Planning Commission



REGULAR MEETING AGENDA

Date: 10/5/2015 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 September 21, 2015 Planning Commission meeting. (Attachment)

D. Public Hearing

- D1. **Use Permit/Ahmad Mohazab/338 Santa Monica Avenue**: 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 width in the R-1-U (Single-Family Urban) zoning district. The project also includes a request for excavation (removal of more than 12 inches of dirt) within the required right side setback associated with the creation of basement lightwells. (*Staff Report #15-016-PC*)
- D2. **Use Permit/Craig Stark/461 Middle Court**: Request to demolish an existing single-story, single-family residence and two accessory structures, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to width in the R-1-S (Single-Family Suburban Residential) zoning district. (*Staff Report #15-017-PC*)

E. Regular Business

F. Commission Business

G. Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

Regular Meeting: October 19, 2015
Regular Meeting: November 2, 2015
Regular Meeting: November 16, 2015
Regular Meeting: December 7, 2015

J. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting Vanh Malathong at 650-330-6702. (Posted: 9/30/2015)

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

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time 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.

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 10/5/2015 Staff Report Number: 15-016-PC

Public Hearing: Use Permit/Ahmad Mohazab/338 Santa Monica

Avenue

Recommendation

Staff recommends that the Planning Commission approve 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 width in the R-1-U (Single-Family Urban) zoning district, at 338 Santa Monica Avenue. The project also includes a request for excavation (removal of more than 12 inches of dirt) within the required right side setback associated with the creation of basement lightwells. 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 on the east side of Santa Monica Avenue, between Nash Avenue and Gilbert Avenue. A location map is included as Attachment B. The contiguous parcels along the east side of Santa Monica Avenue also contain single-family residences that are likewise zoned R-1-U, with a mix of one-and two-story structures. Across Santa Monica Avenue to the west lies Seminary Oaks Park and single-family homes on Seminary Drive, all of which are zoned R-1-S. The surrounding neighborhood contains a broad mix of architectural styles, including Mediterranean, craftsman, and ranch styles, among others. The subject property is substandard with a lot width of 60 feet, where 65 feet is required.

Analysis

Project Description

The applicant is proposing to remove the existing single-story, single-family residence and attached one-car garage to construct a new two-story, single-family residence with a basement and an attached two-car garage. 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 proposed residence would be a five-bedroom, four-and-a-half-bathroom home. The first-story living space would consist of an open floor plan kitchen, dining, and family room area; a living room off of the front entry; and a powder room. The second story would contain three bedrooms and three bathrooms,

with a balcony off of the central hallway facing the front yard, and a second balcony off of the master bedroom located at the rear of the house. These balconies would meet the 20-foot side and 30-foot rear setbacks for balconies and decks above the ground floor. The front right-side bedroom would also feature an accessible outdoor space enclosed by a railing, similar to a Juliet balcony. The space is not regulated as a balcony because it does not project more than 18 inches from the wall of the building, as defined by the Zoning Ordinance. The basement would have two bedrooms, each with lightwells for egress; one bathroom; and a game room with access to a sunken courtyard at the rear of the structure. The right-side basement lightwells are proposed to encroach into the required six-foot side yard setback and require a use permit for excavation, as discussed in the following section.

The single-story portion of the garage roof would include a recessed area to hold air conditioning equipment for the residence. As required by the Zoning Ordinance, the recessed well would need to be of adequate depth to screen the equipment from view as observed at an eye level horizontal to the top of the roof-mounted equipment. Additionally, sounds emitted by the equipment would not be permitted to exceed 50 decibels at a distance of 50 feet from the equipment.

The floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance. Aside from the excavation associated with the right-side lightwells, the new structure would comply with all setback requirements. Additionally, the structure would comply with the daylight plane for a two-story home in the R-1-U zoning district.

Design and Materials

The applicant states that the proposed residence would be built in a contemporary style, with flat rooflines and eaves, large windows, and numerous connections between the indoor and outdoor via balconies, patios, and sunken courtyards. Stucco would be the primary cladding material for the residence. The building would feature other cladding materials and architectural accents for increased visual interest, such as long bands of horizontal wood siding on the sides and rear, a wood front door and garage door, and a stainless steel cable lattice on the proposed right-side elevation for climbing vines. The closest distance between the proposed residence and the front property line would increase from 27 feet, eight inches to 30 feet, eight inches, keeping with the contextual front setback of the adjacent properties on Santa Monica Avenue.

The project plans show that the windows for the proposed structure would be wood, clad with aluminum. On the right-side elevation, which would be the elevation closest to a required setback line, only two second-story windows are proposed, with sill heights of two feet, seven inches. The windows would be located within a walk-in closet, which would typically see less traffic and use than other rooms in the residence. The left-side elevation would be set back roughly 17 feet from the side property line, and would include second-story windows in the master bedroom, stairwell, and a bathroom. The sill heights for these windows would vary from six inches to two feet, 10 inches. The existing Italian cypresses and 21-inch redwood tree proposed to remain on the left side of the property may help to reduce the visibility from some of the windows into the neighboring property.

The applicant has worked with the adjacent right-side property owner to reduce the size of the basement lightwells and soften the right-side façade with the lattice wall for climbing plants, as previously mentioned. Given the variety of architectural styles and number of two-story homes in the neighborhood, as well as

the variation in materials and architectural accents proposed, staff believes that the scale, materials, and style of the proposed residence are consistent with the broader neighborhood.

Excavation

Per Zoning Ordinance requirements, excavation in a required setback requires use permit approval. The proposed residence would include a basement, and the lightwells are needed to meet minimum building code requirements for egress and light/ventilation from a basement-level bedroom. The lightwells would encroach into the required six-foot setback at the front right side of the proposed building by a maximum of two feet. The lightwell would not create any heritage tree impacts. Visibility of the lightwell from other properties or the public right of way would be minimized by existing landscaping, and the size of the excavation would be limited, relative to the size of the side setback.

Trees and Landscaping

At present, there are 29 trees on or in close proximity to the project site, all of which are proposed to remain. An arborist report for the project is provided as Attachment F. Two of the trees are heritage southern magnolia street trees, and a third tree, a 22-inch fan palm, is located on the adjacent lot to the right. The project arborist indicates that the planned driveway will be within the dripline of several Italian cypress trees. Excavation areas within the dripline of trees on the site will be hand dug under supervision of the project arborist. Otherwise, the demolition of the existing residence and construction of the proposed residence are not anticipated to adversely affect trees on the project site. Standard heritage tree protection measures will be ensured through recommended condition 3g.

Correspondence

The applicants indicate that they contacted adjacent neighbors and provided the plans for their review. The neighbor to the right requested that the right-side lightwells be reduced in size, and that the right-side façade be softened in appearance through landscape plantings. The applicant has accommodated this neighbor's requests. At this time, staff has received no correspondence regarding the proposed project.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. The positioning of the residence on the lot would maintain the contextual front setback of the adjacent structures; the applicant has attempted to address the right-side neighbor's concerns about the lightwells and façade; and all existing trees on the lot are proposed to remain, providing significant screening for the adjacent properties. The floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance, and the new structure would be within the daylight plane requirements. 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: Tom Smith, Associate Planner

Report reviewed by:

Thomas Rogers, Interim Principal Planner

338 Santa Monica Avenue - Attachment A: Recommended Actions

LOCATION: 338 Santa Monica Avenue PROJECT NUMBER: APPLICANT: Ahmad Mohazab OWNER: Kelvin Chan and Diana Juan

REQUEST: Use Permit/Ahmad Mohazab/338 Santa Monica Avenue: 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. The project also includes a request for excavation (removal of more than 12 inches of dirt) within the required right side setback associated with the creation of basement lightwells.

DECISION ENTITY: Planning
Commission

DATE: October 5, 2015

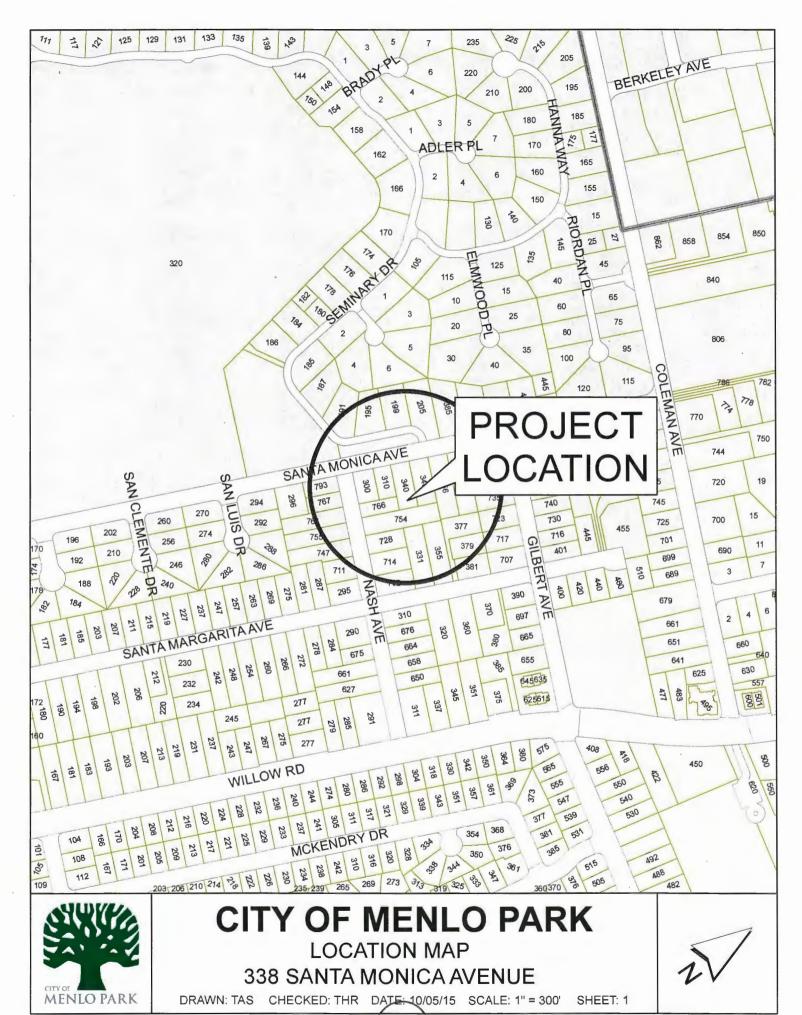
ACTION: TBD

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.
- 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 Tecta Associates, consisting of 15 plan sheets, dated received on September 14, 2015, and approved by the Planning Commission on October 5, 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.

