



PLANNING COMMISSION AGENDA

Regular Meeting
November 3, 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 – David Hogan, Contract Planner; Michele Morris, Assistant Planner; Justin Murphy, Development Services Manager; Corinna Sandmeier, Associate Planner; Tom Smith, Associate 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 – Symposium #2 (October 8, 2014); Mobile Tour #2 (October 14, 2014); Focus Group #2 (October 16, 2014); GPAC Meeting #2 (November 10, 2014)
- b. El Camino Real/Downtown Specific Plan 2014 Amendments – City Council – October 29, 2014
- c. State of the City – November 13, 2014

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

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 September 22, 2014 Planning Commission meeting ([Attachment](#))
- C2.** Approval of minutes from the October 6, 2014 Planning Commission meeting ([Attachment](#))

D. PUBLIC HEARING

- D1. Use Permit/Larry Kahle/15 Greenwood Place:** Request for a use permit to demolish an existing single-story, single family residence 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. The project also includes a request for excavation (removal of more than 12 inches of dirt) within the required left and right side setbacks associated with the creation of basement lightwells. ([Attachment](#))

- D2. Use Permit/Arzang Development L.P./50 Cornell Road:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. ([Attachment](#))
- D3. Use Permit Revision/Victor Buathier/1900 Santa Cruz Avenue:** Request for a use permit revision to enlarge a basement light well with stairs and add a new attached trellis, both at the rear of the residence, to a previously approved two-story structure on a substandard lot with regard to lot width in the R-1-U (Single Family Urban) zoning district. The initial use permit for a two-story structure was approved by the Planning Commission on October 7, 2013, and the project received a use permit revision to add the basement on March 10, 2014. ([Attachment](#))
- D4. Use Permit/AT&T Wireless - Mark W. Jones/321 Middlefield Road:** Request for a use permit for a new wireless telecommunications facility and an associated equipment enclosure at an existing two-story medical office building located in the C-1 (Administrative and Professional, Restrictive) zoning district. The use proposal includes the following: 1) the temporary installation of six panel antennas behind a screen on the existing building rooftop and associated outdoor equipment on a concrete pad within a screened area, 2) temporary parking reduction of two spaces to allow installation of the temporary equipment pad, and 3) a permanent installation of 12 panel antennas and associated equipment cabinets located behind a screen on top of the building. After the permanent wireless telecommunications facility and equipment enclosure are mounted on the rooftop, the temporary telecommunications facility and equipment will be removed and the parking spaces returned to active use. ([Attachment](#))
- D5. Development Agreement Annual Review/Facebook/1 Hacker Way and 1 Facebook Way:** Annual review of the property owner's good faith compliance with the terms of the Development Agreements for the East and West Campus Projects. ([Attachment](#))

E. REGULAR BUSINESS

- E1.** Review of Draft 2015 Planning Commission Meeting Dates ([Attachment](#))

F. COMMISSION BUSINESS – None

G. STUDY SESSION – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	November 17, 2014 (<i>Cancelled</i>)
Regular Meeting	December 8, 2014
Regular Meeting	December 15, 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 designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the commission by any person in connection with an agenda item is a disclosable public record (subject to any exemption under the Public Records Act) and is available for inspection at The Community Development Department, Menlo Park City Hall, 701 Laurel Street, Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may contact the City Clerk at (650) 330-6600.

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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.

If you have further questions about the Planning Commission meetings, please contact the Planning Division Office (650-330-6702) located in the Administration Building.



PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
September 22, 2014 at 7:00 p.m.
City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:03 p.m.

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

INTRODUCTION OF STAFF – Jean Lin, Associate Planner; Kyle Perata, Associate Planner; Thomas Rogers, Senior Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

- a. General Plan (ConnectMenlo)
 1. Workshops – September 11 and 17, 2014
 2. Symposium – Growth Management and Economic Development – September 23, 2014
 3. Focus Group – Growth Management and Economic Development – September 29, 2014

Senior Planner Rogers reported on General Plan Update vents that had occurred. He said workshops with identical content were held on September 11 in the downtown and on September 17 at the Senior Center. He said that 30 to 40 residents attended each workshop. He said now an online interactive activity was available for those unable to attend either workshop to provide input to the visioning part of the General Plan Update by going to the ConnectMenlo webpage. He said the following evening a Symposium on Growth Management and Economic Development would be held at which the presenters would be a team from Bay Area Economics or BAE. He said that event would be streamed and available on the website. He noted a focus group session would also be held on the same topic.

Chair Eiref noted outdoor seating at The Left Bank, and asked if there were be a report back on such pilot public spaces deriving from the Downtown Specific Plan (Plan). Senior Planner Rogers said all the proposed public space improvements under the Plan were to be implemented on a trial basis. He said they were establishing metrics to measure success and what worked and/or what needed improvement. He said the Community Services Department held three trial events on Friday nights called Menlo Movie Night, which was being evaluated. He said the City's Economic Development Team was also looking for sidewalk extensions for businesses not on Santa Cruz Avenue. He said The Refuge had asked for a similar arrangement. Chair Eiref commented that at The Left Bank the tables sat directly on asphalt and suggested something could be laid down under the tables so it was more attractive.

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

There were none.

C. CONSENT

Each of the items on the Consent Calendar was considered separately.

C1. Approval of minutes from the August 18, 2014 Planning Commission meeting ([Attachment](#))

Commissioner Onken suggested on page 7, 1st paragraph, 1st line that “Commissioner Bressler said the project had too little interpretation...” should be replaced with “Commissioner Bressler said the project had too literal interpretation...”

Commission Action: M/S Strehl/Ferrick to approve the minutes with the following modification:

- Page 7, 1st paragraph, 1st line: Replace “Commissioner Bressler said the project had too little interpretation...” with “Commissioner Bressler said the project had too literal interpretation...”

Motion carried 6-0 with Commissioner Kadvany abstaining:

C2. **Architectural Control Revision/R. Tod Spieker/2275 Sharon Road:** Request for an architectural control revision to allow exterior modifications to two existing apartment buildings in the R-3-A(X) (Garden Apartment, Conditional Development) zoning district. The proposed exterior modifications would include replacing balcony railings, siding, fencing, and patio screens, and modifying the exterior color scheme. ([Attachment](#))

Chair Eiref asked if there were interior improvements as well. Planner Lin said she was not aware of interior improvements but said she would not if such interior improvements had no effect on the exterior of the building.

Chair Eiref said the proposed colors seem quite bright compared to what the building looked like currently, noting the building blended well with the trees.

Mr. Edwin Bruce, project architect, said there were some interior remodels that were going through Building Department review and work to bring the stairwell heights to code. He said the existing building colors blended so well with the trees that they felt it almost disappeared from view. He said they wanted to open up the inside and outside of the apartment complex.

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

1. Adopt a finding that the project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines.
2. 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 property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
3. Approve the architectural control revision request subject to the following **standard** conditions of approval:
- a. Development of the project shall be substantially in conformance with the plans prepared by Edwin Bruce Associates, consisting of seven plan sheets, dated received by the Planning Division on August 28, 2014, and approved by the Planning Commission on September 22, 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 applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, San Mateo County Health Department, and utility company's regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. Landscaping shall properly screen all utility equipment that is installed outside of a building and cannot be placed underground. 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. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Motion carried 7-0.

- C3. Sign Review/Tom Donahue/3565 Haven Avenue:** Request for sign review to construct a new freestanding monument sign with up to five individual tenants. The proposed tenants could occupy less than 25 percent of the gross leasable square footage of the property. ([Attachment](#))

Commission Action: M/S Kadvany/Ferrick 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 a finding that the sign is appropriate and compatible with the businesses and signage in the general area, and is consistent with the Design Guidelines for Signs.
3. Approve the sign 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 August 28, 2014, and approved by the Planning Commission on September 22, 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.

Motion carried 7-0.

D. PUBLIC HEARING

- D1. Use Permit/Fitton and Chowdhary/675 Woodland Avenue:** Request for a use permit to remodel and expand an existing single-story residence, including the addition of a second story, on a lot that is substandard with regard to lot width in the R-1-U (Single Family Urban) zoning district. The proposed project would exceed 50 percent of the existing floor area, and is considered equivalent to a new structure. The proposal includes a request for removal of a heritage palm tree in the front-left.

Item continued to the Planning Commission meeting of October 6, 2014.

- D2. Use Permit/Kateeva, Inc./1105 O'Brien Dr:** Request for a use permit for the indoor storage and use of hazardous materials associated with the manufacturing of organic light emitting diode (OLED) displays in an existing building in the M-2 (General Industrial) zoning district. ([Attachment](#))

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

Public Comment: Mr. John Tarlton said they were pleased to represent Kateeva, Inc., which was expanding its business. Mr. Mike Harburn, Kateeva, Inc., said they had received a major

overseas manufacturing order and needed to expand their business square footage in response.

Commissioner Strehl asked if the local schools and Boys and Girls Club had been notified of this expansion. Mr. Tarlton said those properties were located within the notification area and the owners would have been notified as part of the use permit application process. He said there was not anything associated with this application that would require special outreach to those property owners.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Ferrick noted that Menlo Park Fire District, County Environmental Health, West Bay Sanitary District and the Building Department had signed off on the hazardous materials plan. She moved to approve the use permit request as recommended in the staff report. Chair Eiref seconded the motion.

Commission Action: M/S Ferrick/Eiref 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 subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans provided by DES Architects/Engineers, consisting of five plan sheets, dated received September 17, 2014, and approved by the Planning Commission on September 22, 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 7-0.

E. REGULAR BUSINESS

There was no regular business.

F. COMMISSION BUSINESS

There was no Commission business.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett



PLANNING COMMISSION DRAFT MINUTES

Regular Meeting
October 6, 2014 at 7:00 p.m.

City Council Chambers
701 Laurel Street, Menlo Park, CA 94025

CALL TO ORDER – 7:01 p.m.

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

INTRODUCTION OF STAFF – Stephen O’Connell, Contract Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, Associate Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

- a. General Plan – Symposium #1 (September 23, 2014); Focus Group #1 (September 29, 2014; Mobile Tour #1 (October 1, 2014); Symposium #2 (October 8, 2014); Mobile Tour #2 (October 14, 2014)

Senior Planner Rogers noted activities for the General Plan update (ConnectMenlo) that had already occurred and those that were upcoming.

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

There was none.

C. CONSENT

C1. Approval of minutes from the September 8, 2014 Planning Commission meeting ([Attachment](#))

Commission Action: M/S Eiref/Ferrick to approve the minutes with the following modification:

- Page 8, 6th paragraph, 2nd line: Replace “Cogen” with “Cogan.”

Motion carried 7-0.

D. PUBLIC HEARING

D1. Use Permit/Fitton and Chowdhary/675 Woodland Avenue: Request for a use permit to remodel and expand an existing single-story nonconforming residence, including the addition of a second story, on a substandard lot in the R-1-U (Single Family Urban) zoning district. The proposed project would exceed 50 percent of the existing floor area (considered equivalent to a new structure) and would exceed 50 percent of the existing replacement value of the nonconforming residence in a 12-month period. The proposal includes a request to retain an existing front hedge with a height of approximately seven

feet to remain in the front yard, where four feet is otherwise the maximum fence/hedge height. ***Continued from the meeting of September 22, 2014.*** ([Attachment](#))

Staff Comment: Planner O'Connell said staff had no additions to the staff report.

Public Comment: Mr. Mike Fitton, property owner, said he and his wife wanted to add a second story to their home. He said they shared the architect's plans with their neighbors and there were no objections.

Commissioner Strehl asked if the uncovered parking space would be in front of the garage. Planner O'Connell said that no uncovered parking space was required but parking in front of the garage was allowed, noting that the parking was an existing condition and could be continued.

Chair Eiref closed the public hearing.

Commission Comment: Chair Eiref said he found the proposed project acceptable. Commissioner Strehl noted she liked the existing home and what was being proposed.

Commissioner Onken said it was not clear what they were doing with the top of the chimney. Ms. Heather Harrington, project architect, said the idea was to keep the chimney as it was charming and visible from the front. She said with the building code for the gas fireplace they would be using they would direct the vent out the brick on the rear side. She said otherwise the chimney would need to be higher than the second story to accommodate that vent.

Commissioner Ferrick noted the quality of materials and in particular the wood clad Anderson windows with simulated divided lights.

Commission Action: M/S Strehl/Onken to approve the use permit request as recommended in the staff report.

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 Heather Harrington on behalf of Michael Fitton and Nazima Chowdhary, consisting of nine plan sheets, dated received September 30, 2014, and approved by the Planning Commission on October 6, 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.

Motion carried 7-0.

D2. Use Permit/Chris Kummerer/321 Laurel Avenue: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence and a secondary dwelling unit on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. ([Attachment](#))

Staff Comment: Planner Sandmeier said that an email had been received from Mr. Eric Doyle, 322 Laurel Avenue, supporting the project and use of the alley.

Public Comment: Mr. Chris Kummerer, CKR Architects, Menlo Park, project architect, provided a visual presentation of the proposed project, the project site, and the existing home and trees. He said their goal was to keep the heritage Live oaks and Locust tree in the rear. He said the project would have a detached garage with a secondary dwelling unit with access from the alley off Laurel Avenue. He said the layout was informed by the existing trees, solar access and rear garage placement. He said having the garage in the rear enhanced the front view of the home. He said the home was in a flood zone so it needed to be raised. He said they worked with the features of the contemporary design to reduce the bulk and mass of the house. He said they also increased the front setback five feet to 25-feet. He noted the large front porch and two planters on either side of the entry for minimizing the house size. He said maintaining privacy was important and most of the side facing windows had raised sill heights. He said an exception was the stair window that would look onto the neighboring property to the south. He said in talking to that neighbor they would use frosted glass on that side. He said relative to the

balcony on that side it looked at a solid wall on the neighboring property. He said the property owners had reached out to many of the neighbors about the design.

Commissioner Onken asked how the stucco wall would be capped at the top. Mr. Kummerer said he expected a sheet metal cap but his goal was to keep the line as proposed.

Chair Eiref asked about the logic for having guest parking in the front and resident parking in the rear. He also asked about the adequacy of the turning radius in the alley. Mr. Kummerer said there was 16-foot backup distance between the garage and alley, and the alley was 15-feet wide. He said typically 24-foot was needed for backup turn distance and that this was about 31 feet. Chair Eiref said it did not appear that cars used the alley. Mr. Kummerer showed a slide of the alley from Laurel Avenue which showed where two neighbors were parking in the alley, and several rear garages were being used. Chair Eiref asked if the Fire District would be comfortable with the 15-foot width of the alley for emergency access. Mr. Kummerer said they had quite a bit of dialogue with the Fire District about emergency access. He said the project needed to maintain a certain distance from a fire hydrant and that was accomplished without use of the alley.

Commissioner Strehl said she drove down Laurel Avenue and turned right into the alley, and then right again into the next alley, and found it to be a narrow area to turn because of some poles near the corner. Mr. Kummerer said he had driven it in a Prius and it seemed to be fine. Commissioner Strehl asked why the uncovered parking space in front of the house was delegated for the in-law unit parking and not the space off the alley. Mr. Kummerer said that the in-law unit required one uncovered space. He said the primary residence required one covered and one uncovered space, and that either uncovered space could be for the in-law and the other for the primary residence. Commissioner Strehl asked if they had done other designs like this one in the Willows area. Mr. Kummerer said there was a similar home on the corner of Laurel Avenue and Gilbert Street and one by Square 3 Design. He said they did not design those but they were close by and similar.

Commission Kadvany said several properties in this area have large old gates along the alley and asked about their purpose. Mr. Kummerer said he did not know the history but he imagined that access was useful for a number of things.

Mr. Mark Squires, Gilbert Street, said he was not opposed to the project and thought the design was very nice. He said his and his neighbor's concern were that their homes were perpendicular to the alley and his living space, kitchen and bedroom were located four feet from the alley. He said they were able to hear anything walking in the alley. He said when he moved to his property 15 years prior he had not known there was an alley there as it was so overgrown. He said in the last two weeks the alley had been leveled and gravel put in after the sewers were replaced. He said this was a precedent on the alley which was a t-juncture. He said he thought the architect could easily design the project to allow for a driveway from Laurel Avenue to the rear garage.

Mr. John Hargis, Central Avenue, said the alley for his property was parallel to the alley that had been bucolic until the sewer project happened. He said he had lived in his home since 1975 and during that time the alley has had blackberry bushes all across it until it was dug out by large equipment for the sewer project. He said regarding alley ownership that his understanding was he owned half of the alley. He said his expectation was someone would have talked to him

before paving it. He said he visited Planning and found something indicating that neither the City nor the property owners owned the alley. He said that raised the question of whether someone needed to ask him before paving the alley and whether the City had to approve that. He asked whether it would be his liability or the City's should someone trip and fall in the alley. He said he liked the house design but he also liked the bucolic nature of how the alley used to look. He asked for direction in finding answers on alleys.

Mr. David Soohoo said he owned the house north of the project property, and had lived there 37 years. He said he was thrilled that the sewer had been replaced as it was outdated and also pleased that the alley was cleared. He said previously it was very difficult for him to get down the alley for access to the back of his house. He said with the grading and gravel he was now able to have the utility value of the alley. He said he supported the project having the garage in the rear with access from the alley.

Chair Eiref closed the public hearing.

Commission Comment: Chair Eiref asked staff to address alley ownership. Senior Planner Rogers said the original subdivision dated to the early part of the 1900s when this area was part of unincorporated San Mateo County. He said this North Palo Alto subdivision was subsequently annexed to the City of Menlo Park. He said as explained to him by the City Attorney and Public Works staff, the original subdivision dedicated the streets to the County of San Mateo. He said the original subdivision also tried to dedicate the alleys but the County did not accept them. He said when the subdivision was annexed into the City of Menlo Park the City effectively accepted the streets but not the alleys. He said liability was a question for the City Attorney. He said the City Attorney and Public Works staff have confirmed that the alleys retain right of access for the properties that abut them, so no approval is necessary from the City for someone to use the alley to access their property. He said separately there was a Building Code requirement for applicants to provide for all-weather access to a parking space which means improving the alley up to the point of access. He said also in these cases the property owner has to enter into a maintenance agreement for ongoing alley maintenance. He said as more properties acquire access from the alleys there was more cost sharing for the maintenance of the improved alley. He said the purpose of an alley was to provide for service access.

Commissioner Strehl said her home was on an alley and she would be delighted for the sewer there to be replaced and the alley surface improved. She said the sewer district had laid gravel in the alley where they replaced the sewer. She asked if that was the level of improvement the City required or something greater. Senior Planner Rogers said he had just heard about the sewer improvement project today. He said that loose gravel usually did not meet the Building Code requirement but compacted aggregate at a Class 2 level could. He said the more typical materials were asphalt, concrete or interlocking pavers.

Commissioner Kadvany said he very much liked the design with the garage in the rear. He said he did not think one project doing this would impact the other properties whose owners had spoken. He said if there were six more such projects that might be a different story and it would be like living on a tiny cul de sac. He said the alley would have to have proper grading and paving and that should be addressed. He asked if there were future developments along the alley that wanted rear access whether those would come to the Planning Commission for the garages to be vetted. Senior Planner Rogers said all the lots in the area were substandard but

a one-story development proposal would not require Planning Commission review and approval. He said there have been rear garages in the Willows that have gone through the building permit process and the same maintenance agreement was required of those applicants. He said for this project, Attachment B2 showed the whole block and what would be improved with this project. He said this applicant was proposing to come off the side from Laurel Avenue as that part of the alley was already improved and the applicant would improve the area shown shaded in the bulb up to their property. He said the City would not require the applicant to improve the other segments of the alley.

Commissioner Onken said he thought the alley was there to be used. He said with the sewer improvement project the alley had gone from a very substandard condition to a semi-substandard condition. He said with this project's access improvement the future was better for the alley. He said he supported use of the alley and having fewer cars in the front of homes. He said he could support the project proposal.

Commissioner Bressler said he agreed with Commission Onken.

Commissioner Ferrick said she hoped it would comfort the neighbors on Gilbert Street that the part of the alley the applicant would most likely improve and access by vehicles was not the portion that went by their homes. She said although the project was close to the overall maximum floor area ratio that the secondary dwelling unit was only 229 square feet, which was really small. She said it was a thoughtful way to do a secondary dwelling unit and she thanked the applicants for working with their neighbors on the project.

Commissioner Strehl said this was a narrow lot. She noted her home is also on a narrow lot. She said to put access from Laurel Avenue to a rear garage would make it impossible to build a home that would accommodate this family's needs.

Commissioner Combs said he thought the neighbors' concerns were valid noting this was not a fully developed alley. He said he was concerned that the applicants and other vehicles might not only access this alley from Laurel Avenue but possibly from Gilbert Avenue as that was not something that could be mandated or controlled.

Commissioner Kadvany moved to approve the item as recommended in the staff report. He said he liked the upgrade to the alley and he thought the applicants would respect the neighbors and use the access as defined.

Commissioner Bressler said if other driveways were put in the rear that the alley would then be additionally upgraded.

Chair Eiref said gravel was not considered to be all weather access. Senior Planner Rogers said when the application was started, the alley had not been changed in a long time. He said condition 4.b required an alley improvement plan subject to approval of Planning and Building. Chair Eiref said there was a standard that had to be met for the alley access and would have to be met for any future alley access developments.

Chair Eiref said the City was really trying to support secondary dwelling units because of state housing requirements. He said there was also a Commission bias to get cars off the street and out of front yards. He said this was a very substandard lot in terms of width and would require a

massive redesign to run the driveway from Laurel Avenue. He said he understood the neighbors' concerns. He seconded the motion made by Commissioner Kadvany to approve as recommended in the staff report.

Commission Action: M/S Kadvany/Eiref to approve the item as recommended in the staff report.

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 CKA Architects, consisting of 14 plan sheets, dated received September 23, 2014, and approved by the Planning Commission on October 6, 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.

4. Approve the use permit subject to the following **project-specific** conditions:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Alley Improvement Plan. The plan shall specify that an approved form of all-weather surfacing be installed between 321 Laurel Avenue and the bulb of the alley. The plan shall be subject to review and approval of the Planning and Engineering Divisions. Prior to final inspection, the applicant shall implement the required alley improvements, subject to review and approval of the Planning and Engineering Divisions.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Access Alley Maintenance Agreement for the portion of the alley between 321 Laurel Avenue and the Laurel Avenue entrance of the alley, subject to review and approval of the Planning Division. Prior to issuance of a building permit, the applicant shall submit documentation of the approved Access Alley Maintenance Agreement's recordation, subject to review and approval of the Planning Division.

Motion carried 7-0.

D3. Use Permit/Verizon Wireless (Chris Fowler)/460 Bayfront Expressway: Request for a use permit to mount six panel antennas in three sectors on an existing Pacific Gas and Electric Company tower and install associated equipment on a concrete pad at the base of the tower in the M-2(X) (General Industrial, Conditional) zoning district. ([Attachment](#))

Staff Comment: Planner Sandmeier said there were no updates to the staff report.

Public Comment: Mr. Chris Fowler said he was representing Verizon Wireless. He said they had been working on this project for some time. He said they had worked with General Motors when that company owned the property. He said the property was then sold to Facebook. He said they negotiated with Face book to install this equipment within the legs of the PG&E tower. He said Facebook signed an easement modification with PG&E and Verizon has agreement to put a concrete pad within the legs of the tower for the six panel antennas.

Commissioner Ferrick asked how this project would work with Facebook's office plans. Mr. Fowler said that Facebook had signed the easement modification. He said building was not allowed with a PG&E easement.

Chair Eiref closed the public hearing.

Commission Comment: Commissioner Onken moved to approve the project as recommended in the staff report. Commissioner Strehl seconded the motion.

Commissioner Kadvany commented on the prevalence of these antennas and towers and suggested the City consider ways to keep them from cluttering the landscape.

Commission Action: M/S Onken/Strehl 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 necessary findings, pursuant to 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 safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of the proposed use, and will not be detrimental to property and improvements in the neighborhood or general welfare of the City. *(Due to the Federal Communications Commission (FCC) preemption over local law regarding concerns over health where the proposed facility meets FCC requirements, staff has eliminated the standard finding for "health" with respect to the subject use permit.)*
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 L.D. Strobel Co. Inc. dated received September 16, 2014, consisting of eight plan sheets and approved by the Planning Commission on October 6, 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 County, State, and Federal 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 that are directly applicable to the new construction.
 - d. If the antennas or any portion of the antennas and associated mechanical equipment discontinue operation at the site, the antennas and associated equipment shall be removed from the site within 30 days.
4. Approve the use permit subject to the following **project specific** conditions:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans indicating that the fence will be painted the metallic color of the transmission tower.
 - b. This use permit shall expire at the end of 10 years from the date of use permit approval unless extended by the Planning Commission. If the applicant desires to extend the use permit, the applicant shall explore and implement, to the extent feasible, the available technology and/or alternative locations to reduce the size and/or visibility of the antennas and equipment.

Motion carried 7-0.

- D4. El Camino Real/Downtown Specific Plan – 2014 Plan Amendments/City of Menlo Park:** The El Camino Real/Downtown Specific Plan was adopted by the City Council in June 2012. The approved Plan includes a requirement for ongoing review, intended to ensure that the Plan is functioning as intended, as well as to consider the policy-related implications of various Plan aspects. To address this requirement, the Planning Commission and City Council held five meetings on the subject, starting on September 9, 2013 and finishing on November 19, 2013. At the conclusion, the City Council directed that staff prepare formal amendments for the following: ([Attachment](#))
1. Revise text to clarify that implementation of the “Burgess Park Linkage/Open Space Plaza” public space improvement is not dependent on the High Speed Rail project;
 2. Eliminate “Platinum LEED Certified Buildings” as a suggested Public Benefit Bonus element; and
 3. For new medical/dental office uses on El Camino Real, establish an absolute maximum of 33,333 square feet per development project.

Staff Comment: Senior Planner Rogers noted there some email inquiries had been sent to staff, the Commission and Council over the past weekend relating to clarification to information provided by the contract City Attorney on page 2 of the staff report. He said the contract City Attorney confirmed the statement that his legal opinion was that the medical office use could be undertaken by the Planning Commission and City Council to be done now, but if the pending Measure M was passed, to make that cap to medical office use would require voter approval.

Questions of Staff: In response to questions from Chair Eiref, Senior Planner Rogers said the review cycle for the El Camino Real/Downtown Specific Plan (Plan) was for an initial review one year after adoption which occurred in 2013 and then every two years after that which would next occur in 2015. He said the square foot cap amount under item 3 had not been a Planning Commission recommendation but had been a City Council recommendation. He said the Commission and Council had reviewed the Plan in detail last fall and City Council gave general guidance regarding the three bulleted items. He said the Commission was being asked to review Attachment B as to whether it accurately captured the Council's direction to implement the proposed amendments.

In response to a question from Commissioner Bressler, Senior Planner Rogers said the time that had lapsed since the Council's November 2013 direction until now was to develop the Negative Declaration. He noted the 30+ pages of the document and the level of detail involved as well as the impacts of the loss of a number of planning staff. He said that once a Negative Declaration was completed, it might be possible to use it as a base for a future project, but often the next project is different enough that though some text might be reused, considerable time and effort needs to be put into rewriting it. He said the state-required review periods also expanded the time schedule for accomplishing such environmental review documents.

In response to a question from Commissioner Ferrick, Senior Planner Rogers said he thought the email correspondents were saying that since the medical office use was capped more stringently with this proposed amendment than that in the ballot measure, that it should not be considered in conflict with the ballot measure. He said the contract City Attorney had replied that no intent was expressed in the ballot measure to encourage or favor one type of office use. He also said further that amending what the ballot measure had, which was a 100,000 square

foot limit on office spaces, to put stricter limits on square footage of certain types of office use, such as medical office use, would affect a voter adopted development standard. In response to a question from Commissioner Strehl to clarify that position more, Senior Planner Rogers said according to the City Attorney that if the ballot measure passed, amending the Plan to cap medical use square footage at 33,333 square feet per project would require voter approval.

Commissioner Combs said the Attorney's reply, for the record, did not cite any case law. Senior Planner Rogers said that the Attorney was offering his professional legal opinion, and it was possible that there didn't exist any case law on this exact subject.

Chair Eiref opened and closed the public hearing as there were no members of the public wanting to speak.

Commission Comment: Commissioner Ferrick said regarding the three points that the first was simple and made sense to push forward as part of the recommendations. She said regarding the second point that perhaps it would be possible under the next review to reconsider LEED Platinum again as a public benefit as that level of LEED really indicated a commitment to sustainability and the environment.

Commissioner Onken moved to recommend to the City Council to adopt the resolution to adopt the Negative Declaration and adopt the resolution to amend the Plan as specified. Commissioner Kadvany seconded the motion.

Commissioner Kadvany said this action by the Commission and future action by the Council demonstrated that the Plan was possible to change. He said there were two items not included in the amendments. He said one recommendation to the City Council by the Planning Commission was to tie the future pedestrian and bicycle tunnel near Middle Avenue on El Camino Real to development. He said the other item missing was proper City control of the process and that the Planning Commission and City Council should have a better defined negotiation process for large projects like the large ones in the Plan area that they were seeing.

Commissioner Strehl said she supported the motion. She said the Planning Commission and City Council were in the process of making changes to the Plan. She said the Council had provided direction to limit the size of medical office on El Camino Real to reduce resultant traffic.

Commissioner Bressler said some of the Commissioners tried to lower the bonus level and get it to a negotiating position for the City but that did not happen. He said the logic for setting the bonus level so high was made by the Fiscal Impact Report. He said Commissioners tried to argue that raising the bonus level would not prevent large projects from being undertaken. He said that was something which could be fixed during the next review.

Chair Eiref said he agreed completely with the point about bonus level. He said the point was being made that the Plan could be amended. He said that was a positive message.

Commissioner Strehl noted that the City Council had negotiated with the developer for the Stanford property and for the other large projects in the Plan area and part of that negotiation was not allowing medical office use for those projects.

Commissioner Combs said for the record that if the ballot measure passed that did not prevent the Plan from being amended. General discussion of the potential impacts of the ballot measure to the Plan and potential amendments ensued.

Commissioner Kadvany said that both the original project and revised project for Stanford property were well below the bonus level and yet there had been a lot of negotiation. He said not lowering the bonus level for negotiation had been a mistake.

Commission Action: M/S Onken/Kadvany to recommend that the City Council conduct the following actions:

1. Adopt a Resolution Adopting the Negative Declaration for Amendments to the El Camino Real/Downtown Specific Plan (Attachment C)
2. Adopt a Resolution Amending the El Camino Real/Downtown Specific Plan (Attachment D)

Motion carried 7-0.

E. COMMISSION BUSINESS

There was none.

ADJOURNMENT

The meeting adjourned at 8:55 p.m.

Staff Liaison: Senior Planner Rogers

Recording Secretary: Brenda Bennett



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF NOVEMBER 3, 2014
AGENDA ITEM D1

LOCATION: 15 Greenwood Place **APPLICANT:** Larry Kahle

EXISTING USE: Single-Family Residence **OWNER:** Matthew Heinz

PROPOSED USE: Single-Family Residence **APPLICATION:** Use Permit

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

	PROPOSED PROJECT		EXISTING DEVELOPMENT		ZONING ORDINANCE	
Lot area	6,939	sf	6,939	sf	7,000.0	sf min.
Lot width	51.1	ft.	51.1	ft.	65.0	ft. min.
Lot depth	124.7	ft.	124.7	ft.	100.0	ft. min.
Setbacks						
Front	20.3	ft.	25.4	ft.	20.0	ft. min.
Rear	37.5	ft.	43.3	ft.	20.0	ft. min.
Side (left)	5.7	ft.	5.1	ft.	5.1	ft. min.
Side (right)	5.6	ft.	4.8	ft.	5.1	ft. min.
Building coverage	2,058.6	sf	1,859.7	sf	2,428.7	sf max.
	29.7	%	26.8	%	35.0	% max.
FAL (Floor Area Limit)	2,799.1	sf	1,761.5	sf	2,800	sf max.
Square footage by floor	1,206.9	sf/basement	1,217.9	sf/1st		
	1,204.0	sf/1st	443.7	sf/garage		
	1,145.7	sf/2nd	99.9	sf/shed		
	449.4	sf/garage	90.5	sf/porches		
	397.6	sf/porches	7.7	sf/fireplace		
	7.6	sf/fireplace				
Square footage of building	4,411.2	sf	1,859.7	sf		
Building height	25.6	ft.	15.0	ft.	28.0	ft. max.
Parking	2 covered		2 covered		1 covered/1 uncovered	
Note: Areas shown highlighted indicate a nonconforming or substandard situation.						
Trees	Heritage trees	4*	Non-Heritage trees	0	New Trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	4

*Two heritage trees are located in the public right-of-way along Greenwood Place.

PROPOSAL

The applicant is requesting a use permit to demolish an existing single-story, single family residence 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. The project also includes a request for excavation (removal of more than 12 inches of dirt) within the required left and right side setbacks associated with the creation of basement light wells.

ANALYSIS

Site Location

The subject property is located in the Suburban Park neighborhood along the south side of Greenwood Place, roughly equidistant between the end of the cul-de-sac and the intersection of Greenwood Place and Greenwood Drive. The subject property is surrounded by a mix of one- and two-story single-family residences with attached garages, all of which are also zoned R-1-U. The area contains residences featuring a variety of traditional architectural styles.

The subject parcel is substandard with respect to lot area and lot width, with a lot area of 6,939 square feet where 7,000 square feet is required, and a lot width of 51.1 feet where 65 feet is required. Most of the nearby parcels are also substandard and would require use permit approvals for construction of certain large additions or new two-story residences.

Project Description

The applicant is proposing to remove the existing single-story, single-family residence and attached two-car garage, and construct a new two-story single-family residence with an attached two-car garage. The existing residence is considered nonconforming with regard to the left side setback, but the new structure would comply with all setback requirements. Staff has identified that the length of the proposed landing place/stair shown on Sheet A3, located at the side yard entrance to the mud room, is less than four feet from the left side lot line. Landing places and stairways are only permitted to encroach to within four feet of any side lot line. Staff is recommending condition 4a to bring the landing/stair to within four feet of the side property line, or remove the door and landing entirely from the plan, as part of the building permit submittal for the project.

As discussed in a following section, the basement light wells would intrude slightly into the side setbacks, as may be permitted by a use permit. The home would have five bedrooms and four-and-a-half bathrooms, with four of the bedrooms and three of the bathrooms located on the second floor.

The floor area of the proposed residence would be approximately 2,799.1 square feet, just below the maximum floor area limit (FAL) of 2,800 square feet. The building

coverage would be 29.7 percent, below the two-story maximum of 35 percent. The maximum height of the residence would 25.6 feet, below the maximum permitted height of 28 feet. The applicant has submitted a project description letter, which discusses the proposal in more detail (Attachment C).

Design and Materials

The applicant states that the proposed residence would be built in the craftsman style and feature exposed woodwork, decorative gable vents, and a continuous front porch with tapered columns. The proposed exterior would be clad mainly in HardieShingle siding with white trim. Veneer stone accents are proposed at the base of the front and rear porch columns and in a band that runs along the bottom of the front porch and wraps around the western (right) face of the building. The second floor front façade would feature two cantilevered bay windows with shed roofs. The front porch and bay windows would help deemphasize the garage as a design feature, and a separate pedestrian pathway would lead directly to the front door.

The proposed windows would consist of wood-clad simulated divided light windows with interior and exterior grids and spacer bars between the glass. Second-story windows along the side elevations would generally have higher sill heights to promote privacy.

The applicant has taken measures to help break up the building massing by providing articulation with bay windows, gables, and the prominent front porch. Decorative elements such as the tapered columns, wood corbels, gable vents, and mix of wall cladding textures further add to the structure's architectural interest. Staff believes that the scale, materials, and style of the proposed residence are consistent with the neighborhood, given the variety of architectural styles and sizes of structures in the vicinity.

Excavation

Per Zoning Ordinance requirements, excavation in the required setbacks requires use permit approval. The proposed residence would include a basement, and light wells are needed to meet minimum building code requirements for egress and light/ventilation. The light well on the right side of the residence would accommodate windows, a door, and an escape ladder, and would encroach a maximum of one foot, once inch into the required 5-foot, 1-inch right side yard setback. It would span approximately 13 feet, 6 inches in length. The light well on the left side of the residence would accommodate windows, a door, and an exterior staircase, and would encroach a maximum of one foot, 6 inches into the required 5-foot, 1-inch left side yard setback. It would span nearly 20 feet in length. Neither light well would create any heritage tree impacts. Visibility of the light wells from other properties or the public right of way would be minimized by new fencing and landscaping.

Trees and Landscaping

There are two heritage trees on the subject property, a 20-inch oak and a 52-inch

redwood, both of which are located in the backyard and are proposed to remain. Two additional heritage trees, a 24-inch sycamore and a 28-inch sycamore, are located along the street in the public right-of-way and have drip lines that extend over the subject property. The demolition of the existing residence and construction of the proposed residence should not adversely affect any of the four heritage trees on or near the property since the new structure would not be located within the drip line of any of the trees. Standard tree protection measures will be ensured through recommended condition 3g.

Correspondence

The applicants indicate that they conversed with and/or sent letters to all of their neighbors on Greenwood Place. They also delivered letters to the properties at 131 and 135 Dunsmuir Way, which border the subject parcel at the rear, and had broader conversations with residents of Hedge Road, Greenwood Drive, and other neighborhood streets. A copy of the applicant's outreach letter and distribution map are included as part of Attachment C. According to the applicant, neighbors have been supportive of the proposed design. Staff has not received any correspondence in reference to the proposed project.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. Bay windows, decorative gable vents and other architectural accents would help to reduce the perception of building massing. Windows on the second story have been designed with higher sill heights to limit the potential for privacy impacts. The overall height would be below the maximum permitted in this zoning district, and the new structure would be within the daylight plane requirements. The proposed excavation would be limited in both size and visibility, and would not have any impacts on surrounding trees. 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 Metropolis Architecture, consisting of seven plan sheets, dated received on October 20, 2014, and approved by the Planning Commission on November 3, 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.

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

- a. Simultaneous with the submittal of a complete building permit application, the applicant shall reduce the length of the landing place/stair shown on Sheet A3, located at the side yard entrance to the mud room, so that it is no less than four feet from the left side lot line, or remove the door and landing/stair entirely, as required by Section 16.60.010 of the Municipal Code. The revised plans shall be subject to review and approval of the Planning Division.

