Planning Commission



REGULAR MEETING AGENDA

Date: 9/12/2016
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 August 15, 2016 Planning Commission meeting. (Attachment)
- E2. Architectural Control/Ted Wegner/35 Hallmark Circle:
 Request for architectural control to make exterior modifications to the front, right side, and rear elevations and enclose an existing recessed area of an existing townhome located in the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district zoning district. (Staff Report #16-073-PC)
- E3. Sign Review/DES Architects and Engineers/1020-1080 Marsh Road:
 Request for sign review for two monument signs on one street frontage, and one monument sign for each building for a total of six monument signs, where only one monument sign per street frontage is allowed. The signage would be located on a lot with four buildings in the M-2 (General Industrial) zoning district. (Staff Report #16-074-PC)

F. Public Hearing

F1. Use Permit/Clara Ting/1045 Trinity Drive:

Request for a use permit to demolish an existing two-story, single-family fire-damaged residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to lot width in the R-E-S (Residential Estate Suburban) zoning district. *Item continued to a future meeting.*

F2. Use Permit/Janaina Almen/828 Hamilton Avenue:

Request for a use permit to allow construction of a two-story 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 retention of a small portion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. (Staff Report #16-075-PC)

- F3. Use Permit/Phillip Mazzie/140 Royal Oak Court:
 - Request for use permit for excavation to construct a new retaining wall within the required 20 foot rear setback in the R-1-S (Single Family Suburban Residential) zoning district. (Staff Report #16-076-PC)
- F4. Use Permit/Off the Grid Services LLC/Menlo Park Civic Center:

Request for a use permit for a recurring special event (weekly food truck market) on a portion of the Menlo Park Civic Center, at 701 Laurel Street in the P-F (Public Facilities) zoning district. The market would be located in the parking lot along Alma Street, between the Library and the Arrillaga Family Gymnasium. Additional alternate Civic Center locations could also be considered in the future. The event would occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:00 p.m. and cleanup concluding at 10:30 p.m. The event would include amplified live music and generator use, which may exceed Noise Ordinance limits. The event would replace the existing weekly food truck market at the Caltrain station parking lot, which is being discontinued at that location. (Staff Report #16-077-PC)

- F5. Use Permit and Architectural Control/DES Architects + Engineers/1525 O'Brien Drive: Request for a use permit and architectural control to modify an existing office, research and development (R&D), and cafe building by removing an existing storage mezzanine, balcony, and office space, and constructing a new lobby on a property in the M-2 (General Industrial) zoning district. The applicant is also requesting a use permit to allow the storage and use of hazardous materials (diesel fuel) associated with an emergency generator to be placed on the site. In addition, the applicant is requesting a parking reduction based on the uses within the building and the proposed tenants' operations. 239 parking spaces would be provided (including 10 spaces on the adjacent property, usable through a parking easement), after the removal of three existing spaces to accommodate the proposed generator, where 246 parking spaces are required by the M-2 square-footage-based parking requirements. *Continued from the meeting of August 29, 2016.* (Staff Report #16-078-PC)
- F6. Architectural Control and Use Permit/1275 LLC/1275 El Camino Real:

 Request for architectural control to construct a new mixed-use development consisting of retail or

café space on the first floor, office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal. (Staff Report #16-079-PC)

G Regular Business

- G1. Architectural Control/Maximus Real Estate Partners/350 Sharon Park Drive:
 Request for architectural control review of exterior modifications of eighteen existing apartment buildings, one existing clubhouse and three accessory buildings in the R-3-A-X (Garden Apartment, Conditional Development) zoning district. The proposed exterior modifications would include replacing balcony railings, siding, patio screens, modifying the exterior color scheme, new landscaping and improvements to the site amenities. In conjunction with the proposed improvements, 39 heritage trees located throughout the site are proposed for removal due to poor health, structure, location, or limited long-term value. (Staff Report #16-080-PC)
- G2. General Plan and M-2 Area Zoning Update/City of Menlo Park: Review and comment on the Draft Fiscal Impact Analysis (FIA) prepared for the General Plan and M-2 Area Zoning Update (ConnectMenlo). No action on the FIA or project will occur at the meeting. The objective of an FIA is the projection of changes in public revenues and costs associated with development of a project, and is an informational tool. (Staff Report #16-081-PC)

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: September 26, 2016
 - Special Meeting: October 19, 2016 (Wednesday)
 - Regular Meeting: October 24, 2016Regular Meeting: November 7, 2016

I. 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 email 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: 9/7/16)

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

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Planning Commission



REGULAR MEETING MINUTES - DRAFT

Date: 8/15/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Katherine Strehl called the meeting to order at 7:00 p.m.

B. Roll Call

Present: Andrew Barnes, Drew Combs (Vice Chair), Susan Goodhue, Larry Kahle, John Onken, Henry Riggs (arrived 7:02 p.m.), Katherine Strehl (Chair)

Absent: None

Staff: Thomas Rogers, Principal Planner; Sunny Chao, Assistant Planner; Tom Smith, Associate Planner

C. Reports and Announcements

Principal Planner Thomas Rogers said community meetings would be held on the ConnectMenlo project (General Plan Update) on September 1 at 7:00 p.m. at the Senior Center and September 7 at 7 p.m. in the Council Chambers. He said the Commission's September 26 meeting would be dedicated to the Facebook expansion project. Chair Strehl confirmed attendance of those Commissioners who do not have a conflict of interest with Facebook projects.

D. Public Comment

There was none.

E. Consent Calendar

E1. Approval of minutes from the July 11, 2016 Planning Commission meeting. (Attachment)

Commissioners Goodhue and Riggs suggested changes to the minutes.

- Page 1, Public Comment section: Commissioner Riggs suggested that "Gita Dev" was the unknown woman speaking.
- Page 3, 1st full sentence, insert a comma after "replacements": "He said if a tree was removed for other reasons such as conflict with another tree or property improvements, that precluded the replacement tree being planted in the same area as the tree that was removed."
- Page 6, 3rd full paragraph, 2nd line, delete "Laurel" and change to "Jack W. Lyle" before Park:
 "He said the proposed traditional design would have a covered porch and no parking in the
 front noting it was across the street from Laurel Jack W. Lyle Park."

• Page 6, last line, delete first "heritage": "He said additionally there was a heritage Japanese maple heritage tree planted there..."

Correction to Transcript:

- Page 91, line 10: Replace "the fact that" with "to back"
- Page 91, line 11: Replace "on track" with "on traffic"
- Page 91, line 13: Replace "intangible" with "and tangible"
- Page 92, line 19: Replace "tat" with "that"

ACTION: Motion and second (Onken/Goodhue) to approve the minutes as modified; passes 7-0.

F. Public Hearing

F1. Use Permit and Variance/Sarah Potter/318 Willow Road: Request for a use permit to add onto and remodel an existing single-story, nonconforming structure in the R-1-U (Single-Family Urban Residential) zoning district. The value of the work would exceed 75 percent of the replacement value of the existing structure. The project also includes a request for a variance for raising the existing single-story residence to meet FEMA requirements, which would increase the existing nonconforming daylight plane encroachment on the both sides of the roof. As part of the project, one heritage birch tree in the rear yard is proposed for removal. (Staff Report #16-065-PC)

Staff Comment: Assistant Planner Sunny Chao said there were no additions to the written staff report.

Applicant Presentation: Sarah Potter, project designer, Clearstory Construction, said the project would increase the size of the kitchen and add a master suite to a two-bedroom, one-bathroom home. She said the complication was that the home was in the flood zone and needed to be raised to meet FEMA requirements. She said that in raising the home the corners of the ridge roof would hit the daylight plane.

Commissioner Goodhue noted in the data table in Attachment C that the Building Height for the existing was listed as 13.6 feet and for the project proposal as 15.3 feet. Ms. Potter referred to the elevation showing that the new roof line on the interior of the project was higher.

Commissioner Riggs asked about the divided light windows and the reference to interior grids. Ms. Potter said the windows were simulated divided light.

Commissioner Kahle asked if they had considered bringing the entry farther out or recessing it back so it was more identifiable. Ms. Potter said she had set it back some. She said the homeowner wanted the actual entry space separate from the living space. She said that was why they put a shed roof over the top with brackets to make it feel more porch like.

Chair Strehl opened the public hearing, and closed it as there were no public speakers.

Commission Comment: Commissioner Goodhue said the project was a very restrained addition and was well done given the restraints. Commissioner Riggs moved to make the findings and approve the use permit as recommended in the staff report. Commissioner Barnes seconded the motion.

ACTION: Motion and second (Riggs/Barnes) to approve the item as recommended in the staff

report; passes 7-0.

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of variances:
 - a. The property is located in the FEMA flood zone, and the existing residence is nonconforming as to the daylight plane, having been built prior to the adoption of the current one-story daylight plane limits. These conditions represent a hardship unique to the property, as the applicant is unable to expand the modestly-sized house without raising the house above base flood elevation, which requires either the granting of the variance or a significant reconstruction of the existing residence's roof structure. This hardship was not created by the current owner, as the FEMA flood zone and nonconformities are existing conditions of the house and site.
 - b. Allowing the house to be raised five and a half inches higher would preserve substantial property rights of those neighboring conforming properties, as the existing nonconforming daylight plane encroachment is unique to this property as many of the surrounding residences have hip end roofs instead of gable end roofs. Furthermore, the structure would be approximately thirteen feet below the maximum building height, and the residence would be well below the two-story daylight plane that would be applied if the development were multi-level. The variance would simply allow the property owner to preserve the existing building layout and expand the structure to improve the use and internal circulation of a modestly-sized residence.
 - c. As the proposal increases the massing of the house by five and a half inches high but does not add building coverage to the sides of the house, the granting of the variance would not impair the supply of light and air to adjacent properties, as the proposed house would still remain approximately ten feet from both adjacent side properties. By raising the house above the base flood elevation, the applicant would bring the house into FEMA compliance and improve its safety. There would be no negative effect on the public health, safety, or welfare if the variance is granted, especially since the slight increase in height of the house would not be seen from the front left side of the right-of-way as currently there are existing shrubs and a tree that provide dense foliage.
 - d. The conditions upon which the requested variance would be based upon are specific to this property. The conditions of the existing gable roof type and existing nonconforming daylight plane make the requested variance unique to this property and not generally applicable to other properties within the same zoning classification.

- e. The property is not within any Specific Plan area, and thus a finding regarding an unusual factor does not apply.
- 4. Approve the use permit and variance subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Clearstory Construction consisting of five plan sheets, dated received July 27, 2016, and approved by the Planning Commission on August 15, 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 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. 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.
- 5. Approve use permit and variance subject to the following *project-specific* condition:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the proposed location of the replacement heritage tree and noting the tree species selected from the City-approved street tree list on the proposed site plan, and the 24-inch box size, subject to review and approval of the Planning Division and City Arborist. This tree shall be planted prior to building permit final inspection
- F2. Use Permit and Variances/Eugene Sakai/1199 North Lemon Ave: Request for a use permit to demolish two existing one-story residences to build a new two-story residence with a basement on a substandard lot with regard to lot width in the R-1-S (Single-Family Suburban Residential) zoning district. The project also includes a variance request for the residence to have a corner side (facing

Croner Avenue) setback of six feet, where the requirement is 12 feet, for both the first and second stories, and a variance request for a garage setback of 10 feet, where 20 feet is required. (Staff Report #16-066-PC))

Staff Comment: Associate Planner Tom Smith said an email on the project was received over the weekend and a copy made available to the Commission.

Applicant Presentation: Mr. Arnie Sen said he and his wife had bought the property in 2015 and wished to build a family home on the site.

Mr. Eugene Sakai, project architect, provided a handout to the Commission to view from the landscape architect noting a small change. He said staff described the constraints of the parcel well. He said the project proposal optimized the clients' desires for a single-family home within the constraints of the site.

Commissioner Kahle said it appeared there was a 10-foot setback on the left side and a 12-foot setback on the right side. He said the variance request was to encroach six-feet into the 12-foot setback. He asked if encroaching on the left side had also been considered. Mr. Sakai said they thought that putting the mass on the left side setback next to an adjacent home would have a greater impact than putting it on the right, or the street facing side. He said in the immediate streetscape was a home that enjoyed the reduced setback facing Croner Avenue, which was why the bulk of the variance request was on the Croner Avenue side of the property.

Commissioner Riggs confirmed with staff that the height of the property line fence to N. Lemon Avenue was three feet for 35-feet from the corner in either direction. Commissioner Riggs asked if there was a walkway along North Lemon that used private property. Mr. Sakai said the pavement was about 10 feet outside of the property line and the property line seemed to be contiguous with a three-foot retaining wall.

Commissioner Onken said the Live oak was described by the arborist as in fair condition and lopsided. He said the plan seemed to be designed around the Live oak despite its condition. Mr. Sakai said the oak tree was an important part of the planned design which was why they were requesting a variance for the garage setback so the driveway would not intrude into the tree's root zone from N. Lemon Street. He said there would be some steps coming from N. Lemon Street around the tree base using pervious material.

Chair Strehl opened the public hearing.

Public Comment:

• Sue Kinder, 1201 N. Lemon Street, said her home was directly across the street from the subject property. She said her property has a 10-foot setback from the property line of Croner Avenue, which was a right-of-way, and not actually a street. She said it was listed as Parcel 2 on her deed and was an easement created for her property. She said they had an existing driveway and garage there before they built a second floor. She said they had asked for a variance and then did not use it as they did a 10-foot setback on each side. She said her lot was the same size as the subject property. She said her second floor was 21 feet wide and had four bedrooms and two baths. She said a safety hazard would be created with the project's driveway on the side toward her because of the narrowness of the street. She said the project's proposed front door would look right into her back door. She said a balcony they

had proposed would have looked directly into her gazebo and pool area. She said the balcony was replaced with a large window that would still look into her pool area. She requested a good construction plan so her right-of-way and garage would not get blocked. She said she might have to put a fence back up to protect her driveway. She said she thought there was space to put the garage and driveway over on the other side and to have the front door face the front as it should.

- Jeff Scroggin, unincorporated Menlo Park, Croner Avenue, said he had sent the email that Planner Smith referenced. He said he met the new property owners and understood the challenges of the lot. He said his first concern was safety. He said Croner Avenue along the side of the subject property was a one lane street and there was no way for two cars to pass on it. He said Croner Avenue was very popular for walking as it ran parallel to Valparaiso and Santa Cruz Avenues, which were very busy streets. He said with the project construction there would be a fence the entire length of Croner Avenue and there would be no place for pedestrians to step aside when a car needed to pass. He said currently there were gaps in the fencing that pedestrians could use to get out of the way of vehicles. He said having the driveway on Croner Avenue created danger for pedestrians and cyclists. He said his second concern was aesthetics. He said across from this property was a two-story home with 10-foot side setbacks. He said having a second story home with a six-foot setback variance directly across from that home would change a country lane into an urban alley.
- Ron Dumont, 1190 N. Lemon Street, said his home was directly across from the construction project. He said the design was too much house in too small a space and it would not match the street character. He said the aesthetics was his main concern as well as the safety issue raised
- Steven Koenig, Croner Avenue, said he had three concerns. He said regarding aesthetics that the home was an oversized structure protruding nearly into the street on both stories and was out of character with the neighborhood. He said his second concern was congestion. He said the six-foot setback to Croner Avenue with only a 10-foot setback for the garage was not even enough space to park a car there. He said there was no assurance that the residents or their guests would park without encroaching into the street. He said his third concern was safety. He said the hill on Croner Lane was so steep that a person on it could not see what traffic coming in either direction. He said children rode bikes, scooters, and skateboards on that hill. He said with the potential of a garage, cars parked and cars coming in and out of the subject property that would create a safety hazard for those children and other walkers and riders.
- Susan MacDonald, 1106 N. Lemon Street, said other speakers had addressed her concerns.
 She said her primary concern was safety. She said she walked her dog along Croner Lane to N. Lemon Street. She said N. Lemon Street has no barriers and heavy pedestrian traffic including children walking to Hillview School. She said the variance should not be granted.
- Hallie Colorado, 17 Croner Avenue, said her concern was safety. She said as mentioned there
 was no visibility from the hill of traffic in either direction. She said currently delivery vans hit
 tree canopies on the street and if driving in opposite directions, one van has to back into private
 property to let the other one pass. She said if the variance was granted and six feet width was
 lost, with a garage and two fences, that should a fire truck need access, that allowed no room
 for pedestrians, dog walkers, strollers or bikes to get out of the way.

Chair Strehl closed the public hearing.

Commission Comment: Replying to Commissioner Kahle, Planner Smith said the Croner Avenue right-of-way was about 13 feet and eight inches in width, property line to property line.

Commissioner Onken said the first speaker indicated that Croner Avenue was an access easement and not a dedicated street. Planner Smith said the information in assessor records and property deeds that staff reviewed indicated it was a public street. Commissioner Onken said there were PG&E power poles along Croner Avenue and asked if there were any plans for those to be placed underground. Mr. Sakai said they were considering undergrounding utilities.

Chair Strehl said the conditions of concern noted by speakers existed today on Croner Avenue, as it was a very narrow street. She said it might be worthwhile for residents to solicit whomever to make it one way.

Commissioner Kahle said the design was nice but seemed too massive for the lot, which was very unique. He said he did not agree with the request for the variance all on one side. He said with a 10-foot driveway, cars would overhang the property line. He said he would like to see either a variance on each side or to have the garage face N. Lemon Street to avoid the concerns caused by the narrowness of the lot.

Commissioner Goodhue said she concurred with Commissioner Kahle. She said it was a handsome house but after visiting the site and seeing how narrow Croner Avenue was and hearing the safety concerns, she had concerns. She said the comment about it turning into an urban alley resonated with her, especially with the frontage wall. She said she would like to know more about the utility poles and to have certainty that it was a public street. She said in the rendering, the oak tree was made to look much more significant than it was. She said there seemed to be room on the left for a driveway. She said although the project's garage and the neighbor's would be offset, it still was a very narrow area to maneuver cars given the lack of visibility caused by the hill. She said with the heavy foot traffic that concerned her.

Commissioner Onken said he agreed with the comments made by Commissioners Kahle and Goodhue. He said the lot was very long and narrow. He said ideally the garage would go on the left hand side to be accessed from N. Lemon Street. He said that would be away from the oak tree and would cause no more damage under the canopy than what the existing garage did. He said that might require the garage to be at a basement level, which would count toward square footage. He said that would be preferable in relationship to the other houses. He said currently the entry was a big glass wall that was two-story high and double width that appeared to treat Croner Avenue as a 50-foot deep lawn. He said the variance being requested would permit nearly full build out on lot, and while this was a very unique lot, that should not entitle building to the full square footage allowable. He said due to problems of the bulk and massing as well as the orientation of the proposed house that he would like the project continued for redesign.

Commissioner Combs said he visited the property and could not support the project as currently proposed. He said the variance being requested was not a matter of a few inches but six feet. He said he understood that the lot shape was challenging but as noted by Commissioner Onken that did not give the owner the right to a variance. He said additionally there was the issue of the narrow street or easement, whatever it actually was. He said the proposed design would create a canyon effect if the building was brought into the setback six feet.

Commissioner Riggs asked if 1201 N. Lemon was located in Menlo Park. Planner Smith said it

was. Commissioner Riggs asked if it was built under current regulations or before annexation to Menlo Park. Planner Smith said the original structure may have been built prior to that. He said there was an addition in 1988 that was under the City's zoning ordinance at that time. Commissioner Riggs asked if anything with 1201 N. Lemon was nonconforming. Planner Smith said he believed so. Chair Strehl said she believed it was nonconforming in respect to its driveway. Planner Smith said there was a permitted variance in 1988 for a 10-foot driveway length from the side property line to the garage door.

Chair Strehl said it appeared from the staff report that the subject property and 1201 N. Lemon Street were the same width and neither complied with current regulations.

Commissioner Onken moved to continue so the applicant could redesign to address the concerns about the driveway and garage location, to generally look to relocate the proposed home, and to get clarity regarding property rights along Croner Avenue. He suggested if a variance was needed that the applicant looks at the interior side yard as opposed to the Croner side yard. He said no variance was the preference. Commissioner Goodhue seconded the motion.

Chair Strehl asked if staff and the applicant had enough direction. Planner Smith said direction was fairly clear in terms of the driveway and garage location. He said they also would get more information about Croner Avenue and its history. Chair Strehl said also to look at the consistencies between 1199 and 1201 N. Lemon Street.

ACTION: Motion and second (Onken/Goodhue) to continue the item with direction including the following; passes 7-0.

- Redesign project potentially to have garage and driveway relocated to N. Lemon Avenue; or
- If variance needed, to have it on the interior side yard and not on the Croner Avenue side; and
- Confirmation of Croner Avenue designation and rights
- F3. Use Permit/Forty Seven, Inc./1490 O'Brien Drive: Request for a use permit for the storage and use of hazardous materials associated with the research and development of therapeutics to treat cancer, 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 #16-067-PC))

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

Applicant Presentation: John Tarlton, Tarlton Properties, said that they were excited to have another cancer therapeutics company in their business park. He said several members of the Forty Seven team had been prior tenants in the business park. He introduced Dr. Chow, the co-founder and medical director of the company.

Dr. Mark Chow said he was one of the co-founders of Forty Seven, a company dedicated to developing novel therapies for cancer patients. He said they were based off a technology from Stanford in which they developed drugs to target a molecule called CD47, which uses the body's own immune system to fight cancer cells. He said in the lab they have found it was effective in every tumor they tested. He said they were now in clinical trials at Stanford and other sites around the world. He said this new location would allow them to integrate their lab and clinical efforts into one building and accommodate their growth.

Chair Strehl opened the public hearing, and closed it, as there were no speakers.

Commission Comment: Commissioner Onken said he supported the application. Commissioner Goodhue said she concurred and asked about action to eliminate the Commission's review of these projects. Principal Planner Rogers said the concept was being considered as part of the ConnectMenlo project.

Replying to Chair Strehl, Mr. Tarlton said the Fire District looked at hazardous materials cumulatively on a building basis and on a site basis, and compared that against the California Fire Code limits. Commissioner Riggs asked that Amy E. DeMasi, County Environmental Health, check the middle box. Planner Smith said he would remind her, noting she was new to the position.

Commissioner Onken moved to approve the item as recommended in the staff report. Commissioner Goodhue seconded the motion.

ACTION: Motion and second (Onken/Goodhue) to approve the item as recommended in the staff report; passes 7-0.

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans provided by DES Architects/Engineers, consisting of eight plan sheets, dated received June 16, 2016, as well as the Hazardous Materials Information Form (HMIF), dated received May 2, 2016, approved by the Planning Commission on August 15, 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 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 information form and chemical inventory to the Planning Division for review by the applicable agencies to determine whether the new hazardous materials information form and chemical inventory are in substantial compliance with the use permit.
- 4. Approve the use permit subject to the following *project-specific* conditions:
 - a. Prior to the use of hazardous materials, the applicant shall provide a copy of the emergency response plan, including the phone numbers of the West Bay Sanitary District, Silicon Valley Clean Water, SFPUC Millbrae Dispatch Center and all other standard relevant agencies in the event of an accidental spill or discharge, subject to approval of Planning Division staff.
- F4. Architectural Control, Use Permit, and Below Market Rate (BMR) Rental Housing Agreement/ 650 Live Oak LLC/650-660 Live Oak Ave: Request for architectural control and a use permit to demolish an existing commercial building (on a parcel zoned SP-ECR/D) and two residential units (on a substandard parcel zoned R-3), and construct a new linked office-residential mixed use development. The project would include 16,854 square feet of non-medical office and 17 dwelling units. The proposal includes a request for a Public Benefit Bonus, with the benefit consisting of two Below Market Rate (BMR) housing units, where only 0.53 units are required, to be memorialized via a BMR Rental Housing Agreement. A new public plaza would also be provided. (Staff Report #16-068-PC)

Staff Comment: Principal Planner Rogers said a materials board was being distributed to the Commission for review. He said three emails were received after publication of the staff report and were sent to the Planning Commission. He said a letter of support from Tucker Beim was sent directly to the Commission on Friday, August 12. He said two emails of concern and opposition were sent on Sunday to him and he forwarded those to the Commission early Monday. He said he learned later that the City had an issue with outgoing emails today, and asked if the Commission had received those. Chair Strehl indicated she had not. Principal Planner Rogers said that Judy Adams, 737 Live Oak Avenue, on behalf of herself and her partner, said that they were concerned with the project density, and preferred a two-story plan with fewer offices and residential units. He said they were concerned with more cars being attracted to the street noting that there were current on street parking problems due to downtown employees parking there. He said she suggested a mitigation to limit street parking to resident only. He said the municipal code has a procedure for residents to set up daytime resident parking only. He said he would follow up with Ms. Adams regardless what action the Commission took this evening. He said she also requested low income units distinguishing those from affordable units. He said she also preferred that the low income units not be reduced if the building stories were reduced. He said Steve Eisner, 676 Live Oak Avenue, wrote that he had great concerns with the project and did not agree with the Mitigated Negative Declaration conclusion that the traffic impacts would be negligible. He said Mr. Eisner wrote he had lived at this site for 22 years and the area was a combination of single-family residences and apartment buildings, his concern was the project would impact the residential quality of the street and increase traffic, noting an increase due to a Starbucks moving in 10 years ago. Mr. Eisner also commented that the street was used as a short cut already, and overall, the scale of the development was out of proportion with the neighborhood.

Principal Planner Rogers said as noted in the staff report, the BMR Rental Housing Agreement had edits proposed by the applicant, which the City Attorney was reviewing. He said they were not able to analyze those in detail for the Commission tonight but had confirmed that nothing about those edits would affect the income limits, terms or anything substantive.

Commission Questions: Commissioner Kahle said 0.53 BMR units were required. He asked if the applicant had the choice to round that to one unit and build or pay an in-lieu fee for one unit. Principal Planner Rogers said the City's BMR Guidelines and Ordinance states a preference for onsite units but allowed for the provision of fees. He said there had been a number of projects that had met partial requirements by rounding up and providing a full unit but also there were project examples in which payment of the in lieu fees, whether a fraction or whole number, had been accepted by the Council.

Commissioner Combs asked if it was the commercial part of the project that required the provision of BMR units. Principal Planner Rogers said there was an enforceable BMR unit requirement for for-sale housing, but not rental. He confirmed for this project, it was the commercial component requiring the BMR units.

Applicant Presentation: Dan Minkoff, applicant, said this was a mixed use, medium density project, located near Caltrain and the downtown with bicycling and Traffic Management Demand plans to reduce vehicle trips as much as possible. He said the neighborhood was medium density. He said the project responded to the need for housing and particularly affordable housing west of El Camino Real, and would provide an open plaza and park in an area with limited open space for mostly residential apartment dwellers, and they would underground some of the unsightly existing electrical lines. He said all of the parking would be below grade with bike parking above and below grade. He said showers were also provided. He said they were providing three to four times the affordable housing required of them and doubling the amount of required open space.

Rob Zirkle, Brick, project architect, said there were multi-family and single-family dwellings, and smaller and larger scale commercial businesses on Live Oak Avenue. He noted it was eclectic. He provided visuals of the proposed project. He noted efforts to provide both privacy and openness and efforts to modulate the three-story to appear as two-story from the street view.

Replying to a question from Commissioner Riggs, Mr. Zirkle said the wood fence would be maintained annually and replaced when needed.

Replying to a question from Commissioner Kahle, Mr. Zirkle showed a visual of four studios and one one-bedroom that share an interior wall with the office building. He said those have at grade entries with privacy provided by raised planters. He said the stairway served the two-story townhomes on the second and third floors and their entries were off a common courtyard. He said at the back of the site were five one-bedroom units that have their own patio-type entry off a transverse walkway along the property line. Commissioner Kahle asked about the view from the second and third floor townhomes. Mr. Zirkle said each of the rooftops for the five townhomes has a private stair to the rooftop with vertical screening between each of the units at the rooftop. He said the roof was setback on each end to reduce sightline. Commissioner Kahle asked about the view from the large second floor window facing the rear of the property. Mr. Zirkle said six trees would be planted across the back and along the courtyard as well. He said the neighbors to the top were commercial neighbors. He said the intent was for the second story to have tree canopy screen. Commissioner Kahle asked about A3.2 and if there was an awning for the five one-

bedroom units. Mr. Zirkle said it was a trellis.

Commissioner Kahle said this was a three-story building, close to the rear property line, looking over one-story buildings, and would be visible from the next street over. He said from the rear it appeared pretty monolithic. Mr. Zirkle said the elevation was deceptive and each of the units has an inset where the stair meets creating a significant setback. He said looking at the actual building you would see the articulated width of the units and a fair amount of recess, change in materials, and a change in plane to keep it from feeling like an extruded box. Commissioner Kahle asked about the material indicated as a dark gray. Mr. Zirkle said that was cement plaster for the most part. He said they would have metal accents and trim, and wood for the trellises and the planters at the ground level.

Commissioner Riggs noted the stair towers visible from Menlo Avenue exceeded forty feet in height. He said it was 37-feet plus to the parapet and then the stair towers were at least three feet taller than that.

Replying to a question from Commissioner Kahle, Mr. Zirkle said there was bollard lighting along the path leading from the public right-of-way to the residential units. He said there would be low level lighting for the public plaza area for safety but it would not be over lit.

Commissioner Kahle said overlooking the front plaza the rendering showed a huge bedroom window on the second story. He said former Commissioner Kadvany expressed his concern about people having these large windows and putting up window coverings that would be visible at all times. He asked what the applicant's thoughts were about the expanse of glass and the window coverings. Mr. Minkoff said the orientation of the second story was favorable from a solar standpoint and that a view of the plaza was desirable.

Commissioner Barnes said in reviewing the minutes of the study session it was indicated the project was LEED platinum. Mr. Minkoff said that was correct. Commissioner Barnes asked about the noise impact with the rooftop units noting it was about 2100 square feet of roof. Mr. Minkoff said each individual deck was about 300 to 400 square feet. He said the lease language would address noise and expectations of the property management. Commissioner Barnes asked if anything was being done architecturally to keep roof noise inside the project. Mr. Zirkle said the stairs were closed so that sound traveling laterally in one direction between the units was being blocked. He said on one end, the unit faced the commercial property of the project, and on the other end, it again faced commercial property, which was some distance away.

Commissioner Barnes asked about the TDM plan. Mr. Minkoff said they implement TDM plans with all of their projects. He said it involves Go Passes for the office users, bicycle sharing (noting the project has 80 bicycle spaces and showers), preferential parking for carpools, and outreach staff that meet with the tenants and their human resources and facilities staff on how to educate employees on what was available.

Commissioner Onken said L1.3 showed the courtyard space between the two buildings and the large trees that were intended to provide screening. Mr. Zirkle said at full growth the trees would be 40 foot tall and about 15 feet in width, noting they were Brisbane box trees. Commissioner Onken said they would have to have a narrow canopy to work. Mr. Zirkle said they were fairly narrow and tall and were in fairly deep planters.

Chair Strehl opened the public hearing.

Public Comment:

- Steve Eisner, 676 Live Oak Avenue, said his home was 70 feet from the construction project, and until recently had not realized the size of the project. He said his home was a one-story bungalow in an area that was very residential with a number of smaller bungalows along a very long and wide street. He said traffic had increased significantly since the Starbucks had located nearby. He said he was supportive of development that added to the character of the neighborhood. He said this project was too massive. He said currently his home was adjacent to a one-story home and a new two-story home near him. He said he was concerned about traffic and speeding cars trying to avoid Roble Avenue and the traffic light. He said the scale of the project was too massive for the area.
- Howard Crittendon, 949 El Camino Real, said he owned a commercial building next to this
 project. He said the project would change the character of the area but was an exciting and fun
 project design. He said the parking was abundant with two floors underneath. He said the
 office use complements the residential and there was a lot more residential than he expected.
 He said this project set a higher bar for future development.

Chair Strehl closed the public hearing.

Chair Strehl recognized the applicant. Mr. Minkoff said where the two townhomes were and left to the plaza was a two-story, 15-unit multi-family apartment building with no public space. He said the neighborhood character was eclectic but it was already medium density.

Commission Comment: Commissioner Kahle asked about page A2.84 and the rear unit. He asked what the large space was shown coming up the stairs. Mr. Minkoff said that was intended as a work area and was not intended as a bedroom or closet.

Commissioner Onken asked about light-limited bedrooms. Principal Planner Rogers said the City did not have an explicit prohibition or allowance for them. He said in terms of the zoning it would not be non-compliant if it was a bedroom. He said they measure density based on the unit and the floor area was measured for all uses. Commissioner Onken said the City did not identify bedrooms as having a window giving light and air. Principal Planner Rogers said the City did not explicitly permit it but he did not know if the City explicitly excluded it but in either case it would not make a difference with the zoning ordinance and Specific Plan.

Commissioner Riggs said there was a building requirement for natural light, air and ventilation with a specific square footage for a bedroom.

Commissioner Barnes asked if there was another project with as much living space on the roof. Principal Planner Rogers said he was not aware of another similar housing project. He said with this project it was considered a benefit to have open usable space under the Specific Plan. He said noise issues have arisen with other projects and the City's noise ordinance applies. He said noise was measured to the property line of adjacent residential properties and was monitored on a complaint basis.

Mr. Minkoff said they would use a 22 to 40 inch high planter in the stair rather than a railing, which would help with acoustic as well as visual screening in both directions.

Commissioner Barnes said he liked the design of the project, and from a housing viewpoint it solved the addition of 17 more units. He said the unit size mix was good and he liked the subterranean parking. He said the BMR contribution was good. He said it was great the project would be LEED platinum. He said this was a vote for the Specific Plan and was a quality project.

Commissioner Combs said he was supportive of the project, noting it was well designed. He said he liked that they had provided additional BMR units. He recognized Mr. Eisner's concerns. He said that this project was a transitional one and the City like other cities had to respond to the need for more housing.

Commissioner Riggs said a public easement was requested at the Live Oak side of the property. He asked if that was necessary to maintain the clear sidewalk width. Principal Planner Rogers said that was correct and the public easement would cover one to two feet of sidewalk with a four foot furnishing zone at the street and then eight feet of clear walking space. He said the public easement would also include the public plaza. Commissioner Riggs asked if the landscaped area would impact that. Principal Planner Rogers said the wide sidewalk requirement applied to the 650 Live Oak parcel, but once on the 660 Live Oak parcel, there was no requirement for the extended sidewalk so it transitioned and then widened again into the plaza area.

Commissioner Riggs said on page 7 of the staff report there was a missing word under item 6.i, between "shall" and "structural analysis." Principal Planner Rogers said the word "submit" should be added. The sentence would read: "Simultaneous with the submittal of a complete building permit application, the applicant shall *submit* structural analysis of the proposed 660 Live Oak Avenue structure, verifying that the connection between the between the two units meets the Zoning Ordinance definition of "Buildings, structurally attached", subject to review and approval of the Building and Planning Division."

Commissioner Riggs said the project was well proportioned and had a good use of materials. He said it would be a great project added to Menlo Park. He said the street would change because of this project but it was the commercial area of the street and that was what had been anticipated with the Specific Plan. He said Commissioner Kahle mentioned the large window overlooking the plaza. He suggested the applicant might want to provide the window covering. He said he would have more concern about the 40 feet height facing one-story buildings except the area was commercial, and there had been no correspondence from anyone on Menlo Avenue. He said he supported the project.

Commissioner Onken said he was concerned with the four-story tall glass stair towers with lighting. He said although there was no residential properties behind it, he suggested putting the perforated metal or more high level screening on the back of them. He said additionally the applicant could not rely on trees to do what the architecture was not achieving to provide privacy. He said the area was a very mixed zone and he hoped it encouraged density along El Camino Real. He said the project was supportable and he liked the two BMR units as a public benefit rather than a community garden or cash. He said the public park and that they were spending the money to underground the parking was appreciated.

Commissioner Goodhue said that this project was exactly what the Specific Plan called for. She said it was a high quality project with open space, meeting LEED platinum. She said she agreed the two BMR units was a public benefit and also with a speaker who said this raised the bar for future projects. She said she hoped to see similar projects along El Camino Real in the future.

Commissioner Kahle said the project was a great design although it felt large for the site. He said he thought the rear was too massive and as it was only 15 feet from the rear property line, he would appreciate some thought given to softening that up or use of different materials or some other offset. He said regarding the large window and the concern with the window covering that the impact might be solved by raising the sill. He said regarding the spaces between units that he appreciated that the floors were different but wanted assurance that privacy was protected. He said regarding public benefit that the park and getting one more BMR were great. He said he did not see undergrounding the utilities as a public benefit. He said he did not know if other Commissioners had thoughts about the public benefit. He said he was generally supportive of the project.

Commissioner Barnes said he looked at the two BMR units as being the primary driver for whether or not they had met the requirement of public benefit for the added density. He said the park was not such a public benefit as a function that was desirable for someone who would want to rent a home there. He said he also looked at the overall project as public benefit. He said specific to the BMR that he could agree with staff's recommendation and the numerics that the value of the BMR units surpassed the incremental value of the density associated with it as the public benefit.

Chair Strehl said she supported the project and appreciated the responses to the Commission's comments that were made in last year's study session.

Commissioner Riggs moved to approve the item as recommended in the staff report. Chair Strehl seconded the motion.

ACTION: Motion and second (Riggs/Strehl) to approve the item as recommended in the staff report; passes 7-0.

- 1. Make the following findings relative to the environmental review of the proposal and adopt the Mitigated Negative Declaration:
 - a. A Mitigated Negative Declaration has been prepared and circulated for public review in accordance with current State California Environmental Quality Act Guidelines;
 - b. The Planning Commission has considered the Mitigated Negative Declaration prepared for the proposal and any comments received during the public review period;
 - c. Based on the Initial Study prepared for the Mitigated Negative Declaration and any comments received on the document, there is no substantial evidence that the proposed project will have a significant effect on the environment;
 - d. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment J), which is approved as part of this finding; and
 - e. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 10,858 square feet of non-residential uses and 15 dwelling units, accounting for the 650 Live Oak Avenue parcel's net share of the Plan's overall projected development and associated impacts.

- 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F).
- 3. 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.
- 4. Approve the Below Market Rate Rental Housing Agreement. (Attachment H).
- 5. Approve the architectural control and use permit subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Brick, consisting of 82 plan sheets, dated received on August 4, 2016, and approved by the Planning Commission on August 15, 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 applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - c. 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.
 - d. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division.
 - e. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
 - f. Prior to building permit issuance, applicant shall coordinate with California Water Company to confirm the existing water mains and service laterals meet the domestic and fire flow

- requirements of the project. If the existing water main and service laterals are not sufficient as determined by California Water Company, applicant may, as part of the project, be required to construct and install new water mains and service laterals sufficient to meet such requirements.
- g. Prior to building permit issuance, applicant shall coordinate with West Bay Sanitary District to confirm the existing sanitary sewer mains and service laterals have sufficient capacity for the project. If the existing sanitary sewer mains and service laterals are not sufficient as determined by West Bay Sanitary District, applicant may, as part of the project, be required to construct and install new sanitary sewer mains and service laterals sufficient to meet such requirements.
- h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
- i. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a plan for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions prior to issuance of a building permit. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.
- j. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and shall be recorded by the applicant with the San Mateo County Recorder's Office. The applicant shall enter into and record a Stormwater Treatment Measures Operations and Maintenance Agreement prior to building permit final inspection.
- k. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and shall be recorded by the applicant with the San Mateo County Recorder's Office. The applicant shall enter into and record a Stormwater Treatment Measures Operations and Maintenance Agreement prior to building permit final inspection
- Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a building permit.

- m. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Off-Site Improvements Plan for review and approval of the Engineering Division. The Off-Site Improvements Plan shall include all improvements within public right-of-way including water and sanitary sewer. The Off-Site Improvements Plan shall be approved prior to issuance of a building permit.
- n. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- o. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
- p. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division.
- q. Simultaneous with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage.
- r. Prior to issuance of building permit, the applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment. The current fee is calculated by multiplying the valuation of the construction by 0.0058.
- s. A complete building permit application will be required for any remediation work that requires a building permit. No remediation work that requires approval of a building permit shall be initiated until the applicant has received building permit approvals for that work. All building permit applications are subject to the review and approval of the Building Division.
- t. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the

Engineering Division prior to beginning construction.

- u. The applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division.
- v. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations of the arborist report prepared by Arbor Resources, dated October 30, 2015.
- w. All Public Works fees are due prior to issuance of building permit. Refer to City of Menlo Park Master Fee Schedule.
- 6. Approve the architectural control and use permit subject to the following *project-specific* conditions:
 - a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment J). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP should submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit or as early as the project can be certified by the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Silver certification.
 - c. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Public Access Easement (PAE) along the property frontage to accommodate the full 12-foot wide sidewalk (as measured from back of curb) along the frontage of 650 Live Oak Avenue, as well as the public plaza on 660 Live Oak Avenue. Said PAE dedication shall be subject to review and approval of the Engineering and Transportation Divisions, and shall be accepted by the City Council and recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
 - d. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a utility plan that shows undergrounding of overhead utilities, subject to the approval of the Engineering Division.
 - e. Simultaneous with the submittal of a complete building permit application, stormwater main size and horizontal alignment shall be designed to the satisfaction of City Engineer.
 - f. Covenants, Conditions & Restrictions (CC&Rs) will be required for the development as a whole (both properties), addressing overlapping topics such as shared parking and access, stormwater treatment areas, and storm drains. CC&R's need to be submitted, reviewed, and approved by Planning, Public Works, and the City Attorney prior to building permit

issuance. Easements, deed restrictions, or other alternate mechanisms may be used for these requirements, as specified by the City Attorney.

- g. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$35,849.25 (\$1.13 x 10,725 net new square feet).
- h. Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. Such fees include:
 - I. The TIF is estimated to be \$79,175.99. This was calculated by multiplying the fee of \$4.63 per square foot for office space by the net new office space of 10,858 s.f. and multiplying the fee of \$1,927.02 per multi-family by 15 net new multi-family units. Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued.
 - II. The City has adopted a Supplemental Transportation Impact Fee for the infrastructure required as part of the Downtown Specific Plan. The fee is calculated at \$379.40 per PM peak hour vehicle trip. The proposed project is estimated to generate 36 PM peak hour trips, so the supplemental TIF is estimated to be \$13,658.40. Payment is due before a building permit is issued and the supplemental TIF will be updated annually on July 1st along with the TIF.
- i. Simultaneous with the submittal of a complete building permit application, the applicant shall *submit* a structural analysis of the proposed 660 Live Oak Avenue structure, verifying that the connection between the two units meets the Zoning Ordinance definition of "Buildings, structurally attached", subject to review and approval of the Building and Planning Division.

G Informational Items

- G1. Future Planning Commission Meeting Schedule
 - Regular Meeting: August 29, 2016
 - Regular Meeting: September 12, 2016
 - Regular Meeting: September 26, 2016

Chair Strehl asked about the nexus study and additional BMR fees for both rental and for purchase development. Principal Planner Rogers said the item was taken to the City Council on July 19 and the staff report for that included the full nexus study for residential and commercial development. He said this was also taken to the Housing Commission at the beginning of August. He said the Planning Commission would see the item at a future meeting leading to a potential City Council action to the zoning ordinance for BMRs. He said there was not a definite date yet.

H. Adjournment

The meeting adjourned at 9:27 p.m.

Staff Liaison: Thomas Rogers, Principal Planner

Recording Secretary: Brenda Bennett

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 9/12/2016 Staff Report Number: 16-073-PC

Consent Calendar: Architectural Control/Ted Wegner/35 Hallmark

Circle

Recommendation

Staff recommends that the Planning Commission approve architectural control to make exterior modifications to the front, right side, and rear elevations and enclose an existing recessed area of an existing single-family townhouse in the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district, at 35 Hallmark Circle. The recommended actions are contained within Attachment A.

Policy Issues

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

Background

Site location

The subject site is located at 35 Hallmark Circle, near the intersection of Oliver Court, in the Sharon Heights neighborhood. The other nearby parcels are also located within the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district, and contain townhouses. These properties were developed through a Conditional Development Permit (CDP), approved in 1974. In this area, the townhouse development adjoins Sharon Hills Park as well as residential properties located within unincorporated West Menlo Park. A location map is included as Attachment B.

Analysis

Project description

The subject townhouse is the right side unit of two attached townhouses, and the subject property has two main levels, designed in a split-level floor plan. The lower level contains the garage, entry, a bathroom, laundry room, dining room, kitchen, living room, and nook, along with balconies/decks at the rear, right side, and inset at the middle of the property. The living room is split from the rest of the first level and is slightly lower. The upper level contains the master bedroom, master bathroom, a balcony, a second bedroom, a second bathroom, and office. Similar to the lower level, the office, located above the living room, is split from the rest of the second level and is slightly lower. At the upper level, the area above the open, inset, lower level balcony creates a U-shaped floor plan.

The applicant is proposing to fill in the inset area on both levels and the deck at the rear, expanding the usable floor space, and to conduct some interior alterations. On the lower level, the former balcony would become a "great room" linking the entry and an expanded kitchen. A new protruding balcony would be added in this area and the existing balcony at the rear would be expanded to square off the outer edges of the existing balconies. The former deck on the right side of the rear elevation would be filled in to become the new "dining room" area. On the upper level, the filled-in open area would become a third bedroom. An existing balcony located adjacent to the master bedroom would be removed. The balcony changes require approval of an easement to intrude into the townhouse development's common area (condition 4a).

The project would not increase the height of the structure, would maintain the existing two-car parking situation, and would remain in compliance with the building coverage limits for the overall townhouse development. As a result, the proposed project would be in conformance with the approved CDP.

The project plans are included as Attachment C and the project description letter is included as Attachment D.

Design and Materials

The front, right side, and rear elevations of the townhouse are proposed to change, with a slight roof change partially visible from the front and rear elevations. On the front, right side, and rear elevations, windows and doors would be modified at the second bedroom, third bedroom, landing, great room, living room, master bedroom, and dining room, which would allow more light into the residence and improve indoor/outdoor circulation between the residence and balconies.

On the right side, the recess would be fully filled in, bringing all of this façade to the same plane. Window changes would be made to reflect the interior room revisions. The new roof would match the existing in composite shingles. The new balconies and decks would match the design and wood materials of the existing balconies, decks, and walkway railings. The new doors would be glass with metal or fiberglass frames. In all areas, the new glass windows with metal or fiberglass frames, wood shingle siding, and paint colors would match the existing conditions. Along the rear and right side, landscaping would continue to screen direct views of the residence.

Staff believes the project would be compatible with the existing architectural style of the development, which features a number of townhouses with similar infill additions. In addition, the project would have a relatively small impact to the neighbors given the limited scope of work.

Correspondence

A letter from the Sharon Hills Community Association relaying initial approval of the project is included as Attachment E. During review of this architectural control application, staff identified a difference in the window design on the rear elevation of the plan set submitted and approved by the homeowners association. The applicant brought the final revised plan set, including the window change, to the homeowners association, and an updated letter from the Sharon Hills Community Association identifying approval of the window change is also included as part of Attachment E. Staff has not received any other correspondence thus far.

Conclusion

Staff believes that the project would have minimal impacts to the neighbors given the limited scope of work and the location in areas with existing landscape screening. Additionally, the project would be compatible with the existing architectural style of the development, and has been approved by the applicable homeowners association. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-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. Project Plans
- D. Project Description Letter
- E. Sharon Hills Community Association Approval

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

Staff Report #: 16-073-PC

Report prepared by: Sunny Chao, Assistant Planner

Report reviewed by: Thomas Rogers, Principal Planner

35 Hallmark Circle - Attachment A: Recommended Actions

LOCATION: 35
Hallmark Circle
PROJECT NUMBER: APPLICANT: Ted Wegner
Wegner
OWNER: Eric Brandenburg

REQUEST: Request for architectural control to make exterior modifications to the front, right side, and rear elevations and enclose an existing recessed area of an existing single-family townhouse in the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district.

DECISION ENTITY: Planning Commission DATE: September 12, 2016 ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the city.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
- 3. Approve the architectural control subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans provided by Wegner Construction, consisting of eleven plan sheets, dated received August 25, 2016, and approved by the Planning Commission on September 12, 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 applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, Recology, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval 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

PAGE: 1 of 2

35 Hallmark Circle – Attachment A: Recommended Actions

LOCATION: 35	PROJECT NUMBER:	APPLICANT: Ted	OWNER: Eric
Hallmark Circle	PLN2016-00074	Wegner	Brandenburg

REQUEST: Request for architectural control to make exterior modifications to the front, right side, and rear elevations and enclose an existing recessed area of an existing single-family townhouse in the R-E-S(X) (Residential Estate Suburban, Conditional Development) zoning district.

DECISION ENTITY: Planning Commission

DATE: September 12, 2016

ACTION: TBD

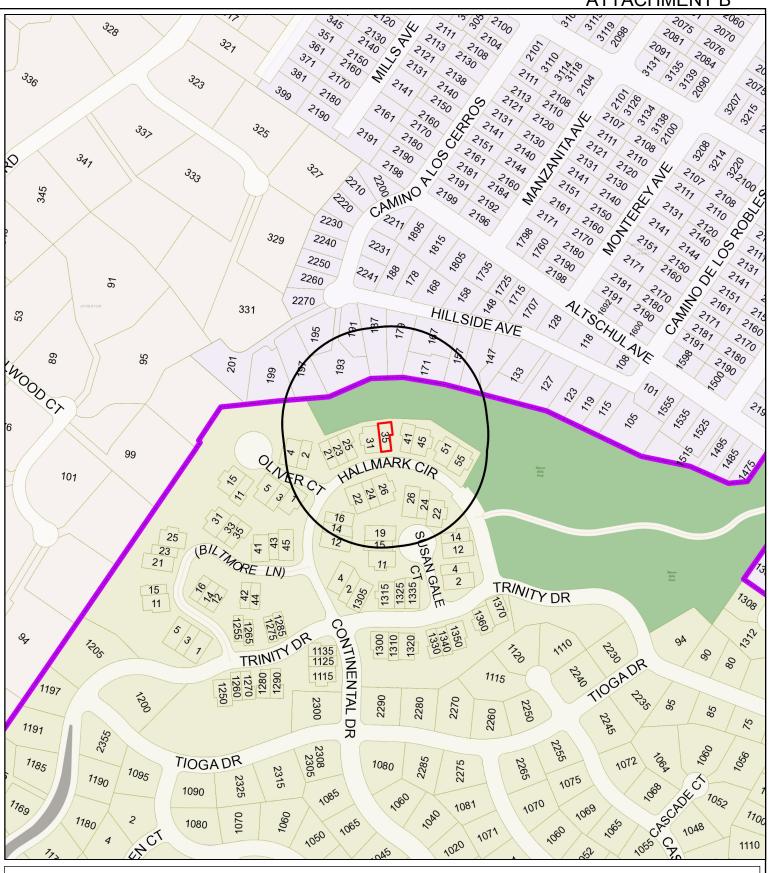
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

and approval of the Engineering Division.

- f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.
- 4. Approve the architectural control request subject to the following *project-specific* condition of approval:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a complete application for easement(s) for all proposed or existing balconies intruding into the common area, subject to review and approval of the Engineering Division. The easement(s) shall be approved and recorded prior to the issuance of the building permit.

PAGE: 2 of 2





City of Menlo Park Location Map 35 Hallmark Circle



Scale: 1:3,600 Drawn By: SYC Checked By: THR Date: 9/12/2016 Sheet: 1

TYPE OF CONSTRUCTION

TYPE OF CONSTRUCTION

CBC 2013 California Building Code
 ASCE/SEI 7-05 ASCE STANDARD

DESIGN CODES

3. 2012 IBC

5. CEC 2013

8. CEC 2013

Code Chapter 8.06 Noise.

2. Construction Activities:

BY ENGINEER OF RECORD:

PROPOSED SQUARE FOTAGE: 3762 ACTUAL/4109 ADJUSTED Additional Area (Sq. Ft.): 1158 (Basks & Baconies)

International Building Code 4. ACI 318-11 Building Code Regt. Structural Concrete

California Electrical Code

California Mechanical Code California Plumbing Code

The work hours are regulated by nise levels created during construction. The maximum noise levels allowed are established in the City of Menlo Park Municipal

1. Any and all excessively annoying, loud or unusual noises or vibrations such as

Any and an excessivery annoying, loud or funds an inspect or fortidation such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disurbance.

a. Construction activities will be limited to the hours of eight (8) a.m. and

Construction activities will be infinited to the floors of reign (sq.ai...) mosts (6) p.m. Monday though Friday.
 Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the

hours of nine (9) a.m. and five (5) p.m.

A sign containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030, shall be posted at all entrances to a construction site upon the commencement of

construction, for the purpose of informing contractors and

subcontractors and all other persons at the construction site of the

basic requirements of this chapter. The sign shall be at least five (5) et above ground level and shall consist of a white background with

Observation of soil excavation and foundation construction operations by geotechnical engineer (CBC 1705.6)

2. Installation of anchor bolts (SB, SSTB, epoxy, expansive, etc. per ICC report).

All connecting hardware shall be Simpson Company type, or equal, and installation shall be in

Bearing and non-bearing walls shall have double top plates, lapped at intersections. Plate joints shall be staggered 48° and nailed with 12 16d com nails, or as indicated on the structural

Exterior wall shall be 2 x 4 studs (Stud gade or better) at 16" o.c. unless noted otherwise on

Interior wall shall be 2 x 4 studs (Stud gade or better) at 16 $^{\prime\prime}$ o.c. unless noted otherwise on

Hardwood phywood, particleboard and nedium density fiberboard composite wood products used on the interior or exterior of the bilding shall meet the requirements for formaldehyde as specified on ARB's Air Toxics Control Nelssure for Composite Wood ICT CCR 93120 et seq.). by or before the dates specified in thost sections, as shown in Table 4.504.5.

Use of Simpson Strong Tie Company products or products from any other company, shall be installed with nails/screws/fasteners as specified in their current product catalogs.

Nails/Bolts/Washers/screws and metalconnectors in contact with Pressure Treated Doug Fir shall be Hot-Dipped Galvanized minimum.

All nails shall be 'common steel wirr nails' unless noted otherwise. Use of any other size/diameter/type/length of nail, including pneumatic gun nails, requires special approval(s) of the engineer of record and the building Department.

All Wood bearing on concrete shall be Pressure Treated Douglas Fir. Holes for bolts shall be bored with a bit 1/16° larger than the nominal bolt diameter. All bolts shall be retightened prior to application of plywood, sheetrock, etc.

California Energy Code

hours of nine (9) a.m. and five (5) p.m.

9. CGBC 2013 California Green Building Code

CONSTRUCTION REGULATIONS

TYPE OF CONSTRUCTION

Install water heater over metal pan and provide seismic straps per CPC

maza water heater over metal pan and provide seismic strap per CPC. Intal 8 30-inch; 30-inch minimum level working platform in front of the service side of the furnace in the attic. Install a 24-inch wide platform path with a maximum of 24 err from access poseing to FAU. Install a receptace is FAU and a light switched at provided the required is fault are repetate in FAU and a light switched at provided the required listings and furnace and duct clearances are observed. (CMC 90.10)

Intall thermal balance mixing valve for showers and tub/shower combinations per

90.130 Intall furnaces in an under-floor area of the building in compliance with the CMC Sections 500.1.1.1 through 500.1.13. Where a furnare is supported by the ground, i. Adult he sistatules of a concrete side has less than three (1) flowless (firm) above, a minimum section of the control of the control

exuration for either the furnace or passageway exceeds twelve (12) inches (100 mm) above the water than the content of the con

r doors to open at least a minimum of 22" for an unobstructed egress opening

CR: 408.5.

16. Halways shall be a minimum of 36". CRC R311.6.

d. Notwithstanding any other provision set forth above, all pow NOTE: Glazing in showers or bathtub adjacent wall opening equipment shall comply with the limits set forth in Section 8.06.040(b) where the bottom glazing is less than 60 inches above a standing surface shall be fully tempered, laminated safety glass or approved plastic. CRC R308.4.5 REQUIRED SPECIAL INSPECTIONS REQUIRED

Shower and tub/shower adjacent wall openings shall have a smooth, hard, nonabsorbent surface (e.g. ceramic tile or fibergass) over a moisture resistant underlayment (e.g., w.r. gay) to a height of 72 inches (6 feet) above the drain inlet. CRC, R307.2

Glazing in showers or bathtub adjacent wall openings where the bettom glazing is less than 60 inches above a standing surface shall be fully tempered, laminated safety glass or

Note: Exterior wall shall be provided with a minimum of one layer of Type 1, No. 15 asphalt saturated felt complying with ASTM D 226 or other approved material shall be provided CRC, R703.2.

This will be covered with panelized wood shingles to match existing

NOTE: Shower compartments, regardless of shape, shall have a minimum interior floor area of 1,024 square inches, and be capable of lenompassing 30-inch circle and it shall be maintained up to 70 inches above shower drain inlet. The minimum required area shall not apply where an existing bathtib is replaced by a shower receptor 30" x 60". CRC Section 408.6.

NOTE Shower doors to open at least a minimum of 22" for an unobstructed egress opening. CRC 408.5.

ARCHITECTURAL NOTES

Gliss) per CRC R308.4.5.

- **GREEN CODE** 1. 1/2" Sheetrock (5/8" Type "x" at Garage and at enclosed useable space under stairs at A separate sheet shall be submitted with all the requirements of Green Code for new construction. 7: "Sheeflook 19,0" Type: A of congression as enclosed account agreement with an declining per CBC. Shower and tub/shower walls shall be a smooth, hard, non-absorbent surface (e.g. ceams (tiely to a minimum height of 6' above the floor.

 Allshower and tub enclosures shall be an approved shatterproof material (Temperel
 - Recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction or demolition debris. CGBSC 4.408.1

 - Submit à construction waste management plan in conformance with Items I-v:

 i. Menify the contruction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or salve.

 ii. Seedly if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (rings stress).

 - (dentify diversion facilities where the construction and demolition waste material will be taken.

 Identify construction methods employed to reduce the amount of construction and demolition waste
 - generated.
 Specify that the amount of construction and demoltion waste materials diverted shall be calculated by weight or volume, but not by both

 - Concerts table foundation shall have a vapor returder and a capillary break (e.g. 4-inch thick base of % inch of class aggregate with a vapor barrieri, CGBSC 4.505.2.1.

 3. LANDSCAPE
 - Automatic irrigation system controllers for landscaping are installed and managed by the HOA
 - Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following CGBSC 4.304.1.

 I. Controllers shall be weather- or soil moisture-based controllers that automatically adjust

 - irrigation in response to changes in plants needs as weather conditions change.

 Weather based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available

4. INDOOR WATER USE

- Indoor water devices shall use a maximum flow rate as follows

 - use a maximum now rate as ronows.

 25 gallon per minute (gpm) @ 80psi

 51.5 gallon per minute (gpm)

 51.8 gallon per minute (gpm)

 51.8 gallon per minute (gpm) Lavatory Faucet

5. HEATING, VENTILATION and AIR CONDITIONING

Install energy star bathroom fans on timer or humidistat (CGBSC 4.507.2)

Heating and air-conditioning systems shall be sized, designed and have their equipment selected using the following

- 1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2004 (Residential Load Calculation),
- ASHBAR hardbods or other equivalent daugs on the area of the control of the contr

6. ENVIRONMENTAL QUALITY

Provide product certification and specification to show compliance with Green Code

- So fireplace shinks a direct vent sealed combustion type.

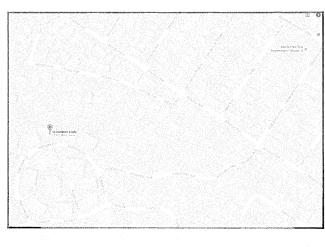
 At the time of rough installation or during storage on the construction site and until final start-up of the heating and cooling equipment, all ducts and other related at indistriction component methods shall be covered with tape, plastic, sheet metal or other methods acceptable to reduce the amount of dust or debris which may collect
- Adhesives, sealant, caulking, paint, and coating to be used will meet VOC limits according to CGBSC Sections 4.504.2.1. 7. FINISHES
- a. Use low-VOC inter wall/ceiling paints (.50 grams per letter (GPL) VOCs regardless of sheen) CGBSC
- Use low-VOC coatings that meet SCAQMD rule 1113 (CGBSC 4.504.2.3)
- All carpet installed in the building interior shall meet the testing and product requirements of one of the
- following: CGBSC 4.504.4 and 4.504.5. 1. Carnet and Rug Institute's Green Label Plus Program

 - California Department of Public Heath, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (Also known as Specification 01350.)
 - NSF/ANSI 140 at the Gold level
- NSF/ANS 140 at the Gold level
 Scientific Certification Systems indoor Advantage¹⁴ Gold.
 Where resilient flooring is Installed, at least 80% of floor area receiving resilient flooring shall comply with one or more of the following: CG8SC 4.504.3.2
 COC emission limits defines in the Collaborative for High Performance Schools (CHPS) High
 - Performance Products Database
 - 2. Products complaint with CHPS criteria certified under the Green Guard Children & Schools program.

 Certification under the Resilient Floor Covering Institute (RFCI) Floor score program.
- Meet the California Department of Public Health, "Standard Method for the Testing and
- 4. Meet the claimorias begantment of variodic heatin, "Sandaria Method for the lessing and Evaluation of Voidite Organic Heating Simon indoor Sources Using Environmental Chambes," Version 1.1, February 2010 (Also Inown as Specification 01350).
 Hardwood phywood, particleboard and medium dentity fiberband composits wood products used on the interior or acterior for be building shall method the requirements for formaldehyde as specified on ARBS air Toxics Control Measure for specified in those sections as shown in Table 4.504.5.
- All carpet adhesive shall meet the requirements of Table 4.504.1.

At the time of Final Inspection, an Operation and Maintenance Manual shall be provided to the building occupant or owner (CGBSC Section 4.410).

ATTACHMENT C



REMODEL DRAWINGS – WEGNER CONSTRUCTION		
PAGE	DESCRIPTION	
A-0	TABLE OF CONTENTS (THIS PAGE)	
A-1	AREA P.AN	
A-2	PLOT OVERVIEW	
A-3	FIRST FLOOR PLANS	
A-4	SECOND FLOOR PLANS	
A-5	FRONT ELEVATION AND STREETSCAPE	
A-6	END ELEVATION	
A-6	REAR ELEVATION	
A-8	GROSS FLOOR AREA	
A-9	SECTIONS	
A-10	AERIAL ROOF VIEWS	

PROJECT DIRECTORY

Structural Engineer

Steve Devich, P.E. 42024 Alcon Engineering 1125 Byron Street Palo Alto, California 94301 (650) 308-5228

Energy Engineer:

Ali Adib, P.E. ATA Engineering 1250 Main Street Redwood City, California 94063 (550) 363-2338

Design:

Eric Brandenburg, Owner Ted Wegner, General Contractor Wegner Construction 1226 Edgewood Road Fedwood City, California 94062 (650) 387-9970

Geotechnical:

See 31 Hallmark (Adjacent Townhome)

REMODE CIRCLE BRANDENBURG HALLMARK 32

WEGNER Construction

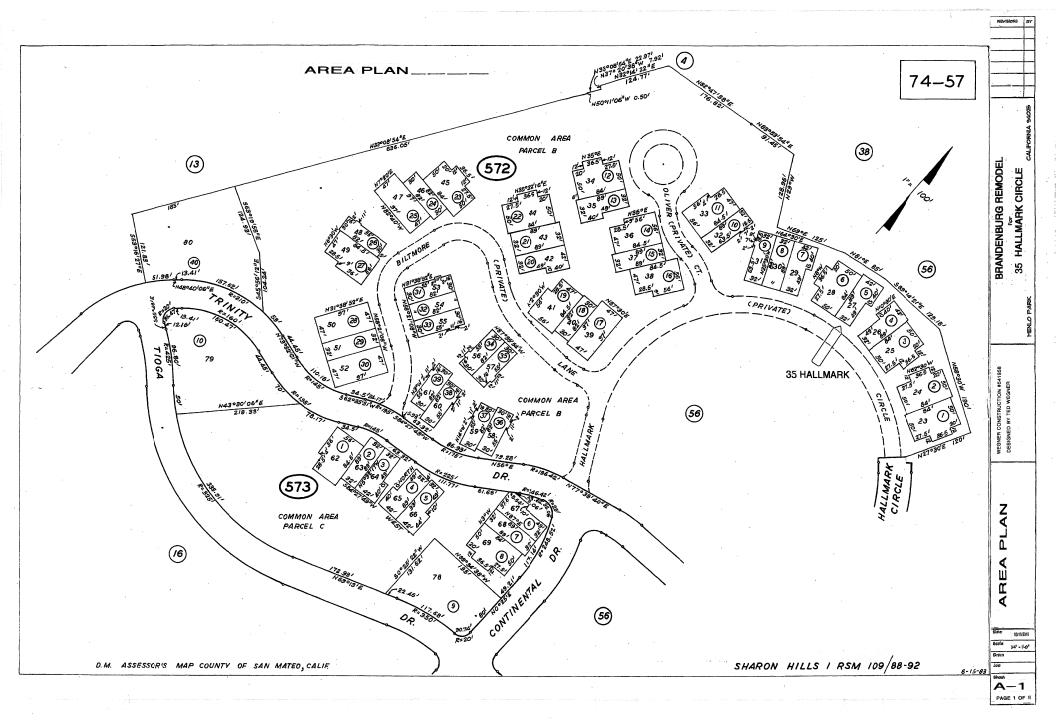
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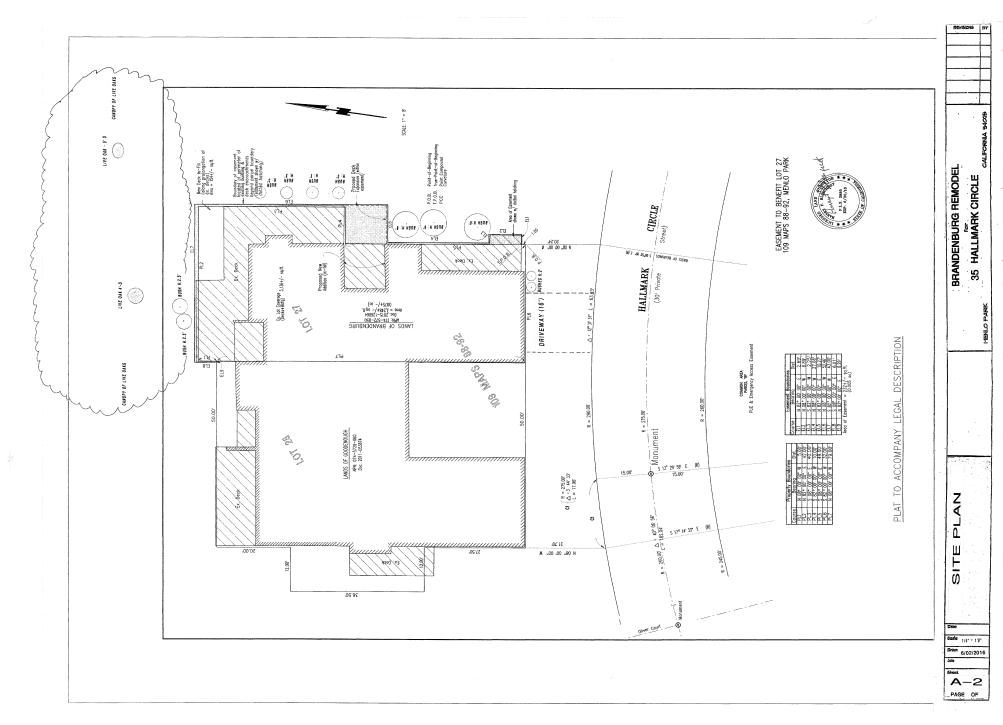
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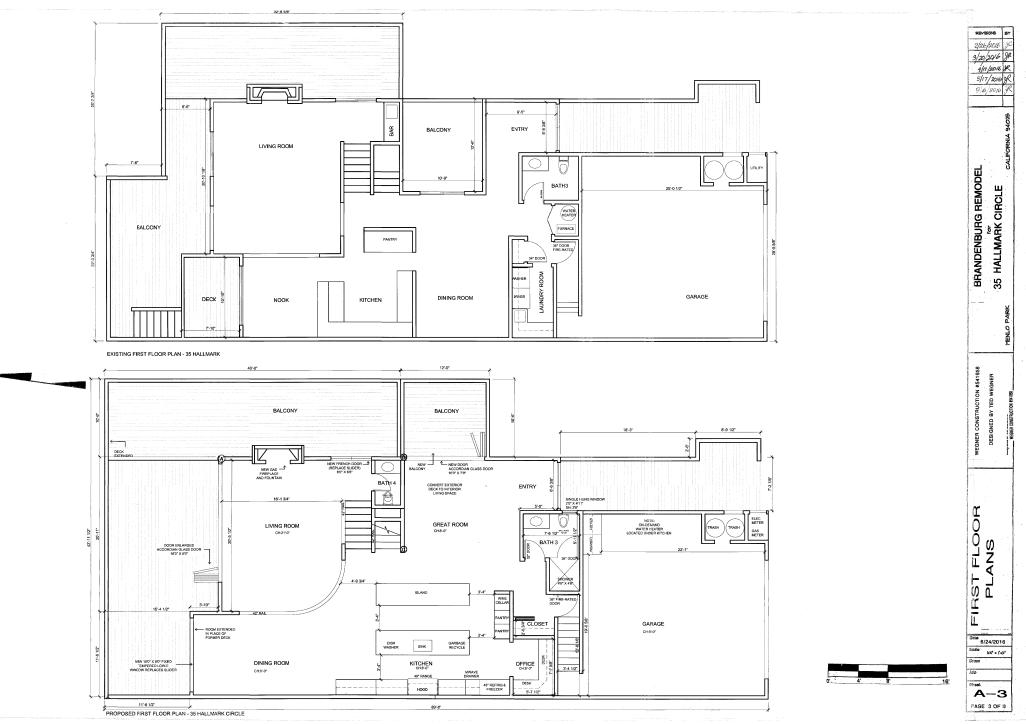
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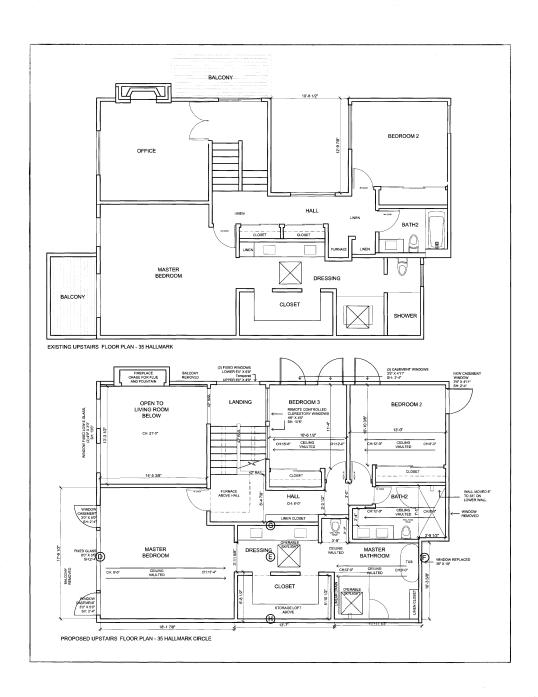
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NAILS AND WOOD SCREWS