PAGE: 1 of 1



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338 Santa Monica Avenue – Attachment C: Data Table

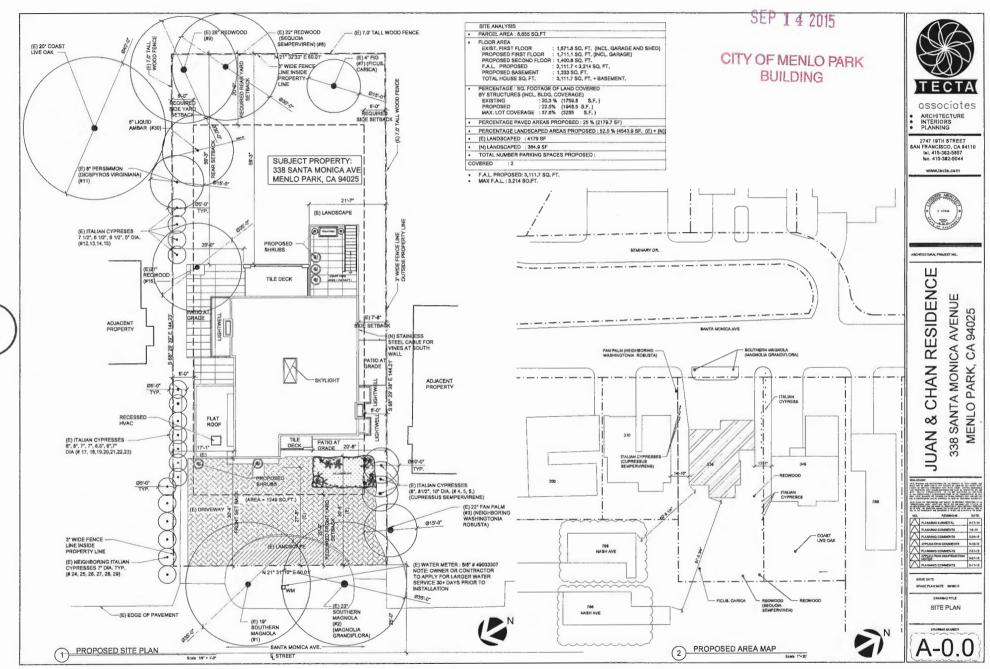
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Lot area	8,655.0	sf	8,655.0	sf	7,000	sf min.
Lot width	60	ft.	60	ft.	65	ft. min.
Lot depth	144.2	ft.	144.2	ft.	100	ft. min.
Setbacks						
Front	30.3	ft.	27.6	ft.	20	ft. min.
Rear	59.3	ft.	88.2	ft.	20	ft. min.
Side (left)	6	ft.	3.5	ft.	6	ft. min.
Side (right)	6	ft.	7.6	ft.	6	ft. min.
Building coverage	1,948.5	sf	1,759.8	sf	3,029.3	sf max.
	22.5	%	20.3	%	35	% max.
FAL (Floor Area Limit)	3,114	sf	1,571.5	sf	3,213.7	sf max.
Square footage by floor	1,277.6	sf/1st	1,190	sf/1st		
	1,400.6	sf/2nd	91.8	sf/shed		
	1,333	sf/basement	289.7	sf/garage		
	435.8	sf/ garage	188.3	sf/porch		
	220.9	sf/porch		b .		
	14.2	fireplaces				
Square footage of buildings	4,682.1	sf	1,759.8	sf		
Building height	26	ft.	15.8	ft.	28	ft. max.
Parking	2 co\	/ered	1 cov	ered	1 covered/1	uncovered
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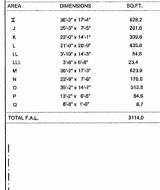
Trees

Heritage trees	6*	Non-Heritage trees	23	New Trees	0
Heritage trees proposed	0	Non-Heritage trees	0	Total Number of	29
for removal		proposed for removal		Trees	

^{*}Includes two street trees and one tree on right-side adjacent property

RECEIVED





PROPOSED SECOND FLOOR PLAN

PROPOSED FLOOR AREA LIMIT CALCULATION

REA	DIMENSIONS	SQ.FT,
Ι.	36'-3" x 17'-4"	628.2
J	35'-3" x 7'-5"	261.6
K	22'-0" x 14'-1"	309,8
L	21'-0" x 20'-9"	435.8
LL	3'-10" x 14'-3"	54.8
LLL	3'-6" x 6'-6"	23,4
R	18'-5" x 9'-0"	165,8
S	8'-10" x 4'-0"	35,32
SS	13'-2" x 1'-6"	19.8
SSS	1'-3" x 4'-9"	5.9
SSSS	1'-9" x 4'-9"	8.3
TOTAL		1948,5

REA	DIMENSIONS	SQ.FT,
т	14'-0" x 20'-4"	284.5
U	7'-8" x 12'-8"	97.2
V	3'-6" x 5'-1"	17.8
w	3'-6" x 5'-3"	18.4
x	22'-0" x 2'-0"	44
xx	13'-2" x 2'-6"	32,9
Y	5'-6" x 17'-4"	95.3
z	6'-8" x 26'-4"	175.6
ZZ	9'-3" x 9'-0"	83.3
222	11'-0"x 7-5"	81.6
TOTAL		930.7



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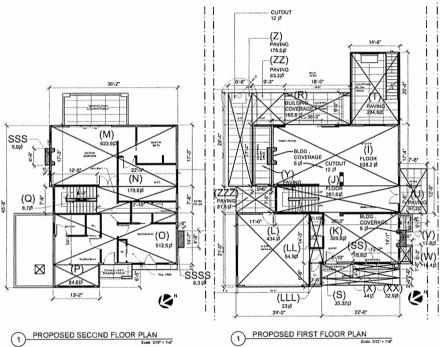
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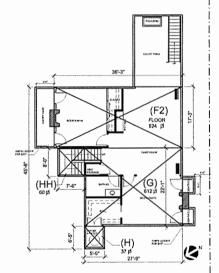
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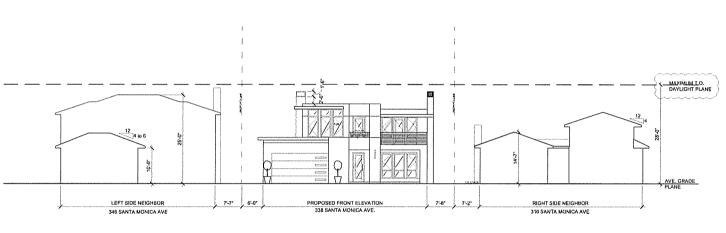
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TOTAL

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EXISTING		
FLOOR AREA	LIMIT CALCULATION:	
AREA	DIMENSIONS	SQ,FT
A	21'-4" x 13'-7"	289.7
81	13'-0" x 37'-4"	485.3
82	6'-8" x 11'-1"	73.9
B3	8'-10" x 10'-0"	88.3
B4	22'-3" x 24'-2"	538.5
B5	2'-10" x 2'-10" (SPLIT)	4
F	9'-11" x 9'-3"	91,8
TOTAL		1571.5
EXISTING BUIL	DING COVERAGE CALCULATION:	
AREA	DIMENSIONS	SQ.FT.
С	6'-0" x 6'-1"	36.5
D	4'-9" x 4'-7"	21.8
F	10' O" - IDDECLII AD ADEA	130





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

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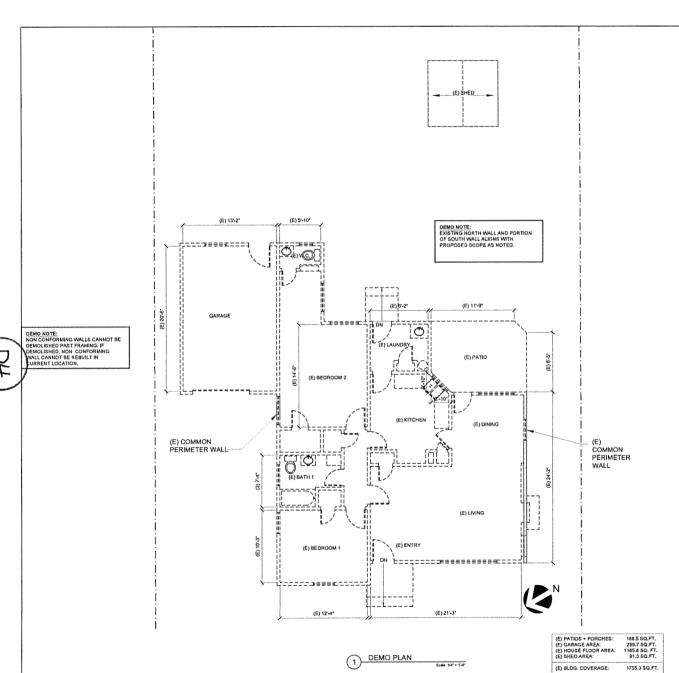
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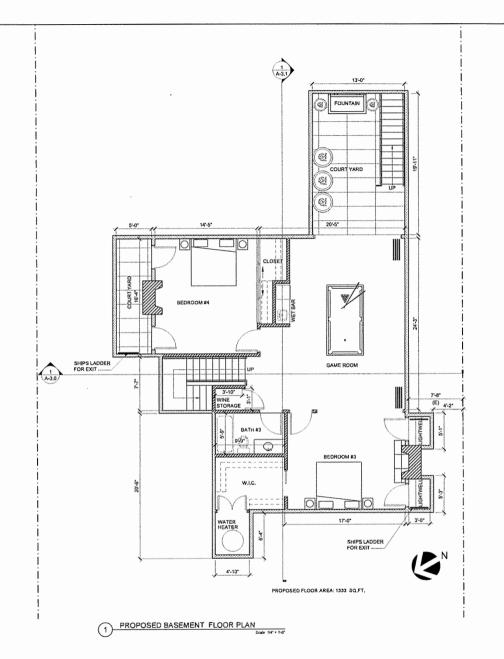
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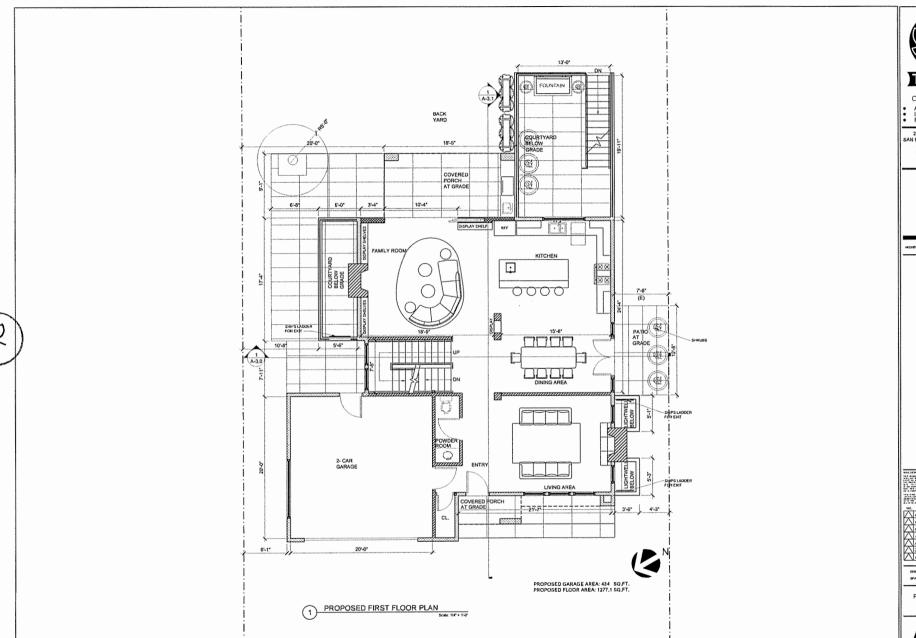