Report prepared by:
Tom Smith
Associate 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

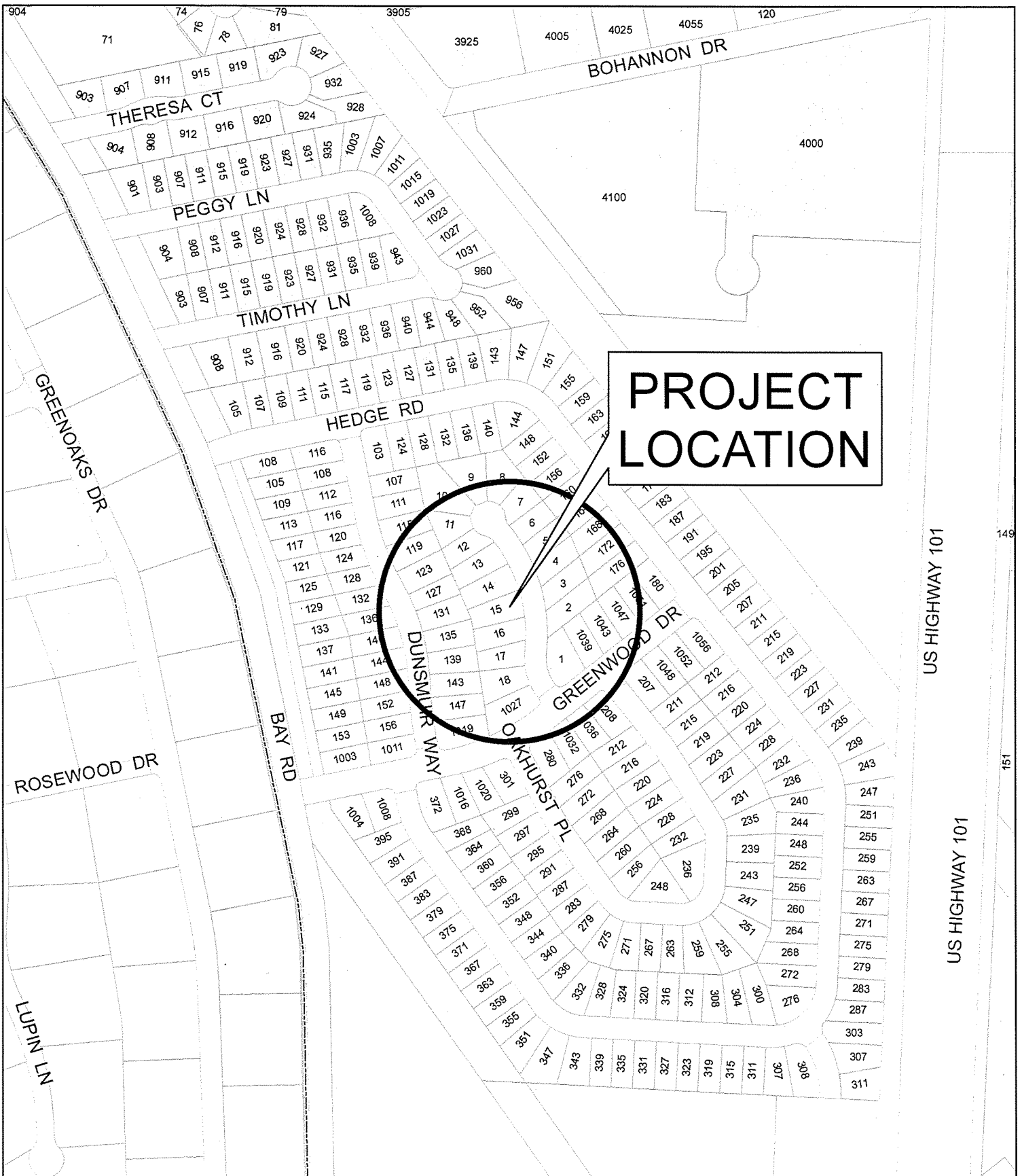
- A. Location Map
- B. Project Plans
- C. Project Description Letter

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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**PROJECT
LOCATION**

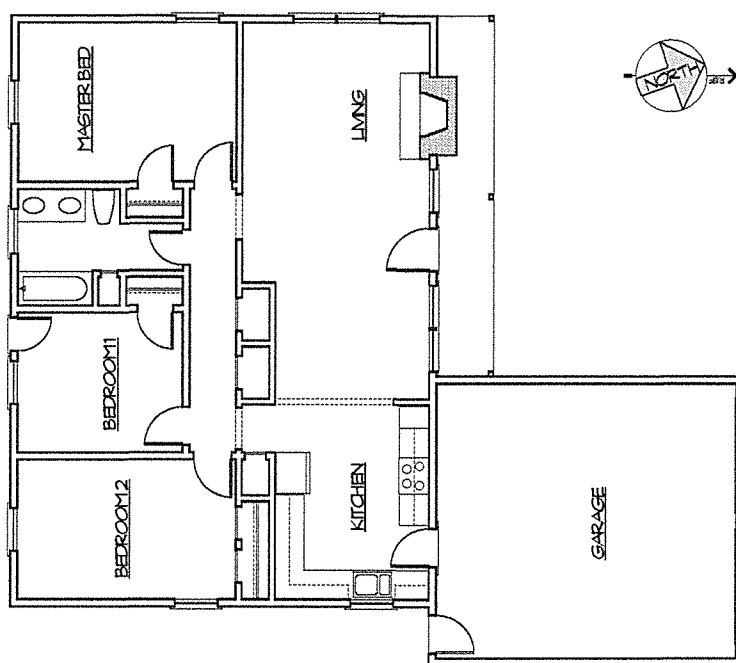


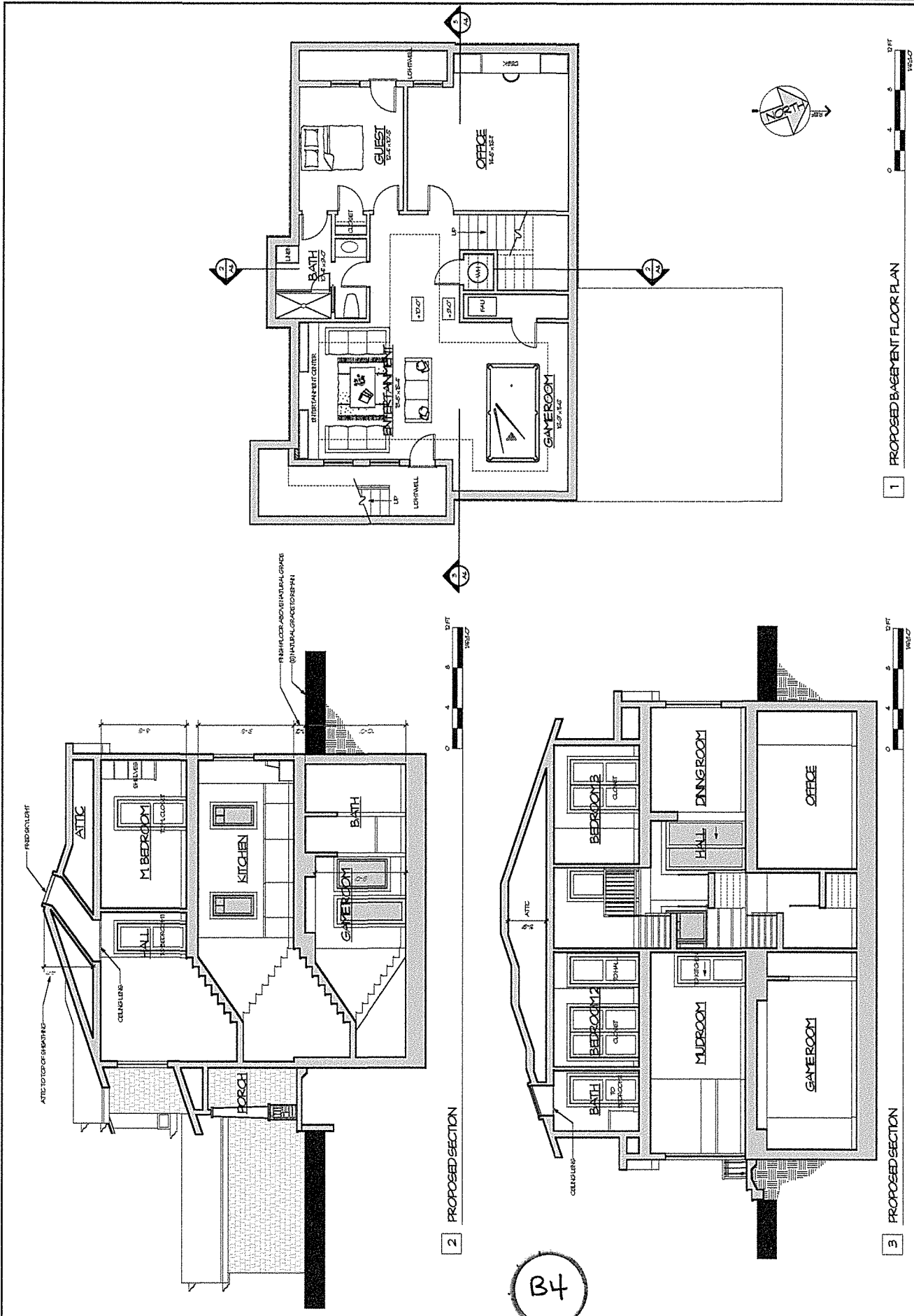
CITY OF MENLO PARK

LOCATION MAP
15 GREENWOOD PLACE

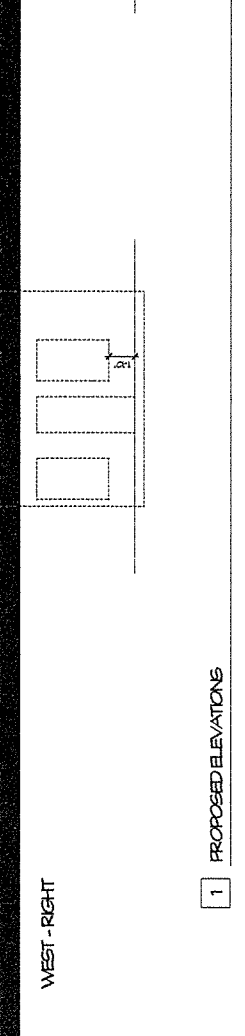
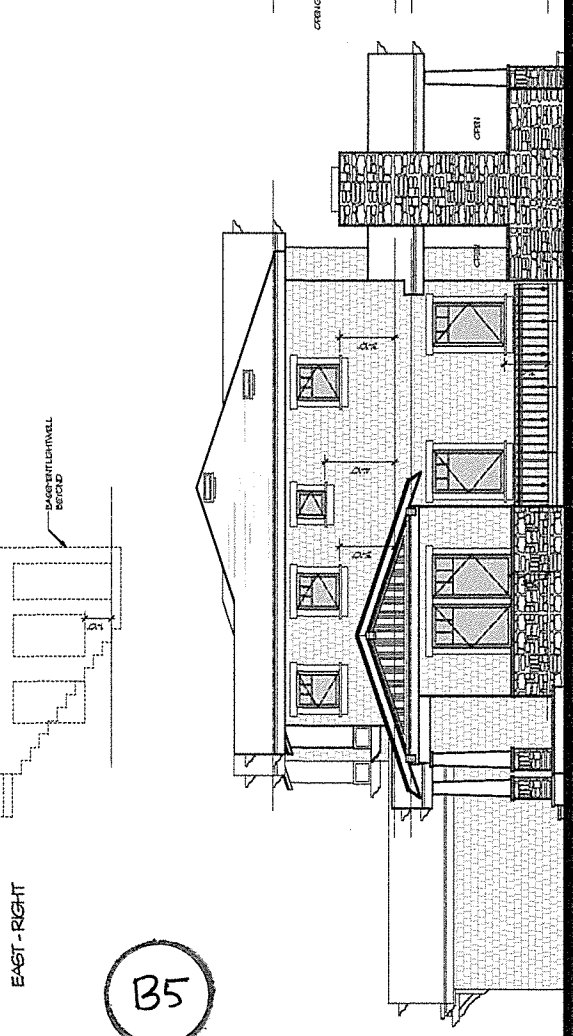
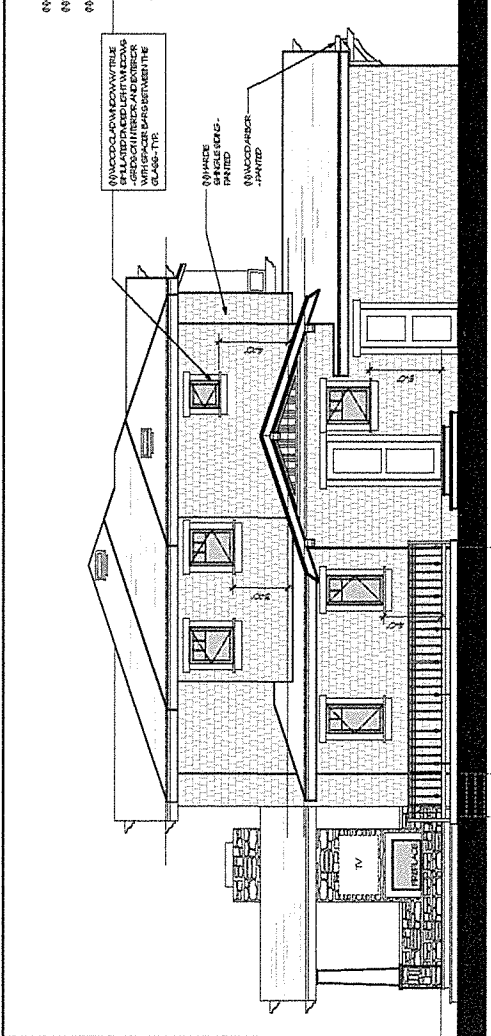
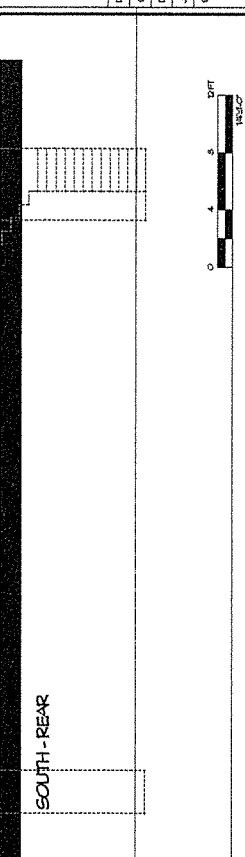
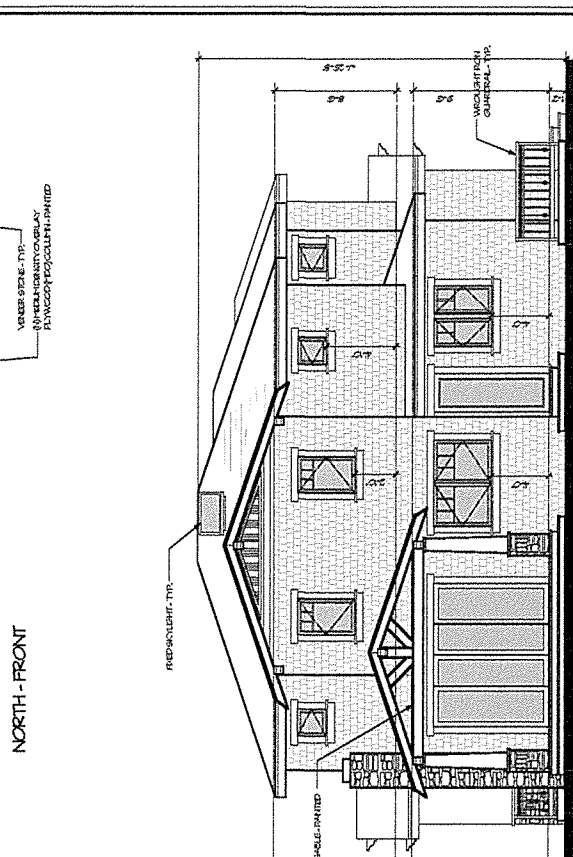
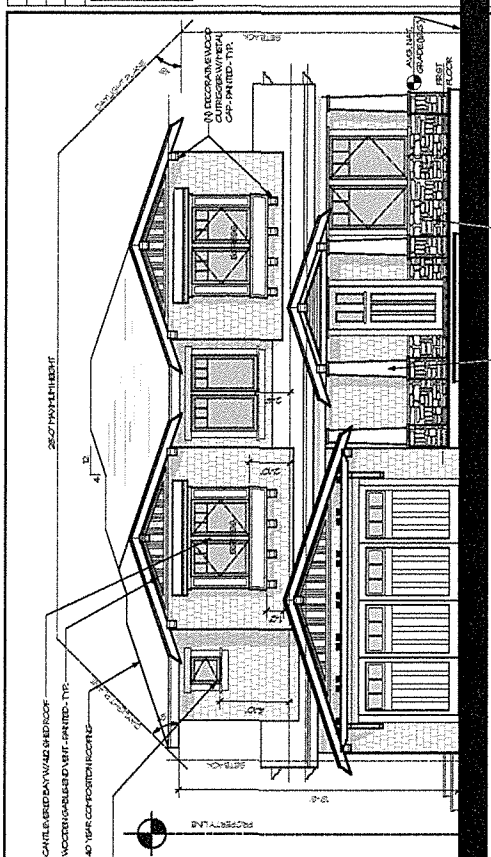
DRAWN: TAS CHECKED: KTP DATE: 11/03/14 SCALE: 1" = 300' SHEET: 1







B4



NOTES

ALL DIMENSIONS AND DIMENSIONS ARE IN FEET AND DECIMALS.
 MAP REFERENCE: 25 MAPS OF 6.62.
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR PARALLEL TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: NATIONAL GEODETIC SURVEY # "1110" ELEVATION: 2.50' (85 DATUM)
 SITE LIES IN FLOOD ZONE X, PER FIRM MAP D0816C0200E 10/16/2012

ABBREVIATIONS

BNK OF WALK
 TO CURB
 TOP OF CURB
 SANITARY SINKER MANHOLE
 PUBLIC UTILITY EASEMENT

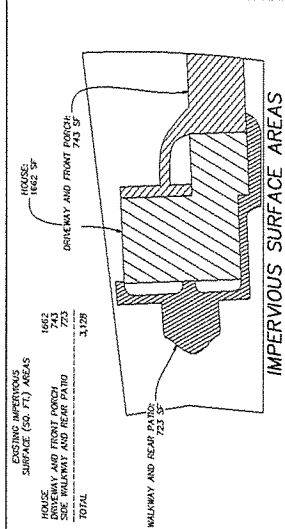
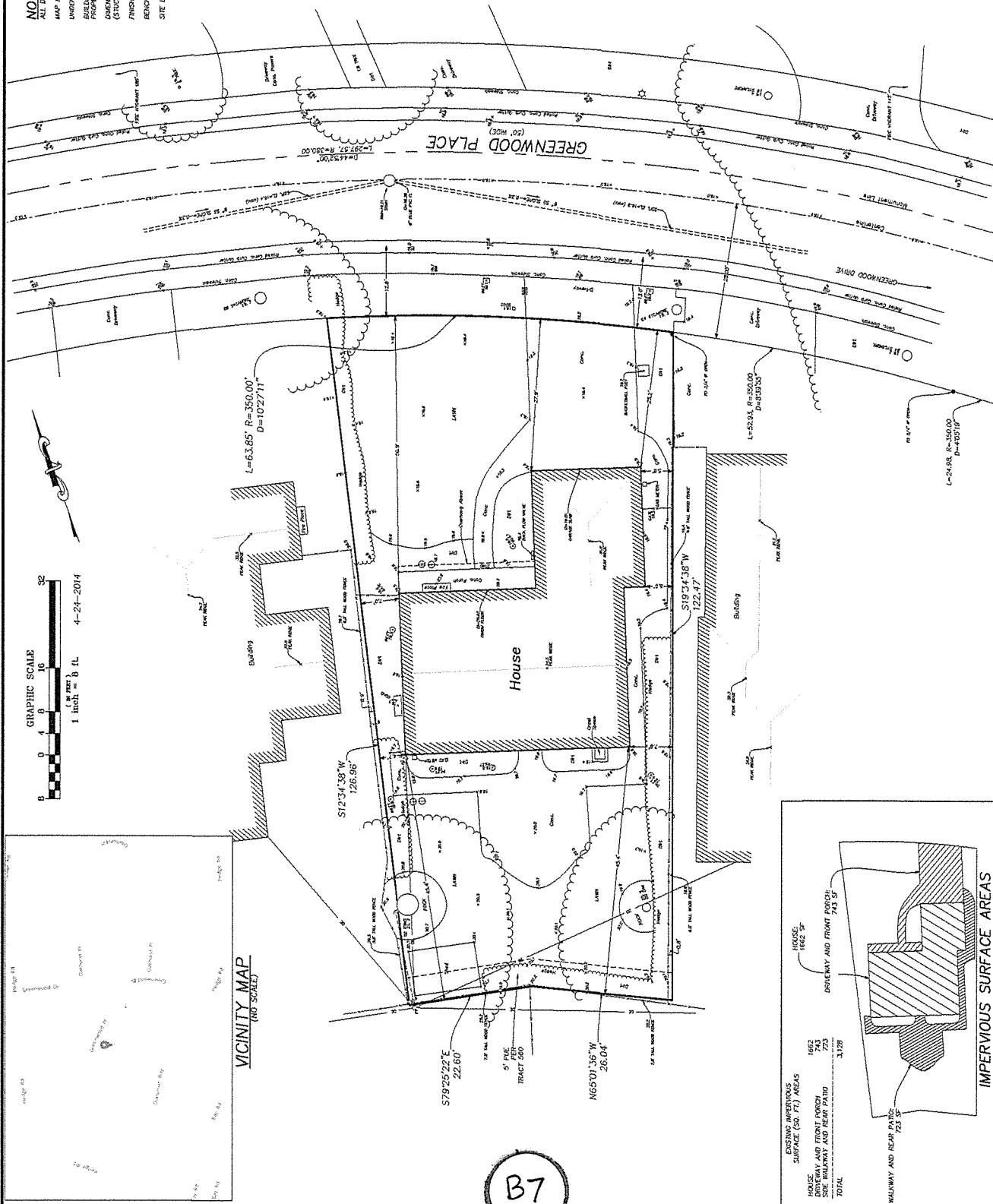
LEGEND

FOOTING POINT AS NOTED
 RECORD DATA
 WATER METER OR WATER VALVE BOX
 FIRE HYDRANT
 TREE - TRUNK DIAMETER IN INCHES SPACES NOTED
 WHEN KNOWN, TREE = DECADUAL UNLESS NOTED
 OTHERWISE
 TOP OF CURB
 FENCE
 ELECTRODE
 OVERHEAD WIRE
 POWER POLE
 SPOT ELEVATION
 SANITARY SINKER CLEAN OUT
 UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
 IRRIGATION VALVE BOX
 POLE ANCHOR
 TREE DROP LINE POINTS
 TOWARDS TREE TRUNKS
 PROPERTY LOCATED AS SHOWN

SURVEY
 15 GREENWOOD PLACE
 MENLO PARK
 CALIFORNIA 94025-2000
 LOT 38, BLOCK 2
 LOT AREA: 6,939 SQ. FT.



L. Wade Hammond
 Licensed Land Surveyor
 No. 6163
 36660 Newark Blvd., Suite C
 Newark, California 94560
 Tel: (510) 947-9054
 Fax: (510) 947-9054
 www.lwhsurvey.com



B7



RECEIVED

OCT 20 2014

CITY OF MENLO PARK
BUILDING

August 28, 2014

PROJECT DESCRIPTION: 15 GREENWOOD PLACE

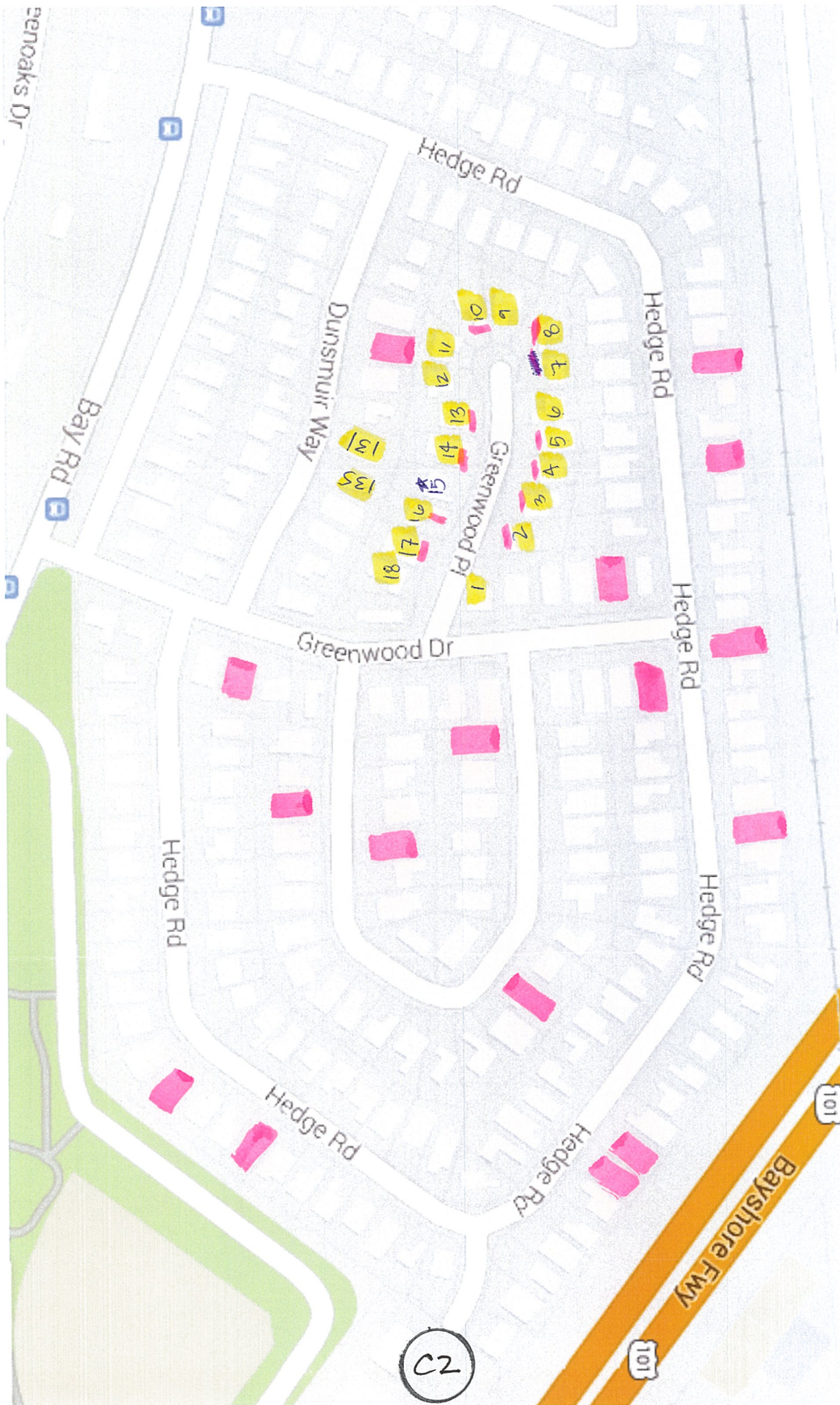
The proposed new 2-story residence and basement will be built in a Craftsman style and feature exposed woodwork, decorative gable vents and a continuous front porch with tapered columns. The exterior will be finished with painted Hardie Shingle siding with white trim and accented with a veneer stone.

The upper floor is designed to maximize a useful floor plan while minimizing the privacy concerns to the adjacent neighbors.

Matt and Amy Heinz have personally notified (in writing) every resident of their street about their new house, as well as the adjacent houses on the street behind them. They've also spoken with a number of neighbors throughout Suburban Park and have received nothing but positive feedback in all of their interactions and personal conversations. Documentation of the neighborhood outreach is attached.



- = delivered letter, exterior drawing
- = personal conversation



Dear Neighbors,

We're excited to share the news that we'll be rebuilding our home at 15 Greenwood Place. The plans call for us to tear down the existing structure, and will result in a 2-story craftsman-style home. We've lived in this neighborhood since 2004, and made the choice that we'd rather raise our family here in Suburban Park than move to other Menlo Park neighborhoods. We're invested in this neighborhood, this community, and our public schools.

We've lived close to a number of rebuilds during our time here, so we are well aware of the impact on nearby neighbors—both challenging and rewarding. Attached is a current sketch of the home, and we're happy to share more details of the plans with you if you're interested. Please know that we will do everything possible to minimize the impact to our surrounding neighbors during the project. It's our hope that you agree any inconvenience this project may create in the short term, will help give our street and neighborhood a long-term advantage in terms of home values.

Again, should you have any questions, please don't hesitate to reach out.

Best,

Matt and Amy Heinz
Amy cell: 650-380-4204
amyheinz@yahoo.com
matthew_heinz@sbcglobal.net



C4

HEINZ RESIDENCE
15 GREENWOOD PLACE
MENLO PARK, CALIFORNIA

metropolis
ARCHITECTURE



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF NOVEMBER 3, 2014
AGENDA ITEM D2

LOCATION: 50 Cornell Road

**APPLICANT/
OWNER:** Arzang
Development L.P.

EXISTING USE: Single-Family
Residence

APPLICATION: Use Permit

PROPOSED USE: Single-Family
Residence

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

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	5,691.0 sf	5,691.0 sf	7,000.0 sf min.
Lot width	55.0 ft.	55.0 ft.	65.0 ft. min.
Lot depth	103.5 ft.	103.5 ft.	100.0 ft. min.
Setbacks			
Front	20.2 ft.	18.3 ft.	20.0 ft. min.
Rear	26.8 ft.	29.9 ft.	20.0 ft. min.
Side (left)	5.6 ft.	7.4 ft.	5.5 ft. min.
Side (right)	5.7 ft.	5.2 ft.	5.5 ft. min.
Building coverage	1,920.5 sf 33.7 %	1,825.0 sf 32.1 %	1,991.9 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,788.9 sf	1,800.0 sf	2,800.0 sf max.
Square footage by floor	1,434.4 sf/1st 921.6 sf/2nd 432.9 sf/garage 43.2 sf/porch 10.0 sf/fireplaces	1,346.0 sf/1 st 454.0 sf/garage 25.0 sf/porch	
Square footage of buildings	2,842.1 sf	1,825.0 sf	
Building height	27.3 ft.	15.8 ft.	28.0 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees 0	Non-Heritage trees 7	New Trees 4
	Heritage trees proposed for removal 0	Non-Heritage trees proposed for removal 1	Total Number of Trees 10

PROPOSAL

The applicant is requesting use permit approval to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district.

ANALYSIS

Site Location

The subject site is located at 50 Cornell Road near the intersection of Cornell Road and Creek Drive. The subject parcel is surrounded by single-family homes. Using Cornell Road in a north to south direction, the surrounding parcels to the south, east and west are also in the R-1-U zone, and the parcels to the north are in the R-2 zone. Cornell Road consists of a mixture of one and two-story homes.

Project Description

The applicant is proposing to remove the existing single-story, single-family residence with an attached garage and construct a new two-story, single-family residence with an attached garage. The proposed development would have a floor area of 2,788.9 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 33.7 percent where 35 percent is the maximum permitted. The proposed residence would have one bedroom and two bathrooms on the first floor and three bedrooms and two bathrooms on the second floor. The house is proposed to be 27.4 feet in height, below the maximum permissible height of 28 feet, and the proposed structure would comply with the daylight plane requirements. The applicant has provided a project description letter, which discusses the proposal in more detail (Attachment C) as well as a summary of the neighborhood outreach (Attachment D).

Design and Materials

The proposed residence is designed with the garage located at the front, right side of the residence, in approximately the same location as the current garage. The applicant states that the proposed residence was designed to incorporate features that would reflect the eclectic architectural style common to the surrounding area. The exterior material would be smooth stucco with aluminum clad windows and an asphalt shingle roof. One bay window is proposed on the front left side of the house. A standing seam copper roof and shaped cedar corbels are incorporated in the design of the proposed bay window. The wood front door and wood garage door would be stained to match, and a cedar trellis is proposed at the garage. The proposed walkway, garden trellis, and small front porch would help de-emphasize the garage, although the Planning Commission could discuss whether the prominence of the garage should be reduced.

Two chimneys are proposed along the left elevation. The proposed upper level windows on the left and right sides would all have sill heights over three feet and the sill height of

the window over the staircase would be seven feet, five inches above the landing. The proposed windows of the second floor master bedroom would have sill heights of two feet, eight inches along the rear elevation. Due to the distance to neighboring structures from the inset second story, no major privacy issues are anticipated.

The residences surrounding the parcel are varied in size and height, and are designed in a variety of residential styles. Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood.

Trees and Landscaping

Four non-heritage trees are located along the right property line in the rear half of the lot. Three non-heritage trees are located along the left property line and one of these, a holly tree, is proposed for removal. There are no heritage trees on the property. Four new evergreen trees are proposed, one in the front yard and three in the rear yard. The proposed site improvements should not adversely affect the surrounding trees.

Correspondence

The applicant has provided a summary of the neighborhood outreach (Attachment D). Staff received an email from the property owners of 724 Harvard Avenue (Attachment E) stating that the property owners of the subject parcel should be able to build the house they wish.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood. Although the project would be a two-story residence, the second story would be inset from the first floor along the front and side property lines, helping add articulation, visual interest, and privacy for the neighbors. The surrounding area is a mixture of one and two-story homes. Staff believes that the scale, materials, and style of the proposal are compatible with the neighborhood. 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 Atelier Designs, consisting of 10 plan sheets, dated received October 22, 2014, and approved by the Planning Commission on November 3, 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:
Corinna Sandmeier
Associate 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

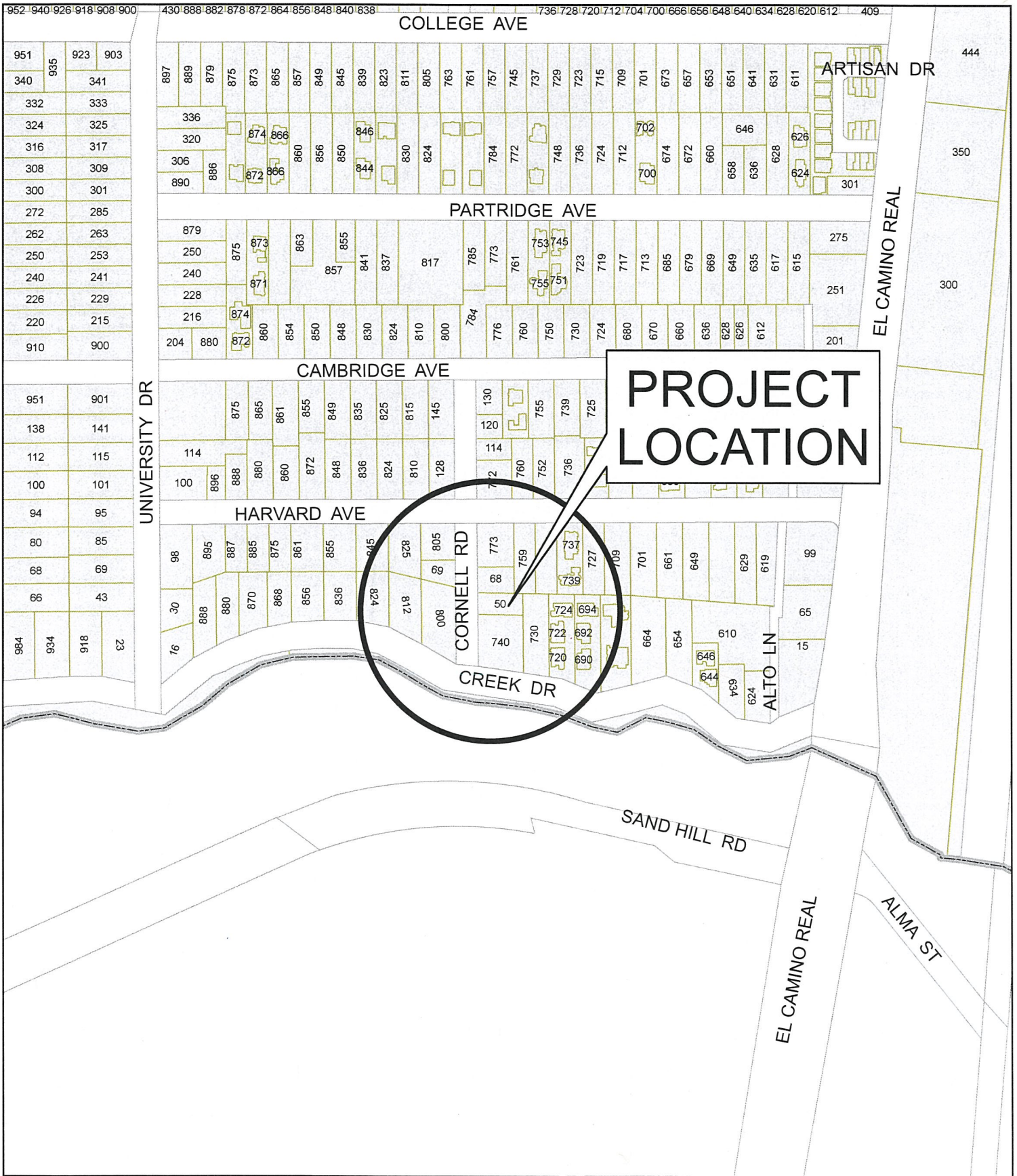
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Description of Neighborhood Outreach
- E. Correspondence from Keri Nicholas and Loren Dakin, 724 Harvard Avenue

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

V:\STAFFRPT\PC\2014\110314 - 50 Cornell Road.doc

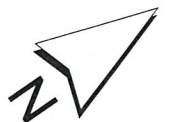


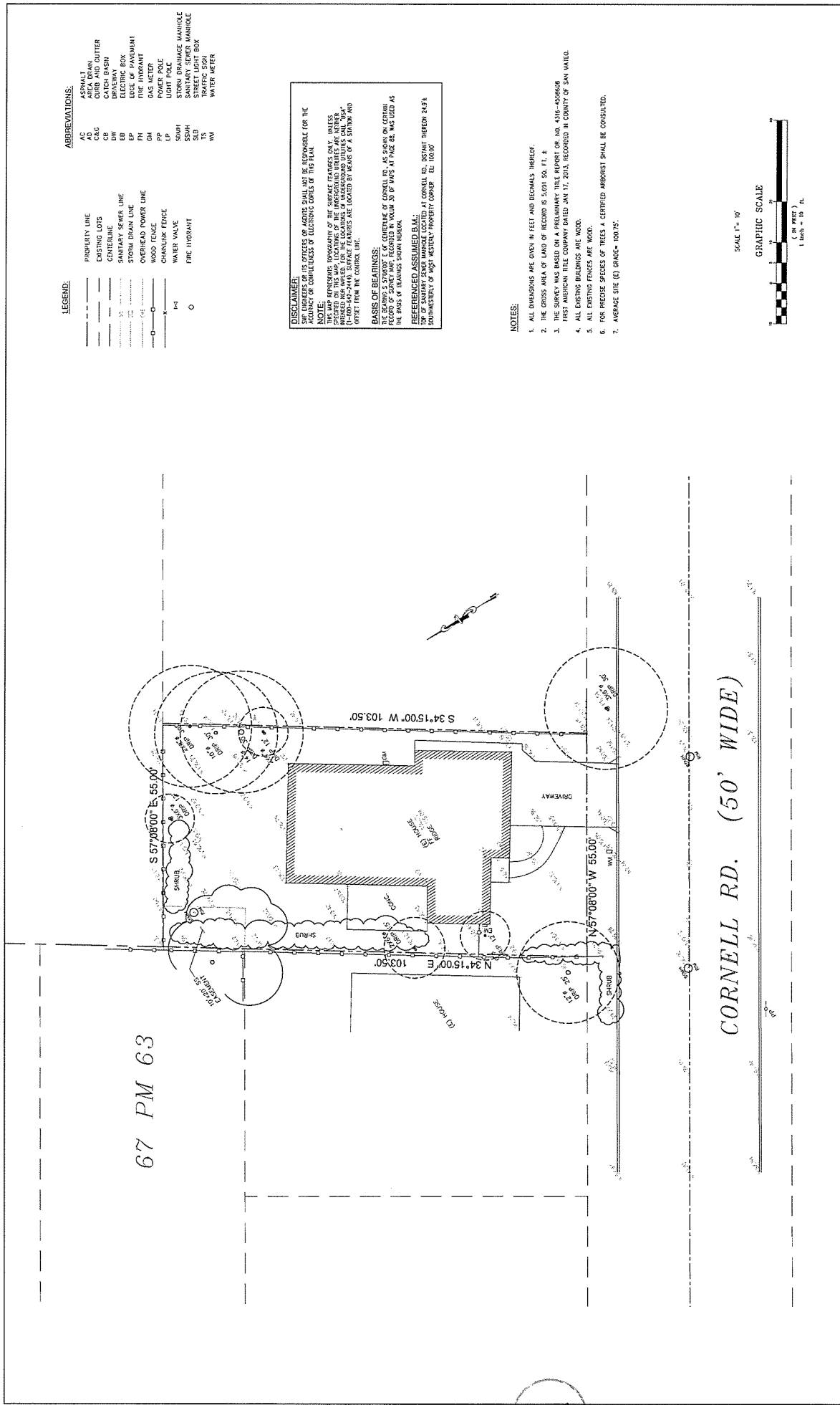
CITY OF MENLO PARK

LOCATION MAP

50 CORNELL ROAD

A-1





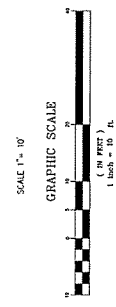
- LEGEND:**
- PROPERTY LINE
 - EXISTING LOTS
 - CONTIGUOUS
 - SANITARY SEWER LINE
 - STORM DRAIN LINE
 - OVERHEAD POWER LINE
 - WOOD FENCE
 - CHAINLINK FENCE
 - WATER VALVE
 - FIRE HYDRANT
- ABBREVIATIONS:**
- AC ASPHALT
 - CB CATCH BASIN
 - CAG CATCH AND GUTTER
 - DRW DRAINAGE
 - EDG EDGE OF PAVEMENT
 - EP FIRE HYDRANT
 - GM GAS METER
 - PP POWER POLE
 - PP POWER POLE
 - SSHH SANITARY SEWER MANHOLE
 - SLEH STREET LIGHT BOX
 - WM WATER METER

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICES OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THESE PLANS WERE PREPARED BY SMP ENGINEERS, INC. FOR THE PURPOSES OF THE SURVEY. THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT OF NO. 438-450808. THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT OF NO. 438-450808. THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT OF NO. 438-450808. THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT OF NO. 438-450808.

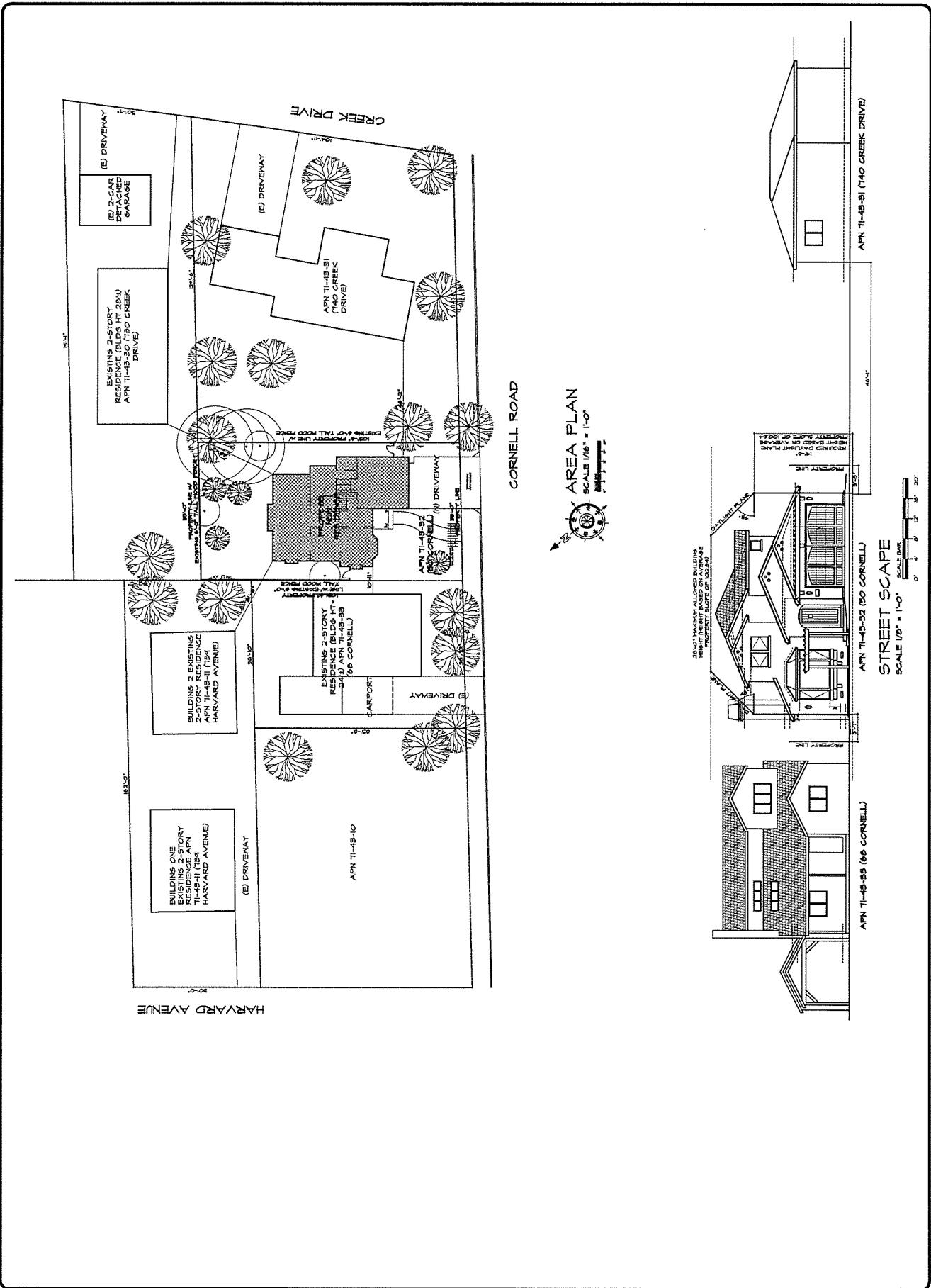
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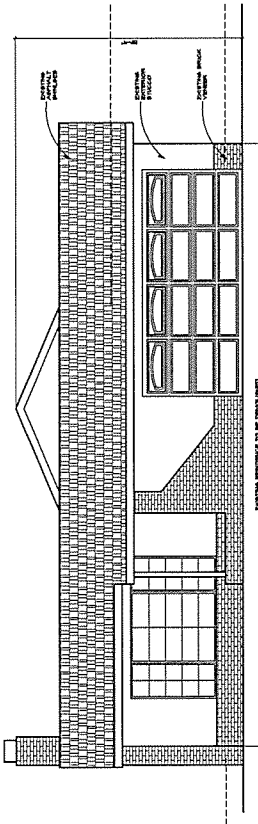
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- THE GROSS AREA OF LAND OF RECORD IS 5,601 SQ. FT. ±
- THE SURVEY WAS BASED ON A PRELIMINARY TITLE REPORT OF NO. 438-450808.
- ALL EXISTING BUILDINGS ARE WOOD.
- ALL EXISTING FENCES ARE WOOD.
- FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
- AVENUE SITE (S) GRADE= 100.75.



