REGULAR MEETING AGENDA

Date: 1/11/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. 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.

D. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

E1. Approval of minutes from the December 7, 2015 Planning Commission meeting. (Attachment)

F. Public Hearing

F1. Use Permit/Karen Douglass/1253 University Drive:
Request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. (Staff Report #16-001-PC)

F2. Use Permit/Cheryl Cheng/760 Hobart Street:
Request for a use permit to demolish an existing single-story residence and construct a new two-story residence with a basement on a substandard lot as to lot width in the R-1-S (Single Family Suburban Residential) zoning district. (Staff Report #16-002-PC)

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: January 25, 2016
- Regular Meeting: February 8, 2016
- Regular Meeting: February 22, 2016

H. 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 the Planning Division at 650-330-6702. (Posted: 1/6/16)

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: 12/7/2015
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

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

B. Roll Call

Present: Drew Combs, Susan Goodhue, John Kadvany, Larry Kahle, John Onken and Katherine Strehl
Absent: Katie Ferrick
Staff: Thomas Rogers, Interim Principal Planner, Corinna Sandmeier, Associate Planner, Tom Smith, Associate Planner

C. Reports and Announcements

Interim Principal Planner Thomas Rogers reported the City Council considered the El Camino Real/Downtown Specific Plan Biennial Review at the meeting of November 17, and that the Council directed that the staff-recommended changes be pursued, and also discussed a number of additional topics. As a result, staff will be going back to the Council on December 15 to get clarity on the new recommendations. He said the City Council did their annual reorganization and selected Rich Cline as Mayor and Kirsten Keith as Vice Mayor. He said starting in 2016, Justin Murphy, who had served most recently as the Assistant Community Development Director for Planning, would now serve as the City's Director of Public Works.

D. Public Comment

There was no public comment.

E. Consent Calendar

E1. Approval of minutes from the November 2, 2015 Planning Commission meeting. (Attachment)

ACTION: Motion and second (Katherine Strehl/Susan Goodhue) to approve the minutes; passes 6-0 with Commissioner Katie Ferrick absent.

F. Public Hearing

F1. Use Permit/Cheryl Foung/1031 Henderson Avenue: Request for a use permit to allow construction of a second story on an existing single-story, single-family residence on a substandard lot with regard to lot width and area, in the R-1-U (Single-Family Urban Residential) zoning district. The proposal, which includes expansion of the existing first floor, would exceed 50 percent of the

existing floor area and is considered equivalent to a new structure. (Staff Report #15-030-PC)

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

Questions of Staff: In response to a question from Commissioner Larry Kahle about proposed vinyl windows rather than wood windows, Associate Planner Sandmeier said the vinyl clad windows would have wood trim.

Applicant Presentation: Mr. Daniel Warren, Warren Design, the project designer, said the main intent of the project was to take a very small single-story home and increase its space so a family with children would be able to live there. He said the existing two-car garage in the rear was nonconforming and encroached into a utility easement. He said they were proposing a one-car garage that would be moved out of the easement and also away from a large oak tree on a neighboring property. He said the intent of the design of a second-story addition was to keep the charm of the existing front façade and reduce any impacts to the large redwoods in the front yard.

Questions of the Applicant: In response to Commissioner John Kadvany's question about wood batting under the front windows and the wood band mentioned in the staff report, Mr. Warren said that the wood band would go around the entire home between the first and second floor break. He said that wood band was different from the existing wood batting of the front windows.

Commissioner Larry Kahle asked if they had thought about using a clay tile roof rather than an asphalt shingle roof, or wrapping the stucco into the windows rather than using wood trim and the batting, or about using stone for accent to break up the stucco.

Mr. Warren said the focal point for the home was the existing front entry window with the grid windows trimmed with wood, and the design was consistent with that. He said the two front windows on the right bumpout also would have some wood trim. He said they added wood trim all around the windows at the preference of the owner to keep the home traditional looking and to break up the stucco. He said they wanted to use a good architectural composition shingle as opposed to clay tiles to try to keep the ranch style look of the home.

Public Comment: Chair Onken asked for public comment. There being none, he closed the public hearing.

Commission Comment: Chair Onken noted the windows on the left side were kept high and the windows on the right were for minor rooms, which was good in terms of privacy.

Commissioner Kahle said the project was basically a new house and questioned trying to keep the existing design. He said the design would benefit from consistency and in his opinion, a clay tile roof was desirable noting the Spanish Mediterranean style. He suggested that they not use wood trim around the windows. He said the tree protection plan seemed great but asked if an arborist report could be required once a month during construction.

Associate Planner Sandmeier said an arborist report was attached to the staff report and there was no requirement for monthly reports. Commissioner Kahle noted that the arborist report indicated the trees were not in excellent health. He said as the trees were located in the center of the construction area that he thought the applicant's arborist should inspect regularly, and provide monthly or every two month reports to Planning staff to ensure preservation of the trees. He said

he would also like the applicants to give more attention to the proposed materials noting a clay tile roof in his opinion would look much better and consistent with the Spanish Mediterranean look of the design.

Chair Onken said he understood the design goal in trimming the windows with wood was consistency with the existing windows.

Commissioner Kahle said the design question seemed to be whether this was a cottage that grew up or a new Spanish Mediterranean home. He said in his opinion it was a new Spanish Mediterranean home. He said with that style stucco would wrap into the opening of the windows and there would be no wood trim on the windows. He said that required thicker walls which would require more floor area and money. He said barring that he would like to see a clay tile roof.

Commissioner Strehl asked about the cost differential for the changes being suggested by Commissioner Kahle as she thought they needed to be sensitive to cost considerations for applicants.

Commissioner Kahle said there were tradeoffs in costs with styles and the materials used for different ones. He said this design with a composition shingle roof was not being true to any style.

Commissioner Goodhue said that in the absence of residential design guidelines and since the proposal met City standards she would have difficulty asking the applicant to change the design.

Commissioner Strehl moved to make the findings and approve the use permit.

Commissioner Drew Combs asked if the applicants could address the concerns being raised.

Recognized by the Chair, Mr. Warren said the intent was not a Mediterranean style home. He said the owners liked the charm of the existing façade with the wood trim, and 90% of the first floor was existing except for the bumpout to the rear.

Chair Onken asked if they were doing vinyl windows. Mr. Warren said they were noting that wood windows were beautiful but cost substantially more.

Commissioner Goodhue seconded the motion.

Commissioner Kahle said he found the project hard to support because of the materials being used. He requested an amendment to the motion to require arborist reports during construction that could be made to Planning staff at a frequency of staff's determination. Commissioner Strehl confirmed with Commissioner Kahle that it would be the applicant's arborist doing the inspections, and accepted the amendment. Commissioner Goodhue, the maker of the second, said from her own experience that this might require additional tree fencing and increased cost.

Chair Onken said that he thought the tree protection plan as included was adequate and somewhat more than what they might typically see. Commissioner Strehl said she would move her motion forward without the proposed amendment.

ACTION: Motion and second (Strehl/Goodhue) to approve the use permit request; passes 5-1 with Commissioner Kahle opposed and Commissioner Ferrick absent.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Warren Design consisting of 9 plan sheets, dated received December 1, 2015, and approved by the Planning Commission on December 7, 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.

F2. Use Permit/Adicet Bio, Inc./200 Constitution Drive: Request for a use permit for the use and storage of hazardous materials associated with the research and development of cancer therapeutics, located in an existing building in the M-2 (General Industrial) zoning district. All hazardous materials would be used and stored within the building. (Staff Report #15-031-PC)

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

Applicant Comment: Mr. Andy Lin, Vice President of Product Development, said Adicet Bio was currently based in South San Francisco. He said the company was developing a new platform for immunotherapy treatments for cancer and other diseases. He said they were currently in an incubator space and had received funding for expansion of their work. He said they anticipated growing to 40 to 50 employees over the next few years. He said that the amount of hazardous waste generated by their work was very small. He said they had hired Ms. Ellen Ackerman, Green Environment, to assist them with their environmental compliance.

Public Comment: Chair Onken opened the public hearing. There being no speakers, he closed the public hearing.

ACTION: Motion and second (Onken/Kahle) to approve the use permit request; passes 6-0 with Commissioner Ferrick absent.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans provided by Green Environment, Inc., consisting of five plan sheets, dated received November 19, 2015, and approved by the Planning Commission on December 7, 2015 except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    b. Prior to building permit issuance, the applicant shall comply with all sanitary district, Menlo Park Fire Protection District, and utility companies regulations that are directly applicable to the project.
    c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    d. If there is an increase in the quantity of hazardous materials on the project site, a change in the location of the storage of the hazardous materials, or the use of additional hazardous materials after this use permit is granted, the applicant shall apply for a revision to the use permit.
    e. Any citation or notification of violation by the Menlo Park Fire Protection District, San Mateo County Environmental Health Department, West Bay Sanitary District, Menlo Park Building Division or other agency having responsibility to assure public health and safety for the use of hazardous materials will be grounds for considering revocation of the use permit.
    f. If the business discontinues operations at the premises, the use permit for hazardous materials shall expire unless a new business submits a new hazardous materials business plan to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials business plan is in substantial compliance with the use permit.

G. Regular Business

G1. Consideration of revised Planning Commission 2016 calendar (Staff Report #15-032-PC)

Interim Principal Planner Rogers said that the 2016 calendar had a change to the December dates. He said Commission feedback was wanted about the proposed April 4 meeting as Commissioner Ferrick had indicated that was a school break week. He said the proposed October 10 meeting date was blank as that was Columbus Day. He said it was not a City holiday but it was a federal holiday. He said October 3 and 17 were holidays in the Jewish faith. He said at this point there was only one meeting on October 24 and he asked for Commission feedback on the October meeting calendar.

Commissioner Kahle said all three schools his family members attend would have holiday the week of April 4 so he might not be able to attend that meeting. He said he had no issue with the October meeting date.

Commissioner Kadvany said he would be away April 4.

Chair Onken asked if April 11 would be better. There was consensus to meet on April 11 instead of April 4.

G2. Consideration of Planning Commission project recognitions (Staff Report #15-033-PC)

Chair Onken provided slides of The Mermaid Inn (before) and Hotel Lucent (after) noting that this had been one of the first projects under the Specific Plan to come to the Commission. He said the Commission during the project's approval had discussed wanting a 12-foot sidewalk and losing the lava rock wall but ultimately did not require either as the proposed project was a renovation. Noting the after slides, he said that the renovation project had made a good start as a project under the Specific Plan. He said the project permit was not yet final, however.

Commissioner Goodhue said having before and after photos was helpful.

Discussion ensued about the project recognition concept. The consensus was the project recognition was a five minute informal presentation of a City project that an individual Commissioner felt was praiseworthy. The project does not have to be one the Commission reviewed.

H. Informational Items

H1. 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: December 14, 2015
- Regular Meeting: January 11, 2016 (tentative)
- Regular Meeting: January 25, 2016 (tentative)

I. Adjournment

Chair Onken adjourned the meeting at 7:56 p.m.

Staff Liaison: Thomas Rogers, Interim Principal Planner
Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **1/11/2016**
Staff Report Number: **16-001-PC**

Public Hearing: **Use Permit/Karen Douglass/1253 University Drive**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district, at 1253 University Drive. The recommended actions are contained within 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 1253 University Drive, between Rose Avenue and Millie Avenue. A location map is included as Attachment B. Using University Avenue in the west to east orientation, the parcels surrounding the subject parcel on the south side of University Drive are developed with a mixture of one and two-story, single-family homes that are also in the R-1-U zoning district. The parcels on the north side of University Drive are in the El Camino Real/Downtown Specific Plan and developed with a variety of residences, as well as a multi-story office building.

Analysis

Project description

The applicant is proposing to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district. The proposed residence would have a floor area of 2,799.9 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 34.9 percent where 35 percent is the maximum permitted. The proposed residence would have five bedrooms and five bathrooms, with one bedroom and one bathroom in the basement, one bedroom and one bathroom on the first floor, and three bedrooms and three bathrooms on the second floor. All basement lightwells would adhere to the main building setbacks so a use permit for excavation within required yards is not required.

The house is proposed to be 26.8 feet in height, below the maximum permissible height of 28 feet, and the proposed structure would comply with the daylight plane requirements. A balcony is proposed along the front elevation over the entry. The balcony would be located 20 feet from the left side property line, meeting the minimum balcony setback requirement. Although the balcony would only be 16.9 feet from the right side property line, it would not be possible to view the neighboring properties on either side from the balcony as it is enclosed by walls on both sides and the guardrail is set back from the adjacent bedroom corners. As such, staff believes the balcony requirement would be met. 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.

Design and materials

The residence would feature a style described by the architect as a modern farmhouse style. The design would include painted board and batten siding and trim, a standing seam metal roof, box windows, and gabled roofs facing the front and rear yards. The second story would be set in along the front elevation. The aluminum clad windows would be simulated true divided light windows. With the exception of the window at the stair landing, all second floor windows along the side elevations would have minimum sill heights of three feet.

In response to input from neighboring property owners and staff on the initial proposal, the applicant raised the sill heights of the second floor bedroom windows along the side elevations. In addition, the applicant relocated one of the two air conditioning units that were initially proposed in the side yard to the basement stairwell and the other unit to the second floor balcony, which is surrounded by solid walls and a solid guardrail. Staff believes the initial concerns regarding privacy and noise have been addressed by the current plans. Although the project would be a two-story residence, the applicant has taken measures to set the second floor in along the front elevation and proposes varying projections and articulations to reduce the perception of mass.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near the site, including three heritage size trees and three street trees in front of the property. As part of the initial project review, the arborist report was enhanced with additional analysis and specificity, including the findings of two exploratory trenches. A heritage avocado tree (tree #5) is located in the rear of the subject property. A heritage southern magnolia tree (tree #4) is located on the property to the left of the subject property, approximately six feet from the side property line. A heritage pittosporum tree (tree #7) is located on the property to the right, near the side property line. Two raywood ash street trees (trees #1 and #2), both with diameters just under the 15-inch threshold to be considered heritage trees, are located in front the subject property. A non-heritage size persimmon tree (tree #3) would be removed to accommodate the proposed driveway. No other trees are proposed for removal.

The proposal includes a basement lightwell that would be located five feet from the left side property line or approximately 11 feet from the trunk of the heritage southern magnolia tree. The project arborist worked with staff to determine the impacts of the basement excavation on this tree. An exploratory trench was dug 10 feet away from the tree to determine the roots that would need to be cut to construct the proposed basement lightwell. The applicant also submitted a letter from GeoForensics Inc. (Attachment G) indicating that this lightwell could be constructed using shotcrete techniques so overcut would not be required and excavation would be no closer than 11 feet from the trunk of the magnolia tree. The arborist report indicates that with the use of shotcrete construction techniques, and implementation of recommended mitigation measures, the impacts to the magnolia tree would be mild to moderate with no long term impacts expected. The mitigation measures for the magnolia tree, described in the arborist report, include fertilizing the root zone and irrigating the tree with heavier than normal water amounts. The property

owners have worked with the owner of the magnolia tree to ensure periodic access to the tree to implement the mitigation measures. Recommended condition of approval 4a will ensure the use of shotcrete techniques for the construction of this lightwell.

A second exploratory trench was dug to determine the impacts of constructing the proposed driveway two feet from the trunk of a raywood ash street tree (tree #2). The arborist report indicates that the impacts to this tree would be moderate. The project arborist recommends heavier than normal irrigation for the next growing season to mitigate impacts to this tree.

The proposed site improvements should not adversely affect any of the trees as tree protection measures in the arborist report will be ensured through recommended condition 3g.

Parking and circulation

The applicant is proposing to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached, two-car garage. The current driveway, located along the left side of the property, is located less than two feet from the extension of the prolonged property line, which is not permitted by the Municipal Code. The proposed driveway, located two feet from the prolonged property line on the left side, would be in conformance with the Municipal Code. The right side of the driveway would be tapered to be two feet away from a raywood ash street tree (tree #2) to protect the health of the tree.

Correspondence

Staff received an email from the property owner at 1265 University Drive regarding concerns about privacy associated with proposed second story windows and noise from the proposed air conditioning units. Staff also received an email from the property owner at 1241 University Drive regarding privacy, noise and construction activities. All correspondence received by staff is included as Attachment H. Concerns regarding construction activities, including dust control, should be addressed by Building and Engineering Division standards at construction. Construction activities are also subject to the Noise Ordinance during nights and weekends. The property owners indicate that they have since communicated with both neighbors. The property owners described their neighborhood outreach, including changes made to the proposal in response to neighbors' concerns, in their project description letter (Attachment E).

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood. Although the project would be a two-story residence, the applicant has taken measures to set the second floor in along the front elevation and proposes varying projections and articulations to reduce the perception of mass. The surrounding area is a mixture of one and two-story structures. The tree protection measures in the arborist report would protect the existing trees. 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-foot 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
G. Letter from GeoForensics Inc.
H. 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, Principal Planner

LOCATION: 1253 University Drive	**PROJECT NUMBER:** PLN2015-00066	**APPLICANT:** Karen Douglass	**OWNER:** Alan and Karen Douglass
REQUEST: Request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** January 11, 2016	**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 Stoecker and Northway Architects Incorporated consisting of 12 plan sheets, dated received January 4, 2016, and approved by the Planning Commission on January 11, 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 and street trees in the vicinity of the construction project shall be protected pursuant to the arborist report by Kevin Kielty Arborist Services LLC, dated received December 18, 2015.

LOCATION: 1253 University Drive	**PROJECT NUMBER:** PLN2015-00066	**APPLICANT:** Karen Douglass	**OWNER:** Alan and Karen Douglass
REQUEST: Request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to lot width and area in the R-1-U (Single-Family Urban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** January 11, 2016	**ACTION:** TBD	
VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)			

ACTION:

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

    a. The lightwell on the left (east side) of the property shall be constructed using shotcrete techniques as described in the letter from GeoForensics Inc, dated received December 4, 2015. The building permit plans shall include clear specifications to this effect, subject to review and approval of the Planning Division.

CITY OF MENLO PARK

LOCATION MAP

1253 UNIVERSITY DRIVE

DRAWN: TAS CHECKED: CDS DATE: 1/11/16 SCALE: 1" = 300' SHEET: 1

(B-1)

1253 University Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	5,584.0 sf	5,584.0 sf	7,000.0 sf min.
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.
Lot depth	111.7 ft.	111.7 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	29.8 ft.	20.0 ft. min.
Rear	34.6 ft.	41.3 ft.	20.0 ft. min.
Side (left)	5.0 ft.	11.2 ft.	5.0 ft. min.
Side (right)	5.0 ft.	4.9 ft.	5.0 ft. min.
Building coverage	1,948.9 sf 34.9 %	1,429.0 sf 25.6 %	1,954.4 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,799.9 sf	1,429.0 sf	2,800.0 sf max.
Square footage by floor	1,362.8 sf/1st floor 1,009.2 sf/2nd floor 427.9 sf/garage 147.4 sf/porches 10.8 sf/fireplaces	1,065.0 sf/1st floor 364.0 sf/garage	
Square footage of buildings	2,958.1 sf	1,429.0 sf	
Building height	26.8 ft.	15.0 ft.	28.0 ft. max.
Parking	1 covered/1 uncovered	2 covered	2 covered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

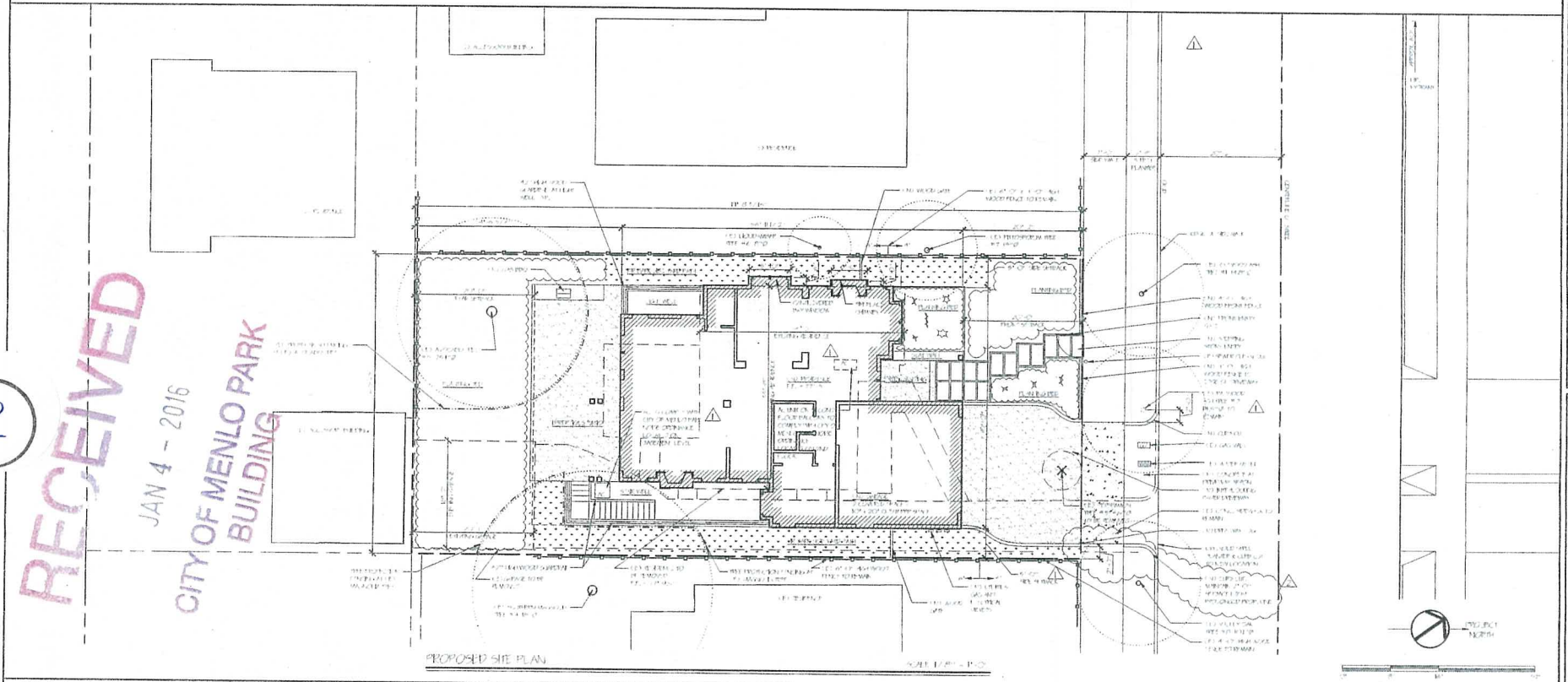
Trees					
Heritage trees:	3*	Non-Heritage trees:	5*	New Trees:	0
Heritage trees proposed for removal:	0	Non-Heritage trees proposed for removal:	1	Total Number of Trees:	7

* One heritage tree is on the neighboring property to the right and one is on the neighboring property to the left.

