CITY OF MENLO PARK

REGULAR MEETING AGENDA

Date: 8/17/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

Call To Order

Roll Call – Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken (Chair), Strehl (Vice Chair)

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.

B. Public Comment

Under "Public Comments," 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 Calendar

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

C1. Approval of minutes from the July 20, 2015 Planning Commission meeting. (*Attachment*)

D. Public Hearing

D1 **Use Permit/Ying-Min Li/860 Partridge Avenue:** Request for a use permit to demolish a single-story, single family residence and detached accessory building, and to construct two two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. (*Staff Report # 15-009-PC*)

D2. **Use Permit/Bright Angel Educational Center, LLC/687 Bay Road:** Request for a use permit to expand an existing Montessori school located at 695 Bay Road to a portion of the existing building on 687 Bay Road, in the C-2-A and R-1-U zoning districts. At full capacity the portion of the school at 687 Bay Road would have five employees and 42 students. (*Staff Report # 15-010-PC*)

D3. **Use Permit and Architectural Control/John Tarlton/1315 O'Brien Drive:** Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing warehouse and general office building into a Research and Development (R&D) and warehousing building, located in the M-2 (General Industrial) zoning district. The proposal includes a traffic demand management (TDM) plan, which is intended to reduce potential vehicle trips from the project site. As part of the project, the applicant is requesting a parking reduction based on the land uses within the building, the proposed tenant's operations, and its TDM plan. Approximately 375 parking spaces would be provided, where 735 parking spaces would be required by the M-2 square-footage-based parking requirements. The project also includes a request to remove up to 27 heritage trees. The applicant is also requesting a use permit for indoor use and indoor and outside storage of hazardous materials for the R&D and manufacturing of single molecule, real time (SMRT) chips and reagents for use in association with genome sequencing. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, chemicals within fire-rated chemical storage containers, or within tanks designed specifically to hold compressed gases. The applicant is also requesting approval for the outside storage of non-hazardous materials and equipment. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units. (*Staff Report # 15-011-PC*)

E. Regular Business

E1. **Architectural Control/Mohammad Mortazavi/1283-1295 El Camino Real:** Request for architectural control to demolish two existing commercial buildings and construct a new, three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The new building would consist of 15 dwelling units and approximately 2,000 sf of commercial uses (non-medical offices, retail, personal services). The proposal includes a request to remove a heritage catalpa tree at the middle-right side of the property, which is in poor/fair condition. (*Staff Report # 15-012-PC*)

F. Commission Business

G. Informational Items

H. Adjournment

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

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

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

REGULAR MEETING MINUTES- Draft

Date: 7/20/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

Chair Onken called the meeting to order at 7:01 p.m.

Roll Call
Present: Combs, Goodhue, Kadvany, Onken (Chair), Strehl (Vice Chair)
Absent: Ferrick, Kahle
Staff: Thomas Rogers, Senior Planner, Tom Smith, Associate Planner, Michele T. Morris, Associate Planner, Corinne Sandmeier, Associate Planner

A. Reports and Announcements
Senior Planner Rogers noted that the City Council would be meeting on July 21 on a number of topics that could be of interest to the Planning Commission and the public: traffic analysis in the M-2 area; Economic Development Plan adoption; and affordable housing Notice of Funds Availability (NOFA). He also noted the General Plan Advisory Committee (GPAC) would be meeting on July 23.

B. Public Comment – None

C. Consent Calendar

C1. Approval of minutes from the June 29, 2015 Planning Commission meeting. (*Attachment*)

ACTION: M/S Goodhue/Combs to approve the minutes as submitted.

Motion carried 4-0 with Commissioner Onken abstaining and Commissioners Ferrick and Kahle absent.

D. Public Hearing

D1. Use Permit/Caitlin Darke/745 Hobart Street: Request for a use permit to demolish an existing one-story residence and construct a two-story residence with a basement on a lot that is substandard with regard to lot width in the R-1-S (Single-Family Suburban Residential) zoning district. In addition, one heritage hawthorn tree (15.5-inch diameter), in poor condition, at the left side of the property would be removed. (*Staff Report # 15-001-PC*)

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

Public Comment: Mr. Gary McClure, Jim Maliksi and Associates, said he was the project architect.

Chair Onken said the large windows for bedroom #3 faced the neighbor's large windows and he was concerned with privacy. Mr. McClure said they had not received any comments about the

windows from the neighbors. Mr. Peter Wartwell, property owner, said that there were tall arbutus trees along the fence line on that side.

Mr. Nicholas Telischak, the next door neighbor, said he supported the project and noted the applicant had shared the plans with them. He said he liked how the house did not extend past the margin of his home and preserved their backyard. He said they had concern with the large balcony in the rear as it might create an intrusion into their backyard. He said a tree was being removed along the driveway due to poor health but noted there were plans to replace it.

Chair Onken closed public hearing.

Commission Comment: Chair Onken asked the applicant to address the neighbor's concern regarding privacy. Mr. McClure said they had taken photographs from the current roof as the balcony in the new home would be at the same height as the existing home's roof. He said it would not create a view of the neighbor's yard. He said they were planning to replace the hawthorne tree that was being removed.

Commissioner Combs said the design seemed to fit well with the neighborhood. Noting that the project would bring the side setbacks into compliance, he said he supported the project.

Commissioner Goodhue asked if the photographs from the roof had been shared with the neighbor, and what size arbutus would be planted to screen the light well. Mr. Wartwell said a 24-inch box tree was standard. Commissioner Goodhue asked about a 36-inch box tree. Mr. Wartwell said that would be okay.

Commissioner Goodhue asked if they were willing a put a certain size tree in the area to provide privacy from the balcony. Mr. McClure that there would be a 42-44 inch high all on the balcony providing privacy on both ends. He said he was concerned with impacting the existing silver maple canopy with another tree in that area. Commissioner Goodhue said she would ask a condition on the tree screening the light well and asked if he was amenable to another tree planting if needed to screen for the balcony. Mr. McClure asked that the condition specify landscape screening for the balcony and not necessarily a tree planting.

Commissioner Kadvany said he agreed with a row of pittosporum or something to effectively screen in a few years.

Commissioner Strehl said it was a very handsome house and she could support approval with the suggestions made by Commissioners Goodhue and Kadvany.

Commissioner Goodhue asked if there was stone veneer on the garage. Mr. McClure said there was and it would wrap to the back. Commissioner Goodhue said she was not comfortable with a lot of stone and a massing of material. Mr. Jim Maliksi, architect, said it looked busy on the drawing but would be dry stacked without grout, and that it would enhance the home.

Chair Onken said hiding the balcony behind the eaves of the roof was acceptable as that kept it semi-private.

Commissioner Goodhue moved to approve with a condition to have a 36-inch replacement tree to face the neighbor's stair well and for additional landscape screening related to the balcony. Commissioner Strehl seconded the motion.

ACTION: M/S Goodhue/Strehl to approve the item with the following modifications.

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 lf 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 J. Maliksi & Associates, consisting of seventeen plan sheets, dated received on June 25, 2015, and approved by the Planning Commission on July 20, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Commission.

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

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

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

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

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

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall propose a heritage tree replacement for the 15-and-a-half inch hawthorn tree to be removed. The replacement ***~~street~~*** tree species and location shall be subject to review and approval by the City Arborist prior to issuance of the building permit. ***The replacement tree shall be a minimum 36-inch box size.*** The tree shall be planted prior to final inspection of the building permit, subject to review and approval of the Planning Division.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised site plan including additional landscaping along the center-right property line, with the intent of providing additional privacy screening between the rear balcony and the adjacent neighbor at 725 Hobart Street, subject to review and approval of the Planning Division. The landscaping shall be planted prior to final inspection of the building permit, subject to review and approval of the Planning Division.

Motion carried 5-0 with Commissioners Ferrick and Kahle absent:

D2. Use Permit/Tim Petersen/132 Dunsmuir Way: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot area and lot width in the R-1-U (Single-Family Urban) zoning district. (*Staff Report # 15-002-PC*)

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

Mr. Tim Petersen, project architect, introduced Ms. Mirjana Alvi, the applicant. He said that the existing home is 827 square feet. He said his design was to meet his clients' needs, a family of four, who wanted an open plan design similar to Craftsman but unique. He said they kept the existing foundation, building up from there and articulated the front elevation. He said they would use arched windows to create some character, a roof wraparound to reduce massing, create focus on the entry and an indoor/outdoor connection, and maintain rear and front yards.

Ms. Alvi said her family moved to Suburban Park from the Flood Triangle neighborhood as her mother-in-law's asthma was exacerbated by damp and the freeway. She said they wanted a home that supported social gathering. She said they had talked with neighbors on both sides, in the rear, and others to get support for their project.

Chair Onken closed the public hearing.

Commission Comment: Chair Onken noted the restraint of the side windows as they did not present any privacy concerns. He said the project was well designed.

Commissioner Strehl asked why they chose vinyl clad windows and not aluminum clad windows. Mr. Petersen said they planned to use Anderson windows that were good quality and to have painted wood on the inside.

Commissioner Goodhue said there had been good nei8ghborhood outreach and that she supported the Chair's comments.

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

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 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current CEQA Guidelines.

2. Make findings, as per Section 16.82.030 lf 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 Petersen Architecture, consisting of ten plan sheets, dated received on June 30, 2015, and approved by the Planning Commission on July 20, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Commission.

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

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

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

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

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

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall propose a new street tree in front of the property at 132 Dunsmuir Way. The replacement street species and location shall be subject to review and approval by the City Arborist prior to issuance of the building permit. The tree shall be planted prior to final inspection of the building permit, subject to review and approval of the Planning Division.

Motion carried 5-0 with Commissioners Ferrick and Kahle absent.

D3. Use Permit/Daniel and Lan Haarmann/1140 Orange Avenue: Request for a use permit to remodel and add approximately 671 square feet to a nonconforming single-story residence on a lot in the R-1-U (Single Family Urban Residential) zoning district. The remodeling and expansion work would exceed 75 percent of the existing replacement value in a 12-month period. The project also includes a request to construct up to a 7-foot tall fence within the front yard setback, where four feet is the maximum height allowed. (*Staff Report # 15-003-PC*)

Staff Comment: Planner Morris said staff received correspondence over the weekend and that if received earlier, staff may have made a different recommendation about the proposed seven-foot fence. She said the applicant had submitted A.3-01 through A.3-04 elevations as they wished to switch the shape of the skylights from rectangular to tubular. She said those changes had been distributed to the Commission and made available to the public.

Public Comment: Ms. Elizabeth Riegel, Belcan Architects and Engineers, said they had worked hard to make a project that was visually attractive. She said they had received written favorable comment written until today when they received communications regarding the proposed fence. She said that was the first they had heard from neighbors about their concerns with the fence. She said they would change the seven-foot high fence section to four-foot. She said they were proposing to change three rectangular skylights to tubular in the master closet, master bathroom and laundry room as they were more efficiently designed.

Mr. Dan Haarmann said he and his wife Lan had purchased this property as they needed more space for their family. He said they currently live in the Oak Knoll area already and were pleased with this property that they would remain within the area for the Oak Knoll school. He said they made efforts to discuss their plans via email and at a neighborhood block party. He said they only hear about neighbors' concerns with the fence height and they were happy to change the fence height.

Commissioner Kadvany asked if they were suggesting reducing the seven-foot length of fence to four-feet. Mr. Haarmann said the architectural front of the house was on Orange but the real front of the house was on Nancy. He said there the neighbor has a seven-foot fence extending from the garage. He said they would make their connection to that fence four feet high.

Commissioner Goodhue said this was a good design. She suggested with a four foot fence connecting with a seven foot fence they might consider doing a step down and then do planting to soften the appearance.

Commissioner Strehl said she was glad to hear they would change the fence. She said she appreciated the design of the home.

Commissioner Combs asked if the neighbor's seven-foot fence was an exception or a back fence. Ms. Riegel said the neighbor's seven-foot fence stopped at the front setback. She said their fence would continue from there to the front setback and would not go into the setback.

Mr. Mark van de Pyl , neighbor, said his concern with a seven-foot fence was poor visibility and driving out from the driveway.

Mr. Edward Solomon, neighbor, said he had not been a part of the community outreach mentioned, and had written the late letter regarding the seven-foot fence. He said the applicants' solution was acceptable to him. He said otherwise they had done a great job on the home design.

Ms. Allison Pereur, neighbor, said she was contacted about the plans. She said there were a lot of children in the neighborhood and that a seven foot fence would create a blind spot for people coming around the corner. She recommended the fence be kept to four foot to allow for adequate sight view.

Chair Onken closed the public hearing.

Commission Comment: Commissioner Combs asked about residents not receiving notification. Planner Morris said once staff receives a use permit application and deposit, they send out a seven-day notice to residents and property owners within a 300-foot radius of the project site. She said when the project submittal was considered complete, a notice of hearing was sent to those within a 300-foot radius. Senior Planner Rogers said staff also encourages applicants to do public outreach and include a description of what they have done as part of the project description letter.

Chair Onken said he applauded the application for restraining itself to a one-story design and found the design to be thoughtfully done. He moved to approve as recommended in the staff report and to modify the fence to four feet where proposed as seven foot. Commissioner Strehl seconded the motion. Commissioner Kadvany suggested giving the applicant the option to step the fence down. Chair Onken said he could not agree with that due to the need for sight view. He confirmed that the motion included the revisions to the skylights as noted previously. Commissioner Strehl agreed as the maker of the second.

ACTION: M/S Onken/Strehl to approve the item with the following modifications.

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 lf 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 Belcan Architects and Engineers, consisting of 19 plan sheets, dated received on July 2, 2015, and approved by the Planning Commission on July 20, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Commission.

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

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

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

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

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

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised site plan specifying that the total maximum front setback fence height (inclusive of any trellis elements) is ***four*** ~~***seven***~~ feet, subject to review and approval of the Planning Division.

b. Simultaneous with the submittal of a complete building permit application, the applicant may revise the plans to include additional/modified skylights similar to what was distributed by staff at the July 20, 2015 Planning Commission meeting, subject to review and approval of the Planning Division.

Motion carried 5-0 with Commissioners Ferrick and Kahle absent:

D4. Use Permit Revision/James Barker/746 Hermosa Way: Request for a use permit revision to add approximately 448 square feet to a previously approved two-story, single-family residence and secondary dwelling unit on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The proposal also includes the removal of six heritage trees. The previous use permit was approved by the Planning Commission on March 4, 2013. (*Staff Report # 15-004-PC*)

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

Questions of Staff: Commissioner Kadvany confirmed with Planner Sandmeier that there was no materials board for the project.

Public Comment: Mr. Ted Stinson, property owner, said they had done neighborhood outreach the first time they applied for a use permit, which had been approved previously, and also for this use permit revision request. He said in both cases they sent out a letter to surrounding neighbors as well as went door-to-door to talk to people. He said as with the original request that had letters of support, this time there were three letters of support and verbal support from the owners of 719, 800 and 801 Hermosa Way and 765 and 805 San Mateo Drive. He said only one neighbor did not support the project.

Mr. John Lum, project architect, said the property owners determined during a change to the construction schedule that the secondary dwelling unit would be better with another bedroom and that the kitchen and master bedroom needed reconfiguration to provide them with the interior design they were seeking. He said with this the basement has been reduced in size. He said the materials would be the same as previously submitted.

Mr. Rich Lambert, landscape architect, provided a graphic explanation of the proposed tree removals to the Commission. He said per the arborist report from Advanced Tree Care that he had a walkthrough with his arborist discussing the longevity and age of the trees on the site and which trees would be sustainable over time. He said the trees noted for removal were essentially all non-native conifers, cedar and stone pine, and those would be replaced with native trees. He said the replacement trees would all be 36-inch box trees. He said the pines were dependent upon one another and probably had not been pruned in 20 years. He said some of them have signs of beetle infestation. He said the rear neighbor was concerned about privacy. He said they would replace trees in that location using native, semi-drought tolerant tree species.

Mr. Larry Hatlett, neighbor, said the applicant had done a good job reaching out to neighbors. He said currently his view however was of a forest. He said with this project he would be looking at a large house being the secondary dwelling unit near the rear setback. He said the view would change dramatically for him and his wife despite the tree replacement plantings.

Ms. Renee Lombardi, neighbor, said she was a next door neighbor and had planted numerous Japanese maples on her property that were quite large. She said she asked the applicant to plant something that would grow fast and provide screening so her trees would not burn. She said however that they were proposing slow growing trees. She said she would like a fence built that was high enough for privacy. She said the needed the applicant to plant fast growing trees along the fence line to provide shade for her trees.

Mr. Yasu Teva, neighbor, said his home was located behind the applicant's home. He said this area was a forest and things were lost when large homes were built to the property line.

Chair Onken closed the public hearing.

Commission Comment: Chair Onken asked about the extent of tree removal and landscape screening for the previously approved use permit. Planner Sandmeier said originally four heritage trees were proposed for removal and this proposal has six. She said the City Arborist visited the site and recommended that all of these trees be removed for structural reasons.

Chair Onken asked the landscape architect whether the trees with bark beetle were in front or in the back of the property. Mr. Lambert said one of the two additional trees proposed for removal was a cedar in the front of the property. He said with that tree there were beautiful cedars on either side of it on both the neighbor's and the project properties. He said removing that tree would

create more space for the other trees. He said the other tree, an Italian stone pine, was in the rear. He said regarding the neighbor's concern about shade that when they designed the planting plan they essentially were drawn into the list of semi-drought tolerant plants and they chose the best of the trees available to them. He said they would plant 36-inch box, 15-foot tall trees. He said they were amenable to changing the plant species to be faster growing.

Commissioner Kadvany asked what the view would be from the large window pane system on the second story. Mr. Lum said trees would be seen noting there were several large trees at the front of the property and also there was a view of the courtyard.

Chair Onken said he was generally supportive noting the desire for secondary dwelling units in the City. He said he could see the reasoning for the removal of the two additional trees noting the canopy of the other trees would not be impacted.

Commissioner Combs said he also was generally supportive of the revision request. He said he appreciated the comments made by the neighbors as the project would create a view change for them. He noted the need for balance with developments that met standards and were attractive.

Chair Onken moved to approve as recommended in the staff report. Commissioner Goodhue seconded the motion. She said the project was handsome and she liked how the garage was designed.

ACTION: M/S Onken/Goodhue 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 John Lum Architecture Inc., consisting of 24 plan sheets, dated received July 9, 2015, and approved by the Planning Commission on July 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.

Motion carried 5-0 with Commissioners Ferrick and Kahle absent:

D5. **Use Permit/Timothy Gudgel/318 Pope Street:** Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district. (*Staff Report # 15-005-PC*)

Staff Comment: Planner Sandmeier said an email from the property owner at 328 Pope Street was received in the a.m. and that had been distributed via email to the Commission.

Public Comment: Mr. Tim Gudgel, project architect and property owner, said the homes in the area were quite tall due to the flood zone. He said his home would be at least five foot less in height than other new homes in the area. He said he was surprised with the email from his neighbor this morning but he had spoken with the neighbor and addressed the concerns. He said there were three heritage trees on the lot and they would not remove them.

Chair Onken said the Commission had seen other applications that used the alleys for their driveway access and asked how well those functioned as driveways. Mr. Gudgel said the existing garage was accessed from the rear and there was a turnaround that all of the neighbors used. Chair Onken asked whether it would be used as a garage or whether cars would be parked in the front of the lot. Mr. Gudgel said that it would be used as a garage.

Commissioner Goodhue asked how he had addressed the neighbor's concerns. Mr. Gudgel said the neighbor's first concern was the home would have a view into their bedroom. He said there were three windows on the existing house that looked directly up into the neighbor's bedroom. He said their design would have one window and a hallway with skylight. He said he had not known the neighbors had a privacy concern when he planted three jacarandas in a rectangle outside of the window. He said they wanted privacy from the alley, and if there was a view into that window, which there was not because of the mass of the adjacent building, it would be screened by one of the jacaranda trees.

Commissioner Combs said he thought this design at the curve of Pope Street would stand out from other homes. Mr. Gudgel said the first view when a person drives up Chaucer and crosses the creek was three large Craftsman-ish homes with large trees. He said their home was stepped back from the front, would use natural wood, soft toned stone, and gray plaster. Commissioner Combs asked about the parking pads. Mr. Gudgel said they wanted to keep one parking space off the alley and would landscape around it. He said they might have to upgrade their water line to accommodate sprinklers and if so they would have to have an exposed valve. He said he had created a bench and hedge in front of the one smaller parking spot to screen the sprinkler valve if needed. Commissioner Combs said often when alleys were used for access there were requirements for paving. Mr. Gudgel said that it was gravel.

Commissioner Goodhue said there were two cars parked on the pads today and it was not very attractive. She asked staff about the regulations regarding the parking pads. Planner Sandmeier said the municipal code allowed for one parking space that did not lead to covered parking. Senior Planner Rogers said the aesthetics of the site were subject to the use permit review and Commission's discretion.

Commissioner Goodhue asked if the applicant could provide more detail on the proposed treatment of the area. Mr. Gudgel said he did not like the current parking. He said the current home did not feel like it had a front door as everyone came in through the back way. He said he would like the parking in front for guests who would visit that would not be overnight. He said the hedge would be three feet high along the front face and a bench where the front bumper of a car would come. He said it was not certain whether they would have to upgrade the water line.

Chair Onken asked staff to confirm that a required parking space would not be located in the front setback but that this was a casual parking space beyond the requirement and would be allowed. Planner Sandmeier said that was correct and the two required parking spaces were in the garage.

Commissioner Kadvany asked the applicant to confirm that the L-shaped window in the front of the home was for an office so a curtain was not needed. Mr. Gudgel said there was no need but he expected his wife would want him to have a curtain in the window. He said the office space overlooked the living room and was not in any way a bedroom or private space in the house. Mr. Gudgel said he would not want the window to be covered but he would need to discuss that with his wife.

Commissioner Strehl asked staff to confirm that the applicant would not be required to upgrade the alley as it was already being used. Planner Sandmeier said that was correct.

Commissioner Goodhue asked if the water valve was not needed what he would do in the area of the parking pads. Mr. Gudgel said the sidewalk entered about six feet away from the parking space and he would want to fill that six foot space with a flower garden. Commissioner Goodhue urged the applicant to use drought-tolerant grasses in the front and rear yards.

Chair Onken closed the public hearing.

Commission Comment: Commissioner Kadvany said he thought a border separating the front parking space would look fine and better than a sprawling two-car driveway.

Commissioner Goodhue said the design was handsome. She asked the applicant about neighbor outreach. Mr. Gudgel said all of the neighbors were contacted and had come to his home in Palo Alto for the Oscars. He said the owners of the newer homes were the biggest fans of his project.

Chair Onken said a neighbor asked why they could not get rid of the redwood tree. He said as a point of record in Menlo Park it was never suggested to lose oaks or redwoods. He said the balcony in the back might overlook someone's garage and he did not see a problem with that. He moved to approve as recommended in the staff report. Commissioner Goodhue seconded the motion.

ACTION: M/S Onken/Goodhue 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 lf 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 AWorks, LLC, consisting of 26 plan sheets, dated received on July 8, 2015, and approved by the Planning Commission on July 20, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Commission.

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

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

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

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

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

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

a. If the existing detached garage is removed, it shall be replaced with two off-street parking spaces, one of which must be covered, that meet all applicable regulations.

Motion carried 5-0 with Commissioners Ferrick and Kahle absent.

E. Study Session

E1. Use Permit/Farnad Fakoor and Aria Vatankhah/755 Cambridge Avenue: Request for a use permit to demolish two single-family dwelling units and to construct two two-story, single-family dwelling units on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. The project includes a request for excavation within the right side setback for basement lightwells. (*Staff Report # 15-001-PC*)

Staff Comment: Senior Planner Rogers said for the record that there was an email from a neighbor that had been distributed to the Commission in connection with this application. He said the applicants had since brought to that neighbor's attention that the address he had commented upon was not the applicant's address, and he had since withdrawn his comment.

Public Comment: Ms. Farnad Fakoor said she was the owner of the subject property and had lived there for nine years. She said originally she had planned to live in the front unit and have her mother live in the back unit. She said since then she had married and now has a child. She said they would like to build a home with more space for them noting their home was built in the 1920s and was literally falling down. She said they were working with Mr. Behrooz Nemati on the design, which was inspired by homes in the area including those in the Allied Arts area.

Mr. Nemati said the client wanted three bedrooms on the second floor which was very hard to accommodate in 600 square feet.

Chair Onken asked if there was any specific guidance they were seeking from the Commission. Mr. Nemati said the form, function and square footage forced the design. He said the first question was the location of the stairs and he put it in the corner so he could accommodate three bedrooms on the second floor. He said the bedrooms on the second floor were minimized.

Commissioner Kadvany asked if Mr. Nemati was an architect. Mr. Nemati said he was a designer and not licensed as an architect. Commissioner Kadvany said that they could have built just one home considering the constraints.

Ms. Fakoor said since they have two existing single-story family homes that her mother has lived in the rear unit. She said they would like to have the option for her family to purchase the second home and be close. She said she purchased the property because of the R2 zoning. She said the adjacent lots were R2 with two homes.

Commissioner Strehl said there was also a request to subdivide the property. Ms. Fakoor said one of the homes would be for her family and the other one would be for sale. She said it might be sold to family such as her mother.

In response to a question from Chair Onken, Ms. Fakoor said to sell the home that the property would need to be subdivided. Senior Planner Rogers said the lot could only be a condominium subdivision.

Commissioner Combs said the architectural design as proposed would stand out and did not mirror the surrounding neighborhood at all. Mr. Nemati said he understood the concern and had developed an alternate design noting the one was the French Beaux Arts style and the other alternative was Mediterranean-style. He said the clients preferred the French design. Commissioner Combs said there did not seem to be any architectural detail on the second story, and it looked fortress-like to him.

Commissioner Kadvany said the staff report mentioned areas of concern with the proposed design including a lack of clear relationship to neighborhood styles, overly prominent stair turret and entrance, large expanses of stucco, and others. He said French Beaux Arts was a highly crafted architectural style. He said this proposed design would not work in the neighborhood and he thought they needed to rethink their goals in using the property and what would work on the lot. He said he did not find the alternate design aesthetically better. He suggested they really think about their goals for the site. He said there were too many constraints because of the lot size. He suggested looking at the Palo Alto design guidelines. He said the staff report also mentioned positive aspects of the proposed design.

Chair Onken said the problem with the aesthetic was they were trying to fit too much into too little volume. He said they were creating a five bedroom house in 1,600 square foot above ground which meant the stairway went to the side. He said if they had fewer bedrooms the stair could be brought in and the home could be balanced. He said a project at 629 Harvard Avenue that the Commission recently approved did a second-story larger house in the front and a raised single-story with a basement in the rear. He said tonight's design had a scale problem. He suggested putting more house in the front and make it look more gracious and make the second home smaller or reduce the size of both homes.

Commissioner Strehl said the two homes felt large because of the design and she did not think it fit with the neighborhood. She said there would be opposition from the neighborhood.

Chair Onken said if all the decoration was removed all that remained would be a box and that was a difficult size to make look good. He suggested reshaping the homes and using the site better.

Commissioner Goodhue said she did not think the Commission was saying there should not be two houses on the lot. She said the referenced Harvard property put three bedrooms in the basement in the rear house. She said they were creating their own constraints in requiring three bedrooms on the second floor. She suggested looking at other styles and to look at the Harvard plans. Ms. Fakoor said they would look at other similar lots and home designs. She said they were trying to create something that met their family's needs. She said they have started outreach with neighbors one to two homes away from the property, and had their support.

F. Regular Business - None

G. Commission Business - None

H. Informational Items – None

I. Adjournment

Chair Onken adjourned the meeting at 9:19 p.m.

Staff Liaison: Thomas Rogers, Senior Planner

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **8/17/2015**
Staff Report Number: **15-009-PC**

Public Hearing: **Use Permit/Ying Min Li/860 Partridge Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to construct two new two-story single-family dwelling units on a substandard lot in the R-2 (Low Density Apartment) zoning district, at 860 Partridge Avenue. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site Location

The project site is located at 860 Partridge Avenue in the Allied Arts neighborhood. It is immediately surrounded by R-2 parcels, except for the rear, where the parcel adjoins properties zoned R-1-U (Single Family Urban). The parcel to the right of the subject site is occupied by a single family home, while the parcel to the left is developed with two detached, two-story dwelling units. The neighborhood is a mix of single family and multiple family developments, generally developed in a similar style to the proposed site layout, with some larger multi-family developments located throughout the neighborhood. A location map is included as Attachment B.

Analysis

Project Description

The applicant is requesting a use permit to demolish a single-story, single family residence and detached accessory buildings, and construct two new two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. A data table summarizing parcel and project attributes is included as Attachment C.The project plans and the applicant's project description letter are included as Attachments D and E respectively. The project site was previously granted approval, prior to submittal of this application, of a heritage tree removal permit for a 40.2-inch diameter olive tree. The tree has been removed. The project proposal incorporates the required heritage tree replacement.

The site is currently developed with one single-story, single-family residence, detached garage, and shed which would be demolished as part of the project. The applicant is proposing to redevelop the site with two two-story dwelling units. With the exception of the garage location, the units would have identical floor

plans and would each have four bedrooms and three bathrooms, with three of the bedrooms and two bathrooms located on the second floor. The proposed total floor area for both units would be 3,678 square feet, where 3,707.4 square feet is the maximum. The maximum floor area limit for the property is calculated as 40 percent of the 9,268.6 square foot lot. The maximum height of each dwelling unit would be 24 feet, six inches, which is well below the maximum allowable of 28 feet. The applicant is required to pay the applicable Traffic Impact Fee (TIF) for the net increase of one dwelling unit, as set forth in condition of approval 4a.

The site is designed with one unit in the front, one unit in the rear, and a detached one-car garage between the two units. The 231-square foot detached garage for the front unit (Unit #1) is proposed to be located approximately 33 feet behind the front unit and five feet, two inches from the left side property line. Two uncovered parking spaces are proposed on either side of the detached garage. The space to the front of the garage would provide required parking for Unit #1 and the space to the rear would provide required parking for the rear unit (Unit #2). The detached garage is proposed to be approximately 11.3 feet in height, which is lower than the maximum allowable height of 14 feet for accessory buildings. The proposed detached garage would also comply with the daylight plane requirement for accessory buildings.

The proposed development would meet all other R-2 development regulations, including the required minimum yards, daylight planes, maximum second-floor FAL, and landscaping. The project would have a landscape area of approximately 47.3 percent, where 40 percent is the minimum required. The project would result in a building coverage of 28.8 percent, where 35 percent is the maximum allowed.

The applicant is also requesting tentative map approval for the creation of two condominium units, which would allow each of the units to be sold individually. The map is being reviewed concurrently by staff through the administrative review process. For new construction, minor subdivisions can be approved administratively, if a project obtains use permit approval by the Planning Commission.

Design and Materials

The project applicant indicates that the proposed residences are designed as modern variations on the craftsman style. The applicant states that the unit would use craftsman details such as gable braces, vents, exposed rafters, and wood trim. The residences would feature “Hardie” (or equivalent) board and batten siding on the first floor and “Hardie” (or equivalent) wall shingles on the second level. Each unit would have composition shingles on the roof. The proposed units would comparable in design and materials with the exceptions that Unit #2 would have an attached garage and Unit #1 would have a larger porch. Locating the garage to the rear of Unit #1 allows the applicant to expand the front porch and create a more prominent entry with a greater street presence. The porch columns would be tapered wood with stone veneer base. The stone veneer would also be used on the chimneys. The windows for both units would be simulated true divided lights.

The applicant has provided visual interest by breaking up the materials between the first and second floors, as well as utilizing varying rooflines, projections and recesses, and additional articulation through varied cladding materials, wood trims, and craftsman architectural accents as described above. The attached garage of Unit #2 would feature a decorative carriage-style garage door. The detached one-car garage for Unit #1 would also feature cladding and ornamentation consistent with the two residences and a decorative wood garage door; however, it would not be visible from the street. Most of the residences in the area are varied between single- and two-story and represent various densities and styles, with newer

developments generally containing two detached units similar to the proposed site layout. Staff believes that the scale, materials, and style of the proposed residences are compatible with the neighborhood.

Trees and Landscaping

The applicant received approval for the removal of the heritage size olive tree in February 2015. The tree was subsequently removed. Typically when construction is contemplated within one year of submittal of a heritage tree removal permit application, staff withholds action until the removal request can be evaluated along with the proposed development. However, this heritage tree removal application was submitted and reviewed during a period where internal coordination between the City Arborist and the Planning Division deviated from the standard practices, and the removal permit was issued prematurely based on the tree's poor structure. The Planning Division and City Arborist have since clarified the internal review process to ensure that tree removal requests for projects that involve Planning Commission review are evaluated appropriately and that no action is taken until after the Planning Commission reviews the project, except for cases where a tree presents an immediate hazard, or is already dead. The applicant is not proposing to remove any additional heritage trees. The arborist report (Attachment E) identifies the species, size, and health of the significant trees on site. In addition, the report and subsequent addendums identify any potential impacts from the proposed construction, including the grading and utility work, as well as mitigations to reduce impacts and ensure the health of the trees throughout the project. The arborist report has been revised and enhanced since the original application submittal, in response to staff requests for additional detail. As part of the project, the applicant is proposing to plant a 24-inch box ginko biloba, located within the private rear yard of Unit #1. In addition, the applicant has submitted a landscape plan that identifies the location of additional trees and low plantings.

Correspondence

Staff has not received any correspondence on the proposed project.

Conclusion

Staff believes that the scale, materials, and style of the proposed residences would be compatible with those of the existing structures on Partridge Avenue and in the general vicinity (garage deemphasized to provide bigger porches with more street presence). The vertical board and batten siding and shingle siding are design elements which would add visual interest to the project. Heritage trees would be protected through the site design and during the construction of the project. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay planning, building and public works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72

hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-ft radius of the subject property.

Appeal Period

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

Attachments

A. Recommended Actions
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Kyle Perata, Associate Planner

Report reviewed by:
Thomas Rogers, Senior Planner

LOCATION: 860 Partridge Avenue	**PROJECT NUMBER:** PLN2015-00018	**APPLICANT:** Ying-Min Li	**OWNER:** Ying-Min Li

REQUEST: Request for a use permit to demolish a single-story, single family residence and detached accessory building, and to construct two two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district.

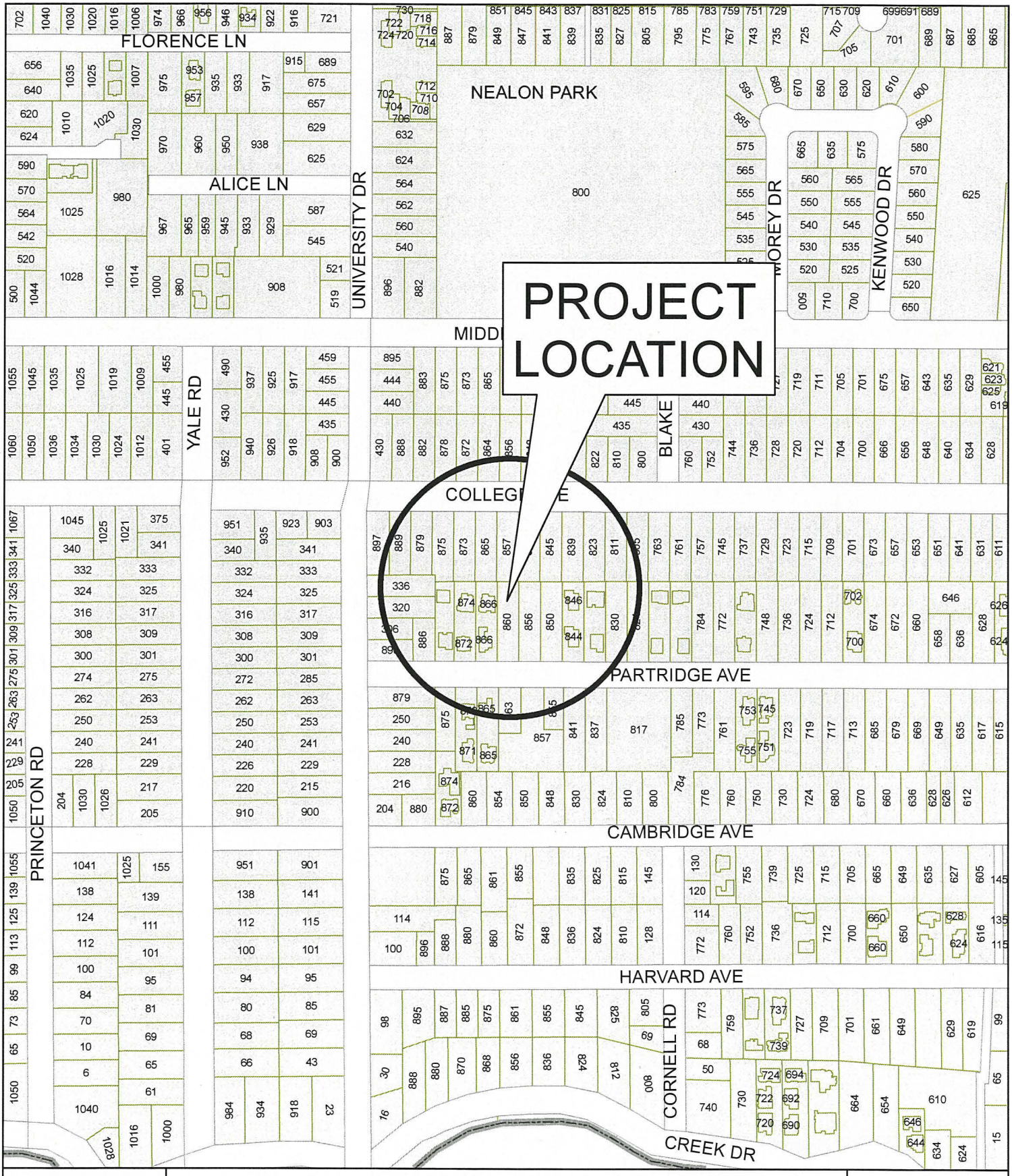
DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

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 Hometec Architecture, Inc., consisting of 21 plan sheets, dated received August 10, 2015, and approved by the Planning Commission on August 17, 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.
4. Approve the use permit subject to the following ***project-specific*** conditions:
    a. Prior to building permit issuance, the applicant shall pay a Traffic Impact Fee (TIF) at the rate

LOCATION: 860 Partridge Avenue	**PROJECT NUMBER:** PLN2015-00018	**APPLICANT:** Ying-Min Li	**OWNER:** Ying-Min Li
REQUEST: Request for a use permit to demolish a single-story, single family residence and detached accessory building, and to construct two two-story, single-family dwelling units and associated site improvements on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD	
VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)			
ACTION: for single-family dwellings, subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and the final calculation will be based upon the rate at the time of fee payment. The TIF rate is adjusted each year based on the ENR Construction Cost Index percentage change for San Francisco. The current estimated fee is $3,139.49.			



CITY OF MENLO PARK

B1

CITY OF MENLO PARK

LOCATION MAP

860 PARTRIDGE AVE

DRAWN: KTP CHECKED: KTP DATE: 08/17/15 SCALE: 1" = 300' SHEET: 1

860 Partridge Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	9,268.6 sf	9,268.6 sf	7,000 sf min.
Lot width	50 ft.	50 ft.	65 ft. min.
Lot depth	185.3 ft.	185.3 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	27.0 ft.	20 ft. min.
Rear	20.0 ft.	108 ft.	20 ft. min.
Side (left)	5.0 ft.	7.5 ft.	5 ft. min.
Side (right)	5.0 ft.	13.75 ft.	5 ft. min.
Building coverage	2,670.2 sf 28.8 %	1,410 sf 15.2 %	2,502.5 sf max. 35 % max.
FAL (Floor Area Limit)	2,832.7 sf	1,994.7 sf	3,244 sf max.
Sq. ft. by floor **Unit #1**	920.1 sf/1st 693.3 sf/2nd 231.0 sf/detached garage 193.7 sf/porch 7.5 fireplaces	124.0 sf/basement 1,410 sf/1st 120.0 sf/shed 360.0 sf/detached garage	
Unit #2	920.1 sf/1st 693.3 sf/2nd 220.3 sf/attached garage 177.8 sf/porch		
Square footage of buildings	4,057.1 sf	2,014 sf	
Building height	24.5 ft.	14 ft.	28 ft. max.
Parking	2 covered/2 uncovered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

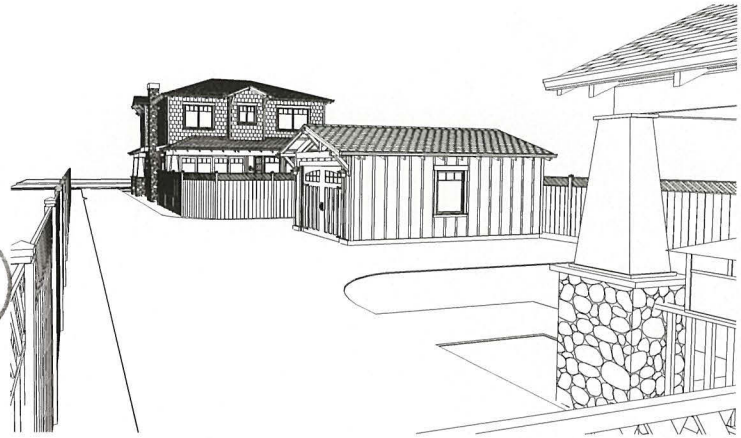
Trees					
Heritage trees	5*	Non-Heritage trees	7	New Trees	13
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	25

*Previously removed Olive tree not included; includes two street trees

TWO NEW HOMES FOR

GOLDSILVERISLAND HOMES, LLC

860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025



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408-896-3369

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-28-15	2
PLANNING 5-28-15	3

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

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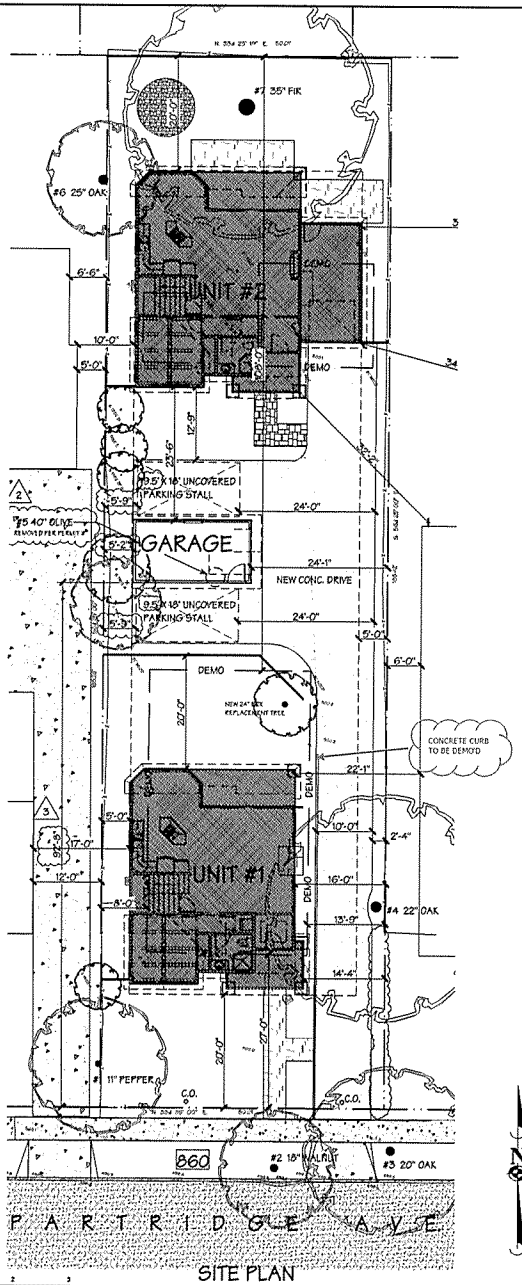
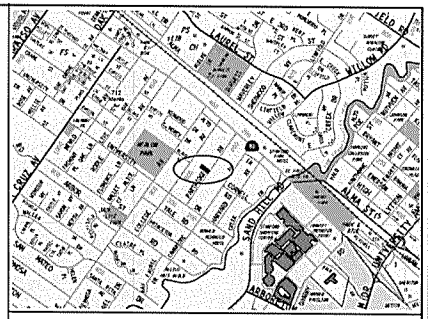
Drawn	RAH
Job	14-042
Sheet	T-1
of	Sheets





VICINITY MAP

A.P.N.:	071 - 404 - 220
ZONING:	R-2
LOT SIZE:	9,266.6 S.F.
EXISTING HOUSE:	1,418 S.F.

	UNIT #1	UNIT #2	TOTAL:
FIRST FLOOR:	920.03 S.F.	920.03 S.F.	1,840.06 S.F.
SECOND FLOOR:	693.32 S.F.	693.32 S.F.	1,386.64 S.F.
TOTAL HOUSE:	1,613.35 S.F.	1,613.35 S.F.	3,226.70 S.F.
GARAGE (ATTACHED):	220.23 S.F.		
GARAGE (DETACHED):	231 S.F.		

LOT COV. ALLOWED: 9,266.6 X .35 = 3,244 S.F.
PROPOSED: 2,670.14 S.F. = 28.8% (INCLUDES PORCHES & FIREPLACE)

F.A.L. ALLOWED: 9,266.6 X .40 = 3,707.4 S.F.
PROPOSED: 3,677.93 S.F. = 39.6%

2nd FLOOR F.A.L. ALLOWED: 9,266.6 X .15 = 1,390 S.F.
PROPOSED: 1,386.64 S.F. = 14.96%

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2013 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

SHEET INDEX

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1*	Brazilian pepper *(Schinus terebinthifolius)*	11.3	55	15/30	Good vigor, poor form, crossing limbs, squatty.
2	English walnut *(Juglans regia)*	17.9	45	30/30	Poor vigor, poor form, topped, in decline.
3	Coast live oak *(Quercus agrifolia)*	20.4	70	45/40	Good vigor, poor-fair form, codominant at 6 feet.
4	Coast live oak *(Quercus agrifolia)*	22.9	55	40/35	Good vigor, poor-fair form, codominant at 12 feet with a poor crotch formation.
5	Olive *(Olea europa)*	40.2	45	40/45	Fair vigor, poor form, decay in trunk, heavy lateral limbs with a history of limb loss.
6*	Coast live oak *(Quercus agrifolia)*	25est	55	45/40	Good vigor, fair form, leans south over neighbors.
7	Douglas fir *(Pseudotsuga menziesii)*	35.3	50	70/40	Fair vigor, fair form, some decline in top, ganoderma fungus at base

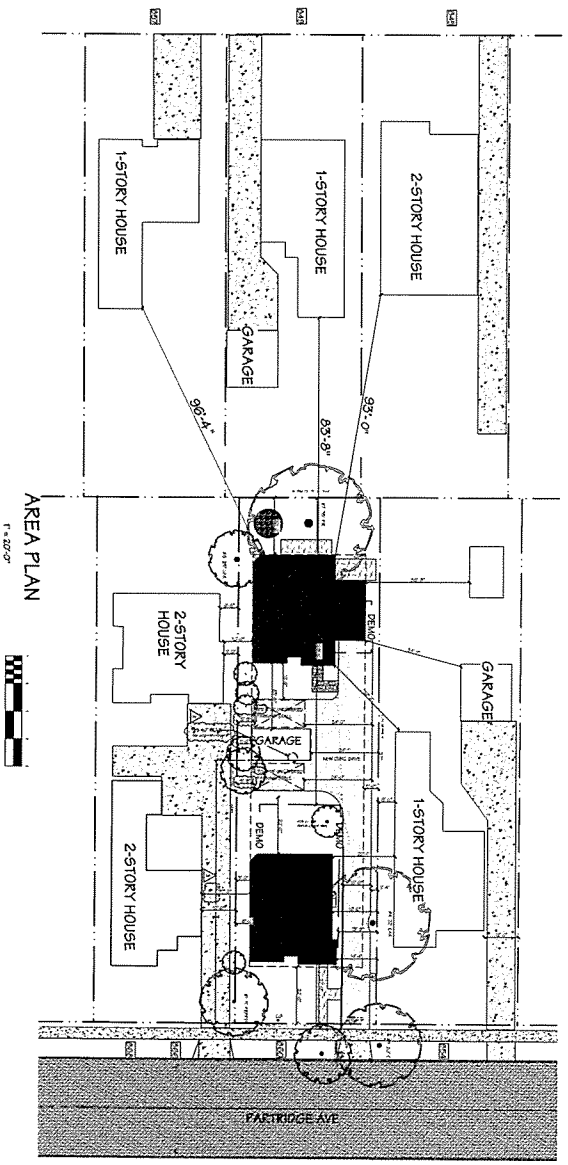
*indicates neighbors or shared tree

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-28-15	2
PLANNING 5-28-15	3

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	2 - 25 - 15
Scale	1" = 10'-0"
Drawn	RAH
Job	14-042
Sheet	A-1
of	Sheets

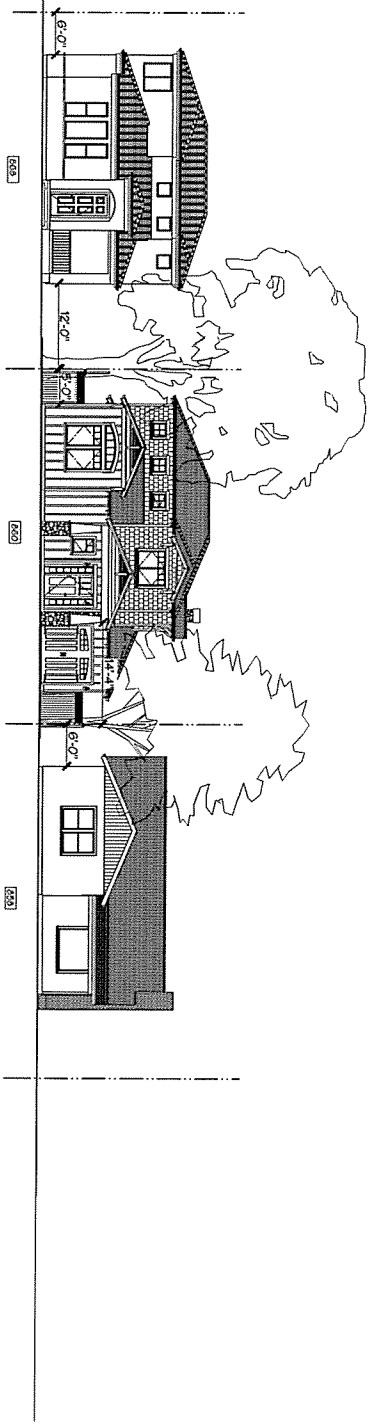


AREA PLAN

1" = 20'-0"

STREET SCAPE

1/8" = 1'-0"



NEW HOMES FOR:

GOLDSILVERISLAND HOMES, LLC

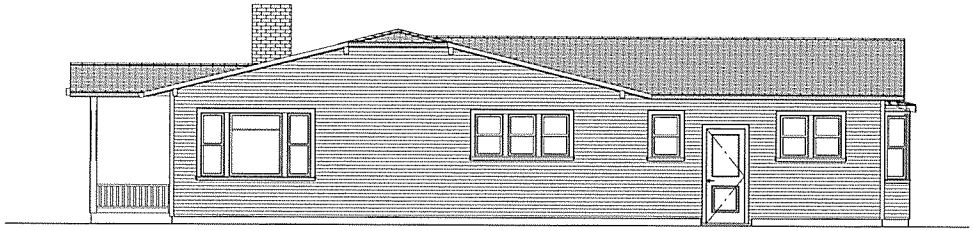
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

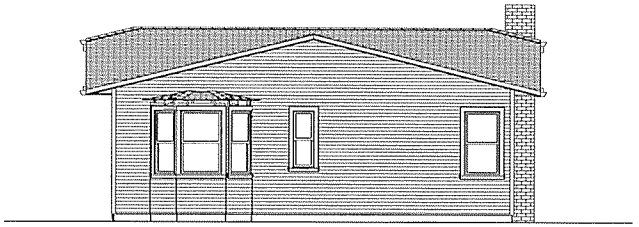
REVISIONS	BY
PLANNING 4.17.15	1
PLANNING 5.22.15	2
PLANNING 5.29.15	3

Date 2-25-15
Scale NOTED
Drawn KAH
Job 14-042
Sheet A-1.5
of Sheets

EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



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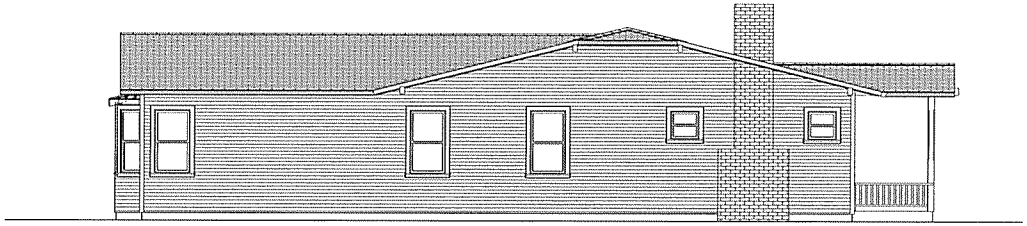

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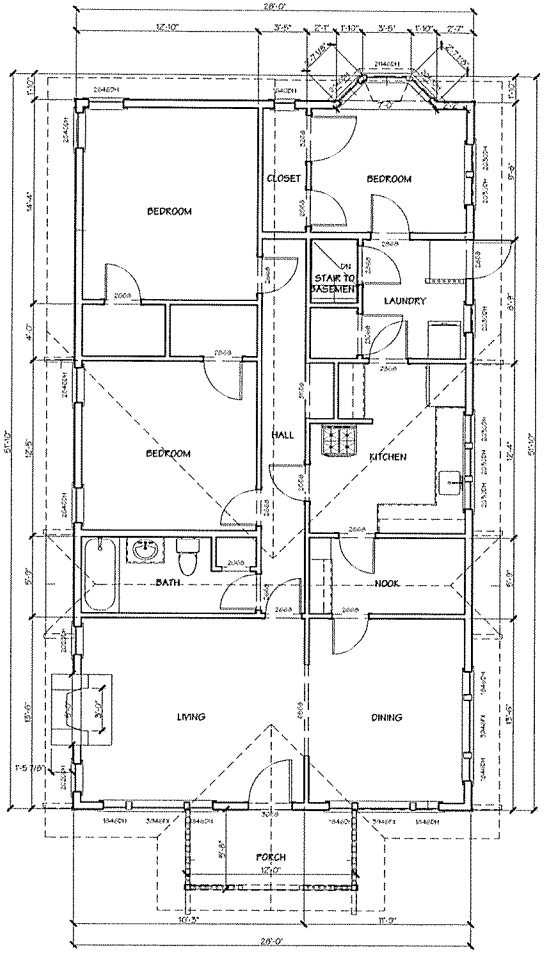


LIVING AREA
1410 sq ft

EXISTING FLOOR PLAN

1 0 1 2 3

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-22-15	2
PLANNING 5-29-15	3

HOMETEC
RICHARD A. HARTMAN A.I.A.
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

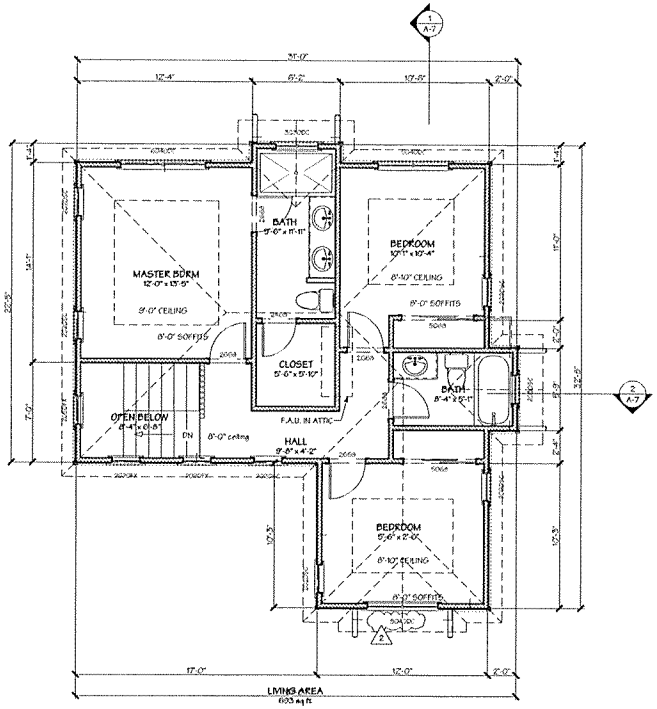
NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	KAH
Job	14-042
Sheet	A-2
of	Sheets

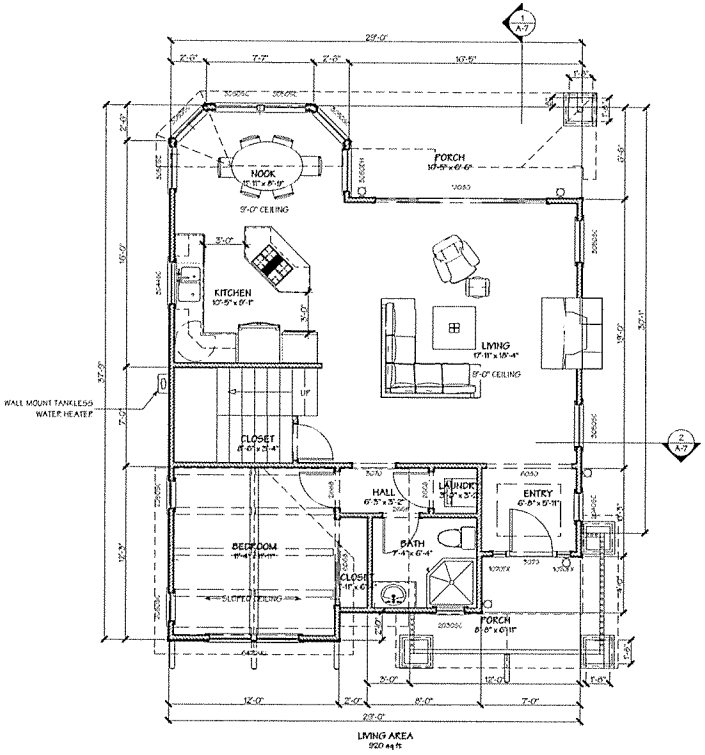
4a

REAR PERSPECTIVE

FRONT PERSPECTIVE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

1 0 1 2 3

UNIT #1

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-20-15	2
PLANNING 5-26-15	3

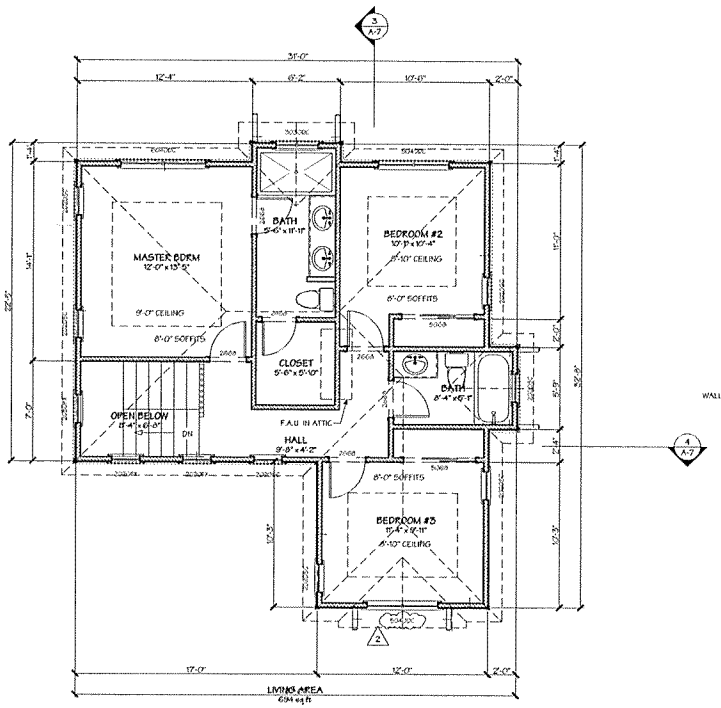
HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
A.I.A.

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

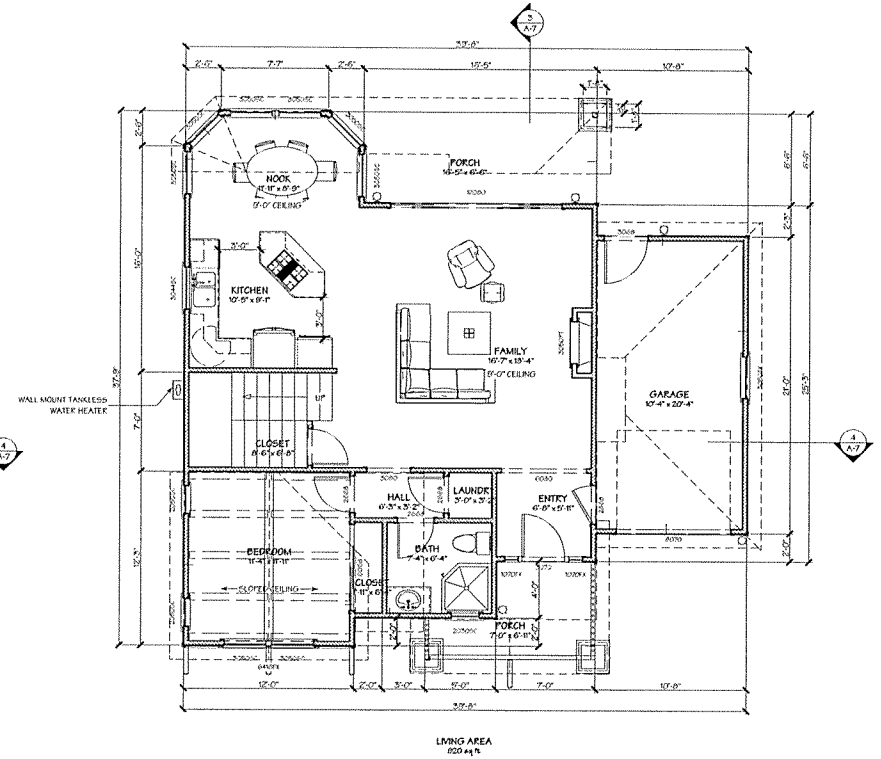
Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	14-042
Sheet	A-3
of	Sheets

REAR PERSPECTIVE

FRONT PERSPECTIVE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

1 0 1 2 3

UNIT #2

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-20-15	2
PLANNING 5-26-15	3

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
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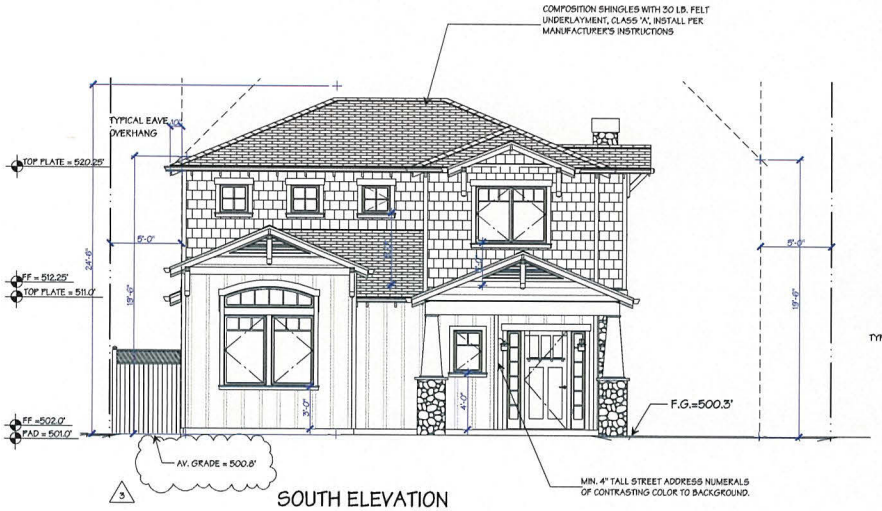
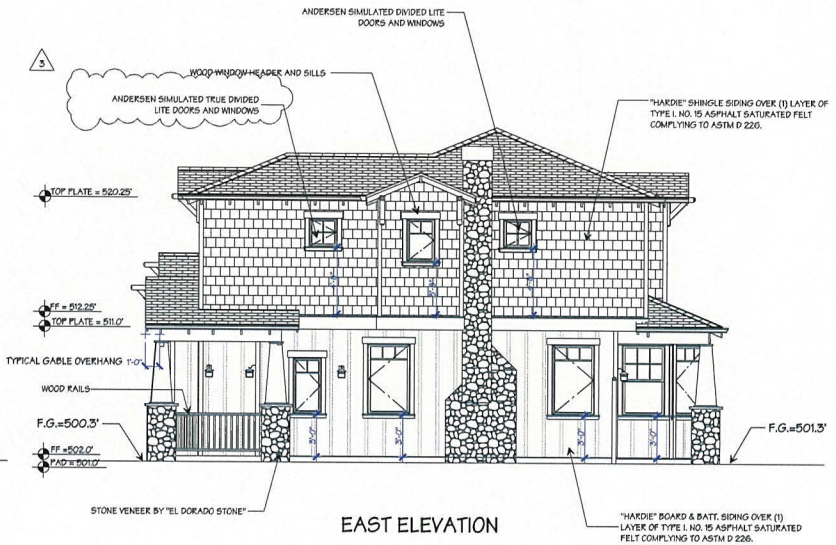
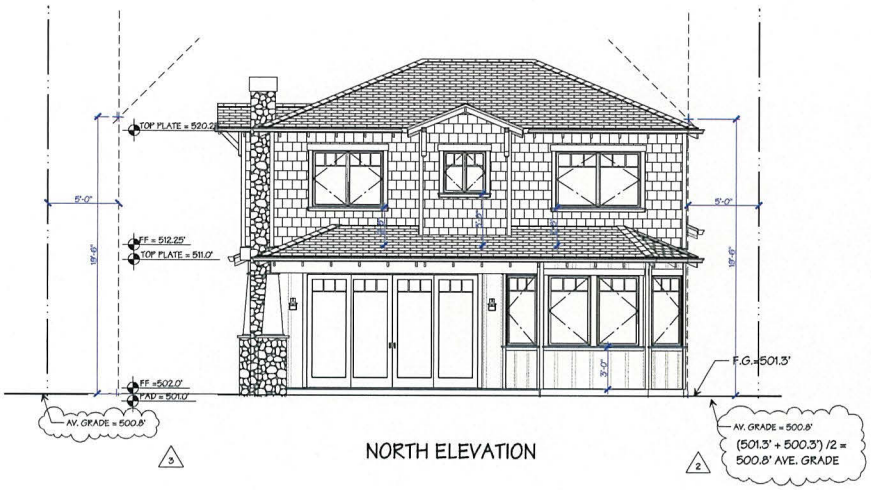
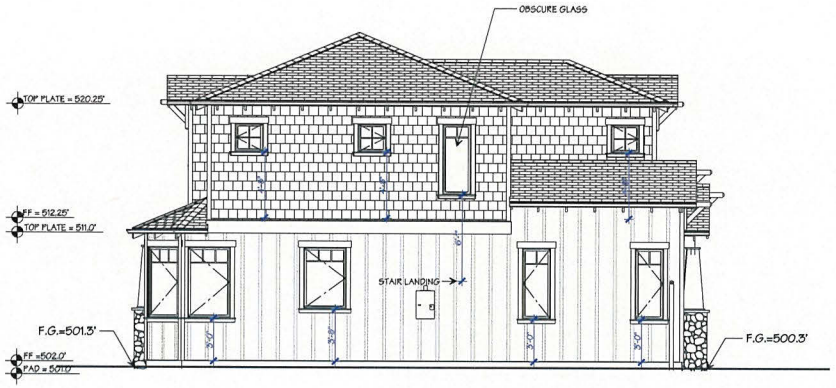
Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	14-042
Sheet	A-4
of	Sheets









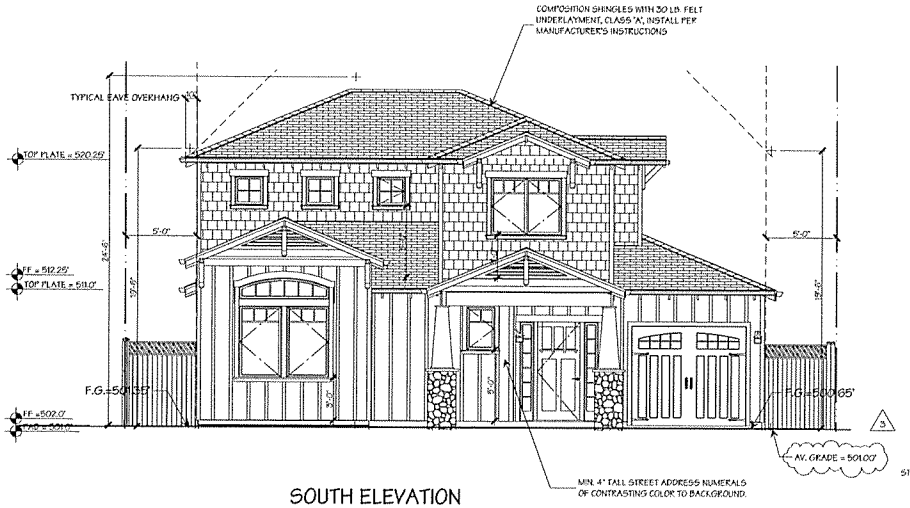
UNIT #1

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-28-15	2
PLANNING 5-28-15	3

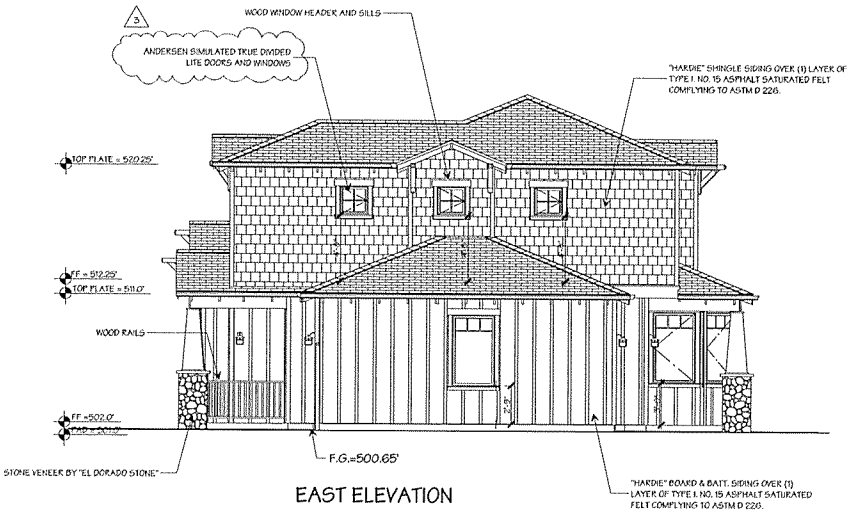
HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	14-042
Sheet	A-5
of	Sheets

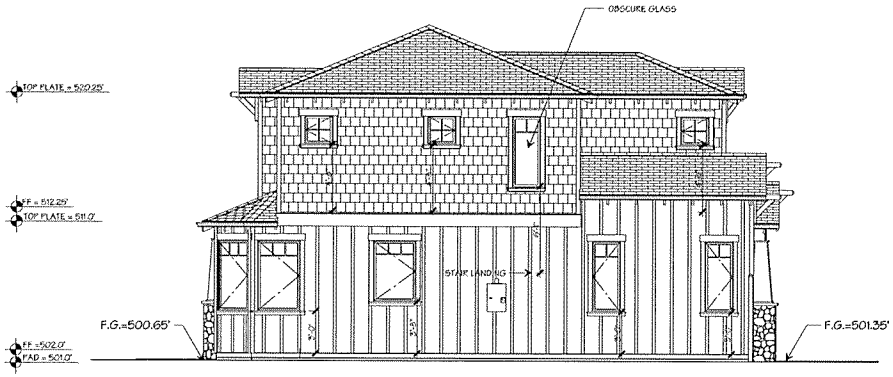


SOUTH ELEVATION



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

1 0 1 2 3

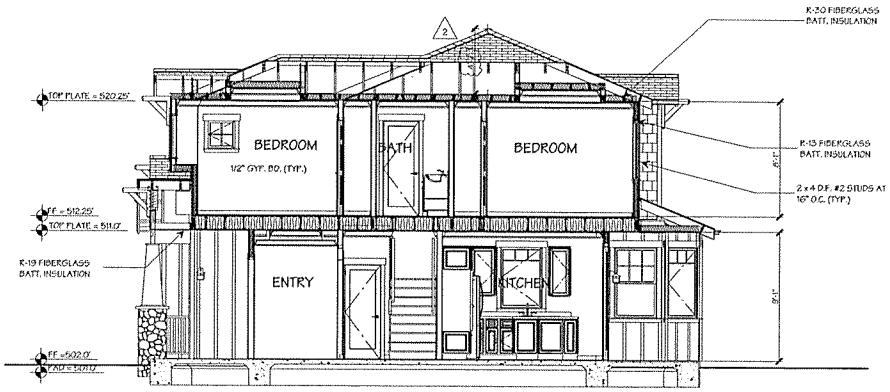
UNIT #2

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-28-15	2
PLANNING 5-28-15	3

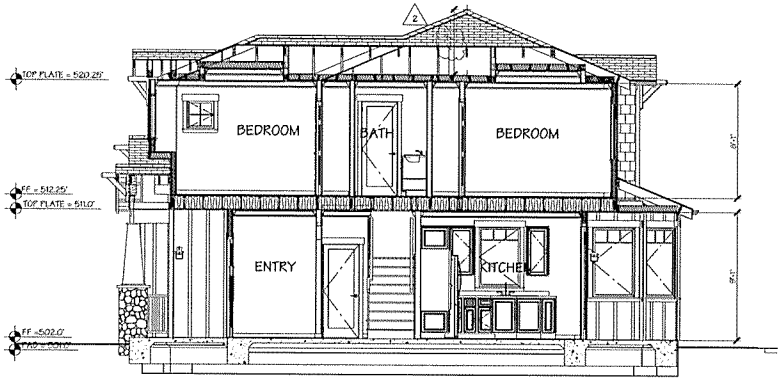
HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

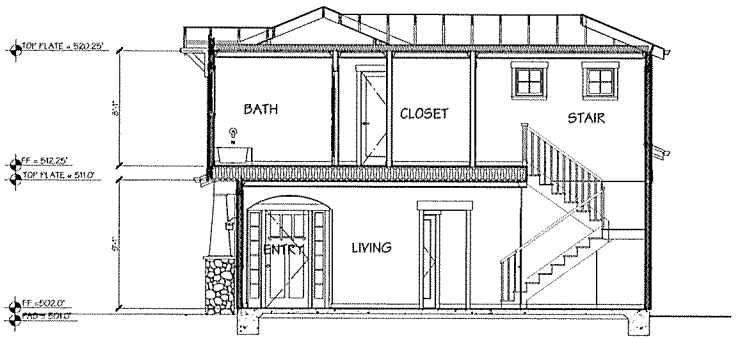
Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	14-042
Sheet	A-6
of	Sheets



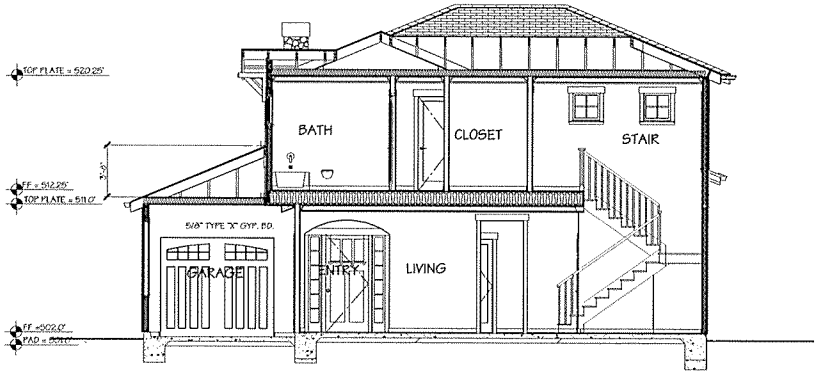
1 SECTION - UNIT #1



3 SECTION - UNIT #2



2 SECTION - UNIT #1



4 SECTION - UNIT #2

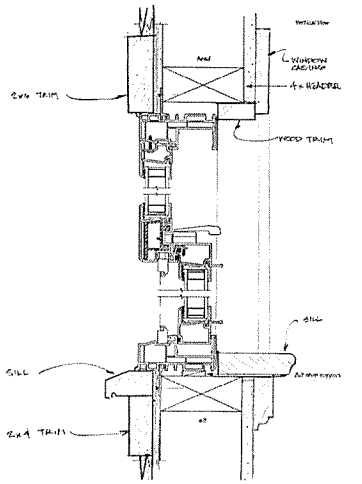
1 0 1 2 3

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-20-15	2
PLANNING 5-28-15	3

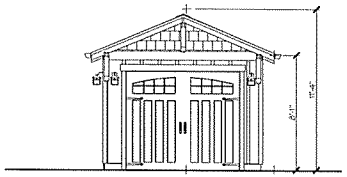
HOMETEC
RICHARD A. HARTMAN AIA
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA 94025

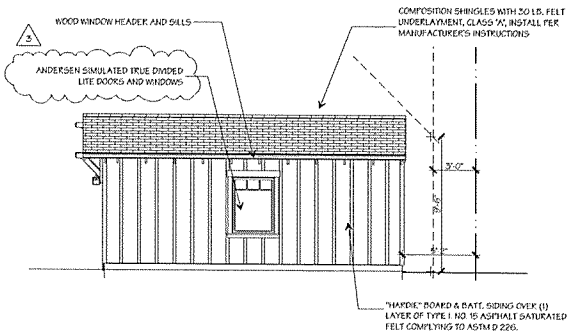
Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	14-042
Sheet	A-7
of	Sheets



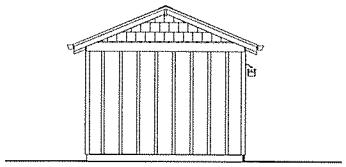
1 TYPICAL WINDOW TRIM



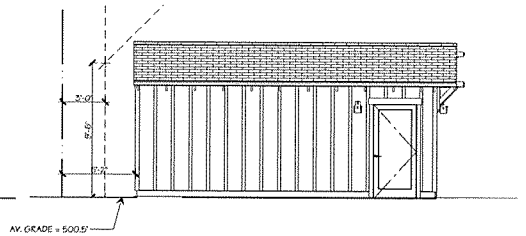
EAST ELEVATION



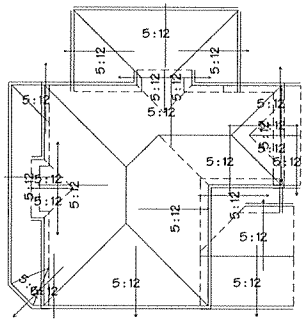
NORTH ELEVATION



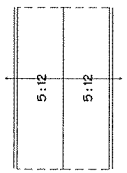
WEST ELEVATION



SOUTH ELEVATION



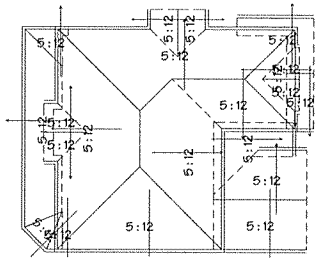
UNIT #2



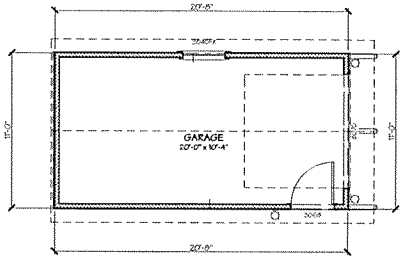
GARAGE

ROOF PLAN

1/8" = 1'-0"



UNIT #1



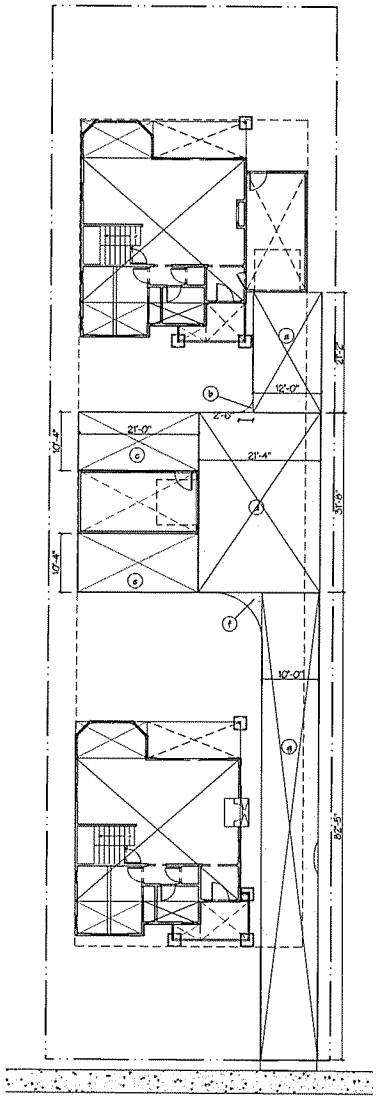
GARAGE FLOOR PLAN

REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-28-15	2
PLANNING 5-28-15	3

HOMETEC
RICHARD A. HARTMAN A.I.A.
ARCHITECTURE, INC.
619 NORTH FIRST STREET SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	2 - 25 - 15
Scale	1/4" = 1'-0"
Drawn	RAH
Job	14-042
Sheet	A-8
of	Sheets



SITE AREA CALCULATIONS

1" = 10'-0"

DRIVEWAYS & UNCOVERED PARKING

a : 12 X 21.16 = 253.92
b : 2.5 X 2.5 / 2 = 3.12
c : 21 X 10.33 = 216.93
d : 21.33 X 31.66 = 675.30
e : 21 X 10.33 = 216.93
f : 6 X 6 / 2 = 18
g : 10 X 82.41 = 824.10

TOTAL = 2,208.31 S.F.

BUILDING COVERAGE

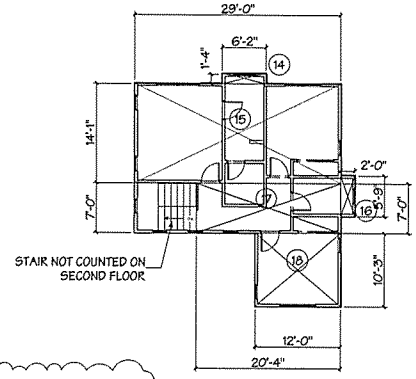
UNIT #1 = 920.03
UNIT #2 = 920.03
GARAGES = 451.23
PORCHES = 378.85

TOTAL = 2,670.14 S.F.

LANDSCAPE

DRIVEWAYS = 2,208.31
BUILDINGS = 2,670.14
LOT SIZE = 9268.6

TOTAL = 4,330.15 S.F.



UNIT #2 SECOND FLOOR

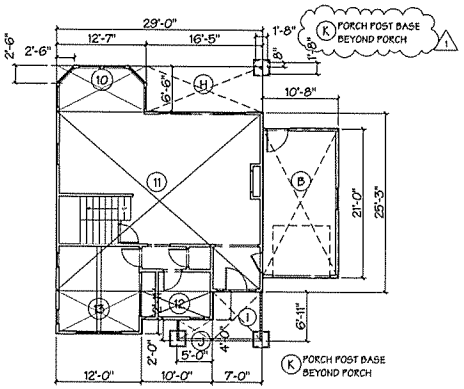
14 : 6.16 X 1.33 = 8.19
15 : 29 X 14.08 = 408.32
16 : 2 X 5.75 = 11.5
17 : 20.33 X 7 = 142.31
18 : 12 X 10.25 = 123

TOTAL = 693.32 S.F.

GARAGES

A : 21 X 11 = 231
B : 10.66 X 20.66 = 220.23

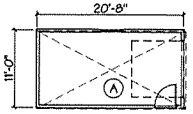
TOTAL = 451.23 S.F.



UNIT #2 FIRST FLOOR

10 : 12.62 X 6.5 -(2.5 X 2.5) = 75.76
11 : 29 X 25.25 = 732.25
12 : 10 X 4 = 40
13 : 12 X 6 = 72

TOTAL = 920.03



PORCHES, FIREPLACE

C : 16.37 X 6.5 = 106.40 + 3.12 = 109.52
D : 1.5 X 5 = 7.5
E : 1.66 X 1.66 = 2.75
F : 8.66 X 6.91 = 59.84
G : 5 X 2.91 = 14.55
L : 2.66 X .66 = 1.75 X 3 = 5.25

UNIT #1 TOTAL = 199.41 S.F.

H : 16.37 X 6.5 = 106.40 + 3.12 = 109.52
I : 7 X 6.91 = 48.37
J : 5 X 2.91 = 14.55
K : 2.66 X .66 = 1.75 X 4 = 7

UNIT #2 TOTAL = 179.44 S.F.

UNIT #1 SECOND FLOOR

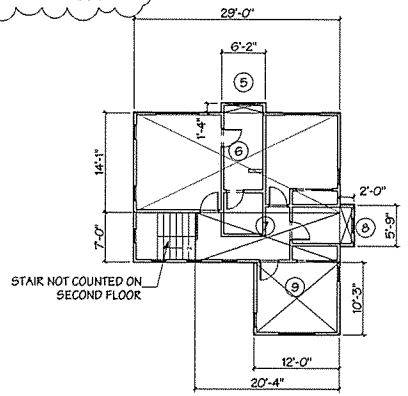
5 : 6.16 X 1.33 = 8.19
6 : 29 X 14.08 = 408.32
7 : 20.33 X 7 = 142.31
8 : 2 X 5.75 = 11.5
9 : 12 X 10.25 = 123

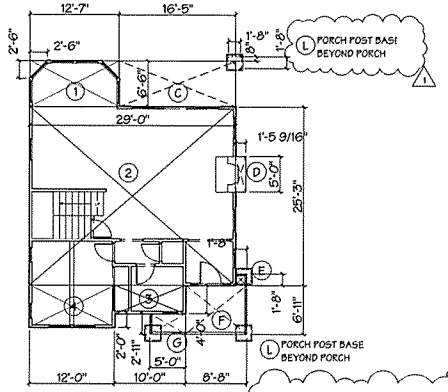
TOTAL = 693.32 S.F.

UNIT #1 FIRST FLOOR

1 : 12.02 X 6.5-(2.5 X 2.5) = 75.76
2 : 29 X 25.25 = 732.25
3 : 10 X 4 = 40
4 : 12 X 6 = 72

TOTAL = 920.03 S.F.

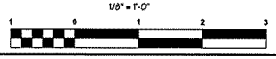




UNIT #1 : 920.03	693.32	1,613.35 S.F.
UNIT #2 : 920.03	693.32	1,613.35 S.F.
GARAGES : 451.23 S.F.		
PORCHES : 199.41 + 179.44 = 378.85 S.F.		

BUILDING AREA CALCULATIONS

1/8" = 1'-0"



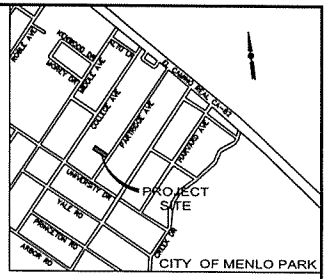
REVISIONS	BY
PLANNING 4-17-15	1
PLANNING 5-28-15	2
PLANNING 5-28-15	3

HOMETEC
RICHARD A. HARTMAN
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOMES FOR:
GOLDSILVERISLAND HOMES, LLC
860 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	2 - 25 - 15
Scale	NOTED
Drawn	RAH
Job	14-042
Sheet	A-9
of	Sheets

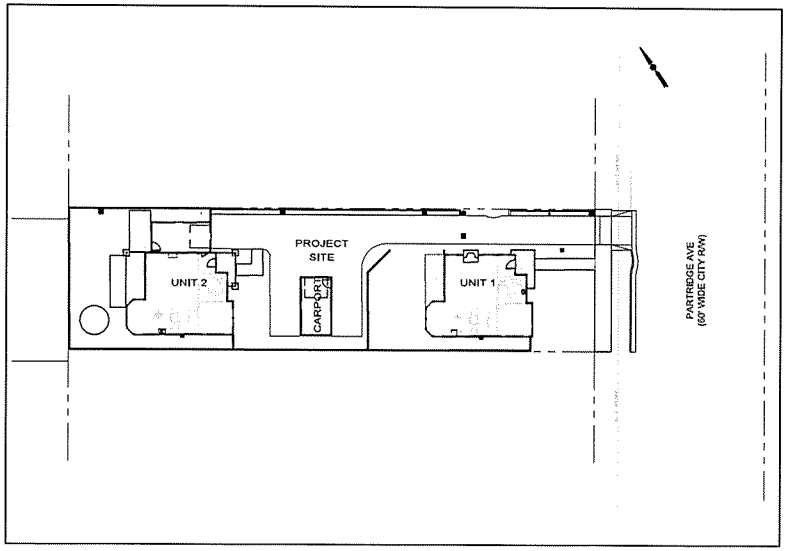
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
860 PARTRIDGE AVENUE
MENLO PARK, SAN MATEO COUNTY, CALIFORNIA
FOR: GOLDSILVERISLAND HOMES, LLC



VICINITY MAP
NOT TO SCALE

LEGEND :

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
- SET NAIL AND 3/4" BRASS TAG LS 5571 IN CONCRETE
- SET WOODEN HUB ON PROPERTY LINE OR AT OFFSET AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- UP UTILITY POLE
- TP TELEPHONE POLE
- GUYWIRE
- —— W —— BLUE PAINT– EVIDENCE OF UG WATER LINE
- ELECTRIC METER
- GAS METER
- MONITORING WELL
- —— G —— YELLOW PAINT, EVIDENCE OF UG GAS LINE
- PHONE PEDESTAL
- PHONE BOX
- PHONE MANHOLE
- —— P —— ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC SIGNAL
- TV BOX
- ——OH—— OVERHEAD LINE
- —— TV —— ORANGE PAINT, EVIDENCE OF UG TV LINE
- HANDICAP RAMP
- STORM DRAIN MANHOLE
- DROP INLET
- PHONE MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- PARKING METER
- SIGN
- CONTROL POINT
- LAMP POST
- ELECTRIC BOX
- WALL
- BOLLARD
- —— □ —— WOOD FENCE
- CONCRETE
- LO LIVE OAK
- WO WHITE OAK
- RW REDWOOD
- TYP. TYPICAL
- PROPERTY LINE
- —o—o— CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.P.E. SLOPE PROTECTION EASEMENT



LOCATION MAP
1"=20'

SHEET INDEX

PURPOSE:

LOT 27 OF THE PARTRIDGE SUBDIVISION IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, CALIFORNIA, TO BE DIVIDED INTO 2 RESIDENTIAL UNITS BY A SEPARATE CONDOMINIUM PLAN.

SITE BENCHMARK:

THE BENCHMARK FOR THIS SURVEY IS USGS BENCHMARK 2151 BEING A BRASS DISK AT THE SOUTH TOP OF CURB OF AVY LANE AT THE SOUTHERLY CORNER OF THE INTERSECTION OF AVY LANE AND AVENIDA DE LAS PULGAS HAVING AN ELEVATION OF 140.72 NAVD88. A TEMPORARY BENCHMARK WAS USED FOR THIS SURVEY BEING A NAIL AND SHINER DESIGNATED ON THIS SURVEY AS HAVING AN ASSUMED ELEVATION OF 500.00. THE ACTUAL ELEVATION OF THIS TEMPORARY BENCHMARK IS POINT NUMBER ONE IS 76.65 NAVD88. THEREFORE TO CONVERT ELEVATIONS ON THIS SURVEY TO NAVD88 SUBTRACT 423.35. TOPOGRAPHY BY WILSON LAND SURVEYS

DATE OF SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON NOVEMBER, 2014.

SURVEY GENERAL NOTES:

1. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS THE FIELD).
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. TREES SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

GENERAL NOTES:

1. OWNER / DEVELOPER: GOLDSILVERISLAND HOMES, LLC, 3964 RIVERMARK PLAZA, SUITE 136, SANTA CLARA, CA 95054
2. ARCHITECT: HOMETEC ARCHITECTURE, INC., 619 NORTH FIRST STREET, SAN JOSE, CA 95112
3. CIVIL ENGINEER: GREEN CIVIL ENGINEERING, 204 EAST 2nd AVENUE #820, SAN MATEO, CA 94401
4. SURVEYOR: WILSON LAND SURVEYS, 3001 WINCHESTER BOULEVARD, SUITE 11, CAMPBELL, CA 95008
5. MAP PREPARED BY: CHIN HANG WONG, GREEN CIVIL ENGINEERING, 204 EAST 2nd AVENUE #820, SAN MATEO, CA 94401
6. APN: 071-404-220
7. EXISTING LAND USE: RESIDENTIAL (1 UNIT)
8. EXISTING ZONING: R-2
9. ACREAGE OF PROPOSED LOT: 0.213 ACRES
10. TOTAL NO. OF PROPOSED UNITS: 2
11. UTILITIES:
    - WATER SUPPLY: CALIFORNIA WATER COMPANY
    - STORM DRAINAGE: CITY OF MENLO PARK
    - SEWAGE DISPOSAL: WEST BAY SANITARY DISTRICT
    - FIRE DISTRICT: MENLO PARK FIRE PROTECTION DISTRICT
    - GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
    - TELEPHONE: AT&T
    - CABLE TV: COMCAST
12. ALL EXISTING BUILDINGS TO BE REMOVED

REV.	DATE	DESCRIPTION
1	3/27/15	REVISION PER CITY COMMENTS
2	5/18/15	REVISION PER CITY COMMENTS
3	7/6/15	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
204 E 2ND AVE #820
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER — CHIN HANG WONG — NO. 73098 — CIVIL — STATE OF CALIFORNIA

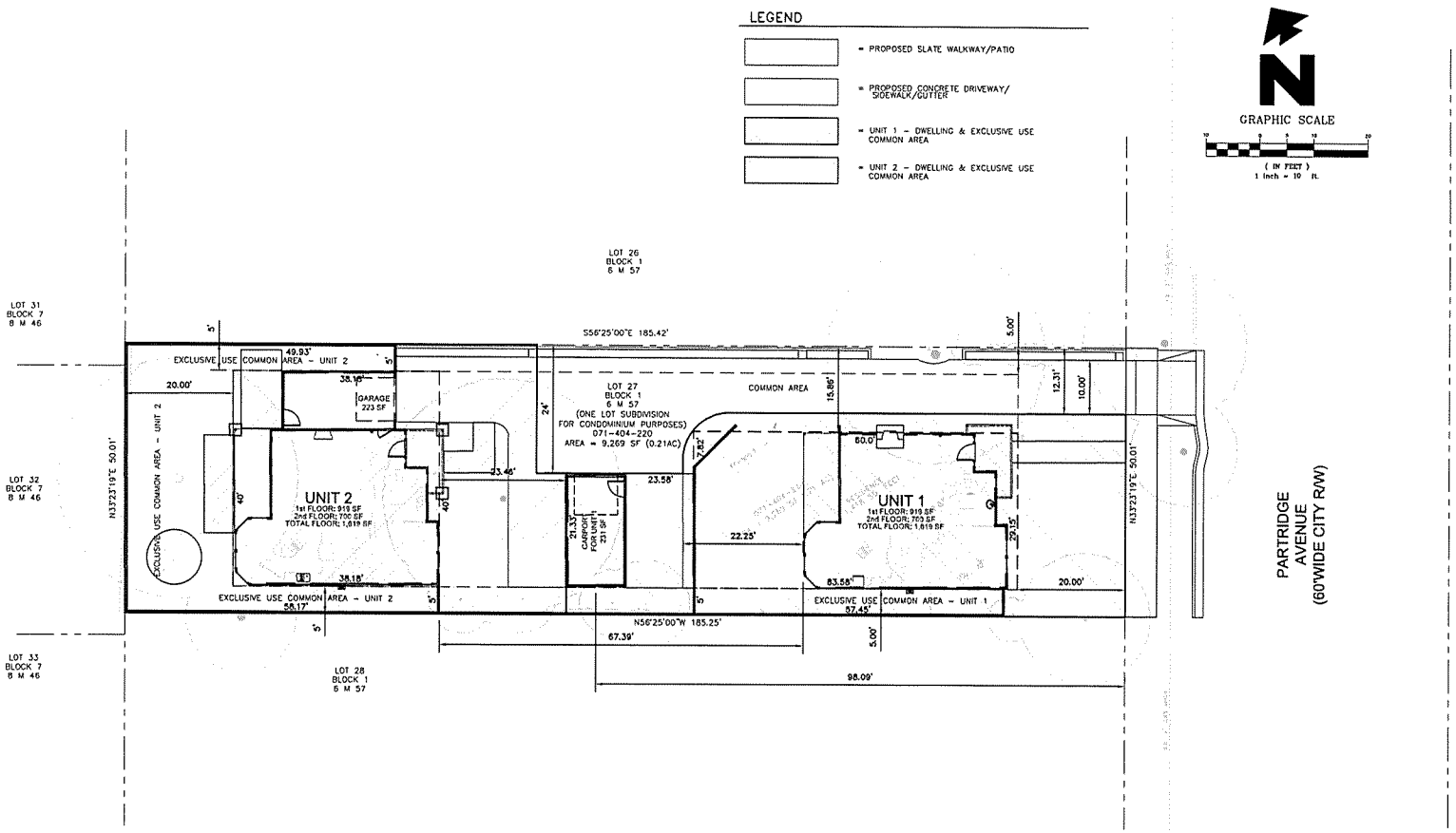
OWNER:
GOLDSILVERISLAND HOMES, LLC

TITLE SHEET
TENTATIVE MAP
860 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

SHEET
TM 1
OF 5 SHEET

JOB NO.
2015003



REV.	DATE	DESCRIPTION
1	3/27/15	REVISION PER CITY COMMENTS
2	5/18/15	REVISION PER CITY COMMENTS
3	7/6/15	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
204 E 2ND AVE #820
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER BRIAN HANS ROSEN NO. 73008 Exp. 12/31/2016 CIVIL STATE OF CALIFORNIA

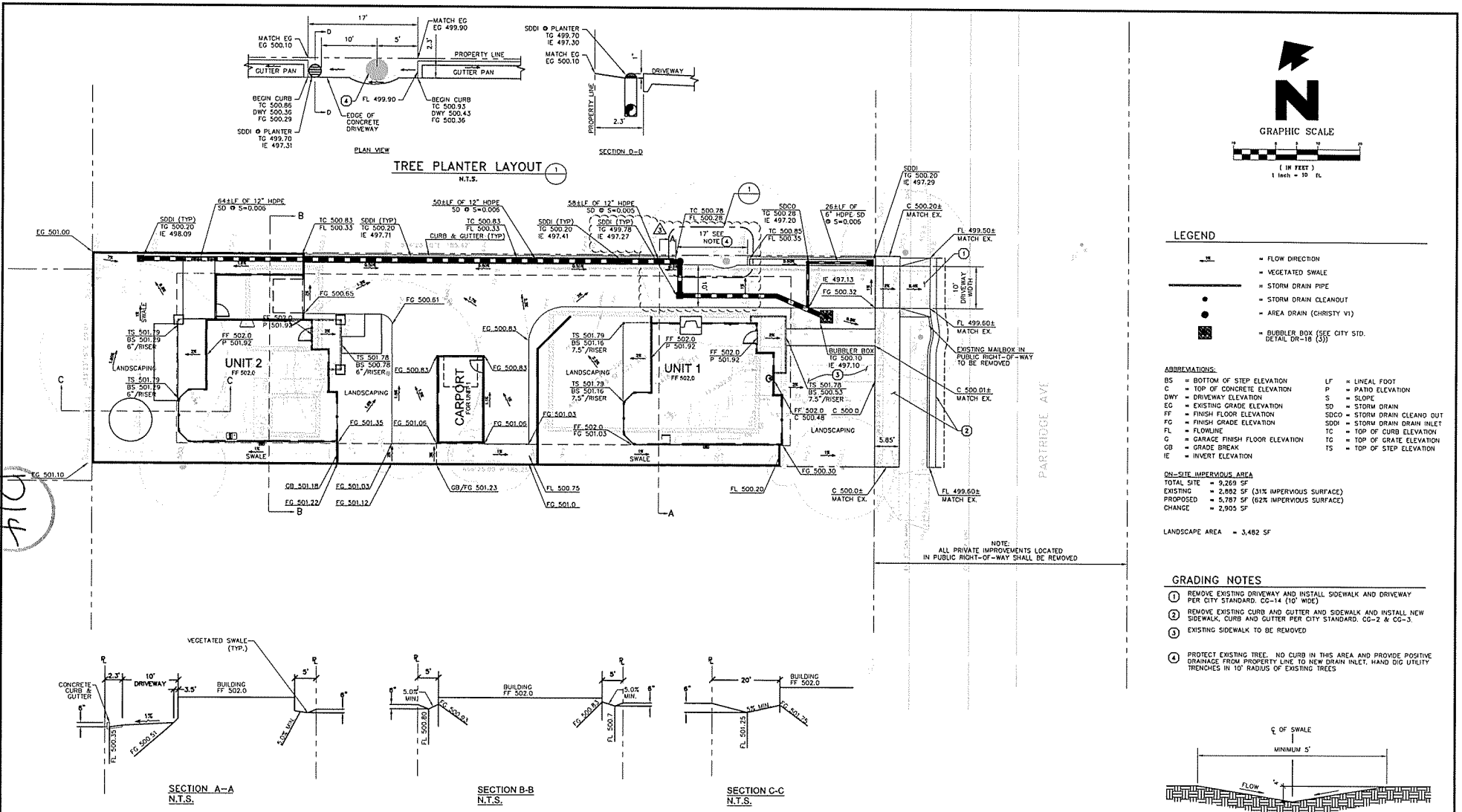
OWNER:
GOLDSILVERISLAND HOMES, LLC

MAP SHEET
TENTATIVE MAP
860 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

SHEET
TM 2
OF 5 SHEET

JOB NO.
2015003



REV.	DATE	DESCRIPTION
1	5/27/15	REVISION PER CITY COMMENTS
2	5/18/15	REVISION PER CITY COMMENTS
3	7/6/15	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
204 E 2ND AVE #820
SAN MATEO, CA 94401

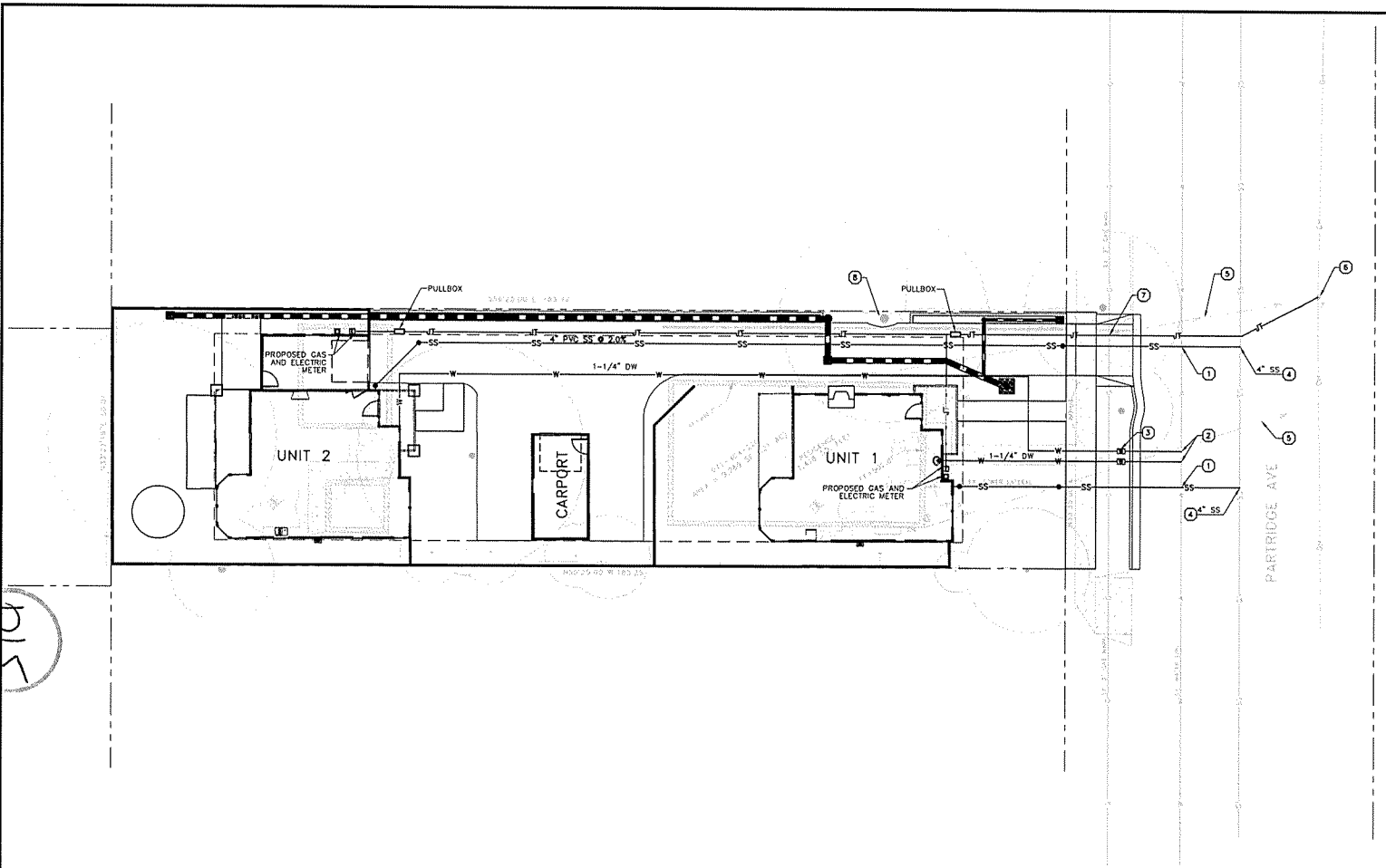
OWNER:
GOLDSILVERISLAND HOMES, LLC

PRELIMINARY GRADING & DRAINAGE PLAN
TENTATIVE MAP
860 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

SHEET
TM 3
OF 5 SHEET

JOB NO.
2015003



GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

LEGEND

- PROPOSED ELECTRIC METER
- PROPOSED ELECTRIC PULL BOX
- PROPOSED GAS METER
- PROPOSED WATER METER
- SANITARY SEWER CLEANOUT
- EXISTING OVERHEAD LINE
- EXISTING GAS LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATERLINE
- PROPOSED JOINT TRENCH LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATERLINE SEWER LINE

UTILITY NOTES

1. MAINTAIN 1' MIN. VERTICAL CLEARANCE BETWEEN WATER LINE & SS LINE AT THE CROSSING POINT. WATER LINE SHALL BE ABOVE THE SS LINE.
2. INSTALL CONNECTION TO EXISTING WATER PER CALIFORNIA WATER CO.
3. INSTALL WATER METER PER CALIFORNIA WATER CO. (TYP)
4. SANITARY SEWER INVERT ELEVATIONS AT POINT OF CONNECTIONS TO BE IN CONSTRUCTION DOCUMENT SET
5. EXISTING OVERHEAD ELECTRIC/TELEPHONE/CABLE TO EXISTING SITE TO BE REMOVED AND IMPROVED WITH NEW JOINT TRENCH LINE
6. COORDINATE WITH LOCAL UTILITY COMPANIES FOR PROPOSED JOINT TRENCH CONNECTION TO EXISTING POLE
7. PROPOSED GAS POINT OF CONNECTION
8. PROTECT EXISTING TREE. HAND DIG UTILITY TRENCHES IN 10' RADIUS OF OF EXISTING TREES

REV.	DATE	DESCRIPTION
1	3/27/15	REVISION PER CITY COMMENTS
2	5/18/15	REVISION PER CITY COMMENTS
3	7/8/15	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
204 E 2ND AVE #820
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER — CHUN YIANG WONG — NO. 73068 — CIVIL — STATE OF CALIFORNIA

OWNER:
GOLDSILVERISLAND HOMES, LLC

PRELIMINARY UTILITY PLAN
TENTATIVE MAP
860 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

SHEET
TM 4
OF 5 SHEET

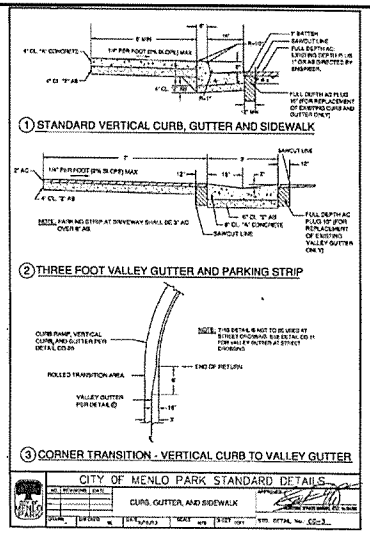
JOB NO.
2015003

NOTES:

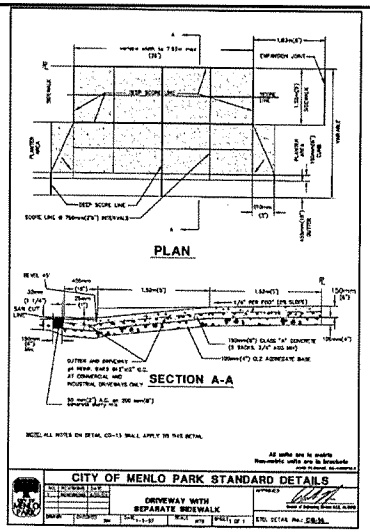
1. ALL WORK SHALL COMPLY WITH 2010 CALTRANS STANDARD SPECIFICATION.
2. CONCRETE SHALL BE CLASS A (5 SACK) CONTAINING NOT LESS THAN 564 LBS OF PORTLAND CEMENT PER CU.YD. (1" MAXIMUM AGGREGATE SIZE AND A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI). AGGREGATE BASE (AB) SHALL BE CLASS 2, CALTRANS STANDARD.
3. CONCRETE FOR CURB, GUTTER, SIDEWALK, DRIVEWAY, AND OTHER SURFACE LEVEL SLABS SHALL CONTAIN ONE LB. OF LAMPBLACK PER CU.YD. (AT BATCH PLANT).
4. AB SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION, AS TESTED BY CITY APPROVED LAB AT CONTRACTOR'S EXPENSE.
5. WEAKENED PLANE JOINTS (2" DEEP FOR SIDEWALKS, 3" DEEP FOR 6" TH CR DRIVEWAYS), SHALL BE SPACED AT 10' NOMINAL INTERVALS, AND AT EACH SIDE OF DRIVEWAY, AND POINTS OF DRIVEWAY WITH CURB CUTS EXCEEDING 20', AND AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE.
6. EXPOSED SURFACES OF SIDEWALK, DRIVEWAY, CURB AND GUTTER SHALL BE STEEL TROWELED FOLLOWED BY A MEDIUM BROOM FINISH. EXISTING DECORATIVE FINISHES SHALL BE MATCHED IN KIND.
7. EXCEPT AS SHOWN, ALL EXPOSED EDGES, INCLUDING AT WEAKENED PLANE JOINTS, SHALL BE TOOLED TO 1/2" RADIUS.
8. SIDEWALK SHALL BE SCORE MARKED AT 30" NOMINAL INTERVALS EACH WAY OR TO MATCH EXISTING SCORE MARKS. MONOLITHIC CURB, SIDEWALK AND DRIVEWAY SHALL HAVE A CONTINUOUS SCORE MARK 6' FROM CURB FACE.
9. ALL CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY MOIST FOR THREE DAYS AFTER PLACEMENT EITHER BY SPRINKLING, COVERING WITH A WATERPROOF MEMBRANE, OR APPLYING TYPE I CONCRETE CURING COMPOUND.
10. EXTRUDED CURB AND GUTTER SHALL BE APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO CONSTRUCTION, AND PRIOR TO CONCRETE PLACEMENT.
11. ALL GUTTER LIPS SHALL BE FORMED AND "TOOLED" A 1/2" WIDE FULL DEPTH AS STREET STRUCTURAL SECTION SHALL BE PLACED ADJACENT TO THE GUTTER LIP. THE AC SECTION SHALL BE A MINIMUM OF 6" DEEP OR 1" THICKER THAN EXISTING AC, WHICHEVER IS GREATER.
12. ALL NEW PCC IMPROVEMENTS SHALL BE DOWELED TO EXISTING AND ADJACENT PCC IMPROVEMENTS USING 12" LONG #3 OR #4 SMOOTH DOWELS AT 3' O.C. DOWELS TO BE GREASED ("FOOD GRADE") OR PAPER BOUND AT ONE END AND CAPPED. TYPICAL AT ALL EXPANSION JOINTS.
13. STREET TREE WELLS AND GRATES SHALL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS PER LS-1. ALL SUBMITTALS SHALL BE APPROVED PRIOR TO PLACEMENT.
14. ALL PCC IMPROVEMENTS TO BE REMOVED SHALL BE SAW CUT ALONG EXISTING SCORELINES. NO SECTION TO BE REPLACED SHALL BE SMALLER THAN 30" IN EITHER LENGTH OR WIDTH. 3" THK SAW CUT IN SIDEWALK OR DRIVEWAY FALLS WITHIN 36" OF A CONSTRUCTION JOINT, EXPANSION JOINT, COLD JOINTS, OR EDGE, THE CONCRETE SHALL BE REMOVED TO THE JOINT OR EDGE. ALL SAW CUT REBOUS SHALL BE ONLY VACKNEED CONCURRENTLY WITH SAWING OPERATION.
15. NEW OR APPROVED RECYCLED IMPORTED FULL DEPTH AB SHALL BE PLACED UNDER ALL NEW OR REPLACEMENT CURB, GUTTER, SIDEWALK AND DRIVEWAY.
16. ALL FORM WORK AND REINFORCING MUST BE APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO CONCRETE PLACEMENT.