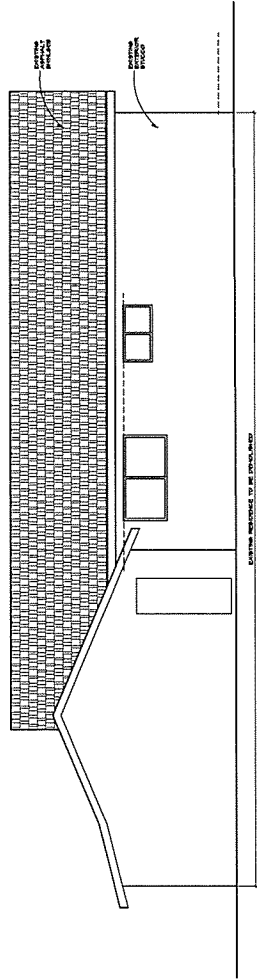
50 CORNELL RD. MENLO PARK, CA APN: 071-434-320	 SMP ENGINEERS CIVIL ENGINEERS - LAND SURVEYORS 1534 Corcoran Lane Los Altos, CA 94024 Tel: (650) 941-8005 Fax: (650) 941-8755	Scale: 1" = 10' Prepared by: S.P. Checked by: S.P. Date: May 07, 2012 Project No: 214071	BOUNDARY AND TOPOGRAPHIC MAP T-1 Sheet No:	CITY OF MENLO PARK
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B-2

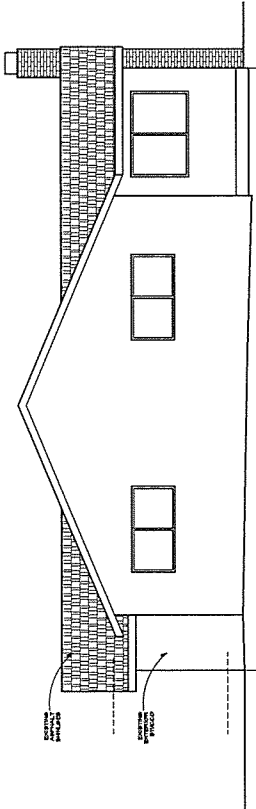




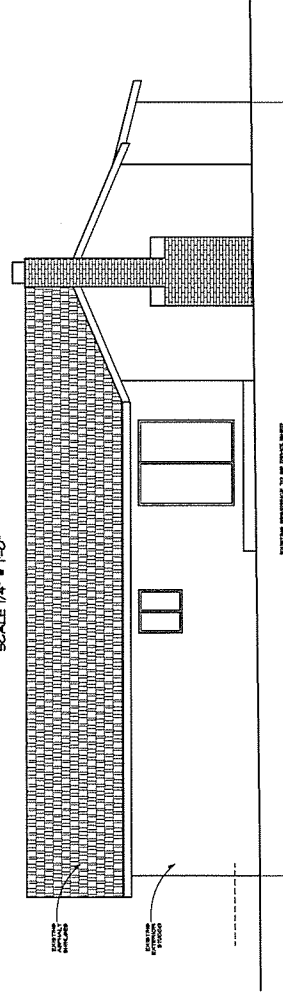
FRONT ELEVATION
SCALE 1/4" = 1'-0"



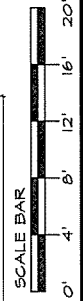
RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



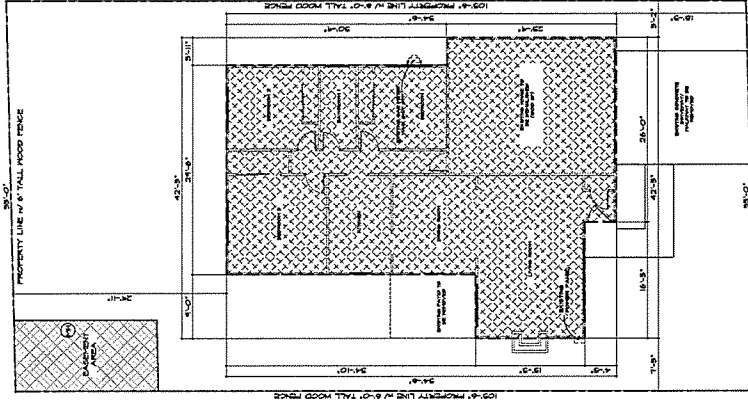
REAR ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



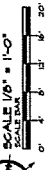
AS-BUILT PLAN/ EXISTING
EXTERIOR ELEVATIONS SCALE, AS NOTED



CORNELL ROAD

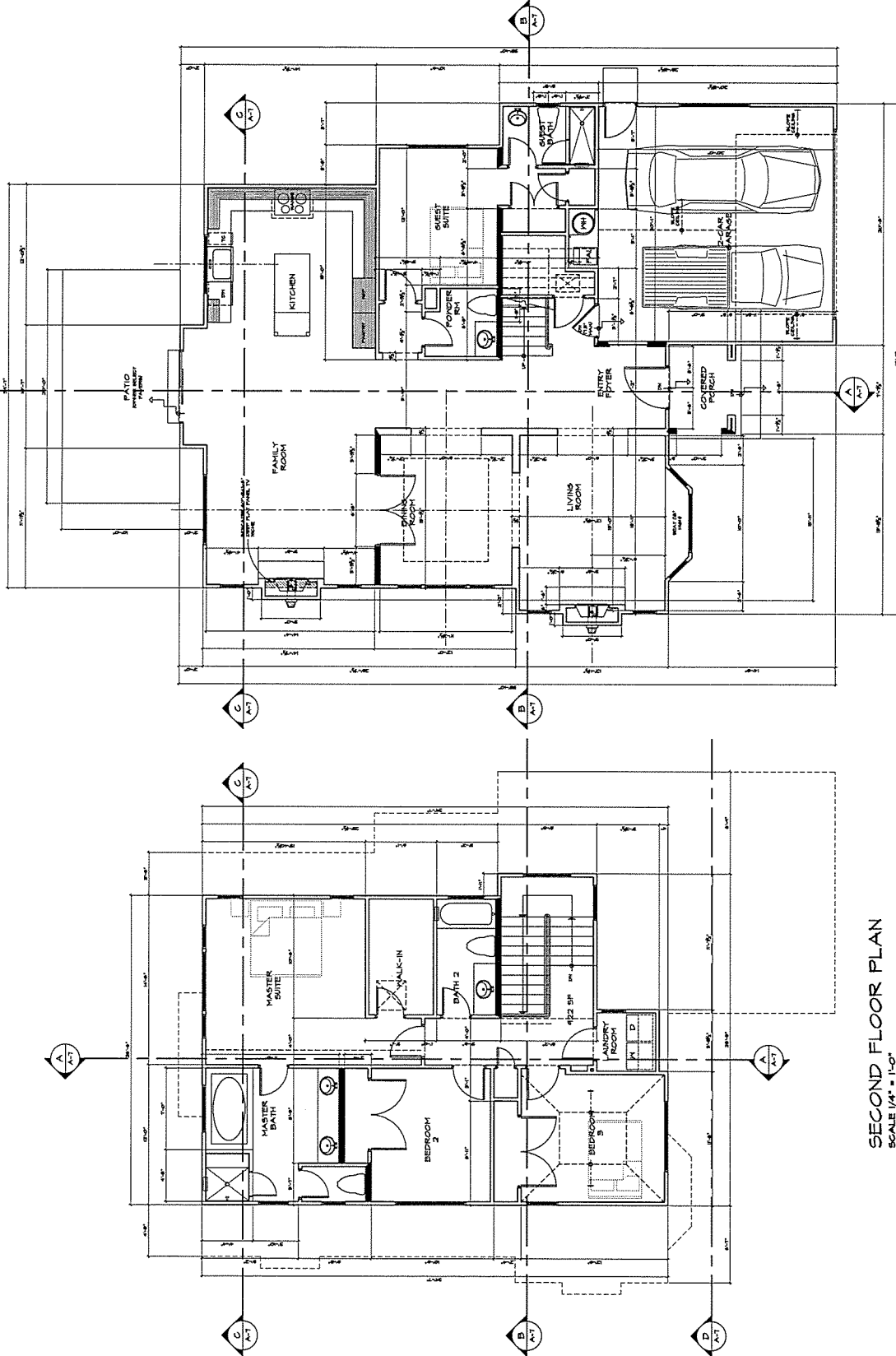


DEMOLITION/ EXISTING SITE PLAN
SCALE 1/8" = 1'-0"



UNDERLOOR VENTILATION CALCULATION:
 1 UNIT FLOOR VENT = 4.54 VERT. SILL 3.44 SQ. FT.
 1 UNIT ATTIC VENT = 2.27 VERT. SILL 1.72 SQ. FT.
 1 UNIT THROUGH VENT = 1.72 VERT. SILL 1.29 SQ. FT.
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ATTIC VENTILATION CALCULATION:
 1 UNIT ATTIC VENT = 2.27 VERT. SILL 1.72 SQ. FT.
 1 UNIT THROUGH VENT = 1.72 VERT. SILL 1.29 SQ. FT.
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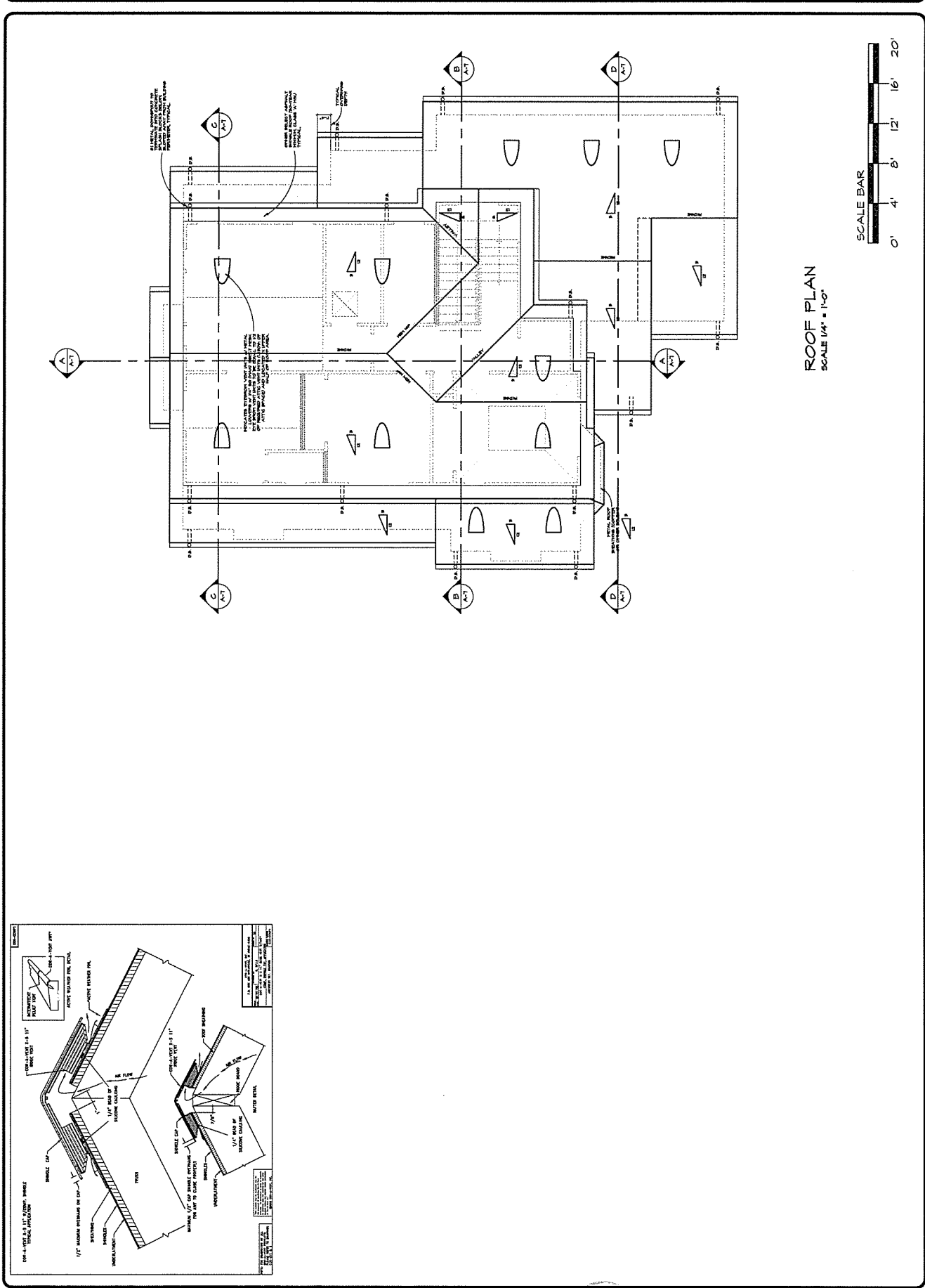


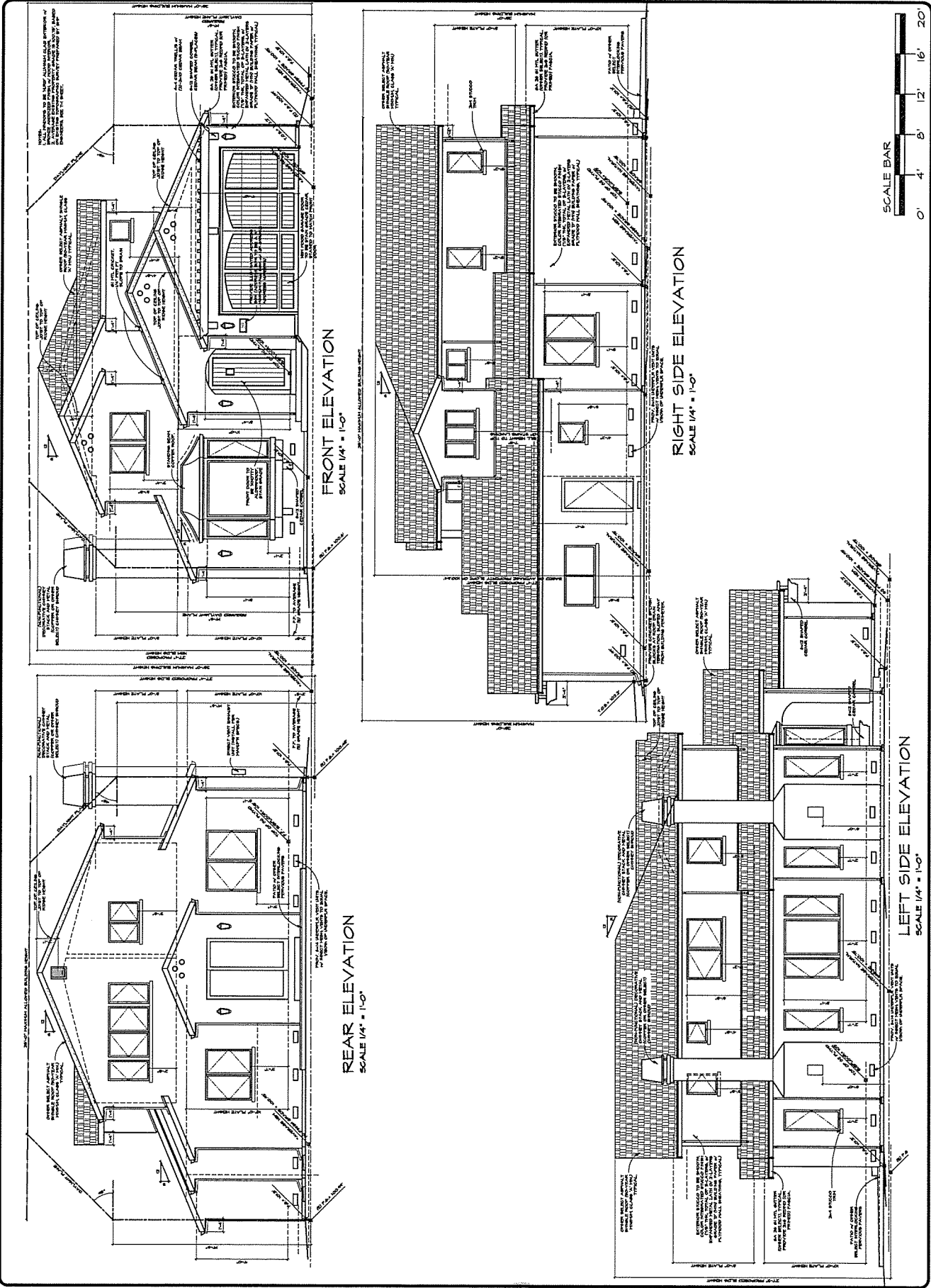
FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

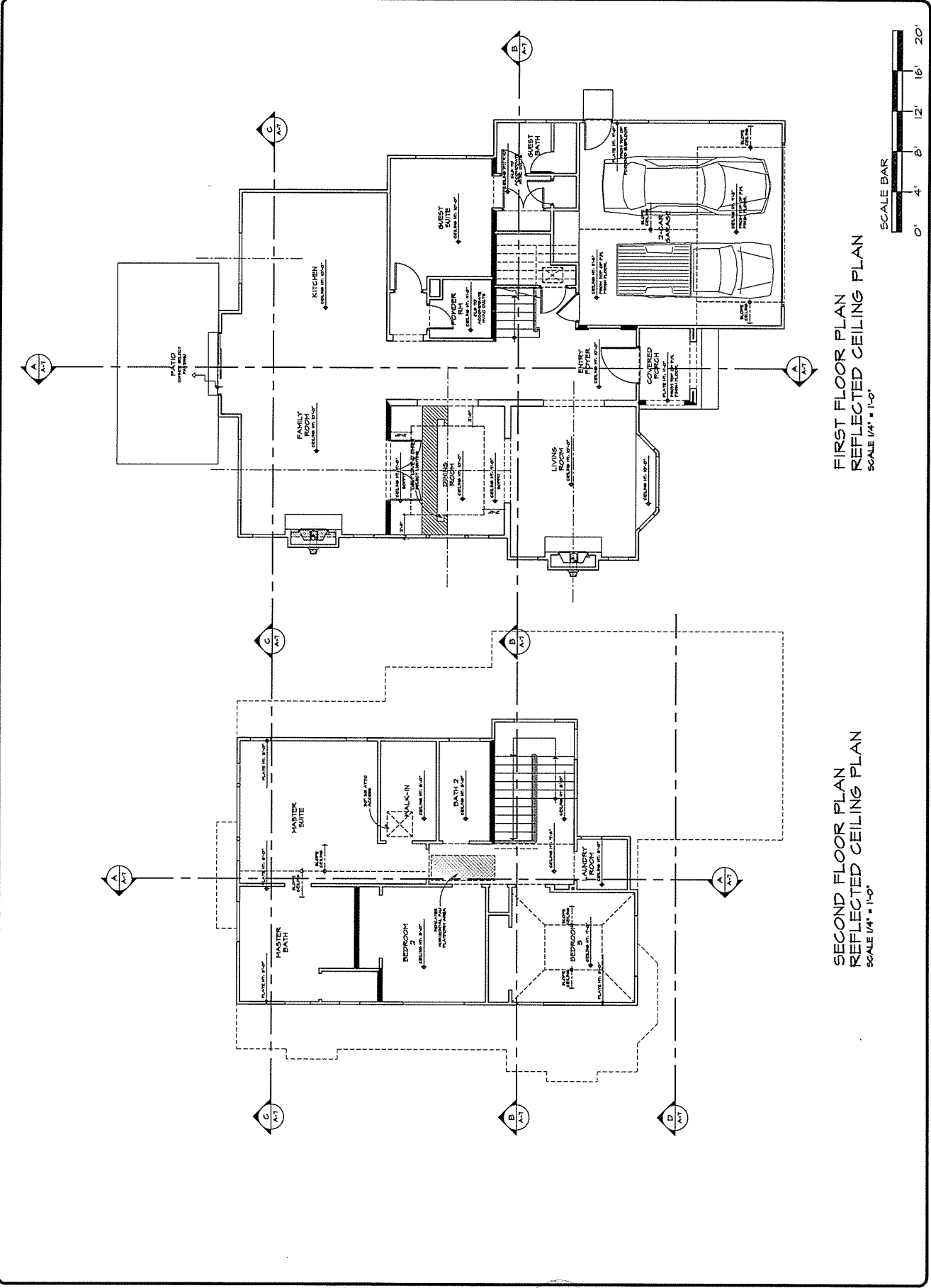
SECOND FLOOR PLAN
 SCALE 1/4" = 1'-0"



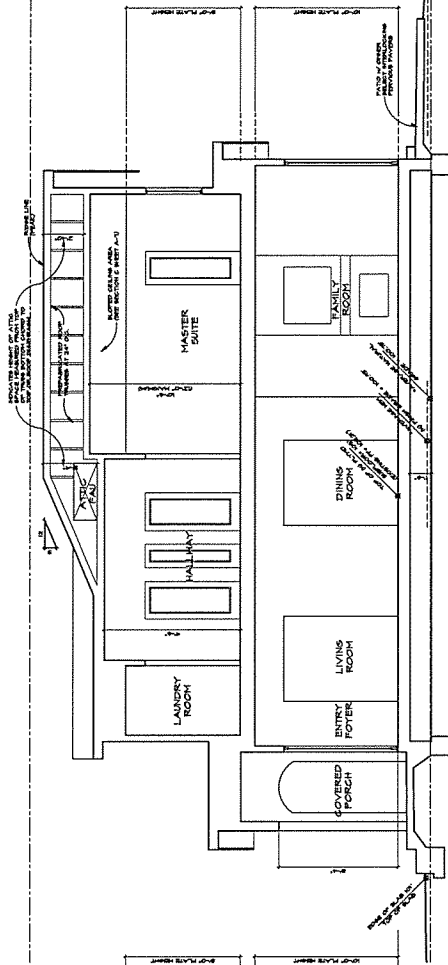
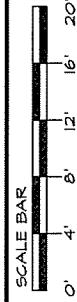
B6



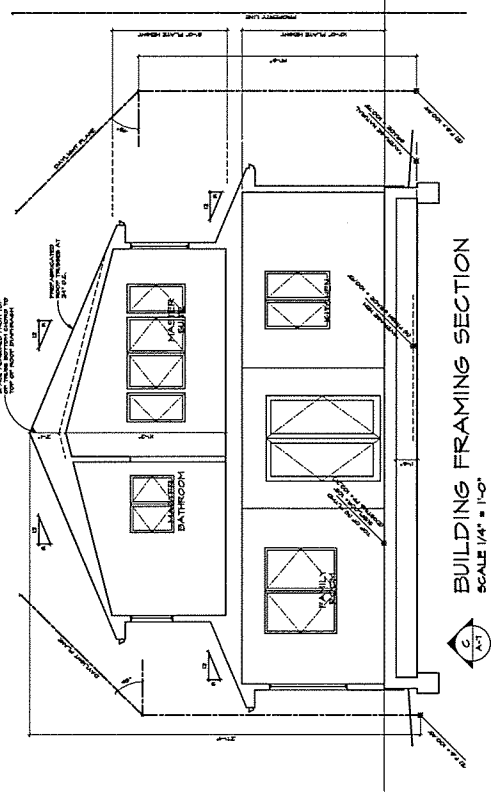




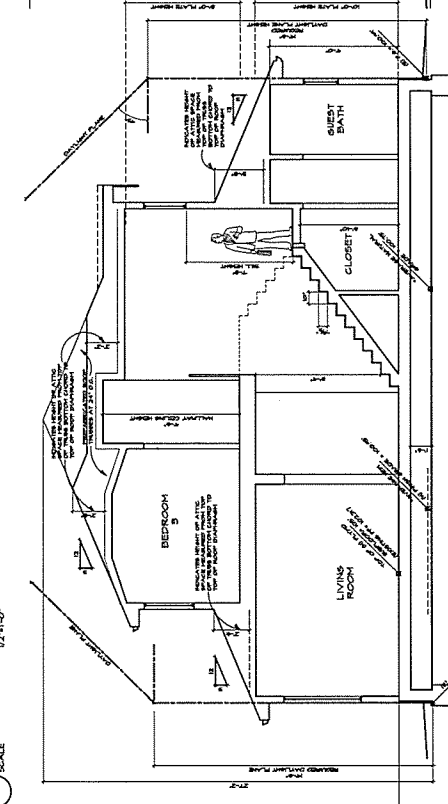
B-9



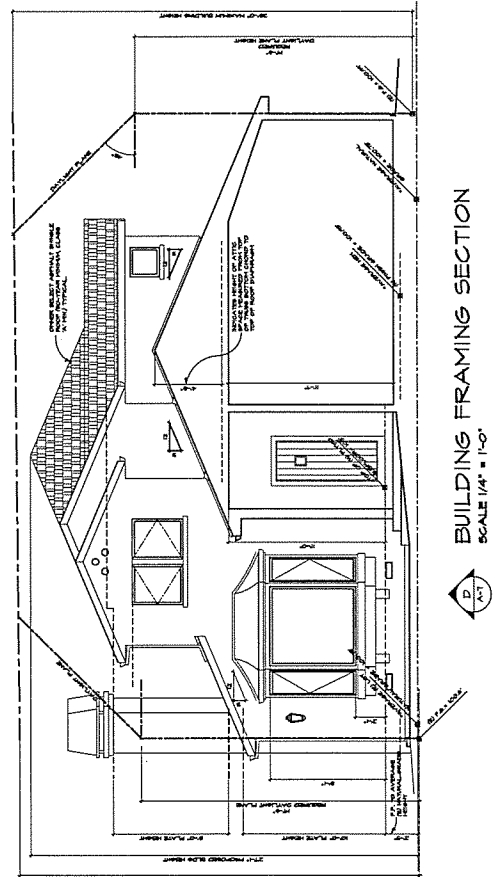
BUILDING FRAMING SECTION
SCALE 1/4" = 1'-0"



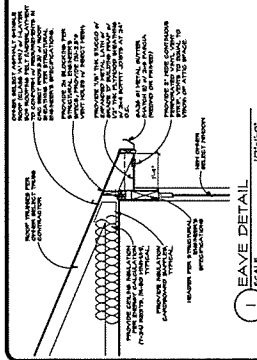
BUILDING FRAMING SECTION
SCALE 1/4" = 1'-0"



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



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



B-10

ARZANG DEVELOPMENT, LP
120 ROYAL OAK CT.
MENLO PARK, CA 94025
650-814-8610
APKAMANGAR@GMAIL.COM

RECEIVED

OCT 20 2014

By PLANNING

October 17, 2014

To: City of Menlo Park
Community Development Department
701 Laurel Street
Menlo Park, CA 94025

Subject: Project description of proposed new 2-story Single Family Residence located at 50 Cornell Drive, Menlo Park, CA 94025.

Our proposal is to build a 2-story, single family residence with a total floor area of 2,789. sf. An existing single family home with an attached 2-car garage is currently occupying the land, which we are proposing to demolish and replace with this new 2-story home.

The first floor will have a floor area of approximately 1434 sf of living area which will be composed of an entry foyer, living room, dining room, family room, kitchen with pantry, ½-bath (powder room) and a guest suite with a full bathroom and walk-in closet. On the second floor, we are proposing this area to have a total living floor area of 922 sf which will be composed of 2-regular bedrooms, a common hallway bath, a master suite with a walk-in closet, master bathroom that features a custom shower stall, jetted tub, a double sink lavatory and water closet. A laundry room is included and located in the main hallway on the second floor. An attached 2-car garage with a total floor area of 433 sf is also included in this proposal.

The exterior of the home is designed to incorporate features that will reflect the eclectic architectural style common in the Allied Art area. In an effort to minimize the impact of the mass of the second floor element of this home to the immediate adjacent neighbors, we propose that the 2nd story portion of this home should feature a continuity of the first floor roof line along the sides of the building, and off-set the front, left and right sides of the second floor away from the first floor walls, creating an articulated wall line complimented by the first floor roof elements, then introducing gable roof end elements to accentuate a theme consistent with the eclectic style of architecture in our neighborhood..

The exterior finish of the home will feature an 'Old-world' smooth textured exterior plaster finish, with a 1x4 window sill located below each window opening. To minimize and soften the

C-1

frontage of the 2-car garage, we are proposing to install a custom 16'x8' sectional Stain Grade Cedar wood garage door styled to have the appearance of a pair of 8'x8' old farm house barn doors, complimented by a custom wood, stain grade Knotty Alder entry door. An arch element is also incorporated in the entry covered porch. A garden trellis has been added to accentuate the entry walkway of the house. In addition to the standing seam copper roof, custom shaped wood korbels have been incorporated into the design of the bay window. The roof materials will be 50 year Composition Asphalt Shingles over the 5:12 pitch roof in consideration of minimizing the mass of the house.

This home will also feature energy conservation elements such high efficacy tank-less water heater system, high efficacy home heating systems, insulation at all walls, ceiling and crawl space, high efficiency rated aluminum clad windows, energy efficient lighting system (CFL & LED), and water efficient plumbing fixtures.

In an effort to minimize impervious hardscaping work and maximize open space and backyard landscaping features to our home, we have selected to build the 2-car garage as an attached element and feature to the home. With the dimensions of the property in consideration, and with consultation with the project designer, the option to provide a detached 2-car garage located in the back of my property will result in a considerable smaller usable backyard due to the need for a vehicle 'turn-around' area and a minimum 10-12' wide driveway along the side, which will also result in a narrower, and more restrictive floor plan. The landscape irrigation will also be designed and installed to save water by using low-flow heads and drip system where ever possible, as well as rains sensor timers, and mulch all other areas to retain the ground moisture and reduce the irrigated areas.

I hope that our proposal to build this fine home in our community will be deemed acceptable and sufficient to be granted an approval for construction.

Sincerely

Phillip Kamangar
Arzang Development LP
apkamangar@gmail.com

Sandmeier, Corinna D

From: Phillip A. Kamangar <apkamangar@gmail.com>
Sent: Wednesday, October 22, 2014 4:18 PM
To: Sandmeier, Corinna D
Subject: 50 Cornell Rd Neighbor outreach

Hello Corinna,

For our neighbor outreach effort, we drafted and hand delivered a letter to all of our neighbors on Harvard, Cornell, and creek Drive before we submitted our plans to your department for approval. We gave an explanation of our project and invited them to contact us to view the plans, answer any questions and address any concerns as well as providing a point of contact.

We were contacted by two neighbors, Art Folker, the rear neighbor and Steve, the right hand side neighbor. I personally showed and discussed the plans to each of them and went through all the questions they each had. They both were in support of the plans as we did show them that we had planned and designed the home with their privacies in mind. Furthermore they looked favorably to the fact that the second floor walls and windows are off set to the interior of our lot providing more privacy for the side and rear neighbors.

These were both informal meeting that took place at the front yard of our home on Cornell Road and I feel all their questions were addressed and we successfully presented the project plans. I can safely state that no objections were voiced nor felt during these meetings.

Please feel free to contact me in this regard at your convenience at 650-814-8610.

Thank you,

Phillip Kamangar

Sandmeier, Corinna D

From: Keri Nicholas <keri@kerinicholas.com>
Sent: Friday, October 17, 2014 5:31 PM
To: Sandmeier, Corinna D; Loren Dakin
Subject: 50 Cornell

My husband Loren Dakin and I own 724 Harvard Avenue in Menlo Park.
We are in full support for 50 Cornell being built as the owners wish to build.
With the land costs so high, we believe it is the right of the home owner to build
what they wish.
Thank you for your consideration.
Keri Nicholas & Loren Dakin



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF NOVEMBER 3, 2014
AGENDA ITEM D3

LOCATION: 1900 Santa Cruz Avenue

APPLICANT: Victor Buathier

EXISTING USE: Single-Family Residence

OWNER: Jill and Victor Buathier

PROPOSED USE: Single-Family Residence

APPLICATION: Use Permit Revision

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

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	7,329 sf	7,329 sf	7,000 sf min.
Lot width	45.7 ft.	45.7 ft.	65 ft. min.
Lot depth	119 ft.	119 ft.	100 ft. min.
Setbacks			
Front	20.2 ft.	20.2 ft.	20 ft. min.
Rear	48 ft.	48 ft.	20 ft. min.
Side (left)	5 ft.	5 ft.	5 ft. min.
Side (right)	12.1 ft.	12.1 ft.	12 ft. min.
Building coverage	2,169 sf	1,909 sf	2,572 sf max.
	29.6 %	26 %	35 % max.
FAL (Floor Area Limit)	2,880 sf	2,880 sf	2,882 sf max.
Square footage by floor	1,930 sf/basement	1,930 sf/basement	
	1,415 sf/1st	1,415 sf/1st	
	1,005 sf/2nd	1,005 sf/2nd	
	460 sf/garage	460 sf/garage	
	34 sf/porches	34 sf/porches	
	260 sf/trellis		
Square footage of building	5,104 sf	4,844 sf	
Building height	26.6 ft.	26.6 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Trees			
	Heritage trees 4*	Heritage trees 4*	New Trees 1
	Heritage trees 0	Heritage trees 1**	Total Number 6
	approved for removal	approved for removal	of Trees

*One tree is in the public right-of-way and one tree is on an adjacent property

**Removal of heritage size 23-inch glossy privet tree was granted approval on October 7, 2013.

PROPOSAL

The applicant is requesting a use permit revision to enlarge a light well with stairs and add an attached 260-square-foot trellis to the rear of to a previously approved two-story residence on a substandard lot with regard to lot width in the R-1-U (Single Family Urban Residential) zoning district. The previous use permits were approved by the Planning Commission on October 7, 2013 and March 10, 2014.

ANALYSIS

Site Location

The project site is located at 1900 Santa Cruz Avenue, which is located at the intersection of Avy Avenue and Santa Cruz Avenue. The side property lines of the subject parcel are not parallel, creating a somewhat triangular shape. It is surrounded by other one and two-story single family residential units that are located on parcels zoned R-1-U or R-1-S (Single Family Suburban), with the exception of the properties located on the other side of Avy Avenue, which are located in unincorporated San Mateo County, outside of the boundaries of the City of Menlo Park. The larger R-1-S property on the opposite side of Santa Cruz Avenue is occupied by Holy Cross Cemetery.

Project Description

On October 7, 2013, the Planning Commission approved a use permit to demolish the existing single-story residence and detached garage at the project site and permit construction of a two-story single-family residence with an attached garage. On March 10, 2014, the Planning Commission approved a revision to the previous use permit to add a 1,930-square-foot basement and three light wells. The Planning Commission voted 6-0 (Commissioner Eiref was recused) to approve the revised use permit with findings and conditions as recommended in the staff report.

The rear light well will be surrounded by a 42-inch high steel guard rail and stairs which measure approximately 110-square-feet. Also, a new skylight will be added above the interior stairway. The light well stairs and trellis will not be close enough to any of the heritage trees on this site to pose a significant danger to the health of the trees.

A new concrete pad will be added to the rear of the residence and covered by a new 260-foot wood trellis. The proposed trellis will be made of materials compatible with the design and scale of the existing home. The trellis and concrete pad would not add any additional floor area as trellises are excluded from the Floor Area Limit (FAL) calculation per Chapter 16.4.313 of the City's Zoning Ordinance. The applicant has provided a project description letter, which discusses the proposal in more detail (Attachment C).

Correspondence

At the time of writing this report, staff has not received any correspondence.

Conclusion

The project complies with all Zoning Ordinance requirements, and does not involve any changes above ground to the previously approved use permit. Construction for the proposed trellis and light well with stairs would not be located within the tree protection zones of existing heritage trees on-site and on adjacent properties. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) guidelines

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 Tektive Design, consisting of 17 plan sheets, dated received October 21, 2014, and approved by the Planning Commission on November 3, 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:

Michele T. Morris

Assistant 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

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

V:\STAFFRPT\PC\2014\110314 - 1900 Santa Cruz Avenue.docx



**PROJECT
LOCATION**



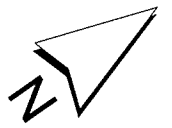
CITY OF MENLO PARK

LOCATION MAP

1900 SANTA CRUZ AVENUE

DRAWN: KTP CHECKED: KTP DATE: 11/03/14 SCALE: 1" = 300' SHEET: 1

A1



project title

BUATHIER RESIDENCE

1900 SANTA CRUZ AVENUE, MENLO PARK

RECEIVED

OCT 21 2014

CITY OF MENLO PARK
PLANNING

designer	owner	civil & geotechnical eng.	architect
teaching design	voice & ill. illustrator	spasma prime geotechnics	labor resources
487 concorda street	1900 saratoga avenue	11 vulgar street	p.o. box 2305
poto lake, ca 94201	merilo park, ca 94025	half moon bay, ca 94009	460431510
4132504652		contact: daphne kiskick	contact: david bailey
pearl rebar			
structural engineering		surveyor	
chu design		peno land and surveying	
55 w. 4th avenue		5001 linchester Blvd. Suite 11	
san rafael, ca 94103		94131 9508	
contact: lane hu		415.4074049	

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0719

first floor plan

61

1	11'-6"	X	23'-0"	240 SF
2				187.5 SF
3				100.5 SF
4				28.00 SF
5				21.00 SF
Total floor area				
first floor (A - 1)				
second floor (I - R)				
Total floor area				
Total cover area (A - 1 + I)				

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

construction notes

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

2. Construction activities:

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

The maximum number of hours of construction activities exceeding the noise limit set forth in Section B.04.020 shall be posted at all entrances to a construction site upon the construction permit, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the requirements of this chapter. The sign shall be at least one (1) foot above the ground level and contain the following information with black letters:

- a. project name;
- b. address;
- c. permit number;
- d. date of issuance; and
- e. expiration date.

The sign shall comply with the limits set forth in Section B.04.020 (g).

1. These drawings are copyright Iktive Design, Inc. and shall not be used on any other project without written consent.
2. Contractor shall not scale dimensions of drawings. Follow written dimensions only. The general contractor shall verify all dimensions, site and grade conditions prior to commencement of work. Contractor shall be responsible for any discrepancy in these plans and specifications.
3. Should an error appear in the drawings or specifications, or in work done by others affecting this work, the contractor shall be responsible for the correction. The contractor shall provide any resulting damage to a defect.
4. The general contractor is responsible with generally accepted construction practices, shall assume responsibility for job site conditions and conditions of construction and maintain safety of workers and property. The contractor and subcontractors shall maintain the job site in a clean, orderly condition, free of debris and clutter. Operations shall be confined to the site areas permitted by permit and local ordinance.
5. Suspension of the work requiring a punch drawing to sample submission (per the request of the owner) shall be in accordance with the approved drawings and specifications. All other portions of the work shall be in progress with the approved drawings and samples.

AOI cover
topographic survey

PROPOSED USE PERMIT REVISION	
A11	site plan
A20	basement plan
A21	first floor plan
A22	second floor plan
A23	roof plan
A31	front & side elevations
A32	rear & side elevations
A41	building sections

BUATHIER FA
1900 SANTA
MENLO PARK

Divisions

vicinity map

1900 Santa Cruz Ave
Santa Cruz, CA

Map

An aerial photograph of a residential neighborhood. The image shows several houses with dark roofs, surrounded by dense trees and greenery. A road or driveway runs diagonally across the lower portion of the frame. The overall scene is a typical suburban or rural setting.

Demdick (e) 1220 st single-story single-family residence and (e) 363 st detached garage.
Build new 2880 st two-story single-family residence with attached 2-car garage over 1930 st basement.
New 2-car driveway curb cut at Santa Cruz Avenue front of house.

NFPA 13-D fire sprinkler system throughout residence and attached garage required, under a separate roof truss drawings to be a deferred submittal.

- 2013 California Building Code
- 2013 California Residential Code
- 2013 California Plumbing Code
- 2013 California Mechanical Code
- 2013 California Electrical Code
- 2013 California Energy Code
- 2013 California Green Building Standards
- 2013 California Fire Code

APN: 07112010
occupancy: group R, division 3
construction type: V.B.

zone

setbacks

real.

max height

A lot area

D. (e) garage
F. (e) porch

(e) lot cover.

