



PLANNING COMMISSION AGENDA

Regular Meeting
April 20, 2015 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 – Michele Morris, Assistant Planner; Nicole Nagaya, Transportation Manager; Stephen O'Connell, Contract Planner; Thomas Rogers, Senior Planner; Corinna Sandmeier, 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. ConnectMenlo (General Plan Update) – Schedule Update – City Council - April 14, 2015
- b. Public Benefit Study Session – City Council – April 14, 2015
- c. Planning Commission Appointments – City Council – May 5, 2015

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 March 23, 2015 Planning Commission meeting ([Attachment](#))

D. PUBLIC HEARING

- D1. Use Permit Revision/Kpish Goyal/957 Rose Avenue:** Request for a use permit revision to add an approximately 1,457 square foot basement to previously approved 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 Residential) zoning district. The previous use permit was approved by the Planning Commission on August 18, 2014. ([Attachment](#))

D2. Use Permit/Malika Junaid/1121 Carlton Avenue: Request for a use permit to allow construction of a second story on an existing single-story, single-family residence on a substandard lot with regard to lot width and area, in the R-1-U (Single-Family Urban Residential) zoning district. The proposal, which includes expansion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. ([Attachment](#))

D3. Use Permit/Matt Nejasnich/629 Harvard Avenue: Request to demolish two existing single-story, single-family residences and construct one new two-story, single-family residence and one new single-story, single-family residence on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. The following three heritage trees are proposed for removal: a 16-inch tulip, a 28-inch silver maple, and a 58-inch Monterey pine. ***Continued to a future meeting.***

E. REGULAR BUSINESS

E1. Architectural Control/Eric Peterson/718 Oak Grove Avenue: Request for architectural control to modify the exterior of an existing three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The changes include repairing the existing stucco finish, replacing existing decorative trim and materials with new neutral-colored cast stone banding and stone cladding, adding new non-structural columns, new cornice and window trim at the roof parapet and along the front elevation and select portions of the side elevation windows, new metal balcony railings, and a new double entry front door. ([Attachment](#))

F. COMMISSION BUSINESS

F1. El Camino Corridor Study: Potential reconsideration of Planning Commission recommendation from April 6, 2015 meeting. ([Attachment](#))

G. STUDY SESSION – None

H. INFORMATION ITEMS – None

ADJOURNMENT

Future Planning Commission Meeting Schedule

Regular Meeting	May 4, 2015
Regular Meeting	May 18, 2015
Regular Meeting	June 8, 2015
Regular Meeting	June 22, 2015
Regular Meeting	July 13, 2015
Regular Meeting	July 20, 2015

This Agenda is posted in accordance with Government Code Section §54954.2(a) or Section §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at <http://www.menlopark.org/notifyme> and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service on the City's homepage. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6736. (Posted: April 15, 2015)

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

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

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.

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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
March 23, 2015 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 (absent), Combs, Eiref (Chair - absent), Ferrick (absent), Kadvany, Onken (Vice Chair), Strehl

INTRODUCTION OF STAFF – Thomas Rogers, Senior Planner; Tom Smith, Associate Planner

A. REPORTS AND ANNOUNCEMENTS

A1. Update on Pending Planning Items

- a. ConnectMenlo (General Plan Update)
 - i. Workshop #3 (March 12, 2015)
 - ii. Open House #3 (March 19, 2015)
 - iii. GPAC #6 (March 25, 2015)
 - iv. Joint CC/PC Meeting (March 31, 2015)

Senior Planner Rogers said since the Commission's last meeting a ConnectMenlo Workshop and Open House were held to get feedback on preferred land use alternatives. He reported on the upcoming GPAC and Joint City Council and Planning Commission meetings.

- b. City Council
 - i. Menlo Gateway Study Session (March 10, 2015)

Senior Planner Rogers reported on the Menlo Gateway Study Session at the City Council March 10, 2015 meeting. He said the Council asked staff to move the project forward on the more expedited of two timetables. He said a study session would be held with the Planning Commission.

- c. Planning Commission Vacancies – Application Deadline – March 31, 2015

Senior Planner Rogers said there were three approaching Planning Commission vacancies. He said that two vacancies would definitely be filled by new members, and the third was Vice Chair Onken's, who had applied already for reappointment.

Senior Planner Roger said the 138 Stone Pine Lane and the El Camino Real Corridor study agenda items were continued to the April 6, 2015 meeting.

B. PUBLIC COMMENTS #1

There was none.

C. CONSENT

- C1.** Approval of minutes from the February 23, 2015 Planning Commission meeting ([Attachment](#))

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

Motion carried 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

- C2. Architectural Control/Denise Forbes/138 Stone Pine Lane:** Request for architectural control for exterior modifications including enclosing the existing second floor balcony to enlarge the existing kitchen by approximately 120 square feet, building a new third floor balcony, and a vertical planting trellis located on the front elevation of a townhouse located in the R-3 (Apartment) zoning district. ([Attachment](#))

Continued to the meeting of April 6, 2015.

D. PUBLIC HEARING

- D1. Use Permit/Michael and Judith Citron/955 Sherman Avenue:** Request for a use permit to construct a new two-story, single-family residence and attached garage on a substandard lot with regard to lot width and lot size in the R-1-U (Single-Family Urban Residential) zoning district. ([Attachment](#))

Staff Comment: Senior Planner Rogers said two pieces of correspondence had been received by staff after the publication of the staff report, and those had been transmitted by email to the Commissioners. He said there were printed copies available for the public. He said Ms. Siobhan Harrington, whose home was located to the rear of the proposed development, had concerns about the scale of the home and compatibility with other homes in the neighborhood. He said the second email was from the Pecks, neighbors who wanted to follow up with more detail on their landscape suggestions.

Questions of Staff: Commissioner Kadvany asked about the changes since the previous version of the project that the Commission had seen, and if the applicants' list of changes on page C1 addressed everything. Senior Planner Rogers said some of the items on that list were changes from the original submittal and not from the Commission's direction on the project at the August 2014 meeting. He said changes of note from staff's perspective included moving the house back several feet to match the lines of adjacent houses, removing second floor windows on the right side elevation, increasing the amount of landscape screening along the rear and perimeter, and introducing a gable element and some other detail on the left side to provide variation.

Public Comment: Mr. Sloane Citron, applicant, said that after the Commission's last consideration of their proposed project, and in response to neighbors, mainly the neighbors to the west, they had made additional changes to their plans. He said the design was a classic Menlo Park-looking home meant to be a cheerful and friendly-looking home in keeping with the character of Menlo Park. He said the project conformed to regulations for the R-1-U zone regarding floor area, lot coverage, setbacks and height. He said Mr. Roger Kohler designed the home, noting Mr. Kohler had designed 40 homes in the Menlo Park area. He said the

contractor was excellent, the materials would be top quality with all the windows being true divided, and they would install beautiful landscaping. He said from the first and second presentations of the project to the Planning Commission and the concerns of the neighbors, the changes made included changing the chimney, the siding, an oval window to a rectangular window, the garage door to a tailored wood garage door, adding a trellis to the garage, reorganizing the interior space to change the rear dimensions of the home, moving the home to the same front plane as the other homes on the street, simplifying and varying the east side elevation to eliminate the appearance of bulk on that side of the home, agreeing to extending the current good neighbor fence along the lot line to their garage, reducing the height of the home so it was now almost four feet less than the maximum allowable, working to make the home more interesting and more in character with the neighborhood, demolishing the existing home prior to construction as requested by the neighbors, raising the master bedroom windows from 2-foot, 8-inches to 3-foot, 2-inches, eliminating entirely the west-facing windows in bedrooms 2 and 3, raising all window heights to the maximum allowable, making the west-facing windows smaller and higher, and designating additional privacy trees and plants along the common fence line.

Commissioner Strehl asked if he had met with all of his neighbors. Mr. Citron said there was one meeting although not with all and other communications were done through email.

Vice Chair Onken asked if the gutter would be painted galvanized or copper. Mr. Citron said painted galvanized. Vice Chair Onken said there appeared to be no caps on the chimneys. Mr. Citron said one was vented to the side and one vented upwards.

Commissioner Kadvany said regarding the window removal for bedrooms 2 and 3 whether that was staff request. Mr. Citron said that was in response to the neighbors' request.

Mr. Erik Krogh-Jespersen, Menlo Park, said he respected that the design met code but the house was massive and too big. He said that the master bedroom looked right into his backyard.

Ms. Siobhan Harrington, Menlo Park, said other properties had single-story garages in the rear 20 feet from rear property lines, but this two-story home would be 20 feet from the rear property line and her home, and would loom over her backyard and other neighbors' back yards.

Mr. Burke Culligan, Menlo Park, said his home was on the east side of the project. He said the project site needed improvement but he objected to the project design. He said taking a large, almost 3,000 square foot home, and fitting it onto a substandard lot decreasing back and front yard space belied west Menlo Park residential character. He said this would lead others to build large development projects in response. He said data showed that such large homes packed into substandard spaces would devalue other homes, which had occurred in other cities. He said putting a 23-foot wall an arm's distance from his home, particularly the side of his garage, and the height of the home provided a direct view of his backyard and a privacy invasion. He said neighbors just wanted this project to be to the neighborhood scale that wouldn't impact home value and privacy.

Mr. Jeffrey Fenton, Menlo Park, said a recent approval of a home in Palo Alto had a requirement that the trees be maintained for the life of the property. He said 14-foot evergreen trees planted would mitigate one side of the property. He said the deciduous trees mentioned in

the plan would not provide much screening for seven to eight months per year. He asked the Commission to take into consideration the question of the as-planted height, selection and maintenance of trees.

The neighbor on the right, said he liked the idea of evergreen trees as required by the City Council for 900 Cloud Avenue. He said he did not like the idea of a slow growing oak tree. He said the house was very bulky and out of context with other homes in the neighborhood.

The neighbor on the right, thanked the Citrons for removing the west windows from bedrooms two and three as that resolved their privacy issue with their upstairs. She said the remaining privacy impact was the second story master bedroom that would project 20 feet past the back of her home with four windows that would look directly into her yard. She said previously there was a backyard garage that provided some privacy but that had been removed. She said they were requesting evergreen trees to provide screening. She asked that the oak tree be removed from the plan as she was highly allergic to oak tree pollen. She said the best solution would be for the applicants to build a home whose master suite would not project into the rear with a view to all neighbors' yards.

Commissioner Kadvany confirmed with staff that the prior project iteration had been closer to the front property line. Responding to a question from Commissioner Strehl, Senior Planner Rogers said that setting the home back from the front was previously suggested by Commissioner Ferrick so the front of the property would line up with other homes' fronts on that street.

Commissioner Combs asked who would enforce a requirement for screening trees to be maintained for the life of the property. Senior Planner Rogers said condition 3.a required conformance with the plans and those plans show the landscaping on the perimeter of the property, and would be part of the use permit approval. He said if the Planning Division required an onsite inspection, an inspection would occur before the building permit was closed to ensure the landscaping was installed. He said people could bring code enforcement and other planning enforcement to bear if a property owner installed landscaping and then removed it after the building permit was closed. He said there was some variability in maintaining trees as plants were subject to disease or pests that might not be immediately resolvable. He said trees planted at a larger size tended not to grow as fast and have worse health than a young tree, which tended to grow into its environment more successfully.

Vice Chair Onken closed the public hearing.

Commission Comment: Vice Chair Onken noted the Citrons' efforts to respond to the neighbors' concerns. He said the windows on the west side second story were set back and high enough that they were not an issue. He said there was significant screening in the rear and the home had been set back. He said his only concern was the window on the east side looking over neighbors' yards.

Commissioner Kadvany said people in Menlo Park tended to maintain their landscaping and he thought enforcement was not necessary. He said large trees planted did not do well and were very expensive. He said he seriously doubted the red oak would grow enough to be an allergy hazard, at least not for 30 years or so. He said removing windows from bedrooms 2 and 3 was

too much and the orientation was such that privacy was not threatened. He said he would like the approval to allow for some reasonable windows in those two windows for light and space.

Commissioner Strehl said she agreed with windows being needed in bedrooms 2 and 3 and those could be placed higher. She said the Citrons had made a lot of changes to the design since the study session. She also appreciated the neighbors' concerns.

Commissioner Combs said it was too bad that there had not been improvements in the neighbor relationships since the study session. He said there were concerns about mass and privacy, but the design was within the code allowances. He said the Citrons had gone a long way with the windows to address privacy concerns. He said he would not support qualifiers about screening trees to continue for the life of the property.

Vice Chair Onken said the plans were approvable as presented. He said he questioned adding windows back into the design when part of the direction was to lessen the impact of windows on neighbors' privacy. He said regarding the east side windows that film could be added to the lower part of the taller windows.

Commissioner Kadvany asked about the size of windows in bedrooms 2 and 3 previously. Senior Planner Rogers said those had 3-foot, 4-inch heights.

Commissioner Kadvany said he disliked window films and similar treatments. He moved to approve as recommended in the staff report with the option of returning the windows to bedrooms 2 and 3 subject to staff approval. Commissioner Combs asked if that would prompt the neighbors to appeal to the City Council. Commissioner Kadvany said he didn't see that as an issue. Commissioner Combs said he respected Commissioner Kadvany's position but he hesitated to approve the use permit request with an X-factor. Commissioner Strehl said she tended to agree with Commissioner Kadvany about the windows, at least for the back bedroom #2, and seconded the motion. Commissioner Combs said he respected their positions, but he thought it was problematic. Senior Planner Rogers said in response to Vice Chair Onken that a condition might allow the possibility for additional windows but not require the addition of them. Vice Chair Onken said he could not approve a motion that included adding a window. Commissioner Strehl said she would retract her second of Commissioner Kadvany's motion, if it included the window option. Commissioner Kadvany said he would amend his motion to approve the item as recommended in the staff report.

Commission Action: M/S Kadvany/Strehl 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 Kohler Associates Architects, consisting of eleven plan sheets, dated received March 13 and 17, 2015, and approved by the Planning Commission on March 23, 2015, 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 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

D2. Use Permit/Daniel Warren/316 Durham Street: Request for a use permit to construct first- and second-story additions to an existing single-story, single-family nonconforming residence that would exceed 50 percent of the replacement value of the existing structure in a 12-month period on a substandard lot in the R-1-U (Single-Family Urban) zoning district. The proposed remodeling and expansion are considered to be equivalent to a new structure. ([Attachment](#))

Staff Comment: Planner Smith said there were no changes to the written staff report.

Public Comment: Mr. Chris Andrews introduced his wife, Erinn Andrews. He noted they had purchased their home about five years prior when they were first married and had no children. He said they now have two children, and they would like to add to it so they could stay there. He said many of the homes nearby were Craftsman which design features they wanted in their

design. He said they have very good relationships with their neighbors and have contiguous neighbors' support.

Vice Chair Onken closed the public hearing.

Commission Comment: Vice Chair Onken said the addition was in the rear but it was considerable distance from other properties. He said he liked they kept the one-car garage.

Commissioner Combs said he had visited the street and thought this was a tasteful project that would fit well with the neighborhood.

Commissioner Strehl said she thought this would be a great addition.

Commissioner Combs moved to approve as recommended in the staff report. Commissioner Strehl seconded the motion.

Commissioner Kadvany said he also liked the one-car garage door, and the two dormers were attractive.

Commission Action: M/S Combs/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 California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Daniel Warren, consisting of eight plan sheets, dated received March 9, 2015, and approved by the Planning Commission on March 23, 2015 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 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

D3. Use Permit/Laith Shaheen for Mardini's Deli/408 Willow Road: Request for a use permit to allow an existing restaurant to change an existing off-sale beer and wine license (ABC Class 20) to an on-sale beer and wine for bona fide public eating place license (ABC Class 41) in the C-2-A (Neighborhood Shopping, Restricted) zoning district. In addition, a request for outside seating between the building and the parking lot, offering food and alcoholic beverage service. ([Attachment](#))

Staff Comment: Planner Smith said the applicant was not proposing any physical changes to the lot and building at this time. He said they had provided basic sketches to give the Commission a sense of what the outside seating area looked like and its relationship to other businesses. He said there was a correction to condition 3.a regarding the date the sketches were received and should be changed from January 11, 2008 to December 23, 2014.

Commissioner Combs asked if this was to bring an existing use into conformance. Planner Smith said the previous owner had installed the outside seating area, which has been in use without the proper permits. He said that the applicant was asked to bring the outdoor seating area into compliance as part of the alcohol license change request. Responding to Commissioner Combs, Planner Smith said the alcohol license would apply to on site alcohol consumption/sales and carry out alcohol sales. Responding to Commissioner Combs' further inquiry, Senior Planner Rogers said both carryout sales and onsite consumption were allowed by the ABC license type.

In response to Commissioner Strehl, Planner Smith said the applicant would need to go through the building permit process. He said there was some electrical work, structures with columns, and the ADA accessibility of the seating area that needed to be considered for compliance. He

said if the outdoor seating could not be brought into compliance that it would need to be removed.

Vice Chair Onken closed the public hearing.

Commission Comment: Vice Chair Onken said he could support the project. Commissioner Strehl said there was one neighbor letter supporting the project and none opposing. She moved to approve as recommended in the staff report. Vice Chair Onken seconded the motion.

Commissioner Kadvany said he thought this business provided a nice neighborhood amenity and vibrancy.

Commission Action: M/S Strehl/Onken to approve the item as recommended in the staff report with the modification made by staff at the meeting.

1. Make a finding that the project is categorically exempt under Class 1 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 sketches prepared by Mary Kopti, consisting of three sheets, dated received ~~January 11, 2008~~ **December 23, 2014**, and approved by the Planning Commission on March 23, 2015, 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 requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - c. Any citation or notification of violation by the California Department of Alcoholic Beverage Control or other agency having responsibility to assure public health and safety for the sale of alcoholic beverages will be grounds for considering revocation of the use permit.
4. Approve the use permit subject to the following **project-specific** conditions:
 - a. The applicant shall submit a building permit application to the Building Division and provide any necessary plans or information to bring the columns, fencing and accessibility of the outdoor seating area into full compliance with the current building code. The application must meet the Building Division's minimum submittal requirements for a building permit. If a building permit is not issued within one year of the date of approval of this use permit, the columns, fencing, and any other structures related to the outdoor seating area shall be subject to Code Enforcement review and action. In such an instance, the use permit for outdoor seating would become null and void.

Motion carried 4-0 with Commissioners Bressler, Eiref, and Ferrick absent.

E. STUDY SESSION

- E1. El Camino Corridor Study:** Status update and opportunity to provide comments and recommendation to the City Council on potential alternatives for El Camino Real within Menlo Park. ([Attachment](#)) *Continued to the meeting of April 6, 2015.*

F. REGULAR BUSINESS

There was none.

G. COMMISSION BUSINESS

There was none.

H. INFORMATION ITEMS

There was none.

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

Commission Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF APRIL 20, 2015
AGENDA ITEM D1

LOCATION: 957 Rose Avenue **APPLICANTS:** Kpish and Udit Goyal

EXISTING USE: Single-Family Residence **OWNERS:** Kpish and Udit Goyal

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	6,075.0 sf	6,075.0 sf	7,000.0 sf min.
Lot width	54.0 ft.	54.0 ft.	65.0 ft. min.
Lot depth	112.5 ft.	112.5 ft.	100.0 ft. min.
Setbacks			
Front	20.1 ft.	20.1 ft.	20.0 ft. min.
Rear	23.4 ft.	23.4 ft.	20.0 ft. min.
Side (left)	10.0 ft.	10.0 ft.	5.4 ft. min.
Side (right)	5.5 ft.	5.5 ft.	5.4 ft. min.
Building coverage	1,971.1 sf 32.4 %	1,971.1 sf 32.4 %	2,126.3 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,799.9 sf	2,799.4 sf	2,800.0 sf max.
Square footage by floor	1,457.0 sf/basement 1,457.0 sf/1st 1,080.2 sf/2nd 262.9 sf/att. garage 245.0 sf/porches 6.8 sf/fireplaces	0 sf/basement 1,456.4 sf/1st 1,080.2 sf/2nd 262.9 sf/att. garage 245.0 sf/porches 6.8 sf/fireplaces	
Square footage of building	4,256.9 sf	2,799.5 sf	
Building height	26.2 ft.	26.2 ft.	28.0 ft. max.
Parking	1 covered/1 uncovered	1 covered/1 uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation. * Existing development is shown as the approved project.			
Trees	Heritage trees 2	Non-Heritage trees 0	New Trees 2
	Heritage trees 2 proposed for removal	Non-Heritage trees 0 proposed for removal	Total Number of Trees 2

PROPOSAL

The applicants are requesting a use permit revision to add an approximately 1,457-square-foot basement to a previously approved two-story residence on a substandard lot with regard to lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district. The previous use permit was approved by the Planning Commission on August 18, 2014.

ANALYSIS

Site Location

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

Project Description

On August 18, 2014, the Planning Commission approved a use permit to demolish the existing single-story residence and detached garage at the project site and permit the construction of a two-story single-family residence with an attached garage. The Planning Commission voted 6-0, with Commissioner Kadvany absent, to approve the use permit with findings and conditions as recommended in the staff report.

Subsequent to the Planning Commission's approval of the use permit request, but prior to a building permit application, the property owners decided to add a basement to the approved two-story residence. The basement floor plan includes a bedroom, a bathroom, a general storage room, a wine storage room, an equipment room, and a rumpus room with wet bar.

The two proposed lightwells for the basement would be protected by Building Code-compliant railings. The lightwell and stairs at the left side of the house would be located behind the proposed garage. The lightwell on the right side would be notched out of the previously approved footprint of the house with only one side of the rectangle requiring fencing. Both lightwells would have little or no visibility from the street. As the lightwells are not located within any required setbacks, they do not require separate use permit review and approval. However, the basement addition does represent a substantive change to the overall proposal, and requires consideration of a use permit revision.

The addition of a basement would not add any additional floor area as basements are excluded from the Floor Area Limit (FAL) calculation per Chapter 16.4.313 of the City's Zoning Ordinance. The ground level would also be extended slightly to the rear to account for the notched lightwell area, such that the overall FAL would not change

significantly. The applicant has provided a project description letter, which discusses the proposal in more detail (Attachment C).

Trees and Landscaping

The applicant has submitted a revised arborist report (Attachment D, dated February 16, 2015), with an analysis of potential impacts caused by the proposed basement. Excavation for the proposed basement would be located within the tree protection zone of an existing Heritage Tree on the adjacent property. The arborist report concludes "Impacts from the proposed construction appear to be moderate with little chance of long term damage to the tree."

The previous report concluded that less than 20 percent of the tree would need to be pruned to accommodate the new second floor. This is below the threshold of 25 percent that would require a Heritage Tree Removal Permit. The project arborist states that removal of this limb, in addition to permitting construction of the new residence, would help restore balance and symmetry to the tree. Tree protection fencing for the oak is included on the site plan.

Correspondence

The applicants have stated that they have reached out to the adjacent neighbors regarding the proposed project. Their efforts are described in the project description letter (Attachment C). Staff has not received any correspondence from neighbors at the time of writing this report.

Conclusion

The project complies with all Zoning Ordinance requirements, and does not involve any changes above ground to the previously approved use permit except for slightly less floor area on the first floor. The arborist report states that impacts from the proposed construction appear to be moderate with little chance of long term damage. Staff recommends that the Planning Commission approve the proposed project.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health,

safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. Approve the use permit subject to the following **standard** conditions:

- a. Development of the project shall be substantially in conformance with the plans prepared by Chris Spaulding Architect, consisting of ten plan sheets, dated received March 30, 2015 and approved by the Planning Commission on April 20, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
- b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
- c. Prior to building permit issuance; the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
- d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Report prepared by:
Stephen O'Connell
Contract Planner

Report reviewed by:
Thomas Rogers
Senior Planner

PUBLIC NOTICE & APPEAL PERIOD

Public notification consisted of publishing a legal notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Planning Commission action will be effective after 15 days calendar days unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

ATTACHMENTS

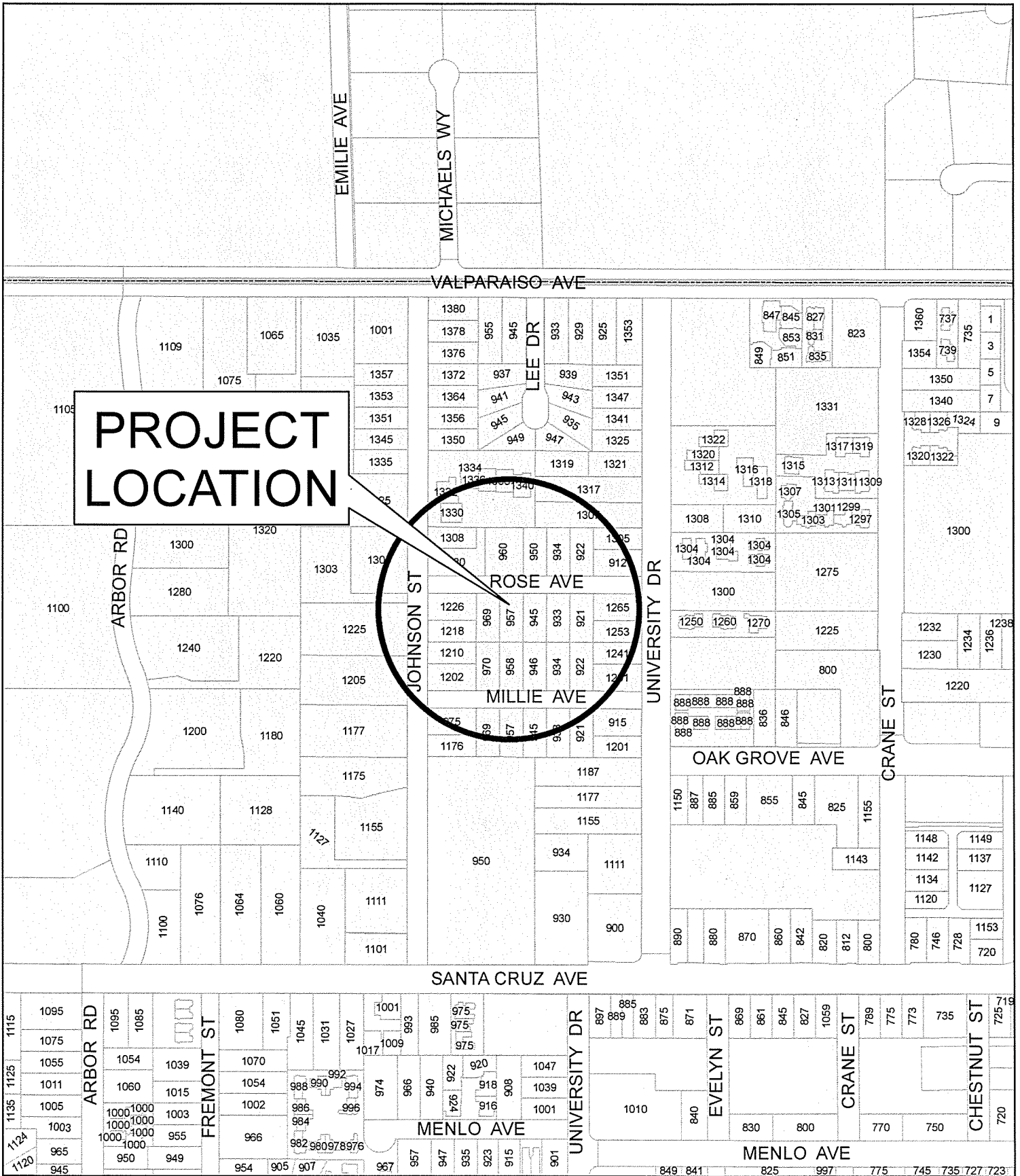
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Arborist Report prepared by Kielty Arborist Services dated February 16, 2015.