CITY OF MENLO PARK STANDARD DETAILS — GENERAL CONCRETE NOTES

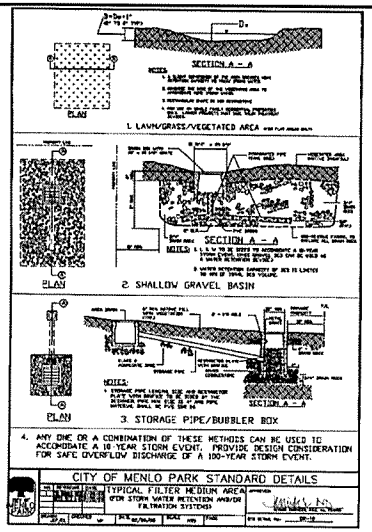
GENERAL CONCRETE NOTES
N.T.S.



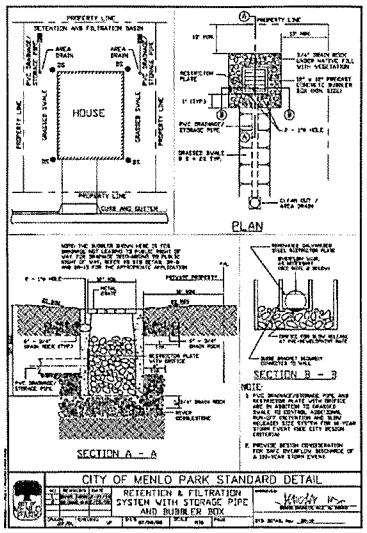
CURB, GUTTER, AND SIDEWALK
N.T.S.



DRIVEWAY WITH SEPARATE SIDEWALK
N.T.S.



TYPICAL FILTER MEDIUM AREA
(FOR STORM WATER RETENTION AND/OR FILTRATION SYSTEMS)
N.T.S.



RETENTION & FILTRATION SYSTEM WITH STORAGE PIPE AND BUBBLER BOX
N.T.S.

REV.	DATE	DESCRIPTION
1	3/27/15	REVISION PER CITY COMMENTS
2	5/18/15	REVISION PER CITY COMMENTS
3	7/8/15	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
204 E 2ND AVE #820
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER — No. 73068 — CIVIL — STATE OF CALIFORNIA

OWNER:
GOLDSILVERISLAND HOMES, LLC

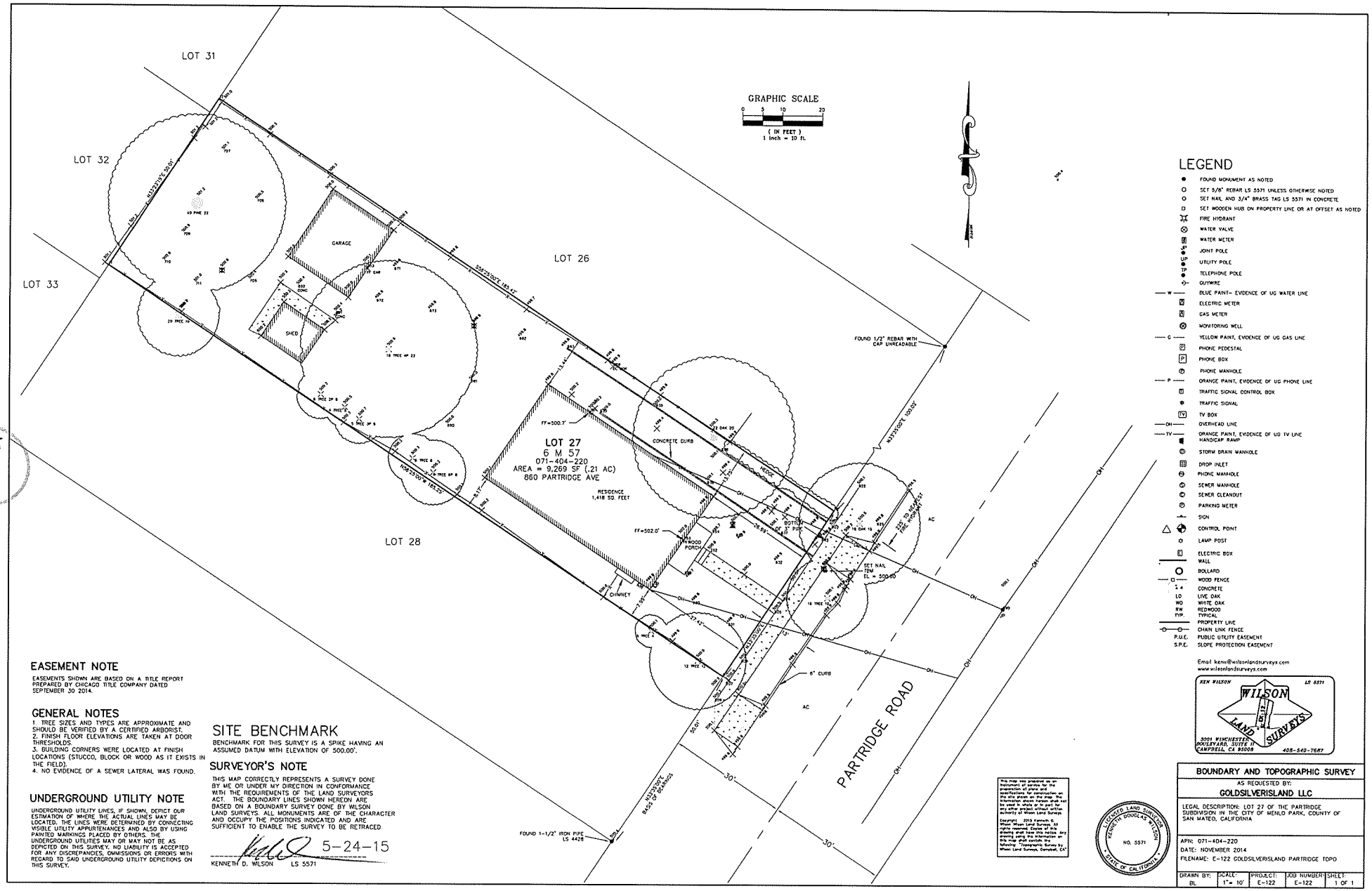
DETAIL SHEET

TENTATIVE MAP
860 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

SHEET
TM 5
OF 5 SHEET

JOB NO.
2015003



LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
- SET NAIL AND 3/4" BRASS TAG LS 5571 IN CONCRETE
- SET WOODEN HUB ON PROPERTY LINE OR AT OFFSET AS NOTED
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JOINT POLE
- UTILITY POLE
- TELEPHONE POLE
- GUYWIRE
- BLUE PAINT- EVIDENCE OF UG WATER LINE
- ELECTRIC METER
- GAS METER
- MONITORING WELL
- YELLOW PAINT, EVIDENCE OF UG GAS LINE
- PHONE PEDESTAL
- PHONE BOX
- PHONE MANHOLE
- ORANGE PAINT, EVIDENCE OF UG PHONE LINE
- TRAFFIC SIGNAL CONTROL BOX
- TRAFFIC SIGNAL
- TV BOX
- OVERHEAD LINE
- ORANGE PAINT, EVIDENCE OF UG TV LINE
- HANDICAP RAMP
- STORM DRAIN MANHOLE
- DROP INLET
- PHONE MANHOLE
- SEWER MANHOLE
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- PARKING METER
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- RW REDWOOD
- TYP. TYPICAL
- PROPERTY LINE
- CHAIN LINK FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.P.E. SLOPE PROTECTION EASEMENT

EASEMENT NOTE

EASEMENTS SHOWN ARE BASED ON A TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED SEPTEMBER 30 2014.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. NO EVIDENCE OF A SEWER LATERAL WAS FOUND.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

SITE BENCHMARK

BENCHMARK FOR THIS SURVEY IS A SPIKE HAVING AN ASSUMED DATUM WITH ELEVATION OF 500.00'.

SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

5-24-15

KENNETH D. WILSON LS 5571

LICENSED LAND SURVEYOR KENNETH DOUGLAS WILSON NO. 5571 STATE OF CALIFORNIA

Email kenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

KEN WILSON LS 5571
WILSON LAND SURVEYS
3001 WINCHESTER BOULEVARD, SUITE H
CAMPBELL, CA 95008
408-540-7687

BOUNDARY AND TOPOGRAPHIC SURVEY

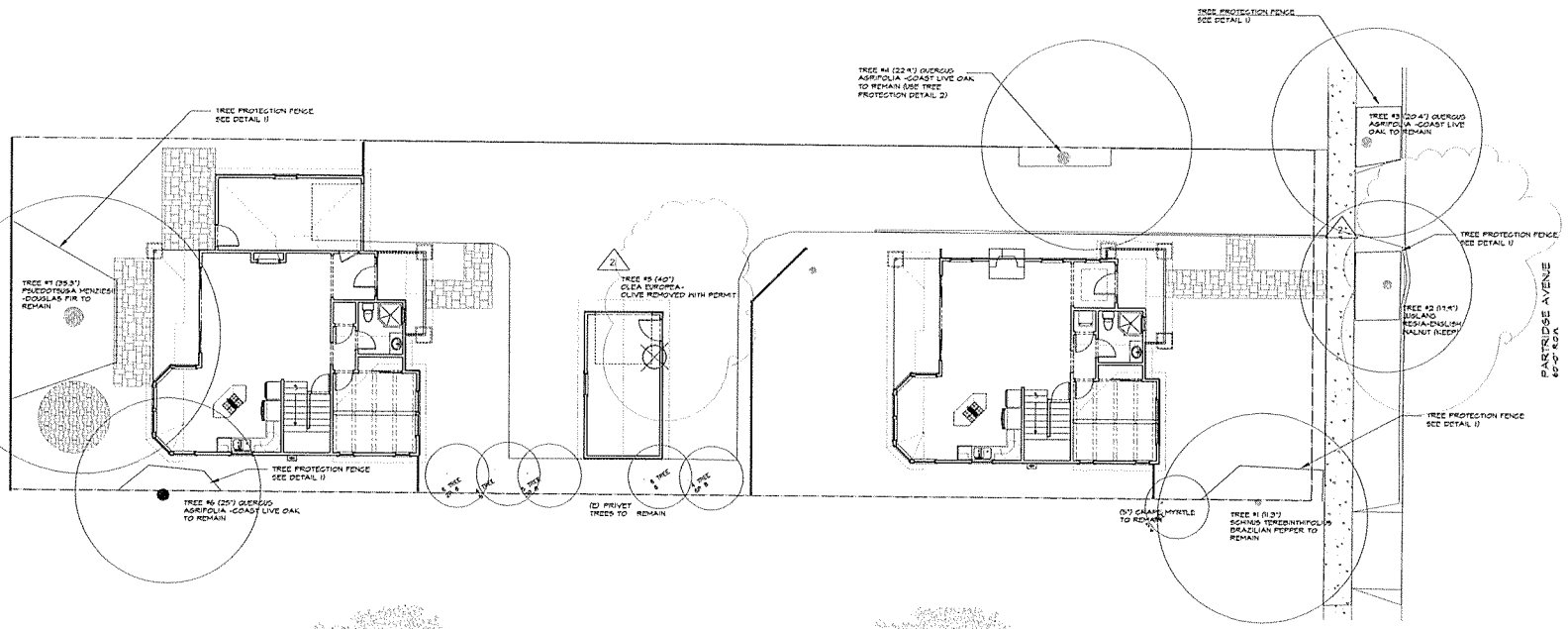
AS REQUESTED BY:

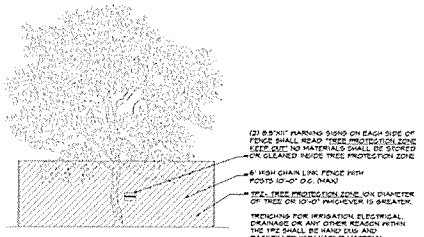
GOLDSILVERISLAND LLC

LEGAL DESCRIPTION: LOT 27 OF THE PARTRIDGE SUBDIVISION IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, CALIFORNIA

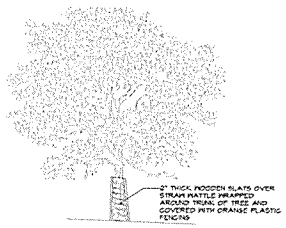
APN: 071-404-220
DATE: NOVEMBER 2014
FILENAME: E-122 GOLDSILVERISLAND PARTRIDGE TOPO

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
BL	1"= 10'	E-122	E-122	1 OF 1





TREE PROTECTION FENCING
DETAIL 1



STRAW MATTLE TREE PROTECTION FENCING FOR HIGH TRAFFIC AREAS WHERE TREE PROTECTIVE FENCING IS NOT FEASABLE

DETAIL 2

REMSIONS	BY
2 6/2/15	MY

MARA YOUNG
LANDSCAPE ARCHITECT
(650)325-2444

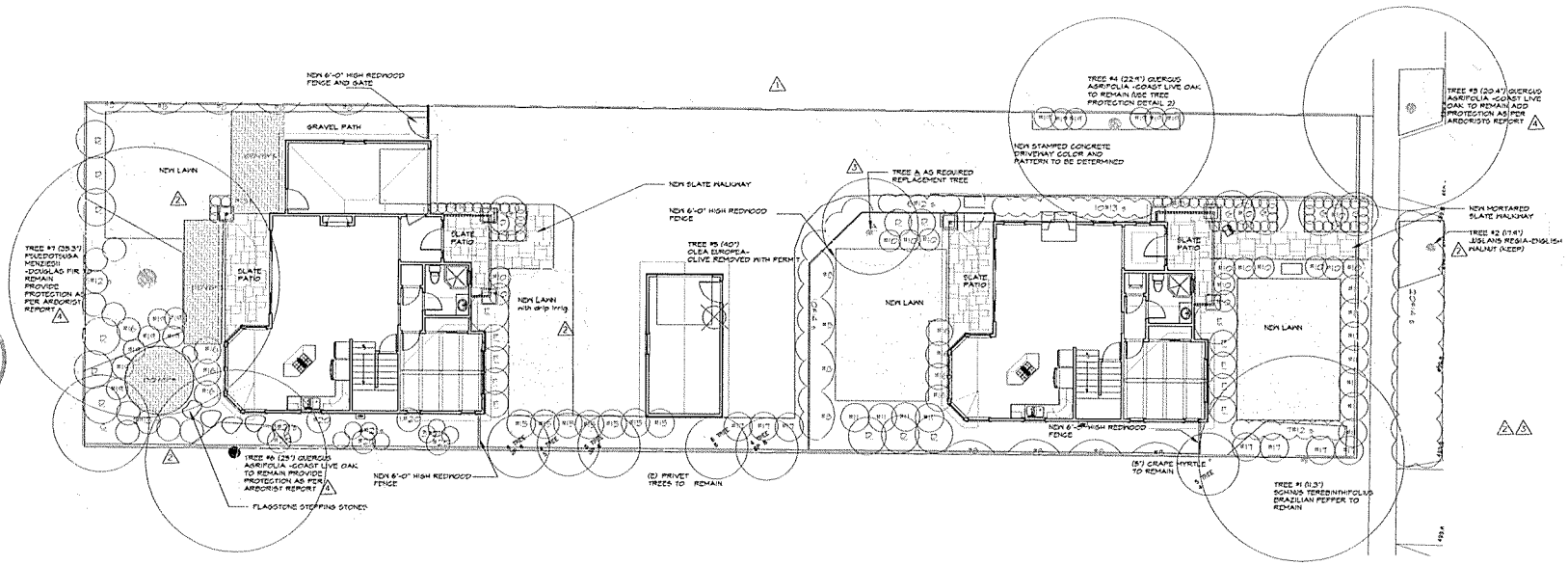
GOLDSILVERISLANDHOMES, LLC
860 PARTRIDGE AVENUE
MENLO PARK, CA 94025

TREE PROTECTION PLAN

DRAWN
MY
CHECKED
MY
DATE
3/20/15
SCALE
1/8"= 1'-0"
JOB NO.
XXX
SHEET
L-1
OF SHEETS

REGISTERED LANDSCAPE ARCHITECT
EXP. 11.30.15
STATE OF CALIFORNIA

TREE PROTECTION PLAN
1/8" = 1'-0"
1



PLANT LIST

CONFIRM QUANTITIES PRIOR TO ORDER

	#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS PLANT FACTOR
REPLACEMENT TREE *	A	1	24" BOX	GINKGO BILOBA 'AUTUMN GOLD'	MAIDENHAIR TREE	M
3	B					
	G	1	15G	CERCIS 'FOREST PANSY'	EASTERN REDBUD	M
2	I2	11	15G	PITTOSPORUM 'SILVER SHEEN'	PITTOSPORUM	M
	I1	2	15G	CAMELLIA JAPONICA 'MAGNOLIAFLORA'	JAPANESE CAMELLIA	M
	I3	8	5G	PRUNUS LAUROCERASUS 'OTTO LUYKENS'	DWARF ENGLISH LAUREL	M
	I6	5	15G	CAMELLIA SAS. 'YULETIDE' (TREE FORM)	JAPANESE CAMELLIA TREE FORM	M
	D	13	5G	DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	M
1	E					
	10	17	2G	ROSA MAGIC CARPET 'WHITE'	WHITE CARPET ROSE	M
	11	10	5G	LOROPETALUM CHINENSIS (GREEN)	WHITE FRINGEFLOWER	L
	12	18	1G	LOMONDRA 'BREEZE'	DWARF MATT RUSH	L
	13	10	5G	NANDINA DOMESTICA 'SIENNA SUNRISE'	HEAVENLY BAMBOO	L
	14	50	1G	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M
1	15	10	5G	FICUS PUMILA	CREEPING FIG	M
	16	8	1G	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M
	17	4	5G	HYDRANGEA QUERCIFOLIA 'PEE GEE'	OAK-LEAF HYDRANGEA	M
	18	64	1G	BUXUS 'GREEN BEAUTY'	BOXWOOD	M
	19	18	1G	STIPPA TENUISSIMA	FEATHER REED GRASS	L
	20	7	5G	ILEX CORNUTA 'BURFORDII DWARF'	DWARF HOLLY	L
	21	10	1G	IRIS DOUGLASIANA	PACIFIC COAST IRIS	L

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Landscape and Irrigation Design Plan.

Landscape Audit Report must be submitted to the Engineering Division prior to final inspection.

Amend all planting areas by incorporating a 2" layer of fine redwood compost. Till a minimum of 6" deep and mulch all non-sod areas with minimum 2" thick layer fir bark or redwood mulch

REGISTERED LANDSCAPE ARCHITECT MARA YOUNG No. 3396 EXP. 11.30.15 STATE OF CALIFORNIA

LANDSCAPE PLAN

1/8" = 1'-0"

1

REVISIONS	BY
1 4/19/15	MY
2 6/2/15	MY
3 6/24/15	MY
4 8/4/15	MY

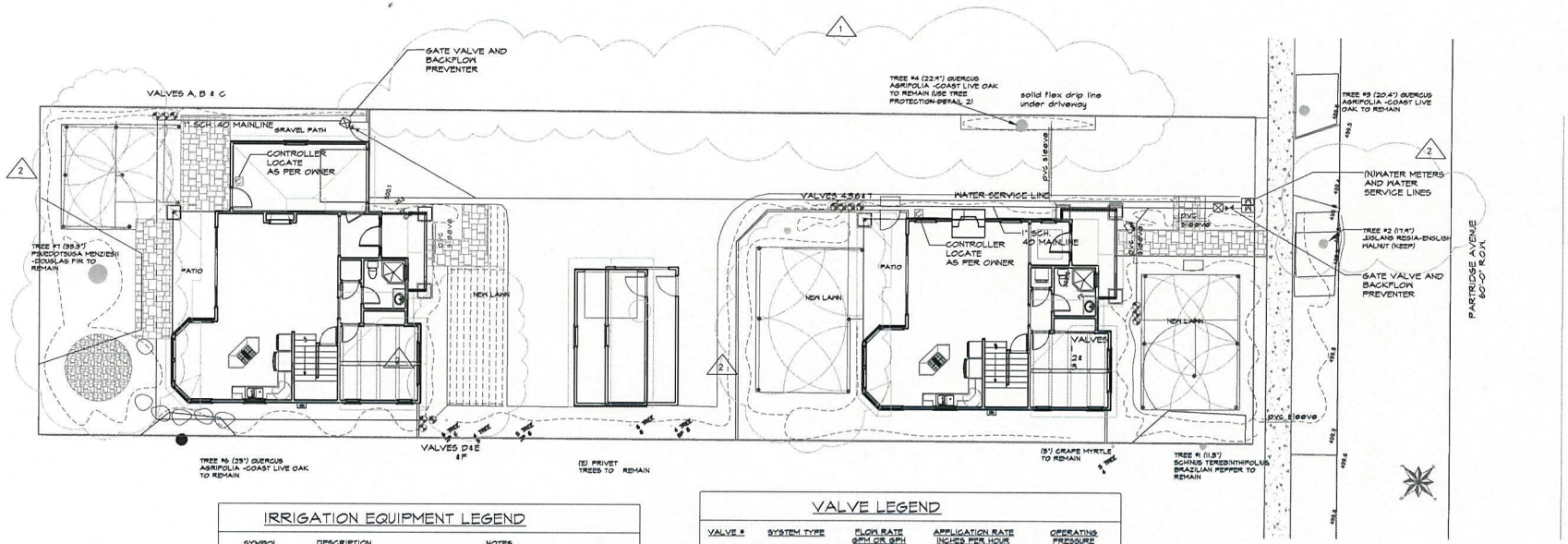
MARA YOUNG LANDSCAPE ARCHITECT (650) 207-7444

GOLDSILVERISLANDHOMES, LLC
860 PARTRIDGE AVENUE
MENLO PARK, CA 94025

LANDSCAPE PLAN

DRAWN	MY
CHECKED	MY
DATE	3.21.15
SCALE	1"=1'-0"
JOB NO.	xxx
SHEET	L-2
OF	SHEETS

D14



IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	NOTES
C	CONTROLLER IRRITROL SMART DIAL SERIES CONTROLLER 16 STATION WITH WEATHER TRAK SYSTEM FOR ULTIMATE WATER EFFICIENCY	INSTALL IN LOCTION VERIFIED BY OWNER
	REDUCED PRESSURE BACKFLOW DEVICE FEBCO 825Y 1"	
	NIBCO BRONZE 1" GATE VALVE	
	CONTROL VALVE WEATHERMATIC 1" USE PRESSURE REDUCER FOR DRIP IRRIGATION	INSTALL IN 10" CARSON VALVE BOX
	MAIN LINE 1" SCHEDULE 40 PVC	18" MINIMUM DEPTH USE PRIMER AND GLUE
	LATERAL LINE SCH. 40 PVC	1" OR AS SHOWN 12" MINIMUM DEPTH
	SPRAY HEAD HUNTER MPI000 ADJ. AND FULL CIRCLE NOZZLES	4" POP 12" RADIUS
	NETAFIM TECHLINE 12" SPACING DRIP IRRIGATION SYSTEM	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS
	SOLID DRIP LINE IN PVC SLEEVE UNDER PAVING	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS

VALVE LEGEND

VALVE #	SYSTEM TYPE	FLOW RATE GPM OR GPH	APPLICATION RATE INCHES PER HOUR	OPERATING PRESSURE
1	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
2	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
3	SPRAY	3.0 GPM	3.12	30
4	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
5	DRIP (100 LF)	1.02 per 100 LF 1.02 GPH	.64	30-40
6	SPRAY	3.0 GPM	3.12	30
7	DRIP (100 LF)	1.02 per 100 LF 1.02 GPH	.64	30-40
A	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
B	SPRAY	2.0 GPM	3.12	30
C	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
D	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
E	DRIP (130 LF)	1.02 per 100 LF 1.33 GPH	.64	30-40
F	DRIP (100 LF)	1.02 per 100 LF 1.02 GPH	.64	30-40

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the Landscape and Irrigation Design Plan.

Landscape Audit Report must be submitted to the Engineering Division prior to final inspection.

Irrigation system programmed to water between the hours of 8:00 pm and 10:00 am.

Irrigation system and components designed in such as way as to conserve water and prevent overspray and runoff

REGISTERED LANDSCAPE ARCHITECT MARY YOUNG No. 3572 EXP. 11/30/15 STATE OF CALIFORNIA

REVISIONS	BY
1 4/19/15	MY
2 6/2/15	MY

MARY YOUNG LANDSCAPE ARCHITECT (650) 322-2941

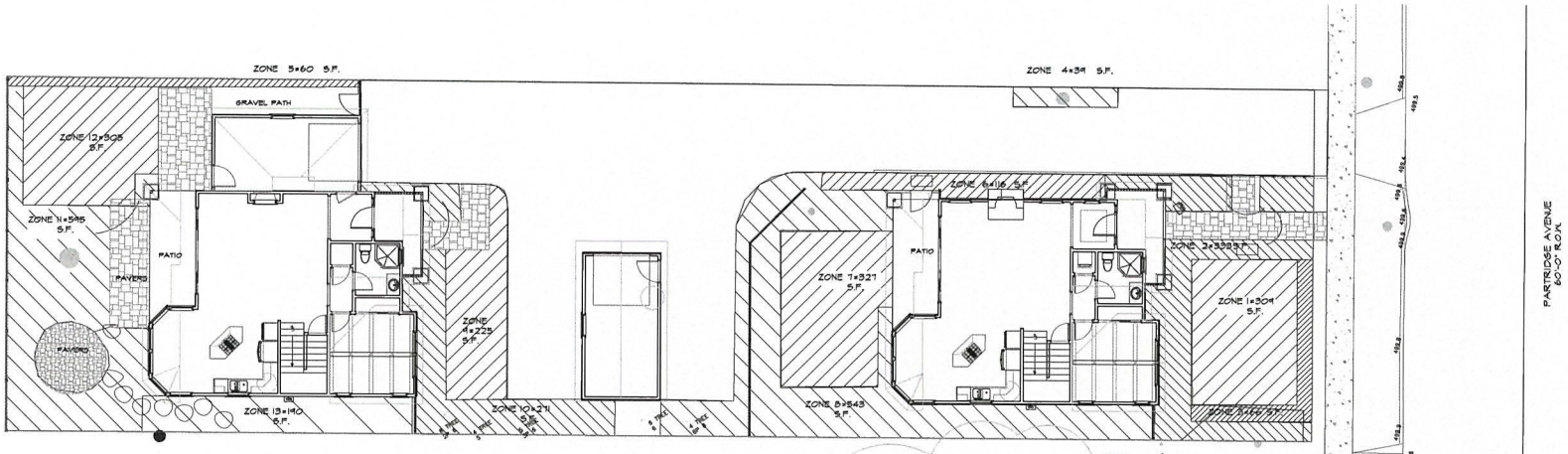
GOLDSILVERISLANDHOMES, LLC
860 PARTRIDGE AVENUE
MENLO PARK, CA 94025

IRRIGATION PLAN

DRAWN	MY
CHECKED	MY
DATE	4/19/15
SCALE	1/8"=1'-0"
JOB NO.	XXX
SHEET	L-3
OF	SHEETS

IRRIGATION PLAN

1/8" = 1'-0" | 1



WATER BUDGET CALCULATION FORM

Property Address: 860 PARTRIDGE AVENUE
Author/red Professional Name/Company: MARA YOUNG LANDSCAPE ARCHITECT
License or Certification No.: CA 3754

REGISTERED LANDSCAPE ARCHITECT MARA YOUNG EXP.11/30/16 STATE OF CALIFORNIA

Signature of Certified/Licensed Professional — Date

2

TOTAL AND SPECIAL LANDSCAPED AREA

Enter Total Landscaped Area (LA)	3,379	square feet
Enter Special Landscaped Area (SLA)	0	square feet

HYDROZONE TABLE

Hydrozone	Plant Water Use Type	Irrigation Type	Plant Factor	Hydrozone Area (sq ft)	Irrigation Efficiency (min avg 0.70)	Plant Water Requirements (gallons per yr) ET$_0$=55.7in/yr	Area Water Requirements (gallons per yr) ET$_0$=55.7in/yr
1	High	Sprinkler	0.80	309	0.71	6,560	9,239
2	Moderate	Drip	0.60	333	0.95	5,202	5,581
3	Moderate	Drip	0.60	66	0.95	1,051	1,106
4	Low	Drip	0.30	39	0.95	310	327
5	Moderate	Drip	0.50	49	0.95	774	838
6	Low	Drip	0.30	116	0.95	923	972
7	High	Sprinkler	0.80	327	0.71	6,942	9,777
8	Moderate	Drip	0.50	543	0.95	7,305	7,584
9	High	Drip	0.80	225	0.95	4,776	5,028
10	Moderate	Drip	0.60	271	0.95	4,307	4,533
11	Moderate	Drip	0.40	395	0.95	6,116	6,648
12	High	Sprinkler	0.80	305	0.71	6,475	9,119
13	low	Drip	0.30	110	0.95	1,513	1,592
14						0	0
15						0	0
16						0	0
17						0	0
18						0	0
19						0	0
20						0	0
	SLA		1.00	0			
			Total	3,379		52,475	62,345

* Use WUCOLS to determine PF: www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf
Note that surface areas of a water feature will be counted as high water using plant at PF 1.

MAWU and ETWU

Max Allowable Water Use (MAWA)	62,766	gallons/yr
Estimated Total Water Use (ETWU)	62,345	gallons/yr
Average Irrigation Efficiency	0.84	gallons/yr
Project Meets Water Efficient Requirements	Yes	
Project Meets Irrigation Efficiency Requirements	Yes	

CITY STAFF REVIEW

☐ YES, ETWU < MAWA
☐ NO, ETWU > MAWA
Initials _____

REGISTERED LANDSCAPE ARCHITECT MARA YOUNG EXP.11/30/15 STATE OF CALIFORNIA

HYDROZONE DIAGRAM

1/8" = 1'-0" | 1

REVISIONS	BY
2 6/2/15	MY

MARA YOUNG LANDSCAPE ARCHITECT

GOLDSILVER ISLANDHOMES, LLC
860 PARTRIDGE AVENUE
MENLO PARK, CA 94025

HYDROZONE DIAGRAM

DRAWN MY
CHECKED MY
DATE 3/23/15
SCALE 1/8"=1'-0"
JOB NO. XXX
SHEET **L-4**
OF SHEETS

(12)

Revised 6/10/15

860Partridge Avenue
Letter of Justification
Additional Project Description

Background:

This portion of Partridge Avenue is an old neighborhood of varied styles of homes with extra deep lots. The City rezoned the area to R2, Multi-Family. Many of the owners on the street have added rear units behind the old house or have built 2 new homes on their properties.

The existing house, although pleasant in character, has been modified. Some years ago a rear 1st story addition was installed.

There is an additional detached accessory building behind the unit.

Proposal:

We propose to remove all these buildings and replace them with 2 high quality 2-story custom homes of 4 bedrooms each. These homes are planned to have a Craftsman Style with board and batt siding on the 1st floor and wall shingles at the 2nd floor. Each will have wood trim windows and composition shingle roofs.. We have incorporated classic Craftsman porch posts with a stone base. Each home will have stone and timber accents and will look compatible while having different colors. The 2nd story windows of each home are focused to the front or rear to preserve the privacy of adjoining neighbors.

This property has a significant number of trees, including heritage trees. A large olive tree was removed with permits because it was recommended by the Arborist report, it is very important to the property owner that we preserve trees.

We feel this would be an improvement to the street and the surrounding area. The project will have improved parking and better setbacks from the existing neighbors than the current buildings.

Site Layout:

Two homes on a long, narrow property tends to the common solution of a house in the front and a house at the rear with parking between the two homes. This site organization is successfully repeated up and down the street in both new and older projects.

Normally, the parking formula would be to have all four cars park between the units, 90 degrees to the driveway. This facilitates being able to pull out of the property without backing down the driveway.

Our compromise solution is to attach a one-car garage to the rear house and have a one-car detached garage for the front house. This places 3 of the 4 required parking spaces between the two houses, allowing them to back out of their parking spaces and exit the property front-first.

From the beginning of our design conversations, the owners have indicated a strong desire to maintain all the trees on the property as mature trees provide a benefit to future owners. Of the 7 trees total onsite, only 1 tree was removed with permits for this project – an Olive tree in 'fair vigor' which the Arborist recommended removal.

It was also felt that the site design needed to include 20' deep rear yards for each home to enhance the quality of life for future homeowners, and families.

Architectural Style:

The architectural style selected for these houses was a combination of old California styles blended in a cohesive manner.

Our goal is not to copy an established 'architectural style' as this would hint of 'fake historic' in our design. We hope to achieve a comfortable home style, to blend on this very eclectic street, and not seem to adhere to an academic definition.

Both buildings will be a modern variation of the Craftsman style. We propose to use board and batten siding on the lower floor and wall shingles on the upper floors. Both buildings will use Craftsman details such as gable braces, vents, exposed rafter tails, wood trim.

The porch posts will be Craftsman tapered columns on a raised stone base.

Neighborhood Meeting:

A neighborhood meeting was held on June 2 at 7pm. 4 neighbors were in attendance and an overview of the project site, house's footprints, trees, window placement, etc. was provided. The comments by the attendees were favorable. The 2nd story side windows have been reduced in size at the request of the neighbor. We've also emailed the floorplans to the 3 neighbors who provided their email addresses.

Attendees: Alice Weil, Bjorn Carey, Tamera Booth, Annie Leung

Kielty Arborist Services

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

November 11, 2014, revised April 8, 2015, August 5, 2015

Goldsilverisland Homes, LLC
Attn: Mr. Ying-Min Li
43575 Mission Blvd, suite 359
Fremont, CA, 94539

Site: 860 Partridge, Menlo Park, CA

Dear Mr. Li,

As requested on Monday, November 3, 2014, I visited the above site for the purpose of inspecting and commenting on the trees. Two single family units are planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:
For this report I reviewed site plan A-1 Dated February 25, 2015 and sheets TM3 and TM4. All inspections were made from the ground; the tree was not climbed for this inspection. The tree in question was located on a "Not- to-Scale" map provided by me. The tree was then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

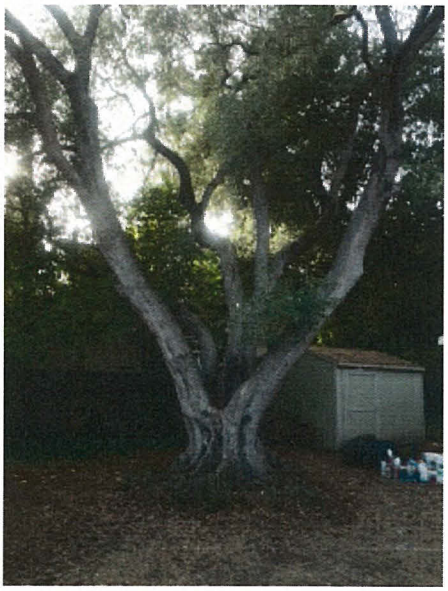
1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1*	Brazilian pepper *(Schinus terebinthifolius)*	11.3	55	15/30	Good vigor, poor form, crossing limbs, squatty.
2	English walnut *(Juglans regia)*	17.9	45	30/30	Poor vigor, poor form, topped, in decline.
3	Coast live oak *(Quercus agrifolia)*	20.4	70	45/40	Good vigor, poor-fair form, codominant at 6 feet.
4	Coast live oak *(Quercus agrifolia)*	22.9	55	40/35	Good vigor, poor-fair form, codominant at 12 feet with a poor crotch formation.
5X	Olive *(Olea europa)*	40.2	45	40/45	Fair vigor, poor form, decay in trunk, heavy lateral limbs with a history of limb loss.
6*	Coast live oak *(Quercus agrifolia)*	25est	55	45/40	Good vigor, fair form, leans south over neighbors.
7	Douglas fir *(Pseudotsuga menziesii)*	35.3	50	70/40	Fair vigor, fair form, some decline in top, ganoderma fungus at base.

*indicates neighbors or shared tree, X indicates removed with permit



Summary:

The trees on site are mix of native oaks and several species of imported trees. The trees are in poor to fair condition with no excellent trees. Tree #1 is a neighbor's tree with a canopy that extends over the property line. The tree will have to be trimmed heavily if the driveway is to be relocated to reduce impacts to the oaks on the northeast property line.

Tree #2 a street tree will be retained and protected. Impacts to tree #2 will be minor to non-existent. Oak trees #3 and #4 near the existing driveway will have possible impacts reduced if the driveway is relocated. The new driveway will be hand dug when inside the dripline of oak #3 and #4. The site arborist will be on site to inspect excavation and provide mitigating measures if needed.

Olive tree #5 located in the center of the lot with poor form and a history of limb loss. The olive has been removed with a permit.

Tree #5 is an olive poorly located in the center of the lot. The canopy of the tree nearly covers the entire width of the narrow lot. The location of the tree dramatically reduces the owner's ability to develop the lot to its full potential. The tree has fair vigor and poor form with multiple leaders at 4 feet, heavy lateral limbs, history of limb loss and pockets of decay in the trunk. The olive has been removed. The olive will be replaced at the time of landscaping with a ginkgo tree *(Ginkgo biloba)*.

Oak #6 and the Douglas fir #7 will only have minor affects. Normal maintenance for these trees will be carried out. A root crown inspection for the fir is recommended as the decline in the top may be the result of root rot. The following tree protection plan for the retained trees should be carried out for the entire length of the project.

Olive trunk with central cavity and numerous holes in the trunk.

The removal of tree #5 is the only method that will eliminate all hazards associated with the tree. Trimming within ANSI standards cannot improve the form or overall health of the trees and will not reduce the liabilities associated with the trees.

Tree Protection Plan:
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type fencing supported my metal poles pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. 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. Oak tree #4 and walnut #2 will have its trunk wrapped with straw wattle of vertically stacked wood planks wrapped with orange plastic fencing.

Minimum fencing distance for retained protected trees are as follows:

- Tree #1Brazillian pepper the minimum distance for the fencing will be 8 feet from the trunk.
- Tree #2 English walnut (if retained) will be wrapped with straw wattle and orange plastic fencing.
- Tree #3 and #4 Coast live oak will have fencing at the edge of sidewalk, driveway and curb and extend to 12 feet where possible.

- Tree #5 olive has been removed and will be replaced with a ginkgo as required by the city of Menlo Park.
- Trees #6 and #7 neighbors oak and Douglas fir the minimum distance will be 8 feet and extend to 15 feet where possible.

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 or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

All tree protection must be in place prior to the start of any demolition. Demolition equipment will access the property from the existing driveway. If demolition equipment is to stray off the existing driveway 6 inches of chips covered with steel plates or plywood will be installed beneath protected trees driplines.

The new driveway will be within the dripline of oak tree #4. Excavation for the new drive will be hand dug when inside the dripline of this tree. Excavation will be supervised during the excavation process. Geo-Grid fabric and compatible base rock will be used inside the dripline of this tree. Impacts should be minor to moderate with no long term impacts.

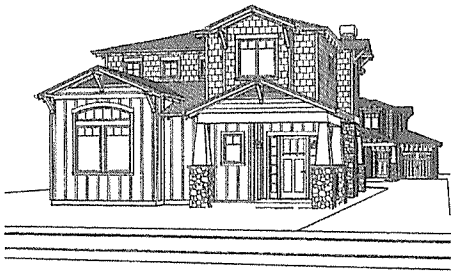
Excavation for the foundations will be hand dug when inside the driplines of protected trees. Excavation for the foundations will be inspected by the site arborist when inside the dripline of a protected tree. The site arborist will provide mitigating measures at that point.

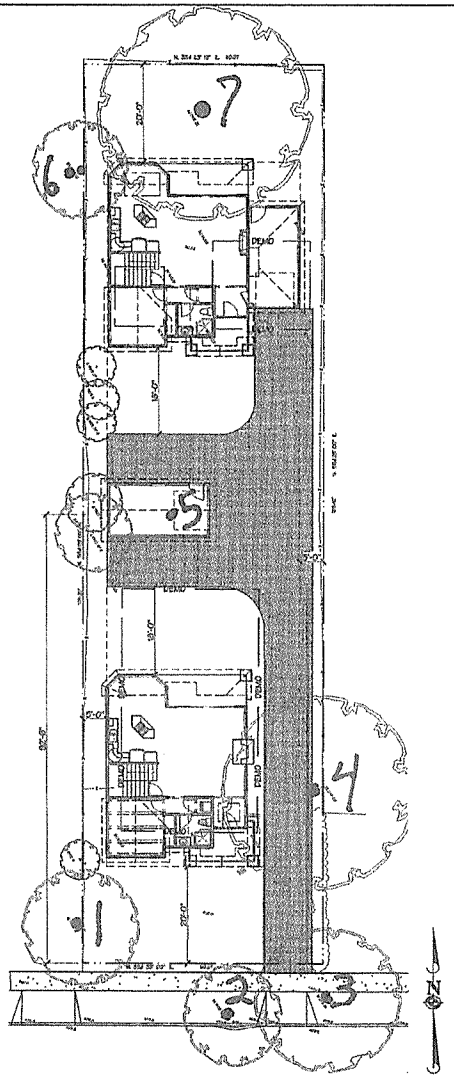
Normal irrigation should be maintained throughout the entire length of the project. The imported trees will require regular irrigation. The native oaks should not require warm season irrigation unless their root zones are traumatized. If root damage were to occur some irrigation may be required during 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.

Future inspections will include the tree protection fencing installation. Other inspections will be on an as needed basis. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

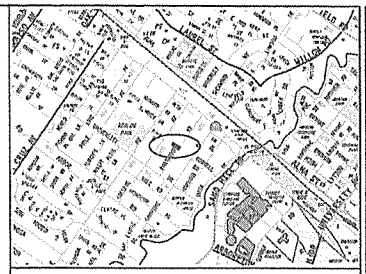
Kevin R. Kielty
Certified Arborist WE#0476A





SITE PLAN

1" = 10'-0"



VICINITY MAP

A.P.N.:	071 - 454 - 220		
ZONING:	R-2		
LOT SIZE:	9,255.6 S.F.		
EXISTING HOUSE:	1413 S.F.		
	UNIT #1	UNIT #2	TOTAL:
FIRST FLOOR:	913 S.F.	913 S.F.	1826 S.F.
SECOND FLOOR:	700 S.F.	700 S.F.	1400 S.F.
TOTAL HOUSE:	1613 S.F.	1613 S.F.	3,226 S.F.
GARAGE (ATTACHED):	223 S.F.		
GARAGE (DETACHED):	231 S.F.		

LOT COV. ALLOWED: 9,255.6 X .25 = 2,314 S.F.
PROPOSED: 2,232 S.F. = 24.1%

F.A.L. ALLOWED: 9,255.6 X .40 = 3,702.4 S.F.
PROPOSED: 3,692 S.F. = 39.9%

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2013 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

REVISIONS	BY

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
A.I.A.

NEW HOMES FOR:
GLODSILVERISLAND HOMES, LLC
880 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	1-21-15
Scale	1" = 10'-0"
Drawn	RAH
Job	14-042
Sheet	A-1
of	Sheets

Kielty Arborist Services LLC

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

August 5, 2015

Goldsilverisland Homes, LLC
Attn: Mr. Ying-Min Li
1525 McCarthy Blvd, Suite 1000
Milpitas, CA 95035

Site: 860 Partridge, Menlo Park, CA

Dear Mr. Li,

At your request on Tuesday, August 5, 2015, I reviewed the latest plan set for the above site. Civil plan TM3 and TM4 dated May 18, 2015 were reviewed for this report. This review is required by the city of Menlo Park as a condition of approval.

Observations:
The civil plans have the utilities and the drainage located where impacts to the protected trees will be minimized. Locations of utilities and drainage slightly encroach on the trees driplines of protected trees.

Summary:
Impacts to the trees are expected to be minor with no long term impacts. Tree protection measures will be inspected by the site arborist prior to the start of construction. All excavation or trenching within the dripline of a protected tree will be supervised by the site arborist.

A replacement tree will be a 24" boxed Ginkgo Biloba will be installed at the time of landscaping. The tree will be located in an area where the tree can thrive and will not have an impact on the new structures or hardscapes.

Inspection Schedule:
The site arborist, Kielty Arborist Services will inspect the site upon the installation of the tree protection fencing. Other inspections will be on an as needed basis. Inspections will consist of letters documenting the visit with copies being available for the owner and City Arborist.
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

F6

STAFF REPORT

Planning Commission
Meeting Date: **8/17/2015**
Staff Report Number: **15-010-PC**

Public Hearing: **Use Permit/Bright Angel Educational Center LLC/687 Bay Road**

Recommendation

Staff recommends that the Planning Commission approve a use permit to expand an existing Montessori school located at 695 Bay Road to a portion of the existing building at 687 Bay Road, in the C-2-A and R-1-U zoning districts. At full capacity the portion of the school at 687 Bay Road would have five employees and 42 students. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site Location

The subject site is located at 687 Bay Road between Windermere Avenue and Hollyburne Avenue in the Flood Triangle neighborhood. For purposes of this site location description, Highway 101 is considered to run in the north-south direction. The existing portion of the school, located at 695 Bay Road, is bounded to the north and east by the subject parcel in a semi "V" shaped configuration. The front portion of the subject parcel, along Bay Road, is zoned C-2-A (Neighborhood Shopping District, Restrictive) and the rear portion of the parcel, along Hollyburne Avenue, is zoned R-1-U (Single-Family Urban Residential). The subject parcel is developed with a one-story professional office building currently occupied by Kornberg Associates. The eastern portion of the subject parcel includes parking and provides access to the parking immediately adjacent to the rear of the building on 695 Bay Road. There is an existing ingress and egress easement on the subject parcel to allow for access to the parking spaces at the rear of the building located at 695 Bay Road.

The large parcel immediately across Bay Road (to the west) is zoned P-F (Public Facilities) and occupied by Veterans Affairs Department facilities, including a hospital. Parcels to the north, east and south are residentially zoned and predominantly zoned R-1-U (Single-Family Urban Residential District) and developed with single-family residences. A location map is included as Attachment B.

695 Bay Road Project

On July 9, 2012, the Planning Commission approved a use permit to locate a Montessori school with up to six employees and 48 students at 695 Bay Road in the C-2-A (Neighborhood Shopping District, Restrictive) zoning district that would operate Monday through Friday between the hours of 7:30 a.m. and

6:00 p.m. The action was appealed to the City Council, which upheld the Planning Commission decision on August 29, 2012. Staff is not aware of any recurring issues or complaints related to this school's operation.

Analysis

The project plans and the applicant's project description letter are included as Attachments C and D, respectively.

Project Description

The applicant is requesting use permit approval to expand the existing Montessori school located at 695 Bay Road to a portion of the existing building on 687 Bay Road, in the C-2-A (Neighborhood Shopping District, Restrictive) and R-1-U (Single-Family Urban Residential) zoning districts. At full capacity the portion of the school at 687 Bay Road would have five employees and 42 students. Special uses, such as private schools, require use permit approval in the C-2-A and R-1-U land use zones. Two new classrooms, for children aged 18 months to five years, would be constructed within a portion of the existing building. The rest of the building would remain office. Instruction would be provided five days a week from 7:30 a.m. to 6:00 p.m. Each classroom would have 40 minutes playground time once a day (10:00 a.m. to 10:40 a.m. and 11:00 a.m. to 11:40 a.m.).

Physical improvements to the structure and project site would be completed as part of the project. Interior tenant improvements would convert 2,345 square feet of the existing office building into a preschool including two classrooms, a lobby, a children's bathroom, two new adult restrooms, a teacher's lounge and a lobby. Exterior improvements to the building would consist of two new doors along the front elevation, one door along the east elevation and one new door along the rear elevation. The exterior changes are limited in scope and do not require architectural control.

The proposal also includes the development of a 2,071 square foot enclosed playground that would include a four foot tall play structure and be surrounded by a five foot tall fence. The existing trash enclosure on the eastern portion of the lot would be removed to make room for two additional parking spaces, and the existing trash enclosure at 695 Bay Road would be used for both portions of the school.

The building is considered a legal nonconforming structure with a front setback of approximately 8 feet, where 15 feet is required in the C-2-A zone. When the cost of maintenance, repair, alteration and/or expansion, within a 12-month period, of a nonconforming structure in the C-2-A zone exceeds 50 percent of the replacement cost of the existing structure, a use permit is required. However, the value of the proposed remodeling is 28.2 percent of the replacement cost of the existing structure, so use permit approval is not required for the proposed remodeling.

Parking and Circulation

The parking lot would be restriped as part of this project. The two existing disabled access parking spaces would be relocated to the north to accommodate the proposed play structure. Directional pavement arrows would be added to the drive aisle behind the building to ensure vehicles only travel from west to east. A "Do Not Enter" sign would also be added to prevent vehicles coming from the Hollyburne Avenue side from entering this drive aisle.

The off-street parking requirement for this special use is established by the use permit. The remaining office use at the site would include 2,201 square feet of gross floor area. For standard C-2-A uses, the Zoning Ordinance requires that off-street parking be provided at a rate of six spaces per every 1,000 square feet of gross floor area. Therefore, for this 4,546 square foot building, 28 parking spaces would be required. Although the parcel is currently developed with 28 spaces, three would be removed to create a new outside play area. The 2,201 square feet of the building that would continue to be used as office space would require 13.2 spaces. The Transportation Division has calculated that for a pre-school with 42 students, 10.6 parking spaces are needed; therefore, the 25 parking spaces that would be provided on the site would exceed the minimum 24 spaces needed for the two uses.

As the proposed expansion of the school on the subject parcel and the existing portion of the school at 695 Bay Road would effectively function as one school with parking shared between the two parcels, a recommended condition of approval (Condition 4b) has been included requiring review of the use permit if the portion of the school at 695 Bay Road stops operating. (The portion of the school at 695 Bay Road includes 14 parking spaces. The Transportation Division has indicated that the maximum permitted 48 students at this site requires 13 parking spaces.) The applicants have also indicated that traffic has not been an issue with the existing portion of the school and that traffic to the school is reduced as a result of families who walk or bike to school as well as families who have two or more children attending the school. Given these factors and the nature of the parking being predominantly for quick student drop-off and pick-up, staff anticipates that the parking spaces provided would be sufficient to meet the needs of the proposed school and the remaining office use.

Special Uses

Private schools are regulated through the Zoning Ordinance as “Special Uses.” Section 16.78.020 of the Zoning Ordinance lists three factors, not necessarily findings, to be considered in determining whether the characteristics of the special use are compatible with the uses permitted in the surrounding area:

1. Damage or nuisance from noise, smoke, odor, dust or vibration;
2. Hazard from explosion, contamination, or fire;
3. Hazard occasioned by unusual volume or character of traffic, or the congregation of a large number of people or vehicles.

Staff believes the proposed private school use would not create any such hazard or nuisance. Though there will be a slight increase in noise associated with children playing outside for a total of 80 minutes per day in the late-morning/mid-day period, there is already traffic noise at the site resulting from the proximity to State Highway 101 and Bay Road. In addition, schools are a common feature of residential neighborhoods in Menlo Park and elsewhere, and as such, the sound of children playing would not be unusual. As discussed above, staff believes that the parking demand for the private school use can be addressed on site, as a result of the nature of the business operations. Finally, the traffic generation associated with the proposed private school use is not considered to be unusual, and the applicant would be required to pay a Traffic Impact Fee (TIF) to mitigate any impacts to the transportation infrastructure within the City.

Correspondence

The applicant has provided a description of the neighborhood outreach that was conducted (Attachment

E) regarding the proposed project and indicated the response was positive. Staff received a letter of support from the owner of Toddle Flexible Preschool, located in unincorporated San Mateo County, and an email of support from Ruth Kricheli, whose son attends the existing portion of the school. Staff also received an email from Leslie Burke stating that she has concerns about additional traffic that would be generated by the proposal. All correspondence received by staff is included as Attachment F. As stated earlier, staff believes that traffic impacts would be limited.

Conclusion

Staff believes that the proposed business would complement the existing uses in the area and would not be detrimental to the existing uses in the neighborhood. The use would operate Monday through Friday during standard business hours, when the majority of the residents of adjacent homes would be at work, and the proximity to residential units may provide the opportunity for some clients of the business to walk their children to school. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay planning, building and public works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

A. Recommended Actions
B. Location Map
C. Project Plans
D. Project Description Letter
E. Summary of Neighborhood Outreach
F. Correspondence

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Corinna Sandmeier, Associate Planner

Report reviewed by:
Thomas Rogers, Senior Planner

LOCATION: 687 Bay Road	**PROJECT NUMBER:** PLN2015-00037	**APPLICANT:** Bright Angel Educational Center, LLC	**OWNER:** Inkenwe Trust
REQUEST: Request for a use to expand an existing Montessori school located at 695 Bay Road to a portion of the existing building on 687 Bay Road, in the C-2-A and R-1-U zoning districts. At full capacity the portion of the school at 687 Bay Road would have five employees and 42 students.			
DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD	
VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)			

ACTION:

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 would 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 Kornberg Associates Architects, consisting of 10 plan sheets, dated received August 10, 2015, and approved by the Planning Commission on August 17, 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 applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    c) Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    d) Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
4. Approve the use permit subject to the follow *project specific* conditions
    a) Prior to building permit issuance, the applicant shall pay the Transportation Impact Fee per the direction of the Transportation Division in compliance with Chapter 13.26 of the Municipal Code. The current estimated transportation impact fee is $49,380.13 although the final fee shall be the fee in effect at the time of payment. The Transportation Impact Fee escalates annually on July 1.
    b) If the 695 Bay Road portion of the school stops operating, the use permit for 687 Bay Road is subject to review and potential revocation.

A-1

CITY OF MENLO PARK

LOCATION MAP

687 BAY ROAD

B-1

DRAWN: TAS CHECKED: CDS DATE: 08/17/15 SCALE: 1" = 300' SHEET: 1

DEVELOPMENT PERMIT APPLICATION

Bright Angel Montessori Academy

KA PROJECT #: 1409

DRAWING INDEX

PROJECT DATA

BUILDING CODE:	2013 CBC, CEC, CMC & CPC
ZONE:	C-2-A & R-1-U
OCCUPANCY GROUP:	B & E
CONSTRUCTION TYPE:	TYPE V-N
NUMBER OF STORIES:	1
LOT SIZE:	24,417 SQ.FT.
LOT COVERAGE:	
- ALLOWABLE	12,208.5 SQ.FT. (50% OF LOT SIZE)
- EXISTING	6,675 SQ.FT. (27.3%)
- PROPOSED	6,675 SQ.FT. (UN-CHANGED)
FLOOR AREA:	
- ALLOWABLE	9,766.8 SQ.FT. (40% OF LOT SIZE)
- EXISTING	4,546 SQ.FT. (18.6 %)
- PROPOSED	4,546 SQ.FT. (UN-CHANGED)
PARKING:	
- REQUIRED	25
- EXISTING	28
- PROPOSED	25 (23 STANDARD & 2 HANDICAPPED)

PROJECT SCOPE

THE PROJECT IS LOCATED AT 687 BAY ROAD, MENLO PARK, CALIFORNIA 94025.

PROJECT CONSISTS OF INTERIOR MODIFICATIONS TO INCLUDE AN OFFICE, CLASS ROOMS AND RESTROOMS FOR A DAY CARE CENTER AND AN EXTERIOR PLAY AREA.

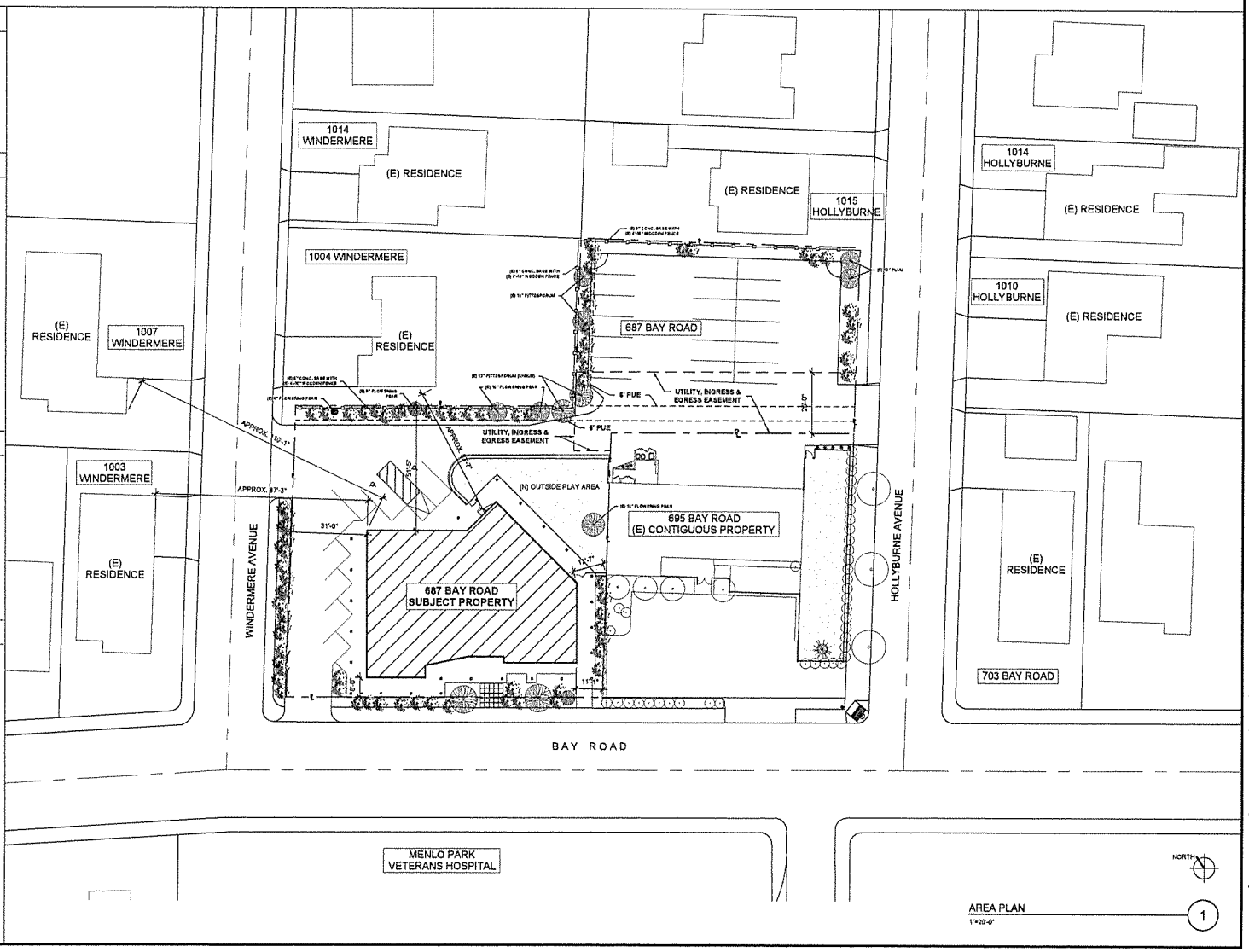
THE PROJECT INCLUDES A PARTIAL CHANGE OF OCCUPANCY FROM "B" TO "E" AND SHALL COMPLY WITH ALL REQUIREMENTS APPLICABLE TO THE NEW OCCUPANCY CLASSIFICATION PER CBC 3404.1

THE INTERIOR MODIFICATIONS WILL SEPARATE EXISTING OFFICE AREA FROM NEWLY CONVERTED DAY CARE CENTER. THERE ARE NO EXTERIOR CHANGES EXCEPT 1) TWO NEW DOORS ON FRONT SIDE, 2) A NEW DOOR ON BACK AND 3) A NEW DOOR AT SIDE OF THE BUILDING ARE ADDED. A PLAY AREA WILL BE BUILT BEHIND THE BUILDING TO KEEP THE CHILDREN SAFELY INSIDE THE PLAY AREA. THERE WILL BE A WOODEN FENCE AROUND THE PLAY AREA BUILT.

PROJECT DIRECTORY

OWNER: KEN KORNBERG
425 MINOCA ROAD
PORTOLA VALLEY, CA 94028
650.400.5432

ARCHITECT: KORNBERG ASSOCIATES, ARCHITECTS
687 BAY ROAD
MENLO PARK, CA 94025
650.321.1295



AREA PLAN
1"=20'-0"

1

BRIGHT ANGEL MONTESSORI ACADEMY
FACILITY EXPANSION
687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
ARCHITECTS
687 BAY ROAD, MENLO PARK, CA 94025-2309
TEL. (650) 321-1295 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	1" = 20'
Date	08/17/2015

Graphic Scale
0 5' 10' 20' 40'

04/16/15	DEVELOPMENT PERMIT
06/09/15	DEVELOPMENT PERMIT-rev
08/17/15	PLANS COMMISSION MTG.

SHEET TITLE

AREA PLAN

SHEET NUMBER

A-001

File: N:\1409 Bright Angel Expansion_DWGS\WREFS\Development Permit_A-001 Area Plan.dwg
Plotted: Aug 06, 2015 - 1:51pm

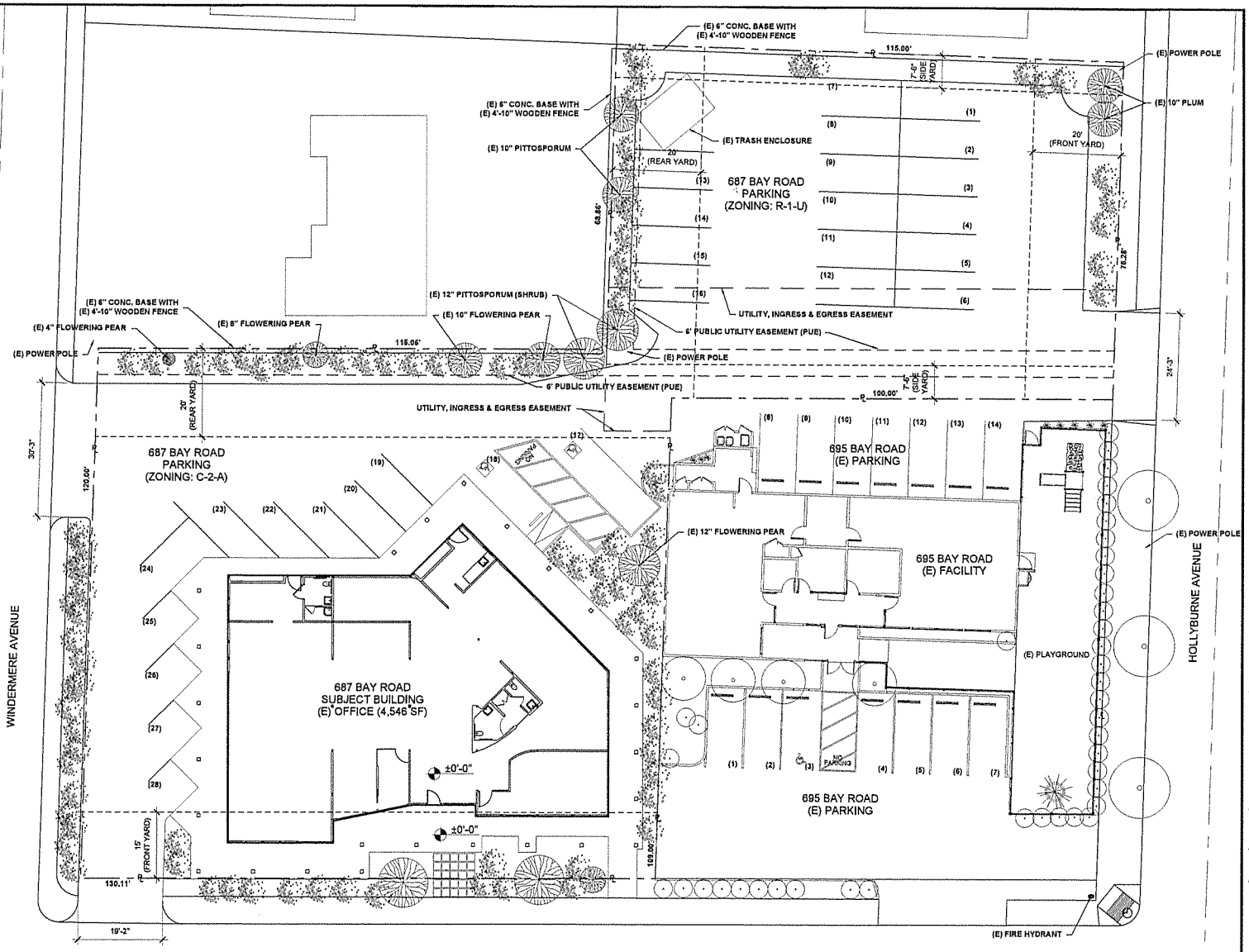
C-2

SITE ANALYSIS:

ZONING:	C-2-A & R-1-U
TOTAL LOT AREA:	24,417 SF
FLOOR AREA OF BLDG.:	4,546 SF
FLOOR AREA RATIO: (ALLOWABLE FAR:	18.6% 40.0%)
% AND AREA OF LAND COVERED BY ALL STRUCTURES:	
- EXISTING:	6,675 SF (27.3%)
- PROPOSED:	UN-CHANGED
% OF ALL PAVED AND LANDSCAPED AREAS:	
- EXISTING:	17,349 SF (71.0%)
- PROPOSED:	UN-CHANGED

PARKING CALCULATIONS:

695 BAY ROAD BRIGHT ANGEL MONTESSORI ACADEMY:	
- EXISTING	14 (incl. 1 HC)
TOTAL (NO CHANGE):	14 (incl. 1 HC)
687 BAY ROAD BRIGHT ANGEL MONTESSORI ACADEMY:	
- EXISTING	NONE
- NEW 5 FOR STAFF + 6 FOR STUDENTS (1 PER 7 STUDENTS, 42 STUDENTS)	11 (incl. 1 HC)
KORNBERG ASSOCIATES:	
- EXISTING (4,546 SF)	28
- NEW (2,234 SF) (6 PER 1,000 SF)	14 (incl. 1 HC)
TOTAL REQUIRED:	25 (incl. 2 HC)
TOTAL PROVIDED:	25 (incl. 2 HC)



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

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Plotted: Aug 10, 2015 - 10:12am

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
ARCHITECTS
687 BAY ROAD, MENLO PARK, CA 94025-2308
TEL. (650) 321-1200 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	1'-0" = 1/8"
Date	08/17/2015

Graphic Scale: 0 1' 2' 4' 8'

04/15/15	DEVELOPMENT PERMIT
06/09/15	DEVELOPMENT PERMIT-rev
08/17/15	PLANS COMMISSION MTG.

SHEET TITLE

EXISTING SITE PLAN

SHEET NUMBER

A-002

SITE ANALYSIS:

ZONING:	C-2-A & R-1-U
TOTAL LOT AREA:	24,417 SF
FLOOR AREA OF BLDG.:	4,546 SF
FLOOR AREA RATIO: (ALLOWABLE FAR:	18.6% 40.0%)
% AND AREA OF LAND COVERED BY ALL STRUCTURES:	
- EXISTING:	6,675 SF (27.3%)
- PROPOSED:	UN-CHANGED
% OF ALL PAVED AND LANDSCAPED AREAS:	
- EXISTING:	17,348 SF (71.0%)
- PROPOSED:	UN-CHANGED

PARKING CALCULATIONS:

687 BAY ROAD
BRIGHT ANGEL MONTESSORI ACADEMY:

- EXISTING	14 (incl. 1 HC)
TOTAL (NO CHANGE):	14 (incl. 1 HC)

687 BAY ROAD
BRIGHT ANGEL MONTESSORI ACADEMY:

- EXISTING	NONE
- NEW 5 FOR STAFF + 6 FOR STUDENTS (1 PER 7 STUDENTS, 42 STUDENTS)	11 (incl. 1 HC)

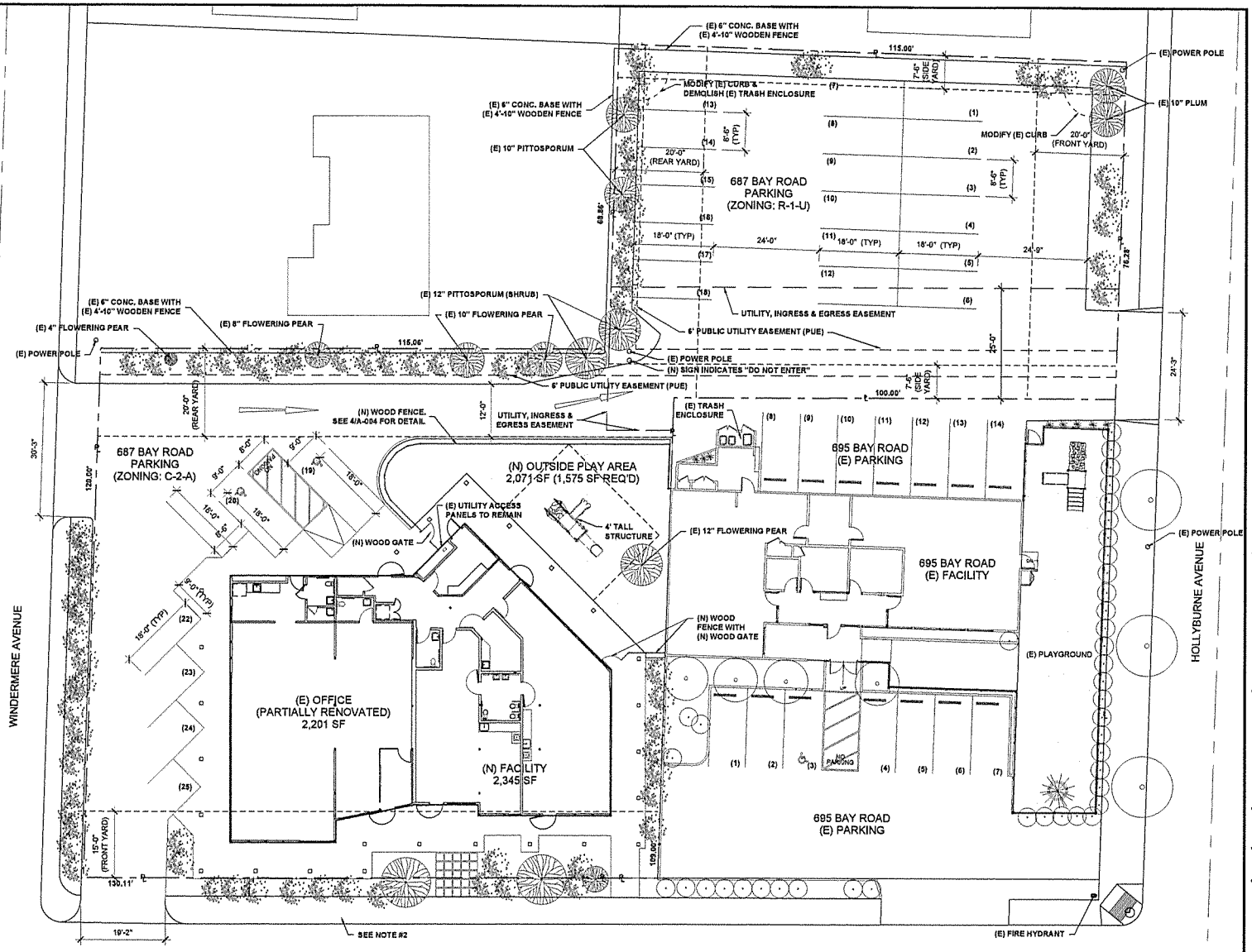
KORNBERG ASSOCIATES:

- EXISTING (4,546 SF)	25
- NEW (2,234 SF) (6 PER 1,000 SF)	14 (incl. 1 HC)
TOTAL REQUIRED:	25 (incl. 2 HC)
TOTAL PROVIDED:	25 (incl. 2 HC)

NOTES:

1. U.N.O. ALL PARKING SPACES ON 687 BAY ROAD TO BE RE-STRIPED.
2. REMOVE AND REPLACE ANY CRACKED, DEPRESSED, UPLIFTED OR OTHERWISE DAMAGED IMPROVEMENTS (i.e. GUTTER, CURB, SIDEWALK, ETC.) ALONG THE ENTIRE PROJECT FRONTAGE.

C-3



PROPOSED SITE PLAN
3/32"=1'-0"

1

File: M:\1409 Bright Angel Expansion_DWGS\WREFS\Development Permit_A-003 Site Plan - Proposed.dwg
Plotted: Aug 06, 2015 - 1:50pm

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
ARCHITECTS
687 BAY ROAD, MENLO PARK, CA 94025-2399
TEL. (650) 321-1205 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	1'-0" = 3/32"
Date	08/17/2015

Graphic Scale:
0 3' 6' 12' 24'

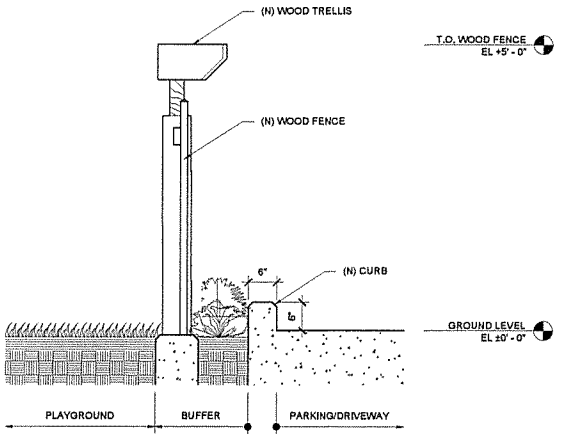
	04/15/15	DEVELOPMENT PERMIT
1	06/09/15	DEVELOPMENT PERMIT-rev
	08/17/15	PLANNING COMMISSION MTG.

SHEET TITLE

PROPOSED SITE PLAN

SHEET NUMBER

A-003



FENCE DETAIL 4
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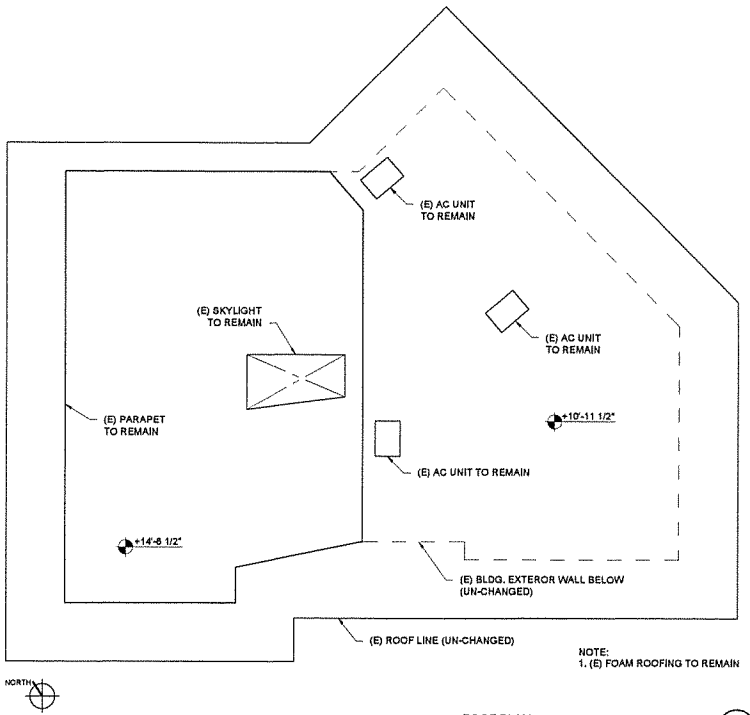
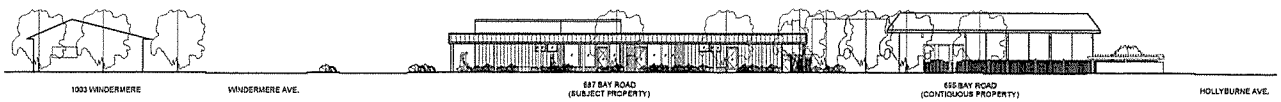
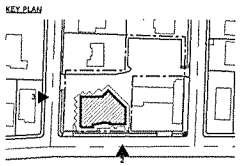


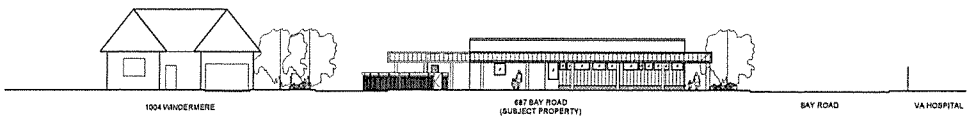
NOTE:
1. (E) FOAM ROOFING TO REMAIN

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



STREETSCAPE - BAY ROAD 2
1/16"=1'-0"





STREETSCAPE - WINDERMERE AVE 3
1/16"=1'-0"

C-4

File: M:\1409 Bright Angel Expansion_DWGS\XREFS\Development Permit_A-004 Roof Plan and Streetscape.dwg
Plotted: Aug 06, 2015 - 1:49pm

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
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Project No.	1409
Proj. Manager	
Scale	AS INDICATED
Date	08/17/2015

Graphic Scale:
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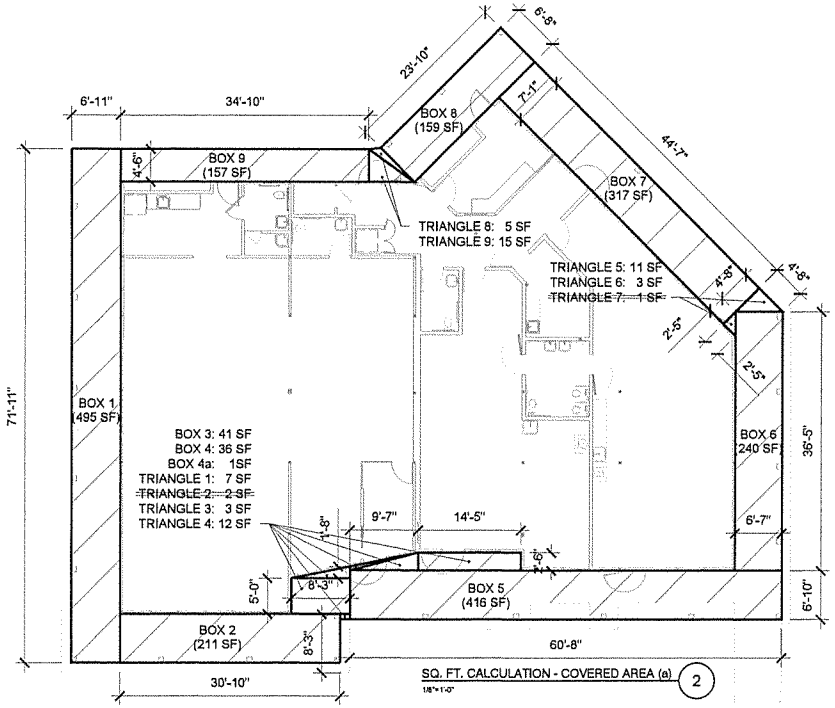
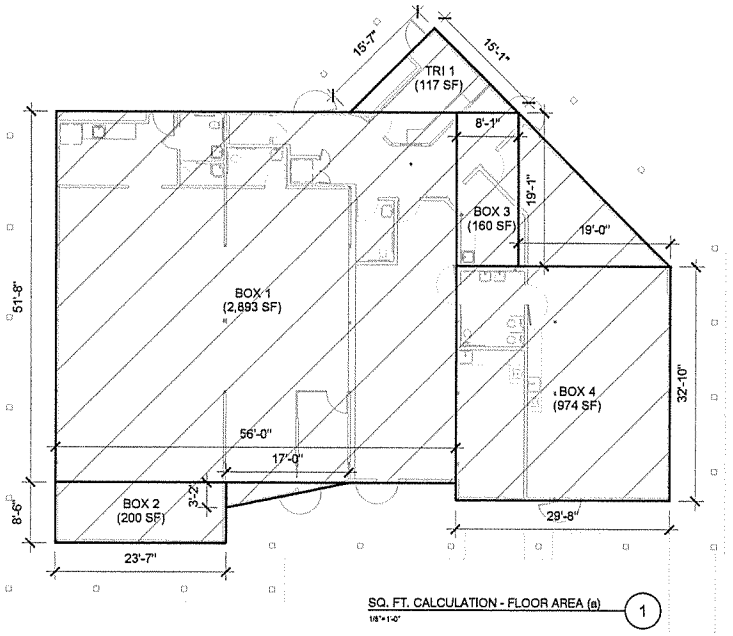
04/15/15	DEVELOPMENT PERMIT
06/09/15	DEVELOPMENT PERMIT-rev
08/17/15	PLANNING COMMISSION MTG.

SHEET TITLE
ROOF PLAN, FENCE DETAIL & STREETSCAPE

SHEET NUMBER
A-004





SQUARE-FOOTAGE CALCULATIONS SUMMARY:

a) FLOOR PLAN SQUARE-FOOTAGE CLAC.

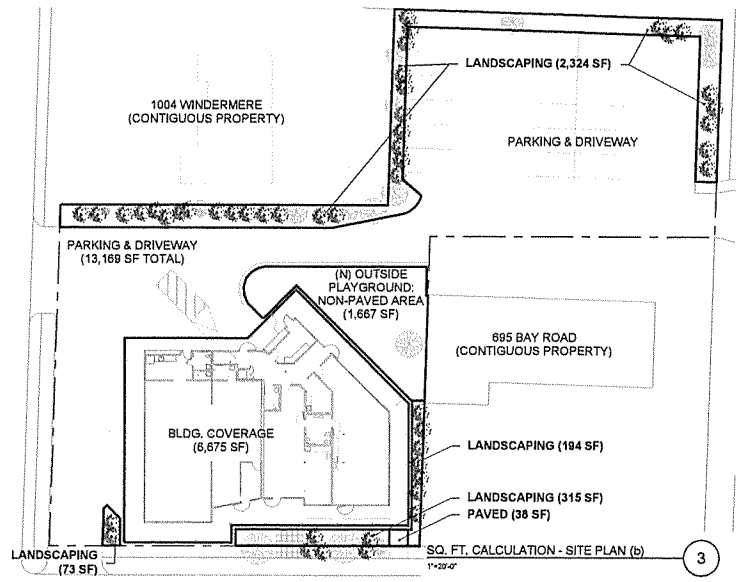
I.	FLOOR AREA:	4,546 SF (18.6%)
II.	MAX. F.A.R. (C-2-A):	9,766.8 SF (40%)
III.	COVERED AREA:	2,129 SF

BOX 1:	2,893 SF
BOX 2:	200 SF
BOX 3:	154 SF
BOX 4:	974 SF
TRIANGLE 1:	117 SF
TRIANGLE 2:	181 SF
TRIANGLE 3:	27 SF
TOTAL:	4,546 SF

b) SITE PLAN SQUARE-FOOTAGE CLAC.

I.	LOT AREA:	24,417 SF
	BLDG. COVERAGE:	6,675 SF (27% F.A.R.)
	PARKING & DRIVEWAY:	13,169 SF
	LANDSCAPING:	2,906 SF (12% OF LOT AREA)
	OUTSIDE PLAYGROUND (NON-PAVED AREA):	1,667 SF

BOX 1:	604 SF
BOX 2:	266 SF
BOX 3:	41 SF
BOX 4:	36 SF
BOX 5:	510 SF
BOX 6:	282 SF
BOX 7:	367 SF
BOX 8:	193 SF
BOX 9:	157 SF
TRIANGLE 1:	7 SF
TRIANGLE 2:	2 SF
TRIANGLE 3:	3 SF
TRIANGLE 4:	12 SF
TRIANGLE 5:	17 SF
TRIANGLE 6:	3 SF
TRIANGLE 7:	1 SF
TRIANGLE 8:	6 SF
TRIANGLE 9:	15 SF
TOTAL:	2,129 SF



BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
ARCHITECTS
687 BAY ROAD, MENLO PARK, CA 94025-2308
TEL. (650) 321-1205 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	AS INDICATED
Date	08/17/2015

Graphic Scale:

1	04/15/15	DEVELOPMENT PERMIT
2	06/30/15	DEVELOPMENT PERMIT-rev
3	08/17/15	PLANS COMMISSION MTG.

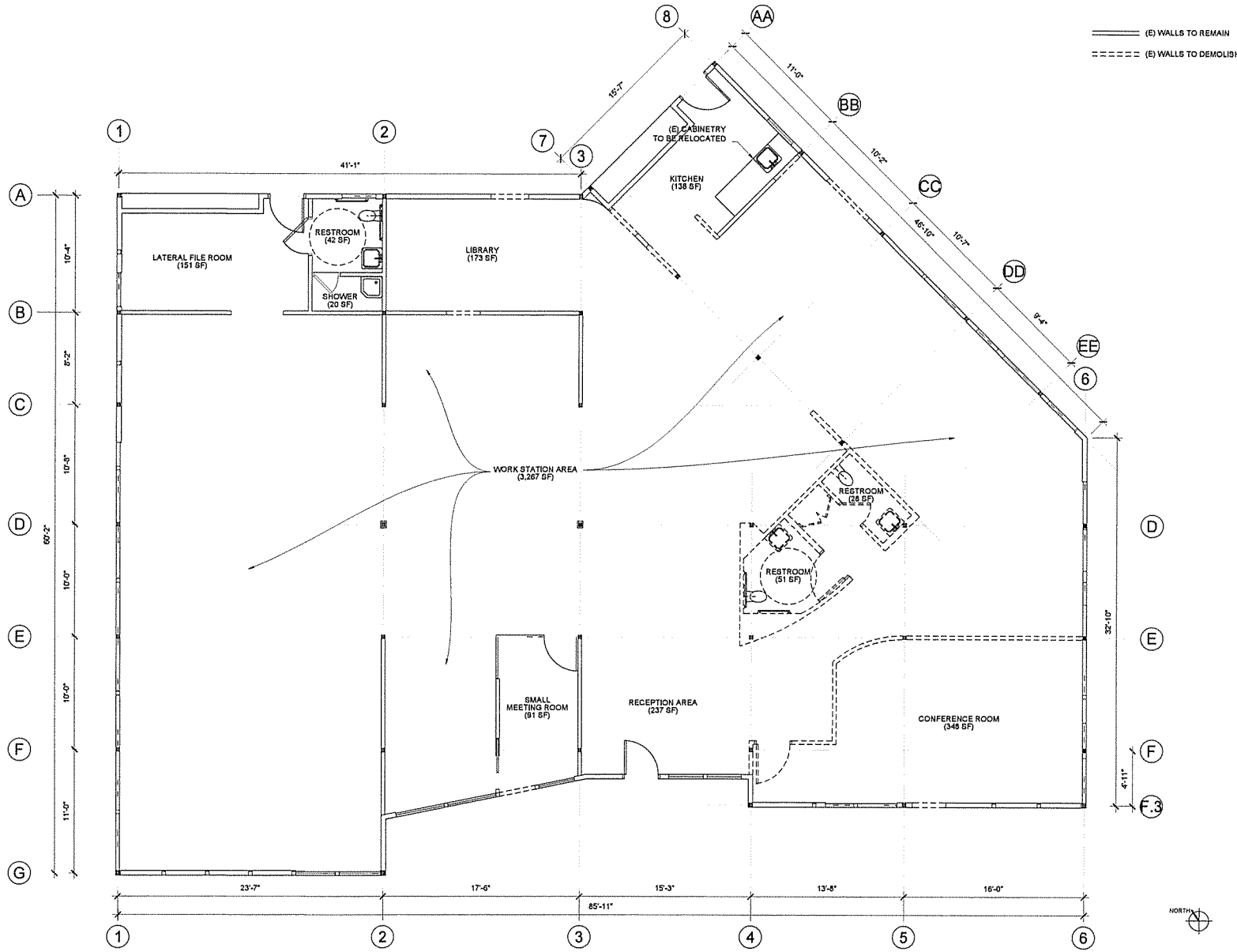
SHEET TITLE

S.F. CALC. PLANS

SHEET NUMBER

A-005

File: M:\1409 Bright Angel Expansion_DWGS\XREFS\Development Permit_A-005 Square-Footage Calculation Plans.dwg
Plotted: Aug 06, 2015 - 1:48pm



EXISTING FLOORPLAN
1/4"=1'-0" 1

C-2

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
ARCHITECTS
687 BAY ROAD, MENLO PARK, CA 94025-2306
TEL. (650) 321-1205 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	1'-0" = 1/4"
Date	08/17/2015

Graphic Scale: 0 1' 2' 4' 8'

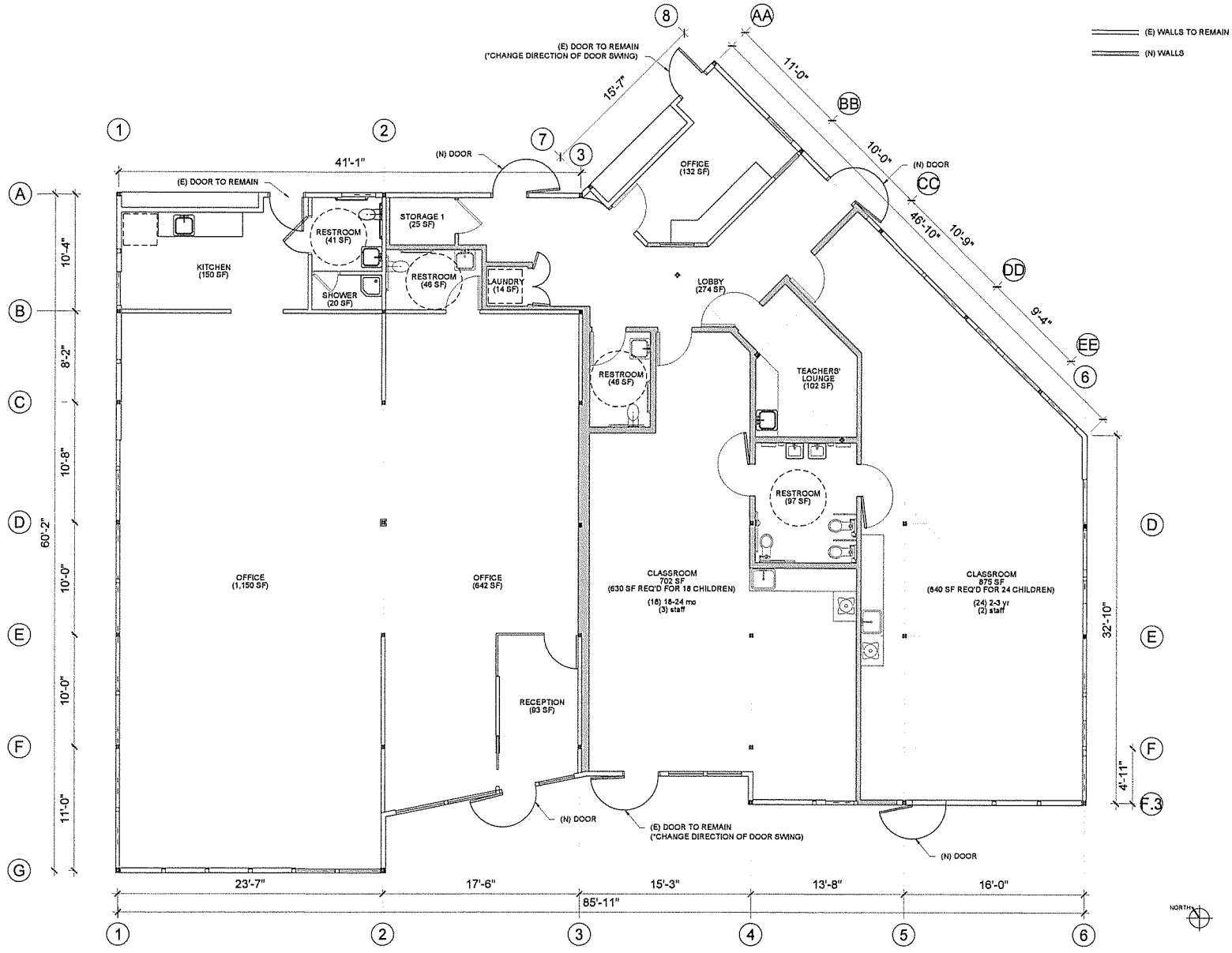
04/15/15	DEVELOPMENT PERMIT
08/03/15	DEVELOPMENT PERMIT-rev
08/17/15	PLAN'G COMMISSION MTG.

SHEET TITLE

EXISTING & DEMO PLAN

SHEET NUMBER

A-100



PROPOSED FLOORPLAN
1/4"=1'-0"

C-1

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KORNBERG ASSOCIATES
ARCHITECTS

687 BAY ROAD, MENLO PARK, CA 94025-2309
TEL. (650) 321-1285 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	1'-0" = 1/4"
Date	09/17/2015

Graphic Scale: 0 1' 2' 4' 8'

1	04/15/15	DEVELOPMENT PERMIT
2	06/09/15	DEVELOPMENT PERMIT-rev
3	09/17/15	PLANNING COMMISSION MTG.

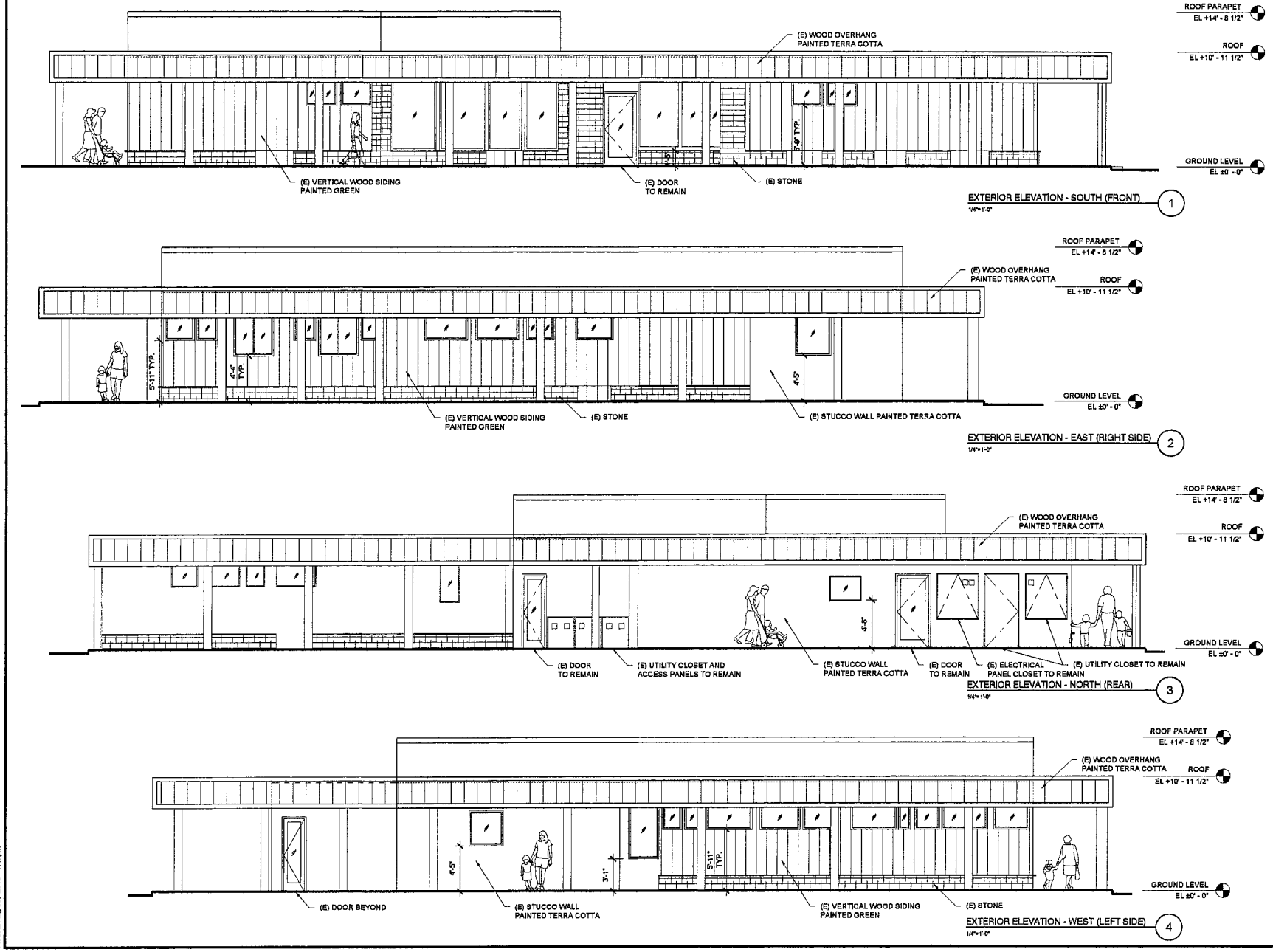
SHEET TITLE

PROPOSED FLOORPLAN

SHEET NUMBER

A-101

File: M:\1409 Bright Angel Expansion_DWGS\XREFS\Development Permit_A-101 Floorplan - Proposed.dwg
Plotted: Aug 06, 2015 - 1:47pm



C-8

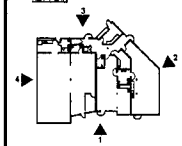
File: M:\1409 Bright Angel Expansion_DWG\5XREFS\Development Permit_A-500a Exterior Elevations - Existing.dwg
Plotted: Aug 06, 2015 - 1:47pm

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KEY PLAN



KORNBERG ASSOCIATES
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687 BAY ROAD, MENLO PARK, CA 94025-2396
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LICENSED ARCHITECT
Andrew Kornberg
No. C 031631
Exp. 08-31-17
STATE OF CALIFORNIA

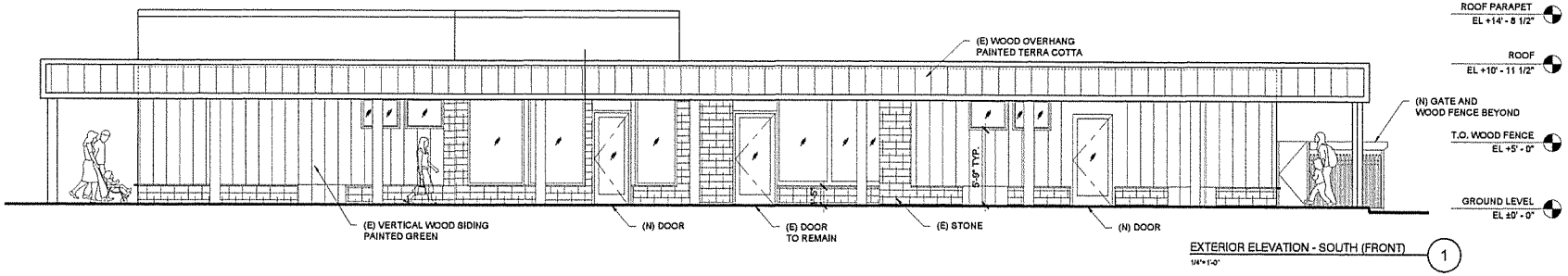
Project No.	1409
Proj. Manager	
Scale	1'-0" = 1/4"
Date	08/17/2015

Graphic Scale:
0 1' 2' 4' 8'

04/15/15	DEVELOPMENT PERMIT
1 06/09/15	DEVELOPMENT PERMIT-rev
08/17/15	PLANNING COMMISSION MTG.

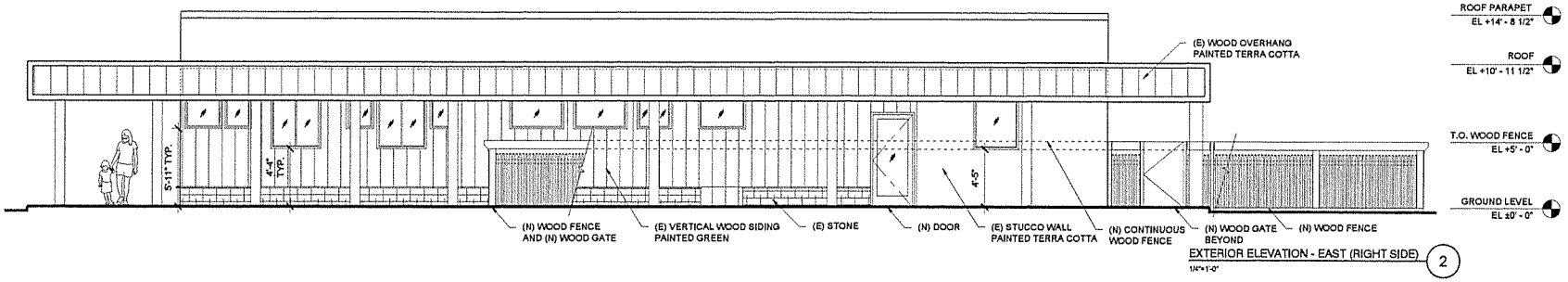
SHEET TITLE
EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER
A-500a



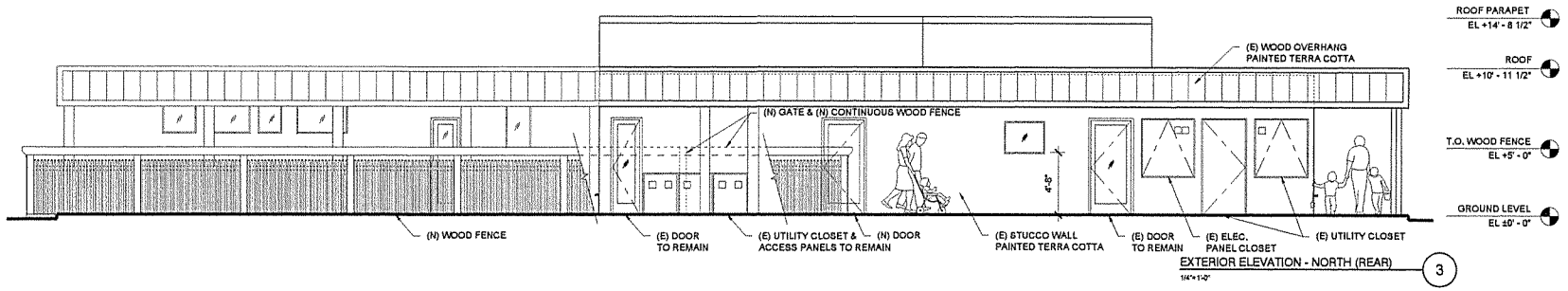
EXTERIOR ELEVATION - SOUTH (FRONT) 1

1/4"= 1'-0"



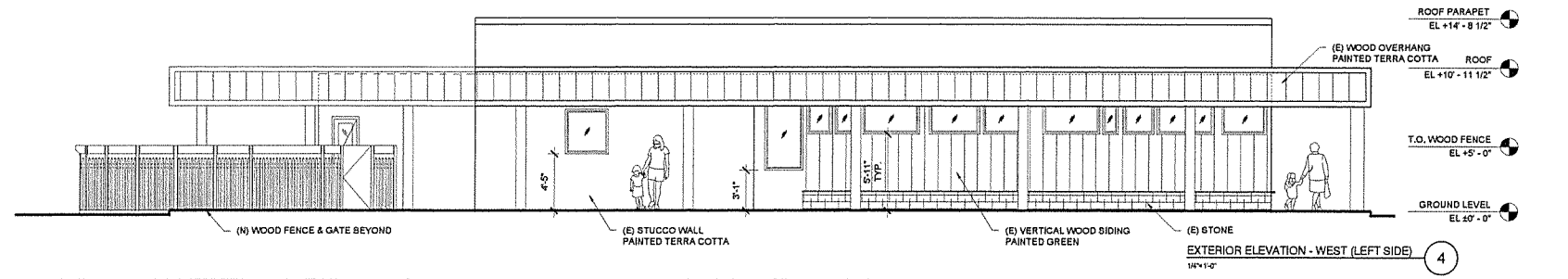
EXTERIOR ELEVATION - EAST (RIGHT SIDE) 2

1/4"= 1'-0"



EXTERIOR ELEVATION - NORTH (REAR) 3

1/4"= 1'-0"



EXTERIOR ELEVATION - WEST (LEFT SIDE) 4

1/4"= 1'-0"

C.6

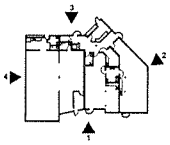
File: M:\1409 Bright Angel Expansion_DWGS\XREFS\Development Permit_A-500b Exterior Elevations - Proposed.dwg
Plotted: Aug 06, 2015 - 1:46pm

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KEY PLAN



KORNBERG ASSOCIATES
ARCHITECTS

687 BAY ROAD, MENLO PARK, CA 94025-2309
TEL. (650) 321-1295 FAX. (650) 321-1437

Project No.	1409
Proj. Manager	
Scale	1'-0" = 1/4"
Date	08/17/2015

Graphic Scale:

0 1' 2' 4' 8'

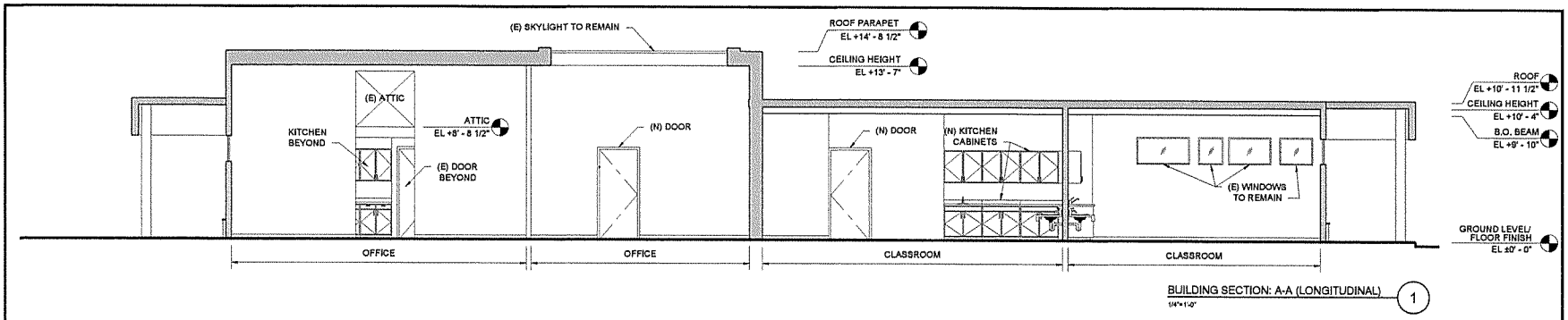
04/15/15	DEVELOPMENT PERMIT
06/09/15	DEVELOPMENT PERMIT-rev
08/17/15	PLANNING COMMISSION MTG.

SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

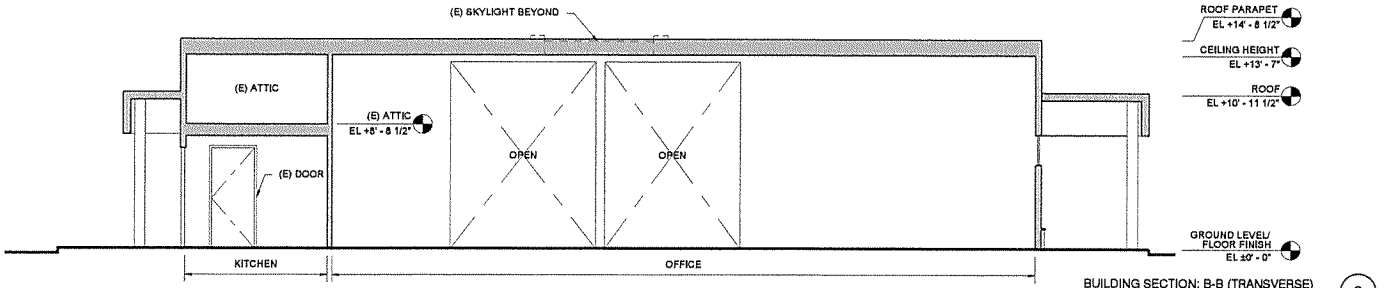
SHEET NUMBER

A-500b



BUILDING SECTION: A-A (LONGITUDINAL) 1

1/4"= 1'-0"



BUILDING SECTION: B-B (TRANSVERSE) 2

1/4"= 1'-0"

C-10

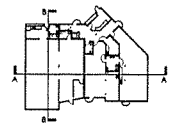
File: M:\1409 Bright Angel Expansion_DWGS\XREFS\Development Permit_A-501 Building Sections.dwg
Plotted: Aug 06, 2015 - 1:46pm

BRIGHT ANGEL MONTESSORI ACADEMY

FACILITY EXPANSION

687 BAY ROAD
MENLO PARK, CA 94025

KEY PLAN



KORNBERG ASSOCIATES
ARCHITECTS
687 BAY ROAD, MENLO PARK, CA 94025-2306
TEL. (650) 321-1295 FAX. (650) 321-1437

LICENSED ARCHITECT
Andrew Kornberg
No. C-18163
Exp. 08.31
STATE OF CALIFORNIA

Project No.	1409
Proj. Manager	
Scale	1'-0" = 1/4"
Date	08/17/2015

Graphic Scale:
0 1' 2' 4' 8'

04/15/15	DEVELOPMENT PERMIT
1 05/08/15	DEVELOPMENT PERMIT-rev
08/17/15	PLANNING COMMISSION MTG.
2	
3	
4	

SHEET TITLE

BUILDING SECTIONS

SHEET NUMBER

A-501

Bright Angel
MONTESSORI ACADEMY

Our intent is to expand Bright Angel Montessori Academy at 695 Bay Road to the building next door at 687 Bay Road. The construction will include 2 new classrooms (age 18 months to 5 years old). The classrooms will share a new children's restroom. We will install 2 additional adult restrooms, a laundry closet, a storage room, a lunch room, and an office. We will install one playground east of the building. Each classroom will open with 1 lead teacher and 1 assistant teacher. At full capacity the school at 687 Bay Road will have 5 employees and 42 students. The fifth employee is a float assistant who works at either classroom or the playground. The remainder of the 687 Bay Road building will remain occupied by professional offices. The parking provisions for the two occupancies are noted on the attached plan.

The school will be operated by one director and one assistant director who are currently employed at 695 Bay Road. We will provide Montessori instruction for toddlers to pre-kindergarten five days a week from 7:30am till 6:00pm. Besides the indoor activities, each classroom will have 40 minutes playground time once a day (10:00am to 10:40am and 11:00am to 11:40am).

The tenant improvement projects consist of interior modifications and site improvements. The interior modifications will modify existing non-bearing interior walls and construct new interior partitions according to the proposed floor plans. There are no exterior changes except to reconvert two south-facing exterior openings that were doors, back into exterior doors, to add one new northeast-facing door in place of an existing exterior window, and to add one north facing door. The plan will require combined E and B occupancies. The building is to remain Type VN construction.

One of the concerns with our current location was traffic and congestion in the neighborhood. After operating for two years we have had no complaints or issues. One third of our families either bike or walk to school. Seven of our families have two or more children enrolled. Two of our teachers commute with their children who are attending Bright Angel (one by bike) and two of our staff members commute together. Based on the same demographics here at Bright Angel, we expect these conditions to continue in proportion to our growth.

Currently we have a waitlist and are turning down excellent applicants. In summary, we believe that 687 Bay Road is a great location to expand our school and the expansion will be an asset to our Menlo Park community.

Sincerely,

Mei-Ling and Joe Wyffels

August 10, 2015

695 Bay Road – Menlo Park, California 94025 – (650)485-2722
Info@brightangelacademy.com www.brightangelacademy.com

A-1

Neighborhood outreach

Since BAMA opened in 2013, the school owners and staff have met many neighbors because of the number of families who now attend the school and because of others who would like to attend but cannot because the school cannot take on additional children. Without exception, these neighbors support the effort of the school to expand to 687 Bay Road.

Since the conversion does not have a perceptible impact to the neighborhood because of its exterior changes (three doors are being added), and the outside play area is visible to one neighbor, we believe the only impact that will affect the neighbors is the increase in noise during the two recess periods.

Tuesday June 2nd, Wednesday 3rd, Thursday 4th we went to each house within an audible range of the new playground from 11:00am-12:00pm, when recess is proposed to happen on weekdays. Beyond these houses the freeway noise exceeds any children's voices from 687 Bay Road.

This includes the 17 houses on Hollyburne and Windermere closest to the proposed playground. There were 5 responses to our knocking on the doors and ringing the doorbells. All five of the parties we spoke to, strongly support the changes or had no problems with the proposed plans.

Windermere

1003 renters, owner is not available, no voiced concerns
1004 no response all three days
1007 no response all three days
1011 strongly supports
1014 no response, for sale, lock box on door
1015 no problem with the proposed changes
1018 no response all three days

Hollyburne

1010 no response all three days
1014 no response all three days
1015 caretaker came to door, owner not able to meet or talk
1018 no response all three days
1019 no response all three days
1020 no problems with the plans (she said she never received the notice from the City)
1023 strongly supports; daughter will write a letter of support if we wish
1027 no problem with the proposed changes
1028 vacant; under renovation

703 Bay: renters and air bnb. no response all three days

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

June 18, 2015

Dear Chair Onken and Members of the Menlo Park Planning Commission,

I'm writing to support Bright Angel Montessori's use permit application. Having recently completed three-year facility search and permitting process for a child care center in unincorporated Menlo Park, I am intimately familiar with the challenges of siting preschool facilities and believe the lengthy and complicated permitting process is the primary contributing factor to our county's child care shortage.

It is exceedingly difficult to find a facility suitable for child care given the combination of state licensing stipulations about outdoor space, City parking requirements and the hesitancy of commercial property owners to lease to child care operators due to liability or the length and/or unknown outcome of the conditional use permitting process. Bright Angel Montessori is extremely fortunate to have the support of their landlord in expanding next door. Their increased capacity offers Menlo Park an opportunity to provide additional, much needed quality education to a community in which camping out overnight for a preschool slot is not unusual.

I have attached an overview of Toddle's facility siting and permitting experience to illustrate the challenges facing child care providers in our county. Over the last three years, I have met at least ten gifted preschool directors who lack the resources or opportunity to launch into the long and difficult process of opening a child care center.

Municipalities like the City of Menlo Park can play a critical role in supporting the development of high-quality child care in the following ways:

1. **Create zoning practices that encourage the integration of child care.** Developer incentives to include/support child care facilities either onsite or nearby can include density bonuses or site coverage exemptions, with those opting out responsible for paying in-lieu fees to fund existing or new facilities. When new developments are proposed, consider the project's impact on child care availability. The City of San Francisco has invested in child care through these types of zoning practices.

2. **Create a clear, streamlined permitting process that may include:**
   - A **ministerial process for child care permits.** The City of Dublin streamlined the permitting process for child care uses in 2014 after expending great amounts of time

and resources on these applications. The volume of neighbor concerns presented during the permit process ultimately proved unfounded once centers were up and running yet resulted in traffic, noise and other studies that consistently predicted little impact yet were prohibitively costly for independent child care centers.

- **Parking and other guidelines specific to child care uses** to take the guesswork out of the process and help applicants assess the feasibility of a site before making a sizable investment in a lease or property.
- **Information for applicants** including a flow-chart detailing the review process, (including any studies required); a fee schedule spanning the whole process (from initial application submittal through granting of the final building permit); other potential improvements that may be required such as installation of commercial-grade sprinklers, upgrades of water/sewer mains, ADA compliance, and other professional plans that may be required such as drainage/survey and landscape plans; and a list of resources to assist with starting a center (i.e. Community Care Licensing, 4C's, Child Care Partnership Councils).

3. **Waive fees for child care operators** including the Transportation Impact Fee, as has the City of Palo Alto. In Menlo Park, a 1,000 square foot child care facility would have to pay up to $30,000, a cost that is untenable for many centers.

Supporting well-planned facilities like Bright Angel Montessori through this process would be a great step toward reducing the child care shortage in our county.

Thank you for your consideration, and for your service to the City of Menlo Park.

All my best,

Heather Hopkins

Heather Hopkins
Owner, Toddle Flexible Preschool
650.283.5112
heather@toddle.org

Toddle Preschool's two-year search for a facility for 24 children illustrates why San Mateo County has a shortage of child care. Both commercial and residential properties pose significant barriers to entry.

"The high cost of land, lack of open space, and the special construction and play yard requirements of child care buildings make new projects and renovations very challenging." Other barriers to improving facilities include "lack of property control (ownership)" and "inability to finance debt due to economics of child care operation."

- San Mateo County Child Care and Early Learning Needs Assessment 2009-2010

Commercial properties with adequate outdoor space are extremely limited. Over 15 months, Toddle made offers on and/or contacted the owners of 13 properties, including:

- **1010 El Camino Real**, Menlo Park (retail): **Owner not open to child care use.**
- **2890 El Camino Real**, Redwood City (former bank): **Owner "wary of the CUP process."** Also, the city raised air quality concerns based on the site's proximity to El Camino Real.
- **888 Boyce Ave**, Palo Alto (existing preschool in a residential neighborhood): **Outbid on purchase of property** by $1.8M all-cash offer for new residential construction.
- **650 Live Oak Ave**, Menlo Park (former funeral home): **Owner not amenable to child care use.**
- **2907 El Camino Real**, Redwood City (formerly Chevy's restaurant): **Owner not willing to pursue change in use;** initial feedback from the city on the process was, "Good luck."
- **1258 El Camino Real**, Menlo Park (former hair salon): **Possible toxic substances in soil, unsuitable for child care.**
- **695 Bay Road**, Menlo Park: **Outbid by Bright Angel, who recognized a good site for child care when they saw it!**

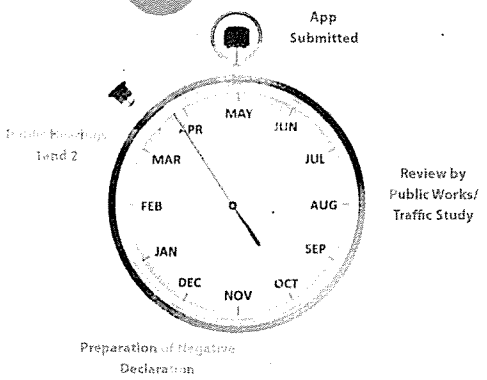
A lack of municipal standards and regulations for child care centers makes the permitting process unduly difficult.

Regardless of the suitability of a particular site for child care, this lack of clarity causes:

- Very **long permitting processes**
- A **heavy financial burden** on operators who must pay for individualized traffic, noise and other studies
- Unnecessarily **restrictive operating conditions** for outdoor play, parking and arrival/departure flow (i.e. Toddle is limited to two children arriving or departing every 12 minutes)
- **Pressure on decision makers** to grant permits that expire quickly or reduce the facility's capacity
- A **shortage of high-quality child care** in our county

Snapshot of a Child Care Permitting Process (San Mateo County)

1



Toddle's CUP/building permit process lasted **19 months.** Renting a facility at $3K-$5K/month for this time without income is cost prohibitive for most child care providers.

2

The alternative, purchasing a property, is unrealistic for many child care professionals. Toddle's owners put $345K down and secured a mortgage for a $1.15M property.

3

COST OF TODDLE PERMIT PROCESS

PERMIT FEES	17,042.76
ARCHITECTURAL AND OTHER PLANS FOR PERMITS	22,818.90
TRAFFIC/PARKING STUDY	10,987.50
NEIGHBOR OUTREACH (POSTAGE/PRINTING, ETC.)	225.75
LAND USE ATTORNEY	5,395.00
MILEAGE TO/PARKING AT COUNTY CENTER OVER 19 MOS.	385.53
TOTAL	$56,855.44

CUSTOMER COPY

4

Facilities converted to child care uses are considered "new construction" and must meet commercial sewer/water code, institutional fire code and accessibility requirements.
Price tag for Toddle = about $62K.

Simplifying and streamlining the permit process for child care operators would significantly reduce the time and cost of opening facilities, and ultimately the child care shortage in our county.

Note: Facilities that open in a space previously used for child care need not obtain a use permit nor are required to be made ADA/school fire code compliant. However, this availability is rare and does not alleviate the child care shortage since the new facility would simply replace the old.

Sandmeier, Corinna D

From: Ruth Kricheli <ruthkricheli@fb.com>
Sent: Wednesday, August 12, 2015 2:16 PM
To: Sandmeier, Corinna D
Cc: joe@brightangelacademy.com; Yair Livne
Subject: Bright Angel expansion

Dear Corinna,

I am writing with regards to the August 17 discussion of Bright Angel expansion. My family and I are Menlo Park residents, and our 4 year old son has been attending Bright Angel for the past two years. We also plan to enroll our 1.5 year old daughter there next year. Bright Angel is a wonderful community-based preschool and we are very supportive of its extension. It offers Menlo Park residents the opportunity to send their kids to a Montessori based school inside the community and allows the kids to socialize with other kids from the city. The school's location also saves us the long commute (like other parents at Bright Angel, I work at Facebook and the school is right between our campus and our place).

Ruth

F-5

Sandmeier, Corinna D

From: Leslie Burke <leslieburke@sbcglobal.net>
Sent: Wednesday, August 12, 2015 11:22 AM
To: Sandmeier, Corinna D
Subject: Proposal Concerns: 987 Bay Road

Dear Corinna,

As a follow up to our phone conversation yesterday, I'd like to express my sincere concerns about the proposal to expand Bright Angel Montessori Preschool by adding 42 students and 5 employees to the offices at 687 Bay Road. Please note, that my general feeling about Bright Angel Preschool is that it has been a good addition to our neighborhood. They have done a nice job of creating a child-friendly, well maintained facility. The school itself has not been a nuisance in the neighborhood, and I am supportive of the service they provide.

My primary concern is about the traffic impact that an additional 47 cars (x 2 trips daily) will have on what can already be a treacherous area. Bay Road is a very busy street, and is especially chaotic during the morning commute hours of 7:00 - 9:00 a.m. and the afternoon commute hours of 4:30 to 6:00 p.m.

For example, earlier this week (on Monday, August 10, at a little after 8:00 a.m.), I witnessed a potentially hazardous traffic situation caused by the traffic in to and out of the Bright Angel parking lot. I was stopped at the stop sign on Hollyburne Avenue, waiting to turn right on Bay Road. While I was stopped, I watched a car waiting to pull out of the parking lot at 695 Bay Road, trying to nose into the lane of traffic to head southeast on Bay Road (a left turn out of the parking lot). There was another car in the parking lot behind that one, attempting to pull out of a parking space, but not able to as there was not sufficient room to maneuver. A third car was stopped across Bay Road, waiting to turn left into the Bright Angel parking lot. At the same time, there were several cars headed northwest (?) on Bay Road from Willow Road, coming around the blind curve near Sevier Avenue at a fast speed, as frequently occurs in the mornings, so the car waiting to turn left out of the parking lot had to stop short. In addition, the traffic on southeast Bay Road did not stop behind the car waiting to turn left from that lane, but surged around the car on the shoulder of Bay Road (as also frequently occurs).

Fortunately, all of the cars were eventually able to complete their maneuvers without incident on this occasion, but it really brought home to me - just two days after we'd received the notice from your department about a proposed expansion of the school - how much more dangerous this area will be next week, once school starts and we add in the morning traffic of students driving to Menlo-Atherton, bike riders and walkers headed to Laurel, and most worrisome, Encinal and Hillview students who have to try to cross Bay Road along this stretch to get to their bus stop (located on the VA side of Bay Road, heading southeast). That bus stop is exactly where the traffic surged around the car waiting to turn left into Bright Angel's parking lot on Monday morning. There are no crosswalks for a couple of blocks, and there are no safe places to cross the street during commute hours to access that bus stop, but there are several young children who need to use that bus stop every day.

Adding to the chaos, VA workers and clients use the Bay Road entrance to their campus very frequently, all through the day but especially during the morning commute, and northwest traffic frequently veers around cars waiting to turn left into the VA driveway, pulling to the right of the stopped car(s) without slowing down, cutting into the Hollyburne intersection and along the curb until past the Bright Angel driveway.

I firmly believe that adding four dozen more cars to the morning mix will not simply bring an unpleasant addition of traffic to our neighborhood, it will exponentially increase the danger to our local school children in an already very hazardous and unprotected area. I respectfully request that the Planning Department conduct a thorough investigation into this situation - particularly during commute hours on school days - before considering approving a proposal to invite

F-6

more traffic to our neighborhood during these critical morning hours. If nothing is done to mitigate the already existing traffic hazards, a tragedy could very easily occur on this stretch of road. And, of course, If more traffic is added, a tragedy is more likely to occur, which is a situation I know we would all choose to avoid.

Thank you for considering my comments and concerns in making your decision on this proposal.

Sincerely,
Leslie Burke
650-740-5673

F-1

STAFF REPORT

Planning Commission
Meeting Date: **8/17/2015**
Staff Report Number: **15-011-PC**

Public Hearing: **Use Permit and Architectural Control/John Tarlton/1315 O'Brien Drive**

Recommendation

Staff recommends that the Planning Commission approve a use permit and architectural control request to partially convert, expand, and architecturally update an existing warehouse and general office building into a Research and Development (R&D) and warehousing building including the following project components:

- Transportation Demand Management (TDM) Program;
- Use-Based Parking Reduction;
- Up to 27 Heritage Tree Removal Permits;
- Use and Storage of Hazardous Materials;
- Outdoor Storage of Materials and Equipment; and
- Below Market Rate (BMR) Agreement

The recommended actions are included as Attachment A.

Policy Issues

Use permit and architectural control applications are considered individually. The Planning Commission should consider whether the required findings for the use permit for the proposed change of use, parking reduction, and the use and storage of hazardous materials, as well as the findings for architectural control for the exterior modifications can be made for this specific proposal.

Background

Site Location

The project site is located at 1315 O'Brien Drive, at the corner of O'Brien Drive and Adams Drive, within the Menlo Business Park. The parcel is considered a through lot that extends from O'Brien Drive to Adams Court. O'Brien Drive is considered the front, while Adams Drive is considered a corner side property line. Adams Court is directly opposite of O'Brien Drive and therefore, is considered the rear. It is immediately surrounded by other M-2 zoned properties. The immediately adjacent parcels to the west (using O'Brien Drive in an east to west orientation) within the Menlo Science and Technology Park contain a mixture of warehouse, manufacturing, and R&D uses. Office uses within that park are located closer to the portion of the campus fronting along Willow Road. The parcel to the north, across Adams Court, is primarily a warehousing and distribution facility for UPS, although the building also has a R&D/manufacturing tenant. Parcels to the west and south of the site are also zoned M-2 and contain a mix of R&D and office uses.

The Menlo Business Park and O'Brien Drive area is dominated by biotechnology uses. The nearest residences are located approximately 415 feet south of the subject building, along Kavanaugh Drive within the City of East Palo Alto. Cesar Chavez Elementary School and Green Oaks Academy (shared campus) are located approximately 815 feet from the subject building. A Montessori preschool is located along O'Brien Drive approximately 600 feet from the subject building. A location map is included as Attachment B.

Development History

The existing building was approved and constructed in the late 1980s as part of the Dumbarton Distribution Center development project, which developed the area now known as the Menlo Business Park. The subject building is located on Lot 3 of the original development proposal and was subsequently used by Boise Cascade (and most recently OfficeMax) as a general office (sales) and warehouse/distribution center. Recently Tarlton Properties purchased the building from OfficeMax and subsequently applied for a permit to convert, expand, and architecturally update the existing warehouse and general office building into a Research and Development (R&D) and warehousing building.

At the time of the initial submittal on March 31, 2015, a tenant was not known and the initial proposal was for the partial demolition of the existing buildings and the conversion into two individual buildings. Subsequently, the applicant has secured a tenant, Pacific Biosciences, for a majority of the building. Therefore, the applicant revised the application to maintain a single building to meet the space planning needs of Pacific Biosciences, while still architecturally upgrading the building. Pacific Biosciences is a biotechnology company engaged in the study of the synthesis and regulation of DNA, RNA, and proteins. The company has developed a novel technology platform called single molecule, real-time, or SMRT technology that enables real-time analysis of bio-molecules with single molecule resolution. Pacific Biosciences originally began operations within the Menlo Business Park and then moved to the nearby Menlo Science and Technology Park, where the company currently occupies five buildings. The Menlo Science and Technology Park has been acquired by Facebook, and potential redevelopment concepts are being considered through the ConnectMenlo General Plan Update process. The current proposed project would allow Pacific Biosciences to combine operations within one single building and continue to grow and expand within the City of Menlo Park. A portion of the proposed converted building would be unleased at this time.

Analysis

Project Description

The applicant is requesting approval of a use permit and architectural control review to partially convert, expand, and architecturally update an existing warehouse and general office building into a R&D and warehousing building, located in the M-2 (General Industrial) zoning district. The proposed additions would result in an increase of 1,675 square feet of gross floor area (GFA) for a total of 220,516 square feet, which equates to a FAR of 45.2 percent, where 55 percent is the maximum based on the use of the building as a R&D, manufacturing, and warehousing facility. The project would increase the building coverage on site from 32.8 percent to 34.1 percent, which is well below the maximum of 50 percent. A data table summarizing parcel and project attributes is included as Attachment C.

The proposal includes a TDM program, which is intended to reduce potential vehicle trips from the project site. As part of the project, the applicant is requesting a parking reduction based on the specific land uses

within the building, the proposed tenant's operations, and the TDM program for the project site. As such, 375 parking spaces would be provided, where 736 parking spaces would be required by the M-2 square-footage-based parking requirements.

The project would divide the building into two tenant spaces. The front portion of the building is intended to be occupied by Pacific Biosciences. Pacific Biosciences utilizes hazardous materials to conduct its R&D and manufacturing. Therefore, the proposed project includes a request for the indoor use and indoor and outside storage of hazardous materials for the R&D and manufacturing of single molecule, real time (SMRT) chips and reagents for use in association with genome sequencing. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, chemicals within fire-rated chemical storage containers, and tanks designed specifically to hold compressed gases. The applicant is also requesting approval for the outside storage of non-hazardous materials and equipment.

In addition, the project also includes a request to remove up to 27 heritage trees. The project also includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units. The project plans and the applicant's project description letter are included as Attachments D and E respectively

Design and Materials

The existing building is composed of painted tilt-up concrete panels with score lines. The existing north and west elevations have minimal fenestration and are dominated by roll-up shipping and receiving doors and truck docks. The south (front) and east elevations have larger areas of glazing and aluminum framed storefronts. The proposed architectural update would enhance the building in a more contemporary style. A new main entry on the south side would feature a two-story tall storefront with a perforated metal canopy. The storefront would be blue tinted glazing. A stair tower would be located to the left of the main entry storefront and would be clad in metal panels with score lines and punched window openings to add articulation. The front right corner of the building would have an additional accent metal canopy that would wrap around the corner. On the second level, the windows would have grey metal sunshades, grey metal fins (vertical between select windows), and grey aluminum mullions. The main existing concrete tilt up panels would be painted in an off-white color (Benjamin Moore "Cloud Cover"). The accent concrete panels (located on the front façade) would be painted in a light grey color (Benjamin Moore "Thunder") and the stair towers would be painted in a dark grey color (Benjamin Moore "Gray"). The tenant space to the rear would have a shared entry along the west side of the building. If the future tenant desires a more prominent entrance or any other façade upgrades, an administrative architectural control review for consistency with the overall building would be required. Minor architectural control requests in the M-2 zoning district can be reviewed and approved by the Community Development Director. Minor architectural control requests are defined as those exterior modifications that do not increase the FAR.

The existing building roof deck is 32 feet, three inches above grade and the parapet extends to 35 feet. However, the metal canopy at the front façade would exceed the 35 foot height limit. The canopy is an architectural feature equivalent to a screening parapet and therefore, not part of the main building structure, which allows it to exceed the M-2 height limit of 35 feet. The proposed entry canopy would extend approximately 13 feet, six inches above the roof of the structure to 45 feet, nine inches in height. In addition to the metal canopy, three stairwells would extend above the roofline to 43 feet (side façade stairwells) and 50 feet (stairwell at the front façade) in height. Mechanical equipment would be located

generally in the center of the building on a raised equipment platform. The mechanical equipment would be completely screened to a height of 50 feet. The roof screen would be designed with a horizontal ribbed metal panel in similar color tones to the overall building.

As part of the proposed building upgrade, the applicant is proposing to create an entry plaza along the front façade of the building. A portion of the parking along the front of the building would be removed and restriped along the currently paved loading dock areas. The entry plaza would extend along the entire front of the building and would contain outdoor seating and access between the main entrance and the parking areas. Staff believes that the scale, materials, and modern style of the proposed building upgrade would be consistent with the architectural styles of the neighborhood and with biotech users.

Trees and Landscaping

The project site contains approximately 256 trees, of which 136 are considered heritage trees by the City. The arborist report and subsequent amendments (Attachment F) identify the species, size condition, suitability for preservation, and tree protection measures for all trees on-site. The arborist report initially identified the need to remove 27 heritage trees. Upon further review by the City's consulting arborist (Fujiitrees Consulting), staff determined that one additional tree was dead and should be removed as part of the project, and there was an opportunity to retain one of the requested tree removals (Tree #231), through a minor modification to the parking lot. Subsequently, the applicant modified the parking lot modification, incorporated the dead tree (Tree #212) in the heritage tree removal request, and removed Tree #231 from the removal request. The following trees are proposed to be removed and the condition identified was determined by the City's consulting arborist:

Tree Number	Tree Type	Diameter	Location on Site	Condition	Basis for Removal Request
#232	Canary Island pine	17 inches	Middle right-side	Poor	Construction
#233	Canary Island pine	16 inches	Middle right-side	Poor	Construction
#234	Canary Island pine	18 inches	Middle right-side	Good	Construction
#235	Canary Island pine	15 inches	Middle right-side	Good	Construction
#249	Canary Island pine	16 inches	Middle right-side	Poor	Health/Structure
#288	Canary Island pine	17 inches	Front right-side	Fair	Health/Structure
#291	Canary Island	17 inches	Front right-side	Fair	Health/Structure

Tree Number	Tree Type	Diameter	Location on Site	Condition	Basis for Removal Request
	pine				
#296	Canary Island pine	22 inches	Front right-side	Fair	Construction
#300	Shamel ash	25 inches	Front right building corner	Fair	Construction
#301	Shamel ash Island pine	25 inches	Front right building corner	Fair	Construction
#302	Canary Island pine	16 inches	Front right building corner	Poor	Construction
#303	Canary Island pine	15 inches	Front right building corner	Poor	Construction
#304	Canary Island pine	16 inches	Front right building corner	Poor	Construction
#311	Shamel ash	40 inches	Front middle of building	Poor	Construction
#312	Canary Island pine	17 inches	Front middle of building	Poor	Construction
#313	Canary Island pine	18 inches	Front middle of building	Poor	Construction
#314	Canary Island pine	18 inches	Front middle of building	Fair	Construction
#335	Canary Island pine	17 inches	Front left building corner	Good	Construction
#336	Canary Island pine	16 inches	Front left building corner	Fair	Construction
#338	Canary Island pine	17 inches	Front left building corner	Fair	Construction
#345	Canary Island	17 inches	Front left parking lot	Fair	Health/Structure

Tree Number	Tree Type	Diameter	Location on Site	Condition	Basis for Removal Request
	pine				
#351	Canary Island pine	17 inches	Front left parking lot	Fair	Construction
#352	Canary Island pine	16 inches	Front left parking lot	Fair	Construction
#353	Canary Island pine	15 inches	Front left parking lot	Fair	Construction
#379	Aleppo Pine	29 inches	Front left corner of site	Poor	Health/Structure
#380	Aleppo pine	28 inches	Front left corner of site	Poor	Health/Structure

Therefore, a total of 27 heritage trees are proposed to be removed as part of the project and the City Arborist has given tentative approval based on the health and construction impacts to the trees.

Landscaping and site improvements would include a new entry plaza at the main entrance and an improved outdoor seating area to the front left of the building. The plaza would be pavers and the eating area would have a combination of wooden decking and pavers. The proposed project includes a preliminary landscaping plan that identifies proposed trees and landscaping. The project will be required to replace the 27 heritage tree removals at a two-to-one ratio, for a total of 54 new heritage tree replacements. The applicant is proposing to plant 79 new trees, 72 of which would be 32-inch box in size and seven of which would be 60-inch box in size. The proposed plantings include the following tree: paperback maple, strawberry tree, maidenhair tree, Saratoga sweet bay, New Zealand Christmas tree, swan hill olive, London plane tree, and flowering pear tree. Project-specific condition of approval 5a requires that as part of the building permit submittal, the applicant shall submit a heritage tree replacement plan subject to review and approval of the Planning Division and City Arborist. If the two-to-one replacement ratio is determined to be infeasible, the City Arborist may reduce the number required at his discretion.

Trip Generation, Transportation Demand Management (TDM) Program, and Parking Demand

The proposed project would convert the existing building from predominantly warehousing and office uses to R&D, manufacturing, and warehouse uses. The predominant land use for Pacific Biosciences would be R&D, but portions of Pacific Biosciences tenant space would include manufacturing and warehousing. The tenant space to the rear of the building is intended to be a warehouse use. That space is currently vacant, but through this use permit application, warehousing would be the only permitted use in that space. The applicant has submitted a trip generation analysis and transportation demand management (TDM) program (Attachment G). The trip generation analysis calculates the existing and proposed trips for the proposed project based on the Institute of Transportation Engineering (ITE) trip rates for specific land uses (i.e. R&D, warehousing, manufacturing, office).

When discretionary projects change land use, staff evaluates the project to determine if the proposed change of use would increase the trips from the site equivalent to a new 10,000 square foot office building. If the project would result in an equivalent amount of trips, then a traffic impact analysis (TIA) was previously required. On July 21, however, the City Council reviewed and amended the City's TIA Guidelines to allow for the implementation of a TDM program as part of the project to reduce trips from the project, and subsequently the impact of the project on the transportation network. The applicant is proposing to utilize the amended TIA Guidelines and implement a TDM program to reduce the trips for the proposed project to a level below a 10,000 square foot office building. The TDM program is included in Attachment G and includes measures such as bike lockers, showers/changing rooms, subsidized transit tickets, preferential carpool and vanpool parking, a commute assistance center, financial incentives for alternative transportation, and guaranteed ride home program among others. The complete list and discussion of individual items is included in Attachment G. The proposal includes a shuttle stop currently proposed along O'Brien Drive. Staff is evaluating the shuttle stop location to determine the most appropriate location on-site or within the public right-of-way. Condition of approval 5b requires the applicant to submit an encroachment for the shuttle stop and sign to the Engineering Division. The shuttle stop location would be subject to review and approval by the Engineering, Transportation, and Planning Divisions. The proposed programs would result in an overall reduction in daily trips from the site and a net increase of 15 AM Peak trips and five PM Peak trips. The increase in AM and PM trips would be below the equivalent 10,000 square foot office building and therefore, a TIA is not required for the proposed project. Condition of approval 5c requires annual monitoring and reporting from the applicant to confirm the effectiveness of the TDM program and to ensure the project is under the trip limits identified in the TDM program and trip generation analysis.

The applicant is proposing to modify the existing pavement on site and restripe the parking lot accordingly. A significant portion of the current paved site is not striped for parking, and the proposed site modifications would increase the usable parking from 276 to 375 spaces. Based on the proposed square footage of the building, the Zoning Ordinance parking requirement would be 736 spaces. The Planning Division can review and approve parking reductions through an administrative process, or if a project otherwise requires Planning Commission action, this request is incorporated for the Planning Commission's comprehensive consideration. The parking reduction can be based on the recommended ratios in the Parking Reduction Policy, or unique factors specific to a project site and/or tenant. The following table identifies the parking requirement based on the M-2 Zoning District, the City's Parking Reduction Policy, and the applicant's proposed parking ratios.

	Parking Ratio (spaces per GFA)	Required Parking
M-2 District	1:300	736
Parking Reduction Policy	1:300 Office/R&D 1:1,000 Warehouse/Manufacturing	486
Applicant's Proposal	1:558 (for both tenant suites)	375

The proposed parking ratio would be one space for every 588 square feet of gross floor area. The applicant states that required parking rate is justified based on Pacific Biosciences' employee density, which is approximately 450 square feet per employee and the typical operations of warehousing tenants (the proposed use for the rear tenant space). The density for an R&D use is lower than offices since employees often have multiple work spaces and lab spaces are not typically occupied all day. The

property owner states that its life sciences portfolio is generally one employee for every 500 square feet. Further, the TDM program would reduce trips to and from the site and subsequently alleviate the need for additional parking spaces. The TDM program would apply to both suites and therefore, the parking reduction would also apply to the rear warehouse tenant space. Given the applicant's robust TDM program, the anticipated employee density, and the land uses within the building, staff believes that the proposed parking reduction is adequate for the project. The project is subject to the City's Transportation Impact Fee (TIF) ordinance and as such an estimated TIF of $121,186.68 would apply to the project. The TIF must be paid before building permit issuance, as identified in condition of approval 5d.

Below Market Rate (BMR) Requirement

Per the Zoning Ordinance, commercial projects inclusive of 10,000 square feet or more are subject to the BMR requirements. Since the overall site contains more than 10,000 square feet of gross floor area, the project is subject to BMR requirements. The draft BMR in-lieu fee term sheet was reviewed by the Housing Commission at its May 6, 2015 meeting. At that meeting, the Commission discussed other recently approved BMR agreements, which included the ability for applicant's to meet their BMR obligations through a possible agreement with a developer to contribute toward the cost of constructing the required number of units, or pay the applicable in-lieu fee. The Commission raised concerns regarding the payment of an in-lieu fee only for the subject project instead of providing the required number of units. The equivalent number of units for this project would be two (1.3 units rounded up to 2). At the Housing Commission meeting, the applicant requested flexibility to either pay the in-lieu fee or seek out a developer to partner with to deliver the units off-site within Menlo Park. The Housing Commission voted five to zero to approve the BMR in-lieu fee term sheet and recommend that the Planning Commission approve the modified BMR Agreement with the ability for the applicant to partner with developers. Therefore, the BMR in-lieu fee agreement has been modified to allow the applicant to satisfy its obligations under the BMR Ordinance and Guidelines by one of the following methods:

1. Paying the in-lieu BMR fee, which would be approximately $422,699.35 based on the change in use from Group B (non-office commercial) to Group A (office/R&D) for the square footage of the entire building and the current fee schedule;

2. Providing off-site units, which would equate to a total of two residential units based upon the square footage associated with the change in use; or

3. Paying a portion of the in-lieu fee and delivering off-site units. (A mixture of options a) and b), such that the overall requirements are addressed.)

The in-lieu fee paid by the applicant and off-site units delivered by the applicant must, collectively, include fees and units that satisfy the developer's obligation to offset the net, new demand for affordable housing created by the project. Each off-site unit provided by the developer would be credited towards the net, new demand for affordable housing created by the project. If the applicant proceeds with an in lieu fee payment to satisfy all or a portion (if some units are provided off-site) of its obligations under the BMR Ordinance and Guidelines, the in-lieu fee would be determined based upon the fee schedule in place at the time the applicant makes the in-lieu fee payment. The in-lieu fee is required to be paid prior to building permit issuance. The draft BMR agreement is included as Attachment H.

Hazardous Materials and Outside Storage

Proposed hazardous materials include combustible liquids, cryogens, flammable gas, flammable solids, flammable liquids, highly toxic chemicals, oxidizers, toxics, and pyrophorics. A complete list of the types of anticipated chemicals is included in Attachment J. While the applicant has submitted an anticipated chemical inventory, the applicant is also requesting to set the maximum allowable quantities (MAQs) based on the thresholds set by the California Fire Code in effect at time of fire permit issuance for the storage and use of hazardous materials. There are three defined thresholds or "tiers" of maximum allowable quantities for each specific hazard class. The maximum allowable quantities are defined per control area. A building can contain multiple control areas, thereby increasing maximum amount of hazardous materials that can be stored on-site. The first threshold for hazardous materials is defined in Chapter 27 of the current California Fire Code. Table 2703.1.1(1) of the Fire Code identifies the maximum allowable quantities for each type of physical hazard class. The applicant is proposing to set the base threshold for the building using this table. Additionally, "footnote d" of Table 2703.1.1(1) of the Fire Code allows for a 100 percent increase in quantities for certain hazard classes, if an approved automatic sprinkler system is installed. Therefore, the applicant is proposing to utilize the maximum allowable quantities allowed under the Fire Code for a building equipped with automatic sprinklers. Additionally, "footnote e" of Table 2703.1.1(1) of the Fire Code allows for an additional increase of 100 percent for certain hazard classes, if stored in approved safety cabinets. Therefore, the applicant is proposing to utilize these three levels of maximum allowable quantities for the overall maximum chemicals allowed at the subject building. The maximum allowable quantities for the building would be limited by the California Fire Code, specifically Table 2703.1.1(1), and subsequent code amendments. Therefore, the site would be regulated by the limits set forth in the Fire Code at the time of submittal of an hazardous materials inventory statement (HMIS) to the Fire District. The applicant prepared a table (Attachment K) that identifies the three thresholds by hazard class.

The Hazardous Materials Information Form (HMIF) is included in Attachment I. The HMIF includes a description of how hazardous materials are stored and handled on-site, which includes the storage of hazardous materials within fire-rated storage cabinets, segregated by hazard class. All personnel handling the hazardous materials would be properly trained. Except for amounts in daily use, all flammable liquids would be stored in fire resistant safety cabinets. Solid and/or liquid hazardous waste would be generated and stored in appropriate containers in an area separated from general employee traffic. Liquid wastes would be secondarily contained. The largest hazardous waste container would be 55 gallons and would store waste solvents. Licensed contractors are intended to be used to haul off and dispose of the hazardous waste. Staff has included recommended conditions of approval that would limit changes in the use of hazardous materials, require a new business to submit a HMBP to seek compliance if the existing use is discontinued, and address violations of other agencies in order to protect the health and safety of the public.

The project plans, included as Attachment D, provide the general locations of chemical use and storage, and hazardous waste storage. Since the floor plan is conceptual at this time, an emergency equipment and safety plan will be incorporated into the HMBP for review by the necessary agencies. All hazardous materials would be used and stored inside of the building, with the exception of chemicals stored within the fire rated cabinets, within the diesel generator tanks, and in specially designed storage containers, such as the liquid nitrogen storage tank.

To assist the Fire District in regulating the use and storage of hazardous materials at the subject site, the applicant is required to construct a two-hour rated wall between the Pacific Biosciences' tenant space and

the rear (unoccupied) tenant space (condition of approval 5f). This wall would allow each tenant space to be regulated by the California Fire Code as an individual building, and therefore for each to use and store hazardous materials up to the MAQs. The City has approved similar use permits for hazardous materials storage up to the Fire Code MAQs at Menlo Labs 1 and 2 (1455 and 1600 Adams Drive) and 20 Kelly court (CS Bio). Staff believes that these types of approvals provide a balance between safety and flexibility for certain sites and tenants. Each tenant space would be designed with appropriate fire rated separation allowing each space to use and store hazardous materials up to the MAQs. At this time, only the suite occupied by Pacific Biosciences would be allowed to use and store hazardous materials. If in the future, the tenant in the rear suite desires to use and store hazardous materials, a separate use permit would be required.

Pacific Biosciences would be responsible for submitting an HMBP, as applicable, to the County. According to the applicant, except for the amounts in daily use, all materials would be stored properly in containers that are compatible with the contents. All storage units containing liquid waste would have a secondary containment and flammable liquids would be stored in fire-rated cabinets, if required due to the quantities stored on-site. Waste material would be separated and stored in appropriate containers, away from general traffic. Hazardous waste would be removed from the facility by a certified waste hauler to properly handle and dispose of materials or disposed through the San Mateo County Very Small Quantity Generator Program.

The Fire District currently performs an annual inspection of the facility and provides the tenant with an inspection report for the building to ensure that the building and its occupants are in compliance with all applicable Fire Codes. The Fire District would continue to inspect the facility annually as part of this approval. Additionally, the Fire District issues a permit for the use and storage of hazardous materials. The Fire District and the County of San Mateo each contain reportable thresholds. If the building tenant modifies its chemical inventory in the future, the tenant would be required to submit a HMMP (chemical inventory), standard form or short form, or equivalent document to the Fire District for all chemicals above the Fire Code permit thresholds, as identified in Table 105.6.2.0 of the California Fire Code. Simultaneously, the tenant would submit an updated HMBP to the County, for all chemicals above the reportable thresholds of the California Health and Safety Code. Conditions of approval 5f, 5g, 5h, and 5i set up the regulatory framework for the use and storage of hazardous materials at the project site.

Agency Review

The Menlo Park Fire Protection District, City of Menlo Park Building Division, West Bay Sanitary District, and San Mateo County Environmental Health Services Division were contacted regarding the proposed use and storage of hazardous materials on the project site. Their correspondence has been included as Attachment L. Each entity found the proposal to be in compliance with all applicable standards. Although the subject parcel is located in proximity to residences and schools, there would be no unique requirements for the proposed use, based on the specific types and amounts of chemicals that are proposed.

Outside Storage

The applicant is proposing to locate an emergency generator along the east façade of the building. The proposed generator would be completely screened by a vertical corrugated metal panel enclosure. In addition, the applicant is proposing to locate a nitrogen tank along the west side of the building. This enclosure would also be corrugated metal panels in a vertical pattern. The west side of the building would

also contain a storage yard, screened with vertical corrugated metal panels, for materials and equipment. If any hazardous materials are stored in this area, the materials would be contained in properly designed cylinders or cabinets. Additionally, a fire rated storage container for hazardous materials would also be located within the parking area along the west side of the building. This container would be specifically designed for the storage of hazardous materials.

With the exception of the chemical storage bunker, all areas containing outside storage of materials or equipment would be completely screened from view on by the proposed screening walls. While the chemical storage bunker would not be screened; however, the bunkers contains a shell that would screen all mechanical, electrical, and plumbing components of the storage container. The outdoor storage would be completely screened from the public right-of-way and surrounding properties. Additionally, the outside storage of materials and equipment would not exceed the noise ordinance limits. The applicant is requesting a use based parking reduction to define the required parking as 375 spaces through the use permit and therefore, the outside storage would not displace required parking on-site.

Correspondence

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

Conclusion

The proposed project would allow an existing business to consolidate its operations within one building, and continue to grow its operations and maintain its headquarters within the City. The use permit would repurpose an existing building, while limiting the increase in trips from the site due to the TDM program, which would be enforced through a monitoring and reporting program. The proposed use of hazardous materials, including the diesel generator, liquid nitrogen tank, chemical storage containers, and request to use the MAQs of the current California Fire Code has been reviewed and approved by the applicable agencies. The applicant has also worked with the City to modify its proposed BMR agreement to include the option to provide units by partnering with a developer to construct the units. Staff recommends that the Planning Commission approve the use permit, architectural control, and BMR in-lieu fee agreement.

Impact on City Resources

The project sponsor is required to pay planning, building and public works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project involves a negligible or no expansion of an existing use and therefore, is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 1,320-ft radius of the subject property.

Appeal Period

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

Attachments

A. Recommended Actions
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report, by Arbor Resources, dated March 1 and August 7, 2015
G. Trip Generation and TDM Program prepared by Kimley Horn, dated August 7 , 2015
H. Draft Below Market Rate (BMR) Agreement
I. Hazardous Materials Information Form (HMIF)
J. Hazardous Materials Inventory Statements (HMIF or Chemical Inventory)
K. Proposed Maximum Allowable Quantities (MAQs) and Chemical Comparison Matrix
L. Agency Referrals for Hazardous Materials

Disclaimer

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

Exhibits to Be Provided at Meeting

Color and Materials Board

Report prepared by:
Kyle Perata, Associate Planner

Report reviewed by:
Thomas Rogers, Senior Planner

LOCATION: 1315 O'Brien Drive	**PROJECT NUMBER:** PLN2015-00030	**APPLICANT:** John Tarlton	**OWNER:** Menlo Park Portfolio II, LLC.

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing warehouse and general office building into a Research and Development (R&D) and warehousing building, located in the M-2 (General Industrial) zoning district. The proposal includes a traffic demand management (TDM) plan, which is intended to reduce potential vehicle trips from the project site. As part of the project, the applicant is requesting a parking reduction based on the land uses within the building, the proposed tenant's operations, and its TDM plan. Approximately 375 parking spaces would be provided, where 735 parking spaces would be required by the M-2 square-footage-based parking requirements. The project also includes a request to remove up to 27 heritage trees. The applicant is also requesting a use permit for indoor use and indoor and outside storage of hazardous materials for the R&D and manufacturing of single molecule, real time (SMRT) chips and reagents for use in association with genome sequencing. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, chemicals within fire-rated chemical storage containers, and within tanks designed specifically to hold compressed gases. The applicant is also requesting approval for the outside storage of non-hazardous materials and equipment. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

1. Make a finding that the project is categorically exempt under Class 32 (Section 15332, "In-Fill Development Projects") 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. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
    a. The general appearance of the structure is in keeping with the character of the neighborhood.
    b. The development will not be detrimental to the harmonious and orderly growth of the City.
    c. The development will not impair the desirability of investment or occupation in the neighborhood.
    d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
    e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
4. Approve the use permit and architectural control subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by DES Architects and Engineers consisting of 50 plan sheets, dated received August 11, 2015, and approved by the Planning Commission on August 17, 2015, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

LOCATION: 1315 O'Brien Drive	**PROJECT NUMBER:** PLN2015-00030	**APPLICANT:** John Tarlton	**OWNER:** Menlo Park Portfolio II, LLC.

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing warehouse and general office building into a Research and Development (R&D) and warehousing building, located in the M-2 (General Industrial) zoning district. The proposal includes a traffic demand management (TDM) plan, which is intended to reduce potential vehicle trips from the project site. As part of the project, the applicant is requesting a parking reduction based on the land uses within the building, the proposed tenant's operations, and its TDM plan. Approximately 375 parking spaces would be provided, where 735 parking spaces would be required by the M-2 square-footage-based parking requirements. The project also includes a request to remove up to 27 heritage trees. The applicant is also requesting a use permit for indoor use and indoor and outside storage of hazardous materials for the R&D and manufacturing of single molecule, real time (SMRT) chips and reagents for use in association with genome sequencing. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, chemicals within fire-rated chemical storage containers, and within tanks designed specifically to hold compressed gases. The applicant is also requesting approval for the outside storage of non-hazardous materials and equipment. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

b. Prior to building permit issuance, the applicant shall comply with all Sanitary District 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 and the Project Arborist's recommendations.

5. Approve the use permit and architectural subject to the following ***project-specific*** conditions:

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a heritage tree replacement plan identifying the number, size, and species of the

LOCATION: 1315 O'Brien Drive	PROJECT NUMBER: PLN2015-00030	APPLICANT: John Tarlton	OWNER: Menlo Park Portfolio II, LLC.

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing warehouse and general office building into a Research and Development (R&D) and warehousing building, located in the M-2 (General Industrial) zoning district. The proposal includes a traffic demand management (TDM) plan, which is intended to reduce potential vehicle trips from the project site. As part of the project, the applicant is requesting a parking reduction based on the land uses within the building, the proposed tenant's operations, and its TDM plan. Approximately 375 parking spaces would be provided, where 735 parking spaces would be required by the M-2 square-footage-based parking requirements. The project also includes a request to remove up to 27 heritage trees. The applicant is also requesting a use permit for indoor use and indoor and outside storage of hazardous materials for the R&D and manufacturing of single molecule, real time (SMRT) chips and reagents for use in association with genome sequencing. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, chemicals within fire-rated chemical storage containers, and within tanks designed specifically to hold compressed gases. The applicant is also requesting approval for the outside storage of non-hazardous materials and equipment. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	DATE: August 17, 2015	ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

proposed heritage tree replacements, subject to review and approval by the City Arborist and Planning Division.

b. The property owner shall retain a qualified transportation consulting firm to monitor the trips to and from the project site and evaluate the effectiveness of the TDM program one year from commencement of operations within the subject building and shall submit a memorandum/report to the City reporting on the results of such monitoring for review by the City to determine the effectiveness of the TDM program (Attachment F). This report shall be submitted annually to the City subject to review by the Planning and Transportation Divisions. If the subject site is not in compliance with the anticipated trip reductions from the TDM program the applicant shall submit a detailed mitigation and monitoring plan identifying steps to be taken to bring the project site into compliance with the maximum Daily, AM and PM trips identified in the trip generation analysis and TDM program.

c. Concurrent with the submittal of a complete building permit application, the applicant shall submit a plan showing the location of the shuttle stop and signage, and apply for an encroachment permit if applicable. The shuttle stop location and signage would be subject to review and approval of the Engineering, Transportation, and Planning Divisions.

d. Prior to building permit issuance, the applicant shall pay a Transportation Impact Fee (TIF) at an R&D rate of $3.33 per square foot of gross floor area, at a warehousing rate of $1.00 per square foot of gross floor area, and a manufacturing rate of $2.28 per square foot gross floor area, for a total estimated TIF of $121,186.68, subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and the final calculation will be based upon the rate at the time of fee payment. The TIF rate is adjusted each year based on the ENR Construction Cost Index percentage change for San Francisco.

e. Prior to or concurrent with the submittal of a complete building permit application, the applicant shall execute the Below Market Rate (BMR) Housing Agreement. Within two years of building permit issuance, the applicant shall comply with the terms of the BMR Agreement,

LOCATION: 1315 O'Brien Drive	**PROJECT NUMBER:** PLN2015-00030	**APPLICANT:** John Tarlton	**OWNER:** Menlo Park Portfolio II, LLC.

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing warehouse and general office building into a Research and Development (R&D) and warehousing building, located in the M-2 (General Industrial) zoning district. The proposal includes a traffic demand management (TDM) plan, which is intended to reduce potential vehicle trips from the project site. As part of the project, the applicant is requesting a parking reduction based on the land uses within the building, the proposed tenant's operations, and its TDM plan. Approximately 375 parking spaces would be provided, where 735 parking spaces would be required by the M-2 square-footage-based parking requirements. The project also includes a request to remove up to 27 heritage trees. The applicant is also requesting a use permit for indoor use and indoor and outside storage of hazardous materials for the R&D and manufacturing of single molecule, real time (SMRT) chips and reagents for use in association with genome sequencing. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, chemicals within fire-rated chemical storage containers, and within tanks designed specifically to hold compressed gases. The applicant is also requesting approval for the outside storage of non-hazardous materials and equipment. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

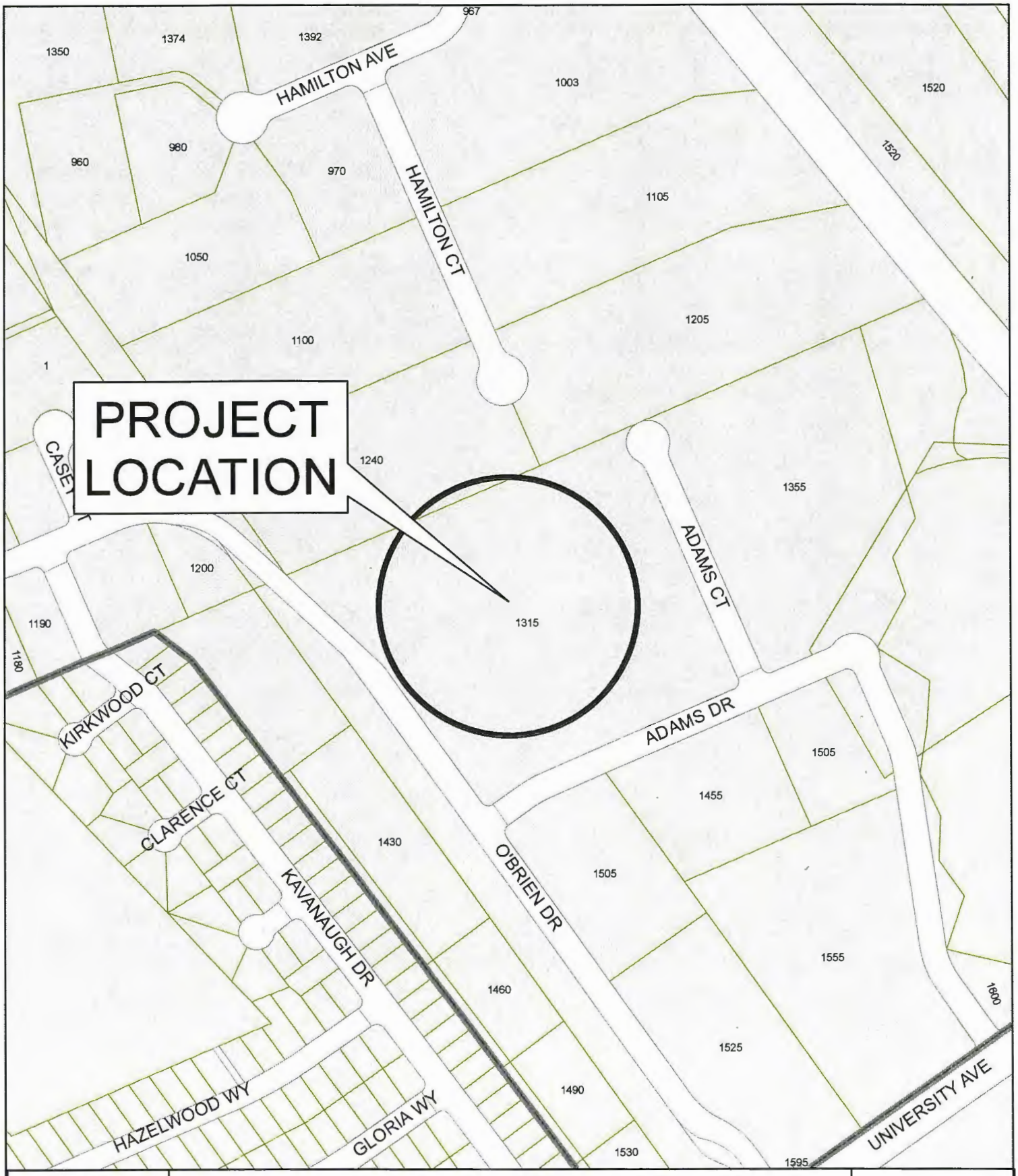
which include the payment of the in lieu fee of approximately $422,699.35 (as of July 1, 2014), provision of two units, or a combination thereof. The BMR fee rate is subject to change annually on July 1 and the final fee will be calculated at the time of fee payment.

f. Concurrent with the submittal of a complete building permit application, the applicant shall include construction details in the plan set identifying a two-hour fire rated wall between the two tenant suites, subject to review and approval of the Building Division and Fire District.

g. When chemical quantities exceed the reportable limits as defined by the California Health and Safety Code, the tenant shall provide a Hazardous Materials Business Plan (HMBP), or equivalent document to the San Mateo County Environmental Health Division and Fire District.

h. If the tenant modifies the types and/or quantities of chemicals used and stored at the site, the tenant shall obtain a revised Fire Permit from the Menlo Park Fire District.

i. The use permit for hazardous materials used and stored at the site shall only be permitted for Pacific Biosciences or subsequent tenants within the front suite of the building. If the tenant in the rear space proposed to use and store hazardous materials, a suite specific use permit for the storage and use of hazardous materials through the Menlo Park Planning Division would need to be applied for. The building design would allow for the tenant to request to use the Maximum Allowable Quantities (MAQs) for its limits.



CITY OF MENLO PARK

LOCATION MAP

1315 O'BRIEN DRIVE

B1

DRAWN: KTP CHECKED: KTP DATE: 08/17/15 SCALE: 1" = 300' SHEET: 1

1315 O'Brien Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	487,916 sf. (11.2 ac)	487,916 sf. (11.2 ac)	25,000 sf. min.
Lot width	654 ft.	654 ft.	100 ft. min.
Lot depth	736 ft.	736 ft.	100 ft. min.
Setbacks			
Front	65 ft.	65 ft.	20 ft. min.
Rear	215 ft.	215 ft.	0 ft. min.
Side, right	140 ft.	140 ft.	10 ft. min.
Side, left	121 ft.	121 ft.	10 ft. min.
Building coverage	166,102 sf 34.1 %	160,083 sf 32.8 %	243,958 sf max. 50 % max.
FAR (Floor Area Ratio)	220,516 sf 45.2 %	218,841 sf 45.0 %	268,353.8 sf max. 55 %
Square Footage by Floor	161,415 sf/1st 57,876 sf/2nd 378 sf/storage bldgs 854 sf/Roof Stairs	159,963 sf/1st 58,878 sf/2nd	
Building height	32.4* ft.	32.4 ft.	35 ft. max.
Parking	375 spaces**	276 spaces	736 spaces (1 per 300 sf)
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	# of existing Heritage trees 136	# of existing non-Heritage trees 120	# of new trees 79
	# of Heritage trees proposed for removal 27	# of non-Heritage trees proposed for removal 60	Total # of trees 248

*Architectural elements and stairwells would exceed 35 feet in height

**The applicant is requesting a use based parking reduction

MENLO BUSINESS PARK LOT 3

1315 O'BRIEN DRIVE MENLO PARK, CA 94025

PLANNING SUBMITTAL

AUGUST 6, 2015

(D1)

TARLTON

DES ARCHITECTS ENGINEERS

PROJECT DATA

1 SITE AND ZONING REQUIREMENTS

a.	PROJECT SITE AREA:	487,916 SQ. FT.
b.	ZONING DESIGNATION:	M-2
c.	BUILDING HEIGHT LIMIT:	35 FT
d.	BUILDING SETBACKS:	
	- FRONT YARD	20 FT
	- REAR YARD	0 FT
	- SIDE YARD	10 FT EACH SIDE
e.	FLOOR AREA RATIO:	0.55
f.	SITE COVERAGE:	50% MAX
g.	M-2 REQUIRED PARKING PER ZONING ORDINANCE:	1/300

2 EXISTING PROJECT

a.	TOTAL BUILDING AREA OF BUILDING 3:	
	- FIRST FLOOR	160,963 SQ. FT.
	- SECOND FLOOR	58,878 SQ. FT.
	TOTAL BUILDING AREA:	219,841 SQ. FT.
b.	FLOOR AREA RATIO:	0.45
c.	EXISTING SITE COVERAGE:	32.8%
d.	EXISTING LANDSCAPE RATIO:	36.1%
e.	EXISTING BUILDING HEIGHT:	35 FT
f.	TOTAL EXISTING PARKING:	276 CARS

3 PROPOSED PROJECT

a.	BUILDING AREA:	
	FIRST FLOOR	181,415 SQ. FT.
	SECOND FLOOR	57,878 SQ. FT.
	ROOF STAIR TOWERS	847 SQ. FT
	TOTAL:	228,916 SQ. FT.
b.	PROPOSED FLOOR AREA RATIO:	0.452
c.	SITE COVERAGE:	34.04%
d.	LANDSCAPING RATIO:	35.1%
e.	BUILDING SETBACKS:	
	- FRONT YARD	65-191 FT.
	- REAR YARD	215 FT.
	- WEST SIDE YARD	122' 7" FT.
	- EAST SIDE YARD	141-156 FT.
f.	BUILDING USE:	
	-R&D	113,382 SF
	-WAREHOUSE	61,338 SF
	-MANUFACTURING	45,796 SF
	TOTAL:	228,916 SF
g.	PARKING REQUIRED PER ZONING ORDINANCE (1/300):	736 CARS
	PARKING REQUIRED PER BUILDING USE:	
	- R&D (1/300)	378 CARS
	- WAREHOUSE (1/1000)	62 CARS
	- MANUFACTURING (1/1000)	46 CARS
	TOTAL:	486 CARS
	PARKING PROVIDED:	375 CARS
	*SEE PROJECT DESCRIPTION FOR REQUEST FOR PARKING REDUCTION	
h.	PROPOSED BUILDING HEIGHT:	
	- TOP OF ROOF DECK	32' 3" FT.
	- TOP OF ROOF PLATFORM	35' 9" FT.
	- TOP OF PARAPET	35 FT.
	- TOP OF ENTRY TOWER	50' 0" FT.
	- TOP OF ROOF SCREEN	50' 0" FT.

D2

SHEET INDEX

SHEET INDEX

CONTACT

CLIENT/OWNER
O'BRIEN DRIVE PORTFOLIO, LLC

1530 O'BRIEN DRIVE, SUITE C
MENLO PARK, CALIFORNIA 94025

PHONE:	(650) 330-3600
FAX:	(650) 330-3636
WEBSITE:	WWW.TARLTON.COM
CONTACT:	JOHN TARLTON
	RON KRIETEMEYER

ARCHITECTS
DES ARCHITECTS + ENGINEERS

399 BRADFORD STREET
REDWOOD CITY, CALIFORNIA 94063

PHONE:	(650) 364-8453
FAX:	(650) 364-2818
WEBSITE:	WWW.DES-AE.COM
CONTACT:	SUSAN ESCHWEILER
	DAVE LEONG

D3

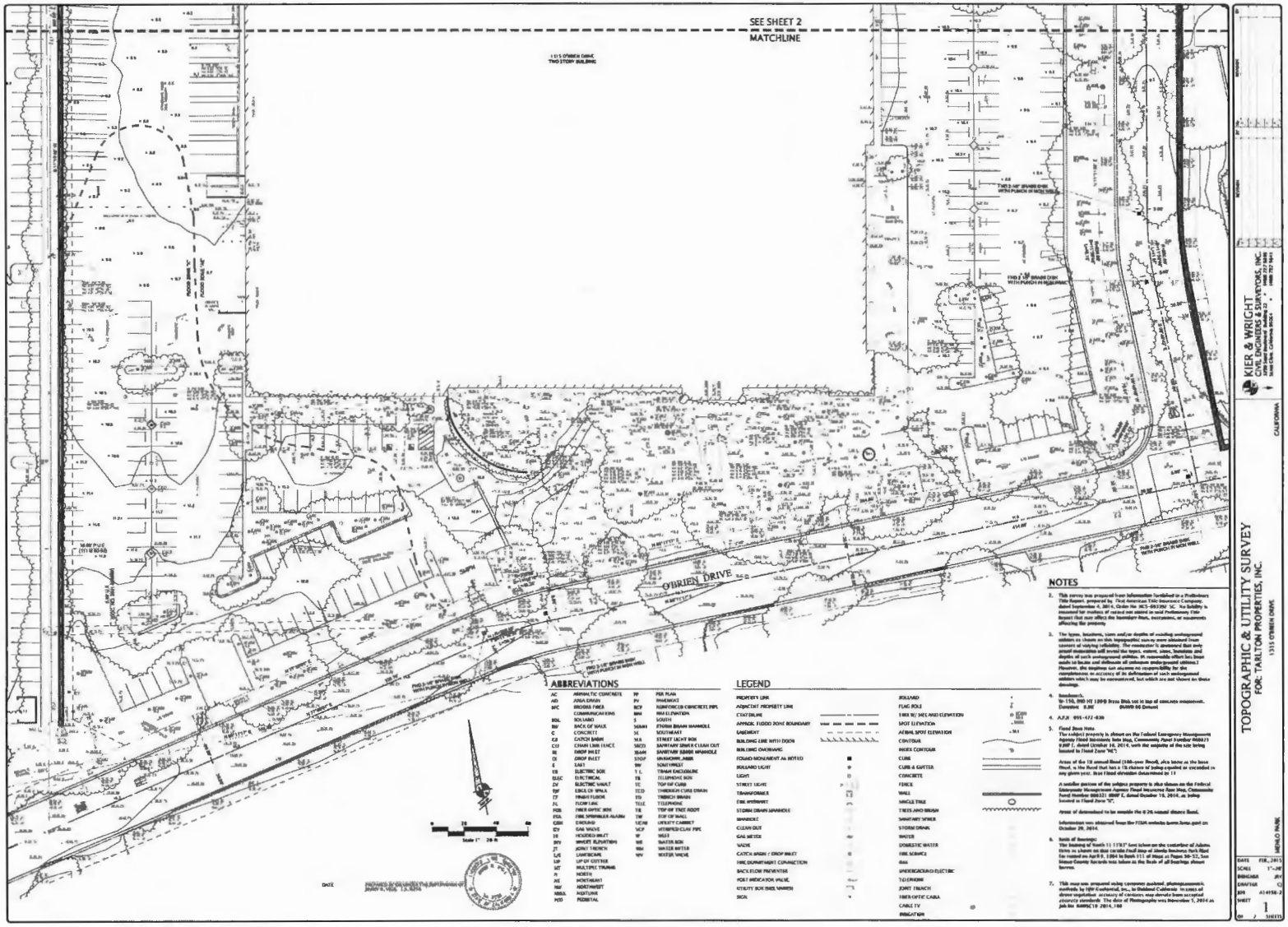
TARLTON MENLO BUSINESS PARK LOT 3

VICINITY MAP

08/06/15 10019.004

2

DES ARCHITECTS ENGINEERS



1 TOPOGRAPHIC SURVEY 1
1" = 30'-0"

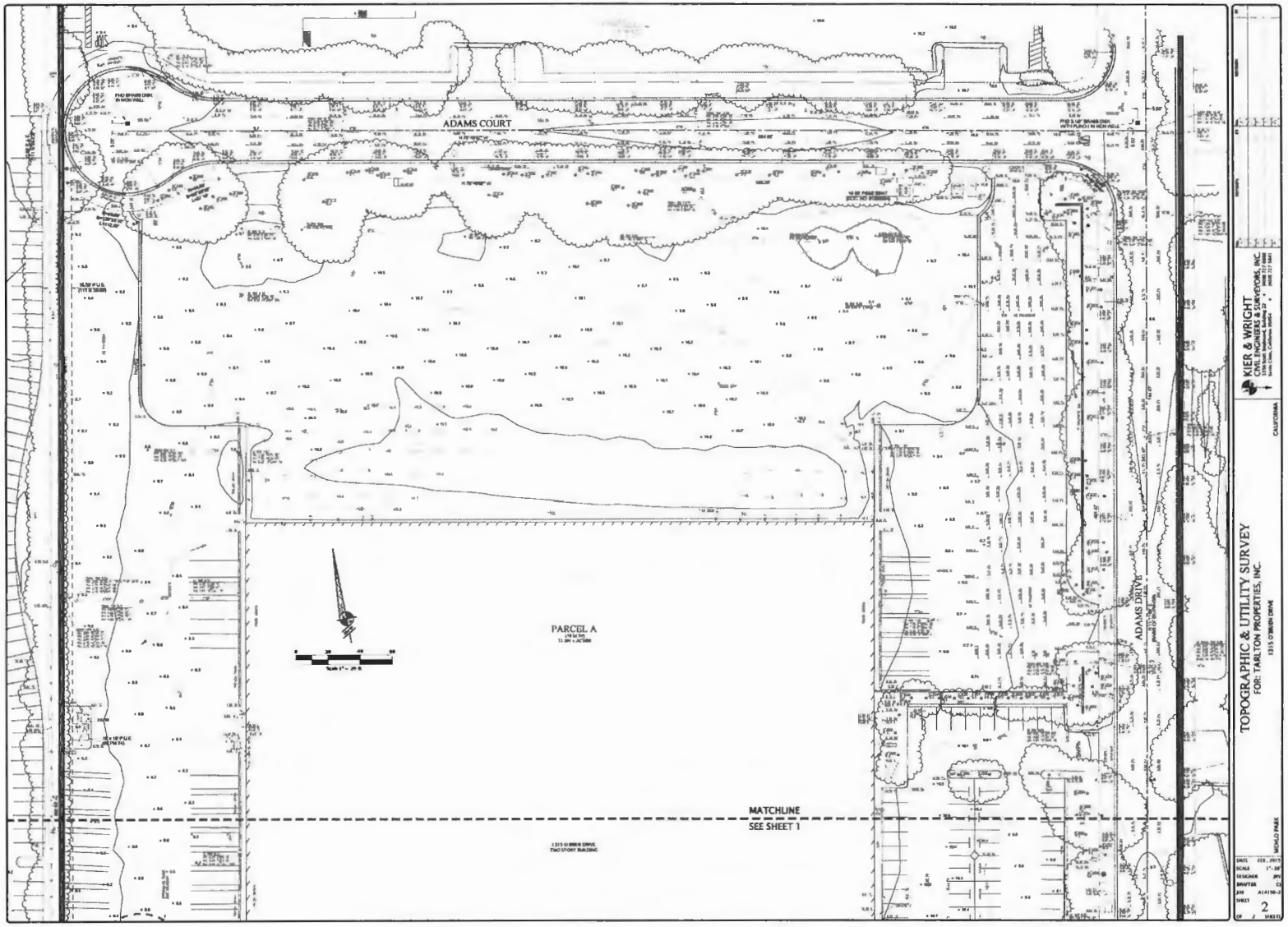
TARLTON MENLO BUSINESS PARK LOT 3

TOPOGRAPHIC SURVEY FOR EXISTING SITE

08/08/15 10019.004

3A

DES ARCHITECTS ENGINEERS



1 TOPOGRAPHIC SURVEY 2
1" = 30'-0"

(D5)

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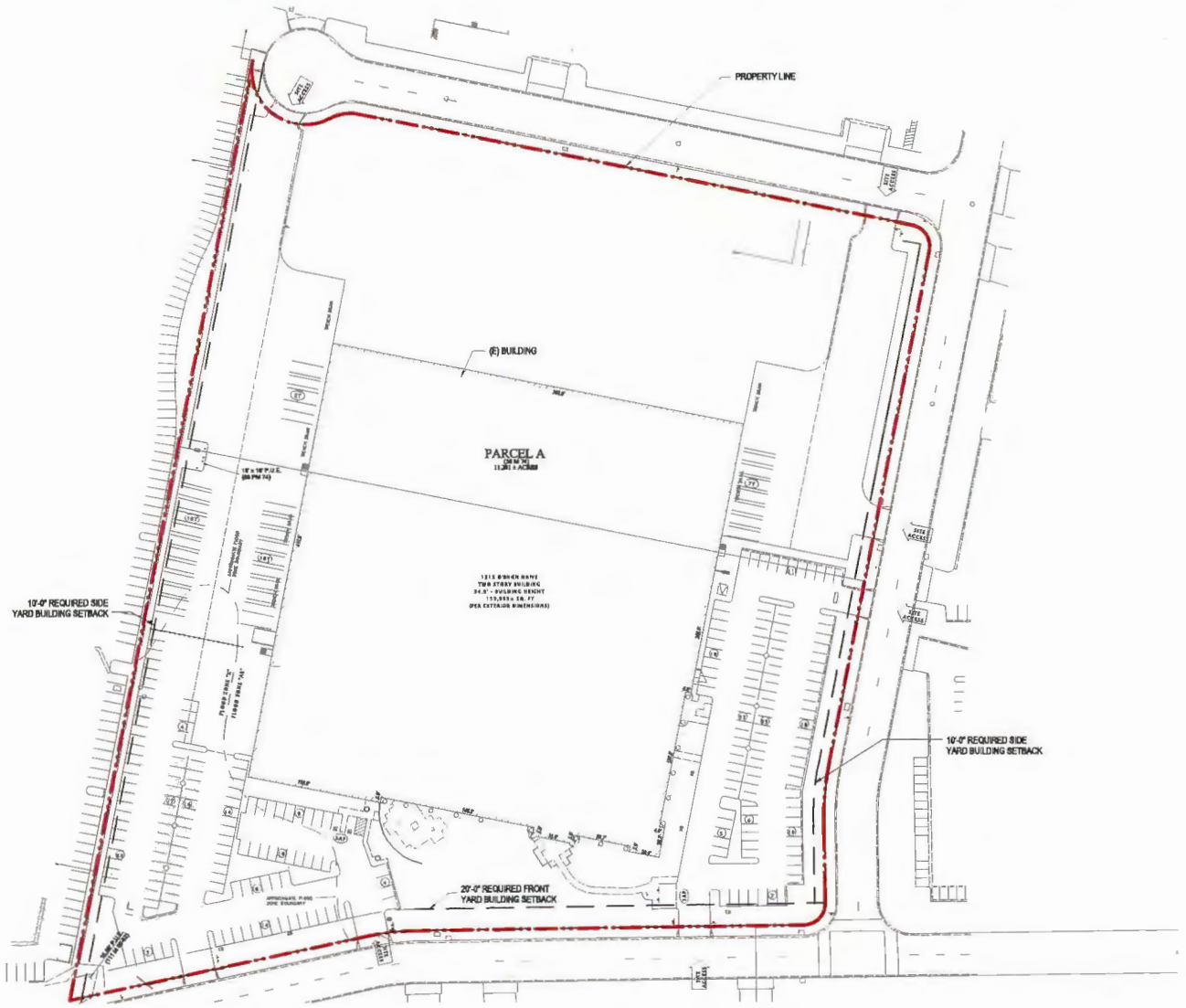
TARLTON MENLO BUSINESS PARK LOT 3

TOPOGRAPHIC SURVEY FOR EXISTING SITE

08/06/15 10019.004

3B

DES ARCHITECTS ENGINEERS



1 EXISTING ALTA SITE SURVEY
1" = 50'-0"

(90)

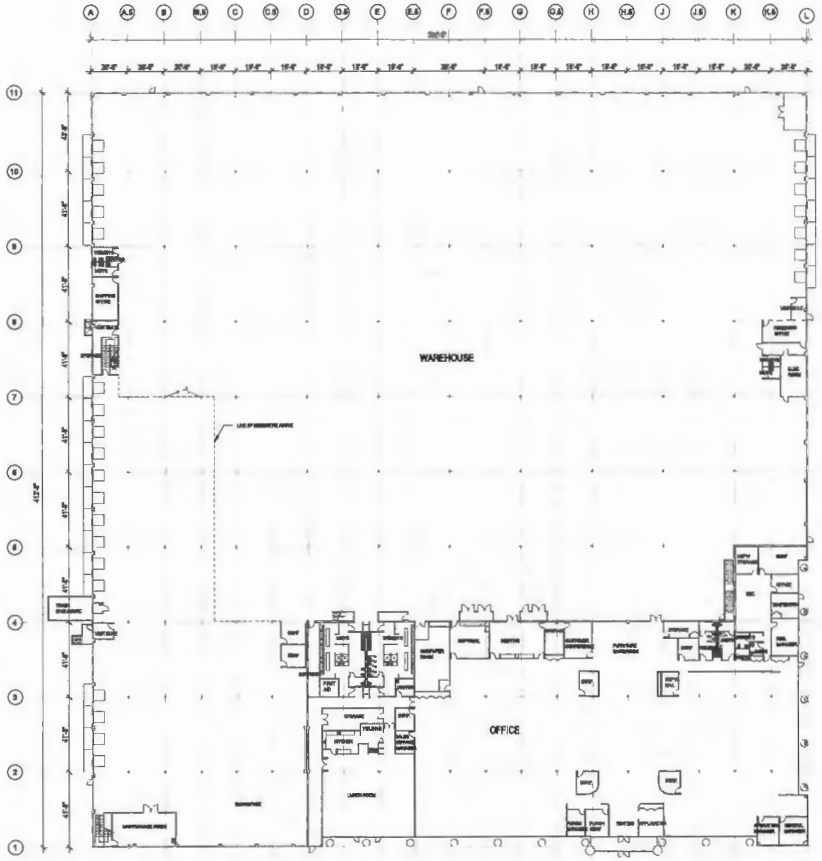
TARLTON MENLO BUSINESS PARK LOT 3

ALTA SURVEY FOR EXISTING SITE

08/06/15 10019.004

3C

DES ARCHITECTS ENGINEERS



1 EXISTING FIRST FLOOR PLAN
1/32" = 1'-0"

0' 16' 32' 64' 128'

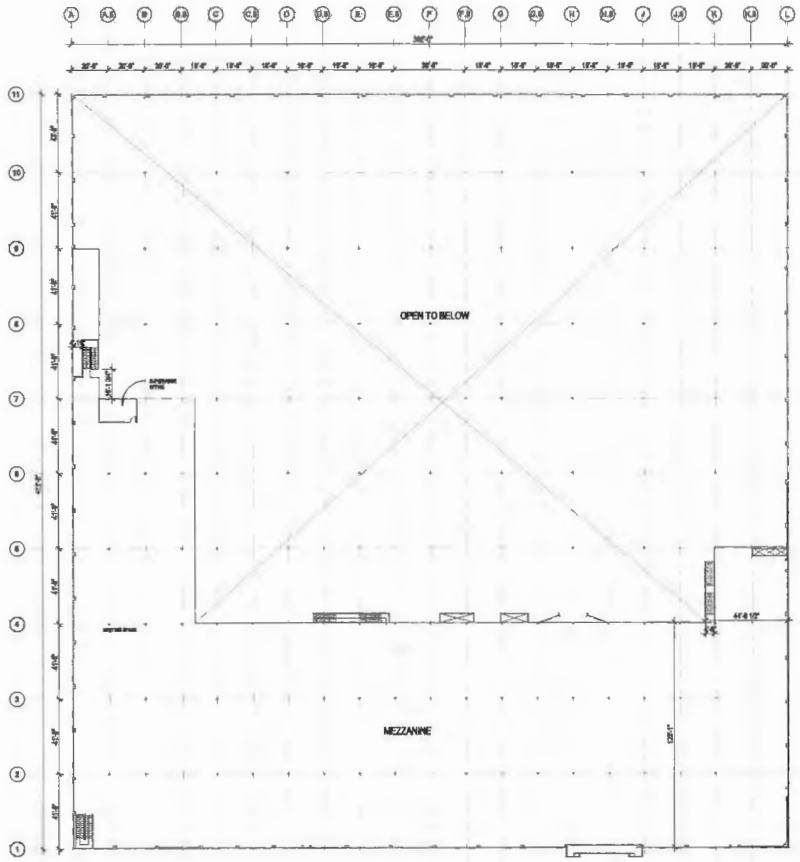
TARLTON MENLO BUSINESS PARK LOT 3

EXISTING FIRST FLOOR PLAN

08/06/15 10019.004

4

DES ARCHITECTS ENGINEERS



1 EXISTING SECOND FLOOR PLAN
1/32" = 1'-0"

0' 16' 32' 64' 128'

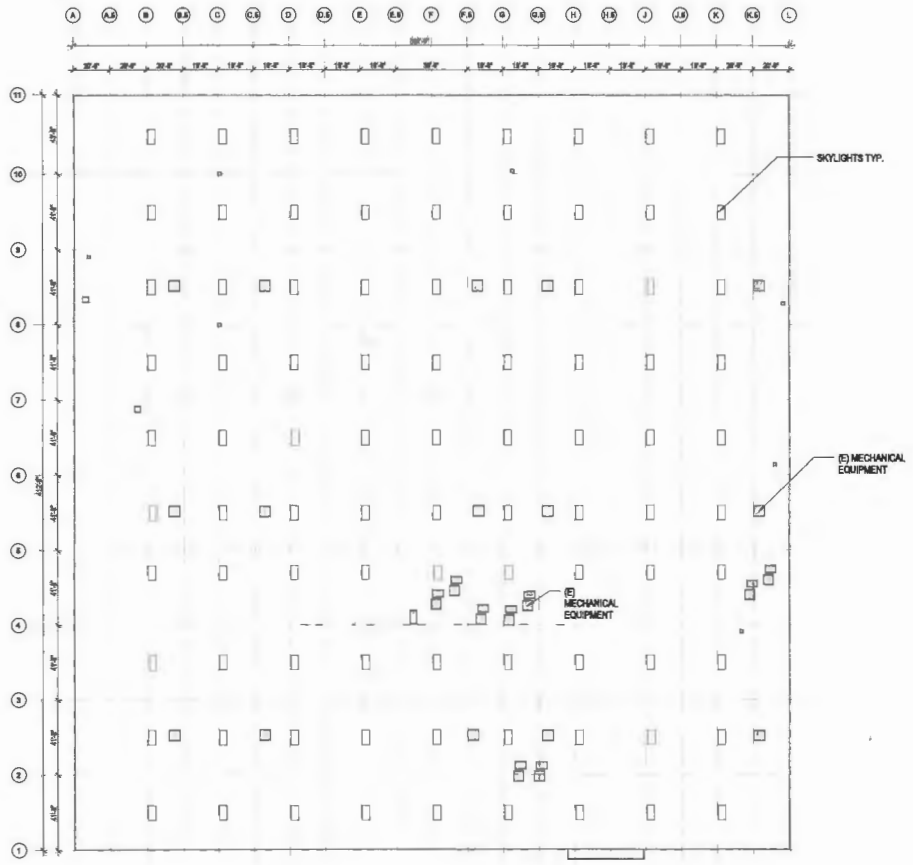
TARLTON MENLO BUSINESS PARK LOT 3

EXISTING SECOND FLOOR PLAN

08/06/15 10019.004

5

DES ARCHITECTS ENGINEERS



1 EXISTING ROOF PLAN
1/32" = 1'-0"

0' 16' 32' 64' 128'

N

(6a)

TARLTON MENLO BUSINESS PARK LOT 3

EXISTING ROOF PLAN

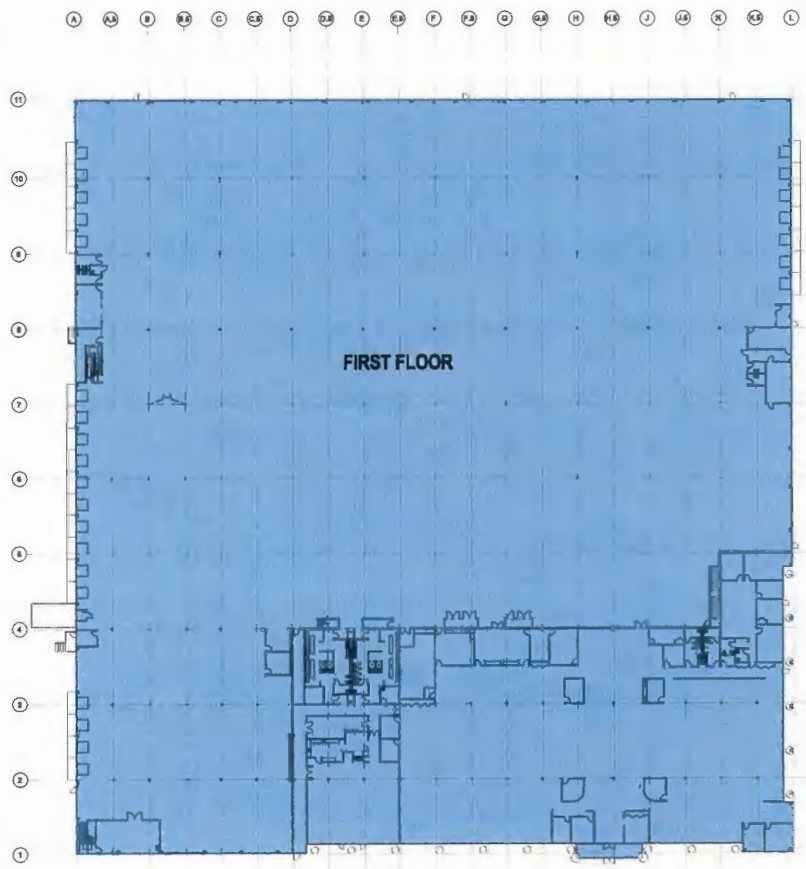
08/06/15 10019.004

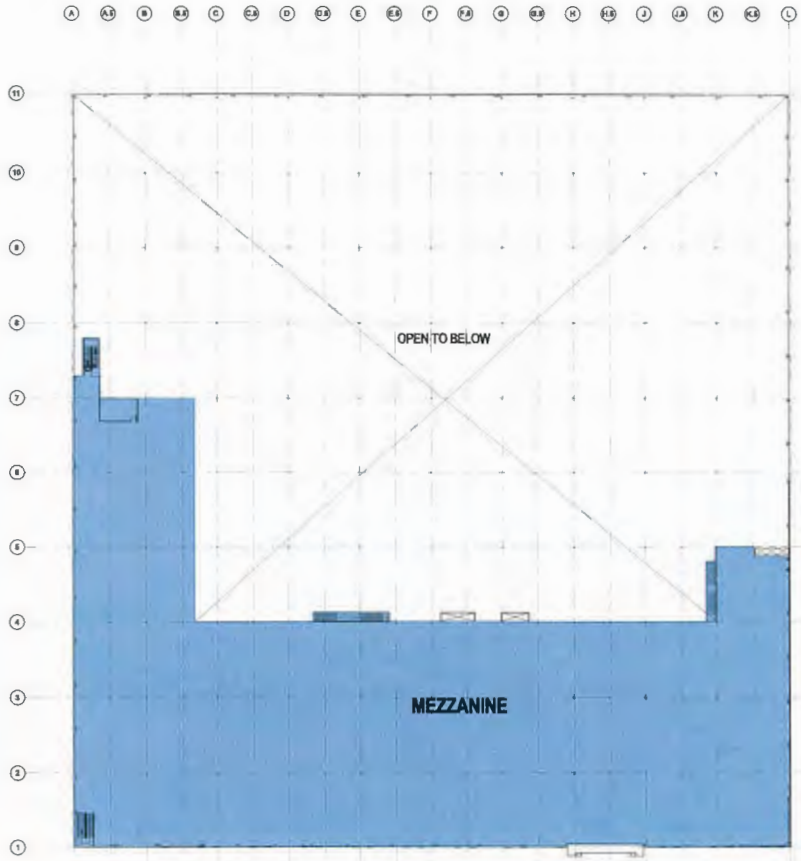
6

DES ARCHITECTS + ENGINEERS

TOTAL BUILDING AREA (EXISTING GFA):

FIRST FLOOR AREA	159,963 S.F.
SECOND FLOOR AREA	58,878 S.F.
TOTAL	218,841 S.F.





(D10)

TARLTON MENLO BUSINESS PARK LOT 3

EXISTING GFA DIAGRAMS

08/06/15 10019.004

7A

DES ARCHITECTS ENGINEERS

FIRST FLOOR:

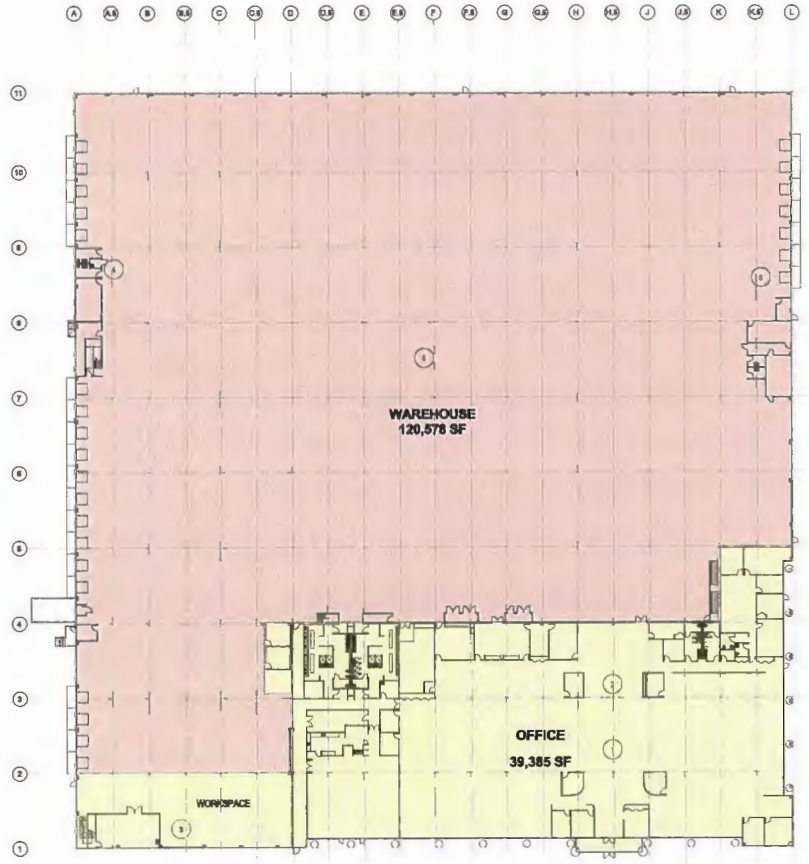
WAREHOUSE	120,578 SF
OFFICE	39,385 SF
TOTAL	**159,963 SF**

SECOND FLOOR:

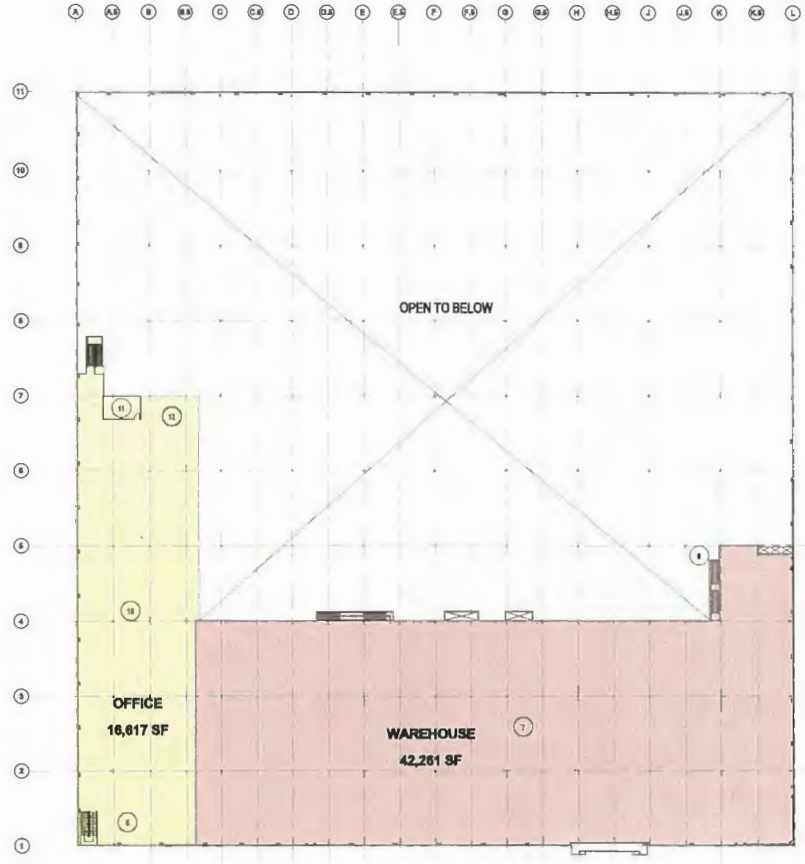
WAREHOUSE	42,261 SF
OFFICE	16,617 SF
TOTAL	**58,878 SF**

OVERALL BUILDING USE:

TOTAL WAREHOUSE	162,839 SF
TOTAL OFFICE	56,002 SF
TOTAL	**218,841 SF**



1 FIRST FLOOR
1/32" = 1'-0"



2 SECOND FLOOR
1/32" = 1'-0"

*KEYNOTES: REFER TO SHEET 7C FOR PHOTOGRAPHIC LOCATIONS

(D11)

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TARLTON MENLO BUSINESS PARK LOT 3

EXISTING BUILDING USE

08/06/15 10019.004

7B

DES ARCHITECTS ENGINEERS

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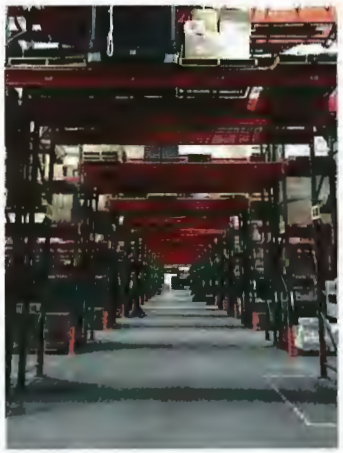

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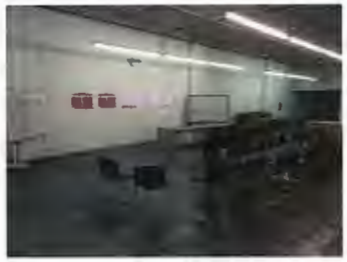

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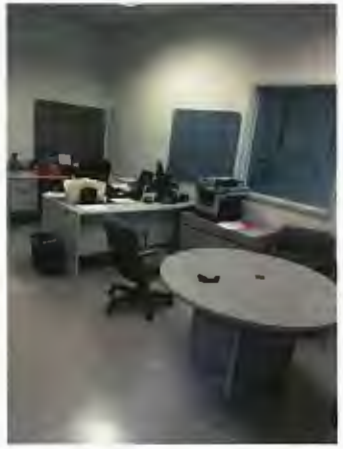

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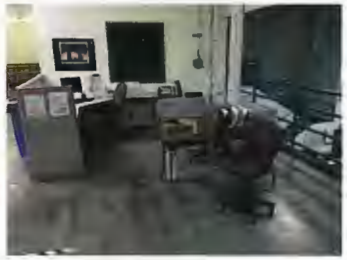

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D12

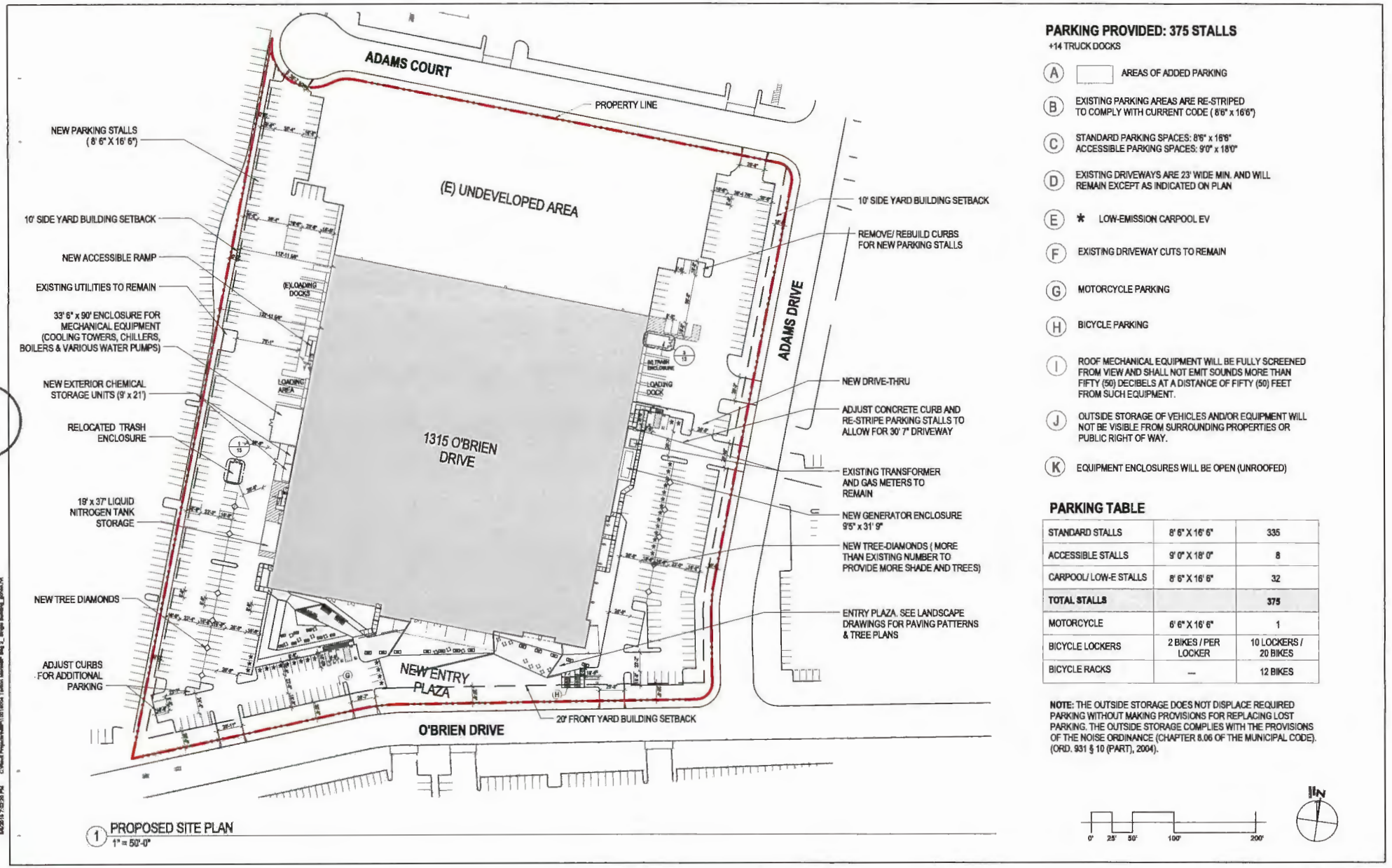
TARLTON MENLO BUSINESS PARK LOT 3

EXISTING BUILDING USE PHOTOS

08/06/15 10019.004

7C

DES ARCHITECTS ENGINEERS



1 PROPOSED SITE PLAN
1" = 50'-0"

PARKING PROVIDED: 375 STALLS
+14 TRUCK DOCKS

(A) AREAS OF ADDED PARKING

(B) EXISTING PARKING AREAS ARE RE-STRIPED TO COMPLY WITH CURRENT CODE (8'6" x 16'6")

(C) STANDARD PARKING SPACES: 8'6" x 16'6"
ACCESSIBLE PARKING SPACES: 9'0" x 18'0"

(D) EXISTING DRIVEWAYS ARE 23' WIDE MIN. AND WILL REMAIN EXCEPT AS INDICATED ON PLAN

(E) * LOW-EMISSION CARPOOL EV

(F) EXISTING DRIVEWAY CUTS TO REMAIN

(G) MOTORCYCLE PARKING

(H) BICYCLE PARKING

(I) ROOF MECHANICAL EQUIPMENT WILL BE FULLY SCREENED FROM VIEW AND SHALL NOT EMIT SOUNDS MORE THAN FIFTY (50) DECIBELS AT A DISTANCE OF FIFTY (50) FEET FROM SUCH EQUIPMENT.

(J) OUTSIDE STORAGE OF VEHICLES AND/OR EQUIPMENT WILL NOT BE VISIBLE FROM SURROUNDING PROPERTIES OR PUBLIC RIGHT OF WAY.

(K) EQUIPMENT ENCLOSURES WILL BE OPEN (UNROOFED)

PARKING TABLE

STANDARD STALLS	8' 6" X 16' 6"	335
ACCESSIBLE STALLS	9' 0" X 18' 0"	8
CARPOOL/ LOW-E STALLS	8' 6" X 16' 6"	32
TOTAL STALLS		**375**
MOTORCYCLE	6' 6" X 16' 6"	1
BICYCLE LOCKERS	2 BIKES / PER LOCKER	10 LOCKERS / 20 BIKES
BICYCLE RACKS	—	12 BIKES

NOTE: THE OUTSIDE STORAGE DOES NOT DISPLACE REQUIRED PARKING WITHOUT MAKING PROVISIONS FOR REPLACING LOST PARKING. THE OUTSIDE STORAGE COMPLIES WITH THE PROVISIONS OF THE NOISE ORDINANCE (CHAPTER 8.06 OF THE MUNICIPAL CODE). (ORD. 931 § 10 (PART), 2004).