6. (n) first floor

I. (n) covere

Comments
in foot are





a new residence for the:
BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

Revisions

title	site plan
<p>1. The site plan shows the location of the proposed development within the project area.</p> <p>2. The site plan also shows the location of existing infrastructure, such as roads and utilities.</p> <p>3. The site plan includes a detailed description of the proposed development, including the number of units, parking spaces, and other features.</p> <p>4. The site plan also includes a detailed description of the surrounding area, including the location of nearby schools, parks, and other facilities.</p> <p>5. The site plan includes a detailed description of the proposed development's impact on the surrounding environment, including traffic, noise, and air quality.</p>	

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approved

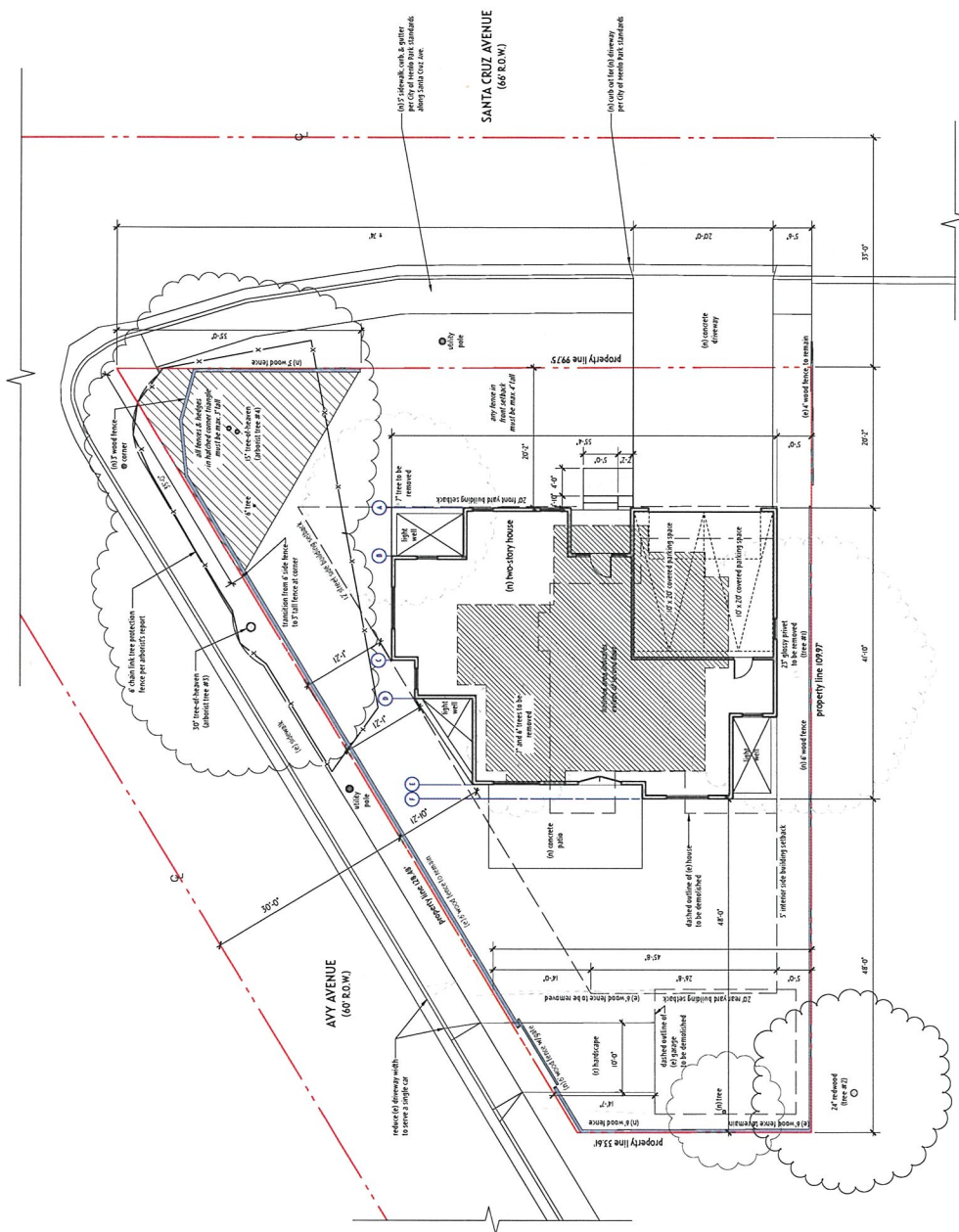
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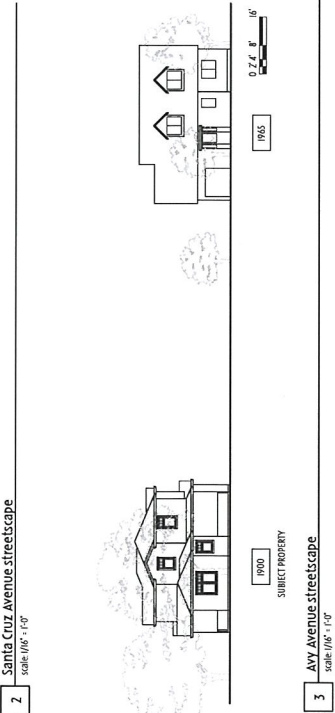
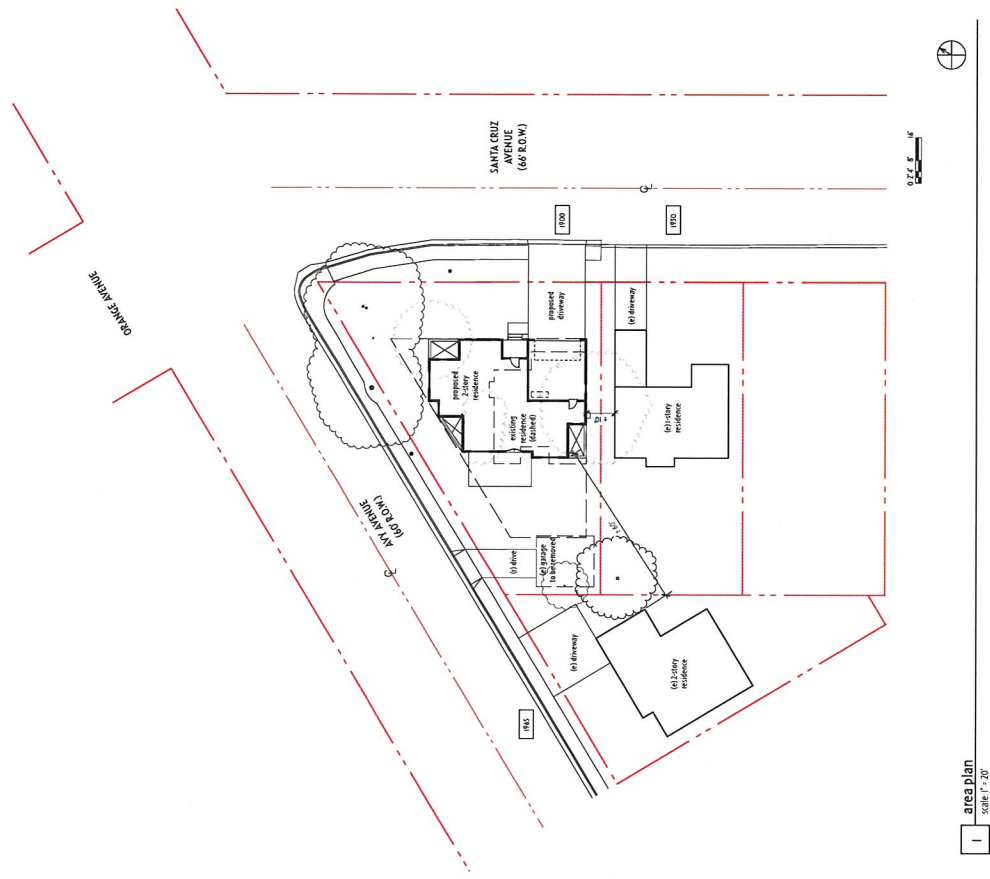
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B3



B4



23 Guinda Street
Albany, CA 94301
p: 415.250.6052
f: 415.200.0219

a new residence for the
BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

Revisions

title
basement &
first floor plans

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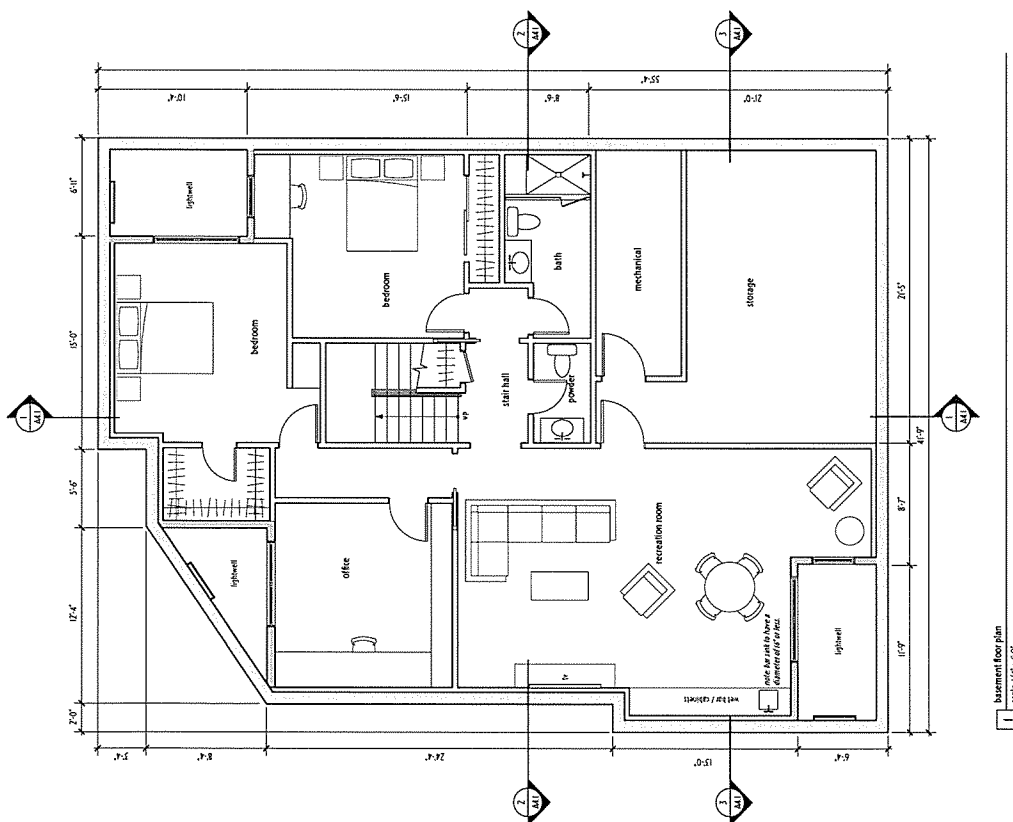
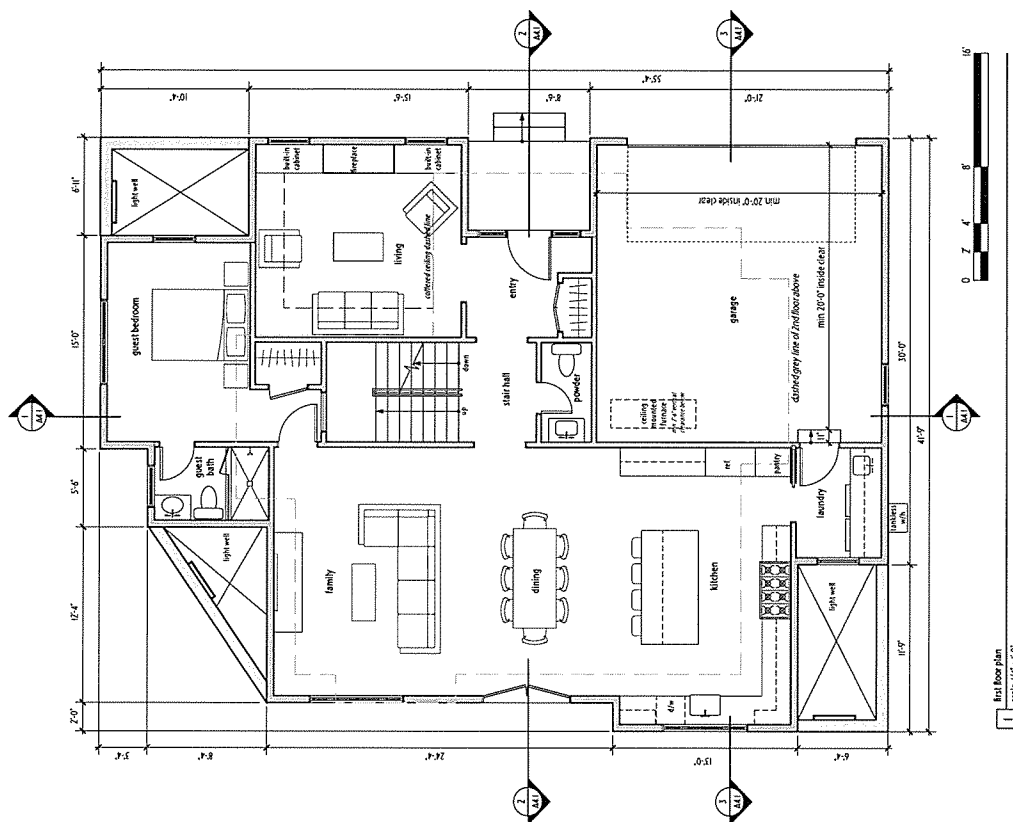
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1/8" = 1'-0"

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of2014.01.24
Date

Sheet

A2.1

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B5





623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.20.0219

BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

a new residence for the

Revisions

second floor
& roof plan

previously approved

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

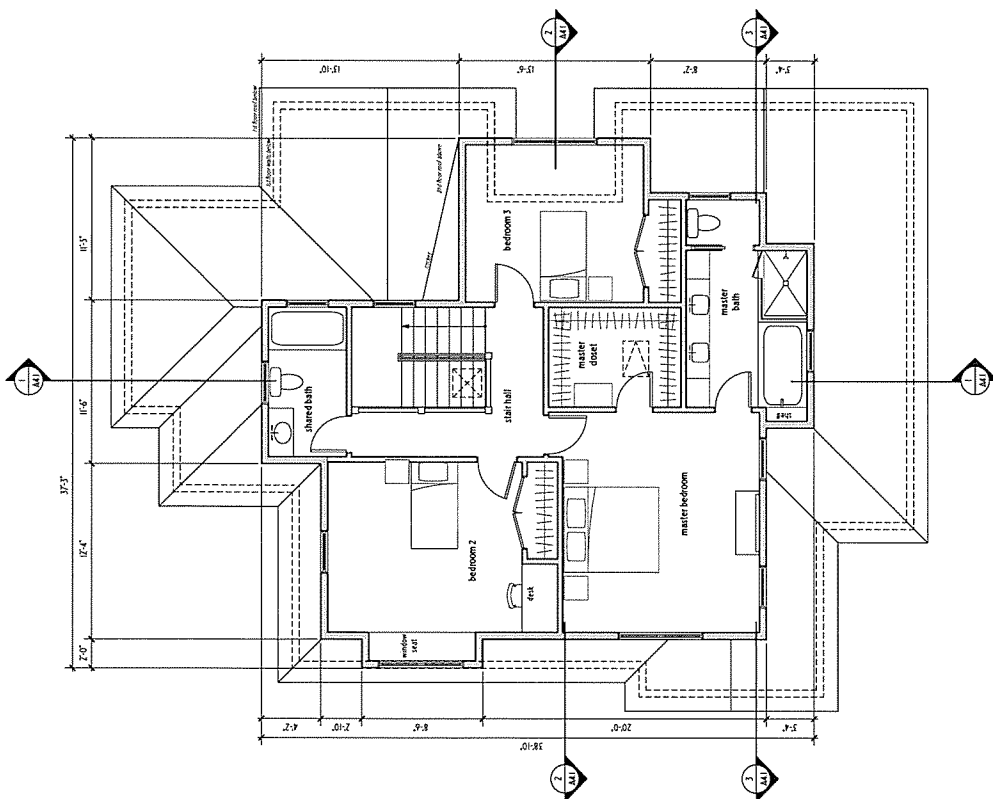
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date 2014.01.24

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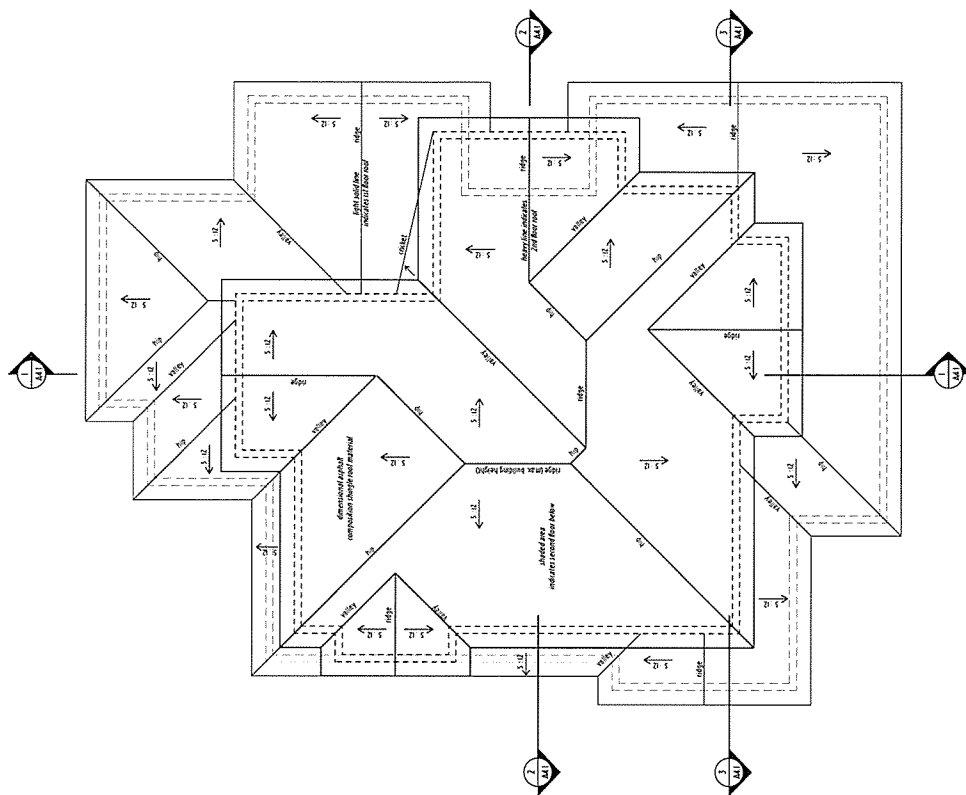
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2019-2020



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

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



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



B6



tekive
design

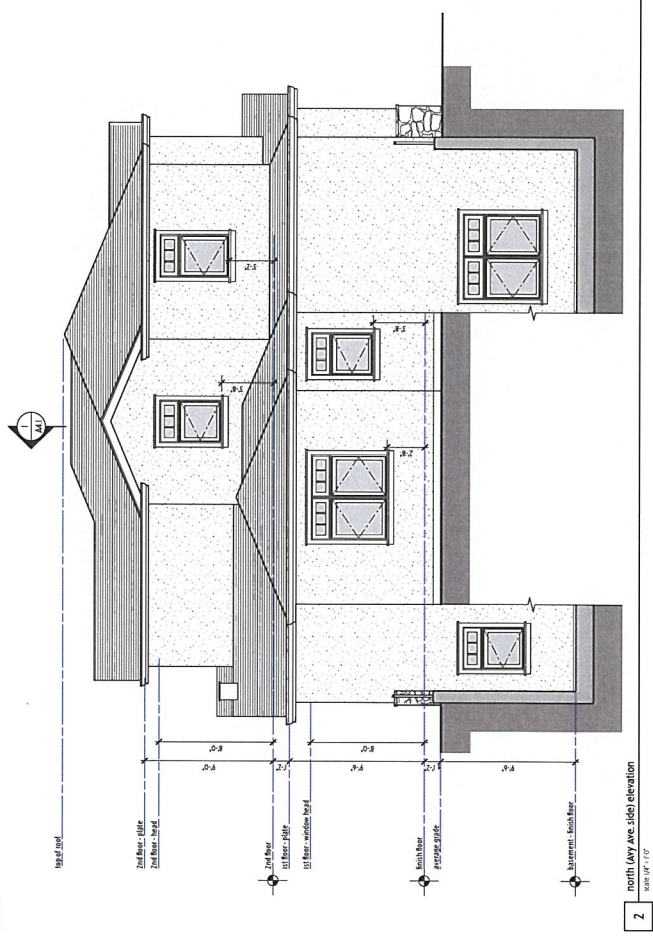
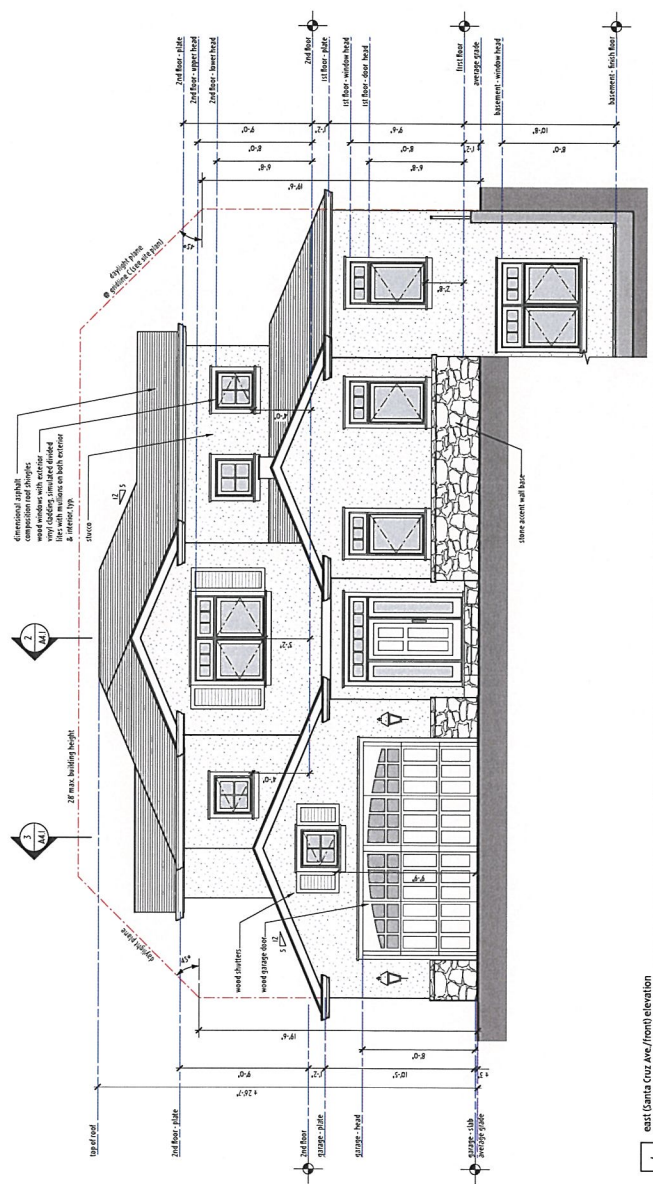
423 GUNDS STREET
PALO ALTO, CA 94301
P. 650.961.0202
F. 650.961.0207

A NEW RESIDENCE FOR THE
BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

revisions

title	front & side elevations
revision	previously approved
scale	1/4" = 1'-0"
job	1309
date	2014.01.24
sheet	A3.1

copyright 2014 tekive design, inc.



B7



tek
design

423 Guinda Street
Palo Alto, CA 94301
P: 650.326.0002
F: 650.326.0007

A NEW RESIDENCE FOR THE:
BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

revisions

title

rear & side
elevations

version
previously
approved

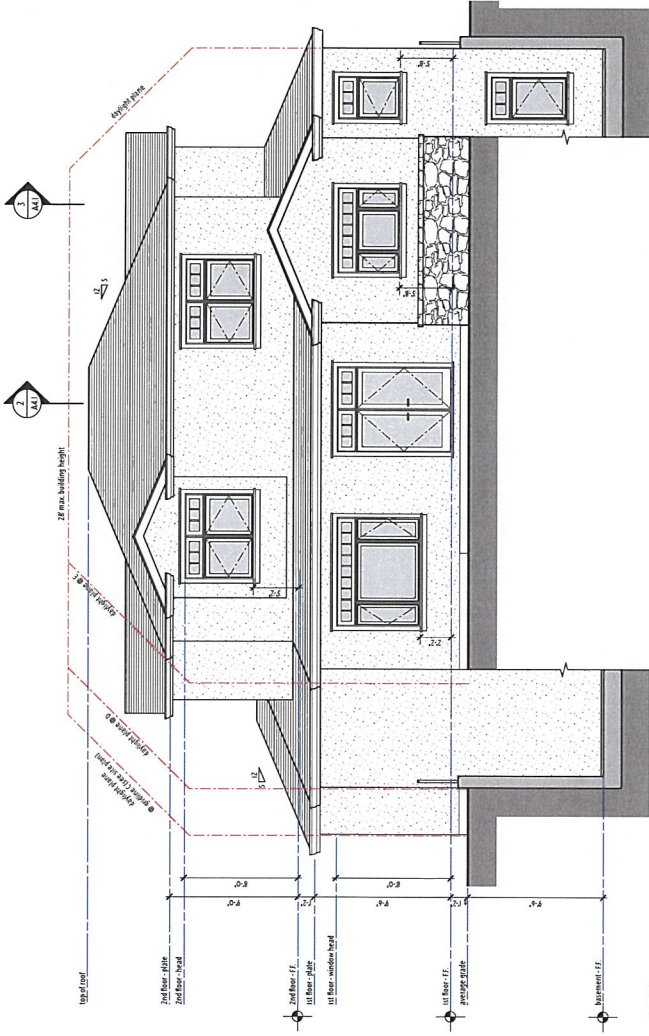
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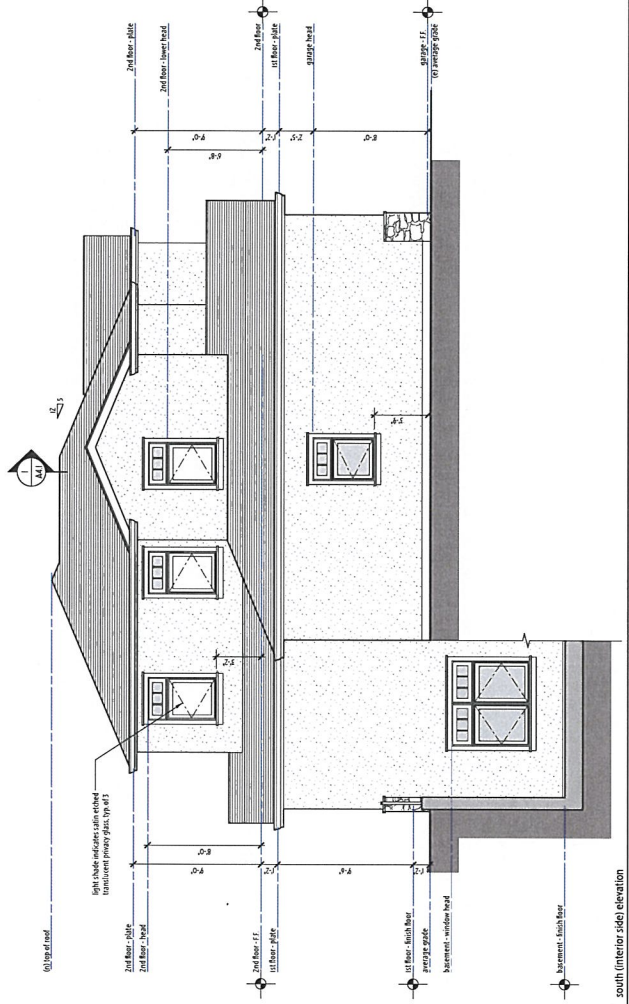
date
2014.01.24

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copyright 2014 tek design, inc.



1 west (rear) elevation
scale: 1/4" = 1'-0"



2 south (interior side) elevation
scale: 1/4" = 1'-0"

B8



a new residence for the

A4.1

B9



a new residence for the:
BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

A 140875 owner 1/1/01/01

Sheet

Copyright 2004 Tektronix Design, Inc.

1. New safety fence from city. Existing gas line to be capped & abandoned.
2. New gas line from city zone. Existing gas line to be capped & abandoned.
3. New gas meter. Existing gas meter to be removed.
4. New water meter. Existing water meter to be removed.
5. New 1/2" water meter per needs for requirements.
6. New overhead electrical service.
7. New 2000 electrical service to main disconnect. Existing meter & service to be removed.
8. New 1000 electrical service with cut and approach per City of Wichita P&S standard.
9. New 5' sidewalk, curb and gutter per City of Wichita P&S standard, along Santa Cruz Ave.
10. New concrete palm with optional shade the bush.
11. Heavy dished pipe installed existing house and garage to be demolished.
12. New 10' high brick wall with 10' high concrete base.
13. 4 high chain link fence protection fence per architect's report.
14. New 5' high wood fence all around main & front of house.

[illegible]

key notes

1. Schematic location of below-slab wall, bearing storage cylinder, pump, and other equipment to be installed in the basement. The location of the equipment shall be determined by the engineer and the contractor. The location of the equipment shall be determined by the engineer and the contractor. The location of the equipment shall be determined by the engineer and the contractor.
2. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
3. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
4. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
5. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
6. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
7. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
8. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
9. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
10. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
11. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.
12. Schematic location of 100 gallon gas burning storage water heater per 7.24. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor. The location of the water heater shall be determined by the engineer and the contractor.

**tekative
design**

4320 Cordelia Street
Palo Alto, CA 94301
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F: 415.320.0279

a new residence for the

BUATHIER FAMILY

1900 SANTA CRUZ AVE
MENLO PARK, CA 94025

revisions

1. 10/10/13, minor revisions

title

basement plan

version

proposed

scale

1/4" = 1'-0"

job

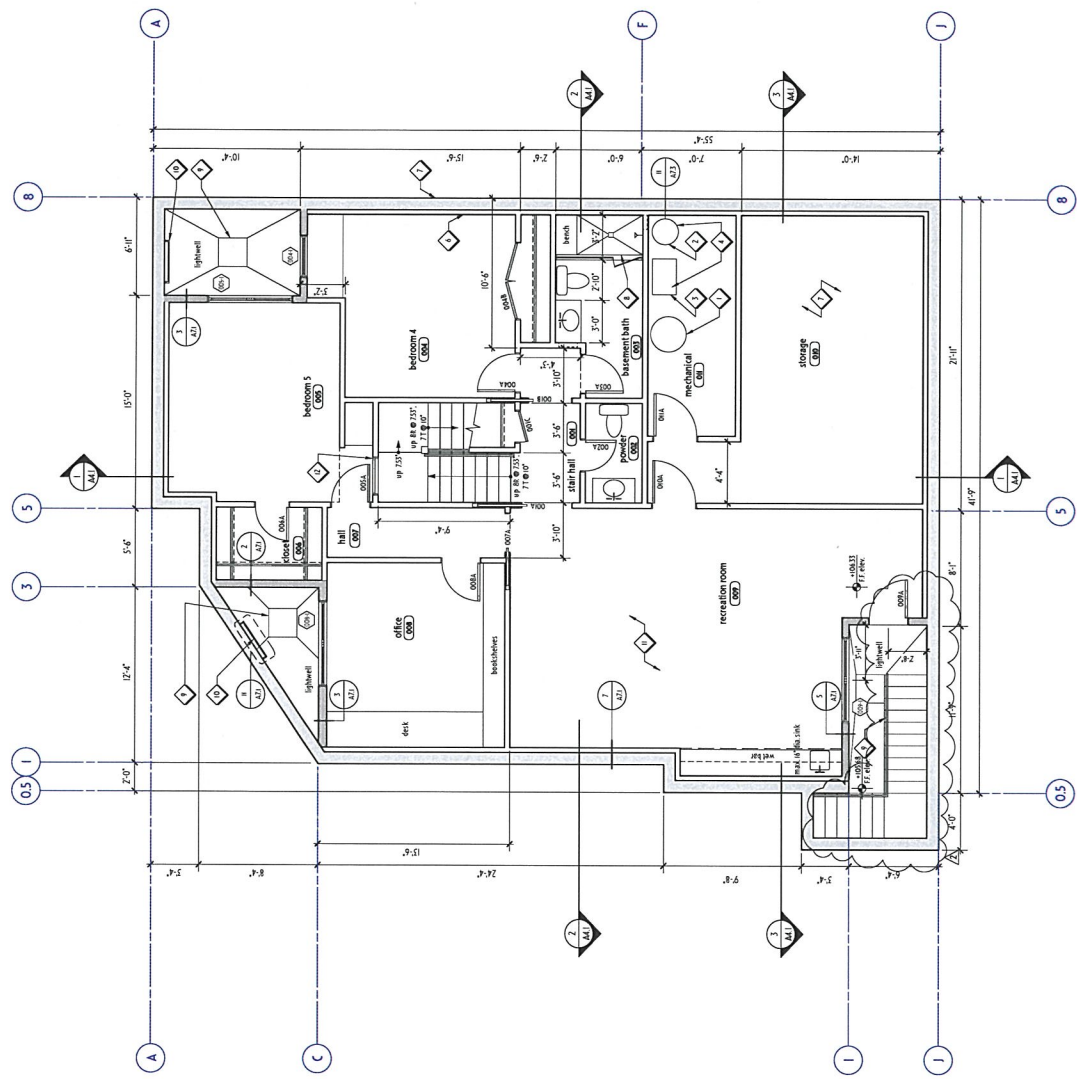
1309

date

2014.09.30

sheet

A2.0



B11



623 Guinda Street
Palo Alto, CA 94301
P: 415.250.6052
F: 415.200.0719

BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

14-06-03 plan check comments
14-06-25 owner revisions

first floor

proposed

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

1309

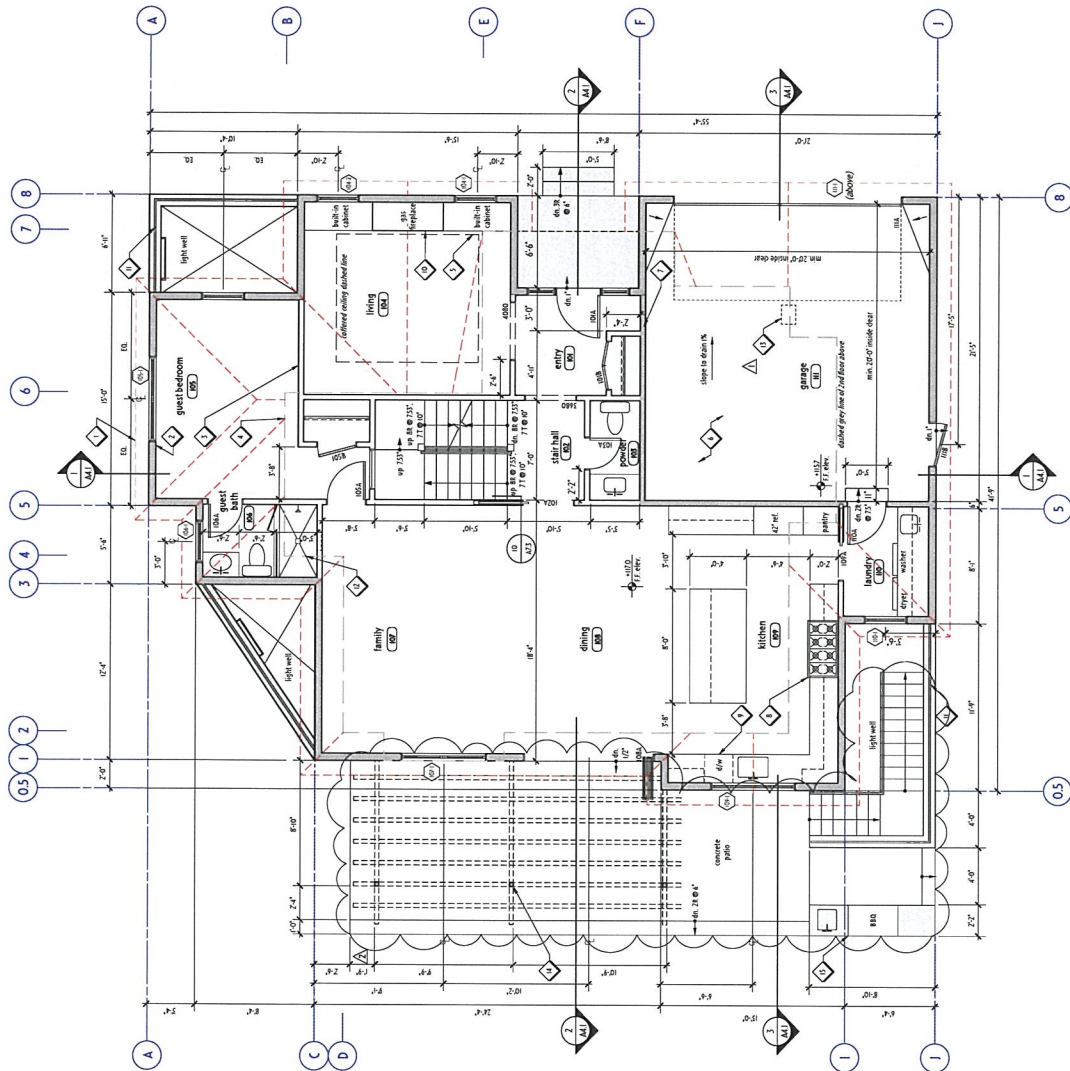
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15

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[illegible]

general notes

[illegible]

B12

a new residence for the:
BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

revisions
14 08 27

title
second floor
plan

version	proposed
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1.2	1.2
1.3	1.3
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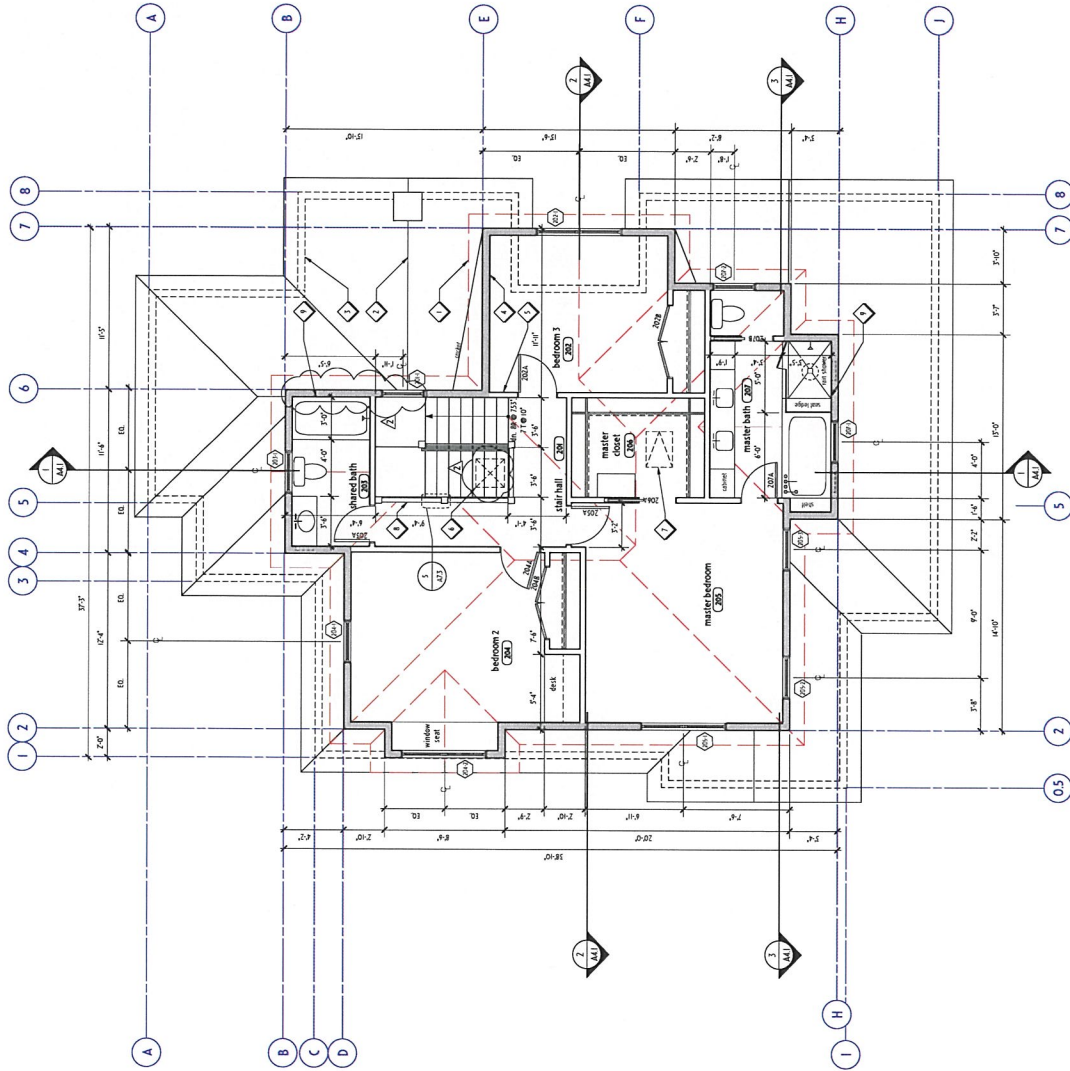
scale	$1/4^m = 10^{-m}$
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1309
job

2014.09.30

A2.2
sheet

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[illegible]

B13





tekte
design

423 Guinda Street
Palo Alto, CA 94301
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BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

a new residence for the:

revisions
A 10/13 minor revision

title
front & side
elevations

version
proposed

scale
1/4" = 1'-0"

job
1309

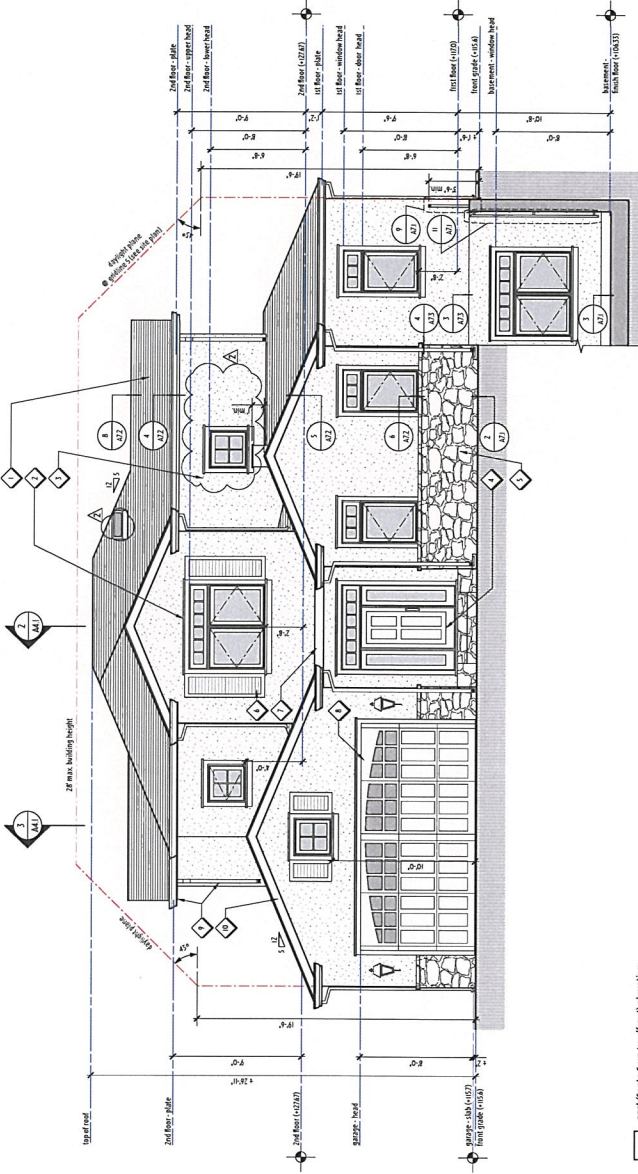
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sheet
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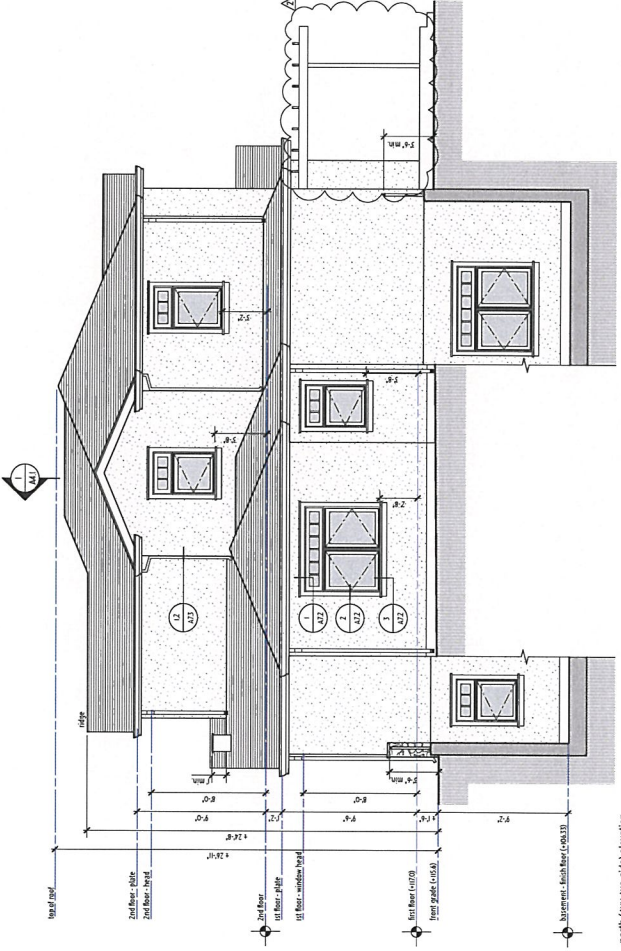
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key notes

1. Glass functional graphite composition roof and shingles.
2. Painted Advantage wood trim surrounding windows and doors.
3. Painted Advantage wood trim surrounding millwork on both interior & exterior.
4. Painted Advantage wood trim surrounding millwork on both interior & exterior.
5. Stone veneer accent wall here.
6. Painted Advantage wood trim here.
7. Painted Advantage wood trim here.
8. Painted Advantage wood trim here.
9. Painted Advantage wood trim here.
10. Painted Advantage wood trim here.