** Three of the non-heritage trees are street trees and one is located on the neighboring property to the right, near the side property line

A NEW RESIDENCE AT 1253 UNIVERSITY DRIVE

1253 UNIVERSITY DRIVE
MENLO PARK, CALIFORNIA



PROPOSED SITE PLAN

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

RECEIVED
JAN 4 - 2016
CITY OF MENLO PARK
BUILDING

1-0

SITE PLAN LEGEND

VICINITY MAP

NO SCALE

PROJECT DATA

PROJECT ADDRESS: 1253 University Drive
ASSESSOR'S PARCEL NO.: 071-036-080

ZONE: R1-U
FLOOD ZONE: X
STORIES: two + Basement
LOT SIZE: 140'0" x 111'6.5"
LOT AREA: 15,954 s.f.

ALLOWABLE LOT COVERAGE
15,954 x 0.35 = 5,584 s.f. (1 car Garage)

PROPOSED LOT COVERAGE
(N) First + Portico = 1,801.47 s.f.
(N) Covered Porches = 192.80 s.f.
TOTAL = 1,994.27 s.f.

PROPOSED LOT COVERAGE %
1,994.27 = 0.1249 = 12.5%

MAX. ALLOWABLE F.A.R. (No permit required)
2,800 s.f.

MAX. ALLOWABLE 2ND FLOOR F.A.R.
2,800 x 0.50 = 1,400 s.f.

PROPOSED FLOOR AREA
(N) First Floor = 1,790.72 s.f.
(N) Second Floor = 1,009.20 s.f.
TOTAL = 2,799.92 s.f.

SETBACKS
Front: 20'
Rear: 20'
Special Setbacks: None

HEIGHT LIMIT: 28'-0"
PROPOSED HEIGHT: 26'-7"±

PARKING REQ'D: 2 spaces, 1 must be covered
PARKING PROVIDED: 2 covered spaces

DAYLIGHT PLANE
= 19'-6" at Setback = at 45° to 28'-0"

SHEET INDEX

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE 150, PALO ALTO, CA 94303 650-965-3500

A New Residence at
1253 University Drive
Menlo Park, CA 94025

SHEET TITLE: TITLE SHEET & SITE PLAN
SCALE: AS SHOWN
DRAWN BY: JS
JOB NO.: 10992
DATE: 07/16/2015
SHEET: A0

LEGEND

- FOUND POINT AS NOTED
- ( ) RECORD DATA
- WATER METER OR WATER VALVE BOX
- HOSE BIB
- OUTDOOR LIGHT
- SPRINKLER HEAD
- WATER SPIGOT
- FIRE HYDRANT
- TREE – TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. TREE – DECIDUOUS UNLESS NOTED OTHERWISE
- TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- SANITARY SEWER CLEAN OUT
- UTILITY BOX–TYPE AS NOTED SIZE AS DRAWN
- IRRIGATION VALVE BOX
- GAS / WATER – UNDERGROUND UTILITY
- TRUNK – TREE DRIP LINE POINTS TOWARDS TREE TRUNK. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)

1 inch = 8 ft

4-1-2015
7-16-2015
NEW CITY
CHECKLIST

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORD.
BOUNDARY CONTROL: SEE CONCURRENT RECORD OF SURVEY MAP.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

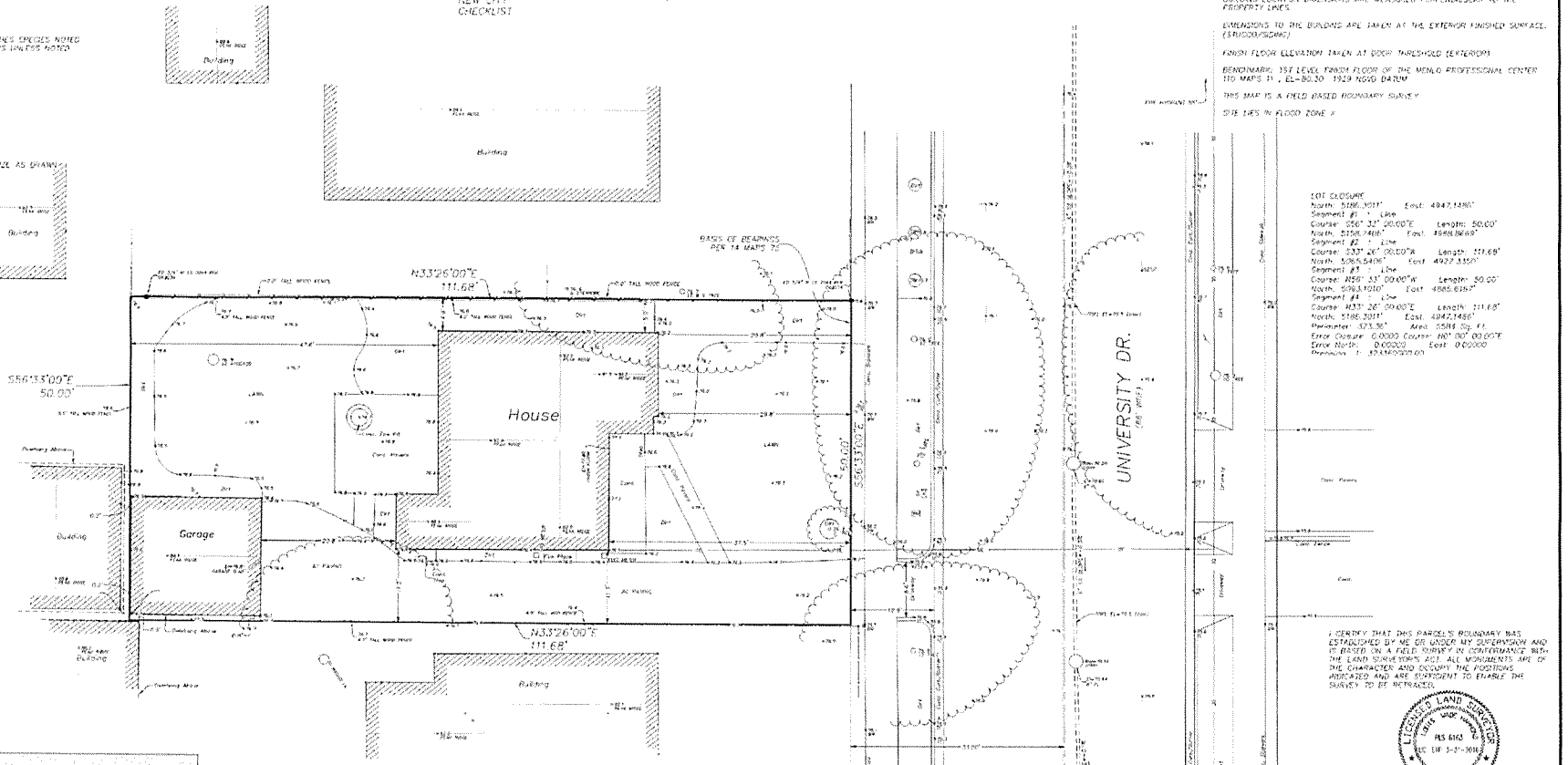
DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK: 1ST LEVEL FINISH FLOOR OF THE MENLO PROFESSIONAL CENTER 110 MAPS 11 , EL=80.30 1929 NGVD DATUM

THIS MAP IS A FIELD BASED BOUNDARY SURVEY

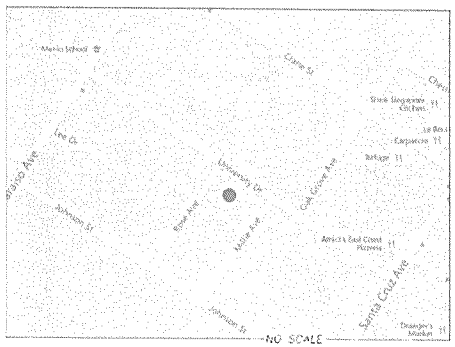
SITE LIES IN FLOOD ZONE X

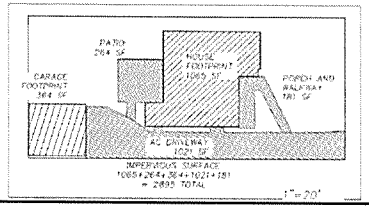


LOT CLOSURE
North: 5186.3011' East: 4847.1486'
Segment #1 : Line
Course: S56° 33' 00.00"E Length: 50.00'
North: 5158.7408' East: 4888.8668'
Segment #2 : Line
Course: S33° 26' 00.00"W Length: 111.68'
North: 5065.5406' East: 4922.3350'
Segment #3 : Line
Course: N56° 33' 00.00"W Length: 50.00'
North: 5093.1010' East: 4885.6157'
Segment #4 : Line
Course: N33° 26' 00.00"E Length: 111.68'
North: 5186.3011' East: 4847.1486'
Perimeter: 323.36' Area: 5584 Sq. Ft.
Error Closure: 0.0000 Course: 180° 00' 00.00"E
Error North: 0.00000 East: 0.00000
Precision 1: 53,836,000.00

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

L. LICENSED LAND SURVEYOR
LOUIS WADE HAMMOND
No. 6163
LIC. EXP. 9-31-2016
STATE OF CALIFORNIA





S1

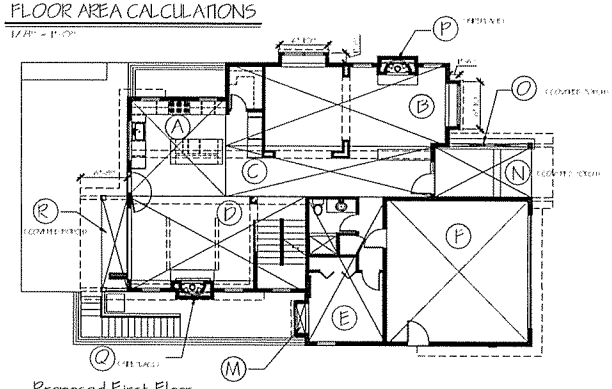
SURVEY

1253 UNIVERSITY DR.
MENLO PARK
LOT 11, 14 MAPS 75
APN: 071-083-080
LOT AREA: 5,584 SQ. FT
GROSS AND NET

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 Fax: (510) 991-8054
wade@wadehammondpls.com

FLOOR AREA CALCULATIONS

1/8" = 1'-0"



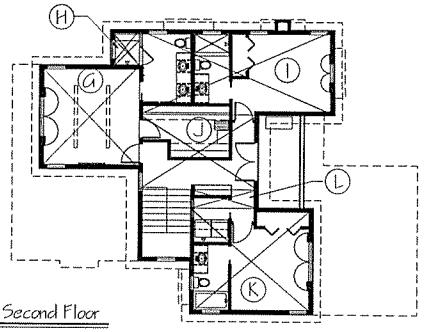
Proposed First Floor

Proposed First Floor		
A.	14'-1" x 13'-9.5"	194.25 s.f.
B.	21'-9.5" x 18'-11"	414.88 s.f.
C.	29'-2.5" x 7'-2"	211.12 s.f.
D.	26'-1.5" x 13'-6"	356.64 s.f.
E.	11'-6" x 20'-11"	238.70 s.f.
F.	20' -9.5" x 20' 11"	427.92 s.f.
M.	4'-10" x 1'-6"	7.26 s.f.
		1790.72 s.f.

Proposed Second Floor		
G.	14' 6.5" x 14'-0"	205.68 s.f.
H.	5'-0" x 4'-0"	20.01 s.f.
I.	27' 9.5" x 18' 11"	521.20 s.f.
J.	16'-9" x 10'-6"	175.86 s.f.
K.	17'-5" x 14'-11"	267.56 s.f.
L.	9'-6.5" x 2'-8"	25.22 s.f.
		1009.20 s.f.

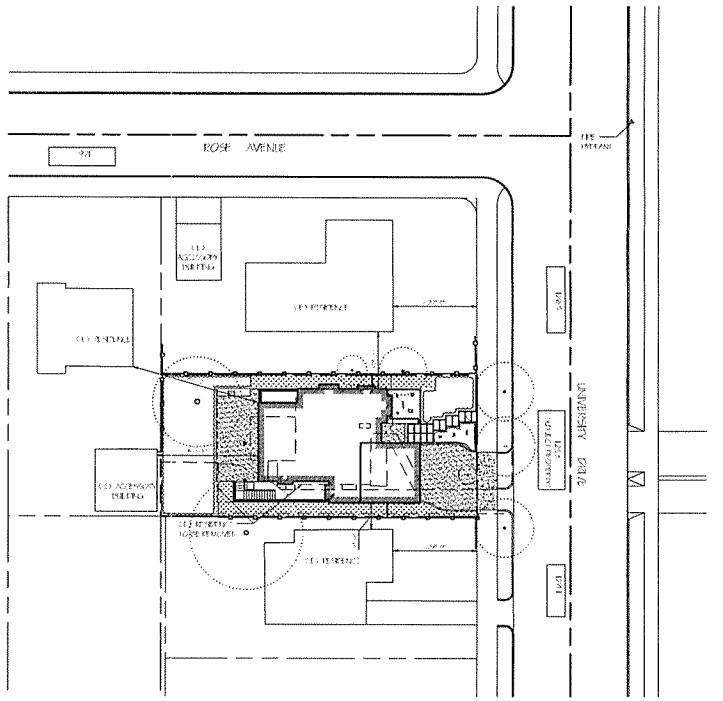
Total Floor Area	2799.92 s.f.

Proposed Lot Coverage		
1st Floor		1,790.72 s.f.
N.	15'-8.5" x 7'-2"	98.24 s.f.
O.	11'-8.5" x 0'-5.5"	5.27 s.f.
P.	5'-6.5" x 1'-0"	5.56 s.f.
Q.	5'-5.5" x 1'-0"	5.26 s.f.
R.	15'-0" x 5' 8"	79.19 s.f.
		1994.27 s.f.



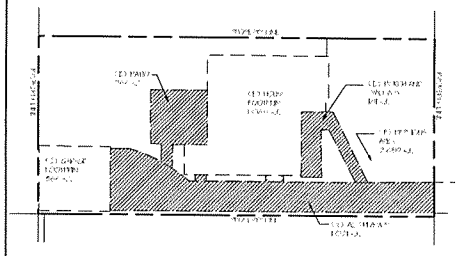
Proposed Second Floor

0-3



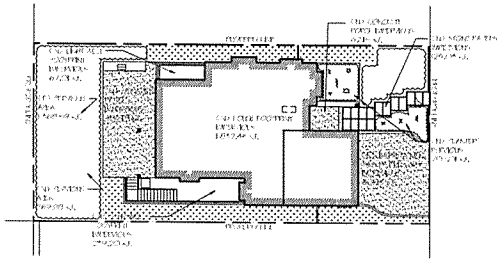
AREA PLAN

1" = 20'-0"



Existing Impervious Surface Plan

1/16" = 1'-0"



Proposed Impervious Surface Plan

1/16" = 1'-0"

UNIVERSITY DRIVE STREETSCAPE

1/16" = 1'-0"

PROJECT NORTH

REVISIONS	DATE
1	7-2-19
2	9-3-19

A New Residence at
1265 University Drive
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA. 94303 650-965-3500

SHEET TITLE: AREA PLAN, F.A.R., AREA CALCS & STREETSCAPES

SCALE: AS SHOWN

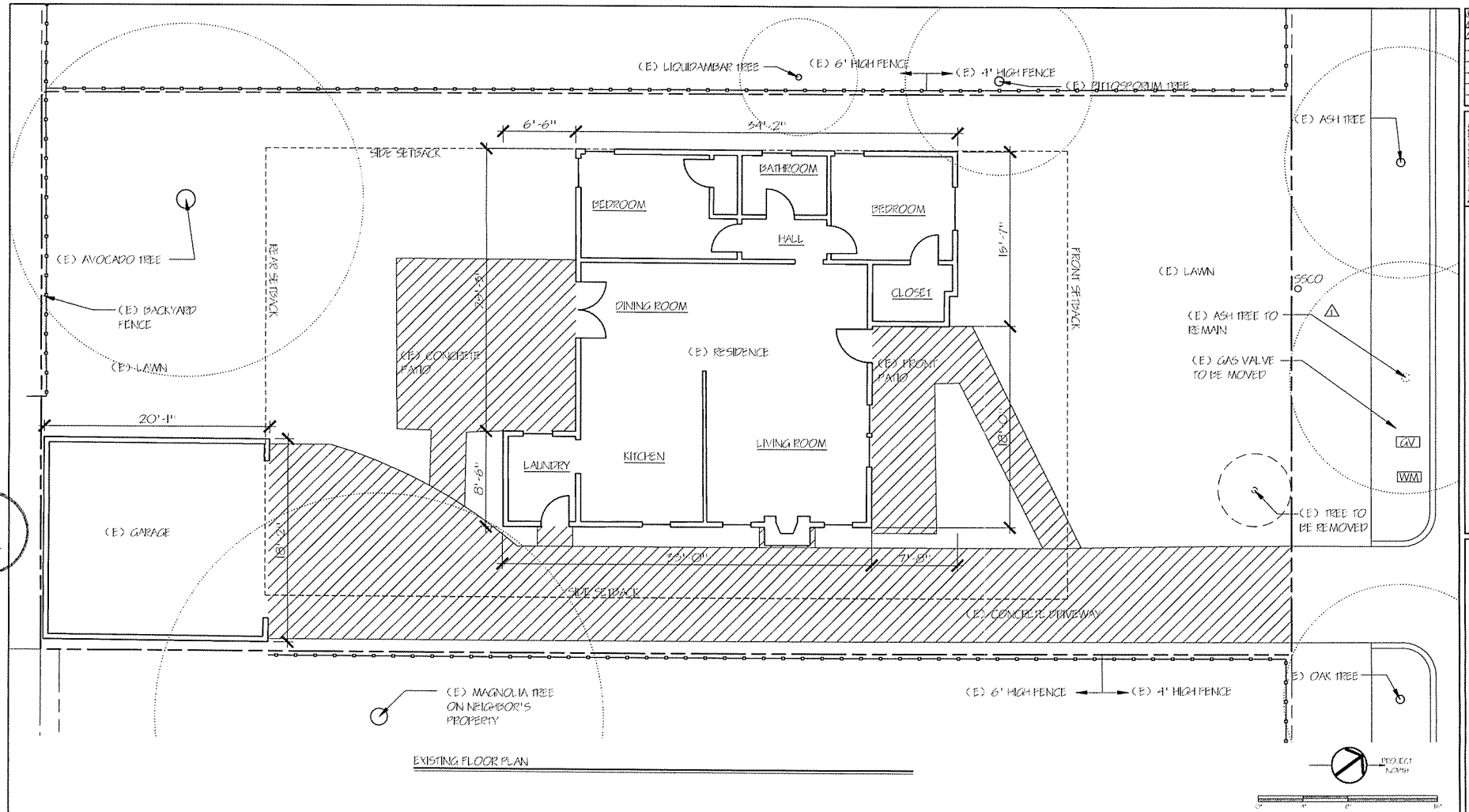
DRAWN BY: JS

JOB NO: 16982

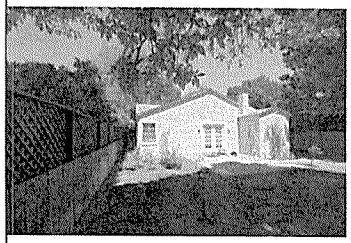
DATE: 07/16/2019

SHEET: A1

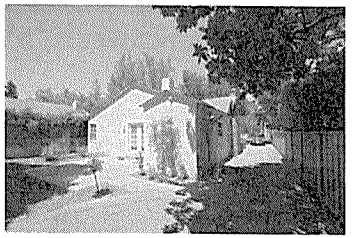
OF SHEETS



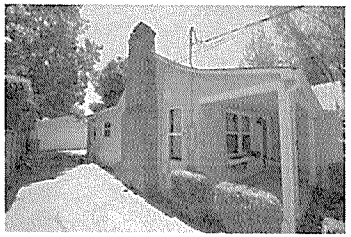
EXISTING FLOOR PLAN



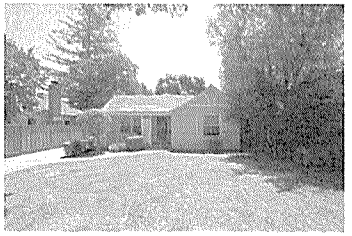
EXISTING REAR SIDE YARD ELEVATION



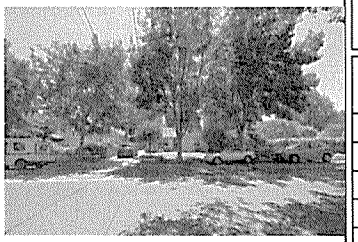
EXISTING REAR ELEVATION



EXISTING SIDE YARD ELEVATION



EXISTING FRONT ELEVATION



EXISTING STREET SCAPE ELEVATION

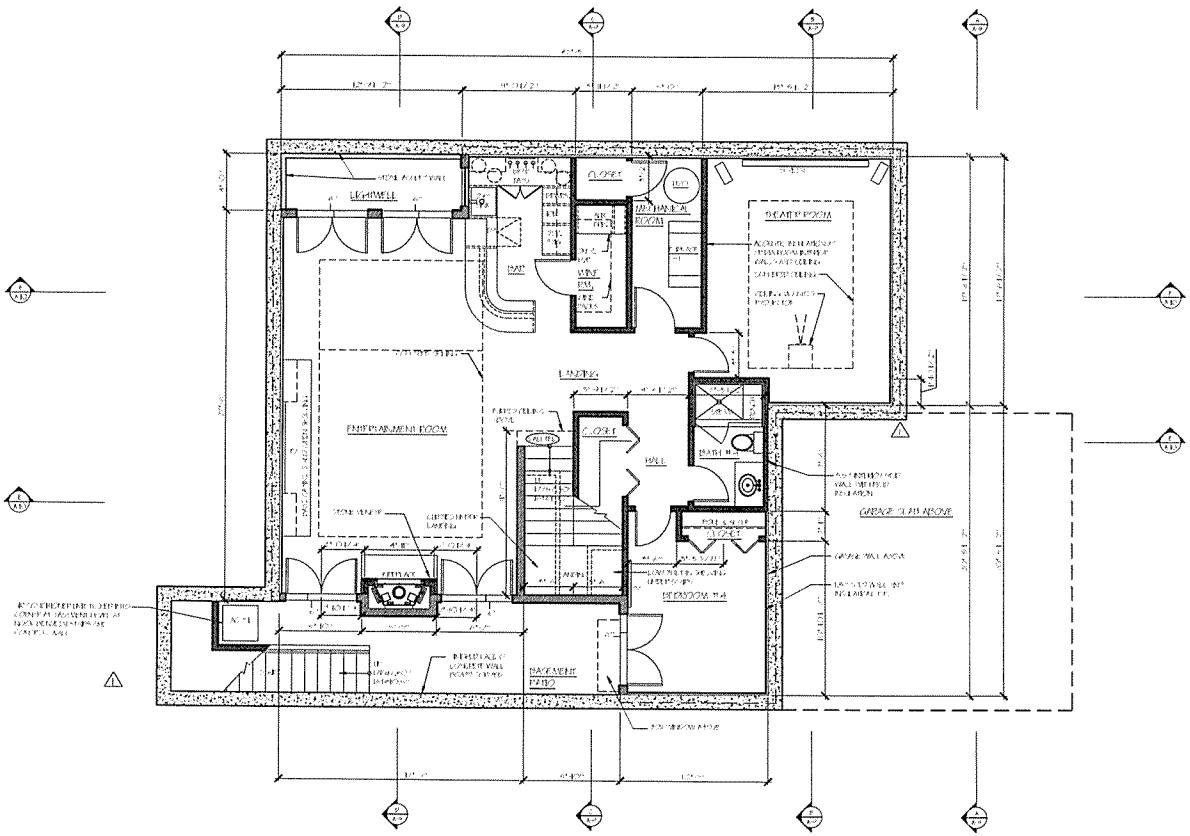
0.4

REVISIONS	DATE
1	
2	

A New Residence at
1265 University Drive
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE: EXISTING SITE & BUILDING
SCALE: 1/4" = 1'-0"
DRAWN BY: JS
JOB NO.: 16982
DATE: 07/16/2016
SHEET: A2
OF SHEETS