0' 25' 50' 100' 200'

D13

TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED SITE PLAN
08/06/15 10019.004

8A

DES ARCHITECTS ENGINEERS

1 PROPOSED SITE PLAN- BUILDING SETBACKS
1" = 50'-0"

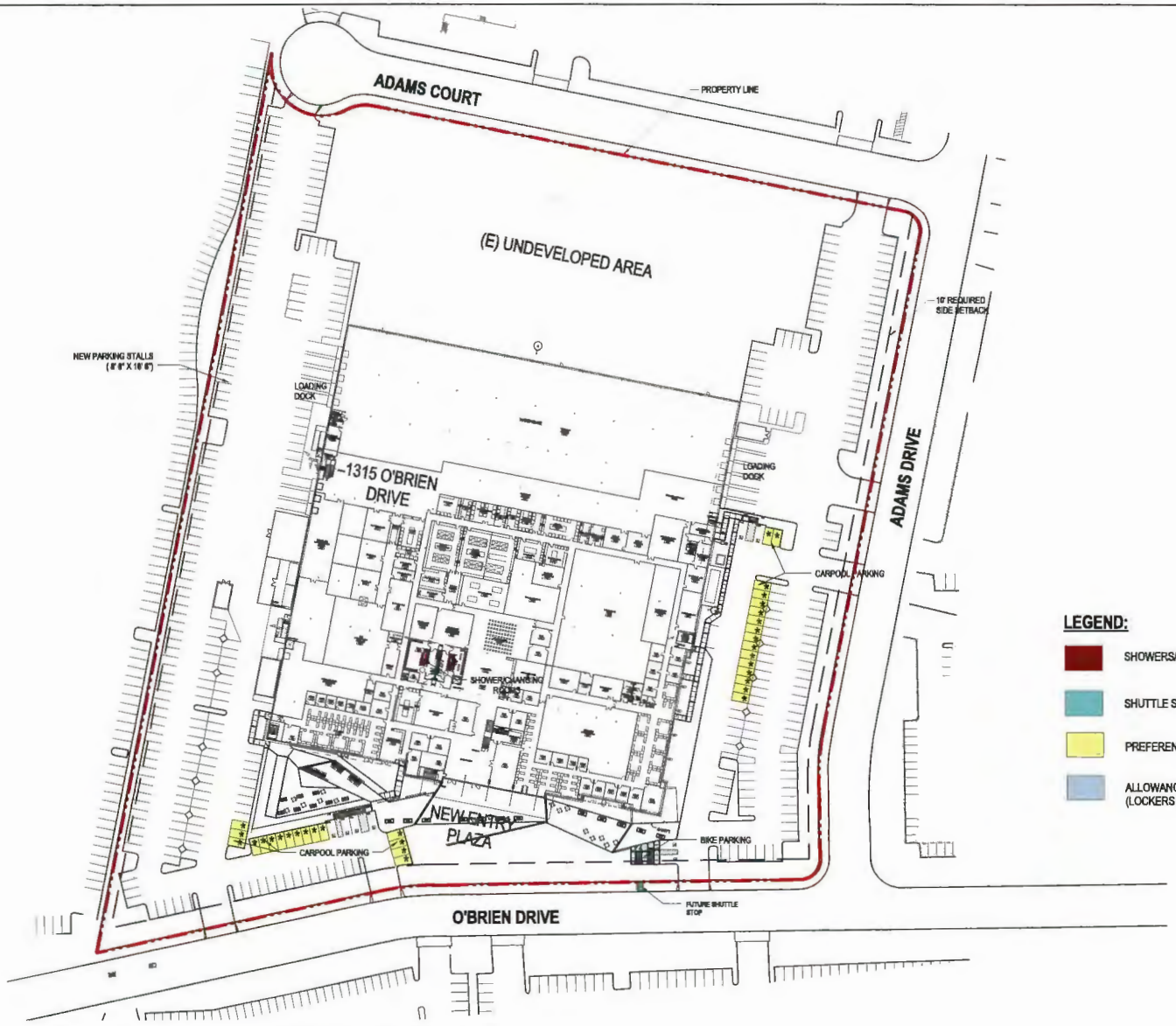
TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED SITE PLAN - BUILDING SETBACKS

08/06/15 10019.004

8B

DES ARCHITECTS ENGINEERS



1 TRANSPORTATION DEMAND MANAGEMENT (TDM) SITE PLAN
1" = 50'-0"

(SIG)

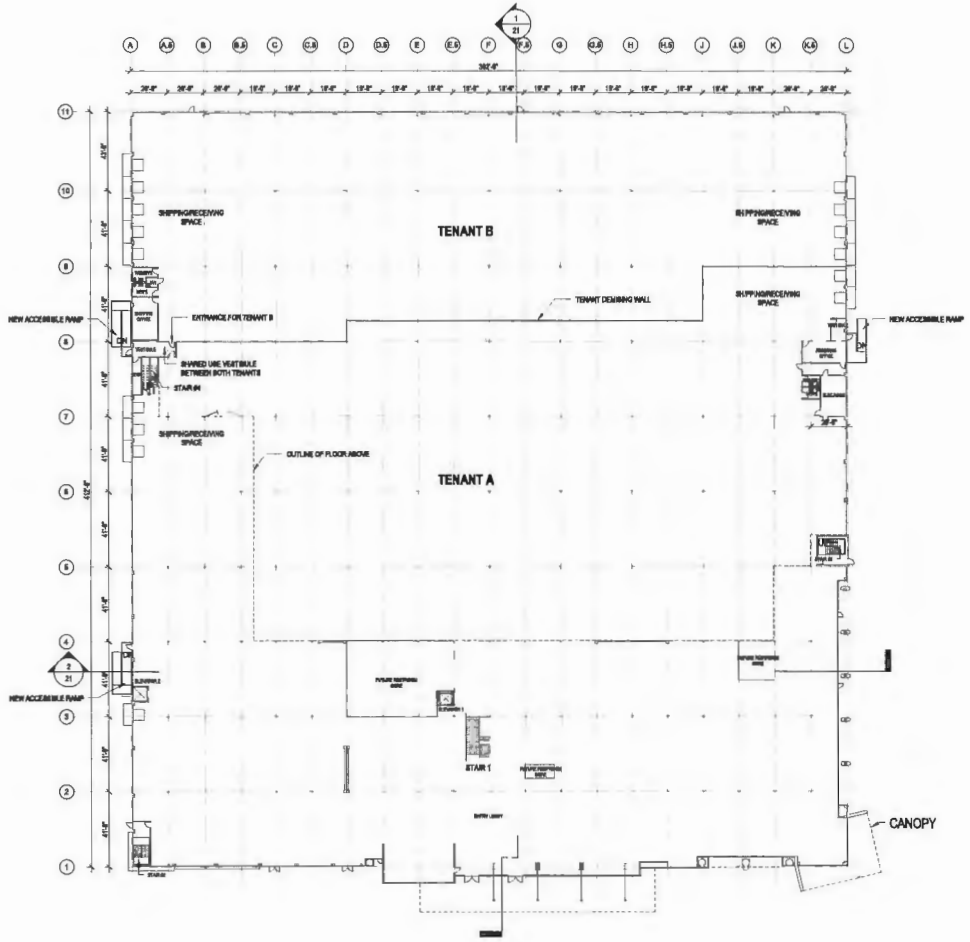
TARLTON MENLO BUSINESS PARK LOT 3

TRANSPORTATION DEMAND MANAGEMENT (TDM) SITE PLAN

08/06/15 10019.004

DES ARCHITECTS ENGINEERS

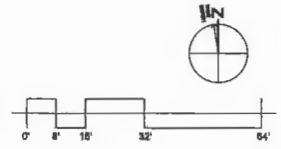
(9/9)



1 PROPOSED SHELL FIRST FLOOR PLAN
1/32" = 1'-0"

NOTES

* 5 NEW STAIRWAYS (2 TO ROOF)



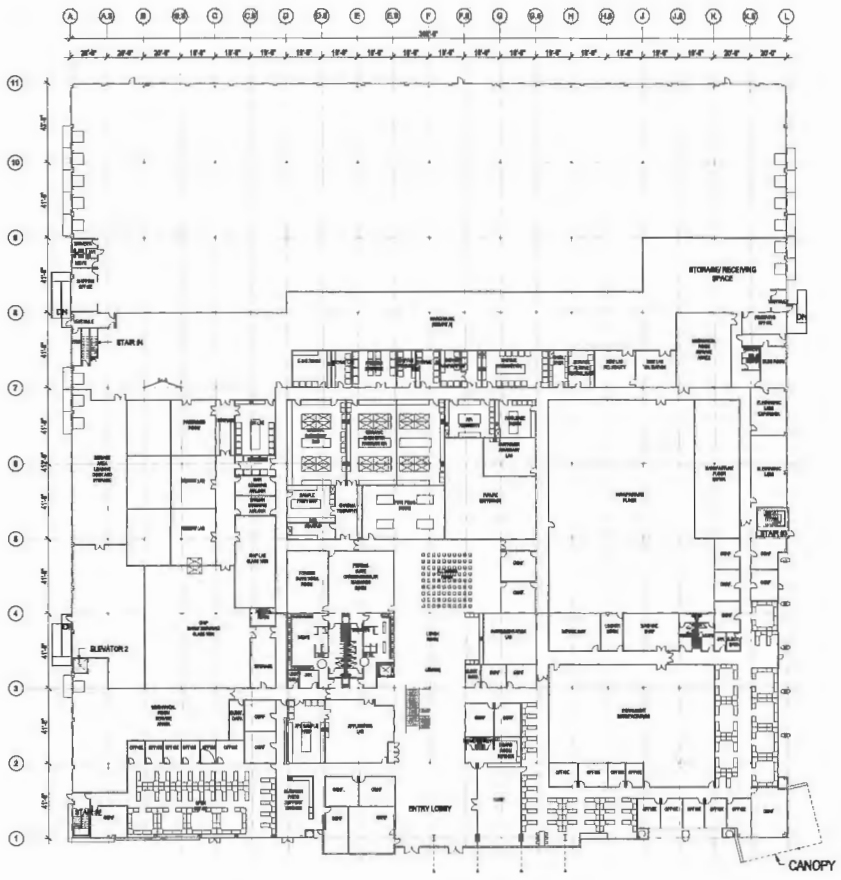
TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED SHELL FIRST FLOOR PLAN 10A

08/05/15 10019.004

DES ARCHITECTS ENGINEERS

(D17)



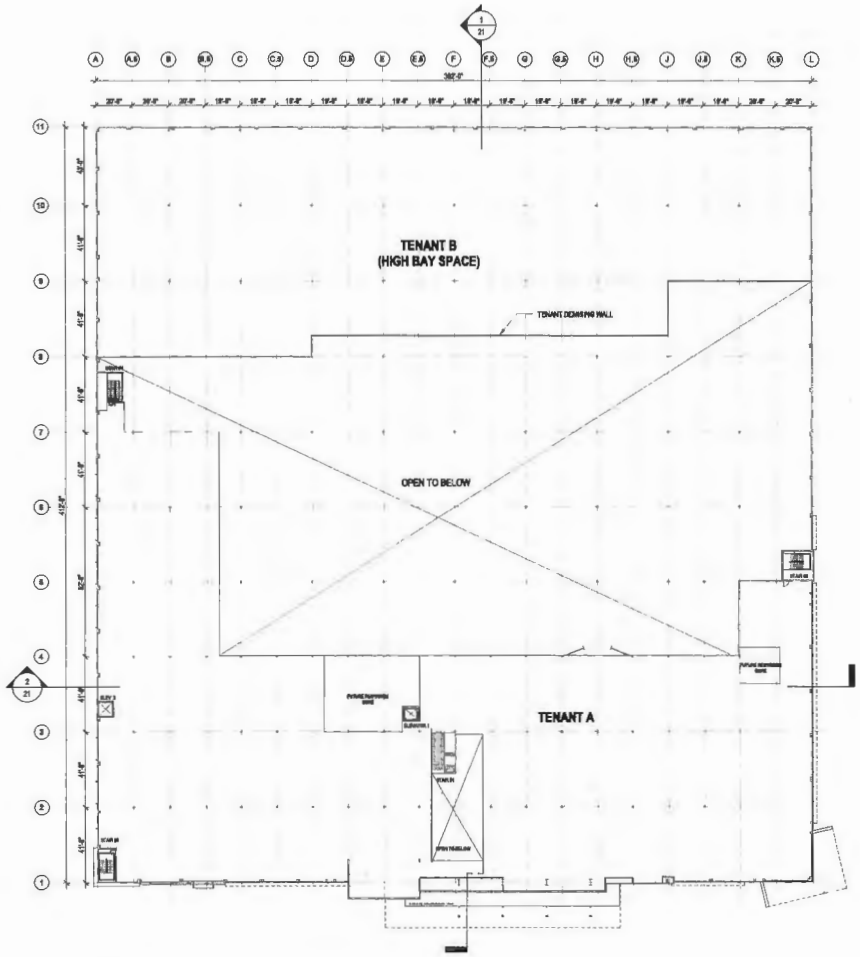
1 PROPOSED TI FIRST FLOOR PLAN
1/32" = 1'-0"

TARLTON MENLO BUSINESS PARK LOT 3

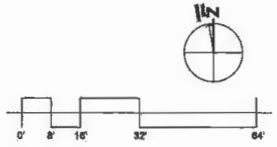
PROPOSED TENANT IMPROVEMENT FIRST FLOOR PLAN 10B

08/05/15 10019.004

DES ARCHITECTS ENGINEERS



1 PROPOSED SHELL SECOND FLOOR PLAN
1/32" = 1'-0"



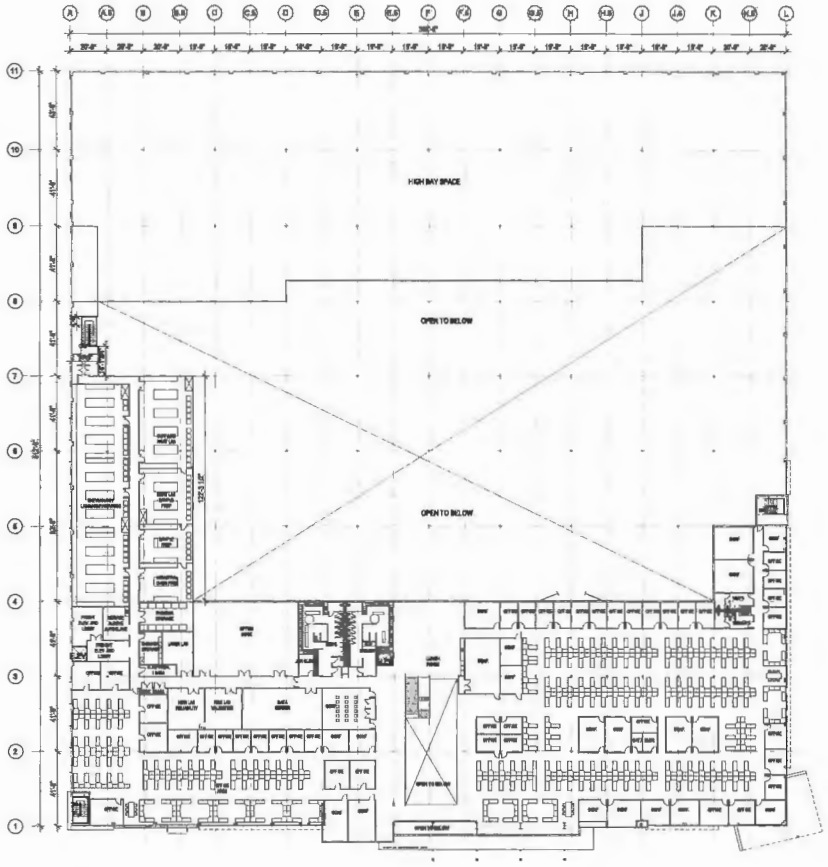
D18

TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED SHELL SECOND FLOOR PLAN 11A

08/05/15 10019.004

DES ARCHITECTS ENGINEERS



1 PROPOSED TI SECOND FLOOR PLAN
1/32" = 1'-0"

TARLTON MENLO BUSINESS PARK LOT 3

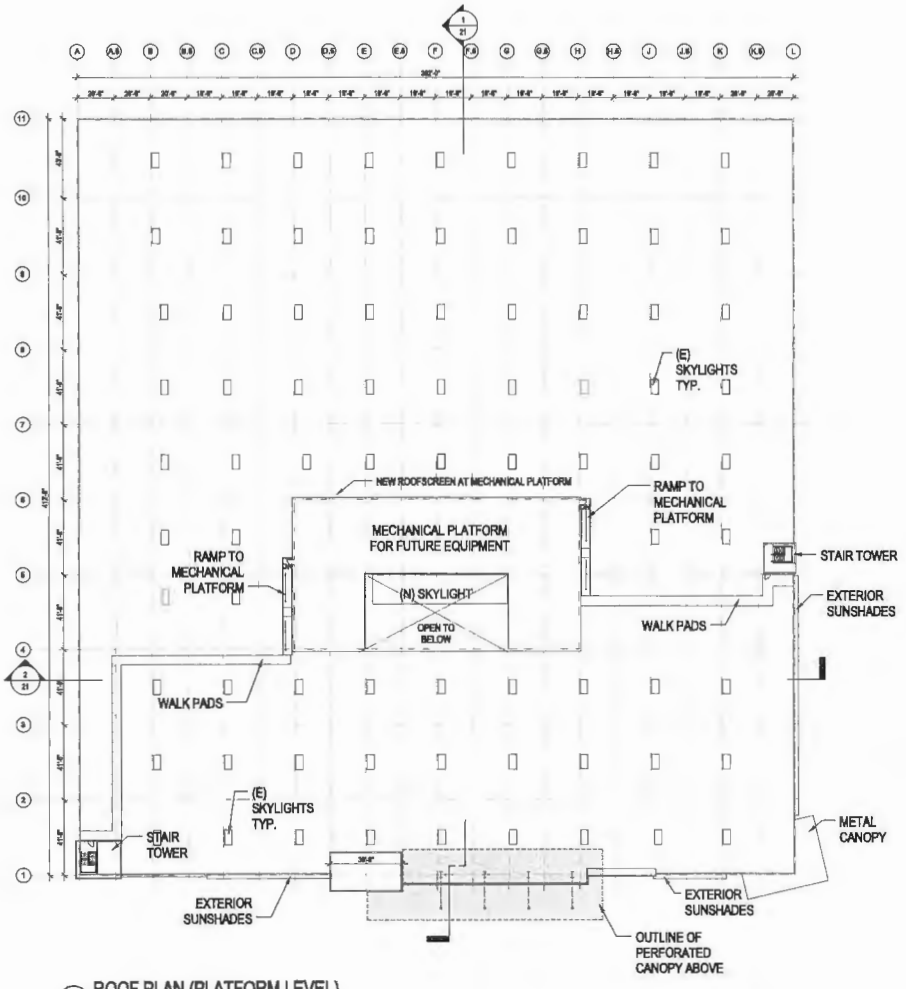
PROPOSED TENANT IMPROVEMENT SECOND FLOOR PLAN

08/05/15 10019.004

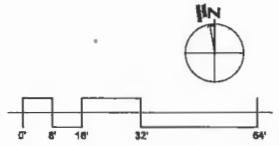
11B

DES ARCHITECTS ENGINEERS

D20



1 ROOF PLAN (PLATFORM LEVEL)
1/32" = 1'-0"



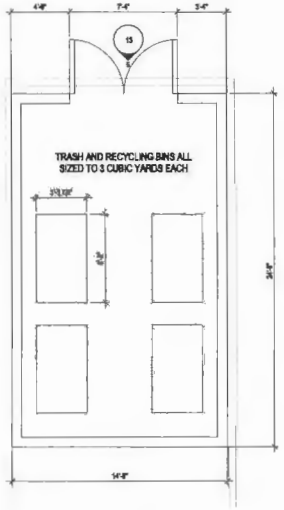
TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED ROOF PLAN (PLATFORM LEVEL)

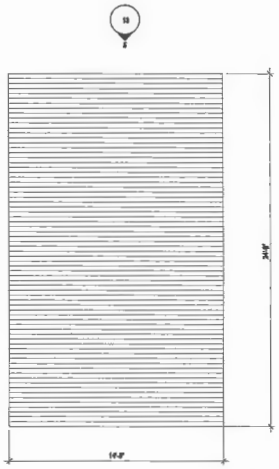
08/06/15 10019.004

12

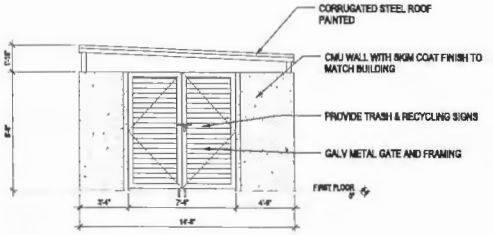
DES ARCHITECTS + ENGINEERS



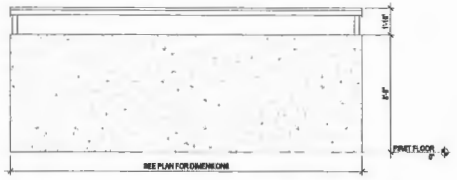
1 TRASH ENCLOSURE A PLAN
1/4" = 1'-0"



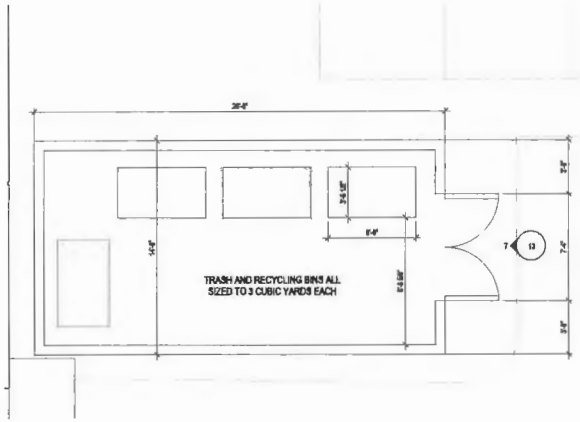
2 TRASH ENCLOSURE A ROOF PLAN
1/4" = 1'-0"



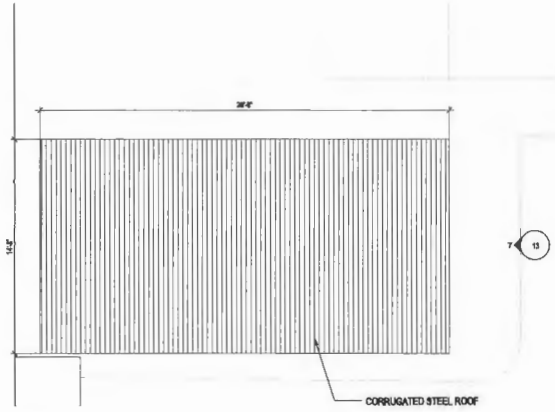
5 TRASH ENCLOSURE A - FRONT ELEVATION
1/4" = 1'-0"



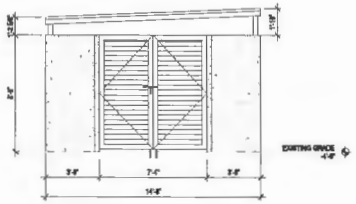
6 TYP. REAR AND SIDE ELEVATIONS
1/4" = 1'-0"



3 TRASH ENCLOSURE B PLAN
1/4" = 1'-0"



4 TRASH ENCLOSURE B ROOF PLAN
1/4" = 1'-0"



7 TRASH ENCLOSURE B - FRONT ELEVATION
1/4" = 1'-0"

D21

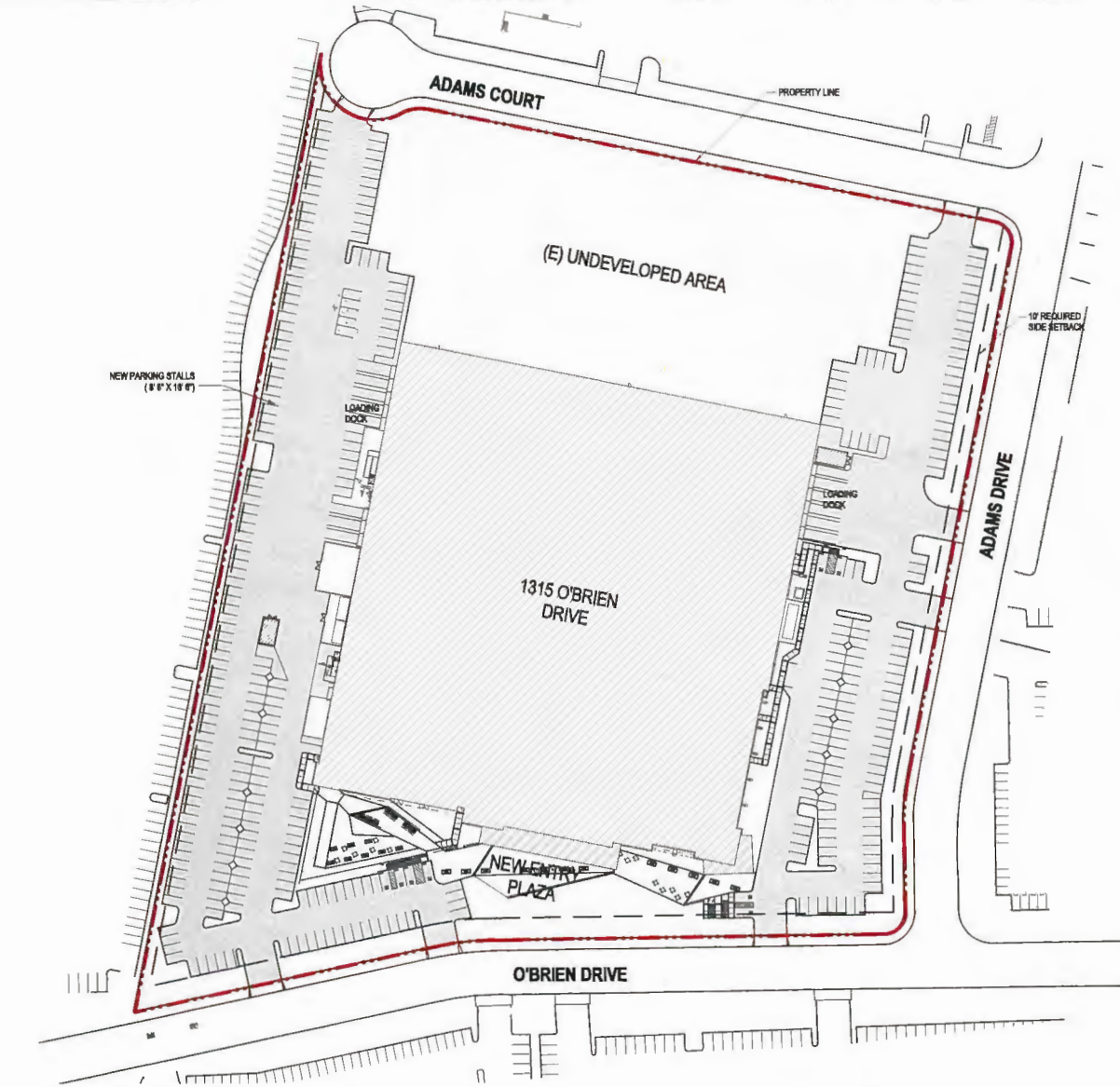
TARLTON MENLO BUSINESS PARK LOT 3

TRASH ENCLOSURE PLANS AND ELEVATIONS

08/06/15 10019.004

13

DES ARCHITECTS ENGINEERS



1 SITE AREA CALCULATION PLAN
1" = 50'-0"

PROJECT DATA:

PROJECT SITE AREA:	**487,916 SQ. FT.**
BUILDING FOOTPRINT:	161,415 SQ. FT.
AC PAVEMENT:	157,704 SQ. FT.
PAVEMENT (CONCRETE, PAVER, OR WOODEN DECK):	17,310 SQ. FT.
TOTAL IMPERVIOUS	336,429 SQ. FT.
LANDSCAPE/PERVIOUS AREA:	151,487 SQ. FT.
SITE % IMPERVIOUS: 69.0%	**SITE % PERVIOUS: 31.0%**

FOR DETAILS, SEE SHEET C1

BUILDING COVERAGE:

BUILDING FOOTPRINT:	161,415 SQ. FT.
BUILDING CANOPIES:	3,249 SQ. FT.
CHEMICAL STORAGE SHEDS/BUNKERS & TRASH ENCLOSURES:	1,438 SQ. FT.
TOTAL BUILDING COVERAGE	**166,102 SQ. FT.**
34.04% BUILDING COVERAGE	

LEGEND:

- BUILDING FOOTPRINT
- BUILDING CANOPY
- CHEMICAL STORAGE SHEDS/ BUNKERS & TRASH ENCLOSURES
- LANDSCAPE/PERVIOUS AREA
- PAVEMENT (CONCRETE, PAVER, OR WOODEN DECK)
- AC PAVEMENT

D22

TARLTON MENLO BUSINESS PARK LOT 3

SITE AREA AND BUILDING COVERAGE CALCULATION PLAN

08/06/15 10019.004

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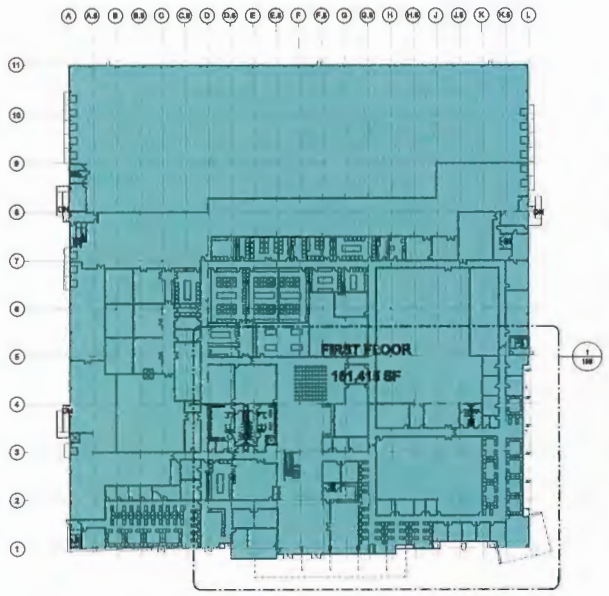
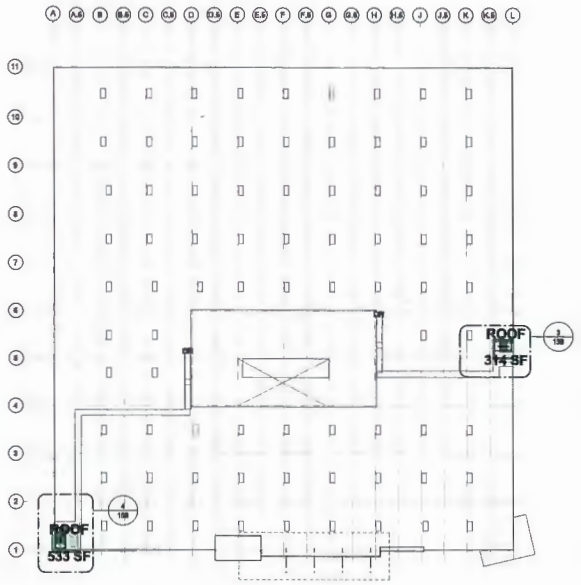
DES ARCHITECTS ENGINEERS

D23



1 FIRST FLOOR AREA PLAN
1" = 50'-0"

2 SECOND FLOOR AREA PLAN
1" = 50'-0"



3 ROOF AREA PLAN
1" = 50'-0"

BUILDING AREA

FIRST FLOOR:	161,415 SF
SECOND FLOOR:	57,876 SF
2 CHEMICAL STORAGE BUNKERS (9' X 21' EACH):	378 SF
ROOF:	847 SF
TOTAL	**220,516 SF**

*SEE PAGE 15B FOR ENLARGED COLORED DIAGRAMS INDICATING DIFFERENCES BETWEEN EXISTING AND PROPOSED AREA.

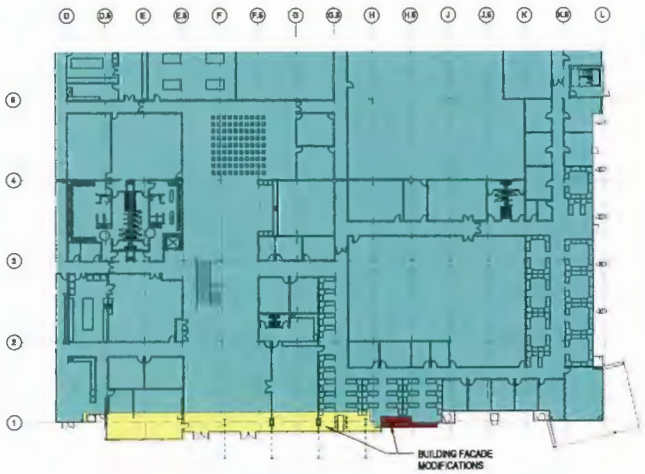
**EXISTING AND PROPOSED EXTERIOR MODIFIED COLUMNS AND PANELS ARE NOT USABLE OR OCCUPIABLE SPACE AND ARE NOT APPLICABLE TO THE CALCULATION OF GFA. SEE EXEMPTION AT 16.04.325 OF ZONING ORDINANCE.

TARLTON MENLO BUSINESS PARK LOT 3

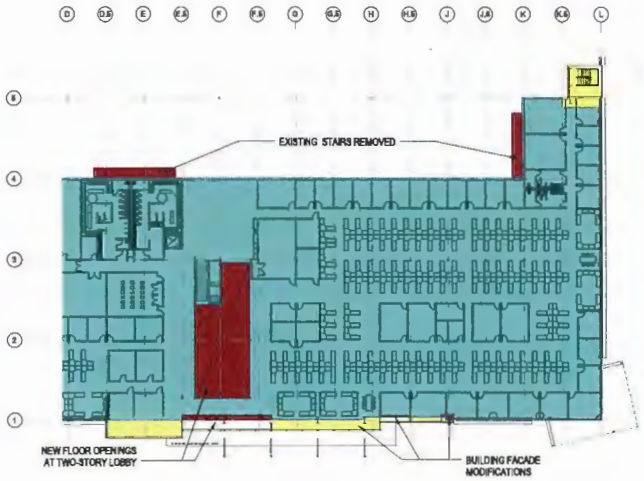
PROPOSED BUILDING GFA DIAGRAMS 15A

08/06/15 10019.004

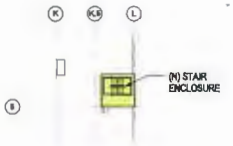
DES ARCHITECTS + ENGINEERS



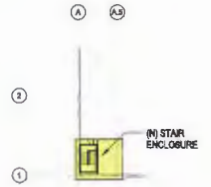
1 PARTIAL FIRST FLOOR ENLARGED PLAN
1" = 30'-0"



2 PARTIAL SECOND FLOOR ENLARGED PLAN
1" = 30'-0"



3 ROOF ENLARGED 2
1" = 30'-0"



4 ROOF ENLARGED 1
1" = 30'-0"

D24

AREA TO REMAIN

EXISTING FIRST FLOOR AREA	**159,963 SF**
SUBTRACTED AREA	-172 SF
ADDITIONAL AREA	+1,624 SF
PROPOSED FIRST FLOOR AREA	**161,415 SF**

AREA TO REMAIN

EXISTING SECOND FLOOR AREA	**58,878 SF**
SUBTRACTED AREA	-2,159 SF
ADDITIONAL AREA	+1,157 SF
PROPOSED SECOND FLOOR AREA	**57,876 SF**

EXISTING ROOF AREA	**0 SF**
ADDITIONAL AREA	+847 SF
PROPOSED ROOF AREA	**847 SF**

TOTAL EXISTING AREA	218,841 SF
TOTAL NET ADDITIONAL AREA	+1,297 SF
2 CHEMICAL STORAGE BUNKERS (9' X 21' EACH):	+378 SF
TOTAL PROPOSED AREA	**220,516 SF**

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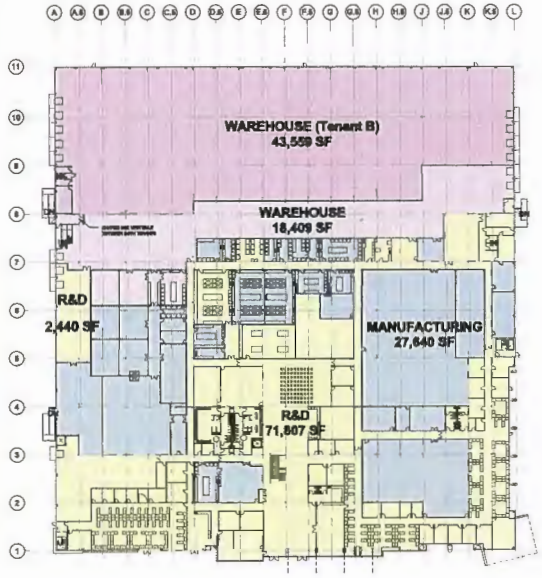
TARLTON MENLO BUSINESS PARK LOT 3

EXISTING TO PROPOSED GFA DIAGRAMS 08/06/15 10019.004 15B

DES ARCHITECTS ENGINEERS

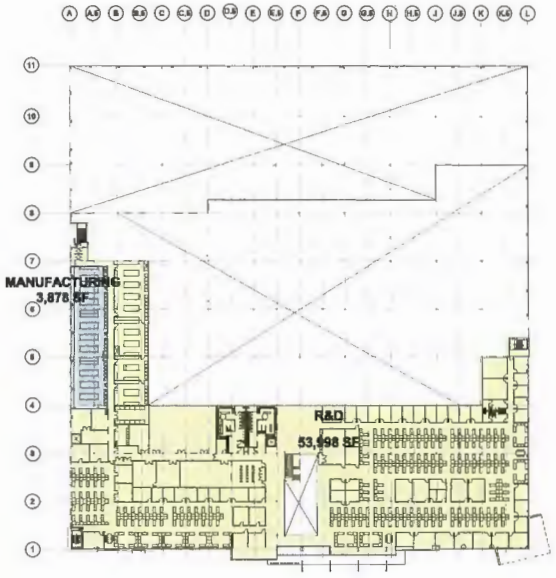


1 FIRST FLOOR
1" = 50'-0"

FIRST FLOOR:

R&D:	58,159 S.F.
WAREHOUSE (FOR TENANT B):	43,541 S.F.
WAREHOUSE:	17,797 S.F.
MANUFACTURING:	41,918 S.F.
TOTAL	161,415 S.F.

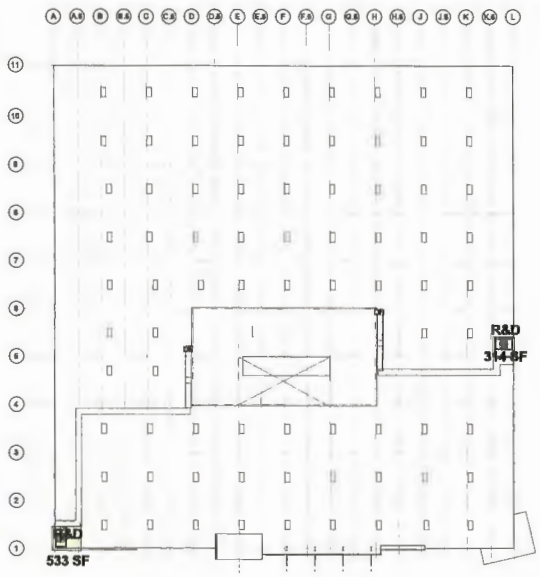
*UNLESS NOTED OTHERWISE, ALL AREAS ARE ASSIGNED UNDER TENANT A.



2 SECOND FLOOR
1" = 50'-0"

SECOND FLOOR:

R&D	53,998 S.F.
MANUFACTURING	3,878 S.F.
TOTAL	57,876 S.F.



3 ROOF
1" = 50'-0"

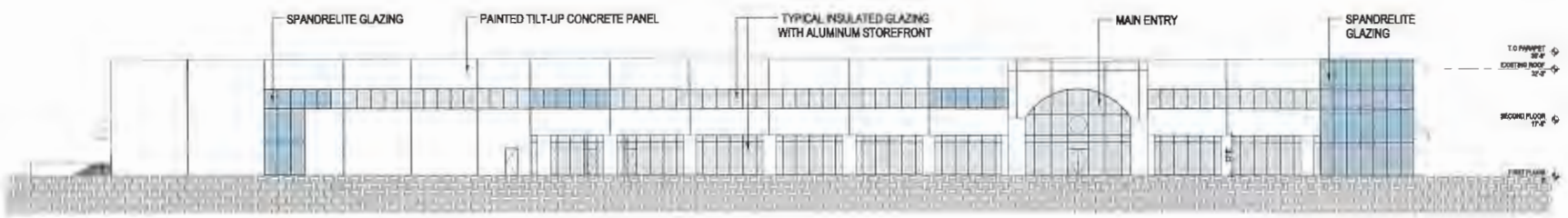
ROOF:

R&D	847 S.F.

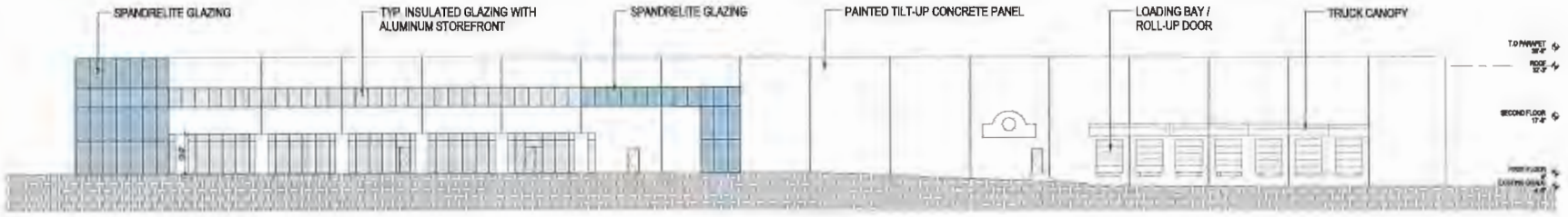
TOTAL BUILDING USE:

R&D:	113,004 S.F.
R&D NOT SHOWN (2 CHEMICAL STORAGE BUNKERS @ 9'X 21' EACH):	378 S.F.
WAREHOUSE:	61,338 S.F.
MANUFACTURING:	45,796 S.F.
TOTAL:	220,516 S.F.

D25

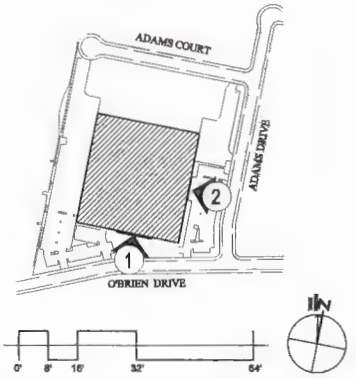


1 EXISTING SOUTH ELEVATION
1/16" = 1'-0"



2 EXISTING EAST ELEVATION
1/16" = 1'-0"

D26



TARLTON MENLO BUSINESS PARK LOT 3

EXISTING BUILDING ELEVATIONS

08/06/15 10019.004

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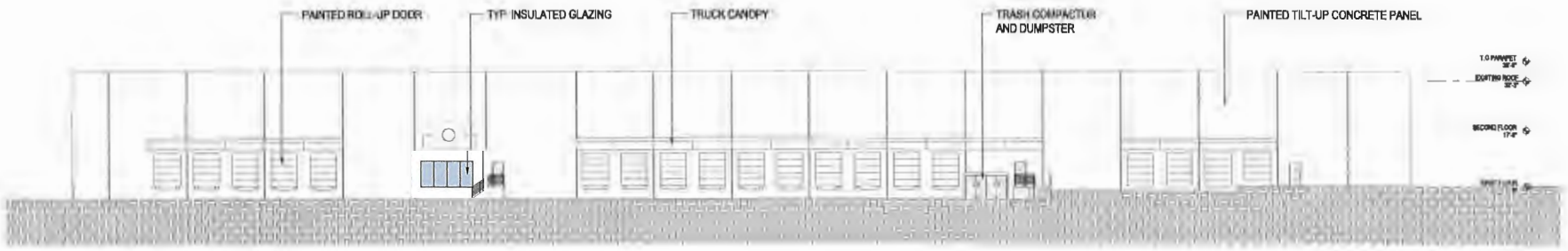
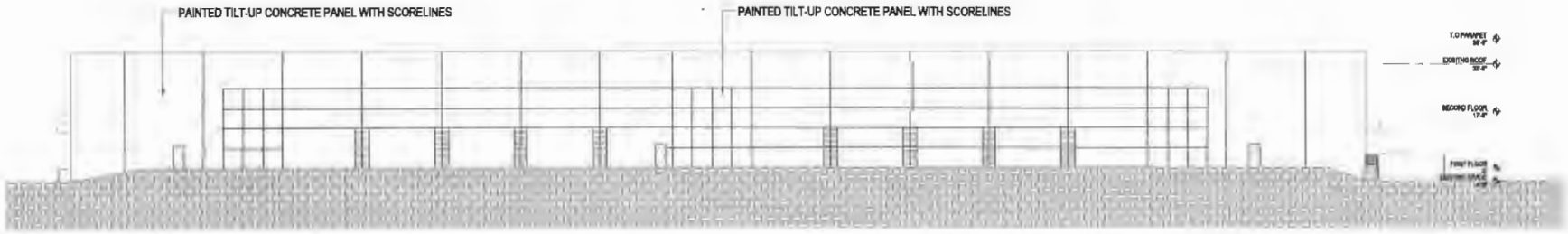
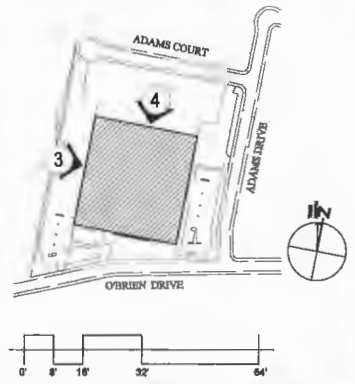
DES ARCHITECTS ENGINEERS



3 EXISTING WEST ELEVATION
1/16" = 1'-0"



4 EXISTING NORTH ELEVATION
1/16" = 1'-0"



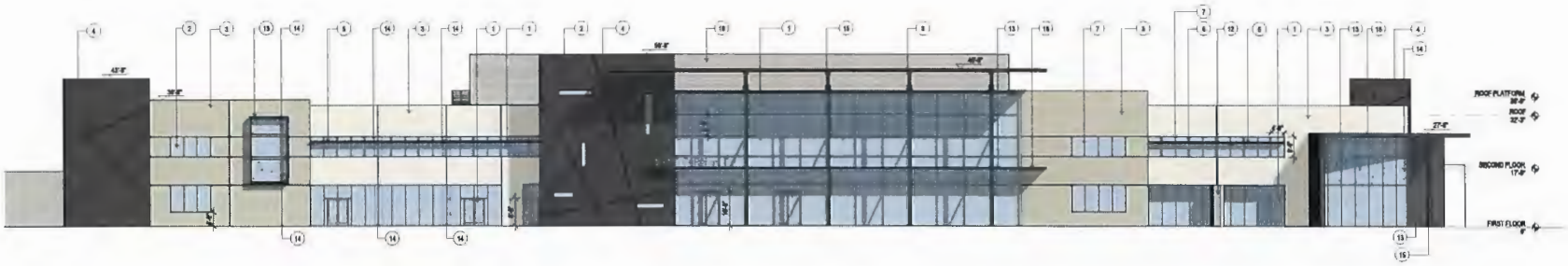
(L2a)

TARLTON MENLO BUSINESS PARK LOT 3

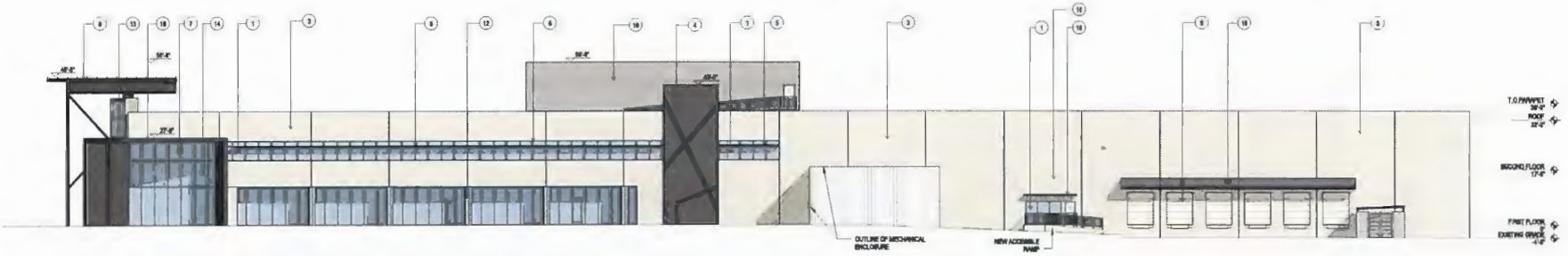
EXISTING BUILDING ELEVATIONS

08/06/15 10019.004

DES ARCHITECTS ENGINEERS



1 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"

TYPICAL WINDOW/ SUNSHADE DETAIL AT SECOND FLOOR

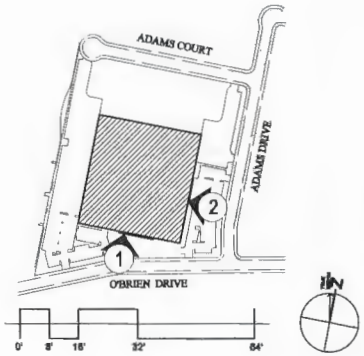
MATERIALS/FINISHES

1	LOW-E, SLIGHTLY TINTED, DOUBLE GLAZED GLASS WALLS
2	PUNCHED WINDOW OPENINGS WITH LOW-E GLAZING
3	PAINTED CONCRETE WALL
4	PAINTED CONCRETE WITH WALL SCORELINES
5	PAINTED METAL SUNSHADES
6	PAINTED SNAP-ON METAL FINS
7	KYNAR FINISH ALUMINUM MULLIONS
8	PERFORATED METAL PANEL ROOF CANOPY SUPPORTED BY METAL STRUCTURE
9	PAINTED METAL ROLL-UP DOOR
10	HORIZONTAL RIBBED METAL PANEL ROOFSCREEN FOR MECHANICAL EQUIPMENT (BEYOND).
12	EXISTING COLUMNS IN METAL COLUMN COVERS
13	PAINTED METAL PANELS

MATERIALS/FINISHES

14	SANDBLASTED CONCRETE SURFACE BEHIND GLAZING
15	PAINTED METAL K-BRACES AND COLUMNS
16	SKIM COAT EXISTING REVEALS FOR SMOOTH PANEL
18	NEW CANOPY
19	REPAINTED EXISTING CANOPY

BENJAMIN MOORE OC-25 *Cloud Cover*	PPG INDUSTRIES, INC. UC51713XL *Pewter*
BENJAMIN MOORE AF-685 *Thunder*	PPG INDUSTRIES, INC. UC70092F *Sunstorm Silversmith*
BENJAMIN MOORE 2121-10 *Gray*	GUARDIAN SUNGUARD 1" VE26-2M Insulating HS/HS



D28

TARLTON MENLO BUSINESS PARK LOT 3

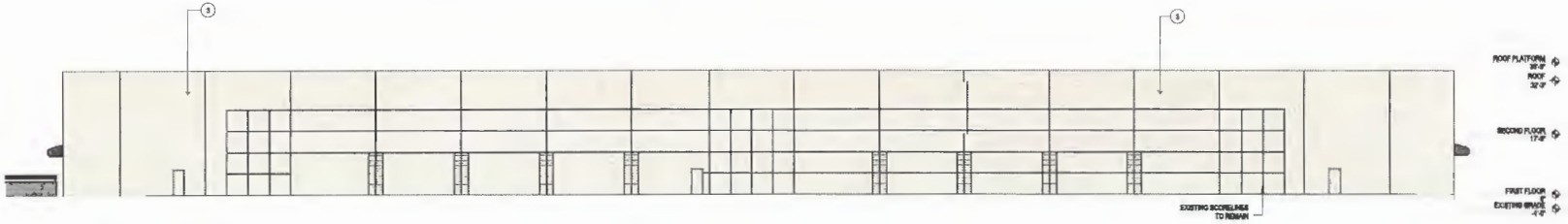
PROPOSED BUILDING ELEVATIONS

08/06/15 10019.004

19

DES ARCHITECTS ENGINEERS

1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"

(D29)

BENJAMIN MOORE
OC-25 *Cloud Cover*

BENJAMIN MOORE
AF-685 *Thunder*

BENJAMIN MOORE
2121-10 *Gray*

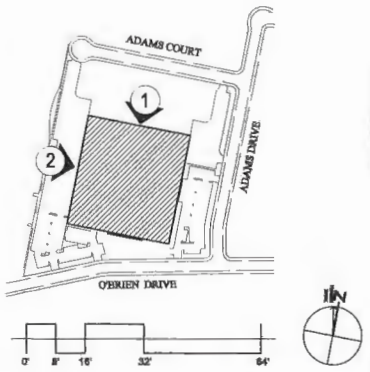
PPG INDUSTRIES, INC.
UC51713XL *Pewter*

PPG INDUSTRIES, INC.
UC70092F *Sunstorm Silversmith*

GUARDIAN SUNGUARD
1" VE26-2M Insulating HS/HS

MATERIALS/FINISHES

2	PUNCHED WINDOW OPENINGS WITH LOW-E GLAZING
3	PAINTED CONCRETE WALL
4	PAINTED CONCRETE WITH WALL SCORELINES
5	PAINTED METAL SUNSHADES
9	PAINTED METAL ROLL-UP DOOR
10	HORIZONTAL RIBBED METAL PANEL ROOFSCREEN FOR MECHANICAL EQUIPMENT (BEYOND).
16	SKIM COAT EXISTING REVEALS FOR SMOOTH PANEL
18	NEW CANOPY
19	REPAINTED EXISTING CANOPY



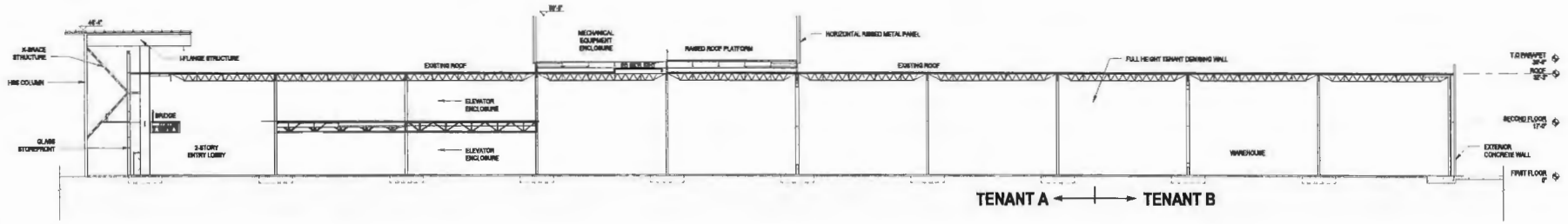
TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED BUILDING ELEVATIONS

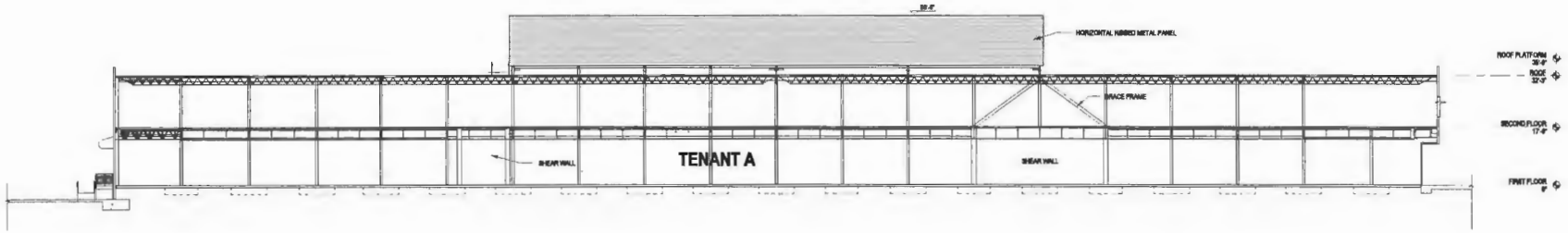
08/06/15 10019.004

20

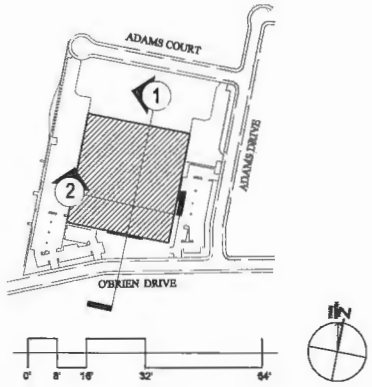
DES ARCHITECTS ENGINEERS



1 NORTH- SOUTH BUILDING SECTION
1/16" = 1'-0"



2 EAST-WEST BUILDING SECTION
1/16" = 1'-0"



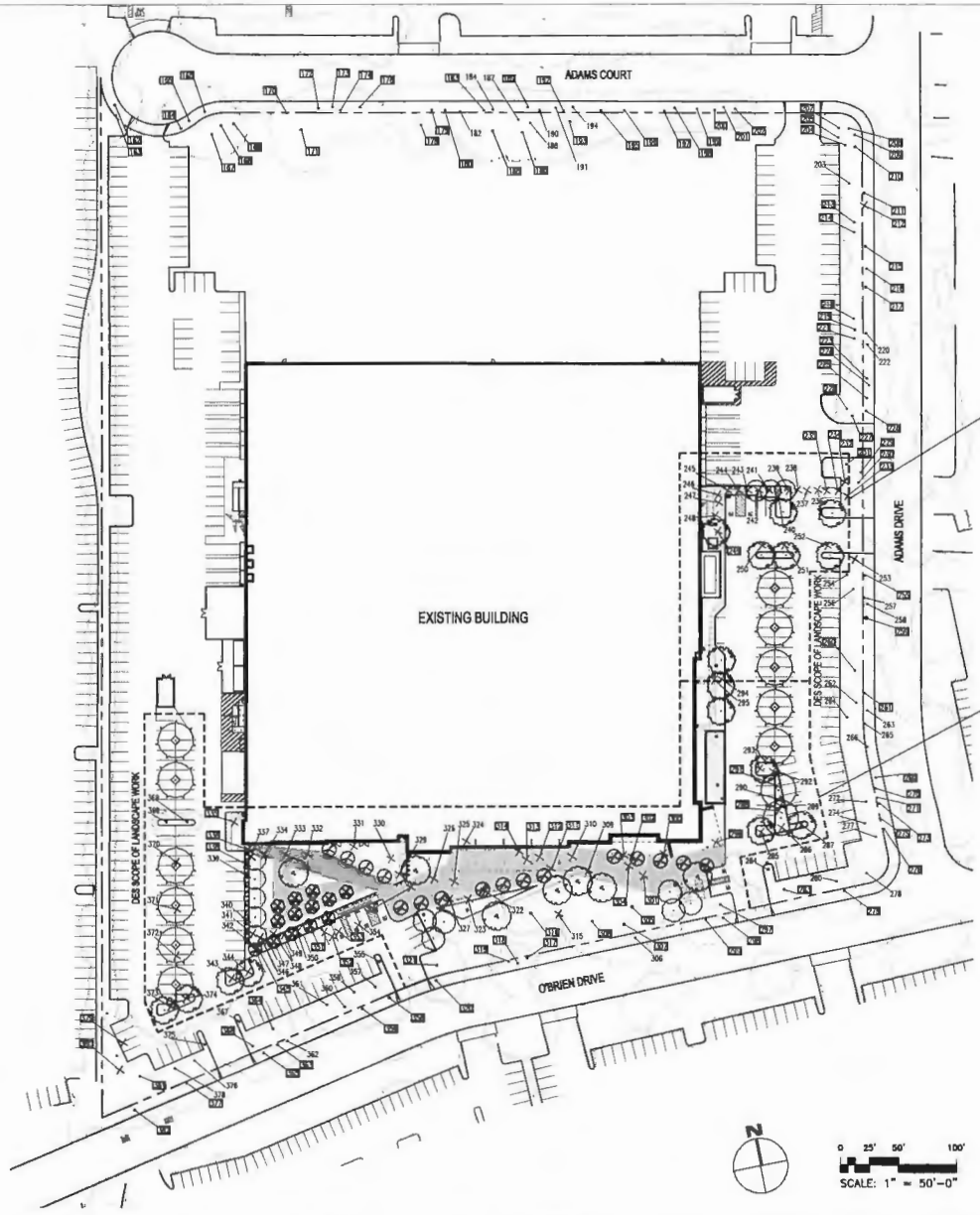
D36

TARLTON MENLO BUSINESS PARK LOT 3

BUILDING SECTIONS
08/06/15 10019.004

21

DES ARCHITECTS + ENGINEERS



PLANT LIST:

Code name	Scientific Name	Common Name	WUCOLS *	SIZE	BR**
TREES					
ACE GRI	Acer griseum	Paperbark Maple	Mod	36" box	
ARB MAR	Arbutus 'Marina'	Marina Arbutus	Low	36" box	
GIN PRI	Ginkgo biloba 'Princeton Sentry'	Maidenhair Tree	Mod	36" box	
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Sweet Bay	Low	36" box	
MET EXC	Metrosideros excelsa	New Zealand Christmas Tree	Low	36" box	
OLE SWA	Olea europaea 'Swan Hill'	Swan Hill Olive	Low	60" box	
PLA COL	Platanus x acerifolia 'Columbia'	London Plane Tree	Mod	36" box	
PYR CHA	Pyrus 'Chanticleer'	Chanticleer Flowering Pear	Mod	36" box	

TOTAL NEW TREES:

36" box:	72
60" box:	7
TOTAL:	79

SHRUB & GROUNDCOVER PLANTING					
ANI ORA	Anigozanthos 'Orange Cross'	Kangaroo Paw	Low	5 gal	
ARC EME	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	Low	5 gal	
CAL LIT	Callistemon 'Little John'	Dwarf Bottlebrush	Low	5 gal	
CAR DIV	Carex divulsa	Berkeley Sedge	Low	1 gal	X
CHO TEC	Chondropetalum tectorum	Cape Rush	Low	5 gal	X
COR DUS	Correa 'Dusky Bells'	Red Australian Fuchsia	Low	1 gal	
COT COG	Cotinus coggygria 'Purpureus'	Purple Smoke Bush	Low	15 gal	
EPI EVE	Epilobium canum 'Everett's Choice'	California Fuchsia	Low	1 gal	X
FES CAL	Festuca californica	California Fescue	Low	1 gal	X
JUN PAT	Juncus patens 'Elk Blue'	California Grey Rush	Low	1 gal	X
MIM JAC	Mimulus 'Jack'	Red Hybrid Monkeyflower	Low	5 gal	X
NAN OBS	Nandina domestica 'Obsession'	'Obsession' Heavenly Bamboo	Low	5 gal	
PIT MAR	Pittosporum 'Marjorie Channon'	Variegated Kohuhu	Mod	15 gal	
POL MUN	Polystichum munitum	Western Sword Fern	Mod	5 gal	X
RHA CAL	Rhamnus californica 'Mound San Bruno'	Coffeeberry	Low	15 gal	X
VINES					
TRA JAS	Trachelospermum jasminoides	Star Jasmine	Mod	5 gal	
VIT CAL	Vitis californica 'Roger's Red'	Red California Grape	Low	5 gal	X?

* WUCOLS: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES

** COMPATIBLE PLANTINGS FOR FLOW-THROUGH AND/OR BIORETENTION, PER SCVURPPP

NOTES:

A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN PROPOSED LANDSCAPE AREAS IN ACCORDANCE WITH THE CITY OF MENLO PARK AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

WATER CALCULATIONS TO BE PROVIDED WITH SUBMITTAL FOR BUILDING PERMIT

LEGEND:

EXISTING TREE NUMBER PER ARBORIST REPORT:

HERITAGE TREE 153

NON-HERITAGE TREE 353

EXISTING TREE TO BE REMOVED X

D31

Aug 06, 2015 2:42pm MRichards P:\Tarlton\Revit\PLT3MSE\MSE-SITE\10019001\Drw\Landscape\LAND PLAT.dwg

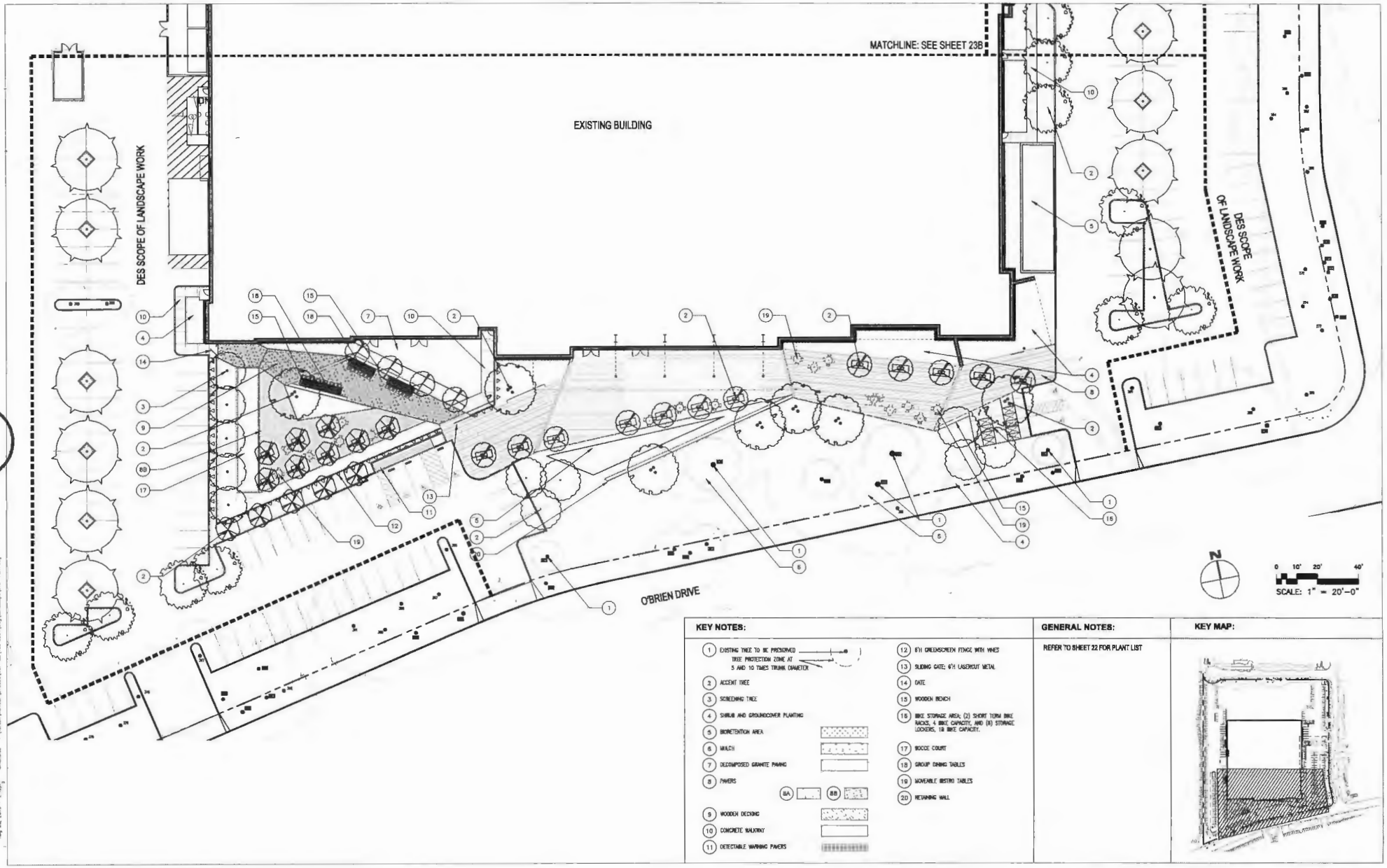
TARLTON MENLO BUSINESS PARK LOT 3

PRELIMINARY LANDSCAPE PLAN

8/06/15 10019.001

22

DES ARCHITECTS ENGINEERS



D32

KEY NOTES:

1. EXISTING TREE TO BE PRESERVED — TREE PROTECTION ZONE AT 5 AND 10 TIMES TRUNK DIAMETER
2. ACCENT TREE
3. SCREENING TREE
4. SHRUB AND GROUNDCOVER PLANTING
5. BIORETENTION AREA
6. MULCH
7. DECOMPOSED GRANITE PAVING
8. PAVERS — 8A, 8B
9. WOODEN DECKING
10. CONCRETE WALKWAY
11. DETECTABLE WARNING PAVERS
12. 6'H GREENSCREEN FENCE WITH VINES
13. SLIDING GATE; 6'H LASERCUT METAL
14. GATE
15. WOODEN BENCH
16. BIKE STORAGE AREA; (2) SHORT TERM BIKE RACKS, 4 BIKE CAPACITY, AND (8) STORAGE LOCKERS, 16 BIKE CAPACITY.
17. BOCCE COURT
18. GROUP DINING TABLES
19. MOVEABLE BISTRO TABLES
20. RETAINING WALL

GENERAL NOTES:

REFER TO SHEET 22 FOR PLANT LIST

KEY MAP:

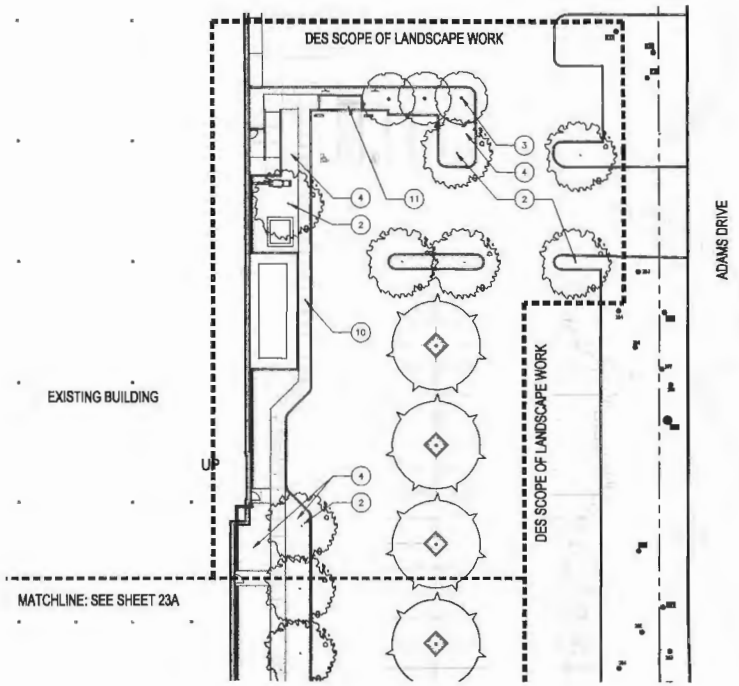
TARLTON MENLO BUSINESS PARK LOT 3

ENTRY PLAZA AND GARDEN ENLARGEMENT PLAN

8/06/15 10019.001

23A

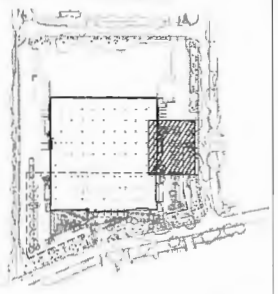
DES ARCHITECTS ENGINEERS



N

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

D33

LEGEND:	KEY NOTES:	GENERAL NOTES:	KEY MAP:
EXISTING TREE NUMBER PER ARBORIST REPORT: HERITAGE TREE 353 NON-HERITAGE TREE 353	1 EXISTING TREE TO BE PRESERVED TREE PROTECTION ZONE AT 5 AND 10 TIMES TRUNK DIAMETER 2 ACCENT TREE 3 SCREENING TREE 4 SHRUB AND GROUNDCOVER PLANTING 5 BIORETENTION AREA 6 MULCH 7 DECOMPOSED GRANITE PAVING 8 PAVERS 8A 8B 9 WOODEN DECKING 10 CONCRETE WALKWAY 11 DETECTABLE WARNING PAVERS 12 6'H GREENSCREEN FENCE WITH VINES 13 SLIDING GATE; 6'H LASERCUT METAL 14 GATE 15 WOODEN BENCH 16 BIKE STORAGE AREA; (2) SHORT TERM BIKE RACKS, 4 BIKE CAPACITY, AND (8) STORAGE LOCKERS, 16 BIKE CAPACITY. 17 BOCCE COURT 18 GROUP DINING TABLES 19 MOVEABLE BISTRO TABLES	REFER TO SHEET 22 FOR PLANT LIST	

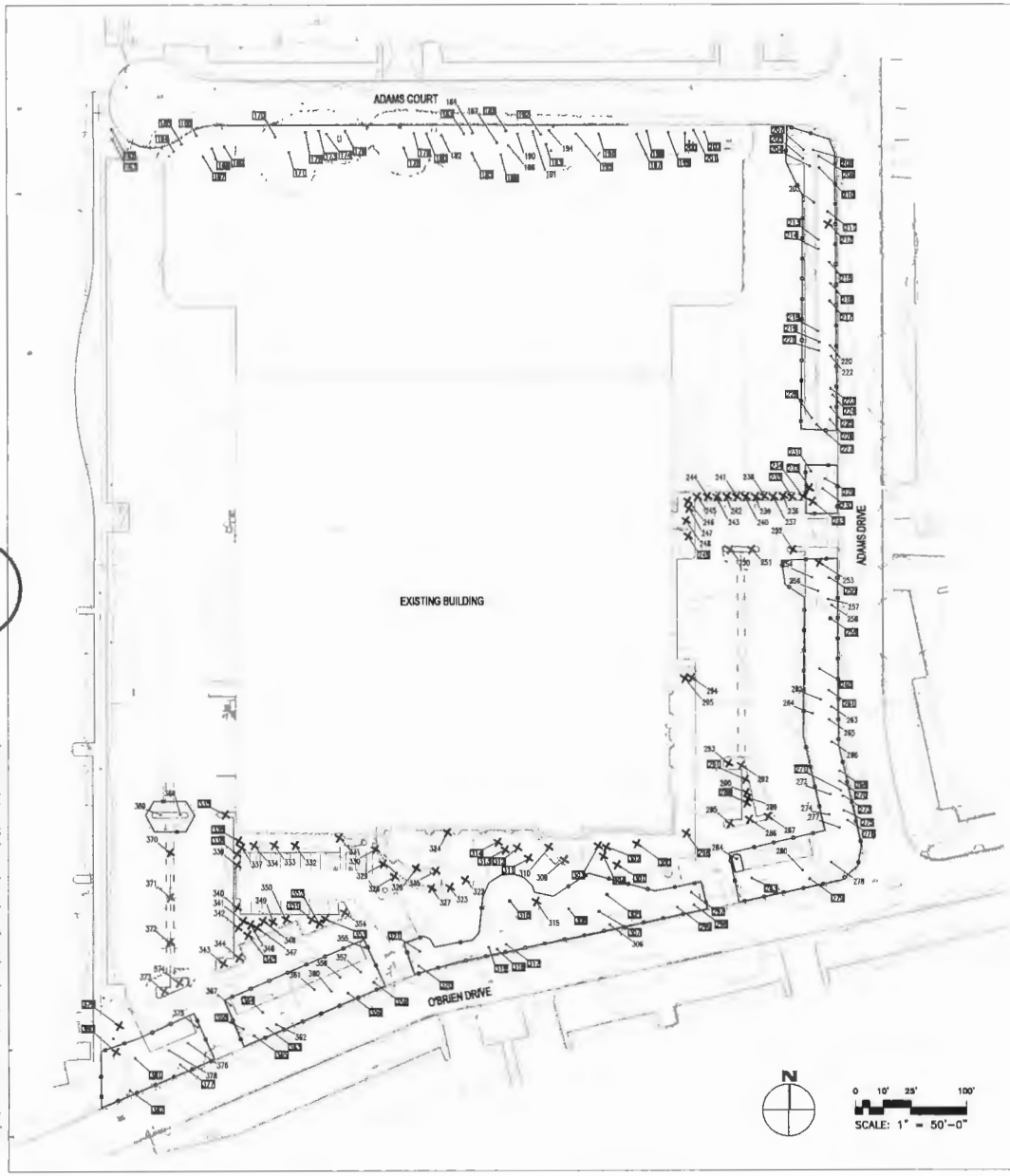
TARLTON MENLO BUSINESS PARK LOT 3

PARKING LOT ENLARGEMENT PLAN

8/06/15 10019.001

23B

DES ARCHITECTS ENGINEERS



LEGEND:

EXISTING TREE NUMBER PER ARBORIST REPORT:
HERITAGE TREE: 455
NON-HERITAGE TREE: 353

EXISTING TREE TO BE REMOVED: ×

TREE PROTECTION FENCING: —●— 01

TREES TO BE REMOVED:

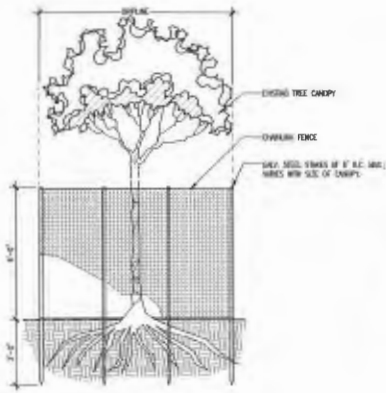
TOTAL TREES TO BE REMOVED = 87
(HERITAGE TREES = 27)
(NON-HERITAGE TREES = 60)

TREE EVALUATION NOTES:

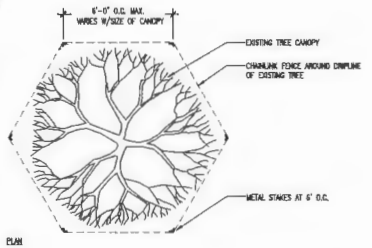
1. REFER TO ARBORIST REPORT AS PREPARED BY ARBOR RESOURCES 03/01/15
2. TREES #401-447 ON ADJACENT PROPERTY; TO BE PROTECTED
3. ALL EXISTING SHRUBS AND GROUNDCOVER WITHIN DES SCOPE OF LANDSCAPE WORK TO BE REMOVED. REFER TO PRELIMINARY LANDSCAPE PLAN.
4. HERITAGE TREE REMOVAL PERMITTING, TOTAL OF 27 ONSITE TREES:
   #212, #232, #233, #234, #235, #249, #268, #281, #284, #300, #301, #302, #303, #304, #311, #312, #313, #314, #330, #336, #338, #345, #351, #352, #353, #378, #380

TREE PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, THE CONTRACTOR SHALL MEET WITH THE PROJECT ARBORIST AND OWNER TO COORDINATE TREE PROTECTION MEASURES AND TO IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. ALL TREE PROTECTION MEASURES TO BE COORDINATED WITH CIVIL DEMOLITION PLAN AND APPROVED BY THE PROJECT ARBORIST.
3. PROVIDE 6 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN. FENCE LOCATIONS TO BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST PRIOR TO START OF DEMOLITION. INSTALL A SIX INCH LAYER OF CLEAN WOOD CHIP MULCH TO COVER THE EXPOSED SOIL SURROUNDING PROTECTED TREES WITHIN THE TREE PROTECTION FENCING.
4. THE CONTRACTOR IS RESPONSIBLE TO SEE THAT THE PROJECT ARBORIST IS PRESENT TO MONITOR ALL WORK PERFORMED WITHIN OR CLOSELY ADJACENT TO THE DRIPLINE OF PROTECTED TREES. WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM AND PERFORMED BY HAND. USE ONLY HAND TOOLS OR PNEUMATIC EQUIPMENT TO EXCAVATE WITHIN THE DRIPLINE OF PROTECTED TREES. AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OF TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
5. CONSULT WITH THE OWNER'S PROJECT ARBORIST PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER FROM TREES OR PLANTS THAT ARE TO REMAIN.
6. ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT AND APPROVED BY THE PROJECT ARBORIST.
7. NO UTILITY TRENCHING WITHIN 15' OF EXISTING TREES.
8. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER / INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
9. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATED TREES. THE PROJECT ARBORIST IS TO APPROVE IRRIGATION METHODS AND WATERING SCHEDULE OF TREES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
11. CONSULT WITH THE PROJECT ARBORIST AND THE LANDSCAPE ARCHITECT SHOULD SPECIAL CIRCUMSTANCES OR QUESTIONS ARISE REGARDING THESE PROCEDURES.



NOTES:
1. DO NOT REMOVE OR MOVE FENCE ONCE IN PLACE, UNLESS AUTHORIZED BY OWNER.
2. PLAN VIEW ONLY APPLIES WHEN FENCE ENCLOSES TREE. FENCE MAY BE USED AS A CONTINUOUS FENCE/BARRIER TO PROTECT TREE FROM ADJACENT CONSTRUCTION.



01 EXISTING TREE PROTECTION FENCE
3/8"=1'-0" (32)

FILE NAME:TH-TREE DRAWN BY: DESIGPE

TARLTON MENLO BUSINESS PARK LOT 3

TREE PROTECTION AND REMOVAL PLAN

8/06/15 10019.001

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DES ARCHITECTS ENGINEERS

TREE NO.	TREE NAME	SIZE	TREE CONDITION				
162	Aleppo pine (*Pinus halepensis*)	27	60%	40%	Fair	Low	X
163	Aleppo pine (*Pinus halepensis*)	22	50%	50%	Fair	Moderate	X
164	Bradford flowering pear (*Pyrus c. 'Bradford'*)	21	80%	20%	Poor	Low	X
165	Bradford flowering pear (*Pyrus c. 'Bradford'*)	20	70%	30%	Fair	Low	X
166	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	60%	30%	Poor	Low	X
167	Canary Island pine (*Pinus canariensis*)	19	80%	30%	Fair	Low	X
168	Canary Island pine (*Pinus canariensis*)	24	80%	50%	Fair	Moderate	X
169	Canary Island pine (*Pinus canariensis*)	17	60%	40%	Fair	Moderate	X
170	Bradford flowering pear (*Pyrus c. 'Bradford'*)	15	70%	20%	Poor	Low	X
171	Aleppo pine (*Pinus halepensis*)	24	70%	20%	Poor	Low	X
172	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
173	Canary Island pine (*Pinus canariensis*)	18	70%	50%	Fair	Moderate	X
174	Canary Island pine (*Pinus canariensis*)	20	70%	20%	Poor	Low	X
176	Australian willow (*Geijera parviflora*)	16	90%	20%	Poor	Low	X
178	Aleppo pine (*Pinus halepensis*)	21	60%	40%	Fair	Moderate	X
179	Aleppo pine (*Pinus halepensis*)	20	60%	30%	Poor	Low	X
180	Bradford flowering pear (*Pyrus c. 'Bradford'*)	19	70%	30%	Poor	Low	X
182	Bradford flowering pear (*Pyrus c. 'Bradford'*)	13	70%	20%	Poor	Low	
183	Bradford flowering pear (*Pyrus c. 'Bradford'*)	16	70%	20%	Poor	Low	X
184	Bradford flowering pear (*Pyrus c. 'Bradford'*)	12	60%	20%	Poor	Low	
185	Aleppo pine (*Pinus halepensis*)	25	60%	40%	Fair	Moderate	X
186	Canary Island pine (*Pinus canariensis*)	21	70%	50%	Fair	Moderate	X
187	Bradford flowering pear (*Pyrus c. 'Bradford'*)	8	50%	20%	Poor	Low	
188	Canary Island pine (*Pinus canariensis*)	12	60%	10%	Poor	Low	
189	Bradford flowering pear (*Pyrus c. 'Bradford'*)	16	60%	30%	Poor	Low	X
190	Canary Island pine (*Pinus canariensis*)	14	60%	50%	Fair	Moderate	
191	Canary Island pine (*Pinus canariensis*)	14	60%	50%	Fair	Moderate	
192	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	60%	20%	Poor	Low	X
193	Aleppo pine (*Pinus halepensis*)	28	60%	30%	Poor	Low	X
194	Bradford flowering pear (*Pyrus c. 'Bradford'*)	14	60%	20%	Poor	Low	
195	Aleppo pine (*Pinus halepensis*)	20	60%	40%	Fair	Low	X
196	Aleppo pine (*Pinus halepensis*)	21	70%	30%	Fair	Low	X
197	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	60%	30%	Poor	Low	X
198	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	60%	20%	Poor	Low	X
199	Bradford flowering pear (*Pyrus c. 'Bradford'*)	16	60%	20%	Poor	Low	X
200	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	60%	20%	Poor	Low	X
201	Bradford flowering pear (*Pyrus c. 'Bradford'*)	15	50%	20%	Poor	Low	X
202	Bradford flowering pear (*Pyrus c. 'Bradford'*)	20	50%	20%	Poor	Low	X
203	Bowering cherry (*Prunus sp.*)	6	70%	20%	Poor	Low	
204	Canary Island pine (*Pinus canariensis*)	23	80%	50%	Fair	Moderate	X
205	Canary Island pine (*Pinus canariensis*)	17	70%	50%	Fair	Moderate	X
207	Canary Island pine (*Pinus canariensis*)	18	70%	50%	Fair	Moderate	X
208	Canary Island pine (*Pinus canariensis*)	19	70%	30%	Fair	Low	X
209	Canary Island pine (*Pinus canariensis*)	21	70%	30%	Fair	Low	X
210	Canary Island pine (*Pinus canariensis*)	28	80%	50%	Fair	Moderate	X
211	Aleppo pine (*Pinus halepensis*)	28	60%	40%	Fair	Moderate	X
212	Aleppo pine (*Pinus halepensis*)	24	30%	30%	Poor	Low	X
213	Canary Island pine (*Pinus canariensis*)	18	60%	40%	Fair	Moderate	X
214	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
215	Canary Island pine (*Pinus canariensis*)	21	50%	70%	Fair	Moderate	X
216	Canary Island pine (*Pinus canariensis*)	22	80%	40%	Fair	Moderate	X
217	Aleppo pine (*Pinus halepensis*)	32	20%	30%	Poor	Low	X
218	Canary Island pine (*Pinus canariensis*)	20	70%	60%	Fair	Moderate	X
219	Canary Island pine (*Pinus canariensis*)	21	80%	60%	Good	Moderate	X
220	Australian willow (*Geijera parviflora*)	13	40%	20%	Poor	Low	
221	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
222	Australian willow (*Geijera parviflora*)	14	50%	20%	Poor	Low	
223	Australian willow (*Geijera parviflora*)	18	40%	30%	Poor	Low	X
224	Canary Island pine (*Pinus canariensis*)	18	80%	60%	Good	Good	X
225	Canary Island pine (*Pinus canariensis*)	16	60%	40%	Fair	Moderate	X
226	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
227	Canary Island pine (*Pinus canariensis*)	22	80%	50%	Fair	Moderate	X
228	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Moderate	X
229	Bradford flowering pear (*Pyrus c. 'Bradford'*)	20	70%	20%	Poor	Low	X
230	Canary Island pine (*Pinus canariensis*)	17	80%	60%	Good	Moderate	X
231	Canary Island pine (*Pinus canariensis*)	22	80%	60%	Good	Good	X
232	Canary Island pine (*Pinus canariensis*)	17	70%	40%	Fair	Moderate	X
233	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Low	X
234	Canary Island pine (*Pinus canariensis*)	18	80%	70%	Good	Good	X
235	Canary Island pine (*Pinus canariensis*)	15	80%	70%	Good	Moderate	X
236	Canary Island pine (*Pinus canariensis*)	9	70%	40%	Fair	Low	
237	Canary Island pine (*Pinus canariensis*)	10	70%	70%	Good	Moderate	
238	Canary Island pine (*Pinus canariensis*)	13	70%	60%	Fair	Moderate	
239	Australian willow (*Geijera parviflora*)	5	40%	40%	Poor	Low	
240	Australian willow (*Geijera parviflora*)	4	20%	30%	Poor	Low	
241	Australian willow (*Geijera parviflora*)	5	30%	20%	Poor	Low	
242	Australian willow (*Geijera parviflora*)	4	10%	30%	Poor	Low	
243	Australian willow (*Geijera parviflora*)	4	30%	40%	Poor	Low	
244	Canary Island pine (*Pinus canariensis*)	12	50%	70%	Fair	Moderate	
245	Canary Island pine (*Pinus canariensis*)	14	70%	60%	Fair	Moderate	
246	Canary Island pine (*Pinus canariensis*)	12	60%	60%	Fair	Moderate	
247	Canary Island pine (*Pinus canariensis*)	10	60%	50%	Fair	Moderate	
248	London plane tree (*Platanus × hispanica*)	9	50%	50%	Fair	Moderate	
249	Canary Island pine (*Pinus canariensis*)	16	70%	20%	Poor	Low	X
250	London plane tree (*Platanus × hispanica*)	7	50%	40%	Poor	Low	
251	London plane tree (*Platanus × hispanica*)	7	50%	60%	Fair	Moderate	
252	London plane tree (*Platanus × hispanica*)	11	50%	50%	Fair	Moderate	
253	London plane tree (*Platanus × hispanica*)	12	50%	50%	Fair	Moderate	
254	London plane tree (*Platanus × hispanica*)	11	50%	50%	Fair	Moderate	
255	Bradford flowering pear (*Pyrus c. 'Bradford'*)	20	60%	30%	Poor	Low	X
259	Aleppo pine (*Pinus halepensis*)	36	70%	30%	Fair	Low	X
260	London plane tree (*Platanus × hispanica*)	16	60%	60%	Fair	Moderate	X
261	Australian willow (*Geijera parviflora*)	10	40%	50%	Poor	Low	X
262	Australian willow (*Geijera parviflora*)	10	50%	40%	Poor	Low	
263	London plane tree (*Platanus × hispanica*)	<15	60%	30%	Poor	Low	
264	London plane tree (*Platanus × hispanica*)	12	70%	60%	Fair	Moderate	
265	Australian willow (*Geijera parviflora*)	<15	60%	30%	Poor	Low	
266	Australian willow (*Geijera parviflora*)	12	60%	30%	Poor	Low	
269	Australian willow (*Geijera parviflora*)	18	80%	40%	Fair	Low	X
270	Australian willow (*Geijera parviflora*)	16	70%	30%	Fair	Low	X
271	Canary Island pine (*Pinus canariensis*)	18	70%	50%	Fair	Moderate	X
272	London plane tree (*Platanus × hispanica*)	10	90%	80%	Poor	Low	
273	Canary Island pine (*Pinus canariensis*)	20	80%	60%	Good	Good	X
274	London plane tree (*Platanus × hispanica*)	10	90%	30%	Poor	Low	
275	Bradford flowering pear (*Pyrus c. 'Bradford'*)	18	50%	20%	Poor	Low	X
276	Bradford flowering pear (*Pyrus c. 'Bradford'*)	19	50%	20%	Poor	Low	X
277	London plane tree (*Platanus × hispanica*)	11	60%	40%	Fair	Moderate	
279	Aleppo pine (*Pinus halepensis*)	25	70%	20%	Poor	Low	X
280	London plane tree (*Platanus × hispanica*)	11	90%	40%	Poor	Low	
282	London plane tree (*Platanus × hispanica*)	15	60%	70%	Fair	Good	X
284	London plane tree (*Platanus × hispanica*)	11	60%	40%	Fair	Moderate	
285	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
286	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
287	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
288	Canary Island pine (*Pinus canariensis*)	17	80%	40%	Fair	Moderate	X
289	Canary Island pine (*Pinus canariensis*)	14	80%	60%	Good	Moderate	
290	Canary Island pine (*Pinus canariensis*)	14	60%	40%	Fair	Low	
291	Canary Island pine (*Pinus canariensis*)	17	70%	40%	Fair	Moderate	X
295	London plane tree (*Platanus × hispanica*)	5	90%	90%	Poor	Low	
296	London plane tree (*Platanus × hispanica*)	7	90%	90%	Poor	Low	
294	Bowering plum (*Prunus × blireana*)	4	40%	20%	Poor	Low	
295	Bowering plum (*Prunus × blireana*)	6	40%	30%	Poor	Low	
296	Canary Island pine (*Pinus canariensis*)	22	80%	40%	Fair	Moderate	X
297	Bradford flowering pear (*Pyrus c. 'Bradford'*)	19	60%	20%	Poor	Low	X
298	Bradford flowering pear (*Pyrus c. 'Bradford'*)	18	60%	20%	Poor	Low	X
299	Bradford flowering pear (*Pyrus c. 'Bradford'*)	20	70%	20%	Poor	Low	X
300	Shamel ash (*Fraxinus uhdei*)	25	70%	20%	Fair	Low	X
306	Shamel ash (*Fraxinus uhdei*)	25	70%	30%	Fair	Low	X
308	Canary Island pine (*Pinus canariensis*)	16	80%	40%	Fair	Moderate	X
308	Canary Island pine (*Pinus canariensis*)	13	80%	40%	Fair	Moderate	X
304	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Moderate	X
305	Shamel ash (*Fraxinus uhdei*)	29	70%	40%	Fair	Low	X
309	Canary Island pine (*Pinus canariensis*)	<15	60%	20%	Poor	Low	
307	Shamel ash (*Fraxinus uhdei*)	28	70%	30%	Fair	Low	X
306	Shamel ash (*Fraxinus uhdei*)	24	70%	30%	Fair	Low	X
308	Bowering plum (*Prunus × blireana*)	3	40%	20%	Poor	Low	
319	Bowering plum (*Prunus × blireana*)	6	60%	30%	Poor	Low	
311	Shamel ash (*Fraxinus uhdei*)	40	70%	30%	Fair	Low	X
312	Canary Island pine (*Pinus canariensis*)	17	70%	20%	Poor	Low	X
313	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
314	Canary Island pine (*Pinus canariensis*)	18	80%	40%	Fair	Moderate	X
315	Bowering plum (*Prunus × blireana*)	7	20%	10%	Poor	Low	
316	Shamel ash (*Fraxinus uhdei*)	29	60%	40%	Fair	Moderate	X
317	Canary Island pine (*Pinus canariensis*)	22	70%	70%	Good	Moderate	X
318	Canary Island pine (*Pinus canariensis*)	21	60%	40%	Fair	Moderate	X
319	Canary Island pine (*Pinus canariensis*)	20	80%	50%	Fair	Moderate	X
320	Bradford flowering pear (*Pyrus c. 'Bradford'*)	21	70%	20%	Poor	Low	X
321	Bradford flowering pear (*Pyrus c. 'Bradford'*)	20	70%	20%	Poor	Low	X
322	Bowering plum (*Prunus × blireana*)	10	30%	10%	Poor	Low	
323	Bowering plum (*Prunus × blireana*)	12	30%	10%	Poor	Low	
324	Goldenrain tree (*Koelreuteria paniculata*)	3, 3, 2, 2, 2	60%	30%	Poor	Low	
325	Bowering plum (*Prunus × blireana*)	8	30%	20%	Poor	Low	
326	Bowering plum (*Prunus × blireana*)	6	60%	30%	Poor	Low	
327	Bowering plum (*Prunus × blireana*)	6	50%	40%	Poor	Low	
328	Bowering plum (*Prunus × blireana*)	11	0%	0%	Dead	Low	
329	Bowering plum (*Prunus × blireana*)	9	0%	0%	Dead	Low	
330	Bowering plum (*Prunus × blireana*)	9	10%	0%	Dead	Low	
331	Bradford flowering pear (*Pyrus c. 'Bradford'*)	12	70%	30%	Poor	Low	
332	London plane tree (*Platanus × hispanica*)	5	60%	40%	Fair	Low	
333	London plane tree (*Platanus × hispanica*)	8	60%	70%	Fair	Moderate	
334	London plane tree (*Platanus × hispanica*)	3	40%	30%	Poor	Low	
335	Canary Island pine (*Pinus canariensis*)	17	100%	60%	Good	Moderate	X
336	Canary Island pine (*Pinus canariensis*)	16	90%	60%	Good	Moderate	X
337	Canary Island pine (*Pinus canariensis*)	11	70%	40%	Fair	Low	
338	Canary Island pine (*Pinus canariensis*)	17	70%	60%	Fair	Moderate	X
339	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
340	London plane tree (*Platanus × hispanica*)	7	60%	40%	Fair	Moderate	
341	Canary Island pine (*Pinus canariensis*)	<15	80%	30%	Good	Moderate	
342	London plane tree (*Platanus × hispanica*)	6	60%	30%	Poor	Low	
343	London plane tree (*Platanus × hispanica*)	7	60%	30%	Poor	Low	
344	London plane tree (*Platanus × hispanica*)	7	50%	30%	Poor	Low	
345	Canary Island pine (*Pinus canariensis*)	17	80%	30%	Fair	Low	X
346	Canary Island pine (*Pinus canariensis*)	11	70%	30%	Fair	Low	
347	Canary Island pine (*Pinus canariensis*)	12	80%	60%	Good	Moderate	
348	Canary Island pine (*Pinus canariensis*)	10	60%	40%	Fair	Low	
349	Canary Island pine (*Pinus canariensis*)	11	40%	50%	Poor	Low	
350	London plane tree (*Platanus × hispanica*)	6	30%	40%	Poor	Low	
351	Canary Island pine (*Pinus canariensis*)	17	70%	50%	Fair	Moderate	X
352	Canary Island pine (*Pinus canariensis*)	16	80%	50%	Fair	Moderate	X
353	Canary Island pine (*Pinus canariensis*)	15	80%	50%	Fair	Moderate	X
354	London plane tree (*Platanus × hispanica*)	9	50%	50%	Fair	Moderate	
355	London plane tree (*Platanus × hispanica*)	12	50%	60%	Fair	Moderate	
356	Canary Island pine (*Pinus canariensis*)	26	50%	50%	Fair	Low	X
357	London plane tree (*Platanus × hispanica*)	13	50%	60%	Fair	Moderate	
358	London plane tree (*Platanus × hispanica*)	12	50%	50%	Fair	Moderate	
359	Canary Island pine (*Pinus canariensis*)	22	70%	40%	Fair	Moderate	X
360	London plane tree (*Platanus × hispanica*)	12	60%	40%	Fair	Moderate	
361	London plane tree (*Platanus × hispanica*)	<15	60%	60%	Fair	Moderate	
362	Australian willow (*Geijera parviflora*)	13	60%	40%	Fair	Low	
363	Canary Island pine (*Pinus canariensis*)	17	50%	40%	Poor	Moderate	X
364	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	70%	30%	Poor	Low	X
365	Aleppo pine (*Pinus halepensis*)	25	60%	30%	Poor	Low	X
366	Bradford flowering pear (*Pyrus c. 'Bradford'*)	16	70%	20%	Poor	Low	X
367	London plane tree (*Platanus × hispanica*)	11	50%	60%	Fair	Moderate	
368	Canary Island pine (*Pinus canariensis*)	12	40%	60%	Poor	Low	
369	Canary Island pine (*Pinus canariensis*)	<15	60%	70%	Fair	Moderate	
370	London plane tree (*Platanus × hispanica*)	7	50%	40%	Poor	Low	
371	London plane tree (*Platanus × hispanica*)	5	50%	40%	Poor	Low	
372	London plane tree (*Platanus × hispanica*)	8	50%	40%	Poor	Low	
373	London plane tree (*Platanus × hispanica*)	10	60%	60%	Fair	Moderate	
374	London plane tree (*Platanus × hispanica*)	7	40%	40%	Poor	Low	
375	London plane tree (*Platanus × hispanica*)	13	60%	50%	Fair	Moderate	
376	London plane tree (*Platanus × hispanica*)	11	50%	60%	Fair	Moderate	
377	Bradford flowering pear (*Pyrus c. 'Bradford'*)	21	80%	20%	Poor	Low	X
378	London plane tree (*Platanus × hispanica*)	10	30%	50%	Poor	Low	
379	Aleppo pine (*Pinus halepensis*)	29	70%	50%	Fair	Low	X
380	Aleppo pine (*Pinus halepensis*)	28	60%	30%	Poor	Low	X
381	Bradford flowering pear (*Pyrus c. 'Bradford'*)	17	70%	20%	Poor	Low	X
382	Bradford flowering pear (*Pyrus c. 'Bradford'*)	22	70%	20%	Poor	Low	X

GENERAL NOTES:

1. FOR OFFSITE TREES (#400–447, REFER TO ARBORIST REPORT, PREPARED BY ARBOR RESOURCES 03/01/15

D35

Jul 02, 2015 - 1:59pm MMcHarris P:\Jobs\MenloBP_LOT3\CAD_ARP-ST1\DETAILS\Dwg\Landscape\25 Tree inventory table - inactive.dwg

TARLTON MENLO BUSINESS PARK LOT 3

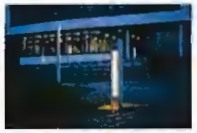
TREE INVENTORY TABLE

25

DES ARCHITECTS + ENGINEERS


ENTRY PLAZA INSPIRATION


BOARD FORMED CONCRETE WALLS & WOOD BENCH WITH WOOD DECKING




SITE LIGHTING OPTIONS


BIKE LOCKER AND BIKE RACK



OUTDOOR COURTYARD INSPIRATION


GREEN SCREEN FENCING AND METAL GATE OPTION



SITE FURNISHING OPTIONS

DECOMPOSED GRANITE PAVING

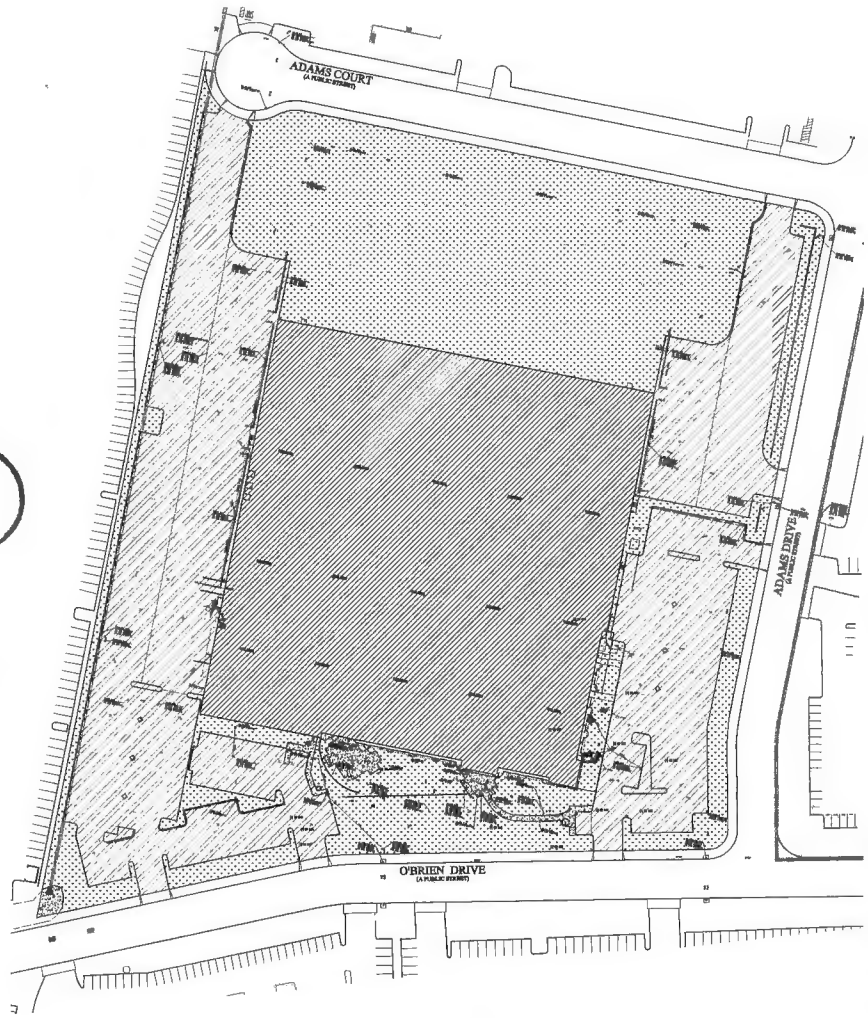

PAVER CONCEPTS

D36

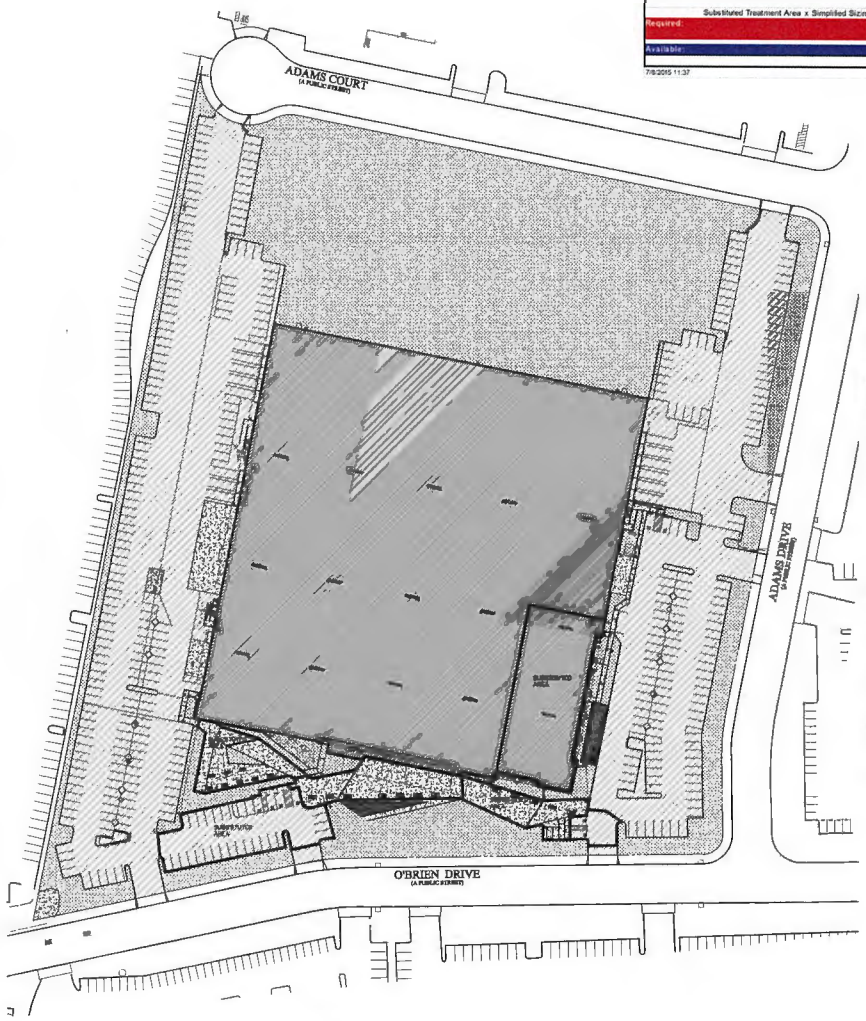
NOTES:

1- PROVIDE COBBLES TO PREVENT EROSION AT CURB OPENING TO BIORETENTION AREA AND DOWNSTREAM FROM BUBBLE-UP STRUCTURES. COBBLES TO BE PLACED FROM CURB OPENING OR SIDE OPENING OF BUBBLE-UP STRUCTURE TO THE BOTTOM OF BIORETENTION AREA.

STORMWATER TREATMENT AREA - SIZING CALCULATIONS - MBP-B3			
BIORETENTION AREAS			SF
Replacing: Existing Impervious Area To Be Replaced w/ New Impervious Area			20,619
Creating: Existing Pervious Area To Be Replaced w/ New Impervious Area			16,284
New Impervious Area (Creating and/or Replacing)			36,903
	Was	Bent	
Roof		-3,085	13,085
Parking	9,194	1,478	10,640
Walkway	8,827	3738	13,000
Substituted Treatment Area (= New Impervious Area)			37,271
Substituted Treatment Area x Simplified Sizing Method, 4%=			
Required:			1,491
Available:			1,555
			GOOD
7/8/2015 11:37			VPA



EXISTING



PROPOSED

LEGEND

EXISTING	PROPOSED	
		BUILDING ROOF
		ASPHALT/CONCRETE PAVEMENT
		PAVEMENT (CONCRETE, PAVER, WOODEN DECK, EQUIPMENT PAD)
		LANDSCAPE/PERVIOUS AREA
N/A		SUBSTITUTED TRIBUTARY AREA (ROOF LEADER, WALKWAY)

TABLE 1- IMPERVIOUS AREA

	EXISTING	PROPOSED
FOOTPRINT, SF	159,963	181,415
ASPHALT/CONCRETE PARKING/DRIVE, SF	160,126	157,704
CONCRETE (WALK/EQUIP), SF	4,412	17,310
IMPERVIOUS, SF	324,501	356,429
LANDSCAPE/ PERM PAVING, SF	163,415	131,487
PERVIOUS AREA, SF	163,415	131,487
TOTAL, SF	487,916	487,916
SITE % IMPERVIOUS	66.5%	69.0%

N

0' 30' 60' 120'

SCALE: 1" = 60'-0"

D37

Aug 06, 2015 - 3:42pm Wolterman P:\Tarlton\Planning\2013000\MBP-B3\100160041\Dwg\Civil\C01 - SWMP.dwg

TARLTON MENLO BUSINESS PARK LOT 3

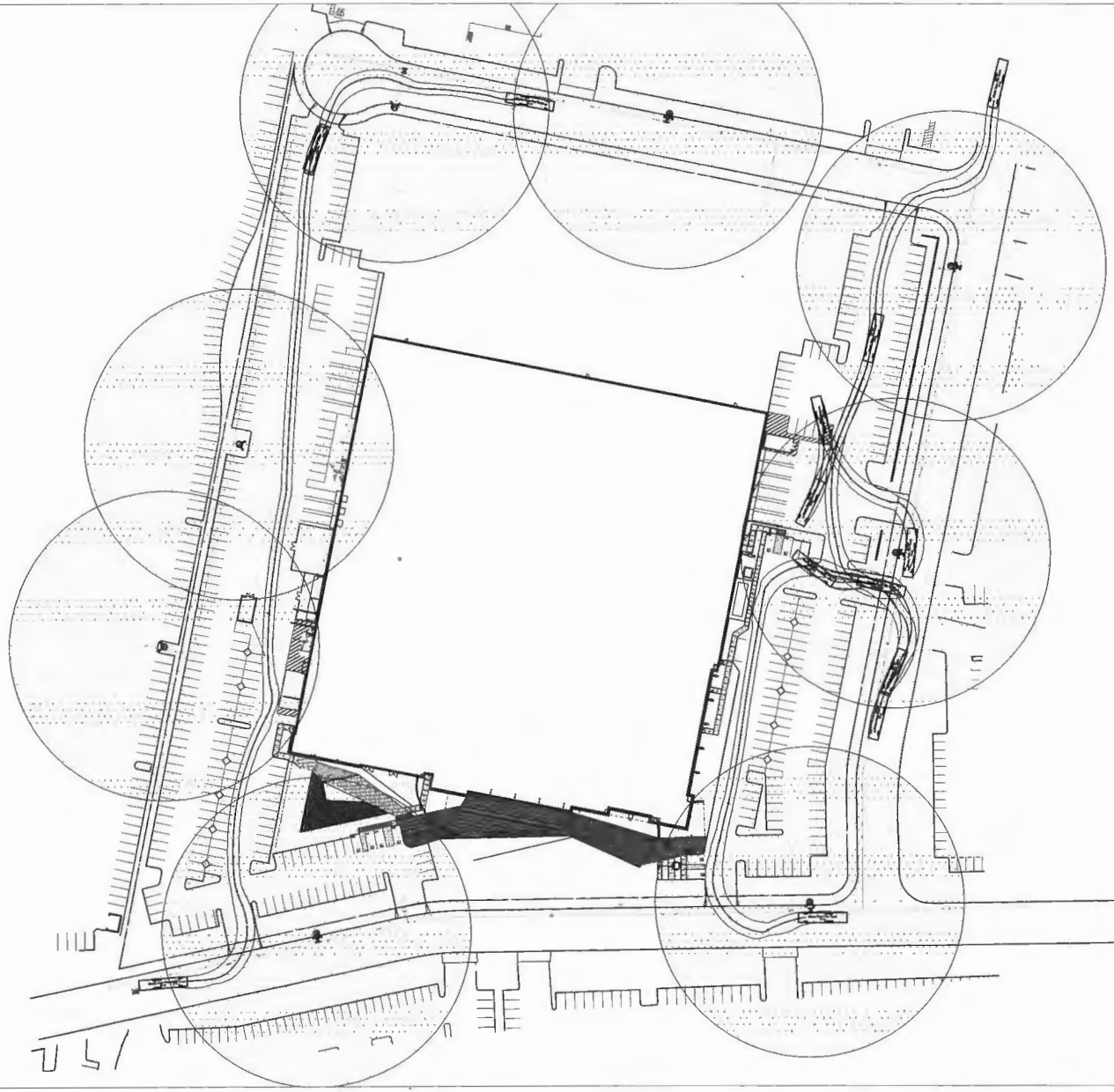
IMPERVIOUS SURFACE CALCULATION PLAN

8/06/15 16015.004

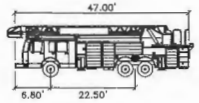
C1

DES ARCHITECTS ENGINEERS

(D38)

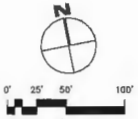


150' RADIUS
FIRE HYDRANT
COVERAGE AREA



Menlo Park Fire Truck

Width	: 9.50'
Track	: 8.25'
Lock to Lock Time	: 8.0 seconds
Steering Angle	: 25.5 degrees

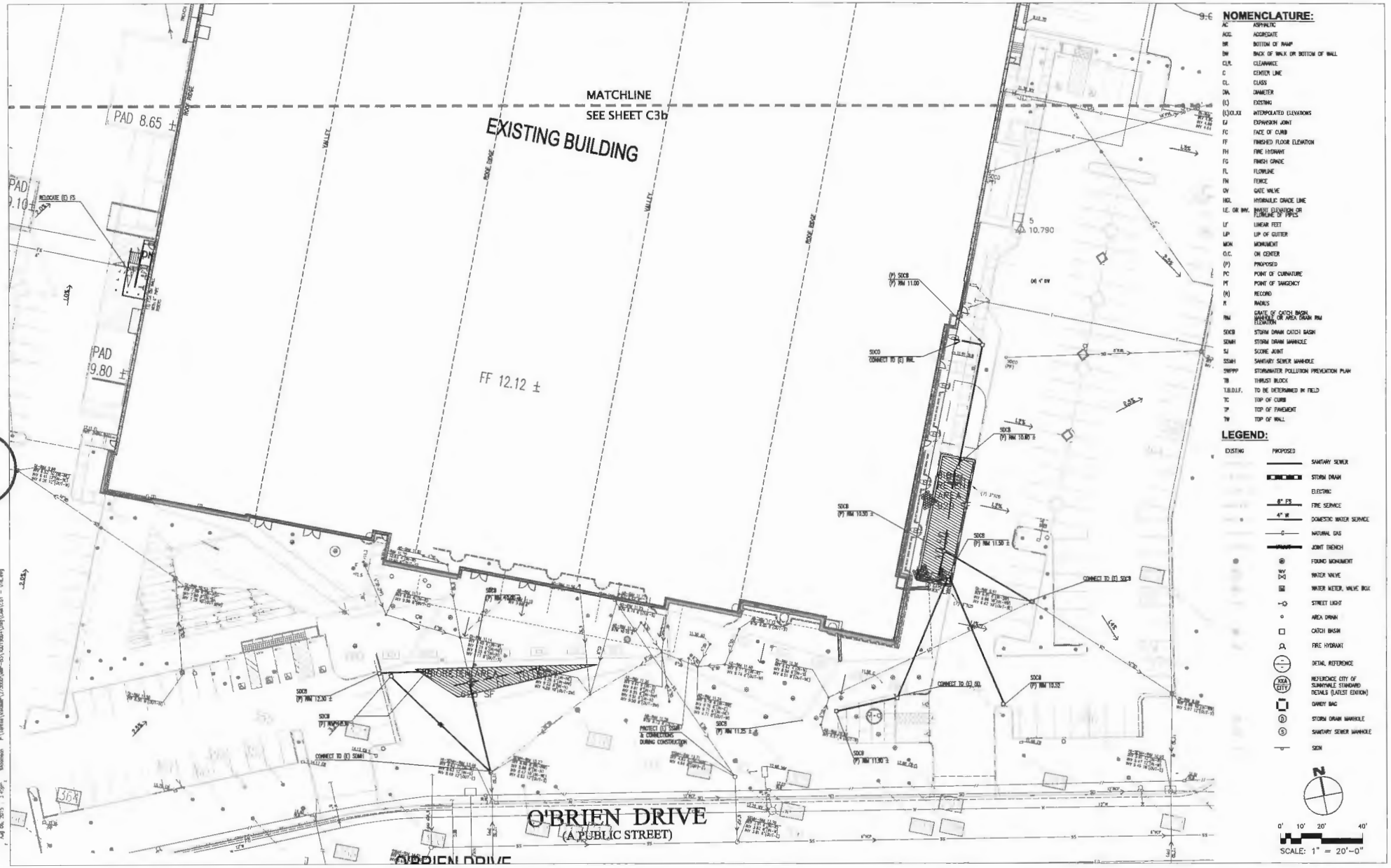


TARLTON MENLO BUSINESS PARK LOT 3

FIRE TRUCK TURNING AND
FIRE HYDRANT COVERAGE

C2

DES ARCHITECTS + ENGINEERS



D39

TARLTON

MENLO BUSINESS PARK LOT 3

PRELIMINARY UTILITY & STORMWATER TREATMENT PLAN

C3a

DES ARCHITECTS ENGINEERS

TARLTON MENLO BUSINESS PARK LOT 3

PRELIMINARY UTILITY & STORMWATER TREATMENT PLAN

C3b

DES ARCHITECTS ENGINEERS

TARLTON MENLO BUSINESS PARK LOT 3

PRELIMINARY GRADING PLAN

C4a

DES ARCHITECT ENGINEERS

(4d)

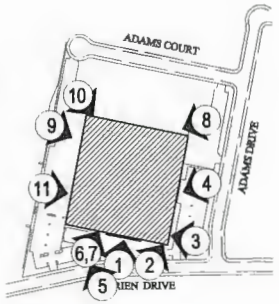
TARLTON

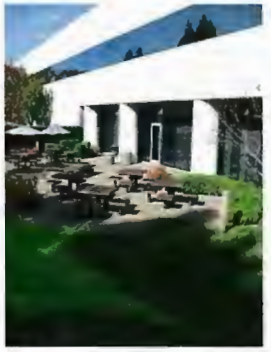
MENLO BUSINESS PARK LOT 3

PRELIMINARY GRADING PLAN

C4b

DES ARCHITECTS ENGINEERS





(2nd)

TARLTON MENLO BUSINESS PARK LOT 3

SITE PHOTOS - EXISTING CONDITIONS

08/06/15 10019.004

A1

DES ARCHITECTS ENGINEERS

TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED VIEW OF FRONT ENTRY

08/06/15 10019.004

A2

DES ARCHITECTS ENGINEERS

TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED VIEW OF SOUTHWEST BUILDING CORNER

05/06/15 10019.004

A3

DES ARCHITECTS + ENGINEERS

TARLTON MENLO BUSINESS PARK LOT 3

PROPOSED VIEW OF SOUTHEAST CORNER CANOPY

08/06/15 10019.004

A4

DES ARCHITECTS ENGINEERS

Indicates areas where hazardous materials may be used and/or stored

This is a preliminary hazardous materials use area plan-it may change based on final design, which is pending.