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

EXHIBITS TO BE PROVIDED AT MEETING

None

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CITY OF MENLO PARK

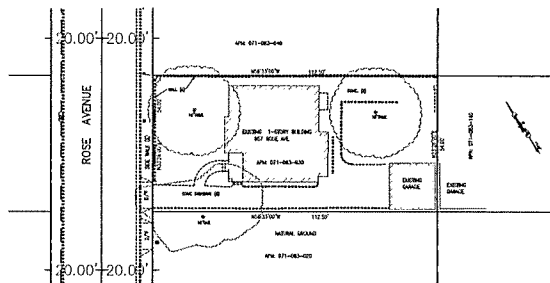
LOCATION MAP

957 ROSE AVENUE

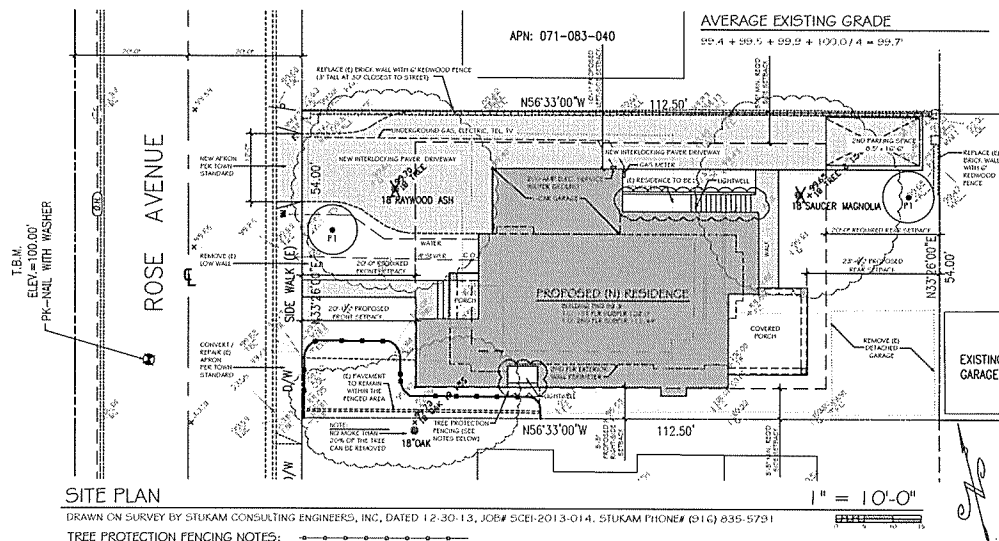
DRAWN: THR CHECKED: THR DATE: 04/20/15 SCALE: 1" = 300' SHEET: 1

A1





The site plan shows a residential area bounded by Rose Avenue to the west and a street to the east. The plan includes several residential lots, each labeled "(E) RESIDENCE" with a specific address: 071-083-000, 071-083-001, 071-083-002, and 071-083-010. Driveways are shown connecting these lots to the street. A central area is designated for a "PROPOSED PARKING STRUCTURE" and includes a "PARKING MONITOR" and "CEILING LIGHTS". A "EXISTING GARAGE" is located near the 071-083-010 lot. The plan also shows a "GARAGE" and a "PORCH, 8'0\"/>



SITE PLAN

DRAWN ON SURVEY BY STUKAM CONSULTING ENGINEERS, INC. DATED 12-30-13, JOB# SCEI-2013-014, STUKAM PHONE# (916) 835-579

TREE PROTECTION FENCING NOTES:

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

TREE PROTECTION PLACING TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL APPROVED BY CITY. REFER TO THE ARBORIST REPORT ON SHEET A7

PLANNING COMMISSION ACTION	
APPLICANT: <u>Case Squares</u> REQUEST: Request for use approval for a residential use consisting of existing single-story, single-family residence and detached garage, and construct a new two-story, single-family residence and detached garage on a lot bounded to the north by lot 10 and to the east by the existing village and city limits.	LOCATION: <u>8675 Howe Avenue</u> DATE: <u>10/1/2014</u>
REMARKS: The Planning Commission reviewed the application and the staff report and recommended that the Planning Commission approve the request for use approval for a residential use consisting of existing single-story, single-family residence and detached garage, and construct a new two-story, single-family residence and detached garage on a lot bounded to the north by lot 10 and to the east by the existing village and city limits. As part of the proposal, the following two single-family lots are proposed for removal. The first rowyard area located to the front lot, and the two rowyard areas in the lot rear yard. In the lot 14-16 (Single Family House) zoning district.	
DECISION ENTRY: Planning Commission	MEETING DATE: August 16, 2014
VOTE: <input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	
FOR:	<input type="checkbox"/> <u>Brother, Conde, Elert, Farick, Olson, Saffell</u>
AGAINST:	<u>None</u>
ABSTAIN:	<u>None</u>
NOTED:	<u>None</u>

COMMISSION ACTION

- Make a finding that the project is categorically exempt under Class 3 (Section 10020, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines, as amended, as per Section 16.82.030 of the zoning Ordinance pertaining to the granting of permits. The project is a new building, which will provide a new office space, storage, storage and general use of the persons residing or working in the neighborhood. The project will not have any adverse impacts on the surrounding area and will improve the neighborhood and the general welfare of the City.
- Approve the use permit subject to the following standard conditions:
- Approval of the project shall be substantially in conformance with the plans and specifications of Class 3 (Section 10020, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines, as amended, as per Section 16.82.030 of the zoning Ordinance, dated June 23, 2014, and approved by the Planning Commission on August 14, 2014, except as modified by the conditions of the use permit, which are contained herein, subject to review and approval by the Planning Division.
 - Prior to building permit issuance, the applicant shall comply with all Sanitary Engineering Division, Public Health Division, and utility companies' regulations that are directly applicable to the project.
 - Prior to building permit issuance, the applicant shall comply with all requirements of the Planning Division, Fire Department, and Transportation Division that are directly applicable to the project.
 - Prior to building permit issuance, the applicant shall submit a plan for any new utility connections or modifications to existing utility connections for the use of the building and that cannot be placed underground that be properly secured and approved by the City. The plan shall include, but not be limited to, the location of the new utility connections, transformers, junction boxes, relay boxes, and other regulations.
 - 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 hardscape, improvements, the applicant shall submit a letter for repair of the damaged sections.
 - 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 Planning Division. The applicant shall submit a plan that shall be approved prior to the issuance of grading, demolition or building permits.
 - Homeless Bred in the vicinity of the construction project shall be protected by the City's Homeless Ordinance.

LOCATION:		957 ROCK AVENUE, MENLO PARK, CA 94025-0033			
EXISTING USE:		SINGLE FAMILY RESIDENCE		APPLICANT: KRYSH GOTAL	
PROPOSED USE:		SINGLE FAMILY RESIDENCE		PROJECT CATEGORIES: KRYSH GOTAL	
ZONING:		R 1U		APPLICATIONS: USE PERMIT	
BUILDING TYPE:		V-B SINGLEFAMILY		BUILDING OCCUPANCY: R 1U	
DEVELOPMENT STANDARDS:		PROPOSED DEVELOPMENT		EXISTING PROJECT	
LOT AREA		6,075 SF		6,075 SF	
LOT WIDTH		54.0 FT		54.0 FT	
LOT DEPTH		112.5 FT		112.5 FT	
SETBACKS				ZONING REQUIREMENTS	
FRONT		20' - 16'		20 FT MIN	
REAR		23' - 46'		20 FT MIN	
SIDE (LEFT)		10' - 1'		5.4 FT MIN (6' SIDEWALKS)	
SIDE (RIGHT)		5' - 5'		5.4 FT MIN (6' SIDEWALKS)	
BUILDING COVERAGE		24.1 % ± 0.50 %		25.3 % ± 1.71 %	
F.A.L. FLOOR AREA LIMIT				2,000 SF MAX	
SCAQUE FOOTAGE OF FLOOR					
1ST FLOOR		1,446.99 SF		1,385 ± SF	
2ND FLOOR		1,000.22 SF		950 ± SF	
GARAGE		262.67 SF		134 ± SF	
ACCESSORY BLDG		0 SF		0 SF	
SCAQUE FOOTAGE OF BUILDINGS		2,709.84 SF		2,467 ± SF	
PASEMENT		1,446.99 SF		0 SF	
BUILDING HEIGHT		20' ± 3"		24 ± 3"	
PARKING		2 SPACES (1 COVERED / 1 UNCOVERED FOR RESIDENTIAL USE)		2 SPACES (1 COVERED / 1 UNCOVERED FOR RESIDENTIAL USE)	
TREES		NO HERITAGE TREES TO BE REMOVED		2 NEW TREES	
		2 HERITAGE TREES TO BE REMOVED		2 TOTAL TREES	

FRONTAGE IMPROVEMENT NOTES:

REMOVE AND REPLACE CURB, GUTTER AND SIDEWALK ACROSS ENTIRE FRONTAL
AN ENCROACHMENT PERMIT REQUIRED FOR ALL WORK IN PUBLIC RIGHT-OF-WAY


GRADING AND DRAINAGE NOTES

REFER TO GRADING AND DRAINAGE PLANS PREPARED BY STUKAM CONSULTING ENGINEERS, INC.
FOR ALL GRADING, DRAINAGE, STREET & UTILITY IMPROVEMENTS AND EROSION CONTROL FEATURES
AND DETAILS.
STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH
GCCC SECTION 4.106.2

SHE ANALYSIS, ZONGJING F. ET AL.

USE AREA	6,075.58	SF
ADDITIONAL FLOOR AREA FOR ATTIC SPACE OVER D-9)	2,900.54	SF
FLOOR AREA OF EXISTING 2-STORY HOUSE TO BE REMOVED	1,250.74	SF
PROPOSED FLOOR AREA		
1ST FLOOR	4,719.43	SF
2ND FLOOR	1,080.22	SF
TOTAL PROPOSED FLOOR AREA	5,799.64	SF
BASEMENT	1,456.39	SF
LAND COVERED BY ALL STRUCTURES (2.09%)	34.48	%
UNDEVELOPED	43.52	%
PAVED SURFACES = 1,335.4	25	%
PARKING SPACES	2 (1 COVERED / 1 UNCOVERED)	

100 200 300 400 500 600 700 800 900 1000

SYMBOLS	BOTANICAL NAME	SIZE	QTY
	BETULA JACQUEMONI (WHITEBARKED HIMALAYAN BIRCH)	15 GAL	1

IPEN PROTECTION NOTE

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

FIRE SPRINKLER NOT

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

PROVIDE A SIGN OR VALVE TAG AT FIRE SPRINKLER SYSTEM AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING DEVICES THAT RESTRICT THE FLOW OR SHUT OFF THE FLOW FROM THE FIRE SPRINKLER SYSTEM TO THE WATER TO THE FIRE SPRINKLER SYSTEM SHALL NOT BE ADDED TO THE SYSTEM. SIGN SHALL READ: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO THE RIGHT. ANY DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR LOGICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN."

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 537-5997 FAX (510) 537-5000

REVISIONS	BY
3-24-2015	

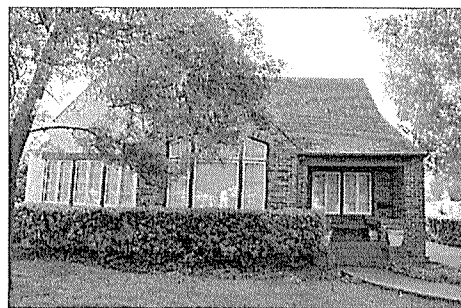
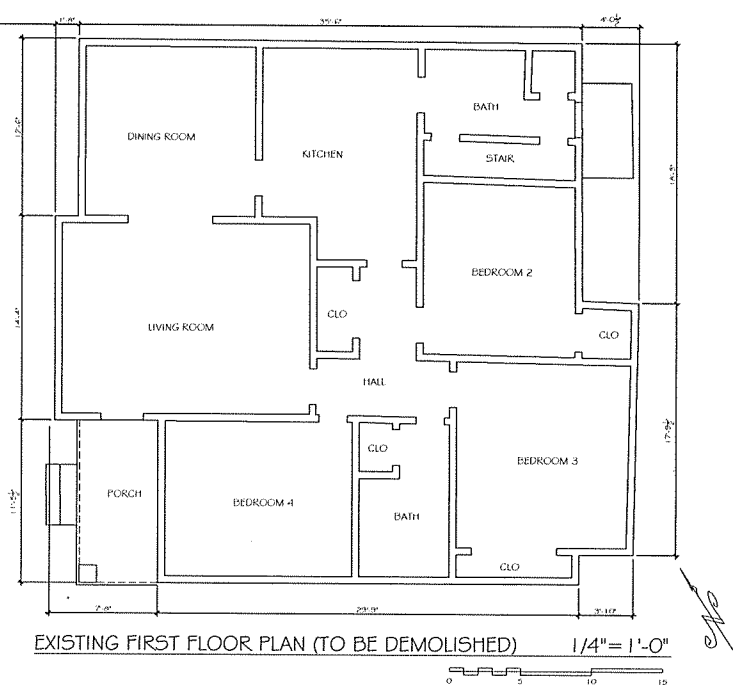
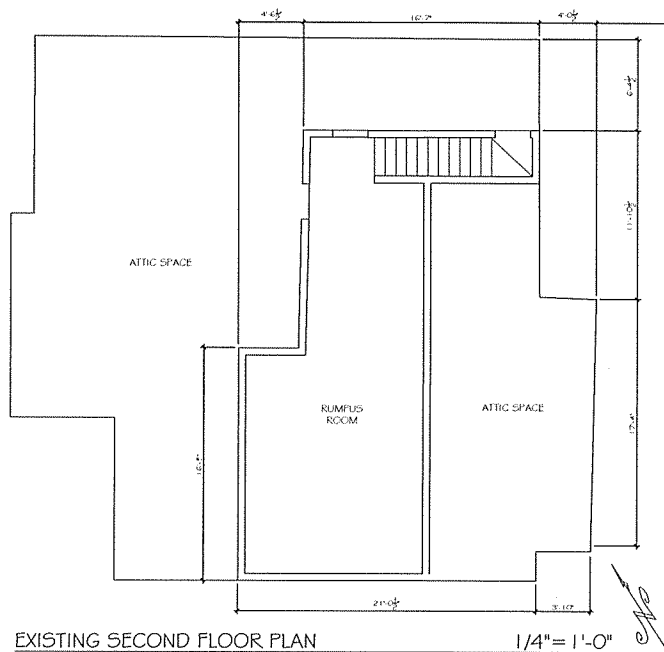
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

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

DATE	10-7-14
SCALE	AS NOTED
DRAWN	EUC/EDND
JOB	GOYAL, KPH/15
SHEET	

A1

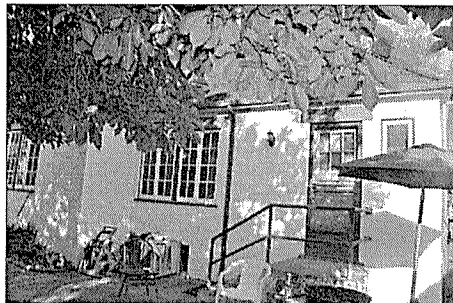
B2



FRONT OF HOUSE

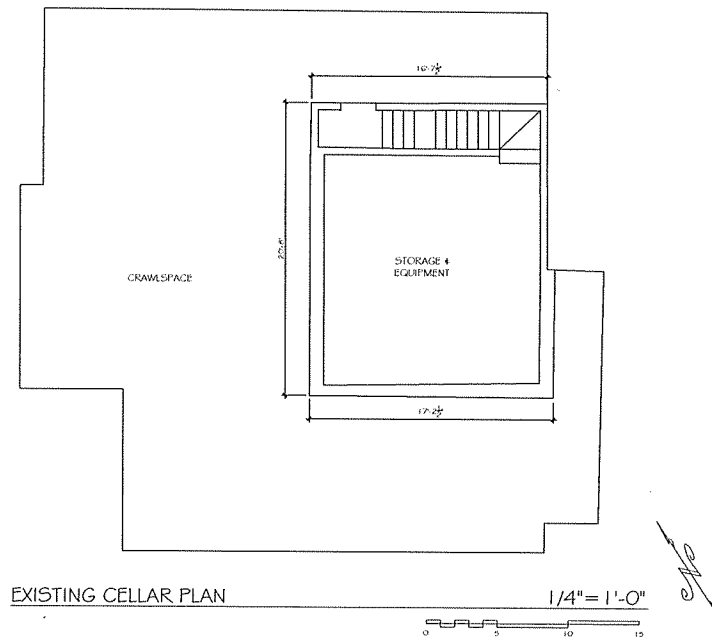


REAR RIGHT CORNER OF HOUSE



REAR LEFT OF HOUSE

EXISTING CONDITIONS	
EXISTING 1ST FLOOR	1386 SQ. FT.
EXISTING 2ND FLOOR	350 SQ. FT.
TOTAL HOUSE	1736 SQ. FT.
PORCH	64 SQ. FT. ±
GARAGE	334 SQ. FT. ±
TOTAL BUILDING COVER	1783 SQ. FT. ± = 25.4%



DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BENKLEY CALIFORNIA 94710
(510) 527-3997 FAX (510) 527-3999

REVISIONS	BY
3-24-2015	

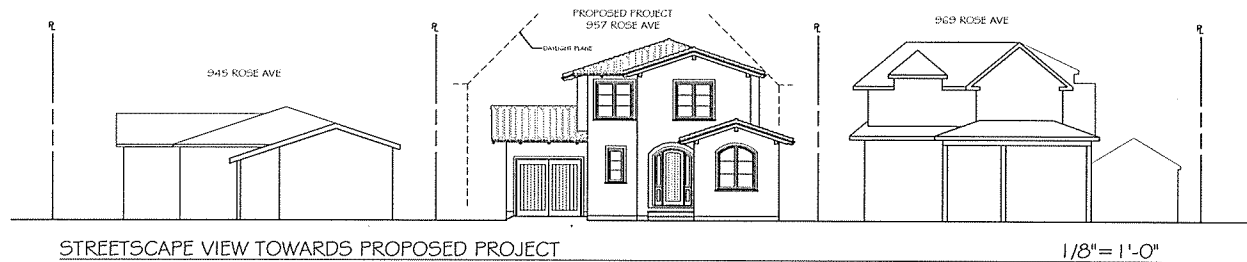
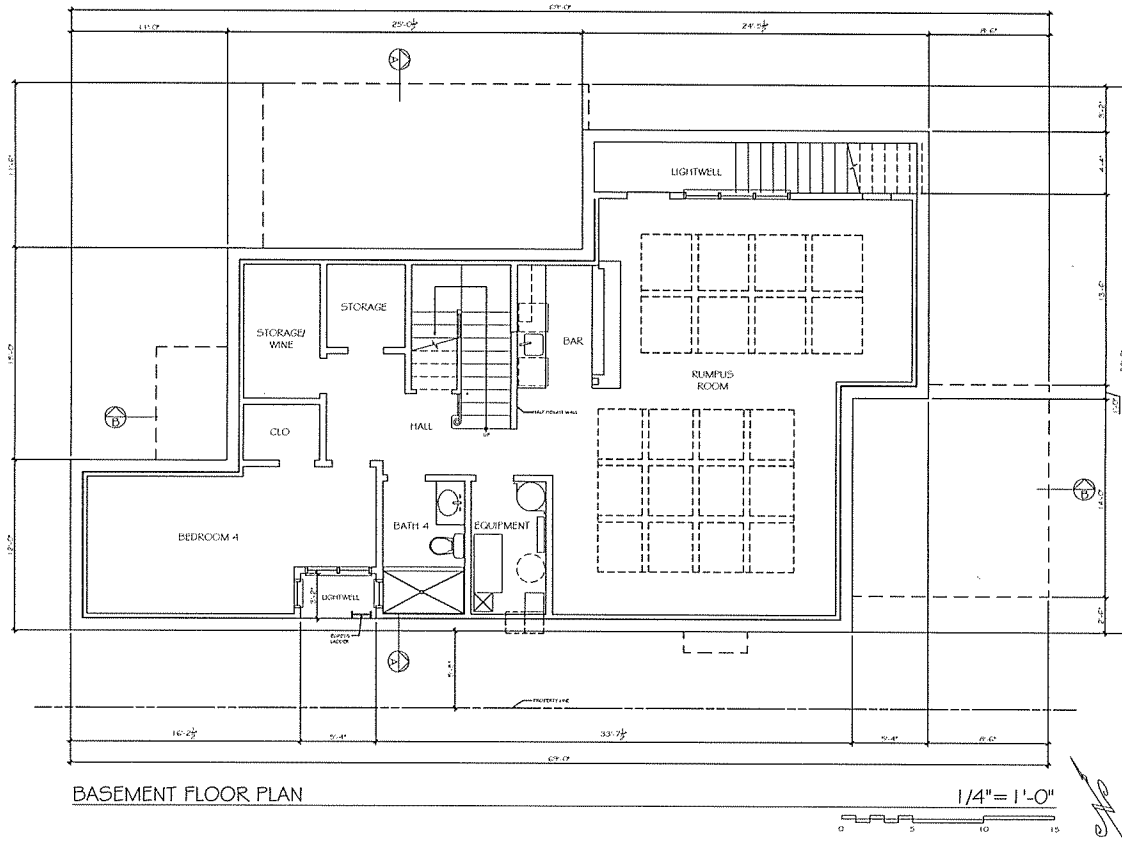
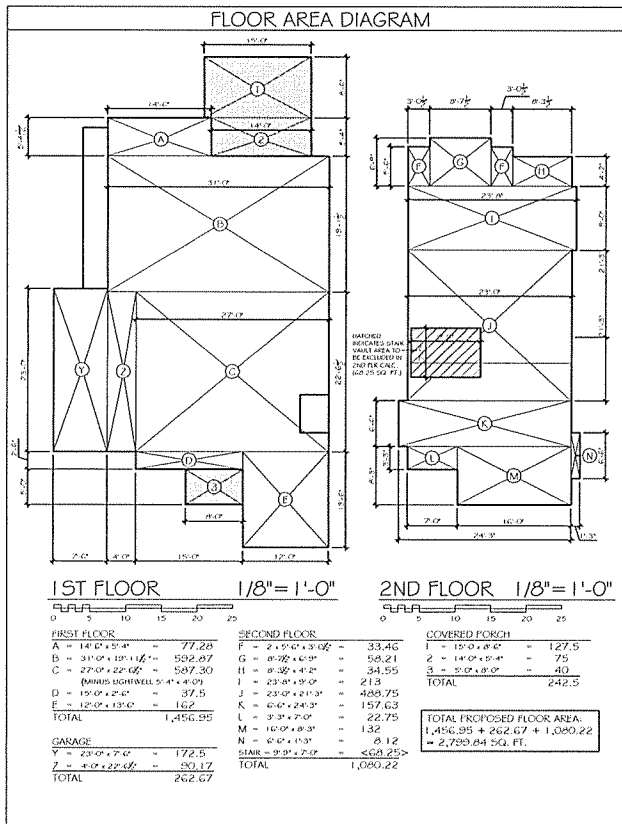
PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

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

DATE	10.7.14
SCALE	AS NOTED
DRAWN	ELUCAS/END
JOB	GOYAL, KPISH
SHEET	

A2

OF 7 SHEETS



DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

800 CAMILLA STREET SUITE B
BERKELEY, CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
3.24.2015	

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

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

DATE	10.2.14
SCALE	AS NOTED
DRAWN	ELUCORAD
JOB	GOYAL, KPISH
SHEET	

A3

OF 7 SHEETS

- MINIMUM VALUES**
1. Showers, tubs, whirlpool tubs, and tub-shower combinations shall be provided with individual pressure balance or thermostatic mixing control valves.
 2. The minimum hot water setting shall be 120°F. Failures.
 3. Water heater elements shall not be considered as suitable for meeting the requirement.

- FLOOR PLAN NOTES**
1. All toilets to have a minimum flow capacity of 1.29 gpm per California energy efficiency requirements.
 2. All showers to have hot water with a minimum of 48" above the floor level to be used for a 12" x 12" shower floor. Provide 3/4" thick stone and 1/2" thick concrete. All showers to be enclosed, back-to-back, with a built-in bench.
 3. Wooden backing (plywood) shall be provided at all bathroom walls at toilet, shower, and bathtub. Located at 3/4" from the floor to the center of the walling, suitable for the addition of grout lines.
 4. Fixtures in clothes closets shall be surface mounted or recessed in the closet wall with a completely enclosed lamp, or a surface mounted or recessed fluorescent fixture.
 5. All egress windows shall have the latches disconnected and operate from the lowest sill.

- MECHANICAL AND PLUMBING NOTES**
1. Installation instructions for all listed equipment shall be provided to the field inspector at time of inspection.
 2. Dryer exhaust shall be smooth metal duct extending to exterior with backdraft damper.
 3. All exterior hose bibs shall have non-removable backflow prevention devices.
 4. All hot water pipes over 1/2" shall have R-4 insulation.
 5. Provide a minimum 3" working space along each side (both a total of 6" total) 12" on both sides, accessible, back and top of furnace.
 6. All hot water supply systems in which gas acting valves are installed shall be provided with devices to provide high pressure resulting from the gas closing of these valves (e.g., check valves and shutoff valves).
 7. Termination of all environmental air ducts shall be a minimum of 3 feet from any opening into the building (e.g., doors, fans and entry fans, etc.), must be at least 6 feet away from doors, windows, openings, etc., or into the building.
 8. All mechanical, plumbing, electrical, and similar penetrations of the floor or top plates shall be sealed with a rated fire caulk with an ASTM E-215 rating.
 9. Install recessed supply and/or return ducts to be sealed with fire caulk with an ASTM E-215 rating.
 10. Ventilation heating and air conditioning systems shall have MERV 6 filters or better.
 11. Local exhaust systems vented to the outdoors for the Bathroom Exhaust Fan, OR provide minimum 200 cfm for continuously operating.

