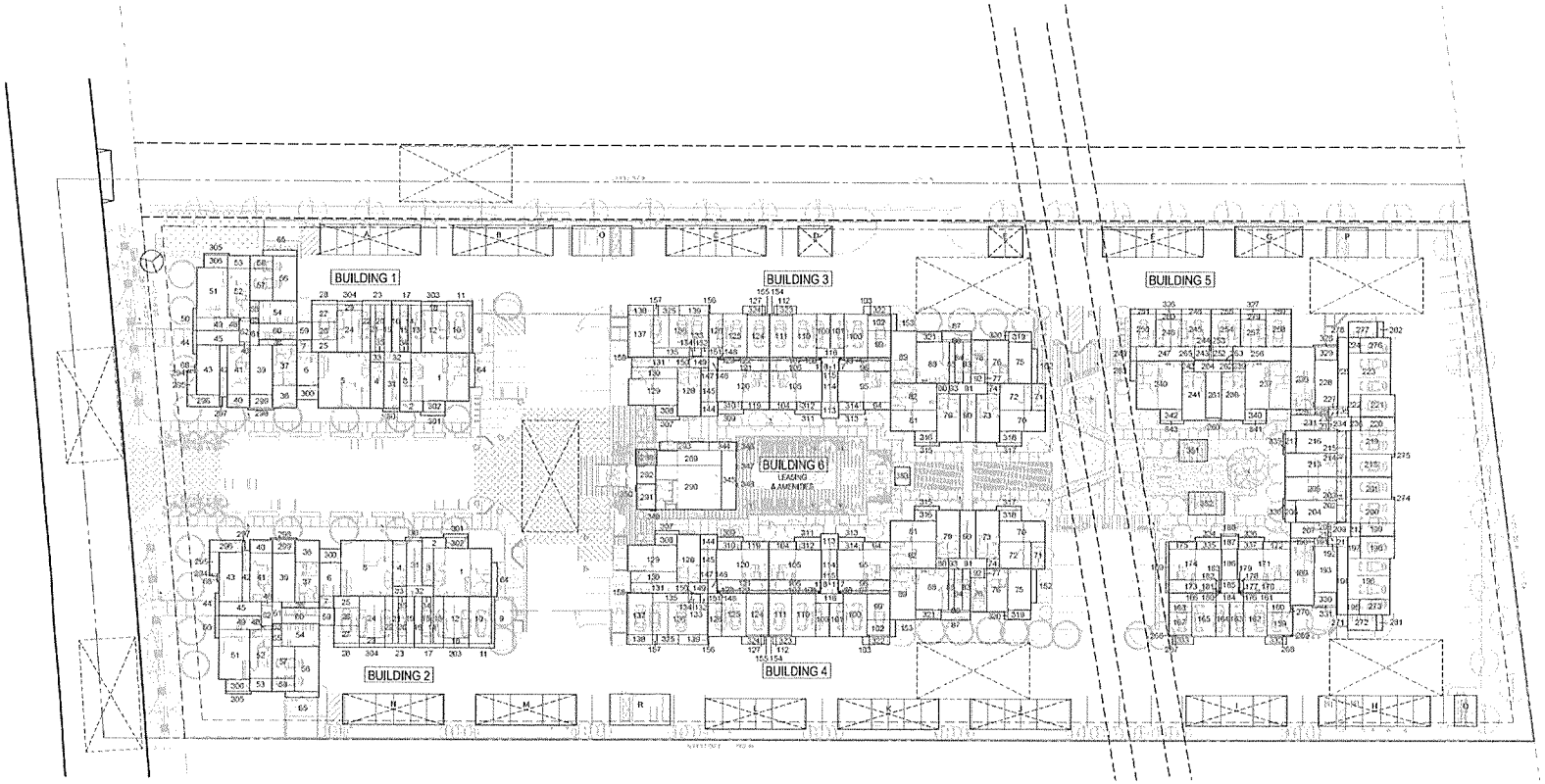

GREYSTAR HAVEN

SITE PLAN SQUARE FOOTAGE CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

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Site Plan Square Footage								
Building #1 & 2 Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
8	1.542	x	25.167	39	x	1	39	sf
9	12.125	x	25.208	306	x	1	306	sf
10	13.667	x	2.5	34	x	1	34	sf
11	13.5	x	22.208	300	x	1	300	sf
12	5.375	x	25.208	135	x	1	135	sf
13	1.625	x	25.125	41	x	1	41	sf
14	4.5	x	24.625	111	x	1	111	sf
15	4.167	x	25.125	105	x	1	105	sf
16	15.667	x	2.5	39	x	1	39	sf
17	13.5	x	3	41	x	1	41	sf
18	4.167	x	25.125	105	x	1	105	sf
19	4.5	x	24.625	111	x	1	111	sf
20	2.792	x	25.125	70	x	1	70	sf
21	4.208	x	25.208	106	x	1	106	sf
22	15.667	x	2.5	39	x	1	39	sf
23	13.5	x	22.208	300	x	1	300	sf
24	13.625	x	6.625	90	x	1	90	sf
25	13.542	x	9.208	125	x	1	125	sf
26	13.667	x	9.375	128	x	1	128	sf
27	13.667	x	2.5	34	x	1	34	sf
28	13.5	x	3	41	x	1	41	sf
29	8.917	x	1.917	17	x	1	17	sf
30	8.333	x	24.167	201	x	1	201	sf
31	14.458	x	5.625	81	x	1	81	sf
32	7.292	x	5.125	37	x	1	37	sf
33	4.5	x	0.5	2	x	1	2	sf
34	4.5	x	0.5	2	x	1	2	sf
35	12.958	x	11.792	153	x	1	153	sf
36	12.917	x	21.417	277	x	1	277	sf
37	20.125	x	3.125	63	x	1	63	sf
38	12.083	x	26.25	317	x	1	317	sf
39	12.042	x	6.958	84	x	1	84	sf
40	12	x	26.25	315	x	1	315	sf
41	4.042	x	27.75	112	x	1	112	sf
42	12.292	x	26.75	329	x	1	329	sf
43	2	x	12.083	24	x	1	24	sf
44	22.792	x	7.292	166	x	1	166	sf
45	5.542	x	1.875	10	x	1	10	sf
46	5.542	x	1.875	10	x	1	10	sf
47	22.792	x	7.292	166	x	1	166	sf
48	2	x	12.083	24	x	1	24	sf
49	16.333	x	26.75	437	x	1	437	sf
50	12	x	26.25	315	x	1	315	sf
51	12.042	x	6.958	84	x	1	84	sf
52	20.333	x	12.333	251	x	1	251	sf
53	4.875	x	9.208	45	x	1	45	sf
54	13.125	x	24	315	x	1	315	sf
55	12.083	x	17.042	206	x	1	206	sf
56	12.042	x	6.958	84	x	1	84	sf
57	7.75	x	9.208	71	x	1	71	sf
58	20.333	x	8.333	169	x	1	169	sf
59	4.875	x	11.458	56	x	1	56	sf
60	5.542	x	10.833	60	x	1	60	sf
61	4.875	x	3.125	15	x	1	15	sf
62	2.958	x	18.333	54	x	1	54	sf
63	18.333	x	2.958	54	x	1	54	sf
64	1	x	4.333	4	x	1	4	sf
294	4.042	x	1.292	5	x	1	5	sf
295	5.042	x	11.708	59	x	1	59	sf
296	17.333	x	6.208	108	x	1	108	sf
297	1.292	x	5.208	7	x	1	7	sf
298	13.958	x	1.042	15	x	1	15	sf
299	12.042	x	6.958	84	x	1	84	sf
300	11.333	x	7.292	83	x	1	83	sf
301	12.833	x	1.875	24	x	1	24	sf
302	11.542	x	5.875	68	x	1	68	sf
303	13.5	x	2.5	34	x	1	34	sf
304	13.5	x	2.5	34	x	1	34	sf
305	12.75	x	6.458	82	x	1	82	sf
306	13.708	x	1.167	16	x	1	16	sf
Total per Building							9,788	sf
Number of Buildings						x	2	
Total Building #1 & 2 Site Coverage							19,577	sf

Building #3 & 4 Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
103	12.375	x	1	12	x	1	12	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
112	9.417	x	1	9	x	1	9	sf
113	9.5	x	8.696	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
116	14.583	x	5.042	74	x	1	74	sf
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
127	9.417	x	1	9	x	1	9	sf
128	12.708	x	26.083	331	x	1	331	sf
129	26.083	x	14.292	373	x	1	373	sf
130	24.417	x	5.917	144	x	1	144	sf
131	31	x	5.542	172	x	1	172	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
137	13.875	x	22.208	308	x	1	308	sf
138	13.875	x	5.5	76	x	1	76	sf
139	15.667	x	5.5	86	x	1	86	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
148	1.446	x	1.446	2	x	0.5	1	sf
149	10.208	x	5.625	57	x	1	57	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
152	2.958	x	18.167	54	x	1	54	sf
153	2.875	x	8.958	26	x	1	26	sf
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
156	0.542	x	4.5	2	x	1	2	sf
157	2.333	x	5.5	13	x	1	13	sf
158	2.042	x	0.542	1	x	1	1	sf
307	12.833	x	1.875	24	x	1	24	sf
308	11.542	x	5.875	68	x	1	68	sf
309	13.958	x	2.5	35	x	1	35	sf
310	12.875	x	4.042	52	x	1	52	sf
311	13.958	x	2.5	35	x	1	35	sf
312	12.875	x	4.042	52	x	1	52	sf
313	13.958	x	2.5	35	x	1	35	sf
314	12.875	x	4.042	52	x	1	52	sf
315	13.375	x	2.083	28	x	1	28	sf
316	11.75	x	5.875	69	x	1	69	sf
317	13.375	x	2.083	28	x	1	28	sf
318	11.75	x	5.875	69	x	1	69	sf
319	11.875	x	5.125	61	x	1	61	sf
320	2.125	x	4.125	9	x	1	9	sf
321	13.5	x	5.042	68	x	1	68	sf
322	14.333	x	4.125	59	x	1	59	sf
323	12.073	x	4.125	50	x	1	50	sf
324	12.073	x	4.125	50	x	1	50	sf
325	11.458	x	5.042	58	x	1	58	sf
Total per Building							12,330	sf
Number of Buildings						x	2	
Total Building #3 & 4 Site Coverage							24,660	sf

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NOTES:
1. All areas have been measured to the exterior finish.

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GREYSTAR HAVEN

SITE PLAN SQUARE FOOTAGE CALCULATIONS

A6.1b

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MENLO PARK, CA

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Building #5 Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
176	1.363	x	1.363	2	x	0.5	1	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
184	14.583	x	5.125	75	x	1	75	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
188	9.5	x	1.167	11	x	1	11	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
194	5.542	x	36.958	205	x	1	205	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
206	5.75	x	12	69	x	1	69	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
212	5.042	x	7.375	37	x	1	37	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
217	5.75	x	12	69	x	1	69	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
225	5.542	x	36.958	205	x	1	205	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
236	5.042	x	7.375	37	x	1	37	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
260	8.333	x	1.167	10	x	1	10	sf
261	8.333	x	24.917	208	x	1	208	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
264	20.583	x	5.625	116	x	1	116	sf
265	4.5	x	0.5	2	x	1	2	sf
266	2.875	x	1	3	x	1	3	sf
267	9.417	x	1	9	x	1	9	sf
268	9.417	x	1	9	x	1	9	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
271	0.667	x	12.083	8	x	1	8	sf
272	15.417	x	8.208	127	x	1	127	sf
273	16.375	x	8.333	136	x	1	136	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
276	16.375	x	8.333	136	x	1	136	sf
277	15.417	x	8.208	127	x	1	127	sf
278	0.667	x	12.083	8	x	1	8	sf
279	13.5	x	3	41	x	1	41	sf
280	13.5	x	3	41	x	1	41	sf
281	3.375	x	8.208	28	x	1	28	sf
282	3.375	x	8.208	28	x	1	28	sf
283	3.083	x	10.458	32	x	1	32	sf
326	13.5	x	2.5	34	x	1	34	sf
327	13.5	x	2.5	34	x	1	34	sf
328	12.375	x	1.042	13	x	1	13	sf
329	11.417	x	6.958	79	x	1	79	sf
330	11.417	x	6.958	79	x	1	79	sf
331	12.375	x	1.042	13	x	1	13	sf
332	11.333	x	4.042	46	x	1	46	sf
333	11.333	x	4.042	46	x	1	46	sf
334	13.667	x	2.208	30	x	1	30	sf
335	12.875	x	4.042	52	x	1	52	sf
336	13.667	x	2.208	30	x	1	30	sf
337	12.875	x	4.042	52	x	1	52	sf
338	0.958	x	11.292	11	x	1	11	sf
339	0.958	x	11.292	11	x	1	11	sf
340	11.542	x	5.875	68	x	1	68	sf
341	12.833	x	1.875	24	x	1	24	sf
342	11.542	x	5.875	68	x	1	68	sf
343	12.833	x	1.875	24	x	1	24	sf
Total per Building							16,853	sf
Number of Buildings						x	1	
Total Building #5 Site Coverage							16,853	sf

Building #6 Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
292	10.042	x	10.167	102	x	1	102	sf
293	26.375	x	4.5	119	x	1	119	sf
344	14.75	x	4.5	66	x	1	66	sf
345	8	x	32.25	258	x	1	258	sf
346	0.5	x	4.75	2	x	1	2	sf
347	0.5	x	2	1	x	1	1	sf
348	0.5	x	2	1	x	1	1	sf
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total per Building							1,920	sf
Number of Buildings						x	1	
Total Building #6 Site Coverage							1,920	sf

Trash & Bike Enclosure Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
O	32.083	x	16.25	521	x	1	521	sf
P	22.417	x	16.25	364	x	1	364	sf
Q	12.083	x	16.75	202	x	1	202	sf
R	32.083	x	16.75	537	x	1	537	sf
Total Trash Enclosure Site Coverage							1,625	sf

Carport Site Coverage								
Area	Dimensions			SF	x	Factor	Total	
A	53.667	x	16.5	886	x	1	886	sf
B	53.667	x	16.5	886	x	1	886	sf
C	53.667	x	16.5	886	x	1	886	sf
D	18.333	x	16.5	302	x	1	302	sf
E	18.333	x	16.5	302	x	1	302	sf
F	53.667	x	16.5	886	x	1	886	sf
G	36	x	16.5	594	x	1	594	sf
H	59.667	x	16.5	985	x	1	985	sf
I	53.667	x	16.5	886	x	1	886	sf
J	53.667	x	16.5	886	x	1	886	sf
K	53.667	x	16.5	886	x	1	886	sf
L	53.667	x	16.5	886	x	1	886	sf
M	53.667	x	16.5	886	x	1	886	sf
N	53.667	x	16.5	886	x	1	886	sf
Total Carport Site Coverage							11,039	sf
Additional Site Coverage *(includes trellis and pool equipment enclosure areas)*								
Area	Dimensions			SF	x	Factor	Total	
351	15.083	x	11.724	177	x	1	177	sf
352	19.088	x	12.167	232	x	1	232	sf
353	8	x	10	80	x	1	80	sf
Total Additional Site Coverage							489	sf

Site Coverage Summary:

Site Plan Square Footage	
Total Site Coverage	76,162 sf
Total Site Area	213,090 sf
Coverage as Percent of Site Area	36% sf

NOTES:
1. All areas have been measured to the exterior finish.

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GREYSTAR HAVEN

SITE PLAN SQUARE FOOTAGE CALCULATIONS

A6.1c

Greystar
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36th Floor
San Francisco, CA 94105
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MENLO PARK, CA

KTGY # 2012-0653 7.8.2014

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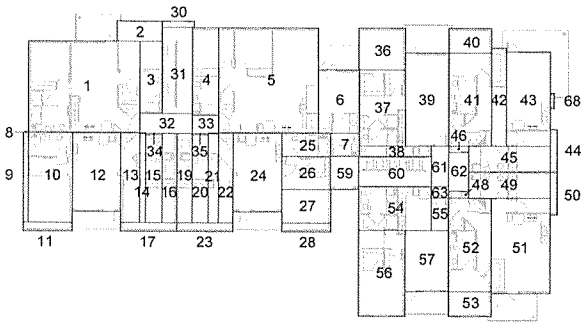
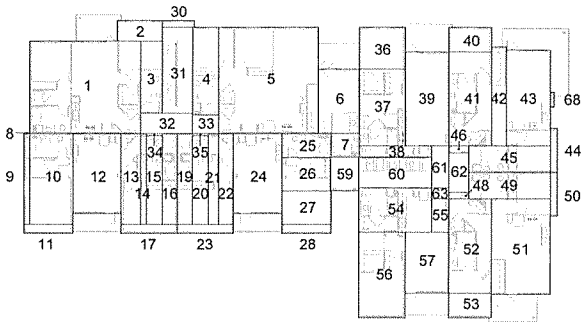
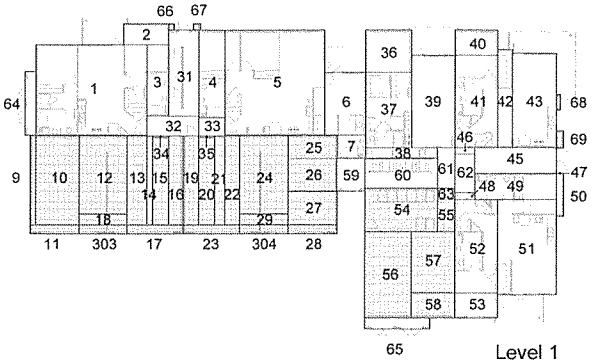
B37



Level 3



Level 2



Level 1

Included in Gross Floor Area:
Excluded from Gross Floor Area:

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GREYSTAR HAVEN

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BUILDING #1 & 2 AREA CALCULATIONS

MENLO PARK, CA

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A6.2a

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Building #1 & 2 - Level 1

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
47	2	x	0.042	0	x	1	0	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
Total							4,945	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
Total							853	sf

Electrical Closet

Area	Dimensions			SF	x	Factor	Total	
64	2.958	x	18.333	54	x	1	54	sf
65	18.333	x	2.958	54	x	1	54	sf
Total							108	sf

Building #1 & 2 - Level 1 Gross Floor Area	5,907	sf

NOTES:
1. All areas have been measured to the exterior finish.

Building #1 & 2 - Level 2

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
8	1.542	x	0.083	0	x	1	0	sf
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
44	2	x	12.083	24	x	1	24	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
Total							6,180	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
30	8.917	x	1.917	17	x	1	17	sf
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
63	4.875	x	3.125	15	x	1	15	sf
Total							714	sf

Building #1 & 2 - Level 2 Gross Floor Area	6,894	sf

Building #1 & 2 - Level 3

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
1	31	x	25.75	798	x	1	798	sf
2	12.708	x	5.875	75	x	1	75	sf
3	6.125	x	20.208	124	x	1	124	sf
4	7.292	x	24.667	180	x	1	180	sf
5	27.833	x	29.708	827	x	1	827	sf
6	11.375	x	17.917	204	x	1	204	sf
7	7.875	x	6.625	52	x	1	52	sf
8	1.542	x	0.083	0	x	1	0	sf
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
36	12.958	x	11.792	153	x	1	153	sf
37	12.917	x	21.417	277	x	1	277	sf
38	20.125	x	3.125	63	x	1	63	sf
39	12.083	x	26.25	317	x	1	317	sf
40	12.042	x	6.958	84	x	1	84	sf
41	12	x	26.25	315	x	1	315	sf
42	4.042	x	27.75	112	x	1	112	sf
43	12.292	x	26.75	329	x	1	329	sf
44	2	x	12.083	24	x	1	24	sf
45	22.792	x	7.292	166	x	1	166	sf
46	5.542	x	1.875	10	x	1	10	sf
48	5.542	x	1.875	10	x	1	10	sf
49	22.792	x	7.292	166	x	1	166	sf
50	2	x	12.083	24	x	1	24	sf
51	16.333	x	26.75	437	x	1	437	sf
52	12	x	26.25	315	x	1	315	sf
53	12.042	x	6.958	84	x	1	84	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
Total							6,180	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
30	8.917	x	1.917	17	x	1	17	sf
31	8.333	x	24.167	201	x	1	201	sf
32	14.458	x	5.625	81	x	1	81	sf
33	7.292	x	5.125	37	x	1	37	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
59	7.75	x	9.208	71	x	1	71	sf
60	20.333	x	8.333	169	x	1	169	sf
61	4.875	x	11.458	56	x	1	56	sf
62	5.542	x	10.833	60	x	1	60	sf
63	4.875	x	3.125	15	x	1	15	sf
Total							714	sf

Building #1 & 2 - Level 3 Gross Floor Area	6,894	sf

Building #1 & 2 Summary:

Building #1 & 2 - Included in Gross Floor Area		
Dwelling Unit Area	21,305	sf
Circulation	2,281	sf
Electrical Closet	108	sf
Building #1 & 2 Gross Floor Area	23,694	sf

Building #1 & 2 - Excluded from Gross Floor Area

Level 1 - Garage & Bike Parking *per Zoning Ordinance 16.04.325(C)(3)*

Area	Dimensions			SF	x	Factor	Total	
9	1.542	x	25.167	39	x	1	39	sf
10	12.125	x	25.208	306	x	1	306	sf
11	13.667	x	2.5	34	x	1	34	sf
12	13.5	x	22.208	300	x	1	300	sf
13	5.375	x	25.208	135	x	1	135	sf
14	1.625	x	25.125	41	x	1	41	sf
15	4.5	x	24.625	111	x	1	111	sf
16	4.167	x	25.125	105	x	1	105	sf
17	15.667	x	2.5	39	x	1	39	sf
18	13.5	x	3	41	x	1	41	sf
19	4.167	x	25.125	105	x	1	105	sf
20	4.5	x	24.625	111	x	1	111	sf
21	2.792	x	25.125	70	x	1	70	sf
22	4.208	x	25.208	106	x	1	106	sf
23	15.667	x	2.5	39	x	1	39	sf
24	13.5	x	22.208	300	x	1	300	sf
25	13.625	x	6.625	90	x	1	90	sf
26	13.542	x	9.208	125	x	1	125	sf
27	13.667	x	9.375	128	x	1	128	sf
28	13.667	x	2.5	34	x	1	34	sf
29	13.5	x	3	41	x	1	41	sf
34	4.5	x	0.5	2	x	1	2	sf
35	4.5	x	0.5	2	x	1	2	sf
54	20.333	x	12.333	251	x	1	251	sf
55	4.875	x	9.208	45	x	1	45	sf
56	13.125	x	24	315	x	1	315	sf
57	12.083	x	17.042	206	x	1	206	sf
58	12.042	x	6.958	84	x	1	84	sf
63	4.875	x	3.125	15	x	1	15	sf
303	13.5	x	2.5	34	x	1	34	sf
304	13.5	x	2.5	34	x	1	34	sf
Total							3,288	sf

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
66	1.625	x	1.917	3	x	1	3	sf
67	2.208	x	1.917	4	x	1	4	sf
68	1	x	4.333	4	x	1	4	sf
69	2	x	4.917	10	x	1	10	sf
Total							22	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
68	1	x	4.333	4	x	1	4	sf
Total							4	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
68	1	x	4.333	4	x	1	4	sf
Total							4	sf

Total Exclusions Limited to 3% of Maximum Allowed Gross Floor Area*	30	sf
per Zoning Ordinance 16.04.325(C)(1); see A0.2 for Exclusions Summary		
Building #1 & 2 - Total Exclusions from Gross Floor Area	3,316	sf

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GREYSTAR HAVEN

BUILDING #1 & 2 AREA CALCULATIONS

A6.2b

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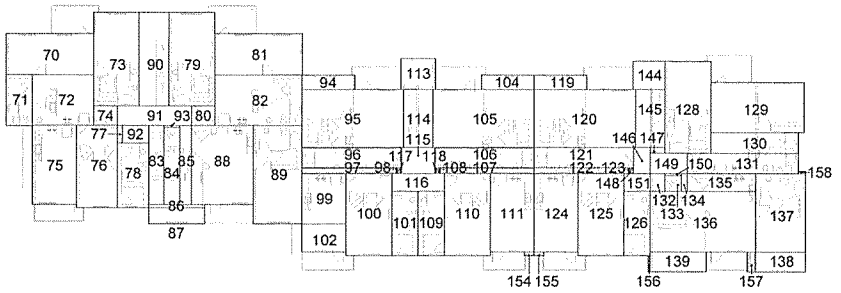
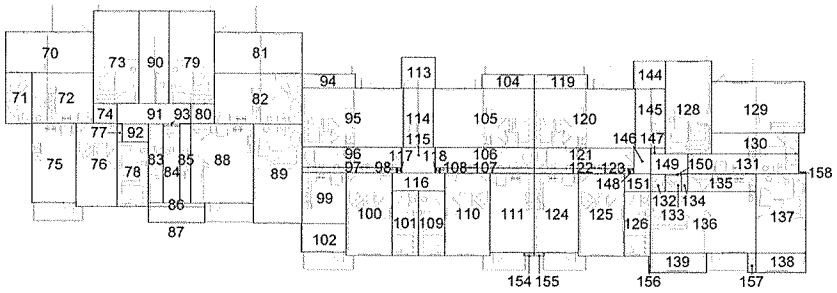
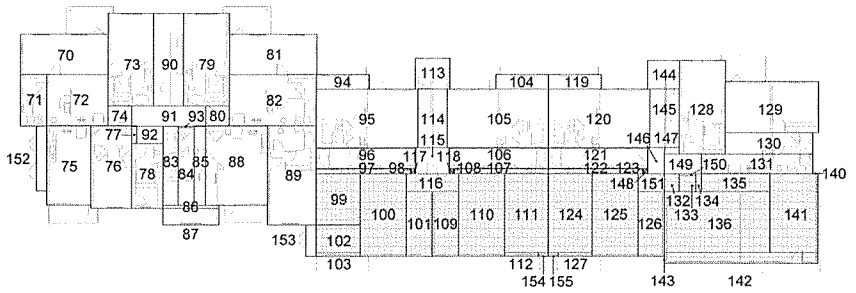


Level 2



Level 3



Level 1

Included in Gross Floor Area:
Excluded from Gross Floor Area:

0 8 16 32

GREYSTAR HAVEN

BUILDING #3 & 4 AREA CALCULATIONS

A6.3a

MENLO PARK, CA

KTGY # 2012-0052 7.8.2014

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
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Building #3 & 4 - Level 1

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
128	12.708	x	26.083	331	x	1	331	sf
129	26.083	x	14.292	373	x	1	373	sf
130	24.417	x	5.917	144	x	1	144	sf
131	31	x	5.542	172	x	1	172	sf
Total							6,989	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
113	9.5	x	8.698	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
149	10.208	x	5.625	57	x	1	57	sf
Total							965	sf

Electrical Closet

Area	Dimensions			SF	x	Factor	Total	
152	2.958	x	18.167	54	x	1	54	sf
153	2.875	x	8.958	26	x	1	26	sf
Total							79	sf
Building #3 & 4 - Level 1 Gross Floor Area							8,034	sf

Building #3 & 4 - Level 2

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
128	7.292	x	18.167	132	x	1	132	sf
129	12.708	x	26.083	331	x	1	331	sf
130	26.083	x	14.292	373	x	1	373	sf
131	24.417	x	5.917	144	x	1	144	sf
132	31	x	5.542	172	x	1	172	sf
133	4.083	x	4.958	20	x	1	20	sf
134	4.5	x	4.458	20	x	1	20	sf
135	1.625	x	4.958	8	x	1	8	sf
136	19.167	x	5.042	97	x	1	97	sf
137	29.458	x	17.167	506	x	1	506	sf
138	13.875	x	22.208	308	x	1	308	sf
139	15.667	x	5.5	86	x	1	86	sf
Total							10,216	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
113	9.5	x	8.698	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
116	14.583	x	5.042	74	x	1	74	sf
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
148	1.446	x	1.446	2	x	0.5	1	sf
149	10.208	x	5.625	57	x	1	57	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
Total							1,081	sf
Building #3 & 4 - Level 2 Gross Floor Area							11,297	sf

Building #3 & 4 - Level 3

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
70	24.417	x	11.5	281	x	1	281	sf
71	7.375	x	14.375	106	x	1	106	sf
72	17.042	x	14.25	243	x	1	243	sf
73	12.708	x	26.083	331	x	1	331	sf
74	6.583	x	5.542	36	x	1	36	sf
75	12.292	x	22.208	273	x	1	273	sf
76	11.333	x	23.208	263	x	1	263	sf
77	1.458	x	4.958	7	x	1	7	sf
78	8.75	x	18.167	159	x	1	159	sf
79	12.708	x	26.083	331	x	1	331	sf
80	6.583	x	5.542	36	x	1	36	sf
81	24.417	x	11.5	281	x	1	281	sf
82	24.375	x	14.25	347	x	1	347	sf
83	4.167	x	22.125	92	x	1	92	sf
84	4.5	x	21.625	97	x	1	97	sf
85	3.167	x	22.125	70	x	1	70	sf
86	15.667	x	1	16	x	1	16	sf
87	15.708	x	4.5	71	x	1	71	sf
88	17.333	x	22.208	385	x	1	385	sf
89	13.625	x	27.708	378	x	1	378	sf
94	14.708	x	4.042	59	x	1	59	sf
95	28.167	x	16.5	465	x	1	465	sf
96	27.667	x	5.721	158	x	1	158	sf
97	26.221	x	1.446	38	x	1	38	sf
98	1.446	x	1.446	2	x	0.5	1	sf
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
104	14.708	x	4.042	59	x	1	59	sf
105	28.167	x	16.5	465	x	1	465	sf
106	27.667	x	5.721	158	x	1	158	sf
107	26.221	x	1.446	38	x	1	38	sf
108	1.446	x	1.446	2	x	0.5	1	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
119	14.708	x	4.042	59	x	1	59	sf
120	28.167	x	16.5	465	x	1	465	sf
121	27.667	x	5.721	158	x	1	158	sf
122	26.221	x	1.446	38	x	1	38	sf
123	1.446	x	1.446	2	x	0.5	1	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
127	9.417	x	1	9	x	1	9	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
137	13.875	x	22.208	308	x	1	308	sf
138	13.875	x	5.5	76	x	1	76	sf
139	15.667	x	5.5	86	x	1	86	sf
Total							10,216	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
90	8.333	x	26.083	217	x	1	217	sf
91	20.583	x	5.625	116	x	1	116	sf
92	7.292	x	4.958	36	x	1	36	sf
93	4.5	x	0.5	2	x	1	2	sf
113	9.5	x	8.698	83	x	1	83	sf
114	8.333	x	16.5	137	x	1	137	sf
115	9.333	x	7.167	67	x	1	67	sf
116	14.583	x	5.042	74	x	1	74	sf
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
144	8.917	x	7.958	71	x	1	71	sf
145	8.333	x	16.5	137	x	1	137	sf
146	4.75	x	7.167	34	x	1	34	sf
147	4.083	x	1.625	7	x	1	7	sf
148	1.446	x	1.446	2	x	0.5	1	sf
149	10.208	x	5.625	57	x	1	57	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
Total							1,081	sf
Building #3 & 4 - Level 3 Gross Floor Area							11,297	sf

NOTES:
1. All areas have been measured to the exterior finish.