PROPOSED BASEMENT PLAN

WALL LEGEND

- EXISTING ITEM TO REMAIN
- CMU 2x6 WALL STUD WALL
- CMU 2x4 WALL STUD WALL

SYMBOL LEGEND

- DOOR REFERENCE - SEE SCHEDULE ON SHEET A6.0
- WINDOW REFERENCE SEE SCHEDULE ON SHEET A6.0
- BUILDING SECTION REFERENCE
- DETAIL REFERENCE
- SLOPE TO DRAIN - 1/4" / FT. MIN.
- ALIGN

PROJECT NORTH

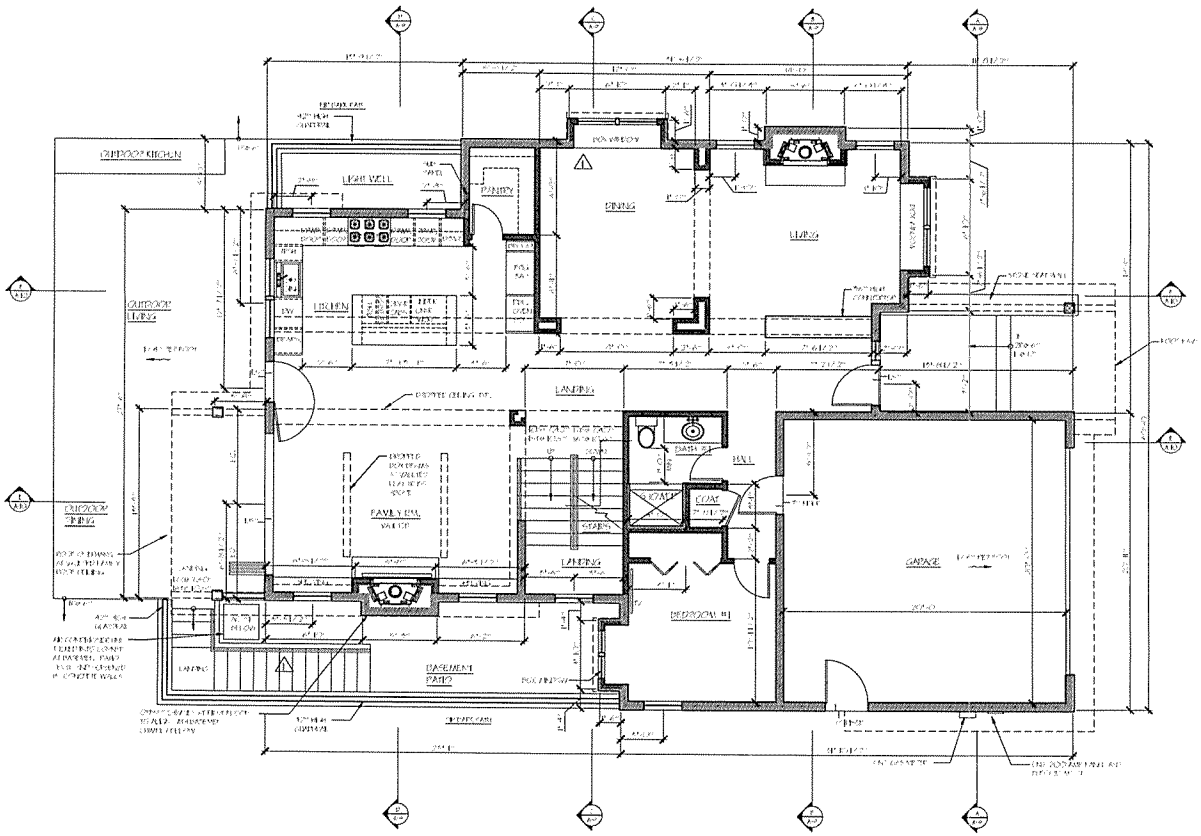
REVISIONS	DATE
PLANNING	12-2-19
PLANNING	1-3-20

A New Residence at
1265 Universita Drive
Menlo Park, CA 94026

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE	PROPOSED BASEMENT FLOOR PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	JS
JOB NO.	16-083
DATE	07/16/2019
SHEET	A3
OF	SHEETS

S-0



PROPOSED FIRST FLOOR PLAN

WALL LEGEND

- EXISTING TO REMAINED
- END 2x6 WD. SHEAR WALL
- END 2x4 WD. SHEAR WALL

SYMBOL LEGEND

- DOOR REFERENCE - SEE SCHEDULE ON SHEET A6.0
- WINDOW REFERENCE - SEE SCHEDULE ON SHEET A6.0
- BUILDING SECTION REFERENCE
- DETAIL REFERENCE
- SLOPE TO DRAIN - 1/4" PER FT. MIN.
- AXIS

PROJECT NORTH

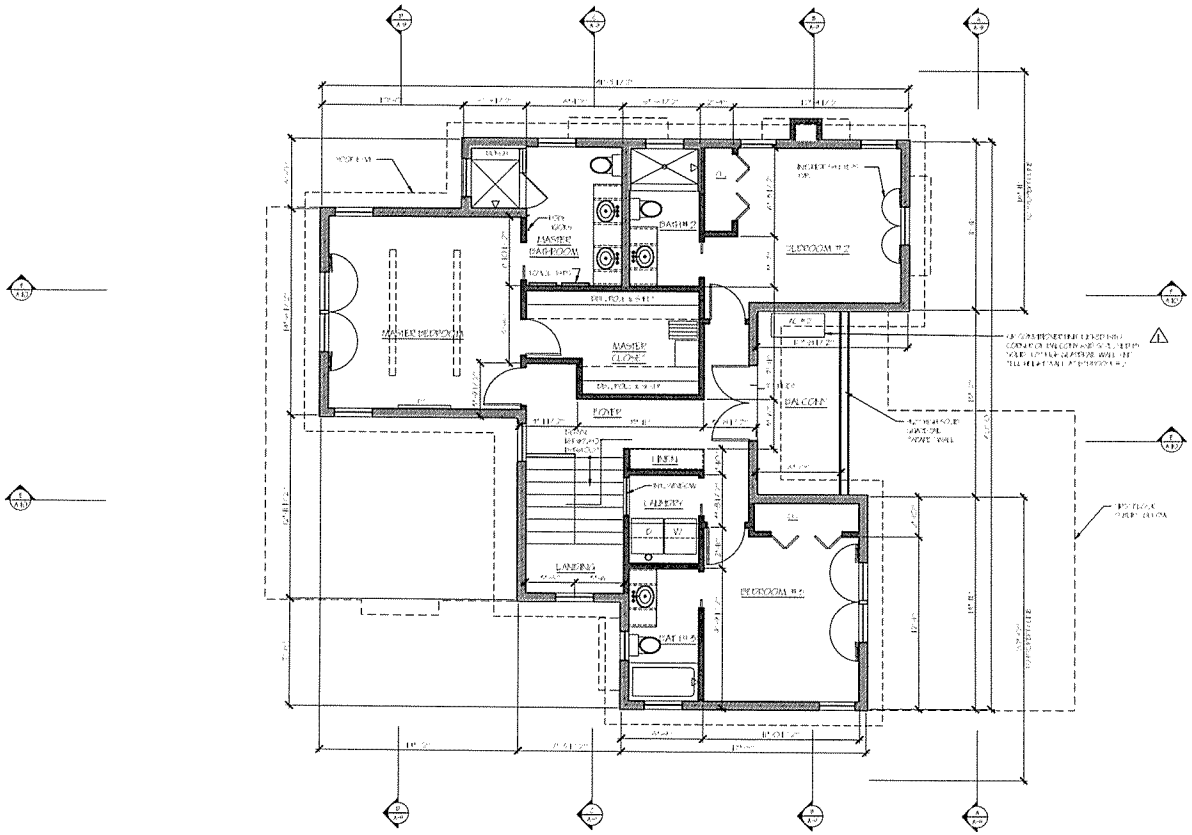
REVISIONS	DATE
1	
2	

A New Residence at
1269 University Drive,
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA. 94303 650-965-3500

SHEET TITLE	PROPOSED FIRST FLOOR PLAN
SCALE	1/4" = 1'-0"
DRAWN BY	JS
JOB NO.	16982
DATE	07/16/2019
SHEET	A4
OF	SHEETS

L-0



PROPOSED SECOND FLOOR PLAN

WALL LEGEND

- (E) ITEM TO REMOVED
- (N) 2x6 WALL SHIP WALL
- (N) 2x4 WALL SHIP WALL

SYMBOL LEGEND

- DOOR REFERENCE - SEE SCHEDULE ON SHEET A6.0
- WINDOW REFERENCE - SEE SCHEDULE ON SHEET A6.0
- BUILDING SECTION REFERENCE
- DETAIL REFERENCE
- SLOPE TO DRAIN - 1/4" / FT. MIN.
- A.D.U.

PROJECT NORTH

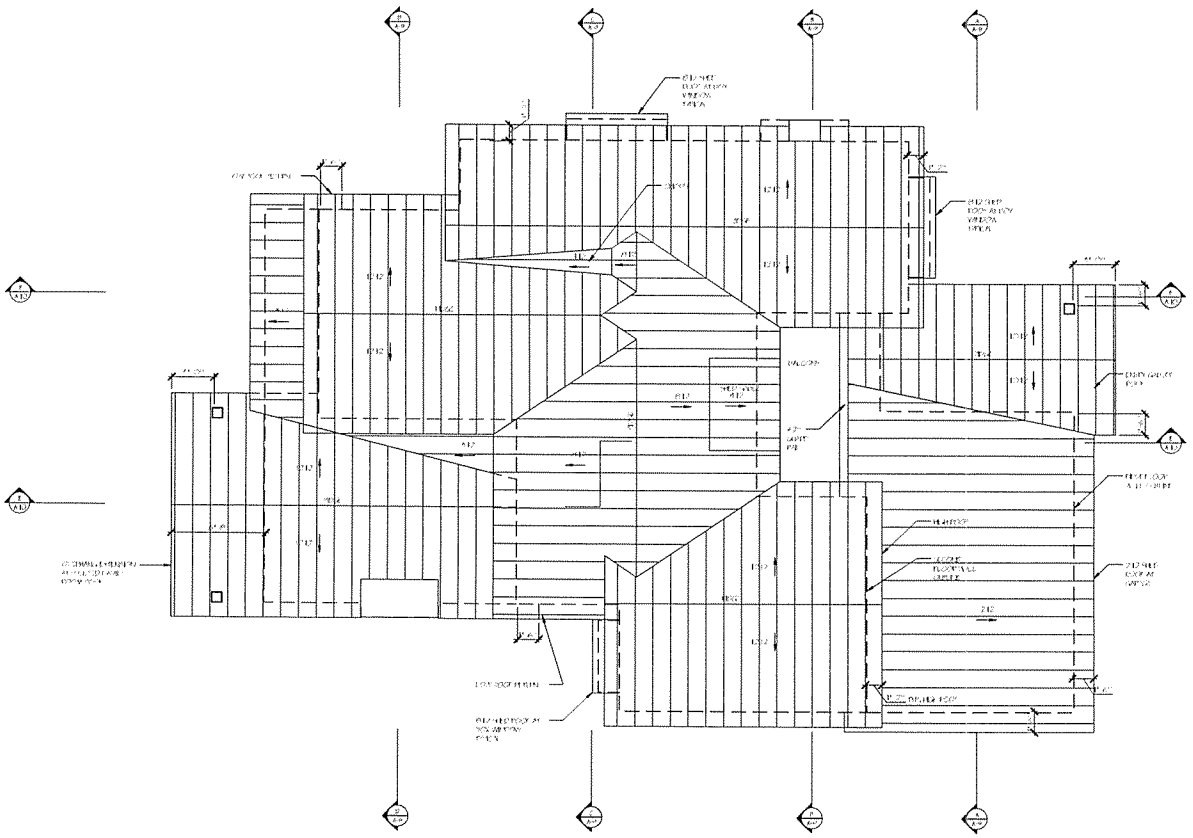
REVISIONS	DATE
1	11-2019
2	1-2020

A New Residence at
1255 University Drive,
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE: PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
DRAWN BY: JS
JOB NO: 16982
DATE: 07/16/2019
SHEET: A5
OF SHEETS

B-0



PROPOSED ROOF PLAN

WALL LEGEND

- EXISTING TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2x6 WALL

SYMBOL LEGEND

- ROOF REFERENCE - SEE SCHEDULE ON SHEET No.0
- WINDOW REFERENCE - SEE SCHEDULE ON SHEET No.0
- BUILDING SECTION REFERENCE
- DETAIL REFERENCE
- SLOPE TO DRAIN - 1/4" PER F.T. MIN.
- ALIGN

PROJECT NORTH

REVISIONS	DATE

STOECKER AND NORTHWAY ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

A New Residence at
1259 University Drive,
Menlo Park, CA 94025

SHEET TITLE: PROPOSED ROOF PLAN

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

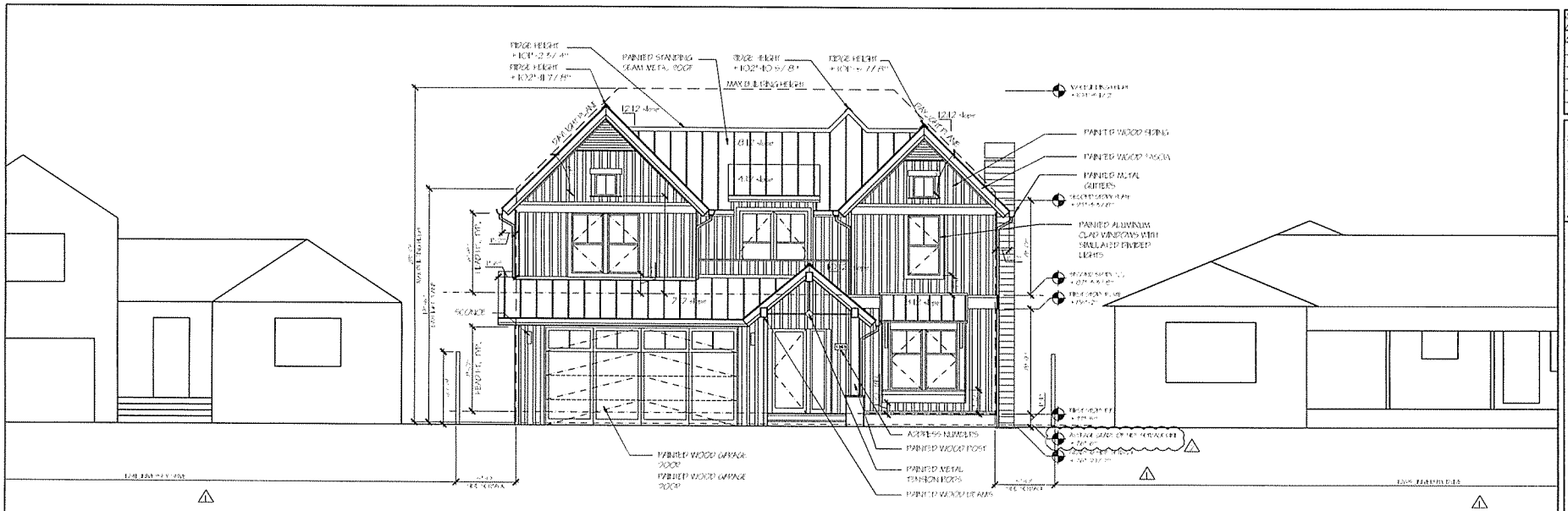
DRAWN BY: JS

JOB NO.: 19082

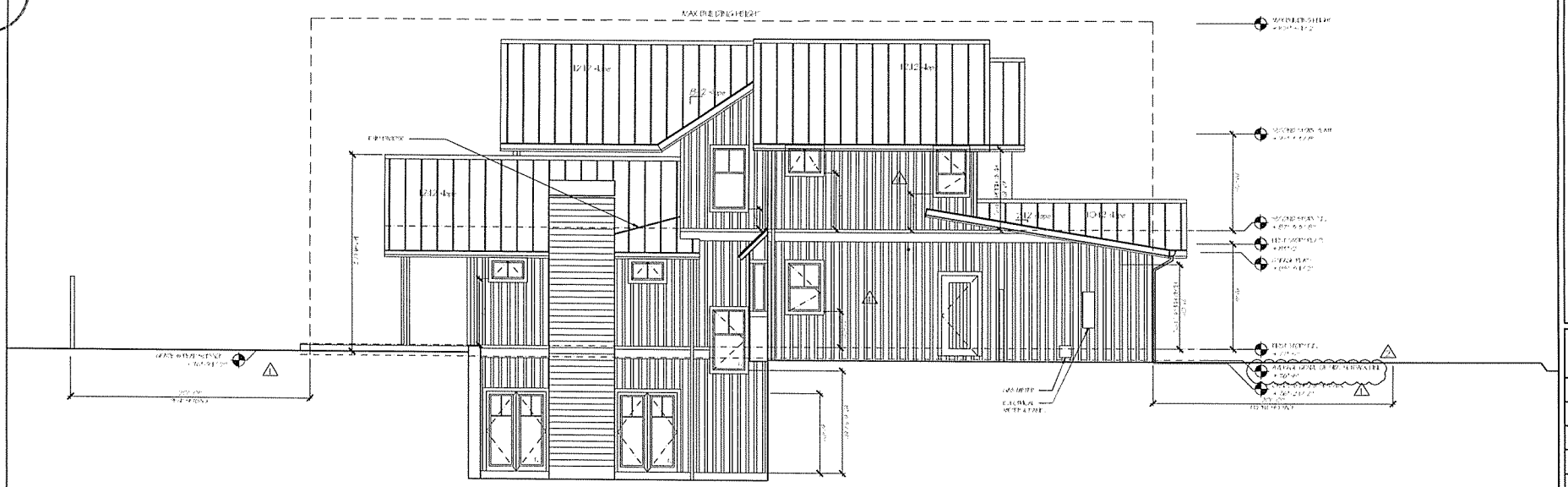
DATE: 07/16/2019

SHEET: A6

OF SHEETS



PROPOSED HOUSE NORTH ELEVATION - FRONT



PROPOSED HOUSE EAST ELEVATION - LEFT SIDE

6-11

REVISIONS	DATE
A	
A	

A New Residence at
1265 University Drive
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

SCALE
1/4" = 1'-0"

DRAWN BY
JS

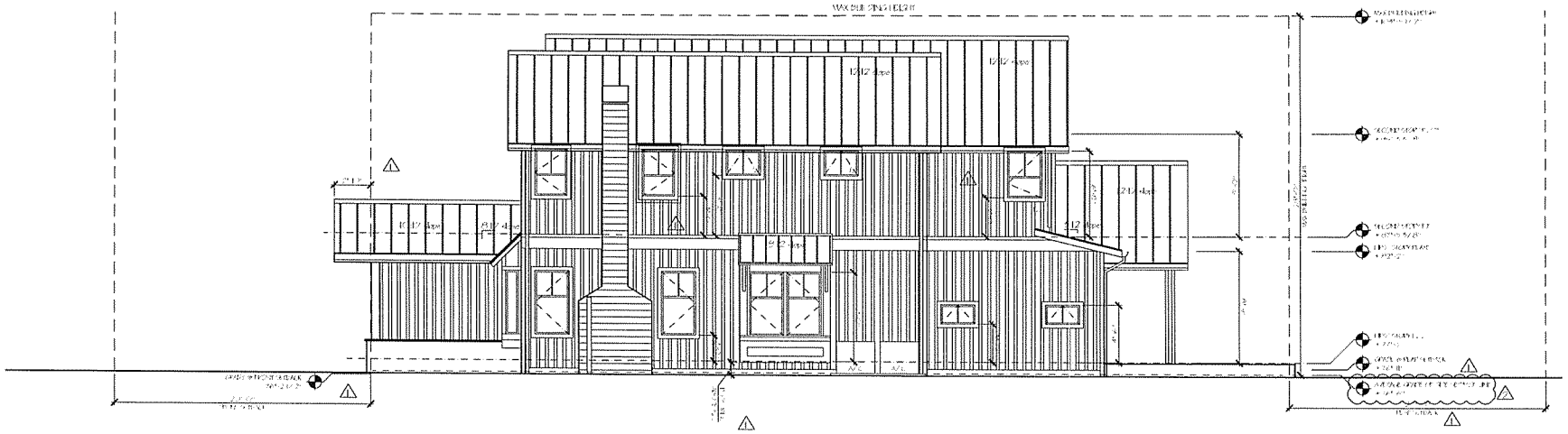
JOB NO.
16082

DATE
07/16/2019

SHEET
A7

OF SHEETS

PROPOSED HOUSE SOUTH ELEVATION - REAR, FACING UNIVERSITY DRIVE



PROPOSED HOUSE WEST ELEVATION - RIGHT SIDE

01-0

REVISIONS	DATE
1	
2	

A New Residence at
1255 University Drive,
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE
PROPOSED
EXTERIOR
ELEVATIONS

SCALE
1/4" = 1'-0"