1 east (Santa Cruz Ave./front) elevation
scale: 1/4" = 1'-0"



2 north (Ave. side) elevation
scale: 1/4" = 1'-0"



B15

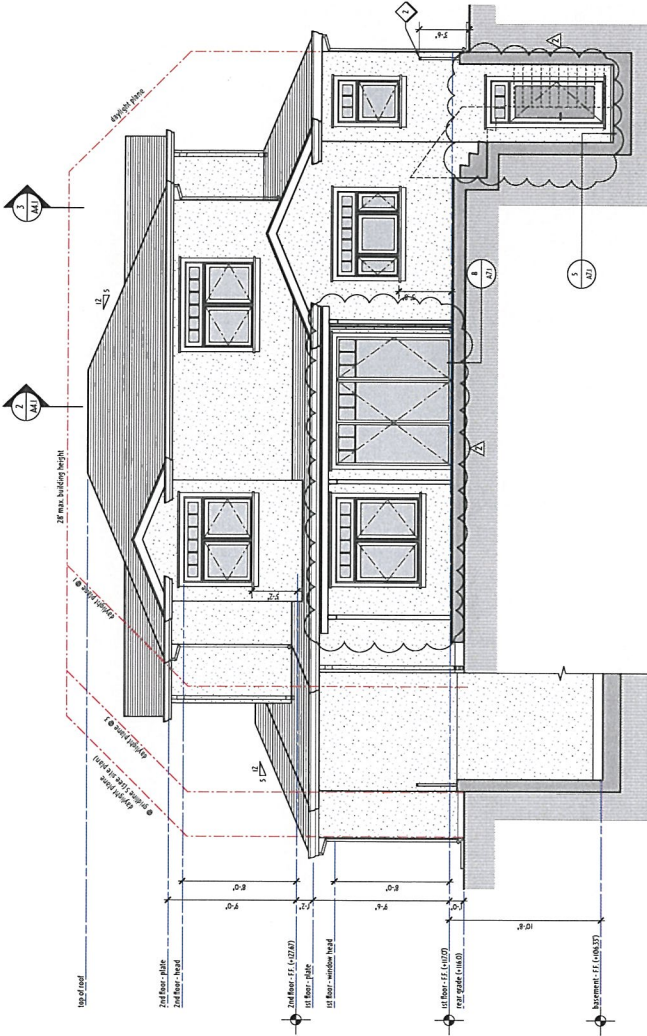
key notes
 1. Light shade indicates call-outed translucent privacy glass type #3 windows at side of house.
 2. Darker shaded part indicates canopy.

td
tektive
design
 433 Guinda Street
 Palo Alto, CA 94301
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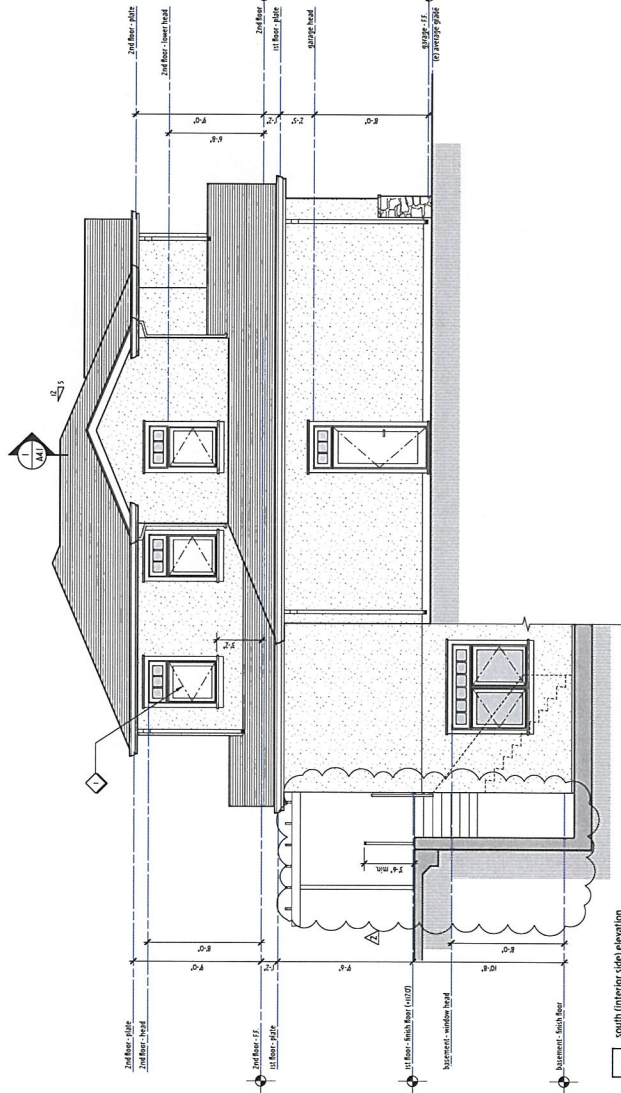
a new residence for the:
BUATHIER FAMILY
 1900 SANTA CRUZ AVE.
 MENLO PARK, CA 94025

revisions
 14.03.15 minor revision

title
 rear & side
 elevations
 version
 proposed
 scale
 1/4" = 1'-0"
 job
 1309
 date
 2014.09.30
 sheet
A3.2



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



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

B16



23 Guinda Street
Alto, CA 94301
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f: 415.202.0219

BUATHIER FAMILY
1900 SANTA CRUZ AVE.
MENLO PARK, CA 94025

14 08 25, mercurio revisions

building
sections

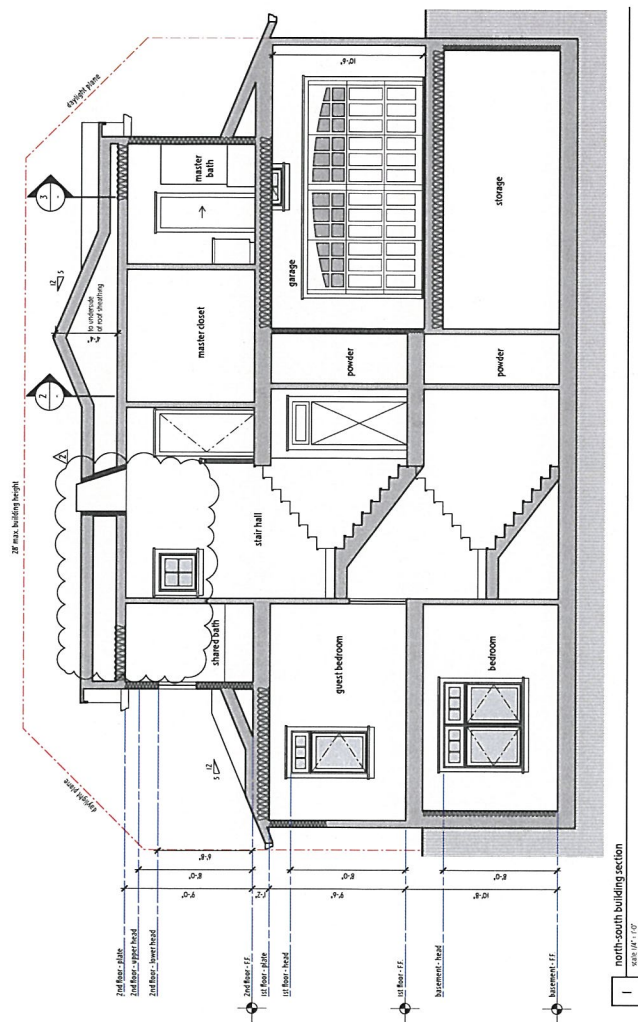
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proposed

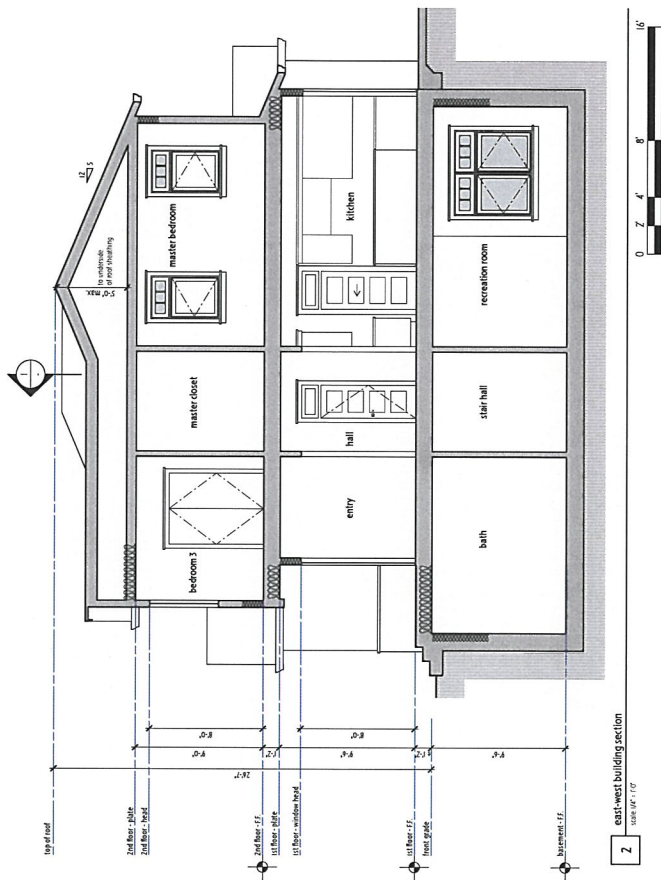
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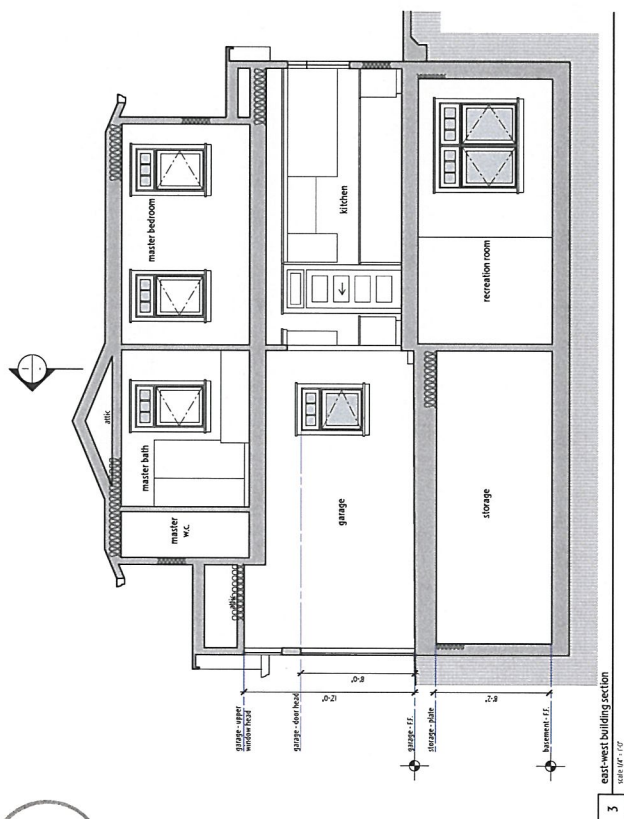
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north-south building section



east-west building section



east-west building section

B17

Project Description
1900 Santa Cruz Avenue, Menlo Park, CA 94025

The applicant is requesting a revision of the previously approved use permit to construct a new two-story over basement single-family residence in the R-1-U zoning district. The lot is an unusual trapezoidal shape, so while its maximum width is 100', the width at the rear setback line is 45'-8", making the lot substandard with respect to width. The lot size is 7,329 sf, over the required minimum lot size of 7,000 sf; and the lot depth is 110', over the required minimum depth of 100'. The two-story design (complying with all setback and daylight plane requirements) was approved for a use permit by the Planning Commission on October 7, 2013. A revision was approved on March 10, 2014 to add a basement to the home.

The building permit has been approved and construction on the project has begun. The owners would now like to make some minor revisions to the design. The massing, square footage, form, and styling of the overall structure are not proposed to change. The owners would like to add an exterior stair leading down the lightwell from the rear yard to the basement recreation room, for improved flow during social gatherings. They would also like to add a trellis (260 sf of building coverage) at the rear yard, to provide partial shade for an outdoor dining table. The rear yard-facing dining room door would also expand slightly and the living room window shrink slightly, to provide better flow into the rear yard. At the front façade, the proposed change is to remove one small window at the hall bath, and move over the window at the stair. The owners would also like to add a skylight above the central stairwell to provide better natural light.

RECEIVED

AUG 27 2014

By PLANNING

C1



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF NOVEMBER 3, 2014
AGENDA ITEM D4

LOCATION:	321 Middlefield Road	APPLICANT:	Mark W. Jones for AT&T Wireless
EXISTING USE:	Medical Office Building	OWNER:	321 Middlefield LLC
PROPOSED USE:	Medical Office Building and Wireless Telecommunications Facility	APPLICATION:	Use Permit
ZONING:	C-1 (Administrative and Professional, Restrictive)		

PROPOSAL

The applicant is requesting a use permit for a new wireless telecommunications facility located on top of an existing two-story medical office building. The proposal includes: (1) the temporary installation of six panel antennas behind a screen on the existing building rooftop and associated outdoor equipment on a concrete pad within a screened area, 2) temporary parking reduction of two spaces to allow installation of the temporary equipment pad, and 3) a permanent installation of 12 panel antennas and associated equipment cabinets located behind a screen on top of the building. After the permanent wireless telecommunications facility and equipment enclosure are installed, the temporary telecommunications facility and equipment will be removed and the parking spaces returned to active use. Utility transmission and distribution facilities are allowed in any zoning district subject to Planning Commission approval of a use permit.

ANALYSIS

Wireless telecommunications facilities are subject to review by the Planning Commission through the use permit process. The use permit allows the Planning Commission to determine whether the use is appropriate at the proposed location and consider the aesthetics of the site with and without the antennas and associated equipment enclosure. The Federal Communications Commission (FCC) establishes requirements for radio frequency (RF) emissions, with which wireless telecommu-

ication providers must comply. Federal law preempts certain local regulations, and the City's decision on the requested use permit cannot be based on concerns over radio frequency emissions. As discussed below, the applicant has submitted a RF Emissions Compliance Report, which illustrates that the proposed antennas would comply with FCC requirements. In making a decision on this project, the Commission should consider whether the antennas are aesthetically appropriate for the site.

Site Location

The project site is located at 321 Middlefield Road in the C-1 (Administrative and Professional, Restrictive) zoning district. The adjacent parcels to the north across Middlefield Road are zoned R-1-S (Single Family Suburban Residential), but are occupied by institutional uses, including St. Patrick's Seminary and the Menlo Park Fire Protection District. The parcels directly south of the subject site are in the R-3(X) (Apartment, Conditional Development) district and include single-family residential uses. The parcels generally west and east of the site are within the PF (Public Facilities) and C-1 districts. These parcels are occupied by a mix of professional offices, including the USGS (United States Geological Survey).

Background

Currently, AT&T has a wireless telecommunication installation at 300 Middlefield Road, at Fire Station 1. The current installation includes nine antennas on top of the training tower, at a height of approximately 63 feet. However, their lease with the Fire District at this location will expire on February 28, 2015, and the Fire District does not wish to renew this lease.

As a part of the relocation effort, AT&T explored alternative locations at Fire Station 1 and other nearby sites. However, for each of these alternatives, AT&T was unable to agree on terms with the property owners. AT&T is now proposing a facility at 321 Middlefield Road.

Project Description

The project will be conducted in two phases in order to provide the proposed wireless coverage during the construction phase:

1. AT&T will temporarily install six panel antennas behind an existing screen on the building rooftop and outdoor equipment on a concrete pad within a 14 foot by 14 foot screened area, resulting in a temporary parking reduction of two spaces. The roof screen height will be increased by 10 feet.
2. A permanent installation of 12 panel antennas and associated equipment cabinets will be located behind the screen on top of the building. After the permanent wireless telecommunications facility and equipment enclosure are mounted on the rooftop, the temporary telecommunications facility and equipment will be removed and the parking spaces returned to active use.

The top of the existing rooftop equipment screen wall is located at a height of approximately 33 feet, one inch above average grade. The top of the proposed screen wall would be located at a height of approximately 43 feet, one inch above average grade, or 13 feet, one inch above the mansard roof. The total height of the proposed screen would be 10 feet greater than the existing screen wall. The dimensions and location of the existing screen perimeter will remain the same.

There are 234 parking spaces for the subject site, whereas the parking requirement is 233 parking spaces. While the rooftop facility is being readied for the permanent installation, the site will lose two parking spaces to house the temporary ground equipment platform. A total of one required parking space will be lost for the duration of the temporary installation, which would be in place for a period not to exceed six months.

The project plans, which illustrate the location, size, and height of the antennas with associated screening and equipment enclosure, are included as Attachment B of this staff report.

Design and Materials

In reviewing the request, the Planning Commission should consider the possible visual impacts of the proposed project. The 43 foot by 43 foot screened area is approximately in the center of the roof, and the additional height will be compatible with the existing materials of the screen. The twelve permanent antennas would be grouped into three sectors, four per sector with five RRUs per sector. The screening walls have been designed to be parallel to the main building walls for consistency. The antennas would be located behind the screen and would not be visible. The screen wall will likely only be visible from the building's parking lot and on the opposite side of Middlefield Road.

Although the antennas and associated screening are ten feet taller in height than the existing screen wall, staff believes that the existing trees on the western side of the building facing Linfield Drive, and in the parking lot behind the building, limit the visual impact of the rooftop screening. The existing wood screen wall is comprised of standing seam wood boards, and the same materials would be used to extend its height. The applicant has provided photo simulations, which are included as Attachment D.

Service Coverage and Radio Frequency

The proposed AT&T wireless communications facility will maintain capacity within the existing coverage area and would allow AT&T to continue to provide wireless service to the area. Coverage maps showing the existing coverage and coverage after relocation of the proposed antennas are included in Attachment E.

The applicant has submitted a Radio Frequency (RF) report (Attachment F) that concludes that the proposed facility would comply with the prevailing standards for limiting human exposure to radio frequency energy and complies with FCC radio-frequency radiation exposure limits. Due to their mounting locations, the antennas would not be accessible to the public and there will be restricted access to the

temporary equipment platform in the parking lot. The RF report states that explanatory warning signs posted at the roof access hatch and at each of the three sectors of the antennas would be sufficient to meet FCC-adopted guidelines.

Correspondence

At the time of writing this report, staff has not received any correspondence.

Conclusion

The proposed antennas would maintain existing service with regard to wireless service. Staff believes that the proposed wooden screening would sufficiently screen the antennas, and potential negative aesthetic impacts have been minimized through the siting of the antennas and existing tree canopies. Staff believes that the minimal and temporary nature of the parking reduction will not negatively impact the parking for the subject site or the surrounding neighborhood. Staff recommends that the Planning Commission approve the proposed wireless telecommunications facility.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make necessary findings, pursuant to 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 safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of the proposed use, and will not be detrimental to property and improvements in the neighborhood or general welfare of the City. *(Due to the Federal Communications Commission (FCC) preemption over local law regarding concerns over health where the proposed facility meets FCC requirements, staff has eliminated the standard finding for "health" with respect to the subject use permit.)*
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 Jeffrey Rome Associates, dated received October 2, 2014, and approved by the Planning Commission on November 3, 2014, consisting of 19 plan sheets 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 County, State, and Federal 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 that are directly applicable to the new construction.

4. Approve the use permit subject to the following ***non-standard*** conditions:

Within thirty (30) days of the installation of the permanent antenna facility, the applicant shall remove the temporary antennas and associated equipment and restore the number of available parking spaces in the parking lot from 232 to 234 parking spaces, subject to review and approval of the Planning Division.

Report prepared by:
Michele T. Morris
Assistant 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

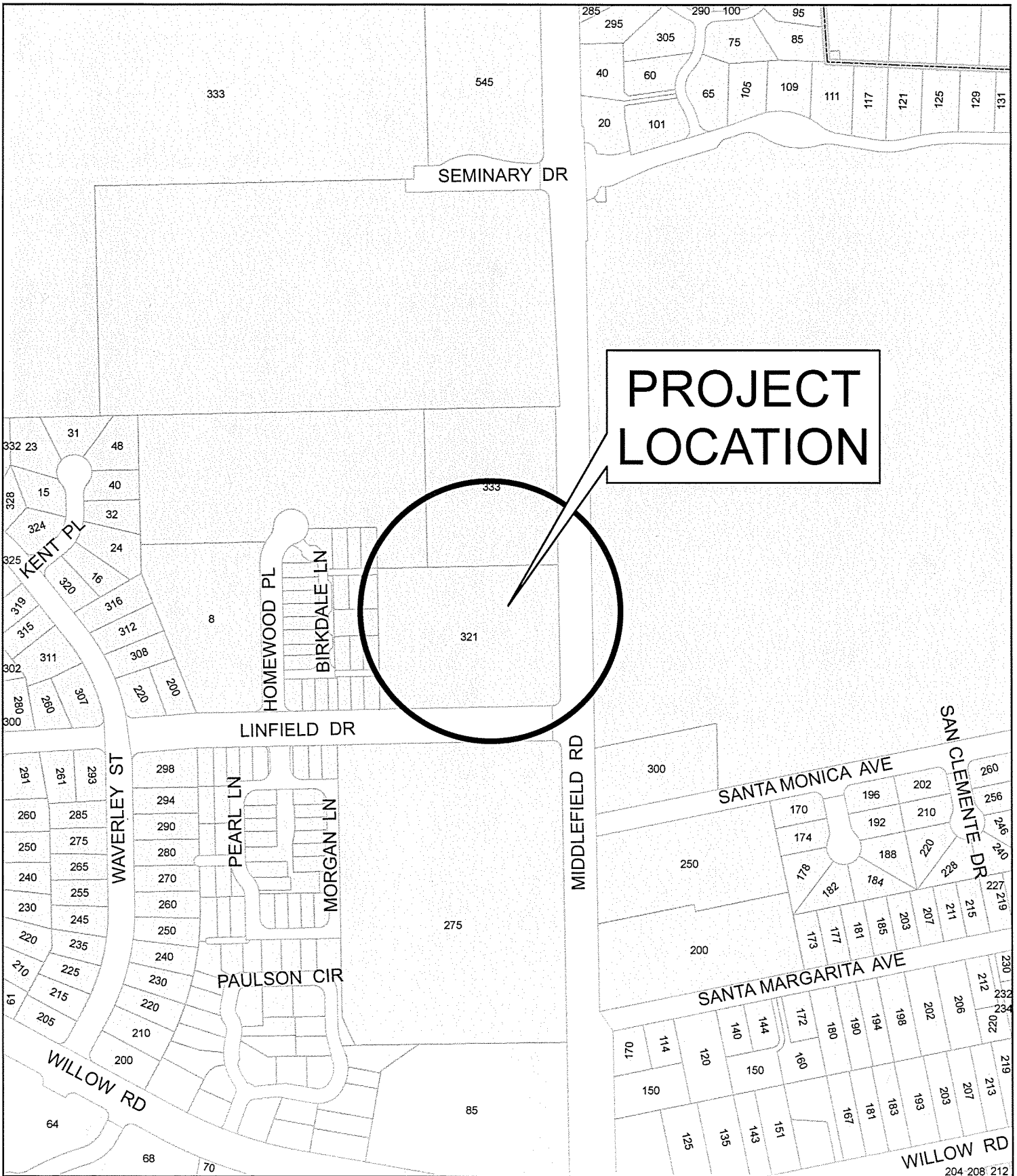
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Photo Simulations
- E. Existing and Proposed Coverage Maps
- F. Radio Frequency Report prepared by EBI Consulting, received August 29, 2014

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

EXHIBITS TO BE PROVIDED AT MEETING

- Color version of existing and proposed coverage maps
- Color version of photo simulations

V:\STAFFRPT\PC\2014\110314 - 321 Middlefield Rd (AT&T).docx



**PROJECT
LOCATION**



CITY OF MENLO PARK


LOCATION MAP

321 MIDDLEFIELD ROAD

DRAWN: KTP CHECKED: KTP DATE: 11/03/14 SCALE: 1" = 300' SHEET: 1

A1






Jeffrey Rome ASSOCIATES
Architecture | Telecommunications
1 San Jacinto Plaza, Suite 250
Escondido, California 92026
Tel: 949.462.2921 Fax: 949.462.3521

PROPRIETARY INFORMATION
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JOS/MS 1/18/20

PREPARED FOR



2000 Camino Remon, West Wing
San Ramon, California 94583

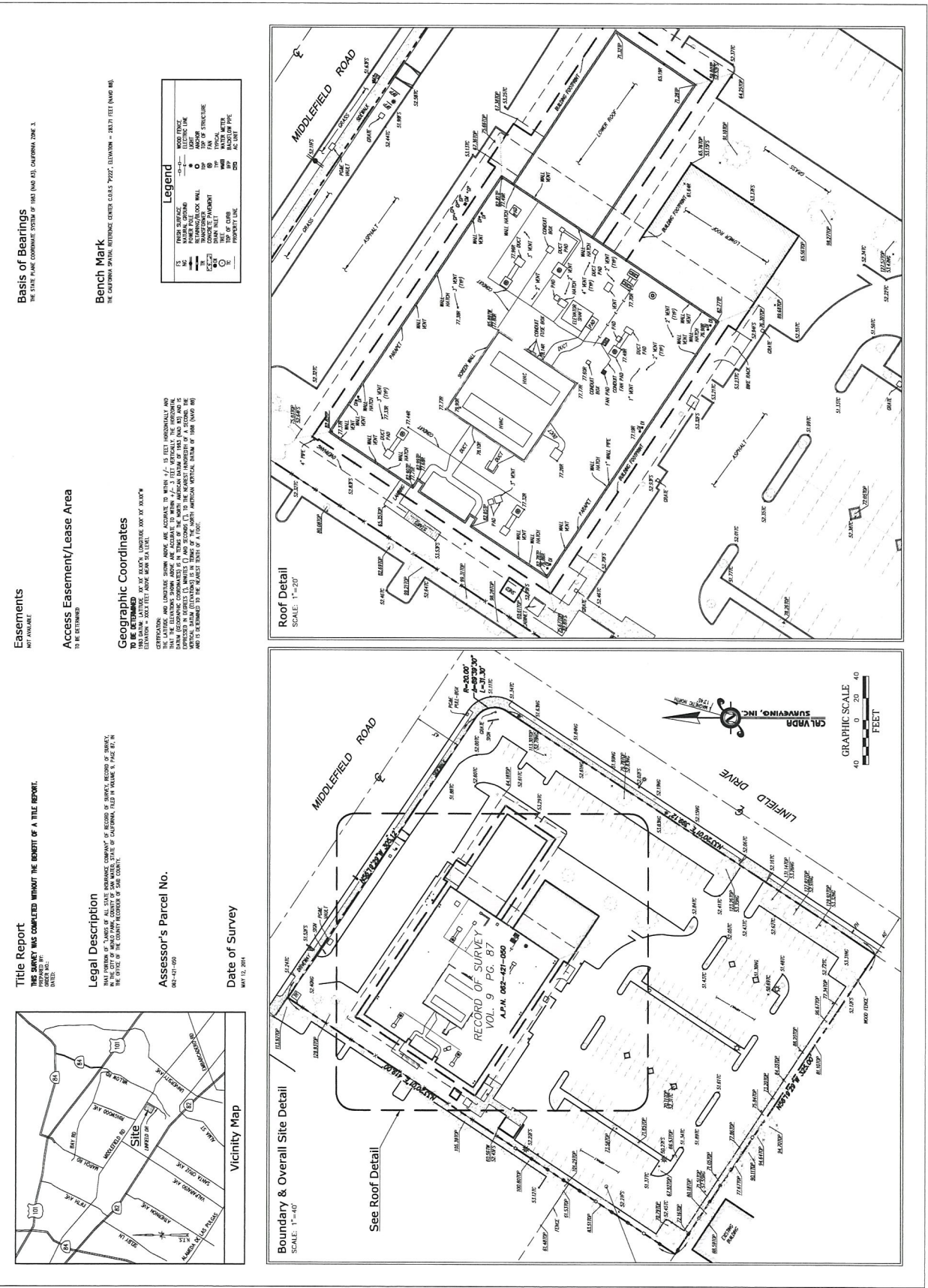
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R.E. ENGINEER	DATE
SITE ACQ AND ZONING	DATE
CM	DATE
ASST. CONSTRUCTION MANAGER	DATE
OWNER APPROVAL	DATE
PROJECT NAME	
PROJECT NUMBER	
321 MIDDLEFIELD ROAD	
MENLO PARK, CA 94025	
SAN MATEO COUNTY	
PROJECT TYPE:	
DRAWING DATES	REV.
DESIGNED BY	0
CHECKED BY	
DATE	
05/11/14	SUBMITTAL

SHEET TITLE

TOPOGRAPHIC SURVEY

C-1

SHEET 1 OF 1



B2

PREPARED FOR

at&t

2000 Campus Parkway, #4000 N

San Ramon, California 94583

Jeffrey Roma | ASSOCIATES

architecture | telecommunications

131 Innovation Drive, Suite 100

Irving, California 92617

916.475.9235 | 916.475.9231

CCU2928 TEMP

AT&T SITE ID:

AT&T SITE NO: CCU2928 TEMP

JRA PROJECT NO: 141121

DRAWN BY: RC

CHECKED BY: RN

REV	DATE	DESCRIPTION
2	10/01/14	PLANNING COMMENTS
1	08/14/14	REVISED 100% ZDS
0	08/08/14	100% ZDS
A	05/16/14	90% ZDS

ISSUED FOR:

MENLO PARK TEMP/PERM

321 MIDDLEFIELD ROAD

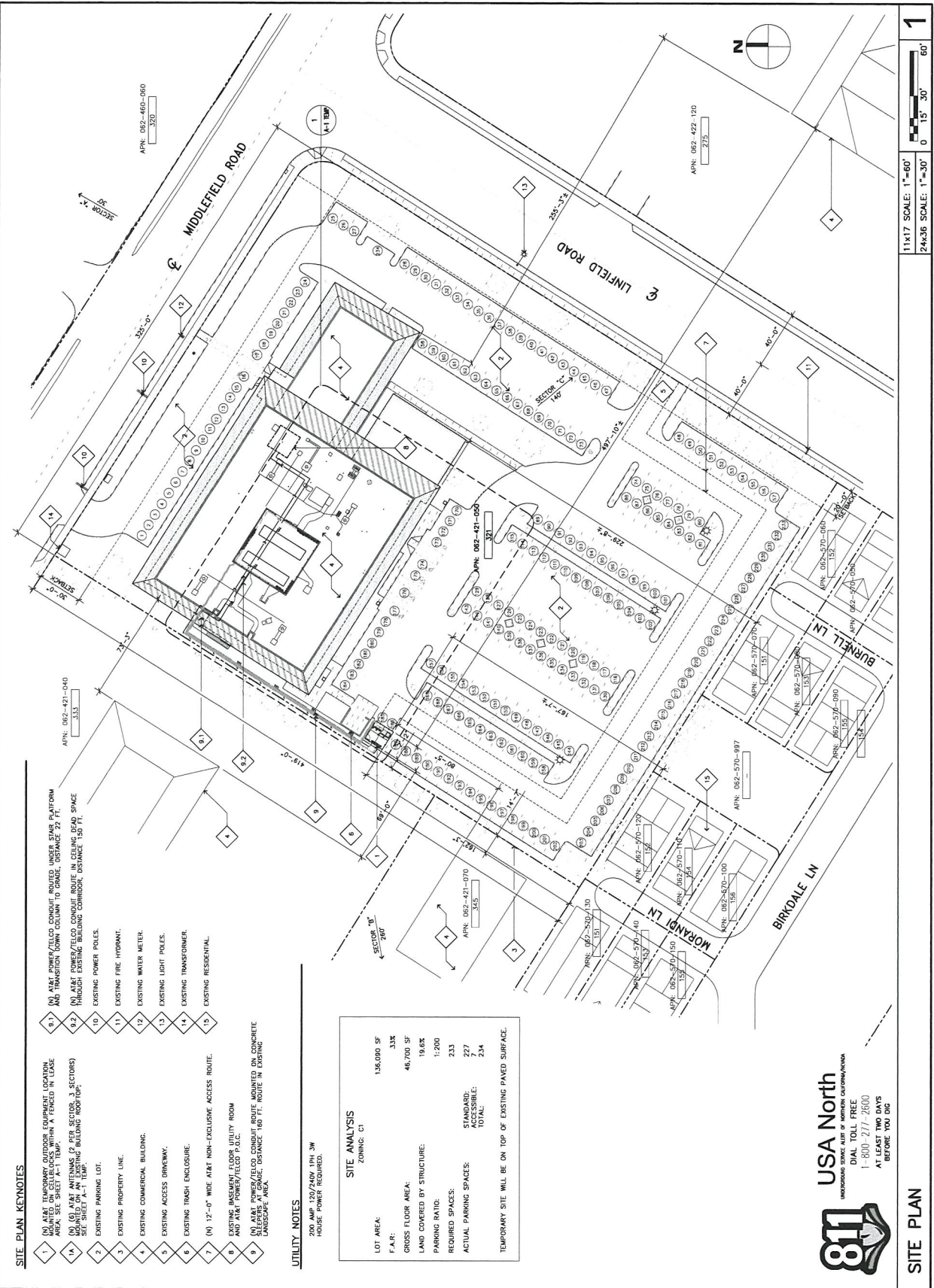
MENLO PARK, CALIFORNIA 94025

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-0 TEMP



- SITE PLAN KEYNOTES
- 1

(N) AT&T TEMPORARY OUTDOOR EQUIPMENT LOCATION AREA. SEE SHEET A-1 TEMP.

14

(N) AT&T ANTENNAS (2 PER SECTOR, 3 SECTORS) SEE SHEET A-1 TEMP.

2

EXISTING PARKING LOT.

3

EXISTING PROPERTY LINE.

4

EXISTING COMMERCIAL BUILDING.

5

EXISTING ACCESS DRIVEWAY.

6

EXISTING TANGH ENCLOSURE.

7

(N) 12'-0" WIDE AT&T NON-EXCLUSIVE ACCESS ROUTE.

8

EXISTING BASEMENT FLOOR UTILITY ROOM AND AT&T POWER/TELECOM P.E.C.

9

(N) AT&T POWER/TELECOM ROUTE MOUNTED ON CONCRETE PIER AT A CORNER, DISTANCE 140 FT. ROUTE IN EXISTING BASEMENT AREA.

10

(N) AT&T POWER/TELECOM ROUTE MOUNTED UNDER STAIR PLATFORM TRANSITION DOWN COLUMN TO GRADE, DISTANCE 22 FT.

11

(N) AT&T POWER/TELECOM ROUTE IN CEILING DEAD SPACE THROUGH EXISTING BUILDING CORRIDOR, DISTANCE 150 FT.

12

EXISTING POWER POLES.

13

EXISTING FIRE HYDRANT.

14

EXISTING WATER METER.

15

EXISTING LIGHT POLES.

16

EXISTING TRANSFORMER.

17

EXISTING RESIDENTIAL.

UTILITY NOTES

200 AMP 120/240V 1PH 3W

HOUSE POWER REQUIRED.

SITE ANALYSIS

ZONING: C1

LOT AREA:	136,090 SF
F.A.R.:	3.3X
GROSS FLOOR AREA:	46,700 SF
LAND COVERED BY STRUCTURE:	19,635
PARKING RATIO:	1:200
REQUIRED SPACES:	233
ACTUAL PARKING SPACES:	227
STANDARD:	227
ADDITIONAL:	234
TOTAL:	234

TEMPORARY SITE WILL BE ON TOP OF EXISTING PAVED SURFACE.

USA North

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

DIAL TOLL FREE

1-800-271-2500

AT LEAST TWO DAYS BEFORE YOU DIG

SITE PLAN KEYNOTES

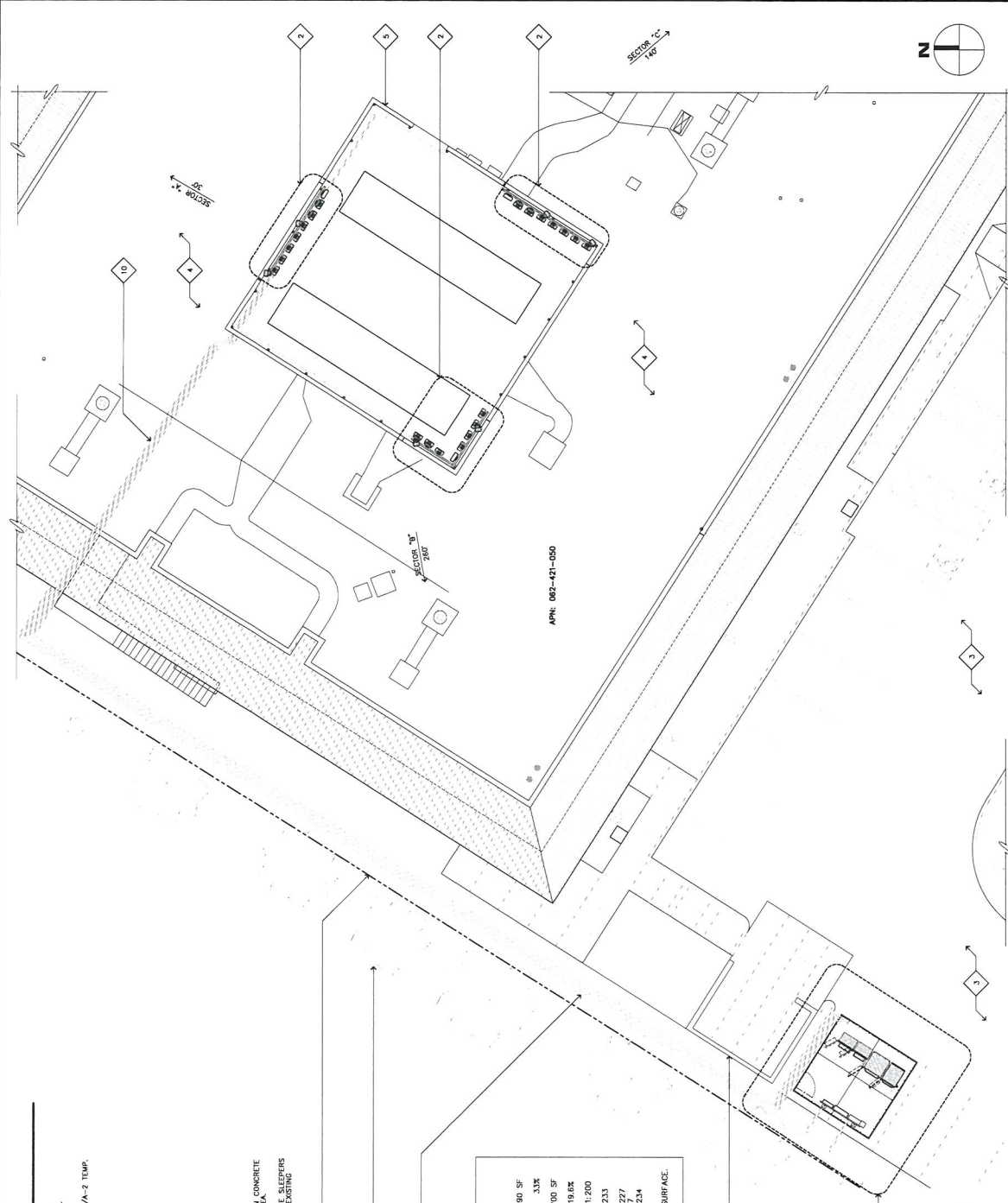
- 1 (N) OUTDOOR EQUIPMENT OR CELLULARS WITHIN A FENCED LUGGE AREA, SEE DETAIL. 1/A-2 TEMP.
- 2 (N) ANTENNAS MOUNTED ON EXISTING BUILDING ROOFTOP, SEE DETAILS 1/A-2 TEMP., 3/A-2 TEMP. & 4/A-2 TEMP.
- 3 EXISTING PARKING LOT.
- 4 EXISTING COMMERCIAL BUILDING.
- 5 EXISTING MECHANICAL SCREEN WALL.
- 6 EXISTING TRASH ENCLOSURE.
- 7 EXISTING TREES.
- 8 EXISTING PROPERTY LINE.
- 9 (N) ANTENNAS MOUNTED ON CONCRETE ROOF TOPS AT CORNER LOT, IN A CONCRETE MASONRY AND
- 10 (N) FIRE RISK, 174 CONCRETE MOUNTED ON CONCRETE SLEEPERS ALONG EXISTING LANDSCAPE AREA, TRANSITION UP SIDE EXISTING STAIR PLATFORM AND INTO BUILDING ROOFTOP.