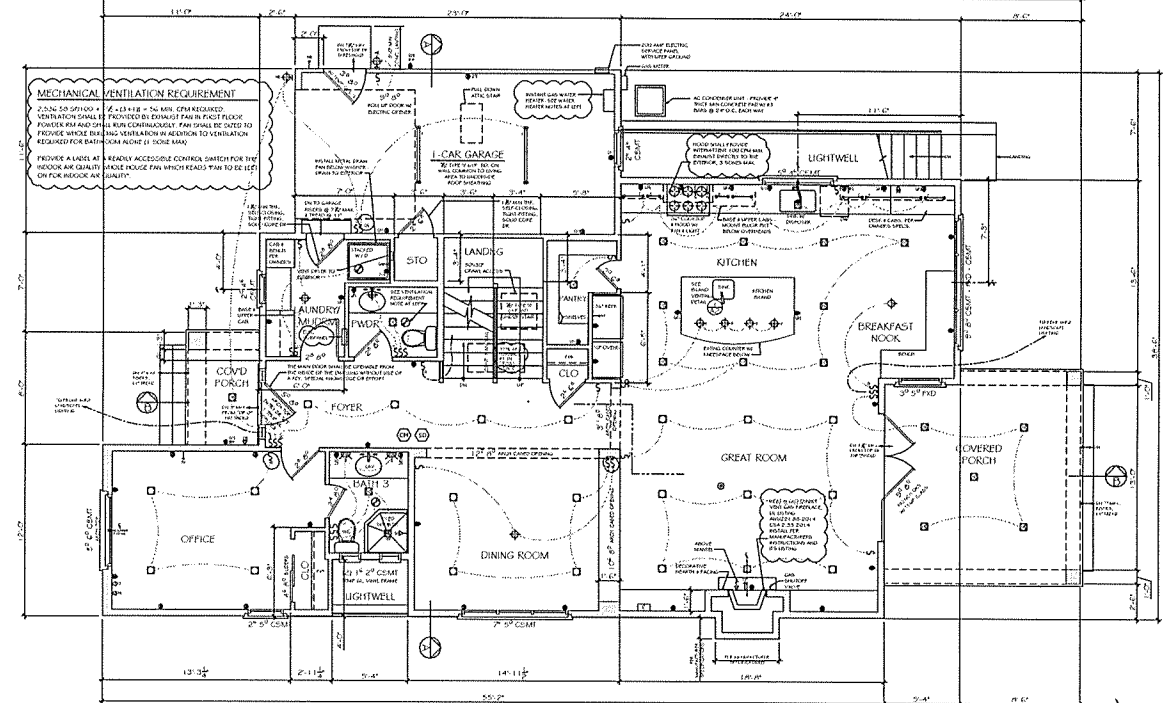
- a. Passageway to equipment less than 6'-0" in height shall be not more than 20 feet in length when measured along the centerline of the passageway from the access opening to the equipment.
- b. Passageways shall be unobstructed and have solid flooring at least 24" wide throughout its length.
- c. Provide a 30x30x3/4" min. level work platform in front of the service side of the appliance.
- d. Provide a permanent 120 volt receptacle outlet and lighting fixture near the appliance. Lighting fixture shall be controlled by a switch at the entrance to the passageway.
- e. Unlighted spaces may be installed in attics or crawlspaces more than 30" in height, provided the required fireproofing, and clearances are observed.
- f. Where a furnace installed in a crawlspace is supported by the ground, it shall be installed on a concrete slab not less than 3" above the adjoining ground level.
- g. Where a furnace installed in a crawlspace is supported from above, it shall have a clearance of 18" min. from the finished grade.

- WATER APPLIANCE NOTES**
1. Provide a cold water supply line with a capacity of at least 200,000 GPD.
 2. Install a backflow preventer on the cold water supply line at the water heater. The water heater shall allow natural draining without pump assistance.
 3. Provide a 1/2" vent or category III or IV vent with straight pipe between the outdoor termination and the space where water heater is installed.
 4. Provide a 1/2" vent pipe that is within 36" of water heater.
 5. Water heater shall have a pressure relief valve with drain to 4" diameter.

- ELECTRICAL NOTES**
1. The required 2-wire branch circuits for the kitchen are limited to supplying wall and counter space outlets (other than receptacles) for the dining room, kitchen, playroom, range hood, disposal, dishwasher, or microwave. Only the required countertop outlets including the refrigerator.
 2. Light fixtures in hall and shower enclosures shall be listed and labeled as "suitable for damp locations".
 3. All kitchen circuits except GFI circuits shall be protected with an arc fault circuit interrupter (AFCI) listed to provide protection of the entire branch circuit.
 4. A dedicated 30 amp branch circuit shall be provided to supply the laundry receptacle outlet.
 5. A dedicated 20 amp circuit is required to serve bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. Exception where the circuit supplies a range hood, outlets for other equipment within the same bathroom shall be permitted to be supplied.
 6. All 125 volt, 15- and 20-amp receptacle outlets shall be listed as "tamper resistant receptacles".

- LIGHT FIXTURE NOTES**
1. Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50% of the total rated wattage of permanently installed luminaires shall be from nominal rated wattage of high efficacy lamps in kitchens may be in luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires.
 2. Permanently installed luminaires in bedrooms, living rooms, dining rooms, and family rooms shall be high efficacy luminaires. Up to 50% of the total rated wattage of permanently installed luminaires shall be from nominal rated wattage of high efficacy lamps in bedrooms may be in luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires.
 3. Permanently installed luminaires located other than in bedrooms, bathrooms, playrooms, family rooms, and dining rooms shall be high efficacy luminaires. Except closets less than 70 sq. ft. controlled by a dimmer switch. OR are controlled by a vacancy sensor manual on occupancy sensor and motion sensor that complies with CEC Section 110.5.10 and shall not have a control that allows the luminaires to be turned on automatically or that has an override allowing the luminaires to be always on.
 4. Permanently installed luminaires located other than in bedrooms, bathrooms, playrooms, family rooms, and dining rooms shall be high efficacy luminaires. Except closets less than 70 sq. ft. controlled by a dimmer switch. OR are controlled by a vacancy sensor manual on occupancy sensor and motion sensor that complies with CEC Section 110.5.10 and shall not have a control that allows the luminaires to be turned on automatically or that has an override allowing the luminaires to be always on.
 5. Luminaires providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pool/water features or other Article 410.2(C) locations) that are controlled by occupancy sensor with integral photo control.
 6. Recirculating luminaires in enclosed settings shall be IC rated, or electronic ballast and air light (AL).

- a. Permanently installed luminaires located other than in bedrooms, bathrooms, playrooms, family rooms, and dining rooms shall be high efficacy luminaires. Except closets less than 70 sq. ft. controlled by a dimmer switch. OR are controlled by a vacancy sensor manual on occupancy sensor and motion sensor that complies with CEC Section 110.5.10 and shall not have a control that allows the luminaires to be turned on automatically or that has an override allowing the luminaires to be always on.
- b. Luminaires providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pool/water features or other Article 410.2(C) locations) that are controlled by occupancy sensor with integral photo control.
- c. Recirculating luminaires in enclosed settings shall be IC rated, or electronic ballast and air light (AL).

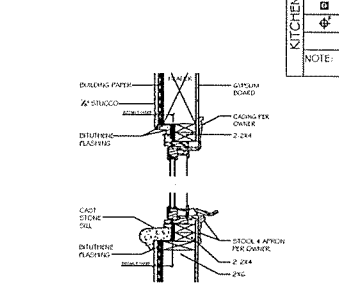
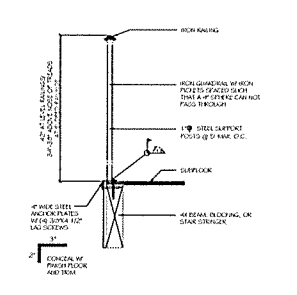
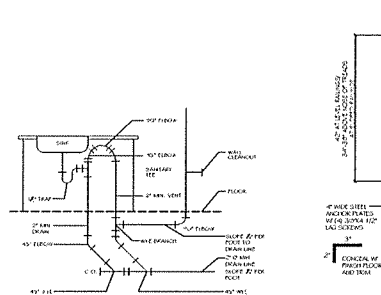


FIRST FLOOR PLAN

VENTILATION FAN DUCT SIZING TABLE

Fan Type (Flow @ 0.25 in. H ₂ O)	Rigid Duct				Smooth Duct			
	50	100	150	200	50	100	150	200
5	X	X	X	X	X	X	X	X
4	70	3	X	X	105	35	5	X
5	NL	70	35	20	NL	125	85	55
6	NL	NL	125	85	NL	NL	NL	145
7	NL	NL	NL	NL	NL	NL	NL	NL

NOTE: VENT FAN DUCTS TO COMPLY WITH THIS TABLE OR SHALL COMPLY WITH MANUFACTURER'S DESIGN CRITERIA.



KITCHEN LIGHTING TABLE

SYMBOL	QTY	DESCRIPTION	WATT	FL. WATT
10	10	COMPACT FLUORESCENT	13	130
12	12	12" T5 FLUORESCENT	13	26
24	4	24" T5 FLUORESCENT	15	60
14	1	14" T5 FLUORESCENT	20	20
TTL				244

NOTE: FLUORESCENT FIXTURES MAY BE SUBSTITUTED WITH CEC APPROVED HIGH EFFICIENCY LED FIXTURES

LIGHTING/MECHANICAL LEGEND

10	COMPACT FLUORESCENT	13	130
12	12" T5 FLUORESCENT	13	26
24	24" T5 FLUORESCENT	15	60
14	14" T5 FLUORESCENT	20	20
TTL			244
10	A30	100	0
14	M16	55	220
TTL			220

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT
801 CAMILLA STREET SUITE 100
HERMISTON, CALIFORNIA 94746
CHS-527-0997 FAX-CHS-527-0996

REVISIONS

REVISION	BY
3-24-2015	

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

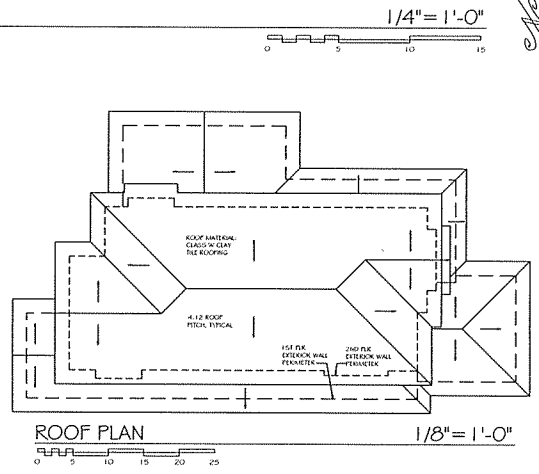
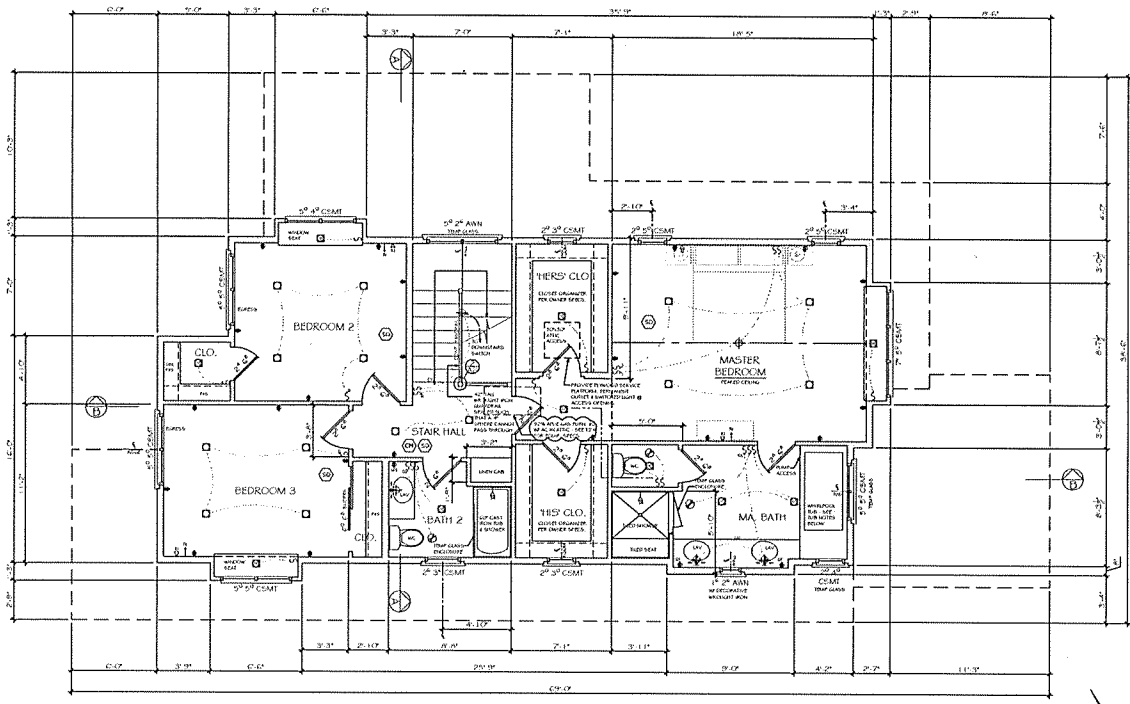
A PROPOSED NEW HOUSE FOR
KPISH GOYAL
957 ROSE AVENUE
MENLO PARK, CALIFORNIA

DATE: 10-7-14
SCALE: AS NOTED
DRAWN: EUGENIO
JOB: GUYAL, KPISH
SHEET: A4
OF 7 SHEETS

WATER EFFICIENCY AND CORRELATIONS

SEALANT PRIMERS	
Architectural	
Hempocore	250
Primer	775
Moduladurmann	500
Marine deck	760
Other	750

TABLE 4.804.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}
Grams of VOC per Liter of Coating.

[illegible][illegible]

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
3 24 2015	

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

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

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

DATE:	10-7-14
SCALE:	AS NOTED
DRAWN:	EUCLEIDON
IDB:	GOYAL, KIRISH
SHEET:	

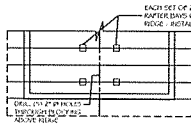
A5



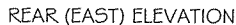
ATTIC VENTING @ UPPER ROOF:
 1. GIVE 20" x 150" - 7 @ 2' x 24" PT. W/ 24" INSTALL.
 2. HAVE VENTS FOR SECTION NORTH @ SIDES AS
 (3) 2' x 15" KINGS IN CH. DOOR @ 7'0" - 24" INCHES - (3) @ 2' x 24" PT. W/ 24" INSTALL.
 3. (4) 20" x 150" IN CH. VENTS OVER FLEAT. CEILING
 AREA AT MASTER BEDROOM. EACH VENT SHALL BE
 PLACED 18" IN. TO VENT 2 RAFTER BAYS (SEE
 DIAGRAM 11A4 BELOW)
 4. (4) 20" x 150" IN CH. VENTS AT OTHER AREA OF
 ROOF (DISTAL NEAR RIDGE LINE)

NOTE:

- PAINT ALL ROOF METAL TO MATCH TILE COLOR
- RUN ALL VENTS & FLUES TO LEAST VISIBLE LOCATIONS
- MORTAR ALL HIPS & RIDGES



VENTING @ PEAKED
CEILING AREAS
No Scale



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


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

DATE	10-7-14
SCALE	AS NOTED
DRAWN	ELC/SOARD
JOB	GOYAL, APPEL
SHEET	

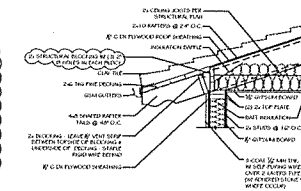
A6
SHEETS

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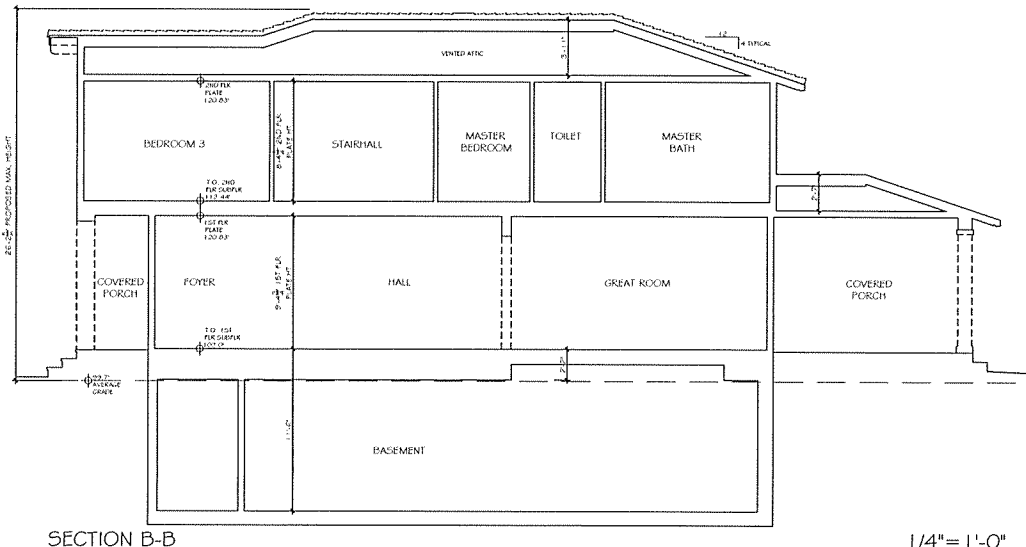
$1/4" = 1'-0"$



NOTE:
VENT HOLES IN
STRUCTURAL BLOCK
SHALL BE COVERED
WITH DECORATIVE
BLOCKS - VENT



① TYPICAL EAVE



SECTION B-B

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

Year	Number of individuals
0	0
1	10
2	5
3	10
4	5
5	10
6	10
7	10
8	10
9	10
10	10

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
3-24-2015	

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

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

DATE	10-7-14
SCALE	AS NOTED
DRAWN	ELC/WORKD
JOB	GOYAL, KPT243
SHEET	

A7

OF 7 SHEETS

Project Description

1. **Purpose of the proposal:** Our proposed residence is intended to be a home for my wife & me, along with our two young children. The lot size is fairly small, so we decided on a 3-story home in order to preserve a reasonable rear yard. We also want to have our bedrooms all together on one level, which works well with a 2-story design. We have also forgone having a living room and a 2-car garage in order to have space for an office/4th bedroom on the ground floor.

Our original home design did not include a basement. However, after receiving Planning Department approval on August 18, 2014, my wife and I reached the conclusion that we would not be able to afford another home in Menlo Park. As a result, we realized that we would need to make this home our long term home, and livable square footage became important. The basement changes nothing from the street view; the two (2) light wells are hidden from view.

2. **Scope of work:** The project consists of removing the existing residence & detached garage and replacing them with a new house with an attached one-car garage. There will be a basement in the new home, which will have the same dimensions as the first floor. There will be no basement under the garage, however.
3. **Architectural style, materials and colors:** The new house is designed with a simple Mediterranean material palate of tile roof and stucco walls. The colors will be earth-tone in order to fit in with the neighborhood (brown-red roof tile blend, ochre-beige walls, grey-brown trim). The exteriors will include subtle but high-quality details such as decorative rafter tails, recessed windows, cast-stone window sills and a small amount of ironwork. The house will be built in the conventional manner.
4. **Basis for site layout:** The house has been located so that the living spaces are primarily on the south and east sides and so the great room opens to the back yard. We wanted to preserve as much yard space as possible in order to have a safe place for our children to play. Also, there is a new 3-story home being built directly adjacent to our property, and an existing 1-story house to our left. By placing the garage and driveway along the north side, we allowed more space between our home and the smaller 1-story house. In the streetscape, you can see how our house will be similar in size to the new 3-story home to our right, while our house steps down to a one-story element as it nears the left-side to better match with the neighbor's 1-story house.
5. **Existing & proposed uses:** The existing and proposed use for the property does not change – both are single family residences.
6. **Outreach to neighbors:** On June 7, 2014, my wife and I walked our neighborhood with our two young children, ages 4 and 16 months. We met 6 neighbors on Rose Avenue and Millie Avenue. We showed them the elevations of our home, and we received strong

support for our project and a nice welcome to the neighborhood. No one seemed to have any concerns with the elevations and design. We also discussed replacing the brick walls with new redwood fences, and our neighbors were amenable to this since the brick wall was in a state of disrepair. I have exchanged contact information with all of them and have asked neighbors to email me with any questions or concerns. I also informed our neighbors that they can come to the public hearing when the date is set.

Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

February 16, 2015

Mr. Kpish Goyal
41805 Albrae Street
Fremont, CA 94538

Site: 957 Rose, Menlo Park, CA

Dear Mr. Goyal,

As requested on Wednesday, February 11, 2015, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is planned for this site and as required by the City of Menlo Park a survey of the trees and a tree protection plan will be included. The latest site plan A1 dated October 7, 2014 was reviewed for this report.

Method:

The tree in question on this site was located on a map provided by you. The tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was assigned a condition rating from 1 to 100 for form and vitality using the following scale;

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

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.





Observations:

The tree in question is a coast live oak (*Quercus agrifolia*) with a diameter at breast height of 18.2 inches. The tree is located in front near the southwestern property line. The estimated height of the oak is 35 feet with a total crown spread of 40 feet. The vigor of the oak is good with normal shoot growth for the species. The form of the oak is very poor with codominant leaders at 5 feet and a poor crotch formation. The crotch formation is quite narrow with included bark. The eastern codominant leader is suppressed and is growing at a near horizontal pattern over the existing house. The tree receives a condition rating of 45 on a scale of 1-100.

Coast live oak on the southwest property line. The newly planned home will be built within the dripline of this tree.

Summary:

The coast live oak in question has very poor form with a crotch formation that will most likely fail. The owners of the house next door have relocated the driveway outside of the root zone of this oak. The newly proposed home will have a full basement that will encroach well within the dripline of the medium sized oak. Impacts from the proposed construction appear to be moderate with little chance of long term damage to the tree. The following recommendations and tree protection plan will help to reduce impacts to the oak.



Recommendations:

Two recommendations will allow for the house to be built:

- Remove and replace the poorly formed oak tree. Removal is the only method that will eliminate all hazards associated with the poorly formed tree.
- Fertilize the oak tree two weeks prior to the start of construction. Remove the poorly attached codominant leader. Thin and lighten the remaining canopy by no more than 25%. Use drilled piers filled with concrete as vertical shoring for the excavated walls of the basement for planned home. The site arborist will be on site for the excavation and will provide documentation in a letter to the owner.

The poor crotch at 5 feet with included bark. Included bark is a leading cause of tree failure in this area.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. The fencing will consist of 6 foot tall metal chain link type supported by metal poles pounded into the ground by no less than 2 feet. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist will be on site for the excavation the foundation.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. This oak should be irrigated 2 times per month for the duration of the project.

The City of Menlo Park does not require documented monthly site inspections. Inspections should be carried out by the site arborist. An inspection of the tree protection fencing will be required. Other inspections will be on an as needed basis.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A





PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF APRIL 20, 2015
AGENDA ITEM D2

LOCATION: 1121 Carlton Avenue **APPLICANT:** Malika Junaid

EXISTING USE: Single-Family Residence **OWNER:** Pushpinder Lubana

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

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

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	6,000 sf	6,000 sf	7,000.0 sf min.
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.
Lot depth	120.0 ft.	120.0 ft.	100.0 ft. min.
Setbacks			
Front	24.5 ft.	24.5 ft.	20.0 ft. min.
Rear	28.2 ft.	50.1 ft.	20.0 ft. min.
Side (left)	5.4 ft.	5.4 ft.	5.0 ft. min.
Side (right)	5.4 ft.	5.4 ft.	5.0 ft. min.
Building coverage	2,100.0 sf 35.0 %	1,252.0 sf 20.9 %	2,100.0 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,786.0 sf	1,241.0 sf	2,800.0 sf max.
Square footage by floor	1,806.0 sf/1 st floor 697.0 sf/2 nd floor 283.0 sf/garage 11.0 sf/fireplace	958.0 sf/1 st floor 283.0 sf/garage 11.0 sf/fireplace	
Square footage of buildings	2,797.0 sf	1,252.0 sf	
Building height	18.0 ft.	8.4 ft.	28.0 ft. max.
Parking	1 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 2*	Non-Heritage trees: 0	New Trees: 1
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 3
* One heritage tree is located at 1123 Carlton Avenue			

PROPOSAL

The applicant is requesting use permit approval to allow construction of a second story on an existing single-story, single-family residence on a substandard lot with regard to lot width and area, in the R-1-U (Single-Family Urban Residential) zoning district. The proposal, which includes expansion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

ANALYSIS

Site Location

The subject site is located at 1121 Carlton Avenue between Pierce Road and Newbridge Street. The subject parcel is surrounded on all sides by single-family homes that are also in the R-1-U zoning district. Although the majority of homes along Carlton Avenue are one-story, there are several two-story homes on the street including one directly across the street from the subject property.

Project Description

The applicant is proposing the construction of a second story on an existing single-story, single-family residence in the R-1-U (Single-Family Urban Residential) zoning district. The lot is substandard with regard to the lot width and area. Because the proposed additions would include a second story and exceed 50 percent of the existing floor area on a substandard lot, approval of a use permit is required.

The proposal includes the addition of a second floor as well as additions and remodeling to the first floor of the existing residence. Because the house was originally permitted with only one required parking space, the building is considered legal non-conforming in terms of parking. This nonconformity may be permitted to remain as part of a remodel/expansion project. The existing driveway would continue to provide unofficial parking spaces within the front setback, which would not meet the off-street parking requirement but which would provide some flexibility.

The proposed residence would have a floor area of 2,786 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 35 percent where 35 percent is the maximum permitted. The proposed residence would have four bedrooms and three bathrooms, with three of the bedrooms and two of the bathrooms on the first floor.

Design and Materials

The applicant states that the design is mid-century modern. The proposed design includes flat roofs, a mixture of stained cedar siding and painted stucco with expansion joints and anodized aluminum windows and doors. The proposed upper level windows would have sill heights of six feet or more from the finished floor on the front (east) elevation and the left (south) elevation. The proposed upper level windows on the rear

(west) elevation would have sill heights of three feet. On the right (north) elevation, the windows along the setback would have sill heights of 6.3 feet, and the loft window facing the courtyard would have a sill height of four inches. Although this second story window would be relatively low, it would be set back 19.3 feet from the property line, helping to limit potential views. The existing brick fireplace and chimney would no longer be visible or functional as it would be removed above the shoulder. One skylight is proposed.

The design would feature varying planes, articulations, and materials that would reduce the perception of two-story mass. The building would be set back 24.5 feet from the front property line where 20 feet is the minimum required and the second story would be inset from the first floor along the front and rear property lines. Both of these elements would help further limit the perception of mass. Although most of the homes along Carlton Avenue are one-story, there are also several two-story homes including one directly across the street from the subject property. Staff believes that the scale, materials, and style of the proposed residence are compatible with the neighborhood.

Trees and Landscaping

A multi-trunk heritage size sycamore is located in the rear of the property. A heritage size magnolia is located on 1123 Carlton Avenue and overhangs onto the front, left side of the subject property. The Public Works Department is requesting that the applicant plant a new street tree in front of the subject property and the applicant is proposing to add a 24-inch box peppermint willow tree. No non-heritage trees are located on the subject parcel and no trees are proposed for removal. The proposed site improvements should not adversely affect the surrounding trees as standard tree protection measures will be ensured through recommended condition 3.g.