Building #3 & 4 Summary:

Building #3 & 4 - Included in Gross Floor Area

Dwelling Unit Area	27,420	sf
Circulation	3,128	sf
Electrical Closet	79	sf
Building #3 & 4 Gross Floor Area	30,627	sf

Building #3 & 4 - Excluded from Gross Floor Area

Level 1 - Garage & Bike Parking *per Zoning Ordinance 16.04.325(C)(3)*

Area	Dimensions			SF	x	Factor	Total	
99	12.25	x	14.25	175	x	1	175	sf
100	12.792	x	23.208	297	x	1	297	sf
101	7.292	x	18.167	132	x	1	132	sf
102	12.375	x	7.958	98	x	1	98	sf
103	12.375	x	1	12	x	1	12	sf
109	7.292	x	18.167	132	x	1	132	sf
110	12.792	x	23.208	297	x	1	297	sf
111	12.25	x	22.208	272	x	1	272	sf
112	9.417	x	1	9	x	1	9	sf
116	14.583	x	5.042	74	x	1	74	sf
124	12.25	x	22.208	272	x	1	272	sf
125	12.792	x	23.208	297	x	1	297	sf
126	7.292	x	18.167	132	x	1	132	sf
127	9.417	x	1	9	x	1	9	sf
132	4.083	x	4.958	20	x	1	20	sf
133	4.5	x	4.458	20	x	1	20	sf
134	1.625	x	4.958	8	x	1	8	sf
135	19.167	x	5.042	97	x	1	97	sf
136	29.458	x	17.167	506	x	1	506	sf
140	1.542	x	0.042	0	x	1	0	sf
141	13.375	x	22.208	297	x	1	297	sf
142	42.833	x	3	128	x	1	128	sf
143	0.042	x	2	0	x	1	0	sf
150	4.5	x	0.5	2	x	1	2	sf
151	7.375	x	5.042	37	x	1	37	sf
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
Total							3,331	sf

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
117	1.446	x	1.446	2	x	0.5	1	sf
118	1.446	x	1.446	2	x	0.5	1	sf
148	1.446	x	1.446	2	x	0.5	1	sf
Total							3	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
156	0.542	x	4.5	2	x	1	2	sf
157	2.333	x	5.5	13	x	1	13	sf
158	2.042	x	0.542	1	x	1	1	sf
Total							22	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
154	2.833	x	1	3	x	1	3	sf
155	2.833	x	1	3	x	1	3	sf
156	0.542	x	4.5	2	x	1	2	sf
157	2.333	x	5.5	13	x	1	13	sf
158	2.042	x	0.542	1	x	1	1	sf
Total							22	sf

Total Exclusions Limited to 2% of Maximum Allowed Gross Floor Area*	47	sf
*per Zoning Ordinance 16.04.325(C)(1), see A0.2 for Exclusions Summary		
Building #3 & 4 - Total Exclusions from Gross Floor Area	3,379	sf

GREYSTAR HAVEN

BUILDING #3 & 4 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

A6.3b

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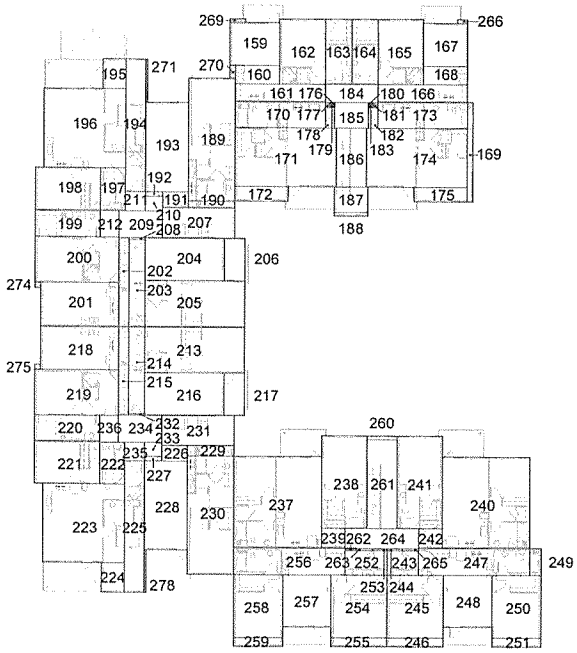
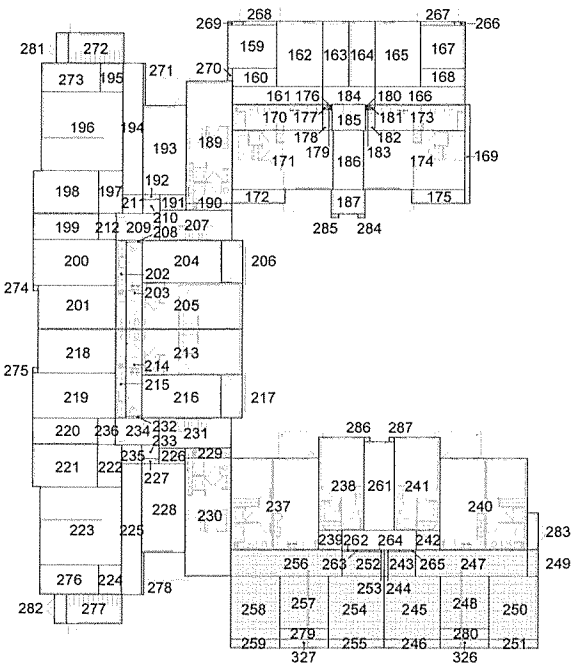


Level 2



Level 1

Included in Gross Floor Area:
Excluded from Gross Floor Area:

0 8 16 32

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

A6.4a

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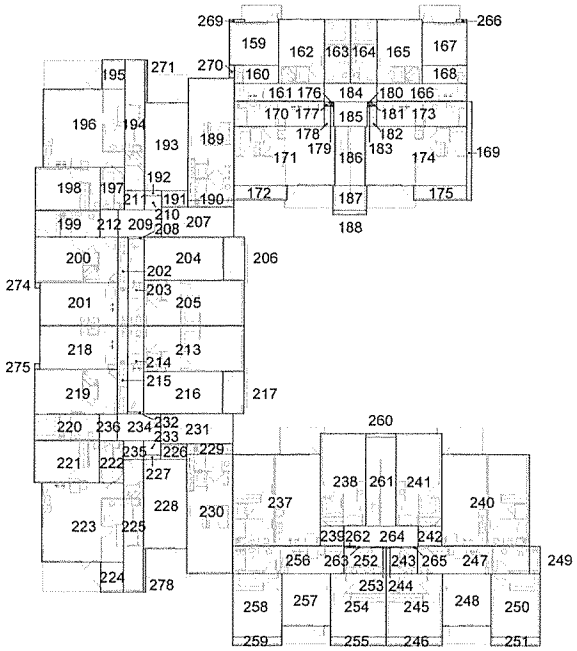

Level 3

Included in Gross Floor Area:
Excluded from Gross Floor Area:

0 8 16 32

GREYSTAR HAVEN

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One Market Spear Tower
36th Floor
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BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-0452 7.8.2014

A6.4b

KTGY Group, Inc.
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Building #5 - Level 1

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
Total							6,713	sf

Decks Contributing to Gross Floor Area

Area	Dimensions			SF	x	Factor	Total	
206	5.75	x	12	69	x	1	69	sf
217	5.75	x	12	69	x	1	69	sf
Total							138	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
176	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
194	5.542	x	36.958	205	x	1	205	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
225	5.542	x	36.958	205	x	1	205	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
261	8.333	x	24.917	208	x	1	208	sf
264	20.583	x	5.625	116	x	1	116	sf

271	0.667	x	12.083	8	x	1	8	sf
278	0.667	x	12.083	8	x	1	8	sf
Total							1,642	sf

Electrical Closet

Area	Dimensions			SF	x	Factor	Total	
261	3.375	x	8.208	28	x	1	28	sf
262	3.375	x	8.208	28	x	1	28	sf
263	3.083	x	10.458	32	x	1	32	sf
Total							88	sf
Building #5 - Level 1 Gross Floor Area							8,581	sf

Building #5 - Level 2

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
194	5.542	x	36.958	205	x	1	205	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	12.167	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
225	5.542	x	36.958	205	x	1	205	sf

226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
237	24.376	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
265	4.5	x	0.5	2	x	1	2	sf
Total							13,868	sf

Decks Contributing to Gross Floor Area

Area	Dimensions			SF	x	Factor	Total	
206	5.75	x	12	69	x	1	69	sf
217	5.75	x	12	69	x	1	69	sf
Total							138	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
176	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
184	14.583	x	5.125	75	x	1	75	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
188	9.5	x	1.167	11	x	1	11	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
212	5.042	x	7.375	37	x	1	37	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
236	5.042	x	7.375	37	x	1	37	sf
260	8.333	x	1.167	10	x	1	10	sf
261	8.333	x	24.917	208	x	1	208	sf
264	20.583	x	5.625	116	x	1	116	sf
Total							1,386	sf
Building #5 - Level 2 Gross Floor Area							15,392	sf

Building #5 - Level 3

Dwelling Unit Area

Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
169	1.5	x	27.75	42	x	1	42	sf
170	25.042	x	7.167	179	x	1	179	sf
171	28.167	x	16.5	465	x	1	465	sf
172	14.708	x	4.042	59	x	1	59	sf
173	25.042	x	7.167	179	x	1	179	sf
174	28.208	x	16.5	465	x	1	465	sf
175	14.75	x	4.042	60	x	1	60	sf
177	3.262	x	1.363	4	x	1	4	sf
178	2.625	x	5.721	15	x	1	15	sf
179	1.363	x	1.363	2	x	0.5	1	sf
181	3.262	x	1.363	4	x	1	4	sf
182	2.625	x	5.721	15	x	1	15	sf
183	1.363	x	1.363	2	x	0.5	1	sf
189	12.917	x	34.375	444	x	1	444	sf
190	12.958	x	1.958	25	x	1	25	sf
191	7.208	x	4.5	32	x	1	32	sf
192	4.792	x	1.375	7	x	1	7	sf
193	12.083	x	24.875	301	x	1	301	sf
194	5.542	x	36.958	205	x	1	205	sf
195	6.417	x	8.333	53	x	1	53	sf
196	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
202	2.833	x	24.917	71	x	1	71	sf
203	4.5	x	24.417	110	x	1	110	sf
204	22.125	x	12	266	x	1	266	sf
205	27.875	x	12.917	360	x	1	360	sf
213	27.875	x	12.917	360	x	1	360	sf
214	4.5	x	24.417	110	x	1	110	sf
215	2.833	x	24.917	71	x	1	71	sf
216	22.125	x	12	266	x	1	266	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
225	5.542	x	36.958	205	x	1	205	sf
226	7.208	x	4.5	32	x	1	32	sf
227	4.792	x	1.375	7	x	1	7	sf
228	12.083	x	24.875	301	x	1	301	sf
229	12.958	x	2.958	38	x	1	38	sf
230	12.917	x	33.375	431	x	1	431	sf
237	24.375	x	25.75	628	x	1	628	sf
238	12.708	x	26.083	331	x	1	331	sf
239	6.583	x	5.542	36	x	1	36	sf
240	24.417	x	25.75	629	x	1	629	sf
241	12.708	x	26.083	331	x	1	331	sf
242	6.583	x	5.542	36	x	1	36	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
265	4.5	x	0.5	2	x	1	2	sf
Total							13,868	sf

Decks Contributing to Gross Floor Area

Area	Dimensions			SF	x	Factor	Total	
206	5.75	x	12	69	x	1	69	sf
217	5.75	x	12	69	x	1	69	sf
Total							138	sf

Circulation

Area	Dimensions			SF	x	Factor	Total	
176	1.363	x	1.363	2	x	0.5	1	sf
180	1.363	x	1.363	2	x	0.5	1	sf
184	14.583	x	5.125	75	x	1	75	sf
185	9.333	x	7.083	66	x	1	66	sf
186	8.333	x	16.5	137	x	1	137	sf
187	9.5	x	7	67	x	1	67	sf
188	9.5	x	1.167	11	x	1	11	sf
207	20.167	x	8.333	168	x	1	168	sf
208	4.5	x	0.5	2	x	1	2	sf
209	12.167	x	7.5	91	x	1	91	sf
210	4.792	x	3.958	19	x	1	19	sf
211	5.625	x	5.333	30	x	1	30	sf
212	5.042	x	7.375	37	x	1	37	sf
231	20.167	x	8.333	168	x	1	168	sf
232	4.5	x	0.5	2	x	1	2	sf
233	4.792	x	3.958	19	x	1	19	sf
234	12.167	x	7.5	91	x	1	91	sf
235	5.625	x	5.333	30	x	1	30	sf
236	5.042	x	7.375	37	x	1	37	sf
260	8.333	x	1.167	10	x	1	10	sf
261	8.333	x	24.917	208	x	1	208	sf
264	20.583	x	5.625	116	x	1	116	sf
Total							1,386	sf
Building #5 - Level 3 Gross Floor Area							15,392	sf

Building #5 Summary:

Building #5 - Included in Gross Floor Area		
Dwelling Unit Area	34,449	sf
Decks Contributing to Gross Floor Area	414	sf
Circulation	4,415	sf
Electrical Closet	88	sf
Building #5 Gross Floor Area	39,366	sf

NOTES:
1. All areas have been measured to the exterior finish.

B43

GREYSTAR HAVEN

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

KTGY # 2012-052 7.8.2014

A6.4c

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
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Building #5 - Excluded from Gross Floor Area

Level 1 - Garage & Bike Parking *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
159	13.792	x	11.958	165	x	1	165	sf
160	12.25	x	5.208	64	x	1	64	sf
161	25.042	x	5.042	126	x	1	126	sf
162	12.792	x	18.167	232	x	1	232	sf
163	7.292	x	18.167	132	x	1	132	sf
164	7.292	x	18.167	132	x	1	132	sf
165	12.792	x	18.167	232	x	1	232	sf
166	25.083	x	5.042	126	x	1	126	sf
167	12.292	x	11.958	147	x	1	147	sf
168	12.292	x	5.208	64	x	1	64	sf
184	14.583	x	5.125	75	x	1	75	sf
185	6.417	x	8.333	53	x	1	53	sf
186	22.792	x	22.042	502	x	1	502	sf
197	6.792	x	11.917	81	x	1	81	sf
198	18.167	x	12	218	x	1	218	sf
199	18.167	x	7.292	132	x	1	132	sf
200	23.208	x	12.792	297	x	1	297	sf
201	21.708	x	12.25	266	x	1	266	sf
212	5.042	x	7.375	37	x	1	37	sf
218	21.708	x	12.25	266	x	1	266	sf
219	23.208	x	12.792	297	x	1	297	sf
220	18.167	x	7.292	132	x	1	132	sf
221	18.167	x	12	218	x	1	218	sf
222	6.792	x	11.917	81	x	1	81	sf
223	22.792	x	22.042	502	x	1	502	sf
224	6.417	x	8.333	53	x	1	53	sf
236	5.042	x	7.375	37	x	1	37	sf
243	8.667	x	7.042	61	x	1	61	sf
244	4.167	x	0.5	2	x	1	2	sf
245	15.667	x	17.583	275	x	1	275	sf
246	15.667	x	2.5	39	x	1	39	sf
247	31.083	x	7.625	237	x	1	237	sf
248	13.5	x	14.583	197	x	1	197	sf
249	3.083	x	7.667	24	x	1	24	sf
250	13.667	x	17.583	240	x	1	240	sf
251	13.667	x	2.5	34	x	1	34	sf
252	11.833	x	7.042	83	x	1	83	sf
253	4.167	x	0.5	2	x	1	2	sf
254	15.667	x	17.583	275	x	1	275	sf
255	15.667	x	2.5	39	x	1	39	sf
256	30.958	x	7.625	236	x	1	236	sf
257	13.5	x	14.583	197	x	1	197	sf
258	13.667	x	17.583	240	x	1	240	sf
259	13.667	x	2.5	34	x	1	34	sf
262	3.167	x	0.458	1	x	1	1	sf
263	4.5	x	0.5	2	x	1	2	sf
265	4.5	x	0.5	2	x	1	2	sf
266	2.875	x	1	3	x	1	3	sf
267	9.417	x	1	9	x	1	9	sf
268	9.417	x	1	9	x	1	9	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
272	15.417	x	8.208	127	x	1	127	sf
273	16.375	x	8.333	136	x	1	136	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
276	16.375	x	8.333	136	x	1	136	sf
277	15.417	x	8.208	127	x	1	127	sf
279	13.5	x	3	41	x	1	41	sf
280	13.5	x	3	41	x	1	41	sf
326	13.5	x	2.5	34	x	1	34	sf
327	13.5	x	2.5	34	x	1	34	sf
Total							7,605	sf

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
284	2.042	x	1.167	2	x	1	2	sf
285	2.042	x	1.167	2	x	1	2	sf
286	1.458	x	1.167	2	x	1	2	sf
287	1.458	x	1.167	2	x	1	2	sf
Total							8	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
266	2.875	x	1	3	x	1	3	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
271	0.667	x	12.083	8	x	1	8	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
278	0.667	x	12.083	8	x	1	8	sf
Total							34	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
266	2.875	x	1	3	x	1	3	sf
269	4.375	x	1	4	x	1	4	sf
270	1.542	x	3.583	6	x	1	6	sf
271	0.667	x	12.083	8	x	1	8	sf
274	1.5	x	1.583	2	x	1	2	sf
275	1.5	x	1.583	2	x	1	2	sf
278	0.667	x	12.083	8	x	1	8	sf
Total							34	sf

Total Exclusions Limited to 3% of Maximum Allowed Gross Floor Area*	75	sf
*per Zoning Ordinance 16.04.325(C)(1), see A0.2 for Exclusions Summary		
Building #5 - Total Exclusions from Gross Floor Area	7,681	sf

NOTES:
1. All areas have been measured to the exterior finish.

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BUILDING #5 AREA CALCULATIONS

MENLO PARK, CA

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A6.4d

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Building #6 - Level 1

Amenity & Leasing

Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
293	26.375	x	4.5	119	x	1	119	sf
344	14.75	x	4.5	66	x	1	66	sf
345	8	x	32.25	258	x	1	258	sf
Total							1,810	sf
Building #6 - Level 1 Gross Floor Area							1,810	sf

Building #6 - Level 2

Amenity & Leasing

Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
292	10.042	x	10.167	102	x	1	102	sf
344	14.75	x	4.5	66	x	1	66	sf
345	8	x	32.25	258	x	1	258	sf
Total							1,793	sf
Building #6 - Level 2 Gross Floor Area							1,793	sf

Building #6 - Level 3

Amenity & Leasing

Area	Dimensions			SF	x	Factor	Total	
288	11.25	x	8.542	96	x	1	96	sf
289	34.5	x	8.042	277	x	1	277	sf
290	35.208	x	24.208	852	x	1	852	sf
291	10.042	x	14.042	141	x	1	141	sf
292	10.042	x	10.167	102	x	1	102	sf
Total							1,469	sf
Building #6 - Level 3 Gross Floor Area							1,469	sf

Building #6 Summary:

Building #6 - Included in Gross Floor Area		
Amenity & Leasing	5,072	sf
Building #6 Gross Floor Area	5,072	sf

Building #6 - Excluded from Gross Floor Area

Level 1 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
346	0.5	x	4.75	2	x	1	2	sf
347	0.5	x	2	1	x	1	1	sf
348	0.5	x	2	1	x	1	1	sf
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total							8	sf

Level 2 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

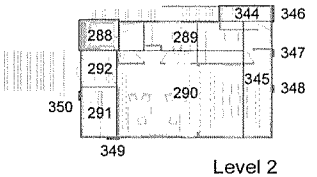
Area	Dimensions			SF	x	Factor	Total	
346	0.5	x	4.75	2	x	1	2	sf
347	0.5	x	2	1	x	1	1	sf
348	0.5	x	2	1	x	1	1	sf
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total							8	sf

Level 3 - Non-Occupiable Spaces *per Zoning Ordinance 16.04.325(C)(1)*

Area	Dimensions			SF	x	Factor	Total	
349	3.5	x	0.5	2	x	1	2	sf
350	0.5	x	2.833	1	x	1	1	sf
Total							3	sf

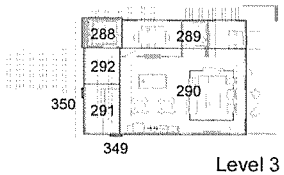
Total Exclusions Limited to 3% of Maximum Allowed Gross Floor Area*	18	sf
per Zoning Ordinance 16.04.325(C)(1), see A0.2 for Exclusions Summary		
Building #3 & 4 - Total Exclusions from Gross Floor Area	18	sf

NOTES:
1. All areas have been measured to the exterior finish.

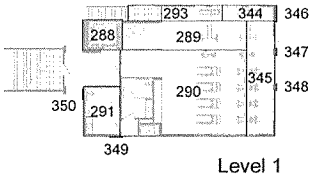


Level 2

B45



Level 3



Level 1

Included in Gross Floor Area:
Excluded from Gross Floor Area:

0 8 16 32

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BUILDING #6 AREA CALCULATIONS

A6.5

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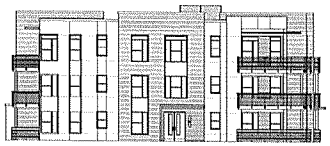

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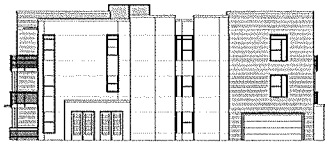
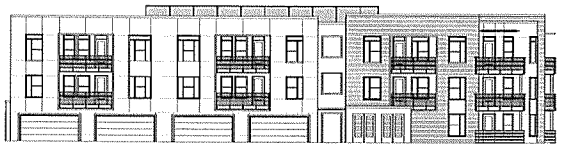


Right

Building #1 & 2 Stucco Percentage			
Front Elevation			
Stucco	2531	sf	49%
Other Materials	1512	sf	29%
Windows / Doors	1171	sf	22%
Total	5214	sf	100%
Right Elevation			
Stucco	1565	sf	53%
Other Materials	928	sf	31%
Windows / Doors	450	sf	15%
Total	2963	sf	100%
Rear Elevation			
Stucco	2785	sf	54%
Other Materials	851	sf	16%
Windows / Doors	1528	sf	30%
Total	5165	sf	100%
Left Elevation			
Stucco	1112	sf	37%
Other Materials	1271	sf	43%
Windows / Doors	607	sf	20%
Total	2989	sf	100%

Note: Refer to elevation sheets (A2.0 series) for material callouts.

B46



Rear

Front

0 8 16 32

GREYSTAR HAVEN

BUILDING #1 & 2 STUCCO PERCENTAGE CALCULATIONS A6.6

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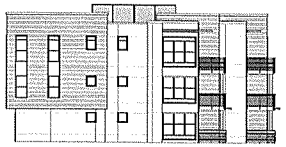
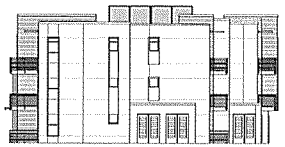


Left

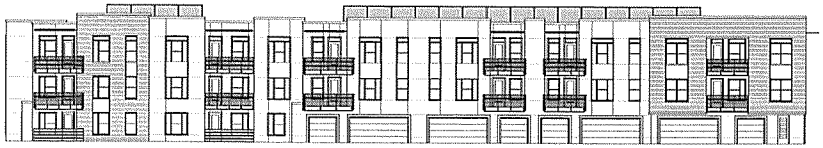


Right

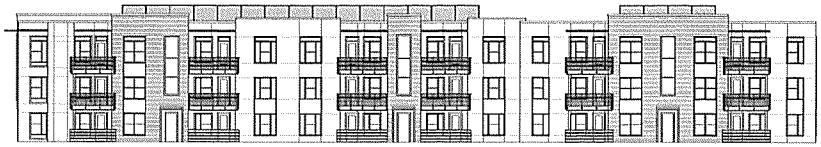
Building #3 & 4 Stucco Percentage			
Front Elevation			
Stucco	3783	sf	50%
Other Materials	1784	sf	24%
Windows / Doors	1979	sf	26%
Total	7547	sf	100%
Right Elevation			
Stucco	1852	sf	73%
Other Materials	433	sf	17%
Windows / Doors	248	sf	10%
Total	2533	sf	100%
Rear Elevation			
Stucco	4125	sf	53%
Other Materials	1381	sf	18%
Windows / Doors	2284	sf	29%
Total	7789	sf	100%
Left Elevation			
Stucco	1096	sf	43%
Other Materials	1124	sf	44%
Windows / Doors	336	sf	13%
Total	2556	sf	100%

Note: Refer to elevation sheets (A2.0 series) for material callouts.