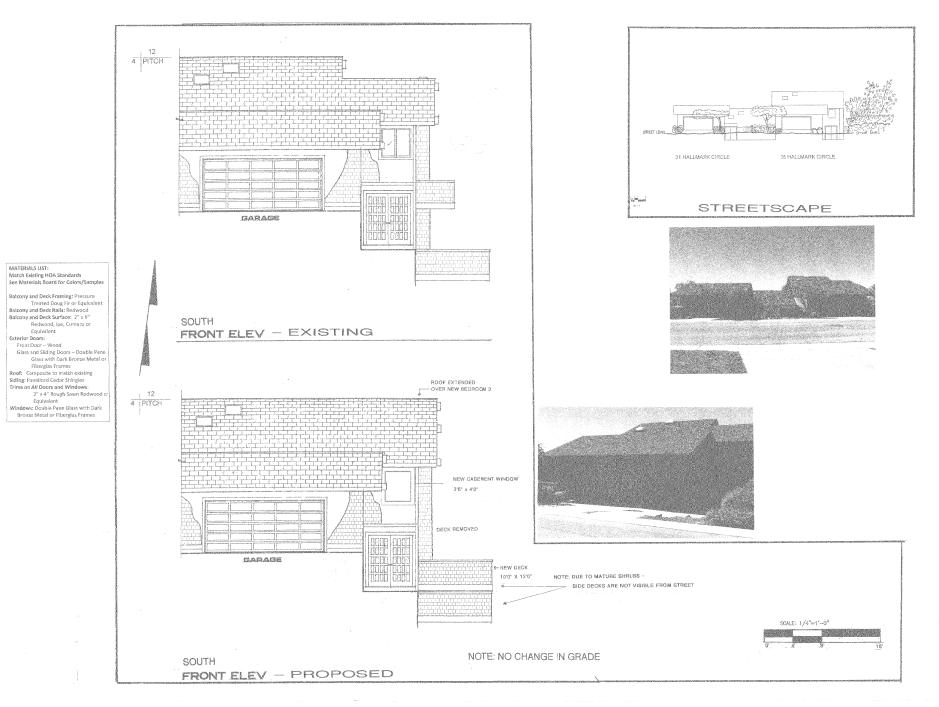










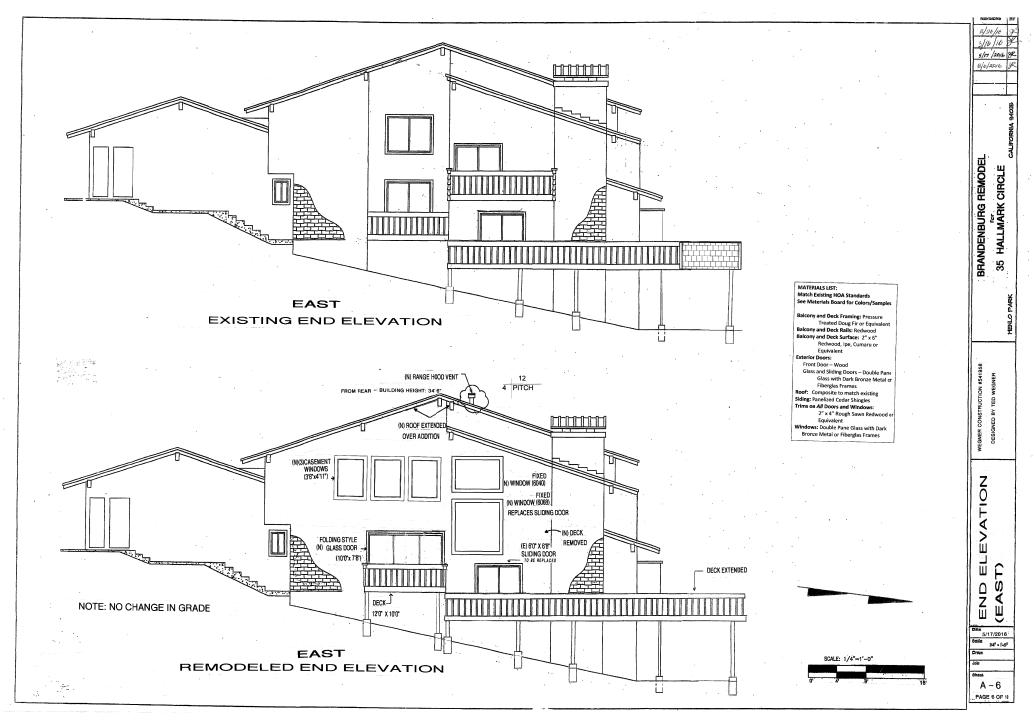


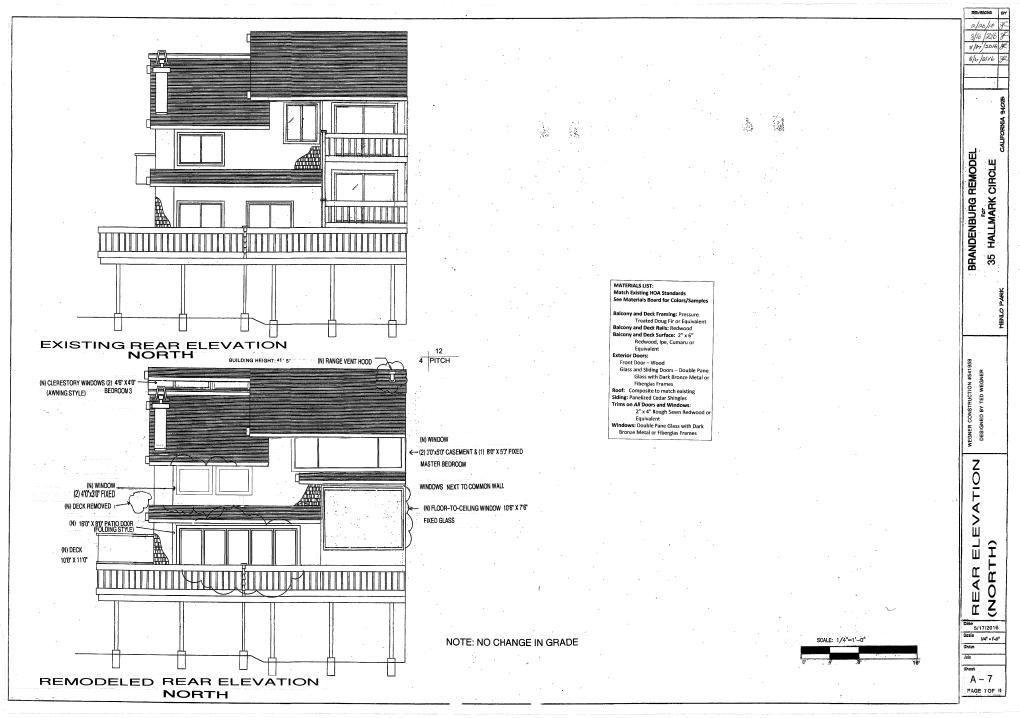
REVISIONS EN 5/17/2016 8/6/2016 8 BRANDENBURG REMODEL HALLWARK OFFICE 8 (SOUTH)

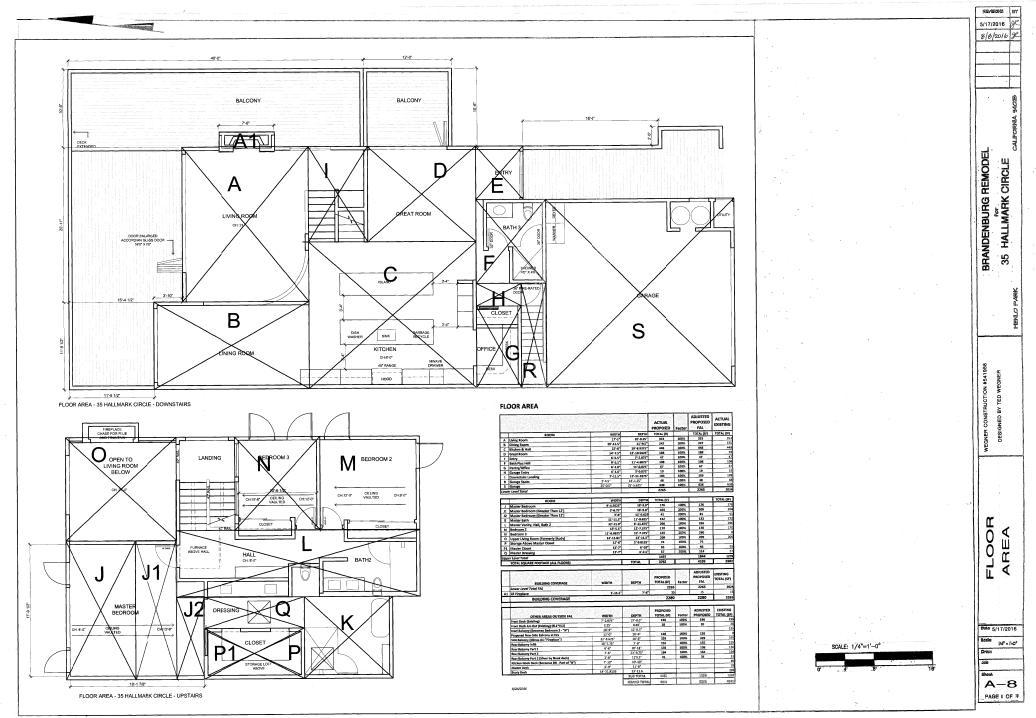
ELEVATION & STREETSCAPE

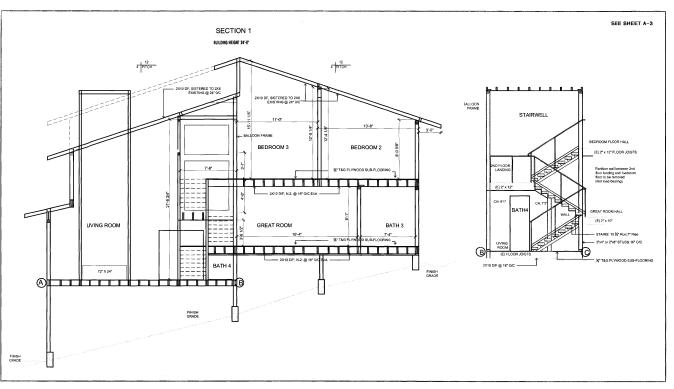
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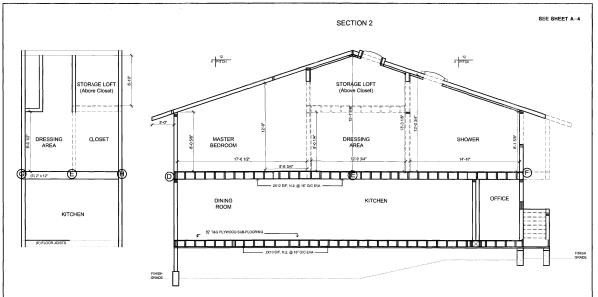
A - 5 PAGE 5 OF 13







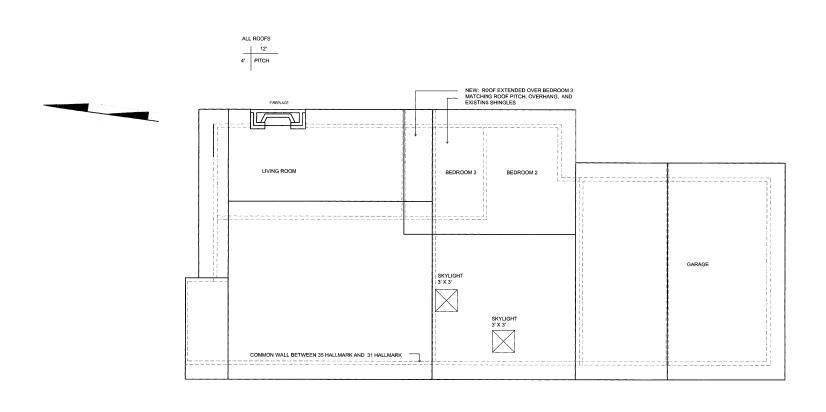






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BHANDENBURG REMODEL 35 HALLMARK CIRCLE	CALFORNIA 9402B
makadadan mengadu ini sempiak nga	MENLO PARK
UCTION #541958 ED WEGNER	
WEGNER CONSTRUCTION #541958 DESIGNED BY TED WEGNER	
SECTIONS WEGNER CONSTRU	
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PAGE | OF 10



	REVISIONS	BY
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	Brandenburg Remodel 35 Hallmark Circle	CALIFORNIA 9402B
		MENLO PARK
	WEGNER CONSTRUCTION #541958 DESIGNED BY TED WEGNER	
	AERIAL ROOF VIEWS	
	5/17/2014	-
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PROJECT DESCRIPTION—35 HALLMARK CIRCLE ERIC BRANDENBURG ARCHITECTURAL APPLICATION

PURPOSE OF PROPOSAL: Gain City of Menlo Park Planning Department approval for remodel of townhome at 35 Hallmark Circle.

SCOPE OF WORK: Convert existing entry level balcony to indoor space and add an associated deck that is in-line with existing deck. Add a bedroom in the second story shaft of this same entry level balcony. Update interior of townhome as noted in the following description. In all cases, the goal of the remodel is to maximize the light and windows on the rear (north) of the structure so that the incredible view can be fully appreciated. In addition, the goal of the interior remodel is to create an open living space and to remove the boxy, closed in design from the early 80's.

ARCHITECTURAL STYLE: Meet architectural standards as approved by HOA.

BASIS FOR SITE LAYOUT: Based on existing plat with easements.

EXISTING AND PROPOSED USAGE: Single family residence.

OUTREACH TO NEIGHBORING PROPERTIES: Plan approved by HOA architectural committee and HOA board. Please see attached letter. Neighbor to East, Mr. John Shadduck, approved addition of deck that faces his property.

LOWER LEVEL

- 1. Additional Living Space: Convert existing entry level balcony to indoor space creating a Great Room on entry level and Bedroom 3 on upper level. Above Bedroom 3, extend roof from existing roof to existing beam.
- 2. Add a new balcony that extends 10'6" (with rail) from great room accordion door so that the rail for this balcony is in-line with the existing side balcony. New deck is 12'0" x 10'6" with rails.
- 3. Add a new folding glass door (3-panel) Nana style door (10"0" x 7'8") door in great room wall. Add exterior trim in like kind and color.
- 4. Extend rear Balcony to the North so that the rear rail of the balcony is straight. Extend the side deck to the North to meet the new extension of the rear deck. Therefore the back deck has continuous decking and a straight rail and forms a corner at the side deck rail.
- 5. In living room next to fireplace, replace 6'0 x 6'8" sliding glass door with a more energy efficient French door of same size. Add exterior trim in like kind and color.
- 6. In living Room, replace (2) 6'0 x 6'8" sliding glass doors with a new folding glass door (5-panel) Nana style door (16"0" x 8'0") door. Add exterior trim in like kind and color.
- 7. Demolish the floor of the "Office" and create a dramatic living room by extending the living room space up to the roof.
- 8. Replace existing "Office/Study" window (6'0" x 4'0") with two 4'0" x 3'0" fixed, glass windows, which will act as clerestory windows for the living room. Add like kind and color exterior trim.
- 9. Deck off existing Kitchen Nook will be converted to indoor space by the following:
 - a. Remove stairs to deck.
 - Replace deck railing with a 8' exterior wall that extends to common wall and extends 90 degrees to the living room wall
 - c. Add a 10'0" x 8'0" fixed, tempered glass in the extended wall. Add exterior trim in like kind and color.
 - d. After proper framing, extend dining room floor to new exterior wall.

UPPER LEVEL

10. Add a bedroom in open upper level of entry balcony.

PROJECT DESCRIPTION—35 HALLMARK CIRCLE ERIC BRANDENBURG ARCHITECTURAL APPLICATION

- 11. Decrease living space: Demolish the floor of the "Office" and create a dramatic living room by extending the living room space to the roof.
- 12. Stair Landing remove balcony.
- 13. Stair Landing remove 6'0" x 6'8" sliding door, and replace with 6'0" x 6'8" fixed, tempered glass window. Add exterior trim in like kind and color.
- 14. Directly above stair landing window, add a 6'0" x 4'0" fixed, tempered glass window. Add exterior trim in like kind and color.
- 15. In Master Bedroom, remove small balcony.
- 16. In Master Bedroom, replace existing 6'0" \times 6'8" sliding glass door and 4'0" \times 4'0" window with (2) 3'0" \times 5'0" casement windows that flank (1) 8'0" \times 5'0" fixed glass window. Add like kind and color exterior trim.
- 17. In Bathroom 2, remove small window (no visual impact hidden behind garage roof).
- 18. In Bedroom 2, replace existing 4'0" x 4'0" sliding window with a more energy efficient 3'5" x 4'11" casement window and add a second 3'5" x 4'11" casement window on side. Add exterior trim with like kind and color.
- 19. In Bedroom 3, add two second 3'5" x 4'11" casement windows providing ventilation and fire egress. Add exterior trim of like kind and color.
- 20. Bedroom 3 Add (2) 4'8" x 4'0" clerestory windows facing the rear of the unit. Add exterior trim in like kind and color.



Sharon Hills Community Association

1661 Tice Valley Blvd. Suite 200, Walnut Creek, CA 94595 Phone: 925-746-0542 or 800-610-0757 Fax: 925-746-0554 www.bayservice.net

March 28, 2016

Eric Brandenburg, Trustee of The Eric Brandenburg Separate Property Trust 1122 Willow Street #200 San Jose, CA 95125

Re Address: 35 Hallmark Circle Account Number: 114400351

Dear Eric Brandenburg, Trustee of The Eric Brandenburg Separate Property Trust:

The Board has reviewed and denied your architectural application dated 3/3/2016. The Architectural Control Committee relayed the Board conditions of approval.

The Board then accepted and approved the architectural application with the revised plans submitted on 3/21/16. All changes to the exterior of 35 Hallmark Circle must conform exactly to the plans. If there are any later changes to the exterior of this townhouse, those changes must be submitted first to the ACC Committee and then to the Board for approval before work can commence. If any changes are made without prior authorization by the Board, the Board may request that work cease.

Please adhere to the following conditions of approval per architectural application 3/3/2016 based on the plans submitted on 3/21/2016 with revisions date of 3/16/2016 & 3/20/2016.

- Provide the license, insurance, and contact information for your contractor.
- Homeowners are responsible for obtaining a City of Menlo Park permit, if necessary to complete their project.
- The approval is good for one year and the construction must start within the one year period.
- Work hours can only be Monday to Friday from 9am to 5 pm.

NO WEEKEND WORK ALLOWED

The Board is hereby informing you that you are responsible for ensuring that no refuse is dumped into recycle containers and that no inordinate amount of refuse is dumped at the waste site. Please ensure that waste material is removed from the premises in a timely manner.

Thank you for your cooperation, and we wish you the best of luck on your project.

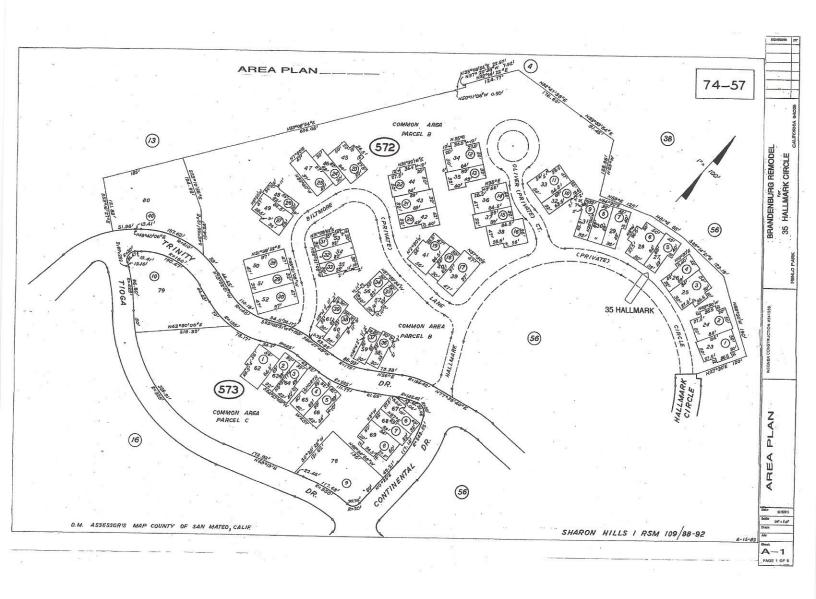
Sincerely,

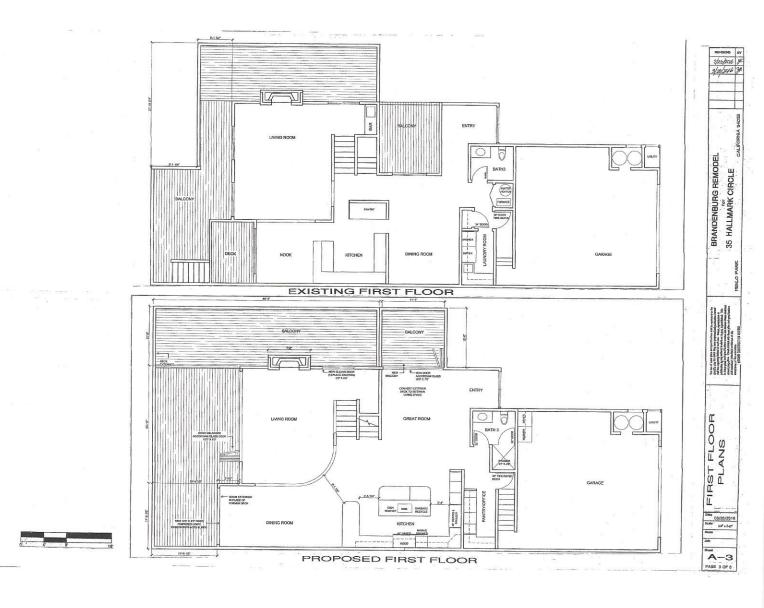
Sharon Hills Community Association

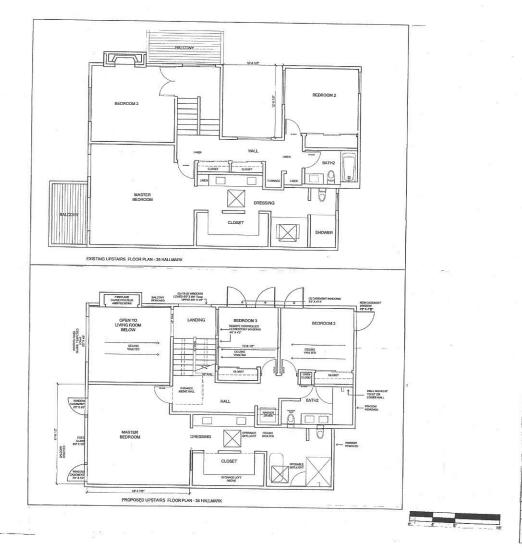
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Unit File

Board of Directors

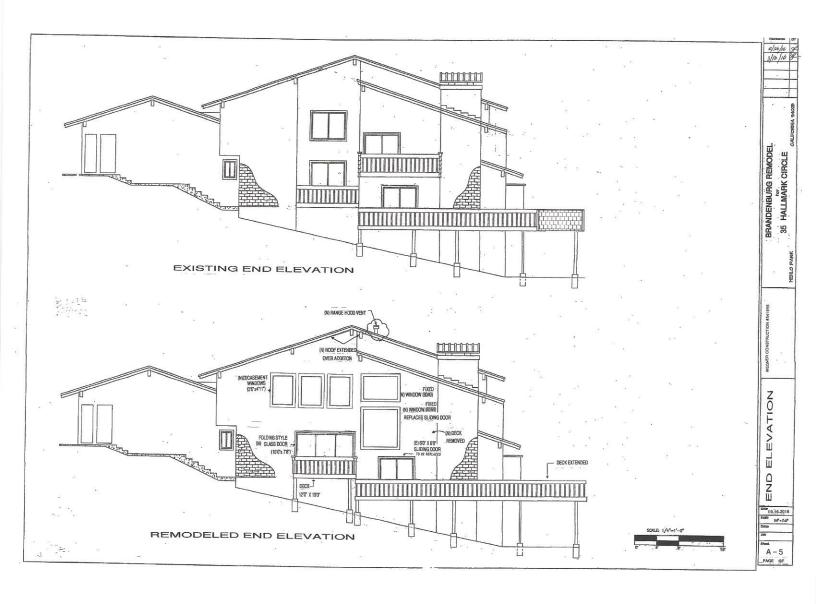


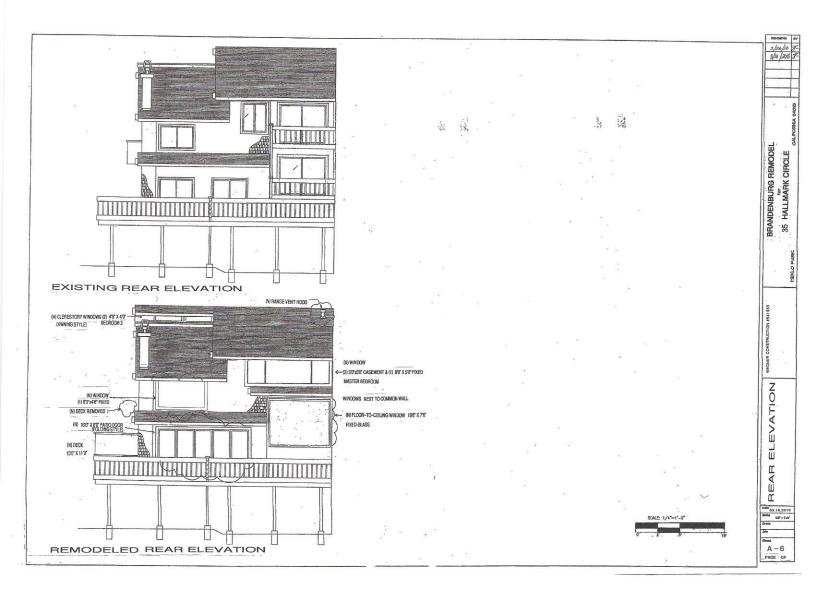


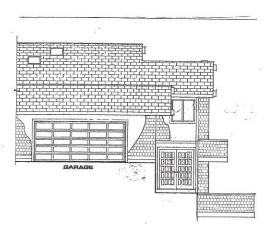


BRANDENBURG REMODEL

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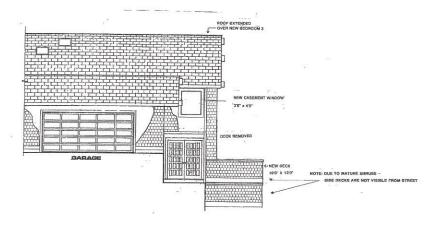






FRONT ELEV - EXISTING

FRONT ELEV - PROPOSED



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

FRONT
BRANDENBURG REMODEL
ELEVATION
BRANDENBURG REMODEL
35 HALLMARK CIRCLE
CALEGRAM, ACCORD.

A - 7



SHARON HILLS COMMUNITY ASSOCIATION

20 Great Oaks Blvd. Ste 210 San Jose, CA 95119 Phone: 925-746-0542 or 800-610-0757 Fax: 925-746-0554 WWW.bayservice.net

August 25, 2016

RE: 35 Hallmark Drive - Window Change

Dear City of Menlo Park Building Department:

The Sharon Hills Association has approved the window change on the backside of the home, 2nd story office window. This 3 panel window will be changed to a 2 panel window, same size sliding window and installation. This has been approved for aeration purposes.

Please contact me if you have guestions.

Sincerely,

Selina Bravo, CCAM

Selma Bravo

Community Manager

On behalf of the Sharon Hills Community Association

selina@bayservice.net

925.746.0542 Ext 141

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 9/12/2016 Staff Report Number: 16-074-PC

Consent Calendar: Sign Review/DES Architects and Engineers/1020-

1080 Marsh Road

Recommendation

Staff recommends that the Planning Commission approve a request for sign review for two monument signs on one street frontage, and one monument sign for each building for a total of six monument signs, where only one monument sign per street frontage is allowed by the Design Guidelines for Signs. The signage would be located on a lot with four buildings in the M-2 (General Industrial) zoning district, at 1020 to 1080 Marsh Road. The recommended actions are contained within Attachment A.

Policy Issues

Each sign review request is considered individually. The Planning Commission should consider whether the signage is consistent with businesses and signage in the general area, and with the Design Guidelines for Signs.

Background

Site location

The subject property is located at 1020, 1040, 1060 and 1080 Marsh Road, accessible from Marsh Road and Scott Drive. The subject parcel is surrounded by general industrial and commercial buildings in the M-2 and the C-4 (General Commercial) zoning districts. The lot consists of four office buildings, currently containing two tenants. The property is located behind buildings at 1000 and 1100 Marsh Road and has somewhat limited visibility from Marsh Road. The off-street parking space requirement is provided by several parking lots adjacent to the four buildings. The development is currently undergoing an exterior architectural and landscaping update, approved under the Community Development Director's authority. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to install two freestanding or monument signs on one street frontage, and one monument sign for each building for a total of six monument signs, where only one monument sign per street frontage is allowed by the Design Guidelines for Signs. The applicant has submitted a project description letter (Attachment D) that explains their request in more detail.

Staff reviews a sign application for conformance with both the Zoning Ordinance regulations and the Design Guidelines for Signs. If the request meets the requirements in both documents, staff can approve the sign request administratively. If, however, the sign request would potentially be incompatible with the Design Guidelines for Signs, the review of the application is forwarded to the Planning Commission, as a general review of the sign for consistency with the Design Guidelines. In this case, the proposal would not be strictly consistent with one element of the Design Guidelines.

The proposed monument signs ("entry monument" signs AA1) that face street frontage on Marsh Road and Scott Drive would be in compliance with the Design Guidelines and Zoning Ordinance for colors, materials, and sign area. With regard to total sign area, because the property fronts both Marsh Road and Scott Drive, the secondary street frontage results in an additional 50 percent allocation of sign area. The materials and style of the new signs would be consistent with the revised aesthetic of the office buildings.

The four monument signs ("tenant monument" signs AA2) would contain tenant names and would be placed on the lot near each of the four existing buildings. These tenant monument signs would replace existing monument signs that currently include only one to two tenants on each sign. The proposed possible maximum number of tenants on each of the tenant monument signs would be consistent with the Design Guidelines, which limits signage on the monument sign to only tenants that occupy at least 25 percent of the building. This requirement effectively limits monument signs to a maximum of four tenants.

The applicant is also proposing freestanding accessible parking signage be refaced. No new wall mounted signs are being proposed; however, design and materials for the existing address, directional, wall signs, and accessible signs would be updated.

Although the new signage would comply with area and other sign limits as noted above, the Design Guidelines state: "No more than one freestanding sign should be placed on each street frontage of a development parcel." The proposal does not meet the strict language in the Design Guidelines with regard to number of signs per frontage, and as such cannot be administratively approved. However, staff believes that the proposal would be consistent with other signage in the area, as many parcels in the area contain monument signs in lieu of building-mounted signage. In addition, the parcel is unusual because it has limited direct frontage on Marsh Road, its primary frontage, and also contains several buildings on one parcel. The signs would be placed relatively far back on the parcel away from the primary street frontage. Staff believes the proposed design would not create a cluttered appearance, would assist with wayfinding on the property, and would be consistent with other businesses and signage in the area.

Correspondence

Staff has not received any correspondence on this project.

Conclusion

Staff believes that the proposed signage would be consistent with signage for the area, be located relatively far from the limited primary frontage, and would not negatively impact adjacent parcels. The proposed signage would also complement the existing signage of the buildings. Staff recommends approval of the sign request.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

Michele T. Morris, Assistant Planner

Report reviewed by:

Thomas Rogers, Principal Planner

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1020-1080 Marsh Road - Attachment A: Recommended Actions

LOCATION: 1020-1080
Marsh RoadPROJECT NUMBER:
PLN2016-00060APPLICANT: DES
Architects and EngineersOWNER: Bohannon
Trust Partnership

REQUEST: Request for sign review for two monument signs on one street frontage, and one monument sign for each building for a total of six monument signs, where only one monument sign per street frontage is allowed. The signage would be located on a lot with four buildings in the M-2 (General Industrial) zoning district.

DECISION ENTITY: PlanningDATE: September 12, 2016ACTION: TBD

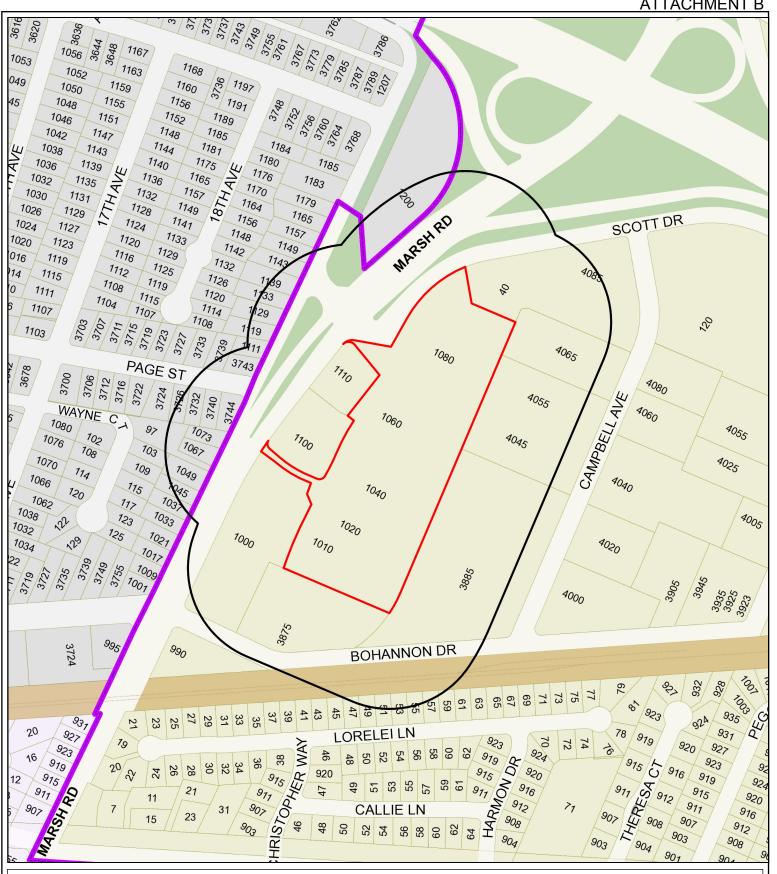
Commission

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current CEQA Guidelines.
- 2. Make a finding that the sign is appropriate and compatible with the businesses and signage in the general area, and is consistent with the Design Guidelines for Signs.
- 3. Approve the sign review request subject to the following *standard* conditions of approval:
 - a. Development of the project shall be substantially in conformance with the plans provided by the applicant, consisting of 22 plan sheets dated received August 23, 2016, and approved by the Planning Commission on September 12, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

PAGE: 1 of 1





City of Menlo Park **Location Map** 1020-1080 Marsh Road



Date: 9/12/2016 Scale: 1:3,600 Drawn By: MTM Checked By: THR Sheet: 1

Menlo Place Menlo Park, CA

Signage & Wayfinding Signage Planning Review August 23, 2016







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GD00.01 - Executive Summary

GD00.02 - Typography & Symbols

GD00.03 - Colors & Materials

GD00.04 - Vicinity Map

GD00.05 - Existing Site Photos

Exterior Building & Site

GD01.01 - AA1 / Entry Monument

GD02.01 - AA2 / Tenant Monument

GD03.01 - AA3 / Building Address

GD04.01 - AC1 / Accessible Parking

GD05.01 - AC2 / Accessible Van Parking

GD06.01 - AD1 / Vehicular Directional

GD07.01 - AD2 / Pedestrian Directional

GD08.01 - AE1 / Parking Regulatory

SECTION 2 Location Plans

LP01.00 - Site Location Plan

CLIENT



399 Bradford St # 3 Redwood City, CA 94063

PROJECT ARCHITECT



399 Bradford St # 3 Redwood City, CA 94063

PROJECT: 18032

MENLO PLACE

1020-1080 Marsh Road Menlo Park CA

GRAPHIC CONSULTANT



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DRAWING SUBMITTALS

NOV 2015	100% Design Development
08/23/16	PLAN CHECK RESPONSE

DRAWING TITLE

TOC
Table of Contents

DRAWING NUMBER

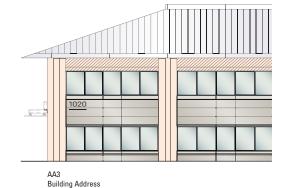
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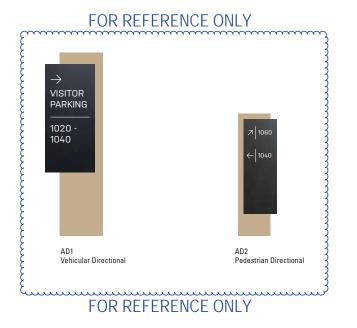
AA1 Entry Monument



AA2 Tenant Monument









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phone 510 596 8810

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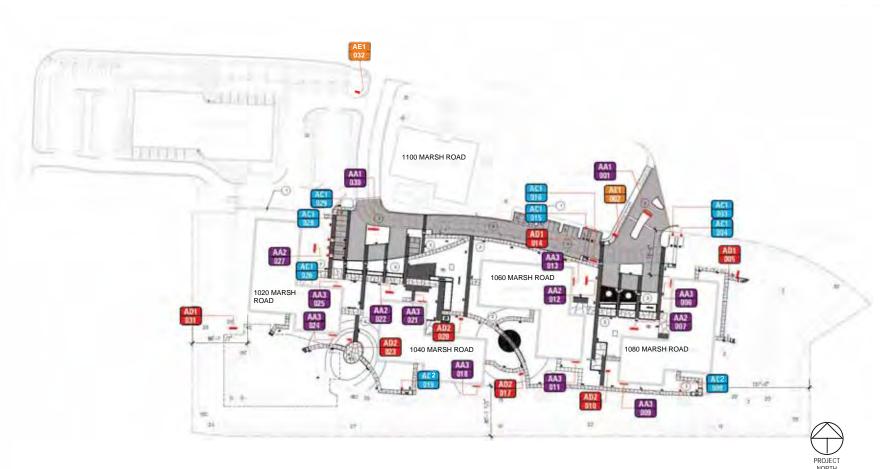
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NOV 2015	100% Design Development
08/23/16	PLAN CHECK RESPONSE

DRAWING TITLE

Executive Summary

DRAWING NUMBER



SIGN TYPE	SQUARE FOOTAGE each	QUANTITY	<i>TOTAL</i> SQUARE FOOTAGE
AA1 Entry Monument	6 sq ft	2	12 sq ft
AA2 Tenant Monument 27.38 sq ft		4	109.52 sq ft
		ı	121.52 sa ft



Typography & Symbols

Identity

MENLO PLACE

Symbols



Arrow



Typography

NUDISTA REGULAR

ABCDEFGHIJKLMNOPQRSTUVWXYZ abcdefghijklmnopqrstuvwxyz 1234567890

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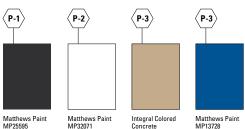
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Typography & Symbols

DRAWING NUMBER

Colors & Materials

Paint Colors



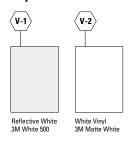
MP25595 MP32071 Black Mamba White Wonder

Integral Colored Concrete (TBD after Blue Hawaii project stone color review)

NOTE:

ALL PAINT COLORS ARE TO HAVE SATIN FINISH

Vinyl Colors



Specialty Material - Metal/Stone/Tile (M-1, S-1, T-1, etc.)



Stone Cladding To Match Project Architectural Stone

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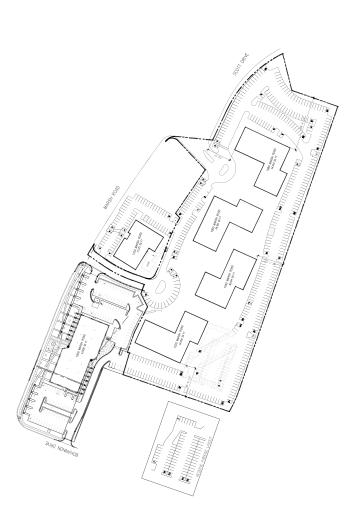
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Colors & Materials

DRAWING NUMBER

VICINITY MAP







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Vicinity Map

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MAIN ENTRY SIGN











TENANT SIGNS



VARIOUS REGULATORY SIGNS



BUILDING ADDRESS

CLIENT



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Existing Site Photos

DRAWING NUMBER



CONTEXT ELEVATION

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

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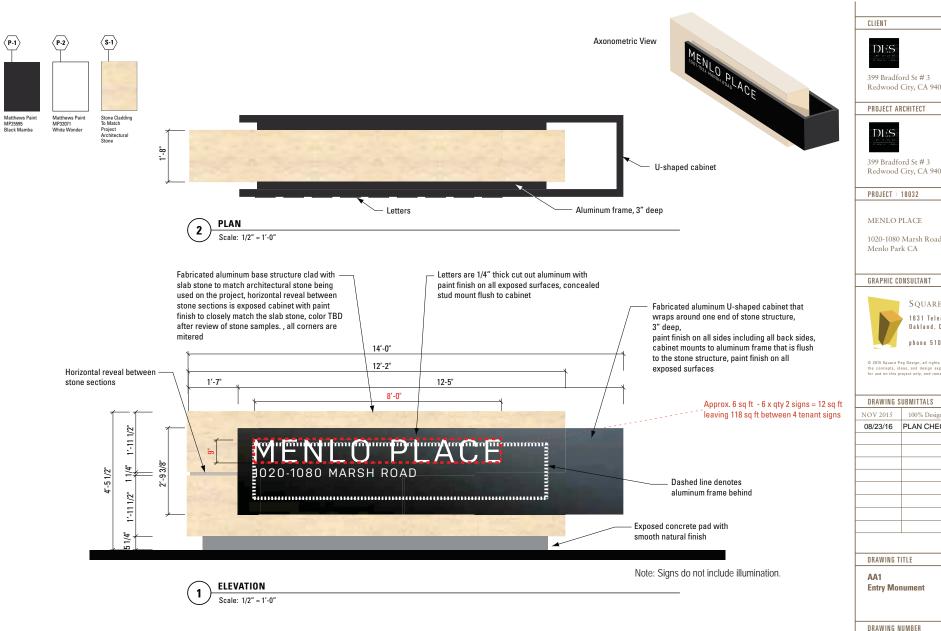
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AA1 Entry Monument

DRAWING NUMBER

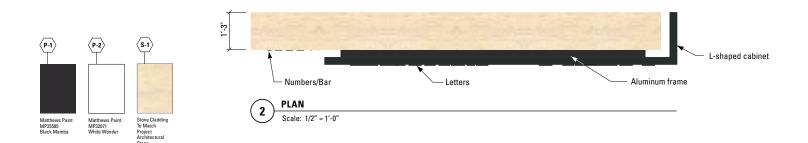
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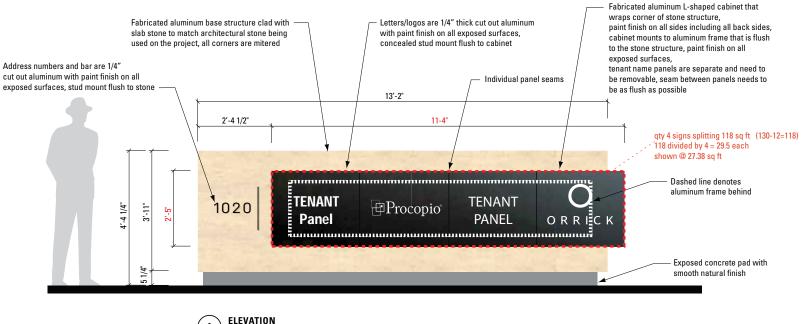


Redwood City, CA 94063 Redwood City, CA 94063 1020-1080 Marsh Road SQUARE PEG DESIGN 1631 Telegraph Avenue Oakland, California 94612 phone 510 596 8810 100% Design Development

PLAN CHECK RESPONSE

GD01.02





1 | ELEVATION | Scale: 1/2" = 1'-0"

All tenenat names are placeholder Note: Signs do not include illumination. DES

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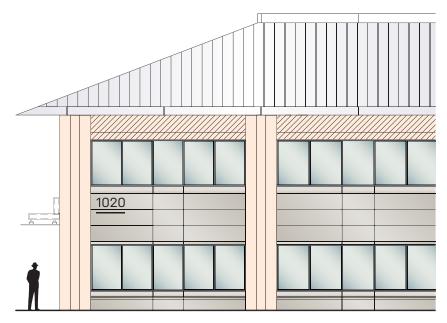
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08/23/16	PLAN CHECK RESPONSE

DRAWING TITLE

AA2 Tenant Monument

DRAWING NUMBER

GD02.01



CONTEXT ELEVATION @ 1020 MARSH - 1040, 1060, 1080 similar (see location plan) Scale: 1/8" = 1'-0"



Numbers and accent bar are 1" thick cut out aluminum with paint finish on all exposed surfaces, concealed stud mount flush to metal wall panel, install at equal distances above and below metal panel seam, fabricator to confirm appropriate mounting method to metal wall prior to install

Metal panel seam



Matthews Paint MP25595 Black Mamba



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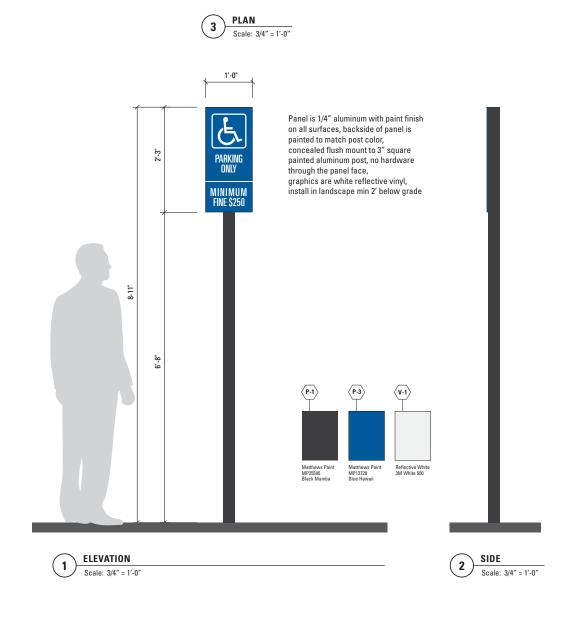
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DRAWING TITLE

AA3 **Building Address**

DRAWING NUMBER

GD03.01



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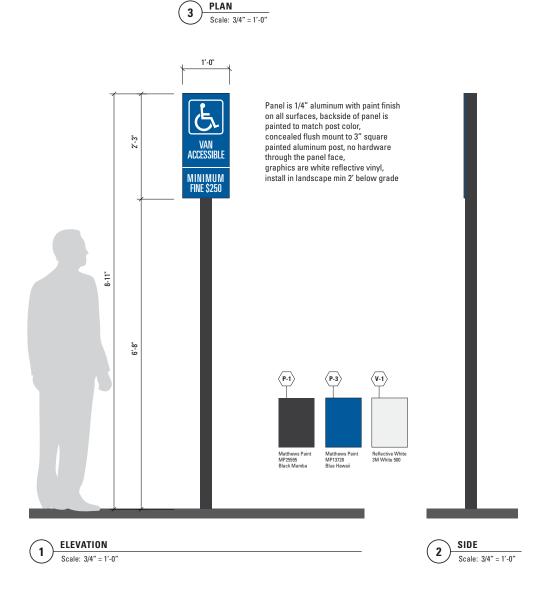
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DRAWING TITLE

AC1
Accessible Parking

DRAWING NUMBER

GD04.01



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phone 510 596 8810

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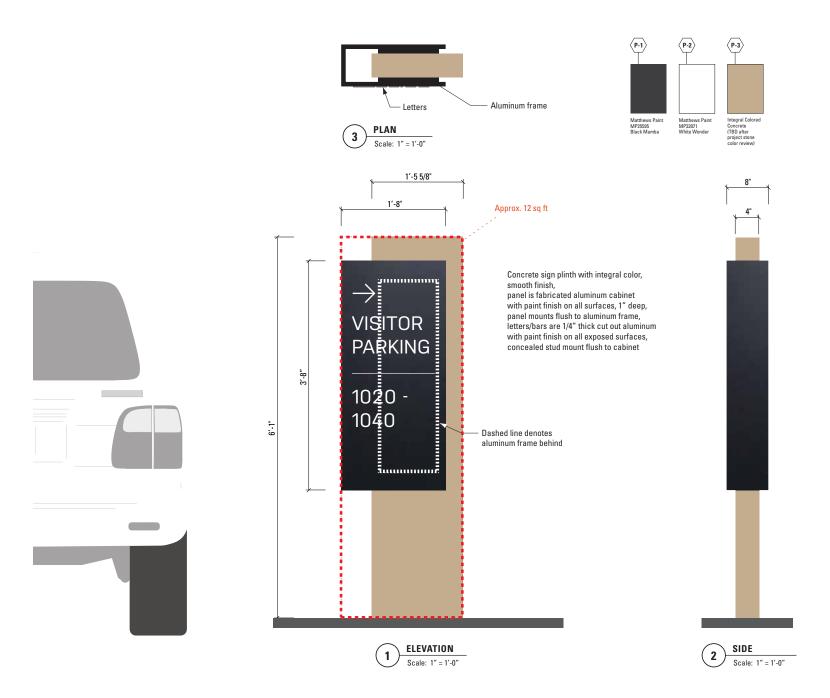
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AC2

Van Accessible Parking

DRAWING NUMBER

GD05.01



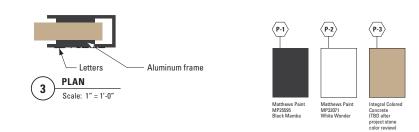
CLIENT 399 Bradford St # 3 Redwood City, CA 94063 PROJECT ARCHITECT 399 Bradford St # 3 Redwood City, CA 94063 PROJECT: 18032 MENLO PLACE 1020-1080 Marsh Road Menlo Park CA GRAPHIC CONSULTANT SQUARE PEG DESIGN 1631 Telegraph Avenue Oakland, California 94612 phone 510 596 8810 DRAWING SUBMITTALS 100% Design Development 08/23/16 PLAN CHECK RESPONSE

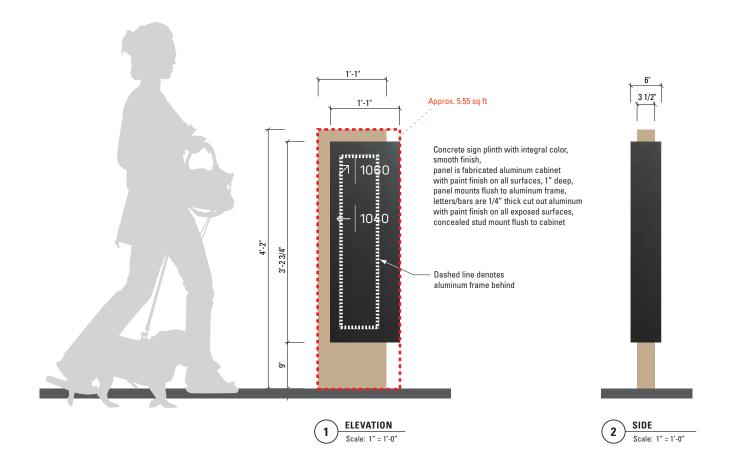
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Vehicular Directional

GD06.01

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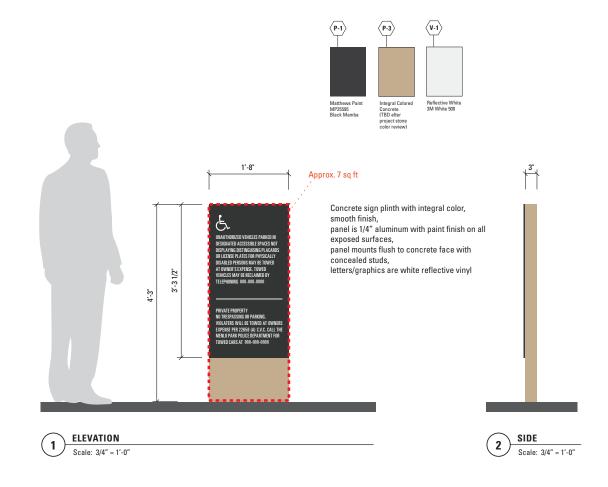
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DRAWING TITLE

AD2 Pedestrian Directional

DRAWING NUMBER

GD07.01



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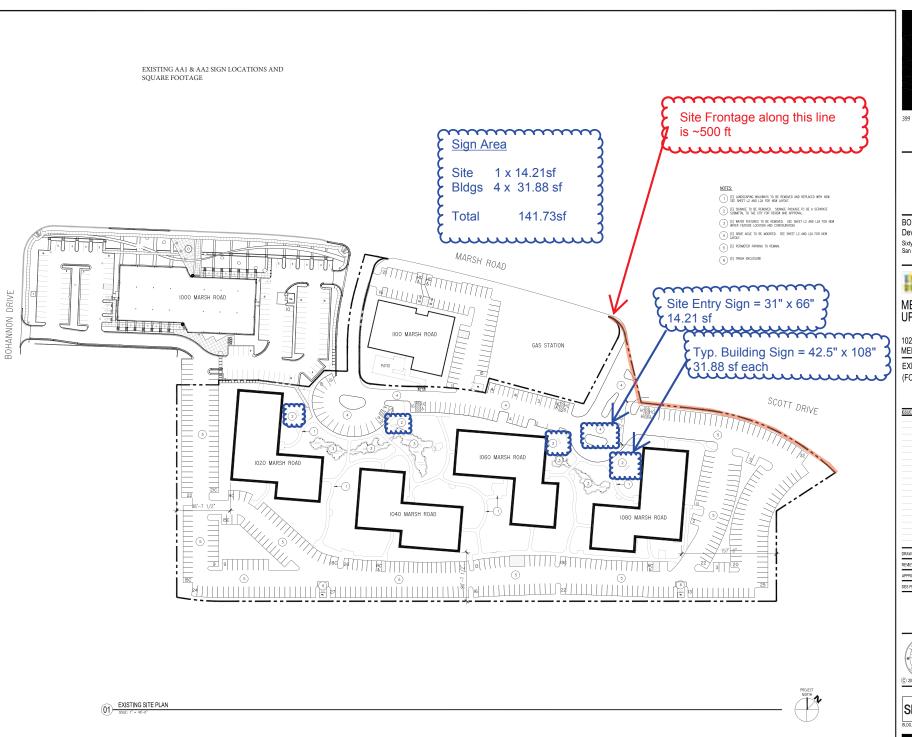
DRAWING TITLE

AE1 Parking Regulatory

DRAWING NUMBER

GD08.01

SECTION 2 Location Plans





399 Bradford Street Redwood City, Ca. 94063
Tel: (650) 364-6453
Fax: (650) 364-2618
www.des-ae.com

BOHANNON Development Company Sixty 31st Avenue San Mateo, CA 94403



1020-1080 MARSH ROAD MENLO PARK, CA 94025

EXISTING SITE PLAN (FOR REFERENCE ONLY)

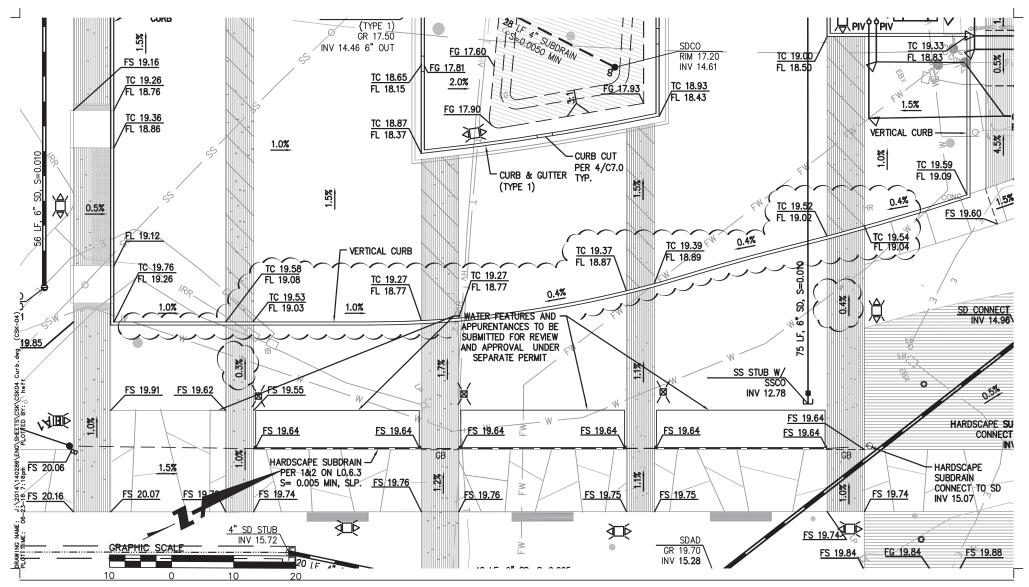


7780.001





A1.01

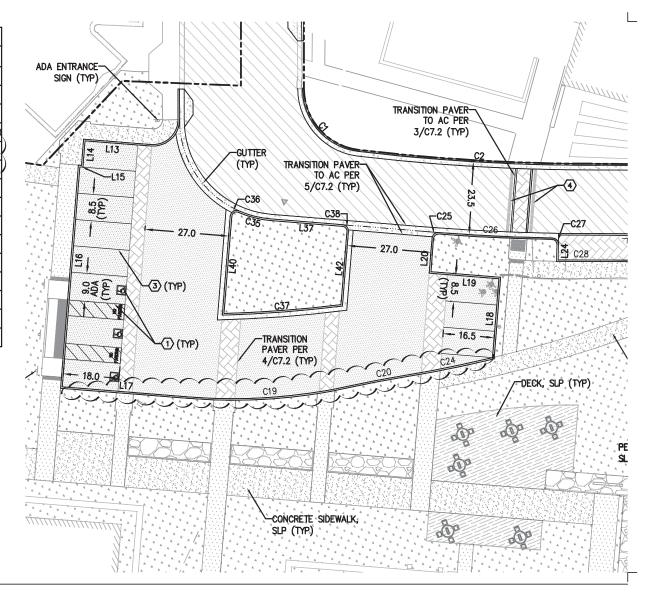


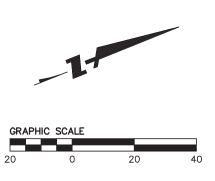
MENLO PLACE UPGRADE PROJECT Menlo Park, California



255 SHORELINE DRIVE SUITE 200 REDWOOD CITY, CA 94065 CSK-4
08/23/16 PLAN CHECK RESPONSE

1				
	Curve Table			
	Curve #	Length	Radius	Delta
	C1	29.780	20.500	083.2319
	C2	77.786	640.500	006.9583
	C3	114.522	599.500	010.9452
	Č19	52.139	175.000	017.0704
	C20	16.650	300.000	003.1800
	C24	30.046	420.000	004.0989
	C25	3.131	2.000	089.7051
	C26	36.609	664.000	003.1589
	C27	3.136	2.000	089.8279
	C28	13.491	671.000	001.1520
	C29	151.786	569.000	015.2842
	C35	10.667	32.000	019.1001
	C36	3.811	2.000	109.1720
	C37	38.789	395.000	005.6265
	C38	3.139	2.000	089.9337
		-		





MENLO PLACE UPGRADE PROJECT Menlo Park, California



255 SHORELINE DRIVE SUITE 200 REDWOOD CITY, CA 94065



DRAWING NAME: J:\2014\140286\ENG\SHEETS\CSK\CSKO5 Curb PLOT TIME: 06-23-16 7:07pm PLOTTED BY: heff



MAY 0 5 2016

MEMORANDUM



CITY OF MENLO PARK BUILDING

Date:

May 4, 2016

To:

Kyle Peralta, Senior Planner, City of Menlo Park

DES

Issued By:

Demetrios N Kanakis

Project:

Menlo Place

DES Project No:

7780.001

Subject:

Site Signage – Planning Commission Review

Hello Kyle,

Thank you in advance for your continued and ongoing help on this project. Per our discussions, below is the requested Project Narrative for the Signage Package Planning Submittal for the Menlo Place project. We have also included the justification for the deviations from the sign design guidelines based on our discussions and your input.

Thank you.

Overall Project Narrative:

Menlo Place is an 8.28 acre parcel located at Marsh Road and Scott Drive. The site is fully developed with four office buildings surrounded by parking and landscaping. There are four buildings on the site; 1020, 1040, 1060 and 1080 Marsh Road. The site is fully developed with roadways and parking surrounding the central area where the four buildings are located. Pedestrian ways provide connections between buildings and parking.

Site Signage Narrative:

The proposed project site signage consists of two entry monuments along each street frontage. One tenant monument sign adjacent to each of the four buildings is proposed, this is consistent with what is currently the case. Vehicular and pedestrian directional signs are also proposed. No building mounted signs are being proposed.

MEMORANDUM

Menlo Place DES Project No. 7780.001 Menlo Place Signage Planning Review-May 4, 2016 Page 2 of 3

Proposed Site Signage:

On behalf of Bohannon Properties we would like to kindly request your review of the attached signage package. We are requesting 2 main entry monument signs based on the project's size relative to it's street frontage. We are also requesting 1 building tenant monument sign per building and those tenants occupying 25% or more of a building be allowed exposure on the individual building tenant monument signage.

As requested, as part of this package submittal we included various Articles from the <u>City of Menlo Park – Community Development Department Planning Division Design Guidelines for Signs.</u>

Regarding our request to have (2) Main Entry monument signs:

- 1. Per our discussion with Kyle Peralta on April 4th, we feel we have a very good case for having (2) Main Entry monument signs approved by the Planning Commission based on project's size relative to its street frontage and based on the statement that one freestanding sign is allowed on each street frontage of a development parcel. Our request seems reasonable especially since the project has 2 street frontages, one on Marsh Road and another on Scott Drive. Per our discussion on April 4th, the Design Guidelines do not appear to explicitly address campuses so in the context of a campus our request seems very reasonable.
- 2. Article D/2 indicates the following:
 - "Freestanding signs should only include the name and address of the project as the primary component of the sign face. Only tenants that occupy a minimum of 25% of the total gross leasable area of the property qualify for space on a freestanding sign. No more than one freestanding sign should be placed on each street frontage of a development parcel."

Regarding our request to have (1) building tenant monument sign per building:

- 1. Per our discussion with Kyle Peralta on April 4th, we feel we have a strong case for having 1 free standing tenant monument sign per building since the City allows each business or tenant one building mounted sign. We are asking for 1 freestanding sign per building instead of the 1 building mounted sign allowed. In addition, currently each building already has 1 existing tenant monument sign and the site has operated as such for the past 30 years. We are not requesting a change to that existing condition.
- 2. Article B/11 indicates the following:
 - "Each business or tenant should be limited to one building-mounted sign on each street frontage of a parcel. In addition, each business is allowed one suspended or blade sign to be placed under awnings or canopies..."

Regarding tenant exposure on each 'building tenant monument sign':

- 1. Per our discussion with Kyle Peralta on April 4th, the Design Guidelines do not explicitly address campuses so in the context of a campus our request is reasonable. Since the guidelines were written in the context of 1 building per lot, it is clear that intent is for tenants that occupy a minimum of 25% of the total gross leasable area of the building to be allowed space on a freestanding sign. In addition, many of the existing tenant monument signs have multiple tenants already indicated. In theory we are not asking for a change.
- 2. Article D/2 indicates the following:

MEMORANDUM

Menlo Place DES Project No. 7780.001 Menlo Place Signage Planning Review-May 4, 2016 Page 3 of 3

- "Freestanding signs should only include the name and address of the project as the primary component of the sign face. Only tenants that occupy a minimum of 25% of the total gross leasable area of the property qualify for space on a freestanding sign. No more than one freestanding sign should be placed on each street frontage of a development parcel."
- 3. Article C/3 indicates the following:
 - "For multi-tenant buildings, the concept of fair sharing will be used in determining the sign area for each tenant. Fair sharing allows the maximum sign area to be proportionately allocated to each tenant according to the building frontage of each tenant space."
- 4. Article F/3 indicates the following:
 - "With lots having more than one tenant, the concept of "Fair Sharing" shall apply in determining the sign areas for each tenant. "Fair Sharing" allows the maximum sign area to be proportionately allocated to each tenant according to the building frontage of each tenant space."

Attached:

- (3)11" x 17" color copies of the Signage & Wayfinding 100% Signage Planning Review Packet
- (2) 8 ½" x 11" color copies of the Signage & Wayfinding 100% Signage Planning Review Packet

CC: David Bohannon, BOHANNON
Michael Jepsen, BOHANNON
AJ Tahima, BOHANNON
Tom Gilman, DES
Rico del Moral, DES
Tony Floresca, DES
Cathylynn Erikson, DES
Susan Bowers, Square Peg
Jaime Perez, WLB

END OF MEMORANDUM

Community Development



STAFF REPORT

Planning Commission Meeting Date:

Meeting Date: 9/12/2016 Staff Report Number: 16-075-PC

Public Hearing: Use Permit/Janaina Almen/828 Hamilton Avenue

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to allow construction of a two-story residence on a substandard lot with regard to lot width and area, in the R-1-U (Single-Family Urban Residential) zoning district, at 828 Hamilton Avenue. The proposal, which includes retention of a small portion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. 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 828 Hamilton Avenue, at the southwest intersection of Hamilton Avenue and Carlton Avenue. A location map is included as Attachment B. The parcels to the south and west of the subject parcel are also in the R-1-U zone and developed with ranch style, one-story, single-family homes. The parcels to the east (across Carlton Avenue) are developed with a service station zoned C-2-S (Neighborhood Commercial District, Special) and a single-family home zoned R-1-U. The parcel to the north (across Hamilton Avenue) is zoned R-4-S (High-Density Residential, Special) and is being developed with the Greenheart-Hamilton Avenue project, a multi-family residential development, which features three-story buildings designed in a contemporary style.

Analysis

Project description

The applicant is requesting use permit approval to allow construction of a two-story 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 includes the conversion of two existing bedrooms into a garage and workshop area. This portion of the structure, including a small addition to create the required dimension for a one car garage, may be located below the base flood elevation as it is not living space. The remainder of the existing residence would be demolished and rebuilt as a two-story structure above the base flood elevation as discussed in the flood zone section.

The existing one-story residence is non-conforming with regard to the front setback; however, the proposed two-story residence would adhere to all setback requirements. The proposed residence would have a floor area of 2,800 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 29.7 percent where 35 percent is the maximum permitted. The residence would have three bedrooms and two bathrooms, with one bathroom on the first floor, and three bedrooms and two bathrooms on the second floor. An uncovered deck and stairs are proposed seven feet from the Carlton Avenue property line where they are permitted to be as close as four feet from the property line.

The applicant is proposing to remove the existing fencing. Recommended condition 4a would require all fencing to be outside of the right-of-way and to adhere to the maximum height limits outlined in Zoning Code Section 16.64.020. (The Zoning Ordinance limits the height of any fence on this property to three feet within a triangle of visibility at the intersection of Hamilton and Carlton Avenues, to four feet within the 20-foot front setback along Hamilton Avenue, and to seven feet in all other areas.) The Planning Commission may also consider reducing the maximum permitted fence height of seven feet along the Hamilton Avenue driveway for pedestrian safety.

The house is proposed to be 27 feet in height, below the maximum permissible height of 28 feet. A data table summarizing parcel and project attributes is included as Attachment C. The project plans, and the applicant's project description letter and letter of community support, are included as Attachments D and E, respectively.

Design and materials

The exterior finish would be a combination of stucco and wood siding. The existing flat, built-up roof would remain and be slightly expanded over the proposed garage and workshop area. The roof over the new two-story portion of the structure would consist of fiberglass asphalt shingles. The architect describes the style as contemporary; clerestories and skylights would be employed strategically to mitigate the low second floor ceiling height necessitated by the daylight plane and Federal Emergency Management Agency (FEMA) regulations.

The proposal would comply with the daylight plane, with one intrusion which may be permitted on lots less than 10,000 square feet in size. A right side gable would intrude into the daylight plane 5.3 feet where 10 feet is the maximum permitted intrusion when the required side yard setback is five feet. The length of the gable intrusion into the daylight plane would be approximately 22 feet where 30 feet is the maximum permitted. The applicant originally proposed a shed dormer intrusion; however, the Zoning Ordinance only allows triangular gable/dormer intrusions. Staff may explore daylight plane revisions to allow shed intrusions the next time that section of the Zoning Ordinance is updated, since such features could be considered to fit better with certain architectural styles.

The second floor windows on the right side would all have sill heights over three feet. The lower of the upper story windows along Carlton Avenue would have sill heights of one foot; however, since these windows are facing a street, no privacy issues are anticipated. A proposed window at the stair landing, along the rear elevation, has a sill height of two feet. Another window at the top of the stairs has a sill height of one foot while the remaining two windows have sill heights over three feet. Although the windows at the stairs have fairly low sill heights, they are located over 30 feet from the rear property line. A balcony,

facing Hamilton Avenue, is proposed at the master bedroom. As shown on the site plan, the balcony meets the minimum side setback requirement of 20 feet on both sides. Three skylights are proposed.

Although the project would be a two-story residence, the structure would present a varied set of forms and materials that would reduce the perception of two-story mass. The two-story scale and the contemporary style of the proposed residence would serve as a transition between the larger Greenheart-Hamilton Avenue project at 777 Hamilton Avenue and the smaller single-family homes in the area. Staff believes that the scale, materials, and style of the proposed residence are compatible with the neighborhood.

Flood zone

The subject property is located within the "AE" zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, for the proposed foundation type, the bottom of the floor joist must be built at or above the base flood elevation for this site. The proposed project includes elevating all living areas above the base flood elevation. Sheet A4.2 of the plan set shows the base flood elevation (10.3 feet) in relation to the existing average natural grade (approximately 7.6 feet) and the proposed first floor level (approximately 13.7 feet). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations.

Trees and landscaping

Two non-heritage street trees are located in front of the property, along Hamilton Avenue. The existing curb cut would remain along Hamilton Avenue, and no impacts to these trees are expected. An existing non-heritage maple tree is proposed for removal along the Carlton Avenue side of the house to provide space for the uncovered deck and stairs. An additional non-heritage tree near the intersection of Hamilton and Carlton Avenues would remain. The Public Works Department has requested three new silver linden street trees along Carlton Avenue, as shown on the proposed site plan. No heritage trees are located on or near the property. The proposed site improvements should not adversely affect any of the trees as tree protection measures will be ensured through recommended condition 3g.

Parking and circulation

The existing house is developed with a one-car garage, located off Hamilton Avenue, which would be demolished along with the majority of the existing house. The proposed project would include a new garage accessed from Carlton Avenue, consisting partially of an existing bedroom that would be converted into a garage. Another bedroom would be converted into a workshop area that would be part of the garage. The second required off street parking space would be uncovered, located in the northwest corner of the lot, and accessed from the same Carlton Avenue curb cut as the proposed garage. The applicant is requesting to keep the curb cut and driveway along Hamilton Avenue as a pickup and drop-off area only, specifically for a family member that the applicant states has mobility issues. The Planning Commission may consider adding a condition to require removal of this curb cut and driveway, in order to enhance the visual appearance of the Hamilton Avenue frontage.

Correspondence

Staff has not received any correspondence on the proposed project. As noted earlier, Attachment E

describes the applicant's own outreach and includes a letter of support signed by surrounding neighbors.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with the neighborhood. Although the project would be a two-story residence, the structure would present a varied set of forms that would reduce the perception of two-story mass. Most of the single-family properties along Hamilton and Carlton Avenues consist of one-story although a few are developed with two-story structures. The two-story scale and the contemporary style of the proposed residence would serve as a transition between the larger Greenheart-Hamilton Avenue project, and the smaller single-family homes in the area. Three new silver linden street trees would be planted along Carlton Avenue. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

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

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

Staff Report #: 16-075-PC

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

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828 Hamilton Avenue – Attachment A: Recommended Actions

LOCATION: 828	PROJECT NUMBER:	APPLICANT: Janaina	OWNER: Janaina Almen
Hamilton Avenue	PLN2015-00108	Almen	

REQUEST: Request for a use permit to allow construction of a two-story 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 retention of a small portion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

DECISION ENTITY: Planning Commission

DATE: September 12, 2016

ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 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 Yeung Architecture and Design, consisting of 13 plan sheets, dated received August 22, 2016, and approved by the Planning Commission on September 12, 2016, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
 - f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

PAGE: 1 of 2

828 Hamilton Avenue – Attachment A: Recommended Actions

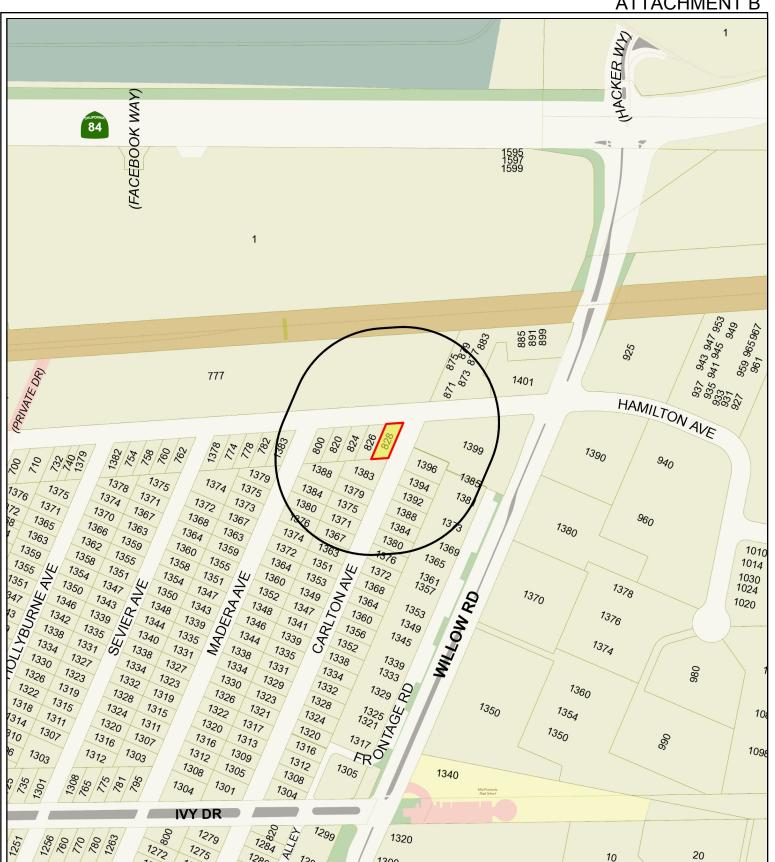
	PROJECT NUMBER: PLN2015-00108	APPLICANT: Janair Almen	na OWNER: Janaina Almen
REQUEST: Request for a use permit to allow construction of a two-story residence on a substandard lot with regard to lot width and area, in the R-1-U (Single-Family Urban Residential) zoning district. The proposal, which includes retention of a small portion of the existing first floor, would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.			
DECISION ENTITY: Plann Commission	ning DATE: Septemb	er 12, 2016 AC	CTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 4. Approve the use permit subject to the following *project-specific* condition:
 - a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing all fencing outside of the right-of-way and complying with Zoning Ordinance Section 16.64.020, subject to review and approval of the Planning Division.