Correspondence

The applicant submitted a summary of the property owner's outreach, which is included as Attachment D. Staff received an email from a neighbor stating concerns about noise and design, which is included as Attachment E. Construction of the project is governed by the Noise Ordinance, and staff believes the design would feature varying planes, articulations, and materials that would add visual interest. The applicant has indicated that the property owner will contact this neighbor.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the greater neighborhood. The building forms and materials would be varied, reducing the perception of mass. 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 M-Designs Architects, consisting of 14 plan sheets, dated received March 26, 2015, and approved by the Planning Commission on April 20, 2015, 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

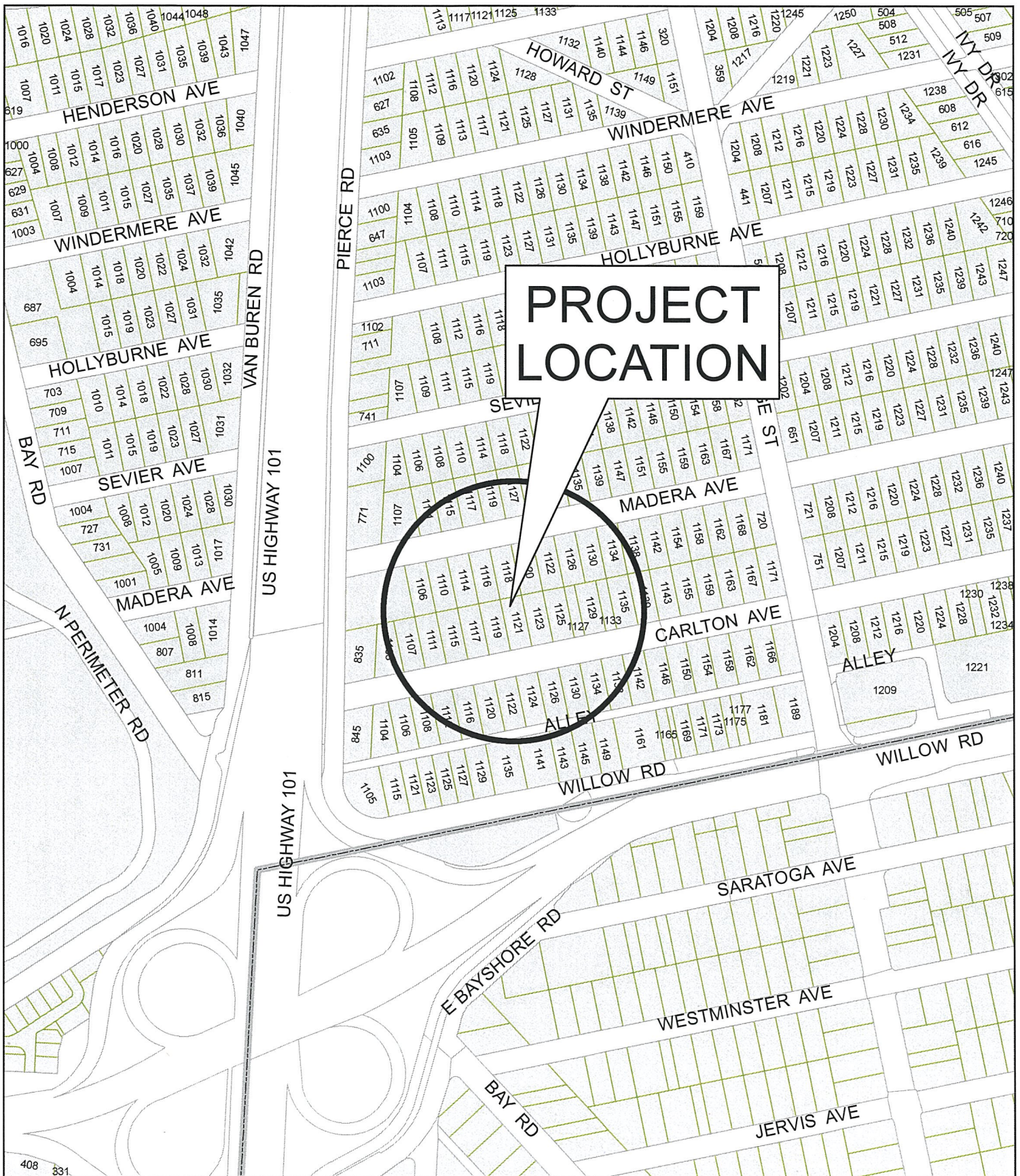
- A. Location Map
- B. Project Plans
- C. Project Description Letter
- D. Description of Neighborhood Outreach
- E. Email from Vicky Robledo

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

EXHIBITS TO BE PROVIDED AT MEETING

None

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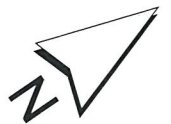
CITY OF MENLO PARK

LOCATION MAP

1121 CARLTON AVE

DRAWN: KTP CHECKED: KTP DATE: 04/20/15 SCALE: 1" = 300' SHEET: 1

A-1



REMODEL & ADDITION TO THE RESIDENCE OF HENDERSON & LUBANA FAMILY

NOT FOR CONSTRUCTION
DRAFT REVIEW ONLY

DATE	REVISION
01/15/15	1.0
02/10/15	2.0
02/10/15	3.0

M-DESIGNS ARCHITECTS
M-DESIGNS ARCHITECTS
4546 EL CAMINO REAL
STE. 223, LOS ALTOS, CA
94022
TEL: 650-952-7000 FAX: 650-952-7000

<p>VICINITY MAP NOT TO SCALE</p>	<p>GENERAL NOTES</p> <p>GEOTECHNICAL ASPECTS: THE CONTRACTOR SHALL VERIFY THE CONSTRUCTION, INCLUDING SITE GRADING, BASEMENT EXCAVATION, PIER DRILLING, FOUNDATION EXCAVATION, PREPARATION OF SUBGRADE AND PLACEMENT OF NON EXPANSIVE FILL BENEATH THE BASEMENT SLAB AND STAIRS OR GARAGE, FLOODPROOFING, RETAINING WALL, RAILCUT, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY JAMES ENGINEERS INC., DATED JANUARY 10, 2013. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTICE (6041 2.28 1995) OF ANY EARTH WORK, EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE PARTNERSHIP, FOUNDATION AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.</p> <p>SITE EXAMINATION: THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AND CONDITIONS AFFECTING THE WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.</p> <p>SAFETY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE FOLLOWING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.</p> <p>DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN: CONTRACTOR SHALL FURNISH (OWNED) FOR REPAIR AND REPLACEMENT, TOGETHER WITH ANY DESIGN TEAM FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF HEAVY CONSTRUCTION OPERATIONS.</p> <p>MEASUREMENTS: THE CONTRACTOR SHALL VERIFY ALL DIMENSION SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS IF NECESSARY PRIOR TO AND ATTACHMENT OF ALL PARTS REQUIRED BEFORE COMMENCING WORK. CHECK ALL LINE AND LEVELS INDICATED AND CHECK OTHER WORKS TO VERIFY THAT IT HAS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, THIS OFFICE IS TO BE NOTIFIED FOR CORRECTIONS AND/OR RESOLUTION PRIOR TO COMMENCEMENT OF ANY RELATED WORK.</p> <p>EXISTING CONDITIONS: ALL THE CONDITIONS RELATING TO EXISTING CONSTRUCTION IS GIVEN AS BEING THE BEST INFORMATION AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.</p> <p>CONTRACTOR'S EQUIPMENT: COORDINATE WITH OWNER'S REPRESENTATIVE OF THE LOCATION OF CONTRACTOR'S BUILDING ENTRANCE AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA.</p> <p>UTILITY SHUT-DOWNS AND CONNECTIONS: BEFORE THE START WORK OF THIS INTO ANY UTILITY, WHICH APPROVAL SHALL BE OBTAINED FROM THE OWNER'S UTILITY REPRESENTATIVES. ALL BUILDING MATERIALS (WATER) BE ADJUSTED TO THE.</p> <p>CONSTRUCTION SCHEDULING: CONTRACTOR SHALL COORDINATE WITH OWNER'S REPRESENTATIVE WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SYSTEMS WHICH ARE IN USE AND ARE NOTING THE WORK AND ARE NOT PART OF THE WORK.</p> <p>PLUMBING & ELECTRICAL: CHECK AND PLUMBING AND ELECTRICAL NOTES EXAMINATION OF PLUMBING AND ELECTRICAL SERVICES TO SITE BY CONTRACTOR PRIOR TO CONNECTION OF THIS INTO IS REQUIRED. IN ANY CASE WHERE A NEW LINE TIES INTO OR EXTENDS AN EXISTING LINE WITHIN THE LIMITS OF WORK, THE CONTRACTOR SHALL EXAMINE THE ENTRY LINE, OR APPEARANCE FOR THE PROPER AGENCIES TO DO SO NOTIFY OWNER OF ANY DEFECTS PRIOR TO TYPING INTO THE LINES.</p> <p>ALL WORK SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS PER CRC UNLESS OTHERWISE NOTED. ALL BUILDING SHALL BE AS PER CRC.</p> <p>PROVIDE SECURITY DEVICES AS REQUIRED BY THE CITY OF COUNTY, AS WELL AS SECURITY DEVICES SPECIFICALLY REQUESTED BY OWNER.</p> <p>CONTRACTOR SHALL INSTALL ALL INSTALLATION AS REQUIRED BY TITLE 24.</p> <p>FLOOR INSULATION: R-19 BATT R-13 BATT AT 24" STUD WALLS R-13 BATT AT 24" STUD WALLS R-30 BATT OR OPEN CELL R-30 HIGH PERFORMANCE BATT OR OPEN CELL FOAM R-7 WAPPED FOR WATER ONLY DUST INSULATION R-4.2 MINIMUM BY DESIGN R-12 BATT (FOR AT REQUEST FOR ON DEMAND WATER HEAT)</p> <p>ALL INSULATION TO BE JOINTLY AVAILABLE FORALWHY FREE FREE GLASS INSULATION OR EQUAL AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.</p> <p>CONTRACTOR SHALL COMPLETE INSULATION INSULATION CERTIFICATE AND PROVIDE OWNER, WITH ALL MANUFACTURER'S MANUALS FOR EQUIPMENT SPECIFICALLY DETAILING EFFICIENT OPERATION AND MAINTENANCE REQUIREMENT.</p>	<p>PROJECT DESCRIPTION</p> <p>SUMMARY OF WORK: HOUSE REMODEL & ADDITION • FIRST FLOOR: REMODEL & ADDITION • 3 BEDROOMS & 2 BATHROOMS @ FIRST FLOOR • 1 GUEST SLEEPING & 1 BATHROOM @ SECOND FLOOR</p> <p>CONDITIONS OF APPROVAL</p> <p>T.B.D.</p> <p>PROJECT TEAM</p> <p>OWNER: HENDERSON & LUBANA FAMILY 1121 CARLTON AVE MENLO PARK, CA 94025</p> <p>ARCHITECT: M-DESIGNS ARCHITECTS 4546 EL CAMINO REAL, STE. 223 LOS ALTOS, CA 94022 CONTACT: MAURA J. JORDAN PHONE: (650) 952-7000 FAX: (650) 952-7000 email: maura.jordan@m-designs.com</p>	<p>AREA KEY PLANS</p> <p>EXISTING FIRST FLOOR PLAN</p> <p>HOUSE REMODEL 66 Sq. Ft. DEMOLITION 100 Sq. Ft. EXISTING HOUSE TO REMAIN 692 Sq. Ft. FIREPLACE 11 Sq. Ft. EXISTING GARAGE 263 Sq. Ft.</p> <p>PROPOSED FIRST FLOOR PLAN</p> <p>HOUSE REMODEL 66 Sq. Ft. DEMOLITION 100 Sq. Ft. EXISTING HOUSE TO REMAIN 692 Sq. Ft. ADDITION 67 Sq. Ft. FIREPLACE 11 Sq. Ft. EXISTING GARAGE 263 Sq. Ft.</p> <p>PROPOSED SECOND FLOOR PLAN</p> <p>ADDITION 287 Sq. Ft.</p>																																						
<p>PARCEL MAP NOT TO SCALE</p>	<p>CODE SUMMARY</p> <p>TYPE OF CONSTRUCTION: TYPE: V-B</p> <p>CODE COMPLIANCE: 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA RESIDENTIAL CODE MENLO PARK MUNICIPAL CODE</p> <p>OCCUPANCY: OCCUPANCY GROUP: R-30 STORIES: 2 STORY</p> <p>NOTHING ON THE DRAWING SHALL BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THE LISTED CODES AND REGULATIONS.</p>	<p>PROJECT DATA</p> <p>APN: 062-092-330 ZONING DISTRICT: R-10 LOT: 142 GROSS AREA: 6,000 Sq. Ft.</p>	<p>PROJECT SUMMARY TABLES</p> <table border="1"> <thead> <tr> <th rowspan="2">LOF CODE</th> <th colspan="2">COMPLIANCE</th> <th rowspan="2">ALLOWED/REQUIRED</th> </tr> <tr> <th>EXISTING</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FLOOR AREA</td> <td>1412 Sq. Ft.</td> <td>2100 Sq. Ft.</td> <td>2100 Sq. Ft. (85% OF LOT)</td> </tr> <tr> <td>FIRST FLOOR</td> <td>1412 Sq. Ft.</td> <td>2099 Sq. Ft.</td> <td>2100 Sq. Ft. (85% OF LOT)</td> </tr> <tr> <td>SECOND FLOOR</td> <td>1412 Sq. Ft.</td> <td>2706 Sq. Ft.</td> <td>2706 Sq. Ft. (85% OF LOT)</td> </tr> <tr> <td>STAIRS</td> <td>24' 6"</td> <td>24' 6" NO CHANGE</td> <td>20' 0"</td> </tr> <tr> <td>FRONT STREET</td> <td>50' 1 1/2"</td> <td>28' 2" NO CHANGE</td> <td>20' 0"</td> </tr> <tr> <td>REAR</td> <td>5' 5"</td> <td>5' 5" NO CHANGE</td> <td>5' 0"</td> </tr> <tr> <td>LEFT SIDE</td> <td>5' 5"</td> <td>5' 5" NO CHANGE</td> <td>5' 0"</td> </tr> <tr> <td>RIGHT</td> <td>8' 5"</td> <td>19' 4" NO CHANGE</td> <td>28' 4" DRIVEWAY PLANE (19' 6" AT SIDE SETBACK LINE)</td> </tr> </tbody> </table>	LOF CODE	COMPLIANCE		ALLOWED/REQUIRED	EXISTING	PROPOSED	FLOOR AREA	1412 Sq. Ft.	2100 Sq. Ft.	2100 Sq. Ft. (85% OF LOT)	FIRST FLOOR	1412 Sq. Ft.	2099 Sq. Ft.	2100 Sq. Ft. (85% OF LOT)	SECOND FLOOR	1412 Sq. Ft.	2706 Sq. Ft.	2706 Sq. Ft. (85% OF LOT)	STAIRS	24' 6"	24' 6" NO CHANGE	20' 0"	FRONT STREET	50' 1 1/2"	28' 2" NO CHANGE	20' 0"	REAR	5' 5"	5' 5" NO CHANGE	5' 0"	LEFT SIDE	5' 5"	5' 5" NO CHANGE	5' 0"	RIGHT	8' 5"	19' 4" NO CHANGE	28' 4" DRIVEWAY PLANE (19' 6" AT SIDE SETBACK LINE)
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IMPROVEMENTS TO THE RESIDENCE OF HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

DESIGN DEVELOPMENT
VICINITY MAP, GENERAL NOTES, CODE SUMMARY, DRAWING INDEX & PROJECT DATA

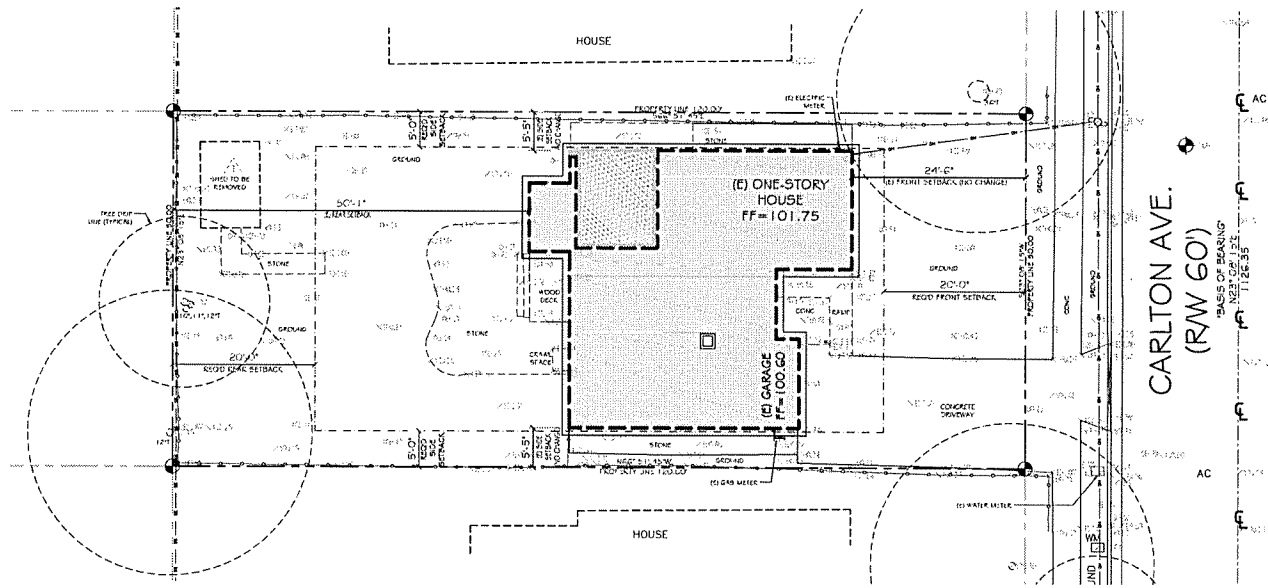
T.O.1

B-2

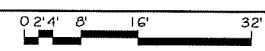
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DRAFT REVIEW ONLY

LEGEND

- PROPERTY LINE
- (B) FENCE
- REQUIRED SETBACK
- ADJACENT BUILDINGS
- (E) HOUSE & GARAGE BOUNDARIES TO REMAIN
- FIRST FLOOR DEMOLITION
- (E) ROOFS



EXISTING SITE PLAN



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

1

DATE	REVISION
12-18-15	1. INITIAL
12-23-15	2. REVISION

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MENLO PARK, CA 94025

DESIGN DEVELOPMENT
EXISTING SITE PLAN

01-20-15

A1.1

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DATE	REVISION
07-20-15	1.0
07-20-15	2.0
07-20-15	3.0

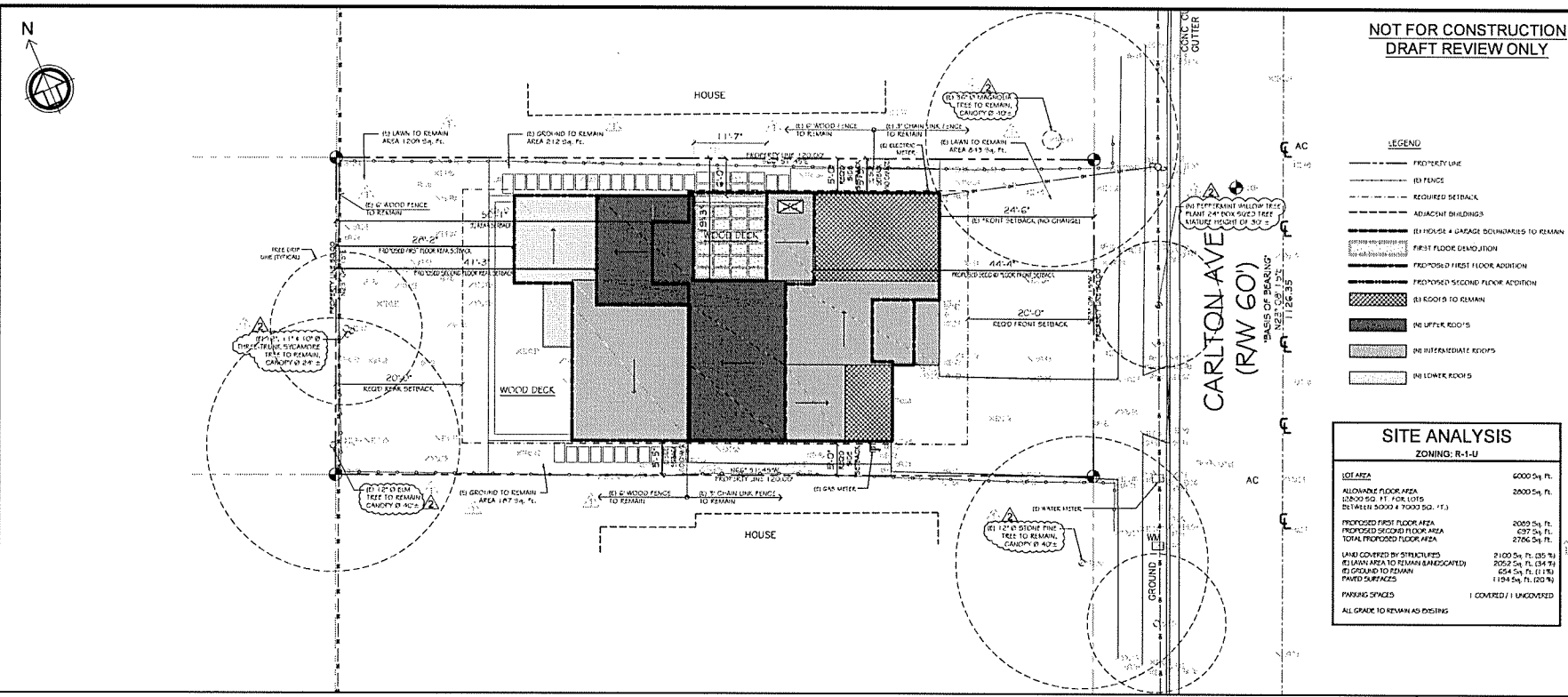
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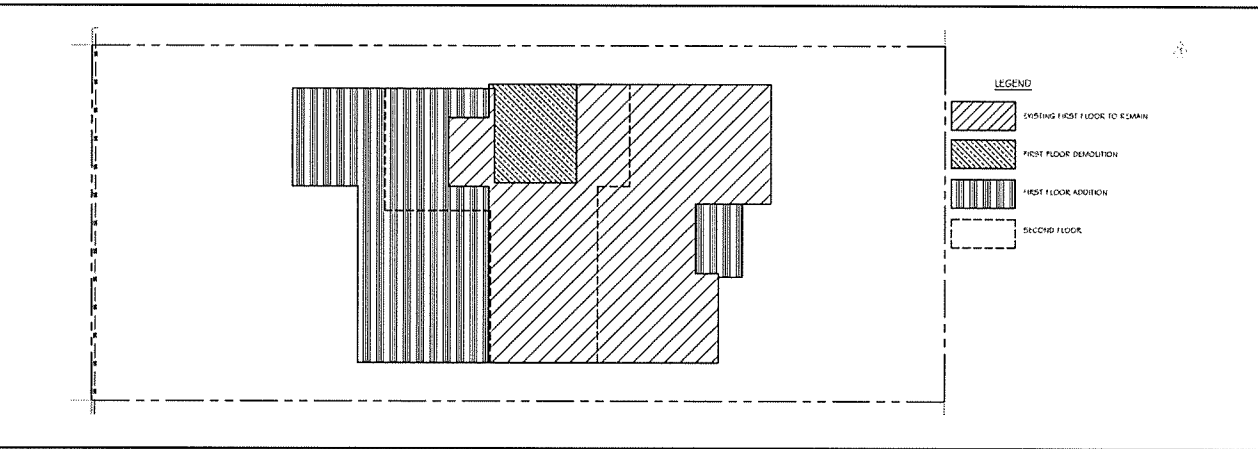
DESIGN DEVELOPMENT
PROPOSED SITE PLAN

01-20-15

A1.2



PROPOSED SITE PLAN



SITE KEY PLAN

5) FRONTAGE IMPROVEMENTS

- CURB, GUTTER & SIDEWALK: REPLACE SIDEWALK PER CITY STANDARD DETAILS G-2, CG-3, CURB & GUTTER MAY REMAIN AS IS.
- DRIVEWAYS SHALL BE REPLACED TO COMPLY WITH CITY STANDARD DETAILS CG-13, CG-14.
- STREET PAVING: REPAVE ALL UTILITY TRENCHES PER CITY STANDARD DETAIL ST-5A AND SLURRY PER ST-5B AND ST-16.
- ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED OR DETERIORATED (EXISTING CONDITION OR AS A RESULT OF CONSTRUCTION) SHALL BE REPLACED TO CITY STANDARDS.
- AN ENCROACHMENT PERMIT IS REQUIRED TO CONSTRUCT ANY FACILITIES WITHIN THE PUBLIC RIGHT-OF-WAY. THE ENCROACHMENT PERMIT IS SEPARATE FROM BUILDING PERMIT.
- UTILITIES: THE APPLICANT IS RESPONSIBLE FOR COORDINATION WITH OUTSIDE UTILITY COMPANIES (PGE, WEST BAY SANITARY DISTRICT, ETC.). UTILITY PLANS IN THE PUBLIC RIGHT OF WAY SHALL INCLUDE PROFILES FOR ALL PROPOSED UNDERGROUND UTILITIES. IF DEPTHS ARE UNKNOWN, POTHOLES IS REQUIRED. IT IS RECOMMENDED THAT ALL ELECTRIC UTILITIES TO BE PLACED UNDERGROUND.
- WATER:
 - FOR BACKFLOW PREVENTION, SHOW DOUBLE CHECK VALVE ON SITE AT THE METER. IT SHALL BE INSTALLED PER CITY STANDARD DETAIL WA-20. A COVER, PER CITY STANDARD DETAIL W2-21 IS RECOMMENDED TO PREVENT THEFT, BUT NOT REQUIRED.
 - INCLUDE WA-20 OR NOTES THAT BACKFLOW SHALL BE TESTED UPON INSTALLATION AND ANNUALLY THEREAFTER BY A PERSON CERTIFIED BY MENLO PARK MUNICIPAL WATER DISTRICT. A COPY OF THE TEST REPORT SHALL BE FORWARDED TO MENLO PARK WATER DISTRICT IMMEDIATELY. TAGS SHOWING THE MONTH AND YEAR OF TESTING SHALL BE AFFIXED TO THE DEVICE.