847



Rear



Front

0 8 16 32

GREYSTAR HAVEN

BUILDING #3 & 4 STUCCO PERCENTAGE CALCULATIONS A6.7

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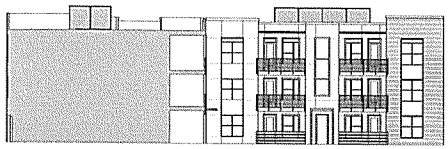


Left Courtyard

Right Courtyard

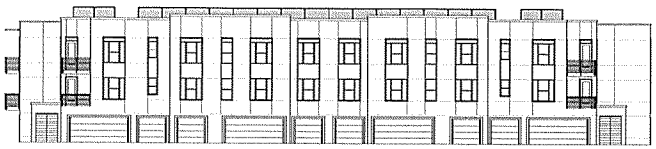
Building #5 Stucco Percentage			
Front Elevation			
Stucco	2443	sf	41%
Other Materials	2643	sf	44%
Windows / Doors	915	sf	15%
Total	6001	sf	100%
Right Elevation			
Stucco	2940	sf	60%
Other Materials	506	sf	10%
Windows / Doors	1432	sf	29%
Total	4878	sf	100%
Right Courtyard Elevation			
Stucco	1534	sf	52%
Other Materials	635	sf	22%
Windows / Doors	757	sf	26%
Total	2925	sf	100%
Rear Elevation			
Stucco	4437	sf	72%
Other Materials	0	sf	0%
Windows / Doors	1748	sf	28%
Total	6185	sf	100%
Left Elevation			
Stucco	3306	sf	68%
Other Materials	19	sf	0%
Windows / Doors	1512	sf	31%
Total	4938	sf	100%
Left Courtyard Elevation			
Stucco	1213	sf	54%
Other Materials	461	sf	21%
Windows / Doors	563	sf	25%
Total	2236	sf	100%

Note: Refer to elevation sheets (A2.0 series) for material callouts.

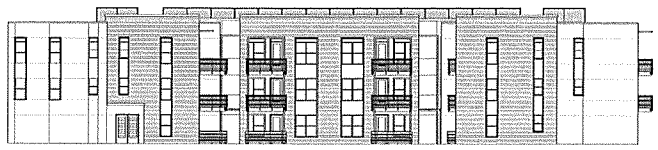
848

Left

Right



Rear



Front

0 8 16 32

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BUILDING #5 STUCCO PERCENTAGE CALCULATIONS

A6.8

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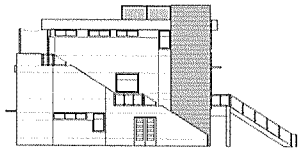

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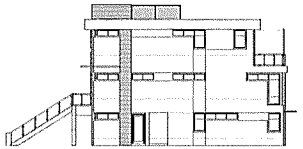


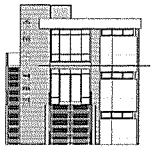
Right

Building #6 Stucco Percentage			
Front Elevation			
Stucco	457	sf	35%
Other Materials	591	sf	45%
Windows / Doors	252	sf	19%
Total	1300	sf	100%
Right Elevation			
Stucco	1507	sf	79%
Other Materials	192	sf	10%
Windows / Doors	201	sf	11%
Total	1900	sf	100%
Rear Elevation			
Stucco	624	sf	49%
Other Materials	128	sf	10%
Windows / Doors	510	sf	40%
Total	1262	sf	100%
Left Elevation			
Stucco	1391	sf	72%
Other Materials	375	sf	20%
Windows / Doors	155	sf	8%
Total	1921	sf	100%

Note: Refer to elevation sheets (A2.0 series) for material callouts.

B49

Rear



Front

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BUILDING #6 STUCCO PERCENTAGE CALCULATIONS

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0 8 16 32

A6.9

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B50

View of Pool Deck from Leasing / Amenity Building

*Rendering for Illustrative Purposes Only.
Refer to Elevations (A2.0 series) and Material / Color Board (A10.0) for specified colors and materials.

GREYSTAR HAVEN

CONCEPTUAL PERSPECTIVES

A7.0

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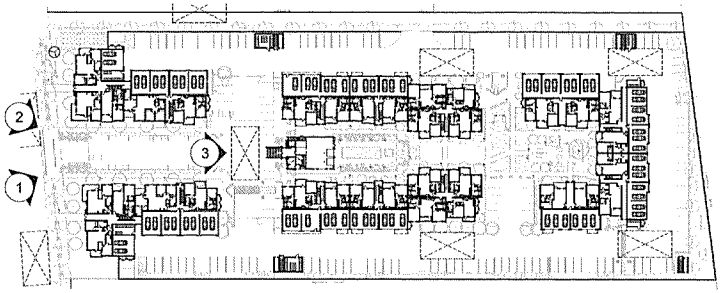
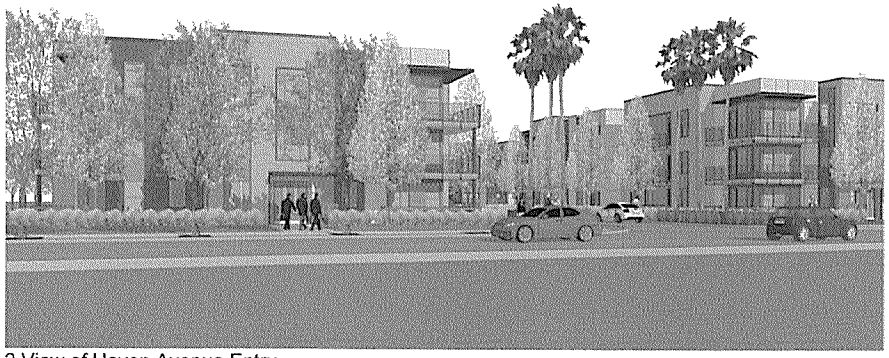
1.View of Haven Avenue Entry



Key Map n.t.s.

B51



2.View of Haven Avenue Entry

3.View of Leasing / Amenity Building

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CONCEPTUAL PERSPECTIVES

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A7.1

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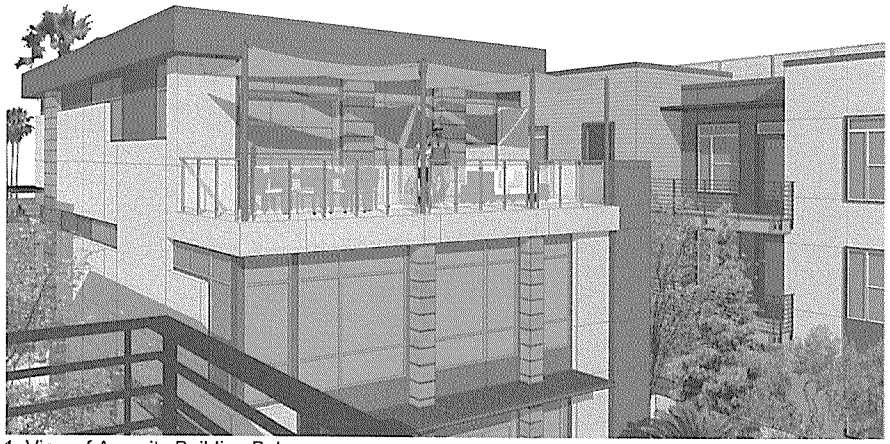
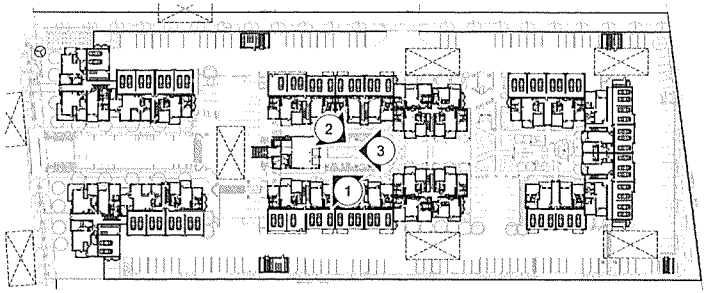
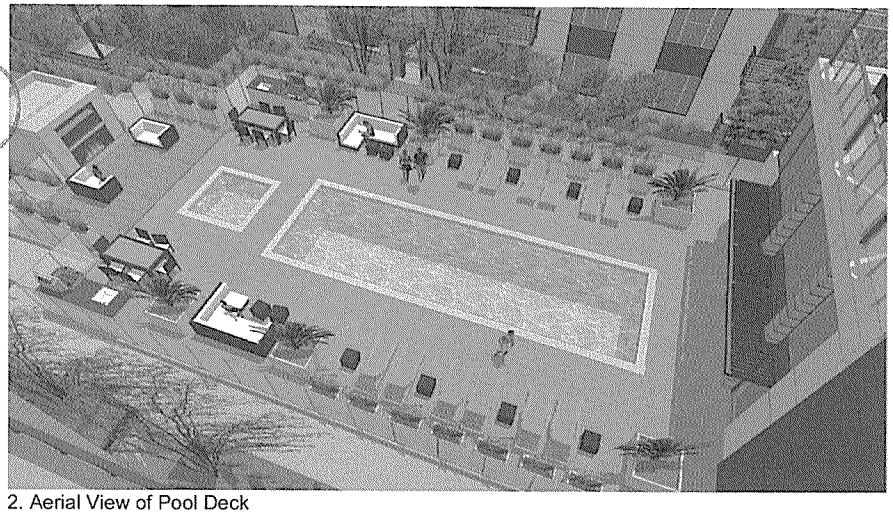


1. View of Amenity Building Balcony



Key Map n.t.s.



2. Aerial View of Pool Deck

3.View of Leasing / Amenity Building from Pool Deck

B52

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CONCEPTUAL PERSPECTIVES

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A7.2

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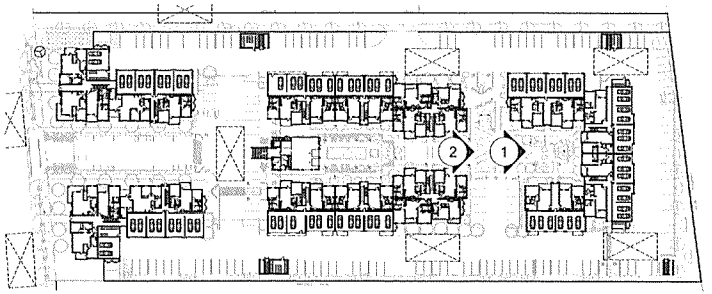

Key Map n.t.s.

B53

1.View of Courtyard

2. Aerial View of Courtyard

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CONCEPTUAL PERSPECTIVES

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A7.3

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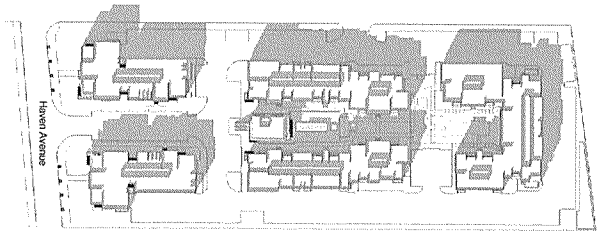

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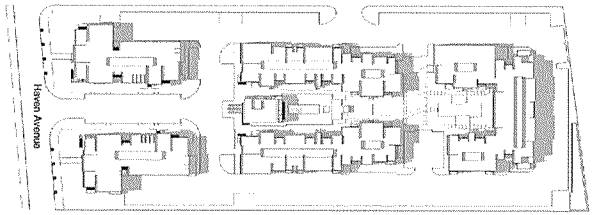
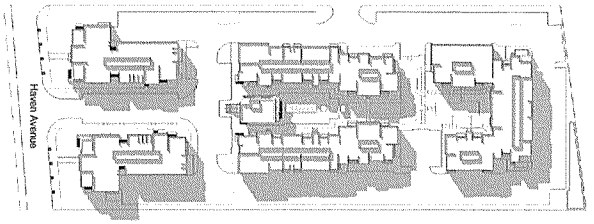
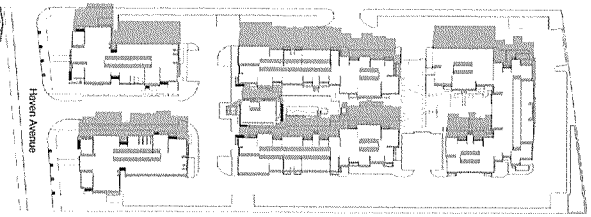


March 21_12:00 PM

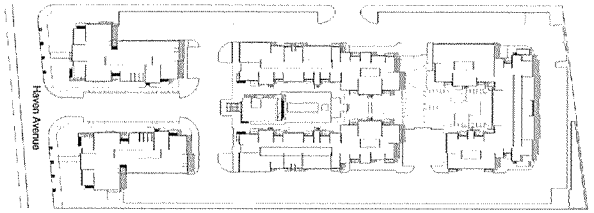


March 21_3:00 PM

B54



June 21_9:00 AM



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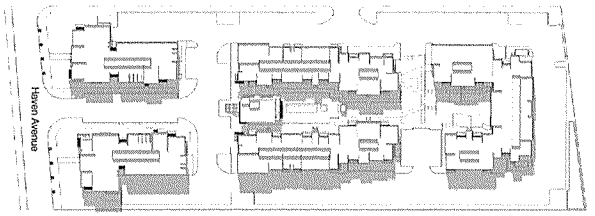

June 21_3:00 PM

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SHADOW STUDY

MENLO PARK, CA

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A8.0a

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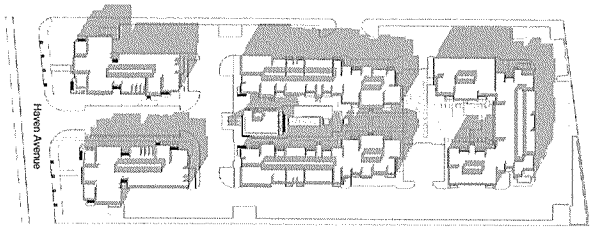
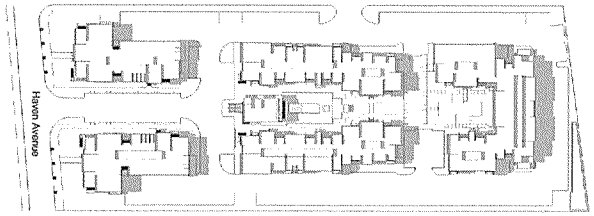
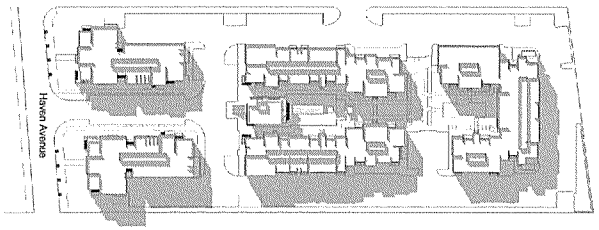


Septermber 21_9:00 AM

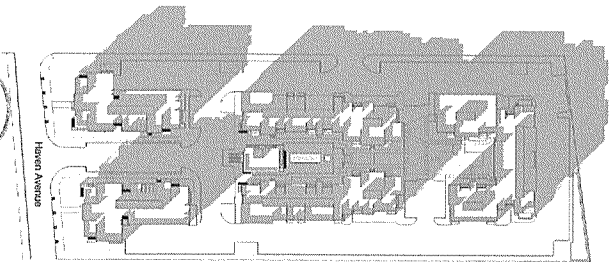


Septermber 21_12:00 PM

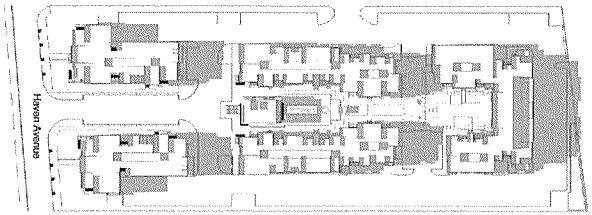


Septermber 21_3:00 PM

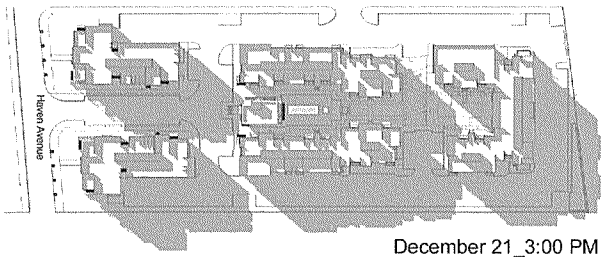
B55



December 21_9:00 AM



December 21_12:00 PM



December 21_3:00 PM

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SHADOW STUDY

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

A8.0b

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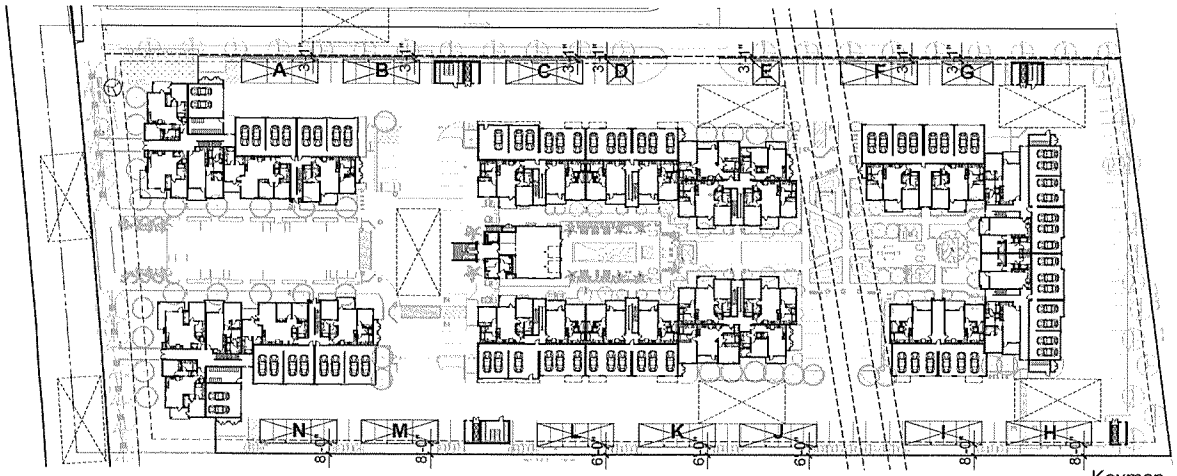
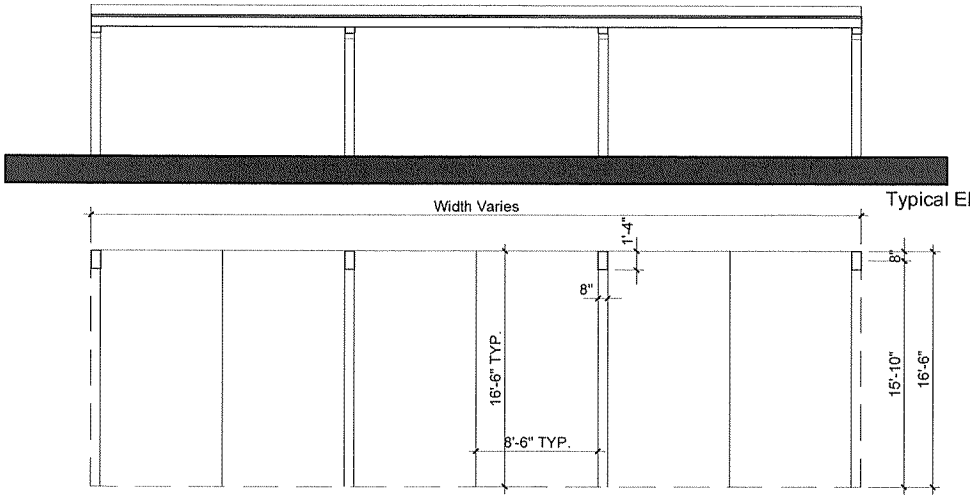


Keymap, 1"=40'-0"



Typical Elevation

Typical Plan

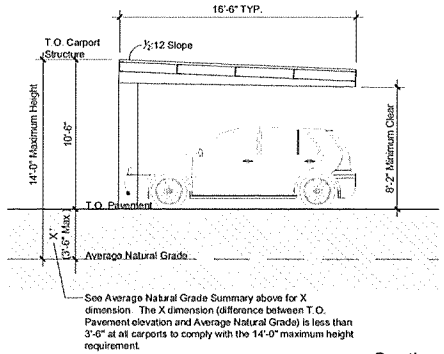
B56

Carport Average Natural Grade Summary:

Please see keymap above for carport designations

	Avg. Nat. Grade	T.O. Pavement	X Dimension: (refer to section below)
A:	+8.8	+10.63	1.83'
B:	+8.7	+10.28	1.58'
C:	+8.9	+9.87	0.97'
D:	+8.9	+10.05	1.15'
E:	+9.1	+9.87	0.77'
F:	+9.6	+9.56	*
G:	+9.7	+10.32	0.62'
H:	+10.3	+9.15	*
I:	+10.1	+9.35	*
J:	+10.8	+9.96	*
K:	+10.9	+10.17	*
L:	+10.8	+9.96	*
M:	+9.5	+10.43	0.93'
N:	+9.5	+10.79	1.29'

*Average Natural Grade is higher than the T.O. Pavement at some carports: depth of fill does not get included in the overall height at these structures



Section

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CARPORT EXHIBIT

MENLO PARK, CA

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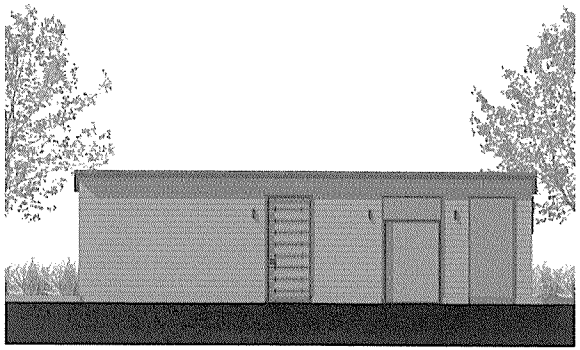
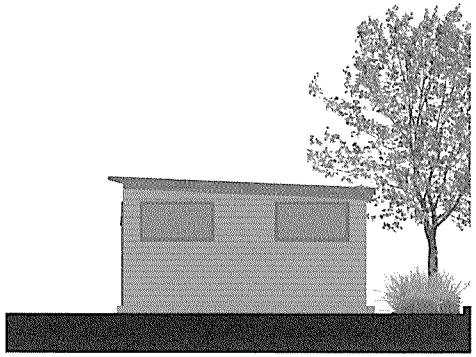
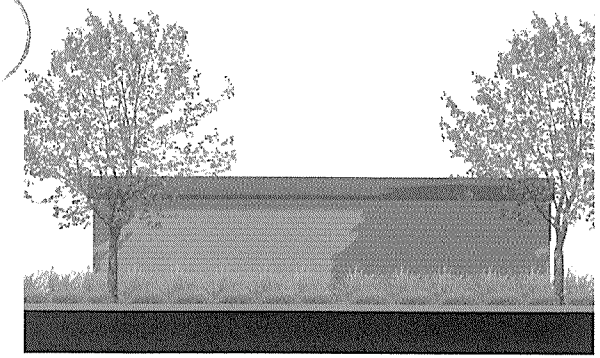


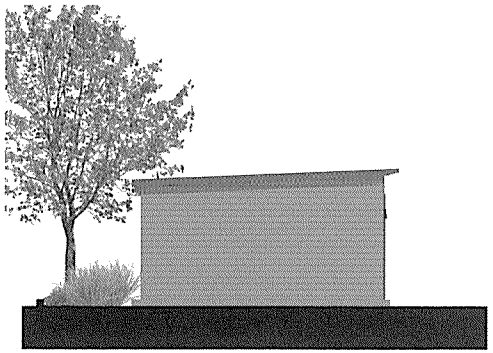
1. Front Elevation



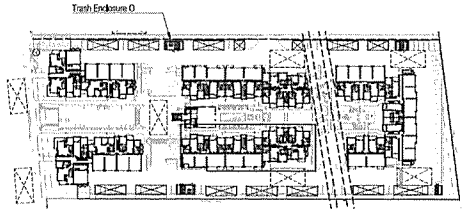
2. Right Elevation

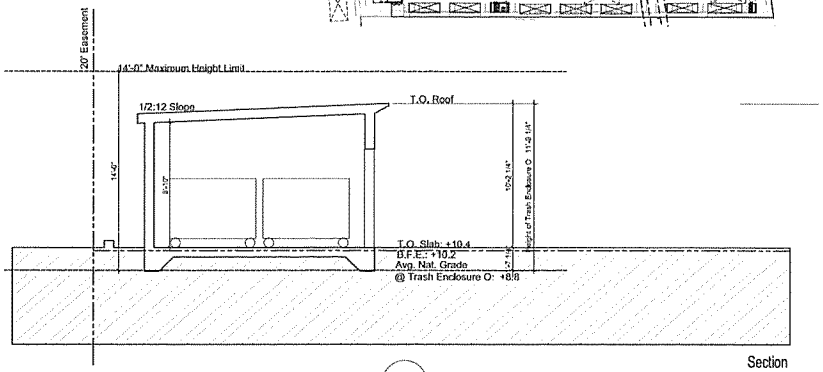


3. Rear Elevation

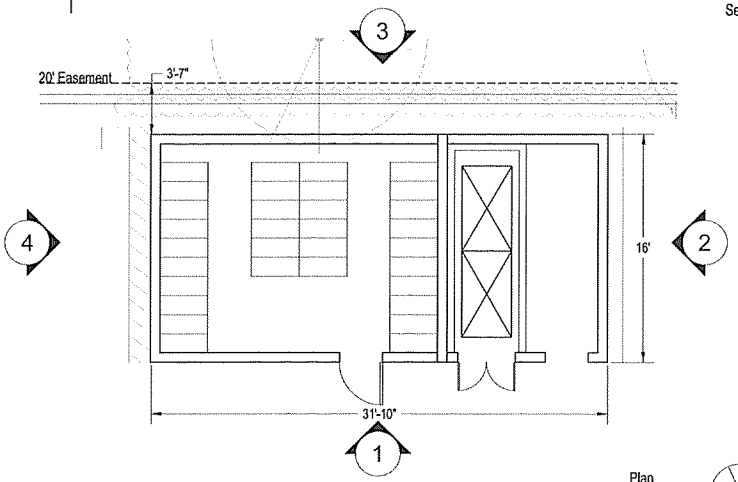


4. Left Elevation





Section



Plan

0 2 4 8

B57

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TRASH ENCLOSURE & BICYCLE STORAGE O

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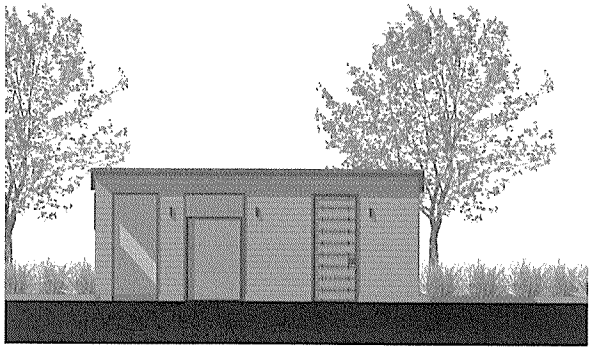
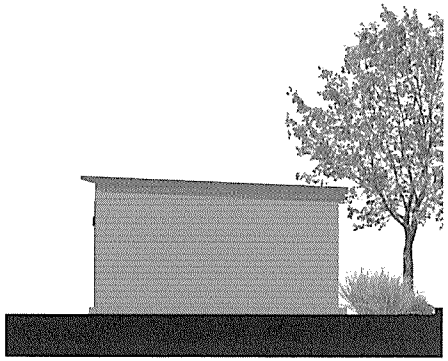
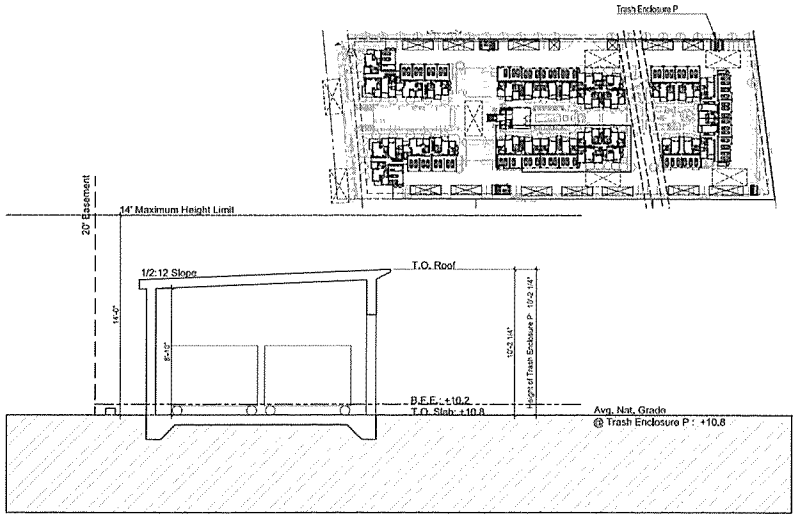