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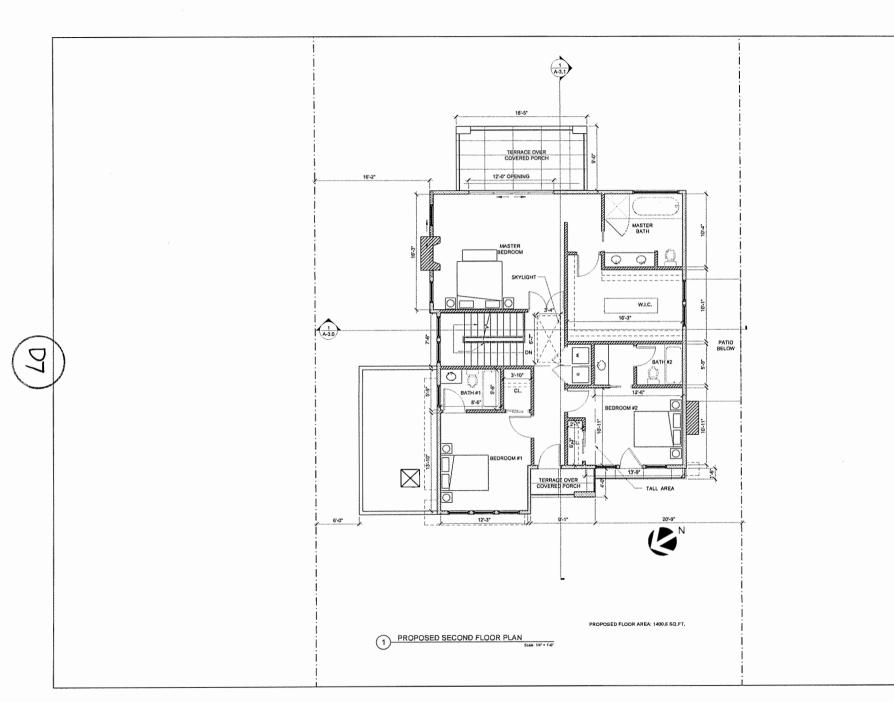


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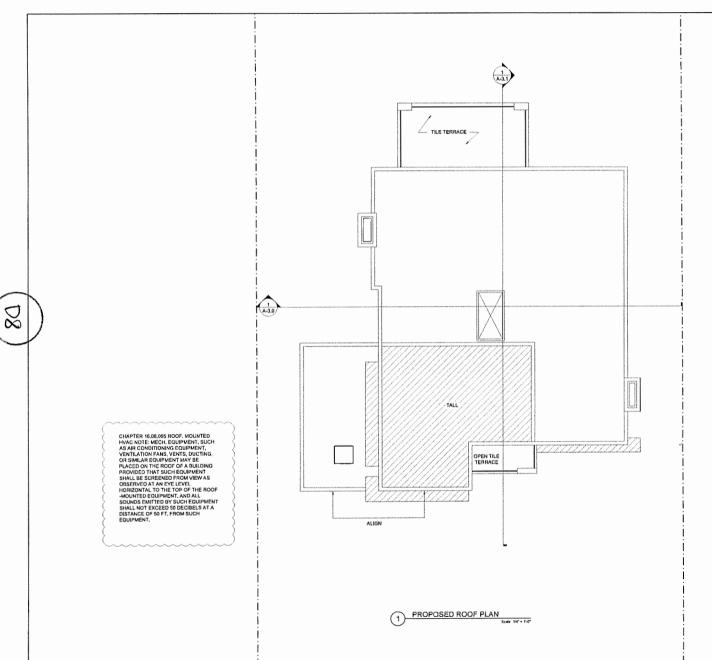
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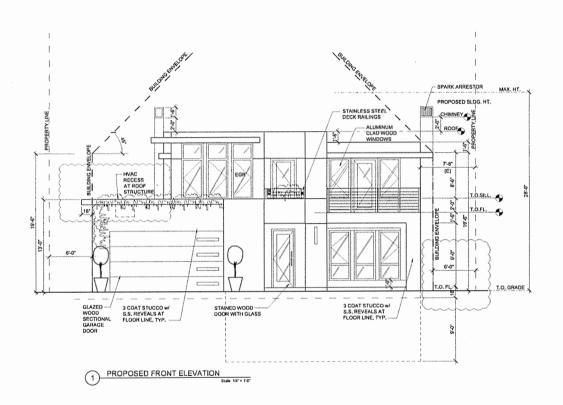
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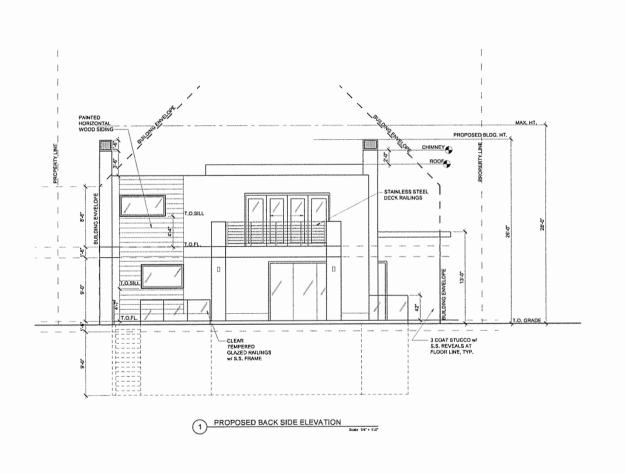
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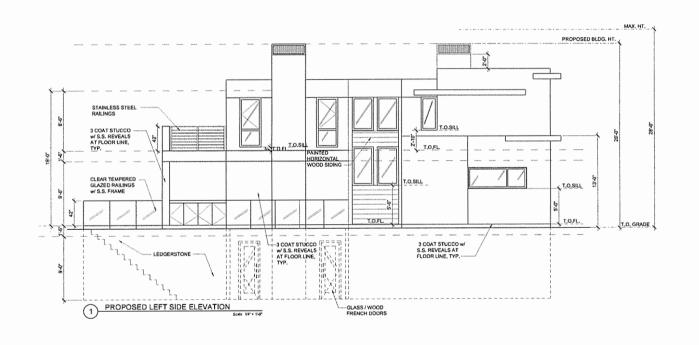
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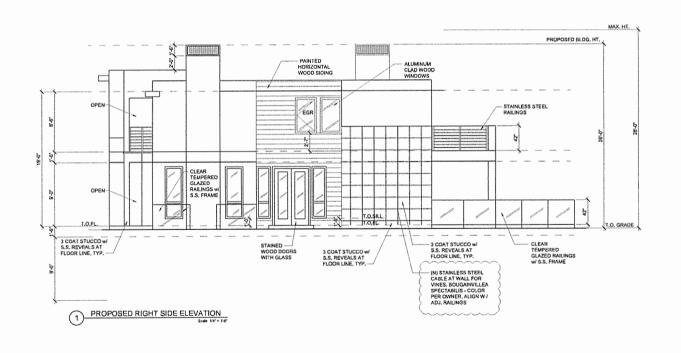
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PROPOSED LEFT SIDE ELEVATIONS