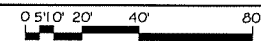
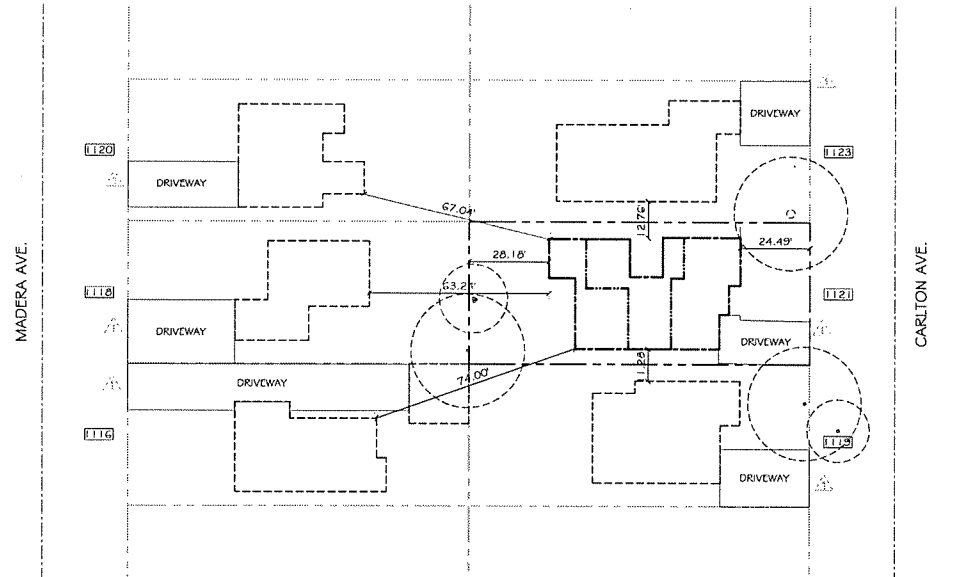
NOTES FROM ENGINEERING DIVISION

8-4

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LEGEND

- PROPERTY LINE
- ADJACENT BUILDINGS
- PROPOSED FIRST FLOOR ADDITION
- PROPOSED SECOND FLOOR ADDITION



SCALE: 1" = 20'

AREA PLAN

DATE	REVISION
12-18-13	FOR REVIEW
01-25-15	REVISIONS
	BY: [signature]
	DATE: [signature]

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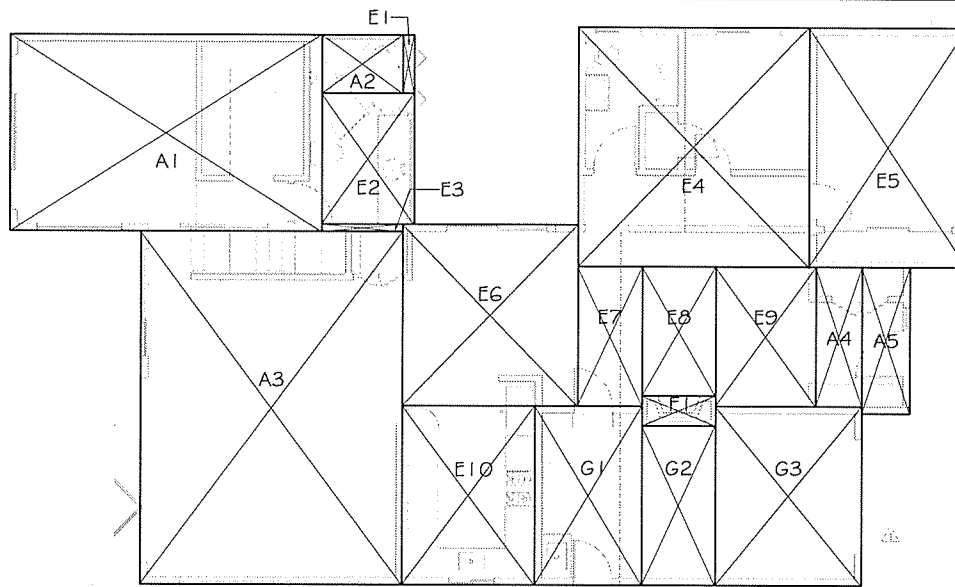
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DESIGN DEVELOPMENT
AREA PLAN

01-20-15

A1.3

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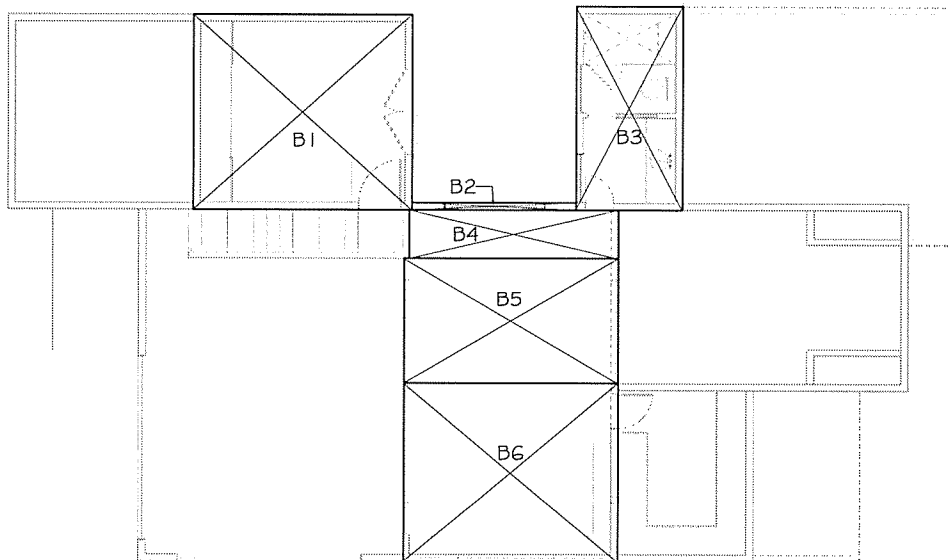


AREA CALCULATION - FIRST FLOOR

0' 1' 2' 4' 8' 16'

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

1



AREA CALCULATION - SECOND FLOOR

0' 1' 2' 4' 8' 16'

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

2

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FLOOR AREA LIMIT
CALCULATION

(E) FIRST FLOOR		
No.	DIMENSIONS	AREA (Sq. Ft.)
E1	0'-0" X 4'-1"	3
E2	6'-7" X 9'-1"	60
E3	5'-8" X 0'-6"	9
E4	16'-3" X 16'-8"	272
E5	11'-2" X 16'-8"	186
E6	12'-4" X 12'-8"	157
E7	4'-7" X 9'-10"	44
E8	5'-2" X 9'-1"	47
E9	7'-1" X 9'-10"	64
E10	8'-4" X 12'-7"	117
TOTAL HAB. AREA		806

FIRST FLOOR ADDITION		
No.	DIMENSIONS	AREA (Sq. Ft.)
A1	21'-11" X 13'-0"	301
A2	5'-8" X 4'-1"	23
A3	18'-5" X 24'-10"	457
A4	3'-3" X 8'-10"	32
A5	3'-5" X 10'-4"	35
TOTAL HAB. AREA		846

(F) GARAGE		
No.	DIMENSIONS	AREA (Sq. Ft.)
G1	7'-7" X 12'-7"	98
G2	5'-2" X 11'-3"	59
G3	10'-4" X 12'-7"	133
TOTAL NON-HAB. AREA		290

TOTAL FIRST FLOOR AREA		
FLOOR AREA	AREA (Sq. Ft.)	
(E) FIRST FLOOR AREA	806	
FIRST FLOOR ADDITION	846	
(F) GARAGE	293	
TOTAL	2045	

SECOND FLOOR ADDITION		
No.	DIMENSIONS	AREA (Sq. Ft.)
B1	15'-4" X 13'-0"	211
B2	11'-7" X 0'-5"	6
B3	7'-6" X 14'-4"	108
B4	14'-11" X 3'-5"	50
B5	15'-4" X 8'-10"	133
B6	15'-1" X 12'-7"	190
TOTAL HAB. AREA		697

TOTAL FLOOR AREA LIMIT		
FLOOR AREA	AREA (Sq. Ft.)	
TOTAL FIRST FLOOR AREA	2045	
SECOND FLOOR ADDITION	697	
TOTAL	2742	

BUILDING COVERAGE
CALCULATION

(E) FIREPLACE		
No.	DIMENSIONS	AREA (Sq. Ft.)
F1	5'-2" X 2'-1"	11
TOTAL		11

BUILDING COVERAGE		
FLOOR AREA	AREA (Sq. Ft.)	
TOTAL FIRST FLOOR AREA	2045	
(E) FIREPLACE	11	
TOTAL	2102	

DATE	REVISION
02/18/15	1.00
03/25/15	1.01

M-DESIGNS ARCHITECTS
4548 EL CAMINO REAL
STE. 225, LOS ALTOS, CA
94024
TEL: 650-948-9034 FAX: 650-948-1280

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

DESIGN DEVELOPMENT
FLOOR AREA LIMIT &
BUILDING COVERAGE
CALCULATION

01-20-15

A1.4

DATE	REVISION
02 18-15	FORNICK RE SUBMITTER
03 25-15	FORNICK RE SUBMITTER

SC SLOPED CEILING
VC VALUED CEILING
CH CEILING HEIGHT
HO HOSE/BIB
GM GAS METER
EM ELECTRICAL METER
(E) EXISTING TO REMAIN
(D) DEVOLUTION
(RE) REMOVE & RE-USE

 EXISTING WALLS TO REMAIN
 DEMOLITION



M-DESIGNS ARCHITECTS

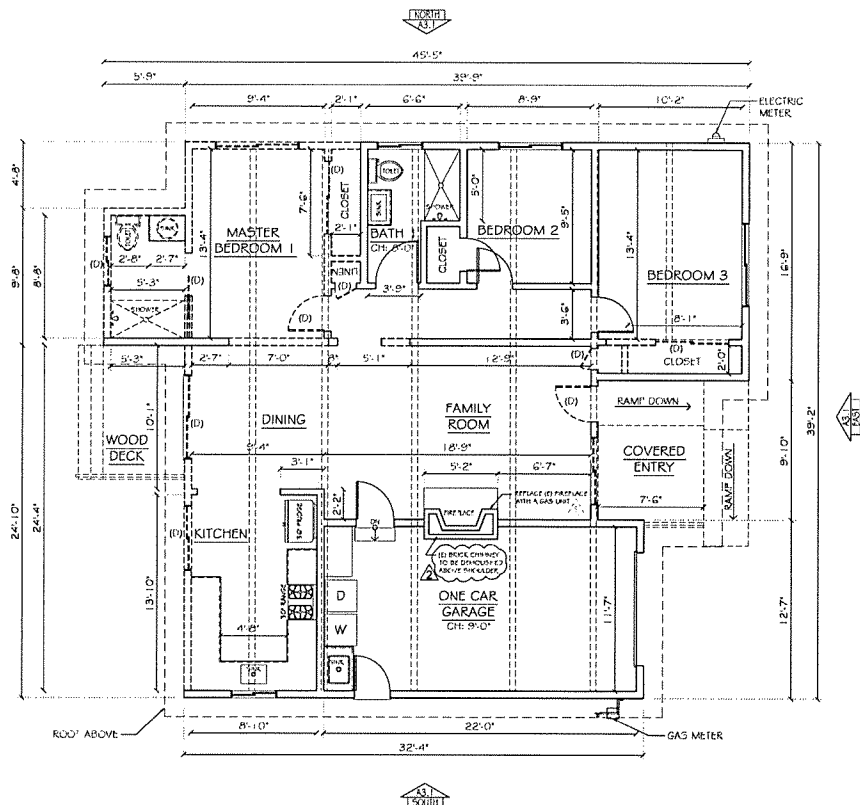
M+DESIGNS ARCHITECTS
4546 EL CAMINO REAL,
STE 223, LOS ALTOS, CA
www.mdesignsarchitects.com
info@mdesignsarchitects.com
714-930-3663 • 904-743-818 • 918-923-7881

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

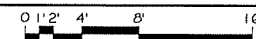
[illegible]

01-20-15

A2.1

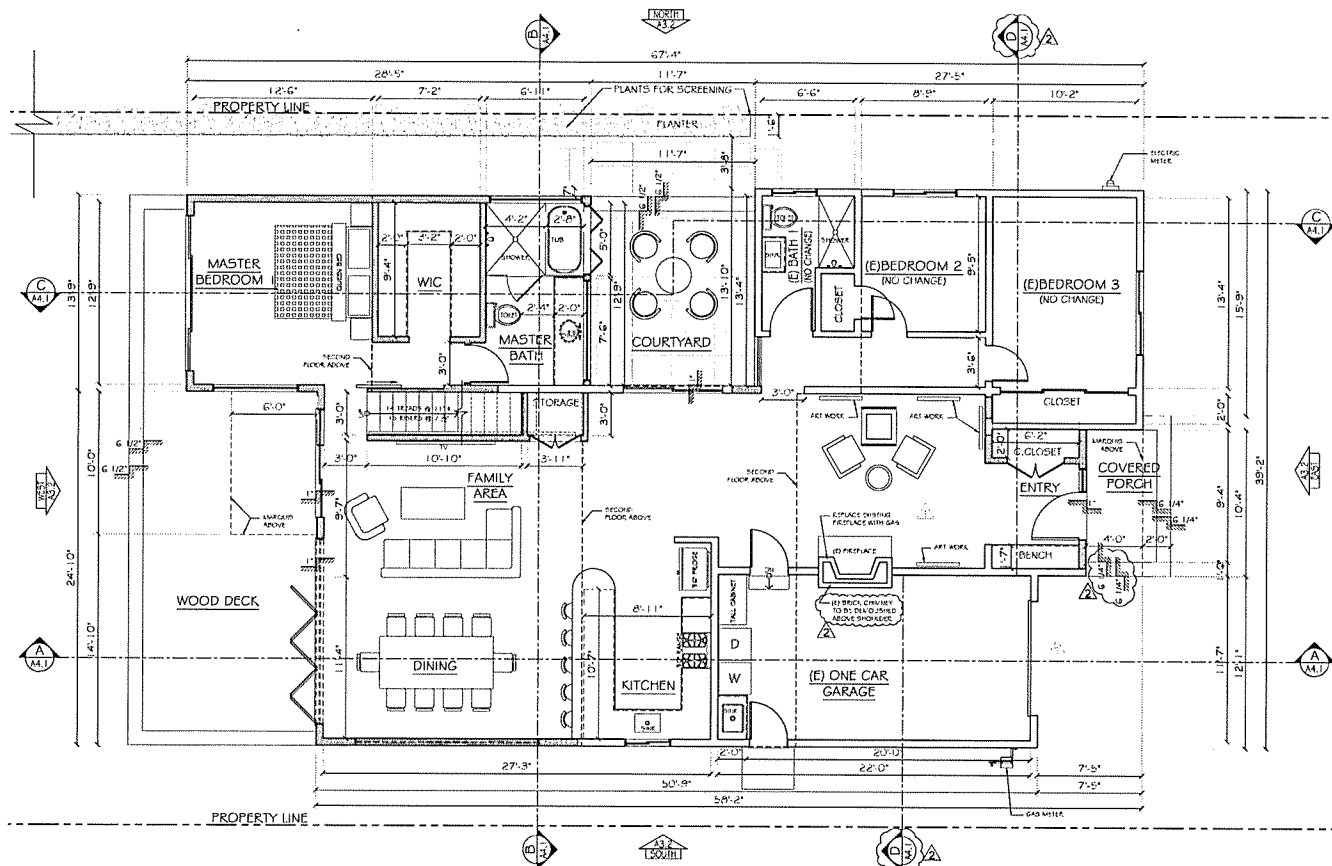


EXISTING / DEMO PLAN



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

•



NOT FOR CONSTRUCTION
DRAFT REVIEW ONLY

LEGEND

- CH CEILING HEIGHT
- (E) EXISTING
- (N) NEW
- (RE) RE-USE EXISTING
- (RF) REPLACE EXISTING
- EXISTING WALLS
- NEW STUD WALLS

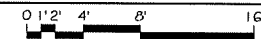
DATE	REVISION
10-18-10	1. INITIAL
01-25-15	2. SUBMITTAL



M-DESIGNS ARCHITECTS
4546 EL CAMINO REAL
STE 225, LOS ALTOS, CA
www.mdesignsarchitects.com
TEL: 650-941-9934 FAX: 650-941-1281

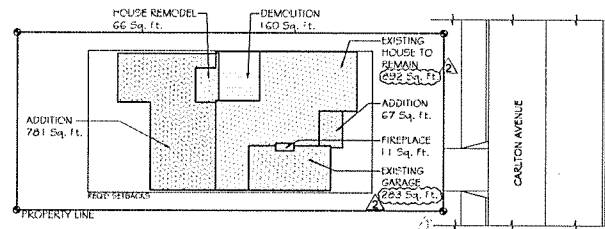
IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

PROPOSED FIRST FLOOR



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

1



LEGEND

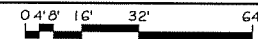
- EXISTING HOUSE TO REMAIN
- EXISTING GARAGE TO REMAIN
- HOUSE REMODEL
- HOUSE ADDITION
- DEMOLITION
- FIREPLACE

FLOOR AREA LIMIT
PROPOSED FLOOR AREA (FIRST FLOOR):
292 + 781 + 66 + 67 + 283 = 2089 Sq. Ft.

BUILDING COVERAGE
FAL + COVERED PORCHES
2089 + 11 = 2100 Sq. Ft.



AREA KEY PLAN - FRST FLOOR



SCALE: 1/16"=1'-0"

2

DESIGN DEVELOPMENT
PROPOSED FIRST FLOOR
PLAN & AREA KEY PLAN

01-20-15

A2.2

8-9

NOT FOR CONSTRUCTION
DRAFT REVIEW ONLY

LEGEND

- CH CEILING HEIGHT
- (E) EXISTING
- (N) NEW
- (RE) RE-USE EXISTING
- (RF) REPLACE EXISTING
- EXISTING WALLS
- NEW STUD WALLS

DATE	REVISION
01-20-15	PERMITS
03-25-15	FOR REVIEW
	FOR SUBMITTAL

M-DESIGNS ARCHITECTS
M-DESIGNS ARCHITECTS
4546 EL CAMINO REAL
STE 223, LOS ALTOS, CA
www.mdesignsarchitects.com
Tel: 650-945-1800 Fax: 650-945-1801

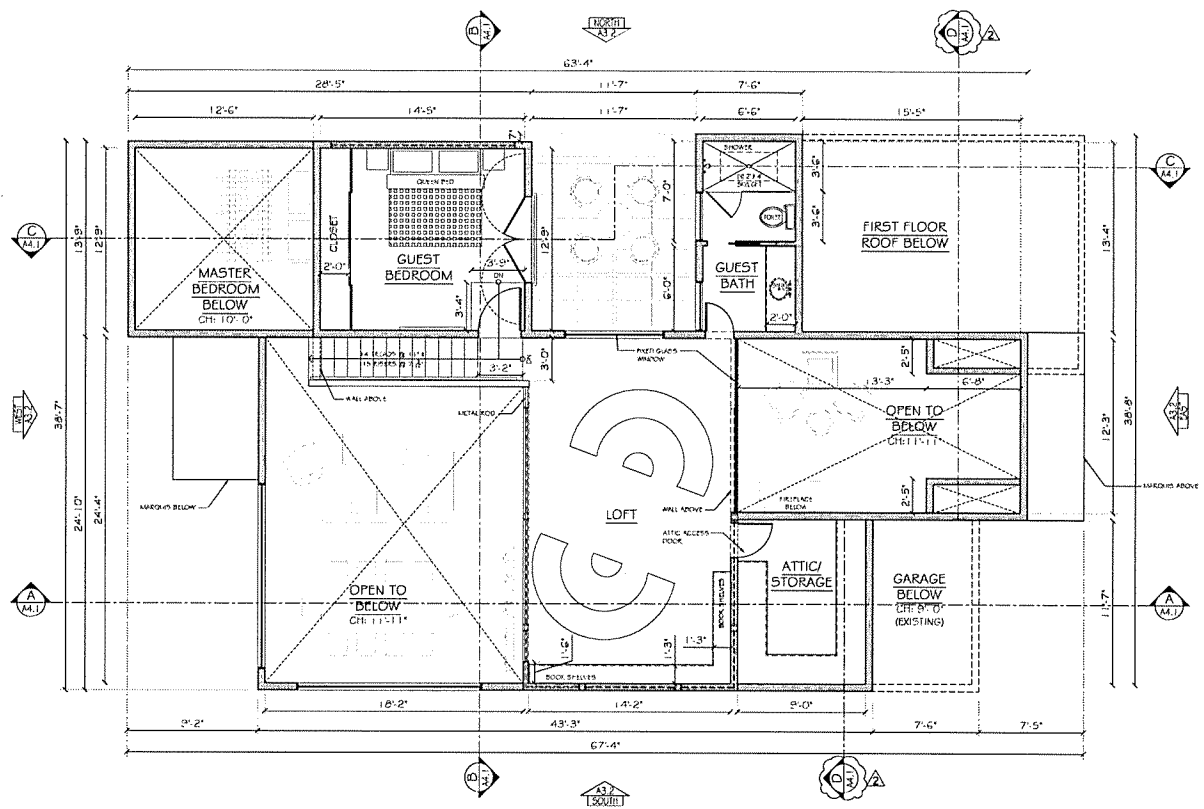
IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

DESIGN DEVELOPMENT

PROPOSED SECOND FLOOR
& AREA KEY PLAN

01-20-15

A2.3

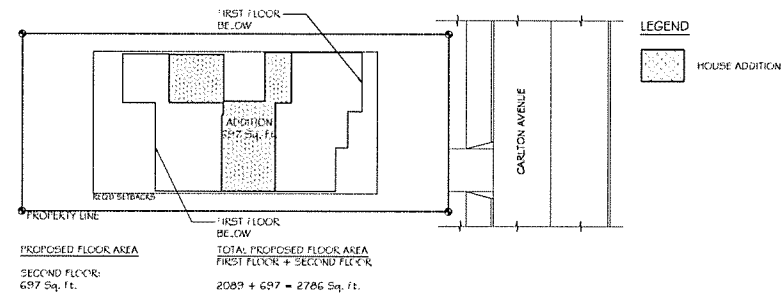


PROPOSED SECOND FLOOR

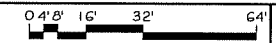


SCALE: 1/4"=1'-0"

1



AREA KEY PLAN



SCALE: 1/16"=1'-0"

2

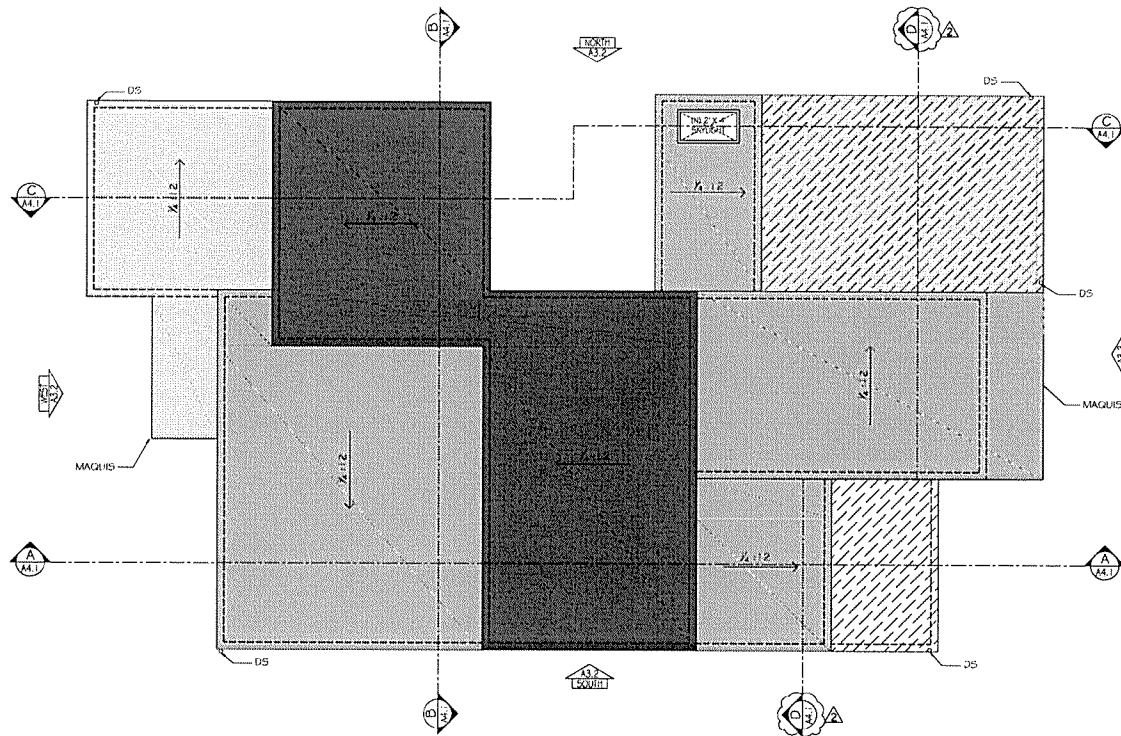
6.9

NOT FOR CONSTRUCTION
DRAFT REVIEW ONLY

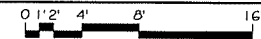
LEGEND

- DS DOWN SPOUT
- (E)DS EXISTING DOWN SPOUT
- GT GUTTER
- SL SKYLIGHT
- ST SUN TUNNEL

- (R) ROOTS TO REMAIN
- (N) UPPER ROOFS
- (N) INTERMEDIATE ROOFS
- (N) LOWER ROOFS
- WALLS



PROPOSED ROOF FLOOR



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

1

DATE	REVISION
01-20-15	01-20-15
01-20-15	01-20-15
01-20-15	01-20-15

M-DESIGNS ARCHITECTS
M-DESIGNS ARCHITECTS
4545 EL CAMINO REAL,
STE 225, LOS ALTOS, CA
94025
Tel: 650-951-9518 Fax: 650-951-7891