1. Front Elevation

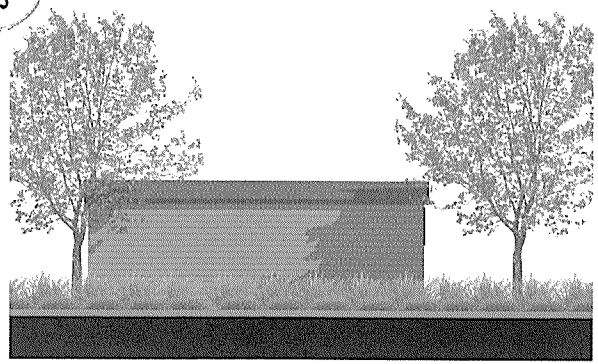


2. Right Elevation

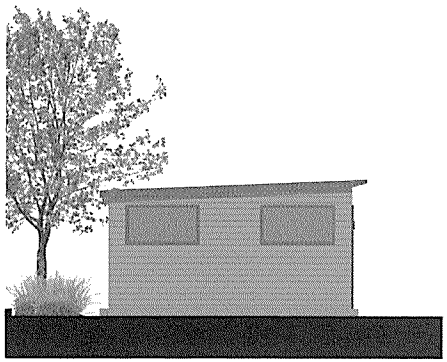


Section

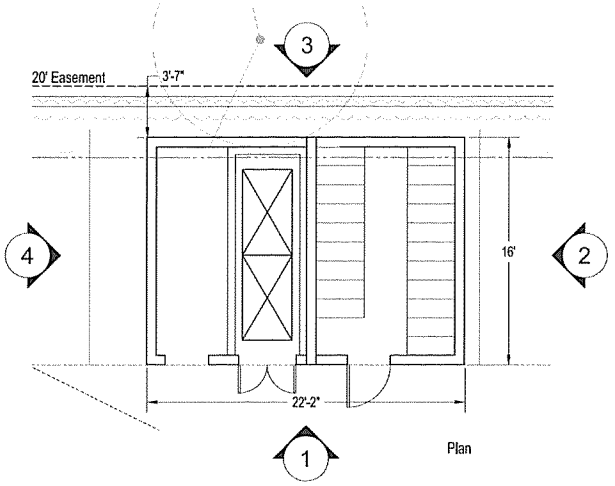
B58



3. Rear Elevation



4. Left Elevation



Plan

0 2 4 8

A8.3

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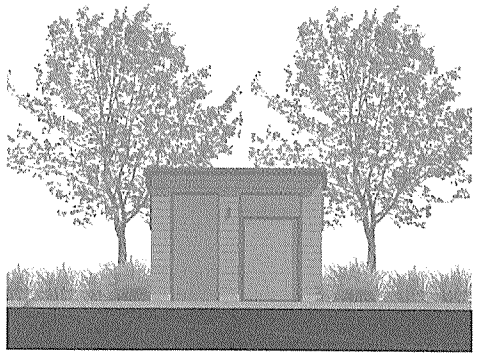
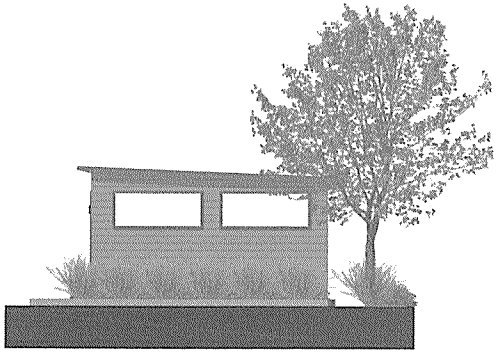
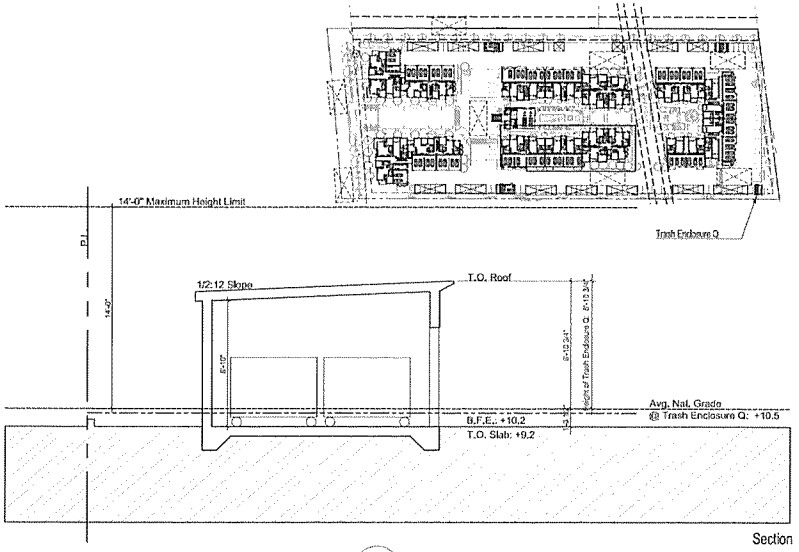


1. Front Elevation

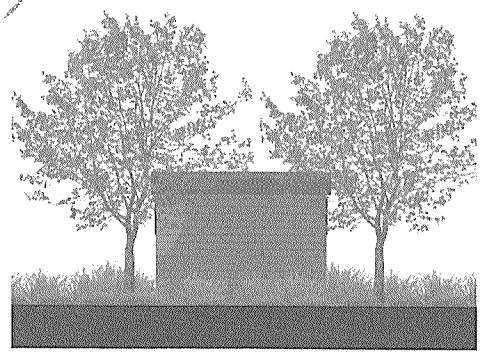


2. Right Elevation

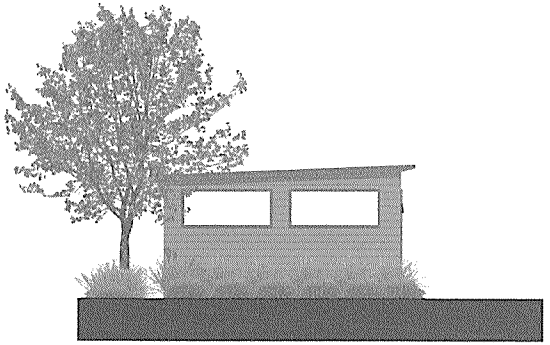


Section

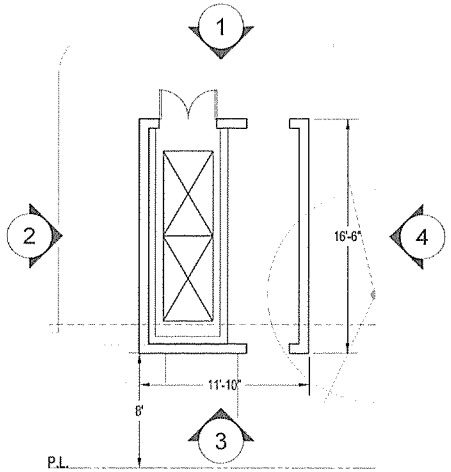
B59



3. Rear Elevation



4. Left Elevation



Plan

0 2 4 8

A8.4

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TRASH ENCLOSURE Q

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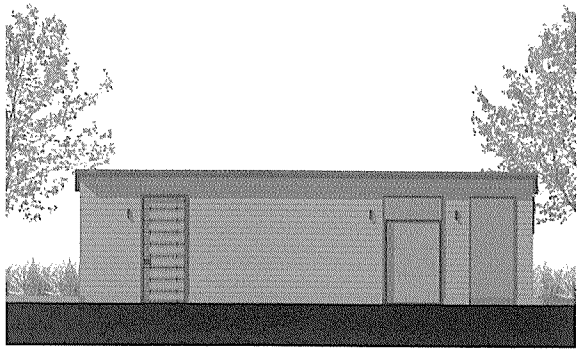
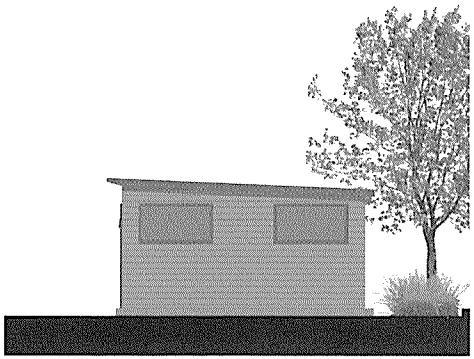
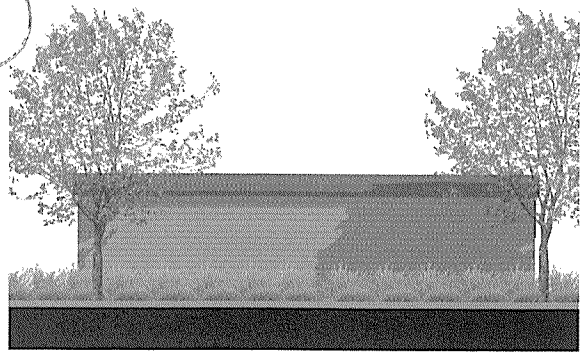


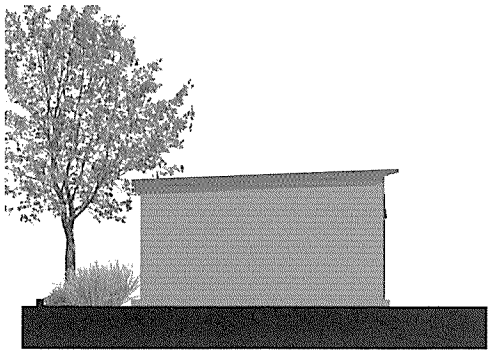
1. Front Elevation



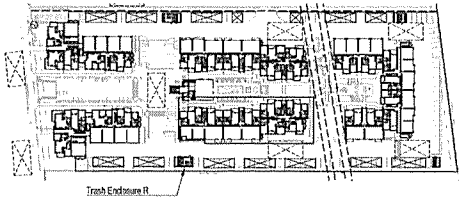
2. Right Elevation

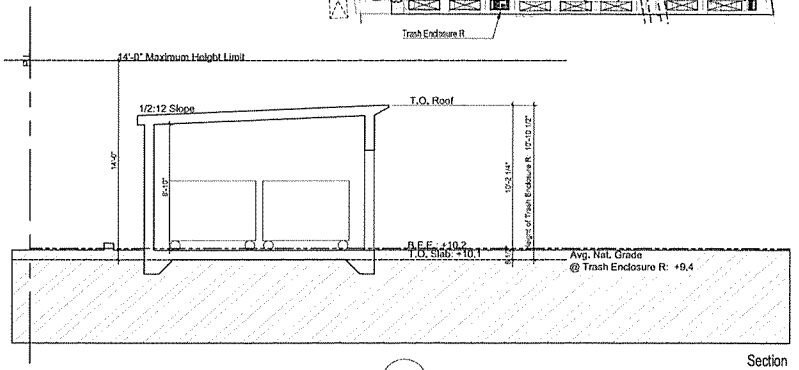


3. Rear Elevation



4. Left Elevation





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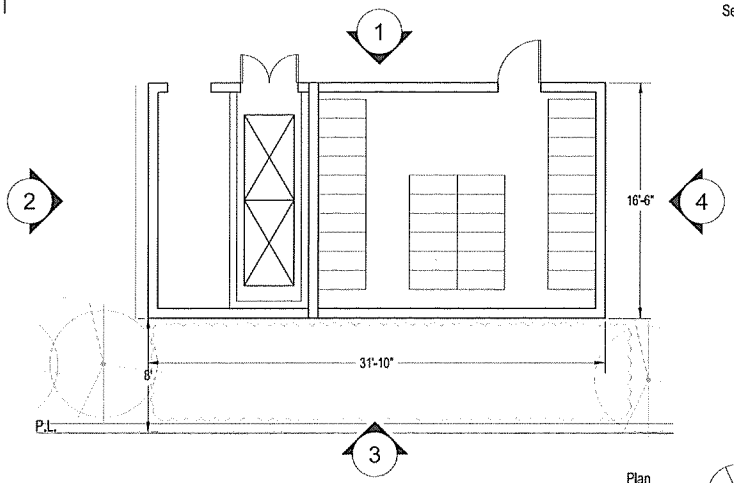

Plan

0 2 4 8

B60

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TRASH ENCLOSURE & BICYCLE STORAGE R

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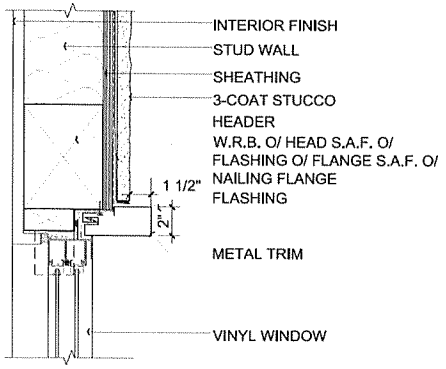
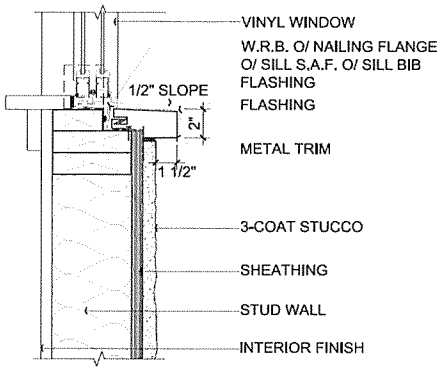
Key Elevation - Building #1 Right

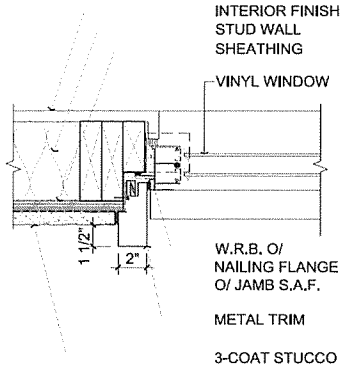
Key Elevation - Building #1 Front



1. Stucco 2" Window Recess
Window Head, Typ.
Scale: 3" = 1'-0"



2. Stucco 2" Window Recess
Window Sill, Typ.
Scale: 3" = 1'-0"



3. Stucco 2" Window Recess
Window Jamb, Typ.
Scale: 3" = 1'-0"

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CONCEPTUAL DETAILS

MENLO PARK, CA

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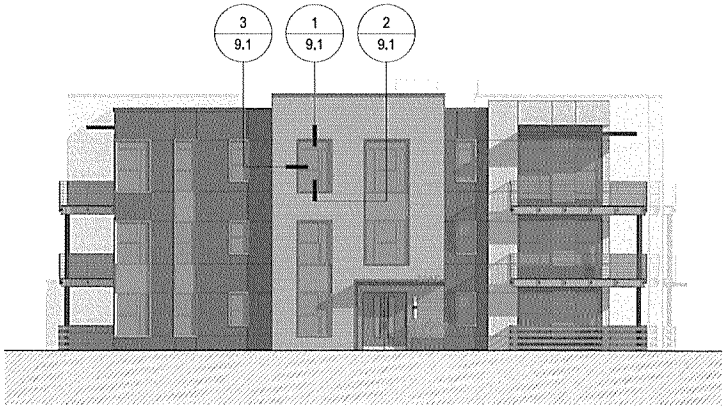
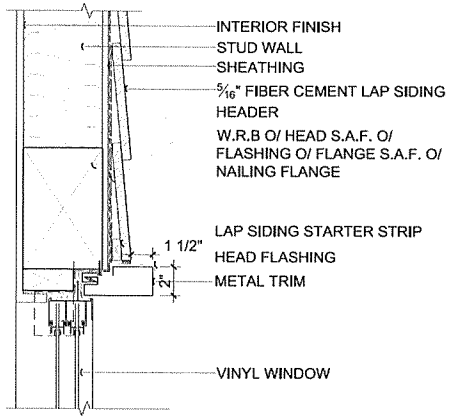
Key Elevation - Building #1 Right

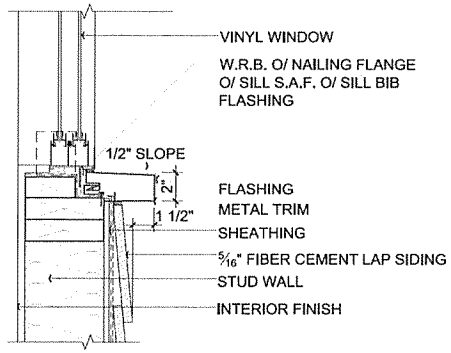


Key Elevation - Building #1 Front

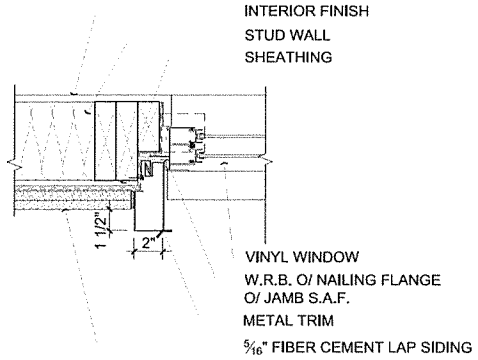
B62



1. Siding 2" Window Recess
Window Head, Typ.
Scale: 3" = 1'-0"



2. Siding 2" Window Recess
Window Sill, Typ.
Scale: 3" = 1'-0"



3. Siding 2" Window Recess
Window Jamb, Typ.
Scale: 3" = 1'-0"

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CONCEPTUAL DETAILS

A9.1

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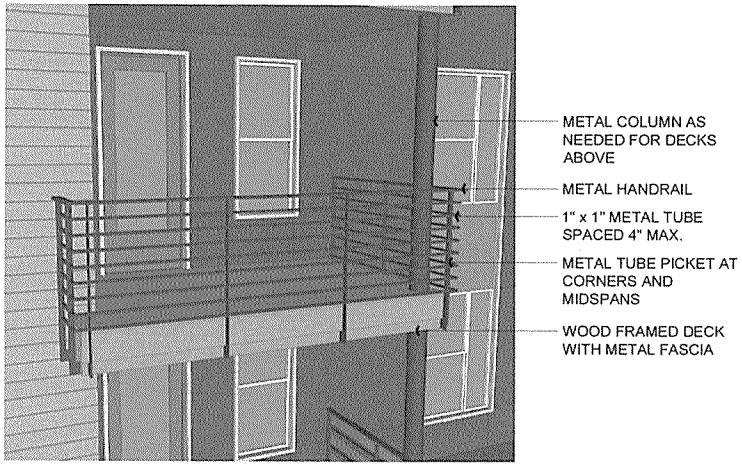
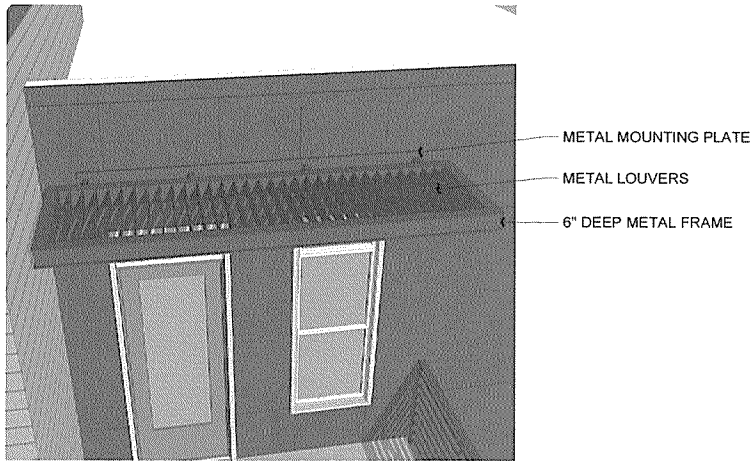
Key Elevation - Building #1 Right

Key Elevation - Building #1 Front

B63



1. Metal Deck Railing, Typ.
N.T.S.



2. Metal Awning, Typ.
N.T.S.

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CONCEPTUAL DETAILS

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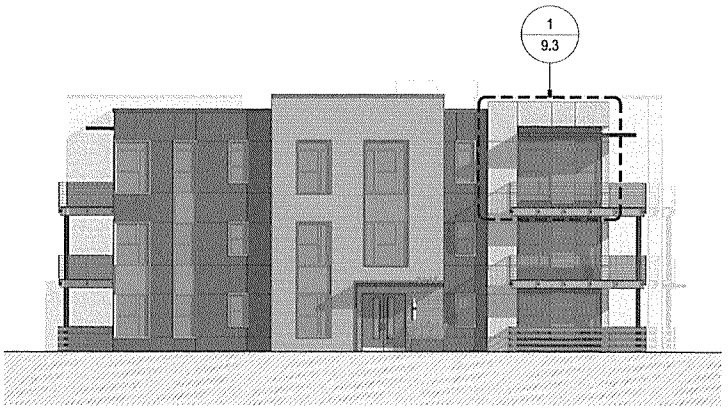
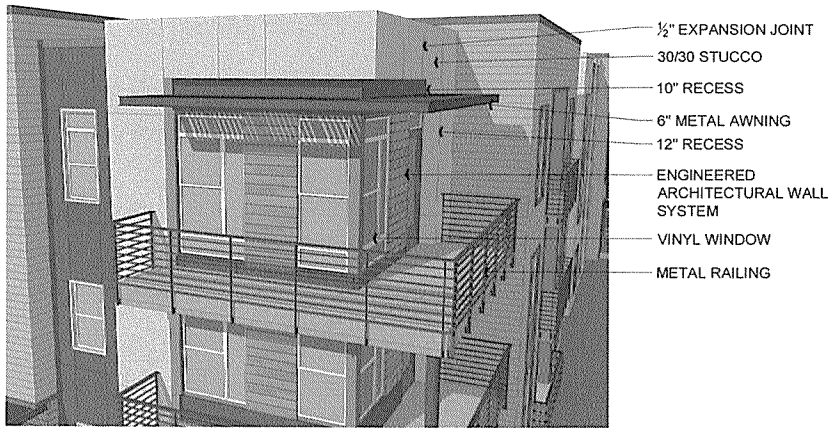
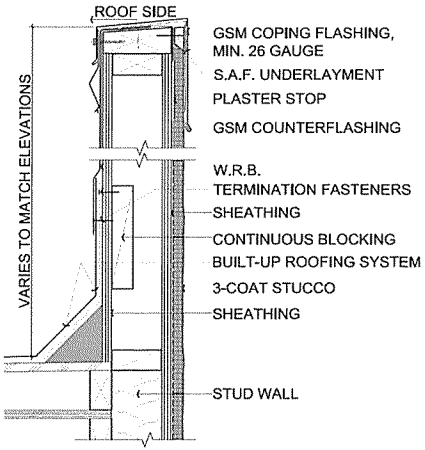
Key Elevation - Building #1 Right



Key Elevation - Building #1 Front



1. Deck Soffit at Haven Avenue Corner
N.T.S.



2. Stucco Parapet, Typ.
Scale: 3" = 1'-0"

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CONCEPTUAL DETAILS

MENLO PARK, CA

KTGY # 2012-0652 7.8.2014

A9.3

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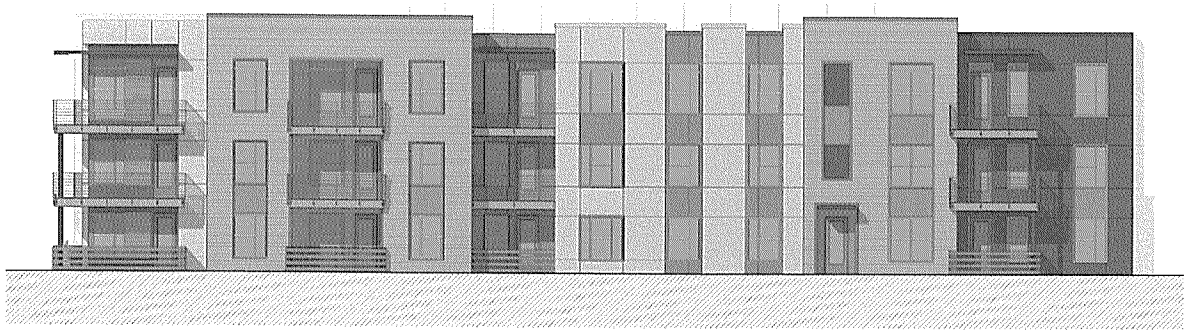
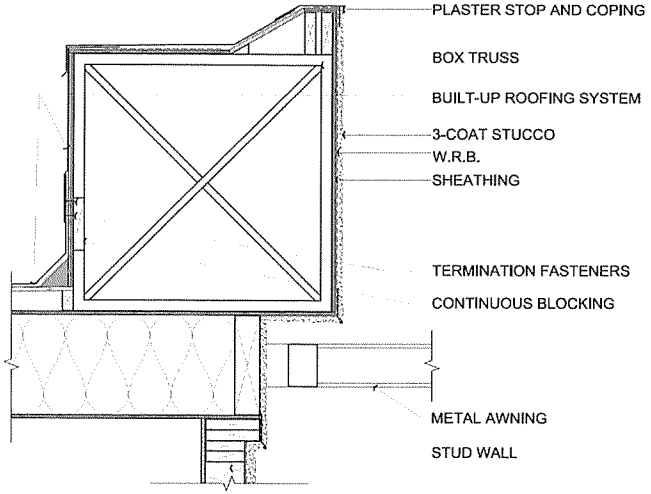


Key Elevation - Building #1 Right

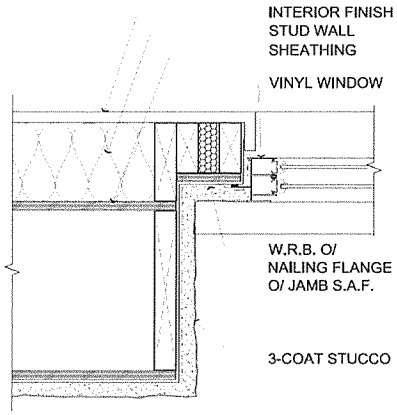
Key Elevation - Building #1 Front

B65



1. Parapet at Haven Avenue Corner

Scale: 1½" = 1'-0"



2. Furred Wall at Haven Avenue Corner

Scale: 3" = 1'-0"

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CONCEPTUAL DETAILS

MENLO PARK, CA

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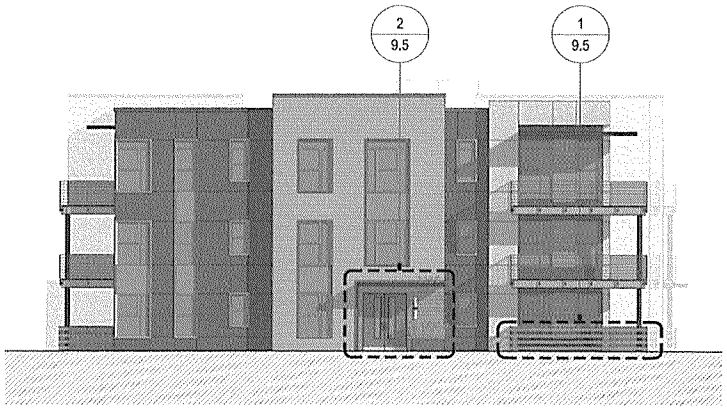
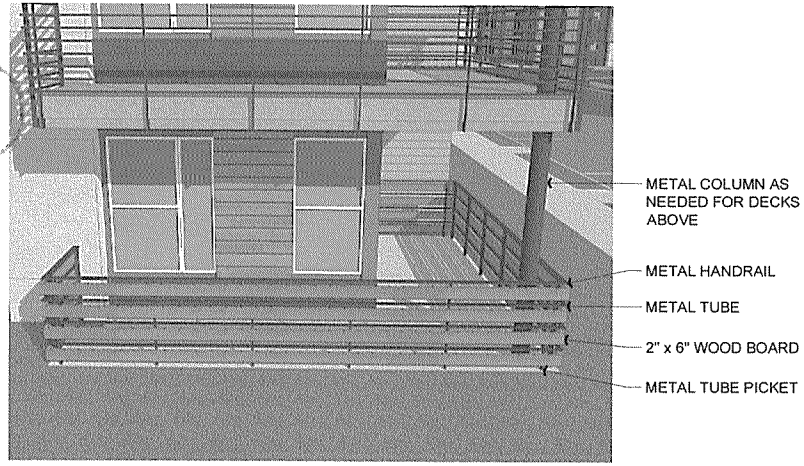
Key Elevation - Building #1 Right