Once design is finalized, emergency equipment such as fire extinguishers, eyewashes, spill kits and first aid kits can be located, and emergency exit routing determined.

0' 16' 32' 64' 128'

TARLTON MENLO BUSINESS PARK LOT 3

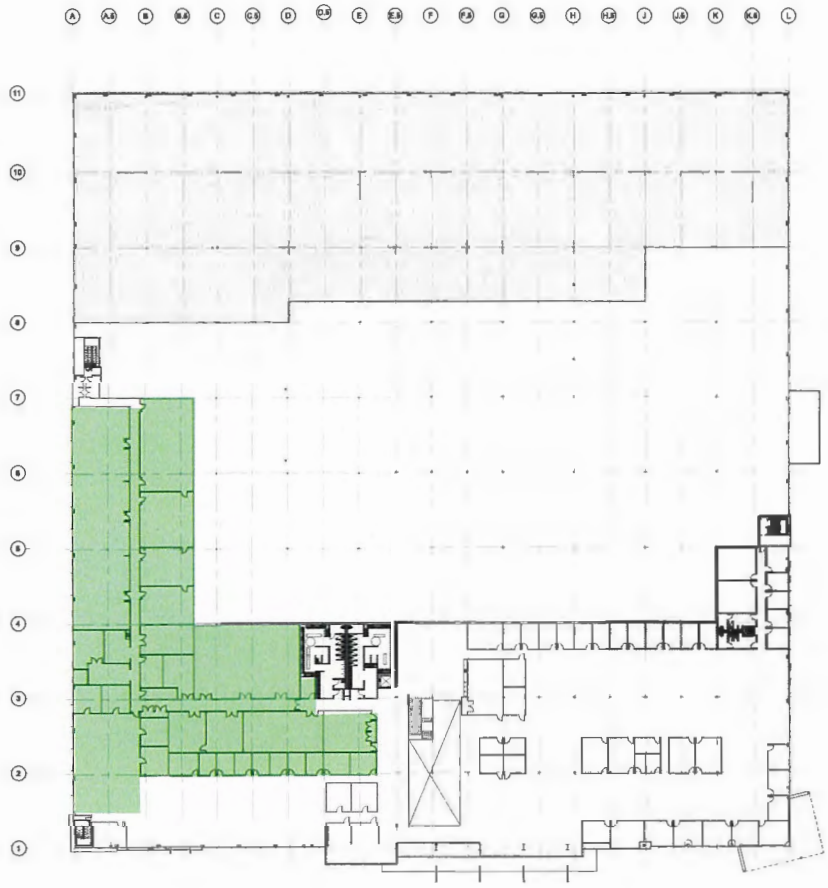
HAZARDOUS MATERIALS LOCATIONS - FIRST FLOOR

with proposed hazmat areas noted by GEI 7/9/15

10019.004

H1

DES ARCHITECTS ENGINEERS



Indicates areas where hazardous materials may be used and/or stored

This is a preliminary hazardous materials use area plan-it may change based on final design, which is pending.

Once design is finalized, emergency equipment such as fire extinguishers, eyewashes, spill kits and first aid kits can be located, and emergency exit routing determined.

0' 16' 32' 64' 128'

TARLTON MENLO BUSINESS PARK LOT 3

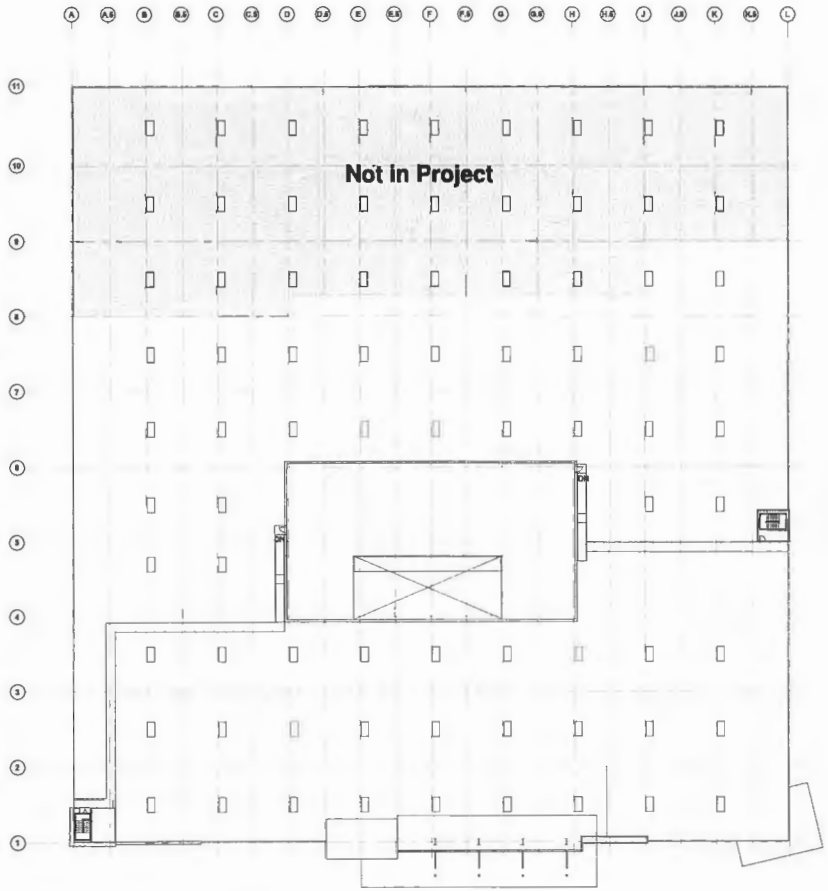
HAZARDOUS MATERIALS LOCATIONS - SECOND FLOOR

with proposed hazmat areas noted by GEI 7/9/15

10019.004

H2

DES ARCHITECTS ENGINEERS



No hazardous materials use/storage planned for roof, except for typical maintenance and HVAC materials

0' 16' 32' 64' 128'

TARLTON MENLO BUSINESS PARK LOT 3

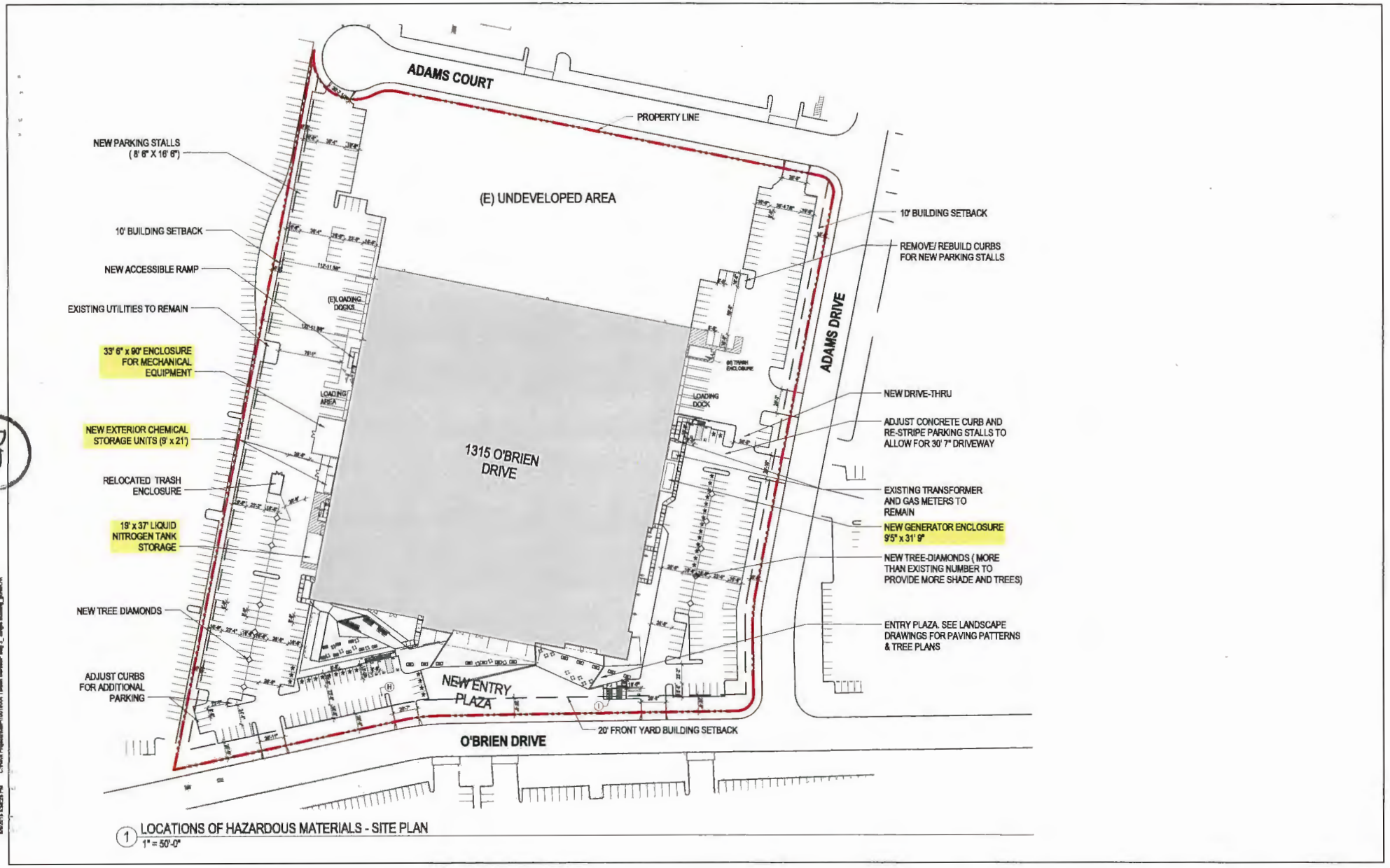
HAZARDOUS MATERIALS LOCATIONS - ROOF

with hazmat areas noted by GEI 7/9/15

10019.004

H3

DES ARCHITECTS ENGINEERS



1 LOCATIONS OF HAZARDOUS MATERIALS - SITE PLAN
1" = 50'-0"

TARLTON MENLO BUSINESS PARK LOT 3

LOCATIONS OF HAZARDOUS MATERIALS - SITE PLAN
with exterior hazmat areas highlighted by GEI 7/9/15

08/06/15 10019.004

H4

DES ARCHITECTS ENGINEERS

PROJECT DESCRIPTION FOR PLANNING APPLICATION

A Unique Opportunity

Tarlton Properties is creating a unique opportunity with the recently purchased 1315 O'Brien Drive property in Menlo Business Park. This building will be a notable Research and Development facility with an important anchor tenant for the life science business park. A large tenant, Pacific Biosciences ("PacBio"), has signed a letter of intent to lease 80% of the building for the purposes of research, development, and product manufacturing. The remaining 20% of the building will be leased to a future warehouse tenant. Formerly a tenant of Menlo Business Park before their growth took them to Willow Business Park, Pacific Biosciences plans to re-establish their corporate headquarters at 1315 O'brien Drive, Menlo Park.

About the tenant: Pacific Biosciences

Mission

Pacific Biosciences' mission is to transform the way humankind acquires processes and interprets data from living systems through the design, development and commercialization of innovative tools for biological research. They have developed a novel approach to the study of the synthesis and regulation of DNA, RNA and protein. Combining recent advances in nanofabrication, biochemistry, molecular biology, surface chemistry and optics, they have created a powerful technology platform called single molecule, real-time, or SMRT, technology. SMRT technology enables real-time analysis of bio-molecules with single molecule resolution, which has the potential to transform our understanding of biological systems.

Research and Development

PacBio's SMRT technology has the potential to impact scientific study beyond DNA sequencing. Pacific Biosciences and their scientific collaborators have published a number of peer-reviewed articles in journals including Science, Nature and Nature Methods highlighting the power and potential applications of the SMRT platform. Potential commercial applications they have demonstrated include the study of chemical and structural modifications of DNA and the processing of RNA and proteins. Their research and development efforts are focused on expanding DNA sequencing capabilities and commercializing products based on these research findings. The SMRT platform represents a new paradigm in biological science, known as SMRT Biology, which has the potential to significantly impact a number of areas critical to humankind, including the diagnosis and treatment of disease as well as efforts to improve the world's food and energy supply.

Products

Pacific Biosciences' initial focus is on the DNA sequencing market where they have developed and introduced a novel sequencing platform, the PacBio RS II. This platform consists of an instrument and proprietary consumables, including their reagent kits and proprietary SMRT Cell, all of which are manufactured by PacBio. The instrument is designed to be integrated into existing laboratory workflows and information systems where the focus is on applications for clinical, basic and agricultural research, with potential uses in molecular diagnostics, drug discovery and development, food safety, forensics, bio-security and bio-fuels.

Pacific Biosciences Space Needs

To accomplish their mission, Pacific Biosciences has an array of spatial needs. A primary function is Research and Development, comprised of teams which include laboratory scientists, software engineers, and hardware engineers. Another primary function is manufacturing, requiring additional laboratories, clean rooms and production areas. A warehouse and storage area will house supplies for both the research and development and manufacturing processes. Shipping and Receiving will occur on one side of the building where the raw materials and final product instruments will be handled. The space types break down as follows:

Research and Development: 113,382 SF (64%)
Manufacturing: 45,796 SF (26%)
Warehouse: 17,797 SF (10%)

Currently operating in Menlo Park, Pacific Biosciences has 293 employees with a current employee density in five buildings of 573 SF per person. At initial occupancy of 1315 O'brien, they anticipate employee growth to 320 in 2016, resulting in an initial employee density of 560 SF per employee. As they grow into the 1315 O'brien building they will be adding headcount to accommodate their growth. Because of the need for large laboratories with fume hoods, instruments and analytical equipment in the research areas, and large bays for production of the instruments and consumables in the manufacturing areas, the projected square footage per employee is approximately 450 SF. This is consistent with other life science companies where the range of square foot per person is typically 400-500 SF and the average density across the Tarlton's entire life science portfolio of 500 SF per person. This calculation takes into consideration both the laboratory work space as well as an office workstation for each employee. Laboratory workers may have two stations, one in the lab where they will typically be wearing lab coats and safety goggles, and another in an office environment where they can work at a computer, meet with other collaborators, and have a cup of coffee.

Proposed Uses and Transportation Demand Management Program

For the redevelopment of the 1315 O'brien Drive project and the tenant Pacific Biosciences, renowned transportation engineers, Kimley Horn, have analyzed the trip generation for the project utilizing ITE standards that match the Pacific Biosciences uses proposed. Following are excerpts from the Trip Generation Manual, 9th Edition by the Institute of Transportation Engineers describing these uses:

> *Research and Development Uses (ITE Land Use 760)*
> *Research and development centers are facilities or groups of facilities devoted almost exclusively to research and development activities. The range of specific types of businesses contained in this land use category varies significantly. Research and development centers may contain offices and light fabrication areas.*
>
> *Manufacturing Uses (ITE Land Use 140)*
> *Manufacturing facilities are areas where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research and associated functions.*
>
> *Warehousing Uses (ITE Land Use 150)*
> *Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas.*

TDM

In a proactive effort to reduce any traffic impact associated with the proposed change in use, Kimley Horn has developed a comprehensive Transportation Demand Management Program for the project. This plan encompasses state of the art initiatives to encourage alternative modes of transportation and reduce traffic to and from the site. In addition to the operational efforts of matching car pools and van pools through a commute assistance center, a number of services will be built into the facility. Pacific Biosciences has an active fitness program and will include twelve shower and locker facilities which will also serve those employees arriving by bicycle. Lockers for 20 bicycles and racks for 12 bicycles will be provided. Tarlton Properties will provide a Guaranteed Ride Home program and a campus shuttle to and from key transit stops such as

Caltrain and BART. Subsidized Transit tickets will be provided to employees at subsidized cost to employees along with a monthly allowance for bicyclists, walkers and carpoolers. Preferential parking spaces will be provided for 32 potential car pools.

Please see the Kimley Horn Memorandum dated July 10, 2015 for more details on the proposed Transportation Demand Management program.

Site and Building Background Information

The project is located at 1315 O'Brien Drive and the site area is 11.201 acres (487,916 sf). It has always been identified as "Lot 3" of the Menlo Business Park. The site is surrounded by O'Brien Drive, Adams Drive and Adams Court and adjoins the adjacent development to the west. The existing building was originally designed in 1986 by DES as the sales office, regional administration and distribution center for the Boise Cascade Office Products division. More recently this building has been used as OfficeMax's local office and warehouse. The existing building has recently been measured (in conformance with current Menlo Park standards) to be approximately 218,841 SF including a partial second floor referred to as the mezzanine. The building occupies the central portion of the site with parking areas on the east and west sides. Driveway entrances are located along all three streets. The northern portion of the site is undeveloped. There are also paved patios and walkways at the building entry facing O'Brien Drive and the street frontages are screened by mature trees and landscaping. Trucks usually come in from the north, through Adams Court, to access the loading docks on the two sides of the building.

The site is zoned as M2 General Industrial which allows a maximum 0.55 FAR and currently requires parking at 1 car/300 sq. ft. The original Use Permit approvals were for a building of 268,000 SF, however, permit drawings show that Boise Cascade elected to build only 217,700 SF, an FAR of 0.446, leaving the remainder for a second phase of construction. Built in 1980s, the project was parked to meet the zoning requirements for a combined office and warehouse `

Proposed Project

Tarlton Properties has re-purchased this property and intends to make it an inspiring component of the modernized Menlo Business Park. The primary objectives of the project are as follows:

1. An **adaptive reuse**, the building will be re-designed to become a state-of-art research and development building.
2. Positioned at the corner of O'Brien Drive and Adams Drive, the **modern architecture** will become the gateway of Menlo Business Park.
3. There will be **enhanced site work** including additional parking, new entry plazas, drought tolerant landscaping and ADA upgrades to create an attractive and functional project.
4. The project will update the 30-year old building to incorporate contemporary standards of **sustainable design**.

Adaptive Reuse

The prime location of this building in the heart of the life sciences focused Menlo Business Park is a key reason for the adaptive reuse of this building. The large open floor plate is a perfect opportunity for Pacific Biosciences to consolidate from their five existing buildings in the Willow Business Park (formerly owned by Prologis and recently purchased by Facebook). Pacific Biosciences will operate multiple modes from this site. It will serve as their primary research and development site, their main manufacturing floor, as well as their corporate headquarters. The existing building will enable easy flow of materials being shipped in and out. A second floor will offer lab and support space for the researchers, development and manufacturing engineers. By housing all of these functions in a single building rather than five, collaboration between research and manufacturing will be facilitated and equipment can now be shared.

Modern Architecture

The building will have a major face-lift and also substantial changes on the inside. There will be a new entry on the south side of the building facing O'Brien Drive which features a two-story tall storefront with expressed structure, deep overhangs or canopies and a stair-tower. These building enhancements will add 1,675 square feet, resulting in a new total gross floor area of 220,516 square feet. The entry opens to a two story lobby space at the center of the building. In addition to the new storefront at the main entry, all existing windows will be replaced with new double-glazing to meet the current Title 24/CalGreen energy requirements. Other exterior design features will include a corner canopy element at the south-east, new furring at the existing round columns, horizontal sun-shades and accent mullions.

Improvements to this R&D Building also include the following,

1. New exit stairs connecting the roof and all floors. They will be expressed as "tower" elements at the south-west corner and east side.
2. Some of the existing roll-up doors on the east and west sides will remain. The others will be in-filled with walls or glazing. There will also be new punched window openings on the second floor on the west side of the building.
3. New restroom cores which will meet water efficiency standards, the new plumbing code requirements and ADA accessibility.
4. New passenger and freight elevators.
5. Voluntary structural upgrades for seismic resistance.
6. New roof screen for new energy efficient mechanical equipment.
7. New energy efficient lighting.

The eastern side of the building will be enhanced by a new storefront/canopy, an ADA-compliant ramp and paved walkways leading from a warehouse office area to the parking. The rest of the exterior walls will be freshly re-painted.

Enhanced Site

The existing asphalt areas will be re-striped to meet current parking dimension requirements. Additionally, accessible parking stalls, car/van pool, bicycle storage and electric vehicle spaces, will be included. The project will include exterior enclosures for mechanical equipment, generator and flammable chemical storage. PacBio Employees and waste contractors will go into each bunker a few days a week to access the material stored inside of them. These units area enclosed pre-manufactured storage containers. The eastern-most drive aisle, parallel to Adams Drive, will be connected for ease of circulation. Some "green" strategies will include the careful re-planting of drought tolerant and water wise plantings and trees, adding new landscaped buffers along the property line and street frontage and creating an inviting new entry plaza adjacent to O'Brien Drive. The new plaza will be connected to a new building entry and adjacent to a new protected patio area.

The existing site has a total of 256 trees that were planted in the 1980's. Of these, 136 qualify as "Heritage Trees" in Menlo Park. The design of the newly enhanced site includes the removal of 87 trees, 27 of which are heritage trees. Most of the trees to be removed are on the interior of the site, close to the building and in areas where parking and circulation and entry plazas will be rebuilt. The trees around the perimeter of the site are to remain except 1 which was found to be dead. The landscape plan includes the installation of 79 new trees which complement the new design of the building. Arbor Resources has prepared an arborist report documenting the condition of the trees.

Regarding parking, the original building 1986 building design provided 276 stalls for the Boise Cascade warehouse, a little over 1/1000 SF of the planned project. Since that time, the requirement for parking in the M2 zone has been established by Menlo Park to be 1/300 gross square feet. For this project of 220,516 SF that would be a parking requirement of 735 stalls, which is excessive for the use and employee density. The proposed site plan achieves a minimum of 375 stalls, a ratio of 1/588 SF. An alternate use based calculation might be:

Research and Development	113,382 SF at 1/300 =	378
Manufacturing	45,796 SF at 1/1000 =	46
Warehouse	61,338 SF at 1/1000 =	62
Total		486 stalls

If need be, the undeveloped site area north of the building could be developed to provide these additional 111 spaces. At this time, we request a parking reduction as we believe that the 375 stalls are adequate and that the additional spaces are not warranted.

By implementing, the previously described TDM program, we feel the proposed number of parking stalls provide an appropriate amount of vehicle parking for the tenants of the building as well as taking into account a comprehensive transportation program to encourage alternate means of transportation to/from this site.

Sustainable Design

Sustainable design is another key aspect of the project. The existing single-pane glazing will be replaced by low-e double-glazing and storefronts. New and carefully-planned window openings, such as replacement of existing roll-up doors and adding clerestory windows will allow more daylight into the building and views to the outside. New energy-efficient HVAC equipment and lighting will be installed. The design will comply with Cal Green requirements.

Discretionary Approvals

The project application will require a Conditional Use Permit per the Menlo Park Zoning Ordinance 16.46.020. The proposed uses (warehousing, manufacturing, and assembling and offices) fall within the description of Ordinance 16.46.010 (1) and (2). In addition, per 16.46.010 (3) (a), seismic and Americans with Disabilities Act (ADA) compliant upgrades will be performed along with (C) structural alterations that affect more than 10,000 square feet of gross floor area of the building. As a part of this application, a parking reduction is also requested.

As they do today, Pacific Biosciences will use a variety of chemicals in their research and development and manufacturing process. The Conditional Use Permit application includes a request for the use of hazardous materials and a list of these materials has been provided for agency review. Also included is a request for the exterior storage of some hazardous materials in two prefabricated storage units, a liquid nitrogen tank, and a diesel powered emergency generator.

Architectural Control approval will be required for the design modifications to the site and building elevations. An Administrative Permit will be required for the reduction in the required parking. The updating of the site plan will include the approval for the removal of the heritage trees previously noted.

Tarlton Properties is also requesting that the property address be changed from 1315 O'Brien Drive to the original address of the lot which was 1305 O'Brien Drive.

ARBOR RESOURCES
professional consulting arborists and tree care

August 7, 2015 via: email

David Leong
DES Architects + Engineers, Inc.
399 Bradford Street
Redwood City, CA 94063

RE: PROJECT ARBORIST REVIEW LETTER
Menlo Business Park Lot 3
1315 O'Brien Drive, Menlo Park

Dear Mr. Leong:

You have asked that I perform the following in connection with the above-referenced project:

- Review the 7/21/15 Field Report #1 by Mr. Walt Fujii of Fujiitrees Consulting.
- Review the following plans: landscape sheets 22 and 24 (both dated 8/6/15), civil sheet C3a (dated 8/6/15), and civil sheet C4a (dated 8/5/15).
- Confirm protection notes presented on sheet 24 have been updated per pages 4 and 5 of Mr. Fujii's report.
- Verify the numbers of heritage trees are labeled on the above-mentioned plans, and the trees' proposed disposition is shown.
- Review potential impacts to heritage trees being retained.

Comments derived from my review are as follows:

1. Tree Protection Notes on Sheet 24 have been updated per Mr. Fujii's report.
2. On Sheets 22 and 24, all heritage trees are labeled and their proposed disposition is shown; the exception includes trees #401 thru 447, which are located beyond the project's scope of work area.
3. On C3a and C4a, heritage trees that being retained and located adjacent to improvements are labeled by number; those trunks of heritage trees shown without numbers will require removal for the proposed improvements.

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

F1

August 7, 2015
Menlo Business Park Lot 3

4. Regarding impacts, a section of storm drain line is proposed at #316's trunk, and a section of sewer line and manhole are proposed very close to #307's trunk. To reduce impacts, the storm drain, its nearest inlet, sewer line and manhole should be shifted away from the trunks to the extent possible, possibly by 12 or more feet.

Sincerely,

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

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ARBOR RESOURCES
professional consulting arborists and tree care

ARBORIST REPORT

1315 O'BRIEN DRIVE

MENLO PARK, CALIFORNIA

Submitted to:

Mr. Ron Krietmeyer
Menlo Park Portfolio II, LLC
1530 O'Brien Drive
Menlo Park, CA 94025

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

March 1, 2015

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EXHIBITS

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1.0 INTRODUCTION

Menlo Park Portfolio II, LLC has retained me to prepare this *Arborist Report* in connection with the future building renovation and parking lot improvement project at **1315 O'Brien Drive**, Menlo Park. Specific tasks assigned to perform are as follows:

- Visit the site, performed during the month of February 2015, to identify all **256 trees** located within or immediately adjacent to the property limits identified on the *ALTA/ACSM Land Title Survey*, dated November 2014.
- Determine each tree's trunk diameter in accordance with Section 13.24.020 of the City Code. All diameters are rounded to the nearest inch, and those listed with more than one diameter are formed by multiple trunks.
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. good, moderate or low).
- Identify those defined as "heritage trees."[1]
- Comment on pertinent health, structure or site conditions.
- Utilize the existing tag numbers found on most all trees; they were assigned and attached by Genesis Landscape Management, Inc., and are round, blue-anodized aluminum tags with corresponding engraved numbers. For trees not previously tagged (#401 thru 447), I assigned them numbers, and attached round silver tags with corresponding engraved numbers to their trunks.
- Show the trees' general or roughly approximate locations on the aerial map in Exhibit B (derived from a *Google Earth* aerial photo).
- Provide protection measures to help mitigate or avoid impacts to retained trees, from design thru construction.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

[1] Section 13.24.020 of the City Code defines a "heritage tree" as follows: [1] any oak tree that is native to California, ≥12' tall, and has a trunk diameter ≥10" at 54" inches above natural grade; [2] any tree not native to California, ≥12' tall, and with a trunk diameter ≥15" at 54" above natural grade; [3] any multi-trunk tree ≥12' tall and with a trunk diameter of ≥15" measured at the point where the trunks divide; and [4] any tree or group of trees specifically designated by the City Council for protection because of historical significance, special character or community benefit.

2.0 TREE COUNT AND COMPOSITION

Two-hundred fifty-six (256) trees of ten various species were inventoried for this report, and are numbered as follows: **#162-174, 176, 178-180, 182-205, 207-255, 259-266, 269-277, 279, 280, 283-382 and 401-447**. The table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Aleppo pine	35, 163, 171, 178, 179, 185, 193, 195, 196, 211, 212, 217, 259, 279, 365, 379, 380	17	7%
Australian willow	176, 220, 222, 223, 239-243, 261, 263, 265, 266, 269, 270, 362	16	6%
Bradford flowering pear	164-166, 170, 180, 182-184, 187, 189, 192, 194, 197-202, 229, 255, 275, 276, 297-299, 320, 321, 331, 364, 366, 377, 381, 382	33	13%
Canary Island pine	17-169, 172-174, 186, 188, 190, 191, 204-210, 213-216, 218, 219, 221, 224-228, 230-238, 244-247, 249, 271, 273, 288-291, 296, 302-304, 306, 312-314, 317-319, 335-338, 341, 345-349, 351-353, 356, 359, 363, 368, 369, 402-447	122	48%
flowering cherry	203	1	0%
flowering plum	294, 295, 309, 310, 315, 322, 323, 325-330	13	5%
Goldenrain tree	324	1	0%
London plane tree	248, 250-254, 260, 262, 264, 272, 274, 277, 280, 283, 286, 287, 292, 293, 332, 334, 339, 340, 342-344, 350, 354, 355, 357, 358, 360, 361, 367, 370-376, 378	44	17%
Monterey pine	436	1	0%
Shamel ash	300, 301, 305, 307, 308, 311, 316, 401	8	3%
	Total	**256**	**100%**

Specific information regarding each tree is presented within the table in **Exhibit A**, and the trees' **numbers** and roughly approximate **locations** can be viewed on the aerial map in **Exhibit B**.

As illustrated in the prior table, **Canary Island pines** account for nearly half of all inventoried trees, followed by London planes and flowering pears. All of the trees were planted, and none are regarded as indigenous.

The following **136 trees** are defined by City Code as **heritage trees**: #162-174, 176, 178-180, 183, 185, 186, 189, 192, 193, 195-202, 204, 205, 207-219, 221, 223-235, 249, 255, 259-261, 269-271, 273, 275, 276, 279, 283, 288, 291, 296-305, 307, 308, 311-314, 316-321, 335, 336, 338, 345, 351-353, 356, 359, 363-366, 377, 379-382, 405, 407, 410, 411, 413-421, 423, 432, 434, 435, 438, 440, 444 and 445.

The **overall tree landscape** can be **characterized** by dense rows and crowded conditions of trees bordering all four sides of the property, as well as a large number concentrated within the grass area and parking lot islands along the building's frontage. These growing conditions have formed asymmetrical, narrow and underdeveloped canopies and/or trunks of the vast majority of trees, and selective thinning of weak, declining and/or structurally defective ones could potentially improve the future tree landscape; suitability for preservation ratings can be used as guide in selecting trees to retain or remove.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "good," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure their existing health, structural integrity, anticipated life span, location, size, particular species, tolerance to construction impacts, growing space, and safety to property and persons within striking distance. A description of these ratings are presented below; the good category comprises **12 trees** (or 5%), the moderate category **108 trees** (or 42%), and the low category **136 trees** (or 53%).

Good: Applies to **trees #224, 231, 234, 273, 283, 415, 425, 426, 434, 435, 440 and 444.** These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and require only period or regular care and monitoring to maintain their longevity and structural integrity. They are typically the most suitable for retention and incorporating into the future landscape.

Moderate: Applies to **trees #163, 168, 169, 172, 173, 178, 185, 186, 190, 191, 204, 205, 207, 210, 211, 213-216, 218, 219, 221, 225-228, 230, 232, 235, 237, 238, 244-248, 251-254, 260, 264, 271, 277, 284, 288, 289, 291, 296, 302-304, 313, 314, 316-319, 333, 335, 336, 338, 340, 341, 347, 351-355, 357-361, 363, 367, 369, 373, 375, 376, 402-406, 409-412, 414, 416, 417, 420-422, 424, 428, 430-432, 437, 441-443 and 445-447.**
These contribute to the site, but at levels less than those assigned a good suitability; have health and/or structural issues that could potentially be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining, if provided proper care, but not seemingly at significant expense or major design revisions.

Low: Applies to **trees #162, 164, 165, 166, 167, 170, 171, 174, 176, 179, 180, 182-184, 187-189, 192-203, 208, 209, 212, 217, 220, 222, 223, 229, 233, 236, 239-243, 249, 250, 255, 259, 261-263, 265, 266, 269, 270, 272, 274-276, 279, 280, 285-287, 290, 292-295, 297-301, 305-312, 315, 320-332, 334, 337, 339, 342-346, 348-350, 356, 362, 364-366, 368, 370-372, 374, 377-382, 401, 407, 408, 413, 418, 419, 423, 427, 429, 433, 436, 438 and 439**.

These trees have serious or significantly weakened health and/or structural defects that are expected to worsen regardless of tree care measures employed, and in numerous instances, present an unreasonable threat to persons and/or property below. As a general guideline, these trees are not suitable for incorporating into the future landscape, and in many instances, removal at this time is the appropriate action.

4.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as protection measures to help mitigate or avoid impacts to trees being retained. They should be carefully followed and incorporated into the project plans, and are subject to revision upon reviewing the plans; I (hereinafter, "**project arborist**") should be consulted in the event any cannot be feasibly implemented. Please note that all referenced distances from trunks are intended to be obtained the closest edge (face of) of their outer perimeter at soil grade.

4.1 Design Guidelines

1. Implement a **Tree Protection Zone (TPZ)** for each tree, to be a minimum distance from a trunk (radial direction) of five to ten times its diameter; for a tree with multiple trunks, utilize the largest trunk diameter for the calculation, and any existing building foundation within this setback can be used as the TPZ limit for that particular direction. A TPZ is where the following activities, but not necessarily limited to, should be avoided: all trenching, soil scraping, compaction, mass grading (cuts and fill), finish-grading, overexcavation, subexcavation, swales, bioswales, storm drains, dissipaters, dry equipment cleaning, stockpiling and dumping of materials, and equipment/vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. **Show** the trunk locations, tag numbers, and trunk diameters (shown as a circle to-scale) on **all site-related plans** (e.g. site survey, architectural site, demolition, grading and drainage, utilities and landscape).

3. **Avoid**, to the greatest extent possible, any **soil disturbance** within existing planter areas beneath canopies, to include grading, trenching, compaction, overexcavation, subexcavation, etc.

4. Establish **pavement** proposed within a TPZ and currently occupied by the asphalt parking lot to be on top of existing base course material (i.e. **retain existing base** and use for the future pavement), to also include base material, curbs, wheelstops, edging, header and forms. There are also instances where the new lot surface, including base materials, etc. may need establishing on top of large roots (e.g. ≥two inches in diameter) that grow into and form mounds of the existing lot surface (can be reviewed on a case-by-case basis).

5. Abandon all **existing, unused lines or pipes** within a TPZ, and any above-ground section, should be cut off at existing soil grade rather than being dug up and causing subsequent root damage; this provision should be specified on the applicable plan showing demolition.

6. Design and route **utilities, irrigation, storm drains, dissipaters and swales** beyond TPZs. Depending on the proximity to tree trunks, directional boring by at least four feet below existing grade may be needed, or digging within a TPZ can be manually performed using shovels (no jackhammers, and roots ≥two inches in diameter retained and not damaged during the process). All tentative routes should be reviewed with the project arborist beforehand.

7. The **erosion control** design should consider that any straw wattle or fiber rolls require a maximum vertical soil cut of two inches for their embedment, and are established as close to canopy edges as possible (and not against a tree trunk).

8. Show the future **staging area** and **route(s) of access** on the final site plan, striving to avoid unpaved areas beneath or near canopies.

9. Avoid specifying the use of **herbicides** use within a TPZ; where used on site, they should be labeled for safe use near trees. Also, **liming** shall not occur within 50 feet a tree's trunk.

10. All site-related plans should **contain notes** referring to this report for tree protection measures.

11. Adhere to the following additional **landscape guidelines**:
    a. Establish **irrigation and lighting features** (e.g. main line, lateral lines, valve boxes, wiring and controllers) so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The routes and overall layout should be reviewed with the **project arborist** prior to any trenching or excavation occurring.
    b. Design any new site **fencing** to be at least two feet from a tree's trunk (depends on the trunk size and growth pattern).
    c. Avoid any **tilling, ripping and compaction** within TPZs.
    d. Establish any bender board or other **edging material** within TPZs to be on top of existing soil grade (such as by using vertical stakes).
    e. Utilize a three- to four-inch layer of **coarse wood chips** or other high-quality mulch for the new **ground cover** beneath canopies (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided).

4.2 Before Demolition, Grading and Construction

12. **Recommendations** presented in **Section 4.1** of this report shall be considered part of this section.

13. Continue or begin **supplying water** to the root zones of all trees being retained. The methodology, frequency and amounts can be reviewed with the project arborist.

14. **Survey and stake** the locations of any new parking lot limits, sidewalk locations and grading.

15. Conduct a **site meeting** between the general contractor and **project arborist** several weeks prior to demolition for the purpose of reviewing the staked locations, tree fencing, routes of access, staging and **protection measures** presented in this report.

16. Install **tree protective fencing** prior to any demolition and grading for the purpose of restricting access into unpaved sections of ground within a TPZ. It should remain intact throughout construction, and consist of a minimum five-foot high chain link mounted on eight-foot tall, two-inch diameter galvanized steel posts that are driven

into the ground 24 inches deep, and spaced apart by no more than approximately ten feet. Utilizing chain link panels mounted on concrete blocks or metal stands can be considered where appropriate, or for temporary use during demolition (then converted to driven posts). **Note** that prior to the City issuing a permit, they require I provide a letter confirming fencing has been installed per this report.

17. **Fencing** is not needed where any sections of existing pavement are retained through construction, only immediately after the pavement becomes removed; in effect, the pavement optimizes access beneath canopies while serving as a root zone buffer.

18. **Spread**, and replenish as needed, a four- to five-inch layer of **coarse wood chips** (¼- to ¾-inch in size) from a tree-service company over unpaved ground within TPZs, and keep throughout the entire construction process.

19. Perform **tree pruning** under direction of the project arborist to achieve clearance from future vehicular traffic and equipment, as well as reduce heavy limb weight, remove deadwood, crown reduction of the flowering pears (if applicable), etc. Where feasible, girdling roots should also be pruned. All work shall be conducted in accordance with ANSI A300-2001 standards, by a California licensed tree-service contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Z133.1-2006 (Safety Operations).

20. Where applicable, **spoils** piled against trunks and/or within TPZs should be manually shoveled away and disposed of beyond canopies.

4.3 During Demolition, Grading and Construction

21. **Recommendations** presented in **Section 4.2** of this report shall be considered part of this section.

22. Take **great care** during **demolition** of existing pavement and other features to avoid damaging a tree's trunk and roots. **Care** must also be taken by **equipment operators** to position their equipment to avoid limbs and branches, including the scorching of

foliage. Any tree damage or injury should be reported to the project arborist to help initiate appropriate treatment.

23. Where within a TPZ, **base material** being removed should be performed under direction of the project arborist. As previously recommended, existing base material may need to remain in place and utilized as the future base course to avoid significant root loss.

24. Any authorized access, digging or trenching within designated-fenced areas shall be foot-traffic only and **manually performed** without the use of heavy equipment.

25. Excavation for built features within ten feet of a TPZ should not involve the use of a backhoe (to avoid roots breaking and being damaged closer to the trunk than otherwise needed). Rather, a **one-foot wide trench** should be **manually dug** along the perimeter of where soil excavation will occur closest to the a tree's trunk, beginning ten feet from the TPZ, and down to the required subgrade depth (whichever is less). Roots encountered with diameters of one-inch and greater shall be cleanly severed by hand (at 90° to the direction of root growth) against the tree side of the trench. All soil beyond the trench (i.e. away from the tree) can then be mechanically excavated using heavy equipment, and remaining outside the fenced area(s). Alternatively, the use of a **stump grinder** could be utilized precisely where a curb/gutter and any overcut (12" max) will be established.

26. Avoid damaging or cutting **roots** with diameters of two inches and greater without prior assessment by the **project arborist**. Should roots of this size be encountered, within one hour of exposure, they should either be covered by burlap that remains continually moist until the root is covered by soil. If they are approved for cutting, cleanly severe at 90-degrees to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered that have **diameters less than two inches** and require removal can be cleanly severed at right angles to the direction of root growth.

27. **Supply water** to the root zones of retained trees, for the purpose of mitigating root loss/disturbance; and the amount, frequency and methodology can be most effectively recommended near the time a building permit is obtained. Various application methods include flooding the inside of a 12-inch tall berm formed around the canopy perimeter (or as close as possible), using soaker hoses, or through deep-root injection.

28. **Tree trunks** shall not be used as winch supports for moving or lifting heavy loads.

29. **Spoils** created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

30. Digging **holes for fence posts** within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root or two inches and greater in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

31. **Dust** accumulating on trunks and canopies during dry weather periods should be periodically **washed** away (e.g. every two to three months).

32. **Avoid disposing** harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. **Herbicides** should not be used with a TPZ; where used on site, they should be labeled for safe use near trees. **Liming** shall not occur within 50 feet from a trunk.

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations and/or measurements obtained from the ground and project site on during the month of February 2015.
- Condition and suitability ratings of dormant trees are subject to change once they can be observed following the growth of new leaves.
- My observations were performed visually without probing, coring, dissecting or excavating into the tree.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Tree numbers shown on the aerial map in Exhibit B are intended to only roughly approximate a tree's location and shall not be considered as surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By: _____ Date: March 1, 2015

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

EXHIBIT A:

TREE INVENTORY TABLE

(32 sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
162	Aleppo pine (*Pinus halapensis*)	27	60%	40%	Fair	Low	X

Comments: Crowded conditions result in a pronounced lean towards street and away from #163, 402 and 403. Included bark, growth pattern that interferes with the natural expansion of stems and weakens their attachments, is between the central leader and limb. Root collar's low side is buried and (not visible). Base is about 3' from street curb, which has been raised by root(s). Large mounds formed roots in street.

163	Aleppo pine (*Pinus halapensis*)	22	50%	50%	Fair	Moderate	X

Comments: Large girdling root. Sparse and asymmetrical canopy away from #162. Mounds created by root(s) in street.

164	Bradford flowering pear (*Pyrus c.* 'Bradford')	21	80%	20%	Poor	Low	X

Comments: Numerous large girdling roots. Base is 4' upslope from street and storm drain inlet. Encroaches on adjacent light pole. Grows with a lean. An inherent characteristic of Bradford pears, has multiple leaders that form weak attachments and overall structure; for most of the pears at this, they also have included bark, which further weakens the attachments. Sweeps away from #165.

165	Bradford flowering pear (*Pyrus c.* 'Bradford')	20	70%	30%	Fair	Low	X

Comments: Crowded conditions. Multiple leaders form a weak structure. Base is 3' upslope from street and storm drain inlet.

166	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	60%	20%	Poor	Low	X

Comments: Weak, multi-leader structure. Base is 3' upslope from street. Reduced in height sometime ago. Narrow, upright form.

167	Canary Island pine (*Pinus canariensis*)	19	80%	30%	Fair	Low	X

Comments: Crowded conditions have formed a highly asymmetrical canopy. Excessive limb weight. Sweeps with a lean away from #168.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
168	Canary Island pine (*Pinus canariensis*)	24	80%	50%	Fair	Moderate	X
	Comments: Excessive limb weight and an asymmetrical canopy. Nearly entire tree leans.						
169	Canary Island pine (*Pinus canariensis*)	17	60%	40%	Fair	Moderate	X
	Comments: Buried root collar. Thin canopy.						
170	Bradford flowering pear (*Pyrus c.* 'Bradford')	15	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Distinct lean towards road (likely partial uproot).						
171	Aleppo pine (*Pinus halapensis*)	24	70%	20%	Poor	Low	X
	Comments: Severe lean into site, suppressed growth, and very poor form. Girdling root at base opposite lean. Possible root rot. Deadwood. Squat form.						
172	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
	Comments: Asymmetrical, mostly one-sided canopy (likely due to a prior adjacent pine).						
173	Canary Island pine (*Pinus canariensis*)	18	70%	50%	Fair	Moderate	X
	Comments: Asymmetrical. Base is 3.5' upslope from street. Adjacent curb is raised.						
174	Canary Island pine (*Pinus canariensis*)	20	70%	20%	Poor	Low	X
	Comments: Very large girdling root. Crowded conditions adjacent to #173.						
176	Australian willow (*Geijera parviflora*)	16	50%	20%	Poor	Low	X
	Comments: Sparse canopy. Base is 4' upslope from street. Has a small, open wound inches below where the trunk bifurcates into codominants. Poor lateral root development. Declining canopy. The southern lateral limbs are significantly extended for a considerable distance, and are at risk of breaking.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
178	Aleppo pine (*Pinus halapensis*)	21	60%	40%	Fair	Moderate	X
	Comments: Substantial sweep towards site, away from adjacent trees. Highly asymmetrical.						
179	Aleppo pine (*Pinus halapensis*)	20	60%	30%	Poor	Low	X
	Comments: Substantial sweep towards street, away from adjacent trees. Codominant tops.						
180	Bradford flowering pear (*Pyrus c.* 'Bradford')	19	70%	30%	Poor	Low	X
	Comments: Within 4' upslope from a telephone vault. Small open wound along lower trunk. Weak, multi-leader structure. Crown reduced.						
182	Bradford flowering pear (*Pyrus c.* 'Bradford')	13	70%	20%	Poor	Low	
	Comments: Base 4' upslope from telephone vault. Very narrow form. Weak, multi-leaders.						
183	Bradford flowering pear (*Pyrus c.* 'Bradford')	16	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Narrow form and highly asymmetrical canopy.						
184	Bradford flowering pear (*Pyrus c.* 'Bradford')	12	60%	20%	Poor	Low	
	Comments: Girdling roots. Very narrow and asymmetrical form. Crowded conditions. Weak, multi-leader structure. Highly asymmetrical canopy.						
185	Aleppo pine (*Pinus halapensis*)	25	60%	40%	Fair	Moderate	X
	Comments: Exposed buttress roots. Codominant leaders. Pronounced lean into site.						
186	Canary Island pine (*Pinus canariensis*)	21	70%	50%	Fair	Moderate	X
	Comments: Excessive limb weight. Asymmetrical, nearly one-sided canopy.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
187	Bradford flowering pear (*Pyrus c.* 'Bradford')	8	50%	20%	Poor	Low	
	Comments: Poor lateral root development. Suppressed canopy. Weak, multi-leader structure. Highly crowded conditions and asymmetrical.						
188	Canary Island pine (*Pinus canariensis*)	12	60%	10%	Poor	Low	
	Comments: Highly crowded conditions. Leans south. Basal decay and rot opposite lean. High canopy and low live crown ration.						
189	Bradford flowering pear (*Pyrus c.* 'Bradford')	16	60%	30%	Poor	Low	X
	Comments: Weak, multi-leader structure. Leans towards site and has an asymmetrical canopy. Small girdling roots. Crown reduced.						
190	Canary Island pine (*Pinus canariensis*)	14	60%	50%	Fair	Moderate	
	Comments: Crowded conditions. Deadwood. High canopy.						
191	Canary Island pine (*Pinus canariensis*)	14	60%	50%	Fair	Moderate	
	Comments: Crowded conditions. Deadwood. High canopy.						
192	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	60%	20%	Poor	Low	X
	Comments: Crowded conditions. Asymmetrical canopy. Weak, multi-leader structure. Crown reduced.						
193	Aleppo pine (*Pinus halapensis*)	26	60%	30%	Poor	Low	X
	Comments: Base is within 4' from sewer manhole. Excessive limb weight. Has a pronounced lean towards site due to crowded conditions.						
194	Bradford flowering pear (*Pyrus c.* 'Bradford')	14	60%	20%	Poor	Low	
	Comments: Crowded conditions and a highly asymmetrical canopy. Depression and possible decay along the trunk's base (street side). Possibly girdling root. Weak, multi-leader structure.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
195	Aleppo pine (*Pinus halapensis*)	20	60%	40%	Fair	Low	X
	Comments: Excessive limb weight. Deadwood and excessive limb weight.						
196	Aleppo pine (*Pinus halapensis*)	21	70%	30%	Fair	Low	X
	Comments: Codominant tops. Has a pronounced buttress root opposite lean towards street, and root collar is buried downhill side. Trunk sweeps from grade, and at 6' high, ascends vertical. Several limbs recently broke from south side of canopy, a condition attributed to excessive limb weight throughout. Large gall along one of the lower limbs.						
197	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	60%	30%	Poor	Low	X
	Comments: Narrow, asymmetrical canopy due to crowded conditions. Small girdling root surfaces. Weak multi-leader structure. Open decaying wound along a leader.						
198	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	60%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Low branching at 4.5' high. Highly asymmetrical canopy away from #199, and grows with a lean.						
199	Bradford flowering pear (*Pyrus c.* 'Bradford')	16	60%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Large wound from a prior limb cut at 6' high where leaders originate.						
200	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	60%	20%	Poor	Low	X
	Comments: Adjacent to vaults. Weak, multi-leader structure.						
201	Bradford flowering pear (*Pyrus c.* 'Bradford')	15	50%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Base is inches from vault. Thin canopy. Highly asymmetrical canopy away from #200. Very narrow form.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
202	Bradford flowering pear (*Pyrus c.* 'Bradford')	20	50%	20%	Poor	Low	X
	Comments: Height reduced in past. Weak, multi-leader structure. One-sided canopy.						
203	flowering cherry (*Prunus* sp.)	6	70%	20%	Poor	Low	
	Comments: Very weak, multi-leader structure. A pronounced lean towards site. Canopy is suppressed and asymmetrical. Shrub form. Dormant.						
204	Canary Island pine (*Pinus canariensis*)	23	80%	50%	Fair	Moderate	X
	Comments: Base is adjacent to wall and 3.5' from curb. Codominant tops slightly more than half-way up; the smaller one has favorably been reduced. Spoils piled against trunk's uphill side.						
205	Canary Island pine (*Pinus canariensis*)	17	70%	50%	Fair	Moderate	X
	Comments: Crowded conditions. Adjacent to wall.						
207	Canary Island pine (*Pinus canariensis*)	18	70%	50%	Fair	Moderate	X
	Comments: Crowded conditions. Adjacent to wall.						
208	Canary Island pine (*Pinus canariensis*)	19	70%	30%	Fair	Low	X
	Comments: Ivy along lower trunk. Crowded conditions. Codominant tops two-thirds of the way up.						
209	Canary Island pine (*Pinus canariensis*)	21	70%	30%	Fair	Low	X
	Comments: Crowded conditions. Ivy along lower trunk. Base is within 3' of storm drain manhole. Adjacent to wall.						
210	Canary Island pine (*Pinus canariensis*)	28	80%	50%	Fair	Moderate	X
	Comments: Crowded conditions and asymmetrical canopy. Base is adjacent to wall, and within 4' of a storm drain manhole.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
211	Aleppo pine (*Pinus halapensis*)	28	60%	40%	Fair	Moderate	X
	Comments: Multiple tops Excessive irrigation applied at base, which is located 1' upslope from electrical vault, and 3' from an above-ground panel.						
212	Aleppo pine (*Pinus halapensis*)	24	30%	20%	Poor	Low	X
	Comments: Base is 3.5' upslope from electrical vault. Chlorotic. Multiple tops and poor form due to crowded conditions. Three sizeable galls near or at trunk's base, possibly creating a weakened stem. Appears beyond recovery and demise imminent.						
213	Canary Island pine (*Pinus canariensis*)	18	60%	40%	Fair	Moderate	X
	Comments: Adjacent to wall. Vinca along lower trunk. Asymmetrical form due to crowded conditions.						
214	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
	Comments: Adjacent to wall. Vinca along lower trunk. Asymmetrical canopy due to crowded conditions.						
215	Canary Island pine (*Pinus canariensis*)	21	50%	70%	Fair	Moderate	X
	Comments: Chlorotic. Small girdling root. Excessive limb weight.						
216	Canary Island pine (*Pinus canariensis*)	22	80%	40%	Fair	Moderate	X
	Comments: Depression along uphill side of trunk's base, possibly from a girdling root.						
217	Aleppo pine (*Pinus halapensis*)	32	20%	30%	Poor	Low	X
	Comments: Bifurcates at 4' into codominant leaders, the smaller one already reduced; the dominant, upright one divides into multiple limbs forming the top. Tree has significantly declined, and browning foliage is prevalent throughout.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
218	Canary Island pine (*Pinus canariensis*)	20	70%	60%	Fair	Moderate	X
	Comments: Vinca along lower trunk. Broken limb suspended in upper canopy. Adjacent to wall. Crowded conditions have formed an asymmetrical canopy.						
219	Canary Island pine (*Pinus canariensis*)	21	80%	60%	Good	Moderate	X
	Comments: Vinca and English ivy along lower trunk. Adjacent to wall. Entire trunk curves (sweeps) back and forth.						
220	Australian willow (*Geijera parviflora*)	13	40%	20%	Poor	Low	
	Comments: Narrow form. Codominants with included bark. Wound of a prior limb along along trunk. Crowded conditions have formed an asymmetrical canopy.						
221	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
	Comments: Adjacent to wall. Vinca along lower trunk. One-sided canopy due to crowded conditions.						
222	Australian willow (*Geijera parviflora*)	14	50%	20%	Poor	Low	
	Comments: Multiple leader, low-branching structure. Girdling root uphill side of trunk. Crowded conditions form a highly asymmetrical canopy. Adjacent to light pole.						
223	Australian willow (*Geijera parviflora*)	18	40%	30%	Poor	Low	X
	Comments: Buried root collar. Multiple leader and low-branching structure.						
224	Canary Island pine (*Pinus canariensis*)	18	80%	60%	Good	Good	X
	Comments: Base is 3' upslope from street curb.						
225	Canary Island pine (*Pinus canariensis*)	16	60%	40%	Fair	Moderate	X
	Comments: Thin canopy.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
226	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
	Comments: Crowded conditions. One-sided canopy.						
227	Canary Island pine (*Pinus canariensis*)	22	80%	50%	Fair	Moderate	X
	Comments: Adjacent to wall and crowded conditions. Small deadwood. Vinca along lower trunk. Base is within 1' of curb. Girdling root.						
228	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Moderate	X
	Comments: Adjacent to wall and crowded conditions. Spoils piled near trunk.						
229	Bradford flowering pear (*Pyrus c.* 'Bradford')	20	70%	20%	Poor	Low	X
	Comments: Crowded conditions and an asymmetrical canopy. Leans towards street. About 6' upslope from a sewer manhole. Weak, multi-leader structure.						
230	Canary Island pine (*Pinus canariensis*)	17	80%	60%	Good	Moderate	X
	Comments: Crowded conditions.						
231	Canary Island pine (*Pinus canariensis*)	22	80%	60%	Good	Good	X
	Comments: Adjacent to wall and curb. Roots have formed a large mound in lot.						
232	Canary Island pine (*Pinus canariensis*)	17	70%	40%	Fair	Moderate	X
	Comments: About 3' from curb. Crowded conditions.						
233	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Low	X
	Comments: Crowded conditions. Adjacent to wall and spoils at base. History of limb and branch failure; one broken limb is currently hanging from upper canopy.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
234	Canary Island pine (*Pinus canariensis*)	18	80%	70%	Good	Good	X
	Comments: Within a narrow planter. Adjacent to storm drain inlet. Small surface root a few inches from and parallel to the trunk's base.						
235	Canary Island pine (*Pinus canariensis*)	15	80%	70%	Good	Moderate	X
	Comments: Within a narrow planter. Roots form a mound in adjacent lot.						
236	Canary Island pine (*Pinus canariensis*)	9	70%	40%	Fair	Low	
	Comments: Within a narrow planter. Suppressed growth.						
237	Canary Island pine (*Pinus canariensis*)	10	70%	70%	Good	Moderate	
	Comments: Within a narrow planter.						
238	Canary Island pine (*Pinus canariensis*)	13	70%	60%	Fair	Moderate	
	Comments: Within a narrow planter. Lower trunk curves (sweeps).						
239	Australian willow (*Geijera parviflora*)	5	40%	40%	Poor	Low	
	Comments: Low branching and sparse canopy.						
240	Australian willow (*Geijera parviflora*)	4	20%	30%	Poor	Low	
	Comments: Dying. Poor form.						
241	Australian willow (*Geijera parviflora*)	5	30%	20%	Poor	Low	
	Comments: Dying. Low branching. Codominant leaders with included bark. A few lower limbs were torn from tree (possibly vehicular damage).						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
242	Australian willow (*Geijera parviflora*)	4	10%	30%	Poor	Low	
	Comments: Nearly dead. Low branching.						
243	Australian willow (*Geijera parviflora*)	4	30%	40%	Poor	Low	
	Comments: Low branching and crowded conditions. Dying.						
244	Canary Island pine (*Pinus canariensis*)	12	50%	70%	Fair	Moderate	
	Comments: Within a narrow planter. Crowded conditions. Soil cut downhill for a paver path, about 1' from trunk.						
245	Canary Island pine (*Pinus canariensis*)	14	70%	60%	Fair	Moderate	
	Comments: Within a narrow planter. Soil cut downhill for a paver path 6" from trunk. Formed by codominants, the smaller one already reduced. Crowded conditions.						
246	Canary Island pine (*Pinus canariensis*)	12	60%	60%	Fair	Moderate	
	Comments: Spoils piled against the trunk's uphill side. Crowded conditions.						
247	Canary Island pine (*Pinus canariensis*)	10	60%	50%	Fair	Moderate	
	Comments: Crowded conditions.						
248	London plane tree (*Platanus × hispanica*)	9	50%	50%	Fair	Moderate	
	Comments: Small girdling root.						
249	Canary Island pine (*Pinus canariensis*)	16	70%	20%	Poor	Low	X
	Comments: Lean towards lot then sweeps vertical just below half-way up. Partial girdling root opposite lean.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
250	London plane tree (*Platanus × hispanica*)	7	50%	40%	Poor	Low	
	Comments:						
251	London plane tree (*Platanus × hispanica*)	7	50%	60%	Fair	Moderate	
	Comments: Within a narrow planter.						
252	London plane tree (*Platanus × hispanica*)	11	50%	50%	Fair	Moderate	
	Comments: Adjacent curb is cracked. Adjacent to light pole, and within a finger island.						
253	London plane tree (*Platanus × hispanica*)	12	50%	50%	Fair	Moderate	
	Comments: One-sided canopy due to crowded conditions.						
254	London plane tree (*Platanus × hispanica*)	11	50%	50%	Fair	Moderate	
	Comments: Crowded conditions and one-sided canopy away from #255. Small girding root.						
255	Bradford flowering pear (*Pyrus c.* 'Bradford')	20	60%	30%	Poor	Low	X
	Comments: Decaying wound at tree's top. Crowded conditions. Has a slight lean towards street. Weak, multi-leader structure.						
259	Aleppo pine (*Pinus halapensis*)	36	70%	30%	Fair	Low	X
	Comments: Base is 4' from vault. Has a terrible structure formed by two trunks with 11' of included bark. Very narrow form and nearly one-sided canopy. A prior leader was cut around 16' high. Trunk grows with a distinct southern lean.						
260	London plane tree (*Platanus × hispanica*)	16	60%	60%	Fair	Moderate	X
	Comments:						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
261	Australian willow (*Geijera parviflora*)	19	40%	50%	Poor	Low	X
	Comments: Very sparse and thin canopy. Declining. Buried root collar along the upslope side, possibly a girdling root.						
262	London plane tree (*Platanus × hispanica*)	10	50%	40%	Poor	Low	
	Comments: Crowded conditions.						
263	Australian willow (*Geijera parviflora*)	<15	60%	30%	Poor	Low	
	Comments: Five multi-leader structure with included bark. Asymmetrical canopy and leans towards street.						
264	London plane tree (*Platanus × hispanica*)	12	70%	60%	Fair	Moderate	
	Comments: Asymmetrical canopy.						
265	Australian willow (*Geijera parviflora*)	<15	60%	30%	Poor	Low	
	Comments: Asymmetrical canopy, and grows with a lean side slope away from #263. Three of four leaders with included bark. Crowded conditions.						
266	Australian willow (*Geijera parviflora*)	12	60%	30%	Poor	Low	
	Comments: Buried root collar. Multiple leader structure. Asymmetrical canopy, and excessive limb weight over lawn.						
269	Australian willow (*Geijera parviflora*)	18	80%	40%	Fair	Low	X
	Comments: Formed by five leaders at 8' high, some with included bark.						
270	Australian willow (*Geijera parviflora*)	16	70%	30%	Fair	Low	X
	Comments: Highly crowded-growing conditions. Codominants with included bark at 4'.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
271	Canary Island pine (*Pinus canariensis*)	18	70%	50%	Fair	Moderate	X
	Comments: Immediately adjacent to #273. Recently pruned.						
272	London plane tree (*Platanus × hispanica*)	10	50%	30%	Poor	Low	
	Comments: One-sided canopy away from #271 and 273.						
273	Canary Island pine (*Pinus canariensis*)	20	80%	60%	Good	Good	X
	Comments: Immediately adjacent to #271. Recently pruned.						
274	London plane tree (*Platanus × hispanica*)	10	50%	30%	Poor	Low	
	Comments: Surface roots with top decay. One-sided canopy due to crowded conditions.						
275	Bradford flowering pear (*Pyrus c.* 'Bradford')	18	50%	20%	Poor	Low	X
	Comments: Girdling roots. Asymmetrical canopy. Weak, multi-leader structure.						
276	Bradford flowering pear (*Pyrus c.* 'Bradford')	19	50%	20%	Poor	Low	X
	Comments: Very poor and suppressed form. Highly asymmetrical canopy entirely beneath #275. Smaller wound near base. Weak, multi-leader structure.						
277	London plane tree (*Platanus × hispanica*)	11	60%	40%	Fair	Moderate	
	Comments: Mostly one-sided canopy away from #276.						
279	Aleppo pine (*Pinus halapensis*)	25	70%	20%	Poor	Low	X
	Comments: Extremely narrow form. Codominants at 14', and just below their attachment, a 14" limb failed, leaving a large wound.						
280	London plane tree (*Platanus × hispanica*)	11	50%	40%	Poor	Low	
	Comments: Thin, mostly one-sided canopy. Codominants, and crowded conditions.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
283	London plane tree (*Platanus × hispanica*)	15	60%	70%	Fair	Good	X
	Comments: Outer branches grow adjacent to light pole fixture. Codominants with good spacing between attachments.						
284	London plane tree (*Platanus × hispanica*)	11	60%	40%	Fair	Moderate	
	Comments: Asymmetrical canopy adjacent to #203. Crowded conditions.						
285	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
	Comments: Asymmetrical canopy. Codominant leaders. Thin, sweeps west.						
286	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
	Comments: Multiple tops. Girdling root embedded into base.						
287	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
	Comments: Low branching. Sinuous and poor form. Thin.						
288	Canary Island pine (*Pinus canariensis*)	17	80%	40%	Fair	Moderate	X
	Comments: Within a narrow planter. Canopy is contiguous with #289. Highly crowded conditions. Mounds in lot formed by roots. One root surfaces at curb.						
289	Canary Island pine (*Pinus canariensis*)	14	80%	60%	Good	Moderate	
	Comments: Crowded conditions. Contiguous canopy with #288.						
290	Canary Island pine (*Pinus canariensis*)	14	60%	40%	Fair	Low	
	Comments: Highly crowded-growing conditions.						
291	Canary Island pine (*Pinus canariensis*)	17	70%	40%	Fair	Moderate	X
	Comments: Has a partial girdling root. Trunk sweeps and is within a very narrow planter strip. Sizeable wound at base. Roots have formed mounds in lot.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
292	London plane tree (*Platanus × hispanica*)	5	50%	30%	Poor	Low	
	Comments: Highly misshapen, mostly due to past pruning for clearance from adjacent light pole.						
293	London plane tree (*Platanus × hispanica*)	7	50%	30%	Poor	Low	
	Comments: Large girdling root. Asymmetrical, mostly one-sided canopy.						
294	flowering plum (*Prunus × blireana*)	4	40%	20%	Poor	Low	
	Comments: Low branching and poor form. Decay along trunk. Significantly pruned, and canopy has a substantial amount of watersprouts.						
295	flowering plum (*Prunus × blireana*)	6	40%	30%	Poor	Low	
	Comments: Low branching and significantly pruned. Deadwood. Substantial amount of watersprouts within canopy.						
296	Canary Island pine (*Pinus canariensis*)	22	80%	40%	Fair	Moderate	X
	Comments: Structure formed by multiple leaders and tops. Partial girdling root.						
297	Bradford flowering pear (*Pyrus c.* 'Bradford')	19	60%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Several small areas of basal decay. Asymmetrical canopy. Large wound immediately below leader attachments.						
298	Bradford flowering pear (*Pyrus c.* 'Bradford')	18	60%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Small basal wound. Canopy is asymmetrical due to highly crowded conditions, and bows towards street away from #297.						
299	Bradford flowering pear (*Pyrus c.* 'Bradford')	20	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Partial girdling root.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
300	Shamel ash (*Fraxinus uhdei*)	25	70%	30%	Fair	Low	X
	Comments: Rangy form. Adjacent to, and grows a one-sided canopy away from building. On a gentle slope. Asymmetrical and high canopy.						
301	Shamel ash (*Fraxinus uhdei*)	25	70%	30%	Fair	Low	X
	Comments: Rangy form and crowded conditions. Asymmetrical canopy sweeps north, away from adjacent trees. Narrow form and high canopy.						
302	Canary Island pine (*Pinus canariensis*)	16	80%	40%	Fair	Moderate	X
	Comments: Crowded conditions and elevated canopy. Adjacent to building, and has multiple tops. Excessive limb weight.						
303	Canary Island pine (*Pinus canariensis*)	13	80%	40%	Fair	Moderate	X
	Comments: Asymmetrical, one-sided canopy due to crowded conditions. Adjacent to building. Excessive limb weight.						
304	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Moderate	X
	Comments: Dead lower limb. Crowded conditions and high canopy.						
305	Shamel ash (*Fraxinus uhdei*)	29	70%	40%	Fair	Low	X
	Comments: Somewhat narrow form. Consist of five multiple leaders all originating at 10' high and forming narrow attachments. Significantly elevated.						
306	Canary Island pine (*Pinus canariensis*)	<15	60%	20%	Poor	Low	
	Comments: Beneath #307's canopy. One-sided canopy and topped in past.						
307	Shamel ash (*Fraxinus uhdei*)	28	70%	30%	Fair	Low	X
	Comments: Crowded conditions, and bows towards street, away from #308. Narrow form, multiple leaders, and a significantly elevated canopy.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
308	Shamel ash (*Fraxinus uhdei*)	24	70%	30%	Fair	Low	X
	Comments: Significantly elevated canopy. Asymmetrical canopy with excessive limb and branch weight, and contains substantial watersprouts. Reduction cut of central, upright limb.						
309	flowering plum (*Prunus × blireana*)	3	40%	20%	Poor	Low	
	Comments: Substantial watersprouts. Basal decay and planted too high.						
310	flowering plum (*Prunus × blireana*)	6	60%	30%	Poor	Low	
	Comments: Grows with a lean due to having partially uprooted in past. One-sided canopy. Substantial watersprouts.						
311	Shamel ash (*Fraxinus uhdei*)	40	70%	30%	Fair	Low	X
	Comments: Along north side at 6' high, there is a large open and decaying wound. Expansive, broad and asymmetrical canopy away from adjacent building. Deadwood. Excessive limb weight.						
312	Canary Island pine (*Pinus canariensis*)	17	70%	20%	Poor	Low	X
	Comments: Highly crowded conditions and very poor form. Multiple tops. Trunk bifurcates half-way up into codominants containing included bark.						
313	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
	Comments: Crowded conditions.						
314	Canary Island pine (*Pinus canariensis*)	18	80%	40%	Fair	Moderate	X
	Comments: Crowded conditions. Narrow, one-sided canopy away from #313 and adjacent building. Excessive branch/limb weight.						
315	flowering plum (*Prunus × blireana*)	7	20%	10%	Poor	Low	
	Comments: Nearly dead. Has extensive decay throughout.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
316	Shamel ash (*Fraxinus uhdei*)	29	60%	40%	Fair	Moderate	X
	Comments: Asymmetrical, nearly one-sided canopy due to a prior, adjacent tree. High canopy. Deadwood.						
317	Canary Island pine (*Pinus canariensis*)	22	70%	70%	Good	Moderate	X
	Comments: Near street and immediately adjacent to #318.						
318	Canary Island pine (*Pinus canariensis*)	21	60%	40%	Fair	Moderate	X
	Comments: Crowded conditions between #317 and 319, and has formed a one-sided canopy. Near street.						
319	Canary Island pine (*Pinus canariensis*)	20	80%	50%	Fair	Moderate	X
	Comments: Near street and immediately adjacent to #318. Multiple tops. Partial girdling roots.						
320	Bradford flowering pear (*Pyrus c.* 'Bradford')	21	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Slight lean of trunk away from #321 due to crowded conditions. Bows towards street, and has a reduced crown.						
321	Bradford flowering pear (*Pyrus c.* 'Bradford')	20	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Adjacent to light pole.						
322	flowering plum (*Prunus × blireana*)	10	30%	10%	Poor	Low	
	Comments: Low branching. Has a large fruiting body at base, indicating extensive internal decay. Significant decline.						
323	flowering plum (*Prunus × blireana*)	12	30%	10%	Poor	Low	
	Comments: Low branching. Numerous fruiting bodies along trunk.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
324	Goldenrain tree (*Koelreuteria paniculata*)	3, 3, 2, 2, 2	60%	30%	Poor	Low	

Comments: Trunks originate at grade, all from beneath roof eave. Trunks sweep out from beneath eave.

325	flowering plum (*Prunus × blireana*)	8	30%	20%	Poor	Low	

Comments: Extensive lean, and has significant decay along trunk's entire top side.

326	flowering plum (*Prunus × blireana*)	6	60%	30%	Poor	Low	

Comments: Asymmetrical canopy and has extensive decay throughout.

327	flowering plum (*Prunus × blireana*)	6	50%	40%	Poor	Low	

Comments: Low branching. Ivy along trunk and base.

328	flowering plum (*Prunus × blireana*)	11	0%	0%	Dead	Low	

Comments: 90% dead, but for practical purposes, considered dead. Low branching.

329	flowering plum (*Prunus × blireana*)	9	0%	0%	Dead	Low	

Comments: Dead. Low branching.

330	flowering plum (*Prunus × blireana*)	9	10%	0%	Dead	Low	

Comments: 90% dead, but for practical purposes, considered dead.

331	Bradford flowering pear (*Pyrus c.* 'Bradford')	12	70%	30%	Poor	Low	

Comments: Weak, multi-leader structure. Buried root collar. Excessive limb and branch weight. Low-branching, grows adjacent to building, and has formed an asymmetrical, one-sided canopy. Girdling roots. Gouge on bottom of low limb.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
332	London plane tree (*Platanus × hispanica*)	5	60%	40%	Fair	Low	
	Comments: Poor form. Buried root collar.						
333	London plane tree (*Platanus × hispanica*)	8	60%	70%	Fair	Moderate	
	Comments: Roots form large mound in adjacent lot (possibly prior tree). Surface roots.						
334	London plane tree (*Platanus × hispanica*)	3	40%	30%	Poor	Low	
	Comments: Suppressed growth beneath adjacent pines. Very poor form.						
335	Canary Island pine (*Pinus canariensis*)	17	100%	60%	Good	Moderate	X
	Comments: Adjacent to building. Top was pruned out or broke sometime ago. Within a narrow finger planter.						
336	Canary Island pine (*Pinus canariensis*)	16	90%	60%	Good	Moderate	X
	Comments: Trunk is adjacent to and canopy grows up against adjacent building. Multiple tops.						
337	Canary Island pine (*Pinus canariensis*)	11	70%	40%	Fair	Low	
	Comments: Crowded conditions between #336 and 338.						
338	Canary Island pine (*Pinus canariensis*)	17	70%	60%	Fair	Moderate	X
	Comments: Roots form large, pronounced mounds in lot. Within and outgrowing narrow planter strip.						
339	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
	Comments: Highly crowded conditions partly beneath #338.						
340	London plane tree (*Platanus × hispanica*)	7	60%	40%	Fair	Moderate	
	Comments: Crowded conditions partly beneath #341.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
341	Canary Island pine (*Pinus canariensis*)	<15	80%	70%	Good	Moderate	
	Comments:						
342	London plane tree (*Platanus × hispanica*)	6	60%	30%	Poor	Low	
	Comments: Suppressed beneath #341 and 345.						
343	London plane tree (*Platanus × hispanica*)	7	60%	30%	Poor	Low	
	Comments: Entire tree leans towards SE, and surface roots exist opposite lean.						
344	London plane tree (*Platanus × hispanica*)	7	50%	30%	Poor	Low	
	Comments: Crowded conditions.						
345	Canary Island pine (*Pinus canariensis*)	17	80%	30%	Fair	Low	X
	Comments: Crowded-growing conditions. Excessive limb weight. Has a pronounced lean towards lot and away from adjacent pines; trunks sweeps east, then becomes vertical one-third of the way up. Multiple tops. Asymmetrical canopy.						
346	Canary Island pine (*Pinus canariensis*)	11	70%	30%	Fair	Low	
	Comments: Multiple tops with included bark. Crowded conditions and poor trunk taper.						
347	Canary Island pine (*Pinus canariensis*)	12	80%	60%	Good	Moderate	
	Comments:						
348	Canary Island pine (*Pinus canariensis*)	10	60%	40%	Fair	Low	
	Comments: Crook at 8' high. Poor lateral root development.						
349	Canary Island pine (*Pinus canariensis*)	11	40%	50%	Poor	Low	
	Comments: Sparse canopy. Trunk's lower 7' sweeps. Girdling root.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
350	London plane tree (*Platanus × hispanica*)	6	50%	40%	Poor	Low	
	Comments: Asymmetrical, mostly one-sided canopy.						
351	Canary Island pine (*Pinus canariensis*)	17	70%	50%	Fair	Moderate	X
	Comments: Contiguous canopy with #352 and 353. Adjacent to large mounds in lot, and encroaches on light pole. Crowded conditions. Some deadwood.						
352	Canary Island pine (*Pinus canariensis*)	16	80%	50%	Fair	Moderate	X
	Comments: Contiguous canopy with #351 and 353. Adjacent to large mounds in lot. Crowded conditions. Excessive limb weight. Some deadwood.						
353	Canary Island pine (*Pinus canariensis*)	15	80%	50%	Fair	Moderate	X
	Comments: Contiguous canopy with #351 and 352. Adjacent to large mounds in lot. Crowded conditions. Excessive limb weight.						
354	London plane tree (*Platanus × hispanica*)	9	50%	50%	Fair	Moderate	
	Comments: Asymmetrical canopy away from #353.						
355	London plane tree (*Platanus × hispanica*)	12	50%	60%	Fair	Moderate	
	Comments: Within a narrow planter strip.						
356	Canary Island pine (*Pinus canariensis*)	26	50%	50%	Fair	Low	X
	Comments: Has a large girdling root and multiple tops. Trunk sweeps towards street, away from #357, then becomes vertical the last one-third of way up.						
357	London plane tree (*Platanus × hispanica*)	13	50%	60%	Fair	Moderate	
	Comments:						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
358	London plane tree (*Platanus × hispanica*)	12	50%	50%	Fair	Moderate	
	Comments: Asymmetrical, mostly one-sided canopy. Excessive branch weight over lot.						
359	Canary Island pine (*Pinus canariensis*)	22	70%	40%	Fair	Moderate	X
	Comments: Buried root collar. Multiple tops one-half way up.						
360	London plane tree (*Platanus × hispanica*)	12	60%	40%	Fair	Moderate	
	Comments: Has a slight lean towards street. Crowded-growing conditions.						
361	London plane tree (*Platanus × hispanica*)	<15	60%	60%	Fair	Moderate	
	Comments: Asymmetrical canopy.						
362	Australian willow (*Geijera parviflora*)	13	60%	40%	Fair	Low	
	Comments: Asymmetrical, nearly one-sided canopy extending towards street. Declining top has deadwood.						
363	Canary Island pine (*Pinus canariensis*)	17	50%	40%	Poor	Moderate	X
	Comments: Multiple, codominant tops formed half-way up. Sparse, chlorotic canopy Small girdling roots. Needs significant pruning, if retained.						
364	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure.						
365	Aleppo pine (*Pinus halapensis*)	25	60%	30%	Poor	Low	X
	Comments: Multiple tops, and recently pruned. Has a prominent lean away from adjacent trees, then become vertical one-third of way up. Has a pronounced buttress mass opposite lean.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
366	Bradford flowering pear (*Pyrus c.* 'Bradford')	16	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Possible girdling root, and has decaying surface roots.						
367	London plane tree (*Platanus × hispanica*)	11	50%	60%	Fair	Moderate	
	Comments: Within a narrow finger island.						
368	Canary Island pine (*Pinus canariensis*)	12	40%	60%	Poor	Low	
	Comments: Within narrow planter. Roots form a large mound within adjacent lot. Chlorotic.						
369	Canary Island pine (*Pinus canariensis*)	<15	60%	70%	Fair	Moderate	
	Comments: Narrow planter, and roots form mound in adjacent lot. Chlorotic.						
370	London plane tree (*Platanus × hispanica*)	7	50%	40%	Poor	Low	
	Comments: Low, broad canopy overhanging lot. Trunk has a slight lean.						
371	London plane tree (*Platanus × hispanica*)	5	50%	40%	Poor	Low	
	Comments: Low canopy overhangs lot. Asymmetrical and poor form. Squat form. within a small square planter.						
372	London plane tree (*Platanus × hispanica*)	8	50%	40%	Poor	Low	
	Comments: Within a small, square planter. Buried root collar. Very narrow and upright form.						
373	London plane tree (*Platanus × hispanica*)	10	60%	60%	Fair	Moderate	
	Comments: Codominants with a narrow, upright form.						
374	London plane tree (*Platanus × hispanica*)	7	40%	40%	Poor	Low	
	Comments: Thin canopy. Asymmetrical canopy, and trunk has a slight lean away from #373.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
375	London plane tree (*Platanus × hispanica*)	13	60%	50%	Fair	Moderate	
	Comments: Within a narrow finger island. Has a slight lean away from #376. Surface roots.						
376	London plane tree (*Platanus × hispanica*)	11	50%	60%	Fair	Moderate	
	Comments: Has a decaying, surfaced buttress root.						
377	Bradford flowering pear (*Pyrus c.* 'Bradford')	21	80%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Surfaced girdling root on top of a buttress.						
378	London plane tree (*Platanus × hispanica*)	10	30%	50%	Poor	Low	
	Comments: Asymmetrical, crowded-growing conditions. Sparse and thin canopy.						
379	Aleppo pine (*Pinus halapensis*)	29	70%	30%	Fair	Low	X
	Comments: Bifurcates 3.5' high into codominants with included bark. Has a pronounced lean towards lot, then sweeps to upright half-way up. Opposite lean is buried by ivy, which also grows along lower trunk. Each leader divides and forms a multi-leader structure.						
380	Aleppo pine (*Pinus halapensis*)	28	60%	30%	Poor	Low	X
	Comments: Entire tree with a pronounced lean towards SW. Has multiple tops.						
381	Bradford flowering pear (*Pyrus c.* 'Bradford')	17	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. History of limb failure, once creating a very large wound where leaders originate at 6' high. Asymmetrical canopy.						
382	Bradford flowering pear (*Pyrus c.* 'Bradford')	22	70%	20%	Poor	Low	X
	Comments: Weak, multi-leader structure. Near street. History of limb failure at street side.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
401	Shamel ash (*Fraxinus uhdei*)	8, 6	70%	20%	Poor	Low	

Comments: Two trunks originate at grade and are volunteers. The 8" trunk bifurcates at 4' high and contains included bark. Multiple leaders. Ivy.

402	Canary Island pine (*Pinus canariensis*)	12	80%	40%	Fair	Moderate	

Comments: Crowded conditions have formed a mostly one-sided canopy.

403	Canary Island pine (*Pinus canariensis*)	11	70%	40%	Fair	Moderate	

Comments: Crowded conditions. Asymmetrical canopy.

404	Canary Island pine (*Pinus canariensis*)	13	70%	40%	Fair	Moderate	

Comments: High canopy and low live crown ratio.

405	Canary Island pine (*Pinus canariensis*)	15	80%	60%	Fair	Moderate	X

Comments: Adjacent curb is raised.

406	Canary Island pine (*Pinus canariensis*)	13	70%	50%	Fair	Moderate	

Comments: Thin canopy. One-sided top.

407	Canary Island pine (*Pinus canariensis*)	16	60%	20%	Poor	Low	X

Comments: Pronounced lean at base, then has a pronounced sweep to vertical about one-third of the way up. Base is inches from adjacent curb. Top was removed or broke sometime ago. Very crowded conditions within canopy of #408.

408	Canary Island pine (*Pinus canariensis*)	11	50%	30%	Poor	Low	

Comments: Crowded conditions and poor form. Thin canopy.

409	Canary Island pine (*Pinus canariensis*)	<15	80%	40%	Fair	Moderate	

Comments: Adjacent curb is raised. Codominant tops w/ included bark. Adjacent to light pole.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE: Trunk Diameter (in.)	TREE CONDITION: Health Condition (100%=Best, 0%=Worst)	TREE CONDITION: Structural Integrity (100%=Best, 0%=Worst)	TREE CONDITION: Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
410	Canary Island pine (*Pinus canariensis*)	18	90%	40%	Fair	Moderate	X
	Comments: Upright, competing limbs. Codominant tops originate half way up.						
411	Canary Island pine (*Pinus canariensis*)	16	60%	50%	Fair	Moderate	X
	Comments: Prior multiple tops, one favorably pruned away (creating void in upper canopy). Small wound along lower trunk. Excessive limb weight.						
412	Canary Island pine (*Pinus canariensis*)	13	50%	50%	Fair	Moderate	
	Comments: Trunk sweeps. Pronounced buttress root mass formed along east side. Crowded conditions.						
413	Canary Island pine (*Pinus canariensis*)	17	90%	30%	Fair	Low	X
	Comments: Codominants with included bark 20' high.						
414	Canary Island pine (*Pinus canariensis*)	21	70%	40%	Fair	Moderate	X
	Comments: Multiple tops (4 to 5), some with included bark. Excessive limb weight.						
415	Canary Island pine (*Pinus canariensis*)	21	80%	70%	Good	Good	X
	Comments:						
416	Canary Island pine (*Pinus canariensis*)	19	70%	40%	Fair	Moderate	X
	Comments: Multiple tops. Pronounced buttress root along west side, and the root collar at the opposite side is buried. Adjacent to light pole.						
417	Canary Island pine (*Pinus canariensis*)	18	70%	40%	Fair	Moderate	X
	Comments: Multiple, codominant tops with included bark.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
418	Canary Island pine (*Pinus canariensis*)	19	90%	30%	Fair	Low	X
	Comments: Codominant leaders with included bark at 8' high.						
419	Canary Island pine (*Pinus canariensis*)	17	70%	30%	Fair	Low	X
	Comments: High canopy with a low live crown ratio. Pronounced buttress root along the west side, and the root collar along opposite side is buried. Multiple leaders.						
420	Canary Island pine (*Pinus canariensis*)	17	80%	50%	Fair	Moderate	X
	Comments: Dominant buttress root along west side.						
421	Canary Island pine (*Pinus canariensis*)	16	60%	30%	Poor	Moderate	X
	Comments: Thin and asymmetrical canopy. A sizeable, recent and open wound along lower trunk. Excessive limb weight. Moderate to low suitability.						
422	Canary Island pine (*Pinus canariensis*)	13	70%	40%	Fair	Moderate	
	Comments: Marginal live crown ratio. Adjacent curb is raised. High canopy.						
423	Canary Island pine (*Pinus canariensis*)	16	70%	30%	Fair	Low	X
	Comments: High canopy. Poor form and structure comprised of seven multiple leaders, all originating from the same location. Adjacent curb is significantly raised.						
424	Canary Island pine (*Pinus canariensis*)	14	70%	50%	Fair	Moderate	
	Comments: Wet stains, or discolored bark, near base.						
425	Canary Island pine (*Pinus canariensis*)	14	70%	70%	Good	Good	
	Comments: Ivy along lower trunk. Adjacent to light pole.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
426	Canary Island pine (*Pinus canariensis*)	<15	80%	70%	Good	Good	
	Comments: Adjacent curb cracked and raised. Roots form small mound in adjacent west lot. Excessive limb weight.						
427	Canary Island pine (*Pinus canariensis*)	14	60%	30%	Poor	Low	
	Comments: Adjacent curb is raised. Top broke or was removed.						
428	Canary Island pine (*Pinus canariensis*)	11	70%	60%	Fair	Moderate	
	Comments: Adjacent curb is raised.						
429	Canary Island pine (*Pinus canariensis*)	11	50%	30%	Poor	Low	
	Comments: Low, live crown ratio and high canopy. Short.						
430	Canary Island pine (*Pinus canariensis*)	13	70%	50%	Fair	Moderate	
	Comments: Dominant buttress root along NW side.						
431	Canary Island pine (*Pinus canariensis*)	11	70%	50%	Fair	Moderate	
	Comments: Trunk sweeps.						
432	Canary Island pine (*Pinus canariensis*)	16	70%	40%	Fair	Moderate	X
	Comments: Trunks grows with a pronounced lean and sweep. Excessive limb weight. Top section void of foliage.						
433	Canary Island pine (*Pinus canariensis*)	10	60%	30%	Poor	Low	
	Comments: Adjacent curb is raised. Trunk sweeps. Crowded conditions, mostly one-sided canopy. Adjacent to light pole. Poor trunk taper.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
434	Canary Island pine (*Pinus canariensis*)	16	60%	70%	Fair	Good	X
	Comments: Adjacent curb is cracked and slightly raised. A sizeable branch in the lower canopy partially broke and is hinged near trunk. Excessive limb weight.						
435	Canary Island pine (*Pinus canariensis*)	17	70%	60%	Fair	Good	X
	Comments:						
436	Monterey pine (*Pinus radiata*)	14	50%	20%	Poor	Low	
	Comments: High canopy formed by multiple limb/leaders; previously, a low crown. Has a large gall or canker 3' high.						
437	Canary Island pine (*Pinus canariensis*)	14	60%	70%	Fair	Moderate	
	Comments: Thin canopy.						
438	Canary Island pine (*Pinus canariensis*)	18	90%	30%	Fair	Low	X
	Comments: Ivy along lower trunk. Codominants at 15' high with included bark. Dense.						
439	Canary Island pine (*Pinus canariensis*)	12	60%	40%	Fair	Low	
	Comments: Asymmetrical and thin top.						
440	Canary Island pine (*Pinus canariensis*)	16	60%	70%	Fair	Good	X
	Comments: Ivy along lower trunk, live and dead stems.						
441	Canary Island pine (*Pinus canariensis*)	14	60%	60%	Fair	Moderate	
	Comments: Trunks sweeps and canopy is asymmetrical.						
442	Canary Island pine (*Pinus canariensis*)	14	70%	60%	Fair	Moderate	
	Comments: A one-foot deep pile of spoils at trunk's base.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
443	Canary Island pine (*Pinus canariensis*)	14	70%	40%	Fair	Moderate	
	Comments: History of limb failure. Short, multi-leader structure.						
444	Canary Island pine (*Pinus canariensis*)	17	90%	70%	Good	Good	X
	Comments:						
445	Canary Island pine (*Pinus canariensis*)	16	80%	30%	Fair	Moderate	X
	Comments: Codominant tops for 20+ feet in length. Crowded conditions.						
446	Canary Island pine (*Pinus canariensis*)	14	80%	40%	Fair	Moderate	
	Comments: Crowded conditions have formed a mostly one-sided canopy. Grows with a distinct lean into adjacent lot.						
447	Canary Island pine (*Pinus canariensis*)	13	60%	40%	Fair	Moderate	
	Comments: Asymmetrical, mostly one-sided canopy. Codominant tops (very top).						

EXHIBIT B:

AERIAL MAP

(one sheet)

1315 O'BRIEN DRIVE

Menlo Park, California

FSI

Kimley»Horn

MEMORANDUM

To:	Ron Krietemeyer Tarlton Properties, Inc.
From:	Michael Mowery, P.E. Ben Huie, P.E.
Date:	August 7, 2015
Subject:	**Transportation Demand Management (TDM) Memorandum for 1315 O'Brien Drive**

Kimley-Horn and Associates, Inc. (KHA) was retained by Tarlton Properties, Inc. to evaluate the expected number of project trips based on the existing and proposed land uses at 1315 O'Brien Drive in the City of Menlo Park and mitigate the number of trips by implementing a Transportation Demand Management (TDM) Plan. The proposed project will realign the previous building uses. Below are the proposed sizes and land uses for the proposed site:

- 113,382 square feet of research & development (Pac Bio)
- 45,796 square feet of manufacturing (Pac Bio)
- 17,797 square feet of warehousing (Pac Bio)
- 43,541 square feet of warehousing (other tenants)

The previous use for the project site consisted of:

- 162,839 square feet of warehousing
- 56,002 square feet of general office building

These changes in land use for 1315 O'Brien Drive will result in an increase in peak hour trips generated from the project site.

PROJECT PEAK HOUR TRIPS

The number of project trips for the project site was estimated using the industry standard Institute of Transportation Engineer's (ITE) *Trip Generation* Manual. This reference estimates project trips based on land use from survey data. Since the proposed project is not a new project, but updating an existing land use, trip rates were calculated for both the proposed use and the previous use.

The previous land use was a distribution center with regional administrative offices including a showroom and sales offices. A distribution center does not have a specific land use in the ITE *Trip Generation* manual. There are similar land uses in the *Trip Generation* manual such as: the warehousing land use (ITE LU code 150), the general light industrial (ITE LU code 110), and the high-

cube warehouse/distribution center (ITE LU code 152). The *Dumbarton Distribution Center EIR*[1], which was the name of the Menlo Business Park before 1984, was reviewed as well. It documented the distribution center as a warehousing and light industrial land use. Therefore, for trip generation purposes, the existing use for the 1315 O'Brien Drive site was a warehousing land use, along with office, as described previously. **Table 1** summarizes the trip generation for the previous use. Specific land use and trip generation breakdowns are provided in **Attachment A**.

Table 1 – Trip Generation Summary – Previous Use

Previous Use	Vehicle Trips		
	Daily	AM Peak	PM Peak
56.002 KSF Office and 162.839 KSF Warehousing	1,178	134	133

The previous land uses resulted in 134 AM peak hour trips and 133 PM peak hour trips. No adjustments for trip reductions (e.g. pass-by trips or internal capture) were used in this calculation. The previous use trips will be used as a trip credit for determining the overall net change in proposed project trips.

Table 2 summarizes the trip generation for the proposed use. Specific land use and trip generation breakdowns are provided in **Attachment A**.

Table 2 – Trip Generation Summary – Proposed Use

Proposed Use	Vehicle Trips		
	Daily	AM Peak	PM Peak
113.382 KSF R&D 45.796 KSF Manufacturing 61.338 KSF Warehousing	1,316	189	174

The proposed land uses result in 189 AM peak hour trips and 174 PM peak hour trips. No adjustments for trip reductions (e.g. pass-by trips or internal capture) were used in this calculation. A Transportation Demand Management (TDM) program is being proposed to reduce the proposed project vehicle trips.

TRANSPORTATION DEMAND MANAGEMENT PROGRAM

The following summarizes an initial approach to the proposed TDM program for the proposed project at 1315 O'Brien Drive. It is assumed that the TDM program will be refined over time to adapt to changing transportation trends and to maximize the efficiency of the program. The TDM program is

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[1] Dumbarton Distribution Center Final EIR, The Environmental Center, March 12, 1982.

specifically designed to focus on incentives and rewards for employees to participate in the program rather than penalties for not participating.

POTENTIAL PROGRAM ELEMENTS

Tarlton Properties, Inc. should offer a combination of program elements to encourage employees to utilize alternative modes of transportation to driving alone. Potential program elements are listed below:

- Bike lockers/racks
- Showers/changing rooms
- Shuttle service
- Subsidized transit tickets for employees
- Preferential carpool parking spaces
- Preferential vanpool parking spaces
- Vanpool program
- Commute assistance center
- Allowance program for bicyclists, walkers, and carpoolers
- Parking cash out program
- Telecommuting
- Compressed workweek program
- Alternate hours workweek program
- Join the Alliance's guaranteed ride home program

These program elements are listed in the City of Menlo Park's *Transportation Demand Management Program Guidelines*. Additionally, the City/County Association of Governments of San Mateo County (C/CAG) has its own guidelines for a TDM program mentioned in the *Revised C/CAG Guideline for the Implementation of the Land Use Component of the Congestion Management Program*. Each of these documents summarizes the potential program measures, a description of each measure, and the trip credits associated with each measure.

PROPOSED PROGRAM ELEMENTS

Tarlton Properties, Inc. is interested in working with the City to develop a practical TDM plan that can be both effective and provide the most value for all parties. An initial set of TDM measures are proposed for the 1315 O'Brien Drive site and is summarized in **Table 3**. The number of trip credits was determined from the City of Menlo Park's TDM Guidelines. The following provides a brief description of each proposed TDM element:

- **Bike Storage**: Bike lockers are proposed to be located on the property. The specific location will be shown on the proposed site plan. Secure bike storage lockers for 20 bicycles are proposed. The bike lockers are furnished by the American Bicycle Security Company and provide a safe storage for bikes at work. Additionally, bike racks for 12 bicycles are proposed and will be shown on the proposed site plan.

Table 3 – Proposed TDM Measure Summary

TDM Measure	Number of Trips Credited	Peak Hour Trip Credits	Program Elements	Trip Credits[1]
Bike Storage	One credit per 3 bike lockers/racks	1/3	32	10
Showers/Changing Rooms	Two credits per 1 shower/changing room	2	12	24
Shuttle service	One trip credit for each round trip seat on the shuttle	1	60	60
Additional credit for combination with Guaranteed Ride Home Program	*Additional one trip credit for each seat*	*1*	*60*	*60*
Subsidized transit tickets (Go Pass for Caltrain)	One trip credit for each transit pass provided	1	100	100
Preferential carpool parking	Two credits per 1 space reserved	2	32	64
Commute assistance center				
Transit brochure rack	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Computer kiosk connected to Internet	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Telephone	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Desk and chairs	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Allowance for bicyclists, walkers, and carpoolers	One trip credit for each monthly allowance offered to an employee	1	30	30
Join Alliance's guaranteed ride home program	One credit for every two slots purchased in the program with Alliance[2]	-	-	-
Implement flexible work hours	One peak hour credit for each employee offered the opportunity to work flexible hours	1	35	35
Combine any two of these elements and receive additional five credits	Five trip credits for combination of two elements	5	1	5
			Total Trip Credits:	**392**

[1]The number of peak hour trips credited is outlined in the City of Menlo Park's *Transportation Demand Management (TDM) Guidelines*.

[2]The Alliance's guaranteed ride home program operates differently than when the TDM guidelines were created. The Alliance no longer offers slots to be purchased. Trip credits for this TDM measure are combined with the shuttle service.

- **Showers/Changing Rooms**: Twelve shower/changing rooms are proposed for the building on the first floor. The shower/changing rooms provide a dedicated facility for the cyclists and persons walking to work. This measure, combined with the bike lockers/racks, should provide employees with a great alternative for commuting to work.
- **Guaranteed Ride Home Program**: Tarlton Properties, Inc. will also enroll its tenants in a Guaranteed Ride Home Program administered by the Peninsula Traffic Congestion Relief Alliance. The program provides employees a free taxi ride home in the case of an emergency. Employers will pay 25 percent of the taxi costs and the Peninsula Traffic Congestion Relief Alliance will pay the remaining 75 percent. There is no additional cost to

join the program. This program provides a safety net when an emergency arises for those carpooling, vanpooling, taking transit, walking to work, or bicycling to work.

- **Shuttle Service**: A shuttle service will be provided for employees to use for commuting to work. The shuttle service is provided by Bauers and is currently being implemented in the existing business park surrounding the proposed project. A new shuttle service, specifically serving the buildings along O'Brien Drive, recently started on February 1, 2015. The shuttle service has a stop in front of 1505 O'Brien Drive. This shuttle service will include a separate BART shuttle and Caltrain shuttle.
  - The BART shuttle will carry up to 20 passengers between the Union City BART Station and the project site during each of the AM and PM peak hours. There is also a pick-up/drop-off location at Decoto Road/Ozark Park Way in Fremont, CA. The shuttle departs every 60-65 minutes. It should be noted that the BART shuttle service does provide 80 passenger seats during the AM (6-10 AM) and PM (4-8 PM) periods, but only 20 passenger seats were used in the TDM credit calculations because the other 60 seats are outside the peak hour.
  - The Caltrain shuttle service will provide two shuttles of 20 passenger seats each between the Palo Alto Caltrain Station and the project site during the AM and PM peak hours. The shuttle departs every 40-45 minutes and currently provides a minimum of two roundtrips in the AM and PM peak hours, each carrying 20 passengers, for a total of 40 additional seats per peak hour. It should be noted that the shuttle service will expand its operations if the demand is needed in the future. It should also be noted that the Caltrain shuttle service does provide up to 100 passenger seats during the AM (6-10 AM) and PM (4-8 PM) periods, but only 40 passenger seats were used in the TDM credit calculations because the other 60 seats are outside the peak hour.
  - The combined BART and Caltrain shuttle services currently provide a total of 60 seats during each of the AM and PM peak hours.
- **Subsidized Transit Tickets**: Caltrain Go Passes will be provided to employees at no cost to the employees. The Caltrain Go Pass allows for unlimited rides, seven days a week. The cost of the Go Pass is $180 per person, but a minimum of $15,120 per employer. This equates to 84 Go Passes at a minimum to distribute to all employees. For TDM calculations, it was assumed that 100 Go Passes will be provided for this specific site.
- **Preferential Carpool Parking**: 32 preferential carpool parking spaces are provided. The carpool parking spaces will be located close to the building's entrances to provide an incentive for employees to carpool. Marked carpool parking spaces will be shown on the proposed site plan.
- **Commute Assistance Center**: A Commute Assistance Center will be provided with the following features: transit brochure rack, computer kiosk connected to internet, telephone, and a desk and chairs. The center should encourage employees to use transit to commute to work and provide ease of access to determine the optimal mode of transportation home.
- **Monthly Allowance for Bicyclists, Walkers, and Carpoolers**: A monthly allowance of $20 will be offered to those employees who walk, bicycle, or carpool to work. This measure provides further incentive to not drive alone to work. The $20 monthly allowance equates to approximately $1 per day.

- **Flexible work hours**: Employees will be offered the opportunity to work a flexible work schedule. Employees can work outside the traditional 8 AM to 5 PM work day. This measure will result in employees avoiding the AM peak (7 AM to 9 AM) and PM peak (4 PM and 6 PM) for their daily commute. It is anticipated that 35 employees would participate in this flexible work schedule.
- **Combination of Two Elements**: Combining at least two elements in the TDM program results in five additional peak hour trips. By offering complimentary TDM elements, experience has shown that the effectiveness of the program increases.

As shown in **Table 3**, the proposed TDM measures total to 392 trip credits. Although the TDM program results in 392 trip credits, the effectiveness of the TDM program was calculated separately.

EFFECTIVENESS OF TDM PROGRAM ELEMENTS

The effectiveness of the TDM plan was predicted using the COMMUTER model developed by the United States Environmental Protection Agency (EPA). The COMMUTER model is a spreadsheet based model that predicts the travel and emission effects resulting from an employer implemented transportation management program. The model allows for inputs to local work-trip mode shares, work trip lengths, vehicle occupancy, financial incentives for alternative modes of transportation, employer participation rates, and the level of each program to determine the predicted trip reduction rates. After inputting the specific TDM measures mentioned in **Table 3** for the proposed project, the anticipated trip reduction percentage is 21.1 percent. The 21.1 percent effectiveness is similar to other TDM plans in the local area. The COMMUTER model output for this project is shown in **Attachment B**.

The anticipated trip reduction of 21.1 percent was applied to the proposed project trips only, not the trip credits. T**able 4** shows the trip generation summary including the previous use trip credits and the TDM trip reduction.

Table 4 – Trip Generation Summary with Trip Credits

Uses	Vehicle Trips		
	Daily	AM Peak	PM Peak
Proposed Use Trips	1,316	189	174
TDM Trip Reduction (21.1%)	-278	-40	-36
Previous Use Trip Credits	-1,178	-134	-133
Net New Trips	***-140***	***15***	***5***

The net new trips for the proposed project after taking trip credits for the previous use and the TDM program are -140 daily trips, 15 AM peak hour trips, and five PM peak hour trips. The 15 AM peak hour trips and five PM peak hour trips are below the City's threshold of 16 peak hour trips (the equivalent number of peak hour trips for a 10 KSF office building).