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

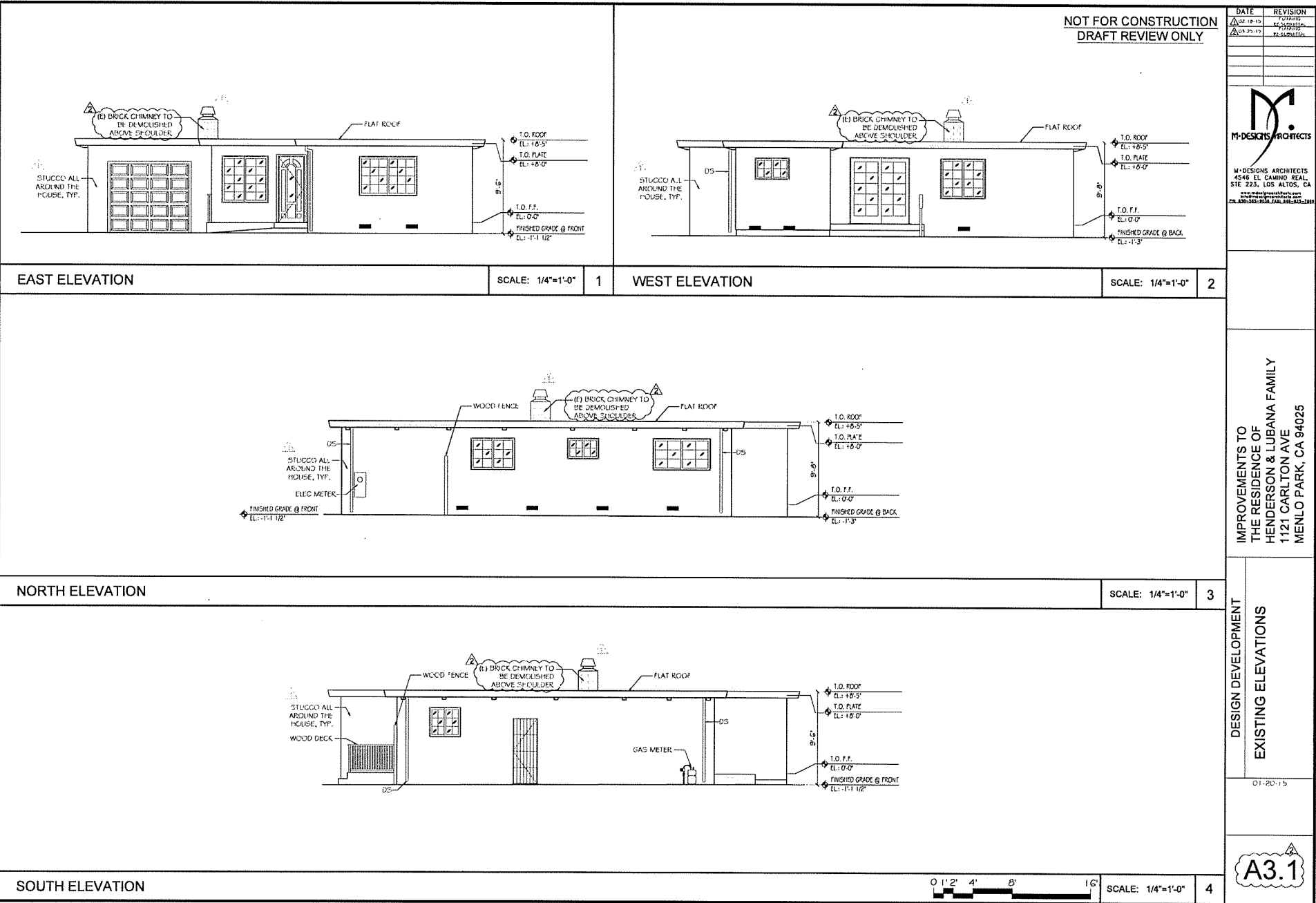
DESIGN DEVELOPMENT
PROPOSED ROOF FLOOR

01-20-15

A2.4



01-9



DATE	REVISION
01-22-15	FOR REVIEW
01-23-15	FOR REVIEW
01-23-15	FOR REVIEW

M-DESIGNS ARCHITECTS

W-DESIGNS ARCHITECTS
4546 EL CAMINO REAL
STE 223, LOS ALTOS, CA
94025
TEL: 650-951-9151 FAX: 650-951-9159

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

DESIGN DEVELOPMENT
EXISTING ELEVATIONS

01-20-15


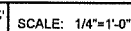
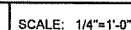
A3.1



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



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



M-DESIGNS ARCHITECTS
 M-DESIGNS ARCHITECTS
 4546 EL CAMINO REAL,
 STE 223, LOS ALTOS, CA
www.mdesignsarchitects.com
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 TEL: 920-512-2038 FAX: 920-512-7889

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

DESIGN DEVELOPMENT	PROPOSED ELEVATIONS
	

01.20.15

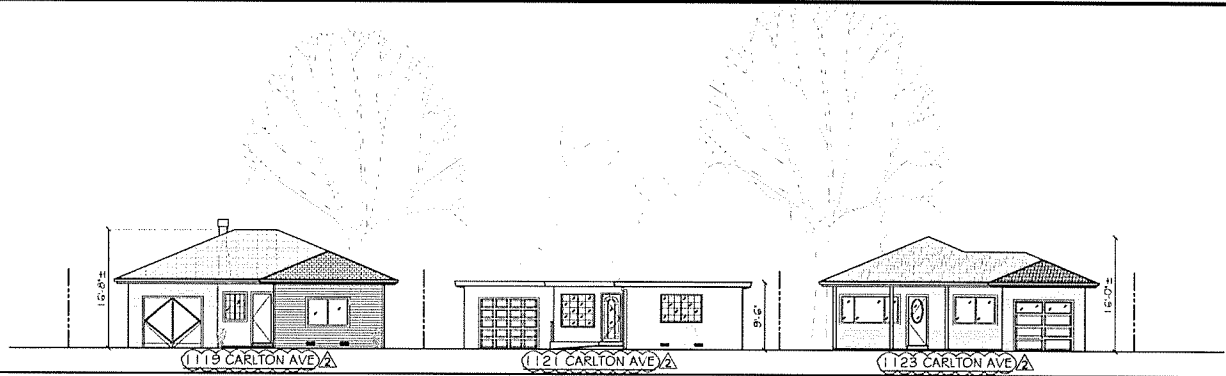
A3.2

B-12

NOT FOR CONSTRUCTION
DRAFT REVIEW ONLY

DATE	REVISION
02-18-15	1.00
03-25-15	2.00

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M-DESIGNS ARCHITECTS
4540 EL CAMINO REAL
STE 223, LOS ALTOS, CA
www.mdesignsarchitects.com
TEL: 650-941-8154 FAX: 650-941-8155



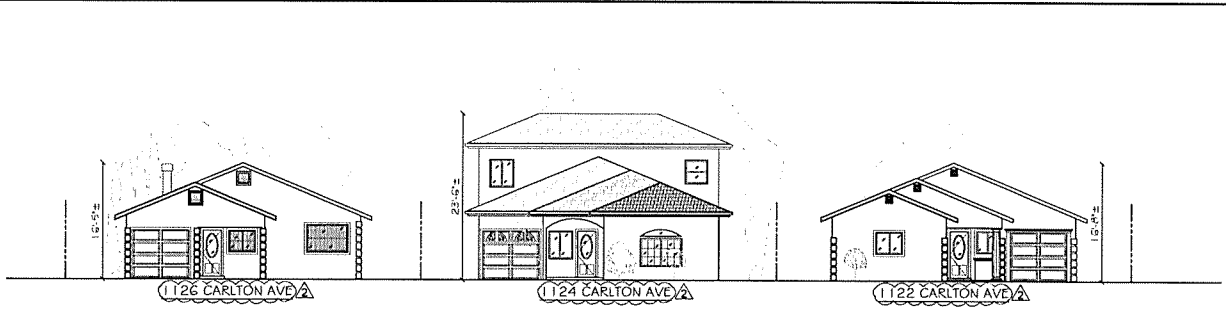
STREETSCAPE OF EXISTING HOUSE & ADJACENT NEIGHBORS

0' 2' 4' 8' 16' 32'
SCALE: 1/8"=1'-0" 1



STREETSCAPE OF PROPOSED HOUSE & ADJACENT NEIGHBORS

0' 2' 4' 8' 16' 32'
SCALE: 1/8"=1'-0" 2



STREETSCAPE ACROSS THE STREET OF PROPOSED RESIDENCE

0' 2' 4' 8' 16' 32'
SCALE: 1/8"=1'-0" 3

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

DESIGN DEVELOPMENT
STREETSCAPE

01-20-15

A3.3

NOT FOR CONSTRUCTION
DRAFT REVIEW ONLY

DATE	REVISION
12-10-15	1. INITIAL DESIGN
12-15-15	2. REVISIONS
12-15-15	3. REVISIONS



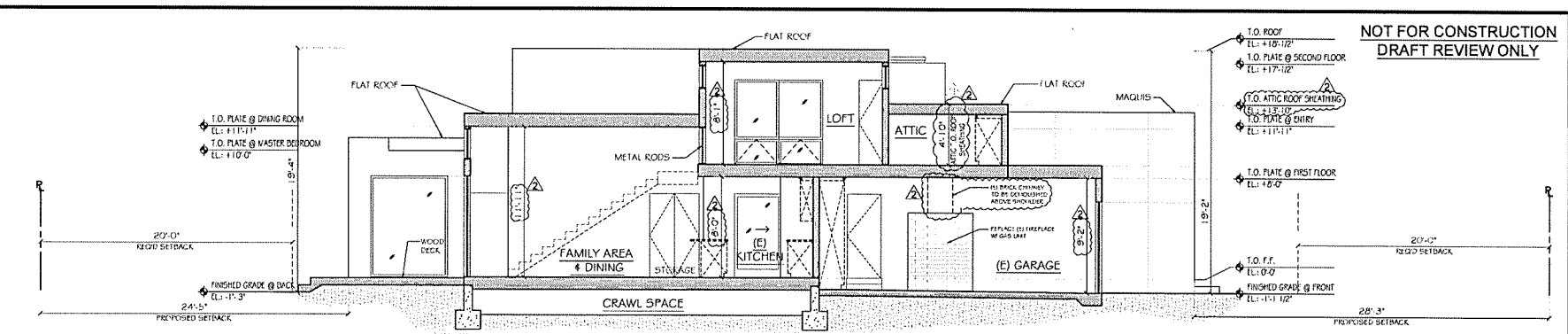
M-DESIGNS ARCHITECTS
4545 EL CAMINO REAL,
STE 223, LOS ALTOS, CA
TEL: 650-952-2000 FAX: 650-952-2000

IMPROVEMENTS TO
THE RESIDENCE OF
HENDERSON & LUBANA FAMILY
1121 CARLTON AVE
MENLO PARK, CA 94025

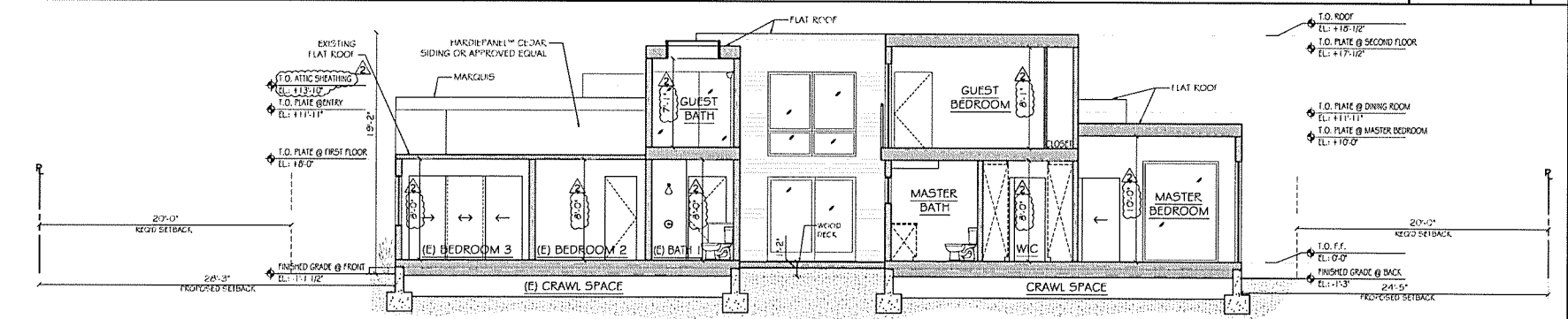
DESIGN DEVELOPMENT
PROPOSED SECTIONS

01-20-15

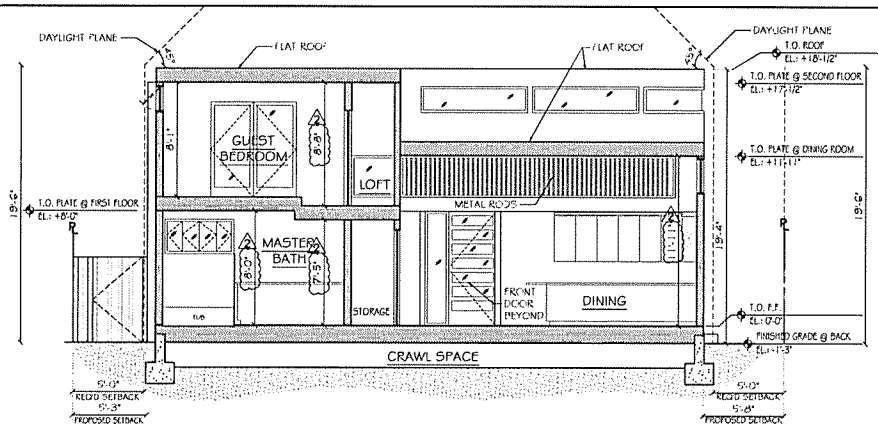
A4.1



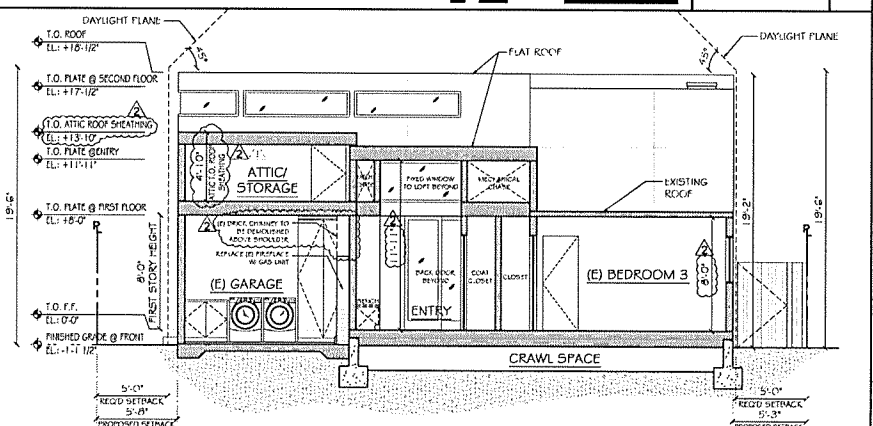
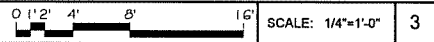
PROPOSED SECTION A-A



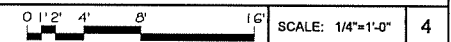
PROPOSED SECTION C-C



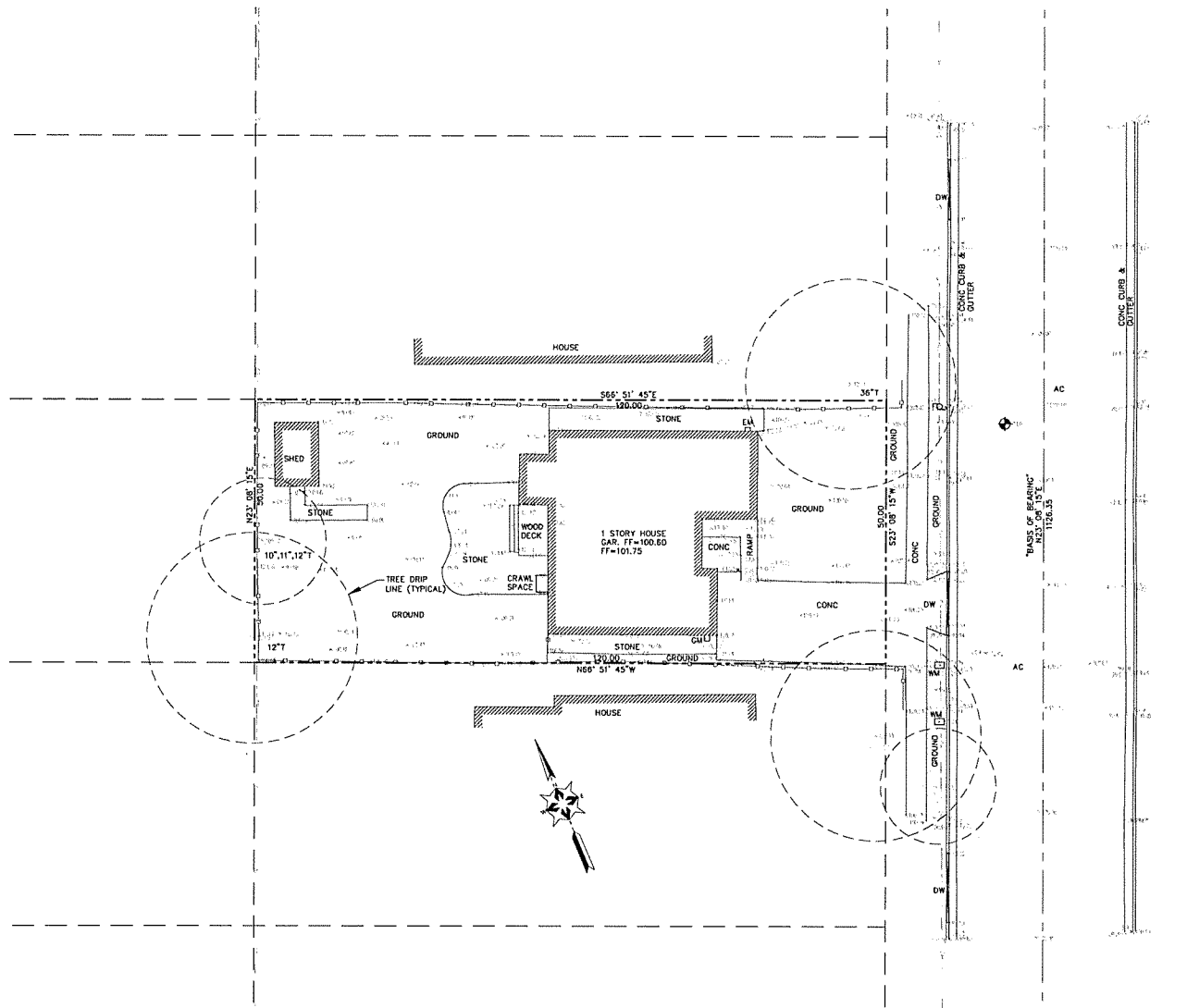
PROPOSED SECTION B-B



PROPOSED SECTION D-D



B-14



LEGEND:		ABBREVIATIONS:	
---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	C&G	CURB AND GUTTER
---	SANITARY SEWER LINE	CB	CATCH BASIN
---	STORM DRAIN LINE	DW	DRIVEWAY
---	OVERHEAD POWER LINE	EB	ELECTRIC BOX
---	WOOD FENCE	EP	EDGE OF PAVEMENT
---	WATER VALVE	FM	FIRE HYDRANT
---	JOINT POLE	GM	GAS METER
---	FIRE HYDRANT	GV	GAS VALVE
---	SURVEY MONUMENT FOUND	P.U.E.	PUBLIC UTILITY EASEMENT
		PP	POWER POLE
		S.D.E.	STORM DRAINAGE EASEMENT
		SDMH	STORM DRAINAGE MANHOLE
		SSMH	SANITARY SEWER MANHOLE
		CD	CLEAN OUT
		VG	VALLEY GUTTER
		WM	WATER METER

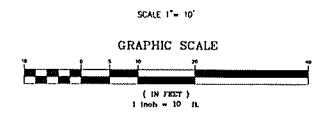
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL USA (1-800-842-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS ALONG THE CENTERLINE OF CARLTON AVENUE. RECORD INFORMATION WAS USED FOR RECORD MAP, BOOK/VOL. (115)-28 PAGE 28 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

SITE BENCHMARK: SURVEY CONTROL SET WING NAIL ELEVATION=100.00' (ASSUMED DATUM)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 6,000 SQ. FT. ±.
 - THE SURVEY WAS BASED ON A GRANT DEED DOC# 97W0-3761301093 BY CHICAGO TITLE CO. DATED OCT 4, 2013, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECKS OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.



1121 CARLTON AVE
MENLO PARK, CA
APN: 062-092-330



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Corrob Lane Los Altos, CA 94024
tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: JAL
Checked by: S.R.
Date: 09/15/2014
Project No: 214126

BOUNDARY TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN	DATE	CITY	APPR.	DATE

CITY OF MENLO PARK



February 17, 2015

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

Subject: changes to Henderson-Lubana Residence 1121 Carlton Way, Menlo Park

To whom it may concern:

This letter is to describe the purpose of the proposed changes at the existing residence located at 1121 Carlton Way in Menlo Park. The Henderson-Lubana family wishes to modify their home to make space for their growing family. As their children are getting older, the existing square footage of the house no longer provides them with the amount of living space they need for the short and long term.

Therefore, the proposed changes include: remodeling the existing ground level and adding 691 sf, which includes 3 bedrooms/ 2 baths; and adding a second level of 697sf which includes 1 guest room and 1 bathroom.

The style of the proposed house is mid-century modern, which is consistent with the existing home's mid-century modern architectural style. The proposed exterior materials include stained cedar siding and painted stucco with expansion joints.

The family believes these changes will greatly affect their family in a positive way. The homeowners conducted their own neighborhood outreach—please see the attached flyer that the homeowners have sent to their surrounding neighbors.

You may feel free to contact me directly if you have any questions.

Sincerely,

Malika Junaid
Architect
(408) 431-9289

RECEIVED

FEB 19 2015

CITY OF MENLO PARK
BUILDING

Subject: Re: 1121 Carlton Avenue (PLN2014-00084)- incomplete

From: Nathan Henderson <nathanll63@yahoo.com>

Date: 1/19/2015 8:44 PM

To: Malika Junaid <malikajunaid@mdesignsarchitects.com>, Maria Abreu <maria@mdesignsarchitects.com>

CC: Nathan Henderson & Pushpinder Lubana <pushpinder.lubana@gmail.com>

Hi Malika, Maria

Our neighborhood outreach consisted of meeting face-to-face with all of our neighbors with whom we share a property line (both sides and to the rear). We also met with the neighbors directly across the street. All of them were grateful that we reached out to them and were supportive of our remodeling plans.

We also had a little get-together at our house to show the neighbors the detailed plans and to discuss any questions or issues that they might have. Again all of the neighbors showed there support as they saw the plans and 3D-rendering as an improvement to the neighborhood and would correspondingly increase their property values. The only concern was that the working hours of the construction (the noise) be kept within M-F working hours (eg no loud saws Sunday morning at 7 am). We let them know that we will be very diligent with the contractor to ensure that is the case.

Attached is the flyer that we passed around to the neighborhood for our party.

Regards
Nathan

Attachments:

NeighborConstruction copy.pdf

238 KB

A change in the neighborhood

Hello Neighbors,

We are the family at 1121 Carlton Ave. (Pushpinder, Nathan, Simran, and Kabir). We are planning to remodel our home this coming year and we wanted you to be aware of our plans. Below are some photos of what we are planning. Please join us and the other neighbors this Saturday, January 10th from 5-7 pm at our home to have some appetizers and drinks. We have some detailed plans that we would like to share with you and answer any questions you may have. Hope you can join us!

Un cambio en el vecindario

Hola vecinos

Nosotros somos la familia que vive en la casa 1121 Carlton Ave. (Pushpinder, Nathan, Simran y Kabir) Tenemos planes para hacer obras en nuestra casa este año y queremos que ustedes sepan de los planes. Debajo hay algunas fotos de lo que estamos pensando. Este sábado queremos que vengan a nuestra casa de 5 a 7 para tapas y bebidas. Tenemos planes detallados que nos gustaría compartir y responder a cualquier pregunta que tengan. ¡Esperamos que puedan venir!



Sandmeier, Corinna D

From: v.rob gutierrez <v_betya@hotmail.com>
Sent: Thursday, March 19, 2015 3:52 PM
To: Sandmeier, Corinna D
Subject: 1121 Carlton Addition

Good afternoon Corinna,

I'm writing in response to the Use Permit /Malika Junaid and the request for use permit/Addition.

I reside directly to the right in back of Malika's resident. Unfortunately , I do not believe I can appose this addition, however I request that there will not be any construction going on on the weekends. I also do not believe that it is legal for the contractors to start hammering until after 8:00am or 9:00 pm and stop at 5:00pm weekdays.

In addition, I would like to have a phone # provided in the event that this hammering starts before 8:00am weekdays or on the weekend. I would like to be kept informed of the next public hearing to view plans. **I would hope that there would be some consideration to the type of addition "architect design" that fits into the community and not stands out like a very big sore thumb.**

Many thanks,

Vicky Robledo



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF APRIL 20, 2015
AGENDA ITEM E1

LOCATION:	718 Oak Grove Avenue	APPLICANT:	Eric Peterson
EXISTING USE:	Mixed Use	OWNER:	Pacific Peninsula Group
PROPOSED USE:	Mixed Use	APPLICATION:	Architectural Control
ZONING:	SP-ECR/D (El Camino Real/Downtown Specific Plan) – DA (Downtown Adjacent)		

PROPOSAL

The applicant is requesting approval for architectural control to modify the exterior of an existing three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, including repairing and replacing the existing stucco finish and decorative trim, adding new non-structural columns, new metal balcony railings, and a new double entry front door.

ANALYSIS

Site Location

The subject site is located on the northwestern side of Oak Grove Avenue between Hoover Street and Crane Street. The subject property contains a three-story mixed-use office-residential building with underground parking, and is adjacent to three single-story residences and a mixed-use office building on its northeastern side. On the southwestern side there is another mixed-use office-residential building at 724-726 Oak Grove Avenue. Behind the subject property is the Nativity of the Holy Virgin Russian Orthodox Church at 1220 Crane Street, which is in the H (Historic Site) zoning district. Chestnut Avenue dead-ends at Oak Grove Avenue at the front of the subject property. All the parcels in the 700 block of Oak Grove Avenue are zoned SP-ECR/D, except for the Menlo Park Fire District Station No. 6 on the corner of Hoover Street and Oak

Grove Avenue, which is in the PF (Public Facilities) zoning district. There are two City-owned parking lots on Oak Grove Avenue opposite the subject property.

Project Description

The subject property was approved and developed as a mixed-use project with approximately 4,000 square feet of office area and three residential units in March 1995. Originally, the property consisted of two separate legal parcels, but a minor subdivision was approved in May 1995 to merge two parcels into a single lot in order to subdivide the project into four condominium parcels, one for the office portion of the project and three for the residential units.

Today, the applicant is requesting review for architectural control to allow exterior modifications at the subject property which would include replacing the main entry door, accessible ramp railings, window framing and balcony railings. The front façade and part of each side elevation would be replaced with newly painted stucco, new stone veneer tile and cast stone banding trim and the roof parapet and at each floor level. There would be no changes to parking and no additional floor area is proposed at the subject property. The applicant states in the project description letter (Attachment C) that the owner, who has been at this location for 18 years, wishes to improve the exterior of the building.

Design and Materials

At the main level, the existing stucco would be updated with a new painted finish and a new steel pipe handrail on the accessible ramp. The front entry would be enhanced by removing the non-structural columns on either side of the steps, as well as replacing the double entry doors with a single wider door. Above each floor level, a new cast stone banding trim would be installed and stone veneer tile would replace much of the existing stucco façade. The new cast stone cornice trim would continue for the perimeter of the building at the roof parapet. Decorative columns and window railings would be removed from the second and third levels of the front façade and the front portion of the side elevations. At the front façade and a portion of the side elevations, the windows would be replaced with wood windows. On the second level, (the office floor) windows on the front elevation will be decorated with fabric awnings. Cast stone window casing and a painted stucco finish at the third level would be added to both sides of the towers. The second and third level balconies would receive new steel guardrails. The rear and side elevation stucco would be repaired and newly painted to match the stone veneer. These changes would contribute a consistent and updated architectural design for the façade of the building. Additionally, this project would comply with the El Camino Real/Downtown Specific Plan guidelines requiring commercial ground floor to have 50 percent clear-glass transparency and building entries to be oriented to a public street or other public space.

Trees and Landscaping

The applicant is not proposing to remove any trees as part of the proposed project. Staff does not believe the construction would negatively affect the existing trees, and condition 3e would ensure that any heritage trees would be protected.

Correspondence

Staff has not received any items of correspondence on the proposed project.