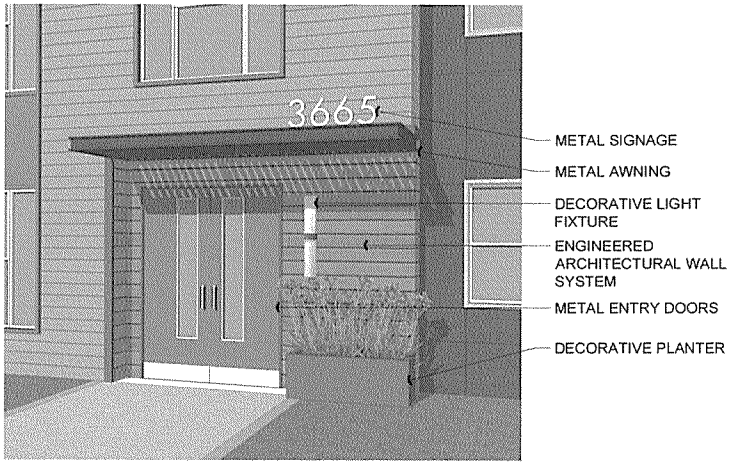


Key Elevation - Building #1 Front

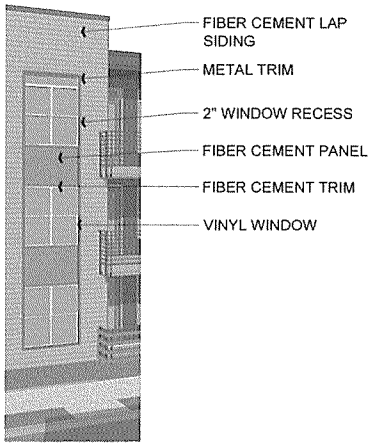
B66



1. Enhanced Metal and Wood Railing, Typ.
N.T.S.



2. Haven Avenue Entry
N.T.S.



3. Window Grouping in Fiber Cement
N.T.S.

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CONCEPTUAL DETAILS

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A9.5

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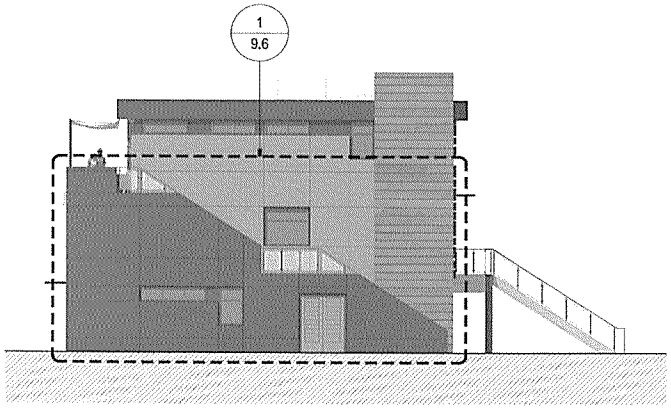
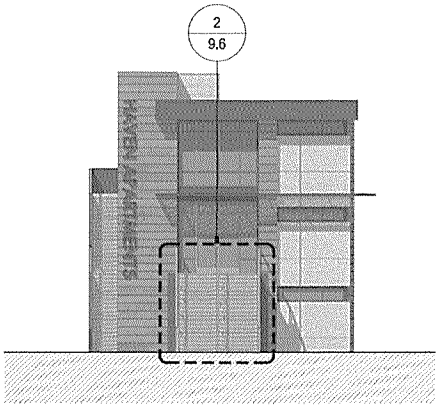
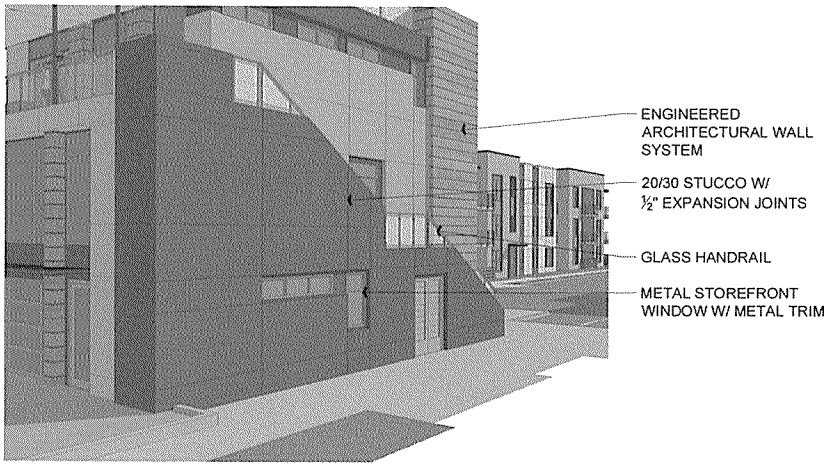


Key Elevation - Building #6 Left

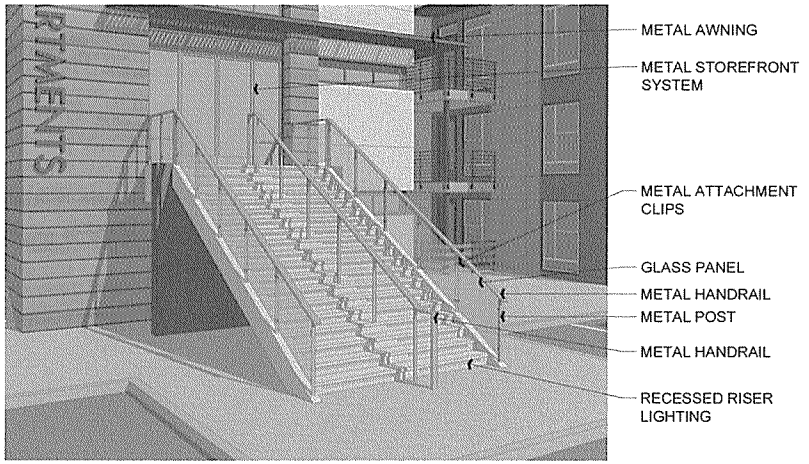


Key Elevation - Building #6 Front

B67



1. Amenity Building Side Staircase
N.T.S.



2. Amenity Building Entry Staircase
N.T.S.

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CONCEPTUAL DETAILS

A9.6

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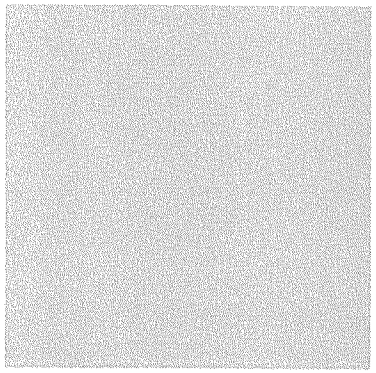
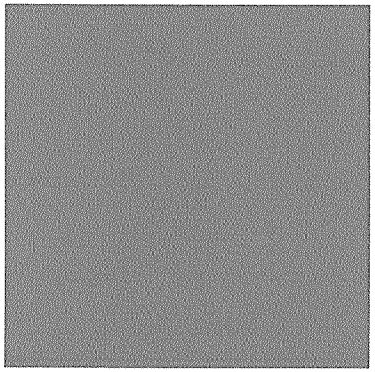
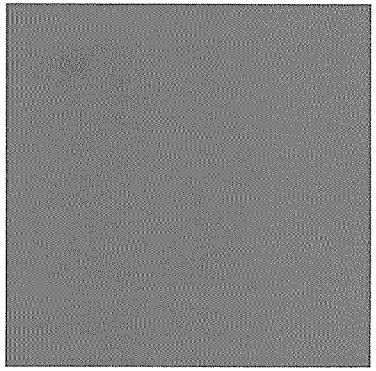


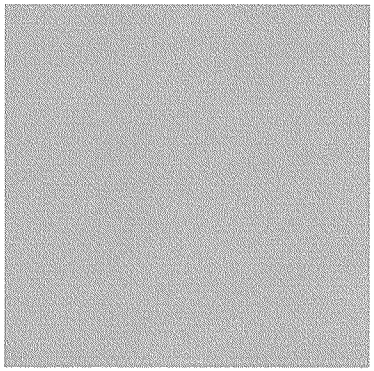
A. BODY 1 (20/30 STUCCO)



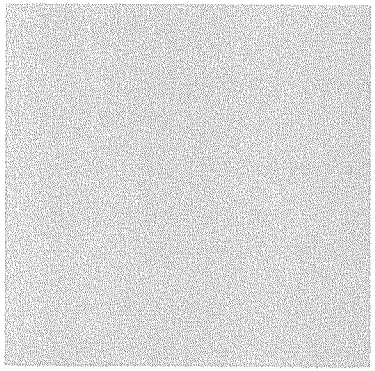
C. BODY 2



D. BODY 3

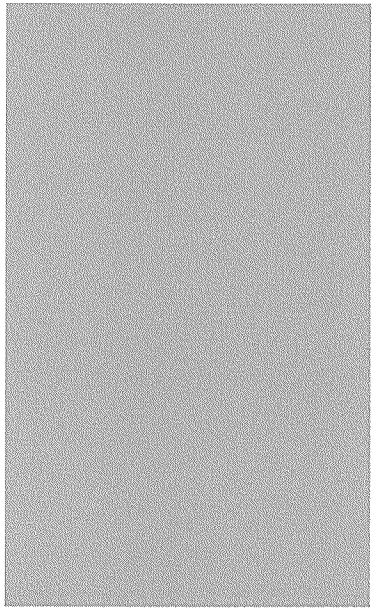


E. BODY 4

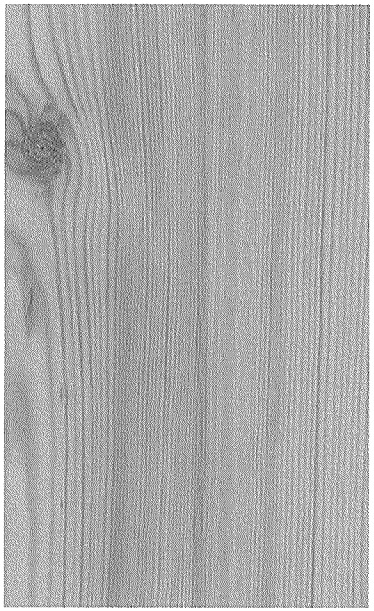


B. BODY 1 (30/30 STUCCO)

B68

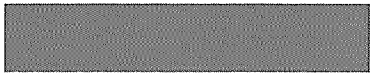


F. BODY 5 (FIBER CEMENT LAP SIDING)



G. ENGINEERED ARCHITECTURAL WALL SYSTEM

H. WINDOW



I. ACCENT 1

J. ACCENT 2

K. ACCENT 3

L. ACCENT 4

M. ACCENT 5

GREYSTAR HAVEN

MATERIAL / COLOR BOARD

A10.0a

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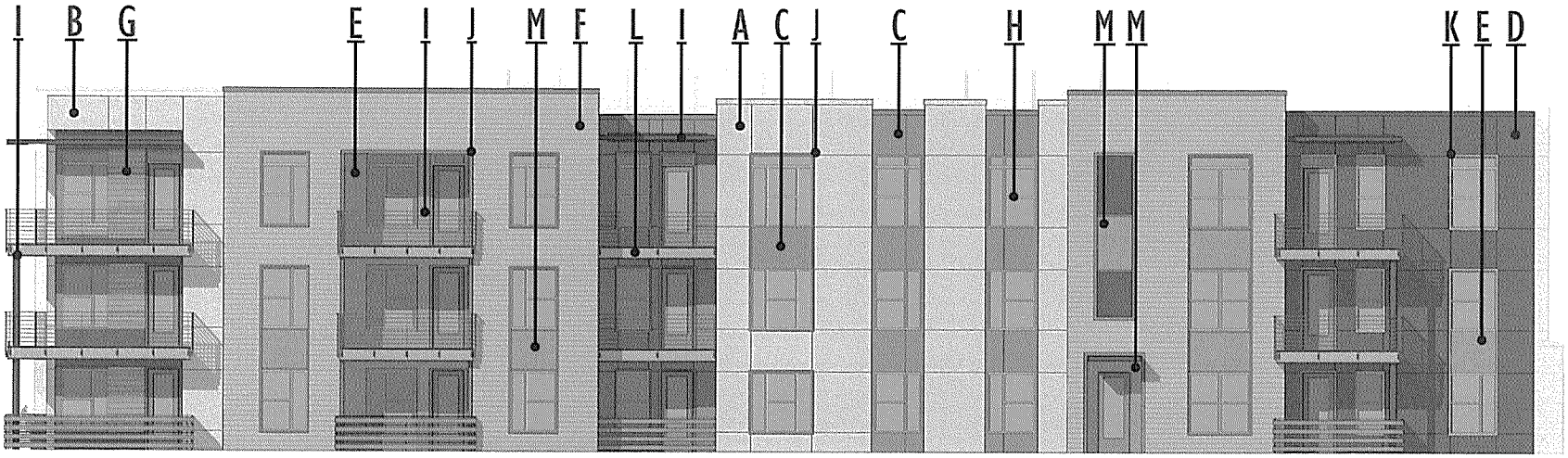
Menlo Park Haven
Menlo Park, CA

#2012-0652
7.8.2014

Legend	Material Sample	Color	Product Name
Sherwin-Williams Paint			
A, B	Body 1 - Stucco (20/30, 30/30)	SW 7064	Passive
C	Body 2 - Stucco	SW 7068	Grizzle Gray
E	Body 4 - Stucco	SW 6382	Ceremonial Gold
F	Body 5 - Fiber Cement Lap Siding	SW 7650	Ellie Gray
I	Accent 1 - Metal Railings, Awnings, and Columns	SW 2856	Fairfax Brown
J	Accent 2 - Metal Window Trim, Fiber Cement Trim	SW 7068	Grizzle Gray
K	Accent 3 - Metal Window Trim	SW 7650	Ellie Gray
L	Accent 4 - Metal Deck Fascia	SW 7649	Silverplate
M	Accent 5 - Fiber Cement Board	SW 6382	Ceremonial Gold
Kelly-Moore Paint			
D	Body 3 - Stucco	AC260-5	Defense
Citadel			
G	Engineered Architectural Wall System	Knotty Pine	Wood Grain Finish
Milgard Window			
H	Window - Vinyl Window	Tan	Standard Vinyl Finish

B69



KEY ELEVATION - BUILDING I (N.T.S.)

GREYSTAR HAVEN

MATERIAL / COLOR BOARD - LEGEND

A10.0b

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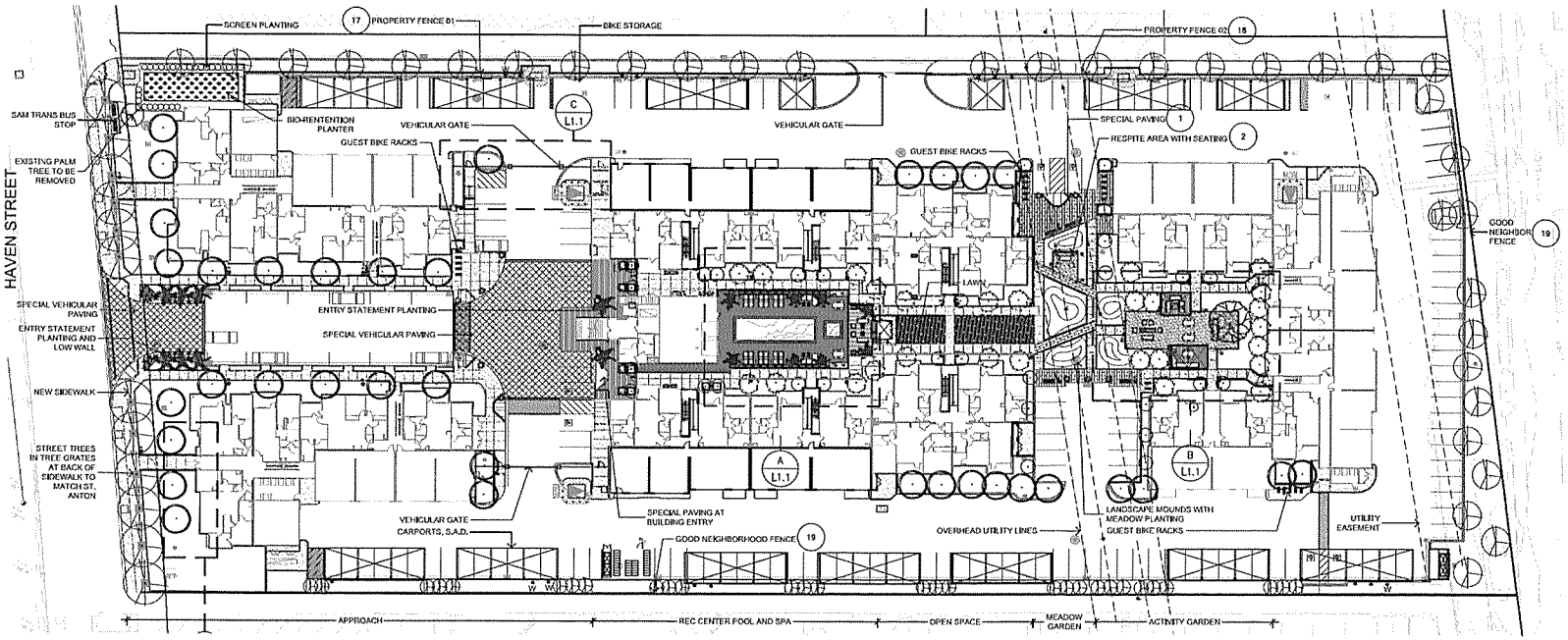
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	SPECIFICATIONS/ NOTES
	CONCRETE PAVING	INTEGRAL COLOR, GREY
	LINEAR PAVERS	SEE 1/L2.0 COLOR: BEIGE/ TAN
	DECOMPOSED GRANITE	GOLD/ GREY COLOR
	WOOD DECKING	IPE, SEE 12/L2.0
	POOL AND SPA COPING	BIEGE/ TAN
	LAWN	SEE L3.0
	FIRE PIT	GAS FIRE PIT, SEE 4/L2.0
	LINEAR FIRE	GAS FIRE PIT, SEE 4/L2.0
	LOUNGE FURNITURE	SEE 4&15/L2.0
	POOL FURNITURE	SEE 14/L2.0
	DINNING FURNITURE	SEE 8/L2.0
	PLANTER POTS	TOURNESOL COLOR: BLACK, SEE 13/L2.0
	BENCH	LANDSCAPE FORMS COLOR: IPE WOOD
	FIRE PLACE	CUSTOM, WITH FIRE PLACE INSERT, SEE 11/L2.0
	BBQ/ OUTDOOR KITCHEN	CUSTOM, SEE 3/L2.0
	LITTER UNIT	BLACK
	DOGGY STATION	BLACK
	LANDSCAPE MOUND	
	POOL FENCE	GLASS FENCE ON CONCRETE CURB, SEE 16/L2.0
	STRING LIGHTS AT METAL TRELLIS	SEE 20/L2.0
	BOLLARD LIGHTS	BLACK
	POLE LIGHTS	BLACK
	UPLIGHTS	BLACK
	TREE GRATE	BLACK
	METAL TRELLIS	BLACK COLOR SEE 20/L2.0
PA	PLANTING AREA	SEE L3.0
	ELECTRIC CAR PLUG IN STATION	9 STALLS WITH DEDICATED EV STATIONS AND 6 (W) PRE-WIRED STALLS
	BIKE RACK	22 TOTAL, COLOR: BLACK
	SPECIAL ENTRY PAVING	INTEGRAL COLOR STAMPED CONCRETE: BEIGE/ TAN
	VEHICULAR GATE	SEE 20/L2.0 COLOR: BLACK

B70



LANDSCAPE NOTES:

1. FOR CALLOUTS (x) REFER TO L2.0 FOR CONCEPT IMAGERY AND DETAILS
2. DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
3. PROPOSED NEW LIGHTING SHALL BE DARK SKY COMPLIANT
4. PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR RESIDENTS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
5. ALL NEW PLANT MATERIAL WITHIN PROPERTY LINE SHALL BE MAINTAINED BY THE OWNER FOLLOWING INDUSTRY STANDARDS.
6. FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO CIVIL GRADING PLANS FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
7. ALL AREAS ON GRADE SHALL HAVE EXISTING TOP SOIL AMENDED AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
8. LANDSCAPE PLAN TO MEET GREEN POINT RATED GOALS.
9. LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
   - 9.1. MODIFIED GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
   - 9.2. INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
   - 9.3. INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
10. ON SITE LIGHTING TO BE PROVIDED BY POLES, WALL SCONCES, AND BOLLARDS
11. ALL PLANTING IS ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
12. REFER TO THE ARBORIST REPORT BY ARBOR PLUS TREE INC. FOR ANALYSIS OF EXISTING TREES.
13. DENSE SHRUBS WILL BE PLANTED AT ALL WALLS TO DISCOURAGE GRAFFITI.
14. LIGHTING SHALL B E MOTION SENSOR ACTIVATED.

SCALE 1"=30'-0"
0 15 30 60

GREYSTAR HAVEN

LANDSCAPE PLAN L1.0

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MENLO PARK, CA

KTGY # 2012-0452

07.07.2014
07.07.2013 2nd SUBMITTAL
06.28.2014 1st SUBMITTAL

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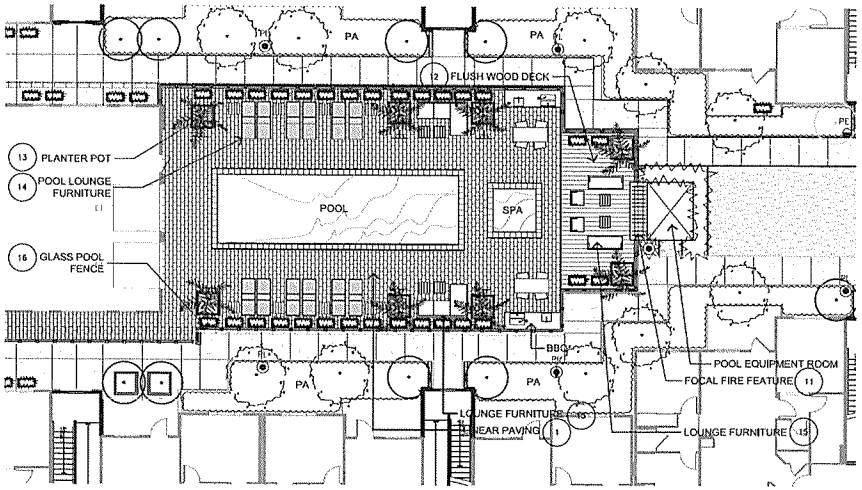
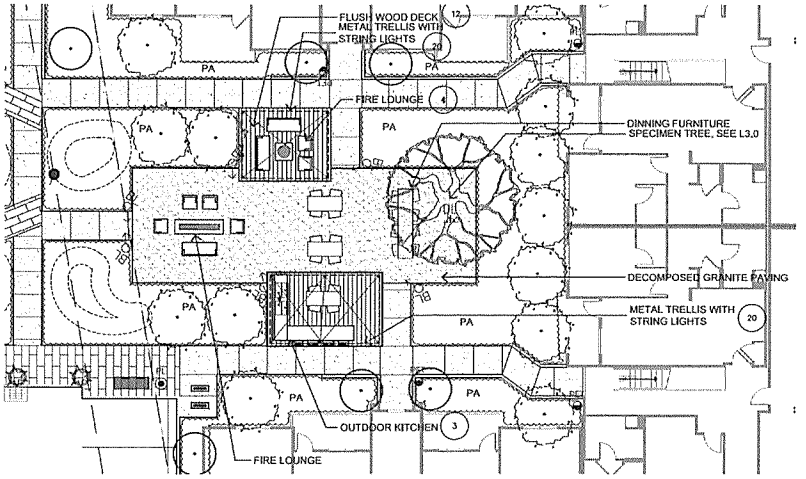
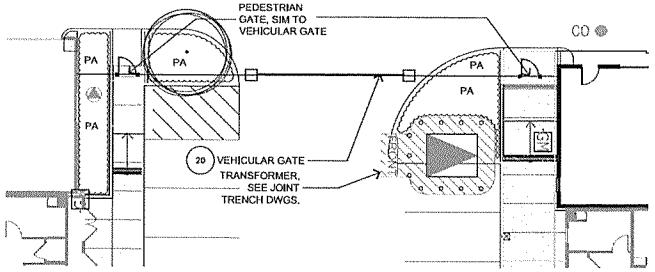


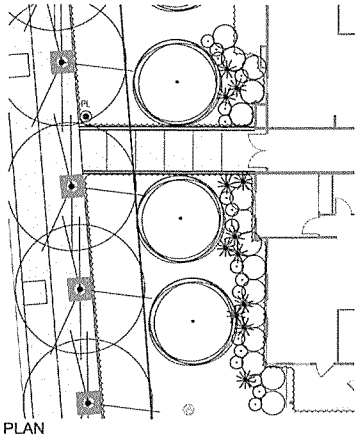
A RECREATION CENTER WITH POOL AND SPA AREA



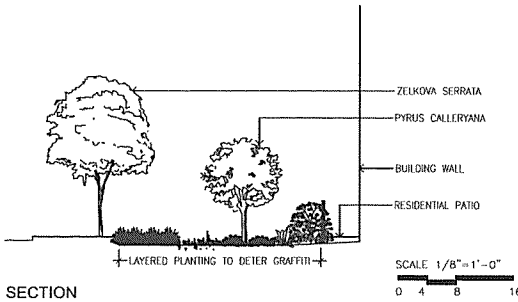
B ACTIVITY GARDEN



C RESIDENTIAL GATE



PLAN



SECTION

D ENLARGED PRELIMINARY PLANTING ALONG HAVEN (ANTI- GRAFFITI)

SCALE 1"=10'-0"
0 5 10 20

LANDSCAPE NOTES:

1. FOR CALLOUTS (#) REFER TO L2.0 FOR CONCEPT IMAGERY AND DETAILS
2. SEE L1.0 FOR LANDSCAPE NOTES AND LEGEND

B71

GREYSTAR HAVEN

LANDSCAPE PLAN L1.1

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07.07.2014
07.07.2013 2nd SUBMITTAL
06.20.2014 1st SUBMITTAL

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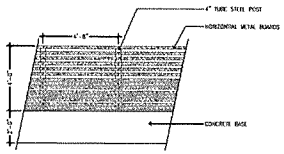
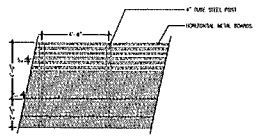
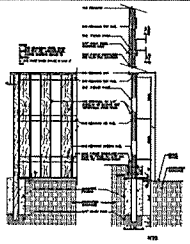


17 PROPERTY FENCE 01



18 PROPERTY FENCE 02



19 GOOD NEIGHBOR FENCE

CONCEPT IMAGE:

PRODUCT: SLIDING FENCE
COLOR: BLACK POWDERCOAT

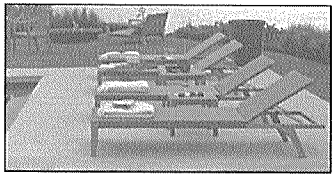
20 VEHICULAR GATE

CONCEPT IMAGES:

COLOR TO BE BLACK

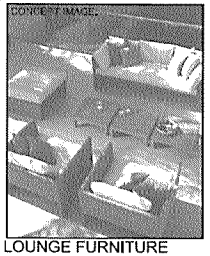
13 PLANTER POTS

CONCEPT IMAGE:



14 CHAISE LOUNGE AT POOL

CONCEPT IMAGE:

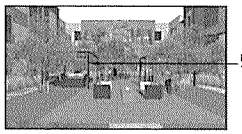


15 LOUNGE FURNITURE

CONCEPT IMAGE:

16 GLASS POOL FENCE

3D IMAGE BY KTGY:

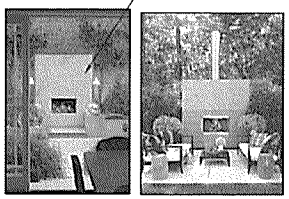


9 METAL TRELLIS WITH STRING LIGHTS

CONCEPT IMAGE:

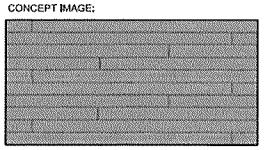
10 OPEN LAWN

CONCEPT IMAGES:



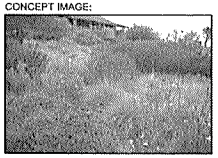
11 FOCAL FIRE FEATURE

CONCEPT IMAGE:



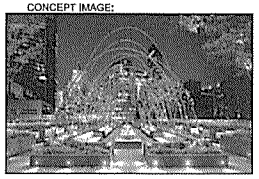
12 FLUSH WOOD DECK

CONCEPT IMAGE:



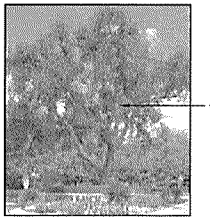
5 LANDSCAPE MOUNDING AT MEADOW GARDEN

CONCEPT IMAGE:



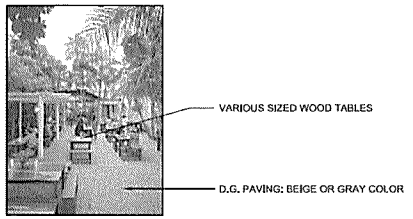
6 METAL VINE ARCHES

CONCEPT IMAGE:



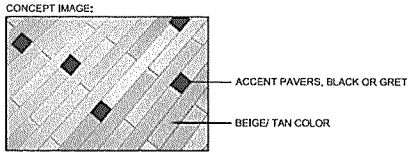
7 SIGNATURE TREE

CONCEPT IMAGE:



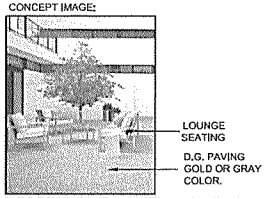
8 DINNING FURNITURE AT ACTIVITY GARDEN

CONCEPT IMAGE:



1 LINEAR PAVERS WITH ACCENT SQUARES

CONCEPT IMAGE:

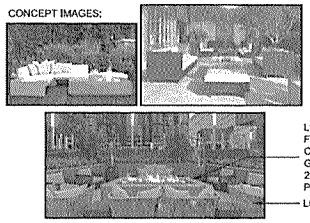


2 RESPITE AREA WITH SEATING

CONCEPT IMAGE:

3 OUTDOOR KITCHEN AT ACTIVITY GARDEN

CONCEPT IMAGES:



4 FIRE LOUNGES AT ACTIVITY GARDEN

B72

GREYSTAR HAVEN

SITE IMAGERY AND DETAILS

L2.0

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

MENLO PARK, CA

KTGY # 2012-0652

07.07.2014
07.02.2013 2nd SUBMITTAL
06.20.2014 1st SUBMITTAL

KTGY Group, Inc.
Architecture+Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
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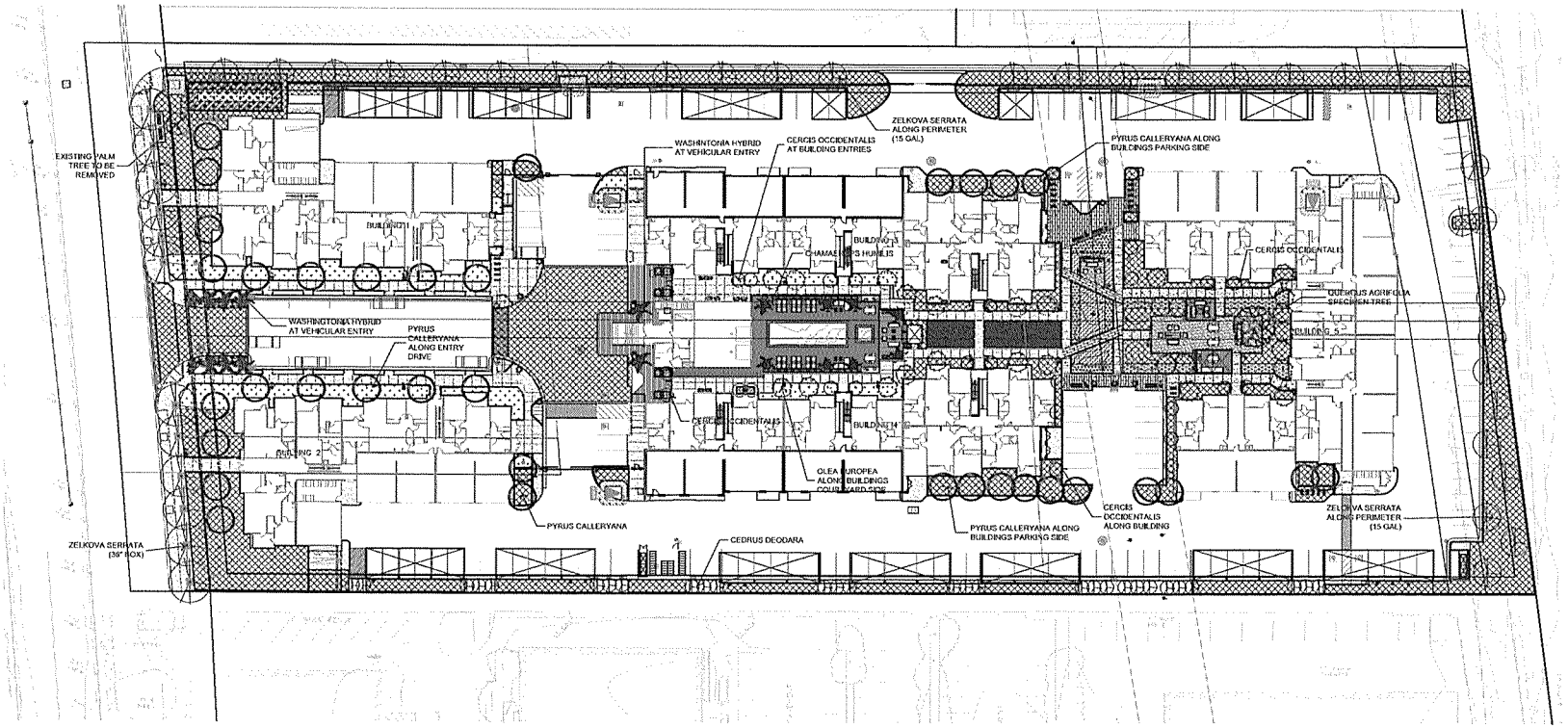
B73



SCALE 1"=30'-0"
0 15 30 60

GREYSTAR HAVEN

PLANT AND WATER PLAN L3.0

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

MENLO PARK, CA

BTGY # 2012-0452

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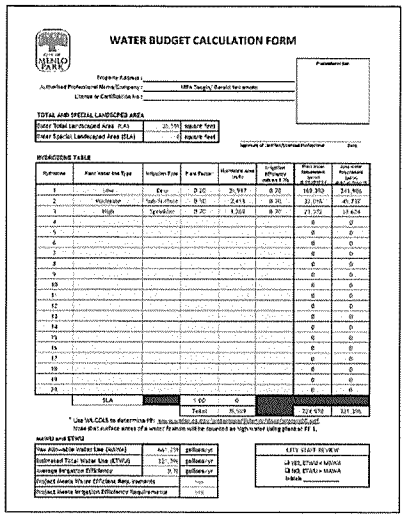
PLANT LEGEND

PLANTING AREA	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WCOLS	NOTES
POOL AND SPA AREA/ VEHICULAR ENTRY							
		LAVENDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDAR	5 GAL	3' O.C.	L	1 GAL = 60% 5 GAL = 40%
		FESTUCA IDHOENSIS' SISKIYOU BLUE'	FESCUE	1 GAL	2' O.C.	L	
		LEUCADENDRON 'JESTER'	SUNSHINE CONEBUSH	5 GAL	5' O.C.	L	
		AGAVE ANGUSTIFOLIA	AGAVE	5 GAL	4' O.C.	L	
		PHORMIUM SPP	NEW ZEALAND FLAX	5 GAL	3' O.C.	L	
		LIRIOPE MUSCARI 'MAJESTIC'	LILY TURF	1 GAL	2' O.C.	M	1 GAL = 60% 5 GAL = 40%
		POLYSTICUM MUNITIUM	WESTERN SWORD FERN	5 GAL	5' O.C.	M	
		STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	4' O.C.	M	
		CAREX DIVULSA	BERKELEY SEDGE	1 GAL	2' O.C.	M	
GARDEN							
		ANEMONE X HYBRIDS	ANEMINOE	1 GAL	1' O.C.	L	1 GAL = 60% 5 GAL = 40%
		ILEX CRENATA 'BENNETT'S COMPACTA'	BENNETT'S COMPACT HOLLY	5 GAL	4' O.C.	L	
		RHAPHIOLEPIS X DELACOURII	INDIAN HAWTHORN	5 GAL	3' O.C.	L	
		MAHONIA REPENS	CREEPING MAHONIA	5 GAL	2.5' O.C.	L	
		MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	3' O.C.	L	
		ROSA SPP	ROSE	5 GAL	3' O.C.	L	
		ASTILBE CHINENSIS 'MAGGIE DALEY'	ASTILBE	1 GAL	1' O.C.	M	1 GAL = 60% 5 GAL = 40%
		BUXUS MICROPHYLLA VAR. KOREANA 'ESELES'	BOXWOOD	1 GAL	2' O.C.	M	
		CHAMAECYPARIS PISIFERA 'BABY BLUE'	CYPRESS	5 GAL	2.5,' O.C.	M	
		GERANIUM SANGUINEUM 'STRIATUM'	GERANIUM	1 GAL	1' O.C.	M	
		HEMEROCALLIS SPP	DAYLILY	1 GAL	1' O.C.	M	
		LIRIOPE SPICATA	CREEPING LILYTURF	1 GAL	1' O.C.	M	
		EUONYMUS FORTUNEI	WINTERCREEPER	5 GAL	2.5' O.C.	M	
MEADOW GARDEN							
		CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	5 GAL	2' O.C.	L	1 GAL = 60% 5 GAL = 40%
		DESCHAMPSIA CAESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	1' O.C.	L	
		GREVILLEA X 'NOELL'	NOELL GREVILLEA	5 GAL	4' O.C.	L	
		HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	3' O.C.	L	
		MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3' O.C.	L	
		PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	3' O.C.	L	
		VERBENA SPP	VERBENA	1 GAL	2' O.C.	L	
		FESTUCA CALIFORNCIA	CALIFORNIA FESCUE	1 GAL	1' O.C.	L	
		FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	1' O.C.	L	
		NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL	2' O.C.	L	
		PHORMIUM SPP	NEW ZEALAND FLAX	5 GAL	3' O.C.	L	
		ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	4' O.C.	L	
		SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	5 GAL	3' O.C.	L	
		CAREX MORROWII 'AUREA-VARIEGATA'	VARIEGATED JAPANESE SEDGE	1 GAL	1' O.C.	M	1 GAL = 60% 5 GAL = 40%
		CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3' O.C.	M	
		COLEONEMA PULCHRUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN	5 GAL	5' O.C.	M	
		RUDBECKIA TRILOBA	BLACK EYED SUSAN	1 GAL	1' O.C.	M	
		SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA SAGE	5 GAL	3' O.C.	M	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2' O.C.	M	
BIO-RENTENTION							
		FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	4' O.C.	M	1 GAL=40% 5 GAL=60%
		IRIS SIBIRICA	SIBERIAN IRIS	1 GAL	2' O.C.	M	
		JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2' O.C.	M	
		RUDBECKIA TRILOBA	BLACK EYED SUSAN	1 GAL	1' O.C.	M	
		CORNUS STOLONIFERA	RED TWIG DOGWOOD	5 GAL	3' O.C.	H	5 GAL = 100%
		MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	5 GAL	3' O.C.	H	
LAWN							
		SOD, SEE SPECIFICATIONS		1069 SF		H	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WCOLS	NOTES	QTY
TREES							
	CEDRUS DEODARA	DEODAR CEDAR	15 GAL	AS SHOWN	VL		29
	QUERCUS AGRFOLIA	COAST LIVE OAK	48" BOX	AS SHOWN	VL	SPECIMEN	1
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	15 GAL	AS SHOWN	VL	20' WIDE, FRUITLESS	27
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	15 GAL	AS SHOWN	L	IN POTS	6
	WASHINGTONIA HYBRID	FAN PLAM	24 " BOX	AS SHOWN	L	20 - 30' TALL	8
	CERCIS OCCIDENTALIS	EASTERN REDBUD	15 GAL	AS SHOWN	VL	MULTI-TRUNK	31
	ZELKOVA SERRATA	ZELKOVA	36" BOX / 15 GAL	AS SHOWN	M	STANDARD	46
	PYRUS CALLERYANA	CALLERY PEAR	15 GAL	AS SHOWN	L	STANDARD	35



PROPERTY LINE TREE REQUIREMENTS

FRONTAGE	LENGTH	REQUIRED	PROVIDED	EXCESS
HAVEN AVE	240'-0"	12	12	0
WEST ACCESS ROAD	728'-0"	18	21	3
NORTH ACCESS ROAD	287'-0"	7	13	6
ADJACENT PROPERTY (EAST)	740'-0"	19	29	10

WATER NOTES:

1. IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS. FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
3. ALL TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TURF,TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - 6.1. LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
   - 6.2. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS. RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
   - 6.3. STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
   - 6.4. FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.
7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
   - 9.1. SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
   - 9.2. CONTROLLERS WITH MULTIPLE PROGRAMS,
   - 9.3. WATERING SCHEDULES EMPLOYING SHORT CYCLES.
   - 9.4. RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
   - 9.5. DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
   - 9.6. USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

B74

GREYSTAR HAVEN

PLANT AND WATER PLAN L3.1

Greystar
One Market Spear Tower
36th Floor
San Francisco, CA 94105
415.293.8205

MENLO PARK, CA

BTGY # 2012-0652

07.07.2014
07.07.2013 2nd SUBMITTAL
06.20.2014 1st SUBMITTAL

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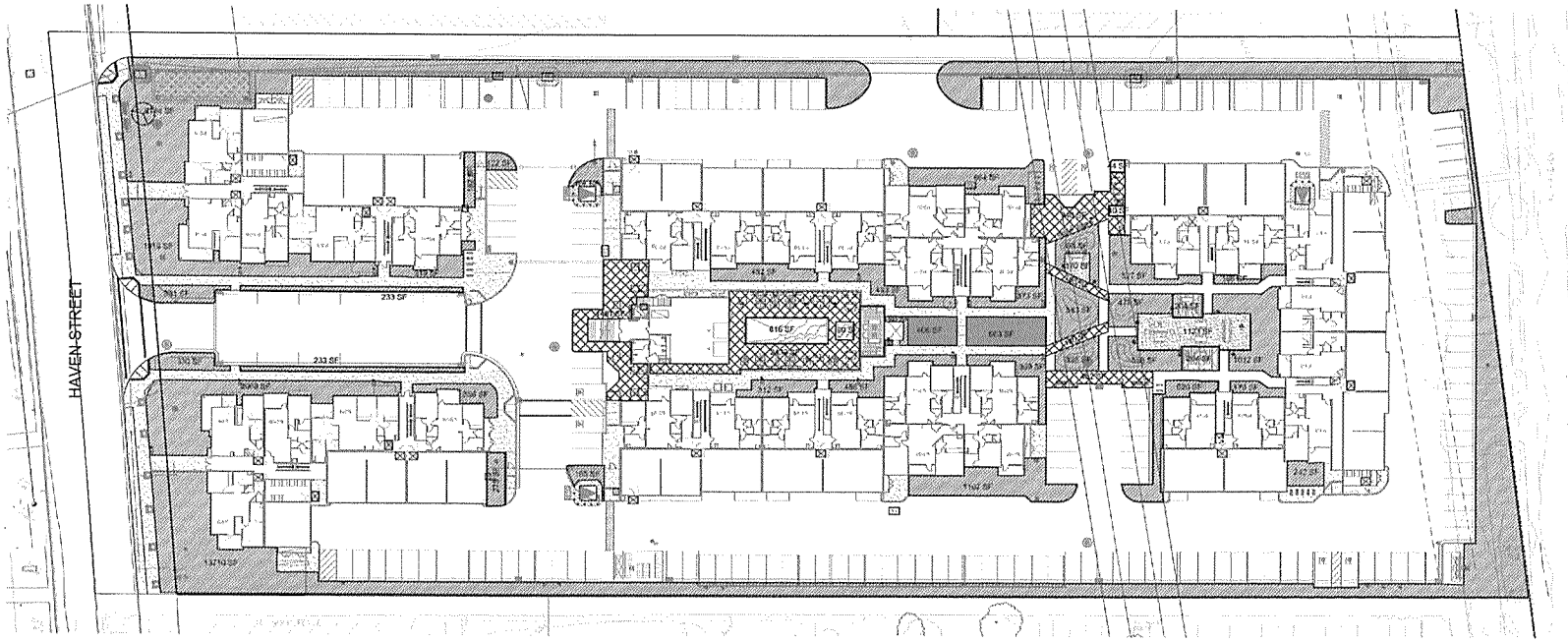

B75

SITE ANALYSIS				
SYMBOL	DESCRIPTION	QUANITY	UNITS	PERCENTAGE OF LANDSCAPE
	PLANTING AREA	39295	SF	58%
	LAWN	1069	SF	2%
	DG	1293	SF	2%
	WOOD DECK	818	SF	1%
	PAVERS	5627	SF	9%
	CONCRETE	18144	SF	27%
	POOL	706	SF	1%
	TOTAL	66952	SF	

Site Plan Square Footage		
Landscape - Planting Area		
Area	Quanity	Units
1	13710	sf
2	2069	sf
3	330	sf
4	223	sf
5	356	sf
6	273	sf
7	165	sf
8	312	sf
9	488	sf
10	80	sf
11	493	sf
12	437	sf
13	319	sf
14	233	sf
15	381	sf
16	1919	sf
17	9144	sf
18	162	sf
19	122	sf
20	167	sf
21	864	sf
22	393	sf
23	583	sf
24	338	sf
25	399	sf
26	373	sf
27	527	sf
28	478	sf
29	556	sf
30	620	sf
31	170	sf
32	1012	sf
33	166	sf
34	242	sf
35	40	sf
36	44	sf
37	1107	sf
Total	39295	sf

Landscape - Lawn		
Area	Quanity	Units
1	406	sf
2	663	sf
Total	1069	sf
Landscape - Decomposed Granite		
Area		
1	170	sf
2	1123	sf
Total	1293	sf
Landscape - Wood Deck		
Area		
1	264	sf
2	204	sf
3	350	sf
Total	818	sf

Landscape - Pavers		
Area	Quanity	Units
1	2439	sf
2	1451	sf
3	452	sf
4	180	sf
5	165	sf
6	940	sf
Total	5627	sf

SCALE: 1"=30'-0"

GREYSTAR HAVEN

PLAN DIAGRAM L4.0

Greystar
One Market Spear Tower
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San Francisco, CA 94105
415.293.8205

MENLO PARK, CA

RTGY # 2012-0452

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580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

GREYSTAR HAVEN
3665 HAVEN AVENUE
ZONING COMPLIANCE REVIEW
CITY OF MENLO PARK, SAN MATEO COUNTY, CALIFORNIA

1-800-642-2444 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

ABBREVIATIONS

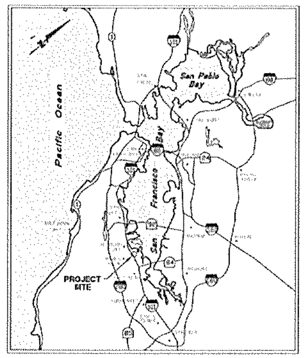
SYMBOL	DESCRIPTION
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
AVE	AVENUE
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CU.FT	CUBIC FEET
DWY	DRIVEWAY
E, ELEC	ELECTRIC
EX, EXIST	EXISTING
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE ELEVATION
GR	GRATE ELEVATION
HP	HIGH POINT
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LF	LINEAR FOOT
MIN	MINIMUM
MH	MANHOLE
PCL	PARCEL
PKG	PACKAGE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PR, PROP	PROPOSED
PUE	PROPOSED UTILITY EASEMENT
R	RADIUS
RIM	RIM ELEVATION
RW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
T, TEL, TELE	TELEPHONE
TP	TOP OF PAVEMENT ELEVATION
TYP	TYPICAL

HATCH LEGEND

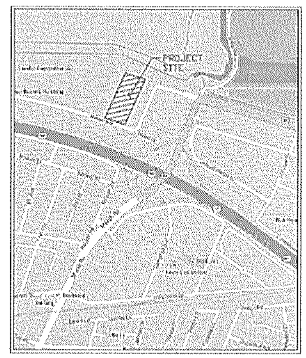
- BUILDING ROOF
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- POROUS PAVEMENT
- TREATMENT PLANTER
- LANDSCAPE AREA

LEGEND

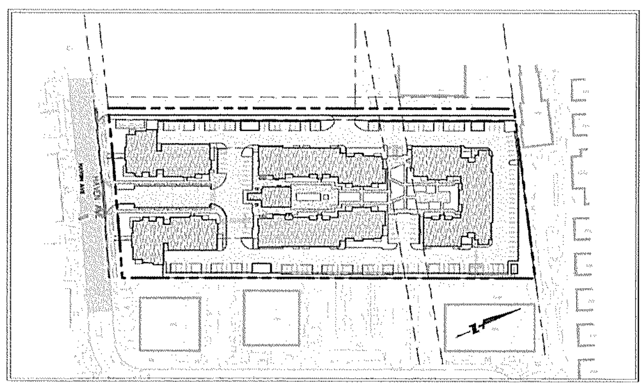
	PROPOSED	EXISTING
BOUNDARY		
STORM DRAIN LINE	SD	
SANITARY SEWER LINE	6" SS	
WATER LINE	8" W	
MANHOLE		
FIRE HYDRANT		
CURB INLET		
SPOT ELEVATION	101.0	
TRANSFORMER		
ELECTRICAL		
OVERHEAD WIRES		
GAS		
ELECTROLIER		
TRAFFIC SIGNAL		
WATER METER		
BACK FLOW PREVENTOR		
DOUBLE CHECK DETECTOR ASSEMBLY		
POST INDICATOR VALVE	PIV	
AREA DRAIN		
FIRE DEPARTMENT CONNECTION		
STORMWATER OVERLAND RELEASE FLOW		
STORMWATER OVERLAND RELEASE FLOW OFFSITE		



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1"=100'

PROJECT SUMMARY

OWNER/DEVELOPER:	GREYSTAR 221 MAIN STREET, SUITE 1260 SAN FRANCISCO, CA 94105 CONTACT: RANDY ACKERMAN PHONE: (415) 489-3905
CIVIL ENGINEER / SURVEYOR:	BKF ENGINEERS 255 SHORELINE DRIVE, SUITE 200 REDWOOD CITY, CA 94065 CONTACT: EASTON McALLISTER PHONE: (650) 482-6300
ARCHITECT:	KTGY GROUP, INC. 580 SECOND STREET, SUITE 200 OAKLAND, CA 94607 CONTACT: ERI KAWAI PHONE: (510) 272-2910
LANDSCAPE ARCHITECT:	MPA DESIGN 414 MASON STREET, SUITE 700 SAN FRANCISCO, CA 94102 CONTACT: GERALD KAWAMOTO PHONE: (415) 434-4664
APN:	55-170-060 55-170-070 55-170-080 55-170-210 55-170-220
LOT AREA:	225,999 SF (APPROX 5.19 ACRES)
EXISTING ZONING:	R-4 HIGH DENSITY RESIDENTIAL
EXISTING LAND USE:	VACANT
PROPOSED ZONING:	R-4 HIGH DENSITY RESIDENTIAL
PROPOSED LAND USE:	HIGH DENSITY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CITY OF MENLO PARK
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL:	WEST BAY SANITATION DISTRICT
STORM DRAIN:	CITY OF MENLO PARK
GAS + ELECTRIC :	PG&E
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

CIVIL SHEET INDEX:

NUMBER	NAME	DESCRIPTION
1	C1.1	TITLE SHEET & INDEX
2	C2.1	TYPICAL SECTIONS
3	C2.2	TYPICAL SECTIONS
4	C3.1	EXISTING CONDITIONS
5	C4.1	LOT MERGER
6	C5.1	SITE LAYOUT & AREA PLAN
7	C6.1	GRADING AND DRAINAGE PLAN
8	C7.1	UTILITY PLAN
9	C8.1	FIRE SERVICE PLAN
10	C9.1	WATER QUALITY TREATMENT PLAN
11	C9.2	BEST MANAGEMENT PRACTICES
12	C10.1	ADA ACCESSIBILITY PLAN

ENGINEER'S STATEMENT

THESE PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE

EASTON C. MCALLISTER — DATE
P.E. #61148
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER EASTON C. McALLISTER No. 61148 EXP 12/31/14 CIVIL STATE OF CALIFORNIA

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
TITLE SHEET
MENLO PARK — SAN MATEO COUNTY — CALIFORNIA

No.	Revisions

Date 07/08/2014
Scale N.T.S.
Design VM
Drawn JH
Approved EM
Job # 20130075-10

Drawing Number: C1.1
1 of 12

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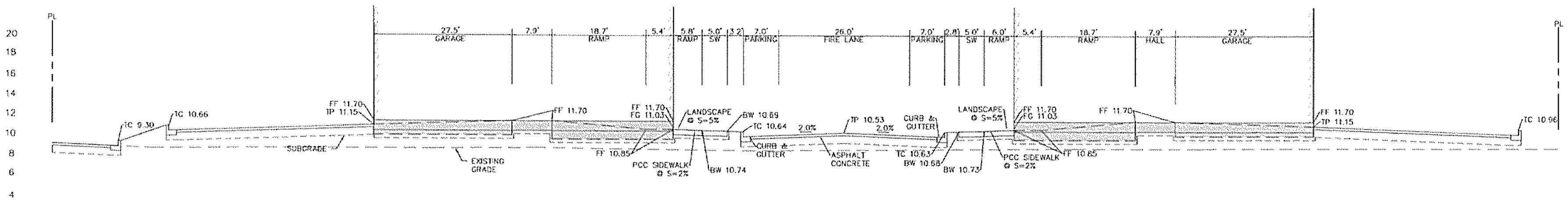
PLOT DATE: 07-07-14 PLOTTED BY: Hpij



BUILDING 1 & 2 SECTION

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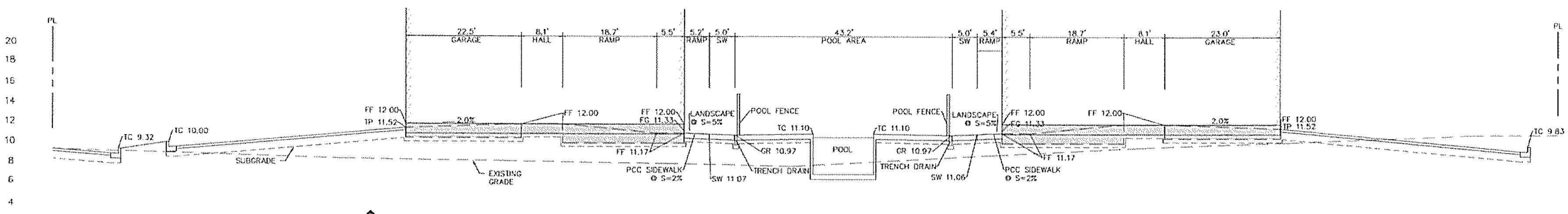

BUILDING 3 & 4 SECTION

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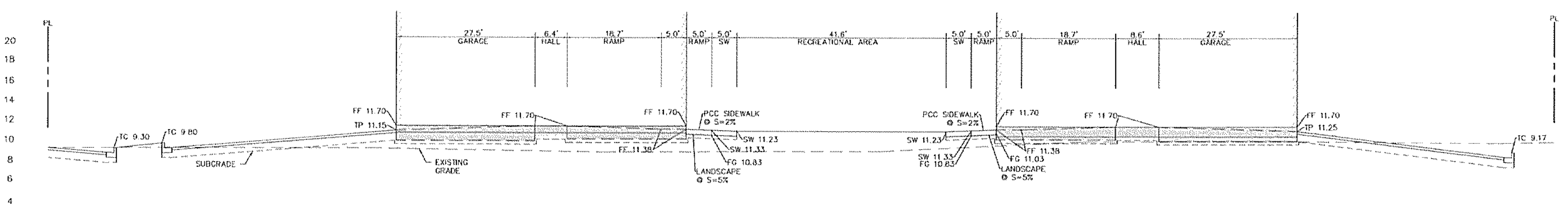
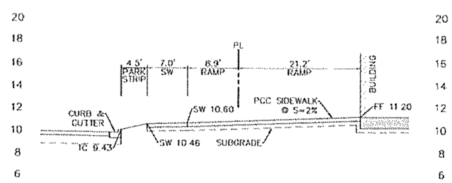