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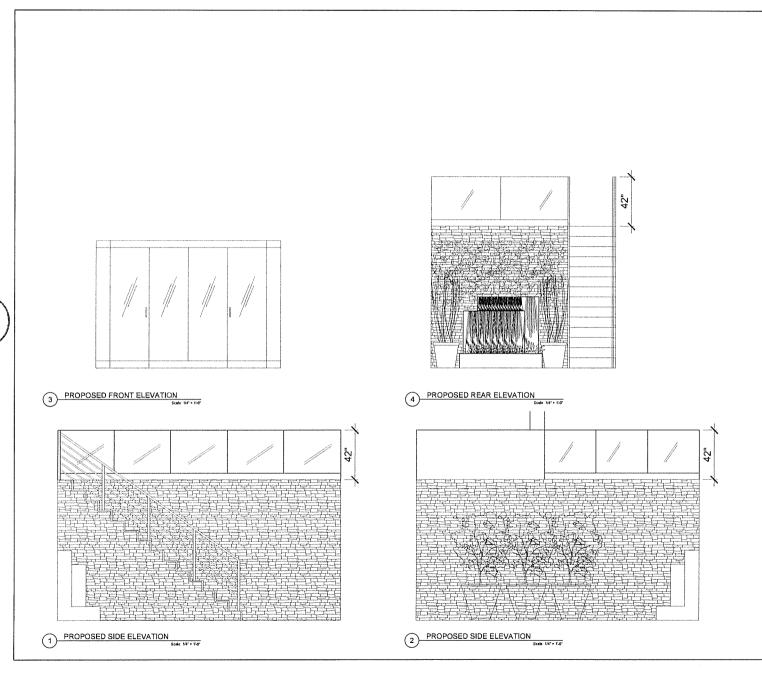
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PROPOSED RIGHT SIDE ELEVATIONS





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2747 19TH STREET SAN FRANCISCO, CA 94110 (el. 415-362-5857 (ax. 415-362-5044



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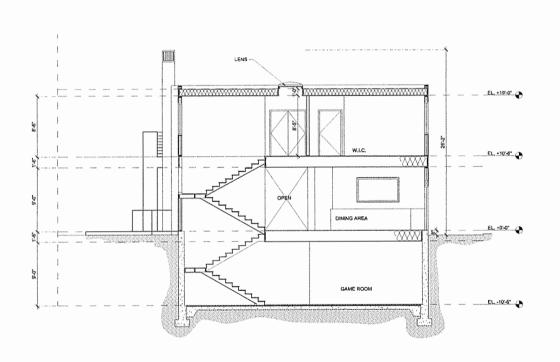
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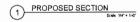
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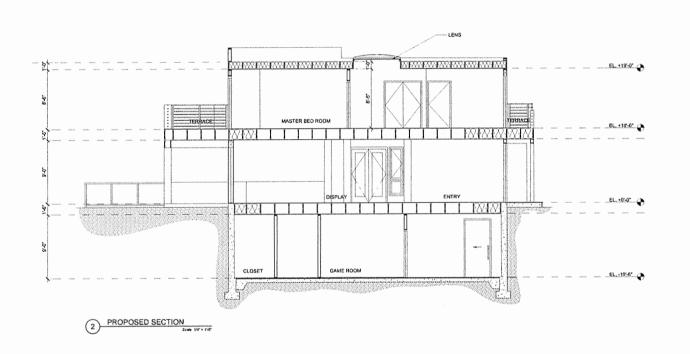
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ARCHITECTURE INTERIORS PLANNING

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PROPOSED SECTIONS



2747 19th Street San Francisco, CA 94110

City of Menlo Park 701 Laurel Street Menlo Park, CA 94025 Attn: Tom Smith, Planner

RE: 338 Santa Monica Avenue

March 6, 2015

Dear Mr. Smith;

This application is for the partial Demolition of the existing house and the construction of a twostory over basement residence incorporating existing elements of the house.

We carefully reviewed existing patterns of development in the neighborhood and in the community. We also reviewed the Menlo Park zoning code and its various directions. We hope the resulting house is in your mind keeping with the neighborhood. We also hope the context is as beautiful as we, and our clients think it is.

We have at your request relocated the existing non-complying garage, and are instead keeping the exterior walls of the house as possible to maintain the project as a renovation

We have used a pallet of contemporary and warm materials for the façade for this house so it blends in nicely with its neighbors.

In regards to neighbors, we have met with the next door neighbors and in response to their concerns, shrunk the lightwell on their (West) side, and also added a lattice at the side rear from which we will grow plants to soften the view.

Thank you for your review of this project. We look forward to our hearing, to discussing this project and seeing it built. Thank you.

Sincerely,

Ahmad Mohazab Principal TECTA associates 2747 19th Street San Francisco, CA 94110 ahmad@tecta.com 415-362-5857 Phone 415-362-5044 Fax





JUL 2 9 2015

CITY OF MENLO PARK BUILDING Kielty Arborist Services

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

July 29, 2015

Tecta Architects Attn: Mr. Ahmad Mohazab 2747 19th Street San Francisco, CA 94110

Site: 338 Santa Monica, Menlo Park, CA

Dear Mr. Mohazab,

As requested on Monday, July 28, 2014, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

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/SI	Comments
1	Southern magnolia (Magnolia grandiflor		60	45/35	Fair vigor, fair form, scar at 15 feet, heavily trimmed.
2	Southern magnolia (Magnolia grandiflor		55	50/35	Fair vigor, poor form, codominant at 4 feet with poor crotch formations.



338 Santa Monica/9/18/14

(2)

Tree#	* Species	DBH	CON	HT/SI	PComments PCOMMENT
3	Fan palm	22.1	70	50/15	Good vigor, fair form, shared tree.
	(Washingtonia robus	ta)			
4	Italian cypress (Cupressus sempervi	8.1 rens)	75	40/10	Good vigor, good form, on property line.
5	Italian cypress (Cupressus sempervi	8.6 rens)	75	40/10	Good vigor, good form, on property line.
6	Italian cypress (Cupressus sempervi	9.8 rens)	75	40/10	Good vigor, good form, on property line.
7	Fig (Ficus carica)	4.1	70	15/15	Good vigor, fair form.
8	Redwood (Sequoia semperviren	21.8 ns)	60	40/30	Good vigor, fair form, burl at base.
9	Redwood (Sequoia sempervire	26.4 ns)	70	45/30	Good vigor, good form, in eastern corner.
10*	Coast live oak (Quercus agrifolia)	20est	60	40/40	Good vigor, fair form, codominant at 4 feet. suppressed by #9.
11	Persimmon (Diospyros virginian	8.2 a)	60	20/15	Good vigor, poor form, suppressed.
12	Italian cypress (Cupressus sempervi	7.5 rens)	65	40/5	Good vigor, good form.
13	Italian cypress (Cupressus sempervi	6.5 rens)	65	40/5	Good vigor, good form.
14	Italian cypress (Cupressus sempervi	6.5 rens)	65	40/5	Good vigor, good form.
15	Italian cypress (Cupressus sempervi	4.8 (rens)	65	40/5	Good vigor, good form.
16	Redwood (Sequoia sempervire	20.5 ns)	70	40/25	Good vigor, good form.

338 Santa Monica/9/18/14

(2)

Tree# 17	Species Italian cypress (Cupressus sempervin	DBH 8.0 rens)	CON 65	HT/SI 35/5	Comments Good vigor, good form.
18	Italian cypress (Cupressus sempervin	7.8 rens)	65	35/5	Good vigor, good form.
19	Italian cypress (Cupressus sempervin	7.0 rens)	65	35/5	Good vigor, good form.
20	Italian cypress (Cupressus sempervin	7.0 rens)	65	35/5	Good vigor, good form.
21	Italian cypress (Cupressus sempervin	6.3 rens)	65	35/5	Good vigor, good form.
22	Italian cypress (Cupressus sempervin	6.0 rens)	65	35/5	Good vigor, good form.
23	Italian cypress (Cupressus sempervin	7.0 rens)	65	35/5	Good vigor, good form.
24*	Italian cypress (Cupressus sempervin	7est rens)	70	35/5	Good vigor, good form.
25*	Italian cypress (Cupressus sempervin	7est rens)	70	35/5	Good vigor, good form.
26*	Italian cypress (Cupressus sempervin	7est rens)	70	35/5	Good vigor, good form.
27*	Italian cypress (Cupressus sempervii	7est rens)	65	35/5	Good vigor, good form.
28*	Italian cypress (Cupressus sempervii	7est rens)	65	35/5	Good vigor, good form.
29*	Italian cypress (Cupressus sempervii	7est rens)	70	35/5	Good vigor, good form.
30.	Liquid Ambar	6	55	25/20	Good vigor, fair form, suppressed.
*indic					

^{*}indicates neighbors tree.

Summary:

The trees on site are a mix of imported trees with one native oak on a neighboring property. The majority of the trees are Italian cypress that may or may not fit into the future landscape plans. The trees have quiet small diameters and removal is an option. The trees on site are in fair to good condition with no excellent trees. The neighbor's oak tree should not be greatly affected by the proposed construction nor should the palm.

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 supported by 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.

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.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. Due to the low rainfall in this calendar year the oaks also should receive regular irrigation.

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



Community Development



STAFF REPORT

Planning Commission

Meeting Date: 10/5/2015 Staff Report Number: 15-017-PC

Public Hearing: Use Permit/Craig Stark/461 Middle Court

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing single-story, single-family residence and two accessory structures, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to width in the R-1-S (Single-Family Suburban Residential) zoning district, at 461 Middle Court. 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 near the southeast end of the Middle Court cul-de-sac. Middle Court is located southeast of the intersection of Olive Street and Middle Avenue in the West Menlo neighborhood. A location map is included as Attachment B. All parcels on Middle Court and within the broader vicinity contain single-family residences that are also zoned R-1-S. Homes on Middle Court are all one-story midcentury modern buildings with low profiles, flat and low-sloped roofs, wood cladding, and minimal ornamentation. The surrounding neighborhood contains predominantly single-story residences in a broader mix of architectural styles, with some two-story homes interspersed. The subject property is substandard with a minimum lot width of 71 feet, three-and-one-half inches, where 80 feet is required.

Analysis

Project Description

The applicant is proposing to remove an existing single-story, single-family residence and attached two-car garage, a swimming pool, and a pool house and shed to construct a new two-story, single-family residence with an attached two-car garage and a basement. 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 proposed residence would be a five-bedroom, four-and-a-half-bathroom home. The first-story living space would feature a kitchen, dining room, family room, mud room, and large covered patio with a sliding door system to open the residence to the outdoors. A wing on the south end of the first story would contain the master suite. The second story would contain three bedrooms, two bathrooms, a play room, and a

sitting room. The basement would have a bedroom, bathroom, office, laundry room, and storage rooms, as well as a lightwell for egress from the bedroom. The basement lightwell would meet the setback requirements; therefore, separate use permit approval for excavation within a yard is not required.

The floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance, and the new structure would meet all setback requirements. Additionally, the structure would comply with the daylight plane for a two-story home in the R-1-U zoning district.

Design and Materials

The proposed residence would be built in a contemporary style, with flat rooflines at varying heights; a mix of modern, natural materials; angular building forms; and spaces that blend the indoors with the outdoors. A light-colored smooth plaster finish would be the primary material for the exterior of the residence. Accents of horizontal wood board siding would help add visual interest to the various facades. The front entry would be distinguished by the use of dark-stained vertical wood board siding, which would contrast with the proposed smooth plaster and light-stained horizontal wood siding finishes elsewhere on the exterior of the residence. The prominent garage entrance would be consistent with other nearby residences, but would be offset in appearance by the dark-stained front entry and the vertical orientation of the stepped-back second story above, which would be the tallest point of the building at nearly 23 feet in height.

The project plans indicate that the windows for the proposed structure would be framed in aluminum. On the left-side elevation, sill heights of two feet, seven inches are proposed for all second-story windows except one bathroom window, which would have a sill height of three feet, two inches. The right-side elevation would also feature windows with consistent sill heights of two feet, seven inches. A substantial tree canopy proposed to remain along the left side of the property may help to address any privacy impacts to the left-side neighbor. For the right side of the property, the distance separating the residences from each other may help reduce privacy impacts to the right-side neighbor.

Given the prevalence of residences in the vicinity featuring clean geometric lines, flat or low-sloped roofs, and expanses of glass to enhance indoor-outdoor connections, staff believes that the proposed contemporary-style residence is consistent with the general neighborhood.

Trees and Landscaping

At present, there are 18 trees on or in close proximity to the project site, only one of which is a heritage tree. Seven non-heritage pittosporum trees at the rear of the property, and three non-heritage Japanese maples and a non-heritage locust tree at the front of the property are proposed to be removed as part of the project. The demolition of the existing residence and construction of the proposed residence are not anticipated to adversely affect the 17-inch heritage oak located at the rear left-side corner of the lot. Standard heritage tree protection measures will be ensured through recommended condition 3g.

Correspondence

The applicants indicate that they performed outreach to most of the property owners on Middle Court, with the exception of the residents at 451 Middle Court (the left-side neighbors), who were out of town. The applicant claims that neighbors expressed support for the project and did not offer any reservations. At this time, staff has not received any correspondence regarding the proposed project.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. The clean geometric lines, flat roofs, and expanses of glass echo the architectural characteristics of the surrounding properties while using a more current contemporary style. The single heritage tree on the site would not be impacted by the development, and a majority of the trees that act as buffers for properties on either side are proposed to remain. The floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance, and the new structure would be within the daylight plane requirements. 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

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: Tom Smith, Associate Planner

Report reviewed by:

Thomas Rogers, Interim Principal Planner

461 Middle Court - Attachment A: Recommended Actions

LOCATION: 461 Middle
CourtPROJECT NUMBER:
PLN2015-00057APPLICANT: Craig
StarkOWNER: Scott Gaffney

REQUEST: Use Permit/Craig Stark/461 Middle Court: Request to demolish an existing single-story, single-family residence and two accessory structures, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to width in the R-1-S (Single-Family Suburban Residential) zoning district.

DECISION ENTITY: Planning
Commission

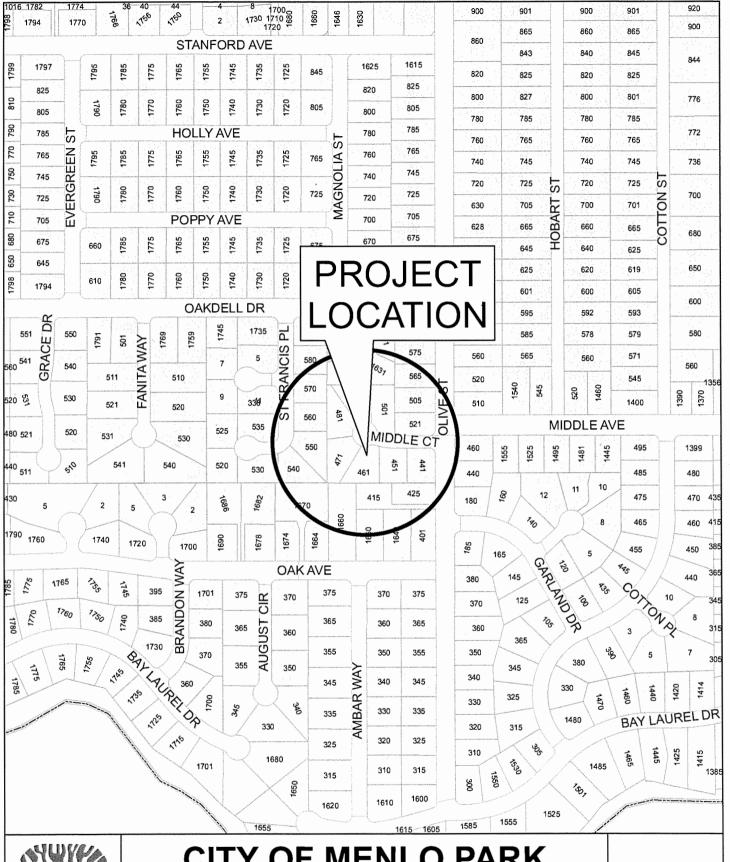
DATE: October 5, 2015

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 Tecta Associates, consisting of 19 plan sheets, dated received on September 17, 2015, and approved by the Planning Commission on October 5, 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.





CITY OF MENLO PARK

LOCATION MAP 461 MIDDLE COURT

DRAWN: TAS CHECKED: THR DATE: 10/05/15 SCALE: 1" = 300' SHEET: 1



461 Middle Court - Attachment C: Data Table

		OSED JECT	EXIS ⁻ PROJ		ZONI ORDIN	
Lot area	11,292.0	sf	11,292.0	sf	10,000	sf min.
Lot width	71.3	ft.	71.3	ft.	80	ft. min.
Lot depth	128.7	ft.	128.7	ft.	100	ft. min.
Setbacks						
Front	20	ft.	20.3	ft.	20	ft. min.
Rear	24	ft.	27.2	ft.	20	ft. min.
Side (left)	10	ft.	11.3	ft.	10	ft. min.
Side (right)	10	ft.	10.0	ft.	10	ft. min.
Building coverage	2,968.1	sf	3,319.9	sf	3,952.2	sf max.
	26.3	%	29.4	%	35	% max.
FAL (Floor Area Limit)	3,805.5	sf	3,294.9	sf	3,873	sf max.
Square footage by floor	2,157.5	sf/1st	2,670.2	sf/1st		
	1,169.7	sf/2nd	204.7	sf/shed		
	1,561.9	sf/basement	420	sf/garage		
	478.3	sf/ garage	25	sf/porch		
	332.3	sf/porches				
Square footage of	5,699.7	sf	3,319.9	sf		
buildings						
Building height	22.9	ft.	9.8	ft.	28	ft. max.
Parking	2 co	vered	2 cov	ered	1 covered/1	uncovered
	Note: Areas sho	own highlighted in	ndicate a noncont	forming or subs	standard situatio	n.

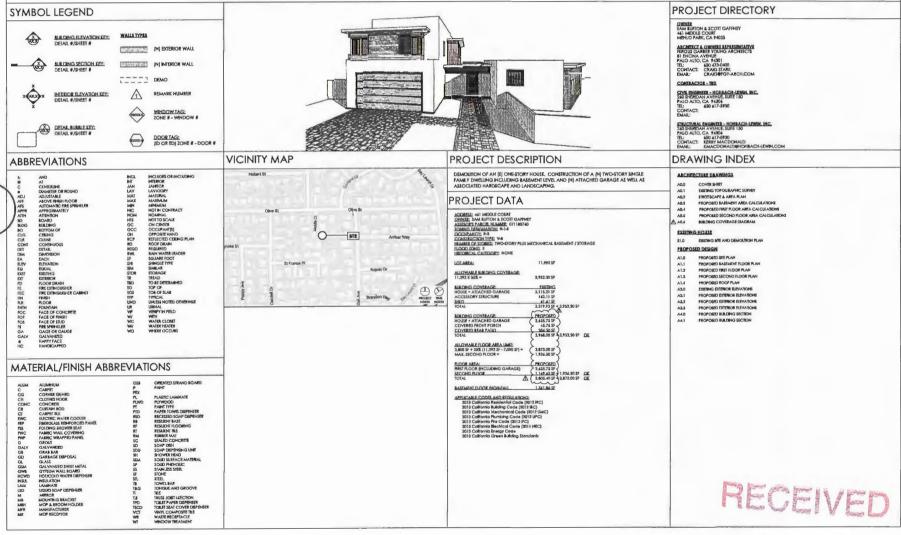
Trees

Heritage trees	1	Non-Heritage trees	17*	New Trees	0
Heritage trees proposed	0	Non-Heritage trees	11	Total Number of	7
for removal		proposed for removal		Trees	

^{*}Includes one street tree, two trees on right-side adjacent property, and two trees on left-side adjacent property