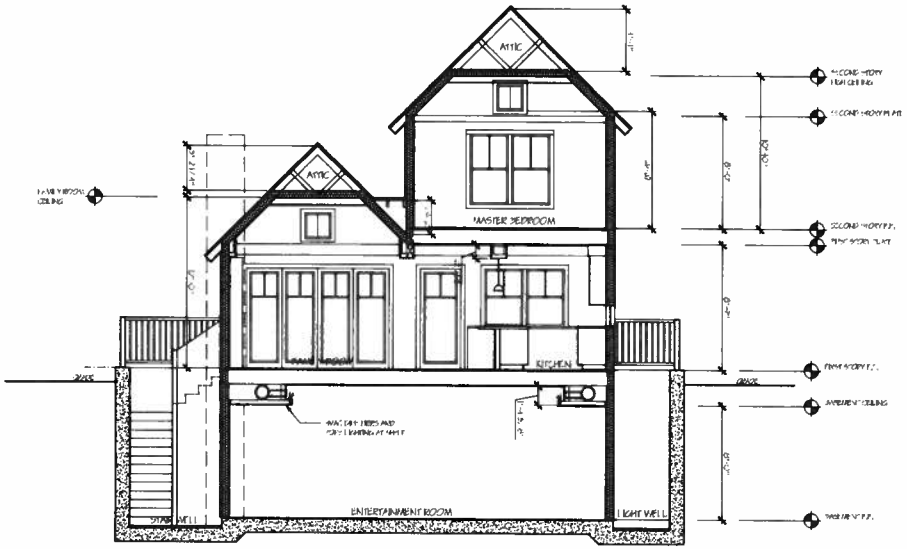
DRAWN BY
JS

JOB NO.
19982

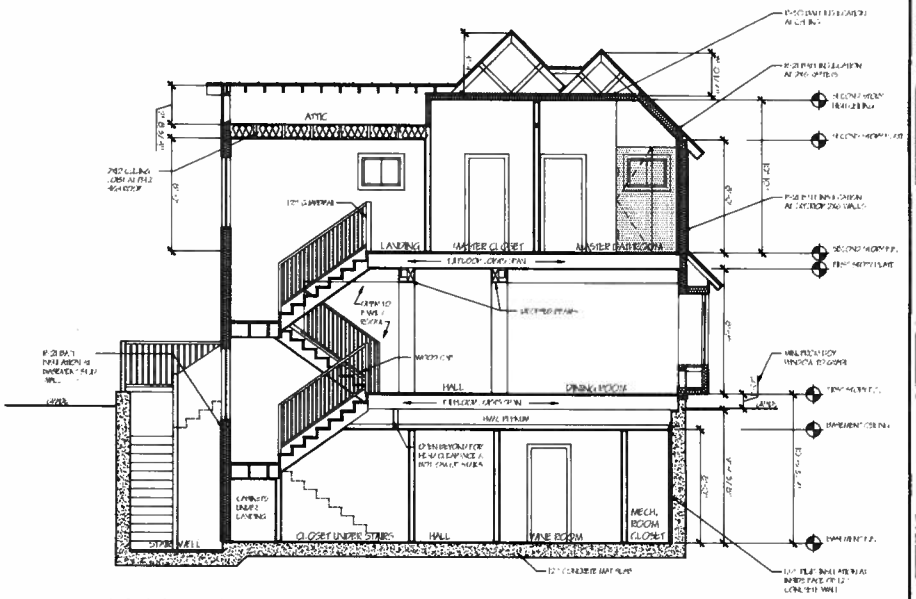
DATE
07/16/2019

SHEET
A8

OF SHEETS

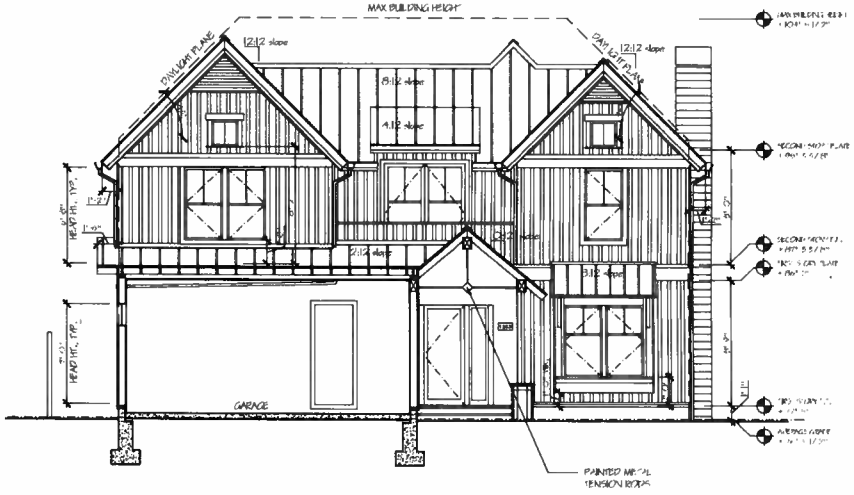


PROPOSED HOUSE SECTION D-D



PROPOSED HOUSE SECTION C-C

PROPOSED HOUSE SECTION B-B



PROPOSED HOUSE SECTION A-A

(11-0)

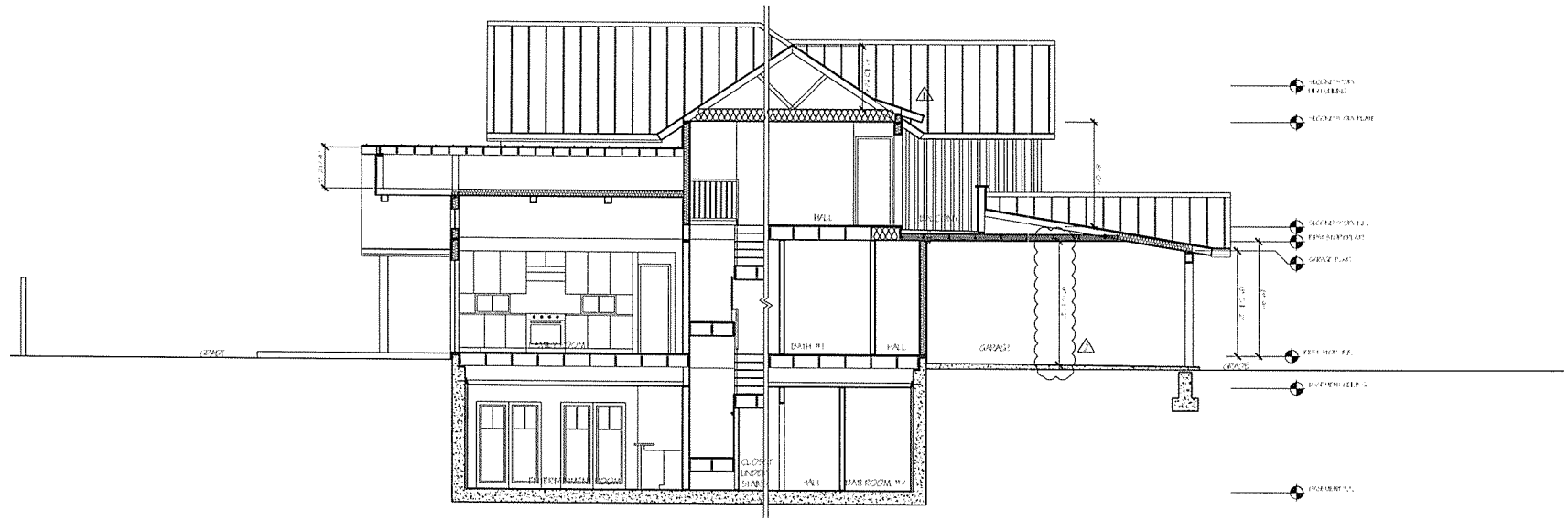
REVISIONS	DATE

A New Residence at
1255 University Drive,
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE	BUILDING SECTIONS
SCALE	1/4" = 1'-0"
DRAWN BY	JS
JOB NO.	16982
DATE	07/16/2019
SHEET	A9
OF SHEETS	

PROPOSED HOUSE SECTION E-E



PROPOSED HOUSE SECTION E-E

71-D

REVISIONS	DATE

A New Residence at
1265 University Drive
Menlo Park, CA 94025

STOECKER AND NORTHWAY
ARCHITECTS INCORPORATED
1000 ELWELL CT., STE. 150, PALO ALTO, CA 94303 650-965-3500

SHEET TITLE	BUILDING SECTIONS
SCALE	1/4" = 1'-0"
DRAWN BY	JS
JOB NO.	16-083
DATE	07/16/2016
SHEET	A10
OF	SHEETS

STOECKER AND NORTHWAY ARCHITECTS INCORPORATED

1000 ELWELL COURT SUITE 150 PALO ALTO CA 94303 650 965-3500 / FAX 650 965-1095

July 21, 2015
Revised December 12th, 2015
Revised December 18th, 2105

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

RE: 1253 University Drive Conditional Use Permit for New Single Family Residence

To whom it may concern,

On behalf of Alan and Karen Douglass, the new owners of the existing house at 1253 University Drive near Rose Avenue and Millie Avenue, we are requesting a Use Permit to allow for a complete demolition of the existing one story residence and detached garage in order to construct a new two story residence with basement and attached two vehicle garage.

The property is a substandard lot with regard to lot width, 50 foot wide, and area, 5,584 square feet. Because of the narrowness of the lot, the new building footprint spans to the side setbacks in some places to create a compact and efficient floor plan and to maintain as much backyard space as possible for the homeowner. While the project is generally located towards the front of the parcel, we stepped the entry back from the front setback to maintain a gracious separation between sidewalk and front door.

In addition, the width of the structure narrows towards the back of the project, allowing for a reduced project mass near the adjacent neighbor's backyard spaces. The project design takes advantage of the more narrow building footprint at the back of the structure by providing a light well and stair well to the basement at the nooks created by the narrower footprint at each side yard. This allows the basement light wells to remain completely outside the 5' side yard setback. The project mass is diminished further by a lower, single story, vaulted space at the family room and a single story low pitched roof over the garage, lending to a more textured and broken up relationship of single story and two story elements.

The architectural styling of the new residence follows that of a modern farm house which we believe will complement the streetscape of University Drive and be a nice addition to the Menlo Park community. Taking cues from the modern farm house vernacular, this design calls for painted board and batten siding and trim, standing seam metal roof, box windows, gabled roofs facing the front and rear yards, and large front

E-1

and rear windows that take advantage of natural sunlight. Aluminum clad wood windows with simulated divided light have been arranged for natural light into the interior space as well as privacy for both the occupants and neighbor's. The window divided light grills shall be attached to the face of the glazing with an insulated spacer bar between the dual panes.

Although we are extending the building to the edge of the setback lines because of the narrow site width, we have taken the issue of privacy into account. Privacy is an important factor in the design not only for the Douglass' but out of respect for the neighboring residents. The floor plan is organized in such a way where the main view from various rooms, such as the family room, living room, kitchen, and the bedrooms on the second floor, is mainly to the front or rear of the property. While some windows do face the side yards to allow natural light and cross ventilation into various spaces, the majority of the second floor side yard windows located on the side setback are high bathroom windows with sills at 56" off finish floor, providing additional privacy for both the occupant and off site visibility from adjacent neighbors.

As well, the windows facing the east side yard in the family room are high, small windows on either side of the fireplace with sills at 66" from Finish Floor. The kitchen windows facing the west side yard are small windows between the kitchen countertop and upper cabinets, further reducing the visibility into or out of the kitchen from the side yard, while still allowing natural light into the space. The focus of the family room and kitchen is to the rear yard through large windows and a multi-panel door system providing indoor-outdoor living between the family room and rear yard patio.

In addition, through the homeowner's neighbor outreach since our original submittal, we further reduced the amount of glazing and raised the sill heights at all of the bedroom windows on the second floor facing the side yards. We also relocated the AC units that were originally proposed at the side yards to locations that will reduce noise levels that might impact adjacent neighbor's outdoor spaces.

The design of the home also includes a second floor balcony over the entry facing the street. This balcony's design again takes this need for privacy into account by tucking it between the two second story bedroom wings at the front façade. The balcony's guardrail is set back from the adjacent bedroom corners which enclose it on either side, making views around the bedroom walls to adjacent neighbor's yards not possible. While the balcony is only 16'-11" from the west side yard property line, it's design and location tucked between the second floor bedroom walls allows privacy for both the occupant and neighboring parcels.

Neighbor Outreach:

Since our original application submittal, the Owner's have communicated by email with both neighbor's on either side of the project. We have modified the design of the project to address the neighbor's concern in the following ways:

1) Glazing: Reduced glazing at the Second Floor Bedroom Windows facing the side yards. We achieved this by raising the sill heights to 36" from Finish Floor on all the bedroom windows facing the side yards.

2) Re-located the Air Conditioning units. The neighbor at 1253 was concerned about noise generated from the AC units originally located in the side yard. While the units would be required to comply with the Menlo Park noise ordinance, we took further measures to mitigate noise by moving the AC units away from the neighbor's fence. One AC condenser was relocated to the basement stair well, and the other was relocated to the second story balcony that is surrounded by solid walls on three sides, and a solid guardrail wall facing the front yard. These new locations will drastically reduce the noise generated from the AC motors that might impact the adjacent neighbor's outdoor living spaces.

Thank you for your attention to this application. Please feel free to contact me with any questions you might have.

Sincerely,

Stoecker and Northway Architects Inc.

Attn: Jim Stoecker

Kielty Arborist Services LLC

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

June 25, 2015

Revisions:
September 23, 2015
December 1, 2015
December 18th, 2015

Alan and Karen Douglass
3553 Haven Ave, Suite 5
Menlo Park, CA 94025

Site: 1253 University, Menlo Park, CA

Dear Mr. Douglass,

As requested on Wednesday, June 24, 2015, I visited the above site to inspect and comment on the trees. A new home is planned for this site and your concern for the future health and safety of the trees has prompted this visit. On Monday, November 16, 2015 a 30 foot strip of driveway was removed and an exploratory trench was dug using and air-spade to expose roots of the southern magnolia #4 that would be severed by the proposed construction. A trench was also dug near the ash tree #2 at the location of the new proposed driveway. On Tuesday, November 25, 2015 I met with the city arborist to inspect the two exploratory trenches.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a "Not- to-Scale" map provided by me. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were 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 trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

F-1

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Raywood ash *(Fraxinus angustifolia* 'Raywood')	14.8	55	35/25	Good vigor, fair form, poor crotches at 10 feet.
2	Raywood ash *(Fraxinus angustifolia* 'Raywood')	14.5	50	40/25	Good vigor, fair form, multi leader at 10 feet, with poor crotches.
3	Persimmon *(Diospyros kaki)*	4.5	60	15/10	Good vigor, fair form, heavily pruned.
4*	Southern magnolia *(Magnolia grandiflora)*	18est	65	35/35	Fair vigor, fair form, 6 feet from property line.
5	Avocado *(Persea americana)*	25.1	60	40/35	Good vigor, fair form, codominant at 3 feet with fair crotch formations, scaffold limb to the north has been girdled.
6*	Liquidambar *(Liquidambar styraciflua)*	8est	55	35/25	Fair vigor, fair form, 2 feet from property line, tree has been trimmed to the property line.
7*	Pittosporum *(Pittosporum tenuifolium)*	15est	50	35/30	Poor-fair vigor, poor form, multi leader at 3 feet.
8*	Valley oak *(Quercus lobata)*	10.1	65	40/30	Fair vigor, fair form, in planting strip.

*indicates neighbor's tree

Exploratory trenching:

On Monday, November 16, 2015 a 30 foot long strip of asphalt was removed and two exploratory trenches were dug to expose roots that will be cut if the proposed new home plans are approved. The trenches were dug as requested by the city arborist. Tree #2 a Raywood ash will have a new driveway installed 2 feet from the trunk of the tree. Tree #4, a southern magnolia, will have a new basement stair-well wall installed using shotcrete techniques 11' from the trunk of the tree.

The following is the results of the two trenches:

Ash #2 the trench was dug to a depth of 10 inches for the entire width of the planting strip where the tree is located. The exploratory trench unearthed one 3 inch diameter root. No other roots where exposed. If the driveway was installed as planned the construction would require severing of the root, impacts would be minor much the same as a sidewalk repair. Root loss would be mitigated with heavier than normal irrigation for the next growing season.

Trench 2 feet from the trunk of ash tree #2. One 3 inch root will be cut.

An exploratory trench was dug with an air-spade 10 feet from the trunk of tree #4. The trench is two feet deep and extends for 30 feet. The following roots were un-earthed:

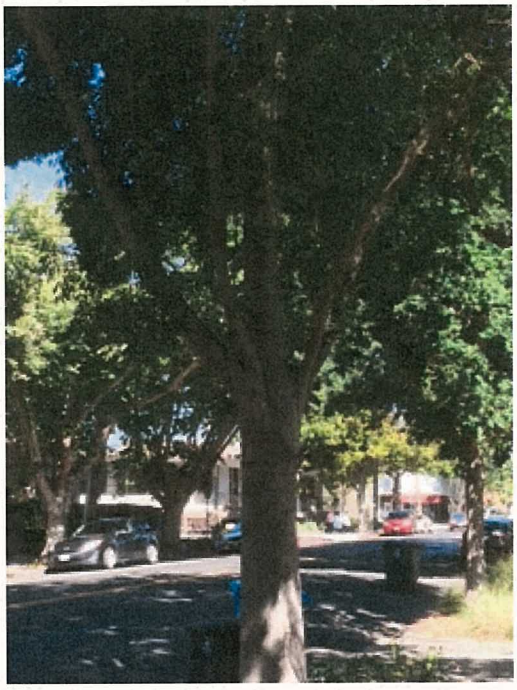
- 6-2 inch diameter roots were exposed.
- 0-1.5 inch diameter roots were exposed.
- 7 roots of 1 inch were exposed.
- Several roots less than 1 inch.

30 foot long exploratory trench dug 10 feet from the trunk of the tree.

With this data I believe the impacts to the magnolia will be minor to moderate with no long term impacts expected. Mitigation measures will consist of:

- Pre-cut roots during the fall of 2015 when trees are less active.
- Fertilize the root zone of the tree with 200 gallons of 22-14-14 in late spring of 2016.
- Irrigate the magnolia with heavier than normal water amounts for the entire warm/dry season.
- Monitor plant health for the entire length of the construction.

I attended a meeting between the Homeowner's, Alan and Karen Douglass, and the neighbor, Yuk Lai Suen, in which the neighbor agreed to provide periodic access to the property to water and fertilize the Magnolia tree during the course of construction.



Summary:
The trees on site are all imported trees except for the neighbors, valley oak street tree. All of the trees are in fair condition. Trees #1 and #2 are both Raywood ash street trees. Both of these trees have poor crotch formations as this is common for this species of tree.

The existing driveway shall stay in place as long as possible and will be used for staging. The driveway excavation will be carried out by hand using hand tools so that roots are not damaged. The site arborist will be on site during excavation of the existing driveway to inspect and offer mitigation measures. Roots larger than 2 inches in diameter to be cut will need to be inspected by the site arborist.

Raywood ash #2 showing poor crotch

The new proposed driveway will have to be tapered around Raywood ash street tree #2 as this tree is close to the entrance of the proposed driveway. The proposed driveway will be installed at a distance of 2 feet from the Raywood ash street tree #2. During excavation near this tree hand tools will be used in order to preserve as much of the root zone as possible. The site arborist will be on site during the proposed work near this tree to inspect and to offer mitigation measures.

The neighbor's magnolia tree is located 6 feet from the property line. The setback for the planned home from the property line is 5 feet. A basement is being planned for this home and vertical shoring or shot-crete will be used between neighboring properties. The piers will be drilled as designed by the project engineer.

The proposed basement will have minor to moderate impacts on the magnolia tree, as the basement will be excavated 11 feet from the magnolia. Also there is an existing driveway where the excavation is to occur. The excavation will effect less than 10% of the root zone of the magnolia, as the excavation near the magnolia is a corner cut in location with the magnolia. The site arborist will be on site during drilling for the vertical shoring to offer mitigation measures for the magnolia and to document any roots found. Heavy construction equipment shall not be permitted within 11' of the trunk of the tree during excavation and construction of the shoring and basement wall. The contractor shall ensure that equipment in the area of the tree does not damage the tree canopy or overhanging branches. The construction shoring details and construction techniques issued at time of building permit submittal shall be consistent with these recommendations.

The magnolia should be deep root fertilized in late spring. The site arborist will be on site to inspect during excavation. Mitigation for the magnolia tree will involve heavy watering as magnolias around town are suffering from the drought. Permission from the owner of the magnolia will have to be granted to access the site to carry out mitigating measures.

An outdoor gas barbeque and the installation of a impervious patio is planned near avocado tree #5. The excavation for the barbeque and patio area will affect an estimated 15% of the root zone of this tree. The tree protection for this tree will need to be moved to facilitate construction of this outdoor area. A layer of mulch 8 inches thick should be placed inside the dripline of the tree to help fight against compaction. Once the tree protection is moved the tree protection should still be closed with the fencing running parallel to the proposed patio. During excavation for the patio the site arborist will be on site to observe and offer mitigation measures to the avocado tree. The excavation for the patio should be done by hand in order to save as much of the roots as possible. The following tree protection plan will help reduce impacts to the retained trees on site.

Tree Protection Plan:

Tree protection zones:

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 supported by 2 inch metal poles pounded into the ground by no less than 2 feet. 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. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. The Raywood ash and valley oak street

trees will need to be protected by fencing in the whole planting strip. The driveway will remain in place for as long as possible to protect the root zone of the magnolia, ash and the valley oak.

On this site the tree protection fencing shall be installed as close to the excavation wall as possible, 11 feet from the trunk of the magnolia tree #4 (at the edge of the exploratory trench).

Trenching:
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.

Irrigation:
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.

Inspection schedule:
The site will be inspected for proper tree protection prior to the start of Demolition. The site will be inspected for proper tree protection prior to the start of construction. Excavation of the basement and the driveway will be monitored when the excavation is within the dripline of protected trees. Other visits will be on an as needed basis. Inspections will be documented with letter to the owner, contractor 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

David P. Beckham
Certified Arborist WE#10724A

GeoForensics Inc.

Consulting Soil Engineering

561-D Pilgrim Drive, Foster City, CA 94404 Phone: (650) 349-3369 Fax: (650) 571-1878

File: 215057
October 23, 2015

The Douglass Company
3553 Haven Avenue, Suite 5
Menlo Park, CA 94025

Attention: Alan Douglass

Subject: **University Drive Property**
1253 University Drive
Menlo Park, California
COMMENTARY ON SHORING

Dear Mr. Douglass:

This letter has been prepared to respond to comments presented in the Town review letter dated October 14, 2015. In general, the letter identifies two issues with respect to the proximity of the proposed basement excavation to the adjacent property to the southeast. Those issues include:

1) will the excavation potentially undermine the adjacent house foundation; and,

2) the excavation will encroach into the 11 foot setback required between trees and the excavation due to the required 2 feet of overcut required for retaining wall construction.

House Foundations – the adjacent house appears to be supported by conventional spread footings. Those footings are likely to be founded only about 12 to 18 inches below the exterior adjacent grade. The proposed basement excavation will be located 10 feet laterally away from those foundations. The basement cut is to be 10 feet deep, with the lower portion excavated vertically, with the upper portion beveled at a 45 degree angle. To keep within OSHA requirements, the vertical portion should be a maximum of 5 feet tall above the elevation of the top of the basement floor slab. This will result in the beveled portion only occurring in the top approximately 3 feet of the 10 foot cut. This will terminate the cut at the property line. As the existing foundation for the adjacent building is at a distance of 10 feet, and at a height of 8 feet above the base of the excavation, there will be no significant lateral forces imparted by the foundation, and the potential for undermining of that foundation is extremely low/ negligible. It is our opinion that no special consideration is necessary to protect the adjacent residence foundations from the proposed excavation.

Magnolia Tree – the existing tree is located 6 feet from the property line. The proposed lightwell is located 5 feet from your property line. If the new lightwell is constructed using shotcrete techniques, the overcut will not be required, and the excavation will be more than 11 feet away from the tree. Shotcrete techniques will require a Miradrain panel against the soil face, and the installation of waterproofing (e.g. paraseal) over the drain panel against which the shotcrete may be sprayed.