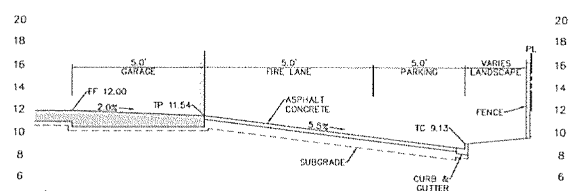
BUILDING 5 SECTION

SCALE: 1"=10'



BUILDING 1 SECTION

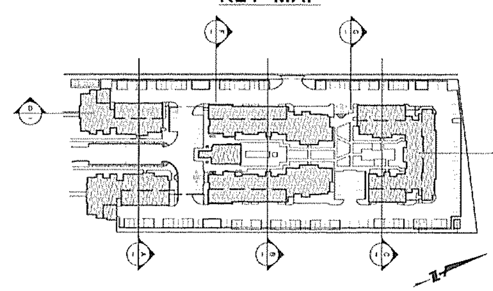
SCALE: 1"=10'



BUILDING 5 SECTION

SCALE: 1"=10'

KEY MAP



ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
TYPICAL SECTIONS

MENLO PARK | SAN MATEO COUNTY | CALIFORNIA

BKF
ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

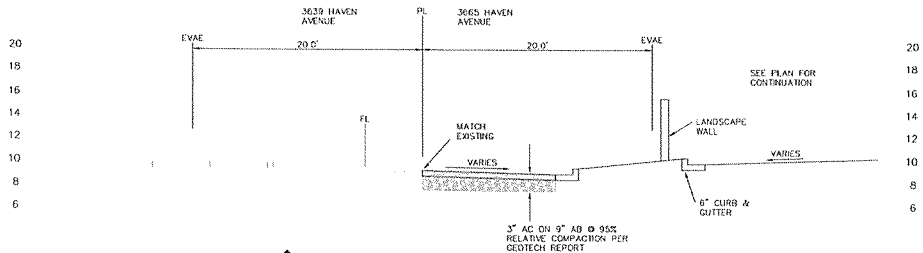
No.	Revisions

Date 07/05/2014
Scale 1"=10'
Design VM
Drawn JH
Approved EM
Job # 20130075-10

Drawing Number:
C2.1
2 of 12

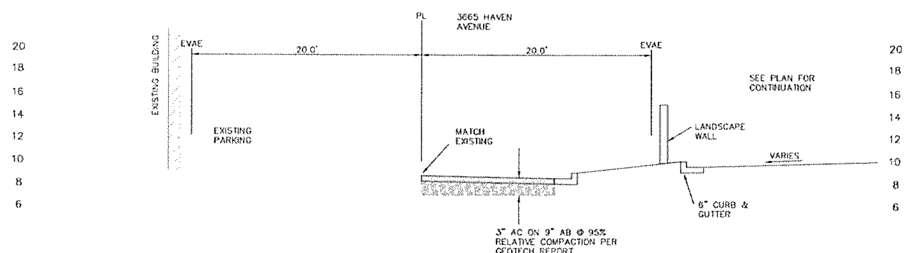
DRAWING NAME: K:\Eng13\130075\DWG\C_RVPLOTTED SHEETS\020-CRXS.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hsi1

B77



SHARED ACCESS DRIVE

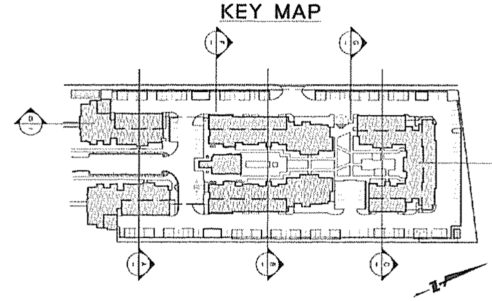
SCALE: 1"=5'



SHARED ACCESS DRIVE

SCALE: 1"=5'

KEY MAP



ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
TYPICAL SECTIONS

MENLO PARK — SAN MATEO COUNTY — CALIFORNIA

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

Date	07/08/2014
Scale	1"=10'
Design	VM
Drawn	JH
Approved	EM
Job #	20130075-10

No. | Revisions

Drawing Number: C2.2

3 of 12

DRAWING NAME: H:\Eng13\130075\DWG\C R\PLOTTED SHEETS\02GHCRXS.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hsi

B79

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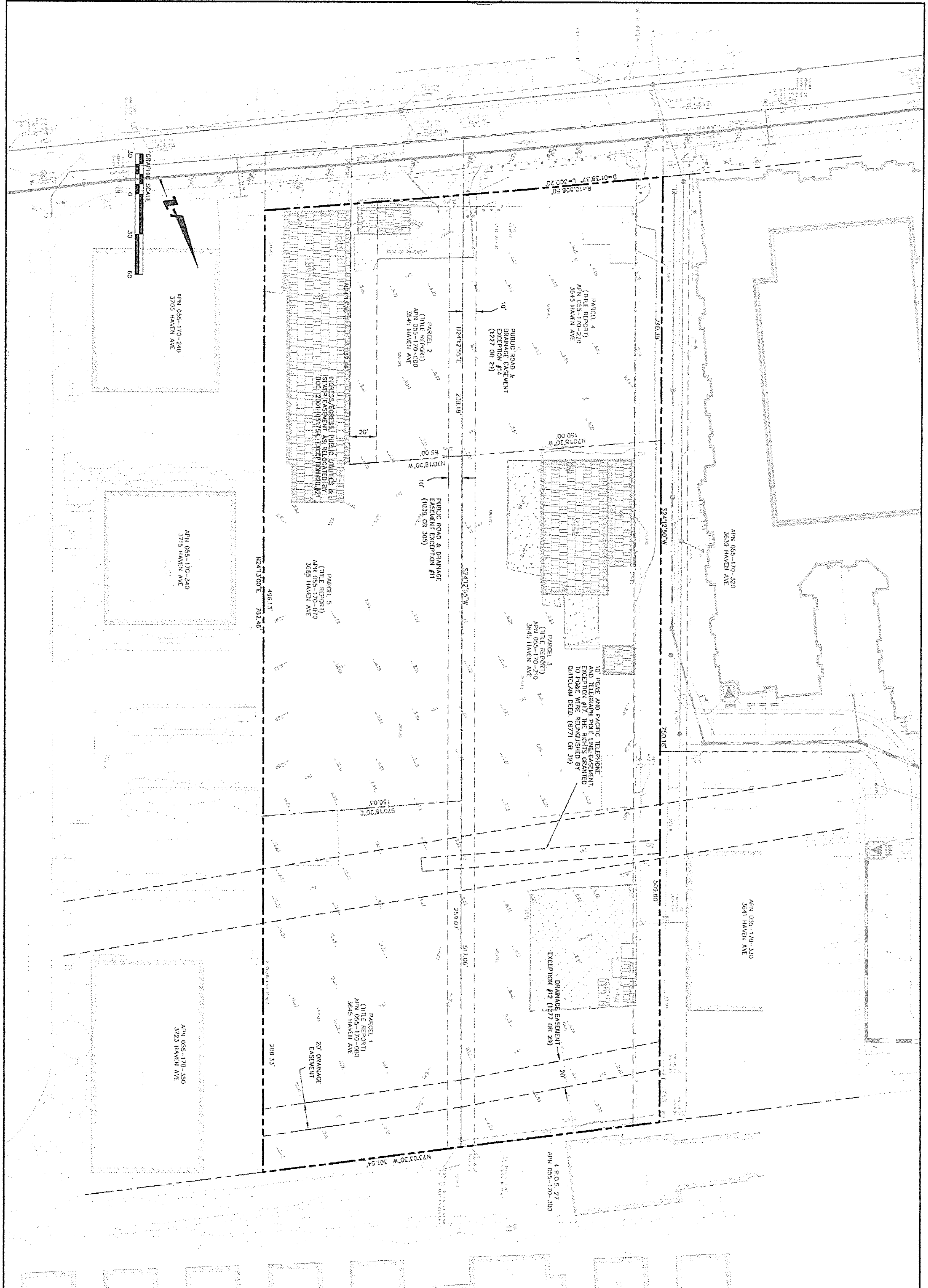
PLOT DATE: 07-07-14 PLOTTED BY: Hgi j



Date 07/08/2014	No.	Revisions
Scale 1" = 30'		
Design VNM		
Drawn JH		
Approved EM		
Job # 20130075-10		

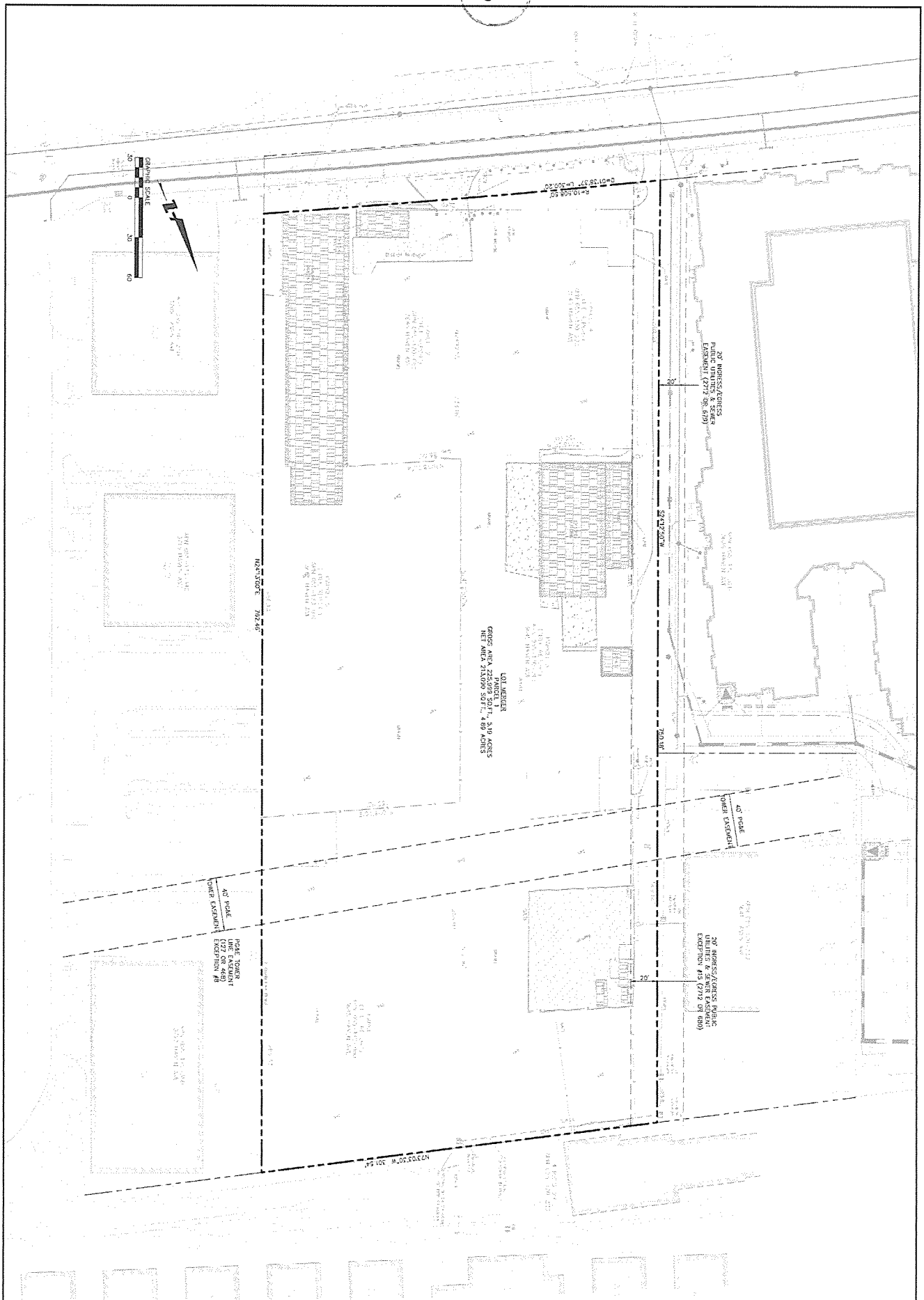
Drawing Number: C3.1
4 of 12

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
EXISTING CONDITIONS

MENLO PARK SAN MATEO COUNTY CALIFORNIA

BKF
ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

DRAWING NAME: K:\Eng13\13G075\DWG\C R\PLOTTED SHEETS\04GHORM.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Matj



Date	07/08/2014	No	Revisions
Scale	1" = 30'		
Design	VNM		
Drawn	JH		
Approved	EM		
Job #	20130075-10		

Drawing Number: C4.1
5 of 12

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
LOT MERGER

MENLO PARK SAN MATEO COUNTY CALIFORNIA

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

DRAWING NAME: K:\Engl3\130075\DWG\C R\PLOTTED SHEETS\05GHCRHZ.dwg
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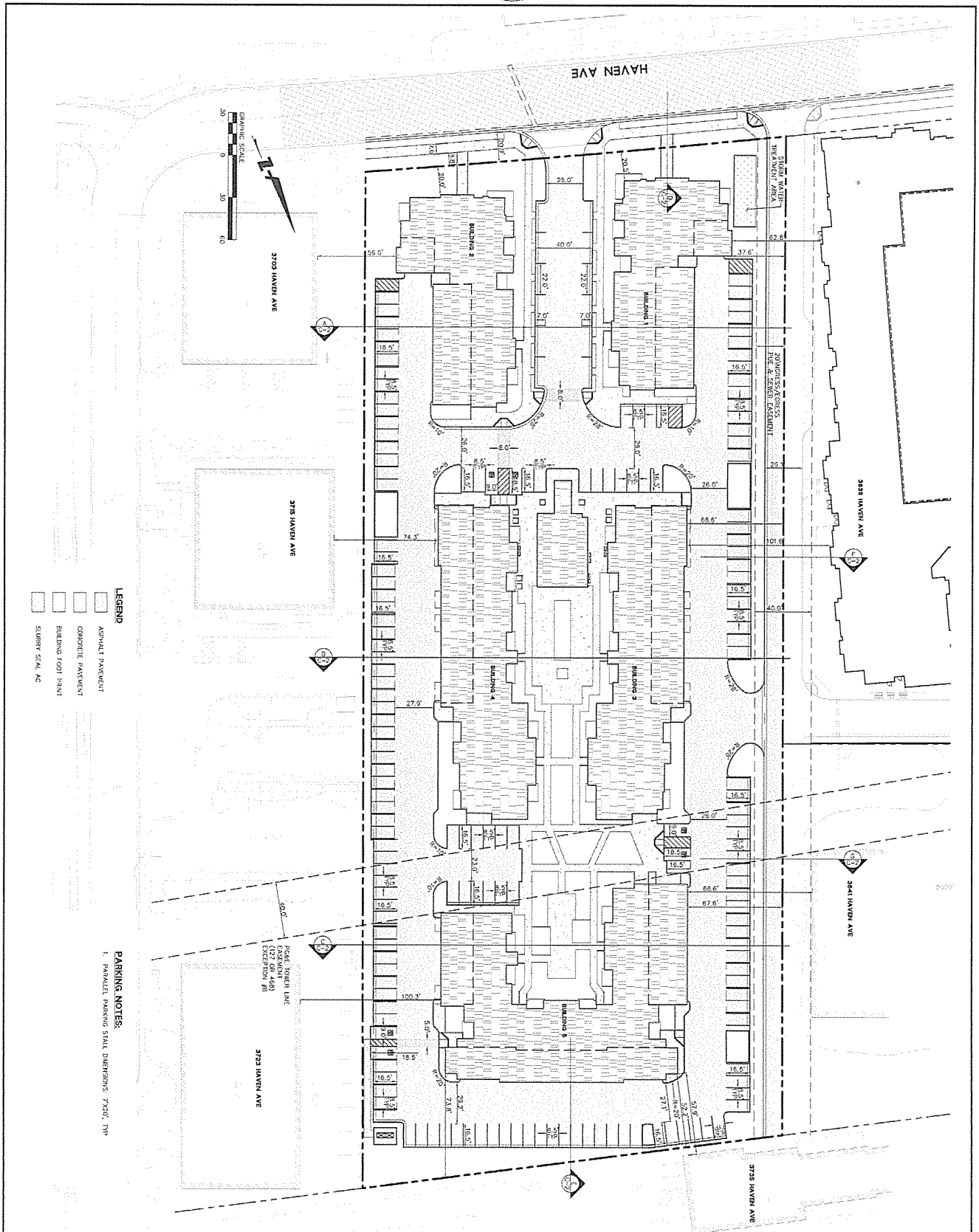


Date	07/08/2014	No.	Revisions
Scale	1" = 30'		
Design	VNM		
Drawn	JH		
Approved			
Job #	20130075-10		

Drawing Number: C5.1
6 OF 12

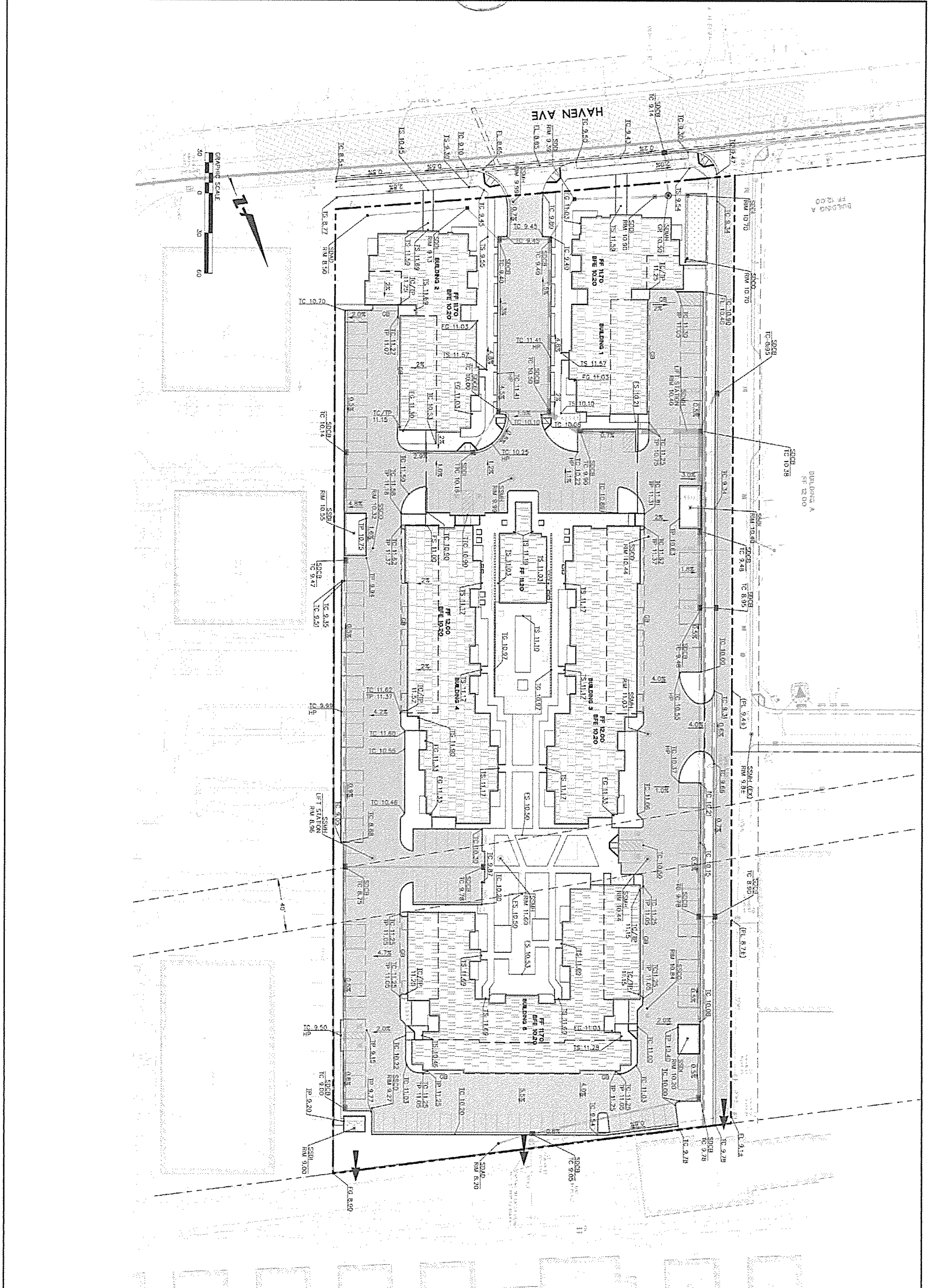
ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
SITE LAYOUT & AREA PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

BKF ENGINEERS/PLANNERS/SURVEYORS
265 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

B82

DRAWING NAME: K:\Eng13\130075\DWG\C R\PLOTTED SHEETS\06GHCRGD.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hgil



Date	07/08/2014	No.	Revisions
Scale	1" = 30'		
Design	VNM		
Drawn	JH		
Approved	EM		
Job #	20130075-10		

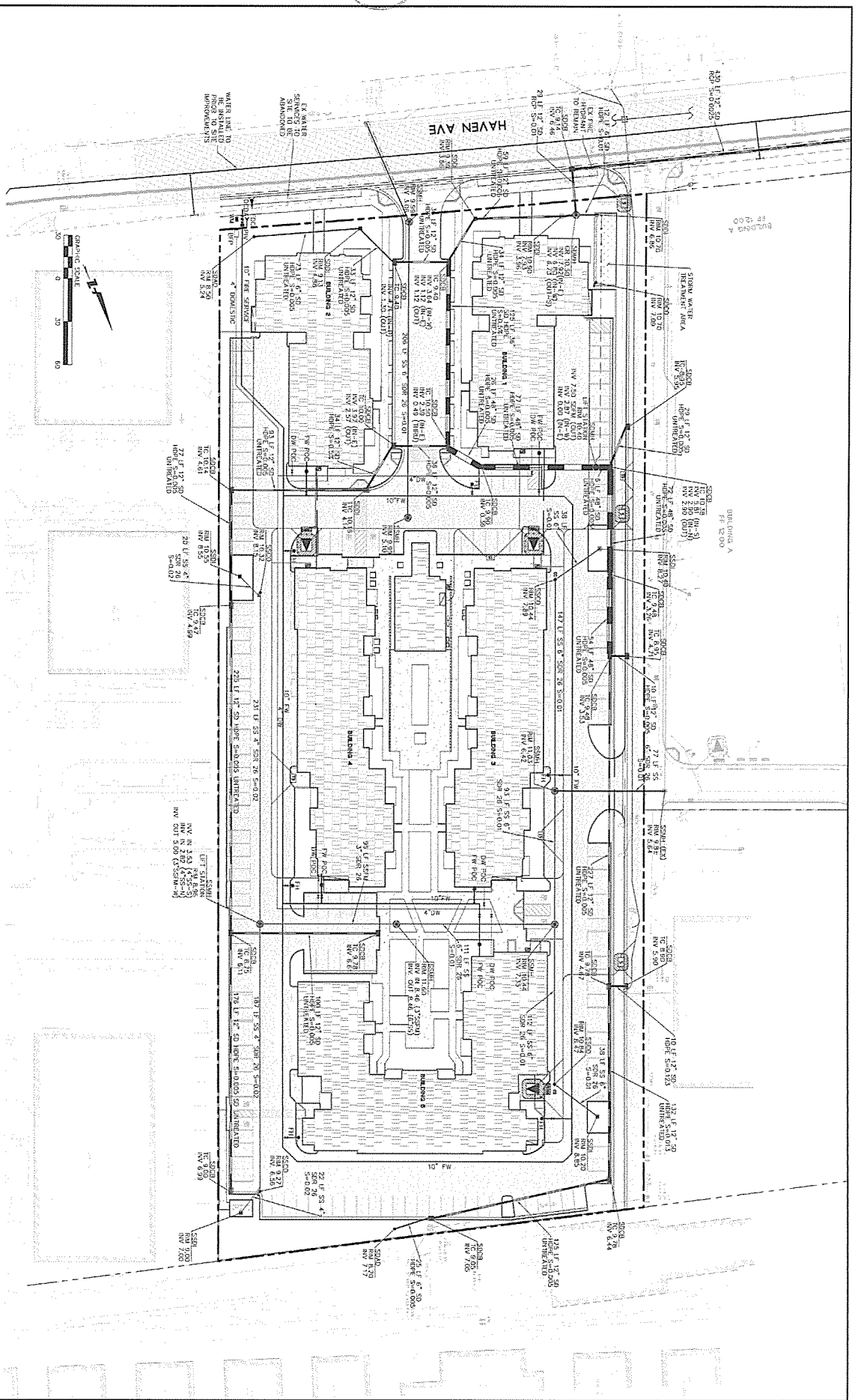
Drawing Number: C6.1 — 7 of 12

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
GRADING PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

BKF
ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

DRAWING NAME: K:\Eng13\13075\DWG\C-R\PLOTTED SHEETS\07G-CRUT.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Matt



NOTES:
1. SEPARATE APPLICATION FOR MPWMD WILL BE REQUIRED FOR ALL NEW WATER SERVICE CONNECTIONS.