Conclusion

Staff believes the proposed exterior modifications and neutral color palette would result in an updated architectural design, a contemporary refresh of the main entry, front and side elevations. The modifications would complement the existing building and would comply with the El Camino Real/Downtown Specific Plan guidelines for commercial ground floor treatments. Staff recommends approval of this architectural control request.

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 under Class 1 (Section 15301, "Existing Facilities") of the current 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 development is consistent with the El Camino Real/Downtown Specific Plan. The exterior changes would comply with relevant design standards and guidelines for commercial ground floor windows and the building entry would remain oriented to the public street.
3. Approve the architectural control request subject to the following **standard** conditions of approval:
- a. Development of the project shall be substantially in conformance with the plans prepared by Pacific Peninsula Architecture, Inc., dated received April 1, 2015, consisting of twenty plan sheets and approved by the Planning Commission on April 20, 2015 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall 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 that 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. 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 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

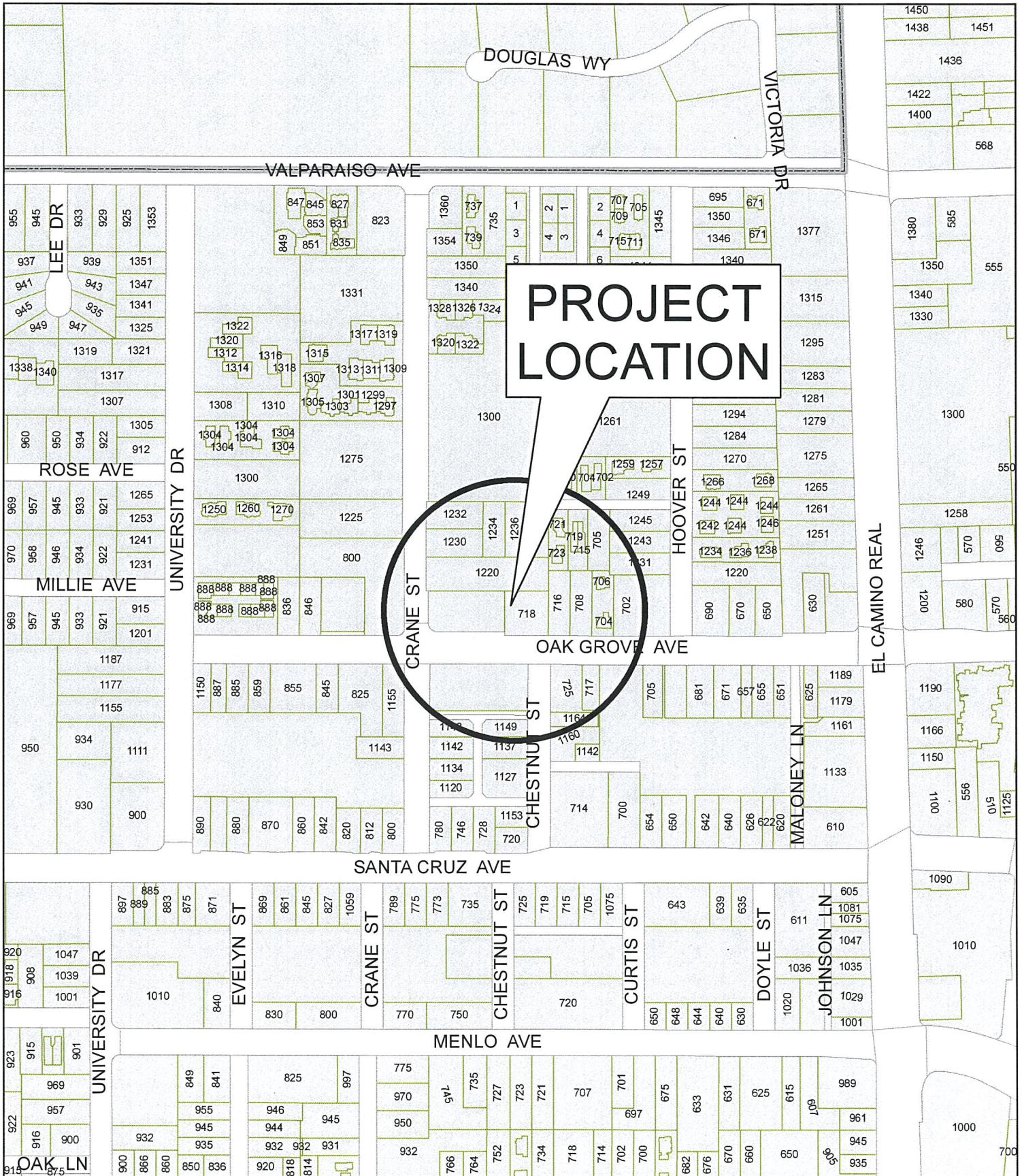
- A. Location Map
- B. Project Plans
- C. Project Description Letter

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

Color and Materials Board

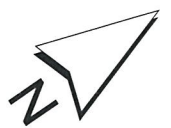
V:\STAFFRPT\PC\2015\042015 - 718 Oak Grove Avenue.doc



CITY OF MENLO PARK

LOCATION MAP

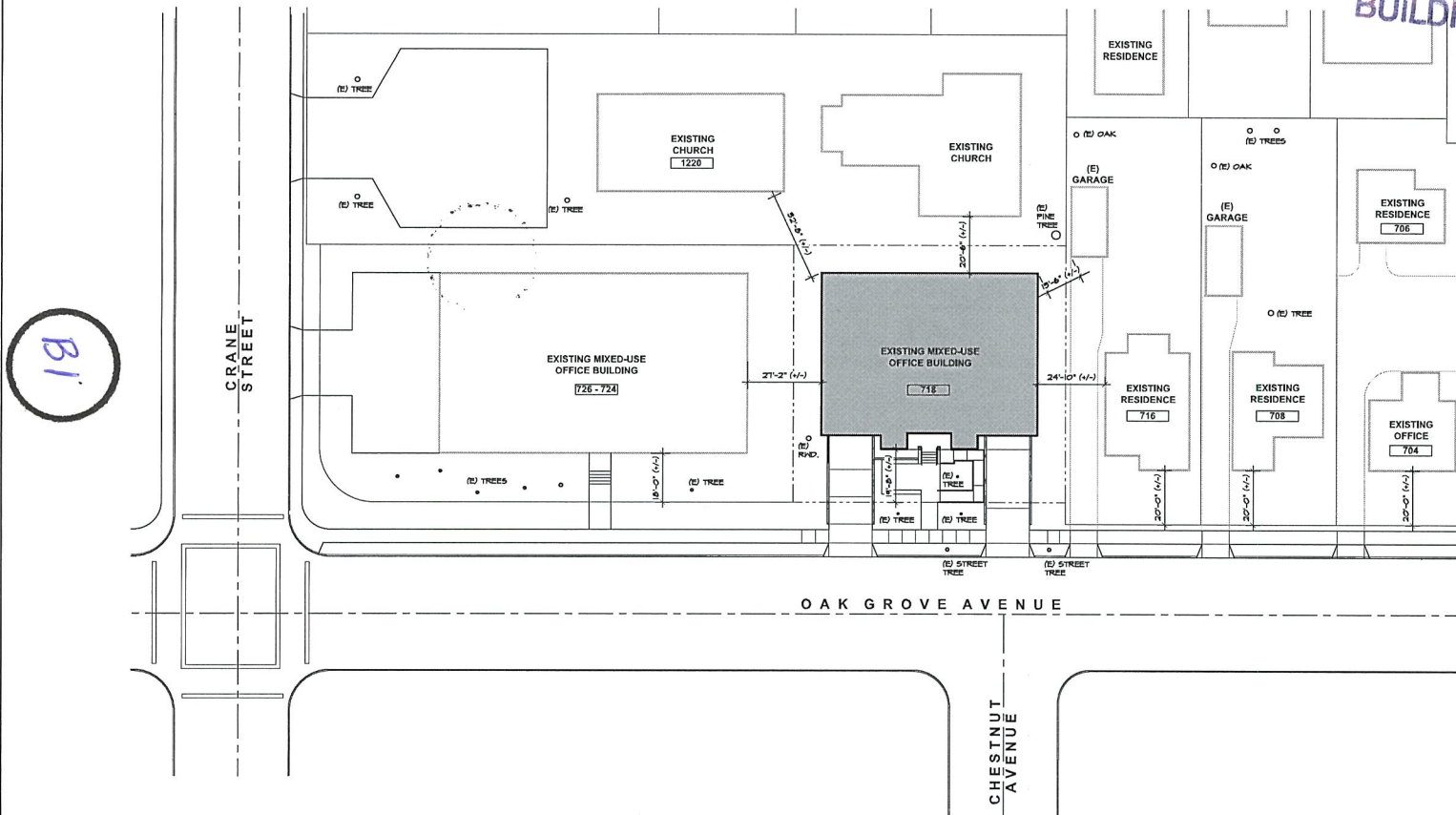
718 OAK GROVE AVE



RECEIVED

APR 01 2015

CITY OF MENLO PARK
BUILDING



B1

0 10' 20' 40'
SCALE: 1" = 20'-0"



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850.323.7900 FAX: 850.323.0625
WWW.PACIFICPENINSULA.COM

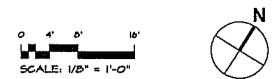
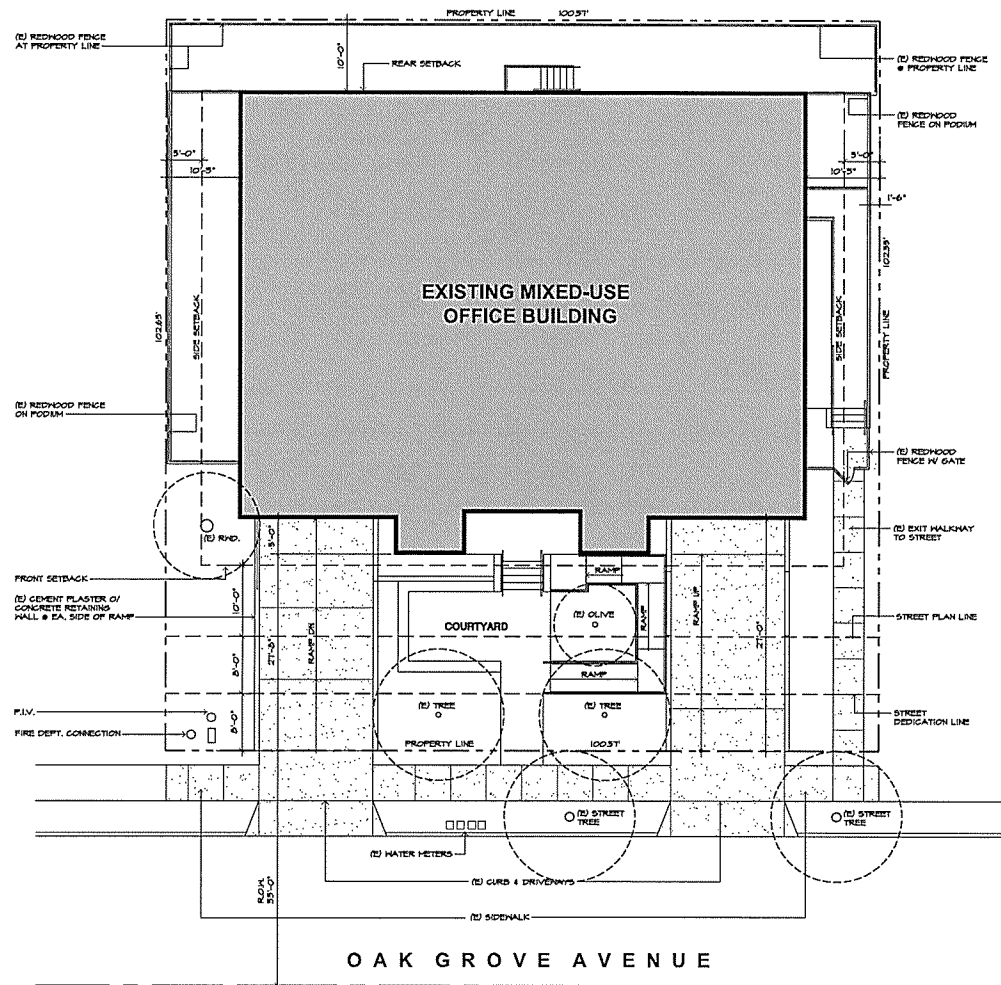
MIXED USE OFFICE BUILDING
718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

AREA PLAN

DATE: 02/17/15
JOB # 1423

A1.0

B2



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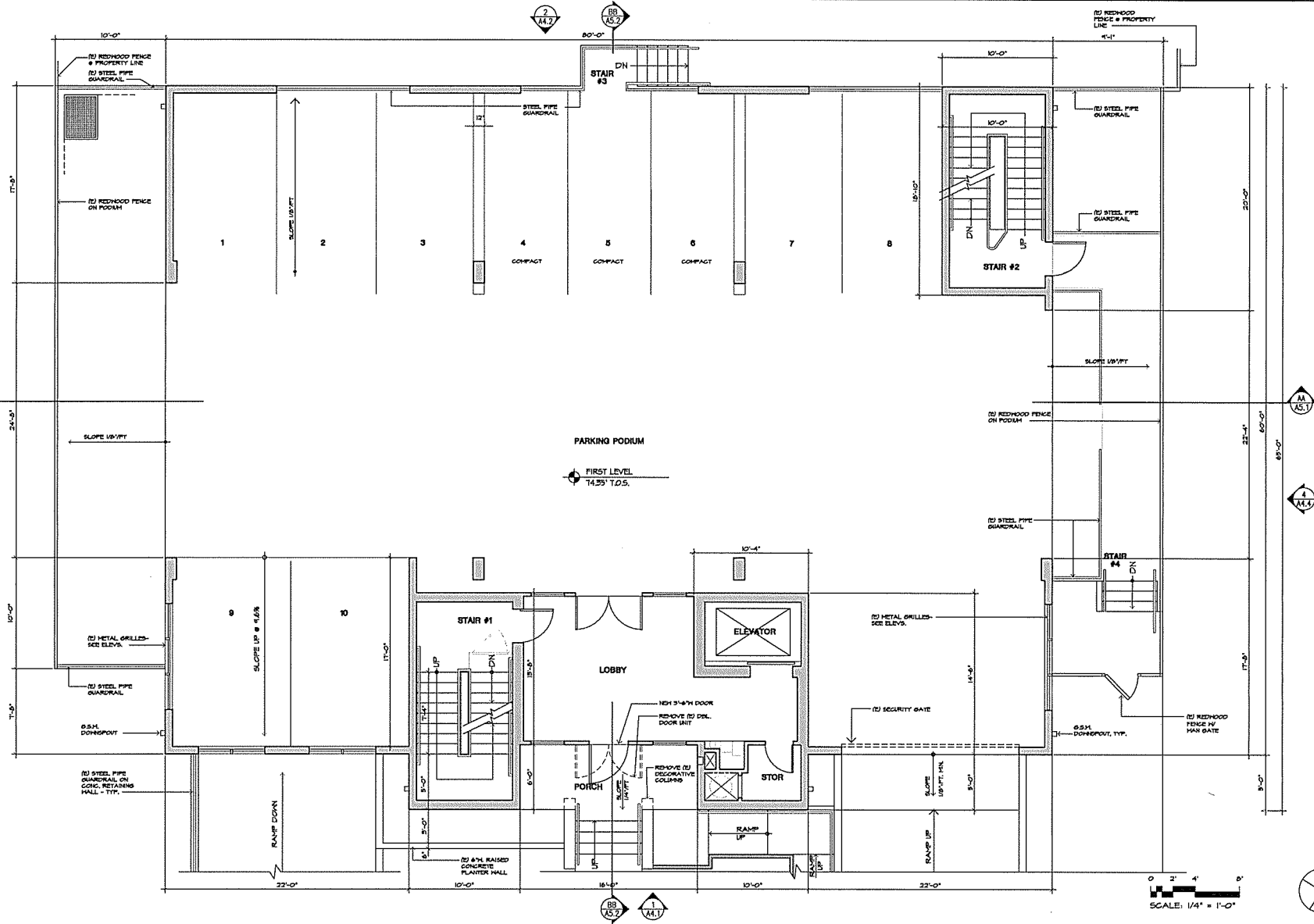
MIXED USE OFFICE BUILDING 718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

SITE PLAN

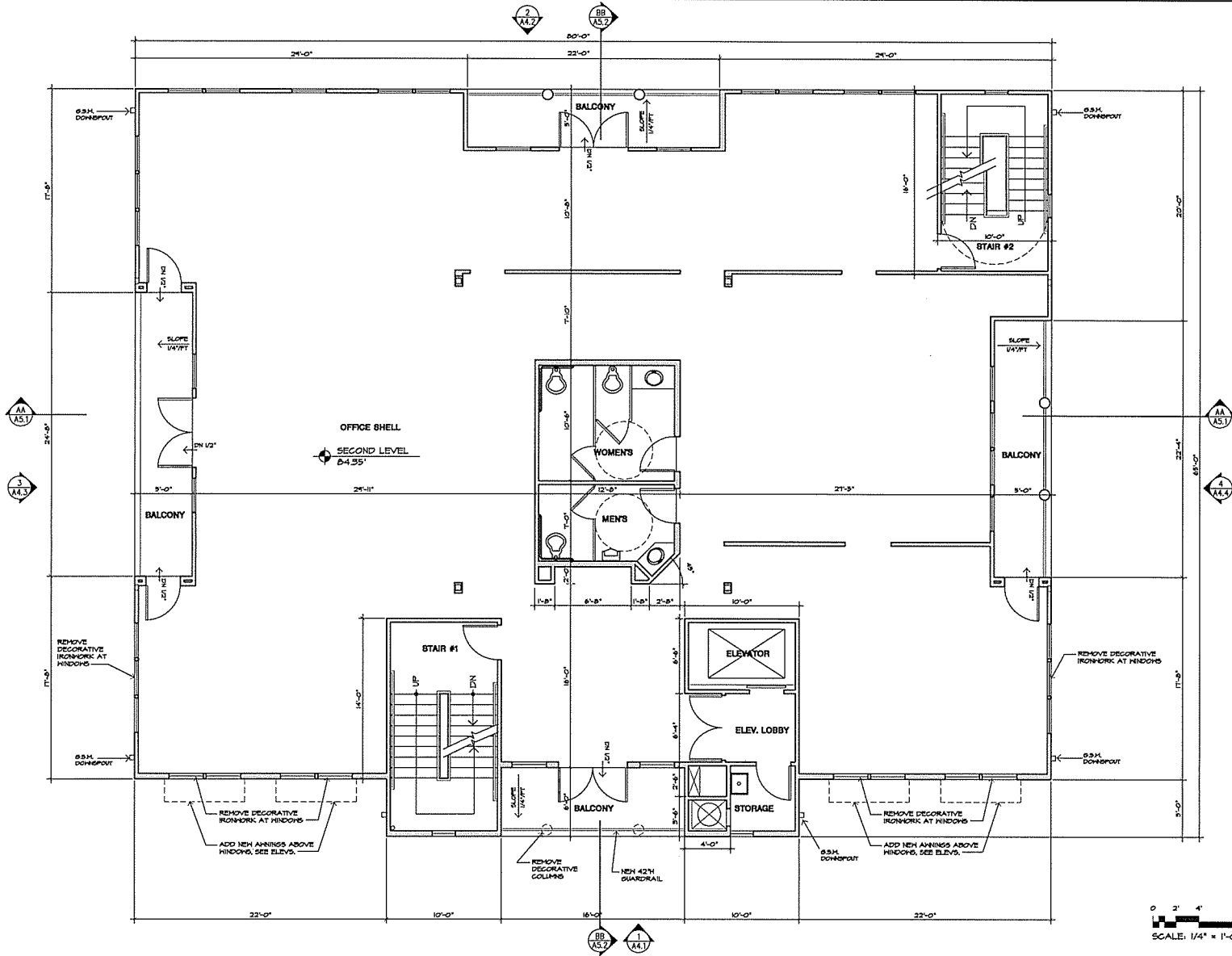
DATE: 02/11/15
JOB # 1423

A1.1

B4



25



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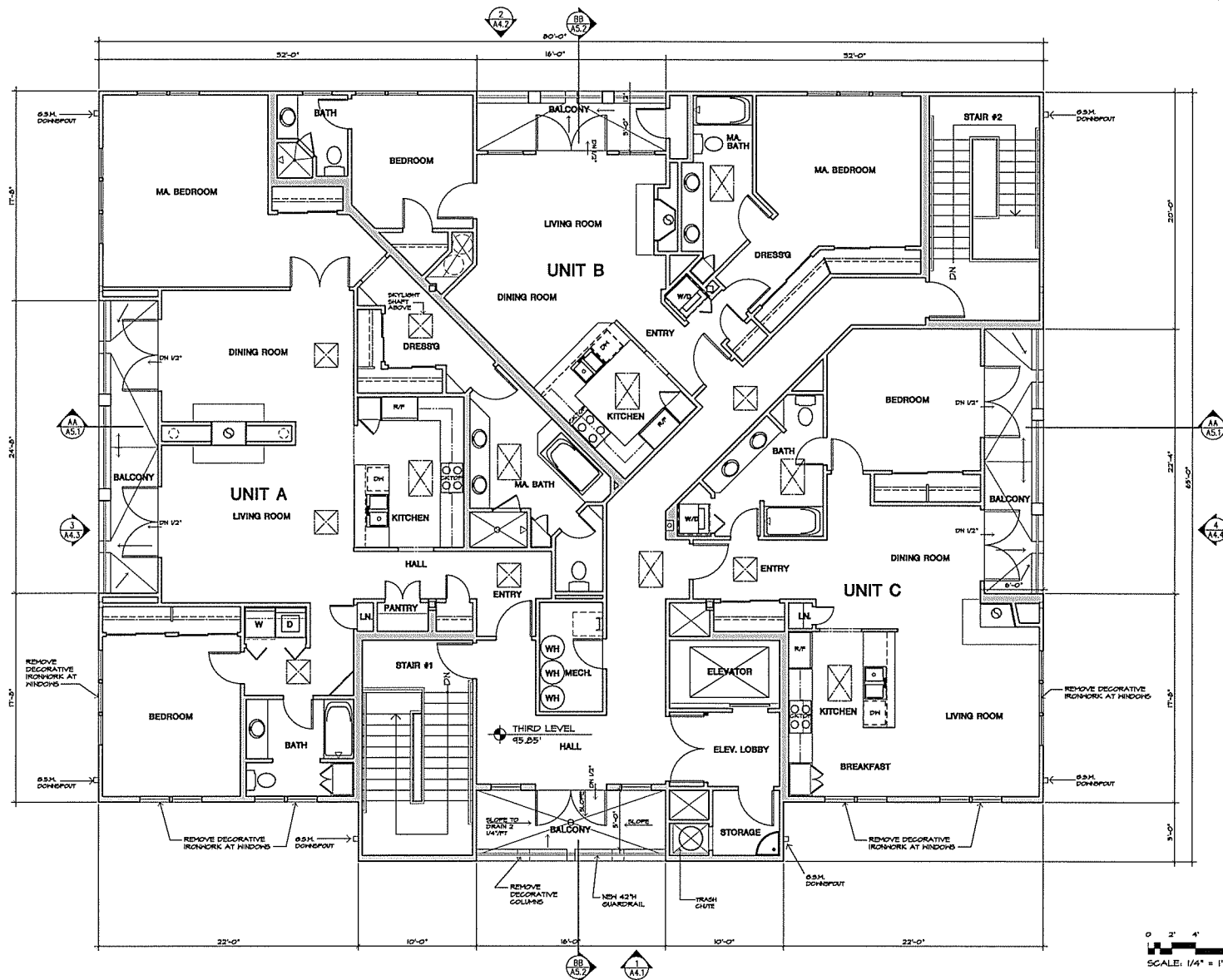
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718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

**(E) SECOND
LEVEL PLAN**

DATE: 02/11/15
JOB # 1423

A2.2

26

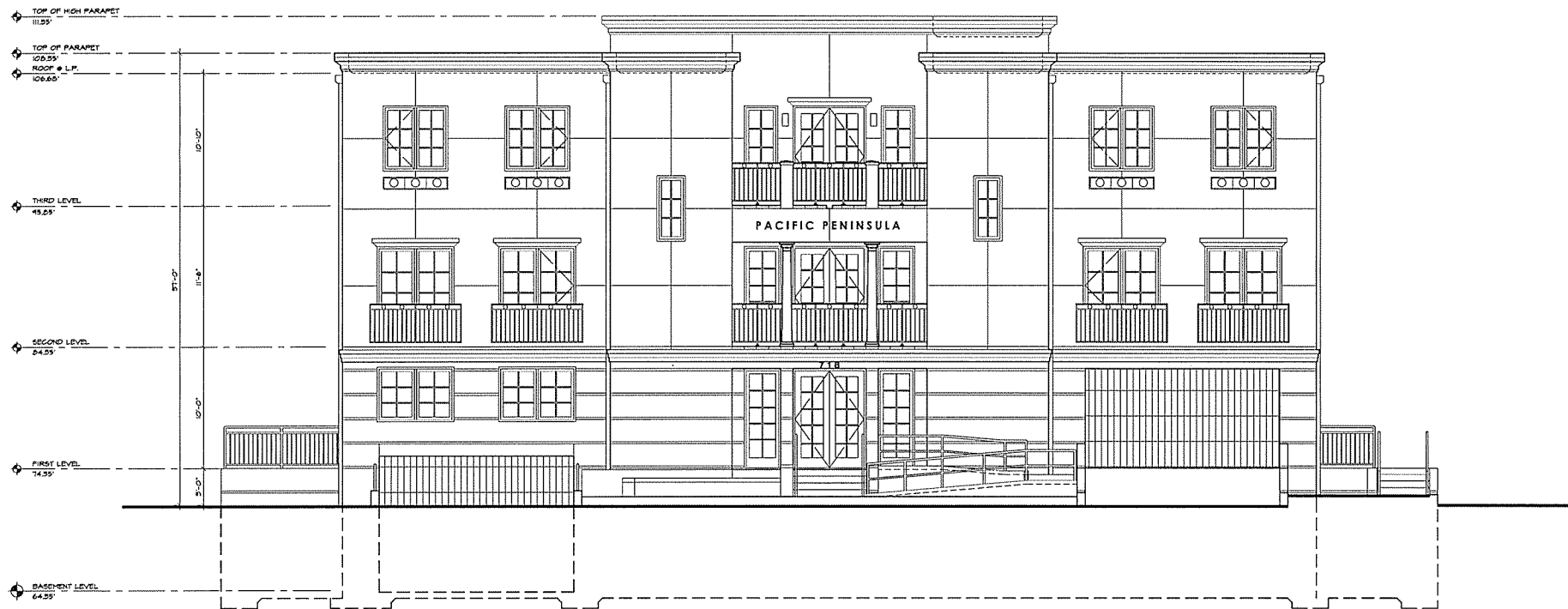


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MIXED USE OFFICE BUILDING
718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

(E) THIRD
LEVEL PLAN

DATE: 02/17/15
JOB # 1423
A2.3



① EXISTING FRONT ELEVATION - SOUTH
(OAK GROVE AVENUE)

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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MIXED USE OFFICE BUILDING
718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