PAGE: 2 of 2





City of Menlo Park **Location Map**



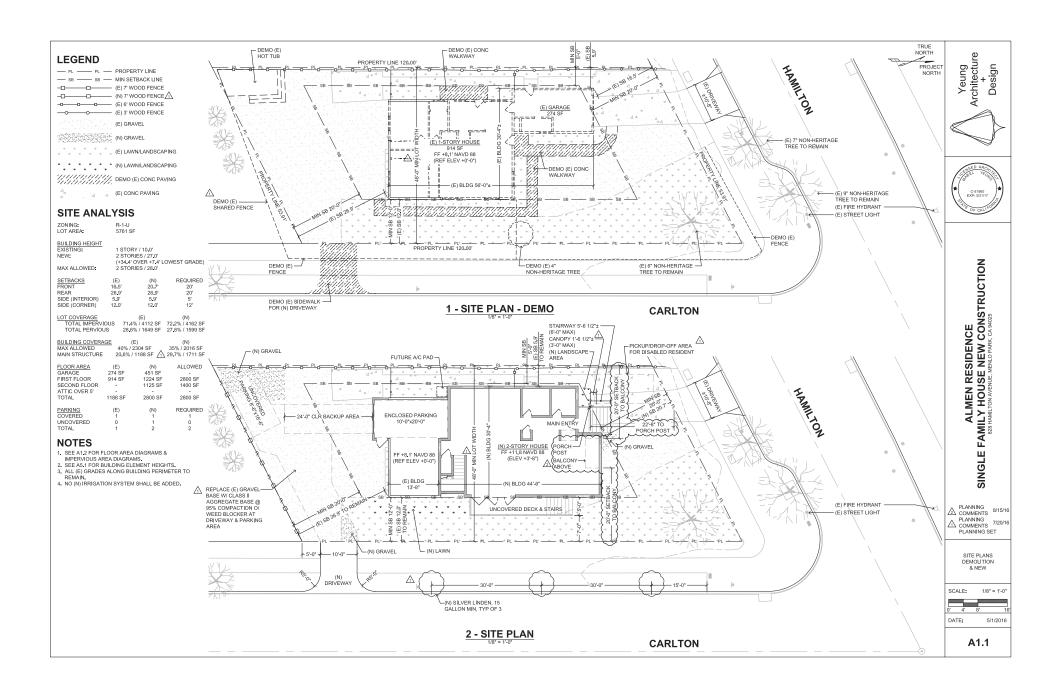
Drawn By: CDS Checked By: CDS Date: 9/12/2016 Scale: 1:3,600 Sheet: 1

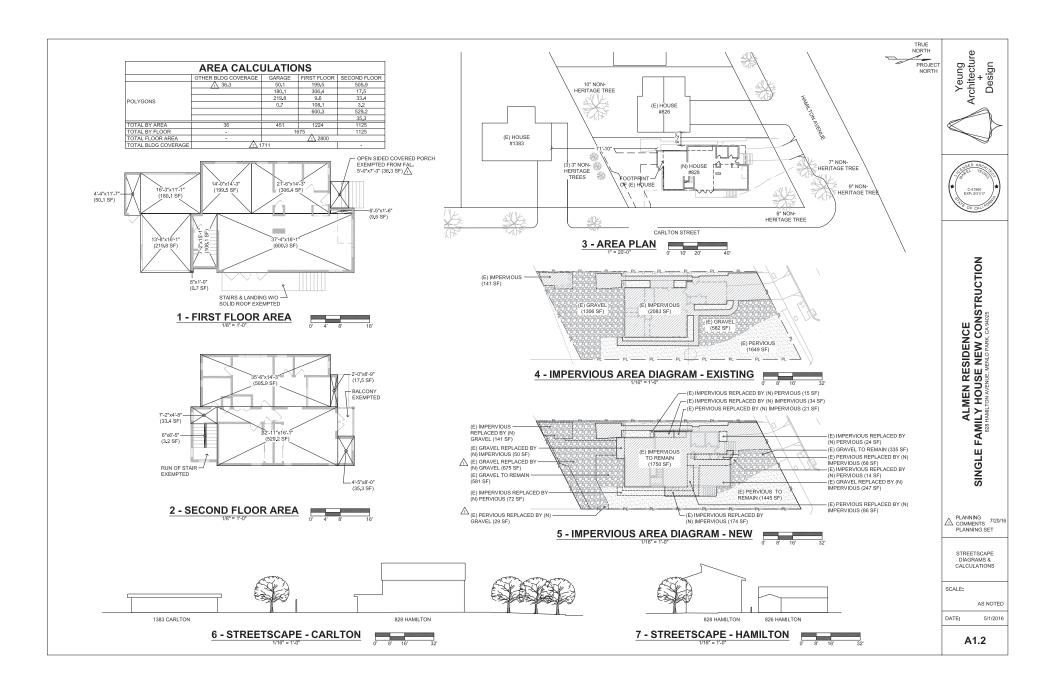
828 Hamilton Avenue – Attachment C: Data Table

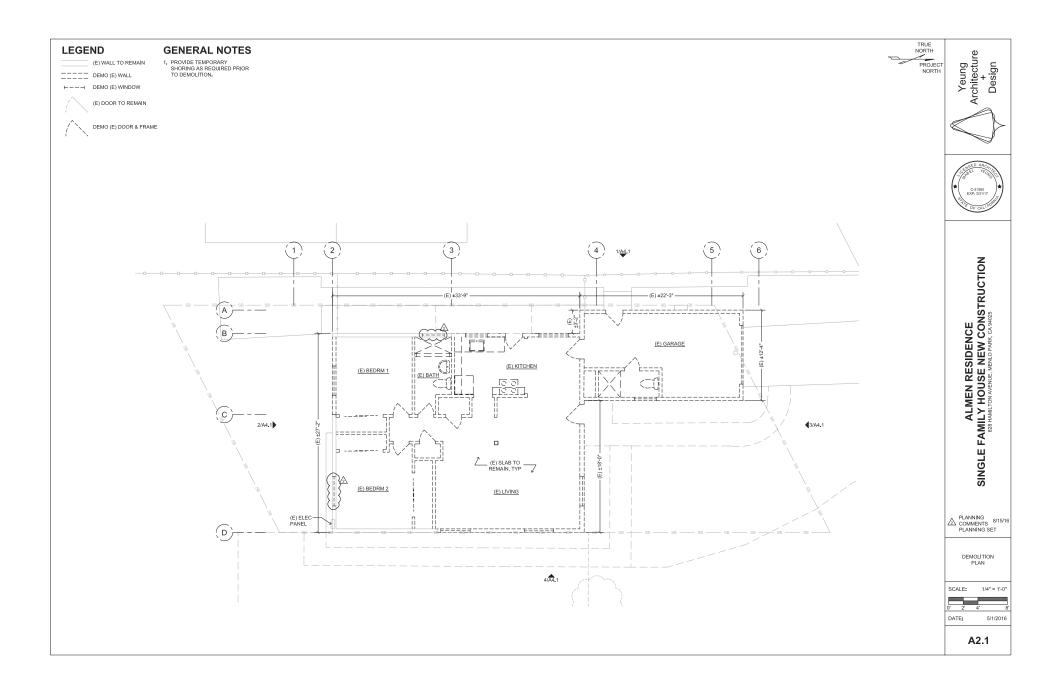
	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE		
Lot area	5.761.0 sf	5,761.0 sf	7,000.0 sf min.		
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.		
Lot depth	120.0 ft.	120.0 ft.	100.0 ft. min.		
Setbacks					
Front	20.0 ft.	16.5 ft.	20.0 ft. min.		
Rear	26.9 ft.	26.9 ft.	20.0 ft. min.		
Side (left)	12.0 ft.	12.0 ft.	12.0 ft. min.		
Side (right)	5.9 ft.	5.9 ft.	5.0 ft. min.		
Building coverage	1,711 sf	1,188.0 sf	2,016.4 sf max.		
	29.7 %	20.6 %	35.0 % max.		
FAL (Floor Area Limit)	2,800.0 sf	1,188.0 sf	2,800.0 sf max.		
Square footage by floor	1,224.0 sf/1 st floor	914.0 sf/1st floor			
	1,125.0 sf/2 nd floor	274.0 sf/garage			
	451.0 sf/garage and				
	workshop				
	36.0 sf/porch				
Square footage of buildings	2,836.0 sf	1,188.0 sf			
Building height	27.0 ft.	10.0 ft.	28.0 ft. max.		
Parking	1 covered/1 uncovered	1 covered/1 uncovered			
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.				
Trees	Heritage trees: 0	Non-Heritage trees: 4*	New Trees: 3**		
	Heritage trees	Non-Heritage trees	Total Number of		
	proposed for removal: 0	proposed for removal: 1	Trees: 6		
	* Two of the non-heritage trees are street trees located in front of the subject property				
	(along Hamilton Avenue)				
	** The three proposed new trees are street trees located along Carlton Avenue				

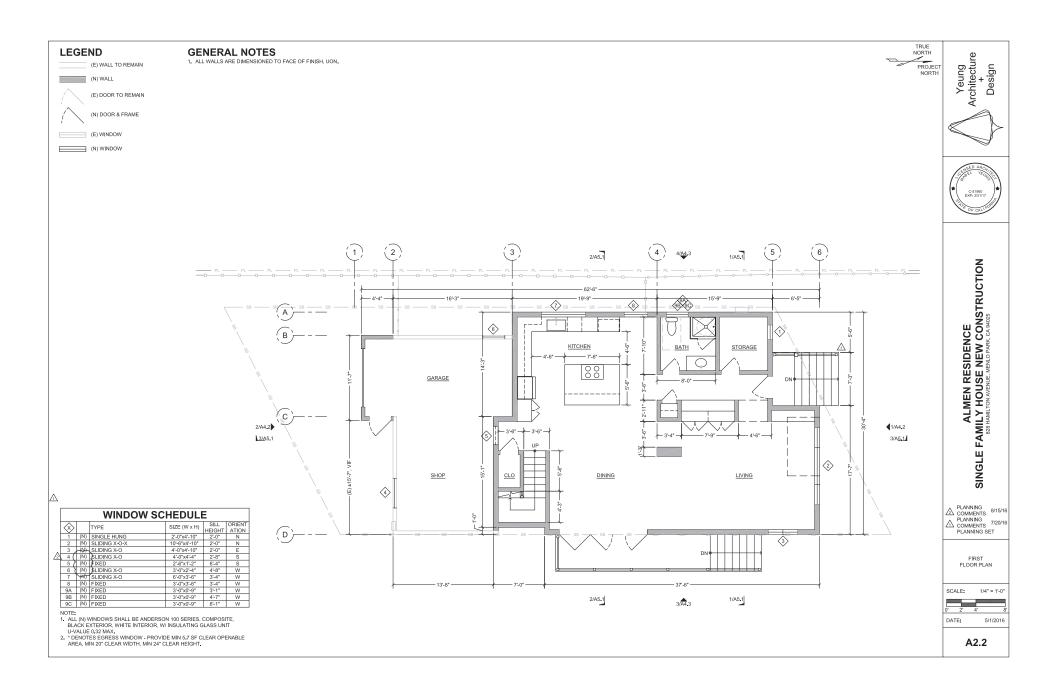


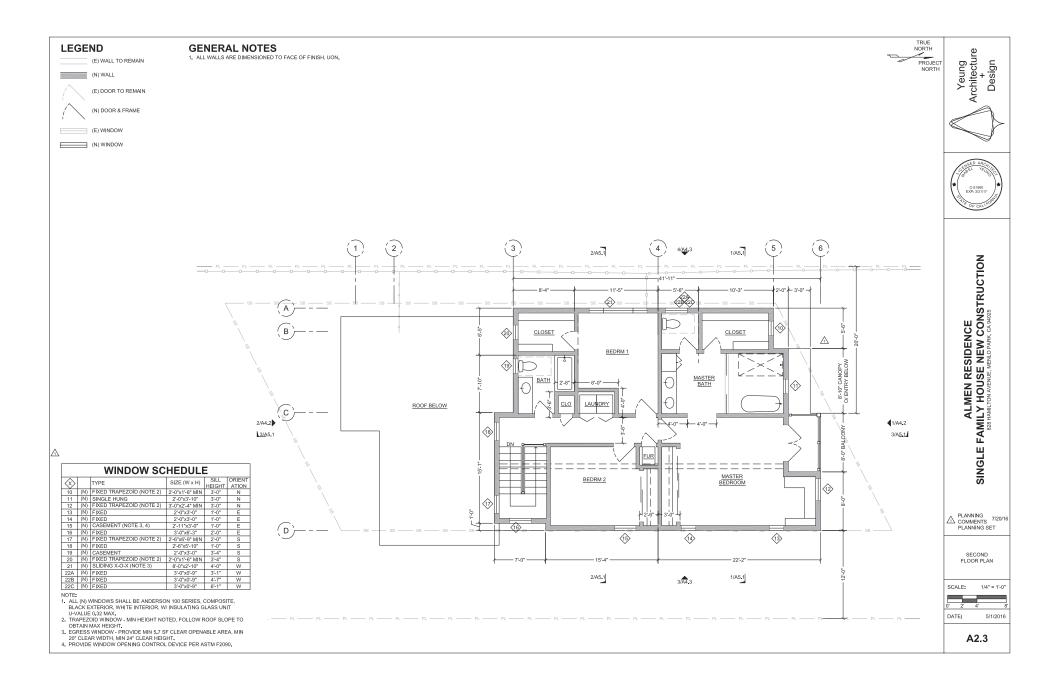


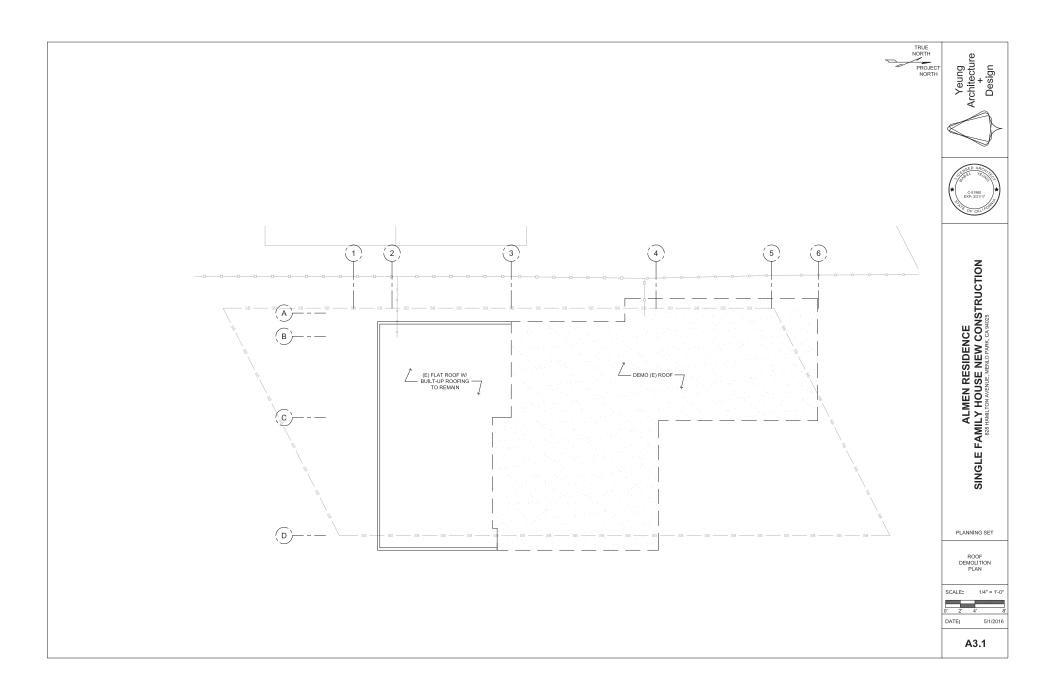


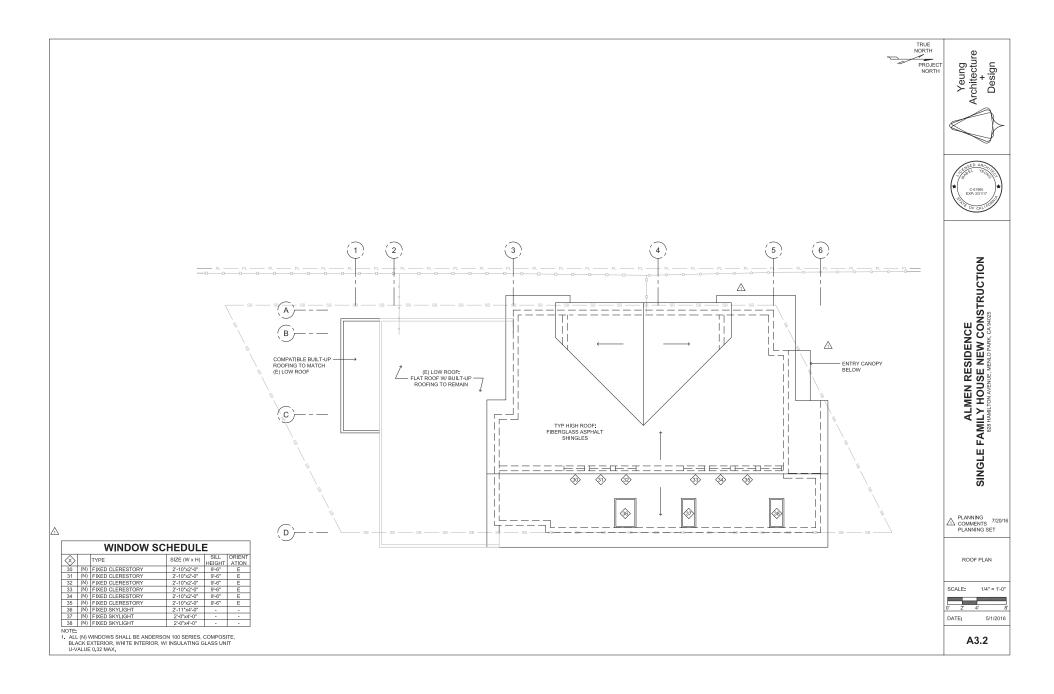


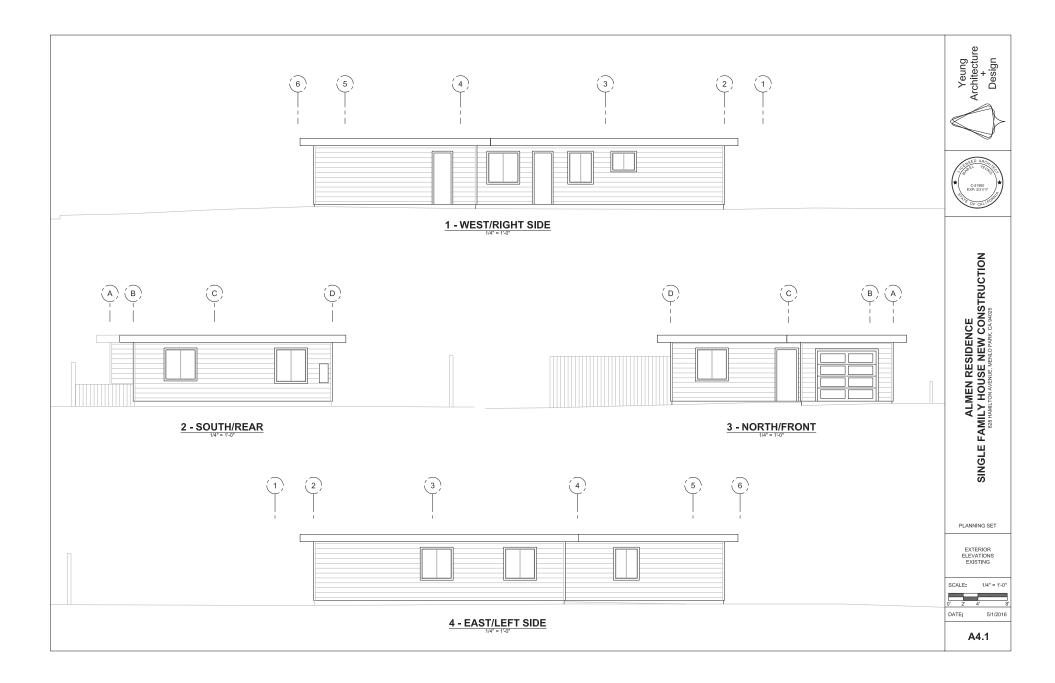


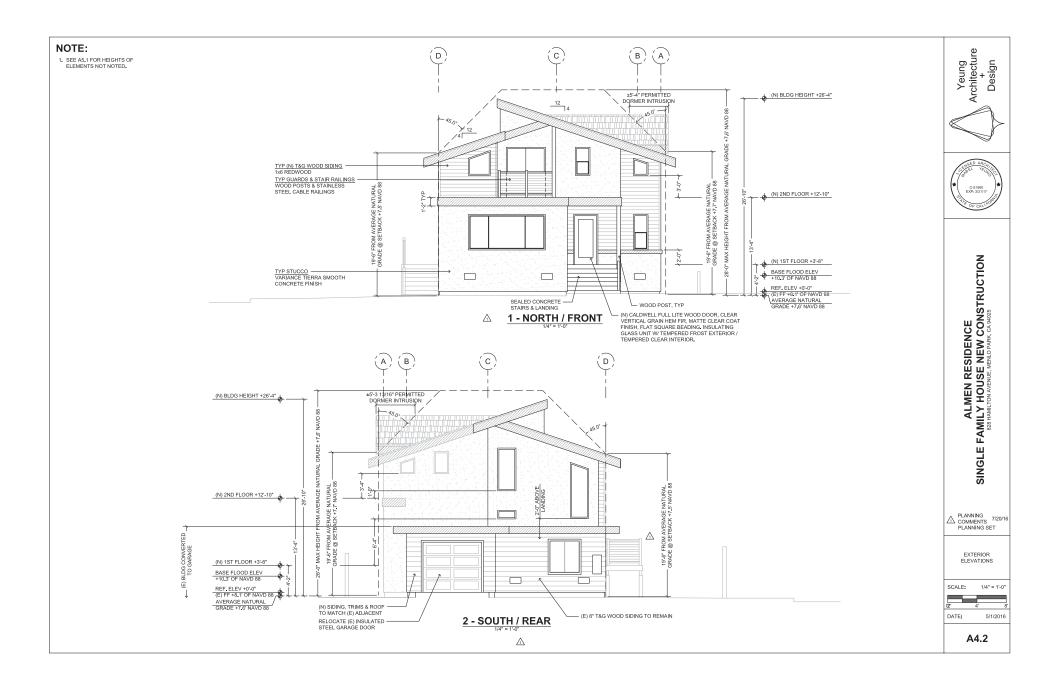


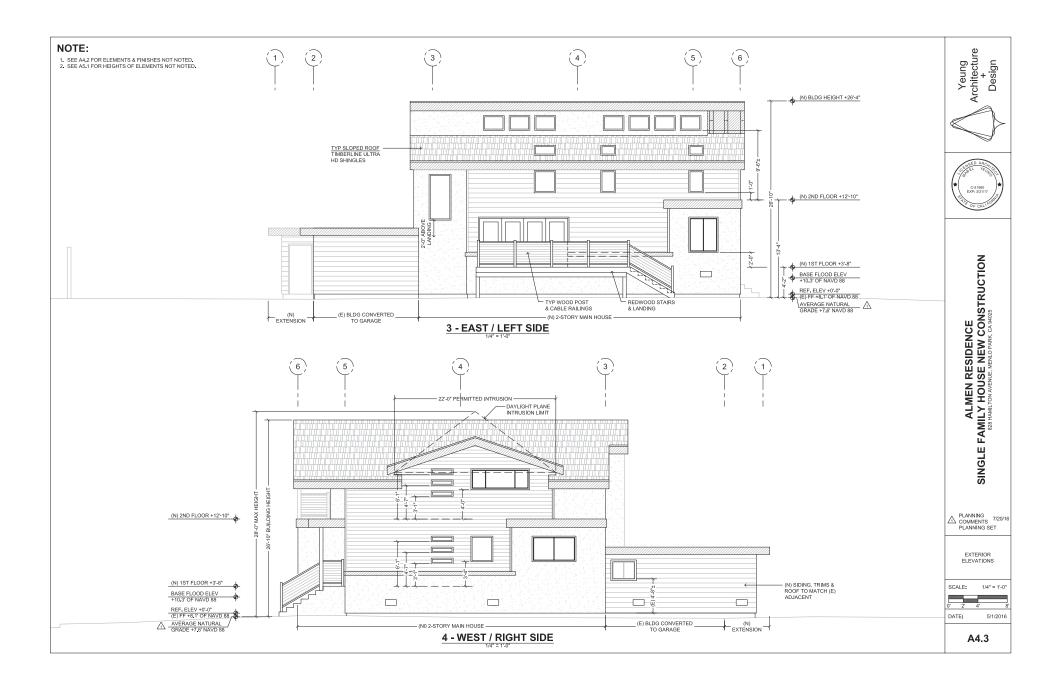


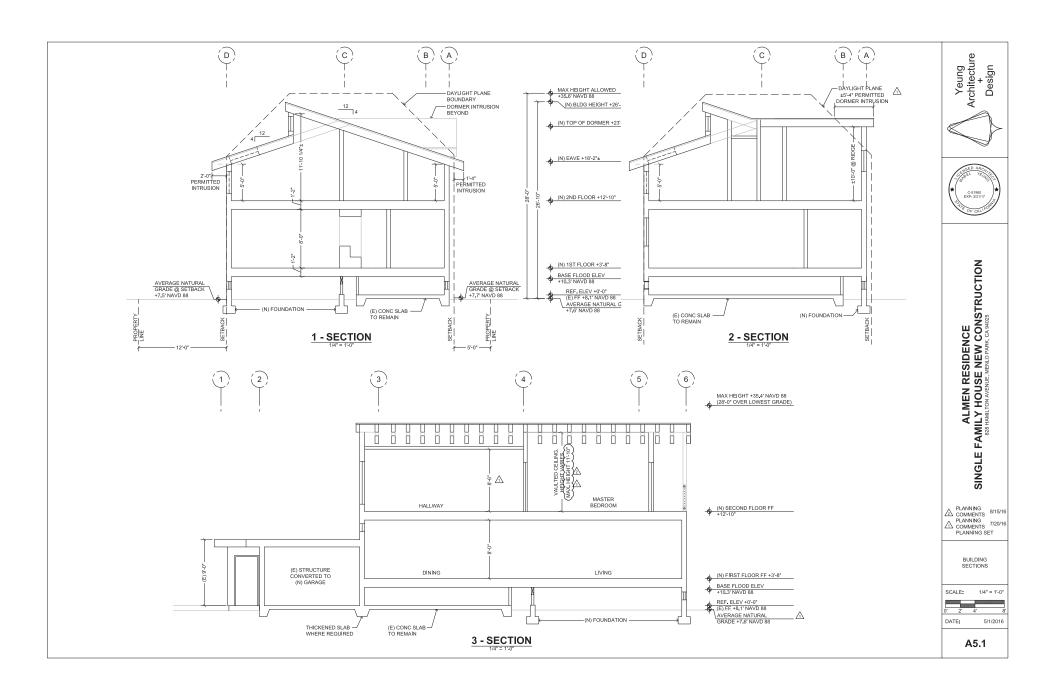


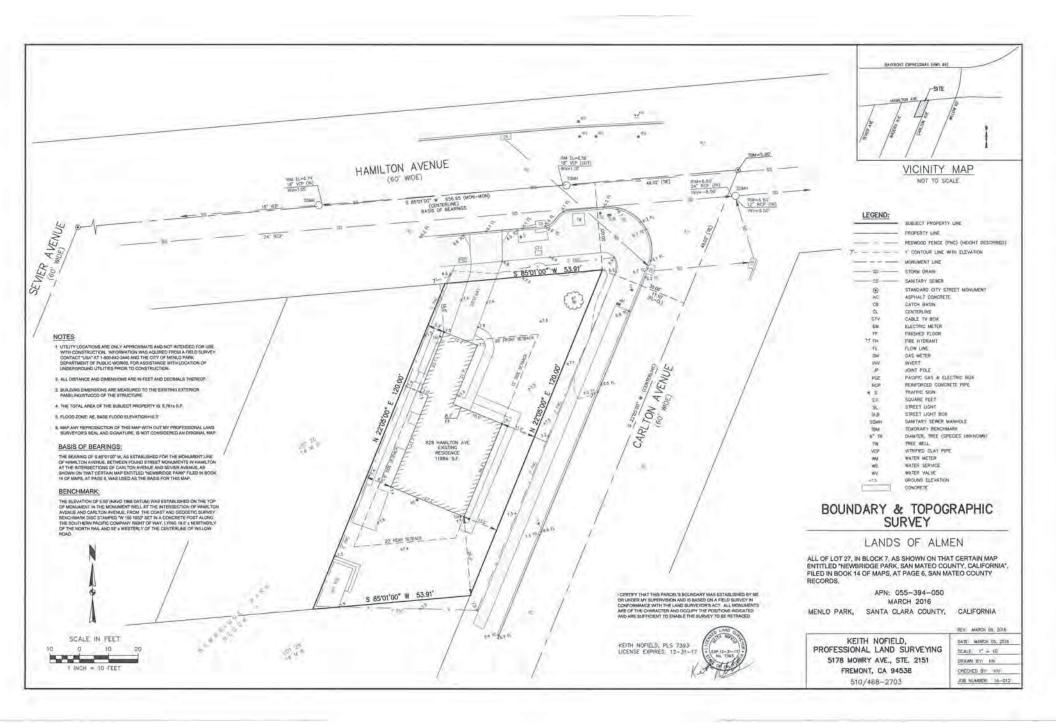














Yeung Architecture & Design

Project Description

Project Location:

828 Hamilton Avenue, Menlo Park

Project Name:

Almen Residence - Single Family House New Construction

Purpose of Proposal

To convert a 1188 SF single story home into a 2800 SF two story home.

Scope of Work

Demolish approximately 800 SF of the existing single story home and construct a 2-story home over an expanded footprint. Convert the existing 400 SF bedroom wing into a single car garage and a workshop. Construct a new driveway from Carlton Street to access the garage through the rear yard.

Architectural Style, Materials, Colors, & Construction Methods

This contemporary home will be constructed with a wood framed structure over a raised floor. The existing concrete slab will remain and strengthened where appropriate to support the new 2-story home. New foundations will be added where no slab exists. Exterior materials will be a combination of natural wood sidings and stucco finished to resemble netural smooth concrete. Clerestories & skylights are employed strategically to mitigate the low second floor ceiling height imposed by the mandated daylight plane limit. A neutral color scheme is proposed with a combination of natural wood, gray stucco, and black trims.

Basis for Site Layout

The new 2-story home will be constructed over the entire existing home's footprint plus an expansion towards the front yard. It is designed to make the best use of the allowed building limit in a substandard lot. The existing concrete slab, at +8.1' of NAVD 88, is to remain and a new raised floor constructed over the slab at 3'-8" above this level in order to clear the mandated FEMA base flood elevation. All existing lawns and gravel surfaces will remain unless covered up by the new home's expanded footprint and as required for proper site drainage. The rear yard's existing gravel area will remain and serve as pervious ground cover for the new driveway.

Existing & Proposed Uses

The existing zoning R-1-U will remain.

Outreach to Neighboring Properties

The owner has reached out to 8 neighbors regarding this project and have received unanimous community support. A support letter with their signatures is attached herein.

Warm regards,

Mabel Yeung Yeung Architecture & Design yeungad@gmail.com

Signature

LETTER OF COMMUNITY SUPPORT

Janaina Almen 828 Hamilton Avenue Menlo Park, Ca 94025

Name

By signing this I attest that my neighbor at the above address has shown me concept drawings for the new building project for her house. As a member of the Belle Haven community I support the execution of this project and believe it will add value to our neighborhood.

Address

Arcelia Alvarez 1383 Chelton are S	2005
David Hernandez 1394 Cartton are	1 Del
David Hernandez 1394 Carton and Ju-Ping HSU / TZ-Jeng Yang 1396 Carlon Ave	
CRAIG CHANG 824 Hamilton Ave HALL	
Guidalupa Godines 820 Hamilton Ave	
Angelica Nuviedo 820 Hamilton Ave. CA. 94	025
Angelica Nuviedo 820 Hamilton Ave. CA. 94 Juan Massana 820 Homitton Ave (A 940	125
51 Celia Vaile 5, Celia V	

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 9/12/2016 Staff Report Number: 16- 076-PC

Public Hearing: Use Permit/Phillip Mazzie/140 Royal Oak Court

Recommendation

Staff recommends that the Planning Commission approve a use permit for excavation to construct a new retaining wall within the required 20 foot rear setback in the R-1-S (Single Family Suburban Residential) zoning district, at 140 Royal Oak Court. 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 140 Royal Oak Court, approximately one-quarter mile north of the Santa Cruz Avenue and Sand Hill Road intersection, near the Sharon Heights neighborhood. Parcels in the immediate neighborhood are zoned R-1-S (Single Family Suburban Residential) and are comprised of two-story single-family homes. Parcels to the west, zoned R-3-A (Garden Apartment Residential), contain single-family townhomes, and parcels to the south, occupied by the Menlo Commons Association, are located in the R-L-U (Retirement Living Units) zoning district. Properties to the east, across Santa Cruz Avenue, are located in unincorporated San Mateo County. A location map is included as Attachment B.

Analysis

Project description

The site is currently occupied by a two-story, single-family residence, which was built in 2014. The site was originally part of a two-acre lot that was subdivided into seven single-family residential lots, approved in 2005. The construction of the house did not require Planning Commission review, since the subdivision created standard lots meeting the R-1-S zoning district requirements for minimum lot area, lot width and lot depth. The applicant is requesting a use permit for excavation within the rear setback for the construction of a new retaining wall. Excavation, which is defined as the removal of dirt to a depth of more than 12 inches, within required setbacks, requires use permit approval by the Planning Commission. 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.

Excavation

The site is not level, and slopes upward approximately four feet from the front property line to the rear yard of the property. As part of a routine site check for a building permit, it was discovered that a retaining wall within the required rear yard was constructed in August 2015 without a use permit. The applicant indicates in his project description letter that the wall was installed in order to create a more level space that would result in a more usable rear yard for the purpose of entertainment and recreation. The applicant is therefore retroactively requesting use permit approval for the excavation associated with the retaining wall. The applicant has also submitted plans for a bocce ball court, arbor, trellis, fire pit and outdoor kitchen under a separate building permit. These features do not require Planning Commission review.

Without the excavation and retaining wall, the usability of the rear yard could be limited. The property and some of the neighboring lots are not level, despite the fact that grading was done as part of the original site subdivision to create a gentler slope. The retaining wall is located along the rear right-hand corner of the property and ranges in height from 11 inches to 2.5 feet. Due to its small size and location in the rear of the lot behind an existing five-foot side yard fence, the wall is not visible from the street and has limited visibility from other properties. Staff believes the excavation for the retaining wall is compatible with other developments in this area, as other properties in the greater Sharon Heights neighborhood have retaining walls. If the use permit for excavation is approved by the Planning Commission, the already-built retaining wall would be reviewed to ensure compliance with Building Code standards through recommended condition 3c.

Trees and landscaping

There are 24 trees on or near the project site, including 11 incense cedar trees that were planted in April 2015. Six of these trees are replacement trees as a result of the previously-approved removal of six eucalyptus trees in the rear yard. All of the incense cedar trees were planted in the rear yard prior to the retaining wall's installation, and are located in relative close proximity of the wall; however, the designated replacement trees are located to the left of the retaining wall. The applicant indicated to staff that five additional ornamental trees have been recently planted.

Correspondence

Staff has not received any items of correspondence on the proposed project. The applicant indicated to staff that he spoke to his neighbors regarding the project and that they did not have any concerns.

Conclusion

The excavation has created a more usable back yard for the residence. Staff believes that the excavation completed for the retaining wall is compatible with other developments in the area and will have minimal impact on the adjacent neighbors, given the scope of the work, its limited visibility, and the required adherence to Building Code standards. It is recommended that the Planning Commission approve the project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

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

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: Yesenia Jimenez, Associate Planner

Report reviewed by:

Thomas Rogers, Principal Planner

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140 Royal Oak Court - Attachment A: Recommended Actions

LOCATION: 140 Royal **PROJECT NUMBER: APPLICANT: Phillip OWNER:** Phillip Mazzie Oak Court PLN2016-00048 Mazzie REQUEST: Request for use permit for excavation to construct a new retaining wall within the required 20 foot rear setback in the R-1-S (Single Family Suburban Residential) zoning district. **ACTION: TBD**

DECISION ENTITY: Planning DATE: September 12, 2016

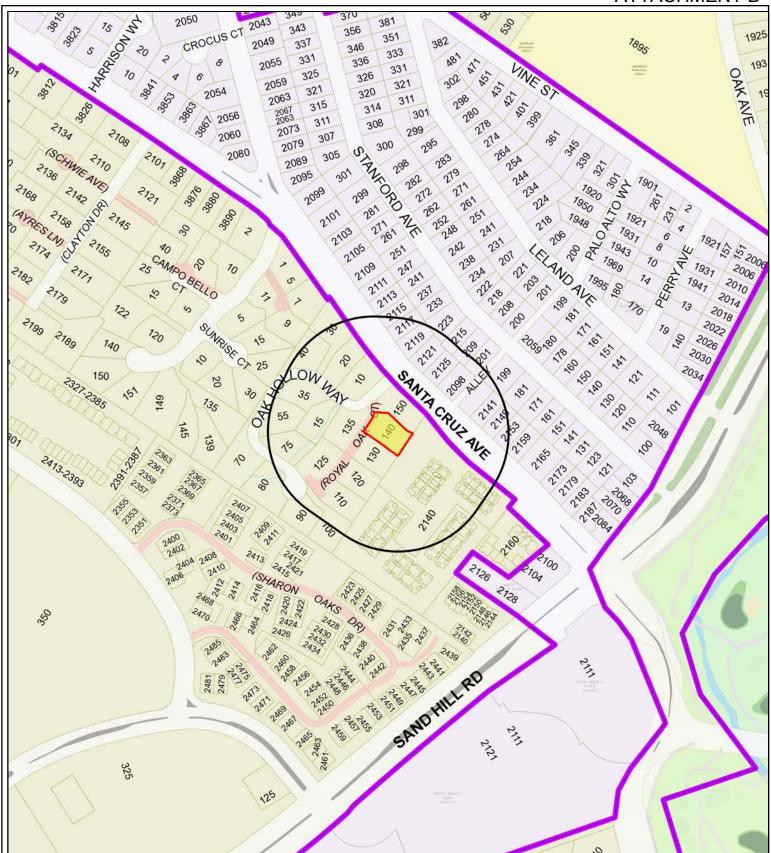
Commission

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, 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
- 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 Bayscape Landscape Management, consisting of 5 plan sheets, dated August 9, 2016 and received on August 30, 2016, and approved by the Planning Commission on September 12, 2016, 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.
 - 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.
 - 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.
 - 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.
 - Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading. demolition or building permits.
 - g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

PAGE: 1 of 1





City of Menlo Park Location Map 140 Royal Oak Court



Scale: 1:3,600 Drawn By: TAS Checked By: YJ Date: 9/12/2016 Sheet: 1

140 Royal Oak Court – Attachment C: Data Table

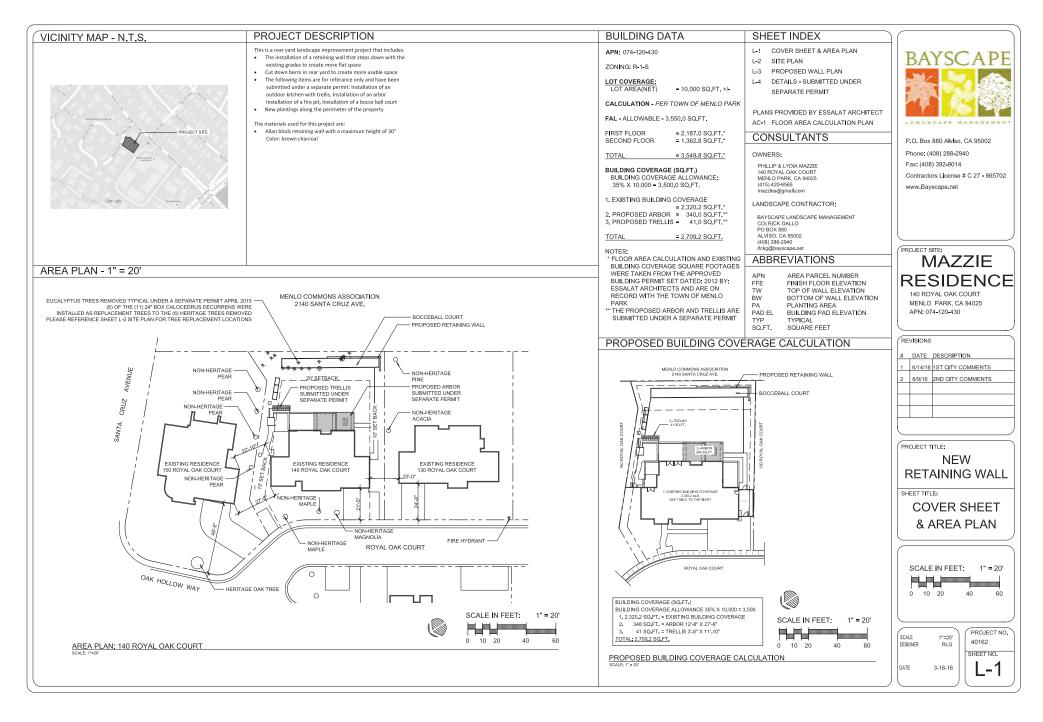
	_	OSED JECT	EXIS PRO	_	ZON ORDIN	_
Lot area	10,000	sf	10,000	sf	10,000	sf min.
Lot width	80	ft.	80	ft.	80	ft. min.
Lot depth	139	ft.	139	ft.	100	ft. min.
Setbacks						
Front	21.2	ft.	21.2	ft.	20	ft. min.
Rear	54	ft.	54	ft.	20	ft. min.
Side (left)	10	ft.	10	ft.	10	ft. min.
Side (right)	10	ft.	10	ft.	10	ft. min.
Building coverage	2,709.2	sf	2,320.2	sf	3,500	sf max.
-	27	%	23	%	35	% max.
FAL (Floor Area Limit)	3,549.8	sf	3,549.8	sf	3,550	sf max.
Square footage by floor	1,763.5	sf/1st	1,763.5	sf/1st		
	1,362.8	sf/2nd	1,362.8	sf/2nd		
	423.5	sf/garage	423.5	sf/garage		
	1,627	sf/basement	1,627	sf/basement		
	348	sf/arbor				
	41	sf/trellis				
Square footage of buildings	5,565.8	sf	5,176.8	sf		
Building height	26.7	ft.	26.7	ft.	28	ft. max.
Parking	2 co\	/ered	2 co\	/ered	1 covered/1	
-	Note: Areas sho	own highlighted in	ed indicate a nonconforming or substandard situation.			

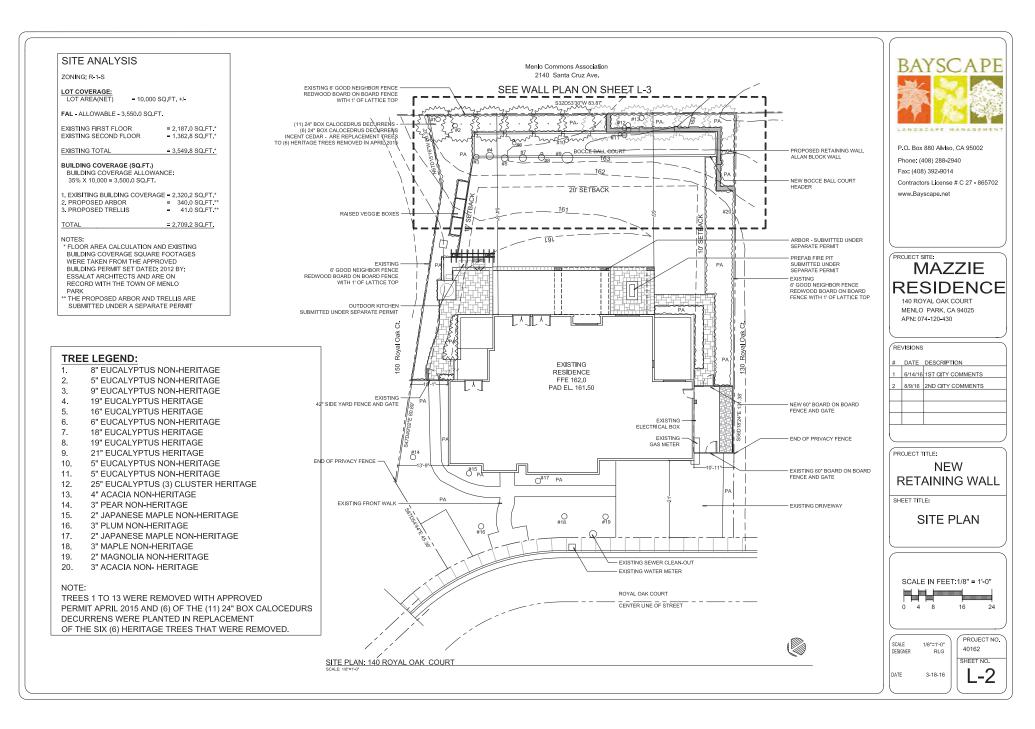
Trees

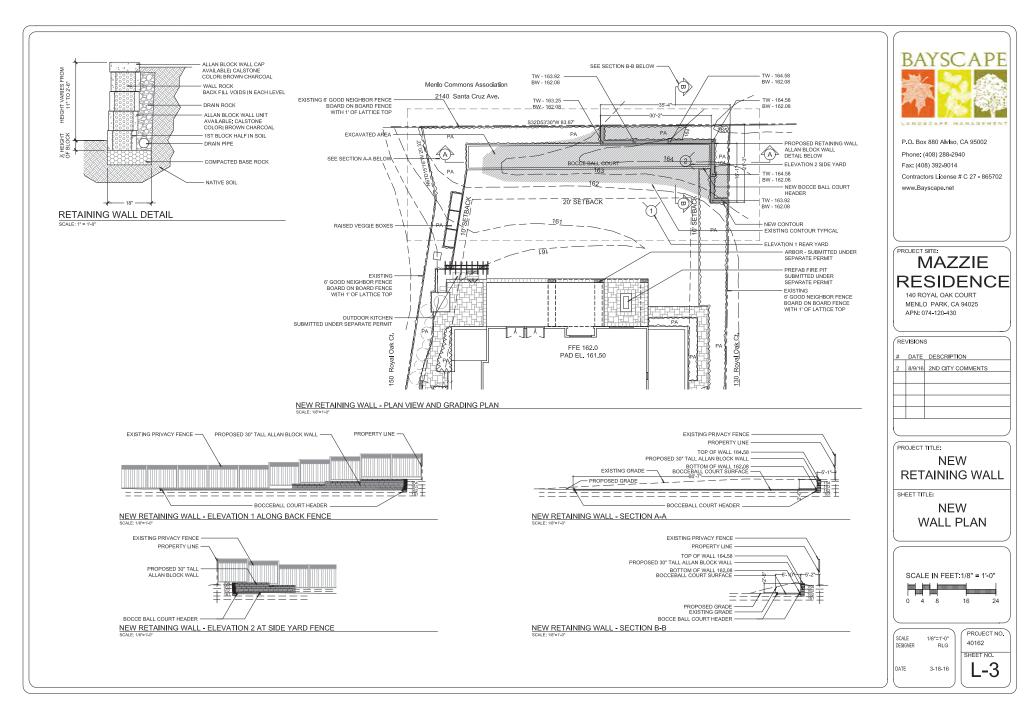
Heritage trees	0	Non-Heritage trees	24*	New Trees	0
Heritage trees proposed	0	Non-Heritage trees	0	Total Number of	24
for removal		proposed for removal		Trees	

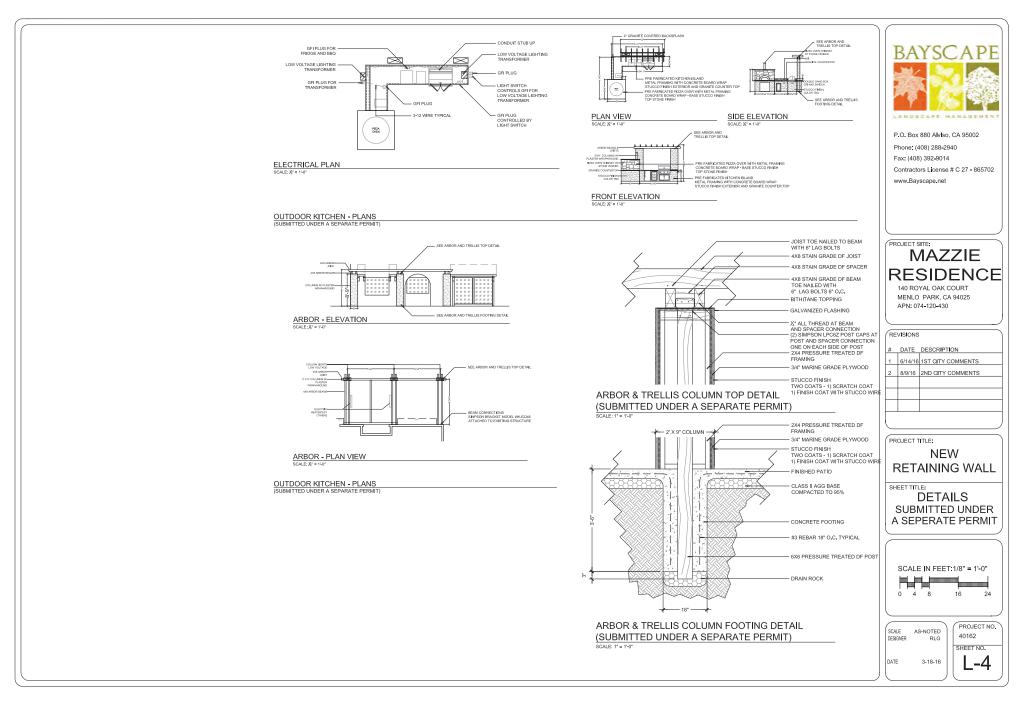
^{*}Includes six non-heritage trees on adjacent property

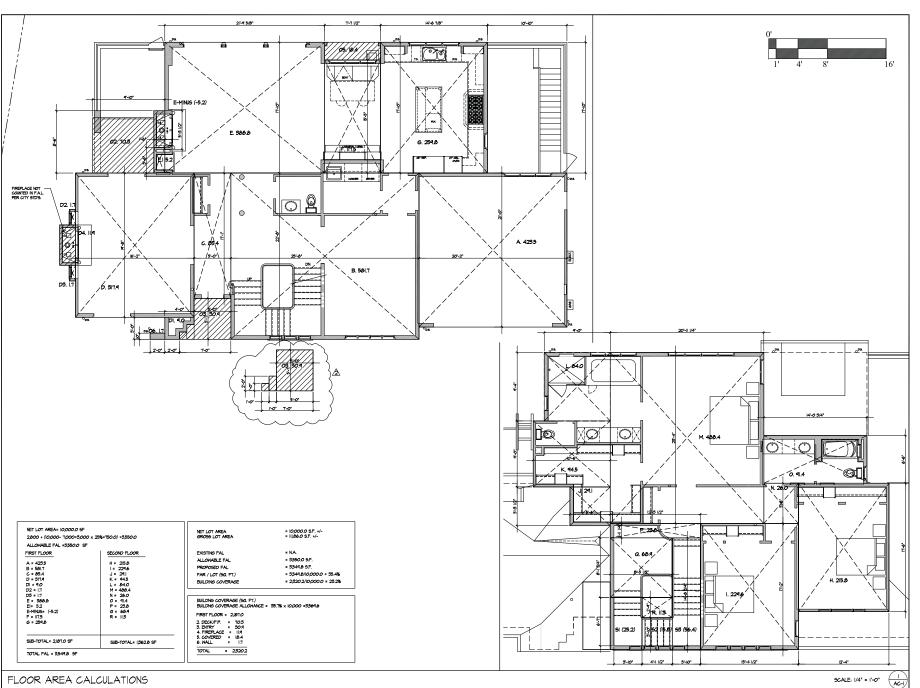
ATTACHMENT D













312 N. San Mateo Dr., San Mateo, CA 94401 Phone 650.348.3223 Fax 650.348.2224 arkitype@essalatarchitects.com



Project

Lot #6

140 Royal Oak Ct. Menlo Park, CA 94025 APN # XXX-XXX

Sheet Title Area Calc. Plan

Job No 217f Drawn TR/MB Date 01-05-2006

Revisions
PLANNING P-16-07
A PLANNING II-30-07
A
A
A
A
A
A
A

Scale 1/4" - 1'-0"

Sheet

AC-1

ATTACHMENT E

Date: August 30, 2016



P.O. Box 880 Alviso, CA. 95002 Phone: (408) 288-2940 Fax: (408) 392-9014 State Contractors License # C 27 – 865702 www.bayscape.net

Yesenia Jimenez
Associate Planner
Community Development
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

RE: Project Description - 140 Royal Oak Court Menlo Park, CA

This is a rear yard landscape improvement project that includes:

- The installation of a retaining wall that steps down with the existing grades to create more flat space
- Cut down berm in rear yard to create more usable space
- The following items are for reference only and have been submitted under a separate permit: Installation of an outdoor kitchen with trellis, Installation of an arbor, Installation of a fire pit, Installation of a bocce ball court
- New plantings along the perimeter of the property

The materials used for this project are:

Allan block retaining wall with a maximum height of 30" Color: brown charcoal

Community Development



STAFF REPORT

Planning Commission
Meeting Date: 9/12/2016
Staff Report Number: 16-077-PC

Public Hearing: Use Permit/Off the Grid Services LLC/Menlo Park

Civic Center

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit for a recurring special event (weekly food truck market) on a portion of the Menlo Park Civic Center, at 701 Laurel Street in the P-F (Public Facilities) zoning district. The market would be located in the parking lot along Alma Street, between the Library and the Arrillaga Family Gymnasium. Additional alternate locations within the Civic Center could also be considered and administratively approved in the future. The event would occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:00 p.m. and cleanup concluding at 10:30 p.m. The event would include amplified live music and generator use, which may exceed Noise Ordinance limits. The event would replace the existing weekly food truck market at the Caltrain station parking lot, which is being discontinued at that location. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Off the Grid at Menlo Park Caltrain

On January 13, 2014, the Planning Commission reviewed a request from Off the Grid for a use permit for a weekly food truck market at a portion of the Caltrain station parking lot at 1100 Merrill Street. At this meeting, the Commission considered a number of comments from members of the public (many of which were in opposition to the proposal), asked questions of the applicant, and voted to approve the use permit per the staff recommendation (which included a one-year term), with an additional requirement for an initial review six months after the commencement of operations. The first event was held on February 19, 2014.

On September 8, 2014, the Planning Commission conducted the required six-month review. This review provided an opportunity for the applicant, staff, the public, and the Planning Commission to consider and comment on the operations to date. As part of this review, the City received a number of emails and postcards supporting the market, which were distributed to the Planning Commission. In addition, the Planning Commission considered public comment from two individuals at the meeting (one in support, one in opposition). No action was required at the six-month check-in, but individual Commissioners generally expressed support for the market and appreciation for it bringing a new type of food/social option to town.

On December 15, 2014, the Planning Commission considered a request for a five-year extension of the term for the Off the Grid food truck market. No members of the public commented at this hearing, and the

Commission granted the extension request.

The market has operated every Wednesday evening since the original 2014 start, and staff has observed that the events have generally run smoothly, with no consistent issues with the live music or other event noise, automobile parking, or railroad safety. However, in 2016, Caltrain notified Off the Grid that their lease needed to be terminated due to an issue relating to the event's proximity to the historic train station building. The applicant and City staff then considered alternate locations on public and private sites in and around downtown, arriving at the subject proposal to use a portion of the Menlo Park Civic Center.

Site location

The subject site is the Menlo Park Civic Center, bounded by Alma Street, Ravenswood Avenue, Laurel Street, and Burgess Drive. The Civic Center has a primary address of 701 Laurel Street, although the proposed location for the market would be located in the parking lot between the Arrillaga Family Gymnasium (addressed 600 Alma Street) and the Library (addressed 800 Alma Street). The Civic Center is surrounded by a variety of uses, including the Caltrain tracks, the SRI International campus, and other residential and commercial areas. A location map is included as Attachment B.

Analysis

Project description

The applicant, Off the Grid, is requesting a use permit for a recurring special event, a weekly food truck market on Wednesday nights, at the Menlo Park Civic Center. The event would take the place of the existing Off the Grid food truck market at the Menlo Park Caltrain station. Off the Grid currently operates a number of similar food truck markets throughout the Bay Area, including weekly markets in Palo Alto (Monday evenings), Mountain View (Friday evenings), San Carlos (Friday evenings), and Belmont (Monday evenings).

The event would take place between 5:00 P.M. and 9:00 P.M., with setup starting at 3:00 P.M. and cleanup concluding by 10:30 P.M (condition 4a). During the winter, the hours of operation may shorten by one hour. The market would occur every week, regardless of weather. The event would take place in the parking lot between the Library and the Arrillaga Family Gymnasium, along Alma Street, although it could potentially move to an alternate Civic Center location, as noted in the "Layout and aesthetics" section.

Event operations would be managed by at least two Off the Grid staff members, who would maintain the space, address issues if they arise, and handle setup, breakdown, and cleanup. The Menlo Park market would typically consist of eight to 10 trucks, which would be rotated on a regular basis to ensure variety. None of the trucks would sell alcohol, nor could alcohol be brought to the site and consumed (condition 4b). All of the food trucks would be required to have a City business license, pay required sales taxes, and have all relevant health permits and insurance (condition 4c).

The applicant has submitted a project description letter (Attachment B), which describes the proposal in more detail and which includes a diagram of the proposed layout. The application is analyzed further in the following sections. The proposal for a recurring special event requires a use permit, as has been the process for similar events throughout the city, such as the Downtown Block Party, Connoisseurs Marketplace, and Sunset Celebration Weekend. The P-F zoning district likewise permits non-governmental uses through a use permit.

Submittal of the use permit application has been authorized by the City Manager, and is being coordinated with the Housing and Economic Development Manager. If the use permit is approved by the Planning

Commission, the City Council would consider a lease agreement at a future meeting (tentatively scheduled for October 11, 2016). The lease must be executed prior to the applicant holding the first event (condition 4d).

The use permit is proposed to have a five-year term (condition 4e), which is the term that was approved most recently at the Caltrain station location. The applicant has also stated their willingness to have a sixmonth check-in to evaluate initial operations, as was the case with the previous market approval. This sixmonth check-in requirement is also included as part of condition 4e.

Layout and aesthetics

As shown in the project plans (Attachment C), the location for the market would be in the parking lot located between the Library and the Arrillaga Family Gymnasium, in the aisle located closest to Alma Street. This location would allow the applicant to stay relatively close to the existing location at the Caltrain station, and would have good visibility from Alma Street. However, the applicant is requesting the flexibility to potentially relocate the market to an alternate Civic Center location. Staff would be able to review and approve alternate Civic Center locations, with notification and consent of the Planning Commission, in order to potentially improve the functionality of the market (condition 4f). The proposed flexibility is meant to allow for alternate locations to be evaluated over multi-month periods, if issues arise at the primary proposed location. The flexibility is not intended to allow for the market location to be changed week-to-week, since the applicant has stated that such events benefit from having a consistent site. Possible alternate locations include the parking and fountain plaza area between the Administration Building and the Arrillaga Family Recreation Center, or the portion of Library/Gymnasium parking lot that is closest to the duck pond.

The food trucks would typically number between eight and 10. The trucks would be located on either side of the Alma Street parking lot's outer aisle, with chairs and elevated strings of light located in the center of the market, giving this space some definition. A live music area would be included, as discussed further in a following section. Tables would not be provided, which would keep the seating area informal and distinct from a traditional restaurant experience. The food trucks themselves are typically decorated in a variety of colors and styles, which would create a bit of visual interest in addition to the light strings.

Each truck would provide garbage/recycling/compost receptacles, and additional bins would be located toward the edges of the site. Off the Grid staff would monitor trash during the event's operations, and would be required to fully clean the market and immediately surrounding areas after the conclusion of the event (condition 4g). This condition also allows City staff to address issues if any trash-related problems potentially arise.

Example photos of the existing Caltrain station market are available as Attachment D, to relay the general look and feel. Overall, staff believes that the market would remain a visually appealing example of an outdoor special event, and the cleanup requirement would limit the potential for trash-related issues.

Live Music, Noise

The applicant is proposing to include live music as part of the event, between the hours of 6:00 P.M. and 8:00 P.M. The entertainment area would be oriented toward the corner of the seating area, and it would be located over 500 feet from the closest residences. The live music would be amplified using a portable speaker system, although the musicians would typically be playing acoustic instruments and would usually consist of one to two performers. In addition to the live music, the food trucks would utilize small generators, and the music/lighting systems would be powered by a separate portable generator.

The Noise Ordinance limits "daytime" (defined as the period from 7:00 A.M. and 10:00 P.M.) noise as

measured at any residential property to sixty (60) dBA. The proposed amplified live music and generator use would be a new noise source. As a result, the applicant is requesting approval to exceed the Noise Ordinance limits, similar to what has been considered and approved as part of other special event use permits (for example: Downtown Block Party, Sharon Heights Golf and Country Club Fourth of July Fireworks, and Sunset Celebration Weekend), including the existing Caltrain station food truck market location.

Staff believes the proposed live music would provide a positive amenity for this type of event. In addition, it would be limited in duration to just two hours, concluding at 8:00 P.M. The music would not be directly oriented toward residential parcels, which are also located over 500 hundred feet away. While the music would be amplified, it would typically be acoustic in nature. The hours and general nature of the music would be enforced through condition 4h. The proposed small generator use is consistent with this type of food truck event, and it and the live music would occur in what is already an active mixed-use area. In particular, Caltrain operations already generate a significant amount of noise during the proposed event hours, relative to the proposed live music and generator use. The Commission may also note that while noise was a particular area of concern for some members of the public when the Caltrain station location was initially proposed, the City does not have a record of receiving any Noise Ordinance complaints during the year-and-a-half of that market's operation.

Parking and Access

As a special event, the proposal is not required to provide a specific amount of off-street parking, similar to other recurring events such as the weekly Farmer's Market. In addition, the P-F zoning district does not have any specific parking ratio requirements. However, the Planning Commission may consider overall parking and access as part of the use permit.

With regard to non-motorized patronage, the event can be expected to draw interest from pedestrians and bicyclists, based on its location. The Civic Center itself may be a key source of potential customers, as it already draws Library patrons, athletic facility users, City employees, and other community members who could see the market as a convenient food option complementing their existing trips to and from the site. The site is also located in proximity to a number of existing activity nodes (for example: the Caltrain station, downtown, the SRI Campus, multi-family residential districts, and office developments), from which potential Off the Grid patrons could easily walk or bicycle.

Within this lot, the applicant would place semi-permanent signs noting that no parking is permitted during the event (including setup/cleanup times) on Wednesdays, which would notify Civic Center users not to park in this area unless they are departing prior to 3:00 P.M. Photographs of these signs at the existing Caltrain parking lot are provided as part of Attachment E. The applicant has relayed to staff that during the first few weeks of a new market's operation, some parking lot users inadvertently leave their car in the market zone. In such cases, Off the Grid has set up around the car(s), and worked to safely let the drivers out if they return during the market's setup or operation. The applicant has stated that such issues tend to resolve themselves as community members become accustomed to a market's operations. The project description letter includes a request that City staff place cones/barricades in this lot earlier in the day each Wednesday, but staff does not have this capacity, and it would not be part of the use permit if it is approved.

The overall Civic Center has six existing parking areas that serve the site, with an approximate total of 560 parking spaces. The parking demand at the Civic Center can vary significantly, with usage often high during recreation league play (e.g., there are youth and adult leagues for basketball and volleyball, which use the Arrillaga Family Gymnasium) or special events. However, while there are pockets of limited parking use, the

overall Civic Center generally has parking available in multiple locations. Staff believes that there may be an adjustment period and times when Civic Center drivers experience some inconvenience, but that overall parking capacity would not be exceeded. However, if parking issues result from this particular location, the flexibility for alternate market sites would allow for them to potentially be addressed. For example, the potential alternate locations closer to the duck pond and Administration Building could displace fewer parking spaces, as well as reduce effects on evening Library and Gymnasium users. In addition, staff has independently been considering whether additional signage and/or parking limit changes could improve the operation of Civic Center parking lots (for example, by restricting the ability for Caltrain commuters to park in such lots all day).

Similar to the music/noise topic, staff would like the Planning Commission to note that parking was a key area of concern for many community members during review of the initial Caltrain station market use permit. However, staff believes that significant issues did not result from that event's operations, even during times of high Caltrain station parking use (such as during Giants games).

Restroom

With the Caltrain station location, the applicant has provided an accessible portable restroom, which has been delivered each Wednesday and removed the following day. For the proposed Civic Center location, the applicant is proposing that the existing public restrooms in the Recreation Center, Gymnasium, and Library be utilized. The applicant would provide signage to this effect, and would train event staff to direct patrons as needed. Staff believes that use of these public restroom facilities is acceptable, with a condition allowing staff to address potential issues, such as through additional signage and possible cleanup assistance from Off the Grid, or potentially by delivering and removing a portable restroom each week, consistent with the current market (condition 4i).

Correspondence

Staff has received one item of correspondence (Attachment F), which states opposition to a for-profit entity using a City facility, and concern regarding potential parking issues. Parking is discussed in an earlier section, and staff would note that the City already partners with for-profit recreation companies to provide fee-based services at the Civic Center, and that City facilities can also be rented for private events, such as weddings. Staff does not see the proposed food truck market as inconsistent with those practices.

Conclusion

Staff believes the existing Caltrain station food truck market has been a unique and visually appealing example of an outdoor special event, and that its proposed relocation to the Civic Center would continue to be successful in that regard. The proposed live music would be limited in duration and intensity, and would provide an amenity for the event. Conditions of approval would ensure full cleanup of the site, and allow staff to address possible trash or restroom issues. The event can be expected to draw pedestrian and bicycle patrons, and the Civic Center typically has parking availability in the overall campus lots. The location flexibility would allow for other Civic Center sites to be approved administratively, with oversight by the Planning Commission. Staff recommends the Planning Commission approve the use permit.

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 4 (Section 15304, "Minor Alterations to Land") of the current California Environmental Quality Act (CEQA) Guidelines. Specifically, the project is exempt under Section 15304(e), which exempts minor temporary use of land having negligible or no permanent effects on the environment.

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. Project Description Letter
- D. Photographs of Existing Caltrain Station Market
- E. Photographs of Parking Limit Signs
- F. Correspondence

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by: Thomas Rogers, Principal Planner

Report reviewed by:

Arlinda Heineck, Community Development Director

LOCATION: 701 Laurel Street (Menlo Park Civic	APPLICANT: Off the Grid Services LLC	OWNER: City of Menlo Park
Center)		

REQUEST: Request for a use permit for a recurring special event (weekly food truck market) on a portion of the Menlo Park Civic Center, at 701 Laurel Street in the P-F (Public Facilities) zoning district. The market would be located in the parking lot along Alma Street, between the Library and the Arrillaga Family Gymnasium. Additional alternate locations within the Civic Center could also be considered and administratively approved in the future. The event would occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:00 p.m. and cleanup concluding at 10:30 p.m. The event would include amplified live music and generator use, which may exceed Noise Ordinance limits. The event would replace the existing weekly food truck market at the Caltrain station parking lot, which is being discontinued at that location.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 4 (Section 15304, "Minor Alterations of Land") of the current CEQA Guidelines.
- Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Approve the use permit subject to the following standard conditions:
 - a. Development of the project shall be substantially in conformance with the project description letter provided by the applicant, dated August 29, 2016, and approved by the Planning Commission on September 12, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
- 4. Approve the use permit subject to the following project-specific conditions:
 - a. The market operations shall be limited to Wednesday between 5:00 P.M. and 9:00 P.M. Setup may start at 3:00 P.M., and cleanup shall be concluded by 10:30 P.M.
 - b. Alcohol sales and/or consumption are prohibited.
 - c. The applicant and all vendors shall comply with all applicable permitting requirements, including but not limited to: City Business License, Board of Equalization Seller's Permit, San Mateo County Mobile Food Facility Permit, liability insurance, and vehicle insurance.
 - d. City Council action on the lease agreement must be executed prior to the first event at the Civic Center.
 - e. The use permit shall expire five years from the first date that the market is held at the Civic Center, unless the applicant obtains approval of an extension of the use permit. The use permit is subject to initial review by the Planning Commission six months after the first event is held.
 - f. The location may be changed within the Civic Center, subject to review and approval of the

PAGE: 1 of 2

LOCATION: 701 Laurel	PROJECT NUMBER:	APPLICANT: Off the	OWNER: City of Menlo
Street (Menlo Park Civic	PLN2016-00068	Grid Services LLC	Park
Center)			

REQUEST: Request for a use permit for a recurring special event (weekly food truck market) on a portion of the Menlo Park Civic Center, at 701 Laurel Street in the P-F (Public Facilities) zoning district. The market would be located in the parking lot along Alma Street, between the Library and the Arrillaga Family Gymnasium. Additional alternate locations within the Civic Center could also be considered and administratively approved in the future. The event would occur on Wednesday evenings between 5:00 p.m. and 9:00 p.m., with setup starting at 3:00 p.m. and cleanup concluding at 10:30 p.m. The event would include amplified live music and generator use, which may exceed Noise Ordinance limits. The event would replace the existing weekly food truck market at the Caltrain station parking lot, which is being discontinued at that location.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

Planning Division. Notice of this approval shall be provided to the Planning Commission via email, and any Planning Commissioner may request that the item be placed on the next Planning Commission meeting for discussion and potential action. If no Planning Commissioner makes such a request, the location change shall be deemed approved.

- g. The applicant shall regularly monitor trash while the market is operating, and shall fully clean the market and immediately surrounding areas at the conclusion of each event. If City staff observes recurring trash-related issues, the Public Works Department and Planning Division shall have the authority to add new requirements relating to this topic. For example, staff could require the applicant to empty certain Civic Center refuse containers at the conclusion of each event, provide fair-share contributions toward additional garbage collection service, or similar requirements. If such problems remain unresolved, the use permit may be subject to revocation.
- h. Amplified live music is permitted between 6:00 P.M. and 8:00 P.M., and shall typically consist of one to two musicians playing predominantly acoustic instruments.
- i. The Public Works Department and Planning Division shall have the authority to review potential issues relating to use of Civic Center building restrooms, and to add new requirements relating to this topic. For example, the Public Works Department and Planning Division could possibly require the applicant to inspect the restrooms during/after the events and assist with cleaning, or to require the delivery/removal of a portable restroom, similar to the previous Caltrain station market operations. If such problems remain unresolved, the use permit may be subject to revocation.

PAGE: 2 of 2





CITY OF MENLO PARK

LOCATION MAP 701 LAUREL STREET - OFF THE GRID

DRAWN: THR CHECKED: THR DATE: 09/12/16 SCALE: 1" = 300' SHEET: 1





Off the Grid: Menlo Park

Re: Project Description Letter 08/29/2016

Why is OtG Moving Locations?