SITE ANALYSIS	
ZONING: C1	
LOT AREA:	136,090 SF
F.A.R.:	3.3X
GROSS FLOOR AREA:	45,700 SF
LAND COVERED BY STRUCTURE:	19.8%
PARKING RATIO:	1:200
REQUIRED SPACES:	233
ACTUAL PARKING SPACES:	227
STANDARD:	7
ACCESSIBLE:	234
TOTAL:	234

TEMPORARY SITE WILL BE ON TOP OF EXISTING PAVED SURFACE.



ENLARGED SITE PLAN



11x17 SCALE: 1/16"=1'-0"
24x36 SCALE: 1/8"=1'-0"

PREPARED FOR

2400 Camino Ramon, #400
 San Ramon, California 94583

Jeffrey Rome | ASSOCIATES
 architecture | telecommunications
 131 Innovation Drive, Suite 100
 Irvine, California 92617
 TEL: 949.450.9255 FAX: 949.450.9331

AIA/AS ID:
CCU2928 TEMP

AIA SITE NO: CCU2928 TEMP
 JRA PROJECT NO: 141121
 DRAWN BY: RC
 CHECKED BY: RN

REV	DATE	DESCRIPTION
2	10/01/14	PLANNING COMMENTS
1	08/14/14	REVISED 100% ZDS
0	08/08/14	100% ZDS
A	05/16/14	90% ZDS

LICENSED ARCHITECT
 JEFFREY ROME
 C-002819
 STATE OF CALIFORNIA
 EXPIRES 12/31/15

IT IS A VIOLATION OF LAW FOR ANY PERSON
 WHOSE NAME IS ON THIS DOCUMENT
 TO REPRODUCE OR TRANSMIT THIS DOCUMENT
 IN ANY MANNER WITHOUT THE WRITTEN
 CONSENT OF THE ARCHITECT.

Based For:
**MENLO PARK
TEMP/PERM**
 321 MIDDLEFIELD ROAD
 MENLO PARK,
 CALIFORNIA 94025

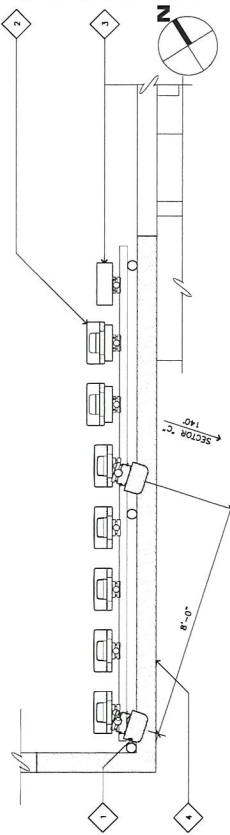
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-1 TEMP

B4

ANTENNA PLAN KEYNOTES

- (N) (6) AT&T ANTENNAS MOUNTED ON EXISTING SUPPRESSORS MOUNTED TO (N) (3) (1) PER SECTOR, 3 SECTORS
- (N) (2) AT&T ANTENNAS MOUNTED ON EXISTING SUPPRESSORS MOUNTED TO (N) (3) (1) PER SECTOR, 3 SECTORS
- (N) (3) DC6 SURGE SUPPRESSORS MOUNTED ON EXISTING MECHANICAL SCREEN WALL WITH (N) (1) PER SECTOR, 3 SECTORS
- (N) (4) DC6 SURGE SUPPRESSORS MOUNTED ON EXISTING MECHANICAL SCREEN WALL WITH (N) (1) PER SECTOR, 3 SECTORS

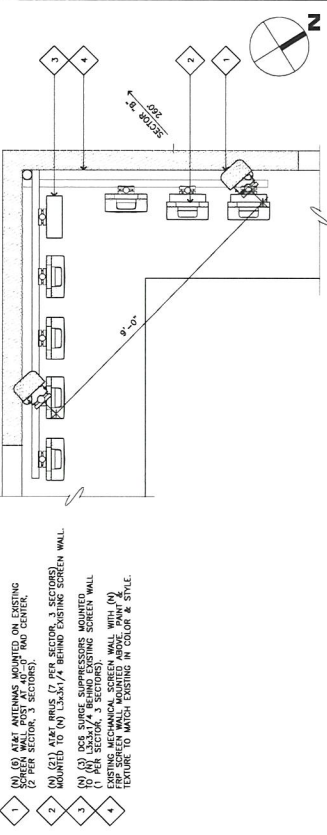


ANTENNA PLAN (SECTOR C)

11X17 SCALE: 1/4"=1'-0"
24X36 SCALE: 1/2"=1'-0"

ANTENNA PLAN KEYNOTES

- (N) (6) AT&T ANTENNAS MOUNTED ON EXISTING SUPPRESSORS MOUNTED TO (N) (3) (1) PER SECTOR, 3 SECTORS
- (N) (2) AT&T ANTENNAS MOUNTED ON EXISTING SUPPRESSORS MOUNTED TO (N) (3) (1) PER SECTOR, 3 SECTORS
- (N) (3) DC6 SURGE SUPPRESSORS MOUNTED ON EXISTING MECHANICAL SCREEN WALL WITH (N) (1) PER SECTOR, 3 SECTORS
- (N) (4) DC6 SURGE SUPPRESSORS MOUNTED ON EXISTING MECHANICAL SCREEN WALL WITH (N) (1) PER SECTOR, 3 SECTORS

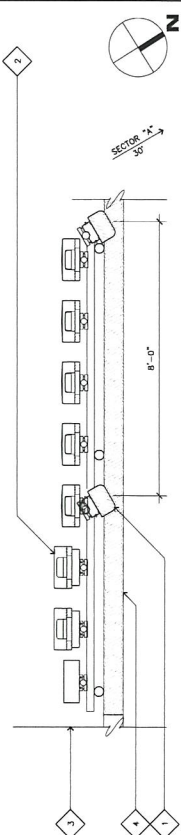


ANTENNA PLAN (SECTOR B)

11X17 SCALE: 1/4"=1'-0"
24X36 SCALE: 1/2"=1'-0"

ANTENNA PLAN KEYNOTES

- (N) (6) AT&T ANTENNAS MOUNTED ON EXISTING SUPPRESSORS MOUNTED TO (N) (3) (1) PER SECTOR, 3 SECTORS
- (N) (2) AT&T ANTENNAS MOUNTED ON EXISTING SUPPRESSORS MOUNTED TO (N) (3) (1) PER SECTOR, 3 SECTORS
- (N) (3) DC6 SURGE SUPPRESSORS MOUNTED ON EXISTING MECHANICAL SCREEN WALL WITH (N) (1) PER SECTOR, 3 SECTORS
- (N) (4) DC6 SURGE SUPPRESSORS MOUNTED ON EXISTING MECHANICAL SCREEN WALL WITH (N) (1) PER SECTOR, 3 SECTORS



ANTENNA PLAN (SECTOR A)

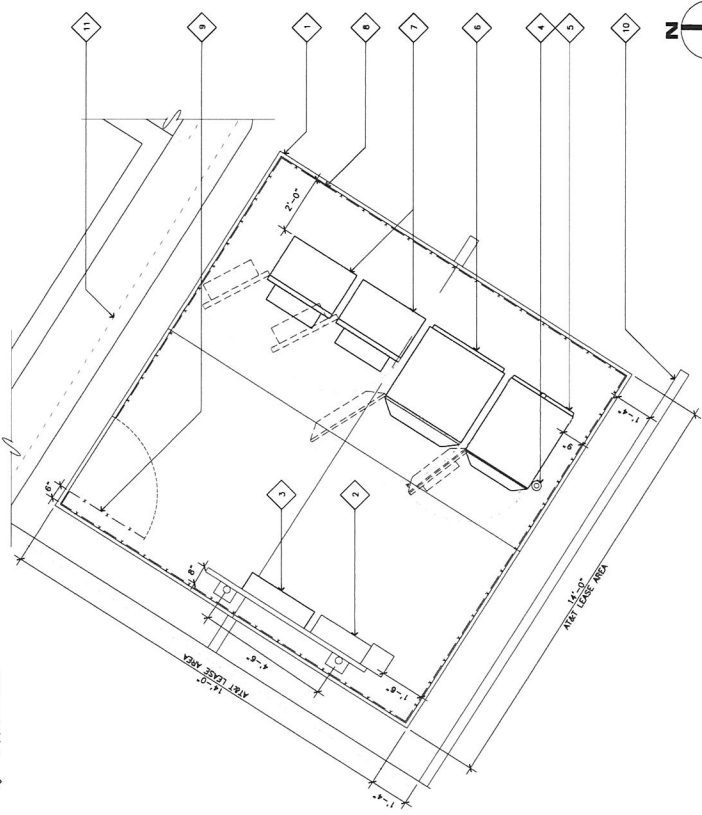
11X17 SCALE: 1/4"=1'-0"
24X36 SCALE: 1/2"=1'-0"

ANTENNA SCHEDULE

SECTOR	DIRECTION	ANTENNA MODEL NO.	TOAK CABLE TYPE	OPTIC JUMPER LENGTH	TOAK SIZE
A	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
B	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
C	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
D	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
E	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
F	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
G	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
H	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
I	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
J	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
K	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
L	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
M	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
N	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
O	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
P	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
Q	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
R	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
S	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
T	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
U	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
V	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
W	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
X	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
Y	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H
Z	NORTH	30' ANDREW SP800H-1850H	1850H	1850H	1850H

EQUIPMENT FLOOR PLAN KEYNOTES

- (N) (4) 7'-0"x7'-0" CELLBLOCK UNITS.
- (N) 200 AMP ELECTRICAL PANEL WITH CAMLOCK. SHOWER RECEPTACLE MOUNTED TO (N) H-FRAME.
- (N) TELCO PANEL MOUNTED TO (N) H-FRAME.
- (N) AT&T OPS ANTENNA MOUNTED TO (N) CABINET.
- (N) RBA-72 DC POWERPLANT MOUNTED TO CELLBLOCKS.
- (N) RBA-72-36 BATTERY CABINET MOUNTED TO CELLBLOCKS.



EQUIPMENT AREA FLOOR PLAN

11X17 SCALE: 1/4"=1'-0"
24X36 SCALE: 1/2"=1'-0"

PREPARED FOR

2000 Camino Ramon, #400
San Ramon, California 94583

Jeffrey Rome | ASSOCIATES

Architecture | Telecommunications

131 Innovation Drive, Suite 100
Fremont, California 94538
94538-2437
94538-2437 | 94538-2437

AT&T SITE ID:

CCU2928 TEMP

AT&T SITE NO: CCU2928 TEMP

JRA PROJECT NO: 141121

DRAWN BY: RC

CHECKED BY: RN

REV	DATE	DESCRIPTION
2	10/01/14	PLANNING COMMENTS
1	08/14/14	REVISED 100% ZDS
0	08/08/14	100% ZDS
A	05/16/14	90% ZDS

LICENSOR:

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Bound For:

MENLO PARK TEMP/PERM

321 MIDDLEFIELD ROAD
MENLO PARK, CALIFORNIA 94025

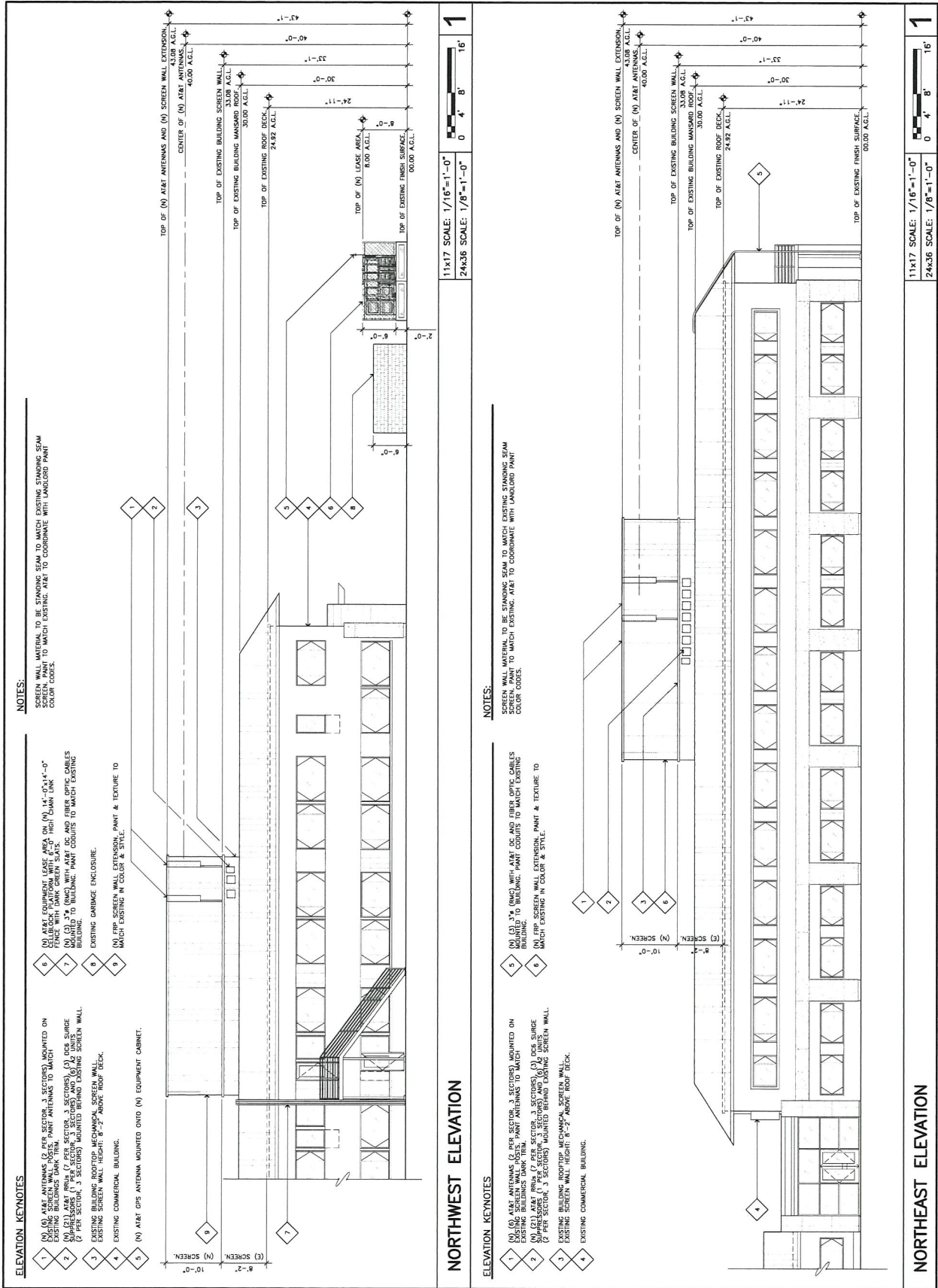
SHEET TITLE:

ANTENNA & EQUIPMENT PLANS

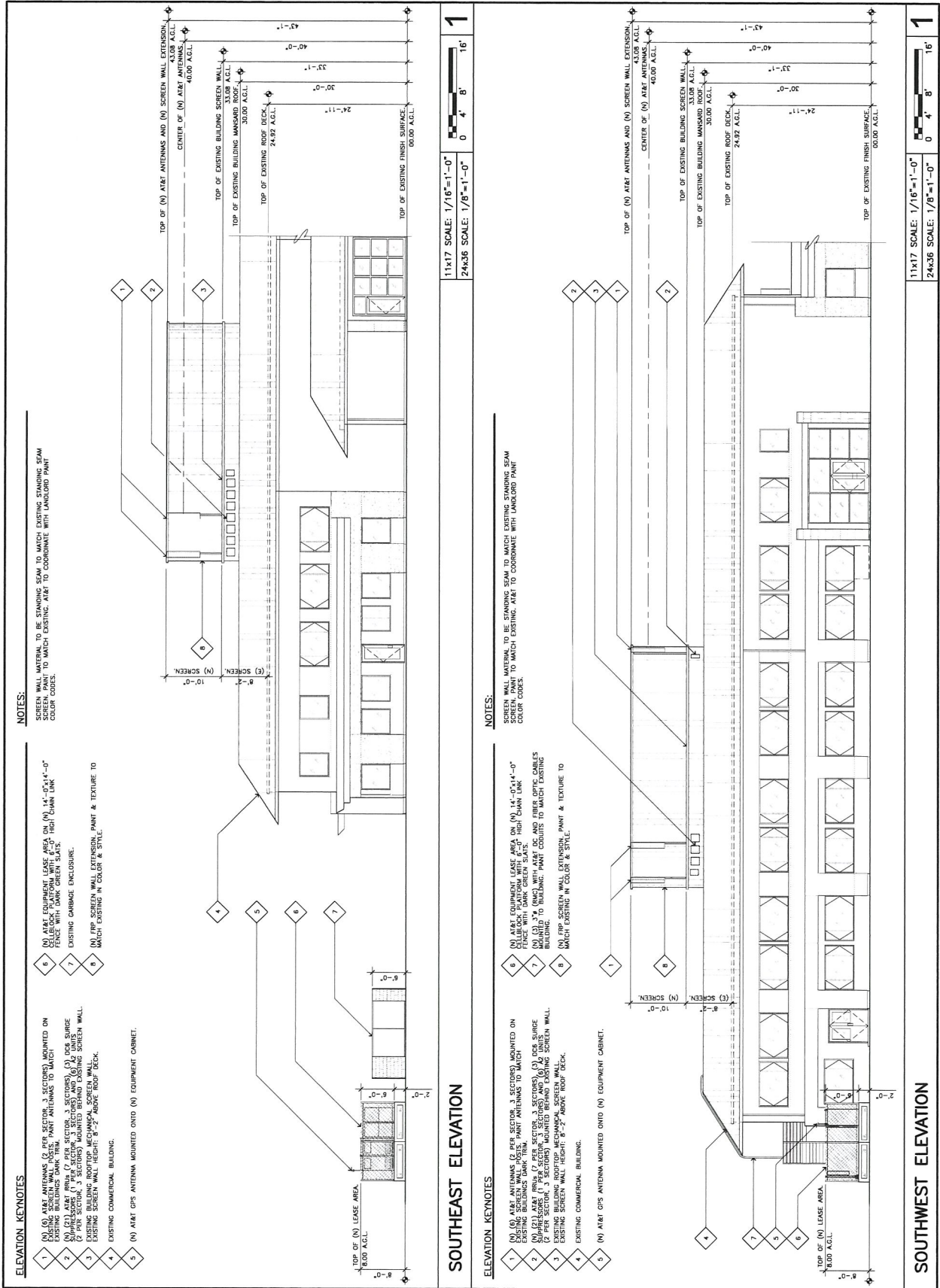
SHEET NUMBER:

A-2 TEMP

B5



B6





NORTHWEST ELEVATION

ELEVATION KEYNOTES

- 1 (N) 12 AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A (N) SCREEN WALL EXTENSION.
- 2 (N) 10'-0" HIGH SCREEN WALL EXTENSION TO EXISTING SCREEN WALL MOUNTED ON BUILDING ROOFTOP. STYLE AND COLOR TO MATCH EXISTING SCREEN WALL.
- 3 (N) 10'-0" HIGH SCREEN WALL EXTENSION TO EXISTING SCREEN WALL MOUNTED ON BUILDING ROOFTOP. STYLE AND COLOR TO MATCH EXISTING SCREEN WALL.
- 4 EXISTING BUILDING ROOFTOP MECHANICAL SCREEN WALL. EXISTING SCREEN WALL HEIGHT: 8'-2" ABOVE ROOF DECK.
- 5 EXISTING COMMERCIAL BUILDING.

NOTES:

SCREEN WALL MATERIAL TO BE STANDING SEAM TO MATCH EXISTING STANDING SEAM SCREEN. PAINT TO MATCH EXISTING AT&T TO COORDINATE WITH LANDLORD PAINT COLOR CODES.

NORTHEAST ELEVATION


ELEVATION KEYNOTES

- 1 (N) 12 AT&T ANTENNAS (4 PER SECTOR, 3 SECTORS) MOUNTED ON A (N) SCREEN WALL EXTENSION.
- 2 (N) 10'-0" HIGH SCREEN WALL EXTENSION TO EXISTING SCREEN WALL MOUNTED ON BUILDING ROOFTOP. STYLE AND COLOR TO MATCH EXISTING SCREEN WALL.
- 3 (N) 10'-0" HIGH SCREEN WALL EXTENSION TO EXISTING SCREEN WALL MOUNTED ON BUILDING ROOFTOP. STYLE AND COLOR TO MATCH EXISTING SCREEN WALL.
- 4 EXISTING BUILDING ROOFTOP MECHANICAL SCREEN WALL. EXISTING SCREEN WALL HEIGHT: 8'-2" ABOVE ROOF DECK.
- 5 EXISTING COMMERCIAL BUILDING.

NOTES:


SCREEN WALL MATERIAL TO BE STANDING SEAM TO MATCH EXISTING STANDING SEAM SCREEN. PAINT TO MATCH EXISTING AT&T TO COORDINATE WITH LANDLORD PAINT COLOR CODES.

PREPARED FOR



at&t

2000 Connelley Avenue, 4th Floor
San Ramon, California 94583



Jeffrey Rome Associates

architecture | telecommunications
131 Innovation Drive, Suite 100
Folsom, California 95630
916.945.2617
jra@jraassociates.com

AT&T Site ID:

CCU2928 TEMP
CNU5680 PERM

AT&T SITE NO: CCU2928 TEMP/CNU5680 PERM

JRA PROJECT NO: 141121

DRAWN BY: RC

CHECKED BY: RN

2

10/01/14

PLANNING COMMENTS

1

08/14/14

REVISED 100% ZDS

0

09/08/14

100% ZDS

A

05/16/14


90% ZDS

REV

DATE

DESCRIPTION

LEGEND:



APPROVED
DATE: 05/08/14
BY: [Signature]

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Issued For:

MENLO PARK
TEMP/PERM
321 MIDDLEFIELD ROAD
MENLO PARK,
CALIFORNIA 94025

SHEET TITLE:

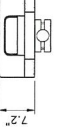
DETAILS

SHEET NUMBER:


D-1

ERICSSON RRUS11- DUAL PA RRU


RRUS11 COLOR: LIGHT GRAY
(19.7"x17"x2.2")
WEIGHT: 55 lbs
WIND LOAD: N/A
CONNECTOR: (4) 1/2 DIN FEMALE



TOP VIEW



FRONT VIEW



SIDE VIEW

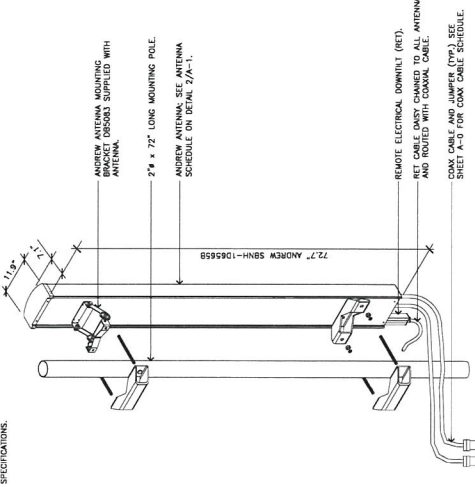
RRUS-11 DETAIL

SCALE: NONE

2

NOTES:

1. SEE DETAIL 2/A-1 FOR ANTENNA SCHEDULE.
2. SEE ANTENNA MANUFACTURER SPECS. FOR COMPLETE ANTENNA AND BRACKET SPECIFICATIONS.



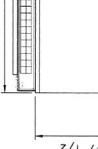
ANTENNA MOUNTING DETAIL

ANTENNA MOUNTING DETAIL


SCALE: NONE

4

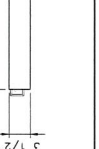
RAYCAP DC12-48-60 DC SURGE SUPPRESSION SOLUTION



TOP VIEW



FRONT VIEW



SIDE VIEW

DC12 SURGE SUPPRESSOR

SCALE: NONE

3

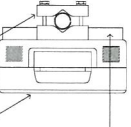
GPS DETAIL

SCALE: NONE

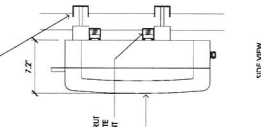
6

ERICSSON RRUS 11 REMOTE RADIO UNIT

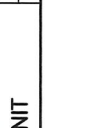
COLOR: WHITE
DIMENSIONS: 19.7" TALL X 17" WIDE X 2.2" DEEP (INCLUDING SURGE BIELD)
WEIGHT: +/- 50 LBS. (INCLUDING MOUNTING HARDWARE)



TOP VIEW



FRONT VIEW



SIDE VIEW

RRUS11 REMOTE RADIO UNIT

SCALE: NONE

5

B12

[illegible]

B13

[illegible]

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.

THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- [illegible]

[illegible]

	BLDG. SECTION		DOOR SWING		ELEVATION		WINDOW		TIE UP PANEL		PROPERTY LINE		CENTERLINE		ELEVATION DATUM		GRID COLUMN LINE		KEYNOTE
	BLDG. SECTION		DOOR SWING		ELEVATION		WINDOW		TIE UP PANEL		PROPERTY LINE		CENTERLINE		ELEVATION DATUM		GRID COLUMN LINE		KEYNOTE

[illegible]

The Site Operated By:
AT&T MOBILITY
2000 CAMINO SANJO, WARDEN N
IN CASE OF FIRE AND THE NEED FOR SITUATION
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency: (800) 222-4462
Access Point Call:
Reference Staff: _____
Site Address: _____

FENCED COMPOUND SIGNAGE

SCALE: NONE

8

INFORMATION
Federal Communications
Communication Tower Registration
Number
1 2 3 4 5 6 7
Printed in accordance with Federal
Communications Commission rules and antenna
tower registration
47CFR 1.74(g).

FENCED COMPOUND

SCALE: NONE

11

FCC ASR SIGNAGE

SCALE: NONE

7

Property of AT&T
Authorized
Personnel
Only
No Trespassing
Violators will be Prosecuted
In case of emergency,
prior to performing
maintenance on this
site, call _____
and reference cell site number _____

DOOR EQUIPMENT

SCALE: NONE

10

GATE SIGNAGE

SCALE: NONE

6

Property of AT&T
Authorized
Personnel Only
In case of emergency, or prior
to performing maintenance
on this site, call _____
and reference cell site number _____

NFPA HAZARD SIGN

SCALE: NONE

9

SHELTER/CABINET DOORS

SCALE: NONE

5

INFORMATION SIGN 1-1
SCALE: 2'-0"

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE WITH WIRELESS
AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT AT&T R-RESC FOR INFORMATION ON LEVEL AND LOCATION OF SIGNAGE.

INFORMATION SIGN 1-2
SCALE: 2'-0"

1. ON THE OUTSIDE FACE OF THE BUILDING
2. ON THE STRUCTURE
3. ON THE STRUCTURE

INFORMATION SIGN 1-3
SCALE: 2'-0"

1. ON THE OUTSIDE FACE OF THE BUILDING
2. ON THE STRUCTURE
3. ON THE STRUCTURE

INFORMATION SIGN 1-4
SCALE: 2'-0"

1. ON THE OUTSIDE FACE OF THE BUILDING
2. ON THE STRUCTURE
3. ON THE STRUCTURE

CAUTION
Beyond This Point you are entering a controlled area where RF Emissions may exceed the FCC Controlled Exposure limits
Obey all posted signs and site guidelines for working in an RF environment
Ref: FCC 47CFR 1.1307(b)

NOTICE
Beyond This Point you are entering an area where RF Emissions may exceed the FCC General Population Exposure Limits
Follow all posted signs and site guidelines for working in an RF environment
Ref: FCC 47CFR 1.1307(b)

INFORMATION SIGNAGE

SCALE: NONE

4

GENERAL NOTES

SCALE: NONE

2

PREPARED FOR

2000 Camino Sanjo, Warden N
San Ramon, California 94583

Jeffrey Rome | ASSOCIATES
architecture | telecommunications
131 Innovation Drive, Suite 100
Folsom, California 95630
Tel: 916.243.2323 | Fax: 916.243.2321

CCU2928 TEMP
CNU5680 PERM

AT&T SITE ID:

AT&T SITE NO: C00298 TEMP/CNU5680 PERM

J&A PROJECT NO: 141121

DRAWN BY: RC

CHECKED BY: RN

2 10/01/14 PLANNING COMMENTS

1 08/14/14 REVISED 100% ZDS

0 08/08/14 100% ZDS

A 05/16/14 90% ZDS

REV DATE DESCRIPTION

License: C-00019
Professional Engineer
State of California
Exp. 12/31/14

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WHOSE NAME IS ON THIS DOCUMENT TO
REPRODUCE OR ALTER THE DOCUMENT.

Menlo Park
Temp/Perm
321 Middlefield Road
Menlo Park,
California 94025

SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER:
GN-2

B15

MARATHON

Model	Capacity	Nominal Capacitance					Nominal Weight
		A	B	C	D	E	
M10750PT	1000	10.0	10.0	10.0	10.0	10.0	10.0
M12750PT	1200	12.0	12.0	12.0	12.0	12.0	12.0
M15750PT	1500	15.0	15.0	15.0	15.0	15.0	15.0
M20750PT	2000	20.0	20.0	20.0	20.0	20.0	20.0
M25750PT	2500	25.0	25.0	25.0	25.0	25.0	25.0
M30750PT	3000	30.0	30.0	30.0	30.0	30.0	30.0

A
B
C

Model Number	Short Circuit Capacity	Maximum Power Dissipation	Efficiency
M10750PT	20.0A	10.0W	85%
M12750PT	24.0A	12.0W	85%
M15750PT	30.0A	15.0W	85%
M20750PT	36.0A	20.0W	85%
M25750PT	45.0A	25.0W	85%
M30750PT	54.0A	30.0W	85%

Power Voltage & Capacity

Marathon Power Supply is available in 100V, 120V, 220V, 240V, 250V, 260V, 270V, 280V, 290V, 300V, 310V, 320V, 330V, 340V, 350V, 360V, 370V, 380V, 390V, 400V, 410V, 420V, 430V, 440V, 450V, 460V, 470V, 480V, 490V, 500V, 510V, 520V, 530V, 540V, 550V, 560V, 570V, 580V, 590V, 600V, 610V, 620V, 630V, 640V, 650V, 660V, 670V, 680V, 690V, 700V, 710V, 720V, 730V, 740V, 750V, 760V, 770V, 780V, 790V, 800V, 810V, 820V, 830V, 840V, 850V, 860V, 870V, 880V, 890V, 900V, 910V, 920V, 930V, 940V, 950V, 960V, 970V, 980V, 990V, 1000V, 1010V, 1020V, 1030V, 1040V, 1050V, 1060V, 1070V, 1080V, 1090V, 1100V, 1110V, 1120V, 1130V, 1140V, 1150V, 1160V, 1170V, 1180V, 1190V, 1200V, 1210V, 1220V, 1230V, 1240V, 1250V, 1260V, 1270V, 1280V, 1290V, 1300V, 1310V, 1320V, 1330V, 1340V, 1350V, 1360V, 1370V, 1380V, 1390V, 1400V, 1410V, 1420V, 1430V, 1440V, 1450V, 1460V, 1470V, 1480V, 1490V, 1500V, 1510V, 1520V, 1530V, 1540V, 1550V, 1560V, 1570V, 1580V, 1590V, 1600V, 1610V, 1620V, 1630V, 1640V, 1650V, 1660V, 1670V, 1680V, 1690V, 1700V, 1710V, 1720V, 1730V, 1740V, 1750V, 1760V, 1770V, 1780V, 1790V, 1800V, 1810V, 1820V, 1830V, 1840V, 1850V, 1860V, 1870V, 1880V, 1890V, 1900V, 1910V, 1920V, 1930V, 1940V, 1950V, 1960V, 1970V, 1980V, 1990V, 2000V, 2010V, 2020V, 2030V, 2040V, 2050V, 2060V, 2070V, 2080V, 2090V, 2100V, 2110V, 2120V, 2130V, 2140V, 2150V, 2160V, 2170V, 2180V, 2190V, 2200V, 2210V, 2220V, 2230V, 2240V, 2250V, 2260V, 2270V, 2280V, 2290V, 2300V, 2310V, 2320V, 2330V, 2340V, 2350V, 2360V, 2370V, 2380V, 2390V, 2400V, 2410V, 2420V, 2430V, 2440V, 2450V, 2460V, 2470V, 2480V, 2490V, 2500V, 2510V, 2520V, 2530V, 2540V, 2550V, 2560V, 2570V, 2580V, 2590V, 2600V, 2610V, 2620V, 2630V, 2640V, 2650V, 2660V, 2670V, 2680V, 2690V, 2700V, 2710V, 2720V, 2730V, 2740V, 2750V, 2760V, 2770V, 2780V, 2790V, 2800V, 2810V, 2820V, 2830V, 2840V, 2850V, 2860V, 2870V, 2880V, 2890V, 2900V, 2910V, 2920V, 2930V, 2940V, 2950V, 2960V, 2970V, 2980V, 2990V, 3000V, 3010V, 3020V, 3030V, 3040V, 3050V, 3060V, 3070V, 3080V, 3090V, 3100V, 3110V, 3120V, 3130V, 3140V, 3150V, 3160V, 3170V, 3180V, 3190V, 3200V, 3210V, 3220V, 3230V, 3240V, 3250V, 3260V, 3270V, 3280V, 3290V, 3300V, 3310V, 3320V, 3330V, 3340V, 3350V, 3360V, 3370V, 3380V, 3390V, 3400V, 3410V, 3420V, 3430V, 3440V, 3450V, 3460V, 3470V, 3480V, 3490V, 3500V, 3510V, 3520V, 3530V, 3540V, 3550V, 3560V, 3570V, 3580V, 3590V, 3600V, 3610V, 3620V, 3630V, 3640V, 3650V, 3660V, 3670V, 3680V, 3690V, 3700V, 3710V, 3720V, 3730V, 3740V, 3750V, 3760V, 3770V, 3780V, 3790V, 3800V, 3810V, 3820V, 3830V, 3840V, 3850V, 3860V, 3870V, 3880V, 3890V, 3900V, 3910V, 3920V, 3930V, 3940V, 3950V, 3960V, 3970V, 3980V, 3990V, 4000V, 4010V, 4020V, 4030V, 4040V, 4050V, 4060V, 4070V, 4080V, 4090V, 4100V, 4110V, 4120V, 4130V, 4140V, 4150V, 4160V, 4170V, 4180V, 4190V, 4200V, 4210V, 4220V, 4230V, 4240V, 4250V, 4260V, 4270V, 4280V, 4290V, 4300V, 4310V, 4320V, 4330V, 4340V, 4350V, 4360V, 4370V, 4380V, 4390V, 4400V, 4410V, 4420V, 4430V, 4440V, 44

[illegible][illegible][illegible]

B16



August 27th, 2014

Menlo Park Planning Department
701 Laurel Street,
Menlo Park, CA 94025

RE: AT&T MOBILITY WIRELESS APPLICATION TO INSTALL A CONDITIONALLY APPROVED WIRELESS TELECOMMUNICATIONS FACILITY

AT&T Mobility Site: CNU5860
Address: 321 Middlefield Road, Menlo Park CA
APN# 062-421-050

AT&T Mobility is submitting an application for a conditional use permit for the installation of a wireless telecommunication facility. The subject site is located on a wholly commercial building within the C1 (Community Business) zoning district and is considered a Conditionally Permitted Use pursuant to section 16.82.030 of the Planning Code. The scope of work consists of adding five (5) cabinets within a proposed AT&T Mobility 126 square foot lease area, adding twelve (12) panel antennas, with 24 (24) RRU's.

All twelve of the proposed antennas would be hidden behind the existing equipment screen which would be increased by a height of ten feet. This FRP screening would seamlessly match the existing building and screening. The radio equipment and battery backup units would be located on the rooftop behind the existing equipment screening, not visible to the public. It may be necessary to locate temporary radio equipment within a 14'x 14' screened area until the final installation of the equipment at roof level can be completed in order to provide the needed coverage during the construction phase of the project.

AT&T diligently searched for an alternative location at the fire station and ultimately arrived at the proposed site for a suitable replacement site.

1. A "monopine" or telecommunications pole disguised as a tree was considered in the rear lot of the fire station located at 300 Middlefield Road. However, AT&T and the fire district were not able to come to terms on placement and design of the tower.
2. Colocation request on the USGS tower located at 345 Middlefield road was submitted to the USGS but was ultimately denied. The USGS does not allow colocation of antennas on their structures.
3. A "monopine" or telecommunications pole disguised as a tree was considered in side lot of the St. Patrick's Seminary located at 320 Middlefield Road. However, AT&T was unable to come to terms with the owner of the parcel.
4. Section 16.93.030 further addressed the requirements for antennas on rooftops. AT&T has chosen the proposed location as it is the least obtrusive alternative for a telecommunications antenna facility in the area.

In support of this application, please find the following attachments:

- Cumulative Effects –coverage maps showing coverage with the existing fire station located at 170 Middlefield Road, with the proposed site located at 321 Middlefield road, and if no site were permitted (without a replacement site for the fire station)
- Emissions Report and Approval from EBI solutions

C1



AT&T Mobility
430 Bush Street, 5th Floor
San Francisco, CA 94108

- Landlord signed CUP application
- Photo-simulations
- Site Plans
- Site Plans showing the location of the temporary equipment location within the rear parking area.

If you have any questions about this application or require additional information, please do not hesitate to contact me. Thank you.

Mark Jones

330-391-0360

AT&T Mobility Authorized Representative

6140 Stoneridge Mall Road Pleasanton, CA 94588

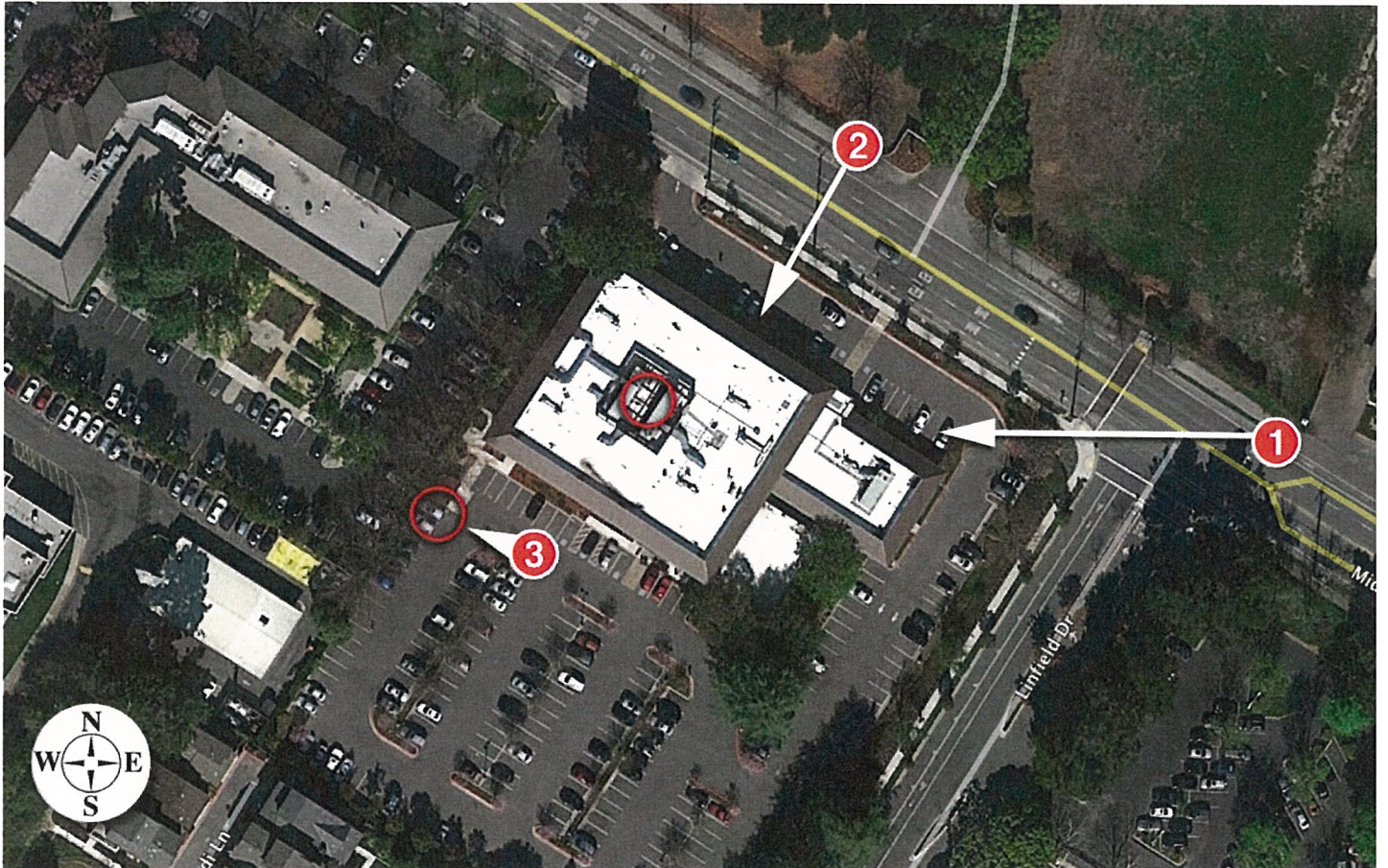
C2



RECEIVED

AUG 29 2014

CITY OF MENLO PARK
BUILDING



Menlo Park Temp POD/COW

Site # CCU2928

Aerial Map

8/21/14

321 Middlefield Road
Menlo Park, CA 94025



Applied Imagination 510 914-0500

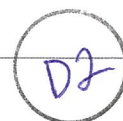


8/21/14

Menlo Park Temp POD/COW

321 Middlefield Road
Menlo Park, CA 94025

Site # CCU2928



Looking West from Middlefield Road

View #1

Applied Imagination 510 914-0500



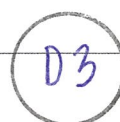
Menlo Park Temp POD/COW

Site # CCU2928

Looking Southwest from Middlefield Road

8/21/14

321 Middlefield Road
Menlo Park, CA 94025



View #2

Applied Imagination 510 914-0500



Existing



proposed equipment

Proposed

CNU5680 Zoning Propagation Maps

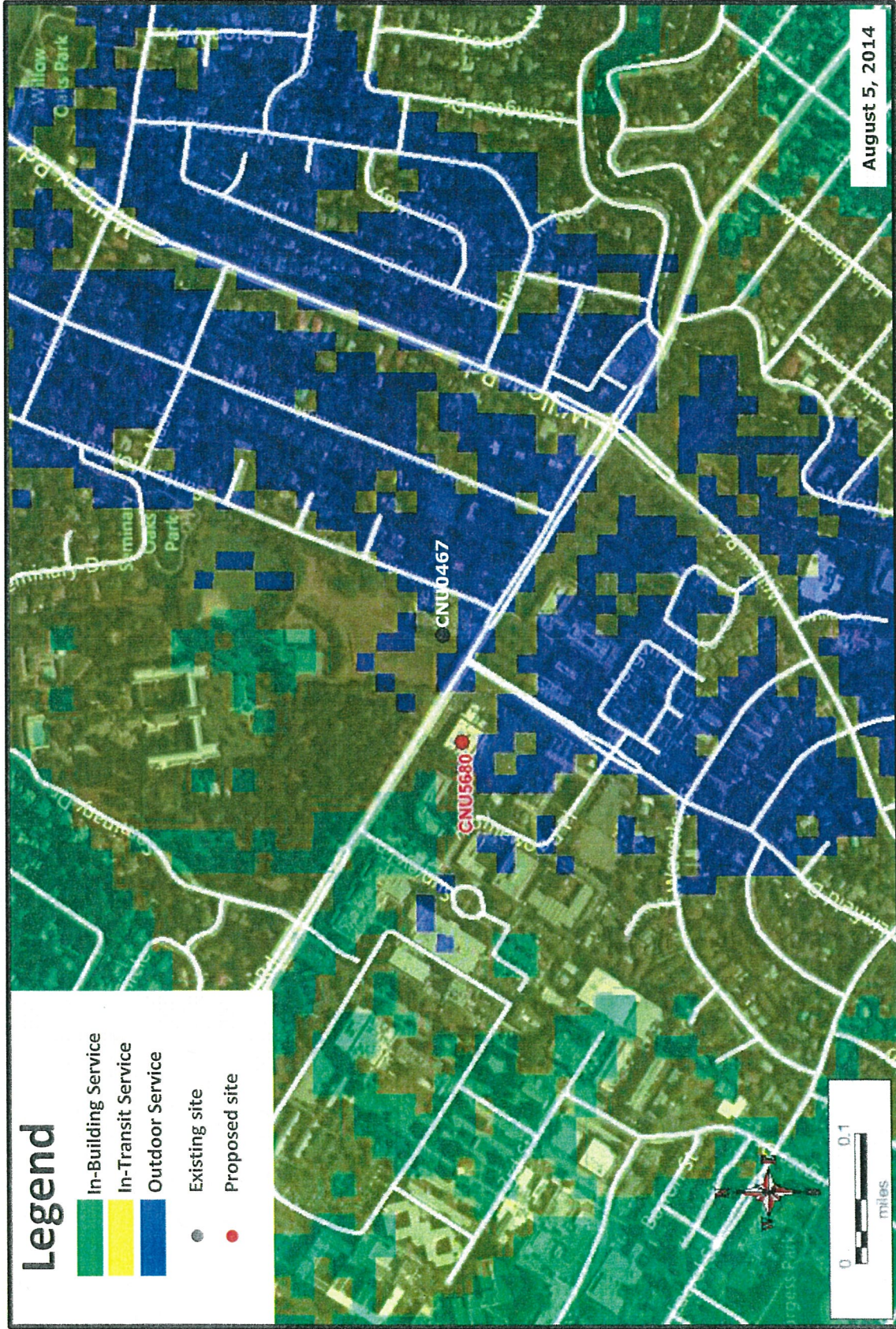
August 5, 2014

Network Coverage With EXISTING Site CNU0467 (Fire Station)



E2

Network Coverage Without Existing CNU0467 (Fire Station)



E3



Network Coverage With RELOCATION Site CNU5680



E4

Radio Frequency – Electromagnetic Energy (RF-EME) Compliance Report

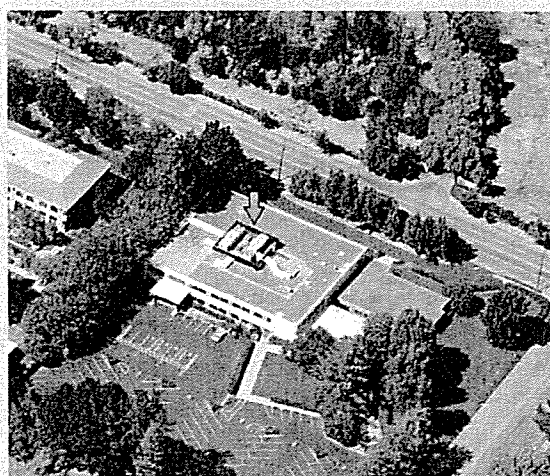
USID# 164700
Site No. CNU5680
321 Middlefield Road Perm Site
321 Middlefield Road
Menlo Park, California 94025
San Mateo County
37.455896; -122.169101 NAD83
Rooftop

EBI Project No. 62144206
August 12, 2014

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AUG 29 2014

CITY OF MENLO PARK
BUILDING



Prepared for:

AT&T Mobility, LLC
c/o Ericsson, Inc.
6160 Stoneridge Mall Road, Suite 400
Pleasanton, CA 94588

Prepared by:

 **EBI Consulting**
environmental | engineering | due diligence

F1

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APPENDICES

Appendix A	Personnel Certifications
Appendix B	Antenna Inventory
Appendix C	RoofView® Export File
Appendix D	RoofView® Graphic
Appendix E	Compliance/Signage Plan

EXECUTIVE SUMMARY

Purpose of Report

EnviroBusiness Inc. (dba EBI Consulting) has been contracted by AT&T Mobility, LLC to conduct radio frequency electromagnetic (RF-EME) modeling for AT&T Site CNU5680 located at 321 Middlefield Road in Menlo Park, California to determine RF-EME exposure levels from proposed AT&T wireless communications equipment at this site. As described in greater detail in Section 2.0 of this report, the Federal Communications Commission (FCC) has developed Maximum Permissible Exposure (MPE) Limits for general public exposures and occupational exposures. This report summarizes the results of RF-EME modeling in relation to relevant FCC RF-EME compliance standards for limiting human exposure to RF-EME fields.