Attachment A

1315 O'Brien Trip Generation Table

TIME PERIOD		LAND USE	Trip Rate			Trips		
			In	Out	Total	In	Out	Total
Daily	Previous	Warehousing (162.839 KSF)	1.78	1.78	3.56	280	280	560
		General Office Building (56.002 KSF)	5.515	5.515	11.03	309	309	618
		Total Previous Use Daily Trips				**(589)**	**(589)**	**(1,178)**
	Proposed	Research and Development Center (113.382 KSF)	4.06	4.06	8.11	460	460	920
		Manufacturing (45.796 KSF)	1.91	1.91	3.82	88	88	176
		Warehousing (61.338 KSF)	1.78	1.78	3.56	110	110	220
		Total Proposed Use Daily Trips				**658**	**658**	**1,316**
		TDM Reduction (21.1%)				(139)	(139)	(278)
		Net New Daily Trips				**(70)**	**(70)**	**(140)**
AM Peak	Previous	Warehousing (162.839 KSF)	0.24	0.06	0.30	37	10	47
		General Office Building (56.002 KSF)	1.37	0.19	1.56	77	10	87
		Total Previous Use AM Trips				**(114)**	**(20)**	**(134)**
	Proposed	Research and Development Center (113.382 KSF)	1.01	0.21	1.22	115	23	138
		Manufacturing (45.796 KSF)	0.57	0.16	0.73	26	7	33
		Warehousing (61.338 KSF)	0.24	0.06	0.30	14	4	18
		Total Proposed Use AM Trips				**155**	**34**	**189**
		TDM Reduction (21.1%)				(33)	(7)	(40)
		Net New AM Peak Trips				**8**	**7**	**15**
PM Peak	Previous	Warehousing (162.839 KSF)	0.08	0.24	0.32	13	37	50
		General Office Building (56.002 KSF)	0.25	1.24	1.49	14	69	83
		Total Previous Use PM Trips				**(27)**	**(106)**	**(133)**
	Proposed	Research and Development Center (113.382 KSF)	0.16	0.91	1.07	18	103	121
		Manufacturing (45.796 KSF)	0.26	0.47	0.73	12	21	33
		Warehousing (61.338 KSF)	0.08	0.24	0.32	5	15	20
		Total Proposed Use PM Trips				**35**	**139**	**174**
		TDM Reduction (21.1%)				(7)	(29)	(36)
		Net New PM Peak Trips				**1**	**4**	**5**

Attachment B

COMMUTER MODEL RESULTS

SCENARIO INFORMATION

Description	C/CAG Base TDM Program
Scenario Filename	Tarlton1315-incAltWorkWeek.vme
Emission Factor File	
Performing Agency	Kimley-Horn and Associates, Inc
Analyst	Ben Huie
Metropolitan Area	Menlo Park, CA
Area Size	1 - Large (over 2 million)
Analysis Scope	2 - Site or Employer-Based
Analysis Area/Site	1315 O'Brien Drive
Total Employment	360

PROGRAMS EVALUATED

- [X] Site Walk Access Improvements
- [ ] Transit Service Improvements
- [X] Financial Incentives
- [X] Employer Support Programs
- [X] Alternative Work Schedules

- [ ] User-Supplied Final Mode Shares

MODE SHARE IMPACTS

Mode	Baseline	Final	%Change
Drive Alone	70.5%	55.2%	-15.3%
Carpool	6.5%	9.0%	+2.5%
Vanpool	0.0%	0.0%	+0.0%
Transit	4.3%	17.4%	+13.1%
Bicycle	7.3%	8.6%	+1.3%
Pedestrian	2.7%	2.8%	+0.1%
Other	8.7%	7.0%	-1.7%
No Trip	-	0.0%	+0.0%
Total	100.0%	100.0%	-

Shifted from Peak to Off-Peak	1.1%

TRAVEL IMPACTS (relative to affected employment)

Quantity	Peak	Off-Peak	Total
Baseline VMT	4,483	2,818	7,301
Final VMT	3,688	2,425	6,113
VMT Reduction	794	394	1,188
% VMT Reduction	17.7%	14.0%	16.3%
Baseline Trips	324	204	528
Final Trips	256	170	426
Trip Reduction	68	34	102
% Trip Reduction	21.1%	16.6%	19.4%

This document is recorded for the benefit of the City of Menlo Park and is entitled to be recorded free of charge in accordance with Sections 6103 and 27383 of the Government Code

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:
City of Menlo Park
Attn: City Clerk
701 Laurel Street
Menlo Park, CA 94025

DRAFT BELOW MARKET RATE HOUSING AGREEMENT

This Below Market Rate Housing Agreement ("Agreement") is made as of this ___ day of _____, 2015 by and between the City of Menlo Park, a California municipality ("City") and Menlo Park Portfolio II, LLC ("Applicant"), with respect to the following:

RECITALS

A. Applicant owns that certain real property located in the City of Menlo Park, County of San Mateo, State of California, consisting of approximately 11.2 acres, more particularly described in Exhibit A, attached hereto and incorporated herein by this reference, Assessor's Parcel Number: 055-472-030, more commonly known as 1315 O'Brien Drive, Menlo Park ("Property").

B. The Property currently contains a general office and warehousing building, containing approximately 218,841 square feet. Applicant proposes to convert the building from office and warehouse uses to R&D, manufacturing, and warehouse uses ("Project"). The Project includes the increase of approximately 1,675 square feet. Applicant has applied to the City for planning approval for the proposed conversion and expansion.

C. Applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance") and with the Below Market Rate Housing Program Guidelines ("Guidelines") adopted by the City Council to implement the BMR Ordinance. In order for the City to process the application, the BMR Ordinance requires Applicant to submit a Below Market Rate Housing Agreement. This Agreement is intended to satisfy that requirement. Approval of a Below Market Rate Housing Agreement is a condition precedent to the approval of the applications and the issuance of a building permit for the Project.

D. Residential use of the Property is not allowed by the applicable zoning regulations. Applicant does not own or have any rights with respect to any sites in the City that are available and feasible for construction of sufficient below market rate residential housing units to satisfy the requirements of the BMR Ordinance. Applicant is exploring opportunities to deliver off-site units. Therefore, based on

these facts, the City has found that the BMR Agreement should allow for the flexibility for Applicant to explore the provision of off-site units to meet its obligation, pay the applicable in-lieu fee, or a combination thereof.

E. Applicant, therefore, is required to pay an in lieu fee and/or deliver off-site units as provided for in this Agreement. Applicant is willing to pay the in lieu fee and/or deliver off-site units on the terms set forth in this Agreement, which the City has found are consistent with the BMR Ordinance and Guidelines.

NOW, THEREFORE, the parties agree as follows:

1. Applicant shall satisfy its obligations under the BMR Ordinance and Guidelines ("Developer's BMR Obligations") by either (a) paying the in lieu fee, (b) delivering two off-site units, or (c) paying a portion of the in lieu fee and delivering an off-site unit. If the applicant pays the in-lieu fee without providing any units, the estimated fee is $422,699.35. If one unit is provided by Applicant, the applicable fee would be reduced by 50 percent or to $211,349.68. Two units would completely satisfy Applicant's obligation and therefore, no additional payment to the City would be required.

   The applicable in lieu fee is that which is in effect on the date the payment is made. The in lieu fee will be calculated as set forth in the table below; however, the applicable fee for the Project will be based upon the amount of square footage within Group A and Group B at the time of payment and the number of units provided by Applicant. The estimated in lieu fee, that does not contemplate delivery of any off-site units, is provided below.

	Use Group	**Fee/SF**	**Square Feet**	**Component Fees**
Existing Building – Office/R&D Areas	A-Office/R&D	$15.57	56,002	(871,951.14)
Existing Building - Non-Office Areas	B- Non-Office C/I	$8.45	162,839	($1,375,989.55)
Proposed Buildings Office Areas	A-Office/R&D	$15.57	113,382	$1,765,357.74
Proposed Building- Non-Office Areas	B- Non-Office C/I	$8.45	107,134	$905,282.3
Total Estimated In Lieu Fee				**$422,699.35**

2. Nothing in this Agreement shall obligate Applicant to proceed with the Project. Applicant will not be obligated to pay the in lieu fee or deliver off-site units before the City issues a building permit for the Project. Instead, the Applicant will

satisfy the obligations under the BMR Ordinance and Guidelines as set forth in Paragraph 3 below.

3. Within two years of the date the City issues a building permit for tenant improvements to the existing structure ("Outside Delivery Date"), Applicant shall have the right (but not the obligation) to deliver off-site units that meet the requirements of the BMR Ordinance and Guidelines to satisfy, in whole or in part, Applicant's BMR Obligations. Each off-site unit delivered by Applicant would reduce the Applicant's in-lieu fee obligation to the City by 50 percent. If Applicant delivers off-site units that satisfy Applicant's BMR Obligations prior to the Outside Delivery Date, it will have no further payment or delivery obligations under this Agreement. If Applicant does not deliver off-site units that satisfy Applicant's BMR Obligations prior to the Outside Delivery Date, then, within 30 days of the Outside Delivery Date, Applicant must pay the City an amount equal to $422,699.35, adjusted annually or the appropriate fee based on the number of units provided. For purposes of clarification, (a) rental units that are maintained as BMR units in accordance with the City's BMR Guidelines for at least 55 years satisfy the BMR Ordinance and Guidelines and (b) Applicant may deliver off-site units by directly developing a residential project or having a third party deliver or agree to deliver BMR units to the City on Applicant's behalf, provided any units delivered by a third party on Applicant's behalf shall be additional BMR units for such project and shall not count toward the BMR requirement and/or any density bonus calculation for such project where the BMR units are provided.

4. Any off-site BMR units shall be restricted to Low Income Households, which shall mean those households with incomes that do not exceed eighty percent (80%) of San Mateo County median income, adjusted for family size, as established and amended from time to time by the United States Department of Housing and Urban Development.

5. This Agreement shall be binding on and inure to the benefit of the parties hereto and their successors and assigns. Each party may assign this Agreement, subject to the reasonable consent of the other party, and the assignment must be in writing.

6. If any legal action is commenced to interpret or enforce this Agreement or to collect damages as a result of any breach of this Agreement, the prevailing party shall be entitled to recover all reasonable attorney's fees and costs incurred in such action from the other party.

7. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the venue for any action shall be the County of San Mateo.

8. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by all of the parties hereto.

9. This Agreement supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof.

10. Any and all obligations or responsibilities of the Applicant under this Agreement shall terminate upon the payment of the required fee.

11. To the extent there is any conflict between the terms and provisions of the Guidelines and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF MENLO PARK

By: _____
City Manager

Menlo Park Portfolio II, LLC.

By: _____
Its:

[Notarial Acknowledgements to be added for recording purposes]

LEGAL DESCRIPTION

Real property in the City of Menlo Park, County of San Mateo, State of California, described as follows:

PARCEL A, AS SHOWN ON PARCEL MAP FOR THE PURPOSE OF ELIMINATING THE LINE BETWEEN LOTS 3 AND 4 OF MENLO BUSINESS PARK, ETC., FILED FEBRUARY 27, 1987, IN BOOK 58 OF PARCEL MAPS, PAGE 74, SAN MATEO COUNTY RECORDS.

APN: 055-472-030

JPN: 111-050-000-03T, 111-050-000-04T

H5

CITY OF MENLO PARK

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
701 Laurel Street
Menlo Park, CA 94025
phone: (650) 330-6702
fax: (650) 327-1653
planning@menlopark.org
http://www.menlopark.org

HAZARDOUS MATERIALS INFORMATION FORM

In order to help inform City Staff and the external reviewing agencies, the Planning Division requires the submittal of this form, If the use permit application is approved, applicants are required to submit the necessary forms and obtain the necessary permits from the Menlo Park Fire Protection District, San Mateo County Environmental Health Services Division, West Bay Sanitary District, and other applicable agencies. Please complete this form and attach additional sheets as necessary.

1. List the types of hazardous materials by California Fire Code (CFC) classifications. This list must be consistent with the proposed Hazardous Materials Inventory Statement (HMIS), sometimes referred to as a Chemical Inventory. (The HMIS is a separate submittal.)

   Please see attached spreadsheet.

2. Describe how hazardous materials are handled, stored and monitored to prevent or minimize a spill or release from occurring (e.g., secondary containment, segregation of incompatibles, daily visual monitoring, and flammable storage cabinets).

   The majority of flammable materials will be stored within rated storage cabinets and segregated by hazard class. Storage areas for chemicals will be monitored by staff during normal business hours (visual). Weekly documented inspections of hazardous waste storage areas are performed.

3. Identify the largest container of chemical waste proposed to be stored at the site. Please identify whether the waste is liquid or solid form, and general safeguards that are used to reduce leaks and spills.

   The largest waste container will be 55-gallon capacity, used to store waste solvents. All liquid wastes are secondarily contained, and spill kits are stored on site.

I 1

4. Please explain how hazardous waste will be removed from the site (i.e. licensed haulers, or specially trained personnel).

   Licensed waste haulers will be used. PacBio is contracted with Veolia Environmental Services for off-site transport and disposal of hazardous waste.

5. Describe employee training as it pertains to the following:

   a. Safe handling and management of hazardous materials or wastes;
   b. Notification and evacuation of facility personnel and visitors;
   c. Notification of local emergency responders and other agencies;
   d. Use and maintenance of emergency response equipment;
   e. Implementation of emergency response procedures; and
   f. Underground Storage Tank (UST) monitoring and release response procedures.

   Employees that work with chemicals receive training on chemical safety, including chemical spill procedures and waste management. The site's emergency action plan (EAP) includes procedures to notify first responders and make reports to outside agencies. All employees receive training on the content of EAP. PacBIo also has an internal emergency response team that meets regularly to review incident common and EAP. There are no USTs at the site.

6. Describe documentation and record keeping procedures for training activities.

   All training is documented, and training records are maintained by the EHS manager in a suitable training database.

7. Describe procedures for notifying onsite emergency response personnel and outside agencies (e.g. Fire, Health, Sanitary Agency-Treatment Plant, Police, State Office of Emergency Services "OES") needed during hazardous materials emergencies.

   The procedures for notifying emergency response personnel and outside agencies are contained in the site's EAP. This plan describes various emergency scenarios and specifically who to call and how to respond, internally and in conjunction with responding agencies.

8. Describe procedures for immediate inspection, isolation, and shutdown of equipment or systems that may be involved in a hazardous materials release or threatened release.

   Members of the PacBio emerngecy response team are authorized to shut down utilities if a spill requires such action. Spills are contained using materials from spill kits, and if larger than internal capabilities, the outside emergency response contractor is called. PacBio has a a contact in place with Veolia Environmental services for spill cleanup support. If danger exists, MP FPD is also called.

9. Identify the nearest hospital or urgent care center expected to be used during an emergency.

   Sequioa Hospital Emergency Room, Redwood City.

PacBio Chemical Inventory

Chemical	Primary Hazard	Secondary Hazard	S,L,G	Initial Storage Qty (gal or lb)	Projected Qty (gal or lb)	Largest Container
Acetic Acid	Comb II	corrosive	L	3	3	0.67 gal
Acetic anhydride	Comb II	corrosive	L	1.25	1.25	0.25 gal
Acetonitrile 10% with TEAA	Comb II		L	2	4	2 gal
Diesel fuel in ext generator	Comb II		L	4000	4000	4000 gal
Formic acid	Comb II	corrosive	L	0.4	0.4	0.25 gal
Microposit-SC 1827	Comb II		L	0.8	1.8	0.5 gal
Misc liquids	Comb II		L	1	1	0.07 gal
N,N-Dimethylformamide	Comb II	corrosive	L	5.3	5.3	0.03 gal
Propionic acid	Comb II	corrosive	L	0.55	0.55	0.25 gal
waste Microposit	Comb II		L	35	65	10 gal
				Total Combustible Liquids II	4,000 gal + 82 gal	
1,2-Dichlorobenzene, anhydrous, 99%	Comb IIIA		L	0.52	0.52	0.25 gal
1-Methyl-2-pyrrolidone	Comb IIIA		L	1.4	1.40	.013 gal
Dimethyl sulfoxide	Comb IIIA		L	2.9	5.50	2.6 gal
Ethyl 2-methylacetoacetate	Comb IIIA		L	0.25	0.25	0.13 gal
Ethyl acetoacetate	Comb IIIA		L	0.4	0.40	0.25 gal
Misc. liquids	Comb IIIA		L	0.5	0.50	0.03 gal
N,N-Diethylaniline	Comb IIIA	tox	L	0.26	0.52	0.25 gal
N,N-Dimethylacetamide	Comb IIIA		L	0.5	0.50	0.03 gal
Tributylamine	Comb IIIA	Htox	L	0.32	0.32	0.07 gal
Triethanolamine	Comb IIIA		L	0.42	0.42	0.25 gal
				Total Combustible Liquids IIIA	10.3 gal	
Tetra(ethylene glycol)	Comb IIIB		L	0.26	0.26	0.26
UV Adhesive Norland 081	Comb IIIB		L	0.24	0.24	0.12 gal
Misc liquids	Comb IIIB		L	0.3	0.30	0.12 gal
				Total Combustible Liquids IIIB	0.8 gal	
Argon, Liquid	Cryogen		L	990	990	900 gal
Carbon dioxide, solid	Cryogen		S	5085	7345	1695 lb
Nitrogen, Liquid	Cryogen		L	7144	7144	6000 gal
				Total Cryogens	15,479 gal	
0.1% TFA in Water	Corrosive		L	1	3	1 gal
Albritect CP30	Corrosive		L	69	97	55 gal
Ammonia Solution, Strong	Corrosive		L	0.26	0.52	0.26 gal
Ammonium hydroxide	Corrosive		L	1.6	1.7	0.13 gal
Bromine liquid, 99.8%	Corrosive		L	0.26	0.26	0.03 gal
N-Bromosuccinimide	Corrosive		S	1.65	1.65	1.1 lb
6-Bromohexanoic acid	Corrosive		S	1.1	1.1	0.22 lb
cyanuric chloride	Corrosive		S	1.3	1.3	1.1 lb
Ethylenediamine Tetraacetic Acid, Tetrasodium Salt Dihydrate			S	1.1	1.1	1.1 lb
Guanidine hydrochloride Waste	Corrosive		L	35	35	30 gal
p-Hydrazinobenzenesulfonic Acid Hemihydrate	Corrosive		S	1.5	1.5	1.1 lb
Hydrochloric acid	Corrosive		L	6.2	7	0.67 gal
Imidazole	Corrosive		L	0.26	0.52	0.26 gal
Imidazole	Corrosive		S	2.2	2.2	1.1 lb
Jone's Reagent (Chromosulfuric Acid, 2%)	Corrosive		L	0.52	0.52	0.26 gal
Misc liquids	Corrosive		L	2	4	1 gal
Phosphoric acid	Corrosive		L	1.44	2.74	1.26 gal
Phosphorus (V) oxychloride	Corrosive		L	0.6	0.6	0.07 gal
Phosphorus pentoxide, powder, >=98%, A.C.S. rea	Corrosive		S	1.1	1.1	1.1 lb
Potassium hydroxide	Corrosive		L	2.97	3.26	0.67 gal
Potassium hydroxide	Corrosive		S	12.3	18	2.2 lb
Resorcinol	Corrosive		S	1.87	1.87	1.1 lb

PacBio Chemical Inventory

Chemical	Primary Hazard	Secondary Hazard	S,L,G	Initial Storage Qty (gal or lb)	Projected Qty (gal or lb)	Largest Container
Sodium budulfite, granular	Corrosive		S	1.1	1.1	1.1 lb
Sodium hydroxide	Corrosive		L	6.25	12.5	4.2 gal
Sodium hydroxide	Corrosive		S	17	18	1.1 lb
Sodium hydroxide waste	Corrosive		L	25	60	5 gal
Sodium meta-Bisulfite, Granular	Corrosive		S	4.4	4.4	1.1 lb
Sulfuric acid	Corrosive		L	4.55	4.55	0.67 gal
Sulfuric acid, fuming	Corrosive	toxic	L	0.65	0.65	.013 gal
Tetrabutylammonium hydroxide solution	Corrosive		L	0.27	0.53	0.26 gal
Tin(II) chloride dihydrate, reagent grade	Corrosive		S	1.1	1.1	1.1 lb
Trifluoroacetic acid	Corrosive		L	0.72	0.72	0.03 gal
Zinc Chloride	Corrosive		S	1.56	1.56	1.1 lb
				Total Corrosives	217 gal + 56 lb	
				Total Corrosives including secondary hazards	257 gal + 60 lb	
Hydrogen	FL Gas		G	200	200	99 cf
Propane	FL Gas		G	426	426	35.5 lb
				Total Flammable Gas	626 cf	
Magnesium	Fl Solid	WR2	S	1	1.00	0.22 lb
Misch Metal	Fl Solid	WR2	S	2.2	2.20	1.1 lb
Potassium tert-butoxide	Fl Solid	corrosive	S	1.54	1.54	1.1 lb
Sodium hydrosulfite	Fl Solid		S	1.4	1.4	1.1 lb
tert-Butyldimethylsilyl chloride	Fl Solid	corrosive	S	1.4	1.4	1.1 lb
				Total Flammable Solids	7.5 lb	
Misc liquids	FL IA		L	0.55	0.55	0.13 gal
				Total Flammable Liquids 1A	0.6 gal	
0.1% TFA in Acetonitrile	FL IB	corrosive	L	5	11.50	4 gal
Acetone	FL IB		L	30	86	2.5 gal
Acetonitrile	FL IB		L	25	159	12.7 gal
Ethanol	FL IB		L	324	560	32 gal
Gel Stain/destain Waste	FL IB	toxic	L	20	35	5 gal
hexane	FL IB		13.5	13.5	64	12.7 gal
HPLC feed bottles	FL IB		L	43	46.5	2.5 gal
HPLC fractionation tray	FL IB		L	13	20	9.5 gal
HPLC waste	FL IB		L	795	900	55 gal
Isopropanol	FL IB		L	36	130	14.3 gal
Methanol	FL IB		L	30	112	13.7 gal
Misc liquids	FL IB		L	100	126	varies
Mixed solvent waste	FL IB		L	96	99	15 gal
Potassium tert-butoxide, 1.0M solution in 2-meth	FL IB	corrosive	L	0.4	0.4	0.21 gal
Pyridine	FL IB		L	1.5	1.5	0.25 gal
tert-Butanol	FL IB		L	0.75	0.75	0.25 gal
Toluene	FL IB		L	4.3	11	1.7 gal
Triethylamine	FL IB	corrosive	L	5.5	17	0.13 gal
				Total Flammable Liquids 1B	2379 gal	
1-Butanol	FL IC		L	1.5	5	1 gal
Chip Production waste	FL IC		L	35	65	5 gal
Misc liquids	FL IC		L	1	1	varies
				Total Flammable Liquids 1C	71 gal	
Misc liquids & solids	Highly toxic		L, S	0.6	0.6	varies
Sodium azide	Highly toxic		S	0.73	0.73	0.22 lb
				Total Highly toxics	1.35 lb	
				Total Highly toxics including secondary hazards	5 lb	

PacBio Chemical Inventory

Chemical	Primary Hazard	Secondary Hazard	S,L,G	Initial Storage Qty (gal or lb)	Projected Qty (gal or lb)	Largest Container
Aluminum Nitrate Nonahydrate	OX2		S	1.1	1.1	1.1 lb
Misc materials	OX2		S,L	1	1	1.1 lb
Nitric acid	OX2		L	0.25	0.25	0.13 gal
Sodium nitrite	OX2	toxic	S	4.7	4.7	1.1 lb
				Total Oxidizer 2	**7 lb**	
Misc materials	OX3		S,L	1.4	1.4	0.22 lb
				Total Oxidizer 3	**1.4 lb**	
Hydrogen peroxide	OX4	corrosive	L	0.4	0.6	0.13 gal
Misc materials	OX4	corrosive	L	0.5	0.5	0.13 gal
				Total Oxidizer 4	**1.1 lb**	
Oxygen	OX gas		G	1757	1757	251 cf
				Total Oxidizing gases	**1,757 cf**	
Chloroform	Toxic		L	1.7	2.6	1 gal
Manganese(II) chloride, anhydrous	Toxic		S	1.1	1.1	1.1 lb
Misc materials	Toxic		L, S	1	2	varies
RCRA lab debris	Toxic		S	115	240	50 lb
Hexafluoropropene	Toxic		G	0.22	0.22	0.22 lb
				Total Toxics	**246 lb**	
				Total Toxics including secondary hazards	**250 lb**	
				Total Pyrophorics	**0.55 lb**	
				Total Water Reactive 2, including secondary hazards	**3.77 lb**	

Oxidizers, toxics and water-reactives are totalled in pounds, for both liquids and solids, as per Fire Code requirements.

Materials present in quantities of less than 1 pound or 1 quart are not listed individually. These materials are accounted for in the "misc" line item by hazard class.

Irritants and other materials not regulated by Fire Code not listed

Pacific Biosciences of CA, Inc - 1315 O'Brien Drive - Chemical Inventory Summary Comparison

Hazard Classification	Typical chemicals in use	Unit of Measure	Initial Storage Quantity	Projected Quantity	Maximum Storage Amount Allowed per Control Area under 2013 California Fire Code (for buildings with approved automatic sprinklers)[a]	Maximum Storage Amount Allowed per Control Area under 2013 California Fire Code (for buildings with approved automatic sprinklers and approved chemical containers/cabinets)[a]
Combustible Liquids II	Acetic acid, 10% acetonitrile, Diesel fuel, N,N-dimethylformamide, Microposit SC-1827	gallon	4082 [b]	4082 [b]	240	480
Combustible Liquids IIIA	1-methyl-2-pyrrolidone, dimethyl sulfoxide, 1,2-dichlorobenzene	gallon	7.5	10.3	660	1320
Combustible Liquids IIIB	Tetra(ethylene glycol), misc adhesives	gallon	0.8	0.8	26400	52800
Corrosive Liquids	Albritect CP30, Guanidine hydrochloride solutions, Sodium hydroxide, Sulfuric acid, Trifluoroacetic acid	gallon	180.85	275	1000	2000
Corrosive Solids	Imidazole, Potassium hydroxide, Sodium hydroxide, Zinc chloride	pounds	52.22	60	10000	20000
Cyrogenic Inert	Argon, Nitrogen, Carbon dioxide	gallon	13219	15479	no limit	no limit
Flammable Gases	Hydrogen, Propane	cubic feet	626	626	2000	4000
Flammable Liquids 1A	Diethyl ether	gallon	0.6	0.6	60	120
Flammable Liquids 1B and 1C	Acetone, Acetonitrile, Ethanol, Hexane, Isopropanol, Methanol, Triethylamine	gallons	1580.45 [c]	2450.65 [c]	240	480
Flammable Solids	Magnesium, Misch metal, Potassium tert-butoxide	pounds	7.5	7.5	250	500
Highly Toxics	Sodium azide, Tributylamine	pounds	5	5	20	40
Oxidizers 2	Aluminum nitrate nonahydrate, Nitric acid, Sodium nitrite	pounds	2.7	2.7	500	1000
Oxidizers 3	Ammonium cerium(IV)nitrate, Potassium nitrate, Potassium permanganate, Silver Nitrate, Hydrogen Peroxide	pounds	1.7	1.7	20	40
Oxidizers 4	Perchloric acid, Sodium periodiate	pounds	0.6	0.6	1	1
Pyrophorics	Zinc powder, n-butyllithium in hexane, Diisobutylaluminum hydride in tetrahydrofuran	pounds	0.55	0.55	4	8
Water Reactive 2	Sodium borohydride, Sodium hydride (dispersion in mineral oil)	pounds	3.77	3.77	100	200
Toxics	Chloroform, Methanol, Manganese (II) chloride, RCRA waste debris	pounds	250	250	1000	2000

[a] As per Table 5003.1.1(1) and Table 5003.1.1(2).

[b] Of the 4082 gallons, 4000 gallons is diesel fuel associated with a planned emergency backup generator which will be located outside.

[c] The limits provided are per control area. The building will contain multiple control areas, allowing quantities to stay below the given limits in each control area.

DEVELOPMENT SERVICES
PLANNING DIVISION
Contact: Kyle Perata 650-330- 6721 or
ktperata@menlopark.org
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

AGENCY REFERRAL FORM
RETURN DUE DATE: Monday, July 28, 2015

DATE: July 14, 2015

TO: CITY OF MENLO PARK BUILDING DIVISION
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6704

Applicant	Pacific Biosciences and Tarlton Properties
Applicant's Address	1315 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-521-8480
Contact Person	Rebecca Stager
Business Name	Pacific Biosciences
Type of Business	Request for a use permit for the indoor and outdoor storage and indoor use of hazardous materials for the research and development and manufacturing of genome sequencing equipment at an existing building located in the M-2 (General Industrial) zoning district. The proposal also includes outside storage of chemicals in chemical storage units, a nitrogen tank, and a diesel generator. (A site plan is attached, along with chemical location plans for reference.) The applicant submitted a detailed chemical inventory but the applicant is also requesting a blanket use permit for more flexibility in the types and quantities of chemicals at the site. The proposed use permit would follow the same requirements and thresholds for the use and storage of hazardous materials as the previously approved blanket use permits for 1455 and 1600 Adams Drive. Feel free to contact me for background on these permits. The blanket use permit would apply only to PacBio and any future tenants in the rear warehouse space would require their own individual use permits, if applicable. The blanket use permit would allow PacBio to increase chemical quantities up to the Fire Code limits without additional use permit review. The applicant would be required to continue to comply with other agency's requirements and submit revised inventories and HMBPs to the applicable agencies (Fire, SMCO, West Bay, etc.) if the on-site inventory changes in the future. Please review the attached proposed HMIS (chemical inventory),1600 Adams Drive Inventory with Fire Code Limits for reference (the existing column does not apply here as there is no existing CUP), hazmat location plans, and HMIF.
Project Address	1315 O'Brien Drive, Menlo Park, CA 94025

L1

FOR OFFICE USE ONLY

☐ The hazardous materials listed are not of sufficient quantity to require approval by this Division.

☑ The Building Division has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable California Building Code requirements.

☐ The Building Division has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the City of Menlo Park's Building Division by:

Signature/Date	Name/Title (printed)
Ron LaFrance 8/10/15	Ron LaFrance, Building Official

Comments:

DEVELOPMENT SERVICES
PLANNING DIVISION
Contact: Kyle Perata 650-330- 6721 or
ktperata@menlopark.org
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

AGENCY REFERRAL FORM
RETURN DUE DATE: Monday, July 28, 2015

DATE: July 14, 2015

TO: SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION
Darrell Cullen, Hazardous Materials Specialist
San Mateo County Environmental Health
2000 Alameda de las Pulgas, Ste 100
San Mateo, CA 94403
(650) 372-6235

Applicant	Pacific Biosciences and Tarlton Properties
Applicant's Address	1315 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-521-8480
Contact Person	Rebecca Stager
Business Name	Pacific Biosciences
Type of Business	Request for a use permit for the indoor and outdoor storage and indoor use of hazardous materials for the research and development and manufacturing of genome sequencing equipment at an existing building located in the M-2 (General Industrial) zoning district. The proposal also includes outside storage of chemicals in chemical storage units, a nitrogen tank, and a diesel generator. (A site plan is attached, along with chemical location plans for reference.) The applicant submitted a detailed chemical inventory but the applicant is also requesting a blanket use permit for more flexibility in the types and quantities of chemicals at the site. The proposed use permit would follow the same requirements and thresholds for the use and storage of hazardous materials as the previously approved blanket use permits for 1455 and 1600 Adams Drive. Feel free to contact me for background on these permits. The blanket use permit would apply only to PacBio and any future tenants in the rear warehouse space would require their own individual use permits, if applicable. The blanket use permit would allow PacBio to increase chemical quantities up to the Fire Code limits without additional use permit review. The applicant would be required to continue to comply with other agency's requirements and submit revised inventories and HMBPs to the applicable agencies (Fire, SMCO, West Bay, etc.) if the on-site inventory changes in the future. Please review the attached proposed HMIS (chemical inventory),1600 Adams Drive Inventory with Fire Code Limits for reference (the existing column does not apply here as there is no existing CUP), hazmat location plans, and HMIF.
Project Address	1315 O'Brien Drive, Menlo Park, CA 94025

L3

FOR OFFICE USE ONLY

☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.

☐ The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Codes.

☒ The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures). The Health Department will inspect the facility once it is in operation to assure compliance with applicable laws and regulations.

The applicant's proposal has been reviewed by the San Mateo County Environmental Health Services Division by:

Signature/Date	Darrell A. Cullen	Digitally signed by Darrell A. Cullen DN: cn=Darrell A. Cullen, o=Environmental Health Services, ou=San Mateo County, email=dacullen@smcgov.org, c=US Date: 2015.07.28 09:23:01 -07'00'	Name/Title (printed)

Comments: Insure to submit a HMBP electronically to the County. Insure training of staff at new location.

CITY OF MENLO PARK

DEVELOPMENT SERVICES
PLANNING DIVISION
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 858-3400
FAX (650) 327-5497

AGENCY REFERRAL FORM

DATE: **July 17th, 2015**

TO: **WEST BAY SANITARY DISTRICT**
500 Laurel Street
Menlo Park, CA 94025
(650) 321-0384

Applicant	Pacific Biosciences and Tarlton Properties
Applicant's Address	1315 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-521-8480
Contact Person	Rebecca Stager
Business Name	Pacific Biosciences
Type of Business	Request for a use permit for the indoor and outdoor storage and indoor use of hazardous materials for the research and development and manufacturing of genome sequencing equipment at an existing building located in the M-2 (General Industrial) zoning district. The proposal also includes outside storage of chemicals in chemical storage units, a nitrogen tank, and a diesel generator. (A site plan is attached, along with chemical location plans for reference.) The applicant submitted a detailed chemical inventory but the applicant is also requesting a blanket use permit for more flexibility in the types and quantities of chemicals at the site. The proposed use permit would follow the same requirements and thresholds for the use and storage of hazardous materials as the previously approved blanket use permits for 1455 and 1600 Adams Drive. Feel free to contact me for background on these permits. The blanket use permit would apply only to PacBio and any future tenants in the rear warehouse space would require their own individual use permits, if applicable. The blanket use permit would allow PacBio to increase chemical quantities up to the Fire Code limits without additional use permit review. The applicant would be required to continue to comply with other agency's requirements and submit revised inventories and HMBPs to the applicable agencies (Fire, SMCO, West Bay, etc.) if the on-site inventory changes in the future. Please review the attached proposed HMIS (chemical inventory),1600 Adams Drive Inventory with Fire Code Limits for reference (the existing column does not apply here as there is no existing CUP), hazmat location plans, and HMIF.
Project Address	1315 O'Brien Drive, Menlo Park, CA 94025

FOR OFFICE USE ONLY

☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.

✓ The Sanitary District has reviewed the applicant's proposed plans and use of listed hazardous materials/chemicals and has found that the proposal meets all applicable Code requirements.

15

☐ The Sanitary District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the West Bay Sanitary District by: Jed Beyer
Inspector

Signature/Date	Name/Title (printed)
7/17/15	BILL KITAJIMA PROJECTS MANAGER
Comments:	

DEVELOPMENT SERVICES
PLANNING DIVISION
Contact: Kyle Perata 650-330-6721 or
ktperata@menlopark.org
701 Laurel Street
Menlo Park, CA 94025
PHONE (650) 330-6702
FAX (650) 327-1653

AGENCY REFERRAL FORM
RETURN DUE DATE: Monday, July 28, 2015

DATE: July 14, 2015

TO: **MENLO PARK FIRE PROTECTION DISTRICT**
Jon Johnston
170 Middlefield Road
Menlo Park, CA 94025
(650) 323-2407

Applicant	Pacific Biosciences and Tarlton Properties
Applicant's Address	1315 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-521-8480
Contact Person	Rebecca Stager
Business Name	Pacific Biosciences
Type of Business	Request for a use permit for the indoor and outdoor storage and indoor use of hazardous materials for the research and development and manufacturing of genome sequencing equipment at an existing building located in the M-2 (General Industrial) zoning district. The proposal also includes outside storage of chemicals in chemical storage units, a nitrogen tank, and a diesel generator. (A site plan is attached, along with chemical location plans for reference.) The applicant submitted a detailed chemical inventory but the applicant is also requesting a blanket use permit for more flexibility in the types and quantities of chemicals at the site. The proposed use permit would follow the same requirements and thresholds for the use and storage of hazardous materials as the previously approved blanket use permits for 1455 and 1600 Adams Drive. Feel free to contact me for background on these permits. The blanket use permit would apply only to PacBio and any future tenants in the rear warehouse space would require their own individual use permits, if applicable. The blanket use permit would allow PacBio to increase chemical quantities up to the Fire Code limits without additional use permit review. The applicant would be required to continue to comply with other agency's requirements and submit revised inventories and HMBPs to the applicable agencies (Fire, SMCO, West Bay, etc.) if the on-site inventory changes in the future. Please review the attached proposed HMIS (chemical inventory),1600 Adams Drive Inventory with Fire Code Limits for reference (the existing column does not apply here as there is no existing CUP), hazmat location plans, and HMIF.
Project Address	1315 O'Brien Drive, Menlo Park, CA 94025

FOR OFFICE USE ONLY

☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.

☐ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Fire Codes.

☒ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the Menlo Park Fire Protection District by:

Signature/Date	Name/Title (printed)
8/10/2015	Jonathan Johnston / Fire Marshal

Comments:

2-Hr separation required w/2nd tenant. Compliance w/ Bldg & Fire Code for storage, detection & amounts upon approval w/storage areas

Chemical storage units shall be sprinklered w/approved locations.

L8

STAFF REPORT

Planning Commission
Meeting Date: **8/17/2015**
Staff Report Number: **15-012-PC**

Regular Business: **Architectural Control/Mohammad Mortazevi/1283-1295 El Camino Real**

Recommendation

Staff recommends that the Planning Commission approve a request for architectural control to demolish two existing commercial buildings and construct a new, three-story mixed-use development in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 1283-1295 El Camino Real. The development would consist of 15 dwelling units and approximately 2,000 sf of commercial uses (non-medical offices, retail, personal services). The proposal includes a request to remove a heritage catalpa tree at the middle-right side of the property, which is in poor/fair condition. The recommended actions are included as Attachment A.

Policy Issues

Each architectural control request is considered individually. The Planning Commission should consider whether the required architectural control findings can be made for the proposal.

Background

Site Location

The subject site consists of two parcels addressed 1283-1285 and 1295 El Camino Real, between the intersections of Valparaiso/Glenwood Avenues and Oak Grove Avenue. A location map is included as Attachment B. The properties are currently occupied by one-story commercial structures and surface parking. Within the Specific Plan, the subject parcels are part of the ECR NW (El Camino Real North-West) sub-district, and are within the El Camino Real Mixed Use land use designation. Using El Camino Real in a north-south orientation, the parcels to the north, east, and south are likewise part of the SP-ECR/D district, and generally consist of commercial buildings and vacant sites. The immediately adjacent uses on the sides are an auto repair shop and a hotel. The large vacant parcel across El Camino Real is the site of the proposed “Station 1300” mixed-use development (also known as the 1300 El Camino Real project). The parcels to the west front onto Hoover Street and are part of the R-3 (Apartment) zoning district. These sites are developed with multi-family and single-family residences.

Initial Project Review

The subject application was submitted in June 2014. Review of the project took longer than initially anticipated, primarily due to the complexity of the El Camino Real/Downtown Specific Plan and the need to verify full compliance with the Plan’s extensive design standards and guidelines. The overall architectural style and general development parameters did not change as part of the review process, but the applicant did make a few key changes in response to staff comments, in particular to relocate some

parking spaces farther back on the parcel and to enhance the pedestrian entrance. These modifications had the effect of increasing the length of ground-floor commercial frontage and helping enhance activity and interest along the front façade, as described in more detail later. Staff also required multiple revisions to the arborist report as part of the initial review process, in order to provide enhancements and clarifications that are discussed in a following section.

Analysis

Project Description

The applicant is proposing to construct a new, three-story mixed-use development consisting of 15 residential units and 1,997 square feet of commercial space. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively. The project would consist of a larger L-shaped building on the front and right sides, and a smaller building at the left-rear portion of the property, although it would function as a single, cohesive development.

Residential dwelling units are a permitted use in the El Camino Real Mixed Use land use designation. The residences would include six three-bedroom units and nine two-bedroom units. The commercial space would be designed to accommodate retail, personal service, or non-medical office uses, which are likewise permitted in this area. The proposal would meet the Specific Plan's Base level standards, which were established to achieve inherent public benefits, such as the redevelopment of underutilized properties, the creation of more vitality and activity, and the promotion of healthy living and sustainability. As specified by the Specific Plan, the development would be required to achieve LEED Silver certification (condition 4a).

The development would have a residential density of 23.8 dwelling units per acre, in compliance with the limit of 25 dwelling units per acre. The project would have a FAR (Floor Area Ratio) of 1.09, below the 1.10 maximum. The FAR has been calculated per the definition of Gross Floor Area, which includes all levels of a structure, with exemptions for covered parking and certain non-usable/non-occupiable areas. The development would adhere to the building height (38 feet) limit, with limited screening parapets exceeding this height by less than four feet, as is permitted. The ECR NW sub-district does not have an additional façade height standard. The existing zero-foot front setback would be increased to five feet, allowing the front sidewalk to be expanded significantly, as noted later.

The two existing parcels would be merged as part of the proposal (condition 4b). The applicant is not proposing a subdivision at this time, so the residences would be rental units. The City does not currently have an enforceable Below Market Rate (BMR) Housing requirement with regard to rental residences. Studies on possible new requirements for rental residential projects are underway, but such requirements are not anticipated to apply to projects that have already received their discretionary approvals. However, if a condominium subdivision is proposed in the future, it would require Planning Commission review/recommendation and City Council action on a major subdivision application, including application of BMR requirements for ownership housing. For the commercial portion of the proposal, the project represents a reduction in square footage from the existing conditions, which would not result in any BMR requirements.

Design and Materials

Staff has also prepared a detailed Standards and Guidelines Compliance Worksheet (Attachment F), which discusses all relevant Specific Plan Chapter E (Land Use and Building Character) requirements in detail. The proposal complies with all standards (which are required), and the majority of guidelines (which are recommended). Where guidelines are only partially complied with, the basis/context for that is noted.

The design creates a semi-continuous building frontage along El Camino Real to simulate a traditional urban pattern of building facades along the street. The ground floor would have two commercial spaces facing the street with storefronts, doors, and awnings along the sidewalk. Above the commercial spaces, five two-level residential units would be accessed from stairs adjacent to the commercial spaces. Ten three-story townhouse-style units and parking for residential and commercial uses would be located behind the El Camino Real frontage.

The street-facing massing and façade would have a near symmetrical presentation to the street, punctuated at the center by the breezeway portal used to access parking and residential units. Because the townhouse units would have individual garages, the center drive aisle would be the most efficient means to obtain access. Once beyond the street-fronting building wall, the drive aisle would simulate a private tree-lined street. One of the goals of the design was to place parking behind the building so that it had as little impact on the street as possible. As noted in the Background section, this was a change made by the applicant in response to staff direction on this topic. Parking, bicycle, and pedestrian access are discussed further in the Parking and Circulation section.

The architectural presentation of the building along the street would be contemporary in forms and materials. Staff believes that the pattern of vertical and horizontal zones on the façade would provide a transitional response to El Camino Real's evolving nature from an automotive-oriented arterial to an urban boulevard with more pedestrian emphasis at street level sidewalks. The design features an overall horizontal presentation across the frontage, but the composition would also include vertical forms and modulation. The central driveway would function as the required major vertical façade modulation, with the structure set back at this location from the main building façade. Minor vertical façade modulations would also be featured at intervals of no more than 50 feet, as specified by plan sheet A5.4.

The façade's massing would be articulated by tower elements to either side of the car portal, one of which contains the pedestrian access point. The tower elements would feature variation in height, roof forms, glazing patterns, and material direction from adjacent building forms to draw attention to these elements and deemphasize the service nature of the automobile access. Such height variations are required to accompany the major vertical façade modulation. At the upper levels, the strong corner windows would both lighten the forms and draw the eye away from the car portal.

Similarly, the building corners along the street would be pulled back from the side lot lines and have large corner windows. The rooflines at the building corners would also have horizontal eaves to highlight the corners, and step down in height from the adjacent parapet wall. This would help the building's scale as viewed down the street over lower buildings, and generally enhance the façade's silhouette.

In regards to the residential units and townhomes, the exterior of the building would be treated similarly on all sides (see perspective renderings on sheet A5.5 of the plan set). The scale and pattern of façade

composition would feature only minor variations from the street façade to the interior of the project. The townhome-style units would be integrated into the larger building form, as opposed to appearing like row houses. Functionally, at the first level the townhomes would have entries off of small porches (some shared with other units) and private yard areas. The main living level and small decks would be located on the second floor, with bedrooms on the third level.

Major themes to the façade composition would include materials used in zones to break up the building mass through material and color variation, and the use of small offsets in wall plane and roof height to further differentiate the building volume and articulate form.

On the street facing section of the building (including the front and street visible sides), materials and finishes would include: painted smooth surface cement board lap siding with a shallow four-inch profile; 12-inch-wide vertical painted, smooth surface cement board siding; and smooth coat stucco. The stucco at the commercial frontage would be divided into a grid pattern by half-inch reveals.

On the front of the building at the commercial space storefronts, windows would have aluminum frames. The residential windows at the front portion of the building would also feature aluminum frames and sashes. The samples provided and rendered elevations indicate these windows would be black in color similar to the awnings, railings, and trim. Details are also shown for awnings, railings, roof edges, and window/window trim at the front of the building and these details appear visually resolved in a manner that is consistent with the design intent.

On the townhouse sections of the building, the materials would be similar except that sand texture stucco would be used instead of smooth stucco, and vinyl windows would be used instead of aluminum frame windows. The sample provided shows the vinyl windows to be white, but the colored elevations and renderings show these windows a variation of burgundy, dark brown and medium grey color. Staff has included a condition of approval to clarify that the vinyl windows on the townhouse sections would have a color similar to the front elevation's windows, for consistency (condition 4c). For townhouse sections, most roofing would be flat, with a few small sections of pitched roofing with corrugated metal.

Detailing at the windows at the townhomes are suggested by the elevations and renderings to be slightly set back from exterior trim and generally similar in appearance to the aluminum windows at the front of the building, but details are not provided for these conditions. Garage doors are proposed to be fiberglass and have a V-groove horizontal wood oak stain appearance with small windows. The pattern of the door panels would be generally consistent with the use of materials elsewhere on the façade.

The color palette would be generally earthy and muted, although the Planning Commission should note that the renderings do not necessarily relay all colors precisely, and the color and materials board should be reviewed at the August 17, 2015 meeting. Overall, staff believes that the composition of the elevations is fairly well resolved, and the detailing and materials are clearly expressed for the street-facing building volume. Detailing is less clear on the townhouse section of the proposal, although these elevations would be less visible from the public right-of-way.

Parking and Circulation

Vehicular

As required by the Specific Plan, a minimum of one space per dwelling unit would be provided for each of the 15 residences. Of the ten townhouse-style units at the middle/rear of the property, one would have a one-car garage, four would have two-car garages in a side-by-side layout, and five would have two-car garages in a tandem layout. Tandem parking is not typically permitted for required parking spaces, but these garages may be approved because the requirement is only one space per unit. As a result, the second tandem space in these garages is considered surplus. Of the five apartment-style units at the front, one would have a one-car garage, and the remaining four would have assigned surface parking spaces at the rear of the property. (In contrast to residential-only zoning districts, the Specific Plan does not require residential parking spaces to be covered.)

The proposed commercial space would be parked at a ratio of four spaces per 1,000 square feet of gross floor area. This ratio would permit general (non-medical/dental) office, retail, and personal service uses, but would not permit medical/dental office, supermarkets, or restaurants. For the proposed 1,997 square feet, the 4:1,000 ratio results in a requirement for eight spaces, which would be located in a partially-covered parking area at the middle-left side of the property. The applicant has not proposed a shared parking reduction to account for the mixture of uses. Parking would not be permitted in any area other than what is designated as a space on the proposed plan.

Per the Specific Plan, a minimum of one residential parking space is required to be provided with an electric vehicle charger. The plans currently designate two of the commercial spaces to be outfitted with charging stations, which is positive but which does not fully address the Specific Plan requirement. As a result, staff is including a condition of approval requiring the building permit to specify installation of a charger on at least one residential parking space (condition 4d).

Along this stretch of El Camino Real, the street frontage currently includes on-street parallel parking spaces. However, the City is currently considering the El Camino Real Corridor Study, which could result in this on-street parking being removed for an additional vehicular travel lane or a bicycle facility. The City Council is tentatively scheduled to consider the Corridor Study on August 25, 2015. As noted above, the project would exceed its parking requirement on-site, so the presence or absence of on-street parking should not affect this proposal.

Bicycle

In addition to automobile parking, the Specific Plan requires bicycle parking for all new developments, for both short-term and long-term use. For the residential units with private garages, the long-term requirement is addressed by each unit's garage. For the other residential units and the commercial space, the long-term requirement would be met by a secure bicycle locker at the left side of the front carport entry, which has space for eight bicycles. The short-term requirement for all uses would be addressed by five bicycle racks at the front right and left corners of the site. The precise design/spacing of these bicycle racks would be clarified as part of the building permit submittal (condition 4e).

Pedestrian

In this area, the Specific Plan specifies that sidewalks should have a 12-foot total width, made up of a four-foot furnishings zone and an eight-foot clear walking zone. As shown on the site plan and landscape plan, the existing tree wells would be expanded to create an improved furnishings zone, and a minimum of eight

feet of unobstructed sidewalk would be provided on the interior side of the furnishings zone. For the portion of the sidewalk that extends onto the subject property, a Public Access Easement (PAE) would need to be recorded (condition 4f). To account for the fact that the adjacent properties have narrower, attached sidewalks (and may continue to for some time), the proposed furnishings zone would be paved as it approaches the sides, allowing pedestrians to transition from the new detached sidewalk to the older attached sidewalks.

The commercial spaces would feature direct access from the El Camino Real sidewalk. Pedestrian access to/from the rest of the site would be provided by an open gate at the right side of the vehicular entry. On site, pedestrian paths would be suggested by a decorative paving pattern at the sides of the central driveway. This paving could be driven on, but vehicle/pedestrian conflicts should be limited given the relatively low on-site traffic volumes and speeds.

Trees and Landscaping

The project would meet the ECR NW minimum open space requirement of 20 percent of the lot, with 21.6 percent proposed. Most of the open space (19.2 percent) would be met at ground level through at-grade patios, the front sidewalk, and various landscaped areas, although a small portion of the requirement would be met through private balconies, which also provide usable open space (in particular for the front apartment-style units, which do not have private yards).

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

The applicant is proposing to remove one heritage tree, a 25.9-inch diameter catalpa at the middle-right side of the property (Tree #5). This tree is listed in poor/fair condition, and the City Arborist has tentatively recommended approval of the removal due to its condition, conflicts with the proposed site improvements, and the fact that removal would likely benefit the health of an adjacent heritage oak (Tree #6). At the rear, five heritage trees are located on or near the shared property line. Of these, most notable is a 23.8-inch diameter coast live oak (Tree #1), which could be affected by construction activities. The arborist has listed protection measures for all heritage trees, with specific recommendations for Trees #1 and #6, including construction fencing, pavement removal actions, and ivy removal. Much of the new paving would be pervious pavers, which would benefit the long-term health of the rear trees, although care is required with installation of such systems, as noted in the arborist report. The arborist recommendations have been coordinated with the civil plans; for example, a subdrain pipe along the right side property line would be rerouted around Tree #6, in order to protect its roots.

At the front, the consolidation of the two driveways into one center driveway would require the removal of two non-heritage street trees. The street trees along this portion of El Camino Real were planted in one of the first phases of the Trees for Menlo project, and they currently provide an attractive street canopy. Removal of two of these trees is not ideal, but the driveway consolidation is positive from both a safety and design perspective, and the applicant is proposing to plant two new street trees in the former right-hand driveway opening, which would be filled in. The City Arborist has tentatively approved these street tree changes, subject to approval of the overall development proposal.

On site, the applicant is proposing 23 new trees, most of which would be ornamental trees such as chanticleer pears and crepe myrtles. However, two London plane trees would also be planted, meeting the heritage tree replacement guideline for replanting at a 2:1 ratio, for the proposed heritage catalpa removal. Smaller landscaping would provide accents throughout the property, including at portions of the front elevation.

Trash and Recycling

Each of the townhouse-style units would store individual refuse bins in the private garages. The commercial space and the apartment-style units would have covered trash and recycling areas at the front corners of the buildings. These areas would be obscured from public view by fencing and gates. The bins would be wheeled out to El Camino Real on the service day for collection. The plans have been reviewed and tentatively approved by the City's refuse collector, Recology. Due to the number of bins and the potential for visual clutter, staff has included a condition of approval prohibiting the storage of refuse bins along the property frontage overnight (condition 4g).

Correspondence

Staff has not received any letters regarding the proposal. The applicant has stated that an initial outreach meeting was held in 2014, and that another meeting is being planned.

Conclusion

The proposal would adhere to the extensive standards and guidelines established by the Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet. Overall, staff believes that the development would provide a transitional response to El Camino Real's evolving nature from an automotive-oriented arterial to an urban boulevard with more pedestrian emphasis at street level sidewalks. The composition of the elevations is fairly well resolved, and the detailing and materials are clearly expressed for the street-facing building volume. The proposal would meet the Specific Plan's Base level standards, which were established to achieve inherent public benefits, such as the redevelopment of underutilized properties, the creation of more vitality and activity, and the promotion of healthy living and sustainability. Vehicular and bicycle parking requirements would be met, and the development would also provide a positive pedestrian experience. The heritage catalpa tree removal is justified by health issues and construction conflicts, and would benefit an adjacent heritage oak tree. New plantings would meet the heritage tree replacement guidelines. Staff recommends that the Planning Commission approve the proposed architectural control.

Impact on City Resources

The project sponsor is required to pay planning, building and public works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. In addition, the recommended conditions of approval include payment of the Transportation Impact Fee (TIF) (condition 4iA), Specific Plan Transportation Infrastructure Proportionate Cost-Sharing Fee (condition 4iB, not applicable in this case), and the El Camino Real/Downtown Specific Plan Preparation Fee (condition 4j). These required fees were established to account for projects' proportionate obligations.

Environmental Review

The Specific Plan process included detailed review of projected environmental impacts through a program

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

The Specific Plan EIR identifies no impacts or less-than-significant impacts in the following categories: Aesthetic Resources; Geology and Soils; Hydrology and Water Quality; Land Use Planning and Policies; Population and Housing; and Public Services and Utilities. The EIR identifies potentially significant environmental effects that, with mitigation, would be less than significant in the following categories: Biological Resources; Cultural Resources; Hazards and Hazardous Materials. The EIR identifies potentially significant environmental effects that will remain significant and unavoidable in the following categories: Air Quality; Greenhouse Gases and Climate Change; Noise; and Transportation, Circulation and Parking. The Final EIR actions included adoption of a Statement of Overriding Considerations, which is a specific finding that the project includes substantial benefits that outweighs its significant, adverse environmental impact.

As specified in the Specific Plan EIR and the CEQA Guidelines, program EIRs provide the initial framework for review of discrete projects. In particular, projects of the scale of 1283-1295 El Camino Real are required to be analyzed with regard to whether they would have impacts not examined in the Program EIR. This conformance checklist, which analyzes the project in relation to each environmental category in appropriate detail, is included as Attachment H. As detailed in the conformance checklist, the proposed project would not result in greater impacts than were identified for the Program EIR. Relevant mitigation measures have been applied and would be adopted as part of the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment I. Full compliance with the MMRP would be ensured through condition 4h. No new impacts have been identified and no new mitigation measures are required for the proposed project. Mitigations include construction-related best practices regarding air quality and noise, payment of transportation-impact-related fees (condition 4i), and implementation of a Transportation Demand Management (TDM) program. The MMRP also includes two completed mitigation measures relating to cultural resources, which are required to be addressed at the application submittal stage. First, for Mitigation Measure CUL-1: due to the age of the structures being greater than 50 years, a historic resource evaluation was conducted by a qualified architectural historian and concluded that the 1283-1285 El Camino Real structure is not a historic resource, and the 1295 El Camino Real structure is less than 50 years old and not an exceptional architectural specimen. As a result, the redevelopment project can proceed without impacts to historic resources. Second, for Mitigation Measure CUL-2a: a cultural resources study performed by a qualified archaeologist/cultural resources professional determined that the proposed project will have no impact on cultural resources. Both studies are available for review upon request.

Specific Plan Maximum Allowable Development

Per Section G.3, the Specific Plan establishes the maximum allowable net new development as follows:

Residential uses: 680 units; and
Non-residential uses, including retail, office and hotel: 474,000 square feet.

These totals are intended to reflect likely development throughout the Specific Plan area. As noted in the Plan, development in excess of these thresholds will require amending the Specific Plan and conducting additional environmental review.

If the project is approved and implemented, the Specific Plan Maximum Allowable Development would be revised to account for the net changes as follows:

	Dwelling Units	Commercial Square Footage
Existing	0	6,471
Proposed	15	1,997
Net Change	15	-4,474
% of Maximum Allowable Development	*2.2%*	*-0.9%*

Public Notice

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

Appeal Period

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

Attachments

A. Recommended Actions
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Specific Plan Standards and Guidelines Compliance Worksheet
G. Arborist Report
H. Specific Plan Program EIR Conformance Checklist
I. Mitigation Monitoring and Reporting Program (MMRP)

Disclaimer

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

Exhibits to Be Provided at Meeting

Color and Materials Board

Report prepared by:
Thomas Rogers, Senior Planner

Report reviewed by:
Arlinda Heineck, Community Development Director

LOCATION: 1283-1295 El Camino Real	PROJECT NUMBER: PLN2014-00042	APPLICANT: Mohammad Mortazavi	OWNER: Mohammad Mortazavi and Menlo El Camino LLC

REQUEST: Architectural control to demolish two existing commercial buildings and construct a new, three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The new building would consist of 15 dwelling units and approximately 2,000 sf of commercial uses (non-medical offices, retail, personal services). The proposal includes a request to remove a heritage catalpa tree at the middle-right side of the property, which is in poor/fair condition.

DECISION ENTITY: Planning Commission	DATE: August 17, 2015	ACTION: TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:
    a. A checklist has been prepared detailing that no new effects could occur and no new mitigation measures would be required (Attachment H).
    b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment I), which is approved as part of this finding.
    c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 15 residential units and negative 4,474 square feet of non-residential uses, accounting for the project's net share of the Plan's overall projected development and associated impacts.
2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
    a. The general appearance of the structure is in keeping with the character of the neighborhood.
    b. The development will not be detrimental to the harmonious and orderly growth of the City.
    c. The development will not impair the desirability of investment or occupation in the neighborhood.
    d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
    e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F).
3. Approve the architectural control subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Dahlin Group, consisting of 46 plan sheets, dated received August 3, 2015, and approved by the Planning Commission on August 17, 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 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.

A1

LOCATION: 1283-1295 El Camino Real	**PROJECT NUMBER:** PLN2014-00042	**APPLICANT:** Mohammad Mortazavi	**OWNER:** Mohammad Mortazavi and Menlo El Camino LLC

REQUEST: Architectural control to demolish two existing commercial buildings and construct a new, three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The new building would consist of 15 dwelling units and approximately 2,000 sf of commercial uses (non-medical offices, retail, personal services). The proposal includes a request to remove a heritage catalpa tree at the middle-right side of the property, which is in poor/fair condition.

DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

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

e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.

f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a grading, demolition or building permit.

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

h. Concurrent with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 2,500 square feet of irrigated landscaping, then a detailed landscape plan documenting compliance with the Water Efficient Landscape Ordinance (Municipal Code 12.44) will be required, subject to review and approval of the Engineering Division.

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP should submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit, the project shall submit verification that the development has achieved final LEED Silver certification.

b. Concurrent with the submittal of a complete building permit application, the applicant shall submit a lot merger for this project, subject to review and approval of the Engineering Division. Said lot merger shall be recorded prior to the issuance of building permit.

c. Concurrent with submittal of a complete building permit application, the applicant shall submit revised plans specifying that the windows on the side/rear/interior elevations will have a color that matches the windows on the front elevation, subject to review and approval of the

LOCATION: 1283-1295 El Camino Real	**PROJECT NUMBER:** PLN2014-00042	**APPLICANT:** Mohammad Mortazavi	**OWNER:** Mohammad Mortazavi and Menlo El Camino LLC

REQUEST: Architectural control to demolish two existing commercial buildings and construct a new, three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The new building would consist of 15 dwelling units and approximately 2,000 sf of commercial uses (non-medical offices, retail, personal services). The proposal includes a request to remove a heritage catalpa tree at the middle-right side of the property, which is in poor/fair condition.

DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD

VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)

ACTION:

Planning Division.

d. Concurrent with submittal of a complete building permit application, the applicant shall submit revised plans specifying that a minimum of one residential parking space shall be equipped with an electric vehicle charger, subject to review and approval of the Planning Division.

e. Concurrent with submittal of a complete building permit application, the applicant shall submit revised plans clearly specifying that a minimum of five short-term bicycle parking spaces shall be provided near the front of the development, not in conflict with any other site improvements or the eight-foot clear walking zone, subject to review and approval of the Planning Division.

f. Concurrent with, or prior to, the submittal of a complete building permit application, the applicant shall submit a draft Public Access Easement (PAE) along the property frontage to accommodate the full eight-foot clear walking zone. Said dedication shall be accepted by the City Council prior to the issuance of building permit. Said PAE shall be recorded prior to building permit final inspect, subject to review and approval of the Engineering Division.

g. Refuse bins shall not be left on the property frontage or in other visible areas overnight.

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

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

   A. The citywide Transportation Impact Fee (TIF) is currently estimated at $8,190.68. This was calculated by multiplying the fee of $1,927.02 per multi-family unit by 15 units and the fee of $4.63/square feet per retail space by 1,997 square feet for new uses and a credit for 6,471 square feet of existing commercial uses. This fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index.

   B. The Specific Plan EIR requires fair-share contributions for additional intersections not included in the citywide TIF. The City has adopted a Supplemental Transportation impact fee for the infrastructure required as part of the Downtown Specific Plan. The fee is calculated at $379.40 per PM peak hour vehicle trip. The proposed project is estimated to generate zero net new PM peak hour trips, so there is no supplement TIF due.

j. Prior to building permit issuance, the applicant shall pay the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at $1.13/square foot for all net new

LOCATION: 1283-1295 El Camino Real	**PROJECT NUMBER:** PLN2014-00042	**APPLICANT:** Mohammad Mortazavi	**OWNER:** Mohammad Mortazavi and Menlo El Camino LLC
REQUEST: Architectural control to demolish two existing commercial buildings and construct a new, three-story mixed-use building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The new building would consist of 15 dwelling units and approximately 2,000 sf of commercial uses (non-medical offices, retail, personal services). The proposal includes a request to remove a heritage catalpa tree at the middle-right side of the property, which is in poor/fair condition.			
DECISION ENTITY: Planning Commission	**DATE:** August 17, 2015	**ACTION:** TBD	
VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)			
ACTION: development. For the subject proposal, the fee is estimated at $26,470.25 ($1.13 x 23,425 net new square feet).			

CITY OF MENLO PARK

LOCATION MAP

1283-1295 EL CAMINO REAL

B1

DRAWN: THR CHECKED: THR DATE: 08/17/15 SCALE: 1" = 300' SHEET: 1

1283-1295 El Camino Real – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	27,393 sf	27,393 sf	n/a sf min.
Setbacks			
Front	5.0 ft.	0.0 ft.	5-8 ft. min.-max.
Rear	20.0 ft.	73.0 ft.	20 ft. min.
Side (left)	6.6 ft.	19.0 ft.	n/a ft. min.-max.
Side (right)	5.8 ft.	49.0 ft.	n/a ft. min.-max.
Density	15.0 du 23.8 du/acre	0.0 du 0.0 du/acre	15.7 du max. 25.0 du/acre max.
FAR (Floor Area Ratio)	29,896.0 sf 109.1 %	6,471.0 sf 23.6 %	30,132.3 sf max. 110.0 % max.
Square footage by use			
Residential	27,899 sf	0.0 sf	
Commercial	1,997 sf	6,471.0 sf	
Open Space	4,074.0 sf 52.2 %	not available sf %	5,478.6 sf min. 20.0 % min.
Building height	31.3 ft.	not available ft.	38.0 ft. max.
Parking			
Residential	19 spaces (not including 5 tandem spaces)	n/a	1 space per du min.
Commercial	8 spaces	not available	4 spaces per 1,000 sf min. (non-medical office, retail, personal services)

Notes:
- Areas shown highlighted indicate a nonconforming or substandard situation.
- "Existing Development" analyzes the two existing parcels as one development site.

Trees

Heritage trees	7*	Non-Heritage trees	6**	New Trees	23
Heritage trees proposed for removal	1	Non-Heritage trees proposed for removal	2**	Total Number of Trees	33

*Includes five trees on/near the rear property line.
**Street trees

1283 + 1295 EL CAMINO REAL MENLO PARK, CA

BY PINNACLE GROUP

City of Menlo Park
Community Development Department

DATA SHEET

Location: 1283 & 1295 El Camino Real
Existing Use: Retail/Service
Proposed Use: Commercial/Apartments
Zoning: SCR NW

Applicant: Pinnacle Group
Property Owner: Pinnacle Group
Application(s): Development Permit
Date: 7/28/15

Development Standards and Variance Required

Development Standards		Proposed	Existing	Zoning
	Lot Area (SF)	27385	27385	
	Lot Width (FT)	183.2	195.2	
	Lot Depth (FT)	176.83	176.83	
Setbacks				
	Front (FT)	5'	9-9'	5'-9'
	Rear (FT)	20.3'	73-12'8"	20'
	Left Side (FT)	8.5'-18'	4'-18'	0
	Right Side (FT)	8.5'-14.75'	6'-49'	0
Building Coverage				
	SF	14284	8671	
	%	51.85	34	
Floor Area Ratio				
	SF	29886	8671	30102.3
	%	109.1	23.8	110.0
Floor Area Limit (SF)		NA	NA	NA
Square Footage by Floor				
	Below Grade (SF)	0		
	1st Floor (SF)	8779	8671	
	2nd Floor (SF)	11889	0	
	3rd Floor (SF)	12232	0	
	Total Buildings (SF)	36899	8671	
Building Height (FT)		37'-10"	30'	36'
Landscaping				
	SF	7497	4289	
	%	27.22	16	
Paving / hardscape				
	SF	5,735	9713	
	%	20.94	51	

Required Open Space : 20%

Landscaping	5182
Patios	1119
Walkways	997
Balconies	885
Total Provided	8634
%	22%

Proposed Parking (spaces)

Covered Standard	18
Covered Tandem	8
Retail/Guest	11
Accessible	1
Total Provided	32

Required Parking (spaces)

	Amount	Factor	Total
Per Unit	15	1	15
Retail	1387	4/1000	5
Guest			Inc
Accessible			Inc
		Total Required	23

UNIT DATA

Plan Type	Unit #	Stories	Bed	Bath	Gross Sq. Ft.	Net Sq. Ft.	% of Total
1A	1	3	2	2.5	1760	1369	13%
	15	3	2	2.5	1760	1369	
1B	2	3	3	3.5	2252	1928	20%
	12	3	3	3.5	2052	1928	
	14	3	3	3.5	2252	1928	
1C	3	3	2	2.5	1743	1463	20%
	11	3	2	2.5	1743	1463	
	13	3	2	2.5	1743	1463	
1D	10	3	3	3.5	1485	1519	7%
1E	4	3	2	2.5	1798	1740	7%
2A	8	2	2	2.5	1485	1348	7%
2B	9	2	2	2.5	1327	1211	7%
2C	5	2	3	2.5	1857	1506	7%
2D	6	2	3	2.5	1837	1470	7%
3A	7	2	2	2.5	1699	1457	7%
COMM 1	16	1			1330	946	
COMM 2	17	1			1632	1010	
Totals			36	41.5	29246	25218	
Total Unit Count:							100%

Unit/Stairs	Plan name	1st Flr	Garage	Stair 1st	Porch	Bed area	2nd Flr	Open Sq Balcony	Net OS* Balcony	Stair 2nd	3rd Flr	Total Gross SF	GFA Total Excluded SF
1	1A	392	484	6	57	37	736	0	69	6	760	1794	824
2	1B	392	418	6	29	12	813	38	53	6	842	2205	548
3	1C	130	444	6	32	25	736	15	85	6	843	1743	581
4	1E	392	417	6	29	12	813	38	85	6	834	2082	557
5	2C	6	0	6	0	30	736	88	177	6	1064	1857	283
6	2A	6	0	6	0	48	736	92	0	6	792	1486	140
7	3A	6	0	6	0	0	736	80	0	6	787	1486	80
8	2D	6	240	6	0	36	676	94	0	6	888	1952	372
9	2B	6	0	6	0	36	657	100	0	6	676	1327	136
10	1D	474	219	6	89	3	806	34	58	6	896	1799	397
11	1C	130	444	6	32	25	736	15	85	6	843	1743	581
12	1B	392	418	6	29	12	813	38	53	6	842	2205	548
13	1C	130	444	6	32	25	736	15	85	6	843	1743	581
14	1B	392	418	6	29	12	813	38	53	6	843	2205	548
15	1A	392	484	6	57	37	736	0	69	6	760	1794	824
Comm 1		1016	0	130	0	0	0	0	0	190	0	1331	0
Comm 2		1016	0	252	0	0	0	0	0	252	0	1932	0
Bikes		96	0	6	0	0	0	0	0	6	0	96	0
Utilities		404	0	24	0	0	0	0	0	18	0	0	404
Total		5548	4366	431	406	360	11254	886	774	436	12232	29886	7096

8.913471 % Excluded Area/Site Area
* These balconies are not qualified as open space

19.04.220 Gross floor area.

(A) "Gross floor area" applies to all zoning districts except the single-family residential and R-2 zoning districts and means the sum of the horizontal areas of all floors within the surrounding solid walls of a building covered by a roof measured to the outside surfaces of exterior walls or portions thereof subject to the clarifications in subsections (B), (C) and (D).

(B) Gross floor area includes the following features of a building that meet the criteria of subsection (A) unless otherwise excluded in subsection (C):

(1) Areas of a basement with a floor to ceiling height of six feet, six inches (6'6") or greater;

(2) Mezzanines, including equipment platforms and storage platforms, but excluding vertical shelving units and catwalks;

(3) Areas of an attic with a floor to ceiling height of six feet, six inches (6'6") or greater;

(4) Equipment and utility areas containing mechanical equipment, electrical panels, meters, controllers, switch boxes;

(5) Storage areas;

(6) Bay windows and similar projections or cantilevered areas; and

(7) Elevator shafts and stairwells.

(C) Gross floor area excludes the following features of a building that meet the criteria of subsection (A):

(1) Areas of a building or buildings that are designed as nonusable or nonaccessible space with unfinished walls, floors and ceilings, not to exceed three percent (3%) of the maximum allowed gross floor area of the lot. To qualify for this exclusion, such spaces must have two (2) or more of the following characteristics: a floor to ceiling height that is less than six feet, six inches (6'6"); limited access (i.e., the absence of the necessary physical space to provide a building code-compliant stair or door); unconditioned air (i.e., the air is neither heated nor cooled); no windows or skylights; and no electricity. This exclusion may include areas of a building that would otherwise exceed the one-percent maximum limitation as defined in subsection (C)(2).

(2) Areas of a building or buildings dedicated to the enclosure of noise generating equipment, such as building mechanical equipment and generators, not to exceed one percent (1%) of the maximum allowed gross floor area of the lot. This exclusion applies to equipment utilized for the operation of the building systems and does not apply to equipment utilized in connection with a business operating within a building;

(3) All areas devoted to covered parking and related circulation for automobiles and bicycles, including garages, carports, below grade parking structures, and above grade parking structures;

(4) Covered porches and covered balconies provided that at least one end is open and unobstructed to the exterior except for columns or posts not more than twelve inches (12") in width and walls or railings not more than forty-four inches (44") in height;

(5) Vent shafts, such as building mechanical air ducts and chimneys; and

(6) Enclosures solely for trash and recycling.

PROJECT TEAM

CLIENT:	PINNACLE GROUP 220 ELENA AVE ATHERTON, CA 94027 650-328-8600	LANDSCAPE ARCHITECT:	FRANK A GROSSMAN 1400 EGBERT AVENUE SAN FRANCISCO CA 94124 415-822-1900
ARCHITECT:	DAHLIN GROUP 5865 OWENS DRIVE PLEASANTON, CA 94588 925-251-7200	GREEN CONSULTANT:	BEYOND EFFICIENCY INC 1502 WALNUT STREET SUITE C BERKELEY CA 94709 415-236-1333
CIVIL ENGINEER:	TRIAD/HOMLES ASSOCIATES 777 WOODSIDE ROAD #2A REDWOOD CITY, CA 94061 650-366-0216	UTILITY CONSULTANT:	RJA DESIGN 6400 VILLAGE PARKWAY SUITE 204 DUBLIN CA 94568 925-556-9840

VICINITY MAP

SHEET INDEX

COVER SHEET &
PROJECT DATA

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T1

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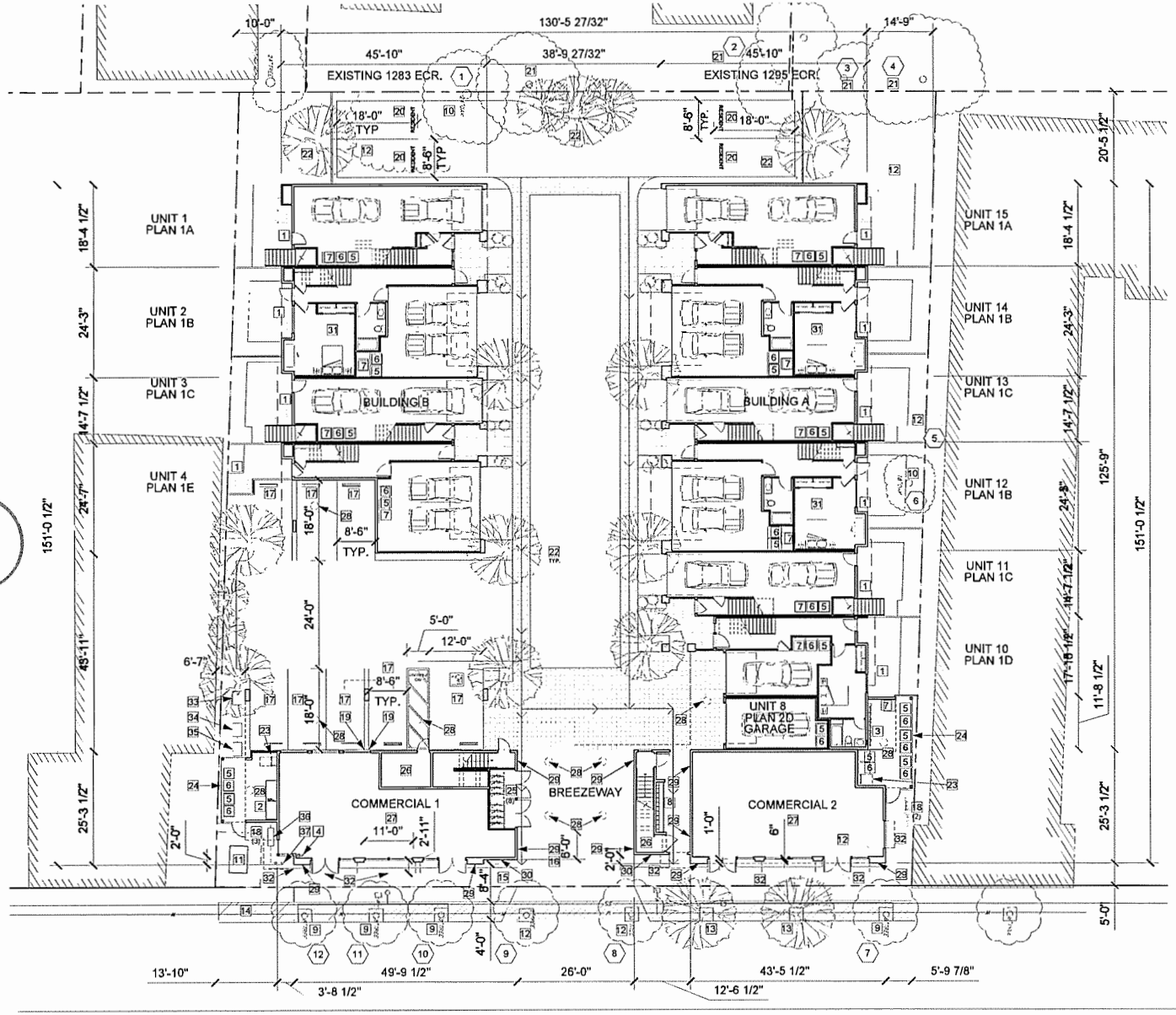
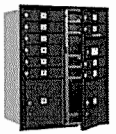


D2

KEYNOTES

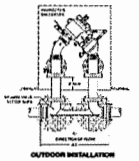
- TREE - SEE ARBORIST REPORT
- ACCESSIBLE ROUTE
- A ACCESSIBLE STALL PER CBC 11B-208.2
- 1 CONDENSER
- 2 ELECTRIC METERS & MAIN
- 3 GAS METERS - BANKED MANIFOLDS
- 4 FIRE RISER
- 5 TRASH
- 6 RECYCLE
- 7 YARD
- 8 MAIL BOXES - BUILT-IN
- 9 EXISITNG STREET TREES
- 10 EXISITNG TREES TO REMAIN
- 11 TRANSFORMER - BELOW GRADE
- 12 EXISITNG TREE TO BE REMOVED
- 13 NEW STREET TREE
- 14 4' FURNISHINGS ZONE
- 15 8' (MIN) CLEAR WALKING ZONE
- 16 NO AUTO GATE
- 17 PARKING FOR RESIDENTIAL AND NON-RESIDENTIAL USE
- 18 GUEST BICYCLE RACKS (DERO HOOP RACK)
- 19 ELECTRIC VEHICLE STATION
- 20 PARKING FOR RESIDENCES ABOVE COMMERCIAL
- 21 TREE NOT ON PROPERTY
- 22 EXISTING & ADDED TREES: E.3.7.06 GUIDELINE "INCORPORATE CANOPY TREES FOR SHADE"
- 23 LADDER TO ROOF
- 24 METAL CANOPY OVER TRASH / RECYCLING
- 25 RESIDENT BICYCLE RACKS (DERO ULTRA SPACE SAVER)
- 26 HOA STORAGE
- 27 NON-MEDICAL OFFICE, RETAIL, OR PERSONAL SERVICES
- 28 PROGRESS LIGHTING P5781-20EBWB, 10.5" CEILING FIXTURE
- 29 14.5" WALL SCONCE, SEE ELEVATION KEY NOTE #18
- 30 24" WALL SCONCE, SEE ELEVATION KEY NOTE #13
- 31 ADAPTABLE FIRST FLOOR
- 32 METAL CANOPIES AT ENTRIES
- 33 (N) IRRIGATION BACKFLOW DEVICE
- 34 (N) DOMESTIC WATER BACKFLOW DEVICE
- 35 (N) WATER METER
- 36 (N) FIRE SPRINKLER DOUBLE-CHECK DETECTOR BACKFLOW DEVICE
- 37 (N) PIV / FDC



All Aluminum Construction USPS Approved

MAIL BOX CLUSTER OR EQUAL

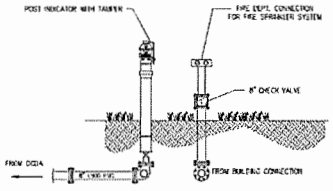
PROGRESS LIGHTING P5781-20EBWB



OUTDOOR INSTALLATION

MODEL SIZE	FLOW RATES (gpm/cfm/scfm)	
	A1.5ET1DR END TO END FLG	A1.5ET1DR END TO END MJG
4	31 5/16	29 3/13
6	33 5/8	33 3/4
8	47	41 5/8
10	61	57

FIRE SPRINKLER DOUBLE-CHECK DETECTOR BACKFLOW OEVICE
(ZURN WILKINS MODEL 450DA)
NOT TO SCALE



PIV/FDC CONNECTION
NOT TO SCALE

ARCHITECTURAL SITE PLAN
SCALE: 3/32"=1'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

HERON DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5665 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1 a

LEGEND

← ACCESSIBLE ROUTE

[A] ACCESSIBLE STALL PER CBC 11B-208.2

[1] ACCESSIBLE UNIT PER CBC 11.02A.3.1 EXCEPTION

[2] CARRIAGE UNIT PER CBC 202

[3] ACCESSIBLE GARAGE DOOR PER CBC 1109A.8.1

[4] NOT USED

[5] 1-HOUR WALLS REQUIRED PER CBC TABLE 602
OPENINGS: 5 - <10 = 25% 10 - < 15 = 45%
PARAPET NOT REQUIRED IF ROOF CONSTRUCTED PER CBC 705.11, EXCEPTION 5

[6] EXIT ACCESS STAIR PER CBC 202. ONLY ONE EXIT REQUIRED PER CBC 1015.1 EXCEPTION 2.

[7] FIRE PARTITION WALLS SEPARATING UNITS REQUIRED PER CBC 420.2 & 708.1
FLOORS & WALLS SEPARATING UNITS SHALL HAVE A STC RATING OF 50 PER CBC 1207.2
FLOORS SEPARATING UNITS SHALL HAVE AN IIC RATING OF 50 PER CBC 1207.3

[8] COMMON PATH OF TRAVEL EXCEEDS 125'
INTERIOR EXIT STAIR REQ. CBC 1022

[9] SEPARATION OF OCCUPANTS, TABLE 508.4
B OR M TO R2 1HR
U TO R2 406.3.4
B OR M TO U 1HR

[10] FIRE DEPARTMENT ROOF ACCESS

BUILDING CODE ANALYSIS
(* references in parentheses ( ) are keyed to the CBC, UBC)

Project: 1283 El Camino Real
Menlo Park, CA

Codes
Building: 2013 California Building Code (CBC), (Based on the 2012 International Building Code (IBC))

Occupancy Classification (Sec. 302.1)

Description	Type	Code Section
Condominiums / Apartments	R-2	310.1
Commercial / Business	B	304.1
Garages / Carport	U	312.1

Type of Construction (Table 503)

	Type	Sprinklers	Remarks
Condominiums / Apartments (R2)	VB	Yes (NFPA 13)	602.5 & 903.2.8
Commercial / Business (B)	VB	Yes (NFPA 13)	602.5
Garages / Carport (U)	VB	Yes (NFPA 13)	602.5

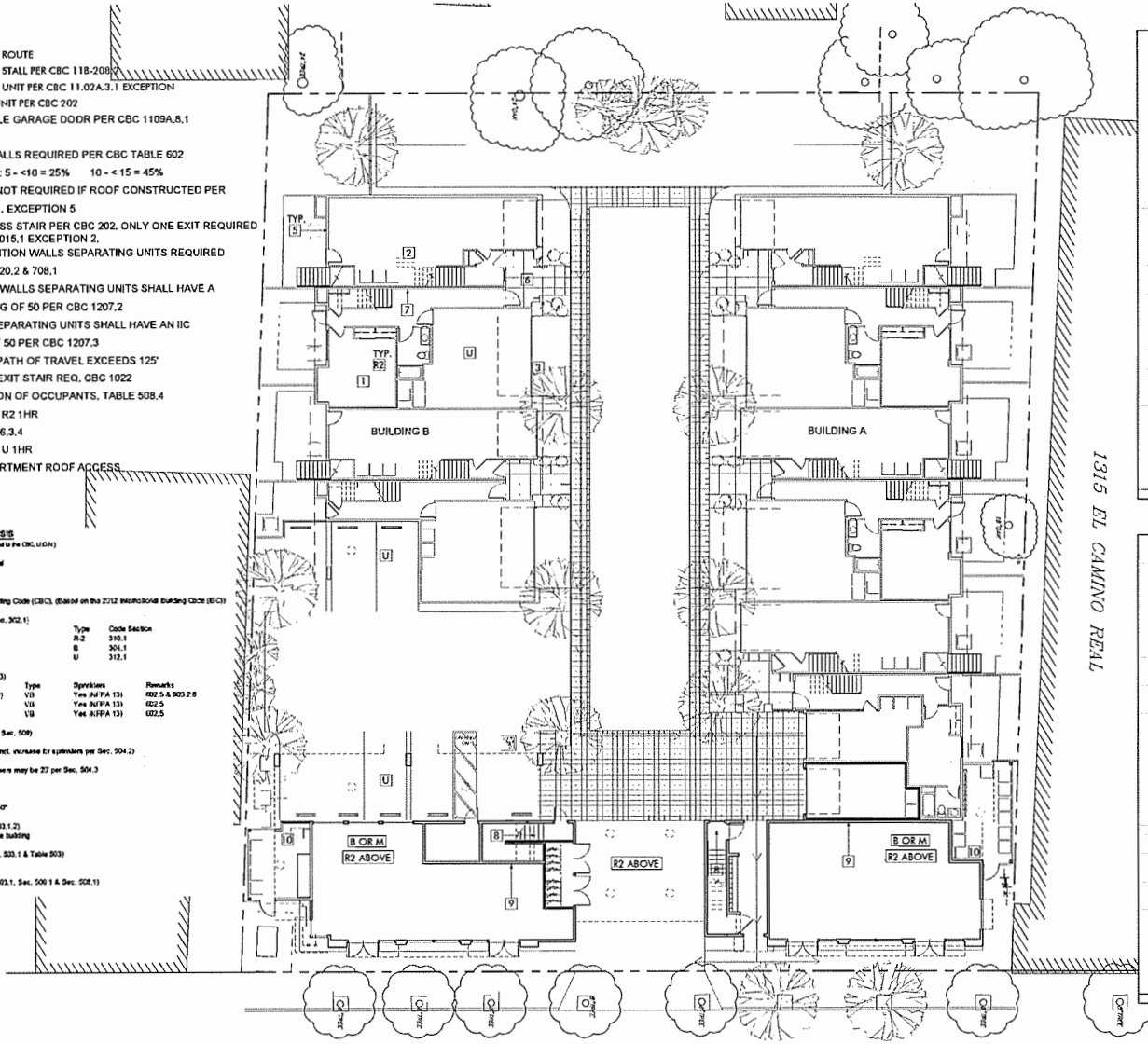
Allowable Height (Table 503 & Sec. 509)
Type VB
Maximum Stories: 3 (Incr. increase for sprinklers per Sec. 504.2)
Maximum Height: 40'
Towers may be 27 per Sec. 504.3

Actual Height (Sec. 202)
Stories: 3
Height: 38'-0"

Buildings on same lot (Sec. 503.1.2)
Building shall be analysed as one building

Allowable Building Area (Sec. 503.1 & Table 503)
See Building Area Calculations

Actual Building Areas (Sec. 503.1, Sec. 508.1 & Sec. 508.1)
See Building Area Calculations



BUILDING A
ALLOWABLE AREA CALCULATION - MIXED USE BUILDING - Type VB Construction

BUILDING: Residential (R2) 3 Floors

At =	7,000 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 ft.	(actual frontage or 0)
P =	1 ft.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	3 (R2)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 21,000 s.f. [At + [At x If] + [At x It]]

BUILDING: Commercial (B) 1st Floor

At =	9,000 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 ft.	(actual frontage or 0)
P =	1 ft.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	1 (B)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 27,000 s.f. [At + [At x If] + [At x It]]

BUILDING: Garages (U) 1st Floor

At =	5,500 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 ft.	(actual frontage or 0)
P =	1 ft.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	1 (U2)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 16,500 s.f. [At + [At x If] + [At x It]]

BUILDING: Carport (U) 1st Floor

At =	5,500 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 s.f.	(actual frontage or 0)
P =	1 s.f.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	1 (U2)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 16,500 s.f. [At + [At x If] + [At x It]]

Mixed Use Ratio Building A		1st Floor	2nd Floor	3rd Floor	Bldg Total
Actual Areas (A):	R2 Residential =	4,770	8,024	8,932	21,726
	U Garage 1=	2,643			2,643
	U Carport 2=	832			832
	B Commercial=	2,962			2,962
Floor Total		11,207	8,024	8,932	28,163

Mixed Use	R2	+ U #1	+ U #2	+ B		Total
	A/Aa	+ A/Aa	+ A/Aa	+ A/Aa		
One Floor	0.23	0.10	0.05	0.11	0.55	= 0.55 < 1 = OK

	1st Floor	2nd Floor	3rd Floor	
All Floors	0.55	+ 0.38 +	0.43	= 1.35 < 2 = OK

Total Ratio Mixed Use Building
OK 1.35 (<2.0 max) complies

BUILDING B
ALLOWABLE AREA CALCULATION - MIXED USE BUILDING - Type VB Construction

BUILDING: Residential (R2) 3 Floors

At =	7,000 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 ft.	(actual frontage or 0)
P =	1 ft.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	3 (R2)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 21,000 s.f. [At + [At x If] + [At x It]]

BUILDING: Commercial (B) 1st Floor

At =	9,000 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 ft.	(actual frontage or 0)
P =	1 ft.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	1 (B)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 27,000 s.f. [At + [At x If] + [At x It]]

BUILDING: Garages (U) 1st Floor

At =	5,500 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 ft.	(actual frontage or 0)
P =	1 ft.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	1 (U2)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 16,500 s.f. [At + [At x If] + [At x It]]

BUILDING: Carport (U) 1st Floor

At =	5,500 s.f.	(area from Table 503)
It =	2	(use 0, 2 or 3)
F =	0 s.f.	(actual frontage or 0)
P =	1 s.f.	(actual perimeter or 1)
W =	0 ft.	(use 0, 20 to 30)
# stories =	1 (U2)	

If = 0.0000 [F/P - 0.25] W/30

Aa = 16,500 s.f. [At + [At x If] + [At x It]]

Mixed Use Ratio Building B		1st Floor	2nd Floor	3rd Floor	Bldg Total
Actual Areas (A):	R2 Residential =	1,277	3,230	3,300	7,807
	U Garage 1=	1,743			1,743
	U Carport 2=	251			251
	B Commercial=	0			0
Floor Total		3,271	3,230	3,300	9,801

Mixed Use	R2	+ U #1	+ U #2	+ B		Total
	A/Aa	+ A/Aa	+ A/Aa	+ A/Aa		
One Floor	0.08	0.11	0.02	0.00	0.18	= 0.18 < 1 = OK

	1st Floor	2nd Floor	3rd Floor	
All Floors	0.18	+ 0.15 +	0.16	= 0.49 < 2 = OK

Total Ratio Mixed Use Building
OK 0.49 (<2.0 max) complies

D3

BUILDING CODE ANALYSIS
SCALE: 3/32"= 1'-0"

0 16 32 64 128

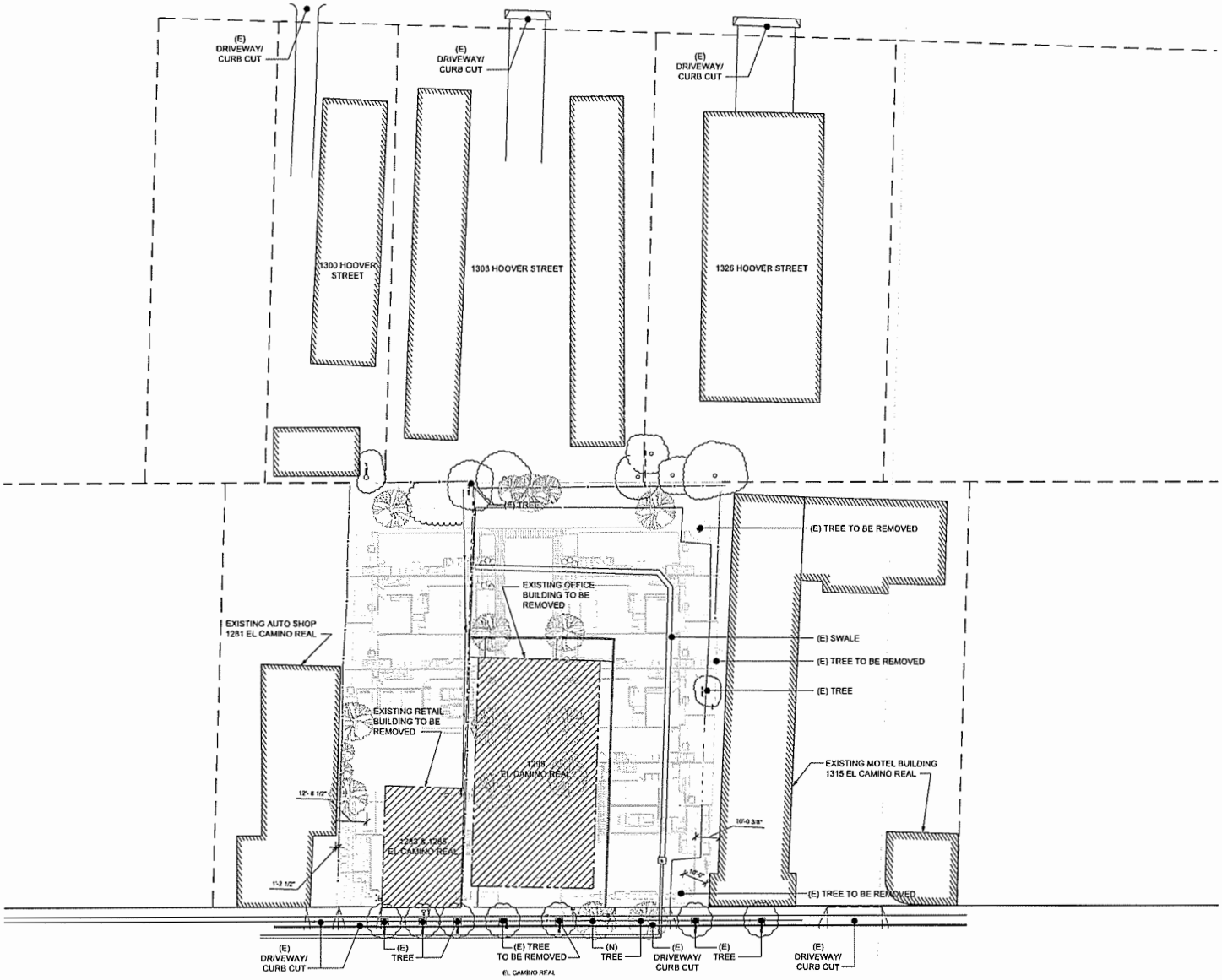
1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A1.1b



SITE AREA PLAN
SCALE: 1"=20'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

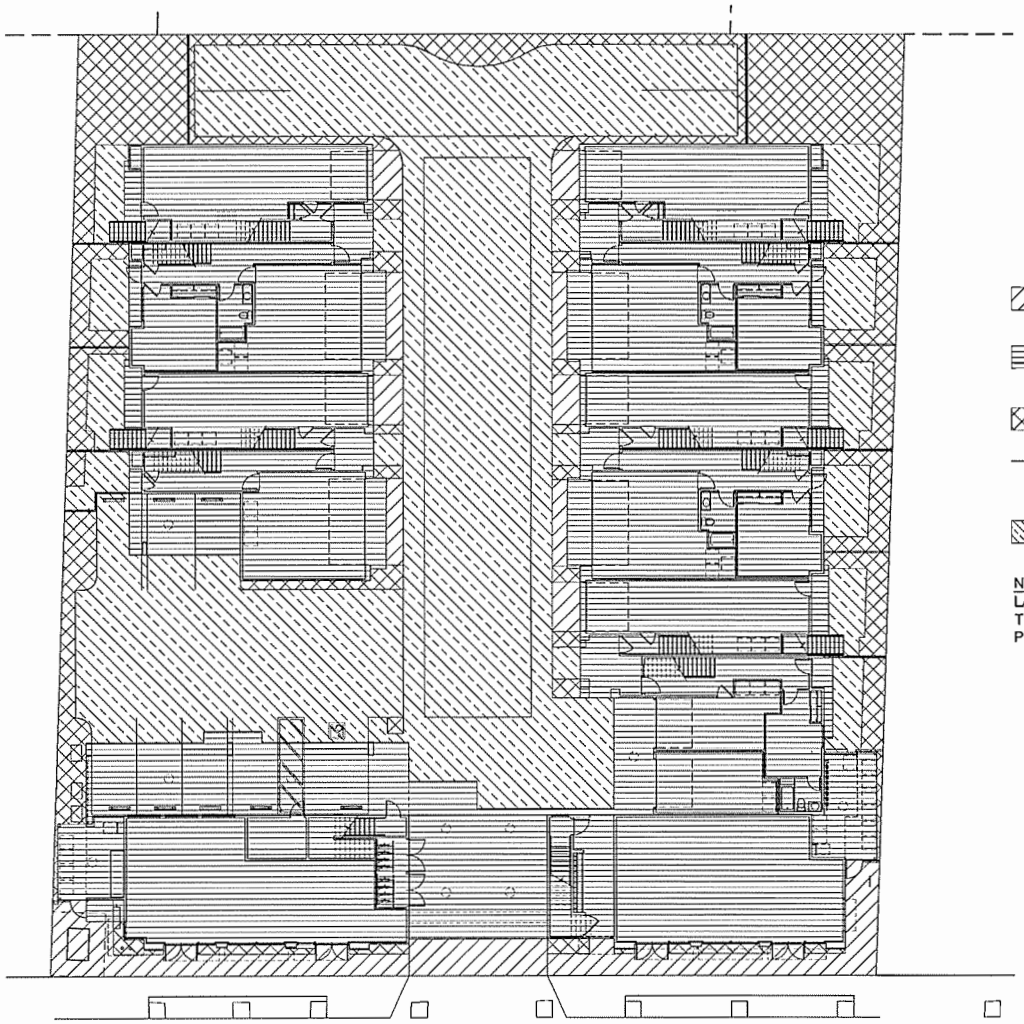
DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.2

D5



EL CAMINO REAL

LEGEND

PAVING/HARDSCAPE AREA
5,736 SQFT 20.94%
1,431 (PAVING) + 4,305 (PERVIOUS) = 5,736 SQFT

RESIDENTIAL AREA (COUNTS TOWARDS BUILDING FOOTPRINT COVERAGE)
14,200 SQFT 51.84%

LANDSCAPE AREA
7,457 SQFT 27.22%
3,152 (LANDSCAPE) + 4,305 (PERVIOUS) = 7,457 SQFT

27,392 SQFT 100 %

PERVIOUS PAVING AREA
8,610 SQFT

NOTE: PERVIOUS PAVING COUNTS AS 50% LANDSCAPE COVERAGE CREDIT. IT IS USED AT THE AUTO COURT AND SHARED PARKING, AND PRIVATE PATIOS AS INDICATED.