In summary, the construction may occur as currently designed for the main basement without the need for any shoring. Similarly, by using shotcrete techniques for the construction of the lightwell, it can be constructed without encroachment onto the root zone of the adjacent magnolia tree.

Should you have any questions please contact the undersigned.

Respectfully Submitted;
GeoForensics, Inc.

Daniel F. Dyckman, PE, GE
Senior Geotechnical Engineer, GE 2145

cc: 1 to addressee (via email)

G-2

Sandmeier, Corinna D

From: Perata, Kyle T
Sent: Monday, January 04, 2016 9:49 AM
To: Sandmeier, Corinna D
Subject: FW: 1253 University Drive

From: Suzanne [mailto:ssickel@yahoo.com]
Sent: Monday, July 27, 2015 8:22 PM
To: Perata, Kyle T
Cc: Edward Sickel
Subject: Fwd: 1253 University Drive

Hi Kyle--

Wanted to let you know about the following communication (see below) with Douglass Company in regards to their planned new home at 1253 University ave. I am a next door neighbor who attempted to work directly with Douglass Company to address some of my minor concerns. It seems they prefer I address my concerns with the city planning. Hence my email to you--

Hope you can consider my below suggestions, particularly as I am on a corner lot and this house will be built along the only private side of my home.
Thank you!
Suzanne Sickel
1265 University Drive
Menlo Park
415 309-0756

Begin forwarded message:

> **From:** The Douglass Co <douglasscompany@aol.com>
> **Date:** July 27, 2015 at 4:52:28 PM PDT
> **To:** ssickel@yahoo.com
> **Subject: Re: 1253 University Drive**
>
> Sure - it's Kyle Perata - 330-6721.
>
> Alan Douglass
> The Douglass Company
> 650-854-8198
> www.thedouglasscompany.com
>
> -----Original Message-----
> From: Suzanne <ssickel@yahoo.com>
> To: The Douglass Co <douglasscompany@aol.com>

H-1

Sent: Mon, Jul 27, 2015 4:50 pm
Subject: Re: 1253 University Drive

Alan
Thanks for getting back to me!
If you could send me the contact info of the city planner you have been assigned that would be great.
Thanks!
Suzanne

Sent from my iPad

On Jul 27, 2015, at 3:37 PM, The Douglass Co < douglasscompany@aol.com> wrote:

> Dear Suzanne:
>
> Thank you for your comments. We appreciate your feedback. I believe the Planning Department has sent a notification to the neighbors that may ask for feedback? All of the comments will get dealt with at the planning meeting and the plans will be modified accordingly.
>
> We look forward to meeting you at some point prior to the start of the project!
> Best,
>
> Alan Douglass
> The Douglass Company
> 650-854-8198
> www.thedouglasscompany.com

-----Original Message-----
From: Suzanne < ssickel@yahoo.com>
To: douglassCompany < douglassCompany@aol.com>
Cc: Edward Sickel < esickel4@yahoo.com>
Sent: Mon, Jul 27, 2015 10:05 am
Subject: 1253 University Drive

Dear Karen and Alan,
Thank you for the note and included plans for 1253 University Drive, Menlo Park. I am the homeowner of 1265 University (just to the right as you face the homes). The home design and aesthetic looks lovely; I'm sure it will be a nice addition to the neighborhood. A few things I noticed as I looked over the plans:

- The elevation presented in the plans for my home is incorrect. In your plans, it shows that 1253 University will be built next to my garage. That is not the case, as my garage is located on Rose Avenue. Indeed, you will be building next to my residential living space, which leads to the next few bullets.
- Given that the home will be built next to my residential living space rather than garage (as inaccurately shown on your plans), I believe it would make sense to decrease the size of the upper floor windows on the side shared with my property in an effort to maintain some of my privacy. As you know, two story homes are not all that common in the area, so smaller upper floor windows are a fair compromise given the irregularity of two story homes.
- Finally, I ask that you move the air conditioning units to the back of the home. With only 5 foot setbacks along the side, two A/C units right next to me would be

H-2

extremely disruptive since it will be, as already stated, directly next to my living space.

Thank you again for sharing your plans.

Best,
Suzanne Sickel
1265 University Drive
ssickel@yahoo.com

Sent from my iPad

H-3

Sandmeier, Corinna D

From: Yuk Lai Suen <yuklai.suen@gmail.com>
Sent: Monday, November 09, 2015 5:11 PM
To: Sandmeier, Corinna D
Cc: Carol Wong
Subject: Regarding Permit of new construction at 1253 University Drive

Dear Corinna,

We are the residents at 1241 University Dr, Menlo Park, CA 94025.
We are writing regarding a few questions of the potential construction at 1253 University Drive which is our next door.

1) It seems like the building will be digging pretty deep in creating space for basement in the foundation. Are there going to be sufficient protection of our foundation during the digging and measures to make sure any degrades in our foundation could be prevented or compensated if things do go wrong?

2) Could there be any windows on the second floor that could damage the privacy of our backyard or our indoors that could negatively impact the value of our property?

3) Are there going to be good sound proof during the construction? We just had a new born and my wife and the newborn would stay at home during the day for the foreseeable future. We are worried that the noise level would become a health concern for us during the construction.

4) Similarly, what measures will be put in to prevent air-carried particles from the older building during demolition to spread to our unit? Another health risk, especially for the newborn, that we are concerned about.

Sorry that we missed the deadline, we had been in and out of the hospital a lot and missed the notice!

Thank you!

Yuk Lai Suen and Carol Wong

H-4

STAFF REPORT

Planning Commission
Meeting Date: **1/11/2016**
Staff Report Number: **16-002-PC**

Public Hearing: **Use Permit/Cheryl Cheng/760 Hobart Street**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish an existing single-story residence and construct a new two-story residence with a basement on a substandard lot as to lot width in the R-1-S (Single Family Suburban Residential) zoning district, at 760 Hobart Street. The recommended actions are contained within 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 760 Hobart Street, between Santa Cruz Avenue and Middle Avenue. A location map is included as Attachment B. The subject parcel is surrounded on all sides by single-family homes that are also in the R-1-S zoning district. There is a mix of one and two-story single-family residences surrounding the project site which feature architectural styles including ranch, farmhouse, mission and craftsman style homes. Most of the nearby parcels are also substandard with regard to lot width.

Analysis

Project description

The applicant is proposing to demolish an existing single-story, single-family residence and construct a new two story residence with a new basement. On the basement level, there would be a bedroom and bathroom, office and game room connected to a lightwell, a sitting room adjacent to the game room and another lightwell, a laundry room, wine cellar, an additional half-bathroom, and an exercise room. The exterior lightwell stairs would ascend to the first floor level at the rear yard adjacent to the kitchen. All of the basement lightwells would adhere to the main building setbacks, so use permit approval of excavation in yards would not be required. At the first floor, the front covered porch would open to a foyer which would lead to the hall, living room, dining room which would connect to the family room, the interior stairway and the kitchen nook. The first floor would also feature a guest bedroom, and bathroom, and a mud room. The second floor would have two bedrooms, two bathrooms, a master bathroom, and a master bedroom with a walk-in closet. Overall, the proposed residence would have five bedrooms and five bathrooms, two half-bathrooms, where one bedroom and one and a half-bathroom would be on the first floor.

The house is proposed to be 27 feet 6 inches in height, below the maximum permissible height of 28 feet, and the proposed structure would comply with daylight plane requirements. 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.

Design and materials

The applicant states that the design consists of a modern farmhouse style with a standing seam metal roof. The exterior material would be painted off-white vertical wood siding, with a mix of casement windows and bronze metal windows with simulated divided lites, all with minimal trim. The covered front porch would be supported by wood posts. The prominent covered porch combined with the façade and framing details would help minimize the visual effect of the garage which would project beyond the front of the residence. The second floor would be set back from the ground floor of the residence. The new home would also have five bay windows on the first floor and three bay windows on the second floor. The new entry door would have double paned window sidelights and the new garage door would be consistent with the style of the new front door. The proposed roof pitches would add visual interest to the design of the residence. Staff believes that the scale, materials, and design of the proposed residence would be consistent with the neighborhood's mix of architectural styles.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near the site, including four heritage trees. As part of the project review, the arborist report was enhanced with additional analysis and specificity. Two heritage coast live oak trees (trees #16 and #17) are located on a neighboring property near the left side property line at the front of the subject parcel. Two additional heritage trees, one redwood and a coast live oak (trees #9 and #11) are located in the rear yard of the property. Three non-heritage size trees are proposed for removal.

The arborist report indicates that the heritage coast live oak trees would not be affected by the proposed project. The arborist states that proposed construction would be outside the drip lines of trees #16 and 17 and protective fencing would be installed at the trees' dripline. For trees #9 and #11, protective fencing would be installed along the path and lawn. The proposed site improvements should not adversely affect any of the trees as tree protection measures will be ensured through standard condition 3g and recommended condition 4a which includes additional tree protection measures recommended by the City Arborist.

Correspondence

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

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood. The applicant has taken measures to set the second floor back from the ground floor of the proposed residence and proposed varying projections and articulations would reduce the perception of mass. The recommended tree protection measures would help minimize impacts on nearby heritage trees. 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-foot 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:
Michele T. Morris, Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

LOCATION: 760 Hobart Street	**PROJECT NUMBER:** PLN2015-00088	**APPLICANT:** Cheryl Cheng	**OWNER:** Cheryl Cheng
REQUEST: Use Permit/Cheryl Cheng/760 Hobart Street: Request for a use permit to demolish an existing single-story residence and construct a new two-story residence with a basement on a substandard lot as to lot width in the R-1-S (Single Family Suburban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** January 11, 2016	**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 California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Jonathan Jang Architect consisting of fourteen plan sheets, dated received January 4, 2016, and approved by the Planning Commission on January 11, 2016, 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 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

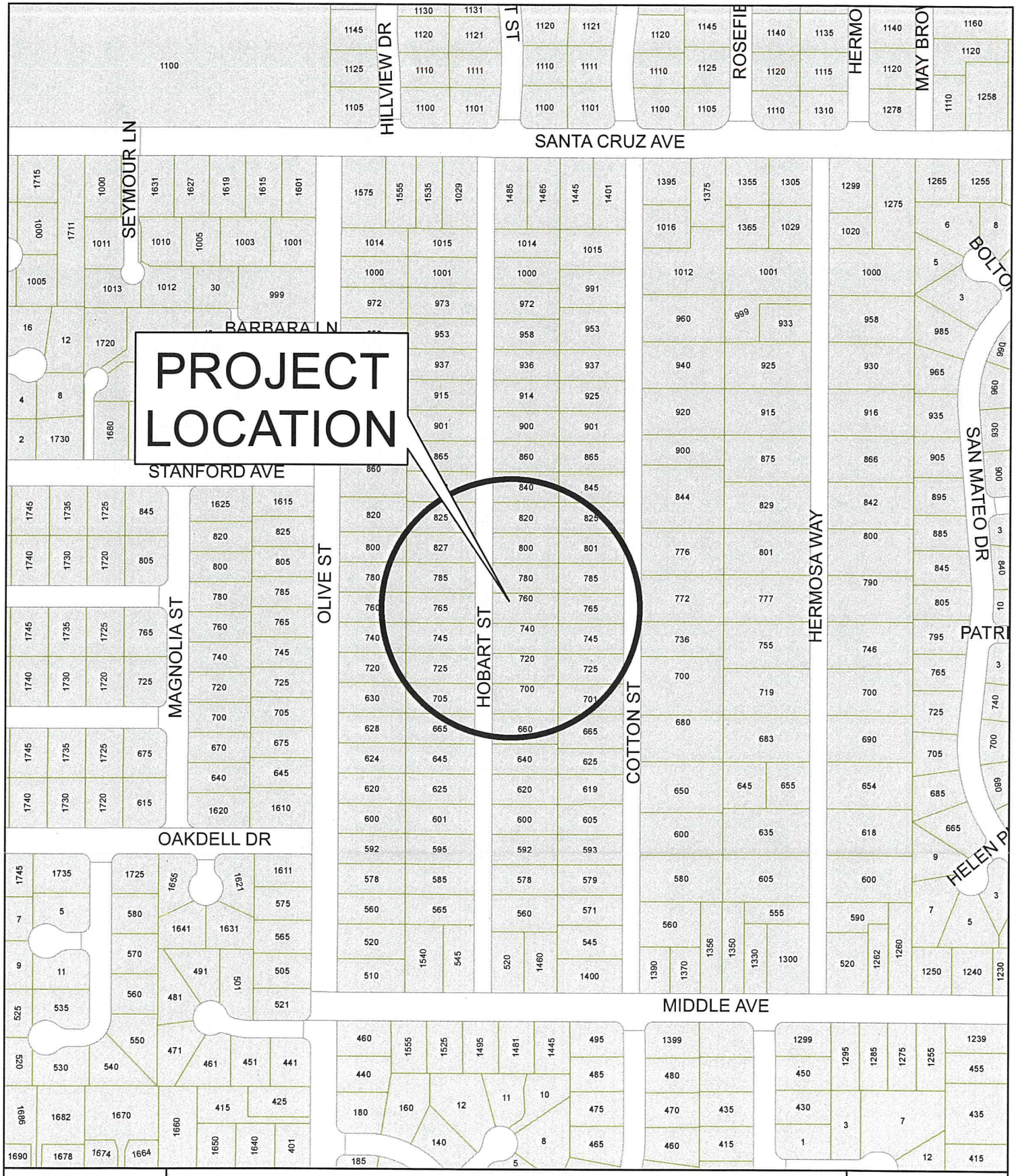
A1

LOCATION: 760 Hobart Street	**PROJECT NUMBER:** PLN2015-00088	**APPLICANT:** Cheryl Cheng	**OWNER:** Cheryl Cheng
REQUEST: Use Permit/Cheryl Cheng/760 Hobart Street: Request for a use permit to demolish an existing single-story residence and construct a new two-story residence with a basement on a substandard lot as to lot width in the R-1-S (Single Family Suburban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** January 11, 2016	**ACTION:** TBD	
VOTE: TBD (Combs, Ferrick, Goodhue, Kadvany, Kahle, Onken, Strehl)			

ACTION:

submit a revised arborist report regarding trees numbered 16 and 17 and revised plans addressing the following, subject to the review and approval of the Planning Division:

1) Include the use of concrete pilings or stitch piers in the area where over excavation of basement will impede upon the drip line to include the following elements:
   a) Piers should be limited in diameter and quantity;
   b) The design will include the ability to adjust its position a few inches one way or the other to minimize root damage
2) Lower the threshold for tree root inspection by arborist prior to cutting from 3 inches to 2 inches; and
3) Install a temporary root protection pad (4 to 6 inch wood chips covered with ¾ inch plywood or alternative) under areas outside dripline.



CITY OF MENLO PARK

LOCATION MAP

760 HOBART STREET

B1

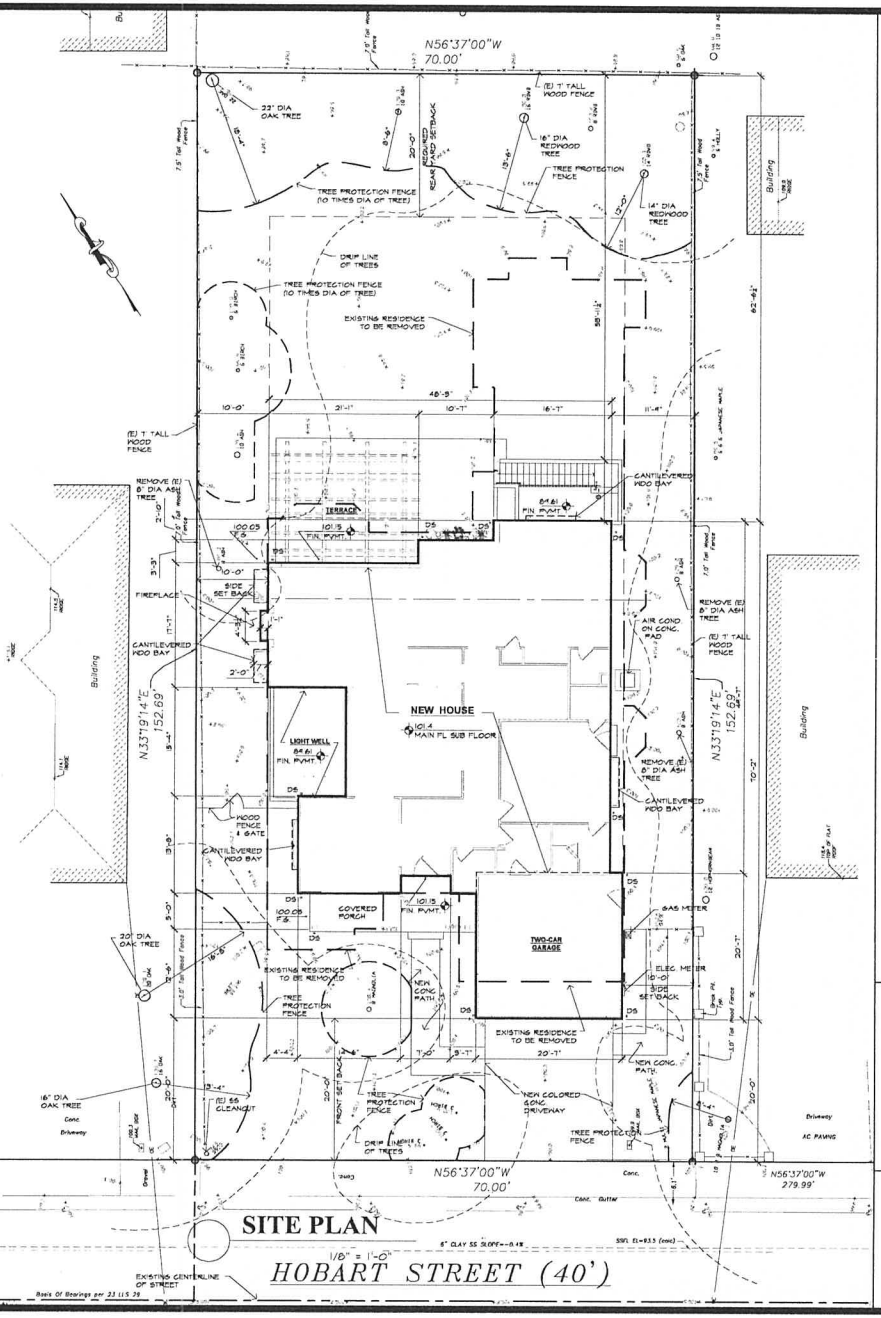
DRAWN: KTP CHECKED: KTP DATE: 1/11/16 SCALE: 1" = 300' SHEET: 1

760 Hobart Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,688 sf	10,688 sf	10,000 sf min.
Lot width	70 ft.	70 ft.	80 ft. min.
Lot depth	152.7 ft.	152.7 ft.	100 ft. min.
Setbacks			
Front	20 ft.	25.1 ft.	20 ft. min.
Rear	20 ft.	25.6 ft.	20 ft. min.
Side (left)	10 ft.	9.9 ft.	10 ft. min.
Side (right)	10 ft.	6.7 ft.	10 ft. min.
Building coverage	2,640.6 sf 24.7 %	3,720 sf 34.8 %	3,740.8 sf max. 35 % max.
FAL (Floor Area Limit)	3,715.3 sf	3,720 sf	3,722 sf max.
Square footage by floor	2,103 basement 2,079.4 sf/1st 1,207.1 sf/2nd 423.6 sf/garage 5.2 attic > 5ft 133 sf/porch 4.6 fireplace	3,250 sf/1st 470 sf/garage	
Square footage of building	5,955.9 sf	3,720 sf	
Building height	27.5 ft.	18.3 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered

Trees	Heritage trees	4*	Non-Heritage trees	12	New Trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	3	Total Number of Trees	17**

*Two heritage trees are located on an adjacent property.
**Four trees are located on adjacent properties.



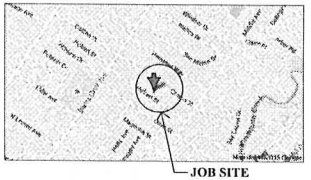
SITE PLAN

1/8" = 1'-0"

HOBART STREET (40')

GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.



VICINITY MAP

N.T.S.

SCOPE OF WORK

DEMOLITION OF AN EXISTING HOUSE AND CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE WITH A FULL BASEMENT AND RELATED SITE WORK

DEFERRED SUBMITTALS

ROOF TRUSSES AND FIRE SPRINKLERS
TO BE A DEFFERED SUBMITTAL

PROJECT DATA

PROJECT ADDRESS:	760 Hobart St, Menlo Park, CA
APN #:	071-232-280
TYPE OF CONSTRUCTION :	V-B / SPRINKLED
OCCUPANCY CATEGORY:	R3-U
ZONING:	R1-S
LOT SIZE:	10,688 sq.ft.