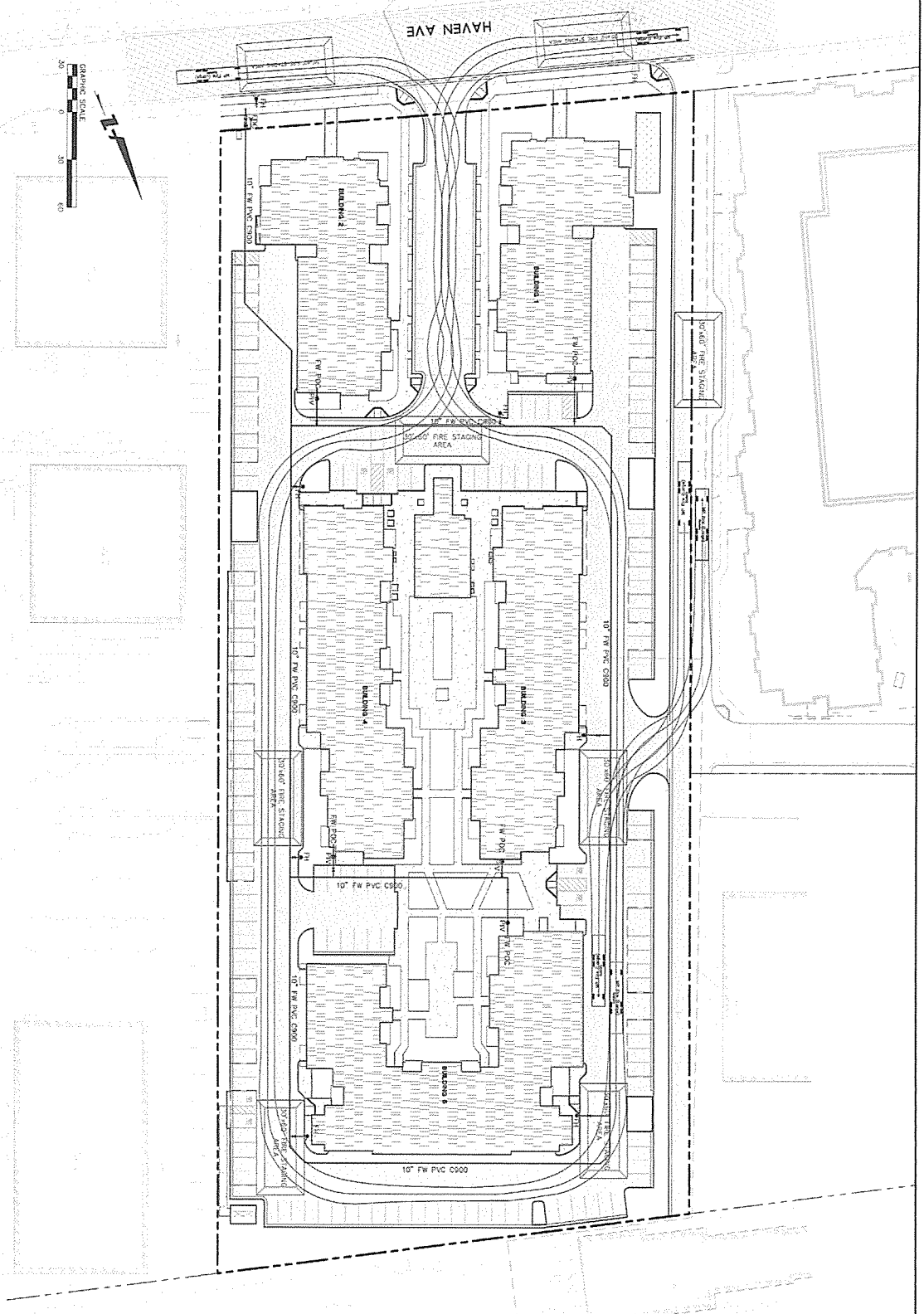
Drawing Number: C7.1 8 of 12	Date 07/08/2014	No.	Revisions	
	Scale 1" = 30'			
	Design VNM			
	Drawn JH			
	Approved EM			
	Job # 20130075-10			

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
UTILITY PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

DRAWING NAME: K:\Engt3\13\30075\DWG\C R\PLOTTED SHEETS\08GHCRFS.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hall



ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
FIRE SERVICE PLAN
MENLO PARK SAN MATEO COUNTY CALIFORNIA

Date	07/08/2014
Scale	1" = 30'
Design	VNM
Drawn	JH
Approved	
Job #	20130075-10

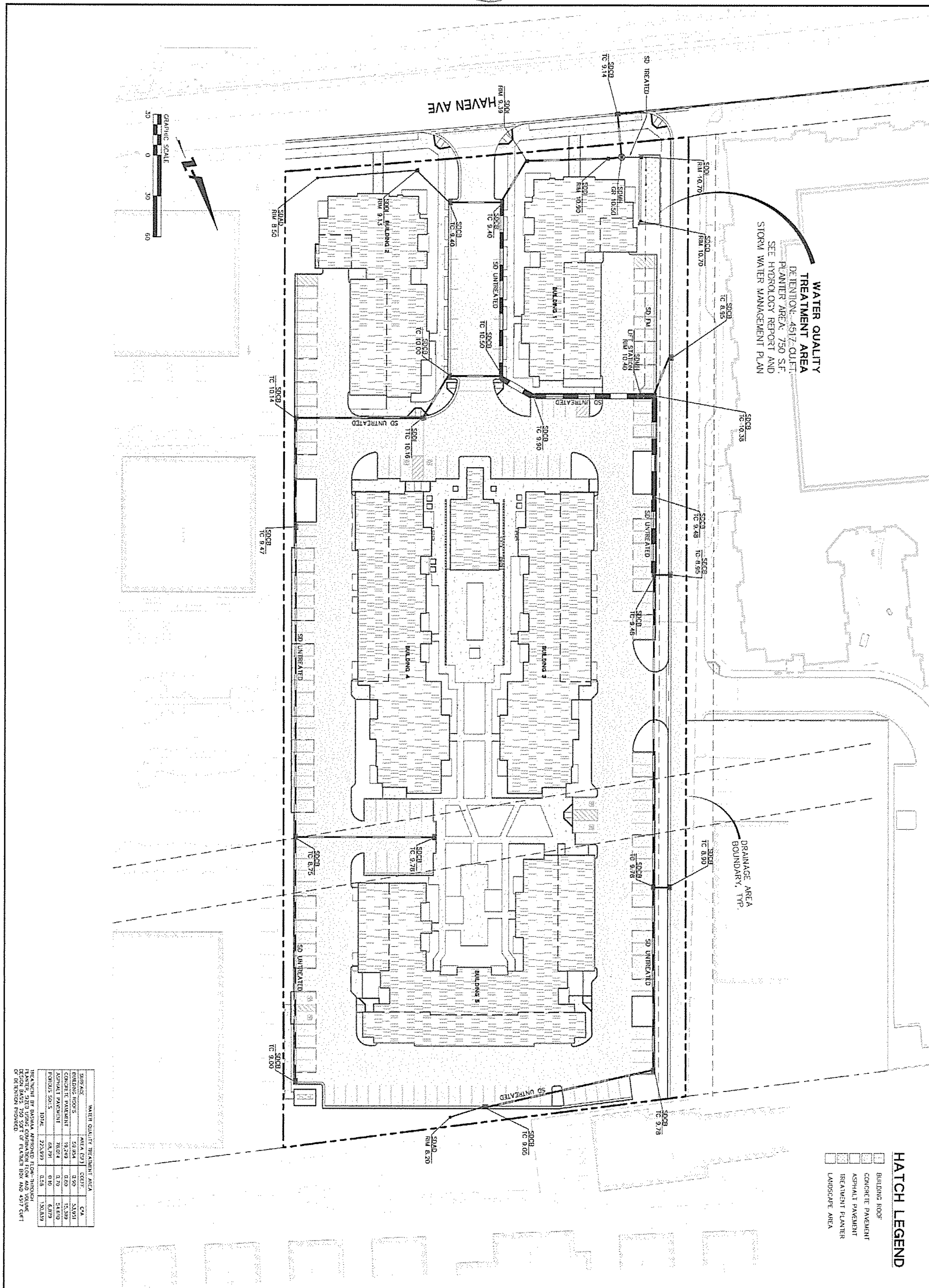
No	Revisions

Drawing Number: C8.1
9 of 12

BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

B85

DRAWING NAME: K:\Eng13\130075\DWG\C R\PLOTTED SHEETS\09GHCRWQ.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hol j



WATER QUALITY TREATMENT AREA			
SURFACE	AREA (SF)	COEFF.	C*A
BUILDING ROOFS	59,804	0.90	53,824
CONCRETE PAVEMENT	19,249	0.80	15,399
ASPHALT PAVEMENT	78,014	0.70	54,610
POROUS SOILS	68,791	0.10	6,879
TOTAL	225,859	0.58	130,839

TREATMENT BY BASMAA APPROVED FLOW-THROUGH PLANTER, SIZED USING COMBINATION FLOW AND VOLUME DESIGN BASIS. 750 SQFT OF PLANTER BOX AND 4517 CUFT OF DETENTION PROVIDED.

Date	07/08/2014
Scale	1" = 30'
Design	VNM
Drawn	JH
Approved	
Job #	20130075-10

Drawing Number: C9.1

10 of 12

No. Revisions

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
WATER QUALITY TREATMENT PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

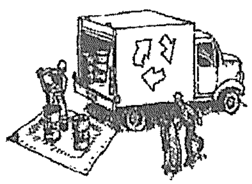
BKF
ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

Construction Best Management Practices (BMPs)

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

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project. Please note: the wet season begins on October 1 and continues through April 30.

Materials & Waste Management



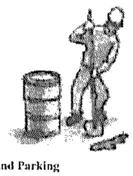
Non-Hazardous Materials
- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

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

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

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

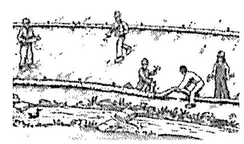
Equipment Management & Spill Control



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

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

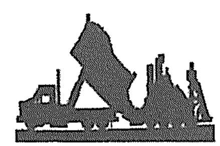
Earthwork & Contaminated Soils



Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

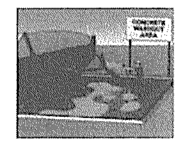
Paving/Asphalt Work



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

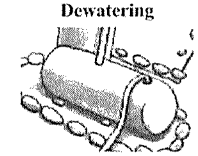
Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you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

Concrete, Grout & Mortar Application



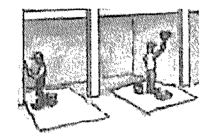
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

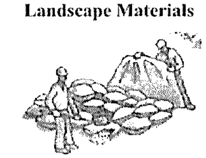
Painting & Paint Removal



Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
COUNTYWIDE CONSTRUCTION BMP SHEET
MENLO PARK — SAN MATEO COUNTY — CALIFORNIA

BKF
ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)

Date	07/08/2014
Scale	N.T.S
Design	VKM
Drawn	JH
Approved	
Job #	20130075-10

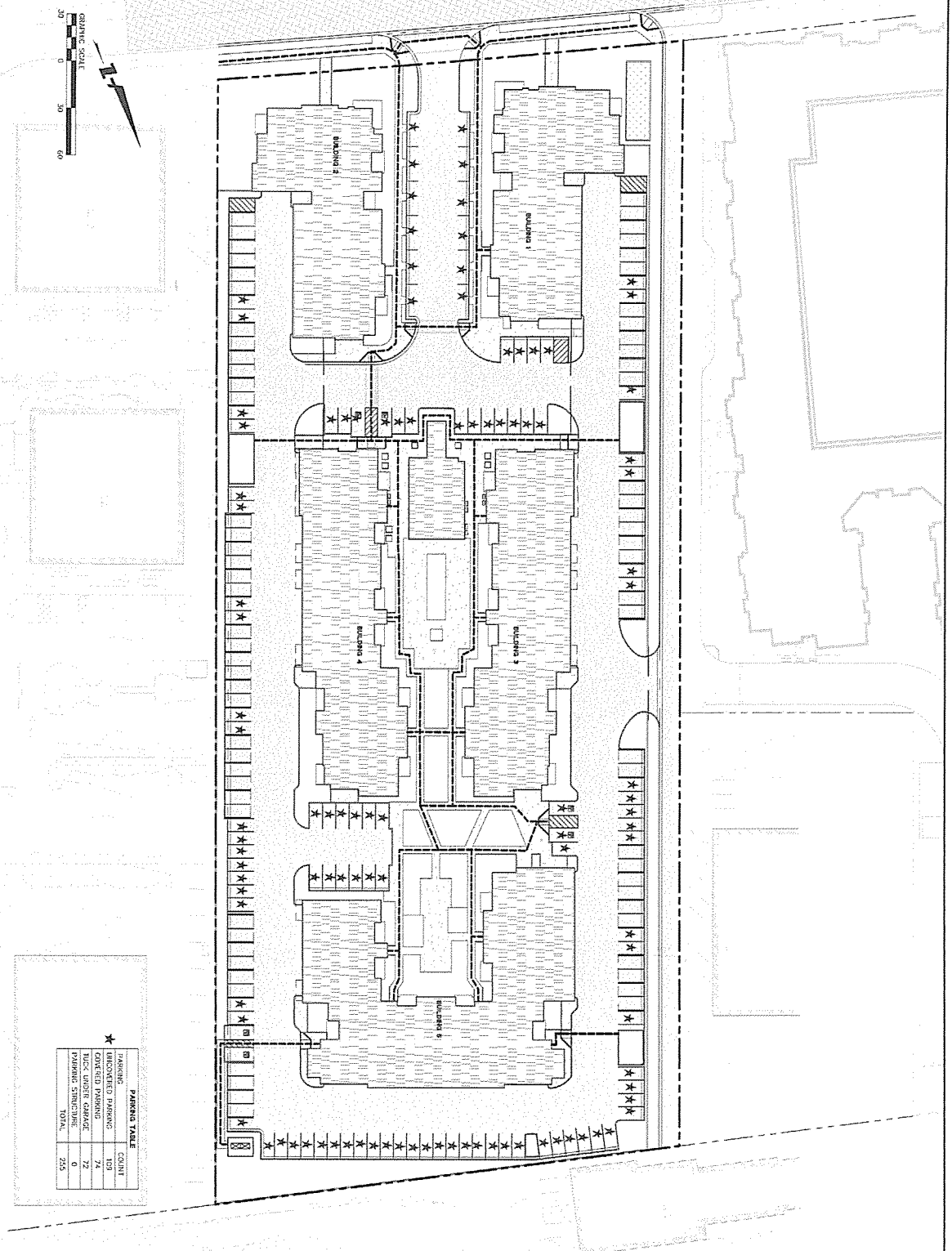
No. — Revisions

Drawing Number:
C9.2
11 of 12

DRAWING NAME: K:\Eng13\130075\DWG\C R\PLOTTED SHEETS\C9.0-CRMG.dwg
PLOT DATE: 07-07-14 PLOTTED BY: Hoij

B86

887



PARKING TABLE	
PARKING	COUNT
UNCOVERED PARKING	109
COVERED PARKING	74
PARKING STRUCTURE:	
BUILT UNDER GARAGE	72
TOTAL	0
	255

Drawing Number	
C10.1	
12 OF 12	

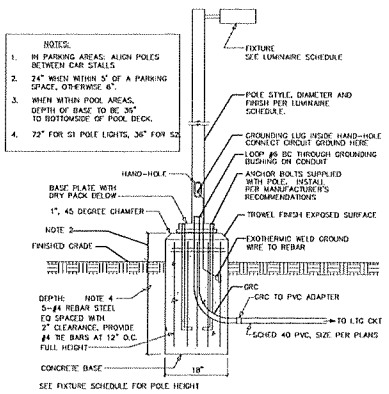
Date	07/08/2014
Scale	1" = 30'
Design	VNM
Drawn	JH
Approved	
Job #	20130075-10

No.	Revisions

ZONING COMPLIANCE REVIEW
3665 HAVEN AVENUE
PARKING COUNT AND ACCESSIBILITY PLAN

MENLO PARK SAN MATEO COUNTY CALIFORNIA

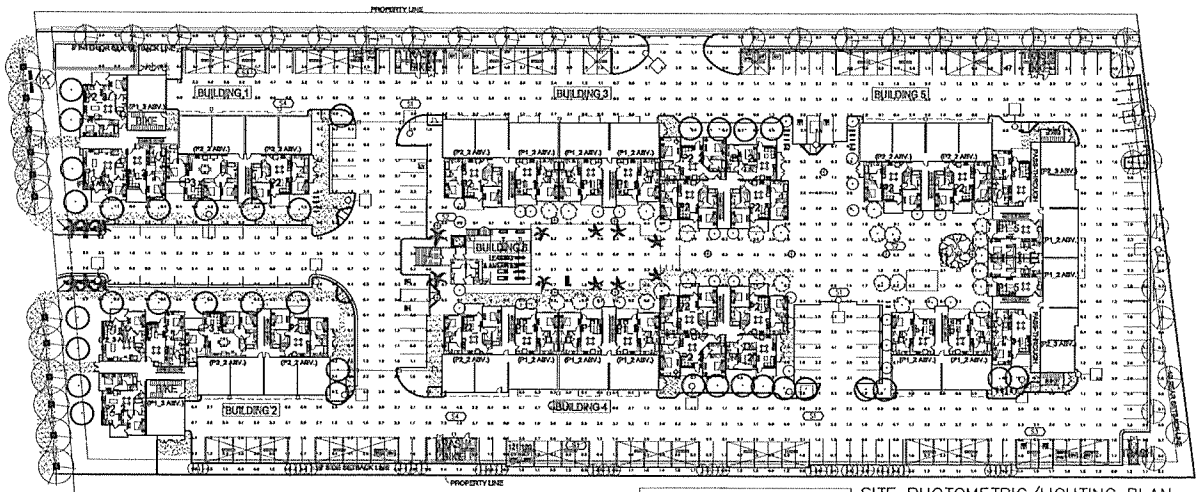
BKF ENGINEERS/PLANNERS/SURVEYORS
255 SHORELINE DRIVE, STE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)



SITE LIGHTING BASE DETAIL 1/E1
SCALE: NONE

General Photometric Schedule

AVERAGE FOOTCANDLES	1.94
MAXIMUM FOOTCANDLES	11.1
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	1656.44
AVERAGE TO MINIMUM FC RATIO	269.14



AVERAGE PHOTOMETRICS: 1.82 FOOT-CANDLES

SITE PHOTOMETRIC/LIGHTING PLAN
SCALE: 1" = 30'

NO.	DATE	DESCRIPTION
		REVISIONS

DRAWN:
DESIGNED:
CHECKED:
APPROVED:

EMERALD CITY ENGINEERS, INC
4500 214th Street SW, Suite 200
Mountlake Terrace, WA 98043
TEL: 425-741-1200

PROJECT:
3645 & 3665 HAVEN AVENUE MENLO PARK, CALIFORNIA

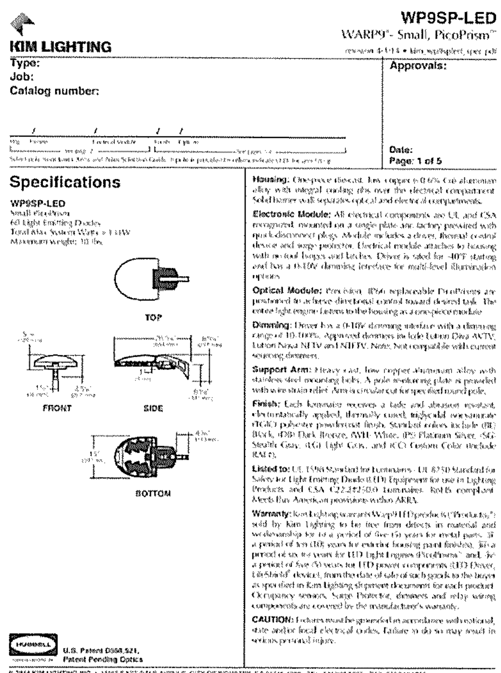
DATE:

SHEET TITLE:
SITE PHOTOMETRIC/ LIGHTING PLAN

SHEET NO.
E1

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	DESCRIPTION	BALLAST	MOUNTING	LAMP	MODEL	INPUT WATTS	VOLTS	NOTE 1
S1	o-□	20' POLE LIGHT, FULL CUTOFF	ELECTRONIC	CONCRETE BASE WITH STEEL POLE	(1) 131W LED	KIM WP9-S-4-P-70-60L-3K-[VOLTS]-[FINISH] WITH 20' STEEL POLE	131	120V 1P 2W	SITE LIGHTING
S2	•	12' PEDESTRIAN SCALE POLE LIGHT, FULL CUTOFF, TYPE V DISTRIBUTION WITH HOUSE SIDE SHIELD	ELECTRONIC	CONCRETE BASE WITH STEEL POLE	(1) 128.5W LED	AAL LIGHTING SLVT-T4-56LED-3K-700-[COLOR BY ARCH]-HSS WITH 12' STEEL POLE	128.5	120V 1P 2W	SITE LIGHTING
S3	—	EXTRUDED ALUMINUM LINEAR FLUORESCENT, 4" HIGH X 4-1/2" WIDE, 2T8 CROSS-SECTION, 4/8/12-FT ROWS AS SH	ELECTRONIC	WALL, ON SIDE OF BEAM	(2) 32W T8	PINNACLE EX44-P-N-2T8-4/8/12-WA-VOLTS-CIRCUITS-CC-LO	62	120V 1P 2W	CARPORT
S4	▫	METAL HALIDE WALLPACK	ELECTRONIC	WALL	(1) 70W METAL HALIDE	GARDCO 111	70	120V 1P 2W	BUILDING WALLPACK



FIXTURE 'S1'

DETAILS

SCALE: NONE

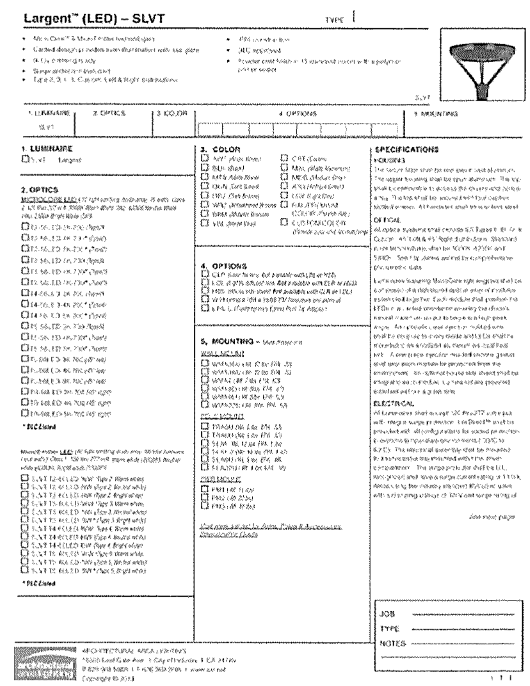
1 / E2

FIXTURE 'S1'

IMAGE

SCALE: NONE

2 / E2

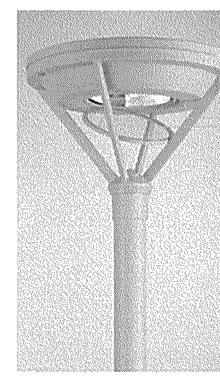


FIXTURE 'S2'

DETAILS

SCALE: NONE

3 / E2



FIXTURE 'S2'

IMAGE

SCALE: NONE

4 / E2

NO	DATE	DESCRIPTION

REVISIONS

DRAWN:

DESIGNED:

CHECKED:

APPROVED:

EMERALD CITY ENGINEERS, INC

6505 216th Street SW, Suite 200
Mountlake Terrace, WA 98043
TEL: 425-741-1200

PROJECT:

3645 & 3665 HAVEN AVENUE MENLO PARK, CALIFORNIA

DATE:

SHEET TITLE: SITE LIGHTING CUTSHEETS

SHEET NO. E2

B89

R-4-S Compliance Review Checklist

RECEIVED
MAY 01 2014
CITY OF MENLO PARK
BUILDING

	Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
	Y	N	N/A		
16.23.050 Development Regulations					
Minimum Lot Area: 20,000 sf.	☑	☐	☐		C4
Minimum Lot Width: 100 ft.	☑	☐	☐		C4
Minimum Lot Depth: 100 ft.	☑	☐	☐		C4
Minimum Density: 20 du/ac	☑	☐	☐		A0.2
Maximum Density: 30 du/ac	☑	☐	☐		A0.2
Minimum Front Yard: 10 ft.	☑	☐	☐		C5.1
Minimum Interior Side Yard: 10 ft., except may be reduced to 5 ft. abutting a private access easement	☑	☐	☐		C5.1
Minimum Corner Side Yard: 10 ft.	☐	☐	☑		
Minimum Rear Yard: 10 ft.	☑	☐	☐		C5.1
Maximum Floor Area Ratio: Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac	☑	☐	☐		A0.2
Maximum Building Coverage: 40%	☑	☐	☐		A0.2
Minimum Open Space (Landscaping): 25%	☑	☐	☐		A0.2
Maximum building height: 40 ft.	☑	☐	☐		A0.2
Building Profile: Starting at a height of 25 feet, a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.	☑	☐	☐		A4.0
Parking					
Vehicular: 2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem.	☑	☐	☐		A0.2, A1.0
Electric Vehicle: A minimum of 3 percent of the required number of parking spaces shall provide dedicated electric vehicle/plug-in hybrid electric charging stations and a minimum of 2 percent of the required number of parking spaces shall be pre-wired for such equipment.	☑	☐	☐		A0.2, A1.0

C1

R-4-S Compliance Review Checklist

	Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
	Y	N	N/A		
Bicycle					
Long term – 1 space per unit where a private garage (per unit) is not provided	☑	☐	☐		A0.2, A3.0, A3.1, A3.2
Short term (visitor) – 1 space per every 10 units	☑	☐	☐		A0.2, L1.0
16.23.060 Mitigation Monitoring					
All development within the R-4-S zoning district shall comply, at a minimum, with the Mitigation Monitoring and Report Program (MMRP) established through Resolution No. 6149 associated with the Housing Element Update, General Plan Consistency Update, and Zoning Ordinance Amendments Environmental Assessment prepared for the Housing Element adopted on twenty-first day of May, 2013.					The project will comply with MMRP and documentation will be provided showing compliance.
16.23.070 Design Standards					
(1) Building Setbacks and Projections within Setbacks					
1a. Min. of one (1) 15 gallon tree per 20 linear feet for the length of the property frontage along a public right-of-way.	☑	☐	☐		L1.0-L3.1
1b. Existing trees in the ROW shall count towards the minimum tree requirement for that frontage.	☐	☐	☑	No existing trees.	
1c. Min. of one (1) 15 gallon tree per 40 linear feet of property frontage not along a public right-of-way.	☑	☐	☐		L1.0-L3.1
2. Building projections, such as balconies and bay windows, at or above the 2nd floor shall not project more than 5 feet into the setback area.	☑	☐	☐		A1.0
3. Where a property is contiguous with a single-family zoned property, no projections into the setback are permitted for balconies or decks at or above the second floor.	☐	☐	☑		

C2

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
4.	The total of all horizontal and vertical projections shall not exceed 35% of the building façade area, and no one projection shall exceed 15% of the façade area on which the projections are located. Where such projections enclose interior living space, 85 percent of the vertical surface of the projection shall be windows or glazed.	☐	☐	☑		
(2)	**Façade Modulation and Treatment**					
1.	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 35 feet of façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	☑	☐	☐		A6.0
2.	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building facade modulation. At a minimum of every 75 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum 6 foot setback of building plane from primary building façade for the full height of the building.	☐	☐	☑		
3.	In addition, the major building façade modulation shall be accompanied with a 4 foot minimum height modulation and a major change in fenestration pattern, material and/or color.	☐	☐	☑		
(3)	**Building Profile**					
1.	The façade of a building shall be limited to one major step back.	☐	☐	☑		

C3

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
2.	Horizontal building and architectural projections, like balconies, bay windows, dormer windows beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projections within Setbacks section and shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.1
3.	Vertical building projections like parapets and balcony railings shall not extend more than 4 feet beyond the 45-degree building profile and shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.1
4.	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.1
(4)	**Height**					
1.	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum building height, and shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.5
2.	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.5
3.	Towers, cupolas, spires, chimneys, and other architectural features not exceeding 10 percent of the roof area may exceed the maximum building height limit by a maximum of 10 feet. Such rooftop elements shall be architecturally integrated into the design of the building.	☑	☐	☐		A4.0-A4.5

C4

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
(5)	**External Materials**					
1.	Buildings shall be designed and incorporate materials that discourage graffiti. Windows, doors, and small architectural features are exempt from this requirement.	☑	☐	☐		A2.0-A2.11
2.	All external stucco shall be completed in textures that are smooth, sanded, or fine-scraped. Heavy-figuring or rough cast stucco are not permitted.	☑	☐	☐		A2.1-A2.11
3.	Stucco on the external façade shall be limited to no more than 80% of the entire area of an elevation, inclusive of all windows and doors.	☑	☐	☐		A6.8-A6.9
4.	All external windows where in solid walls shall be inset by a minimum of 2 inches from the face of the external finishes.	☑	☐	☐		A2.1-A2.11
5.	When simulated divided light windows are included in a development, the windows shall include mullions on the exterior of the glazing and contain internal dividers (spacer bars) between the window panes.	☑	☐	☐		A2.1-A2.11
(6)	**Building Entries**					
1.	When a residential building is adjacent to a public street or other public space, the building shall provide entries, access points or features oriented to the street that are visible from the public right-of-way or public space and provide visual cues to denote access into the building. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street.	☑	☐	☐		2.0

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
(7)	**Open Space**					
1.	Residential developments shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	☑	☐	☐		A0.2
2.	Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:					
	i. 10-50 units: Minimum of one space, 20 feet minimum dimension (400 sf. total, minimum).	☐	☐	☑		
	ii. 51-100 units: Minimum of one space, 30 feet minimum dimension (900 sf. total, minimum).	☐	☐	☑		
	iii. 101 or more units: Minimum of one space, 40 feet minimum dimension (1,600 sf. total, minimum).	☑	☐	☐		A0.2, A1.0
(8)	**Parking – See Development Regulations**					
(9)	**Bicycle Parking**					
1.	Each long term bicycle parking space shall consist of a locker or locked enclosure, such as a secure room or controlled access area, providing protection for each bicycle from theft, vandalism and weather. A private locked storage unit that can accommodate a bicycle satisfies this requirement. Within a common residential building garage, bicycle parking shall be located within 40 feet of common access points into the building.	☑	☐	☐		A0.2, A1.0, A8.2, A8.3

R-4-S Compliance Review Checklist

		Does the project meet the requirement?			If no, please explain the proposed modification and reason for the request.	If yes, list the plan sheet(s) where the development regulation is met
		Y	N	N/A		
2.	Short-term bicycle parking shall consist of a bicycle rack or racks at street level and is meant to accommodate visitors.	☑	☐	☐		L1.0
3.	Bicycle parking facilities shall not impede pedestrian or vehicular circulation.	☑	☐	☐		
(10) Shade and Shadow						
1.	Development shall be designed so that shadow impacts on adjacent shadow-sensitive uses (e.g. residential, recreational, churches, schools, outdoor restaurants, historic buildings, and pedestrian areas) are minimized to the best extent possible. Shadow-sensitive uses shall not be shaded by project-related structure for more than three hours between the hours of 9:00 a.m. and 3:00 p.m. Pacific Standard Time (between late October and early April), or for more than four hours between the hours of 9:00 a.m. and 5:00 p.m. Pacific Daylight Time (between early April and late October).	☑	☐	☐		A8.0
(11) Lighting						
1.	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	☑	☐	☐		E1 - E2
2.	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	☑	☐	☐		E1 - E2