HERON

SITE AREA CALCULATION
SCALE: 3/32"=1'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

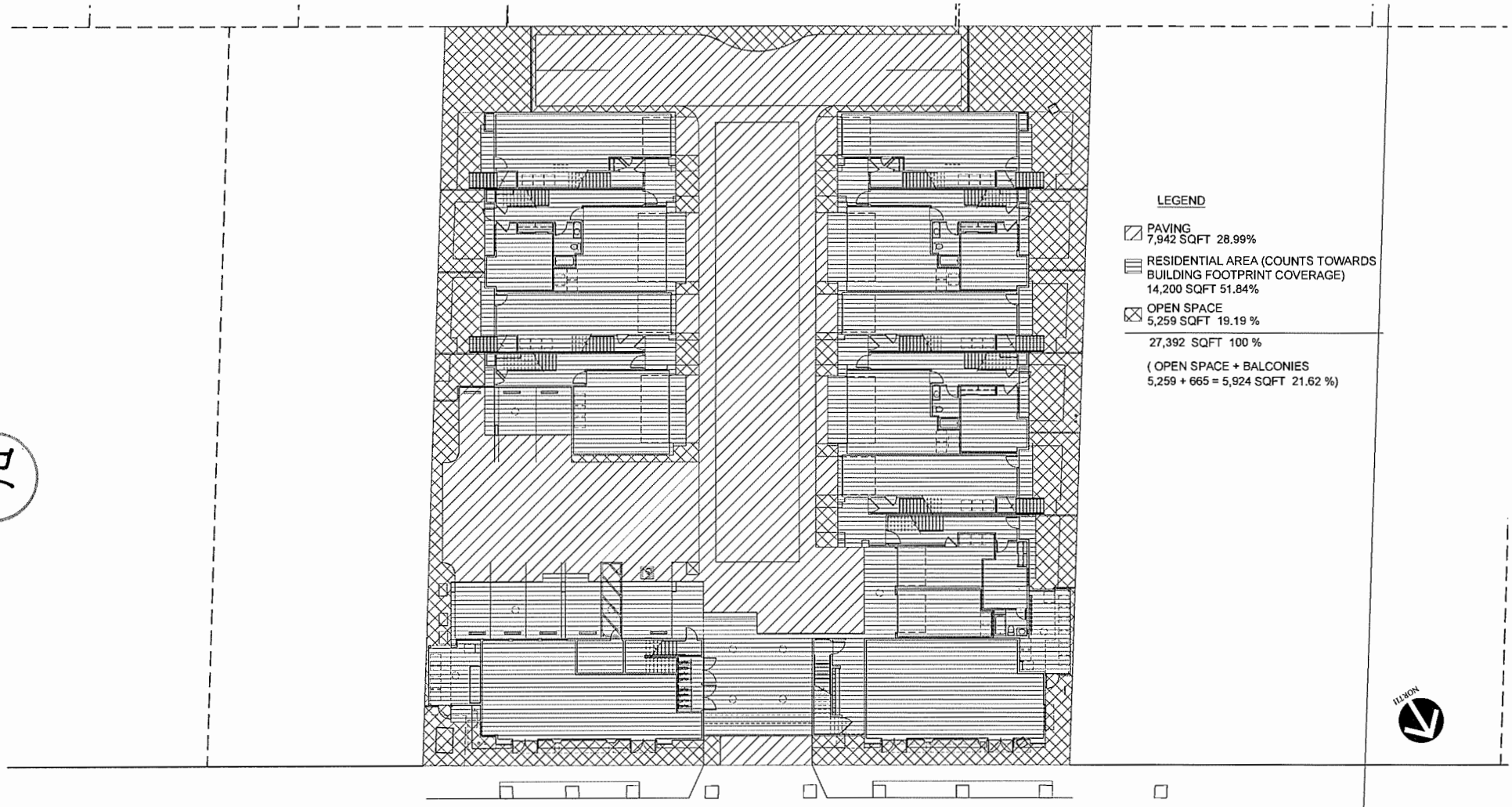
PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.3



94

SITE AREA OPEN SPACE CALCULATION
SCALE: 3/32"=1'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

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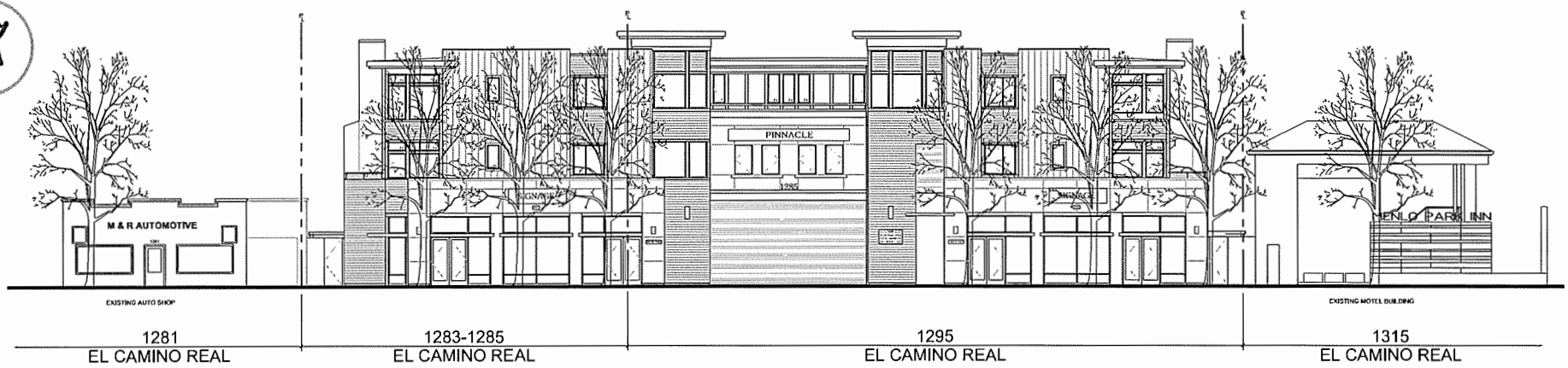
925-251-7200

A1.3a

D4



(NORTH) FACING EL CAMINO REAL

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

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5665 Owens Drive
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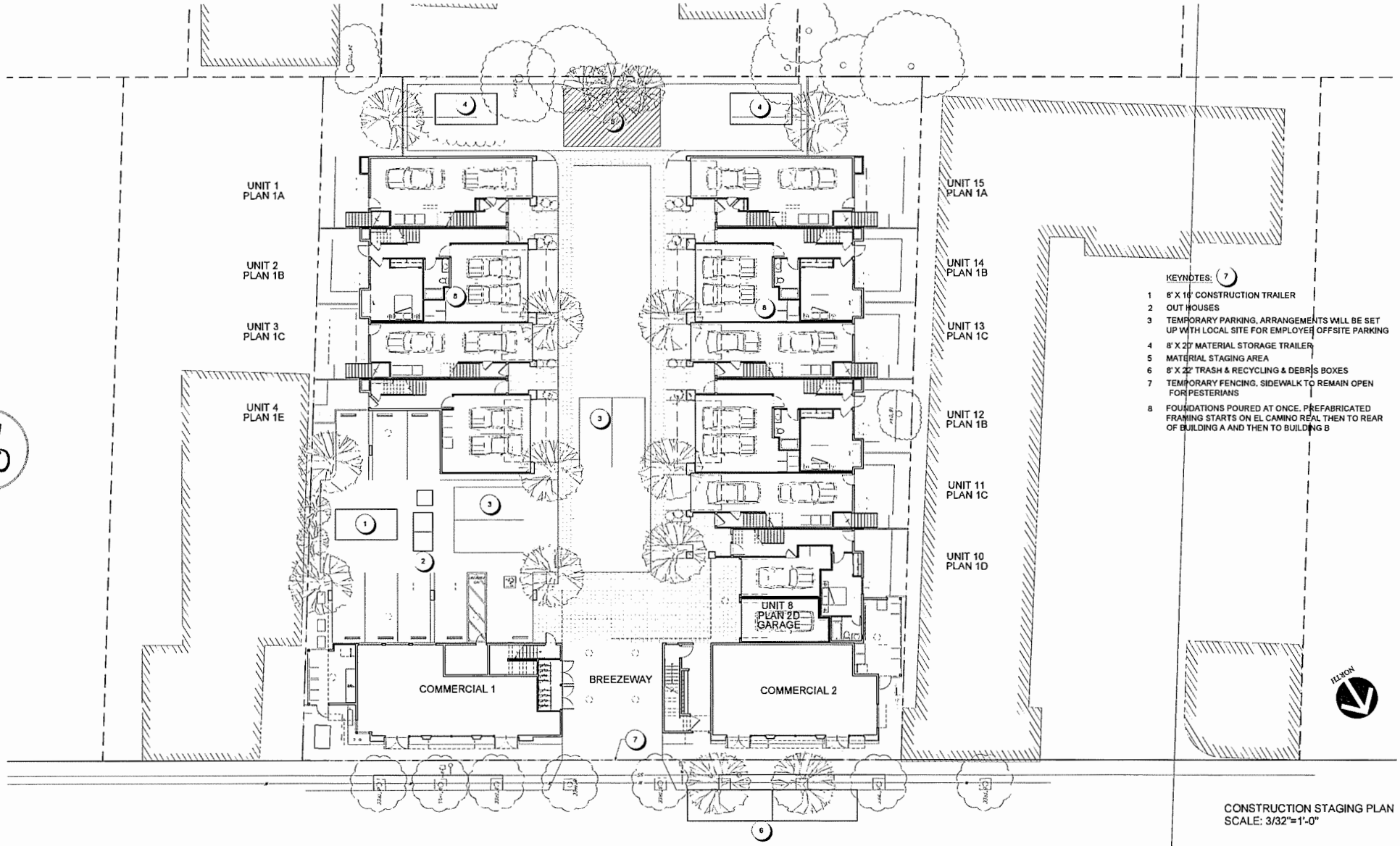
A1.4



KEYNOTES: (7)

1. 8' X 16' CONSTRUCTION TRAILER
2. OUT HOUSES
3. TEMPORARY PARKING, ARRANGEMENTS WILL BE SET UP WITH LOCAL SITE FOR EMPLOYEE OFFSITE PARKING
4. 8' X 20' MATERIAL STORAGE TRAILER
5. MATERIAL STAGING AREA
6. 8' X 22' TRASH & RECYCLING & DEBRIS BOXES
7. TEMPORARY FENCING, SIDEWALK TO REMAIN OPEN FOR PESTERIANS
8. FOUNDATIONS POURED AT ONCE, PREFABRICATED FRAMING STARTS ON EL CAMINO REAL THEN TO REAR OF BUILDING A AND THEN TO BUILDING B

CONSTRUCTION STAGING PLAN
SCALE: 3/32"=1'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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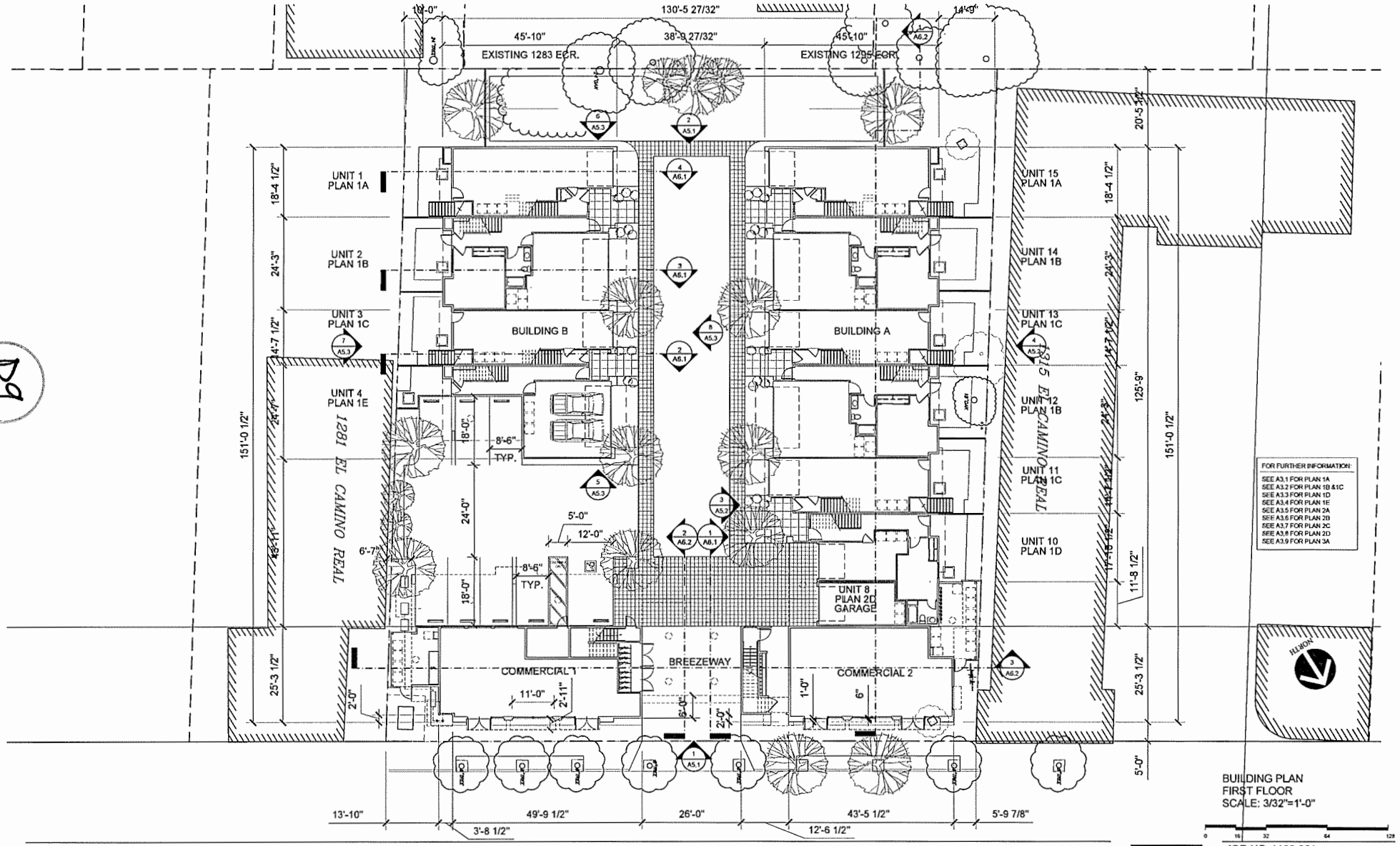
JOB NO. 1199-001
DATE 07-28-15

A1.5



BUILDING PLAN
FIRST FLOOR
SCALE: 3/32"=1'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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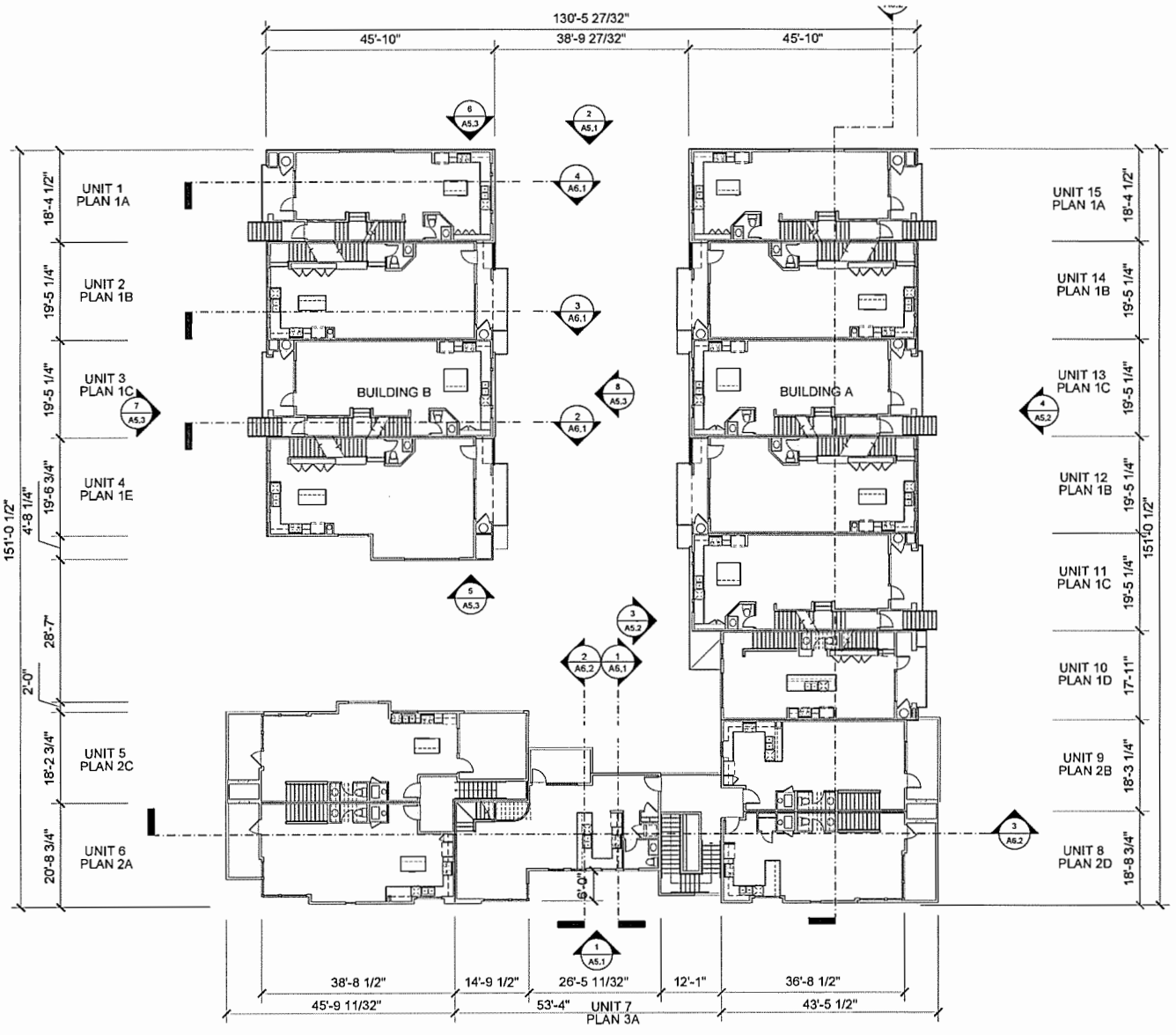
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A2.1



FOR FURTHER INFORMATION:

SEE A3.1 FOR PLAN 1A
SEE A3.2 FOR PLAN 1B &1C
SEE A3.3 FOR PLAN 1D
SEE A3.4 FOR PLAN 1E
SEE A3.5 FOR PLAN 2A
SEE A3.6 FOR PLAN 2B
SEE A3.7 FOR PLAN 2C
SEE A3.8 FOR PLAN 2D
SEE A3.9 FOR PLAN 3A

NORTH

BUILDING PLAN
SECOND FLOOR
SCALE: 3/32"=1'-0"

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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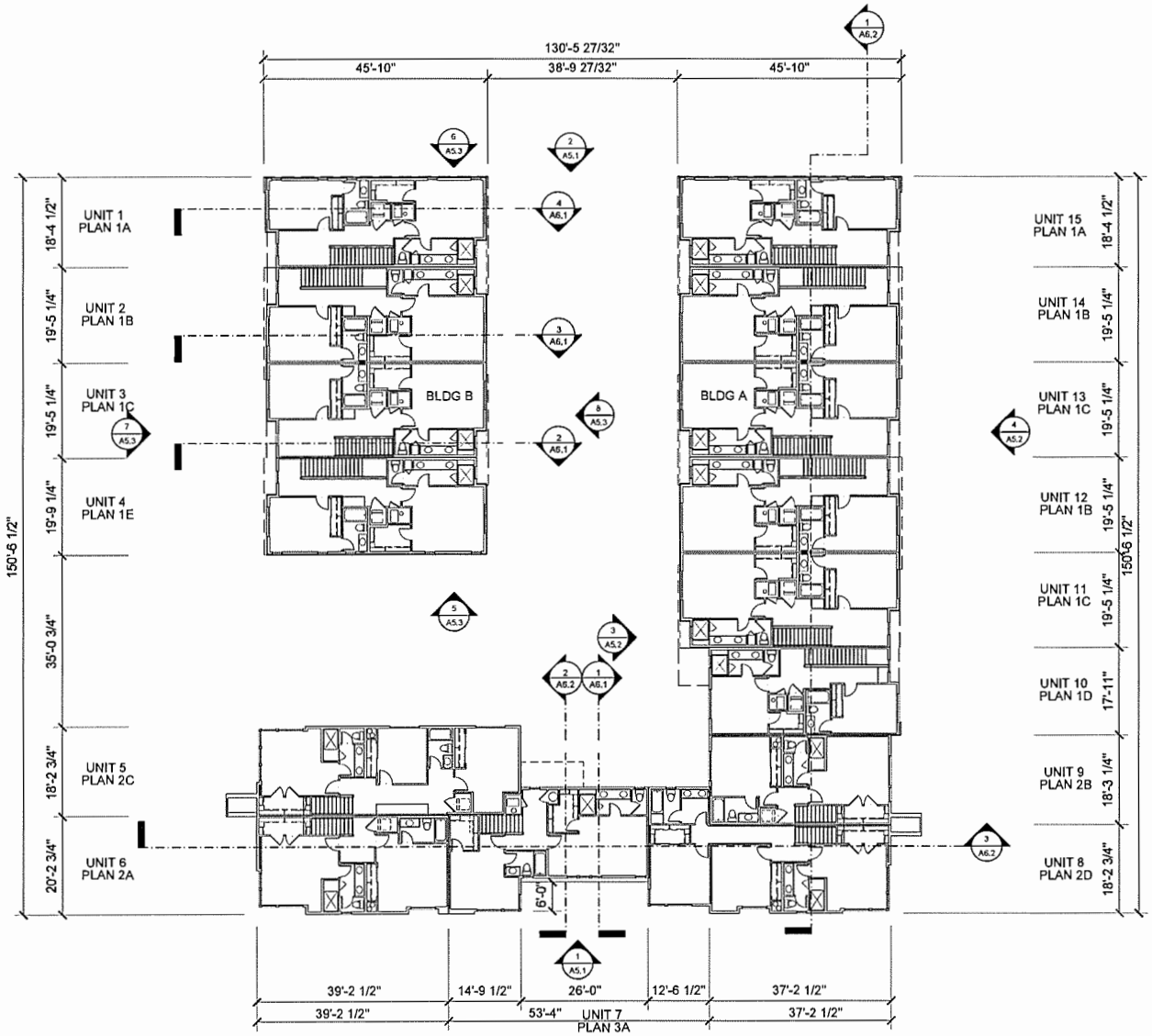
JOB NO. 1199-001
DATE 07-28-15

A2.2



D11

FOR FURTHER INFORMATION:
SEE A3.1 FOR PLAN 1A
SEE A3.2 FOR PLAN 1B &1C
SEE A3.3 FOR PLAN 1D
SEE A3.4 FOR PLAN 1E
SEE A3.5 FOR PLAN 2A
SEE A3.6 FOR PLAN 2B
SEE A3.7 FOR PLAN 2C
SEE A3.8 FOR PLAN 2D
SEE A3.9 FOR PLAN 3A

BUILDING PLAN
THIRD FLOOR
SCALE: 3/32"=1'-0"

0 16 32 64 128

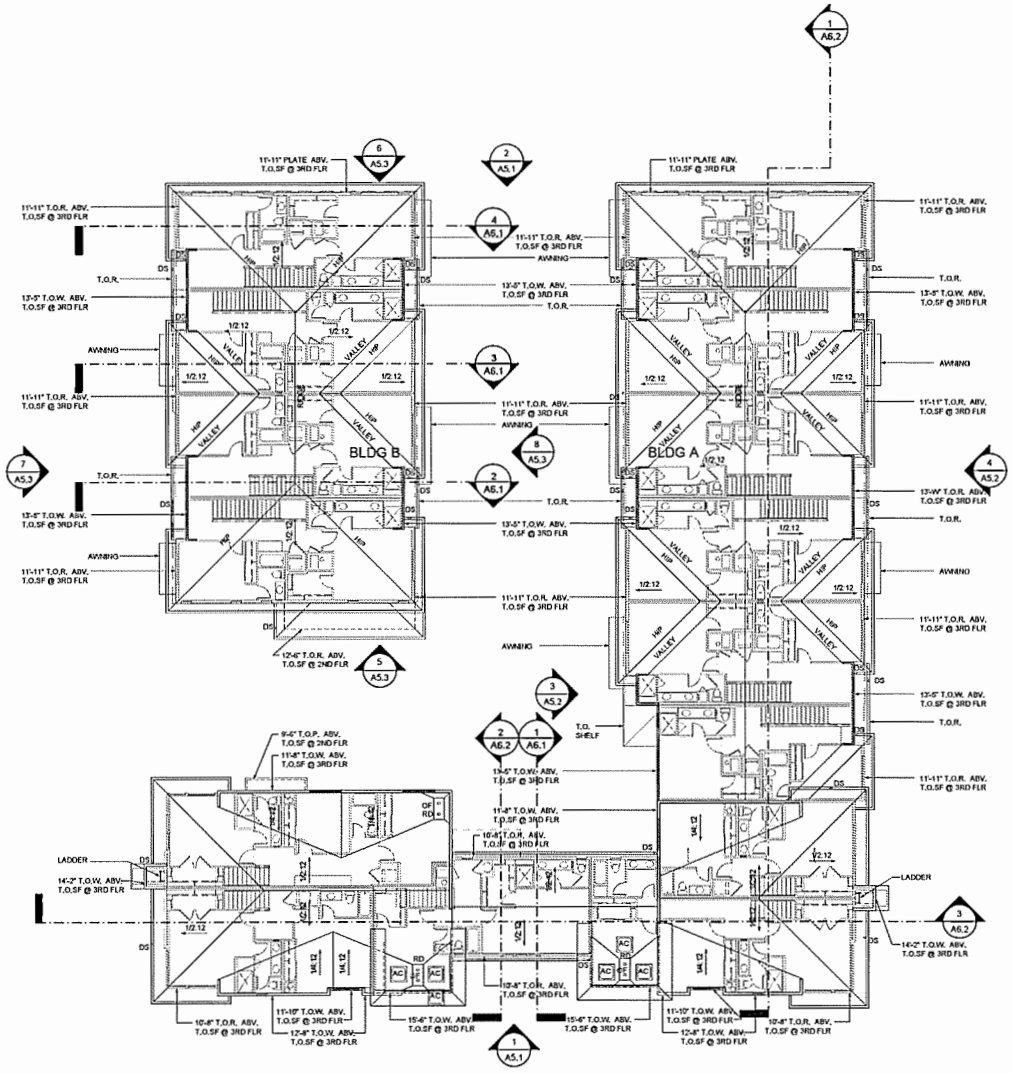
1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A2.3



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

0 16 32 64 128

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

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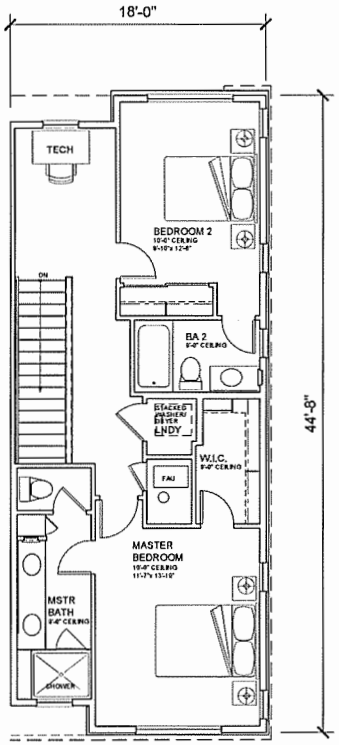
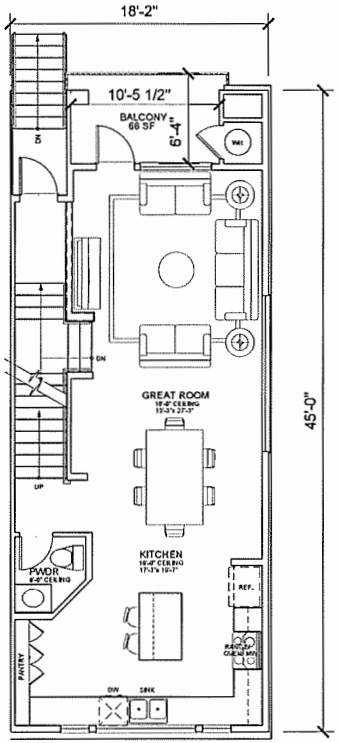
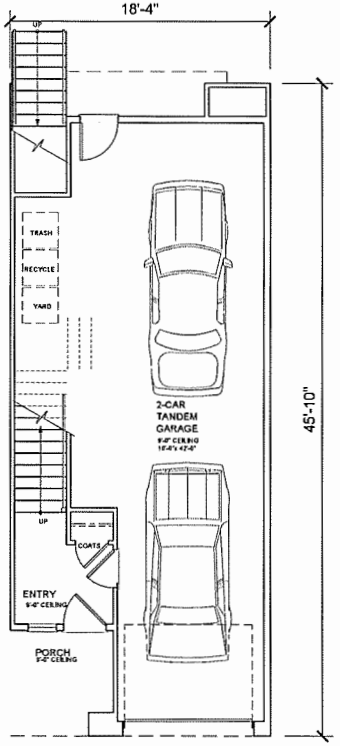
A2.4



PLAN 1A - THIRD FLOOR PLAN



PLAN 1A - SECOND FLOOR PLAN



PLAN 1A - FIRST FLOOR PLAN

D13

UNIT PLANS
PLAN 1A
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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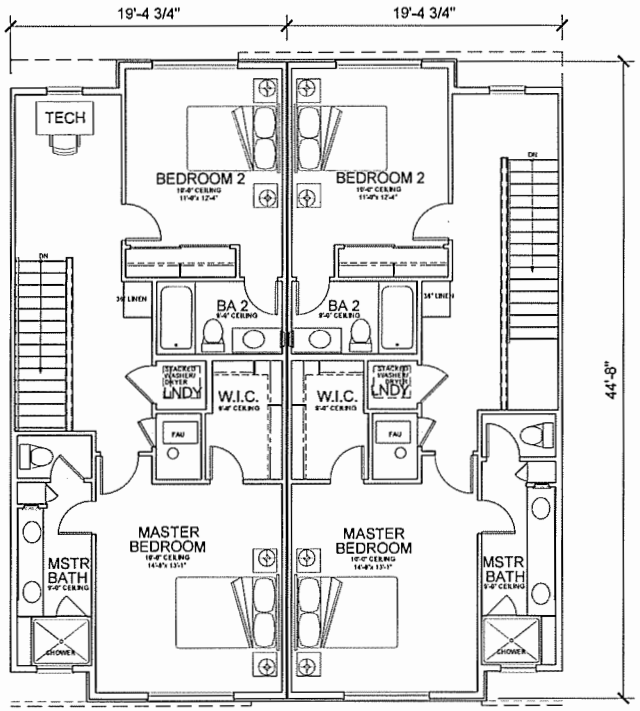
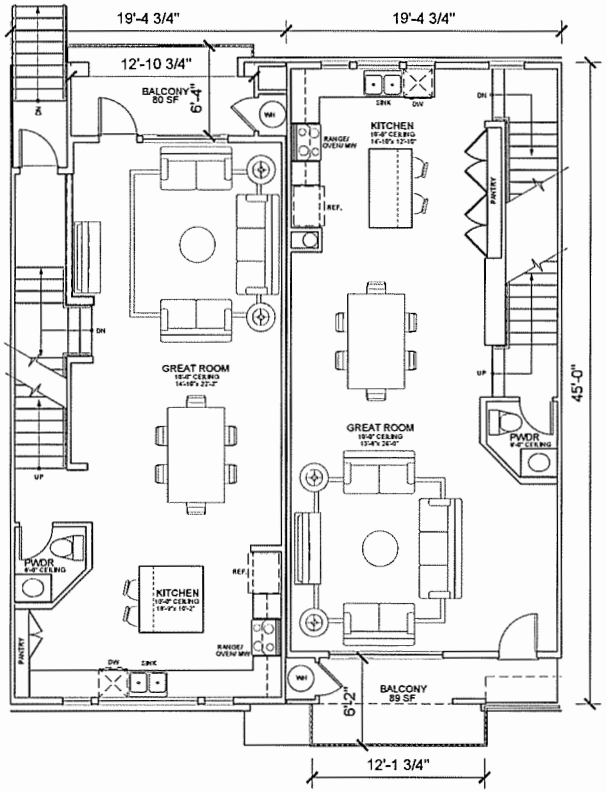
JOB NO. 1199-001
DATE 07-28-15

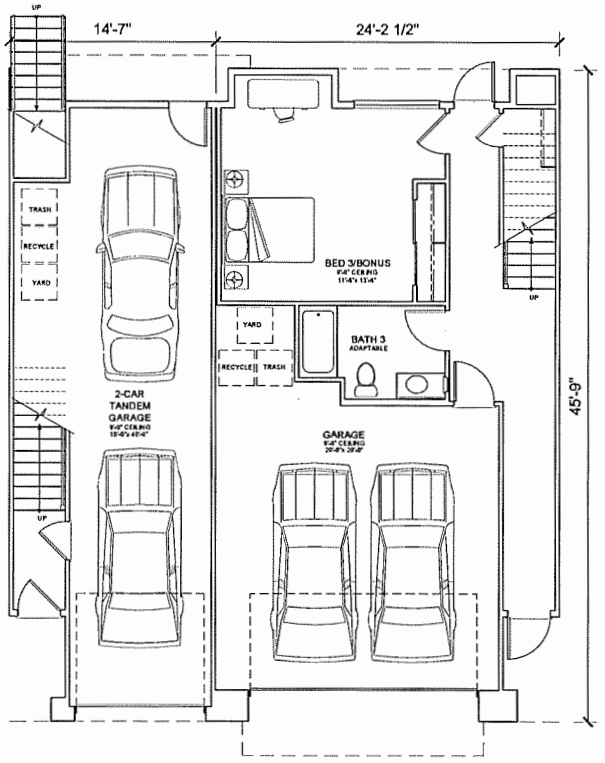
A3.1



PLAN 1C - THIRD FLOOR PLAN



PLAN 1C - SECOND FLOOR PLAN



PLAN 1C - FIRST FLOOR PLAN

PLAN 1B - THIRD FLOOR PLAN

PLAN 1B - SECOND FLOOR PLAN

PLAN 1B - FIRST FLOOR PLAN

UNIT PLANS
PLAN 1B & 1C
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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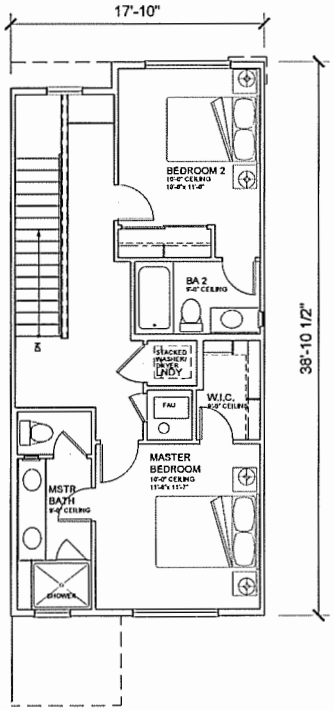
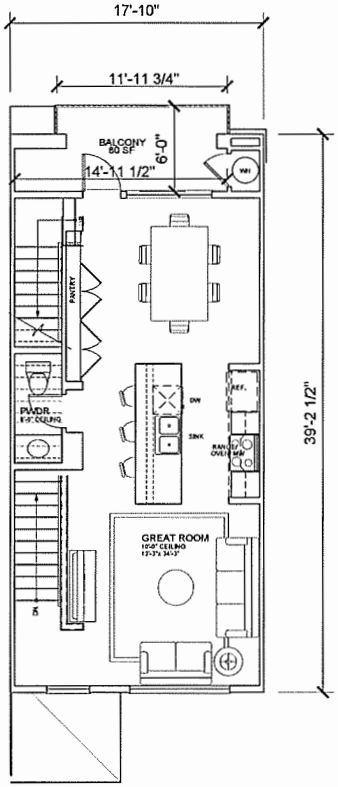
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

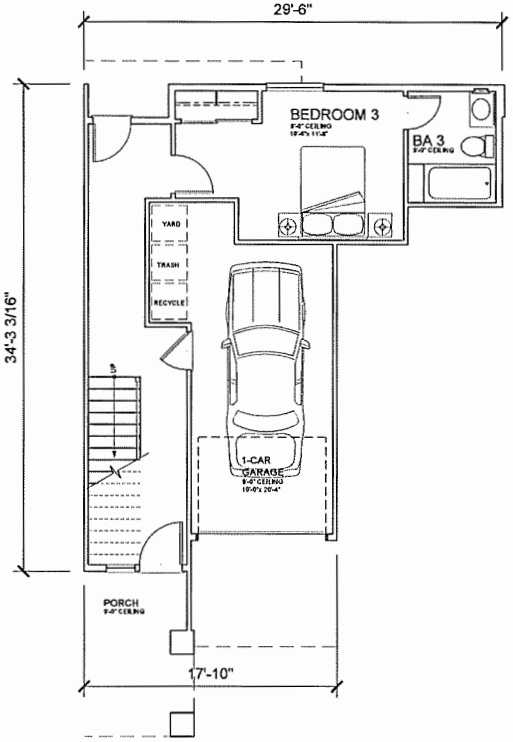
A3.2



PLAN 1D - THIRD FLOOR PLAN



PLAN 1D - SECOND FLOOR PLAN



PLAN 1D - FIRST FLOOR PLAN

1D

UNIT PLANS
PLAN 1D
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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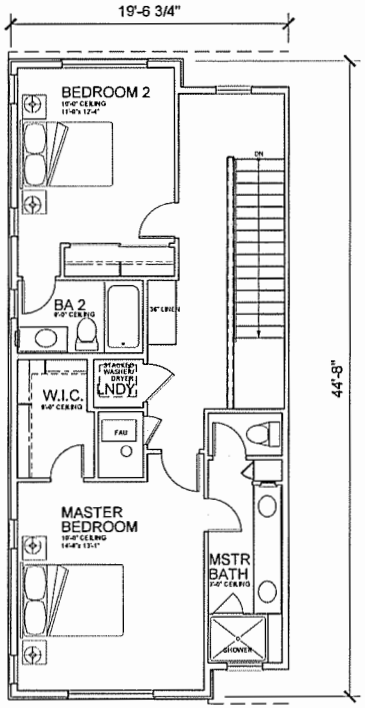
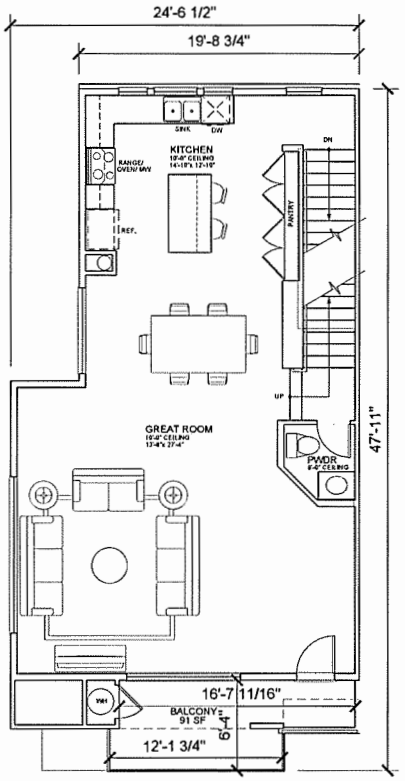
JOB NO. 1199-001
DATE 07-28-15

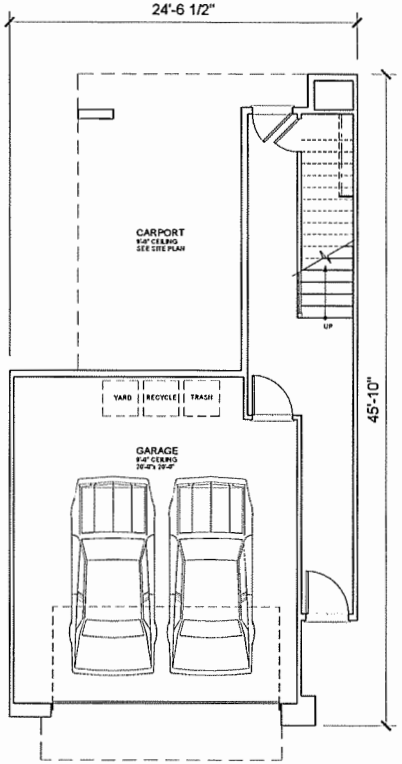
A3.3



PLAN 1E - THIRD FLOOR PLAN



PLAN 1E - SECOND FLOOR PLAN



PLAN 1E - FIRST FLOOR PLAN

UNIT PLANS
PLAN 1E
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

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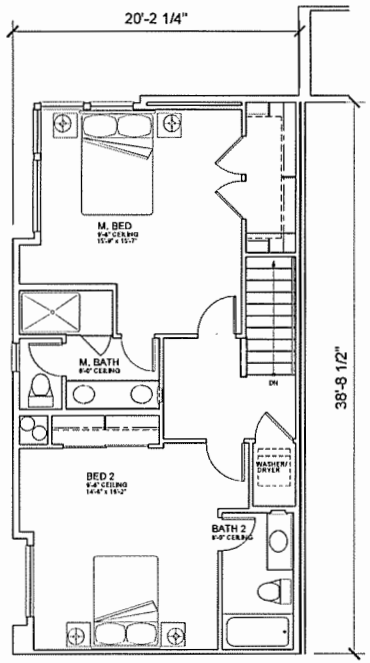
925-251-7200

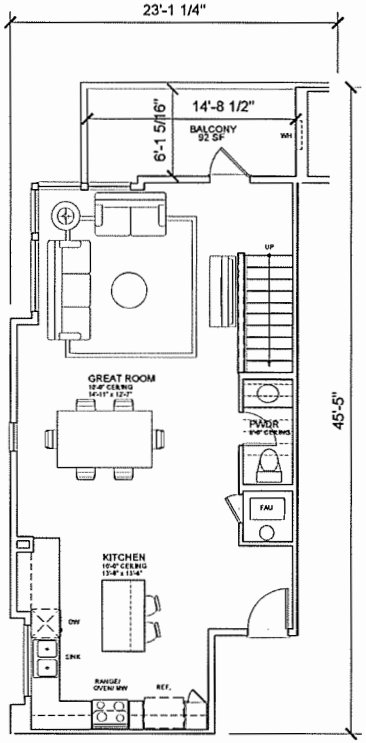
JOB NO. 1199-001
DATE 07-28-15

A3.4

D12



PLAN 2A - LOFT FLOOR PLAN



PLAN 2A - FIRST FLOOR PLAN

UNIT PLANS
PLAN 2A
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

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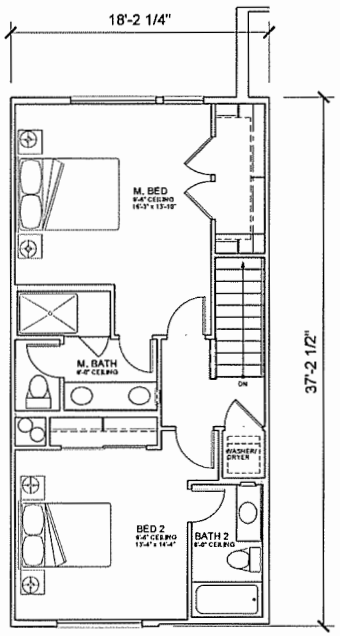
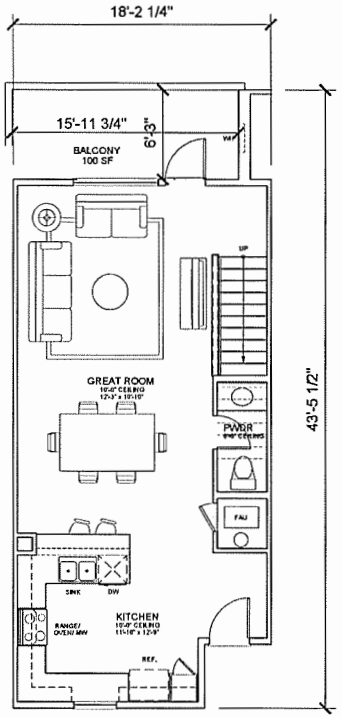
925-251-7200

A3.5

D18



PLAN 2B - SECOND FLOOR PLAN



PLAN 2B - FIRST FLOOR PLAN

UNIT PLANS
PLAN 2B
SCALE: 1/4"=1'-0"

0 4 8 16

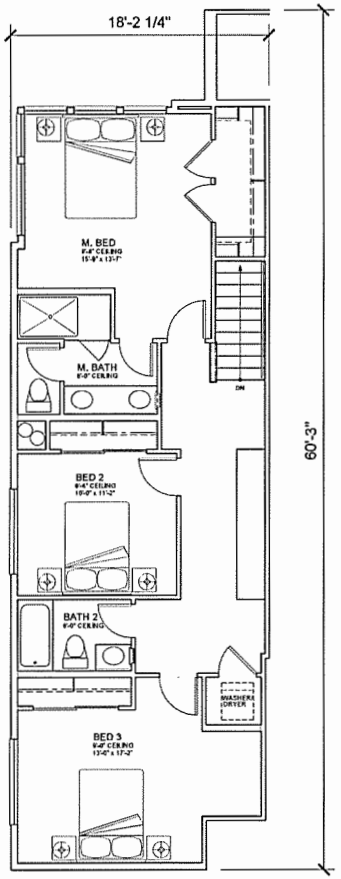
1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

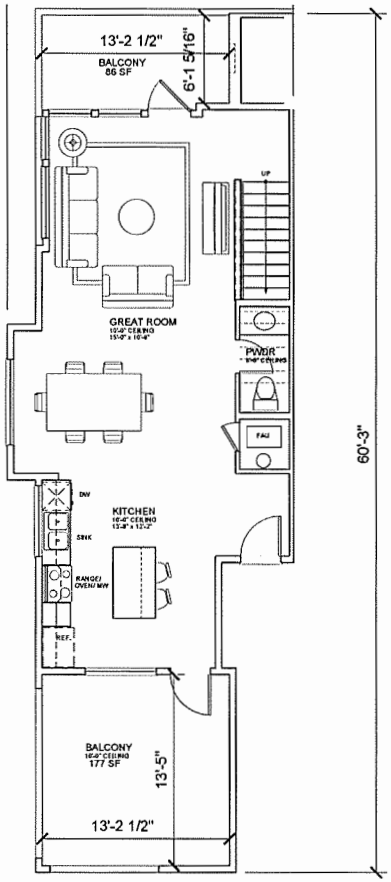
DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A3.6



PLAN 2C - SECOND FLOOR PLAN



PLAN 2C - FIRST FLOOR PLAN

UNIT PLANS
PLAN 2C
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

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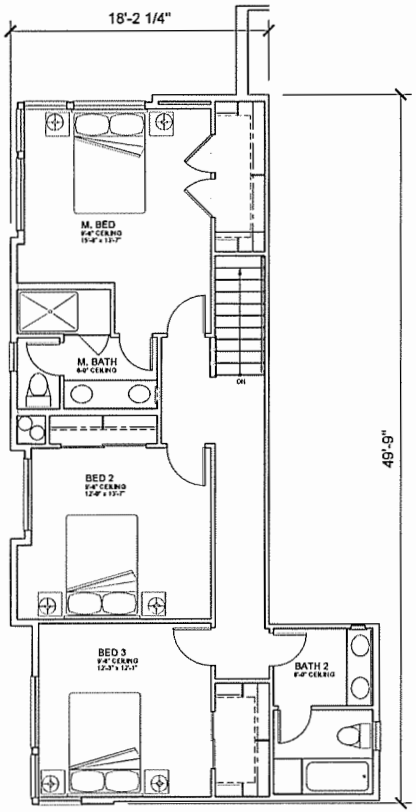
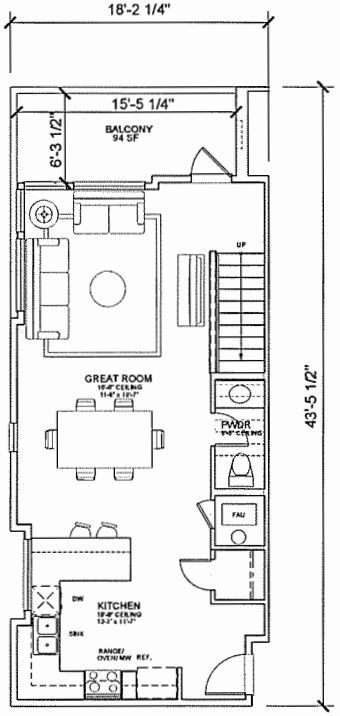
A3.7

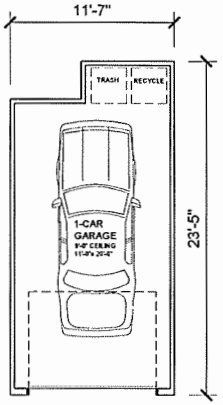
P2d



PLAN 2D - SECOND FLOOR PLAN



PLAN 2D - FIRST FLOOR PLAN



PLAN 2D - GARAGE

UNIT PLANS
PLAN 2D
SCALE: 1/4"=1'-0"

0 4 8 16

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

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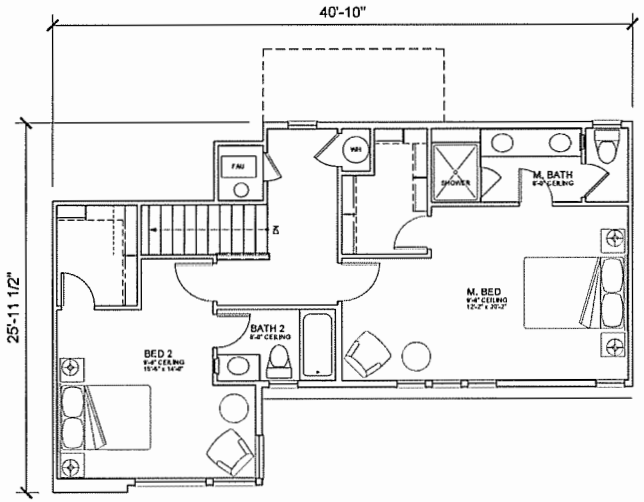
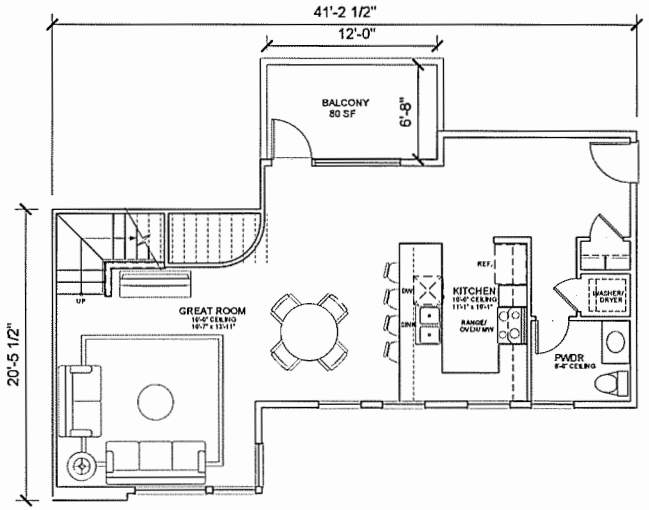
Pleasanton, CA 94588
925-251-7200

A3.8

D4



PLAN 3A - SECOND FLOOR PLAN



PLAN 3A - FIRST FLOOR PLAN

UNIT PLANS
PLAN 3A
SCALE: 1/4"=1'-0"

0 4 8 16

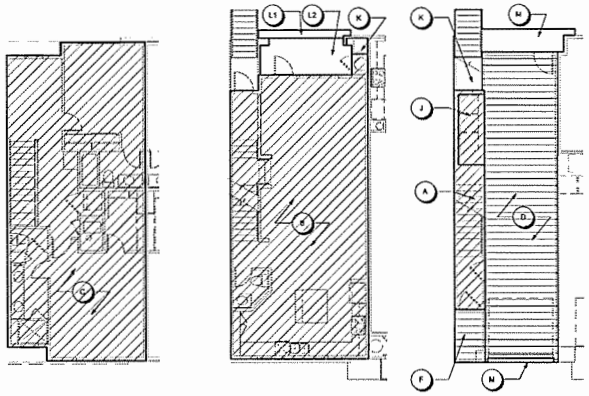
1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A3.9



PLAN 1C
THIRD FLOOR
AREA CALCULATION

PLAN 1C GFA CALCULATION - UNITS 3, 11,13

A- FIRST FLOOR GROSS AREA*:	131 SQFT
B- SECOND FLOOR GROSS AREA:	770 SQFT
C- THIRD FLOOR GROSS AREA:	842 SQFT
K- EXCLUDED AREA (NOT INCL.):	25 SQFT
L1- OPEN SPACE BALCONY (NOT GFA):	15 SQFT
L2- BALCONY (NOT GFA OR OPEN):	65 SQF
TOTAL GROSS AREA:	1743 SQFT

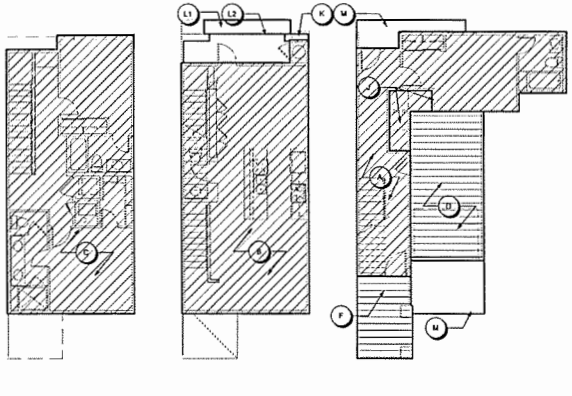
* J- TRASH AREA INCLUDED IN FIRST FLOOR AREA

PLAN 1C
SECOND FLOOR
AREA CALCULATION

PLAN 1C BUILDING COVERAGE - UNIT 3, 11, 13

A- FIRST FLOOR GROSS AREA:	132 SQFT
D- GARAGE GROSS AREA:	444 SQFT
F- PORCH GROSS AREA:	30 SQFT
K- EXCLUDED AREA:	19 SQFT
M- COVERED AREA:	70 SQFT
TOTAL GROSS AREA:	697 SQFT

PLAN 1C
FIRST FLOOR
AREA CALCULATION



PLAN 1D
THIRD FLOOR
AREA CALCULATION

PLAN 1D GFA CALCULATION - UNIT 10

A- FIRST FLOOR GROSS AREA *:	476 SQFT
B- SECOND FLOOR GROSS AREA:	634 SQFT
C- THIRD FLOOR GROSS AREA:	685 SQFT
K- EXCLUDED AREA (NOT INCL.):	3 SQFT
L1- OPEN SPACE BALCONY (NOT GFA):	24 SQFT
L2- BALCONY (NOT GFA OR OPEN):	56 SQFT
TOTAL GROSS AREA:	1799 SQFT

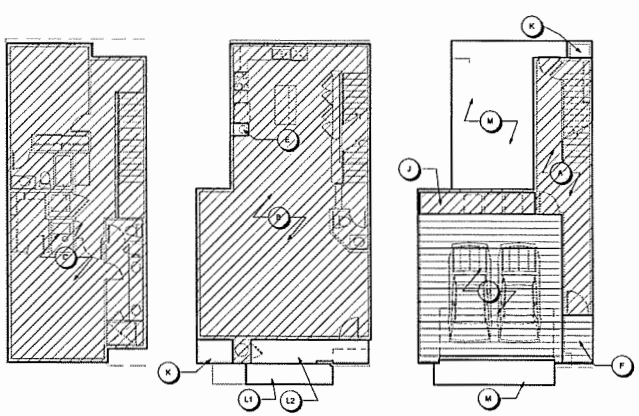
* J- TRASH AREA INCLUDED IN FIRST FLOOR AREA

PLAN 1D
SECOND FLOOR
AREA CALCULATION

PLAN 1D BUILDING COVERAGE - UNIT 10

A- FIRST FLOOR GROSS AREA:	476 SQFT
D- GARAGE GROSS AREA:	215 SQFT
F- PORCH GROSS AREA:	89 SQFT
M- COVERED AREA:	117 SQFT
TOTAL GROSS AREA:	896 SQFT

PLAN 1D
FIRST FLOOR
AREA CALCULATION



PLAN 1E
THIRD FLOOR
AREA CALCULATION

PLAN 1E GFA CALCULATION - UNIT 4

A- FIRST FLOOR GROSS AREA *:	297 SQFT
B- SECOND FLOOR GROSS AREA:	921 SQFT
C- THIRD FLOOR GROSS AREA:	834 SQFT
E- VENT SHAFT AREA (NOT INCL.):	11 SQFT
K- EXCLUDED AREA (NOT INCL.):	16 SQFT
L1- OPEN SPACE BALCONY (NOT GFA):	36 SQFT
L2- BALCONY (NOT GFA OR OPEN):	55 SQF
TOTAL GROSS AREA:	2052 SQFT

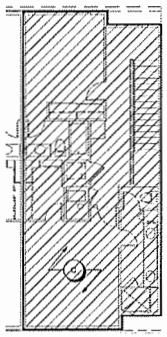
* J- TRASH AREA INCLUDED IN FIRST FLOOR AREA

PLAN 1E
SECOND FLOOR
AREA CALCULATION

PLAN 1E BUILDING COVERAGE - UNIT 4

A- FIRST FLOOR GROSS AREA:	297 SQFT
D- GARAGE GROSS AREA:	417 SQFT
F- PORCH GROSS AREA:	22 SQFT
K- EXCLUDED AREA:	7 SQFT
M- COVERED AREA:	310 SQFT
TOTAL GROSS AREA:	1053 SQFT

PLAN 1E
FIRST FLOOR
AREA CALCULATION

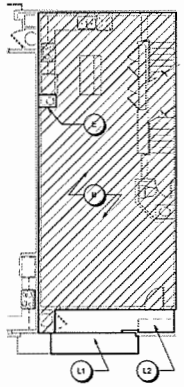


PLAN 1B
THIRD FLOOR
AREA CALCULATION

PLAN 1B GFA CALCULATION - UNITS 2,12,14

A- FIRST FLOOR GROSS AREA*:	597 SQFT
B- SECOND FLOOR GROSS AREA:	813 SQFT
C- THIRD FLOOR GROSS AREA:	842 SQFT
E- VENT SHAFT AREA (NOT INCL.):	4 SQFT
K- EXCLUDED AREA (NOT INCL.):	8 SQFT
L1- OPEN SPACE BALCONY (NOT GFA):	36 SQFT
L2- BALCONY (NOT GFA OR OPEN):	53 SQF
TOTAL GROSS AREA:	2252 SQFT

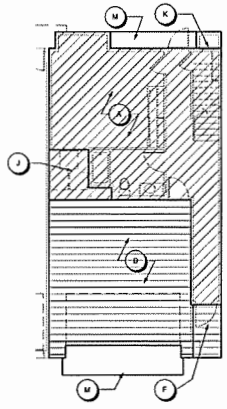
* J- TRASH AREA INCLUDED IN FIRST FLOOR AREA



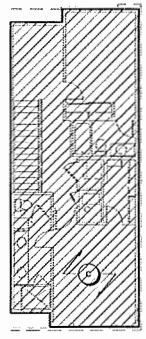
PLAN 1B
SECOND FLOOR
AREA CALCULATION

PLAN 1B BUILDING COVERAGE - UNITS 2,12,14

A- FIRST FLOOR GROSS AREA	597 SQFT
D- GARAGE GROSS AREA:	418 SQFT
F- PORCH GROSS AREA:	29 SQFT
K- EXCLUDED AREA:	8 SQFT
M- COVERED AREA:	98 SQFT
TOTAL GROSS AREA:	1150 SQFT



PLAN 1B
FIRST FLOOR
AREA CALCULATION

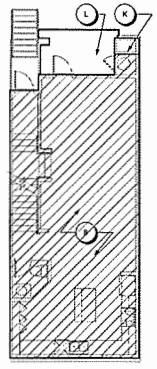


PLAN 1A
THIRD FLOOR
AREA CALCULATION

PLAN 1A GFA CALCULATION - UNITS 1, 15

A- FIRST FLOOR GROSS AREA*:	252 SQFT
B- SECOND FLOOR GROSS AREA:	726 SQFT
C- THIRD FLOOR GROSS AREA:	782 SQFT
K- EXCLUDED AREA (NOT INCL.)	37 SQFT
L- BALCONY (NOT GFA OR OPEN):	66 SQF
TOTAL GROSS AREA:	1760 SQFT

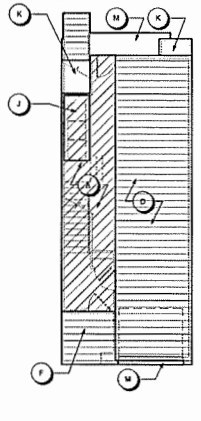
* J- TRASH AREA INCLUDED IN FIRST FLOOR AREA



PLAN 1A
SECOND FLOOR
AREA CALCULATION

PLAN 1A BUILDING COVERAGE - UNITS 1, 15

A- FIRST FLOOR GROSS AREA:	252 SQFT
D- GARAGE GROSS AREA:	464 SQFT
F- PORCH GROSS AREA:	57 SQFT
K- EXCLUDED AREA:	29 SQFT
M- COVERED AREA:	63 SQFT
TOTAL GROSS AREA:	865 SQFT



PLAN 1A
FIRST FLOOR
AREA CALCULATION

CALCULATION PLAN KEYNOTES

A	FIRST FLOOR GROSS AREA
B	SECOND FLOOR GROSS AREA
C	THIRD FLOOR GROSS AREA
D	GARAGE / CARPORT GROSS AREA
E	VENT SHAFT AREA
F	PORCH GROSS AREA
G	STAIRWELL GROSS AREA
H	COVERED DRIVEWAY GROSS AREA
J	TRASH AREA IN GARAGE (INCL. IN GFA)
K	EXCLUDED AREAS PER 16.04.325 (C) (1) (UNCONDITIONED, NO ACCESS, NO WINDOWS OR SKYLIGHTS, NO ELECTRICITY)
L1	6' MIN. BALCONY (INC. IN OPEN SPACE)
L2	LESS THAN 6' OR COVERED BALCONY (NOT OPEN SPACE)
M	STAIR &/OR OVERHANG ABOVE (INC. IN COVERAGE)

LEGEND:

UNIT GROSS SQUARE FOOTAGE

GARAGE / PORCH GROSS SQUARE FOOTAGE

STAIRWELL GROSS SQUARE FOOTAGE

UNIT PLANS
AREA CALCULATIONS
SCALE: 1/8"=1'-0"

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.10a

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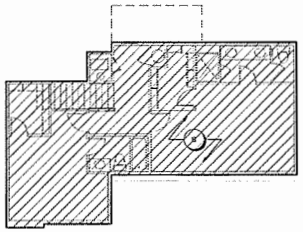
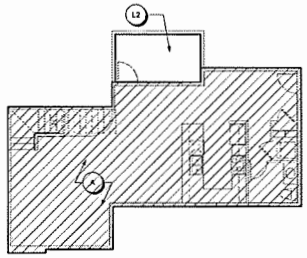
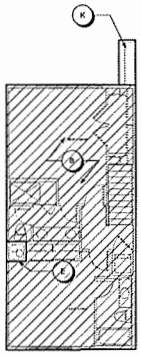


PLAN 3A
SECOND FLOOR
AREA CALCULATION

PLAN 3A GFA CALCULATION -	UNIT 7
A- FIRST FLOOR GROSS AREA:	799 SQFT
B- SECOND FLOOR GROSS AREA:	799 SQFT
L2- BALCONY (NOT GFA OR OPEN):	89 SQFT
TOTAL GROSS AREA:	1598 SQFT

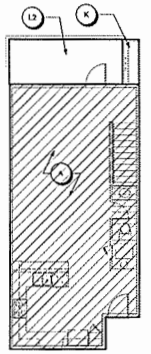


PLAN 3A
FIRST FLOOR
AREA CALCULATION

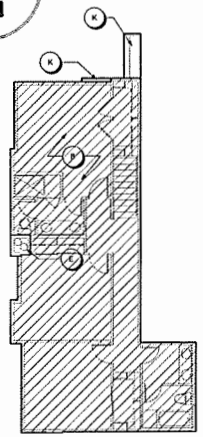


PLAN 2B
SECOND FLOOR
AREA CALCULATION

PLAN 2B GFA CALCULATION -	UNITS 9
A- FIRST FLOOR GROSS AREA:	657 SQFT
B- SECOND FLOOR GROSS AREA:	670 SQFT
E- VENT SHAFT AREA (NOT INCL.):	8 SQFT
K- EXCLUDED AREA (NOT INCL.):	30 SQFT
L2- BALCONY (NOT GFA OR OPEN):	100 SQFT
TOTAL GROSS AREA:	1327 SQFT



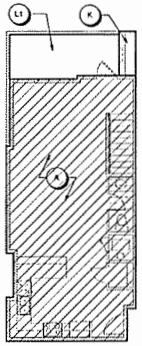
PLAN 2B
FIRST FLOOR
AREA CALCULATION



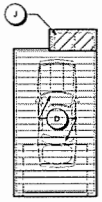
PLAN 2D
SECOND FLOOR
AREA CALCULATION

PLAN 2D GFA CALCULATION -	UNIT 8
A- FIRST FLOOR GROSS AREA:	678 SQFT
B- SECOND FLOOR GROSS AREA:	959 SQFT
E-VENT SHAFT AREA (NOT INCL.):	8 SQFT
K- EXCLUDED AREA (NOT INCL.):	30 SQFT
L1- OPEN SPACE BALCONY (NOT GFA):	94 SQFT
TOTAL GROSS AREA:	1637 SQFT

* J- TRASH AREA INCLUDED IN FIRST FLOOR AREA

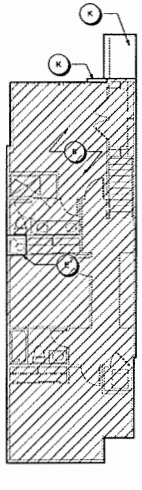


PLAN 2D
FIRST FLOOR
AREA CALCULATION



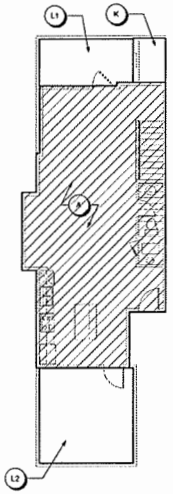
PLAN 2D
GARAGE FLOOR
AREA CALCULATION

PLAN 2D BUILDING COVERAGE - UNIT 8	
D- GARAGE GROSS AREA:	240 SQFT
J- TRASH GROSS AREA:	20 SQFT
TOTAL GROSS AREA:	760 SQFT

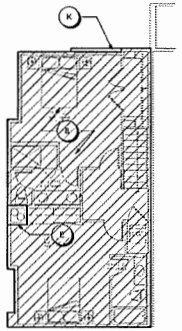


PLAN 2C
SECOND FLOOR
AREA CALCULATION

PLAN 2C GFA CALCULATION -	UNITS 5
A- FIRST FLOOR GROSS AREA:	703 SQFT
B- SECOND FLOOR GROSS AREA:	954 SQFT
E-VENT SHAFT AREA (NOT INCL.):	8 SQFT
K- EXCLUDED AREA (NOT INCL.):	29 SQFT
L1- OPEN SPACE BALCONY (NOT GFA):	86 SQFT
L2- BALCONY (NOT GFA OR OPEN):	177 SQFT
TOTAL GROSS AREA:	1352 SQFT

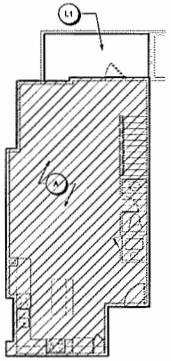


PLAN 2C
FIRST FLOOR
AREA CALCULATION



PLAN 2A
SECOND FLOOR
AREA CALCULATION

PLAN 2A GFA CALCULATION -	UNITS 6
A- FIRST FLOOR GROSS AREA:	728 SQFT
B- SECOND FLOOR GROSS AREA:	757 SQFT
E- VENT SHAFT AREA (NOT INCL.):	8 SQFT
K- EXCLUDED AREA (NOT INCL.):	4 SQFT
L1- OPEN SPACE BALCONY (NOT GFA OR OPEN):	92 SQFT
TOTAL GROSS AREA:	1485 SQFT



PLAN 2A
FIRST FLOOR
AREA CALCULATION

CALCULATION PLAN KEYNOTES

A	FIRST FLOOR GROSS AREA
B	SECOND FLOOR GROSS AREA
C	THIRD FLOOR GROSS AREA
D	GARAGE / CARPORT GROSS AREA
E	VENT SHAFT AREA
F	PORCH GROSS AREA
G	STAIRWELL GROSS AREA
H	COVERED DRIVEWAY GROSS AREA
J	TRASH AREA IN GARAGE (INCL. IN GFA)
K	EXCLUDED AREAS PER 16.04.325 (C) (1) (UNCONDITIONED, NO ACCESS, NO WINDOWS OR SKYLIGHTS, NO ELECTRICITY)
L1	6' MIN. BALCONY (INC. IN OPEN SPACE)
L2	LESS THAN 6' OR COVERED BALCONY (NOT OPEN SPACE)
M	STAIR &/OR OVERHANG ABOVE (INC. IN COVERAGE)

LEGEND:

UNIT GROSS SQUARE FOOTAGE

GARAGE / PORCH GROSS SQUARE FOOTAGE

STAIRWELL GROSS SQUARE FOOTAGE

UNIT PLANS
AREA CALCULATIONS
SCALE: 1/8"=1'-0"

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

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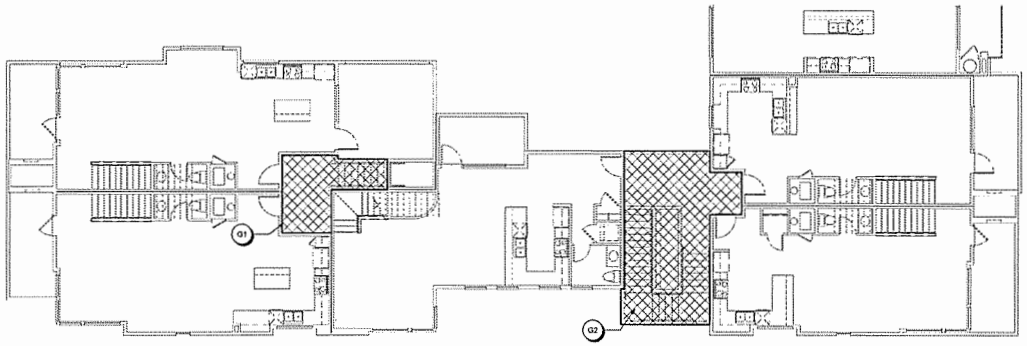
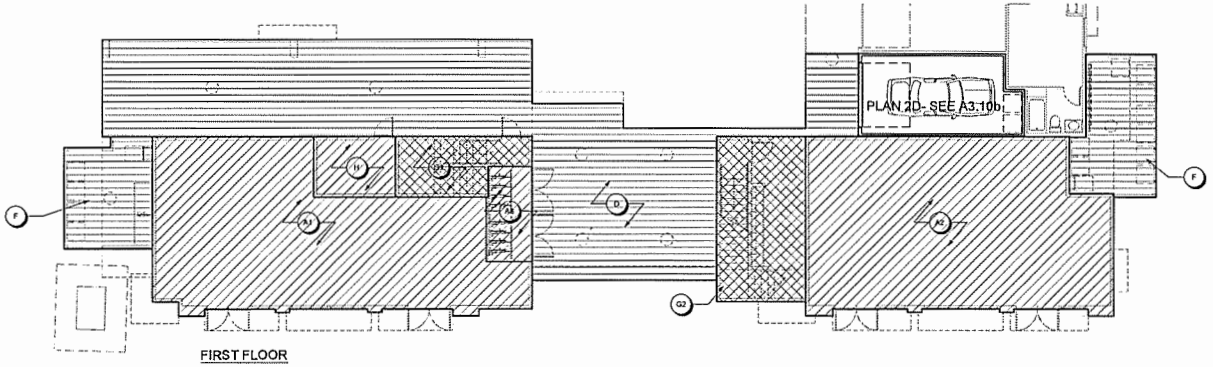


SECOND FLOOR



FIRST FLOOR

COMMERCIAL 1 & 2
FIRST FLOOR FLOOR
AREA CALCULATION

COMMERCIAL GFA CALCULATION

A1- COMMERCIAL 1 GROSS AREA:	982 SQFT
A2- COMMERCIAL 2 GROSS AREA:	1015 SQFT
A3- BIKE STORAGE AREA:	86 SQFT
G1- STAIRWELLS GROSS AREA*:	249 SQFT
G2- STAIRWELLS GROSS AREA*:	617 SQFT
H-HOA STORAGE:	99 SQFT
TOTAL GROSS AREA:	3048 SQFT

COMMERCIAL BUILDING COVERAGE

A1- COMMERCIAL 1 GROSS AREA:	982 SQFT
A2- COMMERCIAL 2 GROSS AREA	1015 SQFT
A3- BIKE STORAGE AREA:	86 SQFT
D- CARPORT GROSS AREA:	1532 SQFT
F- UTILITY AREA	404 SQFT
G1- STAIRWELL GROSS AREA:	139 SQFT
G2- STAIRWELL GROSS AREA:	292 SQFT
H-HOA STORAGE:	99 SQFT
TOTAL COVERAGE AREA:	4549 SQFT

LEGEND:

UNIT GROSS SQUARE FOOTAGE

GARAGE / PORCH GROSS SQUARE FOOTAGE

STAIRWELL GROSS SQUARE FOOTAGE

UNIT PLANS
AREA CALCULATIONS
SCALE: 1/8"=1'-0"

0 8 16 32

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PINNACLE GROUP

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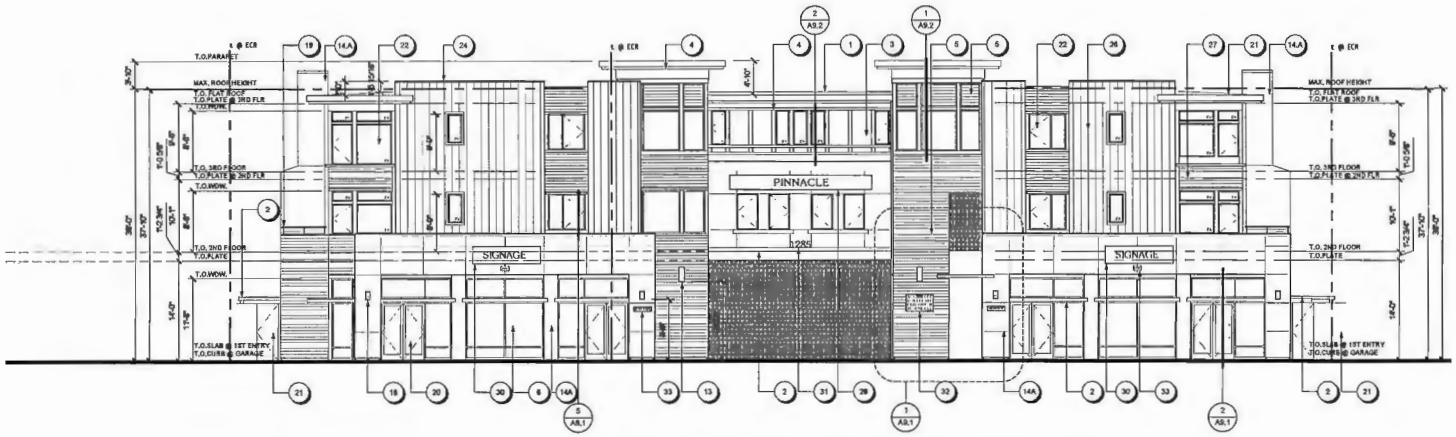
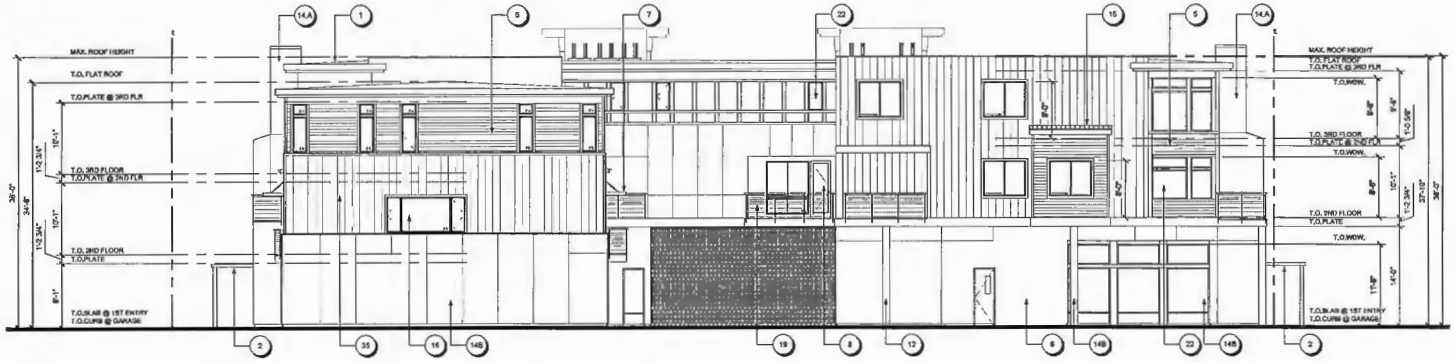
A3.10c



1 FRONT ELEVATION - FACING EL CAMINO REAL
NORTH



2 REAR ELEVATION
SOUTH

D25

ELEVATION KEY NOTES: (1)

1. Coal Built-Up Roofing
2. Metal Canopy
3. Smooth Fiber Cement Panels
4. 1 1/4" x 5/8" Smooth Trim
5. Lapped Fiber Cement Siding, 4" exposure
6. Storefront System
7. Metal Awning
8. French Door
9. Air Condenser
10. Electric Meter
11. Gas Meter
12. Down Spout
13. Hinkley Lighting 1664BZ-LED Wall Sconce, 24" Height ADA Compliant
14.A Smooth Troweled Cement Plaster w/Reveals
14.B Sand Finish Cement Plaster
15. Corrugated Metal Roofing
16. Vinyl Sash Window
17. Fiberglass Sectional Garage Door
18. Hinkley Lighting 1830BZ-LED Wall Sconce, 14.5" Height ADA Compliant
19. Cable Guard Rail
20. Storefront Door
21. 8' High Wood Fence
22. Aluminum Sash Windows (El Camino Building)
23. GSM Facia Gutter
24. GSM Coping
25. Not Used
26. 11 1/4" Vertical 3/4" Smooth Trim Board over Rain Screen
27. Flush Hollow Metal Doors
28. Fiber Cement Paneling W/ Smooth 1 ½" x 3 ½" Trim
29. Building Signage - Approx. 40 Sqft
30. Commercial Signage - Approx. 25 Sqft
31. Building Address: 4" High X ½" Stroke Illuminated Characters
32. Collective Internal Rresidential Suite Addresses: 4" High X ½" Stroke Illuminated Characters
33. Street Frontage Commercial / Rresidential Suite Addresses: 4" High X ½" Stroke Illuminated Characters
34. Residential Suite Addresses: 4" High X ½" Stroke Illuminated Characters

Note: Smooth Trim by Azek or Equal

HINKLEY LIGHTING
1664BZ-LED

HINKLEY LIGHTING
1830BZ-LED

ELEVATIONS - BUILDING A
SCALE: 1/8"=1'-0"

0 4 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
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925-251-7200

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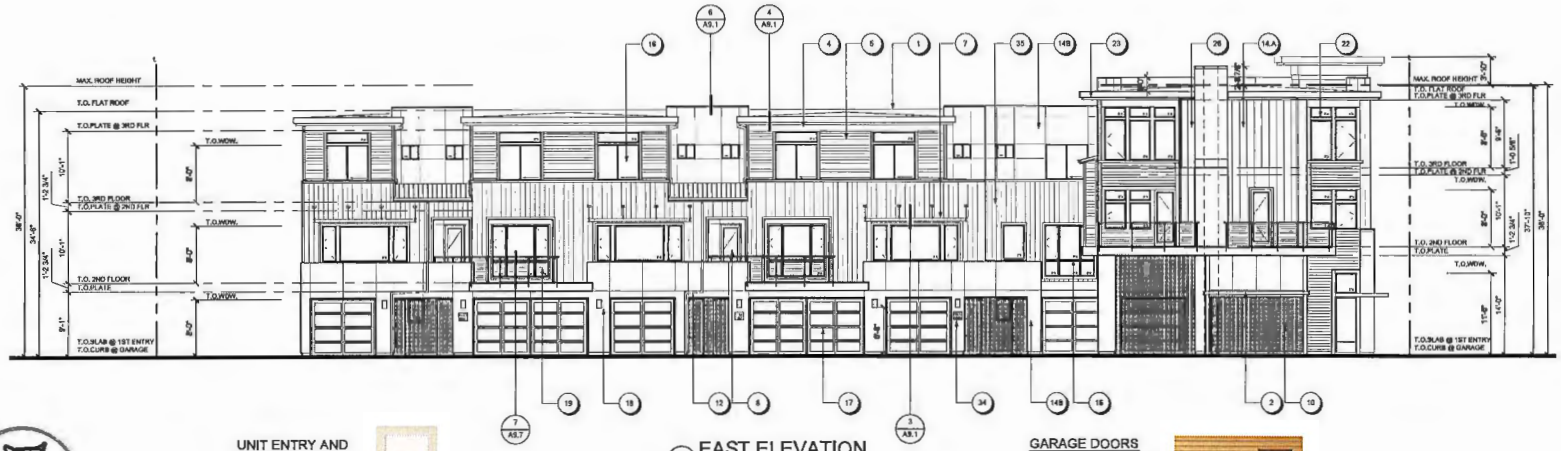


3 EAST ELEVATION
INTERIOR AUTO-COURT

UNIT ENTRY AND BALCONY DOORS
"Smooth-Star" Fiberglass French Doors By Therma Tru
www.thermatru.com

GARAGE DOORS
"V-Groove" With Offse Windows and "Oak" Stain Fiber Glass By Wayne Dalton
www.wayne-dalton.com

4 WEST ELEVATION
BACKYARDS

ELEVATION KEY NOTES:

1. Cool Built-Up Roofing
2. Metal Canopy
3. Smooth Fiber Cement Panels
4. 1 1/4" x 5/8" Smooth Trim
5. Lapped Fiber Cement Siding, 4" exposure
6. Storefront System
7. Metal Awning
8. French Door
9. Air Condenser
10. Electric Meter
11. Gas Meter
12. Down Spout
13. Hinkley Lighting 1664BZ-LED Wall Sconce, 24" Height ADA Compliant
14.A Smooth Troweled Cement Plaster w/Reveals
14.B Sand Finish Cement Plaster
15. Corrugated Metal Roofing
16. Vinyl Sash Window
17. Fiberglass Sectional Garage Door
18. Hinkley Lighting 1830BZ-LED Wall Sconce, 14.5" Height ADA Compliant
19. Cable Guard Rail
20. Storefront Door
21. 8' High Wood Fence
22. Aluminum Sash Windows (El Camino Building)
23. GSM Facia Gutter
24. GSM Coping
25. Not Used
26. 11 1/4" Vertical 3/4" Smooth Trim Board over Rain Screen
27. Flush Hollow Metal Doors
28. Fiber Cement Paneling W/ Smooth 1 ¾" x 3 ½" Trim
29. Building Signage - Approx. 40 Sqft
30. Commercial Signage - Approx. 25 Sqft
31. Building Address: 4" High X ½" Stroke Illuminated Characters
32. Collective Internal Rresidential Suite Addresses: 4" High X ½" Stroke Illuminated Characters
33. Street Frontage Commercial / Rresidential Suite Addresses: 4" High X ½" Stroke Illuminated Characters
34. Residential Suite Addresses: 4" High X ½" Stroke Illuminated Characters

Note: Smooth Trim by Azek or Equal

ELEVATIONS - BUILDING A
SCALE: 1/8"=1'-0"

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A5.2

D24

SIDE ELEVATION INTERIOR AUTO-COURT

SIDE ELEVATION BACKYARDS

COLOR ELEVATION - BUILDING A
SCALE: 1/8"=1'-0"

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

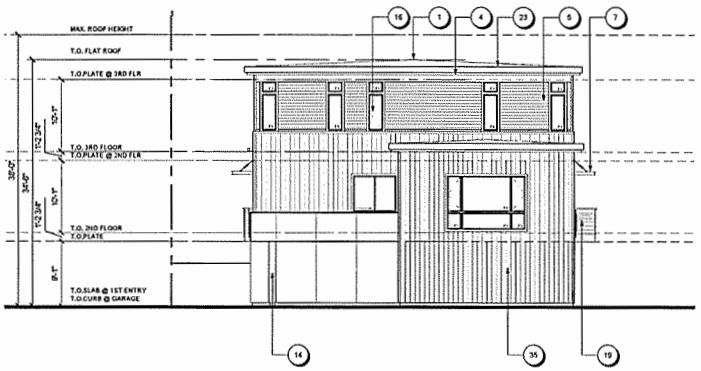
DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

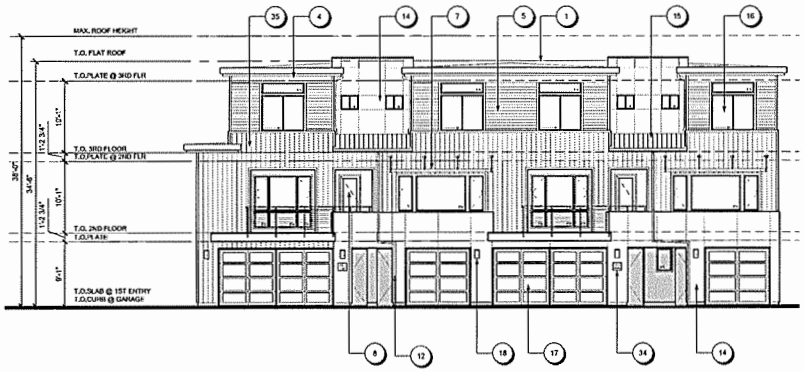
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A5.2a

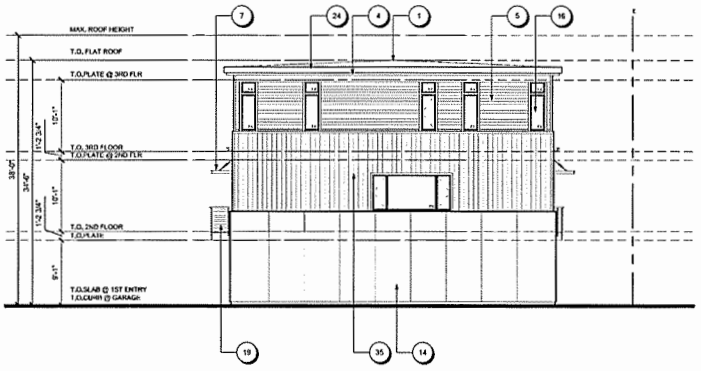
7 EAST ELEVATION
BACKYARDS



5 NORTH ELEVATION



8 WEST ELEVATION
INTERIOR AUTO-COURT



6 SOUTH ELEVATION

ELEVATION KEY NOTES:

1. Cool Built-Up Roofing
2. Metal Canopy
3. Smooth Fiber Cement Panels
4. 1 1/4" x 5/8" Smooth Trim
5. Lapped Fiber Cement Siding, 4" exposure
6. Storefront System
7. Metal Awning
8. French Door
9. Air Condenser
10. Electric Meter
11. Gas Meter
12. Down Spout
13. Hinkley Lighting 1664BZ-LED Wall Sconce, 24" Height ADA Compliant
14.A Smooth Trowaled Cement Plaster w/Reveals
14.B Sand Finish Cement Plaster
15. Corrugated Metal Roofing
16. Vinyl Sash Window
17. Fiberglass Sectional Garage Door
18. Hinkley Lighting 1830BZ-LED Wall Sconce, 14.5" Height ADA Compliant
19. Cable Guard Rail
20. Storefront Door
21. 8' High Wood Fence
22. Aluminum Sash Windows (El Camino Building)
23. GSM Facia Gutter
24. GSM Coping
25. Not Used
26. 11 1/4" Vertical 3/4" Smooth Trim Board over Rain Screen
27. Flush Hollow Metal Doors
28. Fiber Cement Paneling W/ Smooth 1 ¼" x 3 ½" Trim
29. Building Signage - Approx. 40 Sqft
30. Commercial Signage - Approx. 25 Sqft
31. Building Address: 4" High X ½" Stroke Illuminated Characters
32. Collective Internal Rresidential Suite Addresses: 4" High X ½" Stroke Illuminated Characters
33. Street Frontage Commercial / Rresidential Suite Addresses: 4" High X ½" Stroke Illuminated Characters
34. Residential Suite Addresses: 4" High X ½" Stroke Illuminated Characters

Note: Smooth Trim by Azek or Equal

ELEVATIONS - BUILDING B
SCALE: 1/8"=1'-0"

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

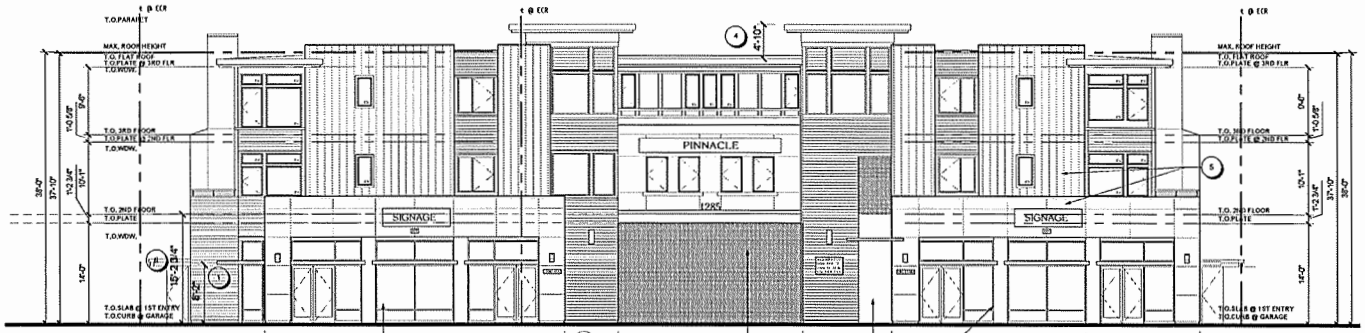
PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

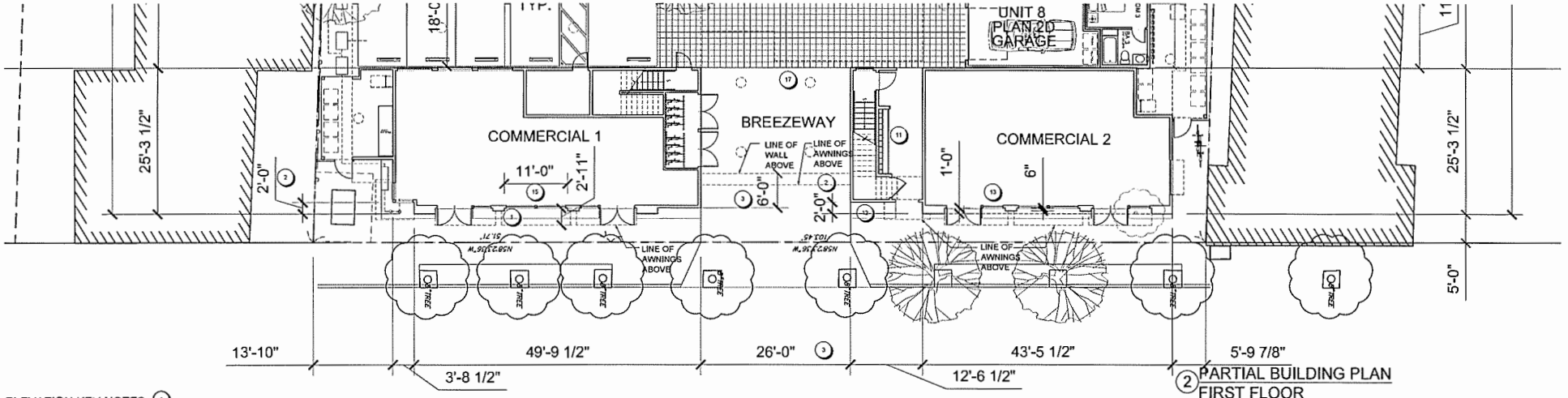
JOB NO. 1199-001
DATE 07-28-15

A5.3

D29



1 FRONT ELEVATION - FACING EL CAMINO REAL
NORTH



2 PARTIAL BUILDING PLAN
FIRST FLOOR

ELEVATION KEY NOTES: (1)

1. E.3.3.07 - *Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.*
   - Awnings project 3' max. from building face and are mounted higher than 8' above sidewalk.

2. E.3.4.2.01 - *Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.*
   - Modulation greater than 5' in length and 2' deep.

3. E.3.4.2.02 - *Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.*
   - Modulation greater than 20' in length and 5' deep.

4. E.3.4.2.03 - *In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.*
   - Height modulation greater than 4'.

5. E.3.4.2.04 - *Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.*
   - Material and fenestration change at modulation

6. E.3.5.01 - *The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space.*
   - Floor to floor height greater than 15'.

7. E.3.5.02 - *Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.*
   - Storefront windows are with clear glass and greater than 50% of the wall area.

8. E.3.5.03 - *Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.*
   - Entries face street.

9. E.3.5.04 - *Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.*
   - Entries face street. See landscape drawings for further information.

10. E.3.5.06 - *Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.*
    - The facade is articulated with variety of materials and modulation.

11. E.3.5.09 - *Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.*
    - Residential entry to rear units is prominent with a lobby, gate, and courtyard.

12. E.3.5.10 - *Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.*
    - Entries are recessed and have awnings.

13. E.3.5.15 - *Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches*
    - Storefront windows are recessed a minimum of 6".

14. E.3.5.16 - *Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.*
    - Storefront windows a greater than 50% of the facade area and have clear glass.

15. E.3.5.20 - *Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.*
    - Storefront bays are less than 20' in length.

16. E.3.5.23 - *Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.*
    - Storefronts are un-shuttered.

17. E.3.7.01 - *The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.*
    - The project has one centralized driveway. The parking is located behind the commercial building and away from the street.

ELEVATIONS - BUILDING A
SPECIFIC PLAN COMPLIANCE
SCALE: 1/8"=1'-0"

0 8 16 32

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A5.4

4 BUILDING A - NORTH ELEVATION FACING EL CAMINO REAL

1 BUILDING A - NORTH ELEVATION FACING EL CAMINO REAL

5 BUILDING B - WEST ELEVATION

2 BUILDING A - EAST ELEVATION

3 BUILDING A - WEST ELEVATION

P36

BUILDING A & BUILDING B
PERSPECTIVE VIEWS

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

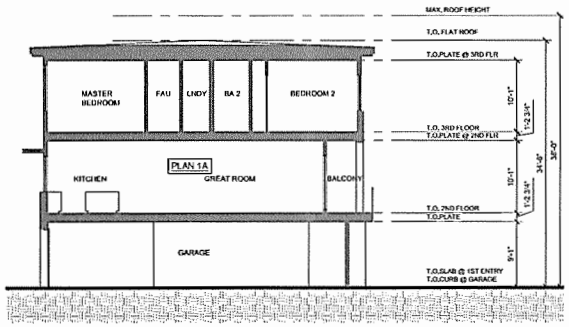
DAHLIN group

0 8 16 32

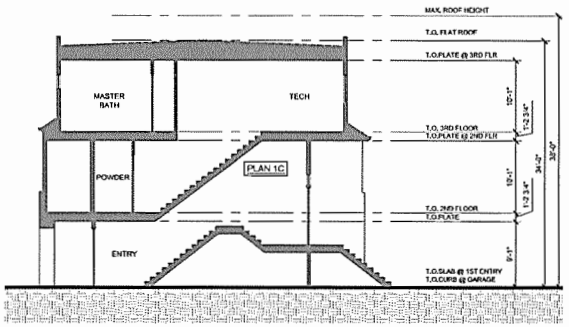
JOB NO. 1199-001
DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A5.5



4 SECTION 4



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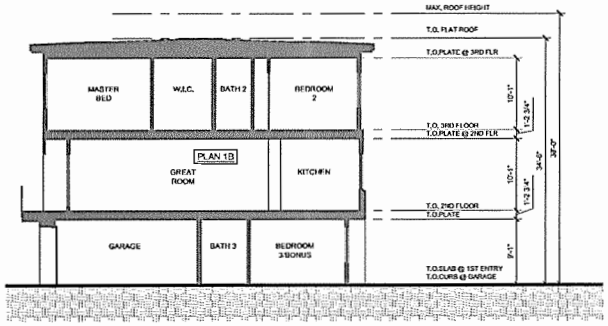

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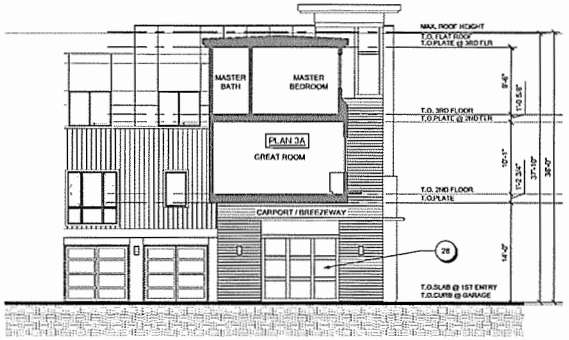

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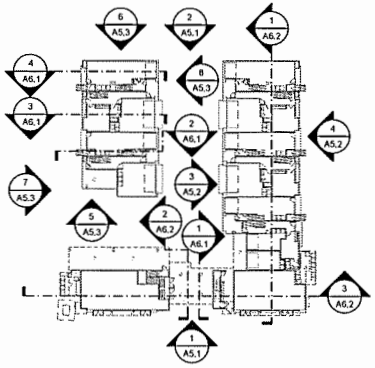


**SEE EXTERIOR ELEVATION SHEETS FOR ELEVATION KEY NOTES.

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

0 8 16 32

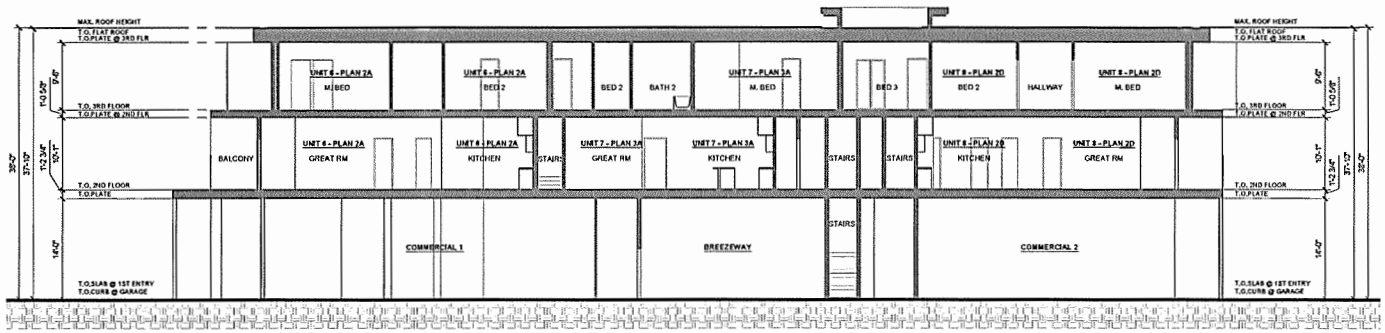
1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1199-001
DATE 07-28-15

A6.1



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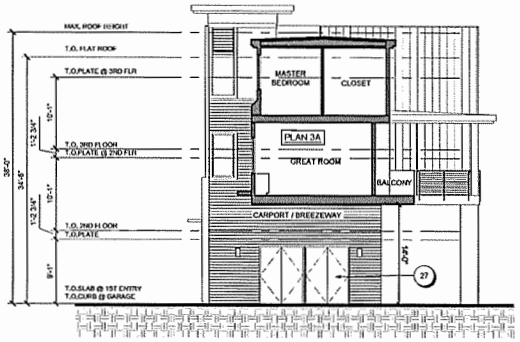

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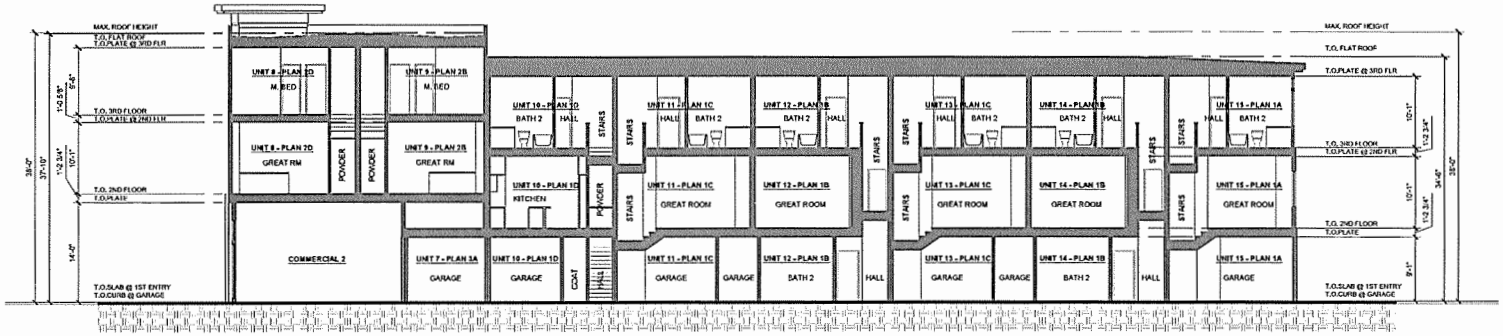

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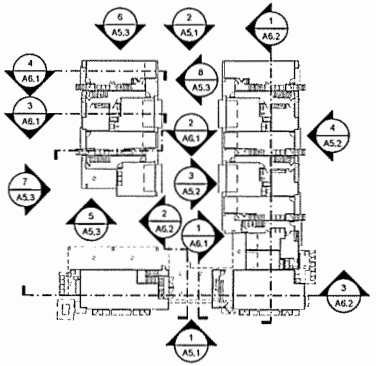


SECTIONS
SCALE: 1/8"=1'-0"

**SEE EXTERIOR ELEVATION SHEETS FOR ELEVATION KEY NOTES.

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

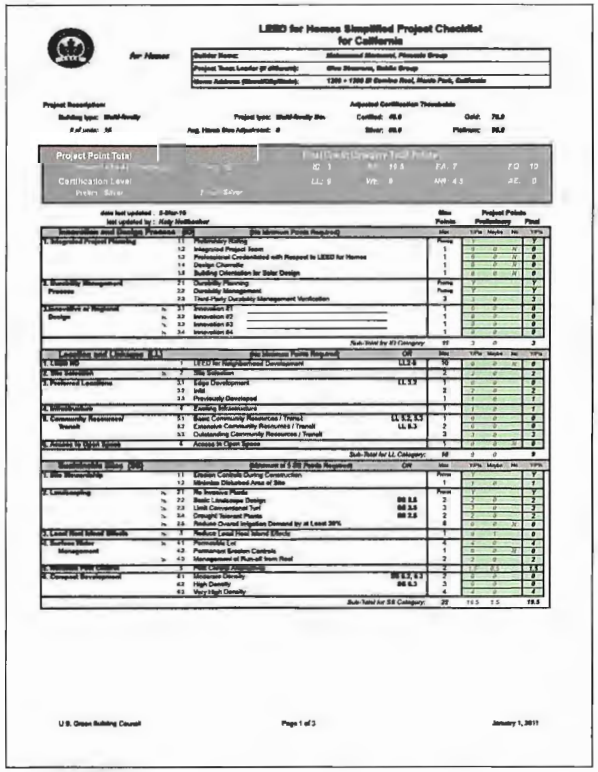
PINNACLE GROUP

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

0 8 16 32

JOB NO. 1199-001
DATE 07-28-15

A6.2



LEED for Homes Simplified Project Checklist for California

LEED for Homes Simplified Project Checklist for California (continued)

LEED for Homes Simplified Project Checklist for California (continued)

D33

LEED SILVER EQUILIVENT

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

DAHLIN group

0 16 32 64 128

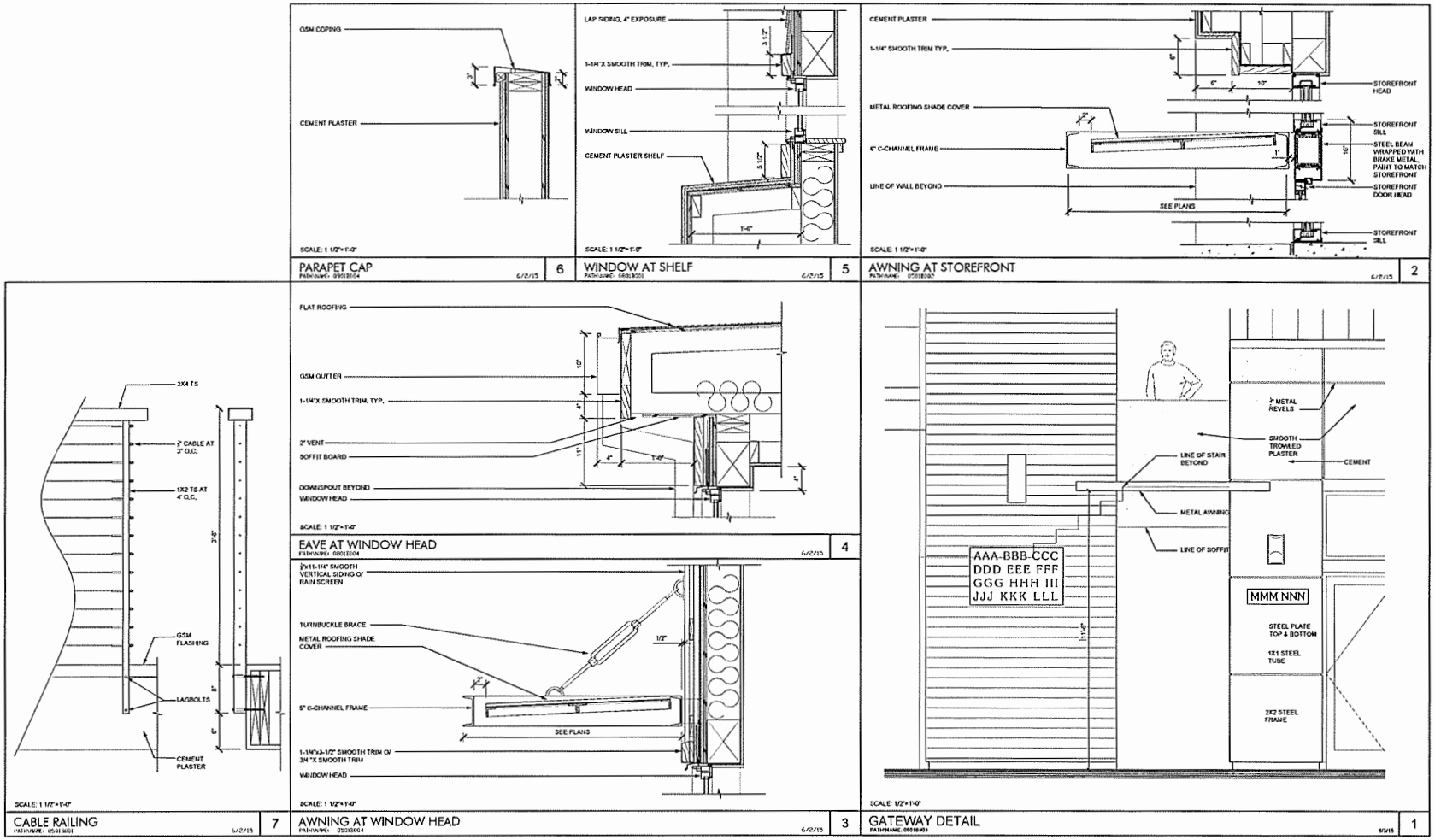
JOB NO. 1199-001

DATE 07-28-15

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A7.1

D34



1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

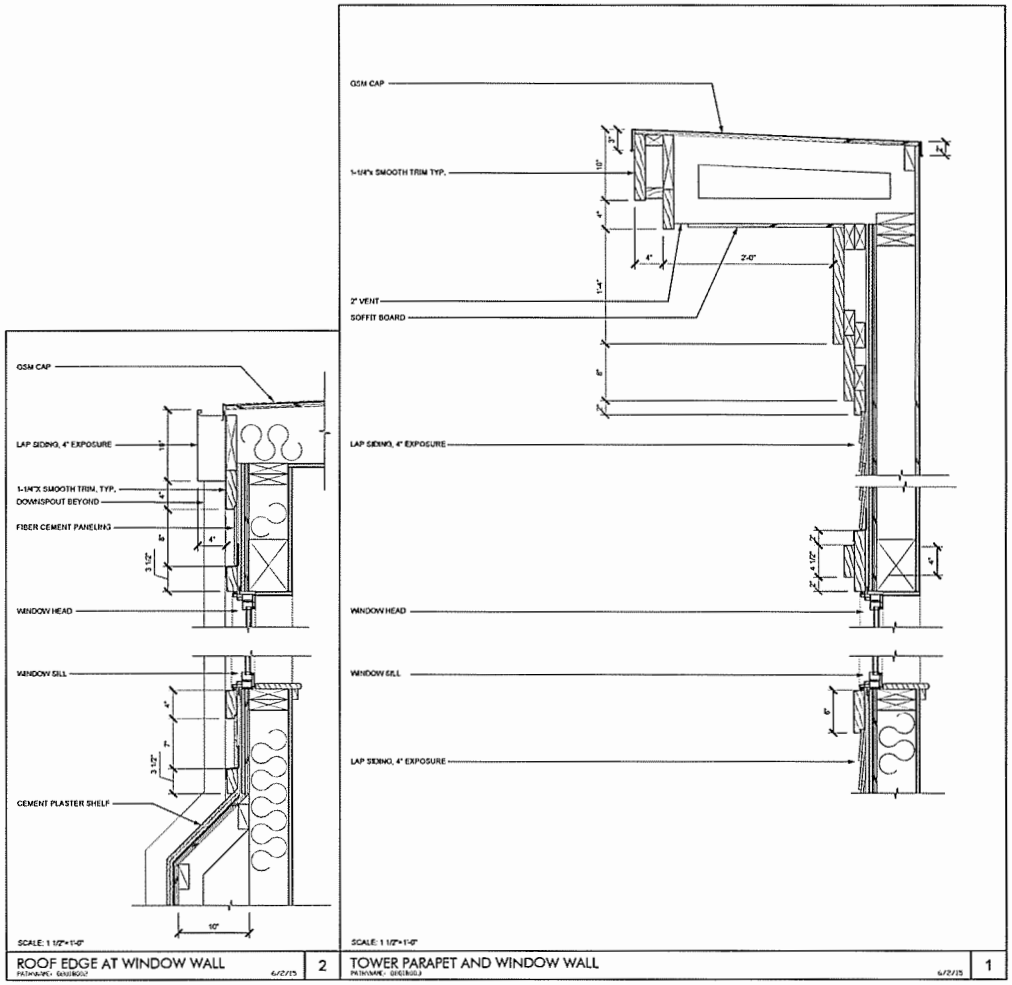
PINNACLE GROUP

ARCHITECTURAL DETAILS
SCALE: AS NOTED
JOB NO. 1199-001
DATE 07-28-15

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A9.1

D35



ROOF EDGE AT WINDOW WALL 6/2/15 | 2

TOWER PARAPET AND WINDOW WALL 6/2/15 | 1

1283 + 1295 EL CAMINO REAL, MENLO PARK, CA

PINNACLE GROUP

ARCHITECTURAL DETAILS
SCALE: AS NOTED

JOB NO. 1199-001
DATE 07-28-15

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A9.2

CIVIL IMPROVEMENT PLANS

1283, 1285 & 1295 EL CAMINO REAL, MENLO PARK, CA

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW LINE
- CHAINLINK FENCE
- WOOD FENCE
- OHU — OVERHEAD UTILITIES
- SS — SEWER LINE
- G — GAS LINE
- W — WATER LINE
- CENTERLINE
- EDGE OF PAVEMENT
- POWER POLE
- WM — WATER METER
- ELEC — ELECTRIC BOX
- WV — WATER VALVE
- FH — FIRE HYDRANT
- SANITARY SEWER MANHOLE
- EX SPOT ELEVATION
- XXX — SURVEY CONTROL POINT
- 2.0% — GRADE RATE
- 100.55 FS — NEW SPOT ELEVATION
- TRUNK & DRIPLINE

NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

ABBREVIATIONS

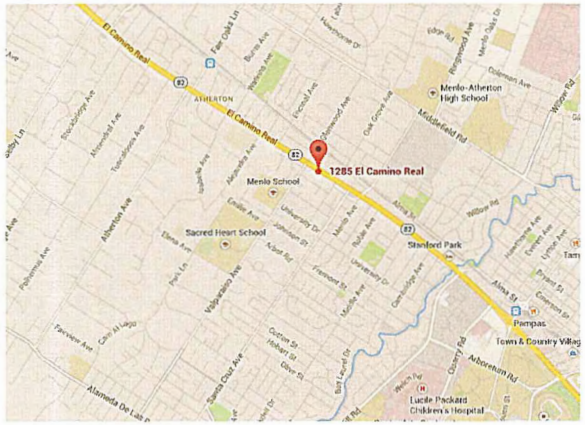
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BLD	BUILDING
BST	BOTTOM OF STEP
BW	BOTTOM OF WALL
CB	CATCH BASIN
CC	CEMENT CONCRETE
CONC	CONCRETE
CY	CUBIC YARDS
DI	DRAIN INLET
EL	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOW LINE
FF	FINISHED FLOOR
FS	FINISHED SURFACE ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
PP	POWER POLE
ROW	RIGHT OF WAY
SSCO	SANITARY SEWER CLEANOUT
SF	SQUARE FEET
TC	TOP OF CURB
TFC	TOP FACE CURB
TG	TOP OF GRATE
TYP	TYPICAL
WMB	WATER METER BOX
SD	STORM DRAIN
PAE	PUBLIC ACCESS EASEMENT
RCP	REINFORCED CONCRETE PIPE

BENCHMARK NOTE:

BENCHMARK: 117.335 (ELEVATION =73.9 FT. NAVD 88)
AT MENLO PARK, 0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL (U.S. HIGHWAY 101). AT THE ELLIOT BUILDING, IN THE TOP OF A PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHEAST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.1 FOOT SOUTHWEST OF THE SOUTHWEST BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE SOUTHWEST LINE OF EL CAMINO REAL PER MAP ENTITLED "RECORD OF SURVEY R/S NO. 1743" RECORDED IN VOLUME 7 OF L.L.S. MAPS AT PAGE 32 AND SHOWN AS S 58°22'00" E



INDEX TO SHEETS

PROPOSED DEVELOPMENT

17 TOTAL UNITS

15 RESIDENTIAL APARTMENT UNITS
2 COMMERCIAL UNITS

SEE ARCHITECTURAL PLANS FOR FULL DETAIL

PROJECT NOTES

1. PROJECT WILL BE CONSTRUCTED PER THE CITY OF MENLO PARK STANDARDS AND IN ACCORDANCE WITH THE MUNICIPAL CODE.
2. A DEMOLITION PERMIT WILL BE OBTAINED FOR SITE AND BUILDING DEMOLITION.
3. WATER LINES AND CONNECTIONS WILL BE DESIGNED AND CONSTRUCTED PER CAL WATER COMPANY STANDARDS.
4. SEWER LINES AND CONNECTIONS WILL BE CONSTRUCTED PER WEST BAY SANITARY DISTRICT.

PROJECT SUMMARY

DEVELOPER-OWNER:	PINNACLE GROUP, MOHAMMED MORTAZAVI 220 ELENA AVENUE ATHERTON, CA 94025 (650) 400-3618
ENGINEER:	TRIAD/HOLMES ASSOCIATES, INC 777 WOODSIDE ROAD, SUITE A REDWOOD CITY, CA 94061 (650) 366-0216
ARCHITECT:	DAHLIN GROUP ARCHITECTURE/PLANNING 5865 OWENS DRIVE PLEASANTON, CA 94588 (925) 251-7224
UTILITIES	RCA DESIGN, SCOTT WINGERD (925) 300-6417
LANDSCAPE:	FRANK & GROSSMAN, LANDSCAPE CONTRACTORS, INC. 1400 EGBERT AVE. SAN FRANCISCO, CA 94124 (415) 822-1900
A.P.N.'S:	071-103-030 & 071-103-040
EXISTING ZONING:	SP-ECR/D, EL CAMINO REAL/ DOWNTOWN SPECIFIC PLAN
EXISTING LAND USE:	RETAIL/SERVICE
PROPOSED ZONING:	SP-ECR/D, EL CAMINO REAL/ DOWNTOWN SPECIFIC PLAN, NO CHANGE
PROPOSED LAND USE:	COMMERCIAL/APARTMENTS. DEMOLISH ON-SITE EXISTING BUILDINGS AND IMPROVEMENTS MERGE EXISTING LOTS INTO ONE LOT
GENERAL PLAN LAND USE:	EL CAMINO REAL / DOWNTOWN SPECIFIC PLAN
TOTAL AREA:	27,393 S.F., 0.629 ACRES
UTILITIES:	
WATER:	CALWATER
FIRE PROTECTION:	MENLO PARK FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL	WEST BAY SANITARY SEWER DISTRICT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	AT&T CABLE SERVICES

PROPERTY DESCRIPTION

BEING A PORTION OF LOT 6, BLOCK A OF PARAISO PARK SAN MATEO COUNTY, CALIFORNIA, PER BOOK 10 OF MAPS AT PAGE 50, APN 071-106-040. DOC. #2014-14075 O.R.

AND ALSO BEING PORTION OF LOT 4, BLOCK A OF PARAISO PARK SAN MATEO COUNTY, CALIFORNIA PER BOOK 10 OF MAPS AT PAGE 50, APN 071-106-030. DOC. #2012-146465 O.R.