This report contains a detailed summary of the RF EME analysis for the site, including the following:

- Antenna Inventory
- Site Plan with antenna locations
- Antenna inventory with relevant parameters for theoretical modeling
- Graphical representation of theoretical MPE fields based on modeling
- Graphical representation of recommended signage and/or barriers

This document addresses the compliance of AT&T's transmitting facilities independently and in relation to all collocated facilities at the site.

Statement of Compliance

A site is considered out of compliance with FCC regulations if there are areas that exceed the FCC exposure limits and there are no RF hazard mitigation measures in place. Any carrier which has an installation that contributes more than 5% of the applicable MPE must participate in mitigating these RF hazards.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. As presented in the sections below, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

AT&T Recommended Signage/Compliance Plan

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

1. All sites must be analyzed for RF exposure compliance;
2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Site compliance recommendations have been developed based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, additional guidance provided by AT&T, EBI's understanding of FCC and OSHA requirements, and common industry practice. Barrier locations have been identified (when required) based on guidance presented in

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012.
The following signage is recommended at this site:

- Green INFO I sign posted on or next to the roof access hatch and at each of the three sectors of antennas.

The signage proposed for installation at this site complies with AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document and therefore complies with FCC and OSHA requirements. Barriers are not recommended on this site. More detailed information concerning site compliance recommendations is presented in Section 5.0 and Appendix E of this report.

1.0 SITE DESCRIPTION

This project involves the proposed installation of twelve (12) wireless telecommunication antennas on a rooftop in Menlo Park, California. There are three Sectors (A, B, and C) proposed at the site, with four (4) proposed antennas per sector. For modeling purposes, it is assumed that there will be one (1) LTE antenna in each sector transmitting in the 700 and 1900 MHz frequency ranges, one (1) LTE antenna in each sector transmitting in the 2100 MHz frequency range, one (1) UMTS antenna in each sector transmitting in the 850 and 1900 MHz frequency ranges, and one (1) LTE antenna in each sector transmitting in the 700 and 2300 MHz frequency ranges. The Sector A antennas will be oriented 20° from true north. The Sector B antennas will be oriented 260° from true north. The Sector C antennas will be oriented 140° from true north. The bottoms of the antennas will be approximately 12 feet above the main roof level. Appendix B presents an antenna inventory for the site.

Access to this site is accomplished via an access hatch located on the main roof. Because it is unknown whether this access hatch is locked and to be conservative and to comply with AT&T's corporate policy, the modeling results are reported as though the general public is able to access the rooftop.

Modeling results were generated based on information from the following materials:

- RFDS – SAN-FRANCISCO-SACRAMENTO_SAN-FRANCISCO_CNU5680_2015-New-Site_New dated 7/23/2014
- CDs – CNU5680ZD_REV A_MY_RELO_05 16 14 dated 8/6/2014

2.0 FEDERAL COMMUNICATIONS COMMISSION (FCC) REQUIREMENTS

The FCC has established Maximum Permissible Exposure (MPE) limits for human exposure to Radiofrequency Electromagnetic (RF-EME) energy fields, based on exposure limits recommended by the National Council on Radiation Protection and Measurements (NCRP) and, over a wide range of frequencies, the exposure limits developed by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and adopted by the American National Standards Institute (ANSI) to replace the 1982 ANSI guidelines. Limits for localized absorption are based on recommendations of both ANSI/IEEE and NCRP.

The FCC guidelines incorporate two separate tiers of exposure limits that are based upon occupational/controlled exposure limits (for workers) and general public/uncontrolled exposure limits for members of the general public.

Occupational/controlled exposure limits apply to situations in which persons are exposed as a consequence of their employment and in which those persons who are exposed have been made fully aware of the potential for exposure and can exercise control over their exposure. Occupational/controlled exposure limits also apply where exposure is of a transient nature as a result of incidental passage through a location where exposure levels may be above general public/uncontrolled limits (see below), as long as the exposed person has been made fully aware of the potential for exposure and can exercise control over his or her exposure by leaving the area or by some other appropriate means.

General public/uncontrolled exposure limits apply to situations in which the general public may be exposed or in which persons who are exposed as a consequence of their employment may not be made fully aware of the potential for exposure or cannot exercise control over their exposure. Therefore, members of the general public would always be considered under this category when exposure is not employment-related, for example, in the case of a telecommunications tower that exposes persons in a nearby residential area.

Table I and Figure I (below), which are included within the FCC's OET Bulletin 65, summarize the MPE limits for RF emissions. These limits are designed to provide a substantial margin of safety. They vary by frequency to take into account the different types of equipment that may be in operation at a particular facility and are "time-averaged" limits to reflect different durations resulting from controlled and uncontrolled exposures.

The FCC's MPEs are measured in terms of power (mW) over a unit surface area (cm²). Known as the power density, the FCC has established an occupational MPE of 5 milliwatts per square centimeter (mW/cm²) and an uncontrolled MPE of 1 mW/cm² for equipment operating in the 1900 MHz frequency range. For the AT&T equipment operating at 850 MHz, the FCC's occupational MPE is 2.83 mW/cm² and an uncontrolled MPE of 0.57 mW/cm². For the AT&T equipment operating at 700 MHz, the FCC's occupational MPE is 2.33 mW/cm² and an uncontrolled MPE of 0.47 mW/cm². These limits are considered protective of these populations.

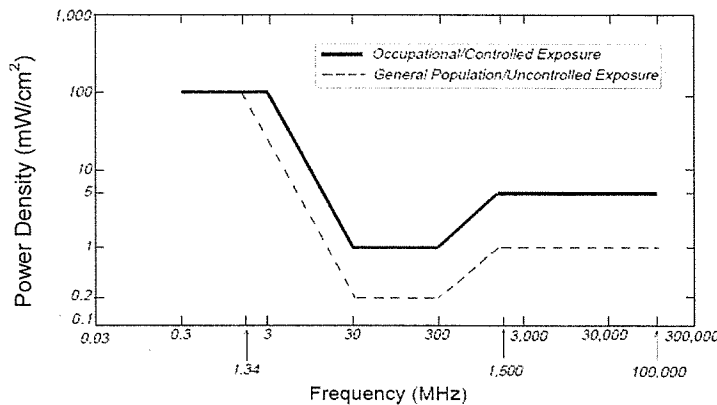
Table I: Limits for Maximum Permissible Exposure (MPE)				
(A) Limits for Occupational/Controlled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-3.0	614	1.63	(100)*	6
3.0-30	1842/f	4.89/f	(900/f ²)*	6
30-300	61.4	0.163	1.0	6
300-1,500	--	--	f/300	6
1,500-100,000	--	--	5	6
(B) Limits for General Public/Uncontrolled Exposure				
Frequency Range (MHz)	Electric Field Strength (E) (V/m)	Magnetic Field Strength (H) (A/m)	Power Density (S) (mW/cm ²)	Averaging Time [E] ² , [H] ² , or S (minutes)
0.3-1.34	614	1.63	(100)*	30
1.34-30	824/f	2.19/f	(180/f ²)*	30
30-300	27.5	0.073	0.2	30
300-1,500	--	--	f/1,500	30
1,500-100,000	--	--	1.0	30

f = Frequency in (MHz)

* Plane-wave equivalent power density



Figure 1. FCC Limits for Maximum Permissible Exposure (MPE)
Plane-wave Equivalent Power Density



Based on the above, the most restrictive thresholds for exposures of unlimited duration to RF energy for several personal wireless services are summarized below:

Personal Wireless Service	Approximate Frequency	Occupational MPE	Public MPE
Personal Communication (PCS)	1,950 MHz	5.00 mW/cm ²	1.00 mW/cm ²
Cellular Telephone	870 MHz	2.90 mW/cm ²	0.58 mW/cm ²
Specialized Mobile Radio	855 MHz	2.85 mW/cm ²	0.57 mW/cm ²
Long Term Evolution (LTE)	700 MHz	2.33 mW/cm ²	0.47 mW/cm ²
Most Restrictive Freq. Range	30-300 MHz	1.00 mW/cm ²	0.20 mW/cm ²

MPE limits are designed to provide a substantial margin of safety. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

Personal Communication (PCS) facilities used by AT&T in this area operate within a frequency range of 700-1900 MHz. Facilities typically consist of: 1) electronic transceivers (the radios or cabinets) connected to wired telephone lines; and 2) antennas that send the wireless signals created by the transceivers to be received by individual subscriber units (PCS telephones). Transceivers are typically connected to antennas by coaxial cables.

Because of the short wavelength of PCS services, the antennas require line-of-site paths for good propagation, and are typically installed above ground level. Antennas are constructed to concentrate energy towards the horizon, with as little energy as possible scattered towards the ground or the sky. This design, combined with the low power of PCS facilities, generally results in no possibility for exposure to approach Maximum Permissible Exposure (MPE) levels, with the exception of areas directly in front of the antennas.

3.0 AT&T RF EXPOSURE POLICY REQUIREMENTS

AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, requires that:

- I. All sites must be analyzed for RF exposure compliance;

2. All sites must have that analysis documented; and
3. All sites must have any necessary signage and barriers installed.

Pursuant to this guidance, worst-case predictive modeling was performed for the site. This modeling is described below in Section 4.0. Lastly, based on the modeling and survey data, EBI has produced a Compliance Plan for this site that outlines the recommended signage and barriers. The recommended Compliance Plan for this site is described in Section 5.0.

4.0 WORST-CASE PREDICTIVE MODELING

In accordance with AT&T's RF Exposure policy, EBI performed theoretical modeling using RoofView® software to estimate the worst-case power density at the site rooftop-level resulting from operation of the antennas. RoofView® is a widely-used predictive modeling program that has been developed by Richard Tell Associates to predict both near field and far field RF power density values for roof-top and tower telecommunications sites produced by vertical collinear antennas that are typically used in the cellular, PCS, paging and other communications services. The models utilize several operational specifications for different types of antennas to produce a plot of spatially-averaged power densities that can be expressed as a percentage of the applicable exposure limit.

For this report, EBI utilized antenna and power data provided by AT&T and compared the resultant worst-case MPE levels to the FCC's occupational/controlled exposure limits outlined in OET Bulletin 65. The assumptions used in the modeling are based upon information provided by AT&T and information gathered from other sources. There are no other wireless carriers with equipment installed at this site.

Per AT&T's corporate policy, the FCC's general population limits are applicable to all rooftop sites, regardless of the level of access control. Based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

At the nearest walking/working surfaces to the AT&T antennas, the maximum power density generated by the AT&T antennas is approximately 79.80 percent of the FCC's general public limit (15.96 percent of the FCC's occupational limit). The composite exposure level from all carriers on this site is approximately 79.80 percent of the FCC's general public limit (15.96 percent of the FCC's occupational limit) at the nearest walking/working surface to each antenna. Based on worst-case predictive modeling, there are no areas at ground level related to the proposed AT&T antennas that exceed the FCC's occupational or general public exposure limits at this site. At ground level, the maximum power density generated by the antennas is approximately 8.50 percent of the FCC's general public limit (1.70 percent of the FCC's occupational limit).

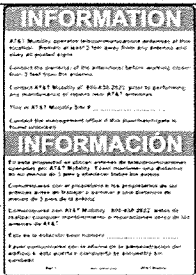
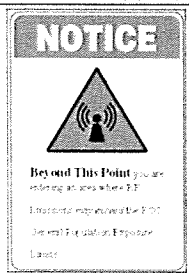
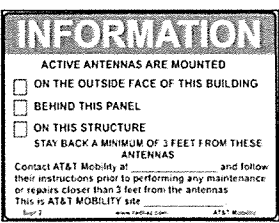

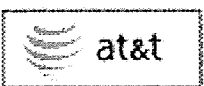
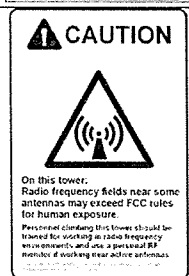
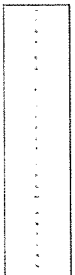

The inputs used in the modeling are summarized in the RoofView® export file presented in Appendix C. A graphical representation of the RoofView® modeling results is presented in Appendix D. It should be noted that RoofView® is not suitable for modeling microwave dish antennas; however, these units are designed for point-to-point operations at the elevations of the installed equipment rather than ground-level coverage. Based on AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, microwave antennas are considered compliant if they are higher than 20 feet above any accessible walking/working surface. There are no microwaves installed at this site.

5.0 RECOMMENDED SIGNAGE/COMPLIANCE PLAN

Signs are the primary means for control of access to areas where RF exposure levels may potentially exceed the MPE. As presented in the AT&T guidance document, the signs must:

- Be posted at a conspicuous point;
- Be posted at the appropriate locations;
- Be readily visible; and
- Make the reader aware of the potential risks prior to entering the affected area.

The table below presents the signs that may be used for AT&T installations.

Informational Signs		Alerting Signs	
	INFO 1		NOTICE
	INFO 2		CAUTION - ROOFTOP
	INFO 3		CAUTION - TOWER
	INFO 4		WARNING

Based upon protocols presented in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document, dated September 21, 2012, and additional guidance provided by AT&T, the following signage is recommended on the site:

Recommended Signage:

- Green INFO 1 sign posted on or next to the roof access hatch and at each of the three sectors of antennas.

No barriers are required for this site. The signage is graphically represented in the Signage Plan presented in Appendix E.

6.0 SUMMARY AND CONCLUSIONS

EBI has prepared this Radiofrequency Emissions Compliance Report for the proposed AT&T telecommunications equipment at the site located at 321 Middlefield Road in Menlo Park, California.

EBI has conducted theoretical modeling to estimate the worst-case power density from AT&T antennas to document potential MPE levels at this location and ensure that site control measures are adequate to meet FCC and OSHA requirements, as well as AT&T's corporate RF safety policies. As presented in the preceding sections, based on worst-case predictive modeling, there are no modeled exposures on any accessible rooftop walking/working surface related to ATT's proposed antennas that exceed the FCC's occupational and/or general public exposure limits at this site.

Signage is recommended at the site as presented in Section 5.0 and Appendix E. Posting of the signage brings the site into compliance with FCC rules and regulations and AT&T's corporate RF safety policies.

7.0 LIMITATIONS

This report was prepared for the use of AT&T Mobility, LLC to meet requirements outlined in AT&T's corporate RF safety guidelines. It was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same locale under like circumstances. The conclusions provided by EBI are based solely on the information provided by the client. The observations in this report are valid on the date of the investigation. Any additional information that becomes available concerning the site should be provided to EBI so that our conclusions may be revised and modified, if necessary. This report has been prepared in accordance with Standard Conditions for Engagement and authorized proposal, both of which are integral parts of this report. No other warranty, expressed or implied, is made.

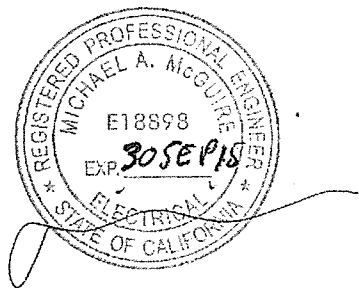
Appendix A

Certifications

RF-EME Compliance Report
EBI Project No. 62144206

Site No. CNU5680
321 Middlefield Road, Menlo Park, California

Reviewed and Approved by:



sealed 13aug2014

Michael McGuire
Electrical Engineer

Note that EBI's scope of work is limited to an evaluation of the Radio Frequency – Electromagnetic Energy (RF-EME) field generated by the antennas and broadcast equipment noted in this report. The engineering and design of the building and related structures, as well as the impact of the antennas and broadcast equipment on the structural integrity of the building, are specifically excluded from EBI's scope of work.

EBI Consulting

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Preparer Certification

I, Jonathan Ilgenfritz, state that:

- I am an employee of EnviroBusiness Inc. (d/b/a EBI Consulting), which provides RF-EME safety and compliance services to the wireless communications industry.
- I have successfully completed RF-EME safety training, and I am aware of the potential hazards from RF-EME and would be classified "occupational" under the FCC regulations.
- I am familiar with the FCC rules and regulations as well as OSHA regulations both in general and as they apply to RF-EME exposure.
- I have been trained in on the procedures outlined in AT&T's RF Exposure: Responsibilities, Procedures & Guidelines document (dated September 21, 2012) and on RF-EME modeling using RoofView® modeling software.
- I have reviewed the data provided by the client and incorporated it into this Site Compliance Report such that the information contained in this report is true and accurate to the best of my knowledge.



F13

Appendix B

Antenna Inventory

F14

Antenna Number	Operator	Antenna Type	TX Freq (MHz)	ERP (Watts)	Gain (dBd)	Antenna Model	Azimuth (deg.)	Length (feet)	Horizontal Beamwidth (Degrees)	X	Y	Z
ATT A1	AT&T	Panel	LTE 700	883	12.4	Andrew SBNHH-ID65B	20	6.1	68	64	90	12.1
ATT A1	AT&T	Panel	LTE 1900	3803	15.8	Andrew SBNHH-ID65B	20	6.1	66	64	90	12.1
ATT A2	AT&T	Panel	LTE 2100	4076	16.1	Andrew SBNHH-ID65B	20	6.1	63	60	92	12.1
ATT A3	AT&T	Panel	UMTS 850	1107	12.2	Andrew SBNHH-ID65B	20	6.1	66	57	94	12.1
ATT A3	AT&T	Panel	UMTS 1900	1902	15.8	Andrew SBNHH-ID65B	20	6.1	66	57	94	12.1
ATT A4	AT&T	Panel	LTE 700	883	12.4	Andrew SBNHH-ID65B	20	6.1	68	54	96	12.1
ATT A4	AT&T	Panel	LTE 2300	3475	16.2	Andrew SBNHH-ID65B	20	6.1	58	54	96	12.1
ATT B1	AT&T	Panel	LTE 700	883	12.4	Andrew SBNHH-ID65B	260	6.1	68	27	77	12.1
ATT B1	AT&T	Panel	LTE 1900	3803	15.8	Andrew SBNHH-ID65B	260	6.1	66	27	77	12.1
ATT B2	AT&T	Panel	LTE 2100	4076	16.1	Andrew SBNHH-ID65B	260	6.1	63	28	72	12.1
ATT B3	AT&T	Panel	UMTS 850	1107	12.2	Andrew SBNHH-ID65B	260	6.1	66	28	68	12.1
ATT B3	AT&T	Panel	UMTS 1900	1902	15.8	Andrew SBNHH-ID65B	260	6.1	66	28	68	12.1
ATT B4	AT&T	Panel	LTE 700	883	12.4	Andrew SBNHH-ID65B	260	6.1	68	29	65	12.1
ATT B4	AT&T	Panel	LTE 2300	3475	16.2	Andrew SBNHH-ID65B	260	6.1	58	29	65	12.1
ATT C1	AT&T	Panel	LTE 700	883	12.4	Andrew SBNHH-ID65B	140	6.1	68	56	48	12.1
ATT C1	AT&T	Panel	LTE 1900	3803	15.8	Andrew SBNHH-ID65B	140	6.1	66	56	48	12.1
ATT C2	AT&T	Panel	LTE 2100	4076	16.1	Andrew SBNHH-ID65B	140	6.1	63	59	51	12.1
ATT C3	AT&T	Panel	UMTS 850	1107	12.2	Andrew SBNHH-ID65B	140	6.1	66	61	55	12.1
ATT C3	AT&T	Panel	UMTS 1900	1902	15.8	Andrew SBNHH-ID65B	140	6.1	66	61	55	12.1
ATT C4	AT&T	Panel	LTE 700	883	12.4	Andrew SBNHH-ID65B	140	6.1	68	64	58	12.1
ATT C4	AT&T	Panel	LTE 2300	3475	16.2	Andrew SBNHH-ID65B	140	6.1	58	64	58	12.1

I. Note there are only 4 AT&T antennas per sector at this site. For clarity, the different frequencies for each antenna are entered on separate lines.

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RF-EME Compliance Report
EBI Project No. 62144206

USID No. 164700 Site No. CNU5680
321 Middlefield Road, Menlo Park, California

Appendix C

Roofview® Export File



Start/MapDefinition					
Roof Max Y	Roof Max X	Map Max Y	Map Max X	Y Offset	X Offset
100	120	150	120	20	20
Number of envelope					
1 \$AE\$81:\$D \$AE\$81:\$D\$Z\$200					
Start/SettingsData					
Standard	Method	Uptime	Scale Factor	Low Color	Mid Thr
2	4	1	1	100	500
It is advisable to provide an ID (ant-1) for all antennas					
Start/AntennaData					
ID	Name	Freq (MHz)	Trans Power	Coax Len	Type Coax
ATT A1	LTE	700	30	2	10 1/2 LDF
ATT A1	LTE	1900	60	2	10 1/2 LDF
ATT A2	LTE	2100	60	2	10 1/2 LDF
ATT A3	UMTS	850	40	2	10 1/2 LDF
ATT A3	UMTS	1900	60	1	10 1/2 LDF
ATT A4	LTE	700	30	2	10 1/2 LDF
ATT A4	LTE	2300	25	4	10 1/2 LDF
ATT B1	LTE	700	30	2	10 1/2 LDF
ATT B1	LTE	1900	60	2	10 1/2 LDF
ATT B2	LTE	2100	60	2	10 1/2 LDF
ATT B3	UMTS	850	40	2	10 1/2 LDF
ATT B3	UMTS	1900	60	1	10 1/2 LDF
ATT B4	LTE	700	30	2	10 1/2 LDF
ATT B4	LTE	2300	25	4	10 1/2 LDF
ATT C1	LTE	700	30	2	10 1/2 LDF
ATT C1	LTE	1900	60	2	10 1/2 LDF
ATT C2	LTE	2100	60	2	10 1/2 LDF
ATT C3	UMTS	850	40	2	10 1/2 LDF
ATT C3	UMTS	1900	60	1	10 1/2 LDF
ATT C4	LTE	700	30	2	10 1/2 LDF
ATT C4	LTE	2300	25	4	10 1/2 LDF
Start/SymbolData					
Sym	Map Markr	Roof X	Roof Y	Map Label	Description (notes for this table only)
Sym	5	35	AC Unit	Sample symbols	
Sym	14	5	Roof Access		
Sym	45	5	AC Unit		
Sym	45	20	Ladder		

RF-EME Compliance Report
EBI Project No. 62144206

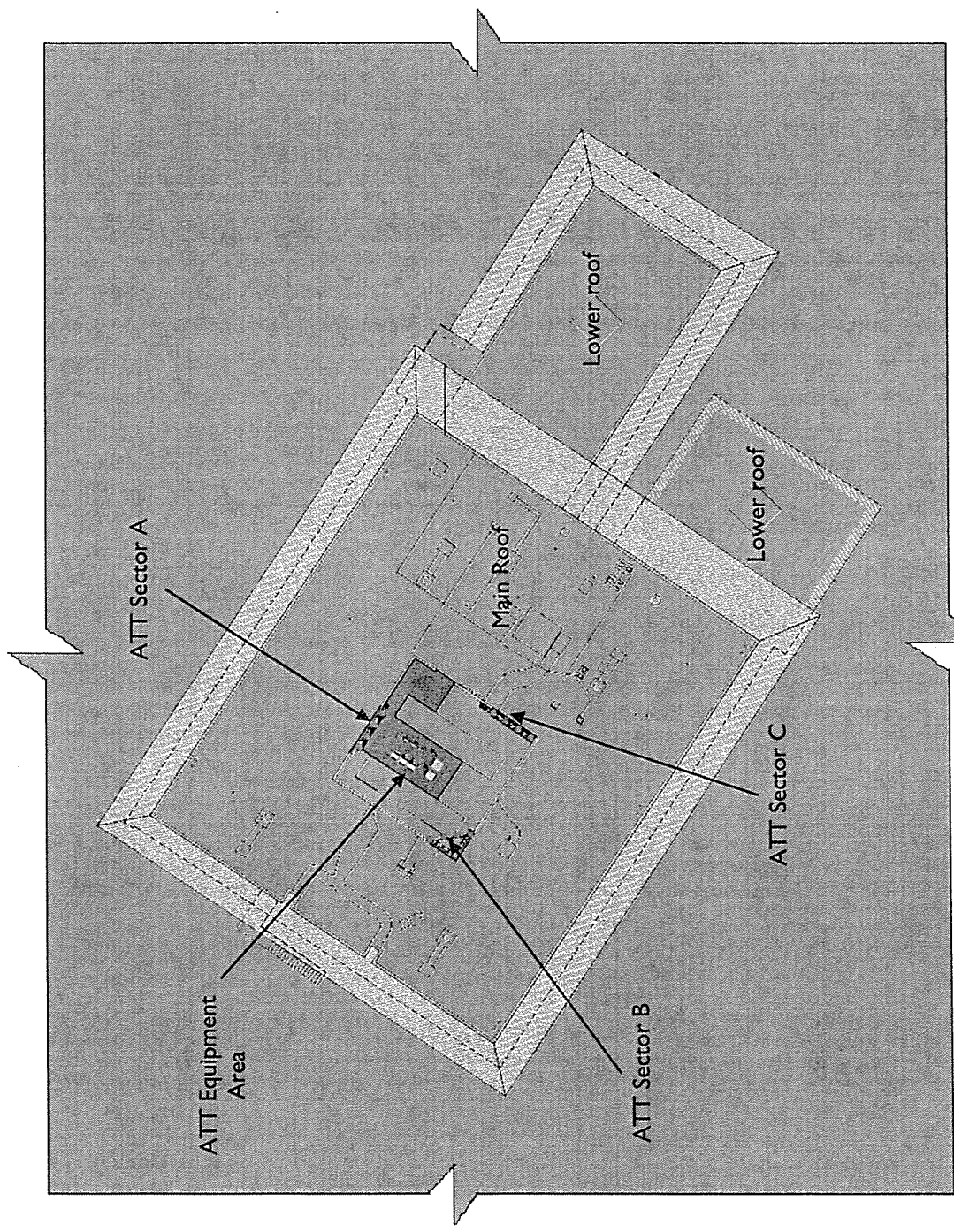
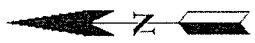
USID No. 164700 Site No. CNU5680
321 Middlefield Road, Menlo Park, California

Appendix D

Roofview® Graphics



AT&T Antennas



F19



% FCC Public Exposure Limit

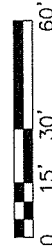
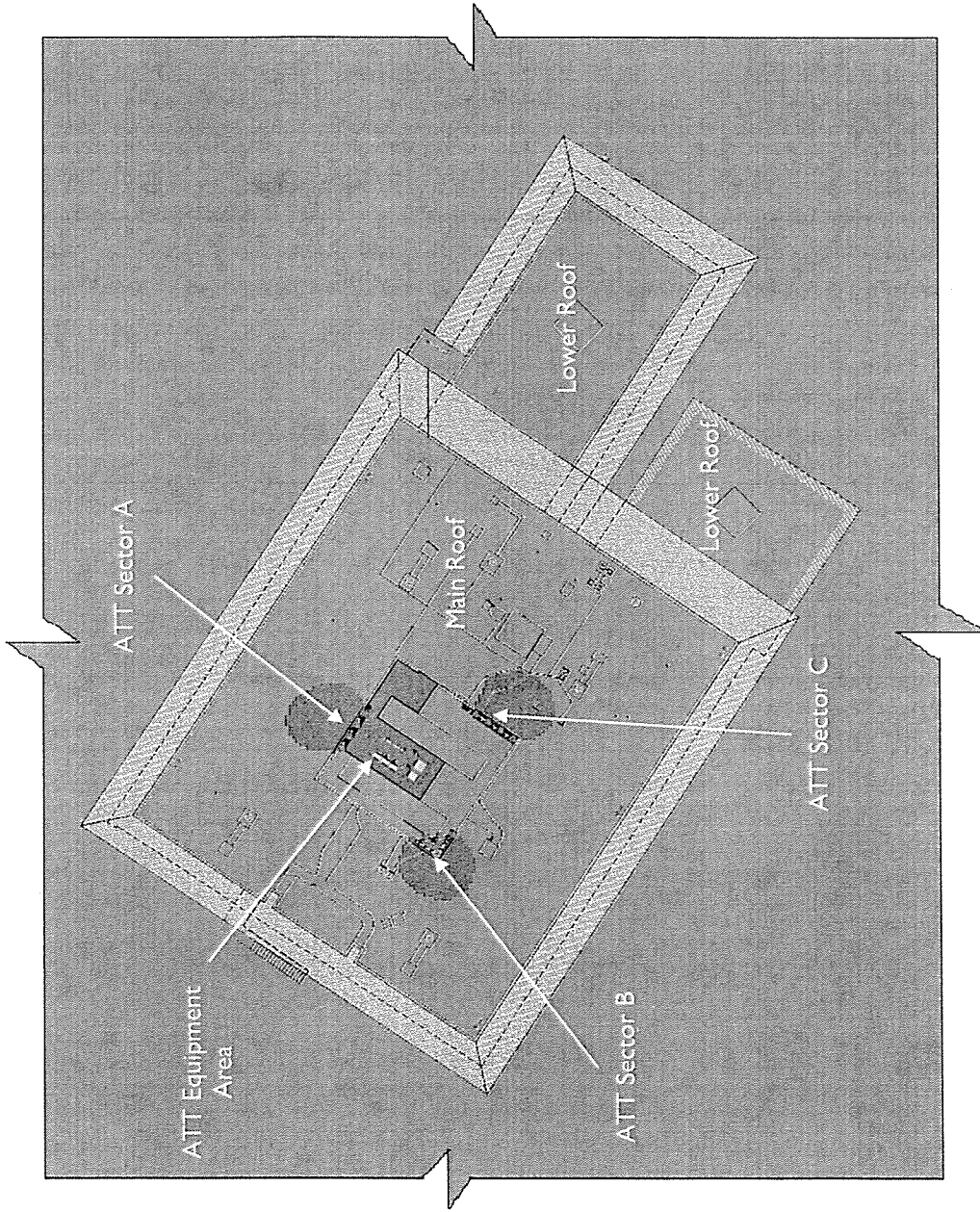
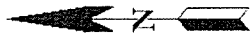
	Exposure Level $\geq 5,000$
	$500 < \text{Exposure Level} \leq 5,000$
	$100 < \text{Exposure Level} \leq 500$
	Exposure Level ≤ 100

Roofview: Composite Exposure Levels

Facility Operator: AT&T Mobility
 Site Name: 321 Middlefield Road Perm Site
 AT&T Site Number: CNU5680
 USID Number: 164700
 Report Date: August 12, 2014



AT&T Antennas



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Roofview: AT&T Exposure Levels

Facility Operator: AT&T Mobility

Site Name: 321 Middlefield Road Perm Site

AT&T Site Number: CNU5680

USID Number: 164700

Report Date: August 12, 2014



Note that the areas shown in brown are where AT&T antennas contribute more than 5% of the FCC's general exposure RF limit. These do not overlap any areas in front of other carrier antennas exceeding the FCC's general exposure RF limit because there are no other carriers as shown in Figure 1. Under FCC regulations, AT&T is therefore not responsible for any predicted exceedances of another carrier's antennas.

% FCC Public Exposure Limit

Exposure Level > 5



Exposure Level ≤ 5



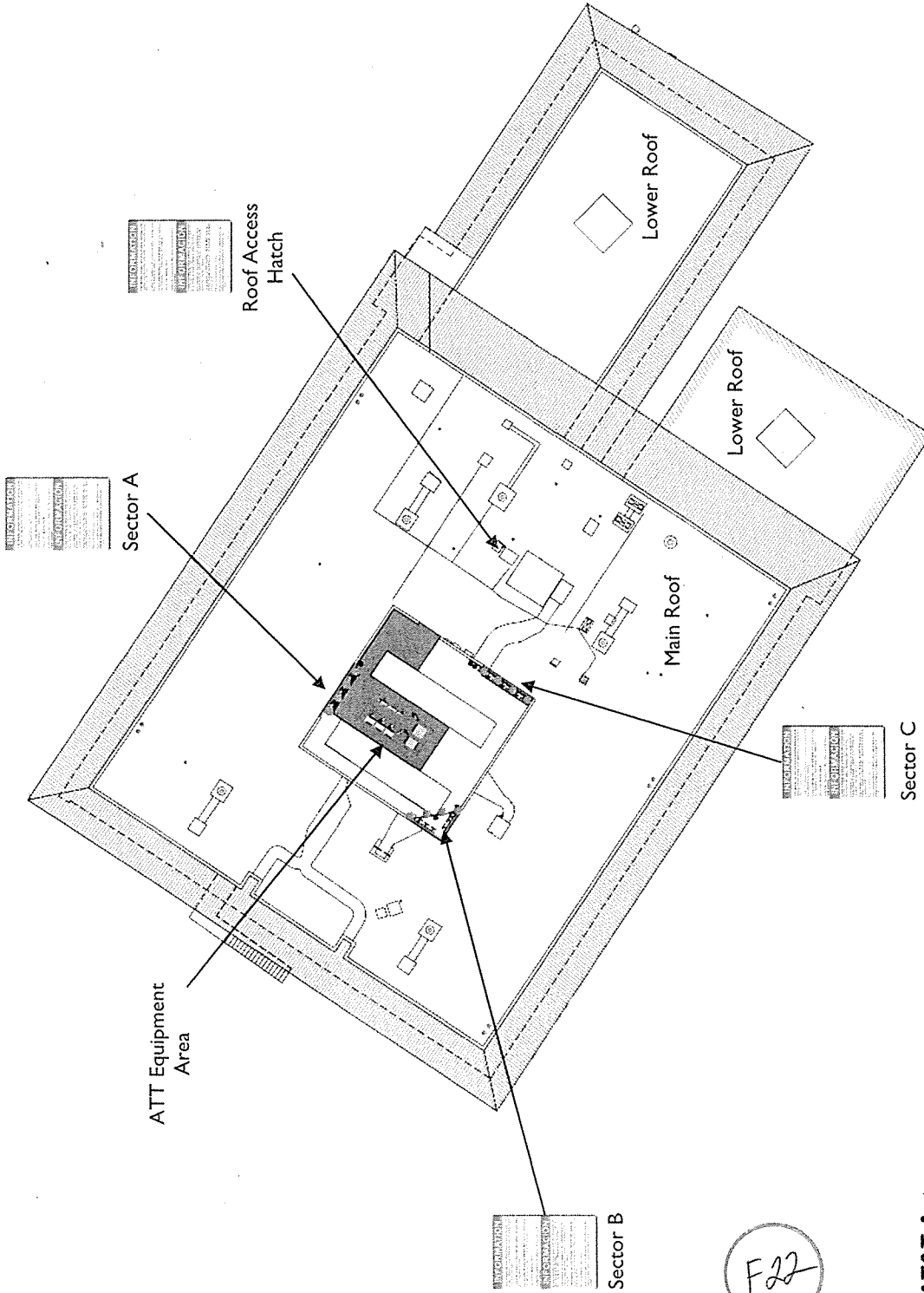
RF-EME Compliance Report
EBI Project No. 62144206

USID No. 164700 Site No. CNU5680
321 Middlefield Road, Menlo Park, California

Appendix E

Compliance/Signage Plan





AT&T Antennas

Sign Identification Legend			
	Denotes AT&T Information Sign 1		Denotes AT&T NOTICE Sign
	Denotes AT&T Information Sign 2		Denotes AT&T CAUTION Sign
	Denotes AT&T Information Sign 3		Denotes AT&T CAUTION Tower Sign
	Denotes AT&T Information Sign 4		Denotes AT&T WARNING Sign



Compliance/Signage Plan
 Facility Operator: AT&T Mobility
 Site Name: 321 Middlefield Road Perm Site
 AT&T Site Number: CNU5680
 USID Number: 164700
 Report Date: August 12, 2014
 EBI Consulting
 Environmental Engineering & Architecture



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF NOVEMBER 3, 2014
AGENDA ITEM D5

LOCATIONS:	<u>East Campus:</u> 1 Hacker Way <u>West Campus:</u> 1 Facebook Way	APPLICANT:	Facebook
EXISTING USE:	<u>East Campus:</u> Corporate Campus <u>West Campus:</u> Under Construction Corporate Campus	OWNERS:	<u>East Campus:</u> Wilson Menlo Park Campus, LLC <u>West Campus:</u> Giant Properties, LLC
PROPOSED USE:	<u>East Campus:</u> Corporate Campus <u>West Campus:</u> Corporate Campus	APPLICATION:	Second Annual Review of the Approved Development Agreements
ZONING:	<u>East Campus:</u> M-2(X) (General Industrial, Conditional Development) <u>West Campus:</u> M-2(X) (General Industrial, Conditional Development)		

PROPOSAL

The City of Menlo Park is conducting the Second Annual Review of Facebook's good faith compliance with the terms of the Development Agreements for their East and West Campus Projects. The term of this review is October 1, 2013 to September 30, 2014. The applicable Development Agreements include:

1. The Facebook East Campus Development Agreement approved in June 2012;
and
2. The Facebook West Campus Development Agreement approved in April 2013.

BACKGROUND

The Facebook Campus Project includes two project sites, specifically, the East Campus and West Campus. Each site has its own Development Agreement and Conditional Development Permit. The land use entitlements and development agreements were also processed in phases, with the East Campus entitlement process being completed first. An overview of both Project phases is provided below.