On May 18 2016, I received notice from Caltrain Joint Power Board that Off the Grid will need to close the recurring Wednesday food truck market located at the Menlo Park Caltrain parking lot. The reason for this notification and need to close came from the Historical Preservation Covenant. The Menlo Park lot location is a designated historical station. At the time, the Historical Preservation Covenant conducted an inspection of the station and informed JPB Real Estate that, "The use/lease of the premises of our event was in conflict with the Historical Preservation Covenant." Caltrain requested we close in 30 days and has been incredibly supportive by allowing us the last 14+ weeks to continue with out interruption while we have gone through a Planning Review process. Furthermore, Caltrain representative included in her notification the following;

"While OtG has been an excellent tenant and Real Estate is very supportive of leasing various sites for OtG events, Real Estate unfortunately does not have the decision making authority in this particular matter."

After receiving this notification, OtG began working with Economic Development to relocate our event. We looked at 4 sites in downtown, ultimately finding City Hall as the only appropriate place to accommodate the weekly event. Our initial location was the parking lot in the Library as before you in this letter. However, after some early pushback, we then pursued the "Fountain Lot". However, once beginning the review process, conditions and feedback made the site slightly challenging to execute. This led to revisiting the "Library Lot" which is no our focus for gaining approval on.

Proposed New Site Use

The new location and activation of the "Library Lot" is the same use as the previous location at Caltrain. We propose to run on Wednesday evenings, year round, rain or shine with a lineup of up to 10 mobile food trucks (9 savory trucks and 1 dessert), the OtG box truck, tent for live music performance for 2 hours, 200 chairs, lighting, waste management and 2 OtG employees on site at all times. OtG will manage the site for the entire duration of the event, provide liability coverage to the City, facilitate all proper documentation from the Vendors and handle setup/breakdown and cleanup. We believe the market will provide a continued unique outdoor eating experience for the residents and community of Menlo Park while providing a great amenity to all the programming and facilities on the campus of City Hall.

Day and Hours

Off the Grid will operate on Wednesday evenings from 5:00pm – 9:00pm. Setup will begin at approximately 3:00pm each week with breakdown, truck removal and cleanup concluding



Off the Grid: Menlo Park

at approximately 10:30pm. During the holidays OtG takes a short break at the end of the year and will be closed on Wednesday December 28th 2016, returning on Wednesday January 4th 2017. Beginning in early November OtG will adjust their hours for the winter season and close the market at 8:00pm concluding breakdown/cleanup at approximately 9:30pm. The winter hours will remain through March of 2017. Beginning in April, OtG will begin the summer season and go back to staying open until 9:00pm with breakdown/cleanup concluding at approximately 10:30pm.

Vendor Curating

Off the Grid will continue to deliver a diverse lineup of vendors on a bi-weekly rotating schedule. This offers a huge amount of offerings for customers to choose from while maximizing vendor participation. All vendors who are contracted to operate in this market will be required to have a Menlo park business license which is site specific to working in an OtG event, San Mateo County Health permit, CA seller's permit, \$2M in liability coverage and proper auto insurance. Beginning in September, OtG will start the massive coordinating effort of organizing a complex schedule consisting of over 1200 shifts per week across all markets. This re-contracting process coincides with the winter season and allows and opportunity to move vendors to new locations and continue to provide a high level of participation and diversity in food offerings.

Parking Control

Like at our existing location, the greatest obstacle we will face is ensuring the parking lot is free of vehicles when we arrive onsite. OtG requests that the City provide the support necessary for facilitating this. OtG can provide cones/delineators or barricades for cordoning off the space. However, if this is not an option, OtG will put out the same "No Parking" Signs used in the current Menlo Station lot. They are six feet high poles with a 40-pound base where we mount a 12X18" sign reading, "No parking Wednesdays 3:00pm – 10:30pm, tow away zone". These signs would remain in the parking space throughout the week messaging the closure during the specific hours. Once OtG arrives, we will formally close of the lot (where the trucks are) maintaining access to the rest of the lot for customer parking.

Music Programming

Music is an important part of the experience and package at each market. Our musicians and singers will be equipped with a microphone and a speaker to provide background acoustic sounds and entertainment for 2 hours, typically with a short break in-between.

Music will be staged under a 10x10 tent facing away from City Hall and toward Alma St. and into the center of the market in order to have the least impact on the neighboring buildings. OtG will also keep decibel levels at 90. This aids in creating a comfortable ambiance suitable to the young families attending our market. Music also provides a great opportunity for OtG



Off the Grid: Menlo Park

to work with the community by curating local musicians interested in gaining exposure or opportunities for performing.

Examples of music at our markets:

http://www.youtube.com/watch?v=dikV9Clqiuw&feature=youtu.be

http://www.youtube.com/watch?v=FfyCq9Wzxik&feature=youtu.be

http://www.youtube.com/watch?v=n8eujoJRjBA&feature=youtu.be

http://www.youtube.com/watch?v=dikV9Clqiuw&feature=youtu.be

Waste Management

OtG has a pop-up, zero footprint mentality and leaves the market space cleaner than we found it at the conclusion of each event. We achieve this by requiring the following of our ourselves and our vendors:

All vendors are contracted to use compostable and/or recyclable service materials, a 3-part waste disposal system in front of their vehicle, to pack out all garbage accumulated at the conclusion of their shift and manage waste disposal at their individual commissaries or restaurants.

OtG provides additional waste disposal capacity with a waste station at the two market exit points, and partners with the San Francisco Conservation Corps for waste sorting and recycling at an offsite storage facility. In addition, OtG encourages all vendors to use organic and sustainable products. We believe this program results in better food and supports our zero-footprint philosophy.

Permitting and Liability

As mentioned above, OtG requires vendors participating with OtG to provide a significant amount of documentation. Due to the amount of vendors we work with (250+) and considering that many trucks owners own multiple trucks, OtG has designed and built its own Content Management System (CMS) tool. The CMS allows us to schedule all shifts but also a place to maintain and update copies of vendor documentation for 38 Cities and across the 11 counties we work within.

Alcohol On Site

Alcohol is not permitted onsite nor within the market space. When guests bring alcohol into the event, OtG staff is trained to deal with it safely and professionally. Those customers are kindly asked to put alcohol away. In the event the customer does not respect this request they are asked to leave. In the extremely rare instance the situation escalates OtG will contact local PD for assistance. Due to the nature of the event being very family friendly, this has not been a repeat issue for OtG.

Restroom Use

Off the Grid is required by County Health to provide a restroom for the vendors who are serving at the market. This is not a requirement of customers. However, restrooms are an



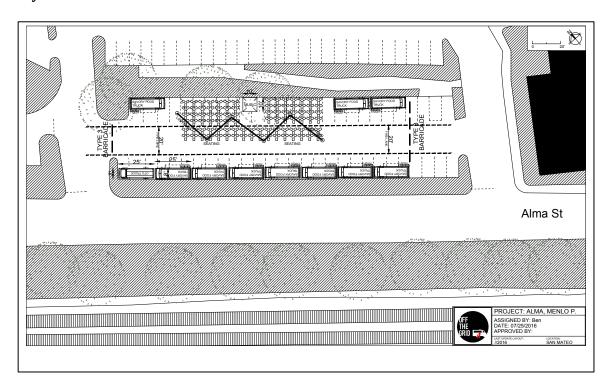
Off the Grid: Menlo Park

amenity that we think is important to our customers. We will be communicating through signage and staff that the restrooms for the event are in the public facilities of the buildings on campus.

Term Limit

Off the Grid requests for the Use Permit in discussion be approved for a 5-year term. Based on our history operating in Menlo Park and the precedent being set with our previous location and permit we believe this is a reasonable request. With that being said, OtG is more than happy to come back before the Planning Commission or have a six month checkin to see how the market is going in the new space.

Layout



Communicating Event Access

By using our Off the Grid IOS and Android App we have profiles on each location where we can communicate parking and other amenities or accommodations. We will be communicating parking suggestions on our website, newsletter, staff onsite and signage in the market. In addition, services such as LYFT or Uber are incredibly popular amongst our demographic. This demographic is typically 25 – 40 year-old, young families who are tech savvy and follow us on social media platforms.



Off the Grid: Menlo Park

Previous Narrative Submittal (from July)

History of Off the Grid's Permitting

Off the Grid was first contacted by Jim Cogan with the Menlo Park Office of Economic Development in mid 2013. Mr. Cogan's interest in bringing Off the Grid to Menlo Park was to develop an amenity that would attract a younger demographic into downtown. With Facebook having its headquarters in Menlo Park, the question posed was, "Would an Off the Grid event create an opportunity to keep a portion of these employees and others in the same industry, in Menlo Park, spending dollars?"

In the Fall of 2013, after reviewing several locations with Mr. Cogan, OtG negotiated a lease agreement and authorization for activating the southeast portion of the Caltrain lot with the Joint Power Board. Soon after OtG began working with Thomas Rodgers on a permit application for a Temporary Use Permit. The expectations, requirements and demands of the application were tedious and thorough. OtG conducted a parking analysis, outreach to local restaurants and merchants and with the property management team of the Menlo Center.

Our groundwork and submittal created an opportunity to go before the Planning Commission in a public hearing in. Off the Grid faced an overwhelming amount of opposition from local business owners and residents. The line went out the door and the hearing went well into the night. The Planning Commission graciously approved a 1-year TUP with a six month check in. In addition, it was suggested that OtG begin surveying our customers based on feedback from the public during the hearing that OtG was not able to answer at the time. OtG began profiling the customers at Menlo Park in April of 2014. To date we have now conducted over 14,000 interviews across all of our markets. The data has proven to be incredibly eye opening.

In September of 2014 OtG returned before the Planning Commission to discuss how the event had been going in its first 6 months and any issues that arose during this time frame. The room was empty that night, with no opposition but rather testimony from Mr. Cogan in a discussion he had had with a local restaurant owner. This owner was skeptical of the OtG event, fearing it would damage his business. He had expressed to Mr. Cogan that his business was up so much on Wednesday evenings that he needed to hire addition employee(s). No action was taking this night by the Planning Commission, as it was a review.

In November of 2014 we began to pursue renewing the permit, which would expire in February of 2015. We then had an opportunity to return to the Planning Commission and were granted a 5-year extension of the event. This action is an incredible indication that OtG had demonstrated our ability to mitigate issues in a timely manner, run a safe event and uphold the Conditions set fourth by multiple departments and the Planning Commission. Due to a major oversight by the Joint Power Board, OtG is now in a position where we will need to vacate the Caltrain location and ultimately no longer serve the wonderful customers



Off the Grid: Menlo Park

of Menlo Park. It is our request and desire to continue to bring new business into Menlo Park, provide opportunity to independent business owners and create a lively activation, additive and amenity to the Downtown Menlo Park Community.

28 Months in Menlo Park

From the day we opened and over the last two years, we have seen an incredibly loyal and strong customer base. The market trends are consistent and viable. We see our peak in customers between May – September and a reduction in attendance between November – February. This is common in successful markets as attendance changes when we reduce our hours of operation for the winter months and reduce our vendor lineups.

The feedback we have received from the community has been extraordinary. We are incredibly thankful to have had an opportunity to create an event that entices such a positive atmosphere. Tens of thousands have visited the market enjoying the food, music and atmosphere. Through this activation, we believe that Off the Grid is facilitating an opportunity for people who may have no reason being in downtown or Menlo Park, to come to the area because they are loyal to OtG or the individual food truck businesses. This can create a moment of discovery. Perhaps these customers are finding something new in their community or neighboring City. An amazing value ad to the business community is when these customers return to shop or eat at the surrounding businesses they learned about from attending the OtG event is. Although challenging to measure, the OtG event unlocks economic vitality.

We are not aware of exactly how many Facebook employees may be coming to the event. However, what has happened is we see an incredible amount of young families who would report they would not be eating out on a Wednesday night had OtG not been there. This customer base and demographic is a family friendly one who were interested in an event like OtG to bring them out and reintroduce them with their downtown.

We have worked hard to find complementary programming which includes:

- Programming brought to the market:
 - Menlo Park Public Library Programs
 - Steve & Kate's Camp Stop Motion Animation activity for kids
 - CARE.COM Kid's activities last year
 - San Jose Earthquakes providing a foosball table at the market
 - Worked with Parent's Association of Menlo Park to provide a space for the organization to dine.

• Currently in conversation with:

- Tech Shop Peninsula (originated in Menlo Park) to run activations at the market
- AT&T to provide outdoor games for the market for 2 dates.

These groups and participants allows the market to highlight one of our core values:



Off the Grid: Menlo Park

To create an inviting space that can function as a forum for the community to bring people together in new and inventive ways.

Customer Profile Analysis

When profiling our customers to understand their behavior we ask the following questions for all Monday through Friday dinner markets:

- 1. How did you hear about this event?
- 2. Apart from diverse food options, what was the main reason you decide to come to the market today?
- 3. Where are you coming from?
- 4. Did you park in a designated OtG parking space?
- 5. If you drove, how far away did you park?
- 6. Where you going after attending OtG?
- 7. Would you be eating out close by if OtG wasn't here? (this is the most important)
- 8. How often do you attend an OtG event?
- 9. Gender, Age, Occupation, Education Level
- 10. How can we improve the market experience?

Focusing on questions 3, 5, 6, 7, 8 and 9. The following is what we've discovered and concluded:

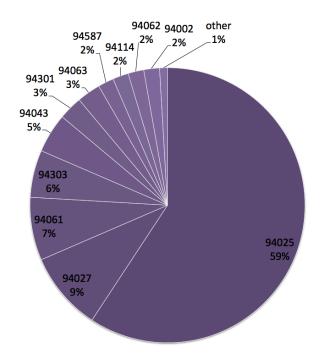
Where are customers coming from?

Based on our findings we can conclude 59% of guests at this market will come from Menlo Park. The other 41% will come from neighboring cities like Atherton and Palo Alto. This aligns with our goals to focus on engaging the Menlo Park community, particularly the younger crowd.

Key

94025 - Menlo Park







Off the Grid: Menlo Park

94027 -Atherton

94061 -Redwood City South

94303 -East Palo Alto

94043 - Mountain View

94301 -Palo Alto

94063 -Redwood City East

94587 -Union City

94114 -San Francisco

94062 -Redwood City West/Redwood Park

94002 -Belmont

How far did people drive?

Based on the graph above we are also able to see the distance people are willing to travel. We're seeing the grand majority coming from within city limits which is 17.42 squared miles. Another 22% are driving anywhere from 1.5 – 5miles from Atherton or Palo Alto. The remaining 19% of people are traveling from places like Mountain View, San Francisco and Union City which can be anywhere up to 30 miles away.

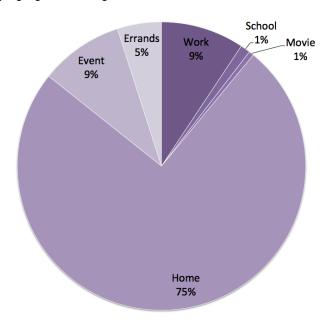
Where are they going after OtG?

25% of our attendance is doing something after going to OtG other than going home. This includes going to other events, shopping or watching a movie in Menlo Park - creating activation and business beyond the OtG event space.



Off the Grid: Menlo Park

Where are you going after attending OTG?



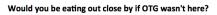
Would they be eating out close if it wasn't for OtG?

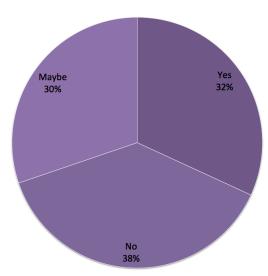
Often OtG hears opposition from local restaurants worried their customers could be potentially detoured during the time of the event. What we have discovered is only 32% of customers would definitely be going out to eat else where in the neighborhood had OtG not been there, while 38% would have not gone out to eat in the area at all. The opportunity OtG creates here is for the 38%, plus the other 30% who were unsure. This means local restaurants now have an opportunity to capture an audience who would not be there to



Off the Grid: Menlo Park

begin with. What is even better is when these customers have a moment of discovery while at OtG and then decide to come back on a different day and create business for the local shops and restaurants.





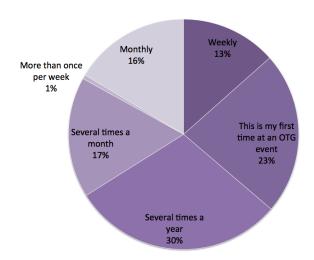
How often do customers attend an OtG event?

Over 45% of our customer base is a repeating customer. 23% of this customer base may be discovering Menlo Park for the first time.



Off the Grid: Menlo Park

How often do you attend an OTG event?

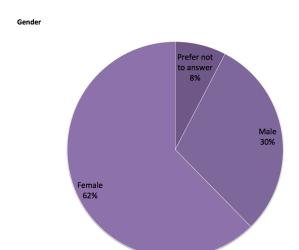


Gender, age, occupation, education level?

Although OtG markets are filled with a diverse group of people, OtG customers tend to be savvy young professionals and families. 62% or our total customer base are women compared to 30% male.



Off the Grid: Menlo Park

















Rogers, Thomas H

From: Brad Levin

Sent: Brad Levin

From: Brad Levin

To: _Planning Commission

Subject: Off the Grid

Commissioners,

I am taking the opportunity to express my thoughts and disagreement with proposal to move "Off the Grid" onto property at Burgess Park. First and Foremost, Burgess Park is a public facility designed to meet the needs of the Community. Off the grid is a private for profit business which does not benefit the city. The point cannot be over emphasized.

Additionally, any parking lot at Burgess Park is used by residents who go the library, the recreation center, the gymnasium, the gymnastics center, sports fields or the pool. These residents should have free and easy access to any and all of the facilities and parking lots. Allowing Off the Grid into these parking lots is going to create a distinct shortage of parking spaces. These lots are regularly filled during the afternoons and evenings during a significant portion of the year. It is not a good idea at all to allow this private business to intrude on the rights of Menlo Park citizens.

Thank you,

B. Levin

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 9/12/2016 Staff Report Number: 16-078-PC

Public Hearing: Use Permit and Architectural Control/DES

Architects + Engineers/1525 O'Brien Drive

Recommendation

Staff recommends that the Planning Commission approve a use permit and architectural control to modify an existing office, research and development (R&D), and café building by removing an existing storage mezzanine, outdoor balcony, and office space, and constructing a new lobby on a property in the M-2 (General Industrial) zoning district at 1525 O'Brien Drive. The applicant is also requesting a use permit to allow the storage and use of hazardous materials (diesel fuel) associated with an emergency generator to be placed on the site. In addition, the applicant is requesting a parking reduction based on the uses within the building and the proposed tenants' operations. 239 parking spaces would be provided, after the removal of three existing spaces to accommodate the proposed generator, where 246 parking spaces are required by the M-2 square-footage-based parking requirements. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is an existing office and R&D building with a café located at 1525 O'Brien Drive, northwest of the intersection of O'Brien Drive and University Avenue. The subject property is also referred to as Building 13 of the Menlo Business Park, which is comprised of buildings mainly located along O'Brien Drive and Adams Drive between Willow Road and University Avenue. A location map is included as Attachment B.

Parcels to the north, south, and west are also located in the M-2 zoning district and primarily contain warehouse, light manufacturing, R&D, and office uses. The Costano School and San Francisco 49ers Academy buildings and athletic fields are located across University Avenue to the east. Single-family residences fronting onto Kavanaugh Road in the City of East Palo Alto are located directly south of the business park, approximately 400 feet from the subject building. With regard to hazardous materials use and storage, a number of other surrounding facilities in the Menlo Business Park have previously received use permits, including 1490 O'Brien Drive and 1530 O'Brien Drive, adjacent to the south; 1505 O'Brien

Drive, adjacent to the west; and 1555 Adams Drive, adjacent to the north; among others.

Analysis

Project description

Presently, the site contains a two-story concrete tilt-up building constructed as part of the Menlo Business Park development. The building is a multi-tenant structure currently occupied by GRAIL, a life sciences R&D company specializing in nucleic acid sequencing technologies for early cancer detection, as well as a small café which serves mid-morning snacks and lunch, primarily for employees of surrounding facilities in the Menlo Business Park. The existing structure has 75,072 square feet of gross floor area (GFA) and an FAR of 47 percent, and it conforms to all FAR, setback, and height requirements established for the M-2 zoning district.

At this time, the applicant is proposing to remove 44 square feet of first-floor conference room space and an uncovered, unenclosed balcony at the front of the building, and add 59 square feet of GFA and convert the remaining conference room space into a double-height main entrance lobby for the building. Additionally, the applicant is proposing to remove a 1,000 square-foot, second-story storage mezzanine that was constructed in 2008. The modifications would result in a net decrease of 1,466 square feet of GFA for the building and a reduced FAR of 46.1 percent. Modifications to the front building façade would also be made related to the conversion of the existing single-story conference room area and the addition of new GFA to create a two-story entrance lobby.

All new construction within the M-2 zoning district requires use permit approval from the Planning Commission. The proposed exterior changes also require architectural control approval from the Planning Commission and are described in the section below. In addition, the applicant is requesting a hazardous materials use permit to install a diesel generator at the rear of the property. The generator would allow for the continuous operation of lab refrigerators and critical building and life safety equipment in case of a power outage. No other hazardous materials are being proposed at this time. In addition, the applicant has submitted a parking reduction request letter related to the removal of three parking stalls for the proposed generator, which is discussed in more detail in a later section of this report. The project plans and the applicant's project description letter are included as Attachments C and D, respectively.

Design and materials

The south (front) façade of the existing building is primarily clad in blue-gray stucco with horizontal bands of dark-tinted glass storefronts and windows running along the first and second stories. From west to east, the façade is stepped back with breaks at regular intervals, creating three distinct frontages. A single-story glass façade, with a balcony above, projects from the corner of each building break. The existing main lobby is located in a recessed area near the center of the front façade, and is not a defining feature of the building. As part of the proposed project, the applicant wishes to create a more prominent building entrance by removing the single-story glass projection from the building frontage closest to O'Brien Drive and constructing a new two-story lobby. The new lobby would be constructed using a glass storefront system with a metal break between the first and second stories, and a band of stucco to match the existing building along the top of the new lobby façade. A glass and metal canopy would be located above the entrance doors to the building. The new lobby would provide a better-defined and more prominent

entrance for the building. The use of gray and metallic colors and materials would match the tones of the existing building, and the use of more transparent glass than the existing building would create an inviting, open space to welcome visitors and employees.

Staff believes that the requested modifications would enhance the façade by providing a more prominent entrance for the building, and by increasing transparency and openness in the lobby space through the use of clear glass. The more modern design compared to the rest of the building would set the space apart, but also tie the old with the new through the use of similar colors and materials.

Parking and circulation

In terms of project site parking, the M-2 zoning district requires one off-street parking space per 300 square feet of GFA, not in the front one-quarter of any required front yard. The submitted plans indicate an existing gross floor area of 75,072 square feet, meaning that the building has a parking requirement of 251 spaces. The site currently contains 232 parking stalls that comply with the Zoning Ordinance off-street parking requirement. Owners, tenants and visitors to the subject property also have the right to utilize an additional 10 stalls, located on adjacent property to the north at 1605 Adams Drive, based on a permanent parking easement recorded as a condition of a 2008 use permit. Utilizing all 242 spaces available on the site and the neighboring property, the current parking ratio on the site is one space per 311 square feet of GFA, making the parking situation at the site existing nonconforming. The provision of any new parking stalls on the site would be relatively difficult without comprehensive redevelopment of the parcel.

Based on the proposed net removal of 1,466 square feet of GFA from the existing building, 246 parking spaces would be required under the M-2 zoning district parking ratio. However, as part of the use permit request for the diesel generator, the applicant is proposing to remove three existing parking stalls from the site for a total of 239 parking stalls remaining. The proposed net reduction in square footage, combined with the proposed reduction in the number of parking spaces, would result in a parking ratio of one space per 308 square feet of GFA, which would be a marginal improvement to the existing nonconforming parking ratio. Although the parking ratio would improve, the removal of three existing spaces requires the establishment of a new parking ratio through the use permit.

The applicant has submitted a parking reduction request letter related to the removal of three parking stalls for the proposed generator (Attachment E). The request indicates that the anticipated maximum occupancy of the existing building tenant, GRAIL, is 187 persons, which is below the proposed 239 parking stalls available after installation of the generator. An additional three café employees also work in the building. Of the 190 projected total employees, it is anticipated that a certain percentage will utilize other modes of transportation to get to work, such as bicycle, train, and/or shuttle, or through carpool arrangements. Even with 190 stalls set aside for GRAIL and café employees, 49 spaces would remain for visitors to the business and café patrons. Based on the slight improvement to the nonconforming parking ratio that a net reduction in GFA would provide, as well as a maximum building occupancy well below the total number of parking stalls provided on the site, staff recommends approval of the parking reduction request.

Hazardous materials

The applicant is requesting approval to use hazardous materials in association with an outdoor emergency

generator. The generator would run on diesel fuel and would include a 900 gallon tank within a generator enclosure. In the event of a power outage, the generator would allow lab refrigerators and safety equipment to maintain power. Outside of emergency uses, the generator would typically be tested for roughly 20 minutes every two weeks to ensure ongoing and dependable performance. The applicant provided a project description letter that describes the proposal in more detail (Attachment C).

The applicant is proposing to place the generator along the north property line, which would result in the loss of three parking spaces. The generator would be screened from public view by a nine-foot tall concrete masonry unit (CMU) wall painted to match the building on the north, east, and west sides, and chain link fencing with gray plastic slats on the south side. The proposed generator would also be housed within a sound-attenuated enclosure to further reduce any noise impacts from its operation. The project plans, included as Attachment D, show the location of the generator on the site. The Hazardous Materials Information Form (HMIF) for the project is provided as Attachment F and the generator specification sheet is included as Attachment G.

Since the unit is ground-mounted, the Noise Ordinance limits the maximum noise level during testing to 50 decibels (dB(A)) at the nearest residential property line during evening hours (10:00 p.m. to 7:00 a.m. daily) and 60 dB(A) during daytime hours (7:00 a.m. to 10:00 p.m. daily). The proposed nine-foot tall CMU wall and the proposed level three enclosure would limit the generator noise level at the nearest residential property line to 53 dB(A). Condition 5a would require that testing occur only on weekdays between the hours of 8:00 a.m. and 6:00 p.m., so that sound impacts to residential properties in the area would be limited.

Agency review

The Menlo Park Fire Protection District (MPFPD), City of Menlo Park Building Division, West Bay Sanitary District, and San Mateo County Environmental Health Services Division were contacted regarding the proposed use and storage of hazardous materials on the project site. Each entity found the proposal to be in compliance with all applicable standards and approved the proposal. Their correspondence has been included as Attachment H.

Correspondence

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

Conclusion

The proposed project would result in a net reduction in FAR on the project site, and would conform to the setbacks and height requirements established for the M-2 zoning district. The requested modifications would enhance the O'Brien Drive façade by providing a more prominent entrance for the building, and by increasing transparency and openness in the lobby space through the use of clear glass. The more modern design compared to the rest of the building would set the space apart, but also tie the old with the new through the use of similar colors and materials. The projected maximum building occupancy would be well below the total number of parking stalls provided on the site, and the net reduction in FAR on the site would improve the existing nonconforming parking ratio. Staff believes that the proposed emergency diesel generator would comply with all industry standard precautions to protect personnel and the

environment, and the proposed use and quantities of hazard materials would be consistent with other emergency generators. Staff has not received any letters of opposition to the project, and it has been reviewed by the relevant agencies to ensure compliance with all applicable standards. Staff recommends that the Planning Commission approve the proposed use permit and architectural control for the project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 1,320-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. Project Plans
- D. Project Description Letter
- E. Parking Reduction Request Letter
- F. Hazardous Materials Information Form (HMIF)
- G. Generator Specification Sheet
- H. Agency Referral Forms

Disclaimer

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

Exhibits to Be Provided at Meeting

Color and Materials Board

Report prepared by: Tom Smith, Associate Planner

Report reviewed by: Thomas Rogers, Principal Planner

1525 O'Brien Drive - Attachment A: Recommended Actions

LOCATION: 1525	PROJECT NUMBER:	APPLICANT: DES	OWNER: Menlo
O'Brien Drive	PLN2016-00061	Architects + Engineers	Business Park, LLC

REQUEST: Request for a use permit and architectural control to modify an existing office, research and development (R&D), and cafe building by removing an existing storage mezzanine, balcony, and office space, and constructing a new lobby on a property in the M-2 (General Industrial) zoning district. The applicant is also requesting a use permit to allow the storage and use of hazardous materials (diesel fuel) associated with an emergency generator to be placed on the site. In addition, the applicant is requesting a parking reduction based on the uses within the building and the proposed tenants' operations. 239 parking spaces would be provided (including 10 spaces on the adjacent property, usable through a parking easement), after the removal of three existing spaces to accommodate the proposed generator, where 246 parking spaces are required by the M-2 square-footage-based parking requirements.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
- 3. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
- 4. Approve the use permit and architectural control subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the project plans provided by DES Architects + Engineers, consisting of 24 plan sheets, dated received August 31, 2016, the project description and request for parking reduction letters, dated received May 11, 2016, as well as the Hazardous Materials Information Form (HMIF), dated received July 11, 2016, all approved by the Planning Commission on September 12, 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 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

PAGE: 1 of 2

LOCATION: 1525	PROJECT NUMBER:	APPLICANT: DES	OWNER: Menlo
O'Brien Drive	PLN2016-00061	Architects + Engineers	Business Park, LLC

REQUEST: Request for a use permit and architectural control to modify an existing office, research and development (R&D), and cafe building by removing an existing storage mezzanine, balcony, and office space, and constructing a new lobby on a property in the M-2 (General Industrial) zoning district. The applicant is also requesting a use permit to allow the storage and use of hazardous materials (diesel fuel) associated with an emergency generator to be placed on the site. In addition, the applicant is requesting a parking reduction based on the uses within the building and the proposed tenants' operations. 239 parking spaces would be provided (including 10 spaces on the adjacent property, usable through a parking easement), after the removal of three existing spaces to accommodate the proposed generator, where 246 parking spaces are required by the M-2 square-footage-based parking requirements.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

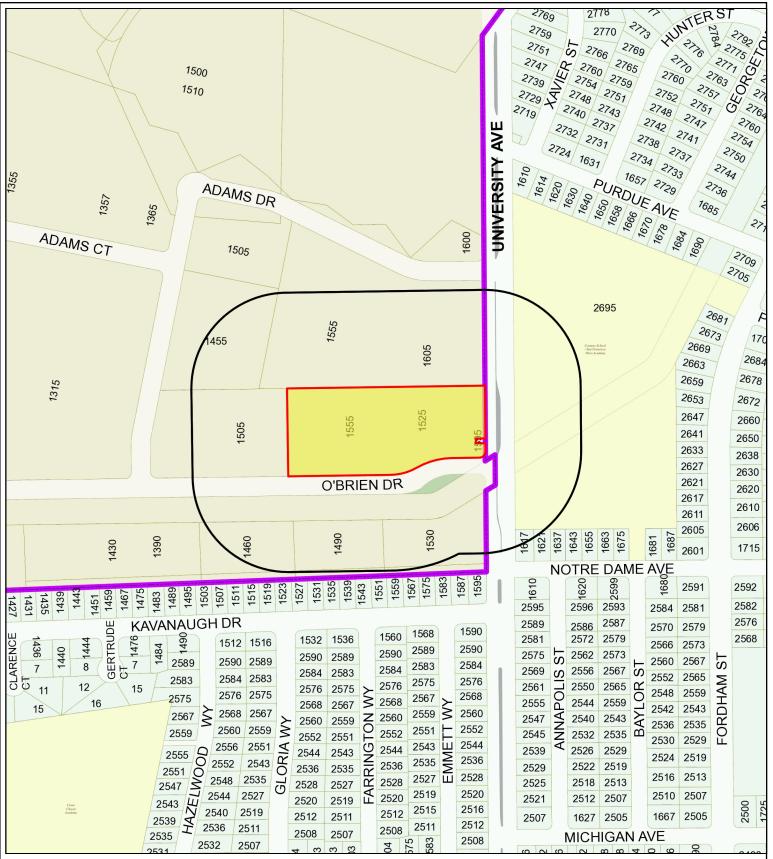
ACTION:

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. 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.
- h. 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.
- 5. Approve the use permit and architectural control subject to the following *project-specific* condition:
 - a. Generator testing shall be limited to the hours between 8:00 a.m. and 6:00 p.m. Monday through Friday, consistent with the construction activities noise exception set forth in Section 8.06.040(a)(1) of the Municipal Code.

PAGE: 2 of 2







City of Menlo Park Location Map 1525 O'Brien Drive



Scale: 1:3,600 Drawn By: TAS Checked By: THR Date: 8/29/2016 Sheet: 1

MENLO BUSINESS PARK BLDG. 13

1525 O'BRIEN DRIVE, MENLO PARK, CALIFORNIA 94025
PLANNING APPLICATION SUBMITTAL
MAY 11, 2016







PROJECT DATA

1 SITE AND ZONING REQUIREMENTS

a. PROJECT SITE AREA: 3.67 ACRES = 159,768 SQ. FT.

b. ZONING DESIGNATION:

c. BUILDING HEIGHT LIMIT: 35'-0" MAX

d. BUILDING SETBACKS REQUIRED:

- FRONT YARD - REAR YARD - SIDE YARDS

2 EXISTING PROJECT

a. TOTAL BUILDING AREA:

	FIRST FLOOR SECOND FLOOR STORAGE MEZZANINE	48,151 25,921 1,000 75,072	SQ. FT. SQ. FT. SQ. FT. SQ. FT.
b.	FLOOR AREA RATIO (F.A.R.):	47.0 %	
c.	EXISTING SITE COVERAGE:	30.1 %	
d.	EXISTING LANDSCAPE AREA COVERAGE:	15.9 %	
e.	EXISTING PAVING AREA COVERAGE:	54.0 %	
f.	EXISTING BUILDING HEIGHT: (TO TOP OF PARAPET)	32'-0"	

g. PARKING PROVISION: 3 PROPOSED PROJECT

a. NEW INTERIOR S.F.

Q.FT.	
Q. FT.	
	OF

229 STALLS

b. PROPOSED FLOOR AREA RATIO

SITE AREA	159,768	SQ. FT.
NEW BUILDING AREA	73,606	SQ. FT
F.A.R.	46.1 %	

PROJECT DATA

h. BUILDING SETBACKS: - FRONT YARD TO BUILDING (EXISTING - RIGHT)

- REAR YARD (EXISTING - LEFT) - SIDE YARD (EXISTING - TOP) - SIDE YARD (EXISTING - BOTTOM)

CODE COMPLIANCE NOTES

- THE PROJECT CONFORMS TO THE CITY FIRE REGULATIONS EXISTING FIRE HYDRANTS ARE PROVIDED TO COVER THE ENTIRE SITE.
- 2. EXISTING DRIVEWAYS 25'-0" WIDE AT FRONT, ARE PROVIDED FOR THE
- 3. THE PROJECT WILL HAVE FIRE SPRINKLERS AND FIRE EXTINGUISHERS AS REQUIRED BY THE MENLO PARK FIRE DEPARTMENT.

SHEET INDEX

COVER SHEET

PROJECT DATA, SHEET INDEX AND CONTACT

VICINITY MAP

EXISTING FIRST LEVEL FLOOR PLAN

EXISTING SECOND LEVEL FLOOR PLAN

EXISTING ROOF PLAN

EXISTING GFA DIAGRAMS & BLDG USE

PROPOSED SITE PLAN - PARKING

PROPOSED SITE PLAN - BUILDING SETBACKS

PROPOSED TENANT IMPROVEMENT FIRST LEVEL FLOOR PLAN

PROPOSED TENANT IMPROVEMENT SECOND LEVEL FLOOR PLAN

PROPOSED ROOF PLAN

PROPOSED GFA DIAGRAMS & BLDG USE

EXISTING BUILDING ELEVATIONS - NORTH

EXISTING BUILDING ELEVATIONS - EAST & WEST

EXISTING BUILDING ELEVATIONS - SOUTH

PROPOSED BUILDING ELEVATIONS - NORTH

PROPOSED BUILDING ELEVATIONS - EAST & WEST

15C PROPOSED BUILDING ELEVATIONS - SOUTH

BUILDING SECTION

EX-01 IMPERVIOUS AREA EXHIBITS -OVERALL PERVIOUS/IMPERVIOUS AREA - EXISTING CONDITION

EX-02 IMPERVIOUS AREA EXHIBITS -OVERALL PERVIOUS/IMPERVIOUS AREA - PROPOSED CONDITION

L-1 CONCEPTUAL LANDSCAPE PLAN

CONTACT

CLIENT/OWNER

TARLTON PROPERTIES, INC. 1530 O'BRIEN DRIVE, SUITE C MENLO PARK, CALIFORNIA 94025 PHONE: FAX: WEBSITE: (650) 330-3600 (650) 330-3636 (650) 330-3636 WWW.TARLTON.COM CONTACT RON KRIETEMEYER

ARCHITECTS

DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET, SUITE 300 REDWOOD CITY, CALIFORNIA 94063 PHONE: (650) 364-6453 FAX: WEBSITE: (650) 364-2618 WWW DES-AF COM

PROJECT SCOPE

1. REMOVE (E) SECOND FLOOR MEZZANINE AREA.

2. RELOCATE (1) EXIT STAIR.

3. ADD NEW LOBBY ENTRY.

4. ADD GENERATOR AND FENCE ENCLOSURE.



MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

PROJECT DATA, SHEET INDEX & CONTACT









MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

VICINITY MAP



0.5' FC (W OF PL)

16

-120.3' BL

A Deed of Trust to secure an original indebtedness of \$65,000,000,000,00 recorded January 13, 2014 as Instrument No. 2014–002862 of Official Records. (NOT A SURVEY MATTER)

A financing statement recorded January 13, 2014 as Instrument No. 2014–002863 of Official Records.
 (NOT A SURVEY MATTER)

of Official Records. (NOT A SURVEY MATTER) A financing statement recorded January 13, 2014 as Instrument No. 2014-002865 of Official Records. (NOT A SURVEY MATTER)

 A financing statement recorded January 13, 2014 as Instrument No. 2014–002867 of Official Records. (NOT A SURVEY MATTER) 17. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1939 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 or seq.) or under similar state laws. (NOT A SUNCY MATTER)

PARCEL I

LANDS OF THE CITY AND COUNTY OF SAN FRANCISCO

PARCEL E

20. Rights of parties in possession

DECOMPOSED GRANITE BUILDING SETBACK LINE UTILITY BOX (SIZE VARIES) DOWNSPOUT ELECTRIC BOX ELECTRIC VAULT BUILDING LINE BESTEIN BOX
LECTRIC WATE
LECTRIC WATE
FACE OF CUBB
FACE OF CUBB
FACE OF UBB
FACE OF WALL
MANUAL FACE
M BUILDING OVERHANG BOLLARD (UNLESS OTHERWISE SPECIFIED) FOUND MONUMENT AS NOTED TITLE REPORT EXCEPTION NUMBER FIRE SPRINKLER ALARM STREET LIGHT CHIPP TRAFFIC SIGNAL POLI CURB & GUTTER TRANSFORMER CONCRETE FIRE HYDRANT FENCE STORM DRAIN MANHOL EDGE OF PAVEMENT MANHOLE STANDARD PARKING STALLS CLEAN OUT COMPACT PARKING STALLS GAS METER HANDICAD DADKING STALLS ELECTRIC VEHICLE CHARGER ANODE

23

(3) --

FND 2-1/2" BRASS DISK WITH PUNCH IN MON WELL

ADAMS DRIVE

1.9° TS8

29.1° FC-4.9° MH

13.5' FC-

-4.0' LIGHT

7 28°

-29 8' FC

UNIVERSITY AVENUE

WAVANAUGH DR VICINITY MAP

NOTES

- This survey was prepared from information furnished in a Preliminary Title Report
 prepared by First American Bits Insurance Company, dated April 21, 2016, Order
 No. McS. "79262-5%. No libidity is assumed for matters of record not stated in
 said Preliminary Title Report that may affect the boundary lines, exceptions, or
 easterness affecting the propriet.
- Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurfae structures, if any, are not shown. Said subsurfae objects may include, but arenof limited to, concrete footings, slabs, shoring, structural piles, utility vauits, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
- 4 A P.N 055-474-150

The subject property is currently zoned "M-2; General Industrial District

The current building setbocks for this zoning designation are:
Front: Twenty feet
Side: Ten feet (10), except that side yard may be reduced to zero feet
provided the side yard is correspondingly increased
Rear: none except twenty feet (20) where abuilding residential districts

Floor Area Ratio: The floor area ratio shall not exceed fifty-five percent (553) for general industrial uses, including but not limited to, warehousing, manufacturing, pricting, assembling, related office and laboratory use and shipping and seceiving, and forty-five percent (453) for offices.

Building Height: Height of structures shall not exceed thirty-five feet (35); however, additional height may be permitted subject to obtaining a conditional development permit

Information was obtained from the City of Menlo Park, Planning Departmen Website on May 24, 2016.

Basis of Bearings: The bearing of North 89*1117" East taken on the centerline of O'Brien Drive as shown on that certain Final Kap of Menio Business Park filed for record on April 9 1984 in Book 111 of Manpa at Pages 50-52, San Mateo County Records was taken as the Basis of Bearings shown hereon.

Flood Zone Note: The subject property is shows on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0307 E, dated October 16, 2012, with the responsy of the site being located in Flood Zone "AE".

Information was obtained from the FEMA website (www.fema.gov) on May 24, 2016.

- 10. As of the date of this survey there was no observable evidence of any vertand areas within the boundaries of the subject property and the surveyor was not provided with any information or documentation that actioned that any vertain may exist. It shall be noted that the undersigned Land Surveyor is not qualific make an independent judgmind determination as to what does or does not constitute a westands area. Further review of the California Department of Further and Canne westands areas. Further review of the California Department of Further California Canne westands across which in Section 1998 of the California Department of Further Cannel Can

PARKING SUMMARY

DESCRIPTION	STALLS
STANDARD PARKING	172
COMPACT PARKING	33
ACCESSIBLE PARKING	6
ELECTRIC VEHICLE	11
TOTAL	222

LEGAL DESCRIPTION

Real property in the City of Menio Park, County of San Mateo, State of California, described as follows:

PARCEL 2.A SHOWN ON THAT CETTAIN MAR ENTITLED TRUNG LIGHTEST AND PARCEL 2.A SHOWN ON THAT CETTAIN MAR ENTITLED TRUNG LIGHTS AND CONTROL OF MAR PERO BOLICUST 19 1086 IN VOLUME 37 OF PARCEL MAPS AT PARCES 58-47 AND LOTS 17 AND 18 OF THE ARCT OF MARING DEBINSES PRAKE PRICE AND RADE OR 19.03 HE VOLUME 11 OF MARS AT PARCES 59-32, NAM MATERIORIST PARCES 100.00 HE WAS AT PARCES 59-32, NAM MATERIORIST PARCES 100.00 HE WAS AT PARCES 50-32, NAM MATERIORIST PARCES 100.00 HE WAS AT PARCES 50-32, NAM MATERIORIST PARCES 100.00 HE WAS AT PARCES 50-32.



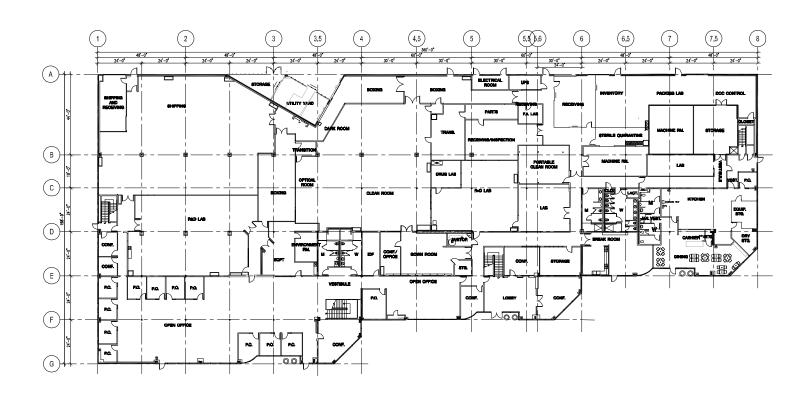
MENLO BUSINESS PARK, BLDG 13

1525 O'BRIEN DRIVE MENLO PARK, CA

O'BRIEN DRIVE

ALTA SURVEY







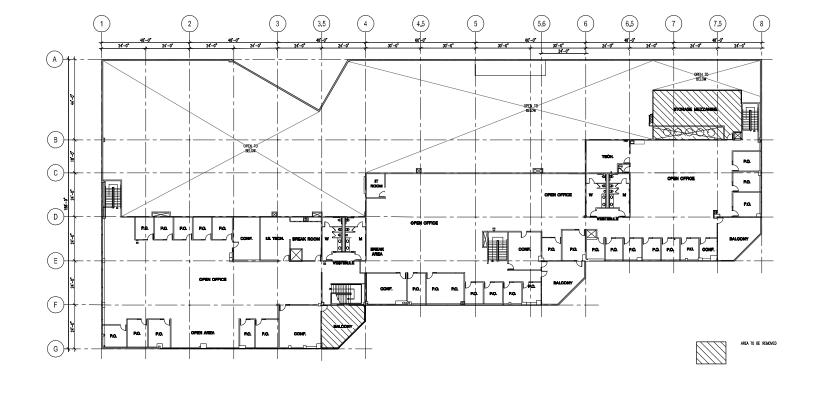


MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

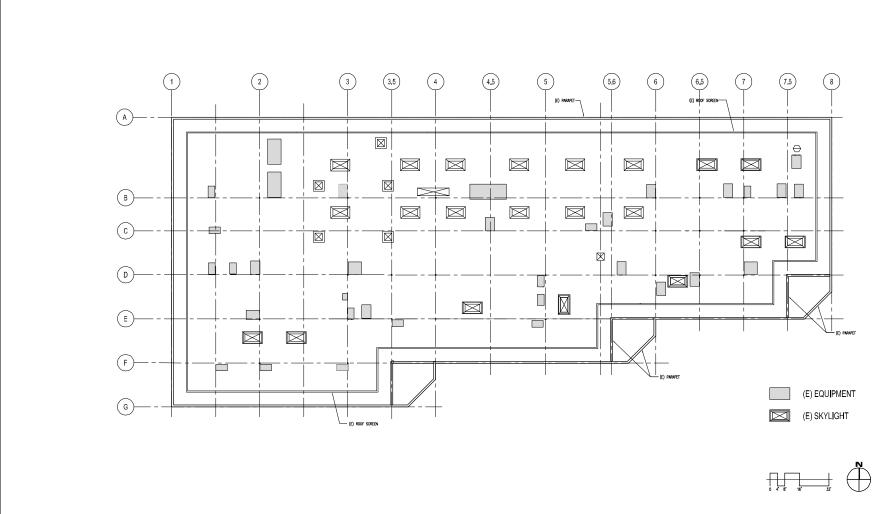
EXISTING FIRST LEVEL FLOOR PLAN











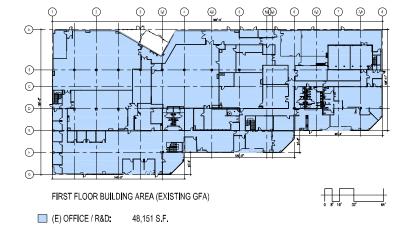


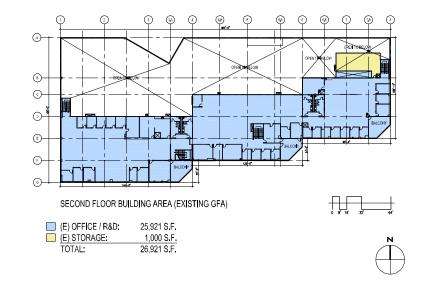
MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

EXISTING ROOF PLAN









TOTAL BUILDING AREA (EXISTING GFA)

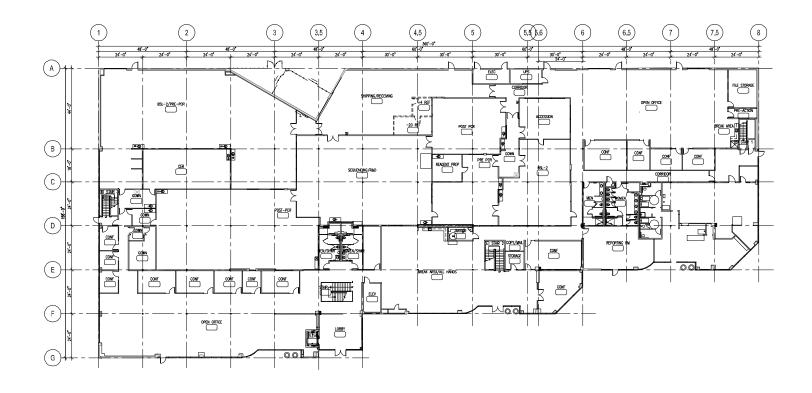
FIRST FLOOR: 48,151 S.F. SECOND FLOOR: 26,921 S.F. 75,072 S.F. TOTAL:



MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

EXISTING GFA DIAGRAMS & BLDG USE





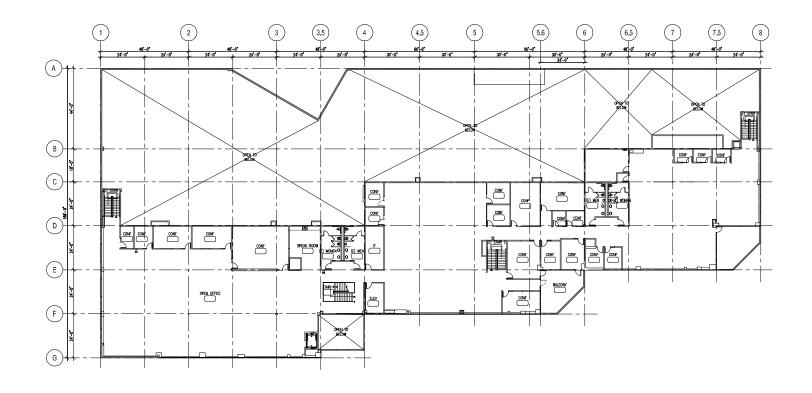




MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

PROPOSED TENANT IMPROVEMENT FIRST LEVEL FLOOR PLAN





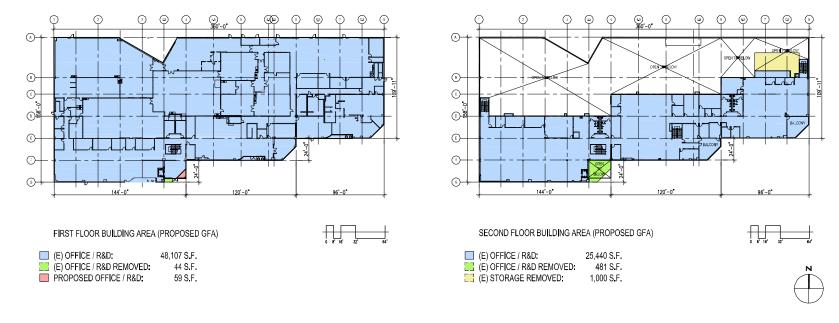




MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

PROPOSED TENANT IMPROVEMENT SECOND LEVEL FLOOR PLAN







FIRST FLOOR: 48,166 S.F. SECOND FLOOR: 25,440 S.F. TOTAL 73,606 S.F.



MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

PROPOSED GFA DIAGRAMS & BLDG USE



EXISTING BUILDING ELEVATIONS - NORTH

MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

TARLTON

TARLTON

MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

EXISTING BUILDING ELEVATIONS - EAST & WEST

14B





MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

EXISTING BUILDING ELEVATIONS - SOUTH OTHURS

14C



PROPOSED BUILDING ELEVATIONS - NORTH

MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

TARLTON



MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

PROPOSED BUILDING ELEVATIONS - EAST & WEST

15B



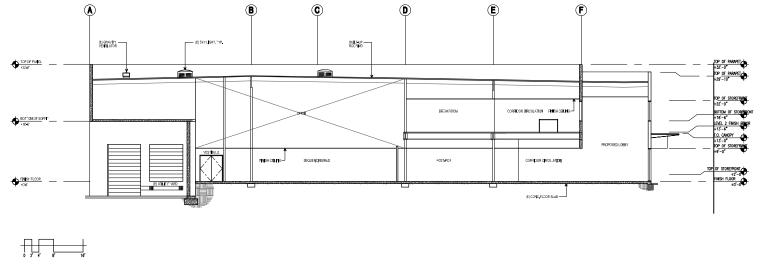
TARLTON | ME

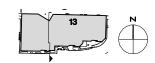
MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

PROPOSED BUILDING ELEVATIONS - SOUTH

15C





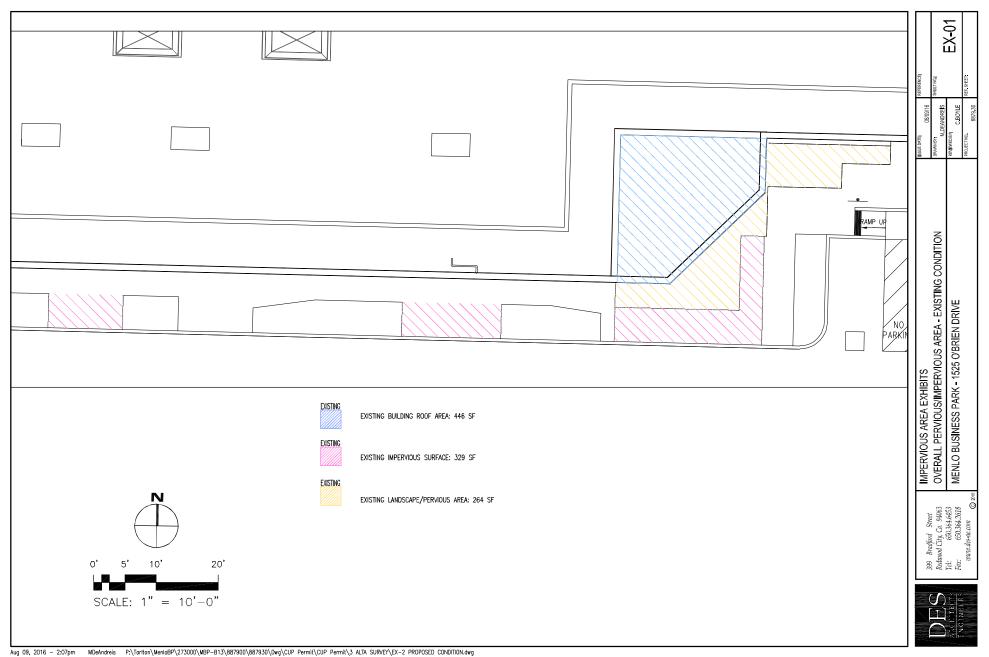


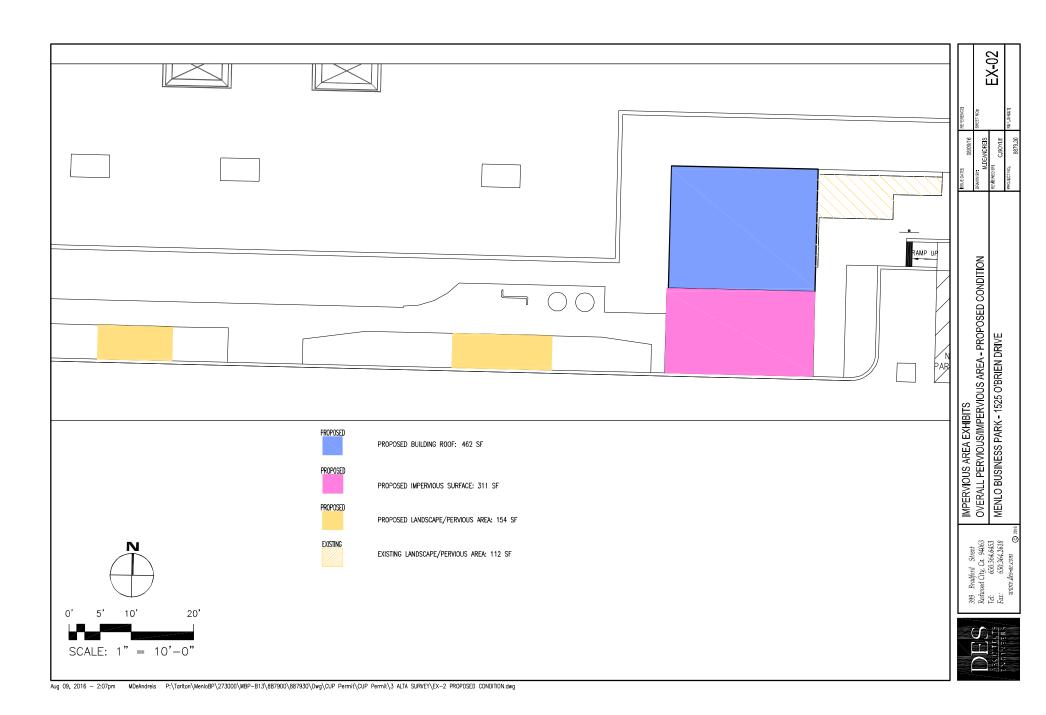


MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

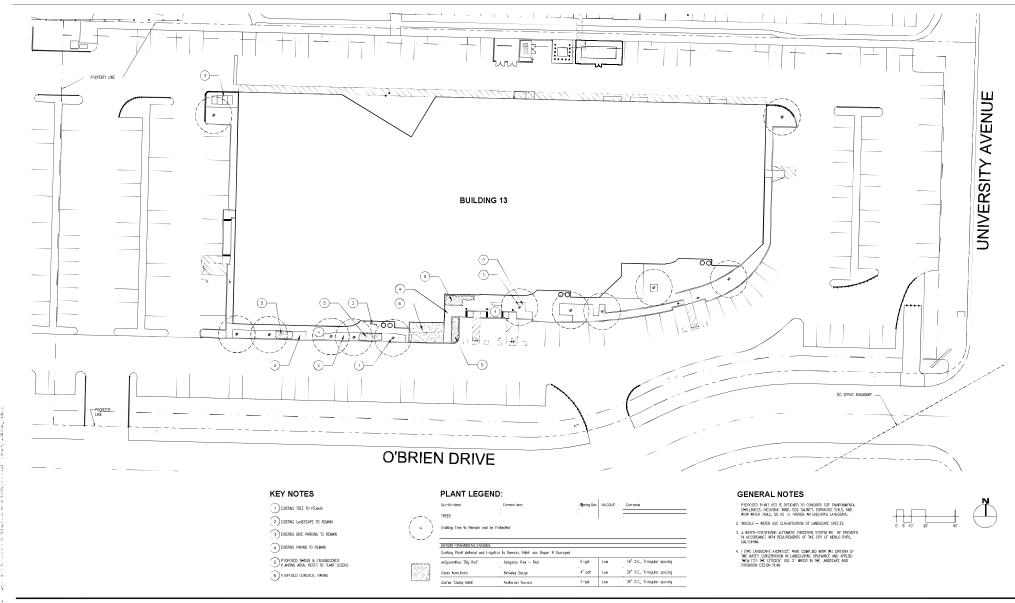
BUILDING SECTION 05/11/16







C23



TARLTON

MENLO BUSINESS PARK, BLDG 13 1525 O'BRIEN DRIVE MENLO PARK, CA

CONCEPTUAL LANDSCAPE PLAN

L1



Project Description

The existing concrete tilt-up building includes a café and office/R&D areas. The building use will remain the same. There are three exterior second floor balconies that are south facing. One of these balconies and the conference room below it will be removed to add a two story lobby. In addition, we will be adding a diesel powered generator at the rear of the lot (north side) to provide emergency power for critical lab equipment. The generator testing will occur between the hours of 8am and 5pm on weekdays.

As part of separate demolition permit a steel deck mezzanine has been removed with verbal approval from the planning department (meeting with Tom Smith 4/21). The mezzanine is 1000sf of storage use.

Existing Site and Building

The project is located at 1525 O'Brien Drive and the site area is 3.67 acres (159,768 sq. ft.). It has always been identified as Building 13 of the Menlo Business Park. The existing building was originally designed in 1986 by DES and is approximately 72,995 sq. ft., including a partial second floor. It occupies the central portion of the site with parking areas on all sides. One driveway entrance is located on the south side of the building along O'Brien Drive. There are paved patios and walkways at the building entries facing O'Brien Drive and this street frontage is screened by mature trees and landscaping. More recently this building has been used as a multitenant building for a research and development. An existing café in the building is to remain.

The site is zoned as M-2 General Industrial that allows a maximum 55% FAR. The existing FAR is 45.7%.

Proposed Project scope

- 1. Remove one balcony area from 2nd floor and conference rm. from 1st floor.
- 2. Add new 2 story lobby entry to south side of the building.
- 3. Remove storage mezzanine (previously approved)
- 4. Install a generator with a fence enclosure will be located on the north side of the property.

Site Improvements

An accessible parking stall will be added to the west side of the property. A generator with a fence enclosure will be located on the north side of the property.

MEMO





Request for Parking Reduction July 11, 2016

Dear Madam/Sir

We would like to request consideration of the building use at 1525 O'Brien Drive in relation to the quantity of onsite parking provided. This 73,332sf building has 229 parking spaces. In addition to vehicle parking, there are four bicycle parking lockers and bicycle racks on the exterior of the building. Many people also bring their bicycles into their workspaces (due to the value of the bicycles).

It will be occupied by two tenants. One tenant is a café that is open for morning coffee and snacks as well as lunch. The café provides meals almost exclusively for tenants of the business park as other commercial buildings are too distant to commute here for meals. The Cafe is also not a residential destination for the houses located in the vicinity.

Grail has a maximum anticipated occupancy of 187 persons. Currently a total of 10 (11.3%) building occupants bike to work 3 or more days per week and 17 (19.3%) building occupants ride the train, 6 (6.8%) carpool to work 3 or more days per week. At the maximum occupancy, Grail, based on current employee trends, 27 people will bike, 36 people will take the train & shuttle, and 13 people will carpool. This is a total of 76 people. Therefore, on any given workday, three-fifths of the total carpool/bike/shuttle group is 46 persons that are not driving their cars to work. Thus, this would reduce the required 242 to187 stalls, leaving 42 stalls for the café.

In consideration of the quantity of parking spaces used by the employees (maximum 187) we would like to request the the existing 229 spaces onsite be considered sufficient parking for this building.

Elke MacGregor
Project Manager, DES Architects + Engineers

 $P: Tarlton \\ \ Menlo BP \\ 273000 \\ \ MBP-B13 \\ 887900 \\ 887930 \\ \ Admin \\ \ CUP \\ 16-0829 PCR3 CUP \\ 16-0907 \\ - Request for Parking reduction. documents for the property of the property$



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

701 Laurel Street Menlo Park, CA 94025 phone: (650) 330-6702 fax: (650) 327-1653 planning@menlopark.org http://www.menlopark.org

APPLICATIONS INVOLVING HAZARDOUS MATERIALS - GENERATOR SUPPLEMENT

The following information is required for hazardous materials applications that include generators.

GENERATOR PURPOSE (for example, whether it is an emergency generator dedicated to life safety egress lighting and other life safety devices, or a standby generator to allow continued operations in the event of a power outage)

Standby generator to allow continued operations of lab refrigerators and critical building equipment and life safety in the event of a power outage.

FUEL TANK SIZE (in gallons) AND FUEL TYPE 900 Gal.	NOISE RATING 77 dBA (full load) @ 23' 53 dBA (full load) @ 350'
SIZE (output in both kW (kilowatt) and hp (horsepower) measurements) 1000K We 1528 HP	ENCLOSURE COLOR Grey with grey slat fence
ROUTE FOR FUELING HOSE ACCESS No special fueling requirements. Gate access.	PARKING LOCATION OF FUELING TRUCK Parking lot adjacent to enclosure
FREQUENCY OF REFUELING (Top off) Monthly	HOURS OF SERVICE ON A FULL TANK 12 hr.

PROPOSED TESTING SCHEDULE (including frequency, days of week, and time of day)

20 minutes every 2 weeks during daytime hours

ALARMS AND/OR AUTOMATIC SHUTOFFS (for leaks during use and/or spills/over-filling during fueling, if applicable)

Generator is alarmed and monitored.

OTHER APPLICATION SUBMITTAL REQUIREMENTS (please attach)

- Section showing the height of the pad, the isolation base (if there is one), the height of the generator with the appropriate belly (fuel storage tank) and exhaust stack
- Status of required Bay Area Air Qualify Management District (BAAQMD) permit, including confirmation of parental notification for any proposals within 1,000 feet of a school In process

v:\handouts\approved\hazmat - generator supplement data sheet.doc



208-600 Volt

MD1000-01

60 Hz / 1800 RPM

1000 kWe / 920 kWe

Standby / Prime

Ratings

	208V	240V	480 V	600 V
Phase	3	3	3	3
PF	0.8	0.8	0.8	0.8
Hz	60	60	60	60
Generator Model	741RSL4045	741RSL4045	575RSL4044	741RSS4282
Connection	12 LEAD WYE	12 LEAD DELTA	4 LEAD WYE	4 LEAD WYE
Standby				
kWe	1000	1000	1000	1000
AMPS	3474	3011	1505	1204
Temp Rise	130°C / 27°C	130°C / 27°C	130°C / 27°C	130°C / 27°C
Prime				
kWe	920	920	920	920
AMPS	3196	2770	1385	1108
Temp Rise	105°C / 40°C	105°C / 40°C	105°C / 40°C	105°C / 40°C

Standard Equipment

Engine

- ► Radiator Cooled Unit Mounted (50°C)
- ▶ Blower Fan & Fan Drive
- ▶ Starter & Alternator
- ▶ Oil Pump & Filter
- ▶ Oil Drain Extension w/Valve
- ▶ Governor Electronic Isochronous
- ▶ 24V Battery System & Cables
- ► Air Cleaner (Dry Single Stage)
- ► Flexible Fuel Connector
- ▶ EPA Certified Tier 2

Listing Certifications

- ▶ UL 2200 Listed
- ▶ cUL Listed
- CSA Certified
- ▶ Seismic Certified to IBC 2012

Generator

- ▶ Brushless Single Bearing
- ▶ Automatic Voltage Regulator
- ▶ ± .25% Voltage Regulation
- ▶ 4 Pole, Rotating Field
- ▶ 130°C Standby Temperature Rise
- ▶ 105°C Prime Temperature Rise
- ▶ 100% of Rated Load One Step
- ▶ 5% Maximum Harmonic Content
- NEMA MG 1, IEEE and ANSI Standards Compliance for Temperature Rise

Additional

- ▶ Microprocessor Based Digital Control
- ▶ Interface Connection Box
- ▶ Control Panel Mounted in NEMA 12 Enclosure
- ▶ Base Structural Steel
- ▶ Main Line Circuit Breaker Mounted & Wired
- ▶ Critical Grade Silencer Loose
- ▶ Battery Charger 24V 5 Amp
- ▶ Jacket Water 2 Qty: 9000W 240V w/Isolation Valves
- ► Vibration Isolation Mounts (Pad Type)
- ► Radiator Duct Flange (OPU Only)
- ▶ Single Source Supplier
- ▶ 2YR / 2000HR Standby Warranty
- ▶ 1YR / 1500HR Prime Warranty
- ▶ Standard Colors White / Tan / Gray

1000 kWe / 920 kWe



Application Data

Engine			
Manufacturer:	Mitsubishi	Displacement - Cu. In. (lit):	2,265 (37.1)
Model:	S12H-Y2PTAW-1	Bore - in. (cm) x Stroke - in. (cm):	5.91 (15.0) x 6.89 (17.5)
Type:	4-Cycle	Compression Ratio:	14.5:1
Aspiration:	Turbo Charged, H ₂ O/Air Intercooled	Rated RPM:	1800
Cylinder Arrangement:	12 Cylinder Vee	Max HP Stby (kWm):	1,528 (1,140)

Exhaust System	Standby	Prime	
Gas Temp. (Stack): °F (°C)	910 (488)	870 (465)	
Gas Volume at Stack Temp: CFM (m³/min)	9,534 (270)	8,722 (247)	
Maximum Allowable Exhaust Restriction: in. H ₂ O (kPa)	23.6 (5.90)	23.6 (5.90)	
Cooling System			
Ambient Capacity of Radiator: °F (°C)	122 (50.0)	122 (50.0)	
Maximum Allowable Static Pressure on Rad. Exhaust: in. H₂O (kPa)	0.50 (0.12)	0.50 (0.12)	
Water Pump Flow Rate: GPM (lit/min)	383 (1,450)	383 (1,450)	
Heat Rejection to Coolant: BTUM (kW)	23,715 (415)	21,678 (379)	
Heat Rejection to Intercooler: BTUM (kW)	18,633 (326)	17,033 (298)	
Heat Radiated to Ambient: BTUM (kW)	7,115 (125)	6,546 (115)	
Air Requirements			
Aspirating: CFM (m³/min)	3,602 (102)	3,284 (92.9)	
Air Flow Required for Rad. Cooled Unit: CFM (m³/min)	47,973 (1,358)	47,973 (1,358)	
Air Flow Required for Heat Exchanger/Rem. Rad. CFM (m³/min)	Consult Factory For Remot	sult Factory For Remote Cooled Applications	
Fuel Consumption			
At 100% of Power Rating: gal/hr (lit/hr)	75.0 (284)	70.2 (266)	
At 75% of Power Rating: gal/hr (lit/hr)	59.7 (226)	54.6 (207)	
At 50% of Power Rating: gal/hr (lit/hr)	39.8 (151)	36.0 (136)	
Fluids Capacity			
Total Oil System: gal (lit)	52.8 (200)	52.8 (200)	
Engine Jacket Water Capacity w/Intercooler: gal (lit)	26.4 (100)	26.4 (100)	
System Coolant Capacity: gal (lit)	84.0 (318)	84.0 (318)	

Altitude: Derate 0.5% per 328 ft (100 m) above 3,280 ft (1,000 m) standby and prime. | Temperature: Derate 1.0% per 18°F (10°C) above 104°F (40°C) standby and prime. Consult factory for site conditions above these parameters.

MD1000-01



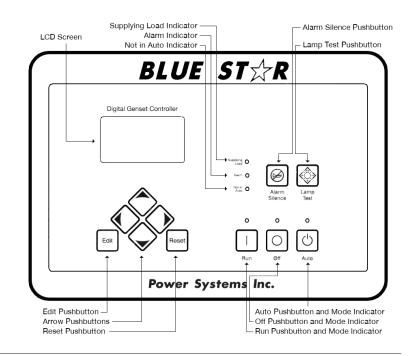
1000 kWe / 920 kWe



DGC-2020 Control Panel

Standard Features

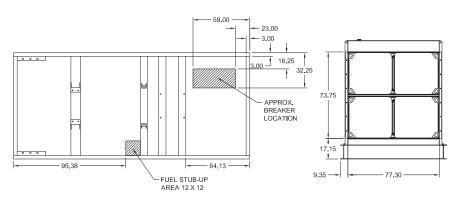
- ▶ Digital Metering
- ▶ Engine Parameters
- ▶ Generator Protection Functions
- ▶ Engine Protection
- ▶ CAN Bus ECU Communications
- ▶ Windows-Based Software
- ▶ Multilingual Capability
- ▶ Remote Communications to RDP-110 Remote Annunciator
- ▶ 16 Programmable Contact Inputs
- ▶ Up to 15 Contact Outputs (7 standard)
- ▶ UL Recognized, CSA Certified, CE Approved
- ▶ Event Recording
- ▶ IP 54 Front Panel Rating with Integrated Gasket
- ▶ NFPA 110 Compatible

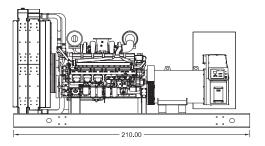


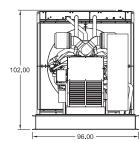
Weights / Dimensions / Sound Data

	LxWxH	Weight Ibs
OPU	210 x 96 x 102 in	21,400
Level 1	210 x 96 x 108 in	24,100
Level 2	210 x 96 x 108 in	24,250
Level 3	285 x 96 x 108 in	25,650

	No Load	Full Load
OPU	87 dBA	89 dBA
Level 1	81 dBA	83 dBA
Level 2	79 dBA	81 dBA
Level 3	75 dBA	77 dBA







Drawings based on standard open power 480 volt standby generator. Lengths may vary with other voltages. Subject to change without notice. Sound data as measured at 23 feet (7 meters) in accordance with ISO 8528-10 at standby rating.

1000 kWe / 920 kWe

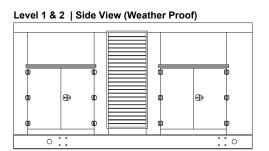


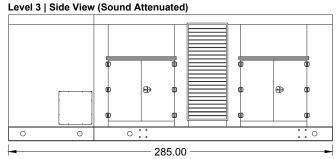
Level 1, 2 & 3 | Intake View

96.00

108.00

Enclosures





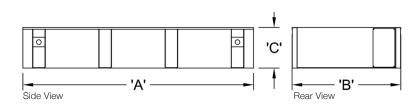
All enclosures are 150 MPH Wind Rated.