461 MIDDLE COURT

MENLO PARK, CALIFORNIA



FGY

FERGUS GARBER YOUNG ARCHITECTS 81 ENCINA AVENUE FALO ALTO, CA 94501 1: 450.473.0400



BUFTON / GAFFNEY RESIDENCE

461 MIDDLE COURT MENLO PARK, CA

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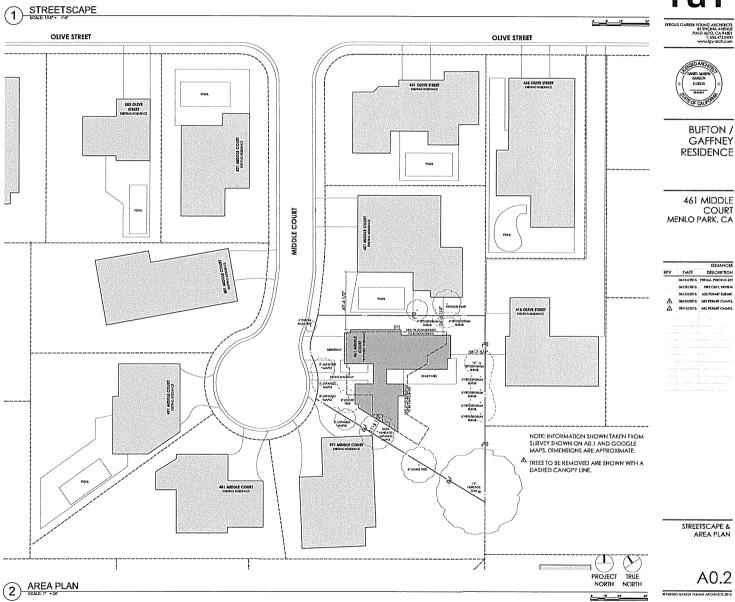
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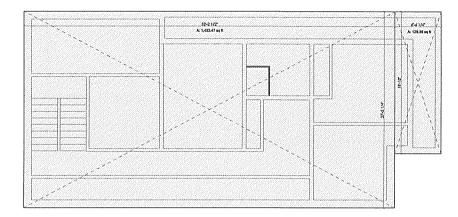
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> STREETSCAPE & AREA PLAN

> > A0.2

NOTE: FAL DIMENSION CALCULATION UNES ARE TO FACE OF FOUNDATION, WHICH ALIGNS WITH FACE OF EXTERIOR PLYWOOD ABOVE.





PROJECT TRUE

1) BASEMENT PLAN AREA CALCS



ZONE	CALCULATED AREA
1	
BASEMENT	1,561.86
	1,561.86 sq fl
-	~~~~
FRONT PORCH	(58.64 △
REAR PATIO	409.50
	7 468.14 sq It
úN .	20000
STAIR	86.07
1	86.07 sq ft
	FRONT PORCH REAR PATIO

	FINK		86.07	- 1
		86.07 sq ft		
			2,116.07 sq ft	
441 AUDDLE C	COURT PROPOSED F	AL	CALCULATIONS	
FLOOR (STORY)	ZONE		CALCULATED AREA	
IRST FLOOR PLAN		7	2000	7
	FIRST FLOOR	ን	2.071.39	5
	GARAGE	Σ	478.29	$\overline{}$
	STAIR	↸	86.07	
		ζ	2,635.75 sq ft	
ECOND FLOOR PLA	N	ζ	***************************************	
	SECOND FLOOR	ζ	1,169.65	_
		_	1,169.65 sq ff	

LEGEND

NON-FAL AREA

A: XX sq ft A: XX sq ()

3,805,40 sq ff

BUFTON / GAFFNEY RESIDENCE

461 MIDDLE COURT MENLO PARK, CA

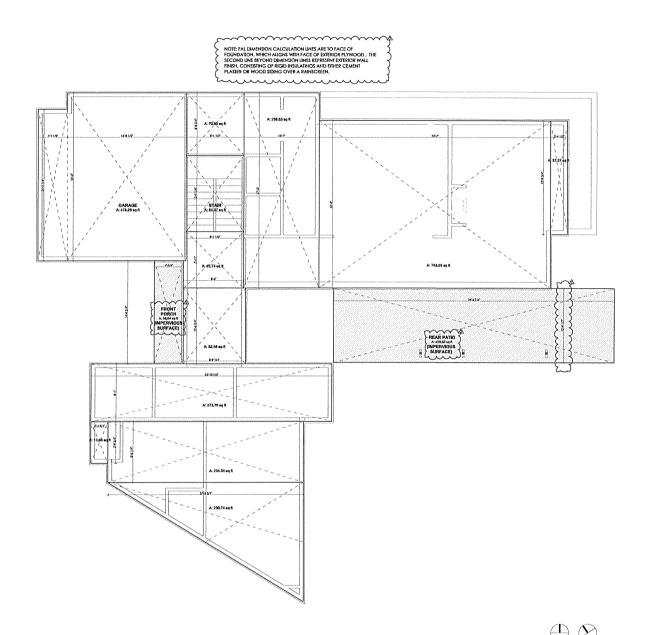
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↑ 09/15/2015 USE PERMET CHARTS.

> PROPOSED BASEMENT AREA CALCS

> > A0.3



FLOOR (STORY)	ZONE	CALCULATED AREA
TOOK (STORT)	ZONE CALCULATED A	
BASEMENT FLOOR		
	8ASEMENT	1,561.86
		1,561.86 sq ft
FIRST FLOOR PLAN		~~~~~
	FRONT PORCH	(58.64 A) ≺
	REAR PATIO	409.50
		7 468.14 sq ft
SECOND FLOOR PLA	W	ELANA S
	STAIR	86.07
		86.07 sq (1
		2,116.07 sq.ft

FLOOR (STORY) ZONE		CALCULATED AREA
FIRST FLOOR PLAN		~~~~~
	FIRST FLOOR	2,071.39
	GARAGE	478.29
	STAIR	86.07
	1	2,635,75 sq ft
SECOND FLOOR PLA	N (
	SECOND FLOOR	1,169.65
	1	1,169.65 sq ft
		3,805.40 sq ft



BUFTON /

GAFFNEY RESIDENCE

461 MIDDLE COURT MENLO PARK, CA

ISSUANCES REV DATE DESCRIPTION

LEGEND

A: XX sq ft FAL AREA II pt XX:A NON-FAL AREA

ALLOWABLE BUILDING COVERAGE: 11,292 X 35% =

LOT AREA:

BUILDING COVERAGE:
HOUSE + ATTACHED GARAGE
COVERED FRONT PORCH
COVERED REAR PATIO
TOTAL

11,292 SF 7,752,20 SF PROPOSED 2,453,75 SF 45,75 SF 286,50 SF 2,748,00 SF 2,748,00 SF

DAC-1/2015 PROUM PRICING SET DAC-9/2015 PRE-DUPT, REVIEW DAC-9/2015 USE-PERMIT SURMIT.

PROPOSED FIRST FLOOR AREA

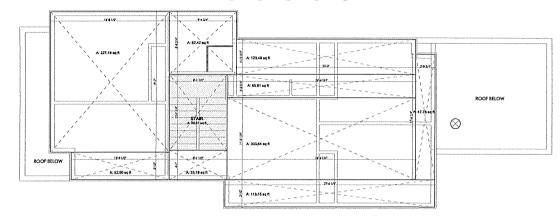
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PROJECT TRUE

NORTH NORTH

FIRST FLOOR PLAN AREA CALCS

NOTE: FAL DIMENSION CALCULATION LINES ARE TO FACE OF FOUNDATION, WHICH A LIGHAN WITH FACE OF EXTERIOR PLYMOOD. THE SECOND LINES EXPENSE PLETRICH WALL FINASE, CONSISTING OF RIGID INSULATIONS AND BITTER CEMENT PLASTE OR WOODOOD SOMEO OVER A RANDICKEEN.





PROJECT TRUE NORTH NORTH

441 MIDDLE CO	URT PROPOSED NON	FAL CALCULATIONS	
FLOOR (STORY)	ZONE	CALCULATED AREA	
BASEMENT FLOOR		1	
	BASEMENT	1,561.86	
]	1,561.86 sq fl	
FIRST FLOOR PLAN		~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	
	FRONT PORCH	(58.64 A Y	
	REAR PATIO	409.50	
		7 468.14 sq ff	
SECOND FLOOR PLA	N.	Lana 1	
	STAIR	86.07	
		86.07 sq ft	
		2.116.07 sq ft	

441 MIDDLE COURT PROPOSED FAL CALCULATIONS

ZONE

FIRST FLOOR GARAGE STAIR

NON-FAL AREA

FLOOR (STORY)

SECOND FLOOR PLAN

LEGEND

A: XX sq ft

A: XX sq fl

FIRST FLOOR PLAN

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LATED AREA	
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A {	
11	
1	
ıq ft	_

CALCULATED AREA ~~~~

2,071.39

2.635.75 sq II

(1.169.65 sq ft

3,805.40 sq ft



BUFTON / GAFFNEY RESIDENCE

461 MIDDLE COURT MENLO PARK, CA

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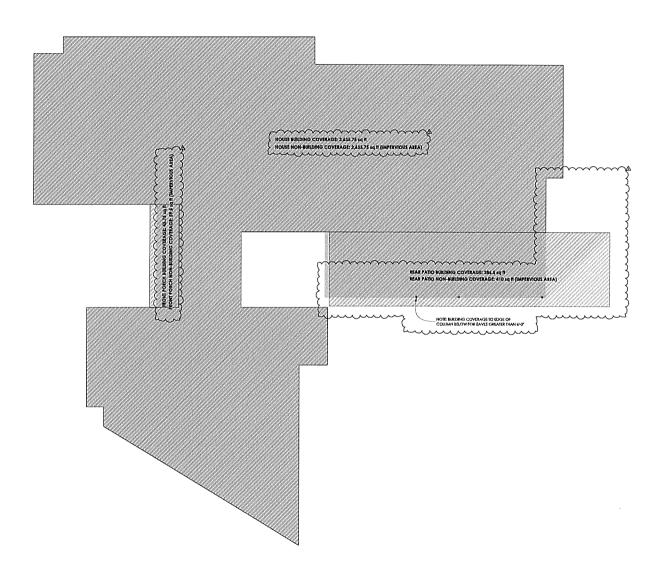
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PROPOSED SECOND FLOOR AREA

A0.5







FLOOR (STORY)	ZONE	CALCULATED AREA
BASEMENT FLOOR		
	BASEMENT	1,561.86
		1,561.86 sq ft
FIRST FLOOR PLAN		m
	FRONT PORCH	(58.64 A
	REAR PATIO	409.50
		7 468.14 sq ft
SECOND FLOOR PLA		ا مممم
	STAIR	86.07
		86.07 sq fi
		2,116.07 sq ft

The see of the model.	Service Company and Company	Annual Property of the Party of	-
FERGUS	GARBER	400H 81 EN	G A

FLOOR (STORY)	ZONE		CALCULATED AREA
FIRST FLOOR PLAN	-l	7	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
	FIRST FLOOR	ţ	2,071.39
	GARAGE	ζ	478.29
	STAIR	ζ	86.07
		ζ	2.635.75 sq ft
SECOND FLOOR PLA	N	ζ	·
	SECOND FLOOR	Ţ	1,169.65
		Г	1,169.65 sq ft <
		7	3.805.40 sq ft
	i	1	11 Dr. Ok. COO.

LEGEND

A: XX sq ff	BUILDING COVERAGE AREA
Il pe XX:A	NON-BUILDING COVERAGE AREA

461 MIDDI	.E
COUR	71
MENLO PARK, C	Α

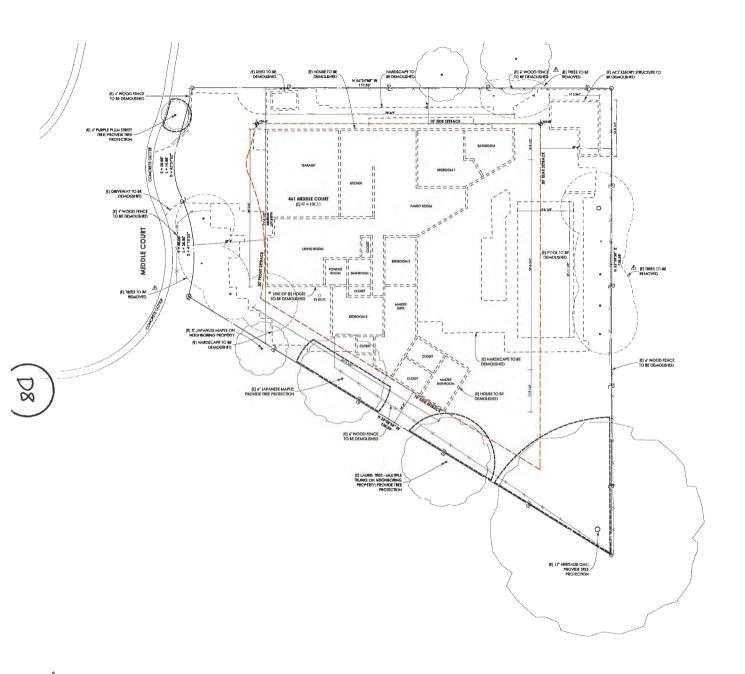
LOI AREA:	11,292 SF
ALLOWABLE BUILDING COVERAGE	:
11,292 X 35% ≈	3,952,20 SF
	~~~~
BUILDING COVERAGE:	( PROPOSED )
HOUSE + ATTACHED GARAGE	2,635.75 SF )
COVERED FRONT PORCH	> 45.75 SF≺
COVERED REAR PATIO	286.50 SF
TOTAL	2,948.00 SF + 3,952.2
	لىسى