LOT COVERAGE

ALLOWED LOT COVERAGE (35%)	3,740.8 sq.ft.
PROPOSED LOT COVERAGE (MAIN FLR + GARAGE + FIRE PLACE + COVERED PORCH) 2,079.4 + 423.6 + 4.62 + 133=2,640.62 sq.ft.)	2,640.62 sq.ft. (24.7%)

FLOOR AREA LIMIT (FAL)

ALLOWED (2,800 + 25% (10,688-7,000) 2,800 + 25% (3,688)= 2,800+922 =	3,722 sq.ft. allowed
HOUSE MAIN FLOOR AREA	2,079.4 sq.ft.
UPPER FLOOR AREA	1,207.1 sq.ft.
GARAGE FLOOR AREA	423.6 sq.ft.
ATTIC AREA ABOVE 5'	5.2 sq.ft.
TOTAL BLDG FLOOR AREA:	**3,715.3 sq.ft. < 3,722**
BASEMENT FLOOR AREA: (Not included in floor area calculations)	2,103 sq.ft.
COVERED FRONT PORCH	133 sq.ft.
FIRE PLACE:	4.62 sq. ft.
CANTILEVERED WDO BAYS:	51.9 sq. ft.
MAX. BLDG HEIGHT ALLOWED: 28'-0"	**27'-6" PROPOSED**

2-COVERED PARKING SPACES PROVIDED

PAVED AREAS : (DRIVEWAY+PATHS+TERRACE+LIGHTWELLS+STAIR): 1,331sq. ft. (12%)

LANDSCAPED AREAS: 2,265 sq.ft. (21%)

SHEET INDEX:

GOVERNING CODES:

CBC	California Building Code	2013
CRC	California Residential Code	2013
CEC	California Electrical Code	2013
CPC	California Plumbing Code	2013
CMC	California Mechanical Code	2013
	California Green Building Standards Code (CalGreen)	2013
CEC	California Energy Code	2013

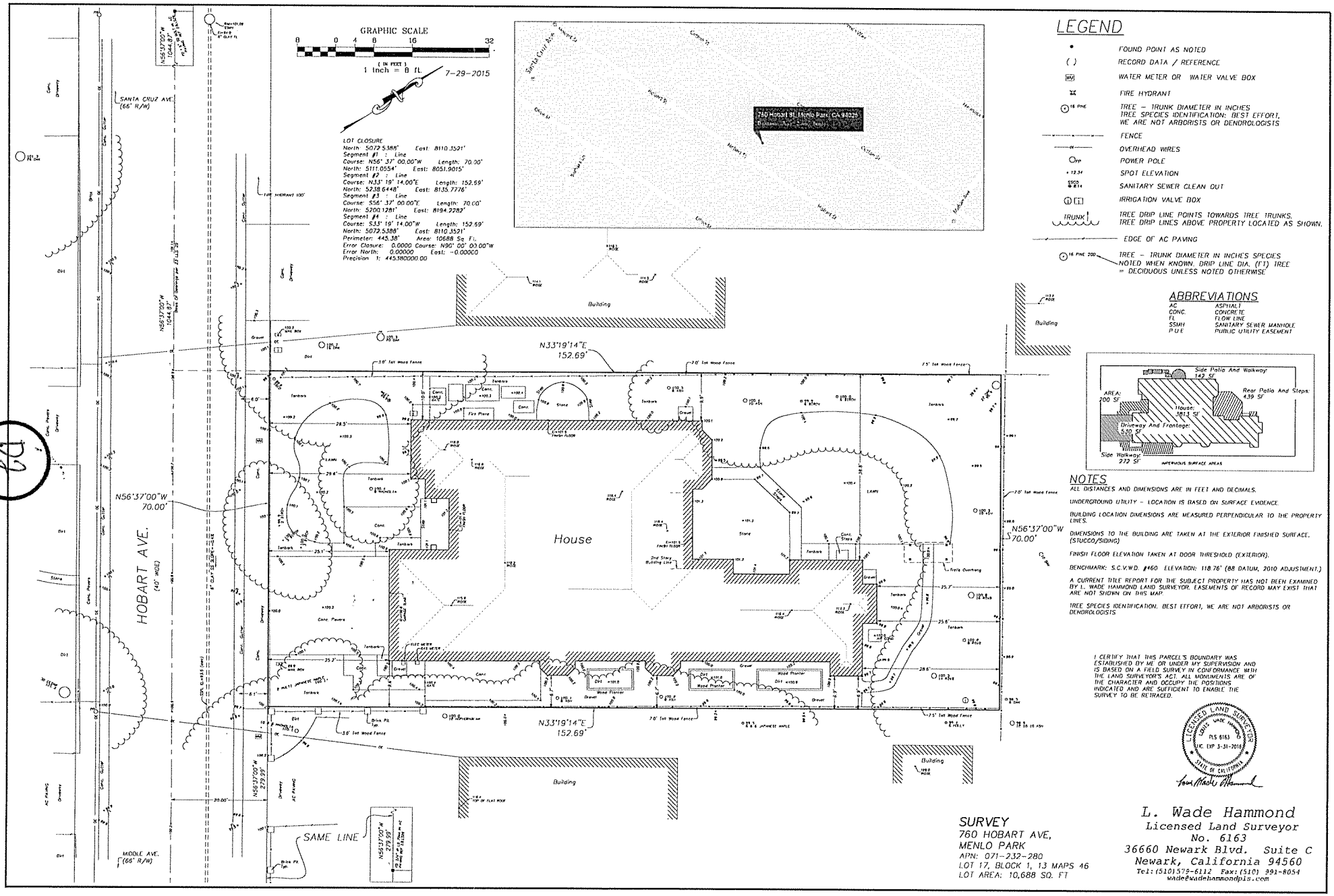
REVISIONS | BY

JONATHAN JANG
ARCHITECT
78 Main Street, Los Altos, CA

LICENSED ARCHITECT JONATHAN JANG No. C14335 3-31-17 RENEW STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN FAO
CHECKED JJ
DATE 12-01-15
SCALE 1"=10'
JOB NO.
SHEET A1.0
OF SHEET



LEGEND

- FOUND POINT AS NOTED
- ( ) RECORD DATA / REFERENCE
- WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- TREE – TRUNK DIAMETER IN INCHES. TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- SANITARY SEWER CLEAN OUT
- IRRIGATION VALVE BOX
- TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- EDGE OF AC PAVING
- TREE – TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. DRIP LINE DIA. (FT) TREE = DECIDUOUS UNLESS NOTED OTHERWISE

ABBREVIATIONS

AC	ASPHALT
CONC.	CONCRETE
FL	FLOW LINE
SSMH	SANITARY SEWER MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: S.C.V.W.D. #460 ELEVATION: 118.76' (88 DATUM, 2010 ADJUSTMENT.)

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

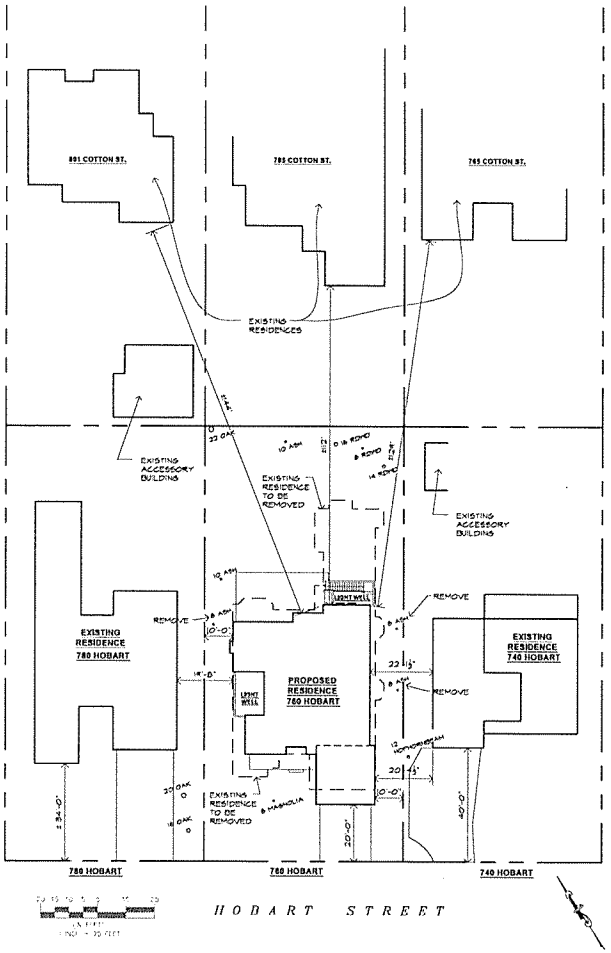
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

LICENSED LAND SURVEYOR — L. WADE HAMMOND — PLS 6163 — REN. EXP 3-31-2018 — STATE OF CALIFORNIA

SURVEY
760 HOBART AVE,
MENLO PARK
APN: 071-232-280
LOT 17, BLOCK 1, 13 MAPS 46
LOT AREA: 10,688 SQ. FT

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel: (510) 579-6112 Fax: (510) 991-8054
wade@wadehammondpls.com



AREA PLAN: 760 HOBART STREET

SCALE: 1"-20'-0"

43

REVISIONS	BY

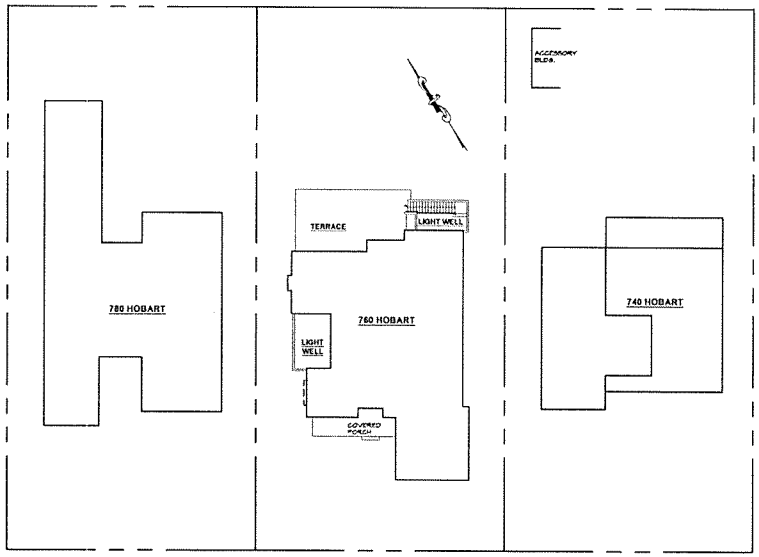
JONATHAN JANG
ARCHITECT

LICENSED ARCHITECT JONATHAN JANG No. C14335 3-31-17 RENEWAL DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN	FAO
CHECKED	JJ
DATE	12-01-16
SCALE	
JOB NO.	
SHEET	A1.1

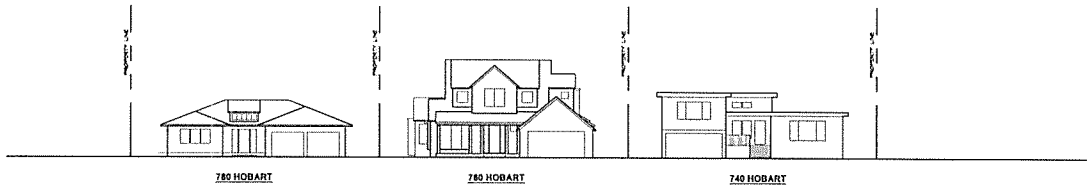
H4



HOBART STREET

CONTEXTUAL SITE PLAN

1/16" = 1'-0"



STREETSCAPE ELEVATION

1/16" = 1'-0"

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

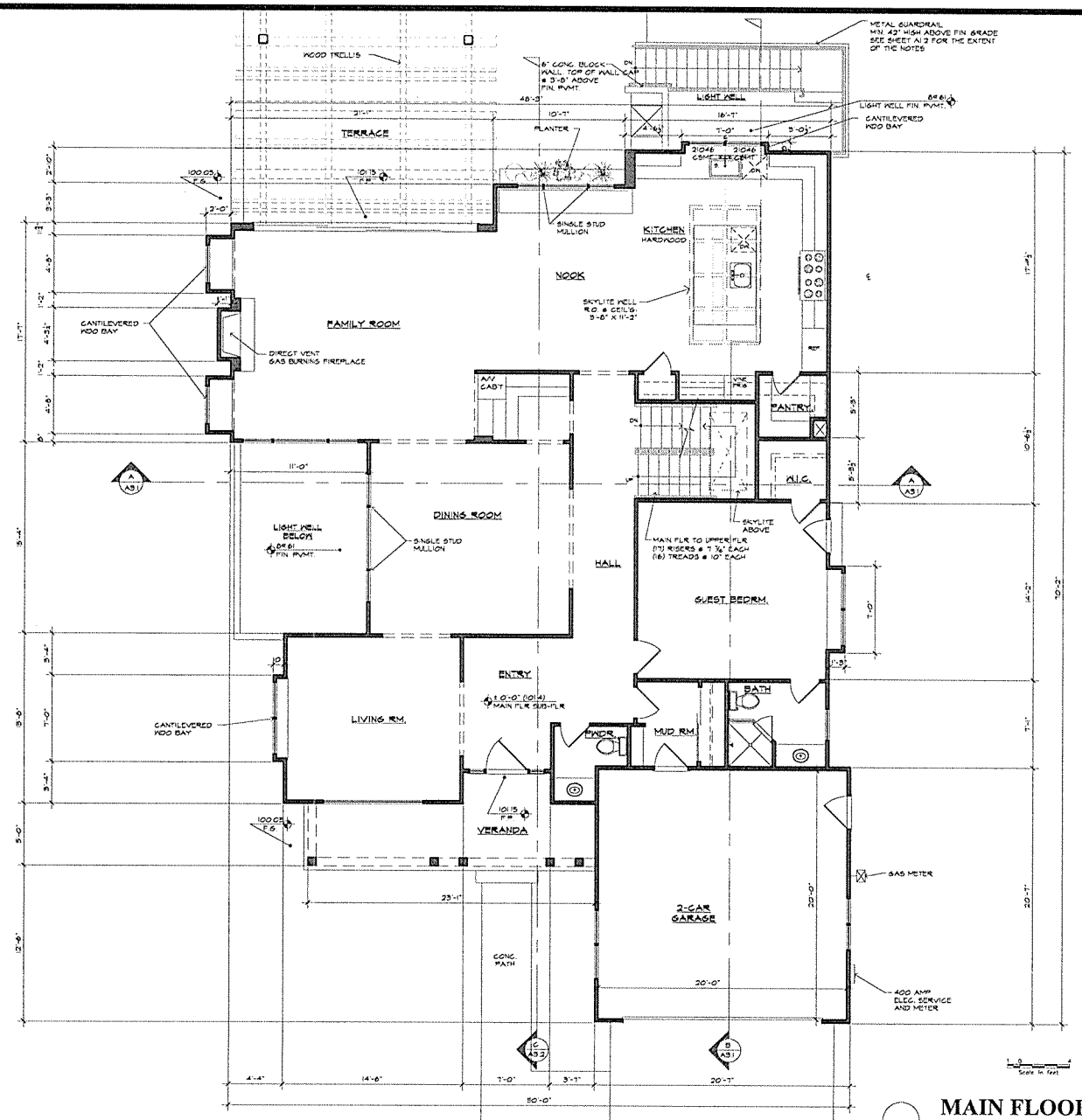
ARCHITECT

JONATHAN JANG

LICENSED ARCHITECT
JONATHAN JANG
No. C14935
3-31-17
RENEWAL DATE
STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN
PAD
CHECKED
JJ
DATE
12-01-15
SCALE
JOB NO.
SHEET
N.1



MAIN FLOOR PLAN

1/4" = 1'-0"

ARCHITECT

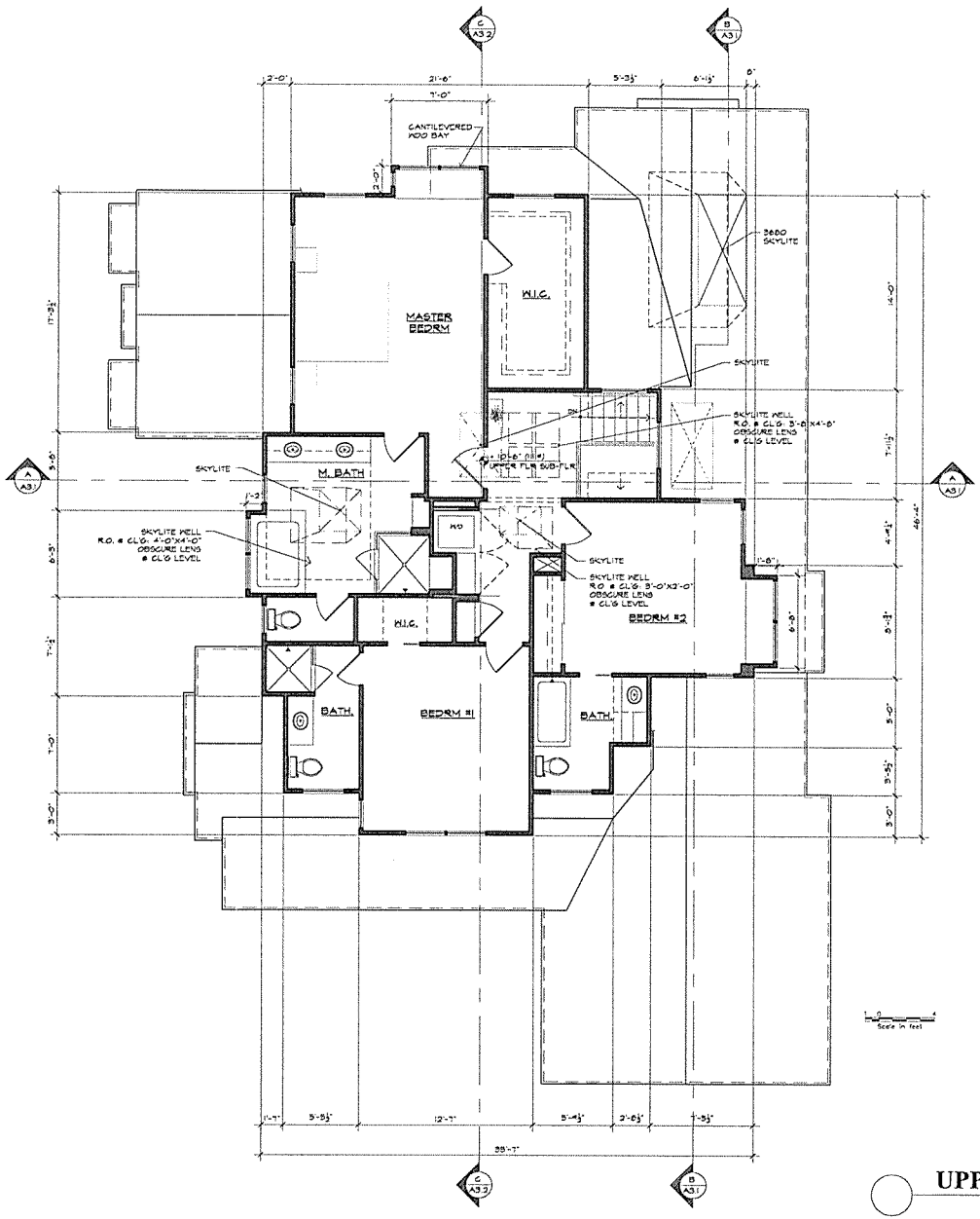
JONATHAN JANG

LICENSED ARCHITECT JONATHAN JANG No. C14335 3-31-17 RENEWAL DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN: TAS
CHECKED: JJ
DATE: 12-01-15
SCALE: 1/4"=1'
JOB NO.
SHEET

A2.1



UPPER FLOOR PLAN

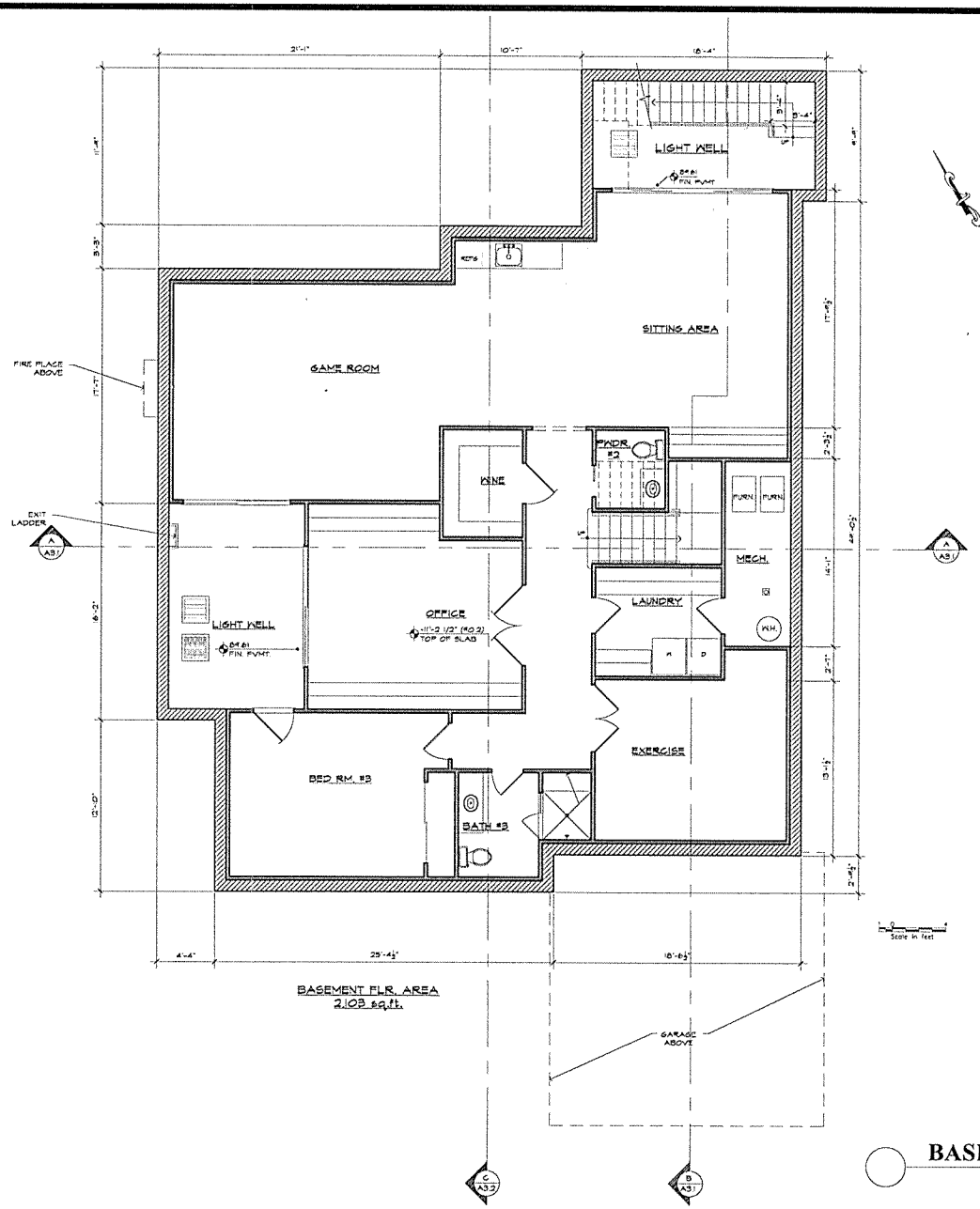
1/4" = 1'-0"

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

JONATHAN JUNG
ARCHITECT

LICENSED ARCHITECT
JONATHAN JUNG
No. C14335
3-31-17
RENEWAL DATE
STATE OF CALIFORNIA

DRAWN
FAO
CHECKED
JJ
DATE
12-01-16
SCALE
1/4"=1'
JOB NO.
SHEET
A2.2
OF SHEET



BASEMENT FLR. AREA
2,103 sq.ft.