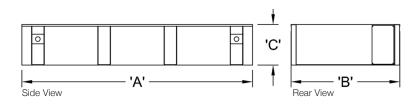
Level 2 & 3 enclosures include sound attenuation foam.

210.00

Level 3 enclosure includes frontal sound & exhaust hood.

Double Wall UL 142 Listed Fuel Tanks





	OPU / Level 1 / Level 2			
	12 Hour 24 Hour 48 Hour 900 Gallon 1800 Gallon 3600 Gallon			
Α	210.00	210.00	348.00	
В	96.00	96.00	96.00	
С	16.00	30.00	36.00	

	Level 3		
	12 Hour 900 Gallon	24 Hour 1800 Gallon	48 Hour 3600 Gallon
Α	285.00	285.00	348.00
В	96.00	96.00	96.00
С	12.00	22.00	36.00

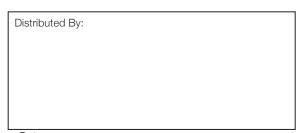
American Owned



American Made

All specification sheet dimensions are represented in inches.

All enclosures and fuel tanks are based on the standard standby unit configuration. Any deviation can change dimensions. Materials and specifications subject to change without notice.



Blue Star Power Systems, Inc.

52146 Ember Road Lake Crystal, Minnesota 56055 Phone + 1 507 726 2508 bluestarps.com quote.bluestarps.com

sales@bluestarps.com



^{*}Enclosure height does not include exhaust system.



Contact: Tom Smith 650-330-6730 or

tasmith@menlopark.org

701 Laurel Street Menlo Park, CA 94025 PHONE (650) 330-6702 FAX (650) 327-1653

AGENCY REFERRAL FORM RETURN DUE DATE: Wednesday, August 24, 2016

DATE: August 17, 2016

TO: SAN MATEO COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION

Amy DeMasi, Hazardous Materials Specialist San Mateo County Environmental Health 2000 Alameda de las Pulgas, Ste 100 San Mateo, CA 94403

(650) 372-6235

Applicant	Applicant DES Architects + Engineers, Inc.	
Applicant's Address	399 Bradford Street, Redwood City, CA 94306	
Telephone/FAX	Tel: 650-364-6453 (Elke MacGregor, DES Architects + Engineers)	
Contact Person	Elke MacGregor	
Business Name	GRAIL, Inc.	
Type of Business The applicant is requesting a Use Permit for the storage of hazardous mater in relation to a new diesel back-up generator to allow continued operations of key equipment for tenants of 1525 O'Brien Drive, Menlo Park.		
Project Address	1525 O'Brien Drive, Menlo Park, CA 94025	
	FOR OFFICE USE ONLY	
☐ The hazardous mate	rials listed are not of sufficient quantity to require approval by this agency.	
☐ The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Codes.		
The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures). The Health Department will inspect the facility once it is in operation to assure compliance with applicable laws and regulations. The applicant's proposal has been reviewed by the San Mateo County Environmental Health Services Division by: 8-19-2016		
_		
Signature/Date Amy E DeMasi 8-19-16 Name/Title (printed) Haz Mat Specialist		
	be regulated by San Mateo Co Env Health for storage of hazardous materials and of hazardous waste. Please submit HMBP electronically and contact inspector	

generation of hazardous waste. Please submit HMBP electronically and contact inspector.



701 Laurel Street Menlo Park, CA 94025 PHONE (650) 858-3400 FAX (650) 327-5497

AGENCY REFERRAL FORM

DATE: August 17, 2016

TO: WEST BAY SANITARY DISTRICT

500 Laurel Street Menlo Park, CA 94025 (650) 321-0384

Applicant	DES Architects + Engineers, Inc.	
Applicant's Address	399 Bradford Street, Redwood City, CA 94306	
Telephone/FAX	Tel: 650-364-6453 (Elke MacGregor, DES Architects + Engineers)	
Contact Person	Elke MacGregor	
Business Name	GRAIL, Inc.	
Type of Business	The applicant is requesting a Use Permit for the storage of hazardous materials in relation to a new diesel back-up generator to allow continuous operations of key equipment for tenants of 1525 O'Brien Drive, Menlo Park.	
Project Address	1525 O'Brien Drive, Menlo Park, CA 94025	

	FOR OFFICE USE ONLY
	The hazardous materials listed are not of sufficient quantity to require approval by this agency.
1	The Sanitary District has reviewed the applicant's proposed plans and use of listed hazardous materials/chemicals and has found that the proposal meets all applicable Code requirements.
The	The Sanitary District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures). e applicant's proposal has been reviewed by the West Bay Sanitary District by:
Sia	nature/Date Name/Title (printed)
Ū	Phil Scott / District Manager
Coi	mments:



Contact: Tom Smith 650-330-6730 or tasmith@menlopark.org

701 Laurel Street Menlo Park, CA 94025 PHONE (650) 330-6702 FAX (650) 327-1653

AGENCY REFERRAL FORM RETURN DUE DATE: Wednesday, August 24, 2016

DATE: August 17, 2016

TO:

MENLO PARK FIRE PROTECTION DISTRICT

Jon Johnston

170 Middlefield Road Menlo Park, CA 94025

(650) 323-2407

Applicant	DES Architects + Engineers, Inc.
Applicant's Address	399 Bradford Street, Redwood City, CA 94306
Telephone/FAX	Tel: 650-364-6453 (Elke MacGregor, DES Architects + Engineers)
Contact Person	Elke MacGregor
Business Name	GRAIL, Inc.
Type of Business	The applicant is requesting a Use Permit for the storage of hazardous materials in relation to a new diesel back-up generator to allow continued operations of key equipment for tenants of 1525 O'Brien Drive, Menlo Park.
Project Address	1525 O'Brien Drive, Menlo Park, CA 94025
	FOR OFFICE USE ONLY
The Fire District has and has found the p The Fire District has outlined, and sugge approval (please list) The applicant's proposa	erials listed are not of sufficient quantity to require approval by this agency. Serviewed the applicant's plans and use of listed hazardous materials/chemicals proposal to be in compliance with all applicable Fire Codes. Serviewed the applicant's plans and use of listed hazardous materials/chemicals sets conditions and mitigation measures to be made a part of the City's Use Permit to the suggested conditions and mitigation measures). I has been reviewed by the Menlo Park Fire Protection District by:
	Name/Title (printed) CONTRACT FIRE CHORDON SIMPKINSON INSPECTOR OTECT PRESENT NO EXTRAORIJIN ARY
INITIAL	PDS. APPLICANT WILL BE TOBJECT TO AND ON GOIN G ANNUAL FIRE PERM VSPECTION REQUIREMENTS.



Contact: Tom Smith 650-330-6730 or

tasmith@menlopark.org 701 Laurel Street Menlo Park, CA 94025 PHONE (650) 330-6702 FAX (650) 327-1653

AGENCY REFERRAL FORM RETURN DUE DATE: Wednesday, August 24, 2016

DATE: August 17, 2016

TO: CITY OF MENLO PARK BUILDING DIVISION

701 Laurel Street Menlo Park, CA 94025

(650) 330-6704

Applicant	DES Architects + Engineers, Inc.	
Applicant's Address	399 Bradford Street, Redwood City, CA 94306	
Telephone/FAX	Tel: 650-364-6453 (Elke MacGregor, DES Architects + Engineers)	
Contact Person	Elke MacGregor	
Business Name	GRAIL, Inc.	
Type of Business	The applicant is requesting a Use Permit for the storage of hazardous materials in relation to a new diesel back-up generator to allow continued operations of key equipment for tenants of 1525 O'Brien Drive, Menlo Park.	
Project Address	1525 O'Brien Drive, Menlo Park, CA 94025	
	FOR OFFICE USE ONLY	
☐ The hazardous materials listed are not of sufficient quantity to require approval by this Division.		
The Building Division has reviewed the applicant's plans and listed hazardous materials/chemicals and has found that the proposal meets all applicable California Building Code requirements.		
□ The Building Division has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).		
The applicant's proposal has been reviewed by the City of Menlo Park's Building Division by:		
Signature/Date	Signature/Date Name/Title (printed)	
100 luh	Mue 6 31 6 Ron LaFrance, Building Official	
Comments:		

Community Development



STAFF REPORT

Planning Commission
Meeting Date: 9/12/2016
Staff Report Number: 16-079-PC

Public Hearing: Architectural Control and Use Permit/1275 LLC/1275

El Camino Real

Recommendation

Staff recommends that the Planning Commission approve a request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district, at 1275 El Camino Real. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject site is located at 1275 El Camino Real, between the intersections of Valparaiso/Glenwood Avenues and Oak Grove Avenue. A location map is included as Attachment B. The property is currently vacant and was previously occupied by the Park Theater. Within the Specific Plan, the subject parcel is part of the ECR NW (El Camino Real North-West) sub-district, and is within the El Camino Real Mixed Use/Residential land use designation. Using El Camino Real in a north-south orientation, the parcels to the north, east, and south are likewise part of the SP-ECR/D district, and generally consist of commercial buildings and vacant sites. The immediately adjacent uses on the sides are an automotive repair shop (right side) and a hardware store and residential units (left side). The large vacant parcel across El Camino Real is the site of the proposed "Station 1300" mixed-use development (also known as the 1300 El Camino Real project). The parcels to the west front onto Hoover Street and are part of the R-3 (Apartment) zoning district. These sites are developed with multi-family and single-family residences.

Analysis

Project description

The applicant is proposing to construct a new mixed-use development consisting of 589 square feet of commercial space (retail or café) on the first floor, 9,066 square feet of non-medical office space on the

second floor and three residential units totaling 6,893 square feet on the third floor, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The retail space would be designed to accommodate retail or café uses, which are permitted in this area. In addition, although the applicant has not expressed interest in locating personal services, such as a beauty shop or shoe repair shop, these uses would also be permitted in this ground-floor tenant space pursuant to the Specific Plan. The applicant is requesting use permit approval to allow outdoor seating if this space is occupied by a café. The residences would include two three-bedroom units and one two-bedroom unit. The non-medical office space would occupy the entire second floor.

The proposal would meet the Specific Plan's Base level standards, which were established to achieve inherent public benefits, such as the redevelopment of underutilized properties, the creation of more vitality and activity, and the promotion of healthy living and sustainability. The maximum permitted base FAR for the ECR NW sub-district is 1.1 for all uses, inclusive of office, and the maximum FAR for non-medical office uses is half of the overall FAR. As a result, the subject parcel is limited to 19,756 square feet of total gross floor area and 9,878 square feet of office. The proposed project falls below these limits, with a total of 18,223 square feet (1.01 FAR) of gross floor area and a total of 9,334 square feet of office space, including proportionally calculated common areas such as the lobby and stairs. The FAR has been calculated per the definition of Gross Floor Area, which includes all levels of a structure, with exemptions for covered parking and certain non-usable/non-occupiable areas.

The development would have a residential density of 7.3 dwelling units per acre, in compliance with the limit of 25 dwelling units per acre. The development would adhere to the building height limit of 38 feet. A nine-foot tall roof screen enclosure faced with metal panels (43 feet, three inches above grade) is proposed for the rooftop mechanical equipment, which is located within the rear third of building footprint relative to El Camino Real. The ECR NW sub-district does not have an additional façade height standard, although the building would still be modulated, with the top floor set back from the front façade, as discussed in the following section. The front setback would be five to six feet, allowing the front sidewalk to be expanded, as noted later.

The applicant is proposing a subdivision to create three residential condominium units and one commercial condominium unit. The map is being reviewed concurrently by staff through the administrative review process. For new construction, minor subdivisions can be approved administratively, if a project obtains architectural control and/or use permit approval by the Planning Commission.

The proposal does not meet the thresholds of five condominium units or 10,000 square feet of commercial space that would trigger the current Below Market Rate (BMR) Housing requirements. As specified by the Specific Plan, the development would be required to achieve LEED Silver certification (condition 5b). 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

Staff has prepared a detailed Standards and Guidelines Compliance Worksheet (Attachment F), which discusses all relevant Specific Plan Chapter E (Land Use and Building Character) requirements in detail. The proposal complies with all standards (which are required), and the majority of guidelines (which are recommended). Where guidelines are only partially complied with, the basis/context for that is noted.

Design concept, organization and streetscape improvements

The proposed design would feature a deep rectangular form on the first two floors with three residential units set above surrounded by terraces at the building edges. The second floor and primary use would be

general office space. A lobby for the office and a tall retail or café space would front El Camino Real. A second lobby for residential uses would be accessed by sidewalk along the right side of the building.

The building would be set close to the left interior lot line but back from the right interior lot line where a shared access easement exists with the property to the right. Vehicular access for both residential and commercial parking would use the existing driveway within the easement shared with the adjoining lot along the right side of the property. Trash and recycling areas would be provided on the first level within the garage. Utilities, including back flow preventers, would be placed on the basement level, and the transformer would be underground, beneath the sidewalk.

Most publicly visible ground level landscape would be in small planters or containers at the front of the building and on the right side of the garage near the front. A small plaza and recessed entry at the front of the building would provide some amenity for public access. A second recessed area in front of the retail/café space is proposed for outdoor seating in the event that a café moves into this space. The rear yard area would be used for uncovered parking and storm water retention landscape. There would be two private terraces on the second floor for the office tenant. Open space would also be provided on the third level with large private terraces at each unit and a moderately-sized common use space near the elevator.

Along the street frontage two existing street trees would remain, with the open area in between used as a fire staging location. The public sidewalk would be 12 feet deep, including a four-foot wide furnishings zone along the street edge. The furnishings zone would include bicycle stands, one existing light pole, and the two existing street trees. Raised concrete planters with low-water bamboo planting are proposed at the back of the sidewalk adjacent the front lobby. The main entry would at the right building corner under a canopy. Decorative paving adjacent to the sidewalk, at the entries and at the plaza areas would be provided. The entry to the retail/café space would be at the left side of the front façade, in the middle of the retail/café space. Two wall sconces on the façade would flank the retail space.

Overall, the concept and organization result in a structure that would front El Camino Real with retail/café and office uses, and a two-story façade with multiple entry points and adequate glazing. The parking would be set behind the retail and office uses and within the building volume to have minimal visibility from the street. The treatment of the front façade extends down the right side of the building to further diminish the impression that much of the first floor would be a parking garage.

Materials

The building design would feature a mix of contemporary materials with generally smooth finishes and muted colors. The coverage area of the materials would be well proportioned to lend scale to the facades. The material and color variation would appear balanced and coordinated, and accentuate building forms and uses well.

The warmest color would be on the featured material of the two-story wall along El Camino Real and wrapping down the right side of the building, which would be visible from the street and sidewalk down the driveway. This would be a ceramic panel with a honed (smooth but not polished) finish in a light sand color that features a speckled variation in surface color on the material sample from small aggregate. The second wall surface on the front façade at the retail portion of the façade would be the smooth cement plaster in a medium warm grey (i.e. a cool grey would have more silver to its coloration). Set within these walls would be frames clad in white metal panels with the glazing recessed back from the frames. Storefront window frames would be clear anodized aluminum. At the third level and set back from the street façade would be the rectangular forms of the residential units clad in horizontally ribbed, corrugated metal panels with medium metallic grey color. Further back on the sides of the building would be smaller surface areas of smooth grey plaster or white metal panels.

Accent paving would be provided along the sidewalk, at the entries and at the plazas. Colored concrete paving would be provided along the driveway and in the garage interior. Raised planters are proposed along the front of the building and in the plaza area in the northeast corner of the parcel.

Architectural Character (Forms, Elevations, Detailing)

The design's form and massing as seen from the street would have a clean, modern expression of rectangular forms with strongly defined edges in varied materials. The volume of the building's first two levels would be articulated by colonnaded wall frame elements to provide contrast and scale as well as deep shadows to the glazed area. The canopies and storefronts would further articulate the façade's modern appearance, and color and material finishes reinforce the geometry and proportion of the forms. The slightly taller, more vertically proportioned form at the retail would stand forward of the more horizontally proportioned facades of the office volume, and provide a nice balance to the street composition of forms. The residences above would be set back from the lower volumes but would be partially visible. The use of the horizontally ribbed, corrugated metal cladding and the open/recessed corners for glazing provide a visually lighter treatment that feels both differentiated from the primary building volumes but in character with the overall architecture.

Elevations would be well composed with use of repetition in glazed bays as well as a layered effect from solid walls, to framed openings, to glazing with deep shadow lines. A strong aspect of the design is that the faced treatment is carried down the side elevations, particularly on the more visible right side of the structure along the driveway.

While details of the façade and building elements (e.g. canopies and parapets) have not been provided, the impression from elevations, sections, and notes is that the detailing is crisp with sharp corners, recesses, and parapet edges.

In conclusion, the proposed building would be a visually refined piece of modern architecture with well-proportioned massing and facades that are ordered but not too minimal. Forms and façade composition would be supported by varied use of materials, finishes, and color.

Outdoor Seating

The proposal includes a use permit request for outdoor seating associated with the potential café use that would help activate the frontage. The tables would be located in the recessed area in front of the café storefront, outside of the eight-foot clear walking zone, as shown on Sheet A2.1. A separate administrative permit would be required if a café use proposed the sale of alcohol. In the event that a café did not occupy this ground-floor tenant space, this recessed area would still provide an attractive entry into the space.

Parking and circulation

Vehicular

Vehicular access for both residential and commercial parking would be provided by the driveway within the existing 21.3-foot wide easement shared with the adjoining lot along the right side of the property. The driveway would be expanded onto the subject parcel for a total width of 24 feet. 20 parking spaces would be provided on the first level behind the lobby and retail/café space. An additional 24 parking spaces would be provided at the basement level, and three of these spaces would be reserved for the residential units in compliance with Specific Plan residential parking requirements. These two levels of parking would provide a total of 44 off-street parking spaces where 42 would be required if final development includes a café, and 41 would be required without the café. Covered parking and associated circulation (elevators/stairs) is exempt from the FAR calculations, as noted earlier.

A lobby and staircase near the middle of the northern building wall would provide direct access from the garage to the office and residential uses. In addition to these stairs, an adjacent elevator would provide access from the garage to the residential units. Another set of stairs and an elevator would provide access from the lobby fronting on El Camino Real to both the second floor office and the third floor residential units.

Bicycle

The project would provide required bicycle parking in both short-term and long-term configurations. Short-term bicycle parking would be provided via racks in the public right-of-way. Long-term bicycle parking would be located in both garage levels, with access provided both by the garage ramp as well as the elevators and stairs. Similar to vehicular parking, covered bicycle parking is exempt from FAR calculations.

Pedestrian

In this area, the Specific Plan specifies that sidewalks should have a 12-foot total width, made up of a four-foot furnishings zone and an eight-foot clear walking zone. As shown on the site plan and landscape plan, the existing tree wells would be expanded to create an improved furnishings zone, and a minimum of eight feet of unobstructed sidewalk would be provided on the interior side of the furnishings zone. For the portion of the sidewalk that extends onto the subject property, a Public Access Easement (PAE) would need to be recorded (condition 5d).

The retail/café space, as well as the main lobby, would feature direct access from the El Camino Real sidewalk. A pedestrian walkway along the northern building wall would provide access to the lobby, stairs and elevator at the northern wall of the parking garage and the temporary loading area further to the west. Pavement with a scored pattern would denote this walkway although it is interrupted by the two vehicular access points into the garage.

Trees and Landscaping

The project would exceed the ECR NW minimum open space requirement of 20 percent of the lot, with 40.8 percent proposed. Most of the open space would be met at ground level (3,609 square feet) through the plaza areas, the front sidewalk, and various landscaped areas, and at the third floor through the private patios (3,099 square feet). The terrace at the rear of the second floor office space, as well as the smaller terrace adjacent to the staircase, would provide 615 square feet of open space on the second floor.

The applicant has submitted an arborist report (Attachment G) detailing the species, size, and conditions of the significant trees on or near the site. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. All recommendations identified in the arborist report would be ensured through condition 4q.

The applicant is proposing to remove one heritage tree, an 18-inch diameter coast live oak tree located near the middle of the rear property line (Tree #3) that conflicts with the proposed construction and is in close proximity to two other heritage trees. The City Arborist has tentatively recommended approval of the removal as this tree has significant lean due to the overcrowding from two adjacent heritage trees that would be retained (Trees #4 and #5).

The two remaining heritage trees, a tree-of-heaven (Tree #4) and a valley oak (Tree #5), are located just past the rear property line and are expected to benefit from the removal of Tree #3. The submitted arborist report indicates excavation for the underground garage would result in approximately 15 percent root loss for tree #4 and approximately 20 percent for tree #5. According to the project arborist, the estimated root loss of these trees can be regarded as tolerable to sustain the trees' longevity, provided the tree protection

measures outlined in the report are followed. (The estimated root loss for each tree is also below the 25 percent that would be considered unsustainable and require a heritage tree removal permit from the City.)

Two Columbia London plane street trees (trees #1 and #2) are located in front of the property. These trees are currently within three-foot by three-foot square planter cutouts. The City Arborist has requested an increase in the size of the concrete cut outs for both street trees to four feet by six feet and the use of decomposed granite to bring the cutouts to the grade of the sidewalk, as reflected on the project plans. The submitted arborist report indicates that minor pruning of tree #2 may be necessary for the placement of the transformer vault, which requires a 30-foot unobstructed clearance above its location to allow lowering it by crane into the ground.

The applicant is proposing three new Catalina ironwood trees along the right side of the rear property line, meeting the heritage tree replacement guideline for replanting at a 2:1 ratio, for the proposed heritage coast live oak. Smaller landscaping would provide accents throughout the property, including at portions of the front elevation.

Raised planters are proposed along the front of the building and in the plaza area in the northeast corner of the parcel. Plantings were chosen in part for low water use. Plantings include Oregon grape holly, heavenly bamboo, bush lily, bellflower groundcover, and native ferns. Consistent shade in these planters would keep the soil moist. At the residential terrace level planters, a compact strawberry tree is proposed. Additional landscaping would be provided in ground covers along the rear lot line in a narrow storm water treatment area.

Trash and recycling

The development would have a shared trash and recycling area on the first level within the garage. The bins would be wheeled out to the street on the service day for collection. The plans have been reviewed and tentatively approved by the City's refuse collector, Recology.

Correspondence

Staff received an email from the property owner to the right of the subject parcel. The attached email (Attachment H) includes the original email and answers provided by the applicant. Additionally, the applicant has provided construction logistics plans as part of the plan set and a letter from Hexagon Transportation Consultants (Attachment I) to further answer these questions.

Conclusion

Staff believes the proposed building would be a visually refined piece of modern architecture with well-proportioned massing and facades that are ordered but not too minimal. Forms and façade composition would be supported by varied use of materials, finishes, and color. The proposed outdoor seating would be outside of the eight-foot wide clear walking zone and would help activate the frontage. The proposed underground parking would have a positive impact on the overall character of the site development. The proposal would adhere to the extensive standards and guidelines established by the Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet.

The proposal would meet the Specific Plan's Base level standards, which were established to achieve inherent public benefits, such as the redevelopment of underutilized properties, the creation of more vitality and activity, and the promotion of healthy living and sustainability. Vehicular and bicycle parking requirements would be met, and the development would also provide a positive pedestrian experience. The heritage coast live oak tree removal is justified by significant lean due to the overcrowding from two

adjacent heritage trees and would benefit these two trees. Three new trees would be located along the rear of the property and exceed the heritage tree replacement requirements, new landscaping would be planted throughout the site, and the open space would exceed the minimum standards. Staff recommends that the Planning Commission approve the proposed architectural control and use permit.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. In addition, the proposed development would be subject to payment of Transportation Impact Fee (TIF), Specific Plan Transportation Infrastructure Proportionate Cost-Sharing Fee, and the El Camino Real/Downtown Specific Plan Preparation Fee. These required fees were established to account for projects' proportionate obligations.

Environmental Review

The Specific Plan process included detailed review of projected environmental impacts through a program Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

The Specific Plan EIR identifies no impacts or less-than-significant impacts in the following categories: Aesthetic Resources; Geology and Soils; Hydrology and Water Quality; Land Use Planning and Policies; Population and Housing; and Public Services and Utilities. The EIR identifies potentially significant environmental effects that, with mitigation, would be less than significant in the following categories: Biological Resources; Cultural Resources; Hazards and Hazardous Materials. The EIR identifies potentially significant environmental effects that will remain significant and unavoidable in the following categories: Air Quality; Greenhouse Gases and Climate Change; Noise; and Transportation, Circulation and Parking. The Final EIR actions included adoption of a Statement of Overriding Considerations, which is a specific finding that the project includes substantial benefits that outweighs its significant, adverse environmental impact.

As specified in the Specific Plan EIR and the CEQA Guidelines, program EIRs provide the initial framework for review of discrete projects. In particular, projects of the scale of 1275 El Camino Real are required to be analyzed with regard to whether they would have impacts not examined in the Program EIR. This conformance checklist, which analyzes the project in relation to each environmental category in appropriate detail, is included as Attachment J. As detailed in the conformance checklist, the proposed project would not result in greater impacts than were identified for the Program EIR. Relevant mitigation measures have been applied and would be adopted as part of the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment K. Full compliance with the MMRP would be ensured through condition 5a. No new impacts have been identified and no new mitigation measures are required for the proposed project. Mitigations include construction-related best practices regarding air quality and noise, payment of transportation-impact-related fees (condition 5n), and implementation of a Transportation Demand Management (TDM) program. The MMRP also includes one completed mitigation measure related to cultural resources, which is required to be addressed at the application submittal stage. For Mitigation Measure CUL-2a: a cultural resources study performed by a qualified archaeologist/cultural resources professional determined that the proposed project will have no impact on cultural resources. This study is available for review upon request.

Specific Plan Maximum Allowable Development

Per Section G.3, the Specific Plan establishes the maximum allowable net new development as follows:

Residential uses: 680 units; and

Non-residential uses, including retail, office and hotel: 474,000 square feet.

These totals are intended to reflect likely development throughout the Specific Plan area. As noted in the Plan, development in excess of these thresholds will require amending the Specific Plan and conducting additional environmental review.

If the project is approved and implemented, the Specific Plan Maximum Allowable Development would be revised to account for the net changes as follows:

	Dwelling Units	Commercial Square Footage
Existing	0	0
Proposed	3	9,923
Net Change	3	9,923
% of Maximum	0.4%	2.1%
Allowable Development		

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. Specific Plan Standards and Guidelines Compliance Worksheet
- G. Arborist Report
- H. Correspondence
- I. Letter from Hexagon Transportation Consultants
- J. EIR Conformance Checklist
- K. Mitigation Monitoring and Reporting Program (MMRP)

Staff Report #: 16-079-PC

Disclaimer

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

Exhibits to Be Provided at Meeting

Color and materials board

Report prepared by: Corinna Sandmeier, Associate Planner

Report reviewed by: Thomas Rogers, Principal Planner

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1275 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning Commission

DATE: September 12, 2016

ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that:
 - a. A checklist has been prepared detailing that no new effects could occur and no new mitigation measures would be required (Attachment J).
 - b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment K), which is approved as part of this finding.
 - c. Upon completion of project improvements, the Specific Plan Maximum Allowable Development will be adjusted by 3 residential units and 9,923 square feet of non-residential uses, accounting for the project's net share of the Plan's overall projected development and associated impacts.
- 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the City.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
 - e. The development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet (Attachment F).
- 3. 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.
- 4. Approve the architectural control and use permit subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by

PAGE: 1 of 8

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

Hayes Group Architects, consisting of 42 plan sheets, dated received on September 6, 2016, and approved by the Planning Commission on September 12, 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 applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
- c. 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.
- d. All public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division.
- e. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
- f. Prior to building permit issuance, applicant shall coordinate with California Water Company to confirm the existing water mains and service laterals meet the domestic and fire flow requirements of the project. If the existing water main and service laterals are not sufficient as determined by California Water Company, applicant may, as part of the project, be required to construct and install new water mains and service laterals sufficient to meet such requirements to the satisfaction of California Water Company.
- g. Prior to building permit issuance, applicant shall coordinate with West Bay Sanitary District to confirm the existing sanitary sewer mains and service laterals have sufficient capacity for the project. If the existing sanitary sewer mains and service laterals are not sufficient as determined by West Bay Sanitary District, applicant may, as part of the project, be required to construct and install new sanitary sewer mains and service laterals sufficient to meet such requirements to the satisfaction of West Bay Sanitary District.
- h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division.
- i. Simultaneous with the submittal of a complete building permit application, the applicant shall

PAGE: 2 of 8

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning Commission

DATE: September 12, 2016

ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

submit a plan for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions prior to issuance of a building permit. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.

- j. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and the agreement shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
- k. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a building permit.
- I. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an Off-Site Improvements Plan for review and approval of the Engineering Division. The Off-Site Improvements Plan shall include all improvements within public right-of-way including utility improvements and removal and replacement of any damaged and significantly worn sections of frontage improvements. The Off-Site Improvements Plan shall be approved prior to issuance of a building permit.
- m. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.
- n. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and

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1275 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning
Commission

DATE: September 12, 2016

ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

other equipment boxes.

- o. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.
- p. The applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division.
- q. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations of the arborist report prepared by Arbor Resources, dated August 17, 2016.
- r. Prior to building permit issuance, all Public Works fees are due. Refer to City of Menlo Park Master Fee Schedule.
- s. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division.
- t. Simultaneous with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage.
- u. A complete building permit application will be required for any remediation work that requires a building permit. No remediation work that requires approval of a building permit shall be initiated until the applicant has received building permit approvals for that work. All building permit applications are subject to the review and approval of the Building Division.

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1275 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning
Commission

DATE: September 12, 2016

ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 5. Approve the architectural control and use permit subject to the following *project-specific* conditions:
 - a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment K). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated LEED Checklist, subject to review and approval of the Planning Division. The Checklist shall be prepared by a LEED Accredited Professional (LEED AP). The LEED AP should submit a cover letter stating their qualifications, and confirm that they have prepared the Checklist and that the information presented is accurate. Confirmation that the project conceptually achieves LEED Silver certification shall be required before issuance of the building permit. Prior to final inspection of the building permit or as early as the project can be certified by the United States Green Building Council, the project shall submit verification that the development has achieved final LEED Silver certification.
 - c. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a full shoring plan subject to review and approval of the Planning and Building Divisions.
 - d. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft Public Access Easement (PAE) along the property frontage to accommodate the full 12-foot wide sidewalk (as measured from back of curb) along the frontage of 1275 El Camino Real. Said PAE dedication shall be subject to review and approval of the Engineering and Transportation Divisions, and shall be accepted by the City Council and recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
 - e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a utility plan that shows undergrounding of overhead utilities, subject to the approval of the Engineering Division.
 - f. The applicant shall be required to secure adequate parking for any and all construction trades outside of Downtown Menlo Park and outside any residential streets, unless or until the parking podium is available on the project site at which time any and all parking associated with construction trades shall be contained on the project site.
 - g. Prior to issuance of each building permit the Applicant shall pay the applicable Building

PAGE: 5 of 8

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

Construction Street Impact Fee in effect at the time of payment to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058.

- h. Any nonstandard improvements within public right-of-way shall be maintained in perpetuity by the owner. Owner shall execute an Agreement to maintain non-standard sidewalks and planting strips if any. Agreement shall be recorded prior to final occupancy.
- i. Irrigation, if any, shall comply with City Standard Details LS-1 through LS-19. Owner shall execute and record a maintenance agreement for irrigation facilities in City right-of-way.
- j. If this project is creating more than 5,000 square feet of irrigated landscaping, per the City's Water Efficient Landscape Ordinance (Municipal Code 12.44) the irrigation system is required to have a separate water service.
- k. A landscape audit report shall be submitted to the engineering division prior to final inspection.
- Prior to building permit issuance, the applicant shall submit all necessary improvement plans and documents required by Caltrans associated with work under Caltrans' jurisdiction. The plans shall be subject to review and approval of the Public Works Department prior to submittal to Caltrans.
- m. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at \$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$20,591.99 (\$1.13 x 18,223 net new square feet).
- n. Prior to issuance of building permit, the applicant shall submit all relevant transportation impact fees (TIF), subject to review and approval of the Transportation Division. Such fees include:
 - i. The TIF is estimated to be \$51,724.49. This was calculated as follows: (\$4.63/s.f. x 9,334 s.f. office) + (\$4.63/s.f. x 589 s.f. retail) + (\$1,927/unit x 3 multifamily units). Please note this fee is updated annually on July 1st based on the Engineering News Record Bay Area Construction Cost Index. Fees are due before a building permit is issued.
 - ii. The City has adopted a Supplemental Transportation Impact Fee for the

PAGE: 6 of 8

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

infrastructure required as part of the Downtown Specific Plan. The fee is calculated at \$379.40 per PM peak hour vehicle trip. The proposed project is estimated to generate 22 PM peak hour trips, so the supplemental TIF is estimated to be \$8,346.80. Payment is due before a building permit is issued and the supplemental TIF will be updated annually on July 1st along with the TIF.

- o. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an updated Transportation Demand Management Plan that incorporates the updated project including the potential café use.
- p. Simultaneous with the submittal of a complete building permit application, the applicant shall submit updated plans showing the 8-foot clear walking zone without intrusions on all plan sheets, subject to review and approval of the Planning Division.

If the applicant elects not to pursue subdivision and confirms so in writing, the following conditions do not apply:

- q. Applicant shall adhere to the Subdivision Map Act and Chapter 15 of the City's Municipal Code.
- r. Within two years from the date of approval of the vesting tentative map, the applicant shall submit a Parcel Map for City approval.
- s. Prior to recordation of the Parcel Map, the applicant shall install new on-site improvements as shown on the approved plan set.
- t. Prior to recordation of the Parcel Map, the applicant shall pay any applicable recreation fees (in lieu of dedication) per the direction of the City Engineer in compliance with Section 15.16.020 of the Subdivision Ordinance. The estimated recreation in-lieu fee is \$235,200 (based on \$9.8 million value of acreage).
- u. Simultaneous with the application for a Parcel Map, the applicant shall submit covenants, conditions and restrictions (CC&Rs) for the approval of the City Engineer and the City Attorney. The CC&Rs shall include the following provisions:
 - i. Refuse bins shall not be left on the property frontage or in other visible areas overnight;
 - ii. The CC&Rs shall provide for funding and provision of maintenance of all common facilities, such as streets and utilities, not accepted for maintenance by a public agency. The CC&Rs shall stipulate that the HOA is responsible for maintaining landscaping consistent with the Landscape Maintenance

PAGE: 7 of 8

1275 El Camino Real – Attachment A: Recommended Actions

LOCATION: 1275 EI	PROJECT NUMBER:	APPLICANT: 1275 LLC	OWNER: 1275 LLC
Camino Real	PLN2015-00089		

REQUEST: Request for architectural control to construct a new mixed-use development consisting of retail or café space on the first floor, non-medical office space on the second floor and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The proposal includes a use permit for outdoor seating associated with the potential café use. The proposal also includes a request to create three residential condominium units and one commercial condominium unit on one parcel. As part of the proposed project, a heritage coast live oak tree located near the middle of the rear property line is proposed for removal.

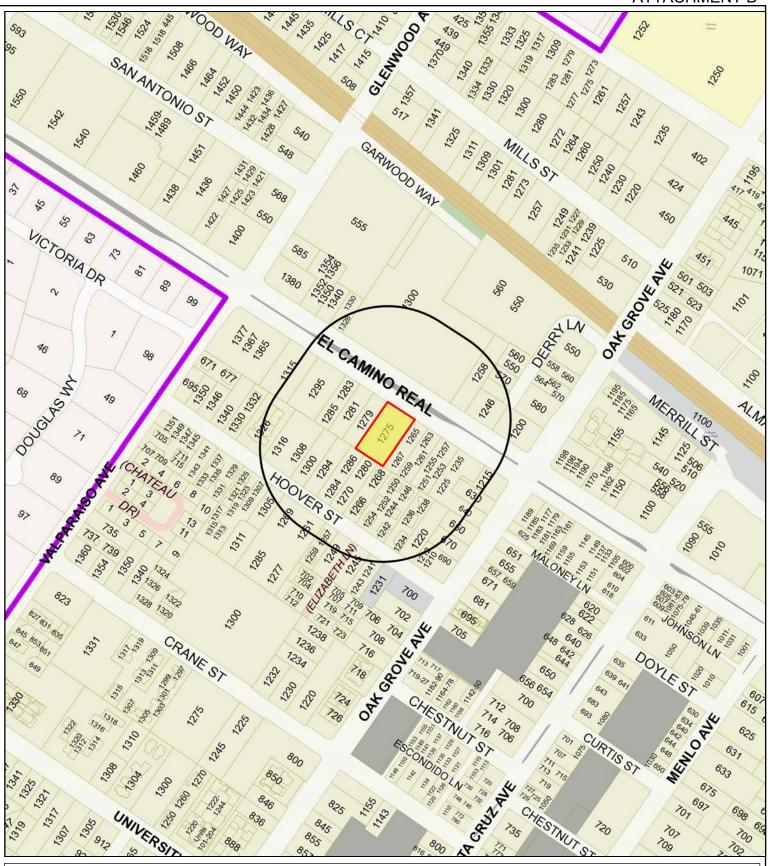
DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- Agreement. The CC&Rs shall be recorded as deed restrictions with the Final Map.
- iii. The CC&Rs shall describe how the storm water BMPs associated with privately owned improvements and landscaping shall be funded and maintained by the HOA.
- v. The public improvements shall be constructed in-place or bonded prior to approval of the Parcel Map.
- w. The applicant is required to show on the Parcel Map all existing and proposed easements that are directly applicable to the project.

PAGE: 8 of 8





City of Menlo Park Location Map



Scale: 1:3,600 Drawn By: CDS Checked By: CDS Date: 9/12/2016 Sheet: 1

1275 El Camino Real – Attachment C: Data Table

Lot area
Setbacks
Front
Rear
Side (left)
Side (right)
, • .

Density

FAR (Floor Area Ratio)

Square footage by use Residential Commercial Open Space

Building height Parking

Residential

Commercial

PROPOSED PROJECT		EXIS [*] DEVELO		ZONING ORDINANCE	
17,960 sf		17,960	sf	n/a	sf min.
5.0 ft.		n/a	ft.	5-8	ft. minmax.
20.0 ft.		n/a	ft.	20	ft. min.
1.0 ft.		n/a	ft.	n/a	ft. minmax.
7.5 (to ft.		n/a	ft.	n/a	ft. minmax.
easement)					
3.0 du		n/a	du	10.3	du max.
7.3 du/a	acre	n/a	du/acre	25.0	du/acre max.
18,223.0 sf		n/a	sf	19,756.0	sf max.
101.0 %		n/a	%	110.0	% max.
6,893.0 sf		n/a	sf		
9,923.0 sf		n/a	sf		
7,323.0 sf		n/a	sf	3,592.0	sf min.
40.8 %		n/a	%	20.0	% min.
38.0 ft.		n/a	ft.	38.0	ft. max.
3 spaces		n/	a	1 space per du min.	
41 spaces		n/	a	3.8 spaces per 1,000 sf min. (non-medical office) 4 spaces per 1,000 sf min. (retail) 6 spaces per 1,000 sf min. (café)	

Trees

Heritage trees	3*	Non-Heritage trees	2**	New Trees	3
Heritage trees proposed	1	Non-Heritage trees	0	Total Number	7
for removal		proposed for removal		of Trees	
*Includes the selected on the property to the const of the cubicat property.					

^{*}Includes two trees located on the property to the west of the subject property
**Street trees

ATTACHMENT D



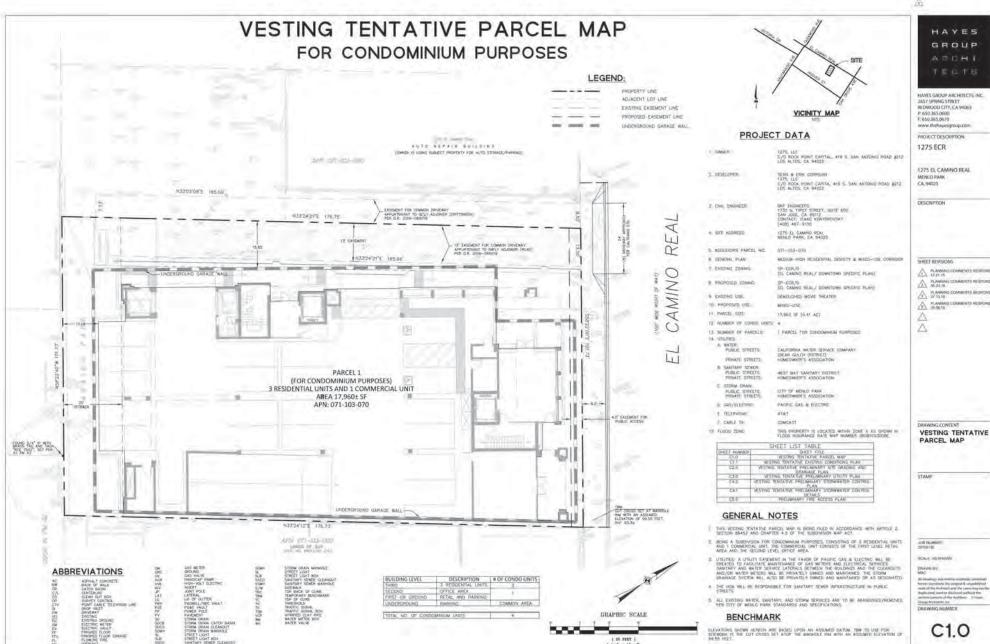
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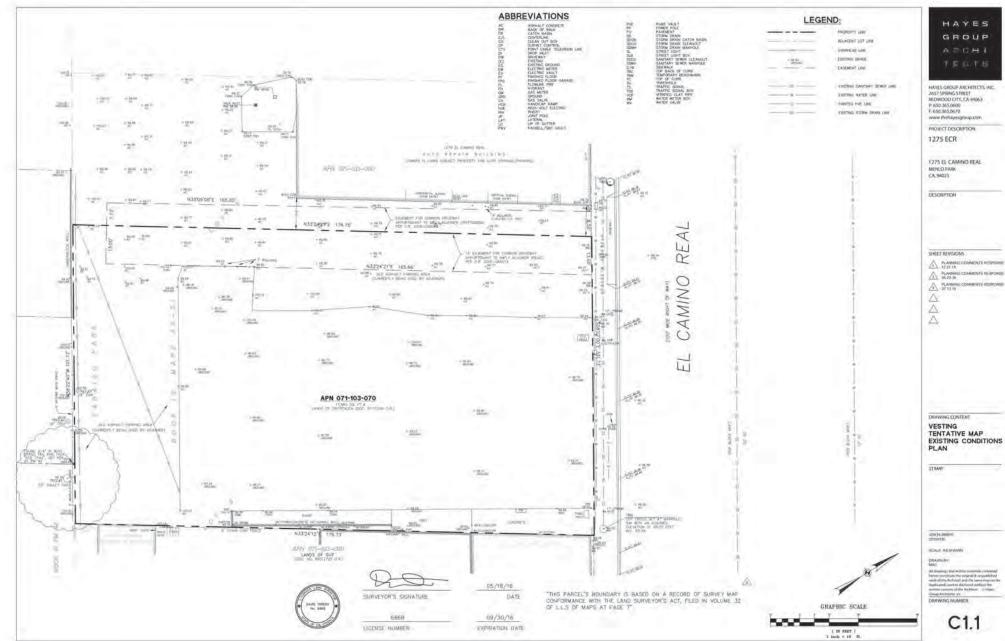




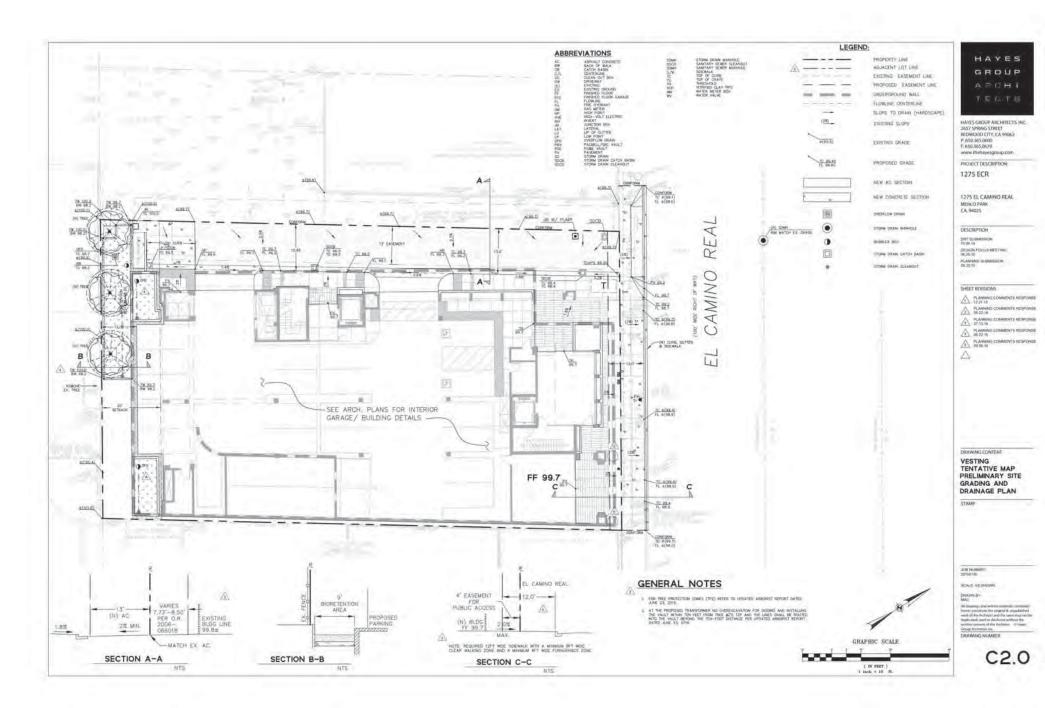


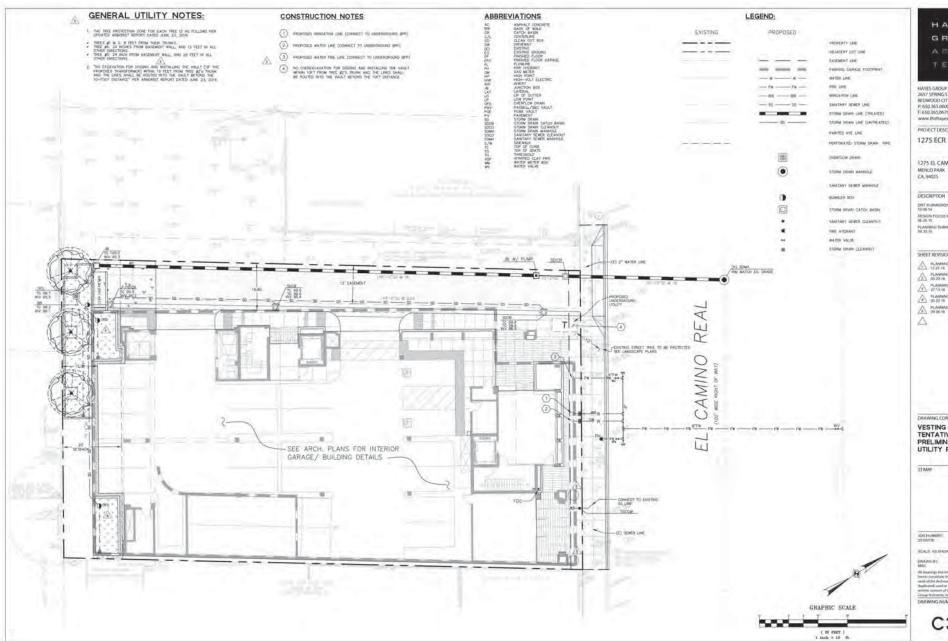


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HAYES GROUP ARCHITECTS, INC. 2657 SPRING STREET REDWOOD CITY, CA 94063 P: 650.365.0600 F: 650.365,0670 www.thehayesgroup.com PROJECT DESCRIPTION

1275 EL CAMINO REAL MENCO PARK CA, 94025

DESCRIPTION DESIGN FOCUS MEETING 06-25-19

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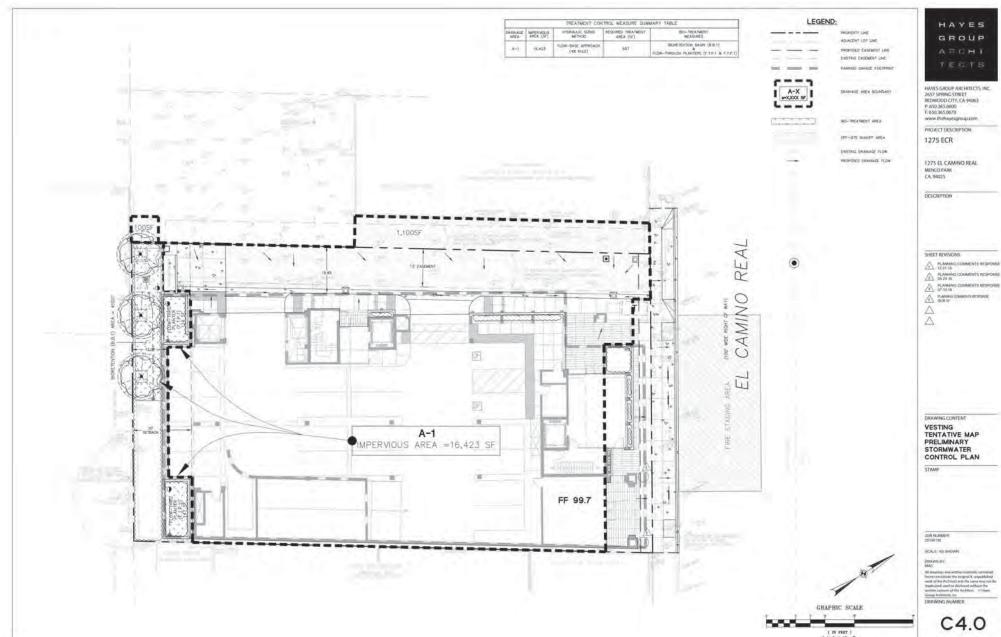
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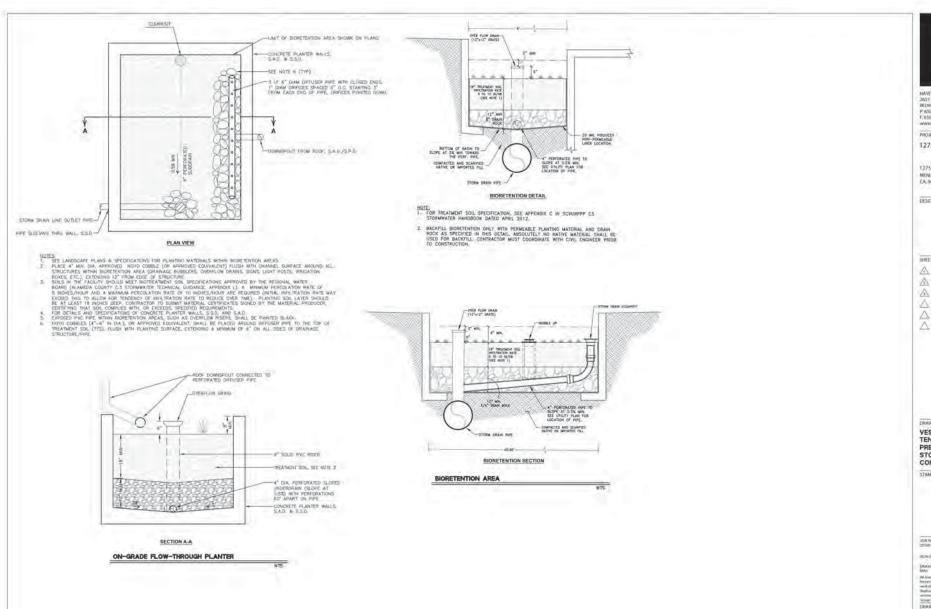
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VESTING TENTATIVE MAP PRELIMINARY UTILITY PLAN

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HAYES GROUP ARCHITECTS, INC. J657 SPRING STREET REDWOOD CITY, CA 94063 P-650.365.0600 F-650.365.0670 www.thenayesgroup.com

PROJECT DESCRIPTION 1275 ECR

1275 EL CAMINO REAL MENLO PARK CA. 94075

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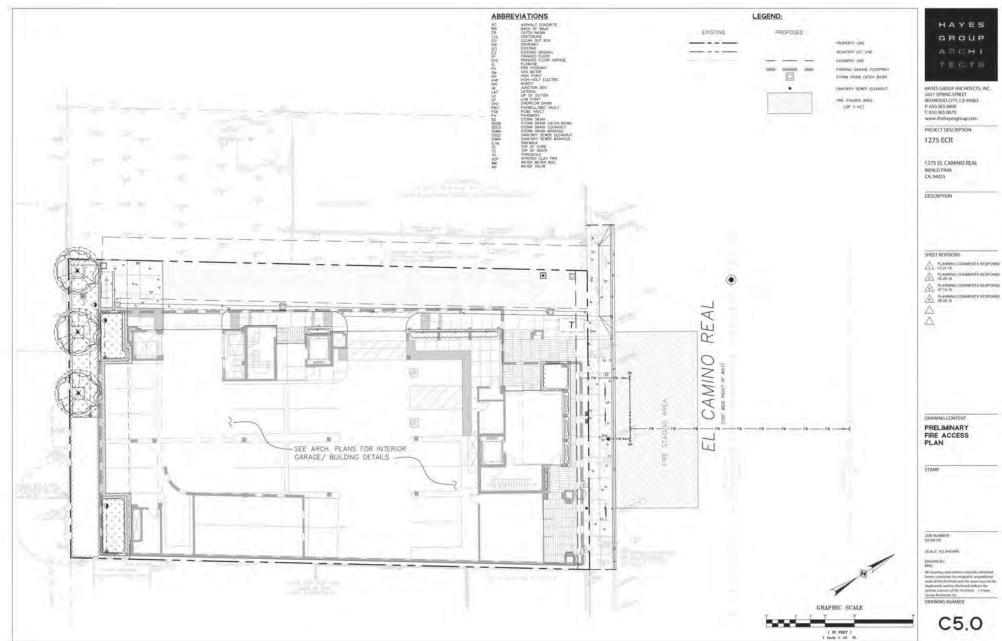
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VESTING TENTATIVE MAP PRELIMINARY STORMWATER CONTROL DETAILS

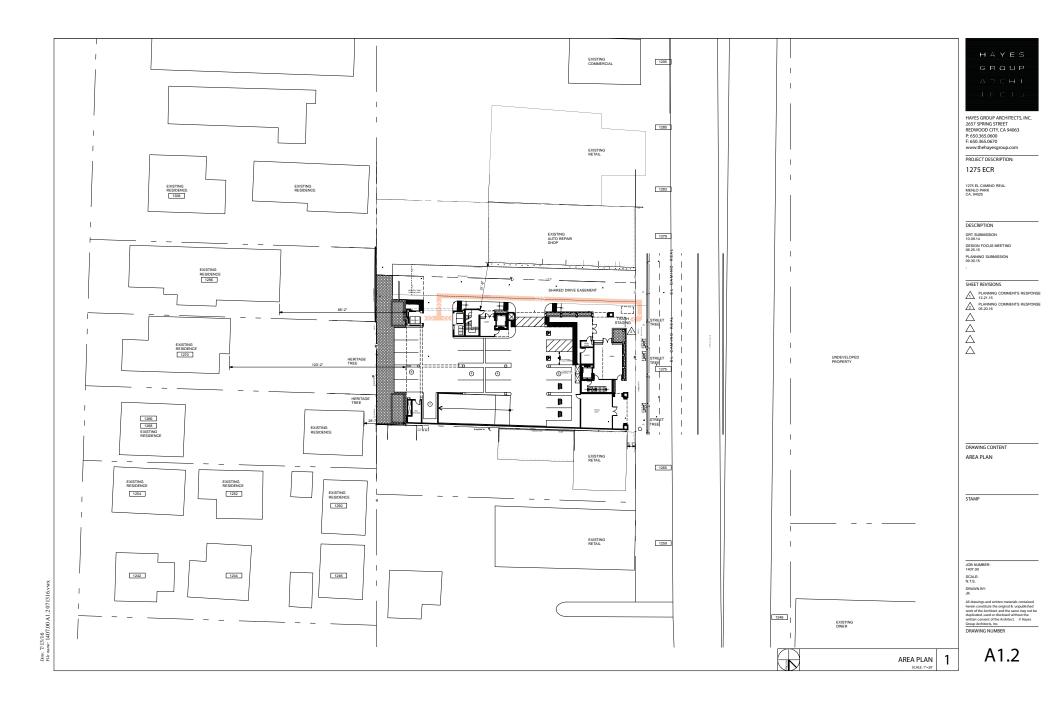
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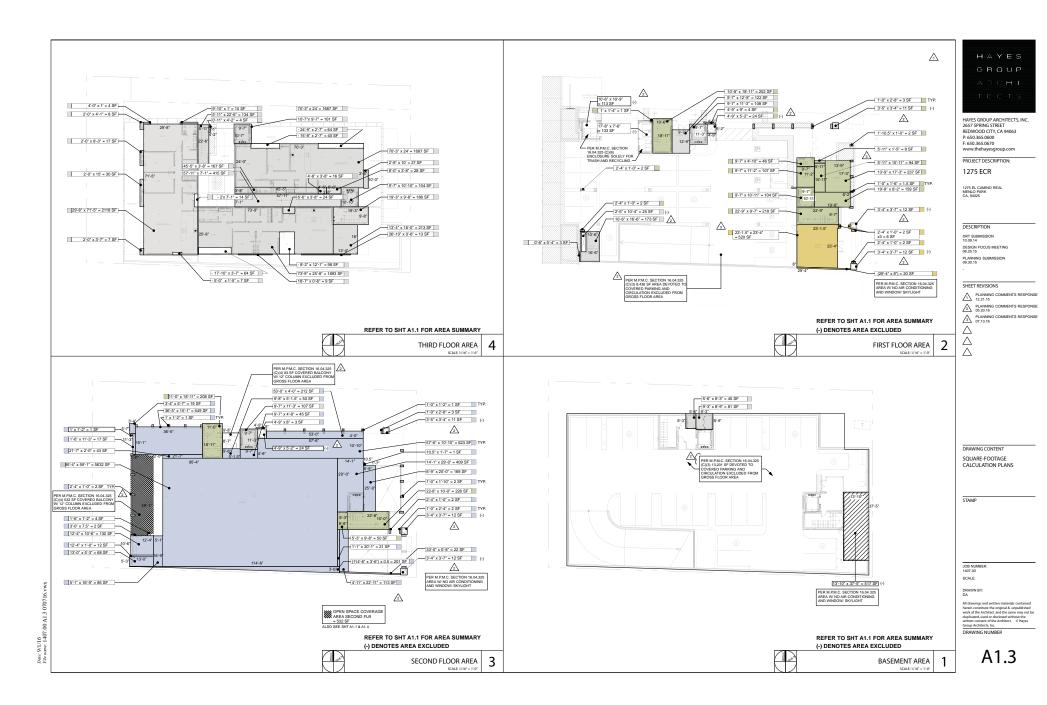
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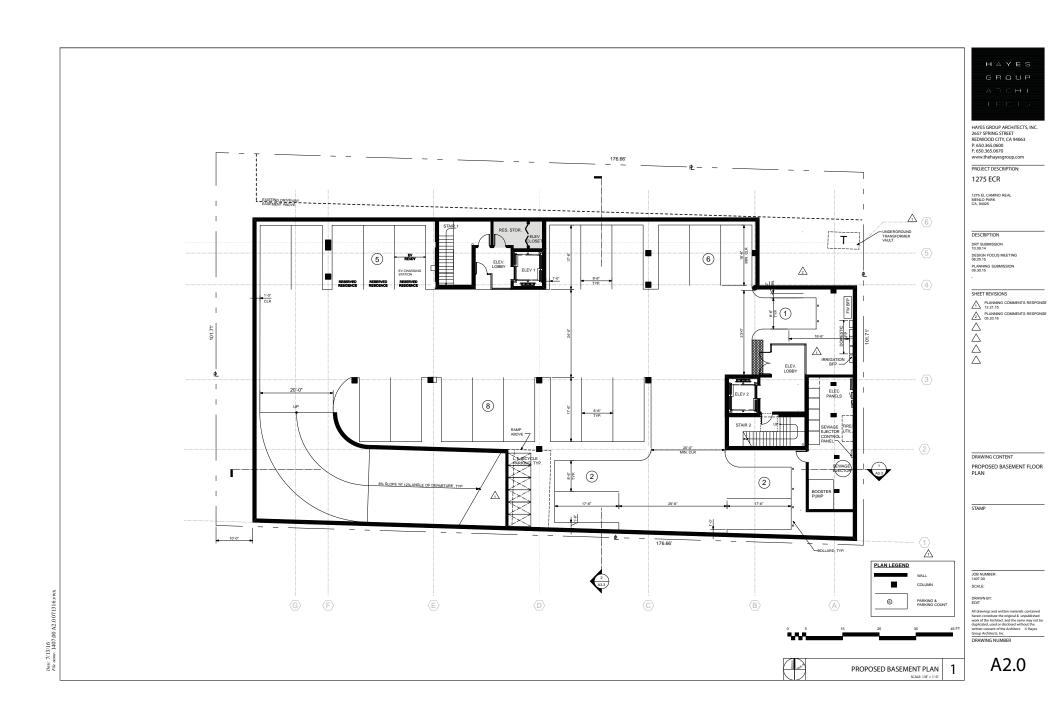




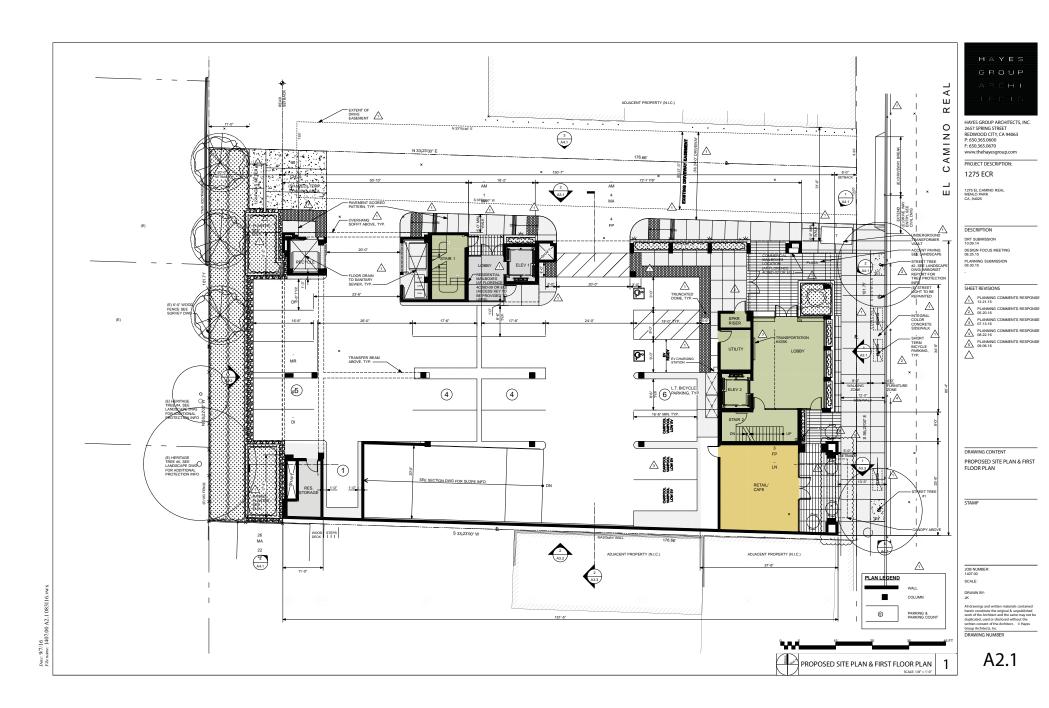


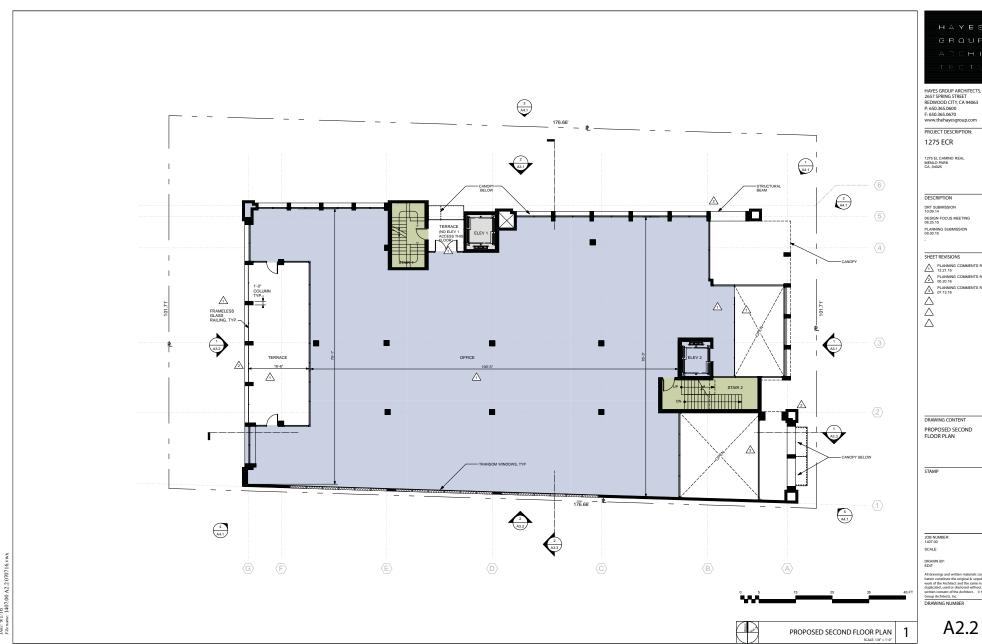






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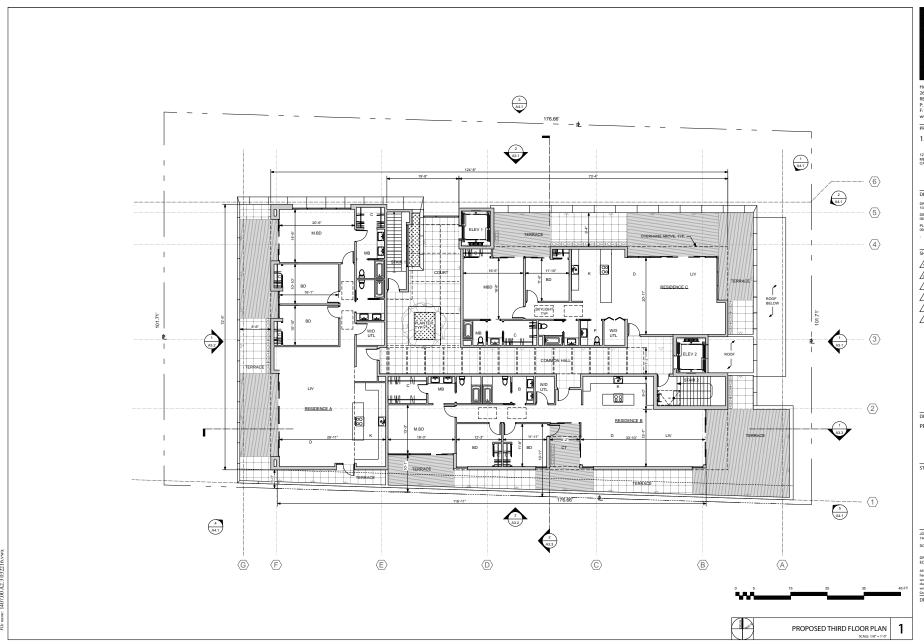
HAYES HAYES GROUP ARCHITECTS, INC. 2657 SPRING STREET REDWOOD CITY, CA 94063 P: 650.365.0600 F: 650.365.0670 www.thehayesgroup.com PLANNING COMMENTS RESPONSE

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PROJECT DESCRIPTION: 1275 ECR

1275 EL CAMINO REA MENLO PARK

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DRT SUBMISSION 10.09.14 DESIGN FOCUS MEETING 06.25.15 PLANNING SUBMISSION 09.30.15

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PLANEING COMMENTS RESPONSE
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PROPOSED THIRD FLOOR PLAN

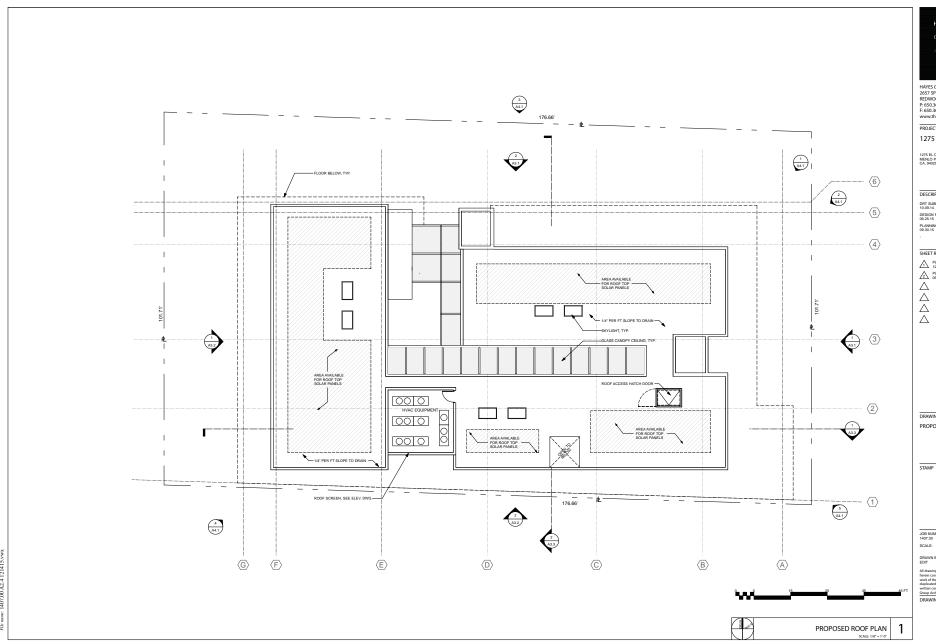
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1275 ECR