CITY OF MENLO PARK SAN MATEO COUNTY, CALIFORNIA
JUNE, 2014

REGISTERED PROFESSIONAL ENGINEER MATTHEW S. SCHOBER No. C 70489 CIVIL STATE OF CALIFORNIA

MATTHEW S. SCHOBER
P.E. C 70489

DATE

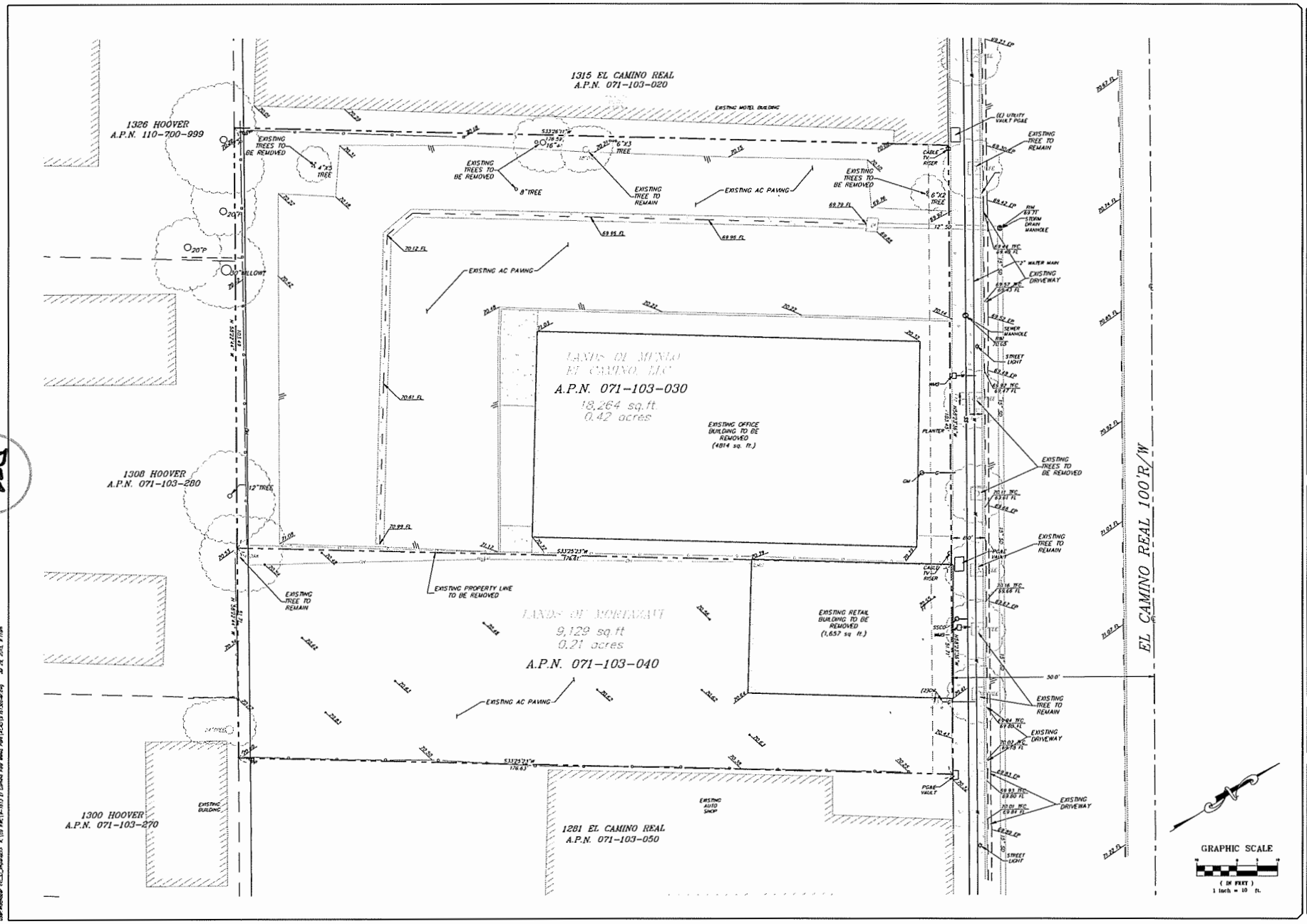
COVER SHEET
1283, 1285 & 1295 EL CAMINO REAL
MENLO PARK, CA
PREPARED FOR: MOHAMMED MORTAZAVI

triad/holmes assoc.
civil engineering
land surveying

REVISIONS:	BY

DATE 7/28/15
SCALE NTS
DRAWN MS
JOB NO. 9.1613
DWG 9.1613cover.dwg
SHEET C1
OF 8 SHEETS

D36



924

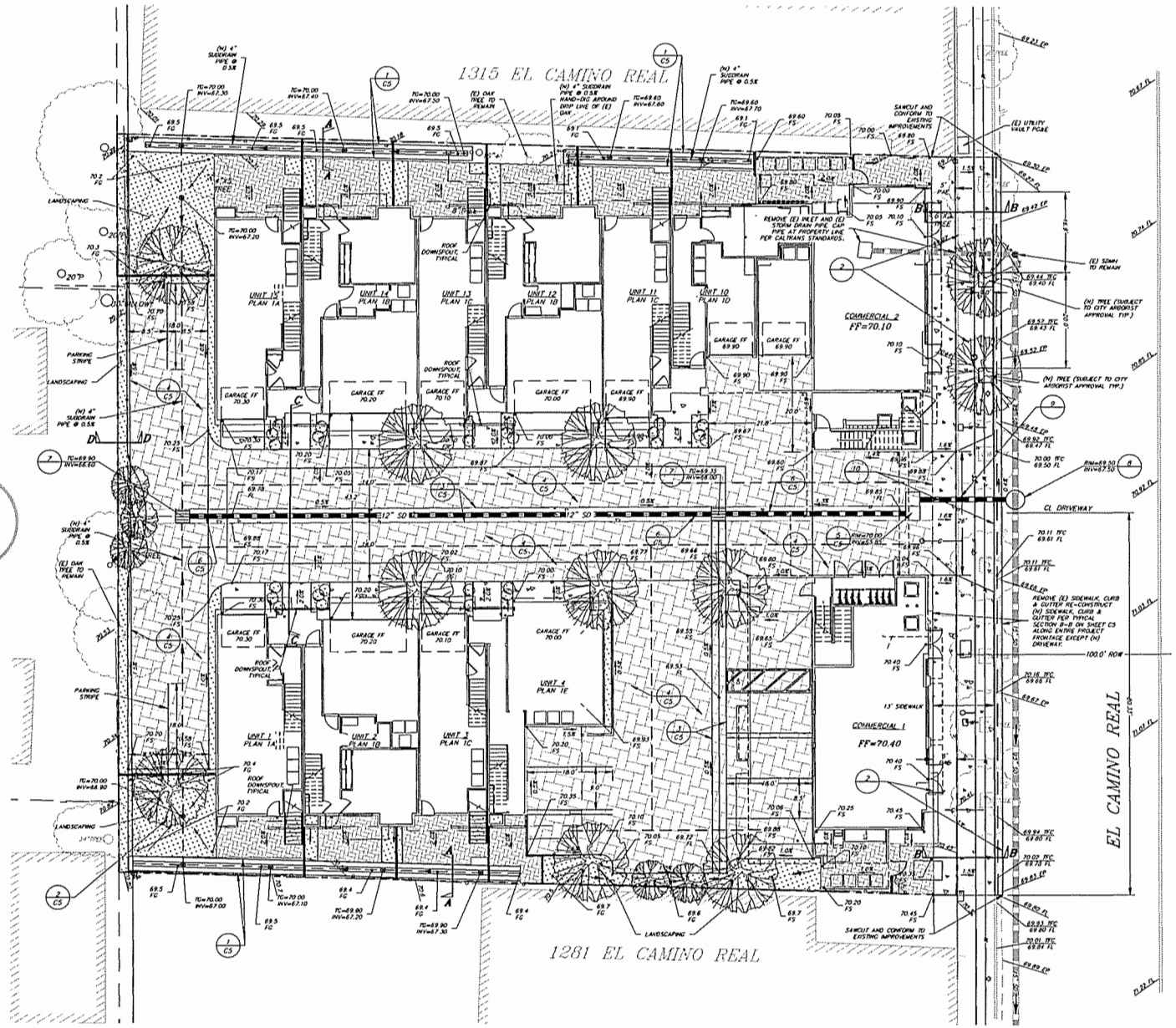
EXISTING SITE
1283, 1285 & 1295 EL CAMINO REAL
MENLO PARK, CA

PREPARED FOR: MOHAMMED MORTAZAVI

tnh
tripd/holmes assoc.
civil engineering
land surveying

REVISIONS	BY

DATE 7/28/15
SCALE 1"=10'
DRAWN MS
JOB NO 9.1613
DWG 9.1613cover.dwg
SHEET C2
OF 8 SHEETS



NOTES

1. ALL PUBLIC IMPROVEMENTS LOCATED IN CALTRANS RIGHT-OF-WAY AND THE PUBLIC ACCESS EASEMENT ALONG THE PROJECT SHALL COMPLY WITH APPLICABLE CALTRANS STANDARDS AND THE CITY OF MENLO PARK DEVELOPMENT STANDARDS FOR EL CAMINO REAL NORTH-WEST (ECR NW) DISTRICT AS INDICATED IN THE DOWNTOWN SPECIFIC PLAN.
2. THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM CALTRANS AND FROM THE CITY OF MENLO PARK PRIOR TO CONSTRUCTING THE PUBLIC IMPROVEMENTS LOCATED IN CALTRANS RIGHT-OF-WAY AND THE PUBLIC ACCESS EASEMENT.
3. THE PROPERTY OWNER SHALL DEDICATE THE PROPOSED PUBLIC ACCESS EASEMENT (PAE) TO THE CITY OF MENLO PARK AND THE DEDICATION IS SUBJECT TO CITY COUNCIL APPROVAL.
4. THE PROPERTY OWNER SHALL RECORD THE PROPOSED LOT MERGER WITH THE COUNTY OF SAN MATEO PRIOR TO BUILDING PERMIT ISSUANCE.

1. CONSTRUCT BIOSWALE PER DETAIL ON SHEET C5.
2. REMOVE EXISTING DRIVEWAY ENTRANCE AND CONSTRUCT NEW SIDEWALK, CURB AND GUTTER PER SECTION B-B' ON SHEET C5.
3. CONSTRUCT CONCRETE RIBBON GUTTER PER DETAIL ON SHEET C5.
4. CONSTRUCT STRUCTURAL PERVIOUS PAVERS PER DETAIL ON SHEET C5.
5. CONSTRUCT STORM DRAIN DISCHARGE STRUCTURE PER DETAIL ON SHEET C5.
6. INSTALL 12" PLASTIC STORM DRAIN PIPE PER TRENCH DETAIL ON SHEET C5.
7. INSTALL 24"X24" PRECAST DROP INLET, JENSEN MODEL D2424, OR EQUAL.
8. INSTALL 48" I.D. STORM DRAIN MANHOLE PER CALTRANS STANDARDS.
9. INSTALL 12" PLASTIC STORM DRAIN PIPE PER CALTRANS STANDARDS.
10. INSTALL DRIVEWAY ENTRANCE PER CITY STANDARD DETAIL CC-13.

PRELIMINARY GRADING AND DRAINAGE PLAN
1283, 1285 & 1295 EL CAMINO REAL
MENLO PARK, CALIFORNIA

PREPARED FOR: MOHAMMED MORTAZAVI

triad/holmes assoc.
civil engineering
land surveying

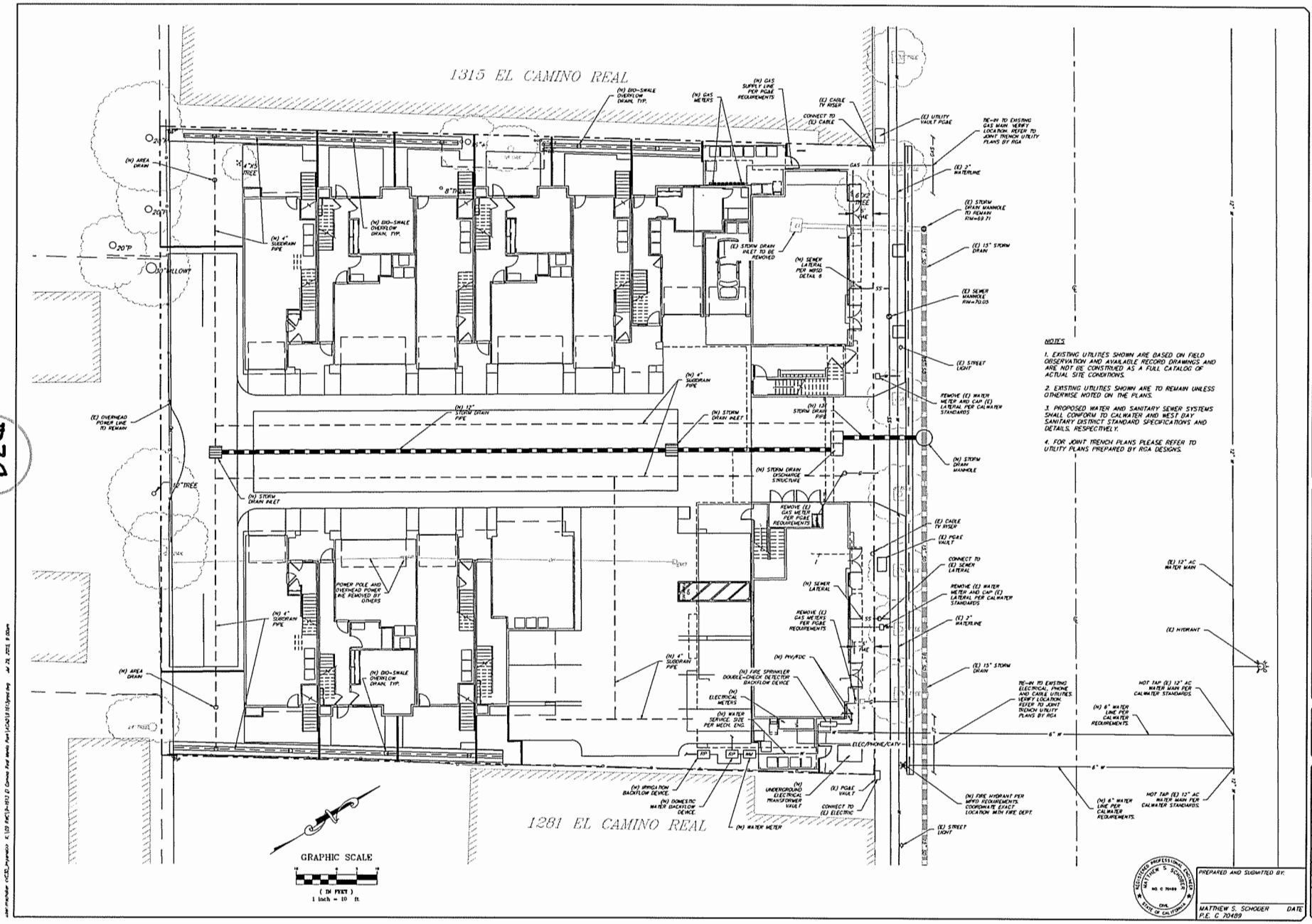
REVISIONS | BY

DATE 7/28/15
SCALE 1"=10'
DRAWN MS
JOB NO. 9.1613
DWG 9.1613grad.dwg
SHEET C3
OF B SHEETS

REGISTERED PROFESSIONAL ENGINEER MATTHEW S. SCHOBER NO. C 70489 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOBER DATE
P.E. C 70489



NOTES

1. EXISTING UTILITIES SHOWN ARE BASED ON FIELD OBSERVATION AND AVAILABLE RECORD DRAWINGS AND ARE NOT TO BE CONSTRUED AS A FULL CATALOG OF ACTUAL SITE CONDITIONS.
2. EXISTING UTILITIES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED ON THE PLANS.
3. PROPOSED WATER AND SANITARY SEWER SYSTEMS SHALL CONFORM TO CALWATER AND WEST BAY SANITARY DISTRICT STANDARD SPECIFICATIONS AND DETAILS, RESPECTIVELY.
4. FOR JOINT TRENCH PLANS PLEASE REFER TO UTILITY PLANS PREPARED BY RGA DESIGNS.

PRELIMINARY UTILITY PLAN

1283, 1285 & 1295 EL CAMINO REAL

MENLO PARK, CALIFORNIA

PREPARED FOR: MOHAMMED MORTAZAVI

Triad/Holmes Assoc.
civil engineering
land surveying

REVISIONS	BY

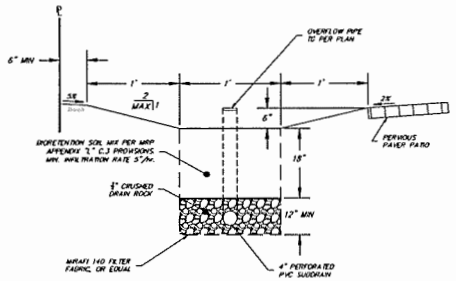
DATE 7/28/15
SCALE 1"=10'
DRAWN MS
JOB NO. 9.1613
DWG 9.1613grad.dwg
SHEET C4
OF 8 SHEETS

REGISTERED PROFESSIONAL ENGINEER MATTHEW S. SCHOGER No. C 70489 CIVIL STATE OF CALIFORNIA

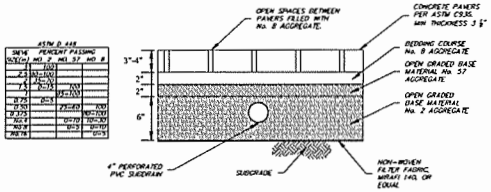
PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOGER P.E. C 70489 DATE

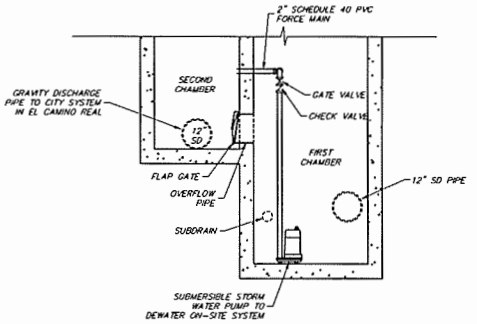
P24



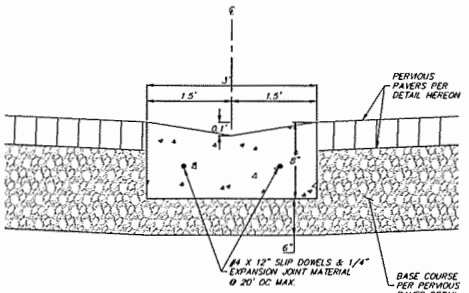
BIO-SWALE
SECTION A-A
N.T.S.



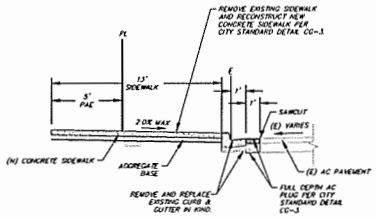
4 PERVIOUS CONCRETE PAVERS
NTS



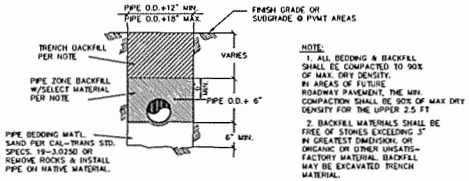
5 STORM DRAIN DISCHARGE STRUCTURE
NTS



3 CONCRETE VALLEY GUTTER
NTS

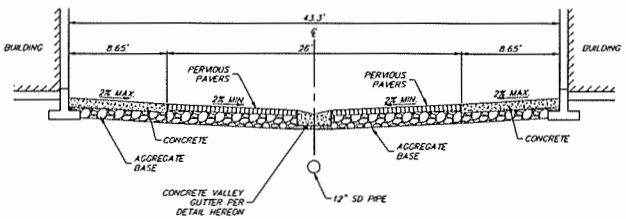


SECTION B-B
NTS

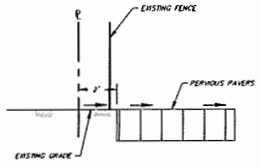


NOTE:
1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO 90% OF MAX. DRY DENSITY. IN AREAS OF FUTURE ROADWAY PAVEMENT, THE MIN. COMPACTION SHALL BE 90% OF MAX DRY DENSITY FOR THE UPPER 2.5 FT.
2. BACKFILL MATERIALS SHALL BE FREE OF STONES EXCEEDING 3" IN GREATEST DIMENSION, OR ORGANIC OR OTHER UNSATISFACTORY MATERIAL. BACKFILL MAY BE EXCAVATED TRENCH MATERIAL.

6 TYPICAL TRENCH DETAIL
N.T.S.
(ON PRIVATE PROPERTY ONLY)



SECTION C-C
NTS



SECTION D-D
NTS

PREPARED AND SUBMITTED BY:

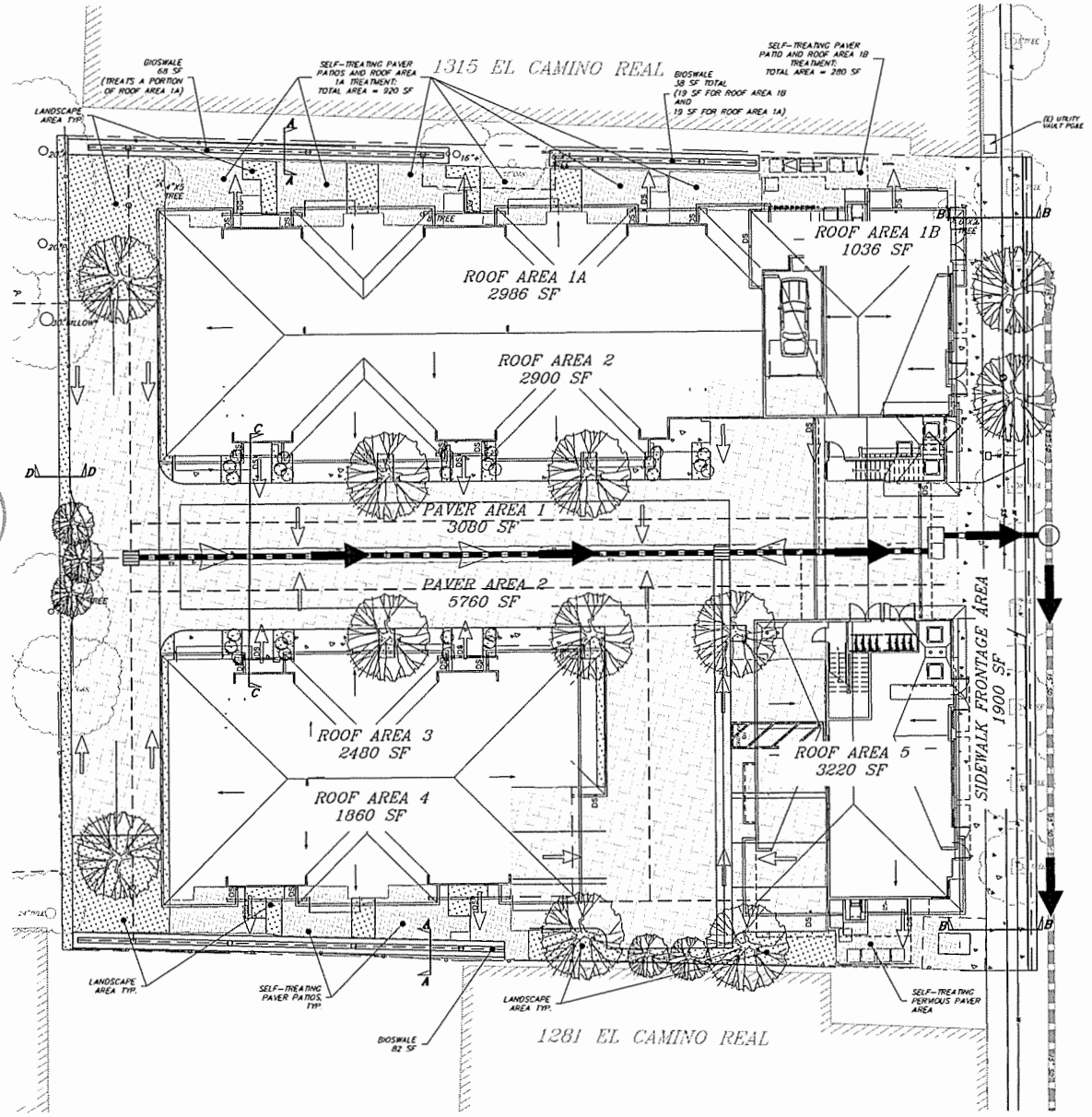
MATTHEW S. SCHOBER DATE
P.E. C. 70489

1283, 1285 & 1295 EL CAMINO REAL
DETAILS
MENLO PARK, CALIFORNIA
PREPARED FOR: MOHAMMED MORTAZAVI

Trisdi/Holmes assoc.
civil engineering
land surveying

REVISIONS BY

DATE 7/28/15
SCALE NTS
DRAWN MS
JOB NO. 9.1613
DWG 9.1613grad.dwg
SHEET C5
OF 8 SHEETS



DRAINAGE AREA	SIZE (SF)	TREATMENT TYPE	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)
ROOF AREA 1A	811	PERVIOUS PAVERS	406	920
ROOF AREA 1A	2175	BIO-SWALE	87	87
ROOF AREA 1B	560	PERVIOUS PAVERS	280	280
ROOF AREA 1B	476	BIO-SWALE	19	19
ROOF AREA 4	1860	BIO-SWALE	74	82
ROOF AREA 2 + CONCRETE	3300	PERVIOUS PAVERS	1650	3080
ROOF AREA 3 + ROOF AREA 5 + CONCRETE	6000	PERVIOUS PAVERS	3000	5760
SIDEWALK FRONTAGE AREA	1900	TREE CREDITS	19 TREES	19 TREES

PER CHAPTER 6 OF THE C.3 TECHNICAL GUIDANCE, PERVIOUS PAVING DESIGNED TO FUNCTION AS A SELF-RETAINING AREA MAY ACCEPT RUNOFF FROM AN AREA OF IMPERVIOUS SURFACE THAT HAS A SURFACE AREA OF UP TO TWO TIMES THE SURFACE AREA OF THE PERVIOUS PAVING AREA.

LEGEND

ROOF DOWNSPOUT DS
PIPE FLOW
SURFACE FLOW
ROOF
CONCRETE
PERVIOUS PAVERS
LANDSCAPING
NEW TREE — 16 TOTAL
EXISTING TREE — 8 TOTAL

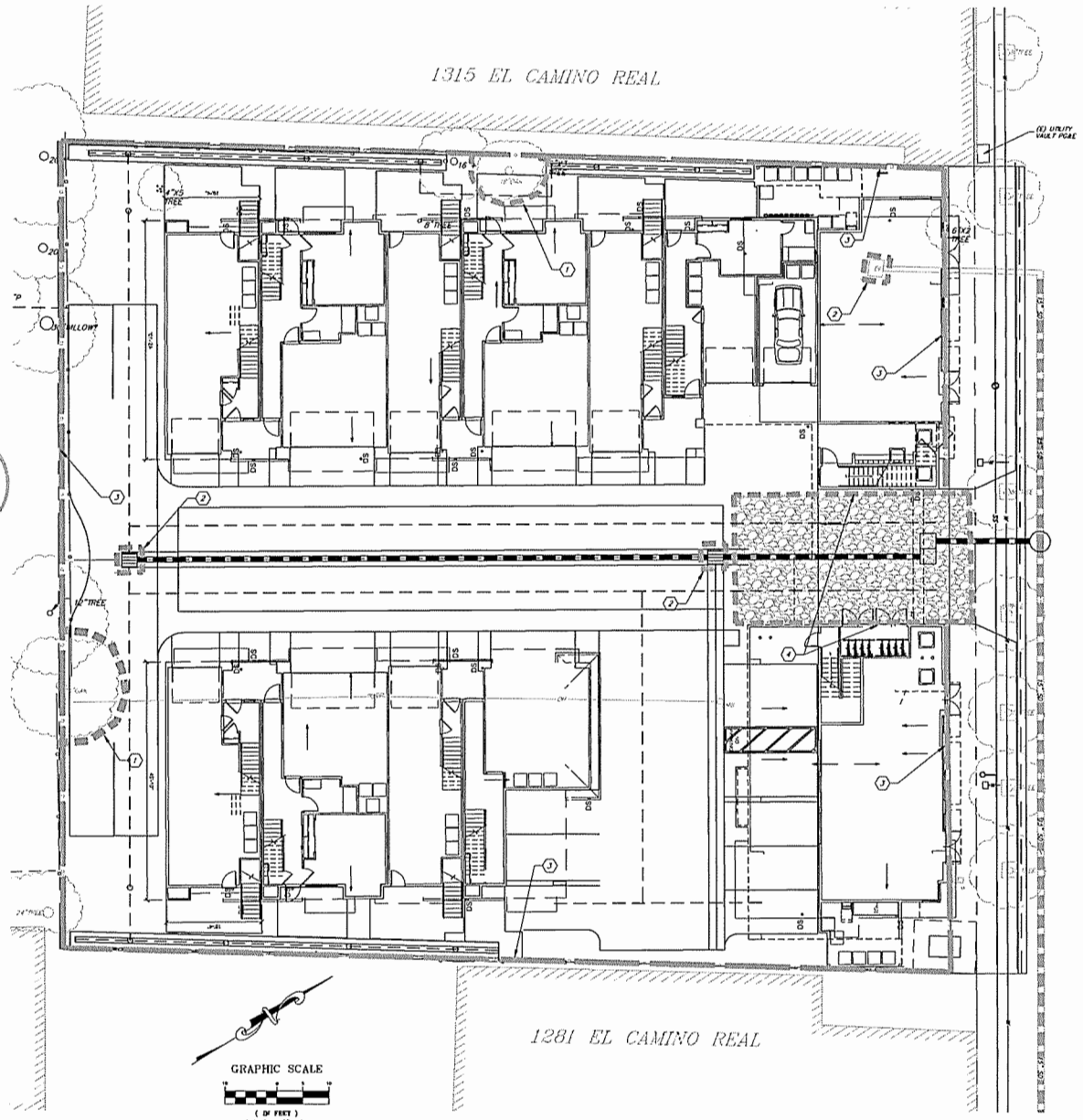
GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

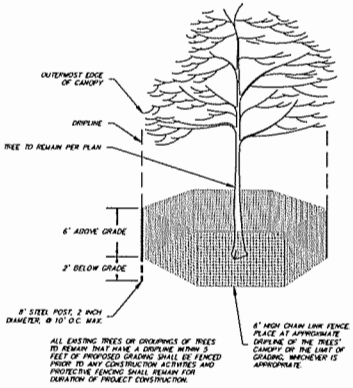
PREPARED AND SUBMITTED BY:
MATTHEW S. SCHOBER P.E. C 70499 DATE

STORMWATER TREATMENT PLAN
1283, 1285 & 1295 EL CAMINO REAL
MENLO PARK, CALIFORNIA
PREPARED FOR: MOHAMMED MORTAZAVI

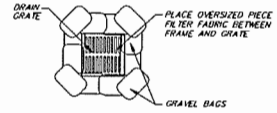
trad/holmes assoc.
civil engineering
land surveying

DATE	7/28/15
SCALE	1"=10'
DRAWN	MS
JOB NO	9.1613
DWG	9.1613grad.dwg
SHEET	C6
OF	8 SHEETS

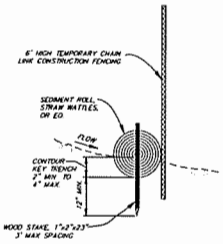




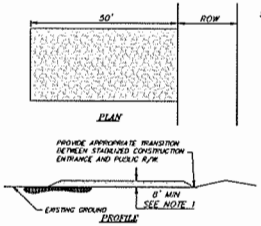
① TREE PROTECTION DETAIL
NOT TO SCALE



② INLET PROTECTION DETAIL
NOT TO SCALE



③ EROSION CONTROL DETAIL
NTS



REFER TO MENLO CITY DETAIL CC-16 FOR COMPLETE INFORMATION

④ STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE DESIGN AND CONSTRUCTION SPECIFICATIONS

1. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 2" TO 3" STONE.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 8".
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50'.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
6. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT DISPOSAL AREA. RUNOFF SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE. PLANNED USE OF SAND BAGS, GRAVEL BOARD OR OTHER APPROVED METHODS.

REGISTERED PROFESSIONAL ENGINEER MATTHEW S. SCHOBER NO. C 70489 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOBER DATE
P.E. C 70489

EROSION CONTROL PLAN
1283, 1285 & 1295 EL CAMINO REAL
MENLO PARK, CALIFORNIA
PREPARED FOR: MOHAMMED MORTAZAVI

triad/holmes assoc.
civil engineering
land surveying

REVISIONS	BY

DATE 7/28/15
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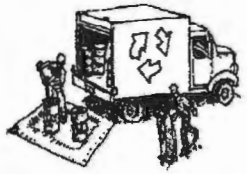
SHEET C7
OF 8 SHEETS

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

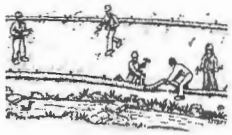
Maintenance and Parking

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

Spill Prevention and Control

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

Earthwork & Contaminated Soils



Erosion Control

- ☐ Schedule grading and excavation work for dry weather only.
- ☐ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ☐ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ☐ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ☐ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ☐ Keep excavated soil on the site where it will not collect into the street.
- ☐ Transfer excavated materials to dump trucks on the site, not in the street.
- ☐ Contaminated Soils
- ☐ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - ■ Unusual soil conditions, discoloration, or odor.
  - ■ Abandoned underground tanks.
  - ■ Abandoned wells
  - ■ Buried barrels, debris, or trash.

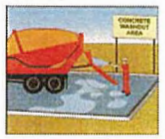
Paving/Asphalt Work

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

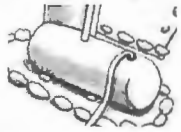
- ☐ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ☐ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

Concrete, Grout & Mortar Application



- ☐ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ☐ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ☐ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- ☐ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ☐ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ☐ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal

Painting cleanup

- ☐ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ☐ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ☐ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials

- ☐ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

D42

CONSTRUCTION BMPS
1283, 1285 & 1295 EL CAMINO REAL
MENLO PARK, CALIFORNIA
PREPARED FOR: MOHAMMED MORTAZAVI

hmh
hmh/holmes assoc
civil engineering
land surveying

REVISIONS	BY

DATE 7/28/15
SCALE NTS
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SHEET C8
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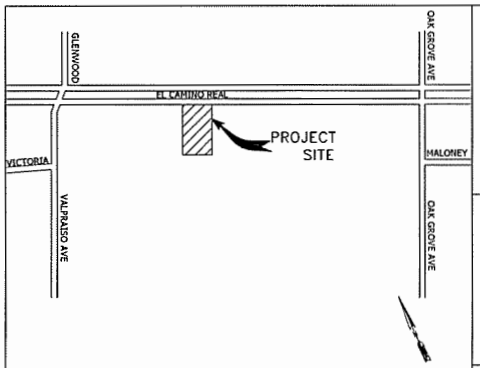


VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	AT&T	C.A.T.V.	CONTRACTOR
TRENCHING					●
EXCAVATE & BACKFILL					
GAS MATERIAL					
SUPPLY & INSTALL					●
* ELECTRIC CABLE					
SUPPLY & INSTALL					●
ELECTRIC CONDUIT					
SUPPLY & INSTALL					●
ELECTRIC BOXES					
SUPPLY & INSTALL					●
EXCAVATION					●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL					●
EXCAVATION					●
ELECTRIC SWITCHGEAR & TRANSFORMER					●
TELEPHONE CONDUIT					
SUPPLY & INSTALL					●
TELEPHONE CABLE					●
SUPPLY & INSTALL					●
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL					●
EXCAVATION					●
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL					
EXCAVATION					
C.A.T.V. CONDUIT					
SUPPLY & INSTALL					●
C.A.T.V. SPLICE BOXES					●
SUPPLY & INSTALL					●
EXCAVATION					●
DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT					
EXCAVATION					

THE ● ABOVE DESIGNATES THE PARTY TO PERFORM SPECIFIED TASK AS PER UTILITY COMPANY OR CONTRACTOR'S UTILITY COMPANY RULES.
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-30-2014	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	2-26-2015	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE		
LIGHT LOCATIONS		

RGA DESIGN is not responsible for any subsequent changes or revisions

Other utilities shown are approximate and based on field survey and available utility information. It is the contractors' responsibility to verify the actual location and extent of utilities prior to the commencement of work. Physical verification of utility locations shall be performed by careful probing or hand digging in accordance with Article 8 of the CALOSHA construction safety orders.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A warning tape is to be installed in open trench installation over gas pipelines in both Transmission and Distribution facilities. This includes trenches, bell holes, excavations for repair purposes and main replacements. The warning tape is intended for excavator digging in the "tolerance zone" to strike the warning tape prior than the pipeline. When the warning tape is exposed and grabbed with excavating equipment, it stretches without breaking, thus alerting the excavator of the gas facility below
2. Install 6" wide warning tape above the gas pipeline at least 12" below grade, and no closer than 12" from the pipe. Installation should provide the greatest distance between the pipeline and the tape as possible. Install the tape along the length of the excavation. Ensure that the tape overlaps when two or more pieces of tape are used.

EXCEPTION When a joint trench design does not allow for installment of warning tape within the "warning tape installation zone", install the warning tape a minimum of 6" above the gas pipeline, and below the facility above the pipe.

3. Warning tape shall be brightly colored yellow and marked "Caution Gas Line Buried Below" or marked with a similar notification.
4. Warning tape shall be stored in such a manner that limits Ultraviolet (UV) exposure.

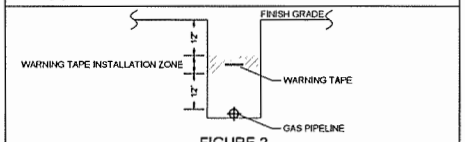
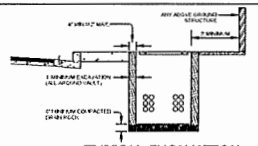
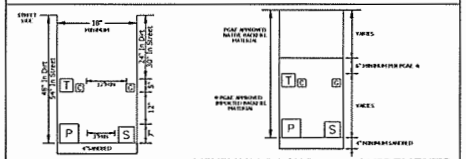


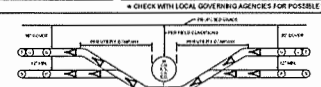
FIGURE 2
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION



TYPICAL EXCAVATION
FOR PG&E PRIMARY VAULTS, TRANSFORMERS AND PHOBE VAULTS AND MANHOLES

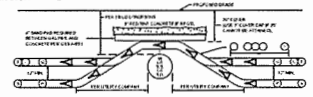


TYPICAL JOINT TRENCH MINIMUM BACKFILL REQUIREMENTS
* CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



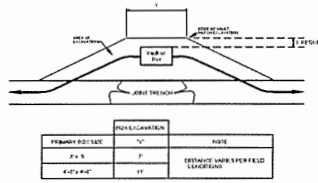
JOINT TRENCH UNDER WATER & S.S. & S.D.
* WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE BELOW DETAILS WILL BE ACCEPTABLE TO PG&E YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



JOINT TRENCH OVER WATER & S.S. & S.D.
* WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: MAXIMUM DEPTH ON PLASTIC PIPE TO BE 10'



TYPICAL PG&E PRIMARY BOX EXCAVATION DETAIL

GENERAL NOTES

1. The preferred trench location is in a Public Utility easement (P.U.E.).
2. All depths and trenching cover requirements are measured from final grade.
3. Cover, clearances, and separation shall be as great as practicable under the circumstances, but under no circumstances shall be less than the minimum cover, clearance, and separation requirements set forth in General Order 128 and 49CFR 192.327, 49CFR 192.325, and 49CFR 192.327. All trenches shall be anchored in place prior to compaction, or other means shall be taken to ensure no motion of the facilities. Dimensional requirements for shading, leveling, and backfilling shall be determined subsequent to compaction.
4. Trench dimensions shown are typical. Trench sizes and configurations may vary depending upon occupancy and/or field conditions. Trench size and configurations must at all times be constructed in a manner that ensures proper clearances and cover requirements are met. Any "change" to the trench width and configurations as shown in this exhibit must be designed to ensure this requirement.
5. It is preferred to have non-PG&E owned streetlights at a level other than the gas or electric level. Non-PG&E owned streetlights may be at the electric level of the trench as long as minimum clearance are provided and comply with all special notes for a joint trench with a second electric utility.
6. Non-Utility facilities are not allowed in any Joint Utility trench, e.g., irrigation control lines, building fire alarm systems, private telephone systems, outdoor electrical cable, etc.
7. When communication ducts are installed, a minimum of 12" radial separation shall be maintained from gas facilities. Exception: With mutual agreement, when 4-inch diameter or smaller gas pipe is installed, the separation may be reduced to not less than 4 inches
8. Provide separation from trench wall and other facilities sufficient to ensure proper compaction.
9. Maintain proper separation between PG&E facilities and "wet" utility lines as described in GO Standard ES455. The minimum allowed horizontal separation between Company facilities and "wet" facilities is 3' with a minimum 1' of undisturbed earth or the installation of a suitable barrier between the facilities.

If a 3' horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may be approved by the local Inspection Supervisor and submitted to the Service Planning Support Program Manager for approval. Separations of 1' or less are not permissible and will not be allowed. The Company may agree to waive the minimum 3' separation requirement at the request of an applicant if warranted and the need is justified. The request for a waiver must:

- Be made in writing and submitted to the Company ADE during the planning and design phase of the project,
- Clearly describe the conditions necessitating the waiver,
- Include a proposed design,
- And, include a design for a barrier between the "wet" utilities and Company dry facilities in the event 1' of undisturbed earth cannot be maintained.

Note: Direct bury connected to thermoplastic on both ends are considered a "wet" utility for the purposes of this standard.

10. Separations shall be maintained at aboveground termination points.
11. Procedures for approving native backfill for shading of PG&E gas facilities:

- Random soil samples shall be taken from a minimum of 3 locations per 1,500' of trench. 100% of the sample must pass through a 1/2" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
- The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive.
- The soils must not contain clods larger than 1/2" d to be used as shading, bedding, or leveling materials
- Compaction requirements must meet any applicable PG&E, Federal, State, County, or local requirements
- At no time shall the over saturation of native soils be used to achieve these requirements.

The sieves and screens shall be:

- 1/2" Sieve: 8" diameter by 2" deep, stainless steel mesh screen
- #4 Screen: 8" diameter by 2" deep, stainless steel mesh screen.

12. Procedures for approving native backfill for shading at PG&E electric facilities:

- Random soil samples shall be taken from a minimum of 3 locations per 1,500' of trench. Additional samples must be taken if existing soil conditions change and are to be taken at the discretion of the PG&E representative on site.
- Shading material containing hot rock, gravel, material, cinders, sharply angular substances, or corrosive material shall not be placed in the trench where such material may damage the conduits and to prevent proper compaction over or around the conduits.
- Native soils containing clods not to exceed 6" in diameter may be included in the shading material provided the clods are readily breakable by hand.

Note: Soils consisting primarily of adobe, hard compact (dense) clay, and hay stack shall not be used as shading material.

- At no time shall the over saturation of native soils be used to achieve these requirements.
- Refer to Engineering Document 069208, Item 13 on Page 2.

13. Compacted native soils are preferred to be used for shading, bedding, and backfilling the roughout the trench.

- Where native soils exceed 3/4" stones and/or where gas is to be placed at the bottom of a trench in areas that exceed 3/4" stones and conditions, or where the bottom of a trench is considered to consist of hard pan, PG&E approved 3/4" coarse sand or equivalent shall be used for shading and to backfill of gas facilities.
- PG&E approved import material is per CUT Engineering, Guideline 4121.

14. If a leveling course is required for gas facilities, the use of native soils is preferred, but if 1/2" stone coarse or not obtainable with the native soils, then the use of PG&E approved import materials is required. Bedding under gas facilities will be a minimum of 3" of compacted 1/2" maine native soils or PG&E approved import material.

- For electric facilities, refer to Note 12. This applies to leveling courses as well as shading.
- The maximum PG&E approved bedding material may be increased at the discretion of PG&E when warranted by existing field conditions (e.g., rocky soils, hard pan, etc.)
- The use of any imported material for backfilling purposes shall be limited to those situations when native soils do not allow for required compaction.

14. The applicant is responsible for the removal of excess spoil and associated costs
15. Separations between gas facilities and electric facilities may be reduced to 6" when crossing.
16. Service and/or tee the preferred service fittings for use throughout the joint trench project. All projects will be designed and oriented to using service cold tee. However, service tees may be used if all clearances, separation, and coverage requirements are maintained.

TRANSFORMER CLEARANCE REQUIREMENTS

1. Above any single phase transformer location, maintain 20' unobstructed overhead clearance over transformer vault/pad.
2. Above any three phase transformer location, maintain 30' unobstructed overhead clearance over transformer vault/pad.

Electric Conduit
Minimum Bend Radius for New Construction

Conduit Diameter	Vertical Radius	Horizontal
2"	24"	36"
3"	24"	36"
4"	30"	30"
5"	36"	60"

NOTE:
300° DEGREES MAX BENDS IN ANY CONDUIT RUN

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN
ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.
THANK YOU
SIGNED _____
DATE _____

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY
_____ _____
PG&E Gas ADE

CONSTRUCTION NOTES:

1. All trenching, backfilling and installation by contractor must comply with PG&E UO Standard ES453 (EFFECTIVE DATE 7-5-2006).
2. All work must comply with P G & E, Telephone, C A T V, standards and practices. All work must be inspected and approved by respective inspectors. Random soil samples shall be taken from a minimum of three locations per 1,000' of trench. 100% of the sample must pass through a ½" sieve and 75% must pass through a #4 screen. Additional samples must be taken if existing soil conditions change and is to be at the discretion of the PG&E representative on site.
   The soils must not contain any rocks that have sharp edges or that may otherwise be abrasive. The soils must not contain clods larger than ½" if to be used as shading, bedding or leveling materials. Compaction requirements must meet any applicable P.G & E. Federal, State, County or local requirements. Any native soils or import materials used must not hinder those efforts.
3. Backfill shall be approved by the utility companies and the City. Compaction will be tested and passed by the soils engineer.
4. If soil is not rock free, add 4" depth of trench for sand bedding
5. Verify splice box excavation sizes with supplier(s).
6. The trenching contractor shall coordinate the utility companies' installation.
7. Contractor shall make himself familiar with the project improvement plans and conduct his work accordingly
8. It is the trenching contractor's responsibility to protect in place all existing facilities. No extra payment will be considered for crossing other systems
9. RGA DESIGN assumes no responsibility for the project conditions. These drawings were prepared using data supplied by PG&E, Telephone, C A T V, improvement plans and the City's various "As Built" information. It shall be the contractor's responsibility to physically review the project prior to submitting his bid.
10. Contractor will comply with all laws, ordinances and regulations. Contractor shall be familiar with O S H A, industrial safety orders and shall conduct his work accordingly. When working near energized or "hot" equipment, the utility owner shall be notified to supply the appropriate man power. Public safety and traffic control measures are the contractor's responsibility
11. The Contractor shall protect construction staking. He shall coordinate staking with the project's Civil Engineer.
12. Contractor shall notify Underground Service Alert (USA) two working days prior to start of work 811.
13. Contractor shall notify inspectors of any potential conflicts prior to start of work.
14. This plan is to be used for sole purpose of digging the Joint Trench. See PG&E, AT&T, and Comcast plans for exact size and number of conduits installed in the Joint Trench. It is the contractor's responsibility to ensure the correct number, size and types of conduits are installed per the engineered plans by each Utility Company.
15. Note plans issued at the pre-construction meeting may be subject to revisions, if final plans from each utility company were not available at the start of construction.
16. Water, sewer, drains, sanitary waste, fuels (including diesel and gasoline), oil, propane and other volatile heavier than air gases, sprinkler, irrigation, steam and other "wet" facilities shall maintain a minimum of three feet from the nearest outer surface of PG&E facilities with no less than one foot of earth (soil barrier) between the adjacent sides of the individual trenches.
17. In the extraordinary case that the minimum three foot horizontal separation cannot be attained between "wet" utilities and Company dry facilities, a variance may approved by the local Inspection Supervisor and submitted to Service Planning Support Program Manager for approval.
18. 1. All Meter Panels: Individual, residential, or nonresidential applicants with a meter panel rating of any size, installed inside a meter room or other structure, must follow all of the requirements described below.

a Install, own, and maintain a separate, nonarcad, 2" or 3" diameter conduit with pull tape inside. The conduit and pull tape must extend from the outside surface of the building and terminate outside the metre panel or switchboard at the top of the meter section.

b Ensure the 2" or 3" diameter conduit and pull tape exit the outside of the building a minimum of 8 feet and a maximum of 10 feet above ground. The open end of the conduit that is exposed to the outside must have a removable, temporary cap or plug. See PG&E utility bulletin # TD-7001B-003

c Do not use the conduit. The conduit is for PG&E's metering equipment only.

UTILITY APPROVALS		
UTILITY	APPROVED BY	DATE
PG&E ELECTRIC		
PG&E GAS		
AT&T (Phone)		
Comcast (CATV)		
CITY ENGINEER		

DEVELOPER:
PINNACLE GROUP
220 ELENA AVE ATHERTON, CA 94027
MOHAMMAD MORTAZAVI

Sheet Index

REGISTERED PROFESSIONAL ENGINEER
DAVID D. VOORHIES
No. 26429
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

JOINT TRENCH TITLE SHEET
1285 EL CAMINO REAL
PINNACLE GROUP
MENLO PARK CALIFORNIA

RGA Design LLC
UTILITY CONSULTANTS & ENGINEERS - STREET LIGHT DESIGN
1850 GATEWAY BLVD., SUITE 235 CONCORD, CA 94520
Tel (925) 685-0877 Fax (925) 685-0877

PROJECT NO:	14-561
SCALE:	NTS
DRN:	S.HARDESTER
DESIGN BY:	P.BABASA
CHECKED BY:	D.VOORHIES
LAST UPDATED:	03-06-2015
DRAWING NO:	JT-1
SHEET:	1 OF: 2

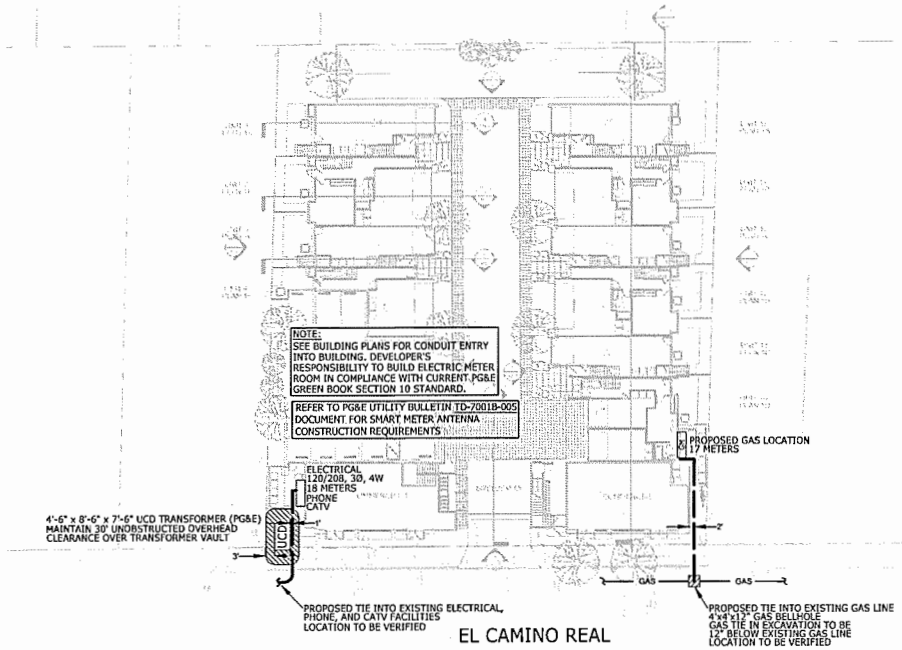
DATE	NO	REVISION

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

INTENT DRAWING
NOT FOR CONSTRUCTION

15 UNITS @ 1,826SQ
2 RETAIL @ 900SQ

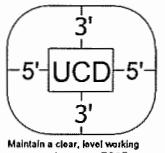
D45



LEGEND

- PROPOSED JOINT TRENCH
- UCD — PROPOSED 4'-6" x 8'-6" x 7'-6" UCD TRANSFORMER (PG&E) WORKING SPACE SHOWN MAINTAIN 30' OBSTRUCTED OVERHEAD CLEARANCE OVER TRANSFORMER VAULT
- GM — PROPOSED GAS METER LOCATION
- 4' x 4' x 12" GAS BELLHOLE (PG&E)

Working Space & easement re uirements for I 7 Vault:



Maintain a clear, level working space as shown, per PG&E drawing 051122.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF STANDARD PVC DB-120 IS NO LONGER APPROVED BY PG&E FOR 2" CONDUIT SIZE AND BENDS. PVC DB-120 CELLULAR CORE CONDUIT CAN BE USED IN PLACE OF STANDARD PVC DB-120 CONDUIT. FOR ALL APPROVED 2" CONDUITS AND BENDS, SEE BULLETIN TD-062288B-001.

Sheet Index

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-16
CIVIL
STATE OF CALIFORNIA

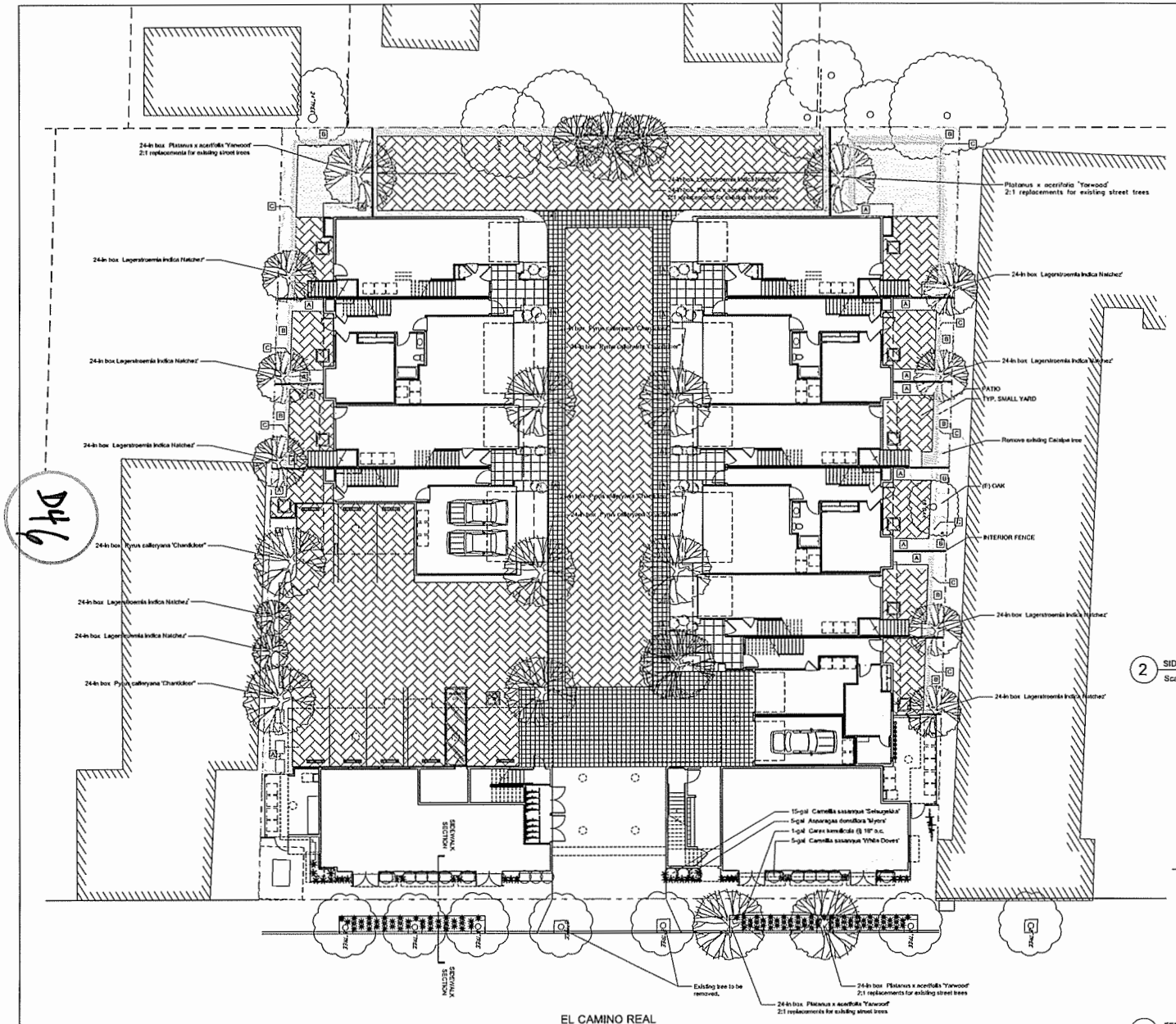
DELTA NO: | REVISION

CALL 811 BEFORE YOU DIG

JOINT TRENCH INTENT
1285 EL CAMINO REAL
PINNACLE GROUP
MENLO PARK CALIFORNIA

RGA Design LLC
UTILITY CONSULTANTS & ENGINEERS - STREET LIGHT DESIGN
1400 N. McDOWELL BLVD., PETALUMA, SUITE 214, CA 94954
Tel (925) 550-0650 Fax (925) 295-8877

PROJ. NO: 14-561
SCALE: 1" = 20'
DES: S.HARDESTER
DRAWN BY: P.BABASA
CHECKED BY: D.VOORHIES
LAST UPDATED: 03-06-2015
DRAWING NO: JT-2
SHEET: 2 OF 2



2 TYPICAL UNIT
Scale: 1/8" = 1'-0"

TYPICAL UNIT PLANTING

OPTION - 1

A - 5-gal	CORREA WYN'S WONDER
B - 15-gal	PITTOPORUM TENUIFOLIUM
C -1-gal	TRACHELOSPERMUM JASMINOIDES

OPTION - 2

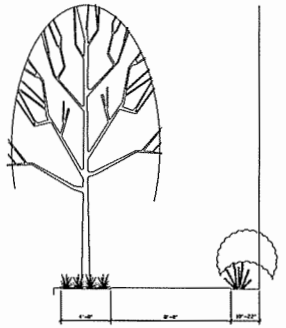
A - 5-gal	NANDINA DOMESTICA
B - 15-gal	PHORMIUM
C -1-gal	PITTOSPORUM WHEELER'S DWARF

SITE TREES

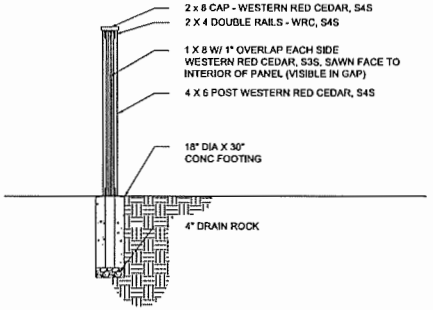
24-in box	PLATANUS ACERIFOLIA
24-in box	LAGERSTROEMIA INDICA 'NATCHEZ'
24-in box	PYRUS CALLERYANA 'CHANTICLEER'

BORDER PAVER: BELGARD AQUA ROC
COLOR: TOSCANA
PATTERN: BASKET WEAVE
RATING: HEAVY TRAFFIC, PERMEABLE, ADA

FIELD & PATIO PAVER: BELGARD SUNTERRA
COLOR: TOSCANA
PATTERN: RUNNING BOND
RATING: HEAVY TRAFFIC, PERMEABLE, ADA



2 SIDEWALK SECTION, TYP.
Scale: 1/4" = 1'-0"



1 FENCE DETAIL, TYP.
Scale: 1/2" = 1'-0"

PROJECT NAME
1285 El Camino Rea

1283-1295 El Camino Real
Menlo Park, CA 94025

APN: xxx-xxx-xxx

CURRENT RELEASE DATE

CURRENT SET
7/29/15

PREVIOUS RELEASE
REV. DESCRIPTION DATE

DRAWING TITLE
Landscape Layout Plan

SHEET NUMBER
L-1.0

DAHLIN group

July 31, 2015

Thomas Rogers
CITY OF MENLO PARK
701 Laurel St.
Menlo Park, CA 94025

RE: 1283–1295 EL CAMINO REAL – REVISED PROJECT DESCRIPTION; PUN2014-00042

Dear Mr. Rogers:

The following is a project description as required by the City's Application Guidelines and revised to address the City "Application Confirmation Notice" dated July 27, 2015.

1. General Description – The proposed project would replace two small existing commercial buildings with one mixed-use building. The existing one-story buildings have a combined area of approximately 6,500 S.F. The two proposed three-story buildings will have approximately 3,000 S.F. of commercial space and fifteen condominium units. Several existing trees will remain on the property. Two street trees will be removed at the new driveway location and will be replaced with two new trees. The commercial spaces are on the first floor and face El Camino Real. A single driveway separates the two spaces. Five condominium townhomes are located above the commercial spaces and driveway. Ten additional townhome style condominiums are located behind the commercial space on each side of the driveway. The site location has a walk score of 82 because it is very walkable to public bus stops, train stations, restaurants, post office, and other conveniences.

2. Architectural Style – The site location on El Camino Real has a very eclectic range of buildings and architectural styles. Just a block away near Menlo Park Station is a mixed-use project called "Menlo Square". The Menlo Square project is much larger than our proposed project but has an architectural style that seems to work for the area. It has traditional forms and materials but has contemporary elements. The proposed project at 1283–1295 El Camino Real is similar. It has contemporary elements used in traditional ways with traditional materials. We believe that the design creates a "fresh" look on El Camino Real while blending well with its neighbors and historical past.

3. Acoustical Considerations – An acoustical study of the site will be conducted prior to the building permit submittal. The study will determine what measures will be incorporated into the building to meet the standards required by the California Building Code. Noise impacts from the adjacent auto repair shop, automobile traffic from El Camino Real, and noise from the nearby train tracks will be considered. Mitigation measures may include higher STC windows and stagger stud exterior walls. These measures will not affect the overall look and design of the project.

4. Commercial Spaces – It is unknown at this time what tenants may rent the commercial spaces. The developer of this project is Pinnacle Group who primarily builds semi-custom single family homes. They are strongly considering occupying one of the tenant spaces. The other space may be rented to a similar business office or small service-oriented tenant. The commercial spaces are too small to support a medical office or restaurant.

5865 Owens Drive
Pleasanton, California 94588 USA

+1-925-251-7200
+1-925-251-7201 fax

E1

5. Parking – Four of the parking spaces in the rear of the property will be reserved for the four condominiums located above the commercial area. The remaining open parking spots will be available for the commercial spaces or apartment guests.

6. Outreach – One neighborhood outreach meeting was held last year. A second neighborhood outreach is currently being planned. The event will most likely be held in one of the existing buildings on the site. It will be an evening event and include neighbors contiguous to the property. There will be a presentation to describe the proposed design and snacks will be provided. Also, there have been many favorable comments already posted online for the Almanac News Article dated July 17, 2014.

Hopefully I have been able to provide the additional information requested by the City. Please let me know if you have any questions or need additional information.

Sincerely,

Glen A. Simmons, AIA, LEED AP
Senior Principal

E2

1283-1295 El Camino Real

Menlo Park El Camino Real/Downtown Specific Plan

Standards and Guidelines: Project Compliance Worksheet

Section	Standard or Guideline	Requirement	Evaluation
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	Complies: Commercial space GFA= 2,962 sf; site area= 27,393 sf. 1/2 base FAR = 15,066 SF; See sheet T1
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	Complies: No Medical or Dental offices are proposed.
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	Complies per Sheet A2.4. The only roof top equipment is screened by parapets that create the tower elements on each side of the driveway.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	Complies per Sheets A5.1 & A5.2. Maximum height for parapet exceeds maximum building height of 38' by 3'-10", and parapets are integrated with building design.
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	Complies: Fire department access ladders are shown on Sheet A2.4 and are less than 4' above the roof height.
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	Complies: Sidewalks and planters are within the front setback. See Landscape drawing L1.
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	Complies: No parking is within the front setbacks. See site plan, sheet A1.1a
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	Complies: Entrances are within 2' of setback. Please see Sheet A1.1a.
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	Complies: There are no building elements that project beyond the setback.
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	Complies: Awnings below second floor line are the only building elements projecting into the setback. See A5.4

F1

Section	Standard or Guideline	Requirement	Evaluation
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	Complies: With the exception of awnings there are no building projections beyond the primary building façade.
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	Complies: See Sheet A5.4. Awnings project 3' max. from building face at front setback and are mounted higher than 8' above sidewalk.
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	Not Applicable: The project is not within these locations.
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	Not Applicable: Table E-3 shows that Building Breaks are prohibited for this project (zone ECR-NW).
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	Not Applicable: Table E-3 shows that Building Breaks are prohibited for this project (zone ECR-NW).
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	Not Applicable: Table E-3 shows that Building Breaks are prohibited for this project (zone ECR-NW).
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	Not Applicable: Table E-3 shows that Building Breaks are prohibited for this project (zone ECR-NW).
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	Not Applicable: Table E-3 shows that Building Breaks are prohibited for this project (zone ECR-NW).

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	Not applicable: The project is not within these locations or zoning.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	Not Applicable: The project is not within these locations or zoning.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	Not Applicable: The project is not within these locations or zoning.
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	Complies: Refer to Sheet A5.4. Modulation greater than 5' in length and 2' deep at ends of both commercial units, and at the right-center.

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Section	Standard or Guideline	Requirement	Evaluation
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	Complies: Refer to Sheet A5.4. Modulation greater than 20' in length and 6' deep at center of frontage where auto breezeway occurs.
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	Complies: refer to Sheet A5.4. Height modulation greater than 4' between tower forms and fenestration pattern changes.
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	Complies: refer to Sheet A5.4. Materials change from stucco to horizontal siding and building color changes at minor modulation.
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.	Complies: refer to Sheet A5.4. Awnings, recessed windows and overhangs have been incorporated into the building design.
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	Not applicable: the building profile does not extend above the 38'-0" maximum facade height.
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	Not applicable: the building profile does not extend above the 38'-0" maximum facade height.
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	Not applicable: the building profile does not extend above the 38'-0" maximum facade height.
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	Not applicable: the building profile does not extend above the 38'-0" maximum facade height.
E.3.4.4 Upper Story Façade Length			
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	Not applicable: the building profile does not extend above the 38'-0" maximum facade height.

E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space.	Complies: Refer to Sheet A5.4. Floor to floor height greater than 15' (note: height approximately 15'-3")
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	Complies: Refer to Sheet A5.4. Storefront windows are noted as having with clear glass on sheet A5.4 and greater than 50% of the wall area. (note: approximate glazing 60 percent of commercial frontage)
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	Complies: Refer to Sheet A5.4. Entries face street.
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	Complies: Refer to Sheet A5.4. Entries face street with awnings and landscaped planters. See landscape drawings for further information.
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	Not Applicable: The project has ground floor commercial. See Sheet A1.1a.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	Complies: Refer to Sheet A5.4, L1. The facade is articulated with variety of materials and modulation. Blank walls are minimal and planters are placed forward of walls adjacent to auto breezeway.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	Not applicable: Street facing residential units are located on the 2nd floor. Guideline implies units on interior of project would not apply.
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	Complies: Refer to A5.4 and A9.1. Architectural projections are intricate components of the façade design for the purposes listed in the guidelines.
Building Entries			
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Complies: Refer to Sheet A5.4, L1. Residential entry to housing units is prominent with pedestrian vestibule with stair case and through courtyard beyond to townhouse units with private entries.

E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	Complies: Refer to Sheet A5.4. Entries are recessed and have awnings.
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	Complies: Street level entries include two commercial and one residential.
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	Not applicable, street facing residential units are on the 2nd floor.
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	Not applicable, street facing residential units are on the 2nd floor.
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Complies: Recesses spaces are used for building entries. Please see Sheet A1.1a.
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	Complies: Refer to Sheet A5.4. Storefront windows are recessed a minimum of 6".
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	Complies: Refer to Sheet A5.4. Storefront windows are greater than 50% of the facade area and have clear glass.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	Complies: Storefronts are integral with the overall building design. Please see Sheet A5.4
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	Complies: See Sheet A1.4 for streetscape and relationship to adjacent buildings.
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	See Comment: Sheet A5.4 which shows how signage and window sizes and placement provide variety and interest to the building façade. Actual signage not proposed with project.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	Complies: refer to Sheet A5.4. Storefront bays are less than 20' in length and recessed from pilasters. Awnings are as wide but not wider than bays to reinforce and articulate bays.
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	Complies: Refer to Sheet A5.4. Both commercial spaces have direct access from the public sidewalk with two sets of entry doors for each commercial unit.
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	Partially Complies: Commercial entries are recessed only one foot from outside wall face, but awnings provide shelter from weather and shading. Planters provide landscape adjacent to entries. Sidewalk paving is not changed at entry points to commercial spaces. See A5.4., L1.

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E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	Complies: Refer to Sheet A5.4 which notes storefronts are un-shuttered.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	Complies: While this is a tenant issue, the design intent is that the storefront windows will not be obscured by interior furnishings of this nature but will be left open for circulation and visibility.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	Complies: The façade is designed to accommodate signage above the commercial spaces and not on the storefront.
E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	Complies: Refer to Sheet A1.3a for the open space calculations and unit plans. Private decks and patios that meet the open space criteria have been included.
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	Complies: Refer to Sheet A1.3a for the open space calculations. Private decks and patios that meet the open space criteria have been included and occur on ground or second level.
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	Complies: Decks have been incorporated into the building modulation.
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	Partially Complies: Refer to sheet L1. Usable common open space is not provided except that hardscape / paver areas & walks are available for the residents and the public and treated like open space for visual appeal with landscape. This space is shared with automobile access.
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	Partially Complies: See A1.1a and L1 and unit plans. Townhouse units have private backyards and second floor decks. Private yards are not at the living level. Stairs provide a connection from living level to yard area, but the connection is not an extension of the indoor living area. Two-level units on upper floors have private decks at the living level.

E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	Complies: Adequate landscape is provided. See Landscape Drawings.
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	Complies. Adequate landscape is provided. See Landscape Drawings. Compliance with the Water Efficient Landscaping Ordinance would be required as part of the conditions.
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	Complies: refer to Sheet A5.4. The project has one centralized driveway, replacing two existing driveways. The parking is located behind the commercial building and away from the street.
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	Complies: See A1.1a. A single driveway & curb cut serves the site. Residential parking is primarily in private garages.
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	Complies: See Al.1.a. Minimal service access is anticipated, locating access on secondary streets or alleys (other than the auto court) and to the rear of the building is not feasible.
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	Not Applicable: No loading docks are planned.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	Not Applicable: No loading docks are planned.
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	Complies: See A1.1a and L1. Surface parking is located behind the commercial building and incorporates trees and landscaping. Please see the Landscape drawings.
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	Complies: Utilities including the transformer will be located below grade. Please see the Utility drawings.
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	Complies: Electrical and Gas metering is located behind fenced enclosures. Landscape partially screens backflow preventer.

Parking Garages			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	Not Applicable: No parking garages are planned.
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	Not Applicable: No parking garages are planned.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	Not Applicable: No parking garages are planned.
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	Not Applicable: No parking garages are planned.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	Not Applicable: The project is not proposing a shared parking reduction. Informal sharing may take place in the future, although this would not be permitted if it creates overflow parking issues.
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	Not Applicable: No parking garages are planned.
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	Applicant Statement: All applicable citywide sustainability codes and requirements shall be observed.
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	Applicant Statement: The current standards at the time of this submittal are being applied.

Leadership in Energy and Environmental Design (LEED) Standards			
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be required for: • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	See Sheet A7.1 for LEED silver equivalent and Sheet A1.1a for the electric charging stations. LEED certification will be required by the conditions of approval.

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Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	Not applicable: Project is not on a lot one acre or larger in size.
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	Complies: See unit plans. Townhomes have windows on both ends and have open floor plans to allow natural light into the interiors. Upper level two-story units have shallow depths and windows on multiple walls. Commercial unit depths are shallow.
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	Complies: Residential living areas and Commercial spaces are provided with generous sized windows. Some units have two story windows or clerestory windows in tall volume spaces.
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	Complies: Recessed window areas and metal canopies provide shading control for most larger windows
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	Complies: The project is within the train station area and is provided with street trees.

E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	Complies: All residential units have operable windows.
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	Partially Complies: Solar panels are not being provided at this time, however, the building will be "solar-ready" as required by code.
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	Complies: All residences and commercial spaces shall have recycling containers.
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	Partially Complies: The project will incorporate cool roofs to reduce cooling loads. Most of the residential units have private backyards and all units have balconies. With the relatively small size of the project and the amount of proposed open space, a green roof is not strictly necessary.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	Complies: The project will use porous pavers. Please see the Landscape and Civil drawings.
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	Complies: Many trees are integrated into the project. See the Landscape drawings.
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	Complies: See the Landscape drawings for proposed planting material.
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	Applicant's Statement: An efficient irrigation system consistent with the City's Municipal Code will be provided.
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	Complies: See Sheet A5.1, A5.2, and A5.3 for exterior wall mounted light fixtures. Fixtures have low cut-off angles.
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	Complies: See Sheets A1.1a for ceiling mounted exterior light fixtures in the driveway and parking areas.
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	Complies: Lighting shall be provided that meet applicable State and Local codes and provide safety to the occupants and their guests. Please see E.3.8.17 & E.3.8.18.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Complies: Lighting shall be provided that meet applicable State and Local codes and to meet LEED equivalent certification.

E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	Complies: Lighting controls shall be provided that meet applicable State and Local codes.
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	Complies: Construction and demolition materials will be recycled as part of the LEED certification or equivalent process.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	Complies: Identifiable recycled materials shall be used as part of the LEED certification or equivalent process.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	Complies: Local building materials, components and systems shall be used as part of the LEED certification or equivalent process.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	Complies: Space has been provided for recycling for both the residences and the commercial spaces.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	Complies: Materials from renewable sources shall be used as part of the LEED certification or equivalent process.

Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

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August 12, 2014
(Revised June 16, 2015 & July 30, 2015)

Mr. Mohammad Mortazavi
220 Elena Ave.
Atherton, CA 94027

Dear Mr. Mortazavi,

RE: 1283, 1285, 1295 EL CAMINO REAL, MENLO PARK

This site is all buildings and parking with all trees along the property line or trees overhanging from neighboring properties. This report is on 13 trees with 4 trees on neighboring properties. Six trees, all sycamores, are considered street trees. I have seen a proposed site plan and all trees are to remain, except tree #5 and trees with a very low condition rating.

Each tree was assigned a number that coordinates with the existing site plan. Each tree was measured, or estimated, at 54 inches above grade. Each tree was given a condition rating, which is a combination of general tree health and structure. The following table will help with the condition rating:

0	–	29	Very Poor
30	–	49	Poor
50	–	69	Fair
70	–	89	Good
90	–	100	Excellent

The comments column helps explain the condition rating and any other individual tree location and/or characteristic or maintenance.

Regardless of the type of construction proposed, tree protection will probably be the same for all. As trees #1-#6, and #13 are perimeter trees, fencing at the lot setbacks of at least 5 feet from the fence should be sufficient. If, however, more room can be given, especially with trees #1, #5 (proposed for removal), and #6 it would be better.

The street trees, #7-#12, can be fenced along the curb and inside edge of the sidewalk and along driveway entrances. This will give these sycamores enough protection. The sidewalk openings are to be enlarged and trees #8 and #9 are in the proposed new entrance driveway and are to be removed. Two more street trees are to be added. All tree protection should be in place prior to demolition. To protect underlying roots, leave the existing asphalt as the last phase of demolition and perhaps construction. Have these two areas inspected for root depth and placement to determine how many, if any, will be impacted or cut. I recommend deep root fertilization of the trees now and repeat next spring.

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Trees #1 & #6 are both coast live oaks, *Quercus agrifolia*. Tree #1 is located in back and #6 is a two-trunked tree located about midway on the north side easterly of #1.

Tree protection details for trees #1 and #6 are as follows: Wrap the trunks with wood and several layers of orange plastic snow fencing. This will protect the trunks from most physical injuries. On the south side of tree #6 there is existing paving nearly up to the trunk; leave this paving until the last phase of construction as root zone protection.

When the existing paving is removed, carefully pull it away from the trunk to reduce impacts to lower roots. Have the area inspected and discuss the depth of excavation for the new patio and home foundation, pervious driveway, or any other excavation with the contractor. If significant numbers of roots 3 inches in diameter and larger are encountered, a concrete driveway should be considered.

The proposed pervious driveway will have a profile of 12 to 14 inches that would generally impact roots. Since there is an existing asphalt driveway that, as reported to me, has a 12-inch profile. Therefore, proposed excavation may only have minimal impacts. See the proposed tree fencing locations on the site plan.

General tree protective fencing is also to keep construction materials away from the trees. Place fencing along the back fence and 5 feet away from the fence. To some degree, new tree planting impacts can be reduced by these protective zones. Tree planting holes should be hand dug so that large tree root damage can be reduced. Tree fencing also is to keep excavation and trenching away from the protected trees. Any tree protection zone encroachment must be approved by the site and city arborists.

I have reviewed the proposed site plans for drainage, landscaping, etc. and found them to be acceptable.

I think this report is accurate and based on sound arboricultural principles and practices as best as my knowledge of information provided can give.

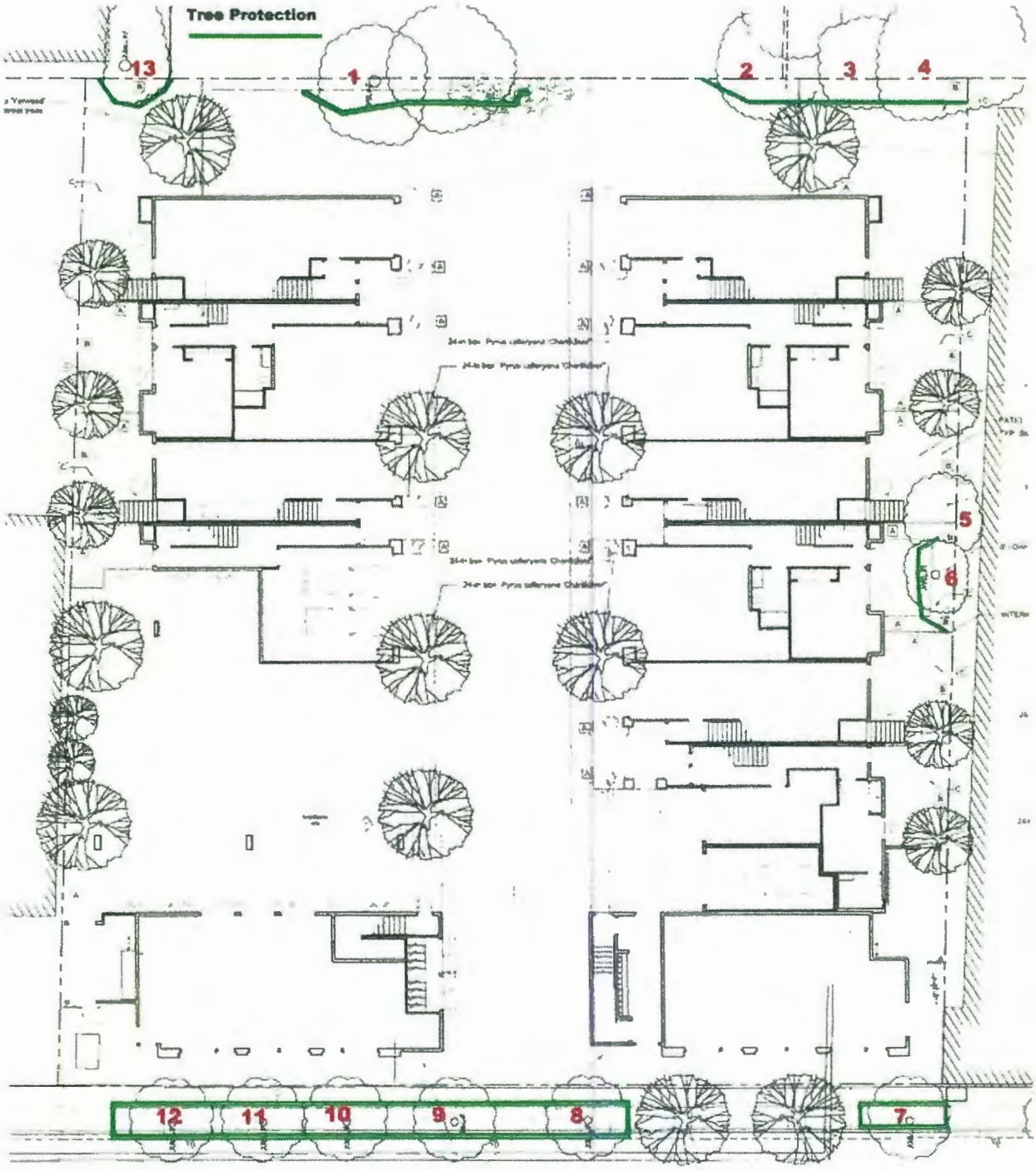
Sincerely,

Richard L. Huntington
Certified Arborist WE #0119A
Certified Forester #1925

RLH:pmd

Tree Survey

Tree #	Species	DBH (inches)	Condition (percent)	Comments
1	Coast Live Oak	23.8	70	Leans onto fence & damaging bark. Tree has about a 14 foot overhang; ½ of roots covered by asphalt; remove asphalt carefully; fence at 10 feet.
2	California Pepper	30 (est.)	20	This is a neighboring tree. Tree has about a 10-foot lot overhang. Top of tree is dead with only lower trunk sprouts. Prune back. Remove asphalt carefully; fence at 10 feet. Neighbor should be notified of this hazardous situation.
3	Canary Pine	16 (est.)	70	This is a neighboring tree; 4 to 5 feet from fence with about a 15-foot lot overhang. Fence at 5-foot setback.
4	Canary Pine	18 (est.)	70	This is a neighboring tree; 4 to 5 feet from fence with about a 10-foot lot overhang. Fence at 5-foot setback.
5	Catalpa	25.9 @ 10"	65	Forks at 2 feet into 4 trunks. Paving up to trunk covers over ½ of the root zone. Remove ivy. See body of report. Proposed for removal.
6	Coast Live Oak	18.5	70	Forks at 7 feet with ivy around base; ½ of root zone is covered by paving. Remove ivy.
7	Sycamore	12.2	70	Street tree; roots covered by concrete.
8	Sycamore	10.4	70	Street tree; roots covered by concrete.
9	Sycamore	10.4	70	Street tree; roots covered by concrete.
10	Sycamore	9.6	70	Street tree; roots covered by concrete.
11	Sycamore	6.1	65	Street tree; roots covered by concrete.
12	Sycamore	11.3	65	Street tree; roots covered by concrete.
13	Black Walnut	24 (est.)	35	This is a neighboring tree. Significant decay at main crotch. About a 19-foot lot overhang. Prune back. Fence off at 10 feet from the trunk. Neighbor should be notified of this hazardous situation.


Tree Protection
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1283-1295 El Camino Real Project
El Camino Real/Downtown Specific Plan Program EIR – Conformance Checklist

Introduction

The City of Menlo Park (City) has developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area over the coming decades. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to "enhance the community life, character and vitality through mixed use infill projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real." The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area. The Plan builds upon the El Camino Real/Downtown Vision Plan that was unanimously accepted by the Menlo Park City Council on July 15, 2008.

On June 5, 2012, the City Council certified the Menlo Park El Camino Real and Downtown Specific Plan Program EIR (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units.

Mohammad Mortazevi has submitted an application for a 29,896 square foot mixed-use building comprised of approximately 2,000 square feet of commercial area and 15 apartment units. The project site is consists of two parcels at 1283-1285 and 1295 El Camino Real, which are currently occupied by two existing commercial buildings. The proposed project would demolish the existing buildings, parking and improvements. The property is part of the Specific Plan area, and as such may be covered by the Program EIR analysis. The intent of this Environmental Conformity Analysis is to determine: 1) whether the proposed project does or does not exceed the environmental impacts analyzed in the Program EIR, 2) whether new impacts have or have not been identified, and 3) whether new mitigation measures are or are not required.

Existing Condition

The subject parcels are located at 1283-1285 and 1295 El Camino Real, on the west side of El Camino Real southeast of the intersection of Valparaiso/Glenwood Avenues and El Camino Real, which is part of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The adjacent properties are occupied by commercial uses, including an automotive repair and motel. The property across El Camino Real is a large vacant multi-parcel site addressed 1300 El Camino Real, which is the location of a

H1

proposed mixed-use retail-office development that is currently going through the entitlement phase.

The project site consists of two adjacent parcels (Assessor's Parcel Numbers: 071-103-030 and 071-103-040) of approximately 0.62 acres (27,362 square feet). 1283-1285 El Camino Real is currently developed with a commercial building consisting of a clothing store and hair salon. 1295 El Camino Real has most recently been occupied by personal service and office uses.

Proposed Project

The project includes the demolition of two existing commercial buildings and the construction of a new three-story mixed-use development comprised of 1,997 square feet of commercial space and 15 residential apartment units. The project would be developed with two three-story structures.

Parking would consists of 24 residential spaces (five in a tandem layout) and 8 commercial spaces. Access to the project site is from a 26 foot wide driveway from El Camino Real. Permeable pavers are proposed in the driveway and on the surface parking. Landscaping is proposed around the perimeter of the project site.

In addition, the proposal includes the removal of one heritage tree: a catalpa in poor/fair condition at the middle-right of the parcel. The project requires architectural control review and approval by the Planning Commission

Environmental Analysis

As discussed in the introduction, this comparative analysis has been undertaken to analyze whether the project would have any significant environmental impacts that are not addressed in the Program EIR. The comparative analysis discusses whether impacts are increased, decreased, or unchanged from the conclusions discussed in the Program EIR. The comparative analysis also addresses whether any changes to mitigation measures are required.

As noted previously, the proposal is a mixed-use project, demolishing the existing commercial buildings. Assuming full occupancy, the proposed project is estimated to generate 2 new AM peak hour trips and 0 net new PM peak hour trips. Based on this level of vehicle traffic, a detailed traffic study is not required, as long as the land use assumptions on site are consistent with those outlined in the Specific Plan. The proposed project is consistent with the Specific Plan land uses. The proposed project will be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Downtown Specific Plan Final Environmental Impact Report.

Aesthetic Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that the project would not have a substantial adverse effect on a scenic view, vista, or designated state scenic highway, nor would the project have significant impacts to the degradation of character/quality, light and glare, or shadows.

Implementation of the proposed project would result in the construction of a mixed-use development. Similar development concepts were evaluated under the Specific Plan EIR, and determined that changes to the visual character would not be substantially adverse, and the impact would be considered less than significant. The proposed project is subject to the Planning Commission architectural control review and approval, which includes public notice and ensures aesthetic compatibility. Therefore, the proposed project would not result in any impacts to the existing visual character of the site and its surroundings.

Similar development concepts were evaluated under the Specific Plan EIR, and determined that changes to light and glare would not be substantially adverse, and the impact would be less than significant. The Specific Plan includes regulatory standards for nighttime lighting and nighttime and daytime glare. Therefore, the proposed project would not result in any impacts associated with substantial light or glare.

As was the case with the Specific Plan, the proposed project would not have a substantial adverse effect on a scenic view or vista, a state scenic highway, character/quality, or light and glare impacts. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Agriculture Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that no impacts would result with regard to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or any area zoned for agricultural use or forest land.

As was the case with the Program EIR, the proposed project would not result in any impacts to farmland, agricultural uses, or forest land. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Air Quality

Impacts would be the same as the Specific Plan.

AIR-1: The Program EIR determined that emissions of criteria pollutants associated with construction would be significant, and established Mitigation Measures AIR-1a and AIR-1b to address such impacts. Mitigation Measure AIR-1a would be applied to this proposal. However, the Program EIR concluded that impacts could still be significant and unavoidable even with implementation of such mitigations. The proposed project would construct a mixed-use building comprised of approximately 2,000 square feet of commercial space and 15 residential units would not involve the type of large-scale construction activities that would create additional impacts, and the proposed project

would be well below the 220 dwelling-unit construction screening threshold adopted by the Bay Area Air Quality Management District. As a result, implementation of Mitigation Measure AIR-1b is not required for this project.

AIR-2: The Program EIR determined that the Specific Plan would have long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute to an air quality violation (due to being inconsistent with an element of the *2010 Clean Air Plan*), and established Mitigation Measure AIR-2 requiring implementation of Mitigation Measure TR-2 regarding Transportation Demand Management (TDM) strategies to address this impact. However, the Program EIR noted that TDM effectiveness cannot be guaranteed, and concluded that the impact would be significant and unavoidable. The proposed project would be consistent with the Program EIR analysis, and as such would be required to implement Mitigation Measure AIR-2.

AIR-3: The Program EIR determined that the Specific Plan would increase levels of Toxic Air Contaminants (TACs) due to increased heavy duty truck traffic, but that the impacts would be less than significant. The proposed project would not generate an unusual amount of heavy truck traffic relative to other commercial or multi-family developments due to the limited nature of the construction, and the proposed project's limited share of overall Specific Plan development would be accounted for through deduction of its totals from the Specific Plan Maximum Allowable Development. The health risks posed by Plan-generated traffic on El Camino Real would remain less than significant.

AIR-4: The Program EIR concluded that the Specific Plan would not have a substantial adverse effect pertaining to Particulate Matter ($PM_{2.5}$). The proposed project is consistent with the assumptions of this analysis.

AIR-5, AIR-6, AIR-7, AIR-8, AIR-10, and AIR-11: The Specific Plan determined that the introduction of sensitive receptors, specifically new residences, to an environment (near El Camino Real and the Caltrain tracks, as well as to a zone in proximity to the SRI International campus) with elevated concentrations of TACs and $PM_{2.5}$ could result in significant or potentially significant impacts (including in the cumulative scenario), and established Mitigation Measures AIR-5, AIR-7, and AIR-10 to bring impacts to less than significant levels. Although the project site is in proximity to the Caltrain tracks and El Camino Real, implementing certain components of Mitigation Measure AIR-5 and AIR-6 would reduce cancer risk to a less than significant level. Mitigation Measure AIR-10 would not apply, because the project site is a sufficient distance from the SRI International campus.

AIR-9: The Program EIR determined that the Specific Plan is fundamentally consistent with the growth projections of the Bay Area 2010 Clean Air Plan, particularly with regard to residential development. The project proposes 15 residential units and a small amount of commercial space, which is consistent with the growth projections of the Bay Area 2010 Clean Air Plan.

No new Air Quality impacts have been identified and no new mitigation measures are required for the proposed project.

Biological Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that less than significant impacts would result with regard to special status plant and wildlife species, sensitive natural communities, migratory birds, and jurisdictional waters and wetlands upon implementation of the recommended Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, BIO-5a through BIO-5c, and BIO-6a. Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, and BIO-5a through BIO-5c would apply to the project, but BIO-6a would not (it is limited to projects proposing development near San Francisquito Creek). The analysis also found that the Specific Plan would not conflict with local policies, ordinances, or plans. The Project site is fully developed and within a highly urbanized/landscaped area.

The Project site provides little wildlife habitat and essentially no habitat for plants other than the opportunity ruderal species adapted to the built environment or horticultural plants used in landscaping. The Project would not result in the take of candidate, sensitive, or special-status species.

The proposal includes the removal of one heritage tree, and the planting of approximately 23 new trees. The Program EIR determined that no mitigation would be required with implementation of the Heritage Tree Ordinance Chapter 13.24 which requires a planting replacement at a 2:1 basis for commercial projects. Additionally, the City of Menlo Park's Building Division provides "Tree Protection Specification" measures and procedures to further insure the protection of heritage trees during construction. Compliance with these existing code requirements, guidelines, and Tree Protection Specification measures and procedures, coupled with additional tree planting, would mitigate the impact of any loss of protected trees and would constitute consistency with local ordinances designed to protect existing tree resources. The impact would be less than significant.

With implementation of the proposed project, construction activities would occur on an existing developed site. Therefore, as with the Program EIR, the proposed project would result in less than significant impacts to biological resources and no new Mitigation Measures would be required. The proposed project would also not conflict with local policies, ordinances, or plans, similar to the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Cultural Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that no significant impacts to a historic resource would result with implementation of Mitigation Measure CUL-1. The analysis also concluded that the Specific Plan would result in less than significant impacts to archeological resources, paleontological resources, and burial sites with implementation of Mitigation Measures CUL-2a, CUL-2b, CUL-3, and

CUL-4. With regard to the project site, the physical conditions, as they relate to archeological resource, have not changed in the Specific Plan area since the preparation of the Specific Plan EIR. The proposed project would incorporate Mitigation Measure CUL-4 through notations on plan sheets and ongoing on-site monitoring. Mitigation Measure CUL-3 would not be required, as the project would not excavate beyond previously disturbed soil.

In compliance with Mitigation Measure CUL-1, a Historic Resource Evaluation was prepared by Archives & Architecture, LLC, dated March 2015 for the proposed project. The report concluded, the buildings at 1283 and 1295 El Camino Real are not historically significant according to the criteria of the California Register of Historical Resources, and thus are not considered historic resources under CEQA.

In compliance with Mitigation Measure CUL-2, a Cultural Resource Evaluation was Archaeological Resource Management, dated March 4, 2015 for the Project. The report concluded, the archival research revealed that there are no recorded cultural resources located within the study area. No traces of significant cultural materials, prehistoric or historic, were noted during the surface reconnaissance. In the event, however, that prehistoric traces are encountered, the Specific EIR requires protection activities if archaeological artifacts are found during construction.

No new impacts have been identified and no new mitigation measures are required.

Geology and Soils

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to earthquake faults, seismic ground shaking, seismically induced hazards (e.g., liquefaction, lateral spreading, land sliding, settlement, and ground lurching), unstable geologic units, expansive soils, corrosive soils, landslides, and soil erosion would result. No Mitigation Measures are required.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Society, and no known active faults exist on the site. The nearest active fault to the project area is the San Andreas fault which is located approximately seven miles southwest. Although this is the case, the proposed project is located in a seismically active area and, while unlikely, there is a possibility of future faulting and consequent secondary ground failure from unknown faults is considered to be low. Furthermore, the project would comply with requirements set in the California Building Code (CBC) to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. Therefore, the code sets standards for excavation, grading, construction earthwork, fill embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss. No mitigation is required.

Greenhouse Gas Emissions

Impacts would be the same as the Specific Plan.

GHG-1: The Program EIR determined that the Specific Plan would generate Greenhouse Gas (GHG) emissions, both directly and indirectly, that would have a significant impact on the environment. Specifically, the operational GHG using the Bay Area Air Quality District (BAAQMD) GHG Model, measured on a "GHG: service population" ratio, were determined to exceed the BAAQMD threshold. The proposed project's share of this development and associated GHG emissions and service population, would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-1, although it was determined that the impact would remain significant and unavoidable even with this mitigation. For the proposed project, implementation of Mitigation Measure GHG-1 is not necessary as the BAAQMD-identified GHG Mitigation Measures are primarily relevant to City-wide plans and policies.

GHG-2: The Program EIR determined that the Specific Plan could conflict with AB 32 and its Climate Change Scoping Plan by virtue of exceeding the per-capita threshold cited in GHG-1. Again, the proposed project's share of this development and associated GHG emissions and service population, would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-2a and GHG-2b, although it was determined that the impact would remain significant and unavoidable even with this mitigation. The project would be required to install at least one dedicated electric vehicle charging station to meet Mitigation Measure GHG-2a.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hazards and Hazardous Materials

Impacts would be the same as the Specific Plan. The Program EIR determined that a less than significant impact would result in regards to the handling, transport, use, or disposal of hazardous materials during construction operations. The analysis also concluded that the project site is not included on a list of hazardous materials sites, is not within the vicinity of an airport or private airstrip, would not conflict with an emergency response plan, and would not be located in an area at risk for wildfires. The Specific Plan analysis determined that with implementation of Mitigation Measures HAZ-1 and HAZ-3, impacts related to short-term construction activities, and the potential handling of and accidental release of hazardous materials would be reduced to less than significant levels.

The proposed project would involve ground-disturbance activities and demolition of an existing commercial building and as such implementation of Mitigation Measures HAZ-1

and HAZ-3 would be required. Project operations would result in a mixed-use project rather than the existing commercial and office uses. The proposed mixed-use project would not handle, store, or transport hazardous materials in quantities that would be required to be regulated. Thus, project operations would result in similar impacts as that analyzed for the Specific Plan. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hydrology and Water Quality

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to construction-related impacts (i.e., water quality and drainage patterns due to erosion and sedimentation), or operational-related impacts to water quality, groundwater recharge, the alteration of drainage patterns, or flooding would result. The City of Menlo Park Engineering Division requires a Grading and Drainage Permit and preparation of a construction plan for any construction project disturbing 500 square feet or more. The Grading and Drainage (G&D) Permit requirements specify that the construction must demonstrate that the sediment laden-water shall not leave the site. Incorporation of these requirements would be expected to reduce the impact of erosion and sedimentation to a less-than-significant level. No Mitigation Measures are required.

A Hydrology Report was prepared by Triad/Holmes Associates dated March 10, 2015 and determined that the proposed project decreases the amount of runoff, retention is not required. Engineering Division staff have completed preliminary review of this report and the associated civil plans, and tentatively determined that the project should be able to meet the detailed hydrology/grading requirements at the Building Permit stage. Thus, the proposed project would result in less than significant impacts, no new impacts have been identified, and no new mitigation measures are required.

Land Use and Planning

Impacts would be the same as the Specific Plan.

LU-1: The Program EIR determined that the Specific Plan would not divide an established community. The proposed project would involve demolition of an existing single-story commercial site. The Specific Plan would allow for taller buildings, any new development would occur along the existing grid pattern and proposed heights and massing controls would result in buildings comparable with existing and proposed buildings found in the Plan area. The proposed development consists of a three-story building with 15 residential apartment units and 1,997 square feet of commercial space and is subject to architectural review by the Planning Commission. The project would not create a physical or visual barrier, therefore would not physically divide a community. There are no impacts.

LU-2: The Program EIR determined that the Specific Plan would not alter the type and intensity of land uses in a manner that would cause them to be substantially

incompatible with surrounding land uses or neighborhood character. The proposed project is an infill mixed-use development that meets the intent of the Specific Plan. No mitigation is required for this impact, which is less than significant.

LU-3: The Program EIR determined that the Specific Plan would not conflict with the City's General Plan, Zoning Ordinance, or other land use plans or policies adopted for the purpose of mitigating an environmental effect. The General Plan and Zoning Ordinance were amended concurrent with the Specific Plan adoption, and the proposed project would comply with all relevant regulations. No mitigation is required for this impact, which is less than significant.

LU-4: The Program EIR determined that the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to land use. The proposed project, being a part of the Specific Plan area and accounted for as part of the Maximum Allowable Development, is consistent with this determination. No mitigation is required for this impact, which is less than significant.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Mineral Resources

Impacts would be the same as the Specific Plan. The Program EIR noted that the project site is not located within an area of known mineral resources, either of regional or local value.

As was the case with the Specific Plan, the proposed project would not result in the loss of availability of a known mineral resource or mineral resources recovery site. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Noise

Impacts would be the same as the Specific Plan.

NOI-1: The Program EIR determined that construction noise, in particular exterior sources such as jackhammering and pile driving, could result in a potentially significant impact, and established Mitigation Measures NOI-1a through NOI-1c to address such impacts. The physical conditions as they relate to noise levels have not changed substantially in the Specific Plan area since the preparation of the Specific Plan EIR. Therefore construction noise impacts of the proposed project would be less than significant, and these mitigation measures would apply (with the exception of Mitigation Measure NOI-1b, which applies to pile driving activities, which wouldn't take place as part of the project).

NOI-2: The Program EIR determined that impacts to ambient noise and traffic-related noise levels as a result of the Specific Plan would be less than significant. The proposed project's share of this development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

NOI-3: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors, specifically new residences, to a noise environment with noise levels in excess of standards considered acceptable. However, application of Mitigation Measure NOI-3 will reduce this to a less than significant level by requiring assessment by a qualified acoustical engineer to verify that interior sound levels meet relevant criteria.

NOI-4: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors, specifically new residences, to substantial levels of ground borne vibration from the Caltrain tracks. The project area is not adjacent to the Caltrain right-of-way, which has the potential for vibration-related issues. Therefore, the proposed project would not result in any impacts related to ground borne noise or vibration.

NOI-5: The Program EIR determined that implementation of the Specific Plan, together with anticipated future development in the area in general, would result in a significant increase in noise levels in the area. The Program EIR established Mitigation Measure NOI-5 to require the City to use rubberized asphalt in future paving projects within the Plan area if it determines that it will significantly reduce noise levels and is feasible given cost and durability, but determined that due to uncertainties regarding Caltrans approval and cost/feasibility factors, the cumulative impact of increased traffic noise on existing sensitive receptors is significant and unavoidable. The proposed project's share of this development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

No new Noise impacts have been identified and no new mitigation measures are required for the proposed project.

Population and Housing

Impacts would be similar from that analyzed in the Program EIR.

POP-1: The Program EIR determined that the implementation of the Specific Plan would not cause the displacement of existing residents to the extent that the construction of replacement facilities outside of the Plan area would be required. The project includes the demolition of two existing commercial buildings and the construction of a new three-story mixed-use building. Therefore, no residents would be displaced. No mitigation is required for this impact, which is less than significant.

POP-2: The Program EIR determined that the implementation of the Specific Plan would not be expected to induce growth in excess of current projections, either directly or indirectly. The Program EIR found that full build-out under the Specific Plan would

result in 1,537 new residents, well within the Association of Bay Area Governments (ABAG) projection of 5,400 new residents between 2010 and 2030 in Menlo Park and its sphere of influence. Additionally, the Program EIR projected the new job growth associated with the new retail, commercial and hotel development to be 1,357 new jobs. The ABAG projection for job growth within Menlo Park and its sphere of influence is an increase of 7,240 jobs between 2010 and 2030. The Program EIR further determines that based on the ratio of new residents to new jobs, the Specific Plan would result in a jobs-housing ratio of 1.56, below the projected overall ratio for Menlo Park and its sphere of influence of 1.70 in 2030 and below the existing ratio of 1.78.

The project includes the construction of 15 residential apartment units and 1,997 of commercial space. Construction of the project, including site preparation and building demolition phase, would temporarily increase construction employment. Given the relatively common nature and scale of the construction associated with the project, the demand for construction employment would likely be met within the existing and future labor market in the City and the County. The size of the construction workforce would vary during the different stages of construction, but a substantial quality of workers from outside the City or County would not be expected to relocate permanently.

The apartment units would have two to three bedrooms. The units could be utilized by couples and families. As such, the household size would be similar to that used in the Specific Plan. Based on the average household size of 2.38 persons per household (per the Specific Plan), implementation of the project could add approximately 36 people to the City's population. The anticipated population growth from the proposed housing units proposed under the project would represent less than 1 percent of the City's current population and would be approximately less than 1 percent of the City's population growth through 2020. Therefore, the project would not directly result in substantial population growth beyond that expected for the City. No mitigation is required for this impact, which is less than significant.

POP-3: The Program EIR determined that implementation of the Specific Plan, in combination with other plans and projects would not result in cumulatively considerable impacts to population and housing. The EIR identified an additional 959 new residents and 4,126 new jobs as a result of other pending projects. These combined with the projection for residents and jobs from the Specific Plan equate to 2,496 new residents and 5,483 new jobs, both within ABAG projections for Menlo Park and its sphere of influence in 2030. The additional jobs and 36 persons associated with the proposed mixed-use project would not be considered a substantial increase, would continue to be within all projections and impacts in this regard would be considered less than significant. Thus, no new impacts have been identified and no new mitigation measures are required for the proposed project.

No new Population and Housing impacts have been identified and no new mitigation measures are required for the proposed project.

Public Services and Utilities

Impacts would be the same as the Specific Plan. The Program EIR concluded that less than significant impacts to public services, including fire protection, police protection, schools, parks, and other public facilities would result. In addition, the Program EIR concluded that the project would result in less than significant impacts to utilities and service systems, including water services, wastewater services, and solid waste. No mitigation measures were required under the Program EIR for Public Services and Utilities impacts.

The Menlo Park Fire Protection District (MPFPD) currently serves the Project area. MPFPD review and approval of individual development plans is a standard part of the project review process, ensuring that new buildings meet all relevant service requirements. MPFPD have completed initial project review, and have tentatively approved the project for compliance with applicable Fire Code regulations. The project would not intensify development over what has previously been analyzed, nor modify building standards (height, setbacks, etc.) in a way that could affect the provision of emergency services by the MPFPD. Therefore, the project would not result in any impacts resulting in the need for new or physically altered fire facilities.

Public parks near the project area include Burgess Park, Fremont Park, and Nealon Park. Additional public facilities, such as the Library and recreation buildings, are located next to Burgess Park, in the Civic Center. The Project would not intensify development over what has previously been analyzed, and existing public facilities would continue to be sufficient to serve the population of the Project area. Therefore, the proposed project would not result in the demand for new public parks or other public facilities.

The existing water, wastewater, electric, gas, and solid waste infrastructure is adequate to support the proposed project, as the number of residential units and commercial area would not exceed what was previously analyzed, which the current site was developed to support.

No new Public Services and Utilities impacts have been identified and no new mitigation measures are required for the proposed project.

Transportation, Circulation and Parking

As noted previously, the proposal is a mixed-use project, demolishing the existing commercial buildings. Assuming full occupancy, the proposed project is estimated to generate 2 new AM peak hour trips and 0 net new PM peak hour trip. Based on this level of vehicle traffic, a detailed traffic study is not required, as the land use assumptions on site are consistent with those outlined in the Downtown Specific Plan. The project is consistent with the Specific Plan land uses. The project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts.

TR-1 and TR-7: The Program EIR concluded that the Specific Plan would result in significant and unavoidable traffic impacts related to operation of area intersections and local roadway segments, in both the short-term and cumulative scenarios, even after implementation of Mitigation Measures TR-1 and TR-7. The project would pay required TIF (Transportation Impact Fee) and fair-share contributions as part of these mitigations.

TR-2 and TR-8: The Program EIR determined that the Specific Plan would adversely affect operation of certain local roadway segments, in both the near-term and cumulative scenarios. The proposed project's share of the overall Specific Plan development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis.

In addition, the proposed project would be required through the MMRP to implement Mitigation Measure TR-2, requiring submittal and City approval of a Transportation Demand Management (TDM) program prior to project occupancy. However, this mitigation (which is also implemented through Mitigation Measure AIR-2) cannot have its effectiveness guaranteed, as noted by the Program EIR, so the impact remains significant and unavoidable.

TR-3, TR-4, TR-5, and TR-6: The Program EIR determined that the Specific Plan would not result in impacts to freeway segment operations, transit ridership, pedestrian and bicycle safety, or parking in the downtown. The proposed project, using a parking rate supported by appropriate data and analysis, would be consistent with this analysis, and no new impacts or mitigation measures would be projected.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Conclusion

As discussed, the Conformance Checklist is to confirm that 1) the proposed project does not exceed the environmental impacts analyzed in the Program EIR, 2) that no new impacts have been identified, and 3) no new mitigation measures are required. As detailed in the analysis presented above, the proposed project would not result in greater impacts than were identified for the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

References

1. Cultural Resource Evaluation prepared by Archeological Resource Management dated March 4, 2014.

2. Historic Resource Evaluation prepared by Archives and Architecture, LLC dated March 2015.

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3. Hydrology Report prepared by Triad /Holmes Associates dated March 10, 2015.
4. Plans prepared by the Dahlin Group.
5. Staff site visit April 10, 2015.

1283-1295 El Camino Real Project Mitigation Monitoring and Reporting Program

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

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

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

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

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

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

Mitigation Measure BIO-3b: Reduce building lighting from interior sources. a. Dim lights in lobbies, perimeter circulation areas, and atria; b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October); c. Use gradual or staggered switching to progressively turn on building lights at sunrise. d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present; e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				
Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented. ***If no active roosts present:*** no further action is warranted. ***If roosts or hibernacula are present:*** implement Mitigation Measures BIO-5b and 5c.	Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	Prior to tree pruning or removal or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

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

CULTURAL RESOURCES				
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)				
Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior's Standards: ***Site-Specific Evaluations:*** In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old. The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format. ***Treatment in Accordance with the Secretary of the Interior's Standards.*** Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.	A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior's standards, as applicable.	Simultaneously with a project application submittal.	Qualified architectural historian retained by the Project sponsor(s).	CDD **STATUS:** **COMPLETE:** The historic resource evaluation from Archives & Architecture, LLC, dated March 2015, concludes that the property located at 1283-1285 El Camino Real is not a historic resource, and the project will not have an adverse effect on a historic resource, as the property is not eligible for the California Register of Historical Resources. Due to the fact that the property is not eligible for the Register, the project is not required under CEQA to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. 1295 El Camino Real is less than 50 years old and not an exceptional architectural specimen, so its demolition can also proceed.

Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)				
Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).	A qualified archeologist shall complete a site-specific cultural resources study. If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.	Simultaneously with a project application submittal.	Qualified archaeologist retained by the project sponsor(s).	CDD **STATUS:** **COMPLETE:** The cultural resource evaluation, prepared by Archaeological Resource Management and dated March 4, 2014 (date may be a typo- report submitted in March 2015), concludes that the proposed project will have no impact on cultural resources.
Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours. A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).	Ongoing during construction.	Qualified archaeologist retained by the project sponsor(s).	CDD

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

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

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

* When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				
Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.	CDD
Impact NOI-3: The Specific Plan would introduce sensitive receptors to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code. (Potentially Significant)				
Mitigation Measure NOI-3: Interior noise exposure within homes proposed for the Specific Plan area shall be assessed by a qualified acoustical engineer to determine if sound rated walls and windows would be required to meet the Title 24 interior noise level standard of 45 dBA, Ldn. The results of each study shall be submitted to the City showing conceptual window and wall assemblies with Sound Transmission Class (STC) ratings necessary to achieve the noise reductions for the project to satisfy the interior noise criteria within the noise environment of the Plan area.	Interior noise exposure assessed by qualified acoustical engineer and results submitted to City showing conceptual window and wall assemblies necessary to meet City standards.	Simultaneous with submittal for a building permit.	Project sponsors(s) and contractor(s)	CDD

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