	06/04/2015	PROUM PRICING SET
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	04/23/2015	USE HERMIT SUSPAN.
Δ	06/05/2015	USEPTRANT CALATS.
Δ		USE PERMIT CHIMIS.

ISSUANCES
REV DATE DESCRIPTION

BUILDING COVERAGE CALCULATIONS

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RGUS GARBER YOUNG ARCHITECTS 81 ENCINA AVENUE PALO ALTO, CA 94801 1: 480,473,0400 www.fgy-arch.com



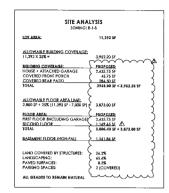
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461 MIDDLE COURT MENLO PARK, CA

DEMO SITE PLAN



E1.0



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BUFTON / **GAFFNEY** RESIDENCE

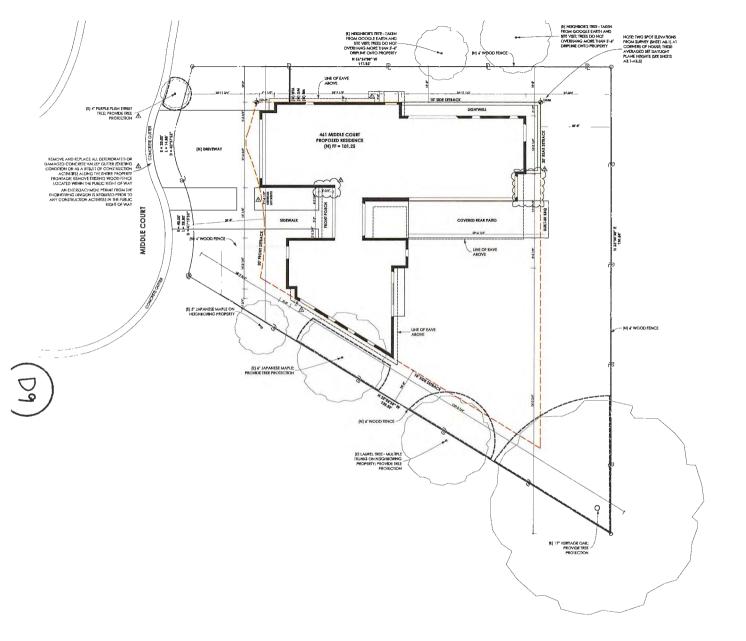
461 MIDDLE COURT MENLO PARK, CA

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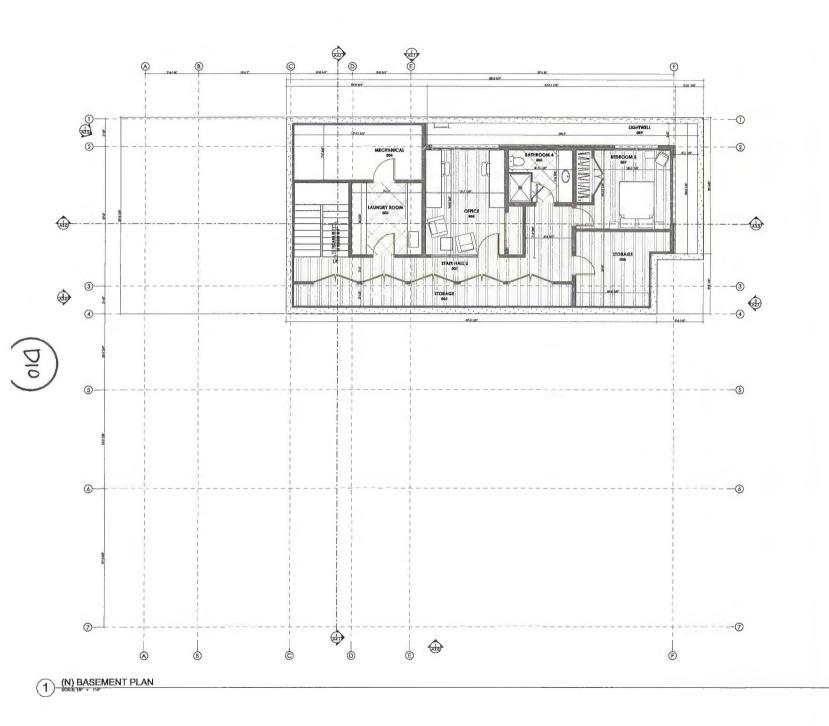
PROPOSED SITE

A1.0

PROJECT TRUE NORTH NORTH



(N) SITE PLAN

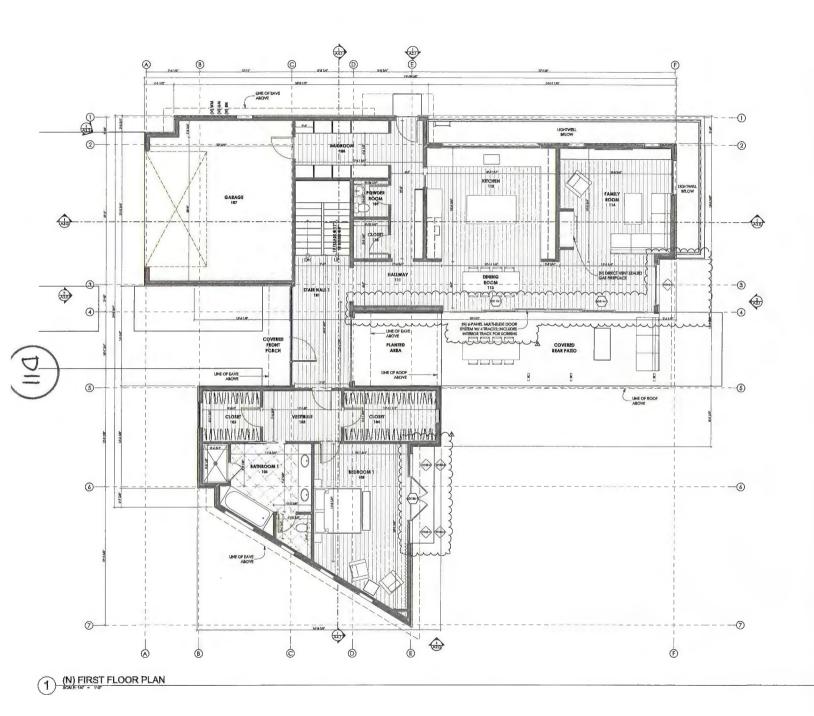




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PROPOSED BASEMENT PLAN







IGUS GARBER YOUNG ARCHITECTS 81 ENCINA AVENUE PALO ALTO, CA F4801 1: 450.473.0400 www.lgy-circh.com