DESCRIPTION

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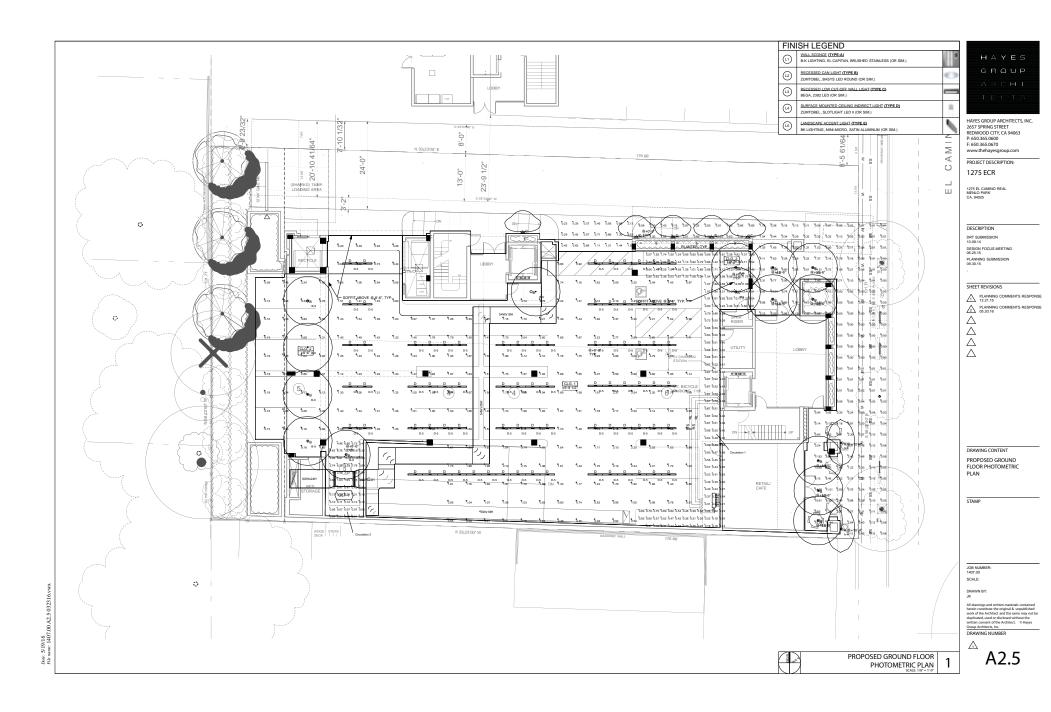
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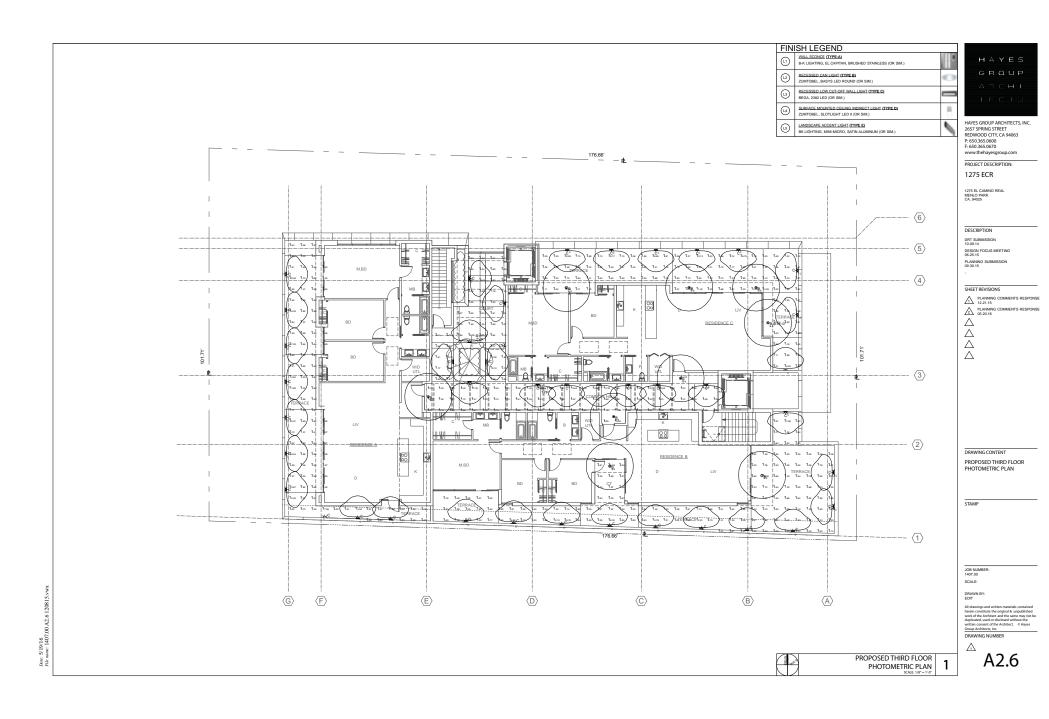
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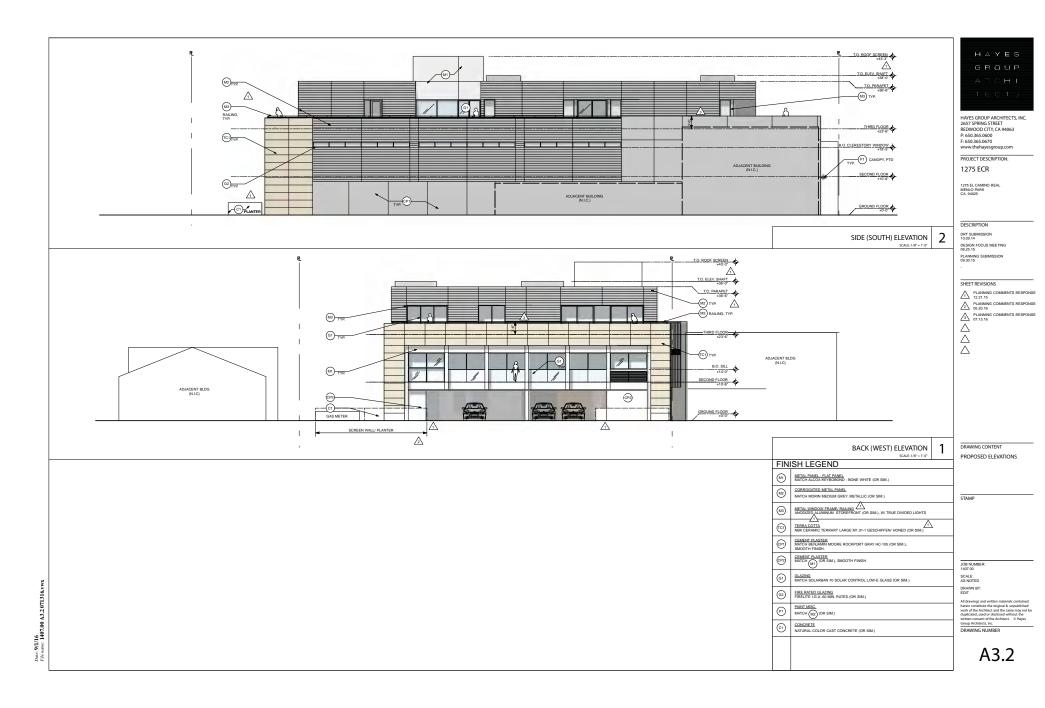
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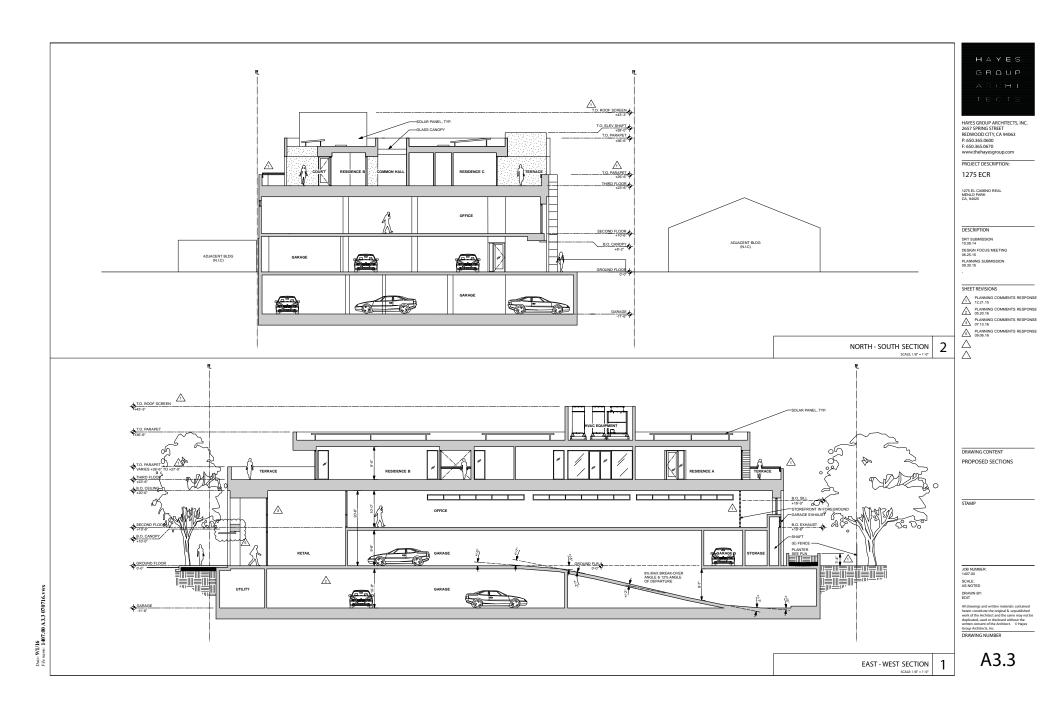
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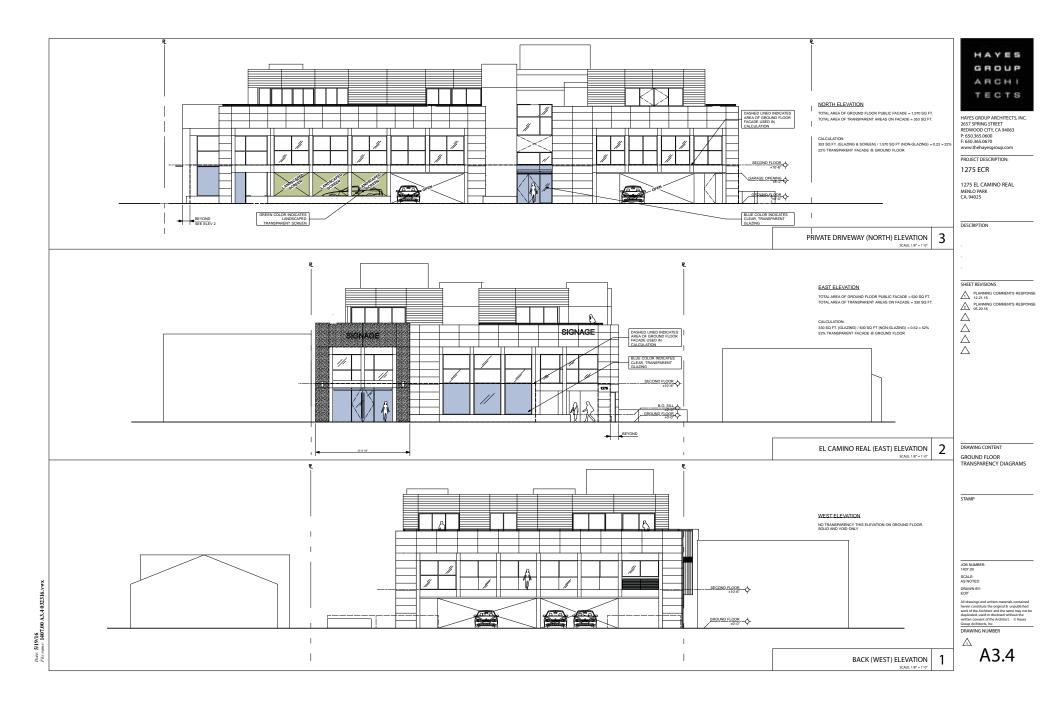


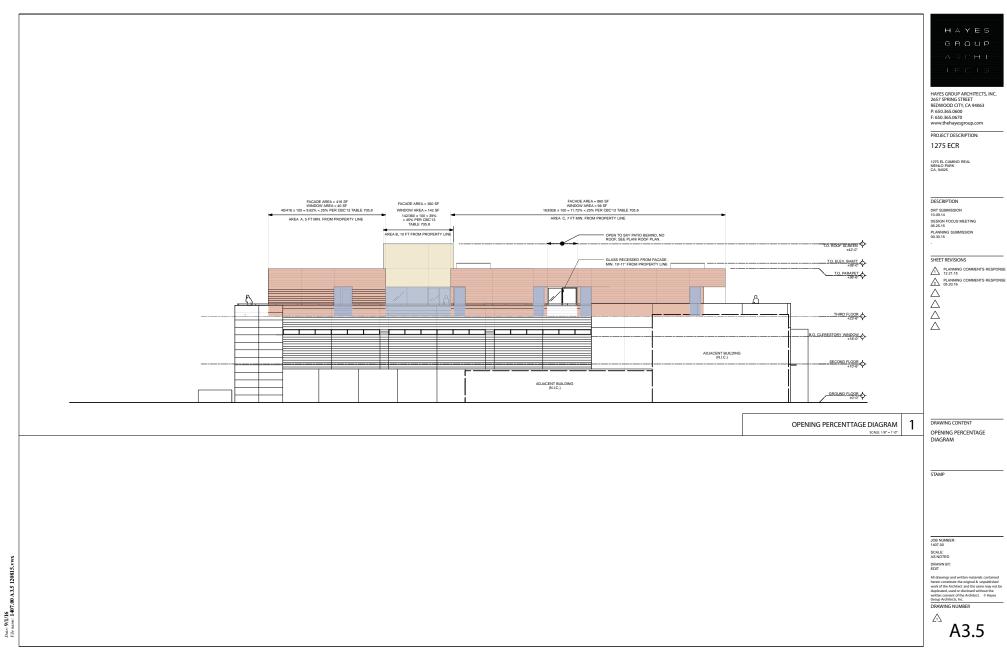


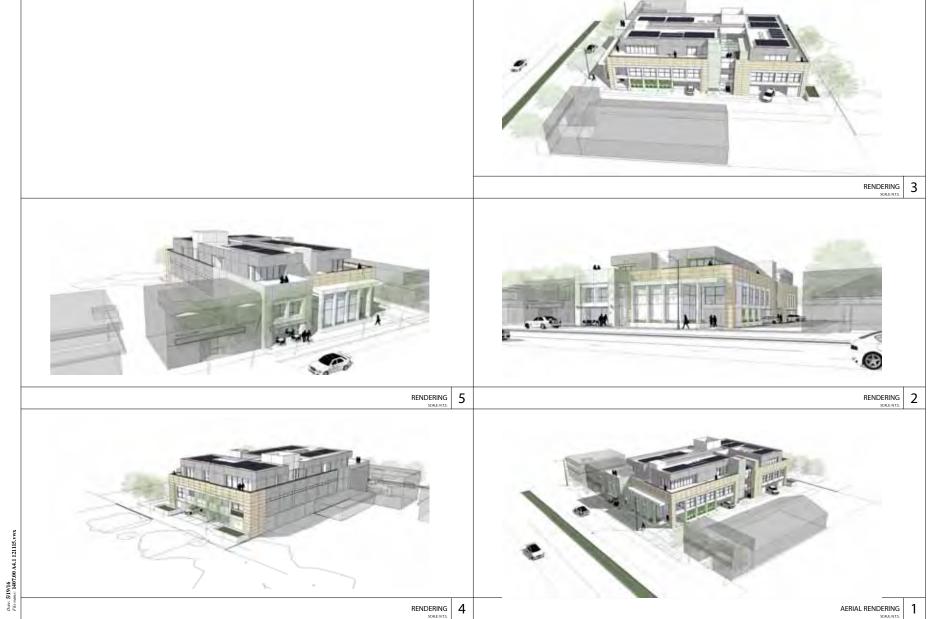












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PROJECT DESCRIPTION: 1275 ECR

DESCRIPTION

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PLANNING COMMENTS RESPONSE

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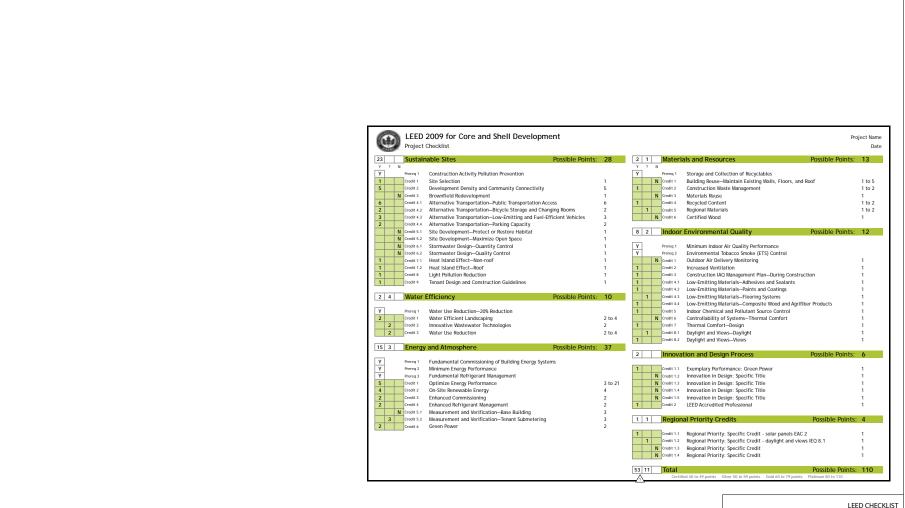
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PROJECT DESCRIPTION: 1275 ECR

DESCRIPTION DRT SUBMISSION 10.09.14

DESIGN FOCUS MEETING 06.25.15

PLANNING SUBMISSION 09.30.15

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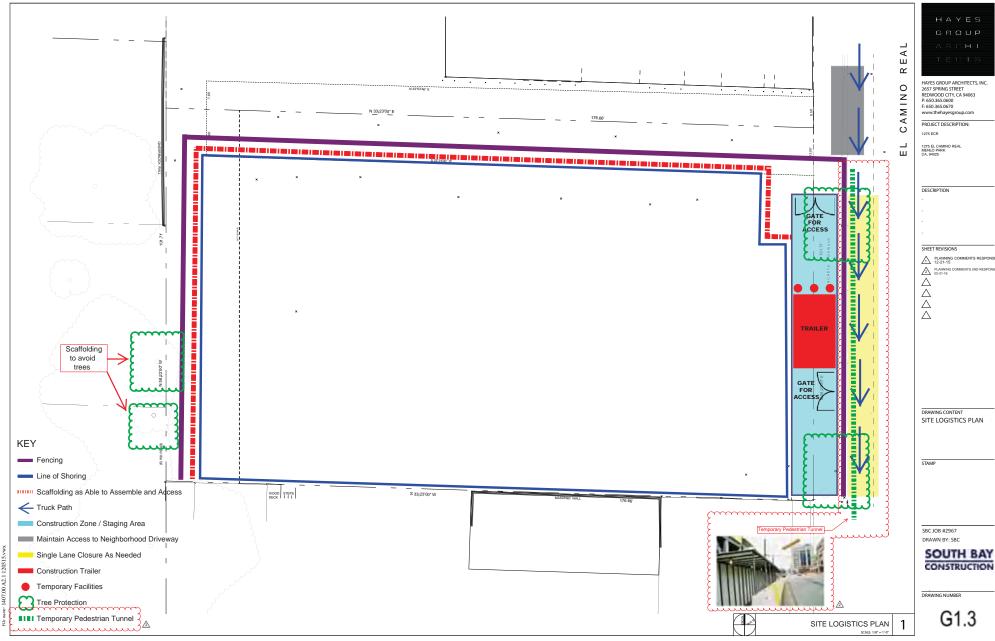
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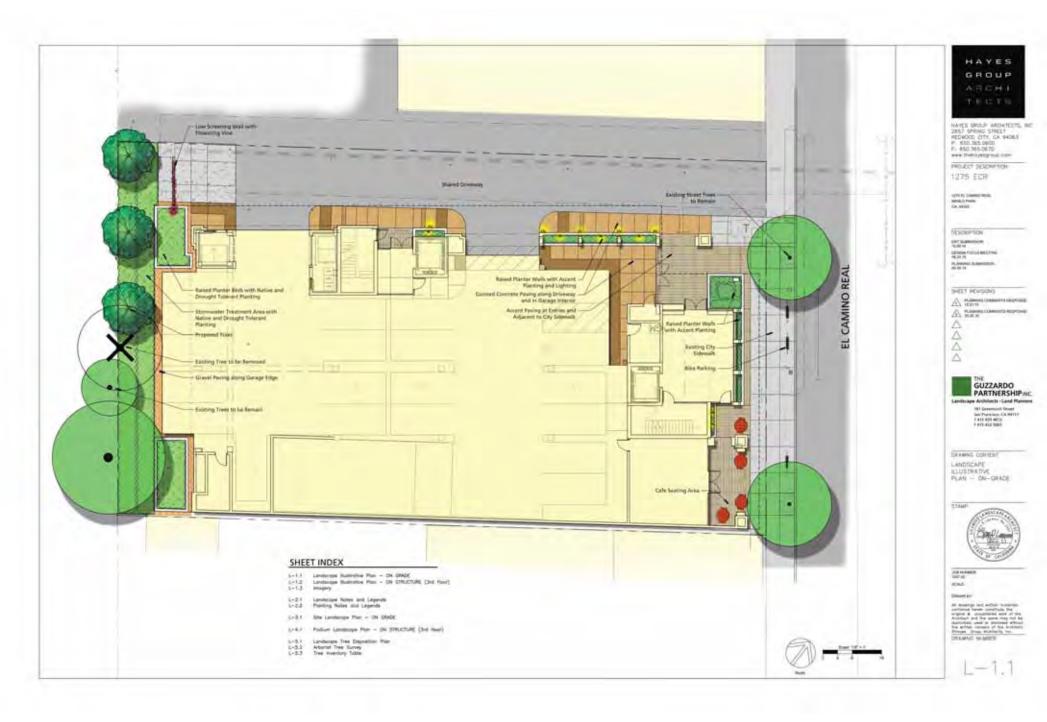
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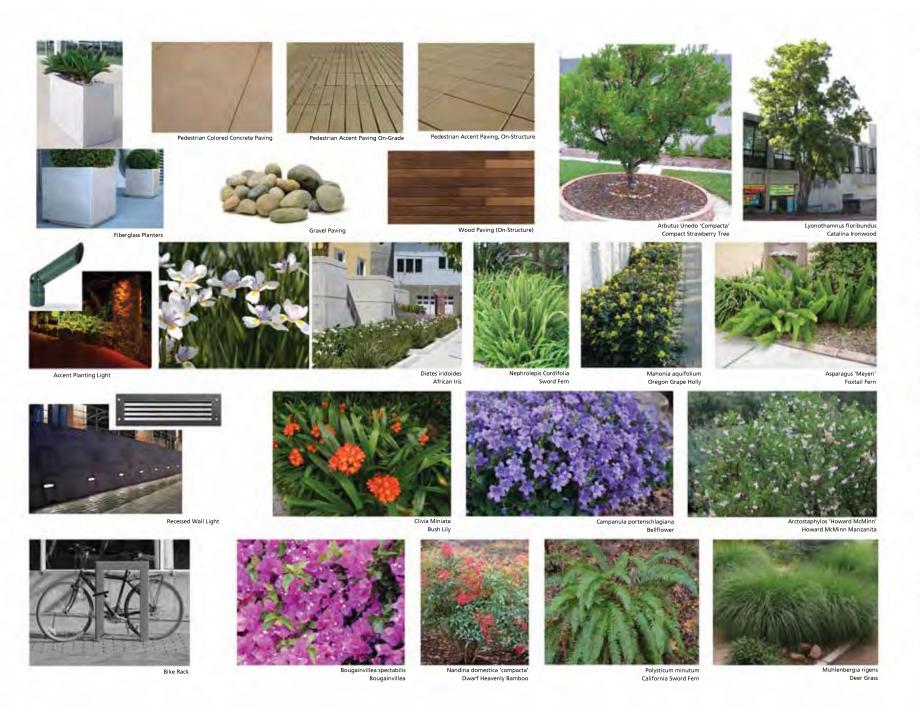
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CONSTRUCTION







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PROJECT DESCRIPTION 1275 ECR

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Pedestrian Accent

See Architect's Drawings

See Mechanical Engineer's Drawings

E.J. Expansion Joint

- - - Property Line

Detail Number

S.A.D. SCD See Civil Engineer's Drawings S.E.D. See Electrical Engineer's Drawings ----- Center Line S.M.D.

Accent Light. S.E.D. See Color and Finish Schedule

S.P.D. See Plumbing Engineer's Drawings Below grade utilities as noted. S.C.D.

¥ Wall Light, S.E.D. See Color and Finish Schedule Utility Boxes S.C.D.

LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work,
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner. to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.

adjusted under the arrection of the Landscape Architects.
All building information is based on drawings prepared by:
The Hayes Group Architects, Inc.
2657 Spring Street
Redwood City, CA 94063
Ph: (650) 365–6600 ext 19
Contact: Jacob Kwan

6. All site civil information is based on drawings prepared by:

BKF Engineers 1650 Technology Drive, Ste 650 San Jose, CA 95110 Ph: (408) 467-9187 Contact: Isaac Kontorovsky

- 7. The Contractor is to verify location of all on—site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- 8. All landscape accent lighting are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- 10. Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.

COLOR AND FINISH SCHEDULE

PEDESTRIAN AND VEHICULAR CONCRETE PAVING

Type 1: Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.

Type 2: Integral color to be Sandstone #5237 by Davis Colors. Finish to be medium

PEDESTRIAN ACCENT PAVING Precast Concrete Pavers by Ackerstone. Tel. 408.598.0518; www.ackerstone.com

Type 1: 3"x18" Linear Paver; Color: Amber Finish: Grind and Shotblast with Through Mix, Pattern: Stacked Bond. See Plan for Paver Orientation

Type 2: 24"x24" Palazzo Paver; Color: Champagne, Finish: Venetian, Pattern: Stacked Bond.

WOOD PAVING (ON STRUCTURE) Wood Decking by Bison. tel. 800.334.4234

2'x4' ECO WT-IPE-48 Wood Deck Tile, Color: Brown. Finish: Smooth. Use 'Versadjust' Pedestols for pedestal support system w/ braces. Apply 'Penofin' Sealer.

PLANTER CURB
Color and finish to match adjacent Pedestrian Concrete Paving.

GRAVEL PAVING & COBBLE MULCH Rounded "Lin Creek" pebbles, 1"-1-1/2" diam. By Lyngso Garden Materials. 19 Seaport Blvd, Redwood City, CA 94065, (f) 650.364.1730, www.lyngsogarden.com

FIBERGLASS PLANTERS
Plantare hv IAP. Tel: 510.536.4866; www.iapsf.com

Type 1: '053 Sidekick'; Size: 24"W x 24.25"H; Finish: Coffee OTY: 2

Type 2: '042 Monsoon'; Size: 36"L x 14"W x 24"H; Finish: Coffee

PLANTER WALL Natural Gray Concrete w/ Polished Steel Trowel Finish.

BMC RACK Cyclaces Port 2178-87, surface mount, color / finish: silver powdercoat; by Colombia Cascade Company, orn; 3

LIGHTING

Accent Planting Light: See Architectural Drawings.
by BK Lighting, contact: ALR, Tim Haley tel. (510) 638–3800x185.
Model: Mini-Micro Floodlight Solid State, LED w/ *A* cap, flood light, color/finish: Verde/Powder
Coated Aluminum. 4100K light warmth. QTY: 8 (6-ground, 2-podium)

Recessed Wall Light: See Architectural Drawings.
by Bega, contact: ALR, Tim Holey tel. (510) 638–3800x185.
Model: 2038 LED. Material: color/finish: silver.
OT: 47 (5-ground, 42-podium)

HAYES

HAYES GROUP ARCHITECTS, INC 2657 SPRING STREET REDWOOD CITY, CA 94063 F: 650.365.0670 www.thehayesgroup.com

PROJECT DESCRIPTION: 1275 ECR

1275 EL CAMINO REAL

DESCRIPTION DRT SUBMISSION 10.09.14

DESIGN FOCUS MEETING PLANNING SUBMISSION 09.30.15

SHEET REVISIONS

PLANNING COMMENTS RESPONSE 12.21.15

PLANNING COMMENTS RESPONSE 05,20,16

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DRAWING CONTENT

LANDSCAPE NOTES & LEGENDS

STAME



JOB NUMBER:

SCALE:

All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed withou the written consent of the Architect PHayes Group Architects, Inc.

DRAWING NUMBER

PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervisions
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begin
- 3. All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of
- 6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval
- The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
- All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Prochip" by BFI (408.888.752; www.bfic.om/or equal. This shall include all pre-cast planter pots. Mulch shall be block in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) linches from all plants where mulch is applied over the
- All street trees to be installed in occordance with the standards and specifications of the City of Menio Park. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- 10. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- 11 All trees noted with 'deep root' and those planted within 5'-0" of concrete paying, curbs. and walls shall have deep root barriers installed per manufacturer's specifications. S specifications and details for materials, depth of material, and location of installation
- 12. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the
- 13. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. W controllers shall be adjusted as necessary to reflect changes in weather and plant
- 14. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
- 16. Install all plants per plan locations and per patterns shown on the plans. Install all strubs to ensure that anticipated, maintained plant size is at least 2"-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- 17. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- 19 Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pois as shown in the drawings. Material available through: TM Products, Orinda, CA 925.708.0549.
 All Geotech board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irriga-
- 23. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$5.000 (Five Thousand Dollary) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the alllowance shall be returned to the Owner at the beginning of the maintenance period.

LANDSCAPE BIDDING NOTES

THE FOLLOWING NOTES ARE FOR BIDDING PURPOSES ONLY

- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
- 2. Assume 15 gallon plant for any un-labelled or un-sized tree; 5 gallon plant for any un-labelled or un-sized shrub; and 4" pots (not flats) @ 12" o.c. for any un-labelled
- Assume 5 gallon plant size at 36° o.c. for all planting beds not provided with planting callouts or planting information.
- All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
- The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 at and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
- All planting areas are to receive iron and nitrogen stabilized soil conditioner by As planting dread are to relever and minimizer studied so in Continuor by Seri (408.888.7632; www.bfi.com), or approved equal, at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25185/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
- 7. Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended
- The General Contractor is to provide an agricultural suitabilities analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when nec See specifications for testing procedure.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the owner's request and with the owner's concurrence.

PLANT PALETTE

Asparagus 'Meyeri'

Makasia savifalium

SHRUBS

TREES	TREES				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS
ARB COM	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	24"B0X		Low
LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	24 BOX		Low

Foxtail Fern

NC	Nephrolepis Cordifolia	Sword Fern	5gal	24"O.C.	Medium	
PM Polystichum munitum		California Sword Fern	5gal	24"O.C.	Low	
GROUNDC	ROUNDCOVERS AND GRASSES					
AH	Arctostaphylos 'Howard McMinn	Howard McMinn Manzanita	5gal	36"O.C.	Low	
CP	Campanula portenschlagiana	Beliflower	5gal	24"O.C.	Medium	
CM Clivia miniata MR Muhlenbergia rigens		Bush Lily	5gal	24"O.C.	Medium	
		Deer Grass	5gal	36"O.C.	Low	
tip it is to the sale		0 111 1 0 1	e .	e i sette e		

>	CM	Clivia miniata	Bush Lily	5gal	24"O.C.	Medium)
>	MR	Muhlenbergia rigens	ns Deer Grass		36"O.C.	Low	Į
1	ND	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	5gal	30"O.C.	Low	3
7							4
1	100						4
7	VINES						2
1	BS	Bougainvillea spectabilis	Bougainvillea	5gal		Low	2

Bougainvillea All planted areas are to be watered with an approved automatic underground irrigation system. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.

An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.

The final construction documents will provide the contractor with an understanding of the The final construction accuments will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

HAYES

HAYES GROUP ARCHITECTS, INC 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 F: 650.365.0670 www.thehayesgroup.com

PROJECT DESCRIPTION: 1275 ECR

1275 EL CAMINO REAL

24"0.C. Medium 24"0.C. Low

DESCRIPTION

DRT SUBMISSION DESIGN FOCUS MEETING 06.25.15 PLANNING SUBMISSION 09.30.15

SHEET REVISIONS

PLANNING COMMENTS RESPONSE

PLANNING COMMENTS RESPONSE 05.20.16

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San Francisco, CA 94111 T 415 433 4672 F 415 433 5003

DRAWING CONTENT

PLANTING. NOTES & LEGENDS

STAME



JOB NUMBER: SCALE:

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PLANT SPACING DIAGRAM

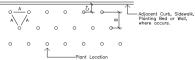


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL

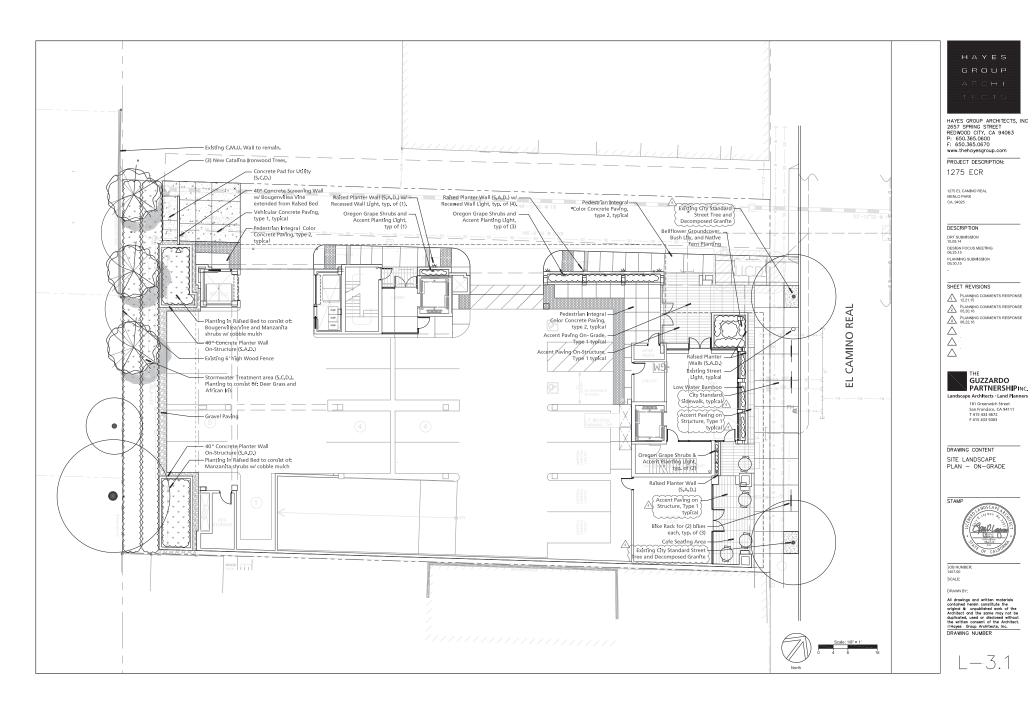
—— Quantity (or See Spacing Comments) —— Plant Key (See Plant List)

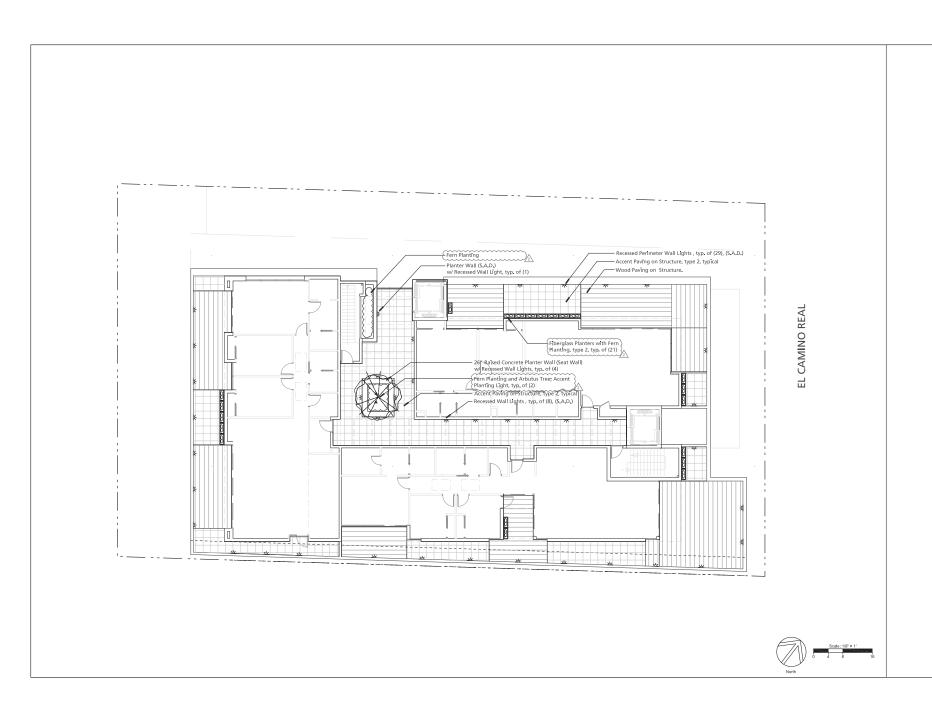
PLANT OUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60*	4.60
8" O.C.	6.93"	3.47**	2.60
9" O.C.	7.79*	3.90"	1.78
10" O.C.	8.66*	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80*	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C	62 35"	31 18*	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massing are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.





HAYES GROUP ARCHITECTS, INC 2657 SPRING STREET REDWOOD CITY, CA 94063 P: 650.365.0600 F: 650.365.0670 www.thehayesgroup.com

PROJECT DESCRIPTION: 1275 ECR

1275 EL CAMINO REAL MENLO PARK CA, 94025

DESCRIPTION

DRT SUBMISSION 10.09.14 DESIGN FOCUS MEETING 06.25.15

PLANNING SUBMISSION 09:30:15

SHEET REVISIONS

PLANNING COMMENTS RESPONSE 12.21.15 PLANNING COMMENTS RESPONSE 05,20,16

THE GUZZARDO PARTNERSHIPINC.

181 Greenwich Street San Francisco, CA 94111 T 415 433 4672 F 415 433 5003

DRAWING CONTENT

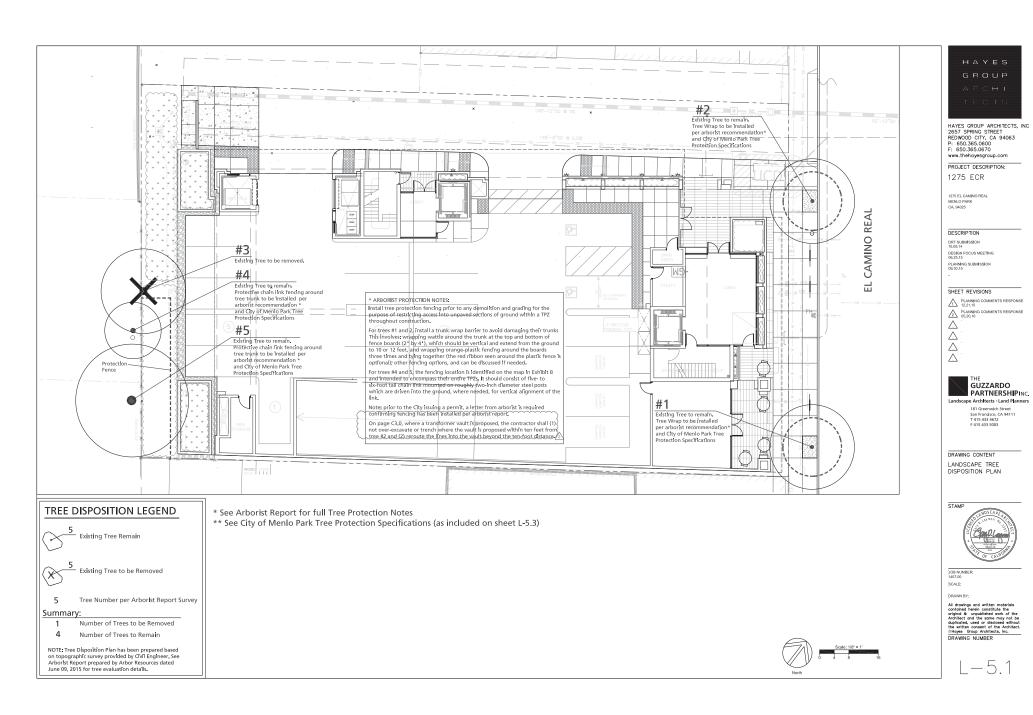
PODIUM LANDSCAPE PLAN - ON-STRUCTURE

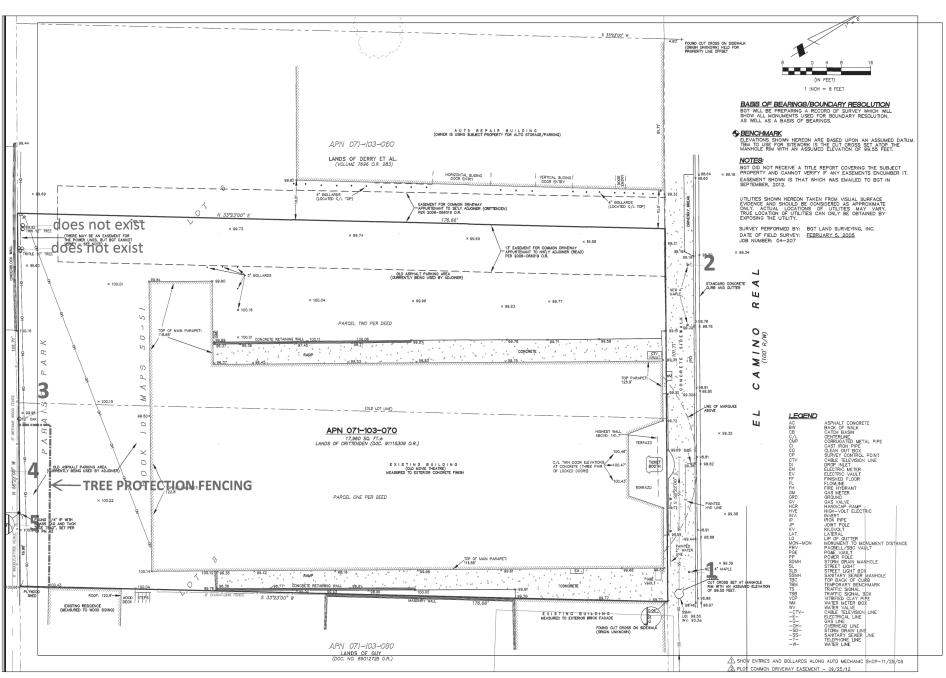
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JOB NUMBER: 1407.00

SCALE:







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1275 EL CAMINO REAL MENLO PARK CA, 94025

DESCRIPTION

DRT SUBMISSION 10.09.14 DESIGN FOCUS MEETING 06.25.15 PLANNING SUBMISSION 08.30.15

SHEET REVISIONS

PLANNING COMMENTS RESPONSE

PLANNING COMMENTS RESPONSE 05.20.16

THE
GUZZARDO
PARTNERSHIPING

PARTNERSHIPINC. Landscape Architects · Land Planners 181 Greenwich Street San Francisco, CA 94111

DRAWING CONTENT

ARBORIST TREE SURVEY



JOB NUMBER: 1407.00

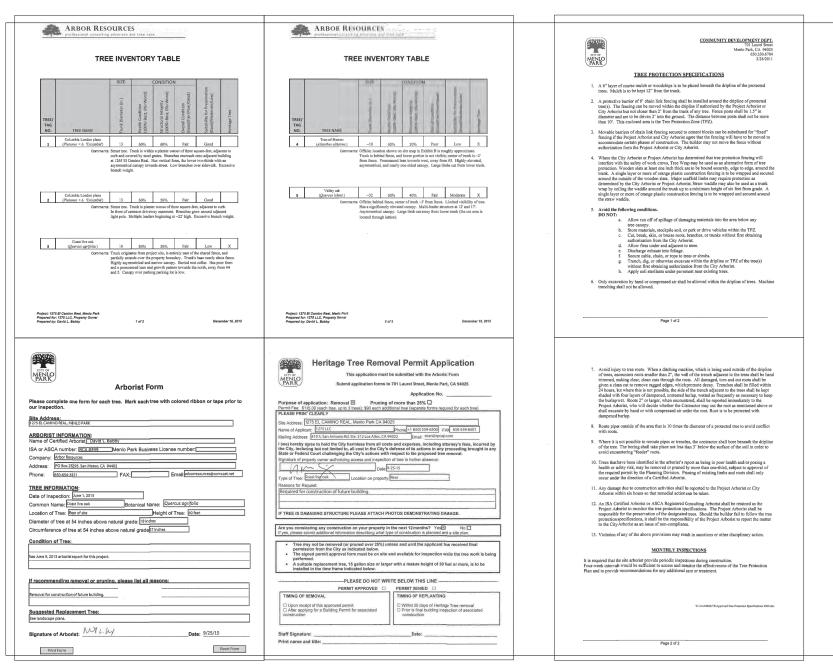
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DRAWING NUMBER

_-5.2



* See Arborist Report for project specific Tree Protection Notes



HAYES GROUP ARCHITECTS, INC 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 F: 650.365.0670 www.thehayesgroup.com

PROJECT DESCRIPTION: 1275 ECR

1275 EL CAMINO REAL

DESCRIPTION

DRT SUBMISSION 10.09.14 DESIGN FOCUS MEETING 06.25.15

PLANNING SUBMISSION 09.30.15

SHEET REVISIONS

PLANNING COMMENTS RESPONSE 12.21.15

PLANNING COMMENTS RESPONSE 05,20,16

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DRAWING CONTENT

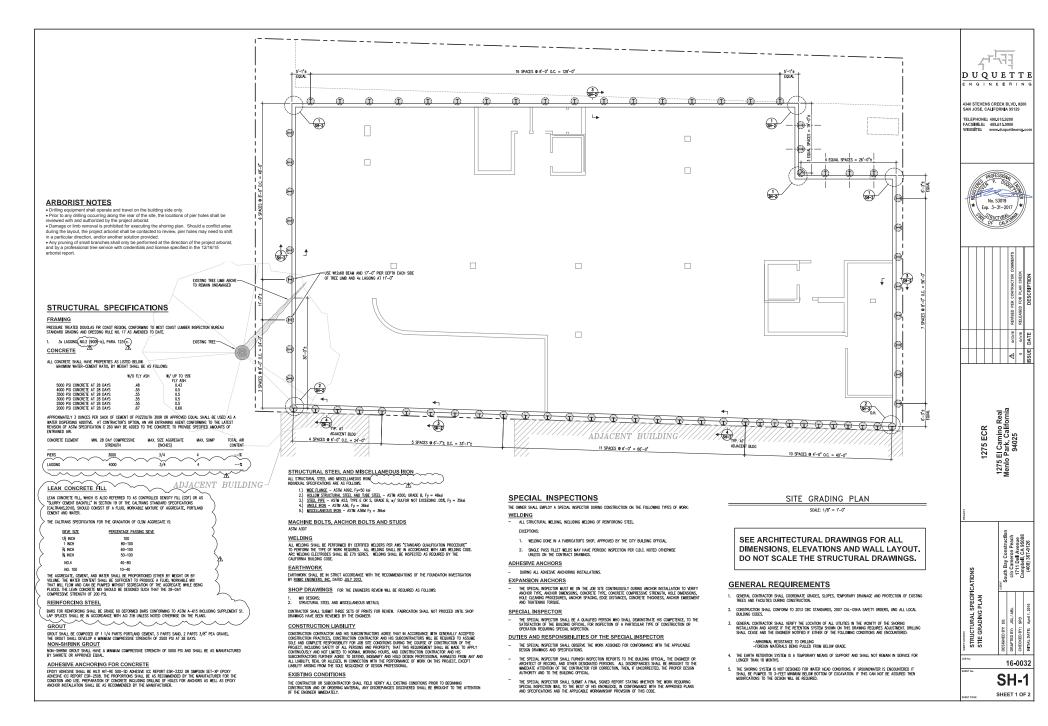
TREE INVENTORY TABLE

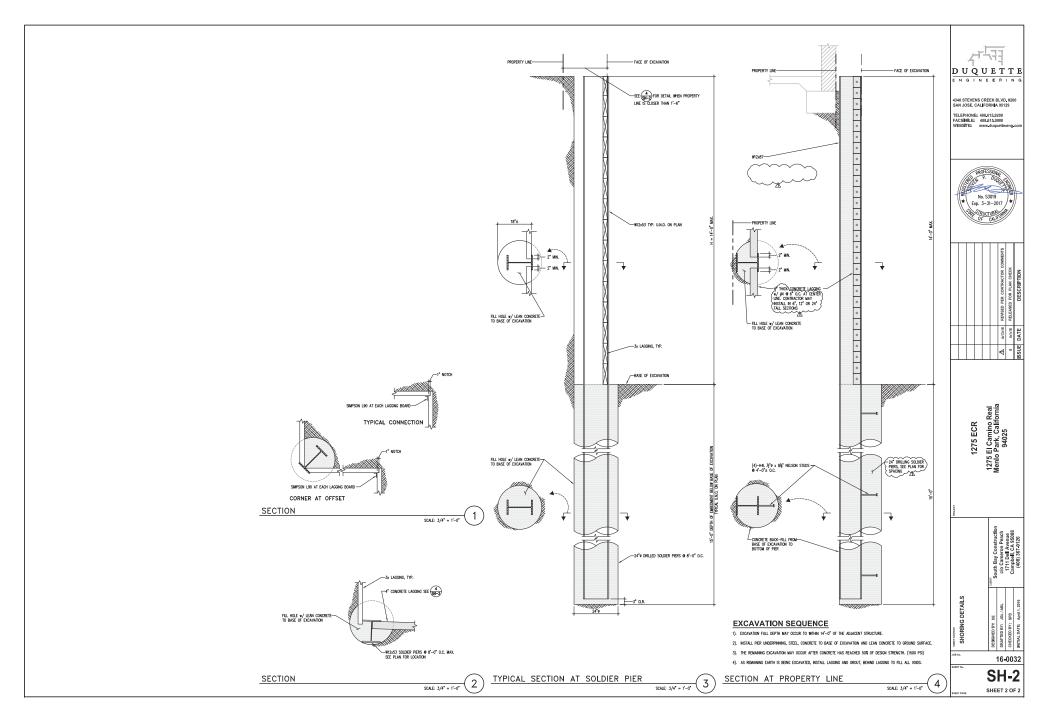
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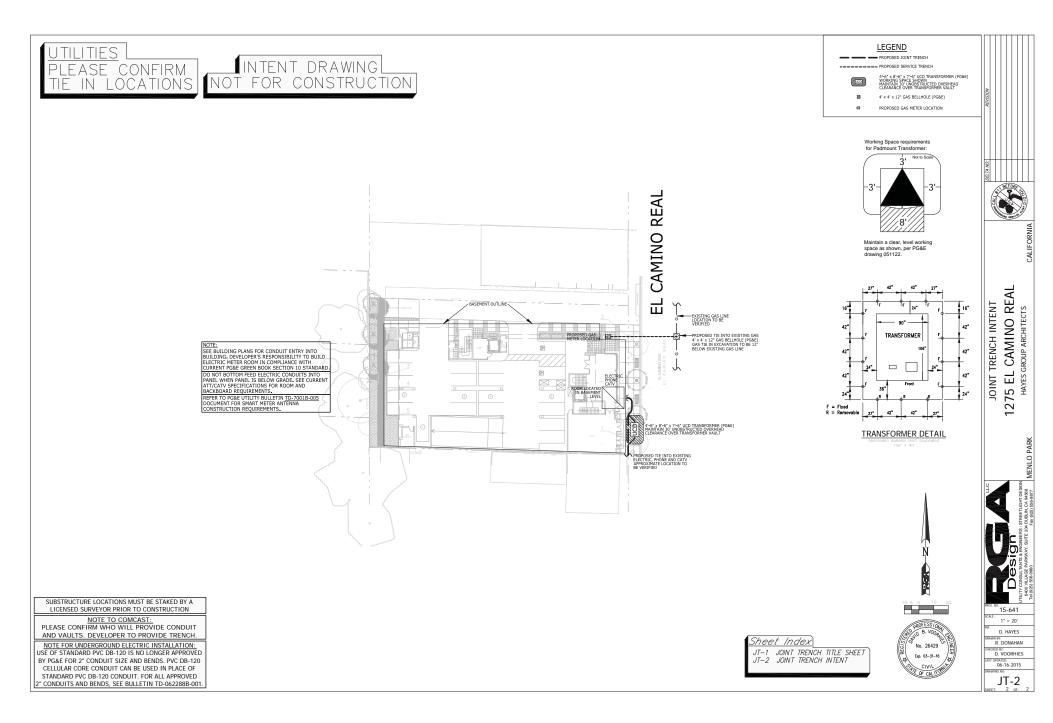
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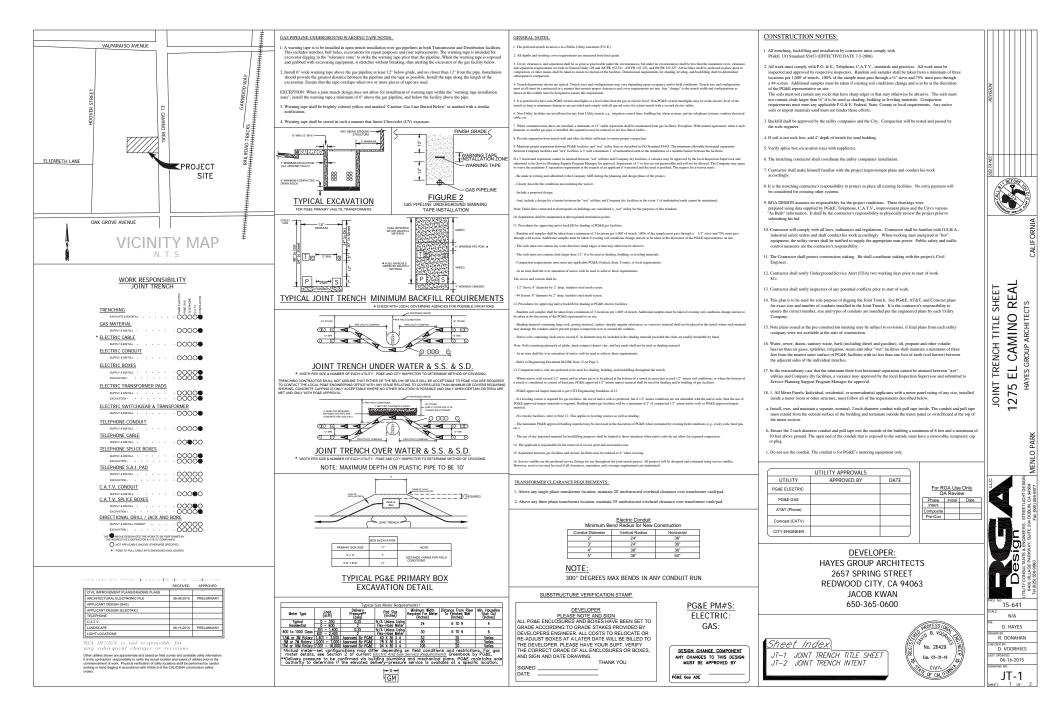
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December 21st, 2015 Revised August 31, 2016

City of Menlo Park Planning Division 791 Laurel Street Menlo Park, CA 94025

RE: <u>1275 El Camino Real Planning Commission Review – Project Description</u>

To Planning department at City of Menlo Park:

Attached is Hayes Group Architect's submission of 1275 El Camino Real for the Planning Commission Review. The project applicant is Hayes Group Architects on behalf of 1275 LLC. This package includes proposed architectural plans, civil plans, and landscape plans. Material board, application forms, and relevant reports are also included.

1. EXISTING CONDITIONS

The site is located mid-block on El Camino Real between Valparaiso Avenue and Oak Grove Avenue. Commercial and industrial service buildings to the north and the south surround the property. Dense foliage separates the property from the residence abutting the western boundary.

1275 El Camino Real was formerly occupied by Park Theater. The prior owner has demolished the original building. The site shares a common ingress-egress driveway easement with the adjacent property to the north extending almost to the western property line.

2. PROPOSED PROJECT

We are proposing the construction of a mixed-use building consisting of ground floor retail space, second floor office space with ground floor entrance lobby, and three residential condominiums on the third floor. The retail and commercial office space are consolidated into one condominium ownership. The architectural language for the first and second floors mimics industrial buildings similar to the service warehouses typically found in the surrounding neighborhood facing El Camino Real. A secondary metal cladded frame spans across the large facade openings to suggest a retrofitted appearance. The third-floor residences take the form of roof top lofts commonly found in metropolitan areas. Each unit has a generous private terrace and the units are grouped around a common terrace that provides access to the stairs and elevator. On-grade and below grade parking complies with the 42 stalls required for the project. Garage entrances are located off the common driveway easement.

2657 Spring Street, Redwood City, CA 94063 Phone 650.365.0600 Fax 650.365.0670 thehayesgroup.com Architecture and Interiors

Pedestrians are greeted at the lobby entrance with a small entry plaza at the northern corner of the property. Both the commercial office lobby and the retail area are double story to comply with the 15-foot floor-to-floor requirement per Menlo Park Specific Plan section E3.5.01. The maximum building height is 38'-0". Additional trees are proposed along the western property line as a landscape buffer to the adjacent property. The retail space could potentially be used as retail or as a small café/coffee shop. Potential customer seating could be outside and out of the sidewalk zone because of the recess provided.

3. TRASH/ RECYCLING

Trash and recycle rooms are located at the back of the building on the ground floor. Trash, recycle, and compose bins are to be wheeled out to the front of the property by building management on pickup days.

4. NEIGHBORHOOD OUTREACH

A neighborhood outreach meeting was conducted on November 19th, 2015. Hayes Group Architects presented the project to attendees followed by an open discussion regarding the project. Concerns from property owner of adjacent auto repair shop were addressed via multiple emails. Menlo Park planning department was copied on all email communications. An additional meeting was held on December 7th to discuss concerns by the auto repair shop tenant as well as the landlord. No further public outreach meetings have been conducted.

We look forward to presenting the project to the Planning Commission and staff at the public hearing so that we can proceed with the development of this project.

Please call me at (650) 365-0600 x15 if you have any questions.

Sincerely,

Ken Hayes, AIA Principal

CC: 1275 LLC

<u>Section</u>	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.1 Deve	lopment Intensit	у	
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	Complies: Business and professional office square-footage of 9,334 SF is less than half of the 1.1 based F.A.R. of 19,756 SF (19,7656 SF/2 = 9,878 SF; 9,870SF < 9,878SF) No medical/ dental office proposed. See A1.1
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	N/A: No medical/ dental office. Note: no medical or dental office permitted in future.
E.3.2 Heigh	nt		•
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	Complies: 9 Foot tall roof screen enclosure faced with metal panels (43'-3" above grade) is proposed for the roof top mechanical equipment and mechanical equipment area is within rear third of building footprint relative to El Camino Real. Solar panel's height shown on plans to not exceed height of roof parapet. Parapet is approximately 2 feet above the roof surface. See A2.4, A3.2 A3.3
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	Complies: Rooftop equipment enclosure is screened by panels that would extend to 42 feet, which is four feet back the maximum building height. This projection would be integrated into the design of the building through material and color. See A3.1, A3.2, A3.3
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	Complies: Elevator tower does not exceed maximum 38-foot height limit. See A3.1, A3.2
		ions within Setbacks	
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	Complies: Portion of building facing ECR is setback five to six feet from the property line and is integrated with the public sidewalk. Raised planter also provided at setback line along building wall. See L1.1, A2.1
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	Complies: No parking proposed for front setback area facing ECR. See A2.1
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	Not applicable: There is a minimum 5' front setback along ECR.

Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	Complies: The retail entry canopy projects approximately two feet into the clear walking zone with bottom of canopy ten feet clear above the sidewalk. See A2.1, A2.2 and A3.3 for locations and dimensions.
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	Complies: There are not projections at or above the second floor into the setback. See A2.1 A3.3
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	Complies: No building projections used. See A3.1, A3.3
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	Complies: Canopy at retail frontage projects three feet from the primary façade at a height of ten feet minimum above sidewalk. See A3.3
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	Not applicable. No creek located on or adjacent property.
	ing and Modulat	ion	
E.3.4.1.01	Iding Breaks Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	Not Applicable: Under table E3, for ECR NW, building breaks is prohibited.
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	Note Applicable: Under table E3, for ECR NW, building breaks is prohibited.
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	Note Applicable: Under table E3, for ECR NW, building breaks is prohibited.
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	Not Applicable: Under table E3, for ECR NW, building breaks is prohibited.

Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	Not Applicable: Under table E3, for ECR NW, building breaks is prohibited.
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: Comply with Figure E9; Be a minimum of 60 feet in width, except where noted on Figure E9; Be a minimum of 120 feet in width at Middle Avenue; Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	Not applicable: Project not located in the ECR-SE zoning district.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	Not applicable: Project not located in the ECR-SE zoning district.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and	Not applicable: Project not located in the ECR-SE zoning district.
		Harvard Avenues may provide vehicular access.	
	ade Modulation		
E.3.4.2.01	Standard	Building façades facing public rights-of- way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	Complies: A minor building façade modulation 9 feet deep by 9 feet wide is located between the retail area and the commercial lobby. Note: façade modulation is from primary building façade, which are wall faces at setback line. See A2.1, A3.1

<u>Section</u>	Standard or Guideline	<u>Requirement</u>	<u>Evaluation</u>
E.3.4.2.02	Standard	Building façades facing public rights-of- way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	Not applicable: Façade facing ECR is only 80'-4" wide. See A2.1
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	Not applicable: Façade facing ECR is only 80'-4" wide.
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	Complies: The full height colonnade/ glass lobby has a change in fenestration pattern, material/color distinction treatment from the retail component where cement plaster is used and from the recessed façade modulation where terra cotta panels are used. See A3.1
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, <i>bris soleils</i> and clerestory lighting, as façade articulation strategies.	Complies: Canopy and overhangs are considered as part of the façade articulation strategies. At the lobby and retail frontage glazing is set back from the aluminum clad vertical fins/columns. See A2.4, A3.1, A3.3
	lding Profile		
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	Not Applicable: Note — no portion of the proposed project exceeds the maximum permitted building/façade height of 38'-0" except roof screen.
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	Not applicable: the building profile does not extend above the 38'-0" maximum building/facade height.
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	Not applicable: the building profile does not extend above the 38'-0" maximum building/facade height.
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	Not applicable: the building profile does not extend above the 38'-0" maximum building/facade height.
E.3.4.4 Upp	er Story Façade	e Length	

Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	Not Applicable: There are no building stories above the 38-foot height.
		ent, Entry and Commercial Frontage	
E.3.5.01	oor Treatment Standard	The retail or commercial ground floor shall	Complies: The retail/café and front lobby
	Standard	be a minimum 15-foot floor-to-floor height to allow natural light into the space.	ground floor is double story height with floor to ceiling height of 20'-6". See A3.3
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	Complies: 52 percent transparent glazing. See A3.4
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	Complies: Ground floor retail/café with entry door at ECR sidewalk. Commercial lobby with glazing facing the street and entry points at corners of glazed lobby volume along ECR. See A2.1, A3.1, A4.1
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	Complies: Retail component is accessible from the street. The office lobby utilizes full height internally glazed storefront system to create a clean appearance. The colonnade/glass lobby is inserted partially into the terra cotta clad building form to create a dynamic visual contrast. Landscaping is provided in planters along sidewalk at lobby. Outdoor seating may be provided to help activate the street. A4.1
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	Not Applicable: Retail and commercial spaces are proposed at the grade level facing ECR.
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	Complies: No blank wall proposed.
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	Not Applicable: No ground floor residence proposed.
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	Complies: The retail canopy is consistent with building design in suggested profile and should add visual interest and shading. See A3.1, A3.3, A0.1 (rendering)
Building E	ntries		

Section	Standard or Guideline	<u>Requirement</u>	<u>Evaluation</u>
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Complies: Building entries are oriented to a public street—most visible at right-front building corner. The project has three residential units and is not a larger residential building. All main entries are enhanced with accent paving, raised planter beds and accent lighting. See A0.1 (rendering), A2.1, A,3.1, A4.1.
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	Complies: Entries are recessed from the façade and main entrances have canopies and overhangs announcing their presence. See A0.1 (rendering)
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	Complies: Retail/café has one entry and main lobby has two entries for ease of access. See A2.1
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	Not Applicable: No ground floor residence proposed.
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	Not Applicable: No ground floor residence proposed.
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Complies: Building entries are recessed from primary building façade.
Commercia	al Frontage		
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	Complies: Retail/café storefront recessed behind possible outdoor seating. See A2.1.
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	Complies: 52% transparency is proposed. The additional solid frontage is part of the parapet wall serving the third floor residential balcony and tied into the form for the retail space in order to form a coherent and integral design only. See A3.4
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	Complies: Storefront design is integral to the overall building concept and the visibility created by the double story full height glass contributes to establishing a well-defined ground floor for the façade along ECR. See building elevation A3.1 and rendering A0.1

Section	Standard or Guideline	<u>Requirement</u>	<u>Evaluation</u>
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	Complies: Height fluctuation and architectural style between the proposed project and adjacent property are distinct. The storefronts and the entire building façade are composed of a rich selection of various complimentary yet unique building materials to create visual interest. The individual storefront design is similar to the lobby façade but includes street facing swinging door with overhead canopies to provide identity to the storefront as well as the use of plaster at the adjacent wall. See building elevation A3.1 and rendering A0.1
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	Complies: Frameless storefront windows and entrances along with the internal glazed storefront lend a clean appearance that contrast with the terra cotta and plaster elements to create visual interest along the façade.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	Complies: The lobby entrance is on its own recessed bay while the full height storefronts are divided in approximately 7'-5" modules between the colonnades. See A2.1
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	Complies: Retail/cafe use faces ECR and has direct access to the public sidewalk.
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for outswinging doors and offer the opportunity for interesting paving patterns, signage and displays.	Complies: The retail/cafe entry is recessed behind the possible outdoor seating area, with decorative paving used to accent the recessed area. See A2.1
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	Complies: No shutter proposed for the storefronts.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	Tentatively Complies: Per applicant, no tenant for retail/café space determined at this time. Item to be coordinated with future tenant.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	Complies: No signage attaching to storefront windows planned.
E.3.6 Open	Space		

Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	Complies: Each of the three residential unit has a generous terrace that is an average 6'-0" minimum in depth. The smallest terrace measures ±850 SF. Additional shared open space is located at the third floor court measuring ±550 SF. See A1.4, A2.3
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	Complies: Project is in compliance with 20 percent open space requirement per use of private open space on residential level, terraces on second level and open space at first level. See A1.3 and A1.4.
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	Complies: Private and common open spaces are incorporated into the design to help with building modulation and articulation at entries. See A1.4, A2.1.
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	Complies: Terraces are provided at both the second and third floor. Common open spaces for residents are located on the third floor. Minimal common space for commercial tenants and public provided adjacent entry lobby. See L1.1, L1.2, L3.1
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	Complies: Each private open space have generous patio sliding door the can be opened to capture the terraces as part of the usable living area. Each terrace is oriented toward a different direction to maximize privacy. Partial height walls separate the terraces where they do connect. See L1.2
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	Complies: Landscaping in setback area is accentuated with accent paving, raised planter beds w/ walls incorporated into building facade and special lighting helping to guide pedestrian at night and provide interest both day and evening hours. See L1.1
E.3.6.07	Guideline ng, Service and	Landscaping of private open spaces should be attractive, durable and drought-resistant. Utilities	Tentatively Complies: Landscaping at residential level is provided in common areas. Fiberglass planters with accent plantings are shown at the private terraces. Per applicant: Additional landscaping at private terraces may not be properly maintained without significant intrusion on residential occupants. See L1.2
General Parking and Service Access			

Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	Complies: Due to the tightness of the site, two entrances are provided along the building façade to access different area of the garage in order to maximize available on grade parking areas. Both will be accessed via one common vehicular access easement off the single existing driveway cut along ECR. Design of left sidewall as visible from the street is integrated with the ECR frontage design and parking entries do not diminish the streetscape. See A4.1
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	Complies: One driveway curb cut is shared between proposed project and the adjacent automobile repair garage. See A1.2, A2.1 Per applicant: Residential parking spaces are to be located in the basement. (3 reserved spaces are shown located in the basement). Secured access will be considered to the basement. See A2.0, A2.1
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	Complies: Minor loading/ unloading will be located toward the rear of the project, at the end of the shared driveway easement. See A2.1
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	Not Applicable: No loading dock proposed as the size of the retail and commercial program in the proposed project is not intended to require loading dock.
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	Not Applicable: No loading dock proposed as the size of the retail and commercial program in the proposed project is not intended to require loading dock.
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	Complies: On grade parking stalls are located inside the garage. The five parking stalls partially situated in the rear 20 ft. setback will be landscaped according to section D.5. Attractive, drought resistant mass planting will be provided to function as screening for adjacent property and stormwater treatment. See L3.1
Utilities	Cuidolina	All utilities in conjugation with save	Complies: All prepaged utilities will be
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	Complies: All proposed utilities will be placed underground. See C3.0

Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	Complies: No above ground meters or boxes proposed. Any utility equipment will be screened where applicable. Transformer will be located in an underground vault along the ECR sidewalk. Item will be coordinated with PG&E. See A2.0, C3.0
Parking Ga			
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	Complies: Long-term bicycle parking is proposed at grade level (2) and below grade level (6) parking garage. Short- term bicycle (3) parking is located along El Camino Real sidewalk. See A2.0, A2.1
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	Not applicable: Project not located in downtown.
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	Complies: Parking garage is located to the back of retail and commercial area for the on grade level. Additional parking provided below grade. See A2.1
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	Complies: Garage is incorporated into the overall building design with modulated colonnades that fits comfortable and compatibly into the proposed project. See front and side elevations on A3.1.
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	Not applicable: The project is not proposing a shared parking reduction.
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	Complies: Office is located above the garage. See A2.2
E.3.8 Susta	inable Practices		
Overall Sta			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	Tentatively Complies: Project designed to meet LEED Silver standard, and compliance will be required as part of the building permit.
Overall Gui		Possuso groon building standards are	Tontativaly Compliant Advantaged by
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	Tentatively Complies: Acknowledged by project architect.
Leadership	in Energy and I	Environmental Design (LEED) Standards	

E.3.8.03 Standard Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City- approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be required for: Newly constructed residential buildings of Group R (single-family,	
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at a Silver lever or higher, shall be required for: Newly constructed residential	
required for: Newly constructed residential	
Newly constructed residential	
duplex and multi-family);	
Newly constructed commercial Newly in a cf Crown B (convergence)	
buildings of Group B (occupancies including among others office,	
professional and service type	
transactions) and Group M	
(occupancies including among others	
display or sale of merchandise such	
as department stores, retail stores, wholesale stores, markets and sales	
rooms) that are 5,000 gross square	
feet or more;	
New first-time build-outs of	
commercial interiors that are 20,000	
gross square feet or more in buildings of Group B and M occupancies; and	
Major alterations that are 20,000	
gross square feet or more in existing	
buildings of Group B, M and R	
occupancies, where interior finishes	
are removed and significant upgrades to structural and mechanical,	
electrical and/or plumbing systems	
are proposed.	
All residential and/or mixed use	
developments of sufficient size to require	
LEED certification or equivalent standard under the Specific Plan shall install one	
dedicated electric vehicle/plug-in hybrid	
electric vehicle recharging station for every	
20 residential parking spaces provided.	
Per the Climate Action Plan the complying	
applicant could receive incentives, such as	
streamlined permit processing, fee discounts, or design templates.	
Leadership in Energy and Environmental Design (LEED) Guidelines	

Section	Standard or	Requirement	<u>Evaluation</u>
E.3.8.04	<u>Guideline</u> Guideline	The development of larger projects allows	Not Applicable: Project site is less than
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED	Not Applicable: Project site is less than one acre and is not considered a larger project.
		certification or equivalent standard rating requirements.	
Building D	ı esign Guideline:		
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	Complies: Narrow floor plates used. Clerestory type windows are proposed at southern facing façade to introduce natural light into the interior. See A2.2, A3.1, A3.2
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	Complies: Clerestory windows are proposed at the side with zero set back from property line in order to introduce natural lighting into the furthest interior portion of the building. Generous size windows are proposed at the office level to promote natural lighting. See A3.1, A3.2 Skylights are incorporated into the
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like <i>bris soleils</i> help control solar gain and check overheating. <i>Bris soleils</i> , which are permanent sunshading elements, extend from the sunfacing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	residential layout Complies: The western façade is recessed to provide solar shading. Vertical colonnades are also provided at the second floor western façade to mitigate late afternoon low solar angle. Colonnades and deep overhangs are proposed throughout the project for solar control. See A3.1, A3.2, A3.3

<u>Section</u>	Standard or	<u>Requirement</u>	<u>Evaluation</u>
5000	Guideline	NATIONAL CONTRACTOR OF THE CON	0 1 7 1 1 500
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	Complies: The street trees along ECR will provide shading to the main façade. Colonnades and deep overhang are proposed throughout the project for solar control along the southern and western facades during summer. See A3.1, A3.2, L1.1
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	Tentatively Complies: Per applicant: Operable windows will be considered for the commercial office. Operable windows will be integrated into the third floor residential units.
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	Tentatively Complies: Applicant states roof top PV is proposed for the project. Roof plan shows areas for solar panels. A2.4
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	Complies: Recycle bins are proposed for the project. Trash and recycle rooms are located in the first floor garage. See A2.1
		er Management Guidelines	
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rainwater that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	Partially Complies: Upper roof will be constructed of material with high albedo value complying with current LEED and building code standards. Residential roof deck will have wood paving and accent tile paving supported by pedestals on a lower roof, deflecting heat from the lowered roof surface. See A2.3, A2.4
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	Complies (alternative method): Biotreatment areas are located to the rear of the site, intending to capture run off from driveway aisle. This will eliminate the need for porous material. C2.0, C4.0, L3.1
	ng Guidelines		
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	Complies: Existing trees will be retained with the exception of a heritage coast live oak tree that will be replaced with three new Catalina ironwood trees.