BASEMENT FLOOR PLAN

1/4" = 1'-0"

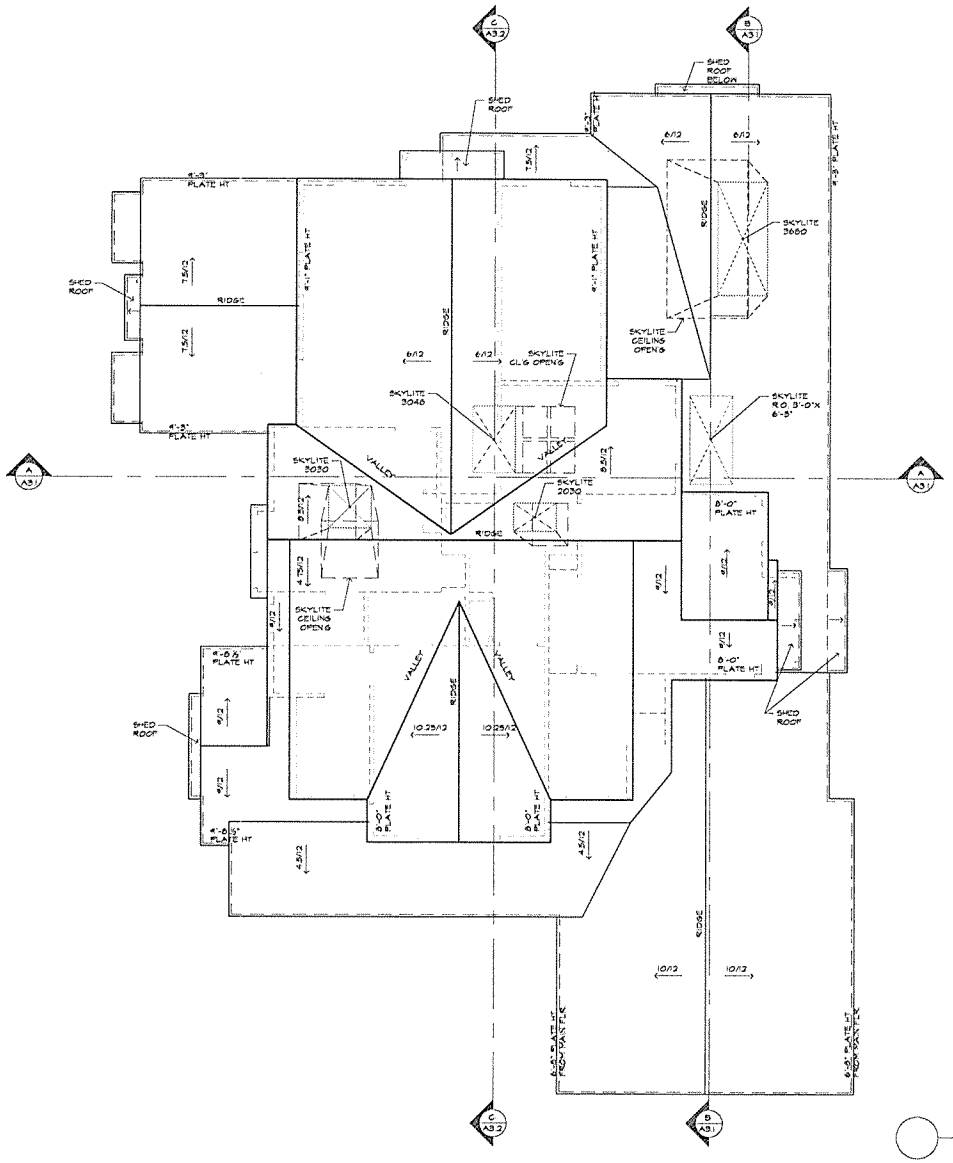
A1.1

JONATHAN JANG
ARCHITECT

LICENSED ARCHITECT
JONATHAN JANG
No. C14535
9-31-17
RENEW DATE
STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN
FAO
CHECKED
JJ
DATE
12-01-16
SCALE
1/4"=1'
JOB NO.
SHEET
A2.3



ROOF PLAN

1/4" = 1'-0"

84

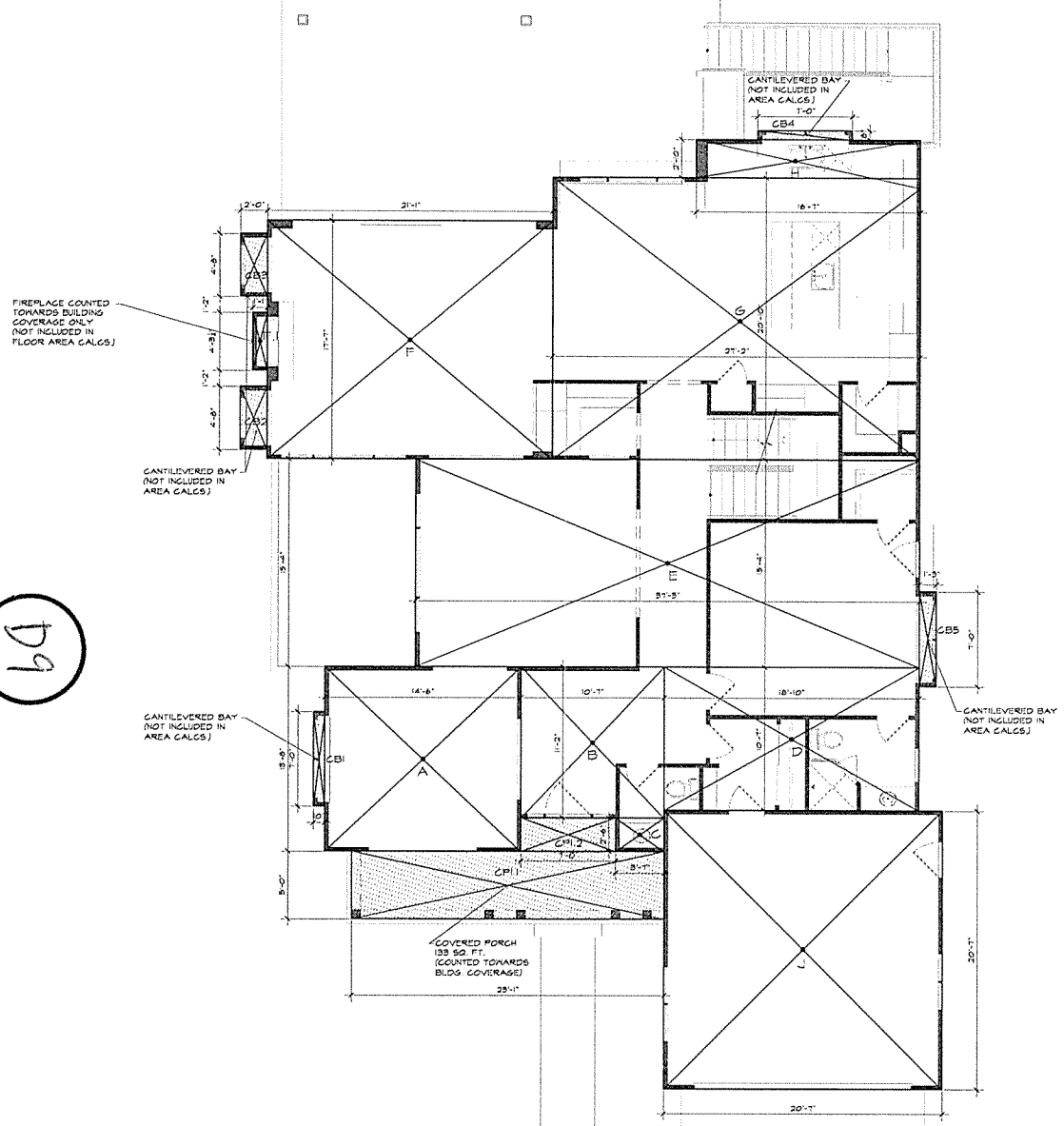
REVISIONS	BY

JONATHAN JUNG
ARCHITECT
730 Alma Pkwy, San Mateo, CA 94403

LICENSED ARCHITECT JONATHAN JUNG No. C14335 3-31-11 RENEW DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN	
CHECKED	
JJ	
DATE	
12-01-16	
SCALE	
JOB NO.	
SHEET	
A2.4	



MAIN FLOOR AREA CALCULATIONS

1/4" = 1'-0"

MAIN FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
A	14'-6" x 13'-8"	198.16 SQ. FT.
B	10'-7" x 11'-2"	118.18 SQ. FT.
C	3'-7" x 2'-6"	8.95 SQ. FT.
D	18'-10" x 10'-7"	199.31 SQ. FT.
E	37'-3" x 15'-4"	571.16 SQ. FT.
F	21'-1" x 17'-7"	370.71 SQ. FT.
F.1	FIRE PLACE AREA NOT INCLUDED IN FLOOR AREA CALCS	
G	27'-2" x 20-10"	563.97 SQ. FT.
H	16'-7" x 2'-10"	46.98 SQ. FT.
HOUSE MAIN FLOOR AREA:		2,079.4 SQ. FT.
J	20'-7" x 20'-7"	423.6 SQ. FT
GARAGE AREA:		423.6 SQ. FT.
ATTIC AREAS ABOVE 5':		NONE
TOTAL FIRST FLOOR AREA: (INCLUDING GARAGE)		**2,503 SQ. FT.**

UPPER FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
K	12'-7" x 24'-0 ½"	365.44 SQ. FT.
L	5'-5½" x 7'-0"	38.2 SQ. FT.
M	7'-0 ½" x 7'-1 ½"	50.17 SQ. FT.
N	8'-2½" x 6'-3"	51.3 SQ. FT.
O	7'-0 ½" x 5'-8"	39.4 SQ. FT.
P	17'-7½" x 3'-3 ½"	58.01 SQ. FT.
Q	14'-0" x 21'-6"	301.0 SQ. FT.
R	3'-4" x 7'-11½	26.53 SQ. FT.
S	15'-3 ½" x 12'-11"	197.51 SQ. FT.
S.1	0'-8" x 8'-1 ¾"	5.42 SQ. FT.
S.2	1'-8" x 6'-8"	11.11 SQ. FT.
T	8'-6" x 5'-0"	42.5 SQ. FT.
U	5'-9 ½" x 3'-5 ½"	20.02 SQ. FT.
UPPER FLOOR AREA:		1,201.1 SQ. FT.
ATTIC AREA ABOVE 5': V	1'-7" x 3'-3 ¾"	5.2 SQ. FT.
SKYLITE WELL AREA ABOVE 12':		NONE
TOTAL UPPER FLOOR AREA:		**1,212.3 SQ. FT.**

FIREPLACE

F.1	1'-1" x 4'-3 ¾"	4.62 SQ. FT.

COVERED PORCHES

CP1.1	23'-1" x 5'-0"	115.5 SQ. FT.
CP1.2	7'-0" x 2'-6"	17.5 SQ. FT.
TOTAL COVERED PORCHES		133 SQ. FT.

CANTILEVERED KDO BAYS

CB1 (LIVING RM)	0'-10" x 7'-0"	5.83 SQ. FT.
CB2 (FAMILY RM)	3'-0" x 4'-8"	14.33 SQ. FT.
CB3 (FAMILY RM)	3'-0" x 4'-8"	14.33 SQ. FT.
CB4 (KITCHEN)	7'-0" x 0'-8"	4.66 SQ. FT.
CB5 (GUEST BDRM)	1'-3" x 7'-0"	8.75 SQ. FT.
CB6 (M. BDRM)	2'-0" x 7'-0"	14.0 SQ. FT.
TOTAL CANTILEVERED KDO BAYS		51.4 SQ. FT.

BUILDING COVERAGE AREA: **2,640.62 SQ. FT.**
MAIN FLR+FIRE PLACE+GARAGE+COVERED PORCH
(2,079.4 + 4.62 + 423.6 + 133= 2,640.62 sq ft. / 24.7 %)

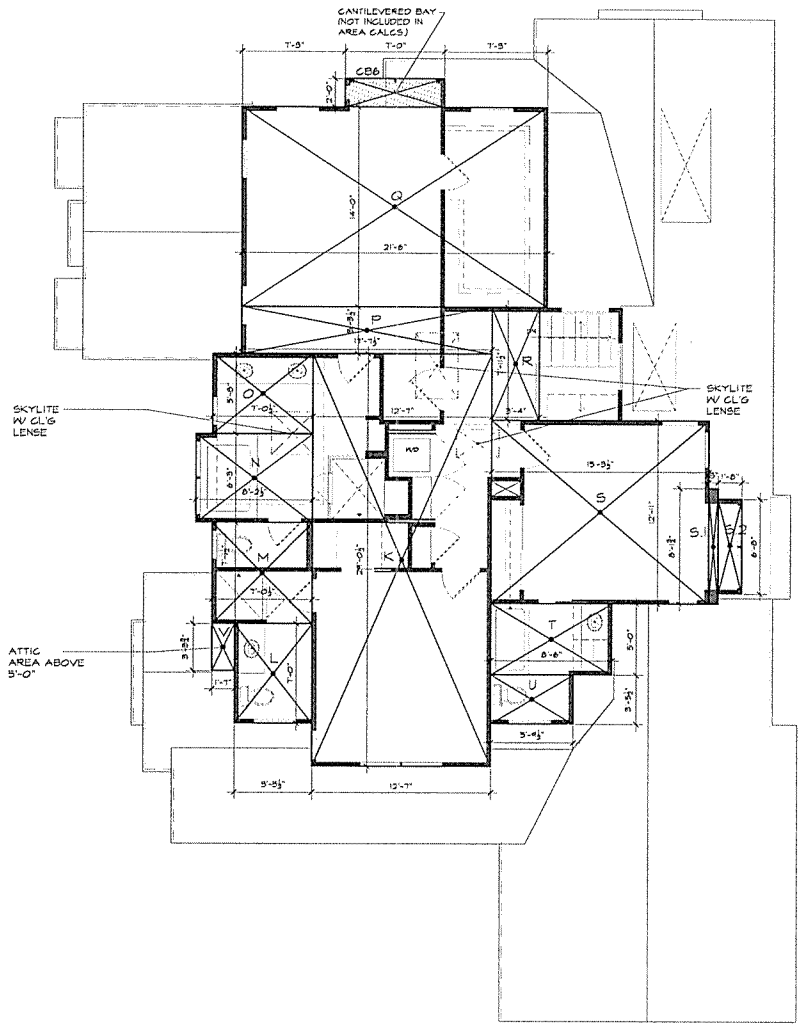
REVISIONS	BY

JONATHAN JANG — ARCHITECT

LICENSED ARCHITECT JONATHAN JANG No. C14535 8-31-17 RENEWAL DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN: P.ACE
CHECKED: JJ
DATE: 12-01-16
SCALE:
JOB NO.
SHEET: A2.5



UPPER FLOOR AREA CALCULATIONS

1/4" = 1'-0"

MAIN FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
A	14'-6" x 13'-8"	198.16 SQ. FT.
B	10'-7" x 11'-2"	118.18 SQ. FT.
C	3'-7" x 2'-6"	8.95 SQ. FT.
D	18'-10" x 10'-7"	199.31 SQ. FT.
E	37'-3" x 15'-4"	571.16 SQ. FT.
F	21'-1" x 17'-7"	370.71 SQ. FT.
FJ	FIRE PLACE AREA NOT INCLUDED IN FLOOR AREA CALCS	
G	27'-2" x 20'-10"	565.97 SQ. FT.
H	16'-7" x 2'-10"	46.98 SQ. FT.
HOUSE MAIN FLOOR AREA:		2,019.4 SQ. FT.
J	20'-7" x 20'-7"	423.6 SQ. FT.
GARAGE AREA:		423.6 SQ. FT.
ATTIC AREAS ABOVE 5':		NONE
TOTAL FIRST FLOOR AREA: (INCLUDING GARAGE)		**2,503 SQ. FT.**

UPPER FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
K	12'-7" x 29'-0 ½"	365.44 SQ. FT.
L	5'-5½" x 7'-0"	38.2 SQ. FT.
M	7'-0 ½" x 7'-1 ½"	50.17 SQ. FT.
N	8'-2½" x 6'-3"	51.3 SQ. FT.
O	7'-0 ½" x 5'-8"	39.9 SQ. FT.
P	17'-7½" x 3'-3 ½"	58.01 SQ. FT.
Q	14'-0" x 21'-6"	301.0 SQ. FT.
R	3'-4" x 7'-11½"	26.53 SQ. FT.
S	15'-3 ½" x 12'-11"	197.51 SQ. FT.
S1	0'-8" x 8'-1 ¾"	5.42 SQ. FT.
S2	1'-8" x 6'-8"	11.11 SQ. FT.
T	8'-6" x 5'-0"	42.5 SQ. FT.
U	5'-4 ½" x 3'-5 ½"	20.02 SQ. FT.
UPPER FLOOR AREA:		1,207.1 SQ. FT.
ATTIC AREA ABOVE 5':		
V	1'-7" x 3'-3 ¾"	5.2 SQ. FT.
SKYLITE WELL AREA ABOVE 12':		NONE
TOTAL UPPER FLOOR AREA:		**1,212.3 SQ. FT.**

FIREPLACE

FJ	1'-1" x 4'-3 ½"	4.62 SQ. FT.

COVERED PORCHES

CP1.1	23'-1" x 5'-0"	115.3 SQ. FT.
CP1.2	7'-0" x 2'-6"	17.5 SQ. FT.
TOTAL COVERED PORCHES		133 SQ. FT

CANTILEVERED KDO BAYS

CB1 (LIVING RM)	0'-10" x 7'-0"	5.83 SQ. FT.
CB2 (FAMILY RM)	2'-0" x 4'-8"	9.33 SQ. FT.
CB3 (FAMILY RM)	2'-0" x 4'-8"	9.33 SQ. FT.
CB4 (KITCHEN)	1'-0" x 0'-8"	4.66 SQ. FT.
CB5 (GUEST BDRM)	1'-3" x 7'-0"	8.75 SQ. FT.
CB6 (M. BDRM)	2'-0" x 7'-0"	14.0 SQ. FT.
TOTAL CANTILEVERED KDO BAYS		51.9 SQ. FT

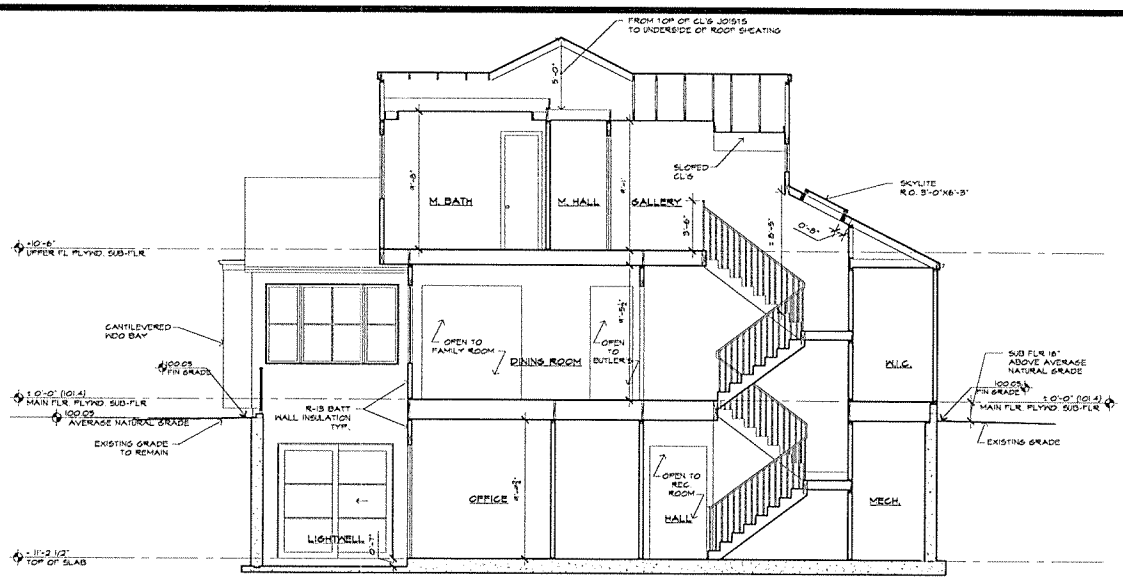
BUILDING COVERAGE AREA: **2,640.62 SQ. FT.**
MAIN FLR+FIRE PLACE+GARAGE+COVERED PORCH
(2,019.4 + 4.62 + 423.6 + 133= 2,640.62 sq.ft. / 24.1 %)

JONATHAN JANG
ARCHITECT

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

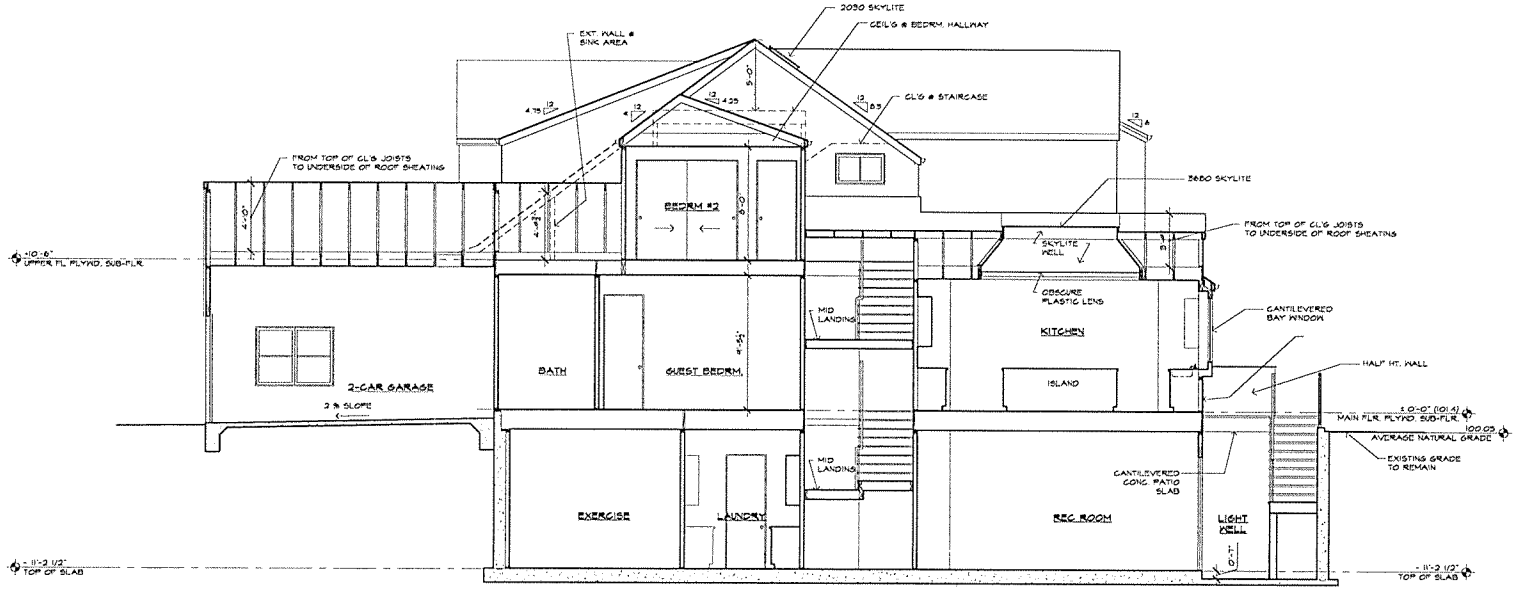
DRAWN: FAD
CHECKED: JJ
DATE: 12-01-16
SCALE: 1/4"=1'
JOB NO.:

SHEET: A2.6



SECTION A-A

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"

114

REVISIONS	BY

JONATHAN JANG
ARCHITECT

LICENSED ARCHITECT JONATHAN JANG No. C14885 3-31-17 RENEWAL DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN	PAD
CHECKED	JJ
DATE	12-11-16
SCALE	1/4"=1'
JOB NO.	
SHEET	A3.1

SECTION C-C

1/4" = 1'-0"