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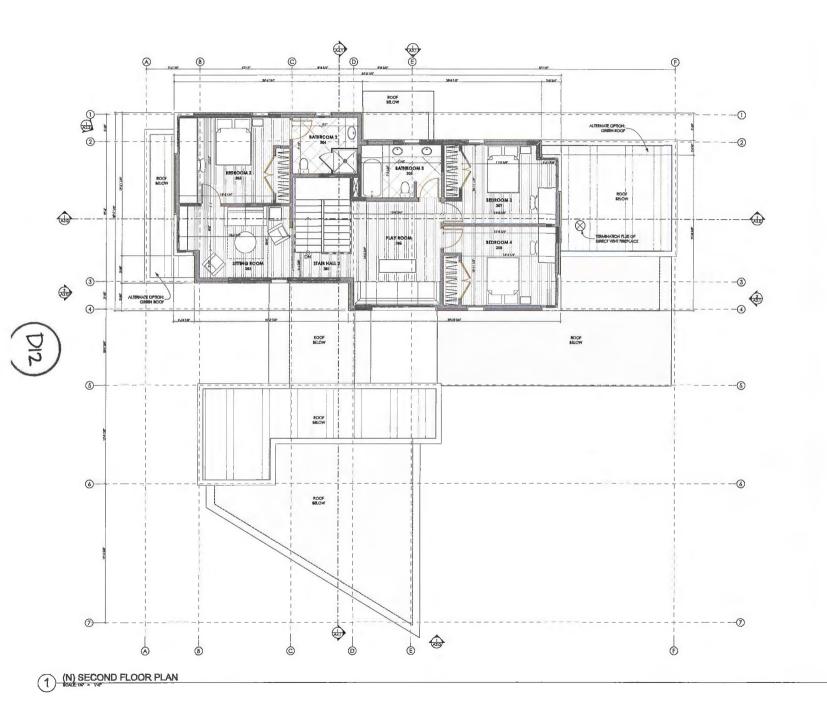
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PROPOSED FIRST FLOOR PLAN







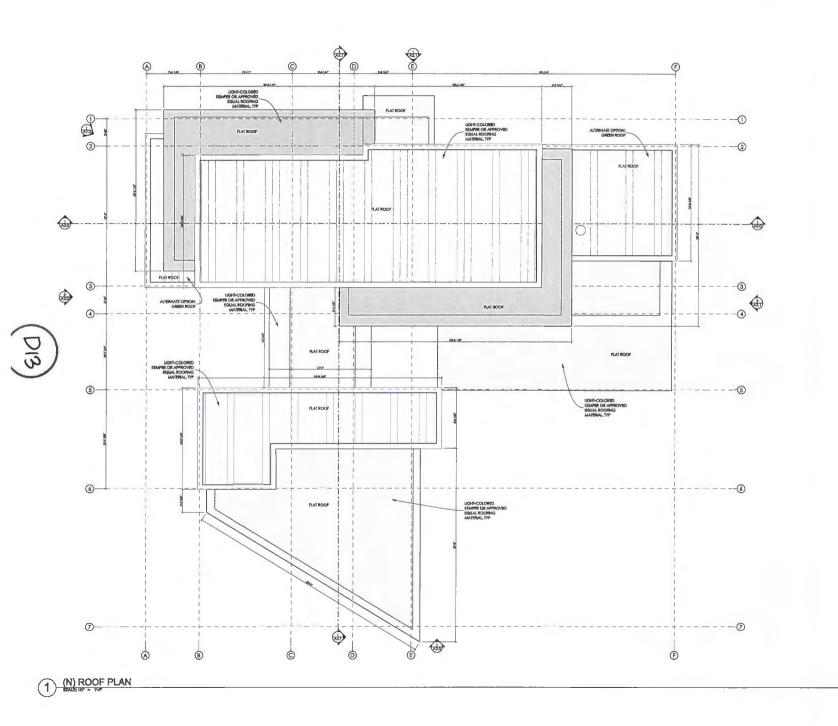




461 MIDDLE COURT MENLO PARK, CA

PROPOSED SECOND







SUS GARBER YOUNG ARCHITECT 81 BYCINA AVENU PALO ALTO, CA 5480 1: 480.473.040 www.lgy-orch.com



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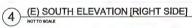
461 MIDDLE COURT MENLO PARK, CA

| ISSUANCES | ISSUE |

PROPOSED ROOF PLAN

PROJECT TRUE NORTH







(E) NORTH ELEVATION [LEFT SIDE]
NOY TO SIGNALE



(E) EAST ELEVATION [REAR]



(E) WEST ELEVATION [FRONT]

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461 MIDDLE COURT MENLO PARK, CA

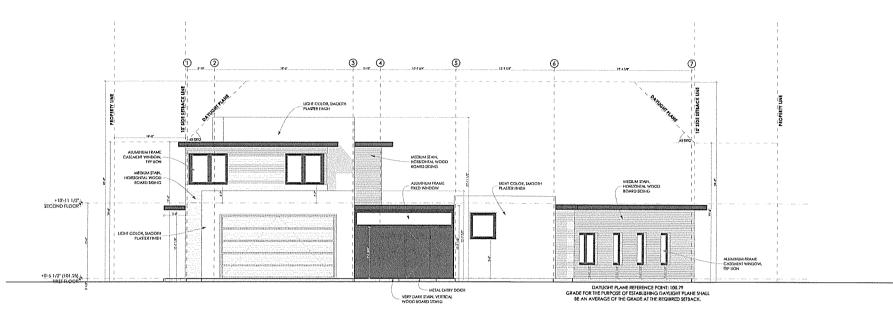
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EXISTING EXTERIOR ELEVATIONS

@ FEROUS GARREN YOUNG ARCHITECTS 2015

A3.0



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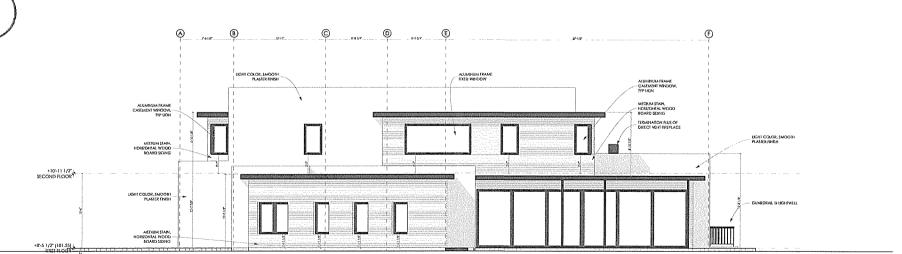
461 MIDDLE COURT MENLO PARK, CA

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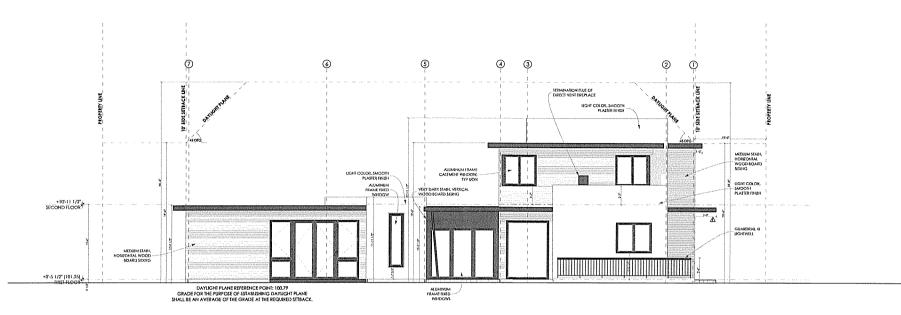
PROPOSED EXTERIOR ELEVATIONS

A3.1

(N) WEST ELEVATION [FRONT]



(N) SOUTH ELEVATION [RIGHT SIDE]



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461 MIDDLE COURT MENLO PARK, CA

2) (N) EAST ELEVATION [REAR]

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PROPOSED EXTERIOR ELEVATIONS

A3.2

(N) NORTH ELEVATION [LEFT SIDE]

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461 MIDDLE COURT MENLO PARK, CA

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PROPOSED EXTERIOR **ELEVATIONS** 

A3.3

(N) NORTHWEST ELEVATION [LEFT SIDE/ FRONT]

LICHIF COLOR, SMCOTH PLASTER FINSH ALUMINUM FRAME CASEMENT WINDOW, TYP UON MEDIUM STAIH, HORIZONTAL WOOD BOARD SIXING SECOND FLOOR GUARDRAK B UGHTWELL +0'-5 1/2' (101.25) DAYLIGHT PLANE REFERENCE POINT: 100.79
GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE
SHALL BE AN AVERAGE OF THE GRADE AT THE REQUIRED SETBACK.

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BUFTON / GAFFNEY RESIDENCE

461 MIDDLE COURT MENLO PARK, CA

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PROPOSED BUILDING SECTIONS

A4.0

STING BOOM

PLAY BOOM

RESIDENCE TO THE TOTAL TO

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1) BUILDING SECTION 1



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461 MIDDLE COURT MENLO PARK, CA

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PROPOSED BUILDING SECTIONS

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1 BUILDING SECTION 2



#### PROJECT DESCRIPTION

#### 461 MIDDLE COURT

The project includes the demolition of an existing one-story residence with an attached two car garage, the pool, an accessory structure for the pool equipment, and a garden shed. The proposed new single family house is two-stories over a partial basement with an attached two car garage. New hardscape and landscape are also proposed.

The new house is composed primarily of light color, smooth plaster finish, with accent volumes of a medium stained, horizontal wood siding and dark metal windows and doors. The entry is accented with the application of a dark stained, vertical wood siding on either side of the dark metal door.

The design of the house is driven by the owners' desire to connect the interior uses of their house with their yard via large windows and doors. The house is located to the front and one side of the property, to maximize the size of the back yard. This location also places the house to the north and east sides of the property so that the yard receives most of the sunlight throughout the year.

The proposed two-story portion of the house does not interrupt the daylight plane. The volume of the second floor is stepped back from the front yard setback to reduce the volume of the house as seen from the cul de sac. The volume of the second floor is stepped back from the rear yard to allow a higher ceiling in the first floor family room.

Like the neighboring houses, the garage is located at the front of the property, and minimizes the driveway and impervious paving. Consistent with other properties on the cul de sac, the front of the house has fewer door and window openings to the street, providing more privacy to the family in the house and when they spend time in the back yard.

As part of the outreach efforts for this project the owners have spoken with all of their neighbors on the cul-de-sac, with one exception – the neighbor at 451 Middle Court was not in town. Proposed plans and elevation drawings were shared along with project motivations. Thus far, neighbors have expressed their support for the proposed design of the new house.