Section	Standard or	<u>Requirement</u>	<u>Evaluation</u>
E.3.8.15	<u>Guideline</u> Guideline	Regional native and drought resistant plant species are encouraged as planting material.	Complies: Per applicant, Oregon Grape Holly and Heavenly Bamboo (both low water use) are proposed in the raised planters at street level. Stand-alone planters and a raised planter in the lobby area have been added and consist of Bush Lily, Bellflower groundcover, and native ferns. Consistent shade in these planters will keep soil moist. At terrace level planters, Compact Strawberry Tree is proposed, a low water use small tree for planters. California Sword Ferns (both native and low-water use) will also be used. Most plants in stormwater treatment areas are California natives and all are low water use. Choices were made based on the San Mateo County C.3 Stormwater Technical Guidance Document. Water use for all plants and trees are in accordance with the WUCOLS plant list. Refer to sheet L2.2.
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	Complies: Per applicant, where feasible and applicable, efficient irrigation system will be considered. City's Municipal Code Chapter 12.44 "Water Efficient Landscaping" will be used.
Lighting St			[
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	Complies: Exterior lighting will have low cut off angles to minimize glare into the interior spaces and light pollution into the sky. No up-lighting proposed. A2.5, A2.6
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	Complies: General lighting inside the garage will be placed toward the central portion of the garage in order to avoid substantial lights escaping from the building perimeter. Sensitive lighting will be proposed along the exterior portion of the building. A2.5
Lighting G			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	Complies: LED (or similar) type fixtures are proposed along the walkways and lowest lighting levels will be considered. Color balanced lighting will be used.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Tentatively Complies: Item to be coordinated with future tenants. For shell build-out, ENERGY STAR-qualified fixtures will be considered.
E.3.8.21	Guideline ding Material Gu	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	Tentatively Complies: High-efficiency lighting systems with lighting control of various type will be considered.
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Section	Standard or Guideline	Requirement	<u>Evaluation</u>
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	Tentatively Complies: Per applicant, effort will be made to retain the existing shared driveway easement. The former building was completely demolished prior to the commencement of the design of the project. Reuse and recycle of construction material is encouraged where applicable.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	Tentatively Complies: Per applicant, effort will be made to use products with identifiable recycled content where possible. Post-industrial content with a preference for post-consumer content will be encouraged.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	Tentatively Complies: Per applicant, effort will be made to use building materials, components, and systems found locally or regionally should be used to save energy and resources in transportation.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	Tentatively Complies: Trash/recycle/compost rooms located in the ground floor garage area. Per applicant, solid waste management program will be considered.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	Tentatively Complies: Per applicant, effort will be made to use material from renewable sources where applicable.

<u>UPDATED ARBORIST REPORT</u>

1275 EL CAMINO REAL

MENLO PARK, CALIFORNIA (PLN2015-00089)

Submitted to:

1275 LLC 419 San Antonio Street, Suite 212 Los Altos, CA 94022

Prepared by:

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

August 17, 2016

(prior: June 23, 2016)

(prior: December 16, 2015) (Initial: June 9, 2015)

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

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EXHIBITS

<u>EXHIBIT</u>	<u>TITLE</u>
Α	TREE INVENTORY TABLE (two sheets)
В	SITE MAP (one sheet)
С	PHOTOGRAPHS (two sheets)

1.0 INTRODUCTION

1275 LLC is planning to construct a three-story building with an underground parking garage at **1275 El Camino Real**, Menlo Park (PLN2015-00089). As part of the submittal process, they have retained me to prepare this *Updated Arborist Report* (updated from a prior one dated 6/23/16), and specific tasks assigned and performed are as follows:

- Review the following plans: Architectural plan set, dated 12/21/15; Landscape plan set, dated 12/21/15; Civil plan set, dated 12/21/15; joint trench layout on JT-2, dated 2/9/16; and the shoring layout on SH-1 and SH-2, dated 4/1/16.
- Visit the site on 5/1/15 to identify five trees within and immediately adjacent to the project site; includes all onsite trees, those along the El Camino Real public right-of-way, and "heritage trees" overhanging the property boundary. Revisit the site on various days since then to review the joint trench and shoring designs.
- Determine each tree's trunk diameter in accordance with Section 13.24.020 of the City Code; all diameters are rounded to the nearest inch.
- Identify which trees qualify as "heritage trees" per City Code.
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. good, moderate or low).
- Obtain photographs; see Exhibit C.
- Sequentially assign tree numbers, #1 thru 5, and plot their roughly approximate locations on the site map in Exhibit B (base map is the *Boundary and Topographic Survey*, dated September 2012, by BGT Land Surveying).
- Affix round metal tags with engraved, corresponding numbers to the trunks or major limbs of accessible trees #1, 2 and 3. For #4 and 5, the tags were affixed to the shared wood fence, roughly perpendicular to their trunks.
- Address applicable items contained within the City's 10/29/15 and 6/17/16 Application Confirmation Notice; see Section 2.0 of this report.
- Provide protection measures to help mitigate or avoid impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

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

2.0 TREE DESCRIPTION AND POTENTIAL IMPACTS

Five (5) trees of four various species were inventoried for this report. They are numbered

as #1 thru 5, and include two Columbia London planes (#1 and 2), one coast live oak (#3),

one Tree-of-Heaven (#4), and one valley oak (#5).

Specific information regarding each tree is presented within the table in **Exhibit A**. The

trees' numbers and approximate locations can be viewed on the site map in Exhibit B,

and photographs are presented in Exhibit C.

Trees #3 thru 5 are defined by City Code as heritage trees. Trees #1 and 2 are situated

within the public right-of-way along El Camino Real and considered street trees.

The proposed **tree disposition** is as follows:

Removal: #3.

Retention and protection: #1, 2, 4 and 5.

Trees #1 and 2 grow within three- by three-foot, square planter cutouts adjacent to the

street curb along El Camino Real. A steel grate covers the ground around #1's trunk, and

there is no grate around #2's. Both appear generally healthy and structurally stable.

The canopies of trees #1 and 2 are in proximity to where a pile driver and drill rig will

operate, but just beyond where drilling and pile driving operation is planned to occur, and

none or only very minor impacts are anticipated.

Tree #2 will be exposed to potential impacts during execution of the proposed joint trench

design, to include installing the proposed joint trench and installing a transformer vault, as

well as expansion of the driveway apron.

The future **driveway apron** is planned for expansion towards **tree** #2's trunk, but through

careful work and limited excavation, root loss is anticipated to be insignificant.

The **joint trench** is routed in two locations adjacent to #2's trunk, one nearing slightly within 9.5 feet northwest, and another nearing 3.5 feet east. The northwest route is sufficiently setback from the trunk, and beyond the designated eight-foot TPZ. The other route is within the roadway, immediately east of existing gutter; at this location, no significant roots are expected due to the non-invasive rooting nature of London planes, the tree's only moderate size, and a relatively unfavorable root-growing environment within the roadway's medium (and there is no indication of surfaced or other notable roots having grown into the road beyond the planter and metal root barrier, and/or damage to the adjacent curb, gutter or roadway). Because of the trunk's vertical growth, operation of a backhoe will seemingly present no issues or damage to the tree's trunk.

Regarding the **transformer vault**, it is proposed eight feet from tree #2's trunk, a sufficient distance to avoid significant impacts. The vault also requires a 30-foot unobstructed clearance above its location to allow lowering it by crane into the ground. In doing so, only minor pruning of **tree** #2's canopy is found necessary to achieve clearance, and can be highly selective and confined within 20 feet above grade, mostly relegated to watersprouts and two small, western and insignificant limbs.

Trees #3 thru 5 align the site's rear, western portion (spanning along the shared fence line), and a good portion of ground beneath their canopies is covered by asphalt. **Tree #3** originates from the project site, with a section of its trunk extending into the neighboring property. **Trees #4 and 5** originate from the neighboring western property, their center of trunks being approximately two and three feet from the shared fence, respectively. Note #4's location, as represented in Exhibit B, is only roughly approximate and not surveyed.

Regarding the **root depth** of **trees #3 thru 5**, they are likely growing within the top 24 to 36 inches below soil grade, and I do not anticipate they will undermine the future structure.

Tree #3 is a healthy coast live oak originating beneath, and growing with a pronounced lean out and away from, the dominant canopies of #4 and 5. As a result, the tree's form can be considered poor due to being highly asymmetrical, narrow and low-growing over the lot. This growth pattern results in the tree's main trunk and limb structure reaching

within the second and third floor of the future building, and as such, the tree requires **removal** to accommodate development.

Tree #4 is a fairly healthy Tree-of-Heaven with an asymmetrical, nearly one-sided canopy resulting from crowded-growing conditions adjacent to #5's canopy. Past pruning has also unfavorably elevated the canopy to significant levels. Minor pruning is possible to clear the future building and construction scaffolding, and excavation for the underground garage presents potential impacts.

Tree #5 is a large, healthy appearing valley oak, but has been significantly pruned and elevated in the past. Minor pruning is anticipated to achieve clearance from the future building and construction scaffolding, and the more notable potential impacts include excavation for the underground garage and the installation of shoring.

Excavation for the **underground garage** will result in **root loss** approximately ten feet from the trunks of #4 and 5. In quantifying the extent of **root loss** resulting from this, my best estimate is roughly 15-percent for #4 and 20-percent for #5; considerations include available information, existing site conditions, and the parking lot presenting an unfavorable root-growing environment compared to a more penetrable soil condition. These percents can be regarded as tolerable level to sustain the trees' longevity, provided measures presented in Section 4.0 of this report are carefully followed.

Canopy loss for #4 and 5, to occur for building construction and erecting construction scaffolding, is anticipated to be around 10- to 15-percent for each tree.

Regarding the soldier pier and lagging **shoring design**, dated 4/1/16, the structural engineer consulted with me for its development, and was engineered to retain #5's large, northwest-growing limb, as well as limit excavation beyond the wall. My review of the completed design reveals installation can be performed without significantly impacting #5 and other trees, provided the following items are followed and noted on shoring plan(s):

Drilling equipment shall operate and travel on the building side only.

- Prior to any drilling occurring along the rear of the site, the locations of pier holes shall be reviewed with and authorized by the project arborist.
- Damage or limb removal is prohibited during shoring installation. Should a conflict arise during layout, the project arborist shall be contacted to review, pier holes may need shifting in a particular direction, and/or another solution provided.
- Pruning of small branches shall only be performed at the direction of the project arborist, and by a professional tree service with credentials and license specified in Section 4.2 of this report.

Regarding items 12a thru 12d of the City's **10/29/15** *Application Confirmation Notice*, my responses are as follows:

- 12a: I have reviewed plans listed in Section 1.0 of this report, and my review of potential impacts and recommendations for mitigation consider those plans.
- 12b: The fencing diagram is shown on the map in Exhibit B.
- 12c and 12d: These items are discussed on the previous page.

Items 1a, 1b, 7 and 15 of the City's **6/17/16** *Application Confirmation Notice* are addressed throughout this Section 2.0.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "good," "moderate" or "low" suitability for preservation rating as a means to determine which qualify as suitable for incorporating into the future site development, through a process of cumulatively measuring their existing health, structural integrity, anticipated life span, location, size, particular species, tolerance to construction impacts, growing space, regulated status, and safety to property and persons within striking distance. A description of these ratings are presented below.

Good: Applies to trees #1 and 2.

These two London plane street trees appear generally healthy and structural stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and require only periodic care to maintain their longevity and structural integrity. Trees assigned this rating are the most suitable for retention and incorporating into a future development.

Moderate: Applies to tree #5.

This large valley oak contributes to the site but at levels less than those assigned a good suitability, has health and/or structural issues that could potentially be reasonably addressed and properly mitigated, and frequent care is anticipated for its remaining lifespan. Trees assigned this rating are typically worth retaining, if proper care is provided, but not at significant expense or major design revisions.

Low: Applies to trees #3 and 4.

These two trees have weakened structures and poor form due to their pronounced leans and crowded or suppressed growing conditions; in the case of #4, past pruning has created significant structural issues. Measures to improve their condition are not available, and frequent care and monitoring is necessary should either be retained. Trees assigned this rating are typically suitable for removal, regardless of future development.

4.0 TREE PROTECTION MEASURES

Recommendations presented within this section are based on plans reviewed, and serve as protection measures to help mitigate or avoid impacts to **trees #1, 2, 4 and 5**. They should be carefully followed and incorporated into the project plans, and are subject to revision upon reviewing any revised or updated project plans; I (hereinafter, "**project arborist**") should be consulted in the event any cannot be feasibly implemented. Please note that all referenced distances from trunks should be obtained the closest edge (face of) of their outer perimeter at soil grade.

4.1 Design Guidelines

- 1. The **Tree Protection Zone (TPZ)** for each tree is as follows:
 - Trees #1 and 2: Eight feet from their trunks.
 - Tree #4: 24 inches from basement wall, and 12 feet in all other directions.
 - Tree #5: 24 inches from basement wall, and 25 feet in all other directions.

A TPZ is where the following should be avoided: all trenching, soil scraping, compaction, mass grading (cuts and fill), finish-grading, overexcavation, subexcavation, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment/vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

- 2. **Show** the trunk locations, assigned numbers and diameters (shown as a circle toscale) on **all site-related plans**.
- 3. Utilize **shoring** along the front and rear portions of the underground basement, and the design should achieve conformance to the TPZs; refer to Section 2.0 of this report for additional information.

- 4. Abandon all **existing**, **unused lines or pipes** within a TPZ, and any above-ground section should be cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on the demolition plan.
- 5. Design and route **utilities**, **irrigation**, **storm drains**, **dissipaters and swales** beyond TPZs. Depending on the proximity to tree trunks, directional boring by at least four feet below existing grade may be needed, or digging within a TPZ can be manually performed using shovels (no jackhammers, and roots ≥two inches in diameter retained and not damaged during the process). All tentative routes should be reviewed with the project arborist beforehand, and any authorized digging within a TPZ shall only be performed under supervision by the project arborist.
- 6. On C3.0, regarding the proposed **transformer**, notes should be added to instruct [1] no overexcavation for digging and installing the vault within 10 feet from tree #2's trunk, and [2] the lines shall be routed into the vault beyond the 10-foot distance.
- 7. The **erosion control** design should consider that any straw wattle or fiber rolls require a maximum vertical soil cut of two inches for their embedment, and are established as close to canopy edges as possible (and not against a tree trunk).
- 8. The permanent and temporary **drainage design**, including downspouts, should not require water being discharged towards a tree's trunk.
- 9. Show the future **staging area** and **route(s) of access** on the final site plan, striving to avoid TPZs.
- 10. Avoid specifying the use of **herbicides** use within a TPZ; where used on site, they should be labeled for safe use near trees.
- 11. **Liming** shall not occur within 50 feet of a tree's canopy (where beyond the building and underground garage).

- 12. All site-related plans should **contain notes** referring to this report for tree protection measures.
- 13. Per the City, incorporate the following **planter specifications** into the sidewalk design surrounding #1 and 2: remove existing grate surrounding #1, expand the planter cutout for both #1 and 2 to be four wide by six feet long, and utilize decomposed granite for elevating planter grade to meet sidewalk grade.

14. Adhere to the following additional landscape guidelines:

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

4.2 Before Demolition, Grading and Construction

15. Begin **supplying water** to the root zones of **trees #4 and 5**, applied within the existing planter between the existing fence and parking lot. The methodology, frequency and amounts can be reviewed with the project arborist. Various application methods include flooding the inside of a 12-inch tall berm formed around the canopy perimeter (or as close as possible), using soaker hoses, or through deep-root injection.

- 16. Conduct a **site meeting** between the general contractor and **project arborist** several weeks (or more) prior to demolition for the purpose of reviewing the underground wall and building floor locations, tree fencing, routes of access, staging, watering, shoring and **protection measures** presented in this report.
- 17. Install **tree protection fencing** prior to any demolition and grading for the purpose of restricting access into unpaved sections of ground within a TPZ throughout construction. For **trees #1 and 2**, install a **trunk wrap barrier** to avoid damaging their trunks; an example is shown to the right, and involves wrapping wattle around the trunk at the top and bottom of fence boards (2" by 4"), which should be vertical and extend from the ground to 10 or 12 feet, and orange-



plastic fencing is then wrapped around the boards three times and tied together (the red ribbon seen around the plastic fence is optional); there are other fencing options, and can be discussed if needed. For **trees #4 and 5**, the fencing **location** is identified on the map in Exhibit B and intended to encompass their entire TPZs. It should consist of five- to six-foot tall **chain link** mounted on roughly two-inch diameter steel posts which are driven into the ground, where needed, for vertical alignment of the link. **Note** that prior to the City issuing a permit, they require I provide a **letter confirming fencing** has been installed per this report.

- 18. **Fencing** is not needed where any sections of existing pavement are retained throughout construction, only immediately after the pavement becomes removed (in effect, the pavement allows access beneath canopies while serving as a superior root zone buffer).
- 19. **Spread**, and replenish as needed throughout the entire construction process, a fourto five-inch layer of **coarse wood chips** (½- to ¾-inch in size) from a tree-service company over unpaved ground within TPZs.

20. Perform **tree pruning** under direction of the project arborist to achieve clearance from future vehicular traffic and equipment, future building and construction scaffolding locations, clearance for lowering the transformer vault, as well as reduce heavy limb weight, remove deadwood, etc. All work shall be conducted in accordance with ANSI A300 (Part 1)-2008 standards, by a California licensed treeservice contractor (D-49) that has an ISA certified arborist in a supervisory role, carries General Liability and Worker's Compensation insurance, and abides by ANSI Z133.1-2012 (Safety Operations).

4.3 During Demolition, Grading and Construction

- 21. Adhere to **recommendations** regarding **shoring**, as specified in **Section 3.0** of this report.
- 22. Take **great care** during **demolition** of existing pavement and other features to avoid damaging a tree's trunk, crown and roots within a TPZ. **Care** must also be taken by **equipment operators** to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist to begin initiating appropriate treatment.
- 23. For **shoring installation**, ensure the placement and operation of any pile driver or drill rig is beyond canopies, and does not require the removal of large limbs during the process (this should be reviewed with the project arborist beforehand).
- 24. Construction scaffolding shall not extend into canopies, and where needed to accommodate this, narrowed in width (e.g. ≤five feet wide), or avoided altogether. Where a significant conflict occurs, and after determining such conflict with the project arborist, a manlift shall be used as an alternative to installing windows and exterior finish work.
- 25. Where within a TPZ, **base material** being removed should be performed under direction of the project arborist.

- 26. Any authorized access, digging or trenching within designated-fenced areas shall be foot-traffic only and **manually performed** under supervision by the project arborist, and without the use of heavy equipment or tractors.
- 27. For the first three feet below grade within 25 feet of #5's trunk, excavation for the underground garage should be slowly performed with a 'spotter' on hand, and roots encountered with diameters ≥two inches should be cleanly severed by hand (at 90° to the direction of root growth) against the tree side of the trench cut, versus breaking and resulting in damage closer to the tree's trunk than otherwise needed.
- 28. Prior to digging for the **joint trench** within 10 feet of **tree** #2's trunk, tree protection fencing shall be in place, and a spotter also present at all times during trenching to help avoid damage to any root ≥two inches in diameter.
- 29. Excavation for expanding the **driveway apron** towards **tree** #2's trunk shall be manually performed, and excavation limited in an effort to minimize root loss. This work shall be reviewed with the project arborist prior to being performed.
- 30. Prior to installing the **transformer vault**, the crane operator shall meet with the project arborist for purposes of confirming the amount of canopy needing clearance. All agreed upon pruning shall be scheduled with and performed under the direct supervision of the project arborist.
- 31. For approved trenching within a TPZ, avoid damaging or cutting **roots** ≥**two inches** in diameter without prior assessment by the **project arborist**. Should a root of this size become encountered, within one hour of exposure, it should either be covered by soil, or wrapped in burlap that remains continually moist until the root is buried. Should the root be approved for severing, it shall be cleanly severed at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, the cut end either buried with soil or covered by a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling).

Roots encountered having **diameters <two inches** and require removal can be cleanly severed at right angles to the direction of root growth. All tools used to root prune should be brand new and/or sterilized before use.

- 32. **Tree trunks** shall not be used as winch supports for moving or lifting heavy loads.
- 33. **Spoils** created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.
- 34. Digging **holes for fence posts** within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root or two inches and greater in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.
- 35. **Avoid disposing** harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. **Herbicides** should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations, measurements and photos obtained from the ground and project site on June 1, 2015.
- My observations were performed visually without probing, coring, dissecting or excavating into a tree.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Tree numbers shown on the site map in Exhibit B are intended to only roughly approximate a tree's location and shall not be considered as surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:

David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B



Date: August 17, 2016

EXHIBIT A:

TREE INVENTORY TABLE

(two sheets)

TREE INVENTORY TABLE

		SIZE		CONDITION	l		
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
1	Columbia London plane (<i>Platanus</i> × <i>h</i> . 'Columbia')	13	60%	60%	Fair	Good	

Comments: Street tree. Trunk is within a planter cutout of three square-feet, adjacent to curb and covered by steel grates. Branches encroach onto adjacent building at 1265 El Camino Real. Has vertical form, and the canopy's lower two-thirds is asymmetrical and dominant towards street. Low branches over sidewalk. Excessive branch weight.

	Columbia London plane						
2	(<i>Platanus</i> × h. 'Columbia')	13	60%	50%	Fair	Good	

Comments: Street tree. Trunk is within a planter cutout of three square-feet, adjacent to curb. In front of a common driveway easement. Branches surround adjacent light pole. Multiple leaders beginning at ~22' high. Excessive branch weight.

	Coast live oak						
3	(Quercus agrifolia)	18	80%	30%	Fair	Low	X

Comments: Trunk originates from project site, is entirely east of the shared fence, and partially extends over the property boundary; its base nearly abuts fence. Highly asymmetrical, narrow and low-growing canopy. Buried root collar. Has poor form and a pronounced lean and growth pattern towards the north, away from #4 and 5.

Project: 1275 El Camino Real, Menlo Park Prepared for: 1275 LLC, Property Owner Propered by: David L. Pabby

TREE INVENTORY TABLE

		SIZE		CONDITION	l		
TREE/ TAG NO.	TREE NAME	Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
4	Tree-of-Heaven (Ailanthus altissima)	~18	60%	30%	Poor	Low	X

Comments: Offsite; location shown on site map in Exhibit B is roughly approximate.

Trunk is behind fence, and the lower portion not visible; center of trunk is ~2' from fence. Pronounced lean towards west, away from #5. Highly-elevated, asymmetrical, and nearly one-sided canopy. Large limbs cut from lower trunk.

	Valley oak						
5	(Quercus lobata)	~32	60%	40%	Fair	Moderate	X

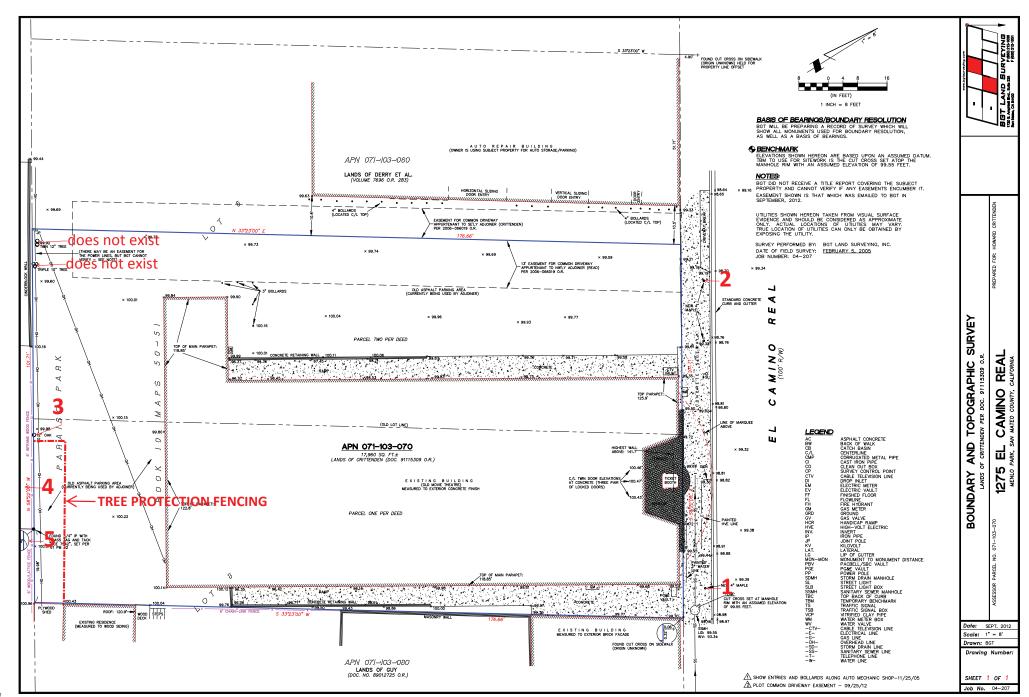
Comments: Offsite; behind fence, center of trunk ~3' from fence. Limited visibility of tree. Has a significantly elevated and asymmetrical canopy. Multi-leader structure at 12' and 17'. Large limb cut away from lower trunk (the cut area is found through existing lattice).

Project: 1275 El Camino Real, Menlo Park Prepared for: 1275 LLC, Property Owner

EXHIBIT B:

SITE MAP

(one sheet)



does not exist

EXHIBIT C:

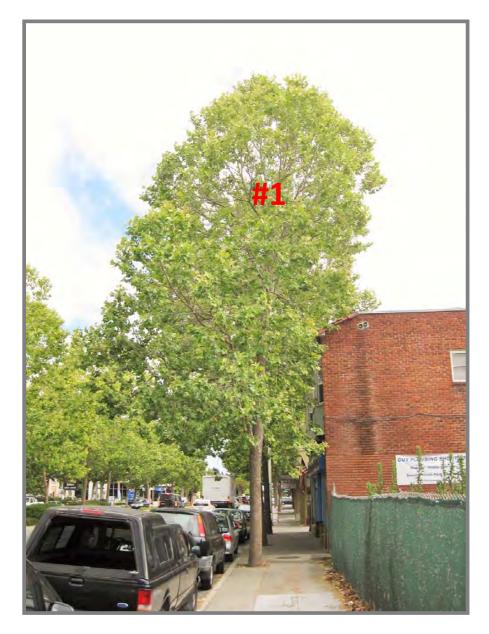
PHOTOGRAPHS

(two sheets)

Photo Index

Page C-1: Trees #1 and 2

Page C-2: Trees #3 thru 5





1275 El Camino Real, Menlo Park 1275 LLC, Property Owner

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1275 El Camino Real, Menlo Park 1275 LLC, Property Owner

From: <u>Jacob Kwan</u>

To: Sandmeier, Corinna D; B.G.Read

Subject: 1275 ECR | Re: Project preliminary comments

Date: Wednesday, November 18, 2015 2:06:35 PM

Attachments: 4CC62CB6-CFEE-44B4-B7BE-B2CFE137925E[12].png
156130 ECR-C2.0 GD Exhibit Easement rev1.pdf

1407.00 Trash Room 111615.pdf 1275 El Camino Real Transportation.pdf

Hi Corinna, Mr. Read,

Below please find our response in RED to your concern regarding the project at 1275 ECR. The development team is hosting a neighborhood outreach event on Thursday, Nov. 19th at 9:30 am at Stanford Park Hotel (100 El Camino Real, Menlo Park). Postcard mailer was sent out last week to a list of addressed provided by City of Menlo Park. We encourage your attendance so that the detail of the projects along with your suggestions can be further discussed.

Thank you



Jacob Kwan | Architect | LEED AP

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From: "Sandmeier, Corinna D" < cdsandmeier@menlopark.org >

Date: Friday, November 6, 2015 at 2:58 PM **To:** Jacob Kwan < <u>ikwan@thehayesgroup.com</u>>

Cc: Sean Corrigan < sean@rpcap.com>

Subject: FW: 1275 ECR Project preliminary comments

Jacob,

Please see the email below from the neighboring property owner.

Thanks,

Corinna

Corinna Sandmeier
Associate Planner, City of Menlo Park
650-330-6726
cdsandmeier@menlopark.org

From: B. G. Read [mailto:bgread0@yahoo.com] Sent: Thursday, November 05, 2015 5:35 PM

To: Sandmeier, Corinna D

Subject: 1275 ECR Project preliminary comments

Corinne D Sandmeier
Associate Planner
City of Menlo Park Planning Department

Dear Ms. Sandmeier,

I own the property at 1279 El Camino Real in Menlo Park. Dan Bajada rents the property from me and operates Menlo Atherton Auto Repair on that site. He is a good businessman, and has many customers coming to 1279 every day.

I have a shared access agreement with the owner of 1275 EL Camino, which is shown on the plans submitted by 1275 ECR. All of Menlo Atherton Auto Repair customers enter and exit through the shared easement. Entering EL Camino Real at that point depends on the southerly traffic flow on El Camino which is usually quite heavy all day long. Please keep this in mind when considering my comments.

I have looked at the plan copies furnished by your office, which Mr. Bajada kindly sent to me. My comments are based on those plans which are very small and it is therefore almost impossible to read or to see plan details. Because of this, I reserve the right to comment further when I see a larger plan copy.

Generally, I am glad that something is being done with 1275, and I wish the owners success in their venture.

My comments are the following, in ascending order of importance:

- 1. I cannot tell if the dimensions of the shared easement as drawn on the plans is correct because of the small drawing size. Please see attached enlarged easement exhibit.
- 2. What provisions are being taken during construction to avoid impeding traffic flow on the easement? Response to this comment will be available shortly via separate email.
- 3. What provisions are being taken during construction to prevent damage to the existing pavement on the easement and the parking lot of 1279? Response to this comment will be available shortly via separate email.
- 4. What provisions are being taken during construction to keep the easement free of construction vehicle and materials delivery vehicles? Response to this comment will be available shortly via separate email.
- 5. What is the drainage plan for 1275? Will it keep stormwater from flowing on to 1279 El Camino? There will be no storm water flowing from 1275 ECR onto the 1279 ECR. The drainage plan for 1275 ECR will be designed to be completely contained within the property limits. All roof drainage and uncovered pavement within the property limits will be routed appropriately to have no storm water flowing onto any adjacent private properties. However, it should be noted that based upon existing survey information, it appears that a portion of 1279 ECR storm water will be flowing onto the 1275 property, simply because of the nature of the existing shared driveway

drainage pattern. This portion includes the driveway pavement directly adjacent to the 1279 building which flows in a Wester'ly direction towards the 1275 site. The property line separating the two properties is more/less located down the center of the shared driveway. Per C3 treatment requirements, all storm water runoff shall be collected and treated prior to discharging out to the public right of way SD system. The project will be designed accordingly to have the 1275 ECR property accept this portion of 1279 ECR storm water runoff.

- 6. What is the plan for the location of the garbage dumpster for 1275? Trash, compose, and recycle enclosure are located toward the back of the building. Please refer to the trash room drawing attached. Kindly note the trash and recycle rooms are clouded in red.
- 7. What is the plan for customer and worker entrance to the building at 1275? I note that all land surface between the building envelope and the edge

of the shared easement is taken up by what appear to be sidewalks with possibly planters in them. If someone comes to 1275 and stops their

car before entering the building, they will be blocking one lane of the shared easement. Since no provision is being made for a vehicle which stops

before entering the building, what will encourage drivers to enter without stopping? Customers and workers will be using the two entrances off the easement to enter the garage area. The existing ± 21 '-6"easement will not change in dimension. The driveway is actually widened to 24'-0" to meet City of Menlo Park requirements. The widening will occur on the side of the property belonging to 1275 ECR. Sidewalk and planter will begin at location pass the 24'-0" driveway. The driveway is a fire apparatus access lane and as such, no parking, blocking, or permanent stopping is permitted. Curb design will follow standards required for a fire access lane.

8. Most important. What is the anticipated traffic flow from this building, and when will it occur? There are 20 parking spaces on the ground floor

and 26 in the underground parking.(As near as I can read the plans, which is very difficult.) Three are marked "residential" and five are marked

"retail", leaving 38 spaces for the office users. The entrance for the underground garage is inside the building, meaning that all traffic will be using

the shared access easement. If the office employees have customary working hours, there will be a morning "rush" of 38 cars between 8:30 and

 $9:00~{\rm AM}$ and an evening "rush" of 38 cars around 5 PM. All will be going out the access easement and entering El Camino from 1 lane of the

shared easement.

Considering the existing traffic on El Camino Real at those hours which is bumper to bumper and very slow, the easement will be packed with cars

for a long time. At least 30 minutes, if one car per minute can exit, which is wildly optimistic, and therefor unuseable for anyone else. In effect 1275

will be taking over the easement for those time periods, which is unfair to other users. and a harm to Mr. Bajada's business because his customers

will not be able to access his business at those times. He will lose customers as a result.

I can remember the operations of the Park Theater in the 1970's. The parking lot and two lanes of El Camino were blocked when the shows

ended, even with 3 lanes available on El Camino and minimal traffic on it.

I would suggest that the plans be changed to have the parking, especially from the basement, have direct access to El Camino, instead of and in

addition to the entrances from 1275 onto the shared access easement.

I believe this is a serious problem with the current design which deserves consideration and a solution. There are three stalls reserved for residential parking and no designated retail parking. The project development team has contracted Hexagon Transportation Consultants, Inc to conduct a study of the project related to the concerns raised in item 8. Please see transportation study attached.



August 18, 2016

Mr. Erik Corrigan and Mr. Sean Corrigan 1275, LLC 419 San Antonio Street, Suite 212 Los Altos, CA 94022

Re: Traffic Analysis for the Proposed Mixed-Use Development at 1275 El Camino Real in Menlo Park, California

Dear Erik and Sean:

Hexagon Transportation Consultants, Inc. has prepared this traffic response letter to address comments raised by the adjacent property owner at your mixed-use development at 1275 El Camino Real in Menlo Park, CA. The owner has asked for an explanation of how the driveway would work and whether there would be sufficient gaps in traffic for his customers to share the same driveway. First described below is the proposed driveway layout. A project trip generation estimate is provided next. Discussed last are potential project access and circulation issues and the impact on the adjacent property.

Driveway Design

The proposed project would share a 24-foot driveway with the adjacent property located at 1279 El Camino Real. 15.5 feet of easement would be provided by the proposed project, and the remaining 8.5 feet of easement would be provided by the adjacent property. The proposed project would have two garage access points along the shared driveway. At the western end of the driveway is a shared temporary loading area. Currently, there are nine parking spaces at the proposed driveway location. These nine parking spaces would be lost, although three or four parallel parking spaces probably could be added along the southern edge of the building at the neighboring 1279 El Camino Real site.

Trip Generation Estimate

The project proposes a three-story mixed-use building with 589 s.f. of retail space on the ground level, 9,334 s.f. of office space on the second level, and three residential units on the third level. There would be 20 parking spaces at ground level and a 24-space below-grade parking garage, for a total of 44 parking spaces. The proposed land uses on the project site typically generate the most traffic during the peak AM (7-9 AM) and PM (4-6 PM) commute hours, and are expected to generate less traffic at other times.

Peak-hour trip generation estimates for the proposed project are based on trip rates published in the Institute of Transportation Engineers *Trip Generation Manual*, *9*^h *Edition* for general office, apartment, and shopping center land uses. The ITE published trip generation rates are based on numerous surveys for the respective land use types conducted throughout the United States and represent a nation-wide average rate. The City of Menlo Park *Transportation Impact Analysis Guidelines* require the use of the ITE trip generation rates in estimating project generated traffic.

To be conservative in the trip generation estimate, the three residential units are treated as apartments, which have a slightly higher trip generation rate than condominiums. As shown on Table 1, the project is estimated to generate 23 trips (16 in and 7 out) during the AM peak hour, and 22 trips (7 in and 15 out) during the PM peak hour.

Given the office size, it would be typical for the office to have 40 employees. However, not all of these employees would come to work every day. Hexagon has found that about 75% of the employee headcount would actually come to work on a given day. Thus, for 40 employees, we would expect to see 30 on any given day. Also, not all employees arrive to work within the peak hour. We have found that employees typically report to work any time between 6 AM and 11 AM. Given a five hour span for 30 employees to arrive yields an average of 6 employees per hour. However, driveway counts at other office buildings have shown that the arrival rate is not uniform. Hence, the *Trip Generation Manual* estimate of 13 inbound trips during the highest morning hour is reasonable.

Table 1
Proposed Project Trip Generation Summary

		Dai	ly	AN	l Pea	k Hou	ır	PΝ	/I Pe	ak Ho	ur
Land Use	Size	Rate	Trips	Rate	ln	Out	Total	Rate	ln	Out	Total
Proposed Project											
Office 1	9.3 ksf	11.03	103	1.56	13	2	15	1.49	2	12	14
Apartment ²	3.0 unit	6.65	20	0.51	0	2	2	0.62	1	1	2
Café/Retail 3	0.6 ksf	127.15	75	10.81	3	3	6	9.85	4	2	6
Total Project Trips	=		198		16	7	23		7	15	22

Notes:

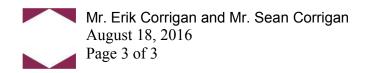
All rates are from: Institute of Transportation Engineers, Trip Generation, 9th Edition

- 1. Land Use Code 710: General Office Building (average rates, expressed in trips per 1,000 s.f.)
- 2. Land Use Code 220: Apartment (average rates, expressed in trips per dwelling unit)
- 3. Land Use Code 932: High-Turnover Restaurant (average rates, expressed in trips per 1,000 s.f.)

Effect on Driveway Operations

The trip generation estimates show that the proposed project is expected to generate on average approximately one trip every three minutes during either the AM or PM peak hour. Regarding outbound vehicles exiting the driveway, the proposed project is expected to generate on average approximately one trip every 9 minutes during the AM peak hour, and one trip every 4 minutes during the PM peak hour. The number of trips generated by the project would cause negligible increases in delays to driveway ingress and egress for the adjacent property.

A loading space is shown at the western end of the driveway, which is west of all garage access points. It is assumed that the loading space would be confined within the project parcel, and would thus not impact circulation on the neighboring property. The proposed trash enclosure is also located at the western end of the driveway. Garbage trucks are thus not expected to cause circulation issues on the shared driveway.



Conclusion

The proposed project would cause a negligible increase in delays entering and exiting the shared driveway. The loading area and trash enclosures are located at the west end of the driveway so loading activities and garbage trucks would not affect circulation at the shared driveway or on the neighboring property. The potential impact to the neighboring property at 1279 El Camino Real would be minimal.

If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

Gary K. Black President

HEXAGON TRANSPORTATION CONSULTANTS, INC.

1275 El Camino Real Project El Camino Real/Downtown Specific Plan Program EIR – Conformance Checklist

Introduction

The City of Menlo Park (City) has developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area over the coming decades. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to "enhance the community life, character and vitality through mixed use infill projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real." The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area. The Plan builds upon the El Camino Real/Downtown Vision Plan that was unanimously accepted by the Menlo Park City Council on July 15, 2008.

On June 5, 2012, the City Council certified the Menlo Park El Camino Real and Downtown Specific Plan Program EIR (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units.

The Hayes Group on behalf of 1275 LLC, has submitted an application for a 18,233-square-foot mixed-use building comprised of approximately 589 square feet of retail or café space, 9,334 square feet of non-medical office, 3 residential units and one level of underground parking. The project site consists of one parcel at 1275 El Camino Real, which is currently vacant but was formerly occupied by Park Theater. The Park Theater building was demolished by the previous owner. The property is part of the Specific Plan area, and as such may be covered by the Program EIR analysis. The intent of this Environmental Conformity Analysis is to determine: 1) whether the proposed project does or does not exceed the environmental impacts analyzed in the Program EIR, 2) whether new impacts have or have not been identified, and 3) whether new mitigation measures are or are not required.

Existing Condition

The subject parcel is located at 1275 El Camino Real, on the west side of El Camino Real, midblock between Valparaiso Avenue and Oak Grove Avenue, which is part of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The adjacent properties are occupied by commercial uses, including an automotive repair and hardware store. The project site shares a common ingress-egress driveway easement with the adjacent property to the north extending almost to the western property line.

The property across El Camino Real is a large vacant multi-parcel site addressed 1300 El Camino Real, which is the location of a proposed mixed-use retail-office development that is currently going through the entitlement phase.

The project site consists of one parcel (Assessor's Parcel Number: 071-103-070) of approximately 0.41 acres (17,960 square feet).

Proposed Project

The project includes the construction of a 18,233 square foot new three-story mixed-use development comprised of 589 square feet of ground floor retail or café space, 9,334 square feet of second floor non-medical office space, 3 residential condominiums units on the third floor, and one level of underground parking. The project would be developed with one three-story structure.

The ground floor provides a lobby entrance to the office and residential units with a small entry plaza at the northern corner of the property. The retail/café space is located on the southern corner of the project. The surface parking is located behind the retail/café and lobby area. Both the lobby and retail/café area are double story to comply with the 15-foot floor to floor requirement. The second and third floors are stepped back. Each condominium unit on the third floor has a private terrace and the units are grouped around a common terrace that provides access to the stairs and the elevator.

There would be 20 surface parking spaces and 24 below grade parking spaces, for a total of 44 parking spaces. Access to the project site is from a 24-foot wide shared driveway from El Camino Real. The proposed project would have two garage access points along the shared driveway.

The trash and recycle rooms are located at the back of the building on the ground floor. Trash, recycle, and compost bins are to be wheeled out to the front of the property by building management on pick-up days. The maximum building height is 38 feet. Landscaping is proposed along the rear property line to provide a buffer to the adjacent property.

In addition, the proposal includes the removal of one heritage tree: a coast live oak in healthy condition. The growth pattern of the tree results in the tree's main trunk and limb structure reaching within the second and third floor of the proposed building and therefore requires removal. The project requires architectural control review and approval by the Planning Commission. Additionally, the outdoor seating associated with the potential café use requires use permit review and approval by the Planning Commission.

Environmental Analysis

As discussed in the introduction, this comparative analysis has been undertaken to analyze whether the project would have any significant environmental impacts that are not addressed in the Program EIR. The comparative analysis discusses whether impacts are increased, decreased, or unchanged from the conclusions discussed in the Program EIR. The comparative analysis also addresses whether any changes to mitigation measures are required.

As noted previously, the proposal is a mixed-use project. Assuming full occupancy, the proposed project is estimated to generate 23 new AM peak hour trips and 22 net new PM peak hour trips. Based on this level of vehicle traffic, a detailed traffic study is not required, because the land use assumptions on site are consistent with those outlined in the Specific Plan. The proposed project will be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Downtown Specific Plan Final Environmental Impact Report.

Aesthetic Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that the project would not have a substantial adverse effect on a scenic view, vista, or designated state scenic highway, nor would the project have significant impacts to the degradation of character/quality, light and glare, or shadows.

Implementation of the proposed project would result in the construction of a mixed-use development. Similar development concepts were evaluated under the Specific Plan EIR, and determined that changes to the visual character would not be substantially adverse, and the impact would be considered less than significant. The proposed project is subject to Planning Commission architectural control review and approval. Additionally, the outdoor seating associated with the potential café use requires use permit review and approval by the Planning Commission. Both of these reviews require public notice and ensure aesthetic compatibility. Therefore, the proposed project would not result in any impacts to the existing visual character of the site and its surroundings.

Similar development concepts were evaluated under the Specific Plan EIR, and determined that changes to light and glare would not be substantially adverse, and the impact would be less than significant. The Specific Plan includes regulatory standards for nighttime lighting and nighttime and daytime glare. Therefore, the proposed project would not result in any impacts associated with substantial light or glare.

As was the case with the Specific Plan, the proposed project would not have a substantial adverse effect on a scenic view or vista, a state scenic highway, character/quality, or light and glare impacts. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Agriculture Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that no impacts would result with regard to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or any area zoned for agricultural use or forest land.

As was the case with the Program EIR, the proposed project would not result in any impacts to farmland, agricultural uses, or forest land. Therefore, no new impacts have been identified and no new mitigation measures are required for the proposed project.

Air Quality

Impacts would be the same as the Specific Plan.

<u>AIR-1</u>: The Program EIR determined that emissions of criteria pollutants associated with construction would be significant, and established Mitigation Measures AIR-1a and AIR-1b to address such impacts. Mitigation Measure AIR-1a would be applied to this proposal. However, the Program EIR concluded that impacts could still be significant and unavoidable even with implementation of such mitigations. The proposed project would construct a 18,233 mixed-use building comprised of approximately 589 square feet of retail or café space, 9,334 square feet of non-medical office, 3 residential units and one level of underground parking and would not involve the type of large-scale construction activities that would create additional impacts, and the proposed project would be well below the 220 dwelling-unit construction screening threshold adopted by the Bay Area Air Quality Management District. As a result, implementation of Mitigation Measure AIR-1b is not required for this project.

<u>AIR-2</u>: The Program EIR determined that the Specific Plan would have long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute to an air quality violation (due to being inconsistent with an element of the *2010 Clean Air Plan*), and established Mitigation Measure AIR-2 requiring implementation of Mitigation Measure TR-2 regarding Transportation Demand Management (TDM) strategies to address this impact. However, the Program EIR noted that TDM effectiveness cannot be guaranteed, and concluded that the impact would be significant and unavoidable. The proposed project would be consistent with the Program EIR analysis, and as such would be required to implement Mitigation Measure AIR-2.

AIR-3: The Program EIR determined that the Specific Plan would increase levels of Toxic Air Contaminants (TACs) due to increased heavy duty truck traffic, but that the impacts would be less than significant. The proposed project would not generate an unusual amount of heavy truck traffic relative to other commercial or multi-family developments due to the limited nature of the construction, and the proposed project's limited share of overall Specific Plan development would be accounted for through deduction of its totals from the Specific Plan Maximum Allowable Development. The health risks posed by Plan-generated traffic on El Camino Real would remain less than significant.

<u>AIR-4</u>: The Program EIR concluded that the Specific Plan would not have a substantial adverse effect pertaining to Particulate Matter (PM_{2.5}). The proposed project is consistent with the assumptions of this analysis.

AIR-5, AIR-6, AIR-7, AIR-8, AIR-10, and AIR-11: The Specific Plan determined that the introduction of sensitive receptors, specifically new residences, to an environment (near El Camino Real and the Caltrain tracks, as well as to a zone in proximity to the SRI International campus) with elevated concentrations of TACs and PM_{2.5} could result in significant or potentially significant impacts (including in the cumulative scenario), and established Mitigation Measures AIR-5, AIR-7, and AIR-10 to bring impacts to less than significant levels. Although the project site is in proximity to the Caltrain tracks and El Camino Real, implementing certain components of Mitigation Measure AIR-5 and AIR-7 would reduce cancer risk to a less than significant level. Mitigation Measure AIR-10 would not apply, because the project site is a sufficient distance from the SRI International campus.

<u>AIR-9</u>: The Program EIR determined that the Specific Plan is fundamentally consistent with the growth projections of the Bay Area 2010 Clean Air Plan, particularly with regard to residential development. The project proposes 3 residential condominium units and commercial and office space, which is consistent with the growth projections of the Bay Area 2010 Clean Air Plan.

No new Air Quality impacts have been identified and no new mitigation measures are required for the proposed project.

Biological Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that less than significant impacts would result with regard to special status plant and wildlife species, sensitive natural communities, migratory birds, and jurisdictional waters and wetlands upon implementation of the recommended Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, BIO-5a through BIO-5c, and BIO-6a. Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, and BIO-5a through BIO-5c would apply to the project, but BIO-6a would not (it is limited to projects proposing development near San Francisquito Creek). The analysis also found that the Specific Plan would not conflict with local policies, ordinances, or plans. The Project site is fully developed and within a highly urbanized/landscaped area.

The Project site provides little wildlife habitat and essentially no habitat for plants other than the opportunity ruderal species adapted to the built environment or horticultural plants used in landscaping. The Project would not result in the take of candidate, sensitive, or special-status species.

The proposal includes the removal of one heritage tree, and the planting of 3 new trees. The Program EIR determined that no mitigation would be required with implementation of the Heritage Tree Ordinance Chapter 13.24 which requires a planting replacement at

a 2:1 basis for commercial projects. Additionally, the City of Menlo Park's Building Division provides "Tree Protection Specification" measures and procedures to further insure the protection of heritage trees during construction. Compliance with these existing code requirements, guidelines, and Tree Protection Specification measures and procedures, coupled with additional tree planting, would mitigate the impact of any loss of protected trees and would constitute consistency with local ordinances designed to protect existing tree resources. The impact would be less than significant.

With implementation of the proposed project, construction activities would occur on a previously developed site. Therefore, as with the Program EIR, the proposed project would result in less than significant impacts to biological resources and no new Mitigation Measures would be required. The proposed project would also not conflict with local policies, ordinances, or plans, similar to the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Cultural Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that no significant impacts to a historic resource would result with implementation of Mitigation Measure CUL-1. (CUL-1 is not applicable to this project because the site is vacant.) The analysis also concluded that the Specific Plan would result in less than significant impacts to archeological resources, paleontological resources, and burial sites with implementation of Mitigation Measures CUL-2a, CUL-2b, CUL-3, and CUL-4. With regard to the project site, the physical conditions, as they relate to archeological resource, have not changed in the Specific Plan area since the preparation of the Specific Plan EIR. The proposed project would incorporate Mitigation Measure CUL-3. Mitigation Measure CUL-4 would also be incorporated through notations on plan sheets and ongoing on-site monitoring.

In compliance with Mitigation Measure CUL-2, a Cultural Resource Evaluation was prepared by Archaeological Resource Management, dated November 24, 2015 for the Project. The report concluded that there are no recorded cultural resources located within the study area. No traces of significant cultural materials, prehistoric or historic, were noted during the surface reconnaissance. In the event, however, that prehistoric traces are encountered, the Specific EIR requires protection activities if archaeological artifacts are found during construction.

No new impacts have been identified and no new mitigation measures are required.

Geology and Soils

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to earthquake faults, seismic ground shaking, seismically induced hazards (e.g., liquefaction, lateral spreading, land sliding, settlement, and

ground lurching), unstable geologic units, expansive soils, corrosive soils, landslides, and soil erosion would result. No Mitigation Measures are required.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Society, and no known active faults exist on the site. The nearest active fault to the project area is the San Andreas fault which is located approximately seven miles southwest. Although this is the case, the proposed project is located in a seismically active area and, while unlikely, there is a possibility of future faulting and consequent secondary ground failure from unknown faults is considered to be low. Furthermore, the project would comply with requirements set in the California Building Code (CBC) to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. Therefore, the code sets standards for excavation, grading, construction earthwork, fill embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss. No mitigation is required.

Greenhouse Gas Emissions

Impacts would be the same as the Specific Plan.

GHG-1: The Program EIR determined that the Specific Plan would generate Greenhouse Gas (GHG) emissions, both directly and indirectly, that would have a significant impact on the environment. Specifically, the operational GHG using the Bay Area Air Quality District (BAAQMD) GHG Model, measured on a "GHG: service population" ratio, were determined to exceed the BAAQMD threshold. The proposed project's share of this development and associated GHG emissions and service population, would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-1, although it was determined that the impact would remain significant and unavoidable even with this mitigation. For the proposed project, implementation of Mitigation Measure GHG-1 is not necessary as the BAAQMD-identified GHG Mitigation Measures are primarily relevant to City-wide plans and policies.

GHG-2: The Program EIR determined that the Specific Plan could conflict with AB 32 and its Climate Change Scoping Plan by virtue of exceeding the per-capita threshold cited in GHG-1. Again, the proposed project's share of this development and associated GHG emissions and service population, would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-2a and GHG-2b, although it was determined that the impact would remain significant and unavoidable even with this mitigation. The project would be required to install at least one dedicated electric vehicle charging station to meet Mitigation Measure GHG-2a.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hazards and Hazardous Materials

Impacts would be the same as the Specific Plan. The Program EIR determined that a less than significant impact would result in regards to the handling, transport, use, or disposal of hazardous materials during construction operations. The analysis also concluded that the project site is not included on a list of hazardous materials sites, is not within the vicinity of an airport or private airstrip, would not conflict with an emergency response plan, and would not be located in an area at risk for wildfires. The Specific Plan analysis determined that with implementation of Mitigation Measures HAZ-1 and HAZ-3, impacts related to short-term construction activities, and the potential handling of and accidental release of hazardous materials would be reduced to less than significant levels.

The proposed project would involve ground-disturbance and as such implementation of Mitigation Measures HAZ-1 and HAZ-3 would be required. Project operations would result in a mixed-use project rather than a vacant site. The proposed mixed-use project would not handle, store, or transport hazardous materials in quantities that would be required to be regulated. Thus, project operations would result in similar impacts as that analyzed for the Specific Plan. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Hydrology and Water Quality

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to construction-related impacts (i.e., water quality and drainage patterns due to erosion and sedimentation), or operational-related impacts to water quality, groundwater recharge, the alteration of drainage patterns, or flooding would result. The City of Menlo Park Engineering Division requires a Grading and Drainage (G&D) plan for any construction project disturbing 500 square feet or more. The Grading and Drainage requirements specify that the construction must demonstrate that the sediment laden-water shall not leave the site. Incorporation of these requirements would be expected to reduce the impact of erosion and sedimentation to a less-than-significant level. No Mitigation Measures are required.

Land Use and Planning

Impacts would be the same as the Specific Plan.

<u>LU-1</u>: The Program EIR determined that the Specific Plan would not divide an established community. The proposed project would involve demolition of existing onsite improvements. The Specific Plan would allow for taller buildings, any new development would occur along the existing grid pattern and proposed heights and massing controls would result in buildings comparable with existing and proposed

buildings found in the Plan area. The proposed development consists of a 18,233 mixed-use building comprised of approximately 589 square feet of retail or café space, 9,334 square feet of non-medical office, 3 residential units and one level of underground parking and is subject to architectural review by the Planning Commission. The project would not create a physical or visual barrier, therefore would not physically divide a community. There are no impacts.

<u>LU-2</u>: The Program EIR determined that the Specific Plan would not alter the type and intensity of land uses in a manner that would cause them to be substantially incompatible with surrounding land uses or neighborhood character. The proposed project is an infill mixed-use development that meets the intent of the Specific Plan. No mitigation is required for this impact, which is less than significant.

<u>LU-3</u>: The Program EIR determined that the Specific Plan would not conflict with the City's General Plan, Zoning Ordinance, or other land use plans or policies adopted for the purpose of mitigating an environmental effect. The General Plan and Zoning Ordinance were amended concurrent with the Specific Plan adoption, and the proposed project would comply with all relevant regulations. No mitigation is required for this impact, which is less than significant.

<u>LU-4</u>: The Program EIR determined that the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to land use. The proposed project, being a part of the Specific Plan area and accounted for as part of the Maximum Allowable Development, is consistent with this determination. No mitigation is required for this impact, which is less than significant.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Mineral Resources

Impacts would be the same as the Specific Plan. The Program EIR noted that the project site is not located within an area of known mineral resources, either of regional or local value.

As was the case with the Specific Plan, the proposed project would not result in the loss of availability of a known mineral resource or mineral resources recovery site. No new impacts have been identified and no new mitigation measures are required for the proposed project.

Noise

Impacts would be the same as the Specific Plan.

<u>NOI-1</u>: The Program EIR determined that construction noise, in particular exterior sources such as jackhammering and pile driving, could result in a potentially significant

impact, and established Mitigation Measures NOI-1a through NOI-1c to address such impacts. The physical conditions as they relate to noise levels have not changed substantially in the Specific Plan area since the preparation of the Specific Plan EIR. Therefore construction noise impacts of the proposed project would be less than significant, and these mitigation measures would apply (with the exception of Mitigation Measure NOI-1b, which applies to pile driving activities, which wouldn't take place as part of the project).

NOI-2: The Program EIR determined that impacts to ambient noise and traffic-related noise levels as a result of the Specific Plan would be less than significant. The proposed project's share of this development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

NOI-3: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors, specifically new residences, to a noise environment with noise levels in excess of standards considered acceptable. However, application of Mitigation Measure NOI-3 will reduce this to a less than significant level by requiring assessment by a qualified acoustical engineer to verify that interior sound levels meet relevant criteria.

In compliance with Mitigation Measure NOI-3, a Noise Evaluation was prepared by Mei Wu Acoustic, dated August 5, 2015 for the project. Mei Wu Acoustics performed ambient sound level measurements at the site and determined in order to satisfy noise requirements the building façade elements need to be designed to meet performance methods where interior levels shall not exceed 50 dBA Leq during any hour of operation. Recommended OITC window (outside inside transmission class) ratings will provide satisfactory compliance with the land use compatibility guidelines for the project as required by the General Plan.

<u>NOI-4</u>: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors, specifically new residences, to substantial levels of ground borne vibration from the Caltrain tracks. The project area is not adjacent to the Caltrain right-of-way, which has the potential for vibration-related issues. Therefore, the proposed project would not result in any impacts related to ground borne noise or vibration.

NOI-5: The Program EIR determined that implementation of the Specific Plan, together with anticipated future development in the area in general, would result in a significant increase in noise levels in the area. The Program EIR established Mitigation Measure NOI-5 to require the City to use rubberized asphalt in future paving projects within the Plan area if it determines that it will significantly reduce noise levels and is feasible given cost and durability, but determined that due to uncertainties regarding Caltrans approval and cost/feasibility factors, the cumulative impact of increased traffic noise on existing sensitive receptors is significant and unavoidable. The proposed project's share of this development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development.

No new Noise impacts have been identified and no new mitigation measures are required for the proposed project.

Population and Housing

Impacts would be similar as analyzed in the Program EIR.

<u>POP-1</u>: The Program EIR determined that the implementation of the Specific Plan would not cause the displacement of existing residents to the extent that the construction of replacement facilities outside of the Plan area would be required. The project site is vacant and includes the construction of a new three-story mixed-use building. Therefore, no residents would be displaced. No mitigation is required for this impact, which is less than significant.

<u>POP-2</u>: The Program EIR determined that the implementation of the Specific Plan would not be expected to induce growth in excess of current projections, either directly or indirectly. The Program EIR found that full build-out under the Specific Plan would result in 1,537 new residents, well within the Association of Bay Area Governments (ABAG) projection of 5,400 new residents between 2010 and 2030 in Menlo Park and its sphere of influence. Additionally, the Program EIR projected the new job growth associated with the new retail, commercial and hotel development to be 1,357 new jobs. The ABAG projection for job growth within Menlo Park and its sphere of influence is an increase of 7,240 jobs between 2010 and 2030. The Program EIR further determines that based on the ratio of new residents to new jobs, the Specific Plan would result in a jobs-housing ratio of 1.56, below the projected overall ratio for Menlo Park and its sphere of influence of 1.70 in 2030 and below the existing ratio of 1.78.

The project includes the construction of a 18,233 mixed-use building comprised of approximately 589 square feet of area or café space, 9,334 square feet of non-medical office, 3 residential units and one level of underground parking. Construction of the project, including site preparation, would temporarily increase construction employment. Given the relatively common nature and scale of the construction associated with the project, the demand for construction employment would likely be met within the existing and future labor market in the City and the County. The size of the construction workforce would vary during the different stages of construction, but a substantial quality of workers from outside the City or County would not be expected to relocate permanently.

Two of the condominium units would have three bedrooms and one condominium unit would have two bedrooms. The units could be utilized by couples and families. As such, the household size would be similar to that used in the Specific Plan. Based on the average household size of 2.38 persons per household (per the Specific Plan), implementation of the project could add approximately 8 people to the City's population. The anticipated population growth from the proposed housing units proposed under the project would represent less than 1 percent of the City's current population and would be approximately less than 1 percent of the City's population

growth through 2020. Therefore, the project would not directly result in substantial population growth beyond that expected for the City. No mitigation is required for this impact, which is less than significant.

<u>POP-3</u>: The Program EIR determined that implementation of the Specific Plan, in combination with other plans and projects would not result in cumulatively considerable impacts to population and housing. The additional jobs and 8 persons associated with the proposed mixed-use project would not be considered a substantial increase, would continue to be within all projections and impacts in this regard would be considered less than significant. Thus, no new impacts have been identified and no new mitigation measures are required for the proposed project.

No new Population and Housing impacts have been identified and no new mitigation measures are required for the proposed project.

Public Services and Utilities

Impacts would be the same as the Specific Plan. The Program EIR concluded that less than significant impacts to public services, including fire protection, police protection, schools, parks, and other public facilities would result. In addition, the Program EIR concluded that the project would result in less than significant impacts to utilities and service systems, including water services, wastewater services, and solid waste. No mitigation measures were required under the Program EIR for Public Services and Utilities impacts.

The Menlo Park Fire Protection District (MPFPD) currently serves the Project area. MPFPD review and approval of individual development plans is a standard part of the project review process, ensuring that new buildings meet all relevant service requirements. MPFPD have completed initial project review, and have tentatively approved the project for compliance with applicable Fire Code regulations. The project would not intensify development over what has previously been analyzed, nor modify building standards (height, setbacks, etc.) in a way that could affect the provision of emergency services by the MPFPD. Therefore, the project would not result in any impacts resulting in the need for new or physically altered fire facilities.

Public parks near the project area include Burgess Park, Fremont Park, and Nealon Park. Additional public facilities, such as the Library and recreation buildings, are located next to Burgess Park, in the Civic Center. The Project would not intensify development over what has previously been analyzed, and existing public facilities would continue to be sufficient to serve the population of the Project area. Therefore, the proposed project would not result in the demand for new public parks or other public facilities.

The existing water, wastewater, electric, gas, and solid waste infrastructure is adequate to support the proposed project, as the number of residential units and commercial area

would not exceed what was previously analyzed, which the current site was developed to support.

No new Public Services and Utilities impacts have been identified and no new mitigation measures are required for the proposed project.

Transportation, Circulation and Parking

Based on the Traffic Report prepared by Hexagon Transportation Consultants, assuming full occupancy, the proposed project is estimated to generate 23 new AM peak hour trips and 22 net new PM peak hour trips. Based on this level of vehicle traffic, a detailed traffic study is not required, as the land use assumptions on site are consistent with those outlined in the Specific Plan. The project is consistent with the Specific Plan land uses. The project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts.

The proposed project is consistent with the Specific Plan land uses. The applicant has submitted a draft Transportation Management Program (TDM) for review to reduce the number of trips proposed and increasing alternative transportation mode uses. The goal of the draft TDM plan is to identify trip reduction methods to be implemented in order to reduce the number of AM and PM peak single occupant vehicle (SOV) trips that are generated by the project site. This draft TDM plan is estimated to reduce the number of new SOV trips. Prior to building permit issuance, the applicant would need to revise the draft TDM plan to conceptually show no net increase in peak hour trips. The proposed project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Specific Plan Final Environmental Impact Report.

TR-1 and TR-7: The Program EIR concluded that the Specific Plan would result in significant and unavoidable traffic impacts related to operation of area intersections and local roadway segments, in both the short-term and cumulative scenarios, even after implementation of Mitigation Measures TR-1 and TR-7. The project would pay required TIF (Transportation Impact Fee) and fair-share contributions as part of these mitigations.

TR-2 and TR-8: The Program EIR determined that the Specific Plan would adversely affect operation of certain local roadway segments, in both the near-term and cumulative scenarios. The proposed project's share of the overall Specific Plan development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis.

In addition, the proposed project would be required through the MMRP to implement Mitigation Measure TR-2, requiring submittal and City approval of a Transportation Demand Management (TDM) program prior to project occupancy. However, this mitigation (which is also implemented through Mitigation Measure AIR-2) cannot have

its effectiveness guaranteed, as noted by the Program EIR, so the impact remains significant and unavoidable.

TR-3, TR-4, TR-5, and TR-6: The Program EIR determined that the Specific Plan would not result in impacts to freeway segment operations, transit ridership, pedestrian and bicycle safety, or parking in the downtown. The proposed project, using a parking rate supported by appropriate data and analysis, would be consistent with this analysis, and no new impacts or mitigation measures would be projected.

No new impacts have been identified and no new mitigation measures are required for the proposed project.

Conclusion

As discussed, the Conformance Checklist is to confirm that 1) the proposed project does not exceed the environmental impacts analyzed in the Program EIR, 2) that no new impacts have been identified, and 3) no new mitigation measures are required. As detailed in the analysis presented above, the proposed project would not result in greater impacts than were identified for the Program EIR. No new impacts have been identified and no new mitigation measures are required for the proposed project.

References

- 1. Arborist Report prepared by Arbor Resources dated August 17, 2016
- 2. Cultural Resource Evaluation prepared by Archeological Resource Management dated November 24, 2015.
- 3. Noise Report prepared by Mei Wu Acoustics, August 5, 2015.
- 4. Traffic letter prepared by Hexagon Transportation Consultants, Inc. dated August 18, 2016
- 5. Transportation Demand Management Action Plan prepared by TDM Specialist, INC dated July 14, 2016.
- 6. Plans prepared by the The Hayes Group.
- 7. Staff site visit January 23, 2016.

Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
	AIR QUALITY			
IMPACT BEING ADDRESSED: Impact AIR-1: Implementation of the Speci construction activities that could contribute substantially to an air quali-		m emissions of criteria	pollutants associa	ted with
Mitigation Measure AIR-1a: During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.		Measures shown on plans, construction documents and ongoing during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD
Basic Controls that Apply to All Construction Sites 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Exposed surfaces shall be watered twice daily.			
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	Trucks carrying demolition debris shall be covered.			
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	Dirt carried from construction areas shall be cleaned daily.			
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Speed limit on unpaved roads shall be 15 mph.			
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.			
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.			
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Impact AIR-2: Implementation of the Specific Plan would result in increas that would contribute substantially to an air quality violation. (Significan		nts from increased veh	icle traffic and on-	site area sources
Mitigation Measure AIR-2: Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.	See Mitigation Measure TR-2.			
Impact AIR-5: Implementation of the Specific Plan would locate sensitive traffic which may lead to considerable adverse health effects. (Potentiall		ations of toxic air conta	aminants associate	d with roadway
Mitigation Measure AIR-5: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 200 feet of the edge of El Camino Real or within 100 feet of the edge of Ravenswood Avenue, Oak	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Impact AIR-6: Implementation of the Specific Plan would locate new sens may lead to considerable adverse health effects. (Potentially Significant)		centrations of PM _{2.5} a	ssociated with road	lway traffic which
Mitigation Measure AIR-5 associated with Impact AIR-5 regarding DPM exposure would also reduce PM _{2.5} exposure impacts along EI Camino Real and other high volume streets to a less than significant level.	See Mitigation Measure AIR-5.			
Impact AIR-7: Implementation of the Specific Plan would expose sensitive operations which may lead to considerable adverse health effects. (Potential Property of the Impact AIR-7: Implementation of the Specific Plan would expose sensitive operations.)		Toxic Air Contaminan	ts (TACs) associate	ed with Caltrain
Mitigation Measure AIR-7: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within approximately 1,095 feet of the edge of the Caltrain right-of-way shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or PM _{2.5} concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks Plan developed for ongoing maintenance and disclosure to buyers and/renters.	Simultaneous with a building permit submittal	Project sponsor(s)	CDD

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
	BIOLOGICAL RESOURCES			
Impact BIO-1: The Specific Plan could result in the take of special-status		nt)		
Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered.	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-	Prior to tree or shrub pruning or removal, any	by project	CDD
If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied: no further mitigation is required. If active nests of special-status birds are found during the surveys: implement Mitigation Measure BIO-1b.				

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, , , , , , , , , , , , , , , , , , ,	pruning or removal, any ground-disturbing activities and/or issuance of demolition,		Monitoring Party CDD
results will be discussed with the California Department of Fish and Game and avoidance procedures adopted. Halt construction if a special-status bird or	pruning or removal, any ground-disturbing activities and/or issuance of demolition,		CDD
the area or avoidance measures are adopted.	grading or building permits.		
	n conditions (Detentio	U. Ciamiticant	
	Prior to building permit	Project sponsor(s)	CDD
Reduce building lighting from interior sources.	•	,	CDD
s	d other special-status species due to lighting. Reduce building lighting from exterior sources. Reduce building lighting	Reduce building lighting from exterior sources. Reduce building lighting from exterior sources. Reduce building lighting from exterior issuance and ongoing.	double special-status species due to lighting conditions. (Potentially Significant) Reduce building lighting from exterior sources. Prior to building permit issuance and ongoing. Reduce building lighting from exterior sources. Prior to building permit issuance and ongoing. Prior to building permit issuance and ongoing. Project sponsor(s) and contractor(s)

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present; e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.				
Impact BIO-5: The Specific Plan could result in the take of special-status Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and	Retain a qualified bat biologist to conduct	Prior to tree pruning or	Qualified bat	CDD
indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented.	pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	removal or issuance of demolition, grading or building permits.	biologist retained by project sponsor(s)	
If no active roosts present: no further action is warranted. If roosts or hibernacula are present: implement Mitigation Measures BIO-5b and 5c.				

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the "take" of individuals is prohibited.	hibernacula are located, no disturbance buffer zones shall be established during the	pruning or issuance of	Qualified bat biologist retained by project sponsor(s)	CDD
Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the "take" of individuals is prohibited.	eviction of non-breeding roosts.	pruning or issuance of	Qualified bat biologist retained by project sponsor(s)	CDD

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Impact CUL-2: The proposed Specific Plan could impact currently unkno	own archaeological resources. (Potentially	Significant)		
Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of	A qualified archeologist shall complete a site-specific cultural resources study.	Simultaneously with a project application submittal.	retained by the project sponsor(s).	CDD STATUS COMPLETE: The cultural resource evaluaton, prepared by Archaeological Resource Management, dated November 24, 2015, concludes that the proposed project will have no impact on cultural resources.
Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.	If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours. A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).	Ongoing during construction.	Qualified archaeologist retained by the project sponsor(s).	CDD

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Mitigation Measure	Action	Timing	Implementing	Monitoring Party	
			Party		
Impact CUL-3: The proposed Specific Plan may adversely affect unidentifiable paleontological resources. (Potentially Significant)					
Mitigation Measure CUL-3: Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who will evaluate its significance. Training on paleontological resources will also be provided to all other construction workers, but may involve using a videotape of the initial training and/or written materials rather than in-person training by a paleontologist. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards. (SVP, 1996)	training for all construction personnel and field supervisors. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.	subsurface excavation.		CDD	
Impact CUL-4: Implementation of the Plan may cause disturbance of hur Mitigation Measure CUL-4: If human remains are discovered during	If human remains are discovered during any		s. (Potentially Signi	ificant)	
construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows: * In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken: 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and b) If the coroner determines the remains to be Native American: 1. The coroner shall contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American; 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or	construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.	construction	archeologist retained by the project sponsor(s)		

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.				
 a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission. b) The descendant identified fails to make a recommendation; or c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. 				
GREENH	OUSE GASES AND CLIMATE CHANGE	•	•	•
Impact GHG-2: The Specific Plan could conflict with applicable plans, poreducing the emissions of GHGs. (Significant)	licies or regulations of an agency with jur	isdiction over the Spec	ific Plan adopted fo	or the purpose of
Mitigation Measure GHG-2a: All residential and/or mixed use developments of sufficient size to require LEED certification under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	Install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces		Project sponsor(s)	CDD

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
	HAZARDOUS MATERIALS			
Impact HAZ-1: Disturbance and release of contaminated soil during dem contaminated groundwater could expose construction workers, the public Significant)				
Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.	If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted. Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred. Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.	Prior to issuance of any grading or building permit for sites with groundbreaking activity.	environmental consulting firm and licensed professionals hired by project sponsor(s)	CDD
Impact HAZ-3: Hazardous materials used on any individual site during comproper handling or storage. (Potentially Significant)				
Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
	NOISE			
Impact NOI-1: Construction activities associated with implementation of in the Specific Plan area above levels existing without the Specific Plan	the Specific Plan would result in substant			
Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acousticallyattenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements:	A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels.	Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and ongoing through construction	Project sponsor(s) and contractor(s)	CDD
* Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible;				
* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and * When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.				

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Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.	CDD
Impact NOI-3: The Specific Plan would introduce sensitive receptors to a Menlo Park Municipal Code. (Potentially Significant)	noise environment with noise levels in ex	ccess of standards con	sidered acceptable	under the City of
Mitigation Measure NOI-3: Interior noise exposure within homes proposed for the Specific Plan area shall be assessed by a qualified acoustical engineer to determine if sound rated walls and windows would be required to meet the Title 24 interior noise level standard of 45 dBA, Ldn. The results of each study shall be submitted to the City showing conceptual window and wall assemblies with Sound Transmission Class (STC) ratings necessary to achieve the noise reductions for the project to satisfy the interior noise criteria within the noise environment of the Plan area.	qualified acoustical engineer and results submitted to City showing conceptual window and wall assemblies necessary to meet City standards.		Project sponsors(s) and contractor(s)	CDD In Progress: Noise Evaluation, dated August 5, 2015, submitted by Mei Wu Acoustic. Recommended OITC window (outside inside transmission class) ratings will provide satisfactory compliance. Will be confirmed during building permit review.
	I RTATION, CIRCULATION AND PARKING			
Impact TR-1: Traffic from future development in the Plan area would adv			In	Inuvena
Mitigation Measures TR-1a through TR-1d: (see EIR for details)	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-2: Traffic from future development in the Plan area would adv				
Mitigation Measure TR-2: New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable: * Commute alternative information; * Bicycle storage facilities; * Showers and changing rooms; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium);	Develop a Transportation Demand Management program.		Project sponsor(s)	PW/CDD Status: In Progress: TDM, dated July 14, 2016, submitted by TDM Specialists, Inc. Will need to be updated with approved proposal.