214

ARCHITECT

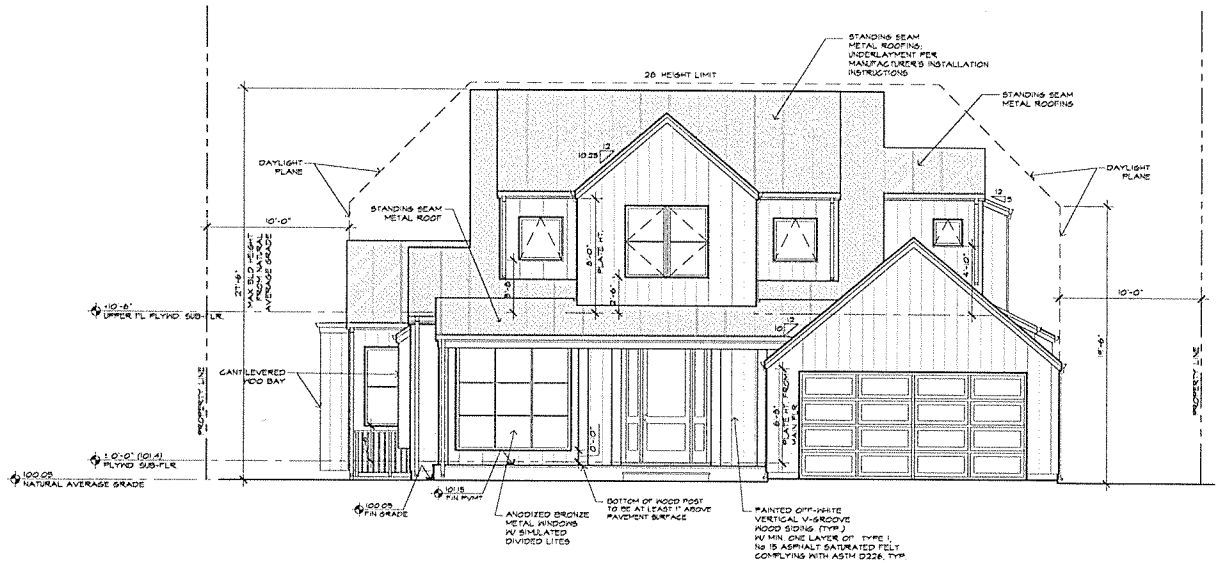
JONATHAN LANG

LICENSED ARCHITECT JONATHAN LANG No. C14335 9-31-17 RENEWAL DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

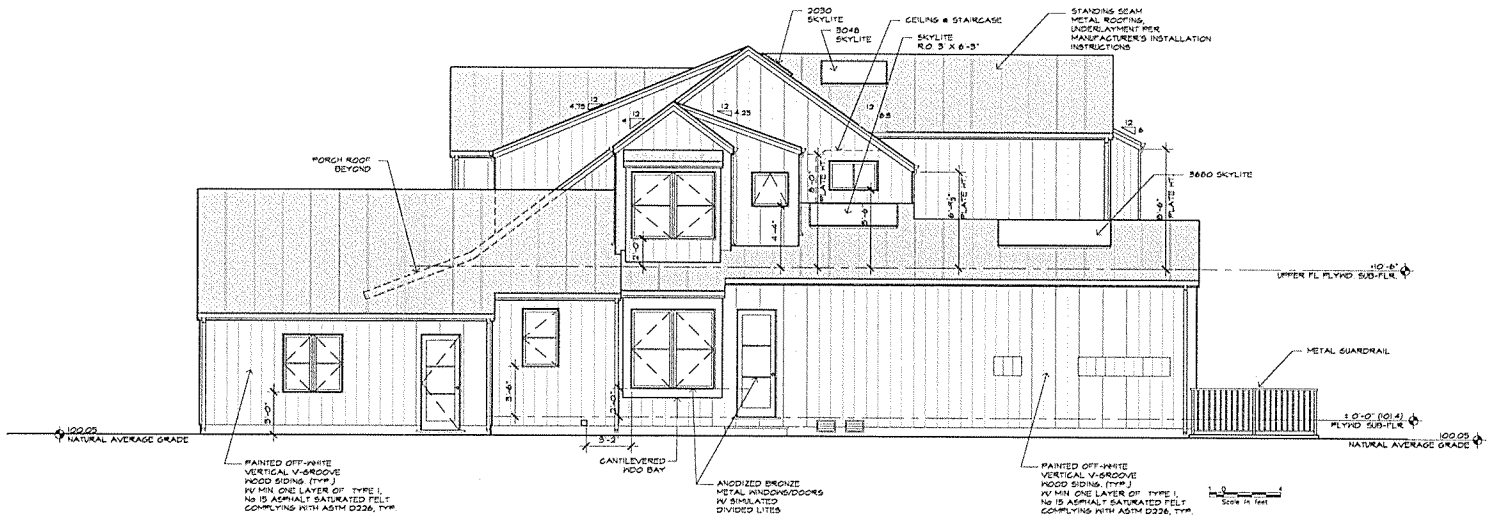
DRAWN: F.A.D.
CHECKED: J.J.
DATE: 12-01-16
SCALE: 1/4"=1'
JOB NO.
SHEET

A3.2



FRONT (SOUTH) ELEVATION

1/4" = 1'-0"



RIGHT SIDE (WEST) ELEVATION

1/4" = 1'-0"

C13

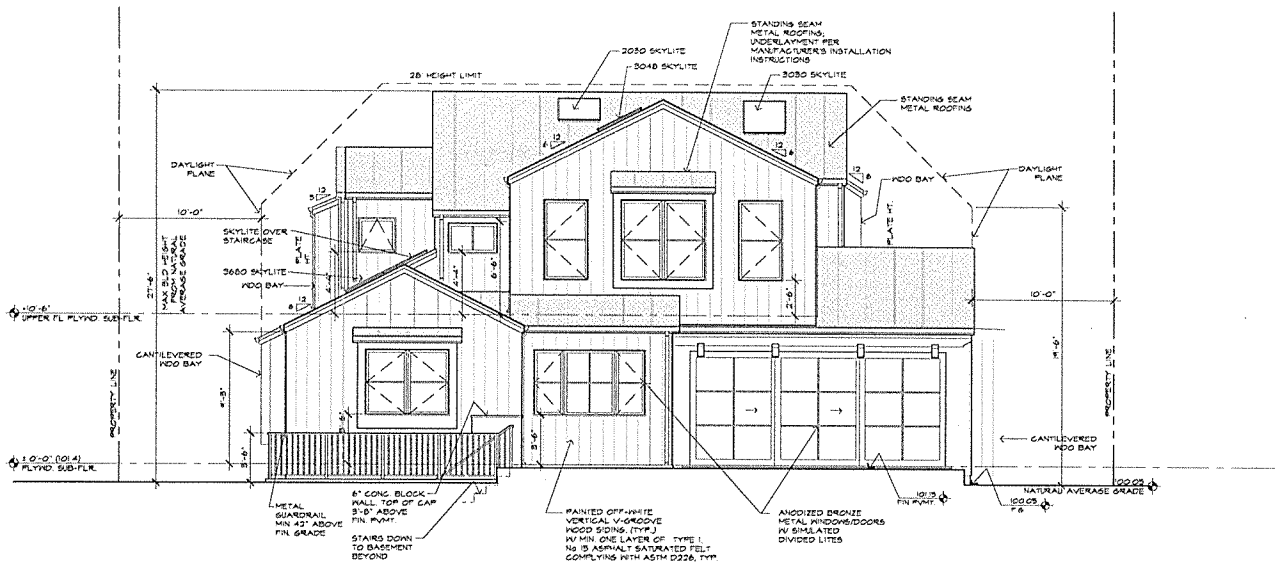
REVISIONS	BY

JONATHAN LANE
ARCHITECT
[redacted]

LICENSED ARCHITECT JONATHAN LANE No. C14885 5-31-17 RENEWAL DATE STATE OF CALIFORNIA

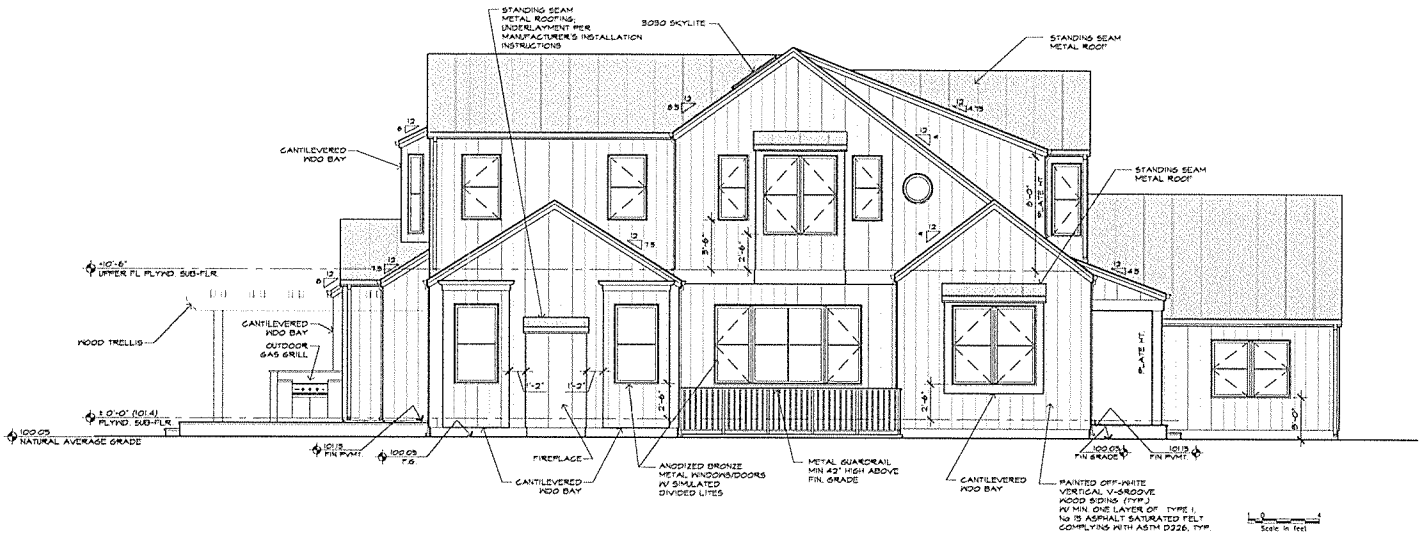
NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN	PAO
CHECKED	JJ
DATE	12-11-16
SCALE	1/4"=1'
JOB NO.	
SHEET	A4.1



REAR (NORTH) ELEVATION

1/4" = 1'-0"



LEFT-SIDE (EAST) ELEVATION

1/4" = 1'-0"

hld

REVISIONS	BY

JONATHAN JANG ARCHITECT

LICENSED ARCHITECT JONATHAN JANG No. C14855 5-31-17 RENEWAL DATE STATE OF CALIFORNIA

NEW RESIDENCE
CHENG
760 HOBART STREET
MENLO PARK, CA

DRAWN: FAO
CHECKED: JJ
DATE: 12-01-16
SCALE: 1/4"=1'
JOB NO.
SHEET: A4.2

j o n j a n g a r c h i t e c t
722 Maple Street Redwood City, Ca. 94063
(tel.) 650-591-8375 (e-mail) jon@jonjangarchitect.com

Sept 25th, 2013

City of Menlo Park
Community Development Department
Planning Division

Re: 760 Hobart St., Menlo Park

PROJECT DESCRIPTION

The proposed design for a new two-story house with full basement satisfies the functional requirements and aesthetic preferences of the new owners of the property. The existing one-story house, while beautiful and functional for its original owners, does not make the best use of the property and would be demolished.

The proposed house is situated towards the front of the lot, more or less aligned with the neighboring side houses and as a result, avoids having any upper floor windows overlooking neighbors' rear patio areas. To further respect privacy, there are no proposed upper floor balconies.

The owners have reviewed the proposed design with their immediate neighbors, and overall the reactions have been positive.

The architectural style is modern farmhouse with a combination of simple gable roof forms with shed roof accents.
The siding is painted, off-white vertical v-groove, windows are metal with simulated-divided-lites and minimal trim, and the roof will be a standing-seam metal.

We believe the design and style enhances the neighborhood streetscape, fitting in stylistically between more traditional house forms and more starkly minimalist modern houses.

Jon Jang, Architect

E1

Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 STATE CONTRACTOR'S LICENSE NO. 276793
CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311
TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443
EMAIL: info@maynetree.com

December 14, 2015
(Revised December 29, 2015)

Mr. Jon Jang, Architect, AIA
722 Maple St.
Redwood City, CA 94063

Dear Mr. Jang,

RE: 760 HOBART STREET, MENLO PARK

On December 7, 2015, I inspected 21 trees at the above-referenced site. Only four of these trees, #9, #11, #16, and #17, are considered heritage trees. Trees #9 and #11 are in the lot setback, so potential impacts are nearly zero. Trees #16 and #17 are on the neighboring property and potential impacts again will be zero.

Four of the trees, #1, #3, #16, and #17, are on neighboring properties. None of these trees will be impacted. The site plan shows proposed tree protection for trees #7-#11, #12-#14, #16, #17, #18, and #19-#21. I think this will be more than adequate.

I recommend tree protection be installed prior to demolition of the existing house. This fencing should be chain link on steel poles. See the tree survey for individual tree information.

Two live oaks, *Quercus agrifolia,* trees #16 and #17 are along the north fence, about 3 to 4 feet away. All new proposed construction will be outside the driplines. Install protective fencing at the trees' driplines.

If, however, any roots 3 inches in diameter and larger are encountered, do not cut them unless the arborist has looked at them and agrees to the cutting.

The other heritage trees that need protecting are trees #9 and #11. Install fencing along the path and lawn. The owner wants to retain other non-heritage trees. These are marked with fencing on the site plan.

To significantly reduce construction impacts to all retained trees, keep all construction equipment and materials outside of this fencing. Also, keep all excavation outside the fenced tree areas unless the arborist gives his approval. See the enclosed *Mitigating Measures for Construction Impacts on Existing Trees.*

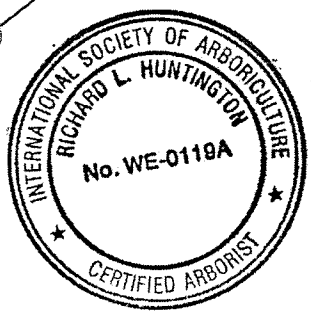
F1

This is a very simple plan and tree protection positioning. I think this report is accurate and based on sound arboricultural principles and practices.

Sincerely,

Richard L. Huntington
Certified Arborist WE #0119A
Certified Forester #1925

RLH:pmd

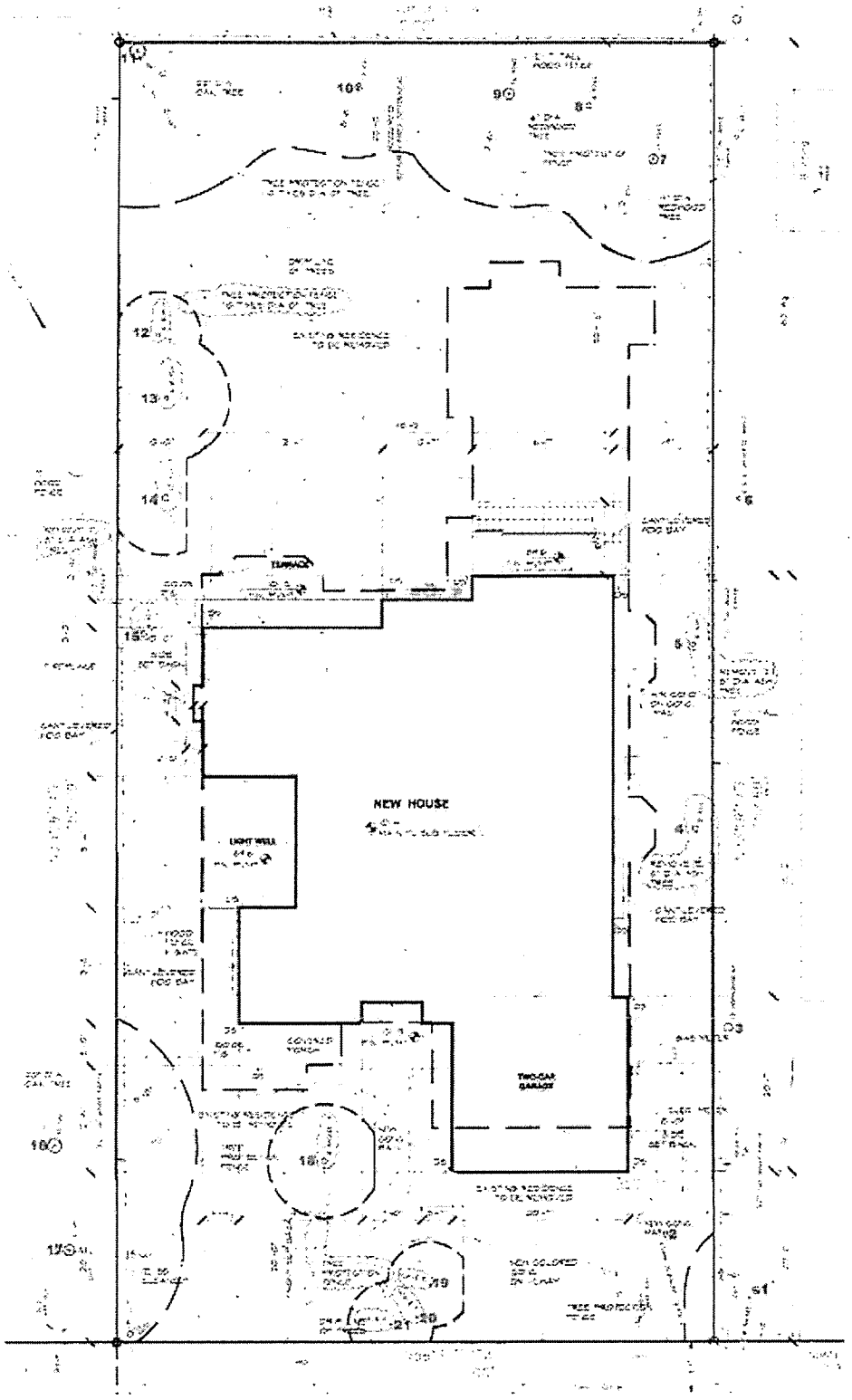


F2

Tree Survey

Tree #	Species	Diameter (inches)	Condition (percent)	Comments
1	Deciduous Magnolia	10, 8, 8	65	South neighbor's tree; no impacts expected.
2	Japanese Maple	4, 5	65	Fence off at dripline.
3	Hopseed	12	60	Keep excavation 8 feet away.
4	Camphor	8	70	To be removed.
5	Camphor	9.3	65	To be removed.
6	Japanese Maple	6, 6, 6 (est.)	65	On neighbor's property; keep excavation 8 feet away.
7	Redwood	14	75	No impacts expected.
8	Redwood	8	60	No impacts expected.
9	Redwood	16	70	No impacts expected.
10	Camphor	10	65	Thin canopy.
11	Coast Live Oak	22	70	Leans west; most growth on west side.
12	Birch	6.3	65	To be retained.
13	Birch	7.5	65	To be retained.
14	Camphor	9.5	65	To be retained.
15	Camphor	8.8	60	To be removed.
16	Coast Live Oak	24 @ 2' (est.)	60	Neighboring tree; 3 trunks at 4 feet; included bark.
17	Coast Live Oak	19	65	Suppressed by #16.
18	Magnolia	8	75	To be retained.
19	Birch	4	65	To be retained.
20	Birch	4	60	To be retained.
21	Birch	4, 4	65	To be retained.

F3



F4

MITIGATING MEASURES FOR CONSTRUCTION IMPACTS ON EXISTING TREES

SECTION I: INTRODUCTION

It is an established fact that construction around existing trees will impact the trees to some degree. The degree of impact is largely predicated on the condition of the tree(s) before the construction activity begins. It is therefore important to inspect all trees prior to any construction activity to develop a "Tree Protection Program" based on the species, size, condition, and expected impact. A Certified Arborist (International Society of Arboriculture) is suggested for this work. The local University of California Extension or County Farm Advisors Office has the names of local certified arborists.

SECTION II: SITE PREPARATION

All existing trees shall be fenced within, at, or outside the dripline (foliar spread) of the tree using the following formula: Five inches in distance from the trunk, for every inch in trunk diameter, measured 4.5 feet above the average ground level. Example: a 24-inch diameter tree would have a fence erected 10 feet from the base of the tree (24 x 5 = 120/12 = 10). The fencing should not interfere with actual construction, but is intended to redirect unnecessary traffic, and to protect limbs and roots. No storage of materials, unnecessary trenching, grading, or soil compaction shall be allowed within the dripline of the trees. Local ordinances may have different tree protection formulae.

The fence should be a minimum of four feet high, made of pig wire, snow fence, or cyclone, with steel stakes or pipes as posts.

If the fence is within the dripline of the trees, the foliar fringe outside the fence shall be raised to offset the chance of limb breakage from construction equipment encroaching within the dripline.

All contractors, subcontractors, and other personnel shall be warned that encroachment within the fenced area is forbidden without the consent of the certified arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposed-of paints, solvents, or other noxious materials, parked cars, grading equipment, and other heavy equipment. The temporary fence shall be maintained until the landscape contractor enters the job and commences landscape construction.

SECTION III: GRADING/EXCAVATING

All grading plans that specify grading within the dripline of any tree, or within the distance from the trunk as outlined in SECTION II when said distance is outside the dripline, shall first be reviewed by the certified arborist. The arborist shall outline provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning, or other necessary actions to protect the trees. The arborist shall be notified prior to any excavation within the dripline of any heritage tree.

If trenching is necessary within the area, as described above, said trenching shall be undertaken by hand labor. All roots 2 inches or larger shall be tunneled and smaller roots shall be cut smoothly to the side of the trench. The side of the trench should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is backfilled to the original level. The arborist shall examine the trench prior to backfilling to ascertain the number and size of roots cut, and to suggest further remedial repairs.

SECTION IV: REMEDIAL REPAIRS, PENALTIES

The arborist on the job shall have the responsibility of observing all ongoing activities that may affect the trees, and prescribing necessary remedial work to insure the health and stability of said trees. This includes, but is not limited to, all arborist activities specified in SECTIONS I, II, and III. In addition, pruning, as outlined in the "Pruning Standards" of the Western Chapter of the International Society of Arboriculture, shall be prescribed as necessary. Fertilizing, mulching, aeration, irrigation, drainage, pest control, and other activities shall be prescribed according to the tree needs, local site requirements, and State Agricultural Pest Control Laws. All specifications shall be in writing. For a list of licensed pest control operators or advisors, consult the local County Agricultural Commissioner's Office.

Penalties, based on the cost of remedial repairs and the appraised values provided in the Evaluation Guide published by the International Society of Arboriculture, shall be assessed for damages to the trees.

SECTION V: FINAL INSPECTION

Upon completion of the project, the arborist shall review all work undertaken that impacted the existing trees. Special attention shall be given to cuts and fills, compaction, drainage, pruning, and future remedial work. The arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

PREPARED BY THE MAYNE TREE EXPERT COMPANY – JANUARY 1, 1994

REVISED – MAY 13, 2014