**(E) FRONT
ELEVATION**

DATE: 02/17/15
JOB # 1423

E4.1



② EXISTING REAR ELEVATION - NORTH

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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MIXED USE OFFICE BUILDING
718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

(E) REAR
ELEVATION

DATE: 02/11/15

JOB # 1423

E4.2



② PROPOSED REAR ELEVATION - NORTH

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

REAR
ELEVATION

DATE: 02/17/15

JOB # 1423

A4.2



③ EXISTING SIDE ELEVATION - WEST



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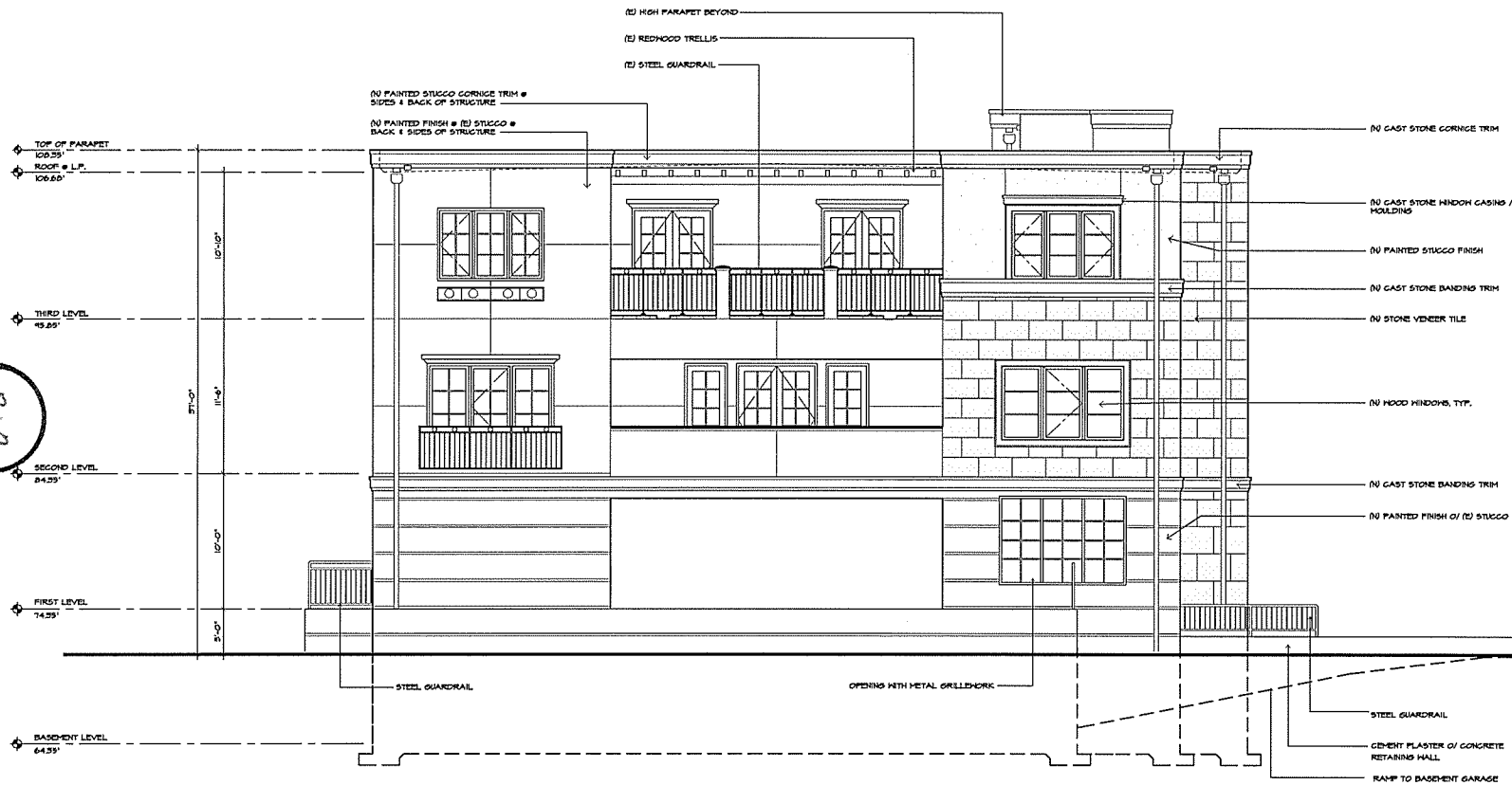
(E) LEFT SIDE
ELEVATION

DATE: 02/11/15

JOB # 1425

E4.3

B13



③ PROPOSED SIDE ELEVATION - WEST

0' 2' 4' 8'
 SCALE: 1/4" = 1'-0"



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MIXED USE OFFICE BUILDING
 718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

LEFT SIDE
 ELEVATION

DATE: 02/17/15

JOB # 1423

A4.3

B14



④ EXISTING SIDE ELEVATION - EAST

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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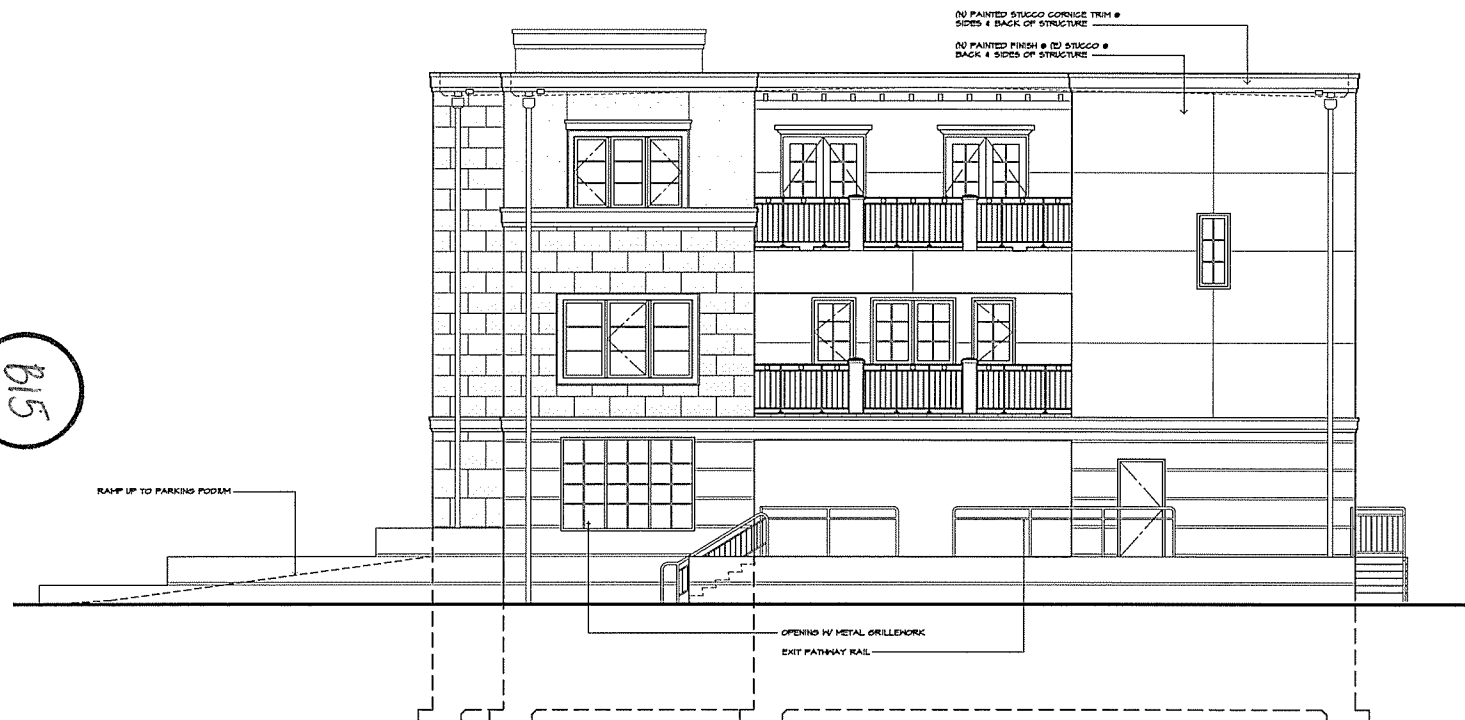
(E) RIGHT SIDE
ELEVATION

DATE: 02/11/15

JOB # 1423

E4.4

B15



④ PROPOSED SIDE ELEVATION - EAST

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



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RIGHT SIDE
ELEVATION

DATE: 02/11/15
JOB # 1423

A4.4

AERIAL SITE MAP:

718 OAK GROVE AVENUE



B16

NEIGHBORHOOD STREETSCAPE:



726 - 724 OAK GROVE AVENUE



718 OAK GROVE AVENUE



716 OAK GROVE AVENUE



708 OAK GROVE AVENUE

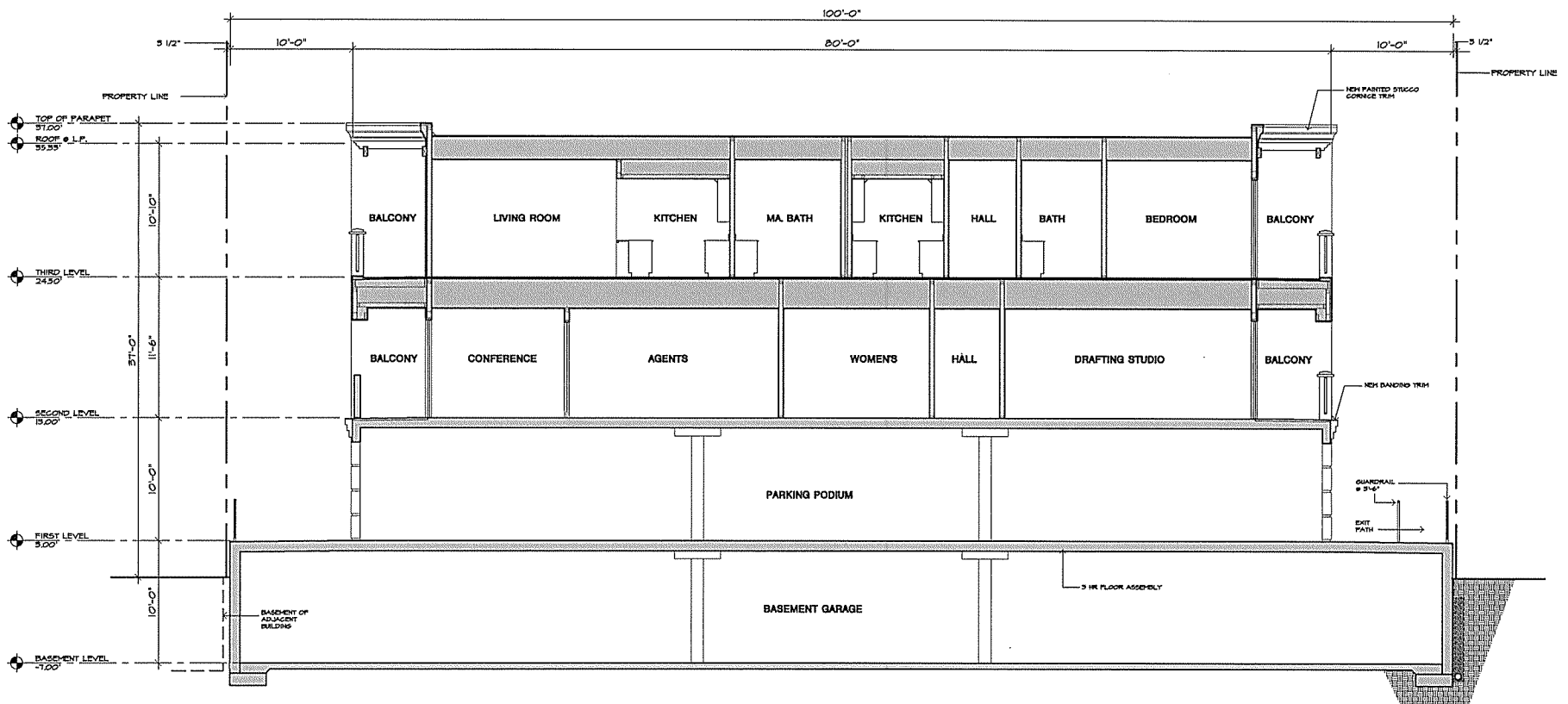


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718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

DATE: 02/17/15
JOB # 1423

A4.5



SECTION AA



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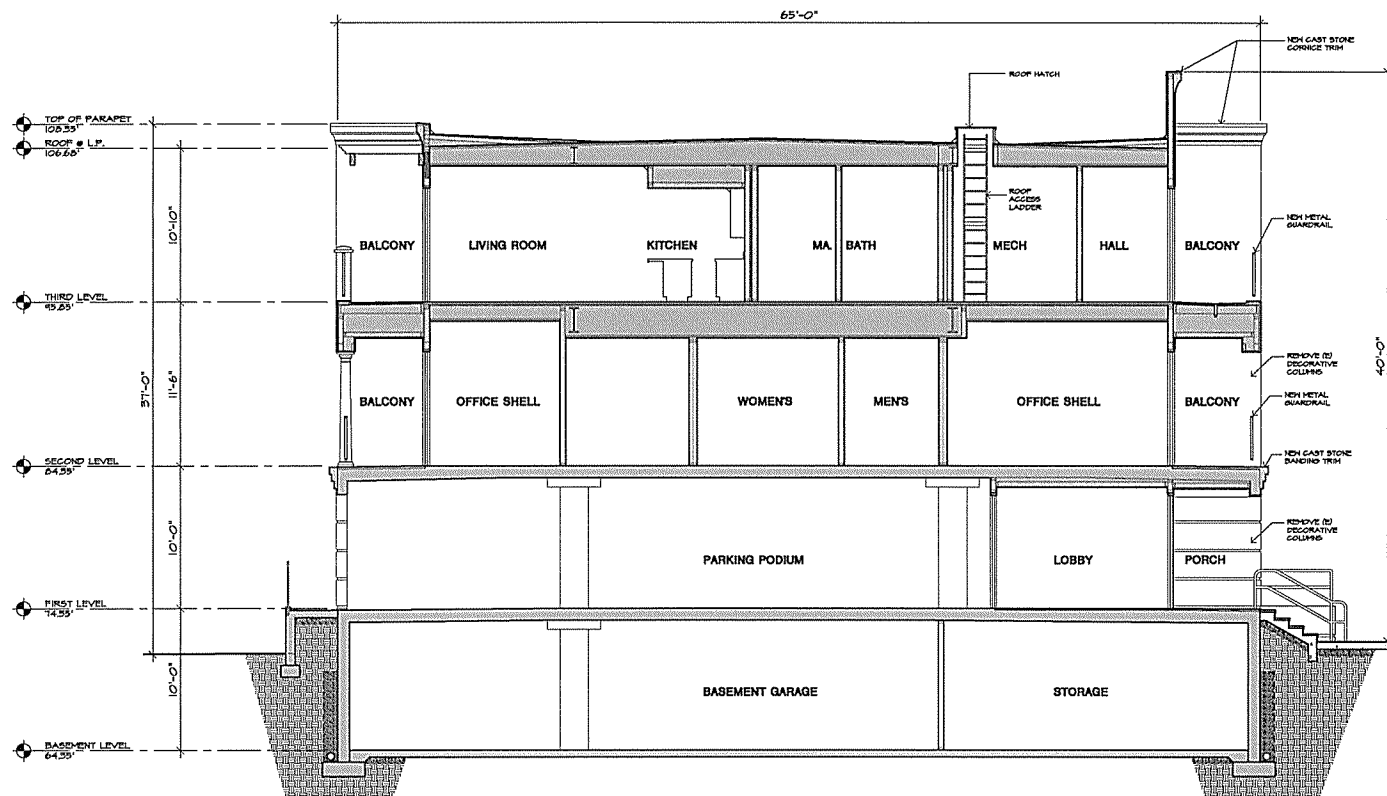
MIXED USE OFFICE BUILDING
718 OAK GROVE AVENUE, MENLO PARK CALIFORNIA

SECTION AA

DATE: 02/17/15
JOB # 1423

A5.1

B18



SECTION BB

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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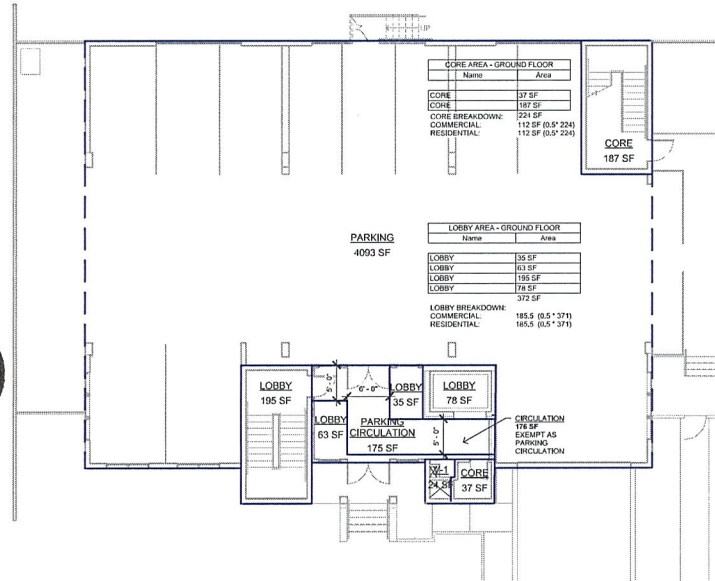
SECTION BB

DATE: 02/17/15

JOB # 1423

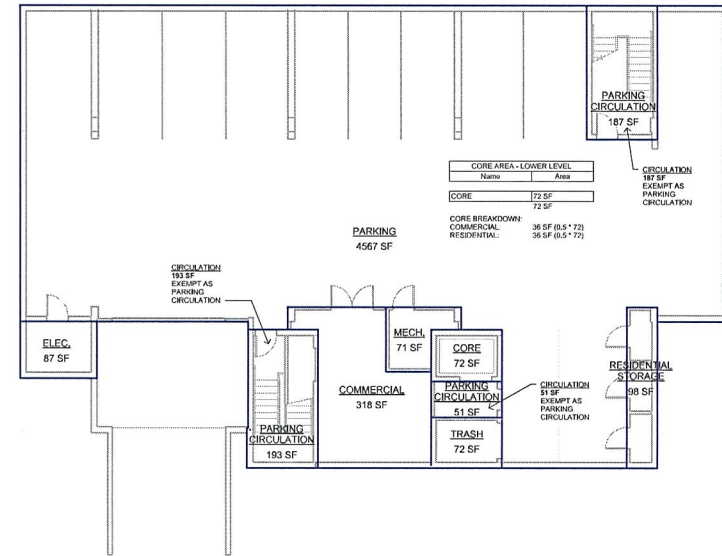
A5.2

819



GROSS FLOOR AREA DIAGRAM
GROUND FLOOR - PARKING

GROSS FLOOR AREA GROUND FLOOR - RESIDENTIAL		VOID SPACE - GROUND FLOOR		GROUND LEVEL - PARKING *	
Name	Area	Name	Area	Name	Area
LOBBY (RESIDENTIAL)	195 SF	V-1	24 SF	PARKING	4093 SF
CORE (RESIDENTIAL)	112 SF		24 SF	TOTAL	4093 SF
TOTAL	298 SF				
* ALLOWABLE EXCLUSION 16.04.325(C)(3)					
GROSS FLOOR AREA GROUND FLOOR - COMMERCIAL					
Name	Area				
LOBBY (COMMERCIAL)	195 SF				
CORE (COMMERCIAL)	112 SF				
TOTAL	298 SF				



GROSS FLOOR AREA DIAGRAM
LOWER LEVEL - PARKING

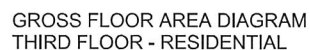
GROSS FLOOR AREA LOWER LEVEL - COMMERCIAL		UTILITY - ELEC LOWER LEVEL		TRASH **	
Name	Area	Name	Area	Name	Area
CORE (COMMERCIAL)	36 SF	ELEC.	87 SF	TRASH	72 SF
COMMERCIAL	118 SF	TOTAL	87 SF	TOTAL	72 SF
TOTAL	354 SF				
* ALLOWABLE EXCLUSION 16.04.325(C)(3)					
GROSS FLOOR AREA LOWER LEVEL - RESIDENTIAL		UTILITY - MECH LOWER LEVEL		LOWER LEVEL - PARKING *	
Name	Area	Name	Area	Name	Area
RESIDENTIAL STORAGE	98 SF	MECH.	71 SF	PARKING	4567 SF
CORE (RESIDENTIAL)	38 SF	TOTAL	71 SF	TOTAL	4567 SF
TOTAL	134 SF				
* ALLOWABLE EXCLUSION 16.04.325(C)(3)					





CORE AREA - SECOND FLOOR		VOID SPACE - SECOND FLOOR	
Name	Area	Name	Area
CORE	396 SF	V-1	2 SF
CORE	183 SF	V-2	2 SF
CORE	183 SF		2 SF
CORE	86 SF	TOTAL	6 SF
	410 SF		
GROSS FLOOR AREA SECOND FLOOR - COMMERCIAL		MECHANICAL CHASE - SECOND FLOOR ***	
Name	Area	Name	Area
COMMERCIAL	4026 SF	SL-1	7 SF
SUBTOTAL NET COMMERCIAL	4026 SF	SL-2	24 SF
CORE COMMERCIAL	416 SF	TOTAL	31 SF
GROSS FLOOR AREA TOTAL	4502 SF		

*** ALLOWABLE EXCLUSION
30% OF SPECIFIED



RESIDENTIAL CIRC FLOOR AREA - THIRD FLOOR		CORE AREA - THIRD FLOOR		VOID SPACE - THIRD FLOOR	
Name	Area	Name	Area	Name	Area
RESIDENTIAL CIRCULATION	454 SF	CORE	198 SF	V-1	8 SF
TOTAL	454 SF	C-1	37 SF	V-2	2 SF
		C-2	64 SF	V-3	2 SF
		C-3	200 SF	V-4	2 SF
GROSS FLOOR AREA, THIRD FLOOR - RESIDENTIAL		TOTAL	439 SF	V-5	1 SF
Name	Area			V-6	2 SF
RESIDENTIAL	2812 SF	MECHANICAL CHASE - THIR D FLOOR ***		V-7	0 SF
RESIDENTIAL	2612 SF	Name	Area	V-8	0 SF
SUBTOTAL (NET RESIDENTIAL)	3478 SF	M-1	11 SF	V-9	0 SF
MECH (RESIDENTIAL)	454 SF	M-2	12 SF	TOTAL	10 SF
GROSS FLOOR AREA TOTAL	4431 SF	M-3	23 SF	UTILITY MECH - THIRD FLOOR	
		TOTAL	46 SF	Name	Area
				MECH	56 SF
				TOTAL	56 SF

*** ALLOWABLE EXCLUSION 1604.35(3)(C)

** ALLOWABLE EXCLUSION
16.04,325(C)(1)
= 8085 SF X 3% = 243 SF

RECEIVED

FEB 17 2015

By PLANNING



18 February 2015

City of Menlo Park
Planning Division
701 Laurel Street
Menlo Park, CA 94025

Re: 718 Oak Grove Avenue – project description of façade improvements

Pacific Peninsula Group is pleased to be an integral part of the downtown Menlo Park area over the past 25 years. After spending the past 18 years in the building at 718 Oak Grove Avenue, the owners of the Company would like to improve the exterior. We are proposing the following modifications to the existing structure:

- Neutral colored cast stone banding, cornice trim, and window trim are proposed around the roof parapet and around the front elevation windows and select side elevation windows. Horizontal banding is also proposed below the residential windows and in line with the office floor plane. These banding and trim pieces will add interest and help define the different levels in the building.
- Stone cladding, approximately $\frac{3}{4}$ " thick is proposed on the office floor walls and at the left and right flanking towers at the front elevation. The cladding would be installed in running bond pattern with a matching grout color. At the entry floor level the stone cladding will have some texture to help create more interest and a hierarchy to the entry area.
- To make the entry feel more open, we are removing the non-structural columns on either side of the steps, as well as replacing the double entry doors with a single wider door. This not only makes it easier to enter and exit the building, it also creates a more secure single point of entry.
- All of the windows on the front elevation and select windows on the side elevations will be replaced with new wood windows. The divided lite breakup will be changed to horizontal divides to simplify the elevations. The four main windows on the office floor will receive simple fabric awnings for sun protection.
- The existing stucco finish will be patched and repaired where necessary and will receive a new color coat on all exterior surfaces matching the color scheme defined by the stone veneer.
- Metal railings on the balconies will also be updated and replace with a simplified pattern.
- The company signage located above the office floor will be removed and replaced with a new font and material. The address number over the door will also be removed and replaced to match.





MEMORANDUM

DATE: April 20, 2015

TO: Planning Commission

FROM: Thomas Rogers, Senior Planner

RE: **Agenda Item F1: El Camino Real Corridor Study – Potential Reconsideration**

On April 6, 2015, the Planning Commission conducted a study session on the El Camino Real Corridor Study, including receiving a staff/consultant presentation and accepting public comment. The staff report for this meeting is available on the City's web site:

<http://menlopark.org/DocumentCenter/View/6720>

The meeting may also be viewed online:

http://menlopark.granicus.com/MediaPlayer.php?view_id=6&clip_id=1289

At this meeting, the Commission voted unanimously to recommend to the Council to adopt Alternative 2 (Buffered Bike Lanes) as the preferred option, but with preservation of the heritage trees on the corner of El Camino Real, as well as ensuring the best possible safety outcomes, including appropriate design of the driveway curb cuts, San Francisquito Creek Bridge, and Ravenswood Avenue.

Since this meeting, Commissioner Kadvany has requested that the Planning Commission potentially reopen the discussion (Attachment A). Per Robert's Rules of Order, a body may reconsider an action at the immediately-following meeting, provided the motion to reconsider comes from a member voting in the majority previously. If the Commission wishes to reconsider the April 6 recommendation, a motion/second to that effect should first be made and voted on. If such a motion passes, the Commission may then discuss the topic in the desired level of detail, and subsequently potentially make a revised recommendation to the City Council. All of these actions can potentially occur at the April 20 meeting. Because the Council is tentatively scheduled to consider the El Camino Real Corridor Study on May 5, staff

recommends that any reconsideration be concluded on April 20, and not continued to a future Planning Commission meeting.

ATTACHMENTS

- A. Email communication from Commissioner Kadvany, dated April 13, 2015

V:\STAFFRPT\PC\2015\042015 - El Camino Real Corridor Study - memo.doc

Rogers, Thomas H

From: John Kadvany <jkadvany@sbcglobal.net>
Sent: Monday, April 13, 2015 10:29 AM
To: Eiref, Ben
Cc: Rogers, Thomas H; Nagaya, Nicole H
Subject: Reopen ECR discussion

Hi Ben -

Just a heads-up to you as Chair that at our next PC meeting I may ask to re-open our ECR discussion. I don't necessarily expect or want us to revote or amend, but in thinking about the options since our last meeting I've seen some nuances which I think are worth stating for the record. The PC as a whole can decide if discussion is enough or if we want to revise in any way.

Thanks, John