East Campus

The 56.9-acre East Campus is located at 1 Hacker Way (previously 1601 Willow Road). This developed site was previously occupied by Oracle and Sun Microsystems. The site is developed with nine buildings, which contain approximately 1,035,840 square feet. Applicable entitlements and agreements for the Facebook East Campus project include:

- Amended and Restated Conditional Development Permit (CDP): to implement a vehicular trip cap that includes an AM and PM peak period, and daily trip cap to accommodate an increase in employees at the site beyond the 3,600 employees that were permitted under the CDP applicable to Oracle;
- Development Agreement (DA): which results in the provision of overall benefits to the City and adequate development controls in exchange for vested rights in East Campus Project approvals; and
- Heritage Tree Removal Permits: to remove one heritage tree on the East Campus and seven heritage trees on the West Campus to facilitate construction of Phase I of the Bayfront Expressway undercrossing improvements.

The Planning Commission recommended approval of all requested land use entitlements and development agreement to the City Council on May 7, 2012. The City Council approved the project in May and June of 2012. All of the buildings on the East Campus are occupied at this time.

West Campus

The approximately 22-acre West Campus is located at 1 Facebook Way (previously 312 and 313 Constitution Drive). The new 433,555 square foot building over surface parking is currently under construction and is expected to be completed next spring (March 2015). Applicable entitlements and agreements for the Facebook West Campus Project include:

- Rezone from M-2 (General Industrial) to M-2(X) (General Industrial, Conditional Development) and Conditional Development Permit (CDP): to permit the proposal to diverge from standard M-2 zone requirements related to building height and lot coverage;
- Development Agreement (DA): which results in the provision of overall benefits to the City and adequate development controls in exchange for vested rights in West Campus Project approvals;

- Below Market Rate (BMR) Housing Agreement: per the requirements of the City's Municipal Code, a BMR Housing Agreement was required and the applicant has satisfied the BMR Housing Agreement requirements by funding 15 off-site affordable housing units to be constructed at 3639 Haven Avenue, via an agreement with St. Anton Partners;
- Lot Line Adjustment: to modify the location of the two legal lots that comprise the project site; and
- Heritage Tree Removal Permits: to permit the removal of approximately 175 heritage trees associated with the proposed project.

The Planning Commission recommended approval of all requested land use entitlements and agreements to the City Council in February 2013. The City Council approved the project in March 2013. At this time the approved West Campus Project is under construction. The location of the two campuses is shown on Attachment A.

ANALYSIS

A Development Agreement is a legally binding contract between the City of Menlo Park and an applicant that delineates the terms and conditions of a proposed development project. A Development Agreement allows an applicant to secure vested rights and allows the City to secure benefits that are generally not obtainable otherwise. Development Agreements are commonly used for land use developments which are implemented in phases over a period of time. Development Agreements provide assurances to both the applicant and the City that the terms of the agreement will be in force until the completion of the project, and in some cases, elements of the Development Agreement could be in effect for the life of the project. Development Agreements are enabled by California Government Code Sections 65864-65869.5.

The City Council adopted Resolution No. 4159 in January 1990, establishing the procedures and requirements for the consideration of Development Agreements. Resolution No. 4159 calls for the Planning Commission to conduct a public hearing at which the property owner (or representative for the property owner) must demonstrate good faith compliance with the terms of the agreement. The Planning Commission is to determine, upon the basis of substantial evidence, whether or not the property owner has, for the period under review, complied in good faith with the terms and conditions of the Agreement. The decision of the Planning Commission is final, unless it is appealed to the City Council. These provisions implement Government Code Section 65865.1 which requires the periodic review, at least once every 12 months, to determine compliance with the terms of the agreement.

In addition, the approved Development Agreements for both the East and West Campuses, Sections 24.1 and 15.1, respectively, set forth the following requirement for the Annual Review: "The City shall, at least every 12 months during the term of this Agreement, review the extent of Facebook's and Owner's good faith compliance with the terms of this Agreement pursuant to Government Code Section 65865.1 and Resolution No. 4159. Notice of such annual review shall be provided by the City's Community Development Director to Facebook and Owner not less than 30 days prior

to the date of the hearing by the Planning Commission on Facebook's and Owner's good faith compliance with this Agreement and shall to the extent required by law include the statement that any review may result in amendment or termination of this Agreement. A finding by the City of good faith compliance with the terms of this Agreement shall conclusively determine the issue up to and including the date of such review."

There is an additional clause in the Facebook West Campus Development Agreement that requires that, "Such review shall be scheduled to coincide with the City's review of compliance with the 1601 Willow Road Development Agreement."

In evaluating Facebook's progress at implementing the Development Agreements, staff has developed a classification system to describe how the specific requirements are being implemented using 4 categories. Three of these categories are consistent with the principle of good faith compliance with the terms of the agreements and are as follows:

- **Completed:** A One-time Action was completed or an Ongoing Activity occurred during the DA review year.
- **In Progress:** A One-time Action is underway (acceptable progress).
- **Conditional, No Action Required:** The triggering event, condition or requirement to undertake an item has not occurred; no action is necessary.

The fourth category, described as Unacceptable Progress implies that, at least potentially, good faith compliance for that item may not have occurred. However, a determination that substantial and persistent non-implementation of a development agreement would have to occur before a lack of good faith compliance could truly be determined. None of the Development Agreement requirements have been identified as unacceptable progress during the 2013-2014 DA review year.

To ensure that the City is aware of the status of their compliance and any challenges they may be having achieving compliance, Facebook provides periodic updates on the status of all applicable requirements. These updates, as well as supporting correspondence and written documentation have been used to develop the Development Agreement Implementation tables attached to this staff report.

East Campus Development Agreement:

The East Campus Development Agreement includes 37 requirements that are associated with the annual Development Agreement tracking. These requirements fall into two categories, One-Time Actions and Ongoing Activities. A detailed description of the requirements of the Development Agreement for the East Campus are contained in Attachments B and C, respectively. The summary of the implementation status of the 37 Development Agreement requirements is provided below:

East Campus DA Implementation Status	One-Time Actions (Attachment B)	Ongoing Activities (Attachment C)
Completed	7	15
In Progress (Acceptable Progress)	9	
Conditional / No Action Required	1	5
Unacceptable Progress	0	0

The only related component to the East Campus Development Agreement that is lagging is the completion of the automated vehicle trip counting system to allow the City and Facebook to verify on a daily basis that the project is meeting the City's Trip Cap requirement. The initial camera based system did not meet accuracy expectations (because large vehicles like buses and delivery trucks often concealed cars). As a result, Facebook installed an alternative system of in-lane sensors to count vehicles. This system has proved to be reliable. Facebook is still working on the software connections to allow City staff to receive automatic vehicle count notifications. Because the Development Agreement requirement (DA Term 5 in Attachment C) calls for compliance with the trip cap (and manual counts have indicated that Facebook is in compliance), staff believes that good faith compliance with the terms of the East Campus Development Agreement is occurring even though the automated system is still being finalized.

West Campus Development Agreement:

The West Campus Development Agreement includes 11 requirements that are associated with the annual Development Agreement tracking. These requirements fall into two categories, One-Time Requirements and Ongoing Activities. Requirements that apply only to project construction (e.g. 7.3.1 and 7.3.2) are also classified as One-Time activities since once construction is completed the obligation no longer applies. All of the Ongoing Activities are required to be implemented after the West Campus has been constructed and occupied. As a result, these items have been classified as Conditional/No Action Necessary.

These requirements fall into two categories, One-Time Actions and Ongoing Activities. A detailed description of the requirements of the Development Agreement for the East Campus is contained in Attachments D and E, respectively. The summary of the implementation status of the 11 Development Agreement requirements is provided below:

West Campus DA Implementation Status	One-Time Actions (Attachment D)	Ongoing Activities (Attachment E)
Completed	2	0
In Progress (Acceptable Progress)	0	
Conditional / No Action Required	3	6
Unacceptable Progress	0	0

All of the ongoing activities are scheduled in the Development Agreement to begin after the West Campus is completed and occupied. Since the precursor to these activities is the construction of the building and construction is currently underway, staff believes that good faith compliance with the terms of the West Campus Development Agreement is occurring.

Requirements of the Conditional Development Permits

As part of this annual review staff has also reviewed the major infrastructure improvements identified in the Conditional Development Permits (CDPs) for both the East Campus (EC) and West Campus (WC) projects. For the sake of simplicity, only the East Campus CDP numbers are provided when the improvement is identified in both CDP documents.

The original schedule required bonding for the improvements within 90 days after the approval of the Development Agreement, and the submittal of complete construction/improvement plans within 180 days of approval of the Development Agreement. Once Caltrans (and/or the cities of Menlo Park and East Palo Alto) approve the construction plans, construction is required to be completed within 180 days. The CDP schedule contains no deadlines for the review and approval of the encroachment permit by either Caltrans or the City of East Palo Alto since these outside agencies have their own processing requirements and timelines.

The following table summarizes the status of the various infrastructure requirements contained in the Conditional Development Permits for the East and West Campus Projects. As depicted below all of the improvements are either underway, or have just completed the Caltrans encroachment permit process. Construction is expected to begin and should be completed prior to the next DA annual review, with the exception of the Willow Road/Newbridge Street improvements. These project improvements also relate to the US101/Willow Road interchange reconstruction, and due to high likelihood that any improvements would end up being removed replaced, staff is adjusting the timing of this measure to conform to the timing of the interchange reconstruction.

STATUS OF FACEBOOK CDP INFRASTRUCTURE IMPROVEMENTS							
CDP Requirement	Bond Paid	Construction Plans		Encroachment Permit		Construction	
		Submitted to the City	Approved by the City	Applied For	Received	Started	Complete
EAST CAMPUS							
Willow Rd. & Bayfront Expway. lane widening and bike lanes (EC CDP 10.1)	✓	✓	✓	✓			
Willow Rd. & Middlefield Rd. lane and signal revisions (EC CDP 10.2)	✓	✓	✓	✓	✓	✓	✓
University Ave. & Bayfront Expway. trail improvement (EC CDP 10.3)	✓	✓	✓	✓	✓		
Bayfront Expway. & Chrysler Drive lane restriping (EC CDP 10.4)	✓	✓	✓	✓	✓		
Marsh Rd. & Bayfront Expway. lane restriping (EC CDP 10.5)	✓	✓	✓	✓	✓		
Marsh Rd. & US101 NB Ramp ramp widening (EC CDP 10.6)	✓	✓	✓	✓	✓		
Willow Rd. & Newbridge St. lane widening (EC CDP 10.7)	✓	✓	✓	✓			
WEST CAMPUS							
Bayfront Expway. Undercrossing (WC CDP 10.0)	✓	✓	✓	✓	✓	✓	
University Ave. & Donahoe St. restriping (WC CDP 12.10)	✓	✓	✓	✓	✓	✓	
Willow Rd. median emergency vehicle access	✓	✓	✓	✓			

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires that activities which meet the definition of a Project be evaluated for their potential impacts on the environment. The Annual Review of the Development Agreements has no potential to result in an impact to the environment and does not meet the definition of a Project under CEQA; as a result, no environmental review or determination is needed. The environmental impacts

of the original projects and their associated development agreements were evaluated and considered at the time projects were initially approved by the City in 2012 and 2013.

RECOMMENDATION

Over the course of the past year, Facebook has demonstrated its good faith compliance with the provisions of both the East and West Campus Development Agreements. As a result, staff recommends that the Planning Commission find and determine upon the basis of substantial evidence that Facebook has, for the DA review year of October 2013 and September 2014 complied in good faith with the terms and conditions of both Development Agreements.

Report prepared by:

David Hogan

Contract Planner

Report reviewed by:

Justin Murphy

Assistant Community Development Director

PUBLIC NOTICE

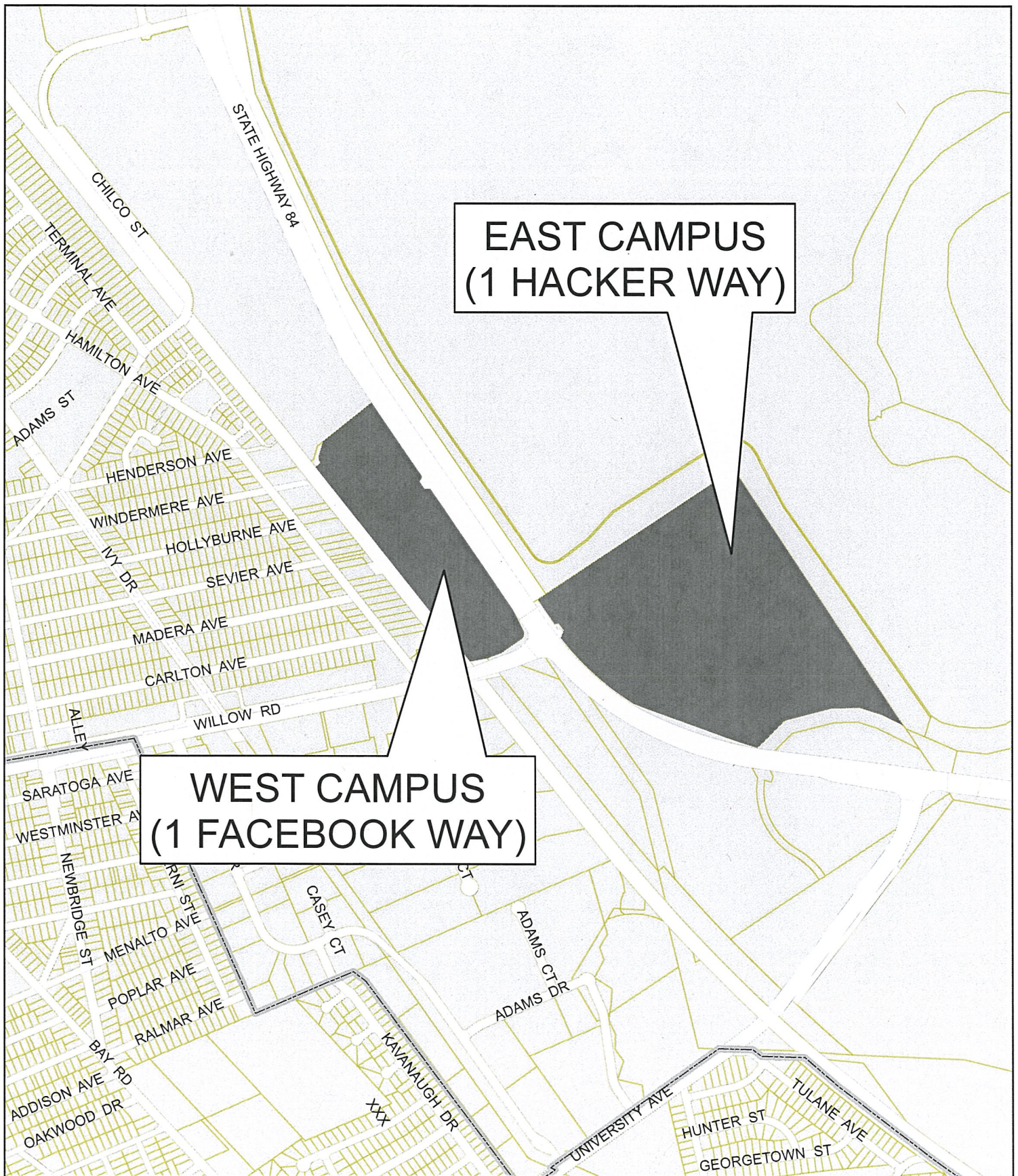
Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of all property owners and occupants within 300-foot radius of the subject property. The mailed notice was supplemented by an email update that was sent to subscribers of the project page for the proposal, which is available at the following address: http://www.menlopark.org/projects/comdev_fb.htm In addition to allowing for interested parties to subscribe to email updates, the Project page provides comprehensive information about the Project, as well as links to previous staff reports and other related documents.

ATTACHMENTS

- A. Location Map
- B. East Campus Development Agreement One-Time Action Status
- C. East Campus Development Agreement Ongoing Activities Status
- D. West Campus Development Agreement One-Time Action Status
- E. West Campus Development Agreement Ongoing Activities Status

DOCUMENTS AVAILABLE FOR REVIEW AT CITY OFFICES AND WEBSITE

- [City Council Resolution No. 4159, Regulations Establishing Procedures and Requirements for Development Agreements](#)
- [Facebook East Campus Development Agreement](#)
- [Facebook West Campus Development Agreement](#)



	<h1>CITY OF MENLO PARK</h1>	
<p>LOCATION MAP 1 HACKER WAY & 1 FACEBOOK WAY</p>		
<p>DRAWN: KTP CHECKED: KTP DATE: 11/03/14 SCALE: 1" = 900' SHEET: 1</p>		

B1

ATTACHMENT B EAST CAMPUS DEVELOPMENT AGREEMENT ONE TIME ACTIONS OR IMPROVEMENTS				
DA Term	Task/Requirement/Action*	Timeline	Status	Notes
7.1	<u>Capital Improvement.</u> Facebook shall make a one-time payment of One Million One Hundred Thousand Dollars (\$1,100,000) to the City for the City's unrestricted use toward capital improvement projects.	Within 45 days of the satisfaction of the Conditions Precedent* (11/2/12)	Completed	During the 2012-2013 Review Period.
7.2.1	<u>Bicycle/Pedestrian.</u> Facebook shall perform one-time improvements to the Undercrossing above and beyond those described in the Project; including to the extent appropriate, preserving existing art and/or providing wall surfaces for invited artists to create mural art with the intent to create an "art gallery" experience for the pedestrians/bicyclists using the undercrossing. (See also East Campus CDP, Section 9)	Within 240 days of the satisfaction of the Conditions Precedent* (5/31/13)	In Progress	Eastside construction began on 9/25/14. Westside construction is expected to begin in late 2014. Improvements are expected to be completed by opening day of the West Campus (March 2015).
7.2.2	<u>Bicycle/Pedestrian.</u> Facebook shall perform restriping improvements for bicycle lanes to the following streets on a one-time basis: (a) Willow Road and Middlefield Road intersection. (b) Willow Road and U.S. 101 bridge. (c) Willow Road between Hamilton Avenue and Bayfront Expressway.	Within 240 days of the satisfaction of the Conditions Precedent* (5/31/13)	Completed	
			In Progress	Plans have been submitted to Caltrans. Caltrans does not support the installation of green lane bicycle striping over US101. Facebook will make another attempt to get Caltrans approval next year.
			In Progress	This is part of the Bayfront Willow project, which is in the encroachment permit review process with Caltrans.

* The DA requirements listed here may be summarized; the complete terms are found in the recorded Development Agreement.

B2

ATTACHMENT B EAST CAMPUS DEVELOPMENT AGREEMENT ONE TIME ACTIONS OR IMPROVEMENTS				
DA Term	Task/Requirement/Action*	Timeline	Status	Notes
	(d) Willow Road between Newbridge Street and Ivy Drive.		In Progress	The Caltrans permitting process continues. Caltrans has requested additional information. Facebook hopes to receive a permit by end of December.
	(e) Willow Road between O'Keefe Street and U.S. 101 (shared lane markings).		In Progress	The Caltrans permitting process continues. Caltrans has requested additional information. Facebook hopes to receive a permit by end of December 2014.
7.2.3	<u>Bicycle/Pedestrian</u> . Facebook shall have a one-time obligation to investigate the possibility of making crosswalk improvements to the pedestrian crossings at the US 101 and Willow Road interchange.	Within 240 days of the satisfaction of the Conditions Precedent* (5/31/13)	Completed	Caltrans will not allow the proposed improvements. No additional action by Facebook is required.
7.2.4	<u>Bicycle/Pedestrian</u> . Facebook shall perform one-time improvements to publicly accessible walking paths, trails and levees in the immediate vicinity of the Property, subject to approval by the San Francisco Bay Conservation and Development Commission ("BCDC").	Within 240 days of the satisfaction of the Conditions Precedent* (5/31/13)	In Progress	Trail improvements have been installed along the level trail around the East Campus with future connections to the Bayfront Expressway Undercrossing. In addition, Facebook is working with the Don Edwards Wildlife Refuge, Cargill, South Bay Salt Pond Restoration, and the SF Bay Bird Observatory on interpretive signage.

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ATTACHMENT B
EAST CAMPUS DEVELOPMENT AGREEMENT
ONE TIME ACTIONS OR IMPROVEMENTS

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
7.3	<u>Business District.</u> Facebook will have a one-time obligation to investigate the possibility of creating a business improvement district in the Willow Road corridor between US 101 and Bayfront Expressway that includes the Property. If the business improvement district is feasible and the adjacent property owners are likewise interested in creating the business improvement district, Facebook shall initiate the process for creating the business improvement district.	Within three years of the satisfaction of the Conditions Precedent* (10/3/15)	In Progress	There are ongoing discussions with four key members of the M-2 Zone area business community. Results of these ongoing discussions are expected to come to fruition during the next year.
9.1	<u>Housing.</u> Facebook will explore opportunities to invest in low income tax credits for affordable housing projects in the City and the City of East Palo Alto, including partnering with a local non-profit housing developer(s) or contributing funds toward the creation of low, very-low or extremely-low income housing. Facebook shall report the results of its explorations to the City's Community Development Director upon the City's Community Development Director's written request. The decision of whether to make any investments will be in Facebook's sole and absolute discretion.	Prior to February 6, 2026	Completed	
9.2	<u>Housing.</u> Facebook will contact a local real estate developer or local real estate developers interested in building housing projects in the City. Facebook in concert with the real estate developer(s) will explore ways to support housing projects, including, but not limited to investing capital, committing to leasing units or offering marketing opportunities to Facebook employees. Facebook shall report the conclusions from this collaborative effort to the City's Community Development Director upon the City's Community Development Director's written request. The decision of whether to provide any support will be in Facebook's sole and absolute discretion.	Prior to February 6, 2026	Completed	Facebook has collaborated with the St Anton's Housing Project and provided funding for Below Market Rate housing units.

* The DA requirements listed here may be summarized; the complete terms are found in the recorded Development Agreement.

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ATTACHMENT B EAST CAMPUS DEVELOPMENT AGREEMENT ONE TIME ACTIONS OR IMPROVEMENTS				
DA Term	Task/Requirement/Action*	Timeline	Status	Notes
11.	<u>Bay Trail Gap.</u> Facebook will work with Bay Trail stakeholders, including, but not limited to Mid-peninsula Regional Open Space District, Association of Bay Area Governments (ABAG), the City of East Palo Alto and the City and County of San Francisco and appropriate members of the business community to close the Bay Trail Gap, commonly known as Gap No. 2092, which terminates at the railroad right-of-way on University Avenue.	Prior to February 6, 2026	In progress	The Mid-peninsula Regional Open Space District is still working to secure an easement from SFPUC for the trail and complete environmental analysis once the alignment is set.
12	<u>Utility Undergrounding.</u> Facebook agrees to cooperate with the City in the City's efforts to underground existing electric transmission lines located in the vicinity of the property. However, neither the City nor Facebook will be obligated to provide funding for utility undergrounding.	Prior to February 6, 2026	Conditional / No Action Required	
15	<u>Adopt-a-Highway.</u> Facebook will adopt a roadway segment in the vicinity of the Property pursuant to Caltrans' Adopt-A-Highway Program. This commitment will be for a period of five years. If there are no segments available for adoption in the vicinity of the Property, Facebook's obligation shall be tolled until a segment becomes available.	Within 180 days of the satisfaction of the Conditions Precedent* (4/1/13)	In Progress	No Adopt-a-Highway road segments in the vicinity of the Project Site are available. Lack of available segments means that Facebook is in compliance with this requirement. However since no road segment is available Facebook has initiated the process of adopting the west bound bike path along Hwy 84 from the end of Dumbarton Bridge to Marsh Road under a new State program.

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ATTACHMENT B
EAST CAMPUS DEVELOPMENT AGREEMENT
ONE TIME ACTIONS OR IMPROVEMENTS

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
22.1	Sanitary Sewer System Upgrades. Facebook shall purchase a third wastewater pump to be placed into reserve in case of pump failure at the Hamilton Henderson Pump Station. Within 120 days of the Effective Date of this Agreement, Facebook shall purchase a, 3-Phase pump as approved by West Bay Sanitary District (WBSD).	Facebook shall post a bond equal to 120 percent of the cost of the wastewater pump within 30 days of the satisfaction of the Conditions Precedent* (11/2/12)	Completed	Pump purchased and provided to WBSD.
22.2	Sanitary Sewer System Upgrades. Facebook shall upsize 114 feet of the existing 12-inch diameter pipeline that runs north along Hamilton Avenue, beginning at the Hamilton/Willow Road intersection, to a 15-inch diameter pipe.	Within 90 days of the Effective Date of this Agreement (10/3/12), Facebook shall apply for a Class 3 permit from WBSD. Facebook shall post a bond equal to 200 percent of the estimated cost of the work within 30 days of the satisfaction of the Conditions Precedent* (11/2/12)	Completed	Construction completed June 5, 2014.

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ATTACHMENT C
EAST CAMPUS DEVELOPMENT AGREEMENT
ONGOING ACTIVITIES

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
5.	Trip Cap. Facebook shall adhere to the Trip Cap, details included in the Project Approved, and incorporated herein by this reference (CDP Requirement 7).	Within 180 days of CDP Approval.	Completed	While Facebook's East Campus has complied with the Trip Cap, the initial trip counting system did not meet reliability expectations and a new system has been installed. The initial testing indicates that the revised counting system is accurate. However the self-reporting (software) system to enable real-time reporting of vehicle trips has not yet been completed.
8.	<u>Annual Payment.</u> During the term of this Agreement, Facebook and/or Owner shall make an annual payment ("Annual Payment") to the City in lieu of sales tax or other revenue that might otherwise accrue to the City if the Property was occupied by a sales tax producer. 8.1.1. In each of the first five years beginning with the first payment on January 1, 2013, the amount of the Annual Payment shall be Eight Hundred Thousand (\$800,000).	Due on July 1, 2013 of each year.	Completed	Payment was made in June of 2014.
10.	<u>Local Community Fund.</u> Facebook shall create a Local Community Fund ("LCF") in partnership with a non-profit partner to manage and administer the LCF and Facebook shall contribute Five Hundred Thousand Dollars (\$500,000) to the LCF. The purpose of the LCF will be to provide support for local community needs.	Within one year of the satisfaction of the Conditions Precedent* (10/3/13)	Completed	Initial distribution of \$100,000 was made on 6/1/2014.

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ATTACHMENT C
EAST CAMPUS DEVELOPMENT AGREEMENT
ONGOING ACTIVITIES

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
13.1	<p><u>Internship Program.</u> Facebook will create a summer intern program for residents of the Ravenswood Elementary School District. The summer intern program will commence with an initial, pilot program, and then later, if successful, may be expanded, in Facebook's sole and absolute discretion, to include more participants and/or subject areas.</p>	No later than summer 2013	Completed	The Second Annual Facebook Academy was held between 6/30/2014 and 8/7/2014.
13.2	<p><u>Encourage Local Jobs.</u> Facebook will work with a local training program to expand training services for residents of the City and the City of East Palo Alto. Facebook will also create an ongoing quarterly series of career development workshops to commence within one year of the satisfaction of the Conditions Precedent. The workshops will focus on topics such as resume writing, interviewing skills and how to find a job via social media, including Facebook. These workshops will take place in local community centers and/or other neighborhood sites. In addition, within one year of the satisfaction of the Conditions Precedent, Facebook will host a session, promoted in the Belle Haven neighborhood and East Palo Alto, on how to become a Facebook employee and to encourage contractors to hire City residents and residents of the City of East Palo Alto, Facebook will require future vendors to use reasonable efforts to notify residents of the City and the City of East Palo Alto when they are hiring new people to work at the Property in the facilities, culinary and construction trades. Vendors with existing contracts will be encouraged to use reasonable efforts to promote local hiring as openings become available. Facebook will also encourage campus vendors to host sessions on how to become an employee of their organization.</p>	<p>Within one year of the satisfaction of the Conditions Precedent* (10/3/13)</p>	Completed	<p>Job Fairs are held several times a year to teach job search skills (online job searching, resume writing, and interview techniques) to area residents. Flagship Facilities Inc (the Facebook culinary team) representatives continue to reach out to the community at local Job Fairs (held at Onetta Harris Community Center) and with Mt. Olive's career classes. Next job workshop is schedule for October 2014.</p>

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ATTACHMENT C EAST CAMPUS DEVELOPMENT AGREEMENT ONGOING ACTIVITIES				
DA Term	Task/Requirement/Action*	Timeline	Status	Notes
16.1	<u>Environmental Education.</u> When performing work that might impact the San Francisco Bay, Facebook will hire an environmental consultant knowledgeable about the San Francisco Bay and associated marsh habitats to ensure that endangered species, particularly the Salt Marsh Harvest Mouse and Clapper Rail, are not harmed.	Prior to February 6, 2026	Completed	
16.2	<u>Environmental Education.</u> Facebook will cooperate with the Don Edwards San Francisco Bay National Wildlife Refuge ("Refuge") team and related nonprofit groups on habitat protection and restoration adjacent to the Property. Facebook will establish an ongoing, in-house point of contact for the Refuge, nonprofit groups and related agencies to ensure collaborative success.	Prior to February 6, 2026	Completed	
16.3	<u>Environmental Education.</u> Facebook will educate employees and visitors about the unique species next to the Property and their habitat requirements. Such education may include installing interpretive signage and/or hosting educational programs.	Prior to February 6, 2026	Completed	Facebook takes advantage of video presentations and speakers to share information. The design for the informational signage along the Levee Trail were approved in September 2014. Production and installation is expected to occur during the next year (also discussed in 7.2.4).
16.4	<u>Environmental Education.</u> Facebook will engage in "wildlife-friendly" behavior, such as: (a) adopting policies requiring the trapping and removal of feral cats and the leashing of dogs when using trails located on the Property, (b) employing wildlife-safe rodent control measures, and (c) encouraging beneficial species.	Prior to February 6, 2026	Completed	Feral cat traps set in September 2014. Wildlife-safe rodent control is also ongoing.

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ATTACHMENT C
EAST CAMPUS DEVELOPMENT AGREEMENT
ONGOING ACTIVITIES

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
17.1	<u>On-going Environmental Commitments.</u> When performing landscape improvements, Facebook and/or Owner will minimize (or require the minimization of) potential stormwater runoff through the use of appropriate techniques, such as grassy swales, rain gardens and other Low Impact Development (LID) measures.	Prior to February 6, 2026	Conditional / No Action Required	
17.2	<u>On-going Environmental Commitments.</u> If Facebook and/or Owner installs at the Property new windows or new window treatments on windows facing the parking lot or the San Francisco Bay, Facebook and/or Owner will select (or require the selection of) windows and window treatments that minimize impacts of light pollution and risk of collision to birds. If Facebook and/or Owner installs new lighting in the parking lot at the Property, Facebook and/or Owner will use (or require the use of) then available best practices to design and shield that new lighting so as to confine direct rays to the Property and not out into the adjacent areas of the San Francisco Bay.	Prior to February 6, 2026	Conditional / No Action Required	
17.3	<u>On-going Environmental Commitments.</u> Except for the existing basketball court, Facebook and/or Owner will not create (or permit the creation of) any lighted playing field on the perimeter of the site that abuts the San Francisco Bay. Facebook and/or Owner will require the lights on the existing basketball court to be controlled so that the court is dark except when in use.	Prior to February 6, 2026	Conditional / No Action Required	

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ATTACHMENT C
EAST CAMPUS DEVELOPMENT AGREEMENT
ONGOING ACTIVITIES

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
17.4	<u>On-going Environmental Commitments.</u> If Facebook and/or Owner installs new building roofs, window ledges, parking lot light poles or landscaping changes, Facebook and/or Owner will use (or require use of) then available best practices to ensure that the new building roofs, window ledges, parking lot light poles or landscaping changes do not create sites for predatory bird species to roost or nest.	Prior to February 6, 2026	Conditional / No Action Required	
17.5	<u>On-going Environmental Commitments.</u> When performing landscape improvements to those portions of the Property that about the San Francisco Bay, Facebook and/or the Owner will consult with (or require consultation with) a qualified environmental consultant familiar with California native plant communities and select (or require the selection of) suitable native plants for landscaping.	Prior to February 6, 2026	Completed	HT Harvey and Associates continues to monitor landscape plantings at the East Campus.
18.1	<u>Local Purchasing.</u> Facebook shall adopt a program to incentivize Facebook employees to frequent local businesses and continue such program for three years from the Effective Date. Facebook's continuation of the "Facebooks" program will satisfy this obligation.	July 5, 2015: Three year duration required from effective date.	Completed	Facebooks Program to introduce Facebook employees to downtown Menlo Park businesses.
18.2	<u>Local Purchasing.</u> When purchasing goods that can be sourced locally, Facebook shall endeavor to purchase goods from vendors located in the City if the quality, price, terms and conditions are competitive.	Prior to February 6, 2026	Completed	Facebook and Culinary operations continue to purchase from local merchants (e.g. Willows Market and Ace Hardware). Facebook Teams also continue to purchase food from local restaurants for team events.

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ATTACHMENT C
EAST CAMPUS DEVELOPMENT AGREEMENT
ONGOING ACTIVITIES

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
18.3	<u>Local Purchasing</u> . When engaging vendors to provide on-site services to employees (e.g., chiropractic services), Facebook shall endeavor to engage vendors that are located in the City if their services satisfy Facebook's needs and the quality, price, terms and conditions are competitive.	Prior to February 6, 2026	Completed	Pop-Up Shop on East Campus continues to use local vendors, such as Fleet Feet and Collective Roots.
18.4	<u>Local Purchasing</u> . If the Menlo Gateway project is developed, Facebook will consider adding the hotel built as part of that project to its list of preferred hotels for visitors.	Prior to February 6, 2026	Conditional / No Action Required	The Menlo Gateway Project has not been developed.
19.	<u>Transportation Demand Management Information Sharing</u> . To help mitigate regional traffic, Facebook agrees to share its Transportation Demand Management best practices with other interested Silicon Valley companies that request such information from Facebook.	Ongoing through to February 6, 2026.	Completed	In August 2014, Jessica Herrera spoke at the ACT (Association for Commuter Transportation) International and at the Facebook hosted the Corporate Bike Forum (organized by Bikes Make Life Better). Employee Transportation Fair held in September 2014.
20.	<u>Volunteerism</u> . Facebook will actively promote local volunteer opportunities in the City and the City of East Palo Alto to all its employees. Such promotion shall include the creation of an internal Facebook page for the posting of volunteer opportunities. Facebook will host a " Local Community (Non-Profit) Organization Fair " on the Property.	Annually through February 6, 2026.	Completed	Local Community Organization Fair held in November 2013. Approximately 300 Facebook employees met with representatives from local non-profit organizations. The next Community Fair is scheduled for November 2014.

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*Conditions Precedent. Facebook's and Owner's obligations are expressly conditioned on the resolution of all legal challenges, if any, to the EIR, the Project Approvals and the Project. If no litigation or referendum is commenced challenging the EIR, the Project Approvals and/or the Project, Facebook's and Owner's obligations will vest 90 days after the Effective Date, with the **effective date being July 5, 2012 and 90 days post that being October 3, 2012.** If litigation or a referendum is commenced challenging the EIR, the Project Approvals and/or the Project, then Facebook's and Owner's obligations will vest on the date of final, non-appealable resolution of all litigation in a manner that is reasonably acceptable to Facebook and Owner or resolution of the referendum in a manner that is reasonably acceptable to Facebook and Owner. The conditions described in this Section 6 shall, collectively, be referred to as the "Conditions Precedent".

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ATTACHMENT D
WEST CAMPUS DEVELOPMENT AGREEMENT
ONE TIME ACTIONS OR IMPROVEMENTS

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
6.	Capital Improvements. Within 60 days of the later of (a) City sign off on final building permits allowing occupancy of the West Campus by Owner and (b) Owner's receipt of City's request for payment, Owner shall make a one-time payment of \$100,000 to the City for the City's unrestricted use toward capital improvement projects that benefit the adjacent Belle Haven neighborhood.	Payable within 60 days of Certificate of Occupancy.	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period.
7.3.1	Sales and Use Taxes; for all construction work performed on the project, should include a provision in all construction contracts for \$5 million or more to record a sub-permit from CA State Board of Equalization to book and record construction materials purchases/sales as sales originating in the City	Throughout duration of construction through occupancy (not applicable to future remodeling or construction).	Completed	Facebook has included a provision in the construction contract for all contractors to comply with this requirement. Facebook has met with the City representative who is directly with the General Contractor and their subs to ensure compliance.
7.3.2	Sales and Use Taxes; from the purchase of furnishings, equipment and personal property for initial occupancy of the building, owner shall maximize sales and use taxes to be received by the City.	Applicable throughout the duration of construction and initial occupancy (not applicable to future remodeling or construction)	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period. Facebook has not purchased any equipment or furnishings yet. Facebook's procurement team is aware of this requirement.

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ATTACHMENT D
WEST CAMPUS DEVELOPMENT AGREEMENT
ONE TIME ACTIONS OR IMPROVEMENTS

DA Term	Task/Requirement/Action*	Timeline	Status	Notes
8.	Local Community Fund. Facebook shall contribute an additional \$100,000 to the Local Community Fund within one year of occupancy. However, if the fund is depleted at the time the owner receives a core and shell permit, owner shall make a payment within 6 months of conditions precedent.	Within one year of final building permit sign-off, or sooner if the fund is depleted at the time the owner receives a core and shell permit.	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period. The Community Fund is currently adequately endowed so there is no need to provide additional funds at this time.
10.	Design and Environment. Use of Gehry Partners as Architect of record. The green roof shall be designed consistent with project approvals. Owner will design building to be LEED Gold equivalency.	Prior to approval of the building plans for the West Campus.	Completed	Gehry Partners is the architect of record on the project. Core and shell permit approved in 2014 and incorporated roof landscaping designs consistent with original approval. LEED Report is part of Core and Shell permit. Facebook is currently on track for gold equivalency.

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ATTACHMENT E WEST CAMPUS DEVELOPMENT AGREEMENT ONGOING ACTIVITIES				
DA Term	Task/Requirement/Action*	Timeline	Status	Notes
7.1	Recurring Public Benefits Payment - \$150,000/year	Payments are due on July 1 beginning after building occupancy is approved and continue for 10 years.	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period.
7.2	Property Tax Guarantee – Facebook shall pay the City the positive difference between the projected assessed value and property tax collected.	Payment due the first tax fiscal year following the initial reassessment of the property and shall continue for 10 years.	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period.
9.	Recycling – Facebook agrees to use the City's franchisee for all trash and recycling services, provided the price is the same as that charged to other commercial users in the City.	For lifetime of development agreement (February 6, 2026).	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period.
11.	Public Access - public access shall be permitted on the landscaped area adjacent to the undercrossing (in addition to the dedicated access easement).	For lifetime of development agreement (February 6, 2026).	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period.
12.	Future Pedestrian/Bike Access - If a public transit agency provides service proximate to the West Campus, and locates a stop near Willow Road and the rail spur and there is not a convenient alternative to service adjacent properties, owner will work with City to explore a bike/pedestrian route on the West Campus.	For lifetime of development agreement (February 6, 2026).	Conditional / No Action Required	West Campus is under construction, this item is not applicable during this review period.
13.	Facebook East Campus Benefits - if some of the commitments under the East Campus DA Terminate, they shall be required under the West Campus Development Agreement.	Until the earlier of (i) Owner and Facebook vacate WC, or (ii) February 6, 2026.	Conditional / No Action Required	East Campus Development Agreement still in effect, this DA requirement was not applicable during the 2013-2014 time period.

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MEMORANDUM

DATE: November 3, 2014

TO: Planning Commission

FROM: Thomas Rogers, Senior Planner
Community Development Department

RE: **Agenda Item E1: Review of 2015 Draft Planning Commission Meeting Dates**

Each year, the Planning Commission approves the Planning Commission calendar for the upcoming year. Attachment A identifies the proposed 2015 Planning Commission meeting dates. The proposed meeting dates were selected with consideration of factors including the following: 1) City holidays and other noted celebrations and religious holidays; 2) typical schedule of two meetings per month; 3) avoidance of back-to-back meetings; and 4) Planning Commission packet release during a week when City Hall is open on Friday to allow more time for staff to respond to questions before the meeting.

At times, the Planning Commission may also need to schedule a study session or special meetings. These meetings can be scheduled on as needed basis, and therefore, have not been identified on the calendar. In particular, the Commission should note that study sessions and special meetings could be required for the in-progress General Plan Update.

At the November 3 meeting, the Commissioners should be prepared to discuss their schedules to determine if any modifications are needed to the draft schedule. Staff recognizes that the schedule conflicts may arise in the future, but if the Commission can determine if any meeting dates would result in a lack of quorum, these dates should be avoided now.

With regard to the four factors listed above, staff has identified two months with potential issues, described in more detail on the following page.

September

- 9/7 is Labor Day, a Federal, State, and City holiday
- 9/14 conflicts with Rosh Hashanah, an important Jewish observance
- 9/21 does not have any obvious conflicts
- 9/28 itself is not a conflict, but would create a three-meetings-in-a-row stretch with 9/21 and 10/5 (the latter date itself cannot be moved without conflicting with Columbus Day, a Federal holiday, on 10/12)

December

- Both 12/7 and 12/14 overlap with Hanukkah, a multi-day Jewish festival
- 12/21 is the week of Christmas
- 12/28 is the week between Christmas and New Year's

Staff checked with a number of individual community members regarding the potential conflicts with Rosh Hashanah and Hanukkah. There was general agreement that a meeting should not be held on Rosh Hashanah, as some community members will be attending services and traveling to be with family. As a result of this and wanting to avoid a three-meetings-in-a-row stretch, staff is recommending that the Planning Commission hold only one meeting in September, on 9/21. If warranted by the Commission's workload, a non-Monday September meeting could potentially be added.

However, the community members felt comfortable with one or two meetings being scheduled during Hanukkah, as it is mainly celebrated at home with family over eight nights. As a result, staff is recommending that the Planning Commission plan to hold meetings on both 12/7 and 12/14. However, the Commission can comment on this topic and potentially revise the December dates. In some years, the December meetings have ultimately been consolidated based on workload and applicant availability, which could itself help reduce this potential conflict.

Once the Commission has approved the 2015 meeting dates, staff will provide the City Clerk with the information and update the City's webpage.

Attachment A: 2015 Draft Planning Commission Meeting Dates

PLANNING COMMISSION

(DRAFT) MEETING DATES FOR 2015

January						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
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February						
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March						
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April						
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May						
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31						

June						
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28	29	30				

July						
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August						
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30	31					

September						
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October						
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25	26	27	28	29	30	31

November						
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29	30					

December						
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27	28	29	30	31		

PC MEETINGS

CITY HALL CLOSED

CITY HOLIDAYS

SPECIAL MEETINGS WILL BE SCHEDULED AS NEEDED