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Mitigation Measure	Action	Timing	Implementing	Monitoring Party
			Party	
* Subsidizing transit tickets;				
* Preferential parking for carpoolers;				
* Provide child care services and convenience shopping within new				
developments;				
* Van pool programs;				
* Guaranteed ride home program for those who use alternative modes;				
* Parking cashout programs and discounts for persons who carpool, vanpool,				
bicycle or use public transit;				
* Imposing charges for parking rather than providing free parking;				
* Providing shuttles for customers and visitors; and/or				
* Car share programs.				
Impact TR-7: Cumulative development, along with development in the Pl				
Mitigation Measures TR-7a through TR-7n: (see EIR for details)	Payment of fair share	Prior to building permit	Project sponsor(s)	PW/CDD
	funding.	issuance.		
Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)				
Mitigation Measure TR-8: Implement TR-2 (TDM Program).	See Mitigation Measure TR-2.			

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Community Development



STAFF REPORT

Planning Commission

Meeting Date: 9/12/2016 Staff Report Number: 16-080-PC

Regular Business: Architectural Control/Maximus Real Estate

Partners/350 Sharon Park Drive

Recommendation

Staff recommends that the Planning Commission approve architectural control for exterior modifications of eighteen existing apartment buildings, one existing amenity building and three accessory buildings in the R-3-A-X (Garden Apartment, Conditional Development) zoning district, at 350 Sharon Park Drive. The proposed exterior modifications would include replacing balcony railings, siding, and patio screens; modifying the exterior color scheme; and adding new landscaping and improvements to the site amenities. In conjunction with the proposed improvements, 39 heritage trees located throughout the site are proposed for removal due to poor health, structure, location, or limited long-term value. The Environmental Quality Commission (EQC) reviewed and provided recommendations on the proposed heritage tree removals at its meeting on August 31, 2016. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 350 Sharon Park Drive in the R-3-A-X (Garden Apartment, Conditional Development) zoning district, and occupies the entire city block. For the purposes of this report, Sharon Park Drive is considered to be in an east/west orientation. The site is bounded by Sharon Park Drive to the south, Monte Rosa Drive to the west, Eastridge Avenue to the north, and Sharon Road to the east. A location map is included in Attachment B.

Parcels to the north of the site along Eastridge Avenue are located within the R-2 zoning district. The parcels are generally occupied by duplexes and multi-family developments. To the west of the site along Monte Rosa Drive, the parcels are located in the R-3-A-X zoning district and are occupied by multi-story, multi-family residential complexes. The Sharon Heights Shopping Center and a multi-story office building are located across Sharon Park Drive to the south of the site. The shopping center is zoned C-2 and the office building is zoned C-1-X. The Sharon Oaks and Sharon Glen condominium complexes are located to the east of the site across from Sharon Road. Both housing complexes are located within the R-3-A-X zoning district.

Previous development review

The Sharon Heights area was originally developed with a conditional development permit (CDP) and multiple subdivisions in the 1960s and 1970s. In 2013, an application for architectural control for a more extensive redevelopment of the 350 Sharon Park Drive site and landscaping, including changes to the CDP and the removal of 42 heritage trees, was proposed. That project would have required City Council review due to the CDP changes. The Planning Commission reviewed the project and the EQC provided recommendations on the tree removals; however, the application was later withdrawn prior to action. The property has since been sold, and the current owner was not associated with the earlier proposal.

Analysis

Project description

The subject property contains 296 units, varying in size from one bedroom to three bedrooms, located in 18 multi-story apartment buildings with a combined recreation center and leasing office, laundry facilities and three multi-level parking structures. The architectural control request would include façade improvements to all of the existing apartment buildings, amenity building, and three accessory buildings. No changes are proposed to the current unit count, parking, or site access as part of the site improvements. The applicant intends to upgrade the interiors of the residential units, including the provision of in-unit washing machines and dryers. The three accessory buildings, containing the existing laundry facilities, would be converted into lounge areas with kitchens and seating. The amenity building would be renovated and feature a living room, kitchen, leasing offices, restrooms, and a fitness room. The modifications to the accessory buildings and amenity building would result in a slight decrease in the total floor area and building coverage of the entire complex. The data table is included in Attachment C.

As part of the overall site improvements, additional on-site amenities would be incorporated, such as a flex recreation lawn area, bocce ball court, children's play area, new seating areas, and upgrades to the sports court. The applicant is proposing to remove a smaller secondary pool from the site and replace it which a courtyard, BBQ area, fire feature and seating area. The project plans and the project description letter are included in Attachment D and E respectively.

Design and materials

The existing buildings on site contain beige stucco exteriors and brown wood trim and railings, and are generally reminiscent of the midcentury architectural style. The applicant is requesting the exterior modifications in order to update the overall design and materials of the existing structures with a more contemporary design. The proposed exterior modifications include the following:

- Replace the existing wood balcony railings with new horizontal aluminum cable guardrail, and replace the façades within the recessed deck openings with horizontal wood siding.
- Replace the wood patio screen fences at the ground floor units with horizontal wood slats, to match the wood siding.
- Replace the existing wood and stucco siding on the apartment building facades with a combination of cement plaster (painted in beige and gray/brown tones) and stone veneer.
- Replace siding on the exterior stairs with a dark gray aluminum louver system.
- Replace the existing windows with aluminum clad vinyl windows with gray trim.

- Add aluminum/glass sliding door system to the amenity building and aluminum/glass overhead door with aluminum louvers to the accessory buildings.
- Replace the existing wood and stucco siding on the amenity and accessory buildings with vertical wood siding.
- Modify the buildings' color per the proposed earth-tone color scheme.

The proposed use of materials would provide more variation in the texture of the building, helping to add depth to the building facades and reduce the perception of building massing. In addition to these exterior modifications, the amenity and accessory building massing would be altered to achieve a more contemporary architecture style with simple forms and large windows and doors. To differentiate the accessory and amenity buildings from the apartment buildings, the buildings would feature vertical wood siding in a darker shade of brown and the windows and doors would be a lighter gray color. Overall, the proposed exterior changes would result in a consistent architectural design throughout the site. Staff believes that the proposed design, materials, and colors are compatible with those of the surrounding neighborhood.

Trees and landscaping

The applicant is proposing a comprehensive update of the site landscaping, which includes selective turf removal, installation of drought tolerant plantings, and the removal of 39 heritage trees. The applicant has submitted an arborist report which evaluates the 464 heritage and non-heritage trees on site and documents the size, heritage status, and tree condition. The report also provides tree removal recommendations and tree protection measures to mitigate potential impacts to the existing trees during construction. The trees to be retained include many that had been initially recommended for removal by the project arborist, but which are now being retained with mitigation measures that include significantly reducing branch end weight through pruning and installation of cabling. The report was prepared by Jonathan Cardenas of Arborwell Professional Tree Management, a Board-Certified Arborist. A copy of the report is provided in Attachment F. The 39 heritage tree removals are summarized in the following table:

Table 1: Proposed Heritage Tree Removal Summary				
Tree Type	Number of Trees			
Monterey Pine (Pinus radiata)	15			
Evergreen Pear (Pyrus kawakamii)	2			
Red Gum (Corymbia ficifolia)	1			
Tulip (Liriodendron tulipifera)	1			
Red Ironbark (E. sideroxylon)	4			
Sycamore (Platanus hispanica)	2			
Acacia (Axaxia melanoxylon)	2			
Red Flowering Gum (Eucalyptus spp.)	2			
Blue Oak (Quercus douglassi)	1			

Total Tree Removals	39
Silver Dollar Eucalyptus (E. polyanthemos)	3
Shamel Ash (Feazimus uhdei)	6

The City's contracting arborist, Fujitrees Consulting, has reviewed the arborist report and conducted a site visit to independently evaluate the health and condition of the heritage trees proposed for removal. Fujitrees Consulting determined that the heritage tree removal requests were warranted. The evaluation is included as Attachment G. The City Arborist has reviewed and approved the consulting arborist's report.

The heritage trees identified for removal are all being removed due to either poor health, structure, or location, and several species have limited long-term value. These trees pose a significant risk to structures and/or pedestrians on the subject site, and the risk of failure or other damage cannot be reasonably lessened with mitigation. When the trees were originally planted on the site, many of them were planted too close together and to structures which has contributed to their poor heath and/or structure. None of the heritage trees proposed for removal are due to direct conflicts with the proposed construction. In addition to the heritage tree removals, 22 non-heritage trees are proposed for removal primarily due to poor heath, structure, or location. Three of these non-heritage trees are proposed for removal due to conflicts with the proposed construction.

While the number of proposed heritage tree removals (39) may be considered large, they represent a small portion of the total trees (approximately 464, including heritage and non-heritage) currently on what is a fairly large 15.6-acre site. In addition, many of the proposed heritage tree removals are Monterey pines, ash, black acacia, and eucalyptuses, which are susceptible to disease and which some landscape professionals no longer consider recommended trees for this area or in confined spaces.

The applicant is proposing to provide 39 heritage tree replacements to compensate for the loss of 39 heritage trees, which represents a 1:1 replacement ratio for each heritage tree proposed for removal. The proposed heritage tree replacements include five, 15-gallon tulip (Liriodendron tulipifera); one, 15-gallon American sweetgum (Liquidambar styraciflua); five, 15-gallon Southern magnolia (Magnolia grandiflora); four, 15-gallon California sycamore (Plantanus racemose 'Multi'); three, 15-gallon California live oak (Quercus agrifolia); 17, 15-gallon coast redwood (Sequoia sempervirens); and four, 15-gallon Chinese elm (Ulmus parvifolia 'True Green') trees. Shrubs and groundcover would also be planted throughout the site. The new landscaping would be required to comply with the Water Efficient Landscaping Ordinance (WELO). Staff believes that this comprehensive landscaping revision, including the replacement plantings of preferred species, is appropriate.

The EQC reviewed the proposed heritage tree removals at its meeting on August 31, 2016. The EQC voted 4-0 to recommend approval of the Heritage Tree removal permits with the recommendations. The EQC's recommendations and staff's preliminary evaluation are provided below.

• That the applicant increase replacement tree ratio higher than the current 1:1; and

Staff believes a higher replacement ratio could be accommodated on this site; however, this could result in conflicts with existing mature trees and overcrowding in the future, or the reduction of

sunny open spaces, which also have value.

Stagger tree removals to preserve the tree canopy cover; and

A construction phasing plan was not provided or required as part of the project plans. The tree removals could be staggered; however, the proposed removals have been narrowed down to trees which specifically require removal due to potential risk of limb failure and which are currently damaging property.

• The project and existing/future property owners ensure that there are "N" number of heritage trees on the whole property at all times going forward. The number "N" should be determined to be no less than the current total of heritage trees on the entire site, but also could be set at a higher level or set to increase in future years.; and

Staff believes that setting a baseline number for the on-site heritage trees would not be feasible to practice and enforce in the future. This could present complications if a number of heritage trees were to fall into poor health simultaneously due to drought and/or disease, and the number of non-heritage trees nearing heritage size were not enough to compensate for the discrepancy. Additionally, staff is not aware of any objective standards that indicate the current number of heritage trees on the site is the most desirable or sustainable for a parcel of this size.

 Consider preserving trees approaching heritage tree size, including the 22 smaller trees slated for removal.

Prior to application submittal the applicant evaluated which trees were possible to maintain on this site. Many of the trees recommended for removal in the arborist report have already been identified to be retained with mitigation measures.

Action on the heritage tree removals will be made by the City Arborist following the Planning Commission action on the development proposal. Prior to taking action on the removal request, the City Arborist will take into consideration the ECQ recommendations and the Planning Commission's actions. Should the heritage tree removal permits be approved and subsequently appealed, the project would go back to the EQC for formal action on the appeal. Any such EQC action, as well as the Planning Commission's action on the architectural control component, could be appealed to the City Council.

Correspondence

The applicant indicates that four community outreach meetings were held to inform the public of the proposed project and discuss any questions and concerns. The notification for these meetings was performed by distributing invitations to properties within a 300 foot radius of the subject site. During the City's notification process, staff received one public comment via voicemail regarding the trash storage and collection on the site. The property owners are currently working with Recology to explore ways of improving the trash collection and storage on the site. The extent of changes that can be made to the trash collection may be limited since the existing site access is not proposed to change. Staff also received several comments regarding the proposed tree removals in the form of emails and public

comments at the EQC meeting. The email comments are included in Attachment H and below the concerns have been summarized.

- Concerns with the number of heritage and non-heritage tree removals; and
- Concerns with the number and size of the proposed replacement trees; and
- Viability of the replacement trees in the current drought conditions; and
- Enforcement of replacement tree installation; and
- Removal of screening provided by the trees proposal for removal; and
- Maintenance and future care of the existing trees and proposed replacement trees.

Conclusion

Staff believes that the project would result in a consistent architectural design for the development as a whole. In addition, the proposed design, materials, and colors are compatible with those in the surrounding area. The heritage tree removals are proposed due to the trees' poor, health, structure, or location, and/or the limited long-term value of certain tree species. None of the heritage tree removals would be due to the proposed construction. Impacts to trees have been independently evaluated, and recommendations for tree protection measures and replacements have been provided in the arborist report. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

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

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-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 and Tree inventory, prepared by Arborwell, dated May 24, 2016
- G. Peer Review of Arborist Report and Tree inventory, prepared by Fujitrees Consulting, dated July 12, 2016
- 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: Kaitie Meador, Associate Planner

Report reviewed by:

Thomas Rogers, Principal Planner

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350 Sharon Park Drive – Attachment A: Recommended Actions

LOCATION: 350 Sharon	PROJECT NUMBER:	APPLICANT: David	OWNER: Maxiums
Park Drive	PLN2016-00064	Ruth	RAR2 Sharon Green
			Owner LLC

REQUEST: Request for architectural control for exterior modifications of eighteen existing apartment buildings, one existing amenity building and three accessory buildings in the R-3-A-X (Garden Apartment, Conditional Development) zoning district. The proposed exterior modifications would include replacing balcony railings, siding, and patio screens; modifying the exterior color scheme; and adding new landscaping and improvements to the site amenities. In conjunction with the proposed improvements, 39 heritage trees located throughout the site are proposed for removal.

DECISION ENTITY: Planning Commission

DATE: September 12, 2016

ACTION: TBD

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

ACTION:

- 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
- 2. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the city.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
- 3. Approve the architectural control subject to the following *standard* conditions:
 - a. Development of the project shall be substantially in conformance with the plans provided by SB Architects, consisting of 107 plan sheets, dated received August 30, 2016, and approved by the Planning Commission on September 12, 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 applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, Recology, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval 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

PAGE: 1 of 2

350 Sharon Park Drive – Attachment A: Recommended Actions

LOCATION: 350	Sharon PROJECT	NUMBER:	APPLICANT: David	OWNER: Maxiums
Park Drive	PLN2016-0	00064 F	Ruth	RAR2 Sharon Green
				Owner LLC

REQUEST: Request for architectural control for exterior modifications of eighteen existing apartment buildings, one existing amenity building and three accessory buildings in the R-3-A-X (Garden Apartment, Conditional Development) zoning district. The proposed exterior modifications would include replacing balcony railings, siding, and patio screens; modifying the exterior color scheme; and adding new landscaping and improvements to the site amenities. In conjunction with the proposed improvements, 39 heritage trees located throughout the site are proposed for removal.

DECISION ENTITY: Planning	DATE: September 12, 2016	ACTION: TBD
Commission		

VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)

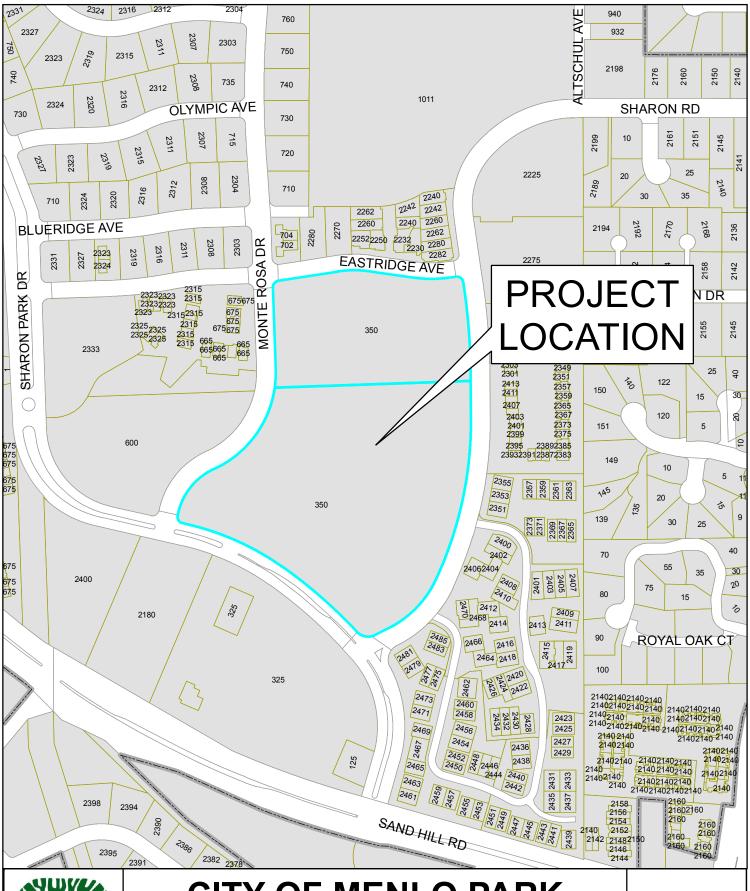
ACTION:

other equipment boxes.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

PAGE: 2 of 2

ATTACHMENT B





CITY OF MENLO PARK

LOCATION MAP 350 SHARON PARK DRIVE

DRAWN: THR CHECKED: KMM DATE: 08/31/16 SCALE: 1" = 300' SHEET: 1



350 Sharon Park Drive – Attachment C: Data Table

	PROP PRO		EXIST PROJ	_	ZONING ORDINANCE			
Lot area	679.266	sf	679.266	sf	10,000 sf min.			
Lot width	varies	ft.	varies	ft.	80 ft. min.			
Lot depth	varies	ft.	varies	ft.	100 ft. min.			
Setbacks								
Front	varies	ft.	varies	ft.				
Rear	varies	ft.	varies	ft.	Per Approved Conditional			
Side (left)	varies	ft.	varies	ft.	Development Permit			
Side (right)	varies	ft.	varies	ft.				
Building coverage	262,491	sf	263,212	sf	Per Approved Conditional			
	38.6	%	38.7	%	Development Permit			
FAR (Floor Area Ratio)	392,237	sf	392,649	sf	N/A			
Square footage by floor	149,656	sf/1 st	149,656	sf/1 st				
	152,483	sf/2 nd	152,483	sf/2 nd				
	66,732	sf/3 rd	66,732	sf/3 rd				
	169,824	sf/garage	169,824	sf/garage				
	20,343	sf/attic	20,343	sf/attic				
	0	sf/pergola	309	sf/pergola				
	2,537	sf/amenity	2,714	sf/amenity				
		building		building				
	486	sf/accessory	721	sf/accessory				
		buildings		buildings				
Square footage of	562,061	sf	562,782	sf				
buildings								
Building height	varies	ft.	varies	ft.	Per Approved Conditional			
					Development Permit			
Parking	283 covered/2	21 uncovered	283 covered/2	21 uncovered	Per Approved Conditional			
-					Development Permit			
	Note: Areas sho	own highlighted in	ndicate a nonconf	orming or subst	andard situation.			

Trees

Heritage trees	234	Non-Heritage trees	230	New Trees	39
Heritage trees proposed	39	Non-Heritage trees	22	Total Number of	442
for removal		proposed for removal		Trees	

Architectural Control Planning Submittal

8/29/2016









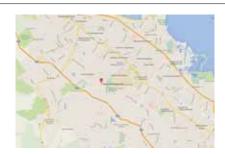




Sharon Green Apartment Communities

350 Sharon Park Drive Menlo Park, CA

AREA MAP



PROJECT DIRECTORY

CLIENT

575 Florida Street, Suite 150 San Francisco, CA 94110

Contact: Dave Ruth druth@maximusrepartners.com

ARCHITECT SB Architects

One Beach Street Suite

101 San Francisco, CA 94133 415.673.8990

Contact: Teresa Ruiz truiz@sb-architects.con

PROJECT INFORMATION

Sharon Green Apartment Community is located in Menlo Park, Sharon Green Apartment Community is located in Menlo Park, California. Sharon Green is a two hundred and ninety six (296) unit apartment community consisting of eighteen (18) apartment buildings, a one (1) clubhouse/leasing office building, three (3) single-story parking structure, two (2) pools with one (1) in-ground whiripool, and three (3)small thank buildings. The scope of work includes renovating each buildings type, one (1) existing pool, and renovating the clubhouse and leasing office.

City's Zoning Classification

Per City of Menlo Park Municipal Code Chapter 16.24, the subject property lies within Zoning District R3A(X)

16.24.030 Development Regulations.

Development regulations are as follows in the R-3-A District:

- (1) Minimum lot area: ten thousand (10,000) square feet;
- (2) Minimum land area per dwelling unit: same as R-3 district;
- (3) Minimum lot dimensions: eighty feet (80') width; one hundred feet
- (4) Required minimum yards: fifteen feet (15') front, ten feet (10') rear; interior side twenty-five percent (25%) height of main building but not less than five feet (5'); corner side ten feet (10');
- (5) Land cover by all structures shall not exceed thirty percent (30%) of building site;
- (6) Height of structures shall not be limited; provided, however, that for each foot of height above thirty-five feet (35'), each required yard shall be increased one foot (1') in width;
- (7) In the case of conditional uses, additional regulations may be required by the planning commission;
- (8) Floor area ratio: the sum of the gross floor area of all buildings shall not exceed forty-five percent (45%) of the total lot area. (Ord. 863 § 1, 1994; Ord. 555 Art. III (part), 1974: Prior code § 30.409(C)).

DRAWING LIST

			_		_	
1A1-01	Site Plan - Building Type I					Ξ
1A2-01	Building Type I - Level 1 (#E,T)					
1A2-01 E	Building Type I - Existing Level I (#E,T)					Ξ
1A2-02	Building Type I - Level 2 (#E,T)			П		Г
1A2-02 E	Building Type I - Existing Level 2 and 3 (#E,T)		П	П	П	Г
1A2-03	Building Type I - Level 3 (#E,T)		П	П	П	Г
1A2-04	Building Type I - Roof Plan (#E,T)		Т	Т	П	Г
1A3-01	Building Type I - Exterior Elevations (#E,T)		Г		П	ī
1A3-02	Building Type I - Exterior Elevations (#E,T)					Г
1A3-03	Building Type I - Building Sections (#E,T)		П		П	Г
2A1-01	Site Plan - Building Type II				П	Г
2A2-01	Building Type II - Level 1 (#H,L,N)					Г
2A2-01 E	Building Type II - Existing Level 1 (#H,L,N)					Τ
2A2-02	Building Type II - Level 2 (#H,L,N)					Т
2A2-02 E	Building Type II - Existing Level 2 and 3 (#H,L,N)					Т
2A2-03	Building Type II - Level 3 (#H,L,N)				П	Т
2A2-04	Building Type II - Roof Plan (#H,L,N)	\neg	t		П	Т
2A2-05	Enlarged Lobby Plan (#H,L,N)	\neg	t		П	Т
2A3-01	Building Type II - Exterior Elevations (#H,L,N)	\top	1	-		Т
2A3-02	Building Type II - Exterior Elevations (#H,L,N)	+	\vdash		Н	Т
2A3-03	Building Type II - Building Sections (#H.L.N)	+	\vdash		Н	Т
3A1-01	Site Plan - Building Type III (#A,B,D,M,P,Q,R)	\pm	\vdash		Н	Т
3A2-01	Building Type III - Level 1 (#A.B.D.M.P.Q.R)	+	\vdash		Н	Т
3A2-01 E	Building Type III - Existing Level 1 and 2 (#A,B, D, N, P, Q, R)	+	+	\vdash	Н	Ė
3A2-02	Building Type III - Level 2 (#A,B,D,M,P,Q,R)	+	+	\vdash	Н	Ė
3A2-03	Building Type III - Roof Plan (#A.B.D.M.P.Q.R)	+	+	\vdash	Н	_
3A3-01	Building Type III - Exterior Elevations (#A,B,D,M,P,Q,R)	+	+	+	\vdash	_
3A3-02	Building Type III - Building Scetions (#A,B,D,M,P,Q,R)	+	\vdash	\vdash	Н	_
4A1-01	Site Plan - Building Type IV (#C,F,G,I,J,S)	+	+	\vdash	Н	_
4A2-01	Building Type IV - Level 1 (#C,F,G,I,J,S)	+	+	\vdash	Н	_
4A2-01 E	Building Type IV - Level 1 and 2 (#C,F,G,I,J,S)	+	\vdash	\vdash	Н	_
4A2-01 L	Building Type IV - Level 2 (#C,F,G,I,J,S)	+	\vdash	Н	Н	_
4A3-01	Building Type IV - Exterior Elevations (#C.F.G.I.J.S)	+	\vdash	\vdash	Н	_
4A3-01	Building Type IV - Exterior Elevations (#C.F.G.I.J.S) Building Type IV - Building Sections (#C.F.G.I.J.S)	+	\vdash	Н	Н	_
A1-01	Site Plan Amenity Building	+	\vdash	\vdash	Н	_
A1-01	Enlarged Site Plan	+	+	\vdash	Н	-
A2-00	Existing Amenity Building Plan	+	\vdash	⊢	Н	_
A2-00 A2-01		+	\vdash	\vdash	Н	_
A2-01 A2-02	Amenity Building - Level 1	+	\vdash	⊢	Н	_
A2-02 A3-01	Amentiy Building - Roof Plan	+	\vdash	\vdash	Н	_
A3-01 A3-02	Amenity Building - Exterior Elevation Amenity Building - Exterior Elevations	+	\vdash	\vdash	Н	-
A3-02 A3-03		+	-	⊢	\vdash	-
	Amenity Building - Building Sections	-	⊢	-	Н	-
A4-01	Unit Plans_1 x 1A	_	\vdash	-	Н	-
A4-02	Unit Plans_1 x 1D	+	⊢	-	Н	-
A4-03	Unit Plans_2 x 2A		_	_	ш	_
A4-04	Unit Plans_2 x 2B	+	\vdash	-	Ш	_
A4-05	Unit Plans_2 x 2D	\perp	\perp	_		_
A4-06	Unit Plans_3 x 2A Option 1	\perp	\perp			_
A11-00	Site Plan Accessory Buildings	\perp	_		Ш	_
A11-01	Accessory Buildings (#AB1, #AB2, #AB3)	\perp				_
A12-0	Material Board		L	L		Ĺ

Sheet Name

Number	Sheet Name			\perp		L
		_		_	_	_
C0-00	Title Sheet					L
C0-01	Area Plan					L
C1-01	Existing Conditions					L
C1-02	Existing Conditions					L
C1-03	Existing Conditions					Γ
C1-04	Existing Conditions					Γ
C1-05	Existing Conditions					Г
C4-01	Grading Site Plan					Г
C4-02	Grading Site Plan					Г
C4-03	Grading Site Plan					Γ
C4-04	Grading Site Plan					Г
C4-05	Grading Site Plan					t
C5-01	Utilities Site Plan					t
C5-02	Utilities Site Plan					t
C5-03	Utilities Site Plan					t
C5-04	Utilities Site Plan	_				t
C5-05	Utilities Site Plan					t
C6-01	Stormwater Control Plan					t
C7-01	Erosion Control & Phasing Plan	_	-	-	_	t
C7-02	Erosion Control & Phasing Plan	_	\vdash	\vdash	_	H
L-1	Landscape Conver Sheet & Sheet Index	_	\vdash	\vdash	_	H
L-2	Landscape Concept Zones Diagram	_	\vdash	\vdash	_	H
-3	Landscape Concept Zones Descriptions	_	\vdash	\vdash	_	H
L-4	Tree Removal Plan	_	\vdash	\vdash	_	⊦
-5	Tree Replacement Plan	_	\vdash	\vdash	_	⊦
L-6	Landscape Illustrative Plan	_		\vdash	_	⊦
L-7	Main Entrance & Sports Court Plan	_	-	\vdash	_	⊦
L-7 -8	Main Entrance & Sports Court Fian	_		\vdash	_	⊦
L-0 -9	Main Entrance & Sports Court Site Section Main Entrance & Sports Court Imagery					⊦
L-9 -10						H
L-10 L-11	Clubhouse Pool Area & Leasing Courtyard Plan Clubhouse Pool Area & Leaving Coutyard Imagery					H
1-12		_			_	H
	Amenity Space A - "Backyard Garden" Plan					L
L-13	Amenity Space A - "Backyard Garden" Site Section					L
L-14	Amenity Space A - "Backyard Garden" Imagery					L
L-15	Amenity Space B - "Open Space Recreation" Plan (North)	_				L
L-16	Amenity Space B - "Open Space Recreation" Plan (South)	_	_		_	L
L-17	Amenity Space B - "Open Space Recreation" Imagery			_		L
L-18	Amenity Space C - "Children's Adventure Park" Plan					L
L-19	Amenity Space C - "Children's Adventure Park" Imagery					L
L-20	Amenity Space C - "Children's Adventure Park" Key Activity Images				_	L
L-21	Amenity Space C - "Children's Adventure Park" Key Activity Images					L
22	Amenity Space C - "Children's Adventure Park" Key Activity Images					L
L-23	Proposed Plant Palettes & Imagery - Trees		_			Ĺ
L-24	Proposed Plant Palettes & Imagery - Shrubs		L			Ĺ
L-25	Proposed Plant Palettes & Imagery - Perennials & Groundcover					Γ
L-26	Proposed Plant Palettes & Imagery - Meadow		Γ	Γ		Γ
L-27	Irrigation Retrofit Design Intent Statement					Г

Conditional Development Permit & Architectural Control Multi-Family Residential APPLICATION: EXISTING USE: PROPOSED USE Multi-Family Residential

PROPOSED DEVELOPMENT 679,266 s.f. (15.6 acres) DEVELOPMENT STANDARDS Lot Area Lot Width Lot Depth

Building Coverage F.A.R. (Floor Area Ratio) 262,491 s.f. (38.6%) 392,237 s.f. (57.7%)

1st Floor: 2nd Floor: 3rd Floor: Attic (Over 6'-6"): 149,656 s.f. 152,483 s.f. 66,732 s.f. 20,343 s.f. 149,656 s.f. 152,483 s.f. 66,732 s.f. 20,343 s.f. Garage: Amenity Building: 3 Accessory Buildings: Pergola: Total: 169,824 s.f. 2,537 s.f. 169,824 s.f. 2,714 s.f. 486 s.f. 0 s.f. 562,061 s.f. 562 782 s f Building Height

234 Existing Heritage Trees 225 Existing Non-Heritage Trees

39 New Trees
39 Existing Heritage Trees to be Removed 22 Existing Non-Heritage Trees to be Removed 437 Total Trees

All Grades to Remain Natural

ZONING ORDINACE 10,000 s.f. minimum

EXISTING DEVELOPMENT 679,266 s.f. (15.6 acres)

263 212 s.f. (38 7%)

392,649 s.f. (57.8%)

Varies Varies

Per Approved Conditional Development Permit

Per Approved Conditional Development Permit





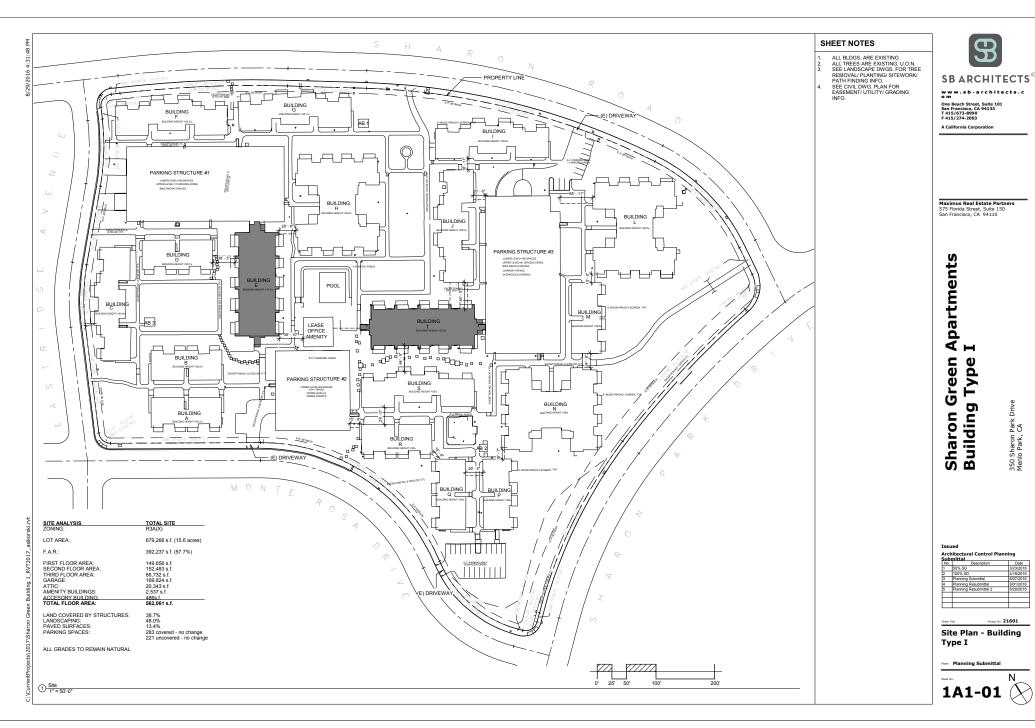


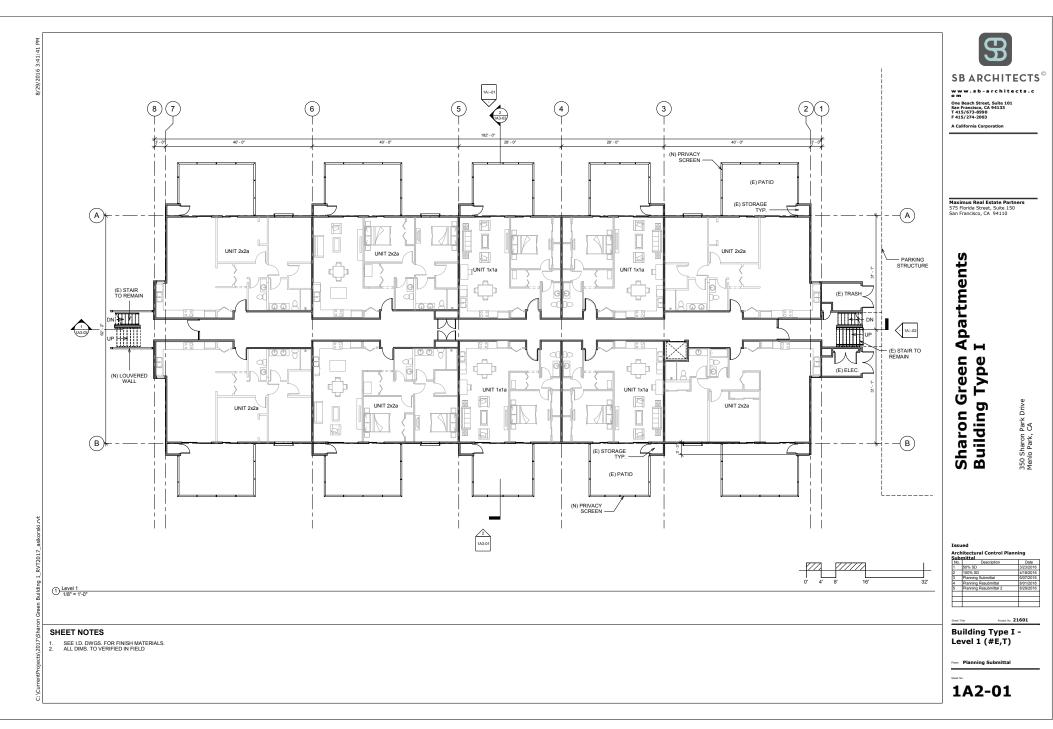
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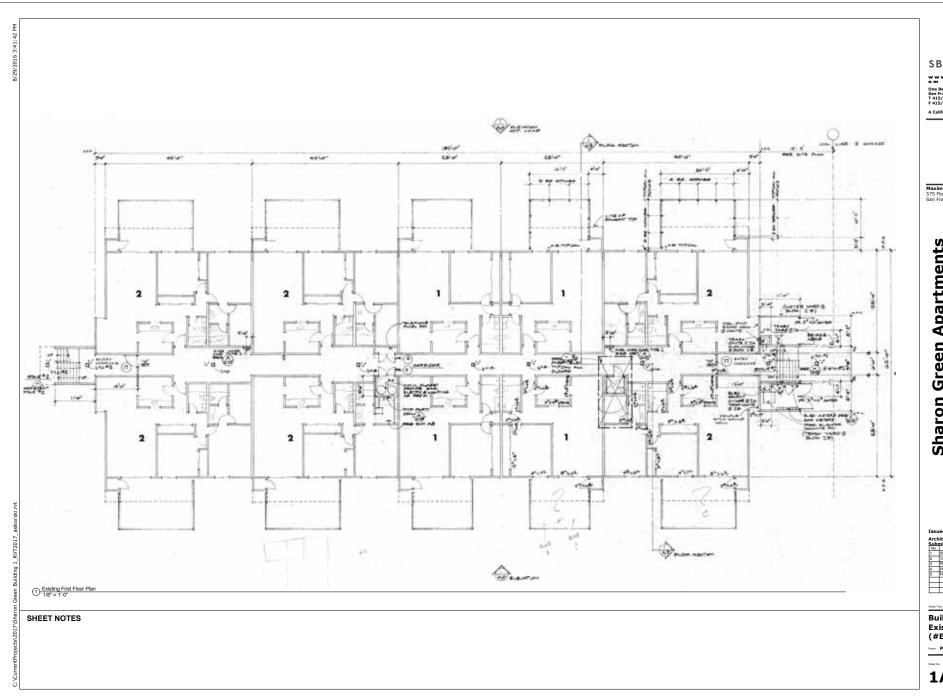


Sharon Green
Apartments Building
Type I

(2)









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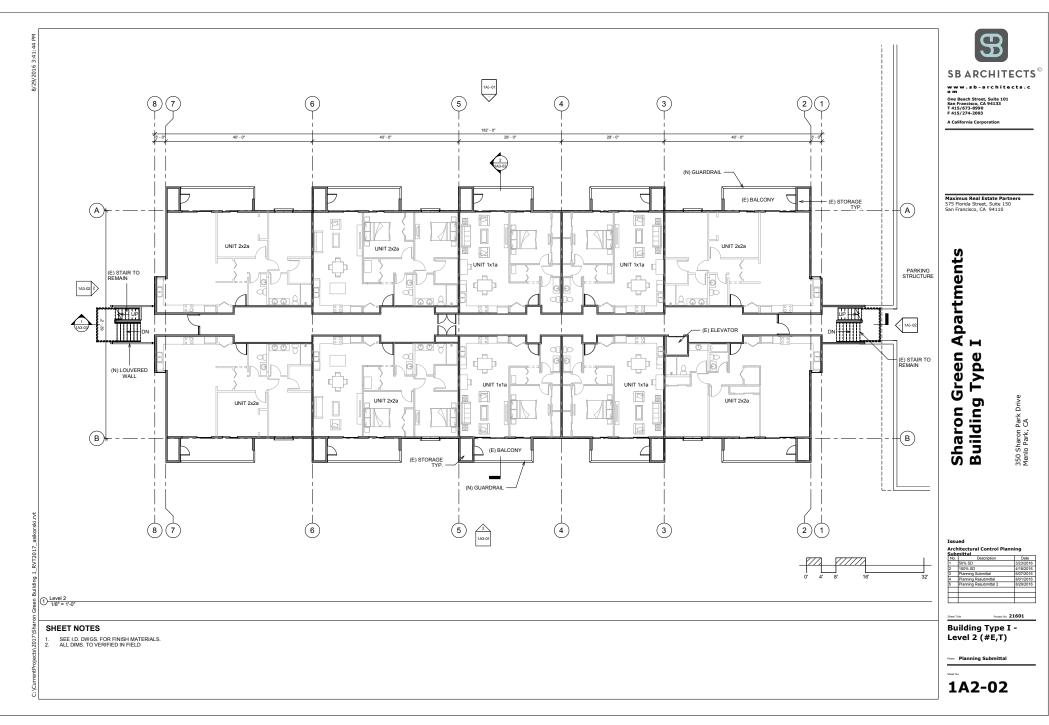
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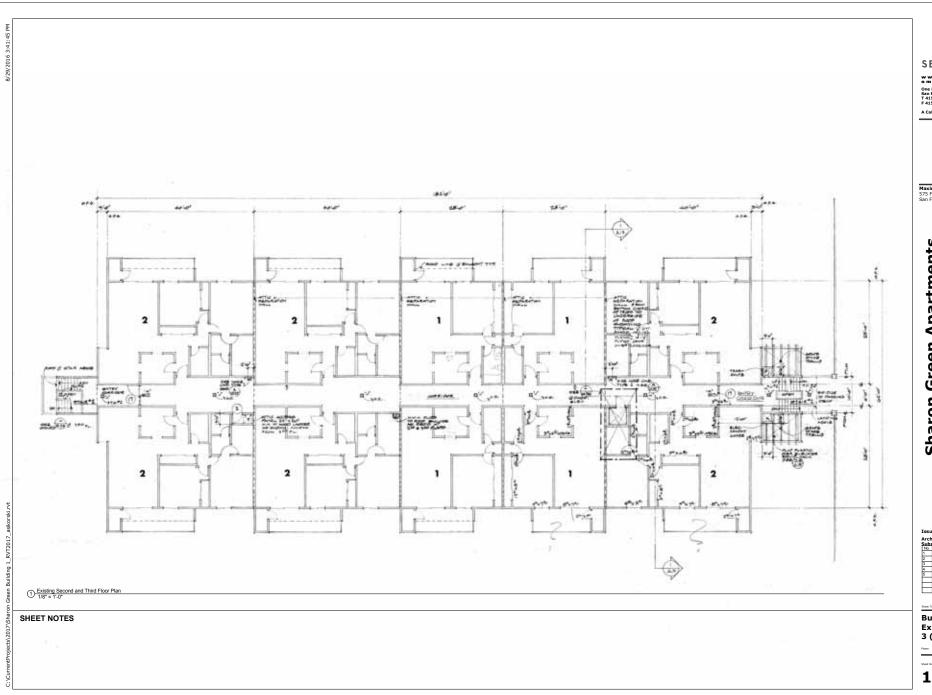
Sharon Green Apartments Building Type I

350 Sharon Park Drive Menlo Park, CA

Building Type I -Existing Level I (#E,T)

1A2-01 E







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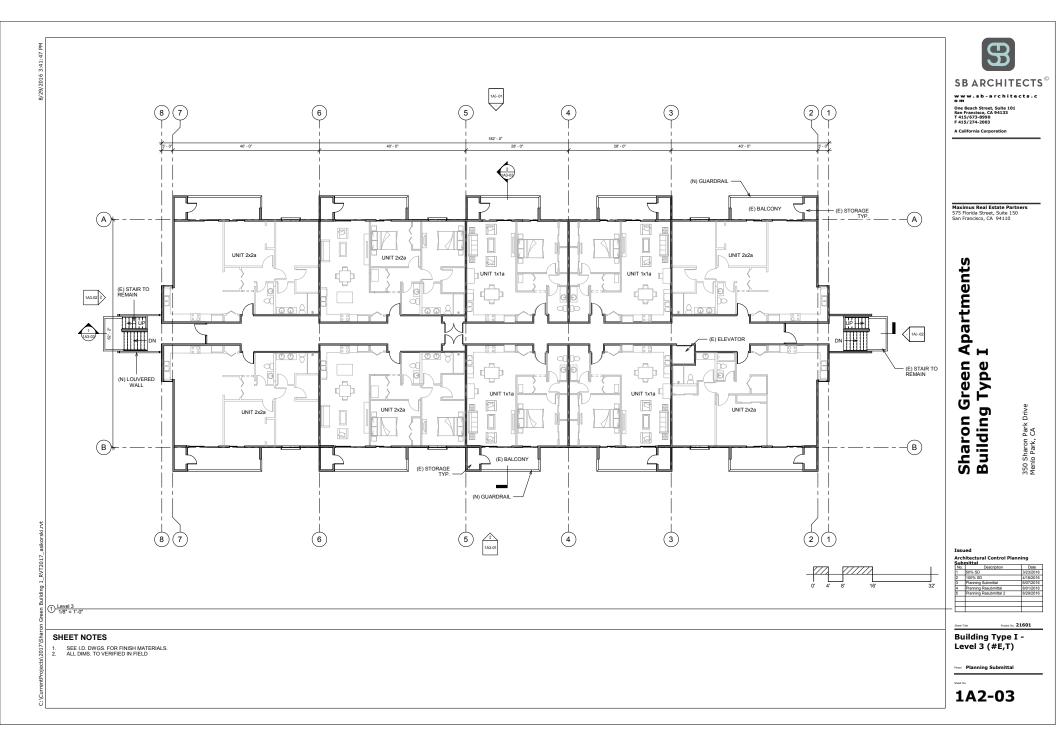
Sharon Green Apartments Building Type I

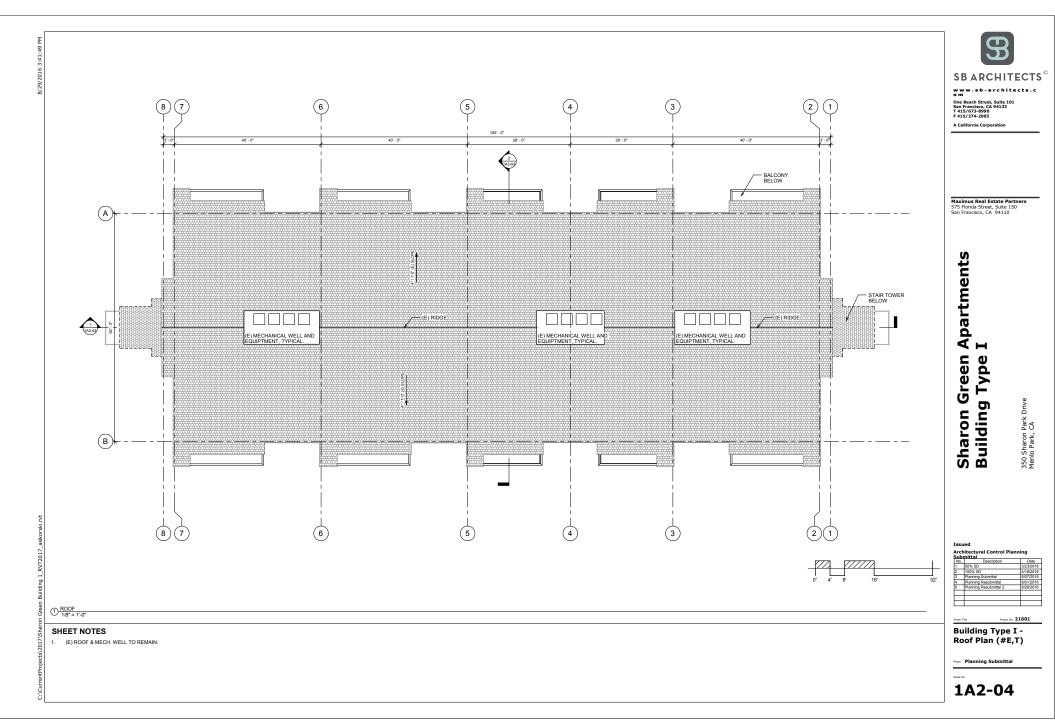
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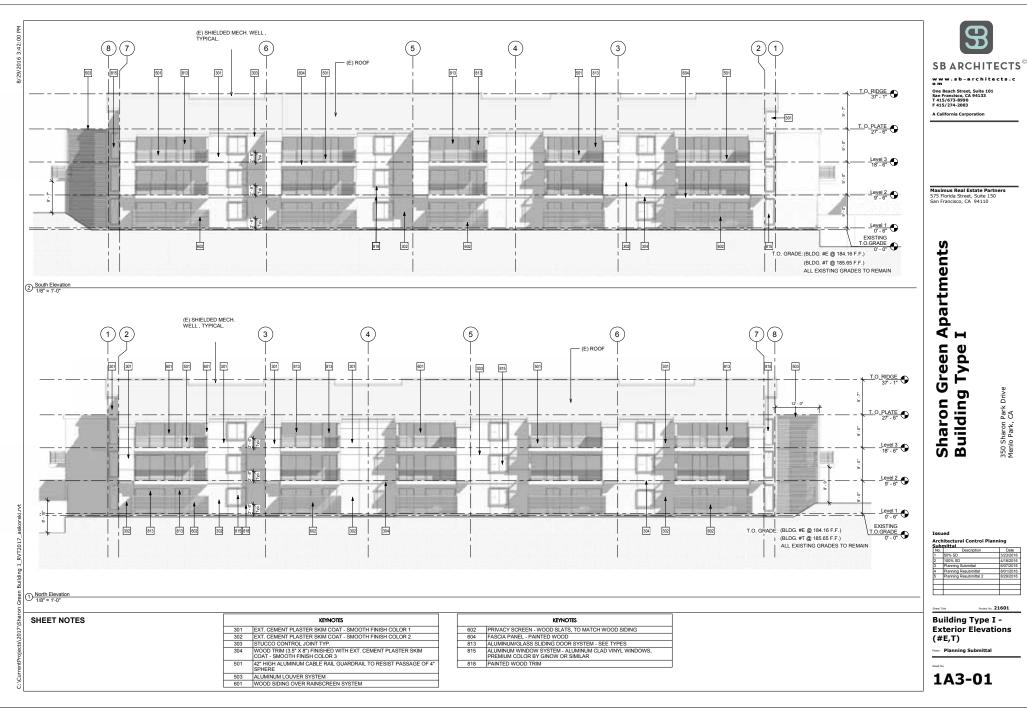
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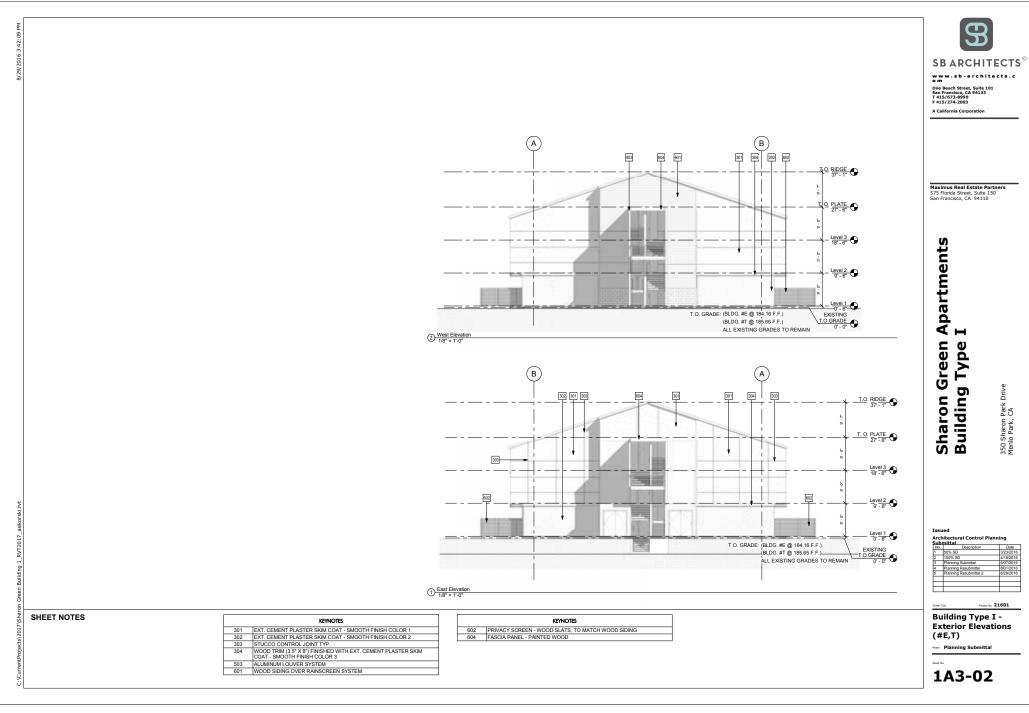
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Sheet No.

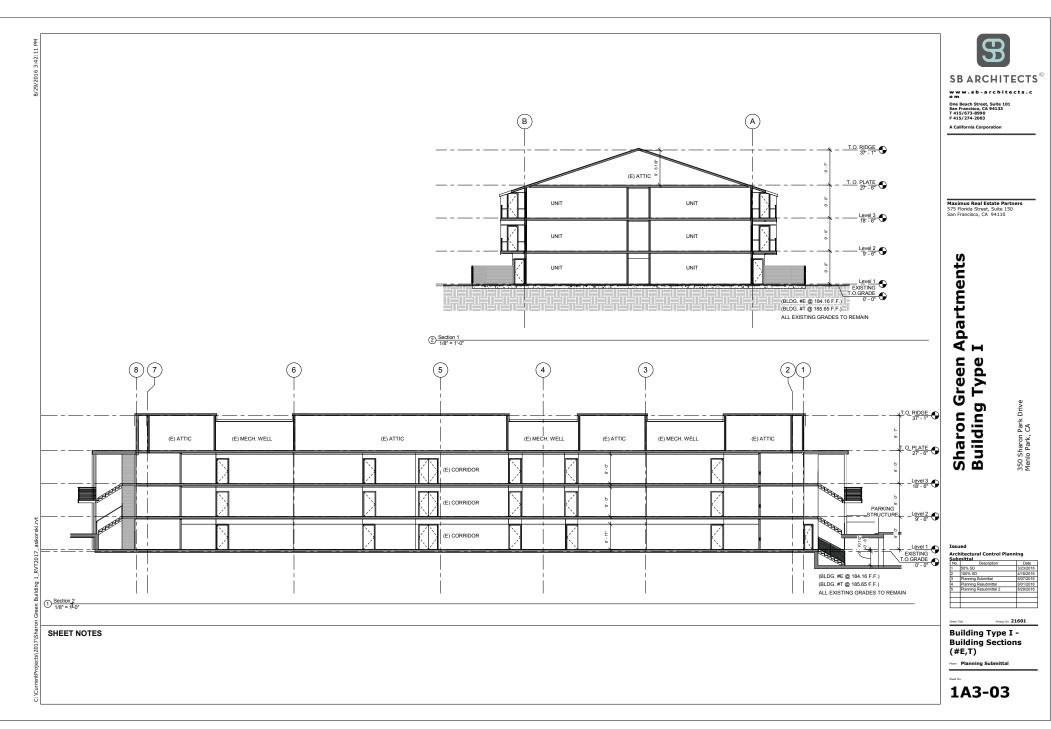
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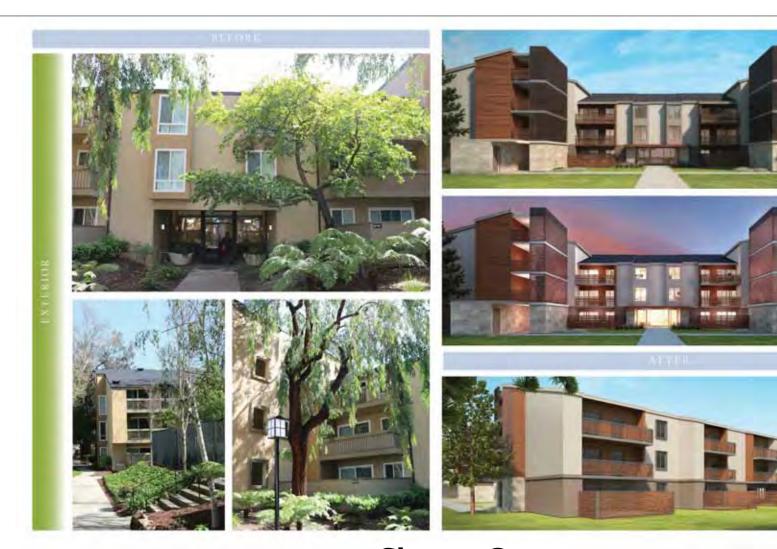




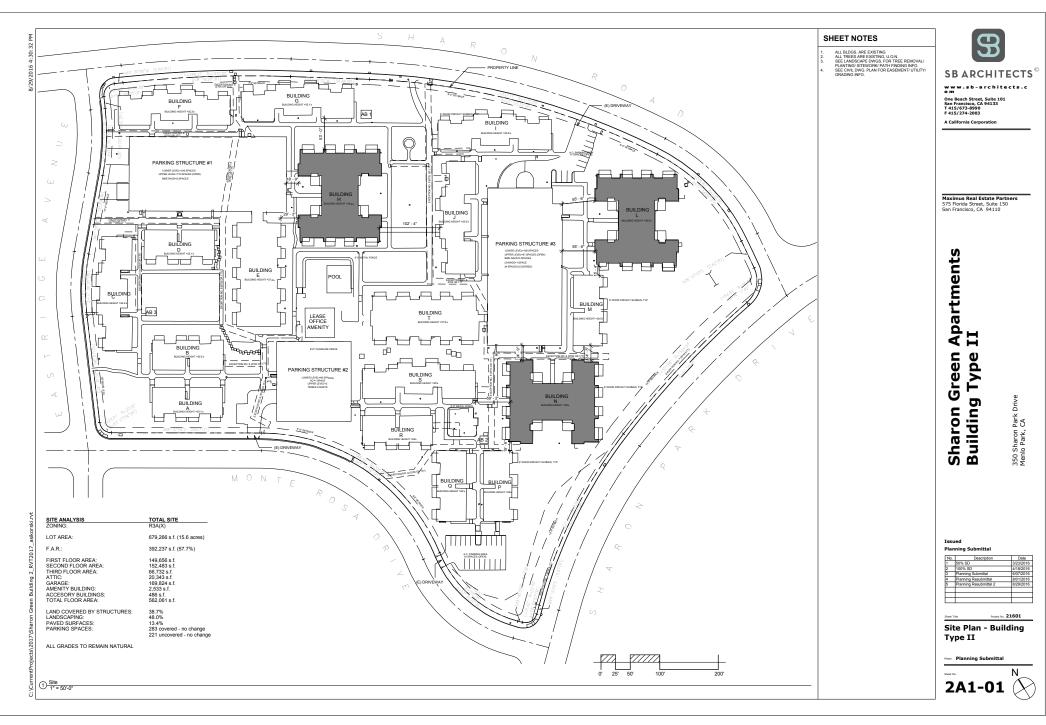


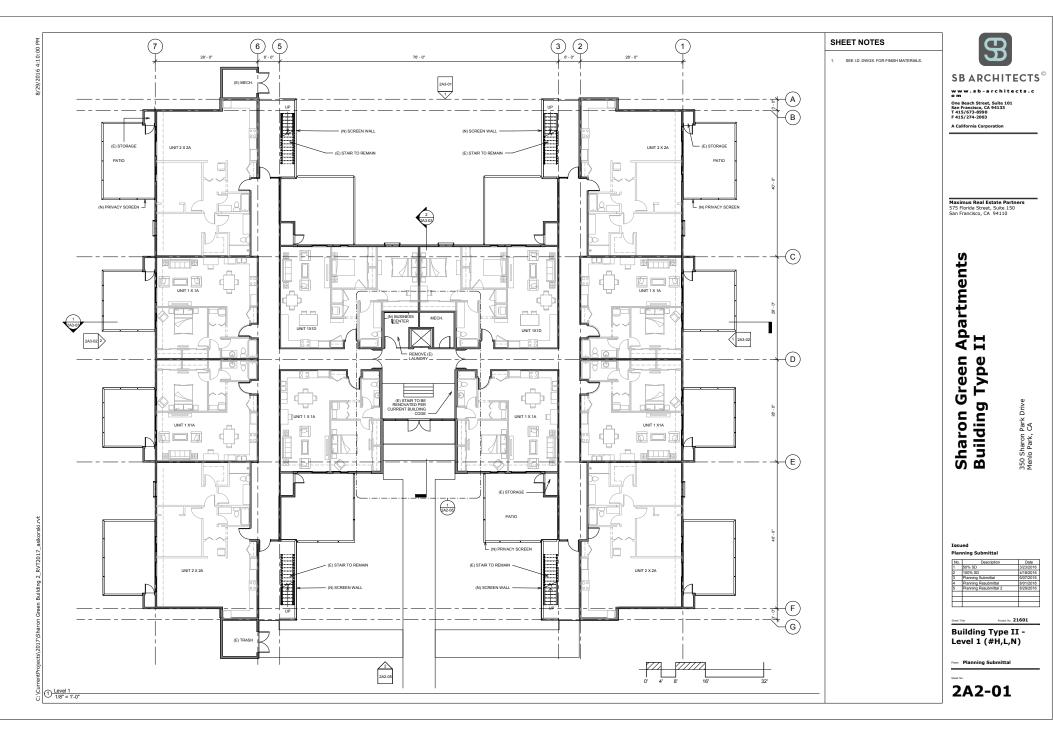


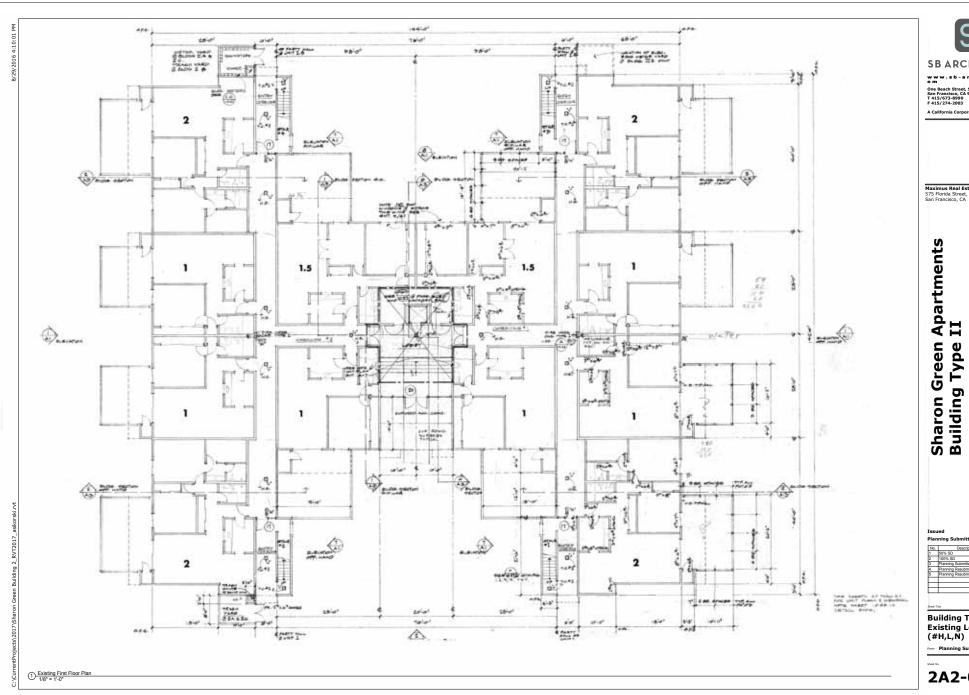




Sharon Green
Apartments Building
Type II





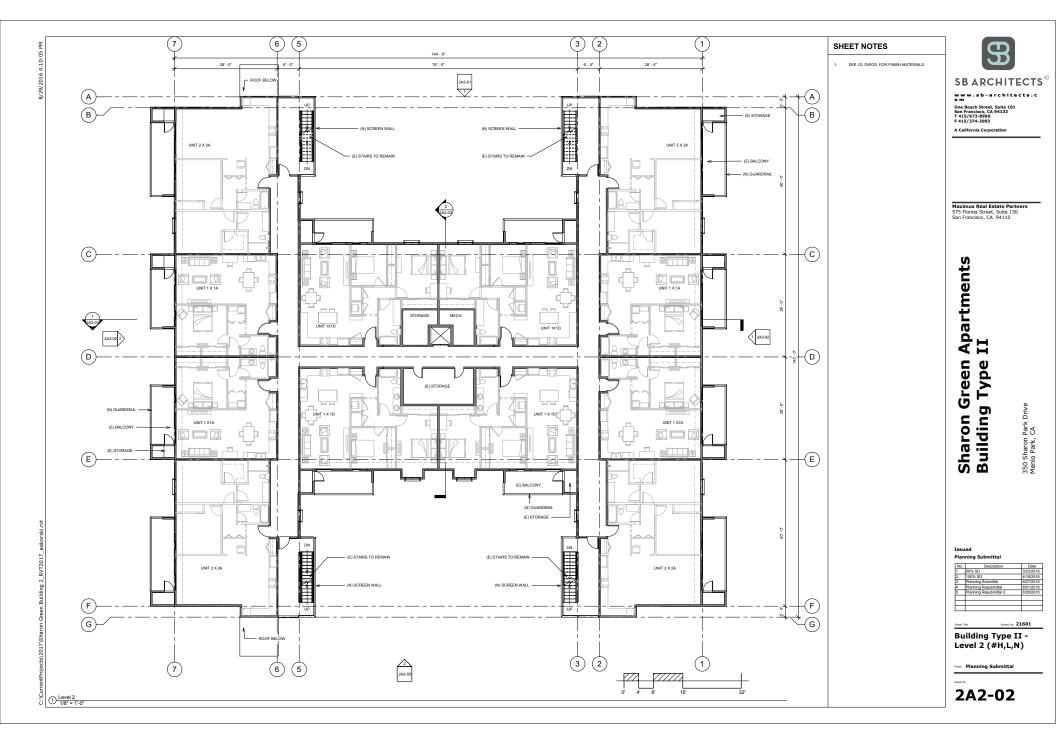


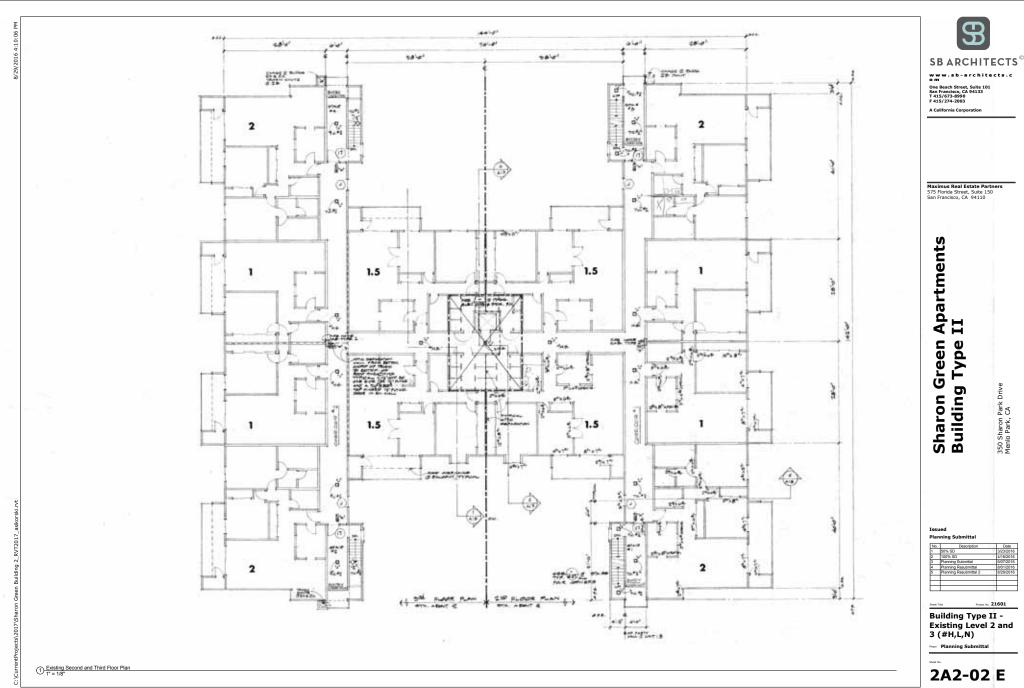


Building Type II -Existing Level 1 (#H,L,N)

Planning Submittal

2A2-01 E

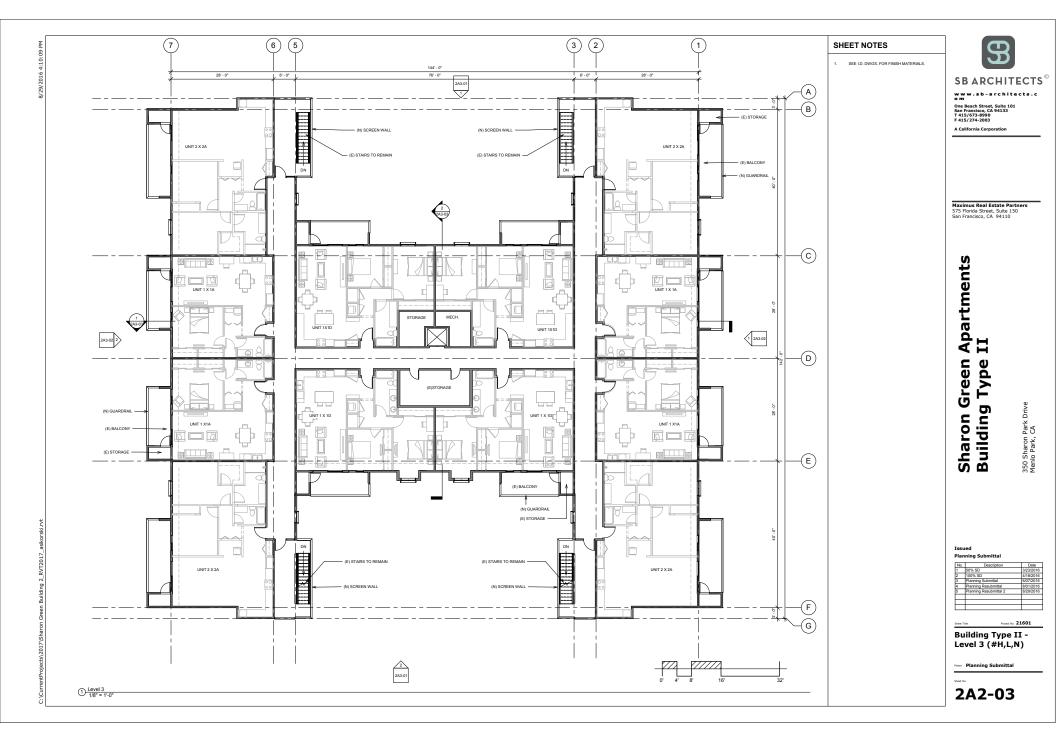


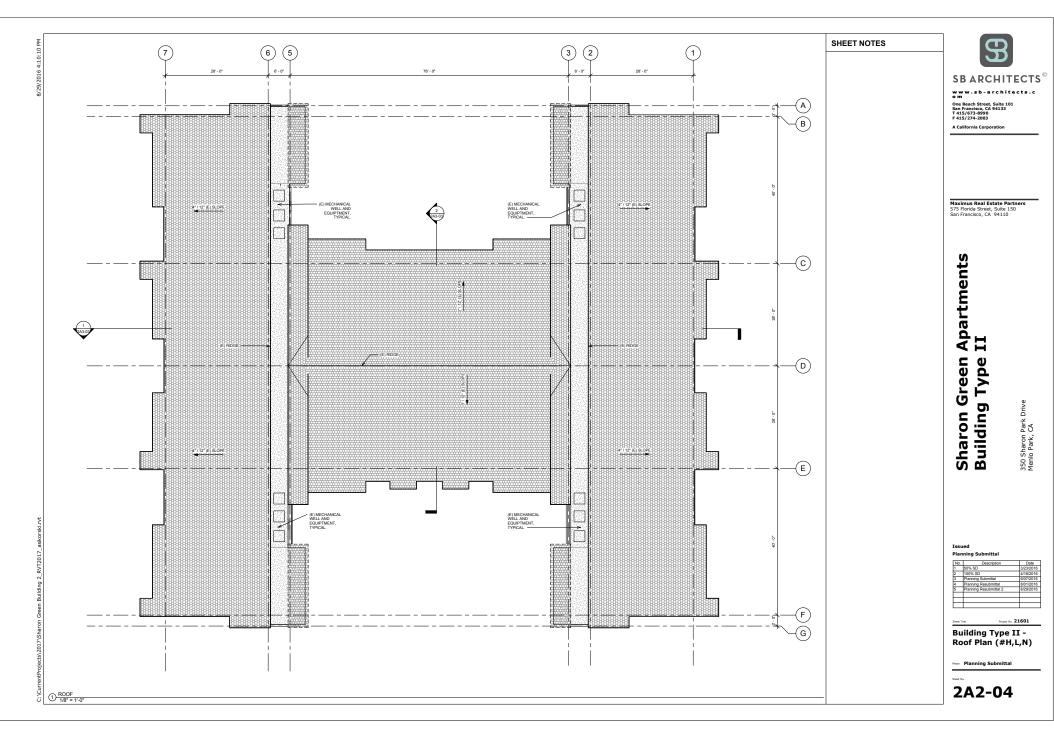


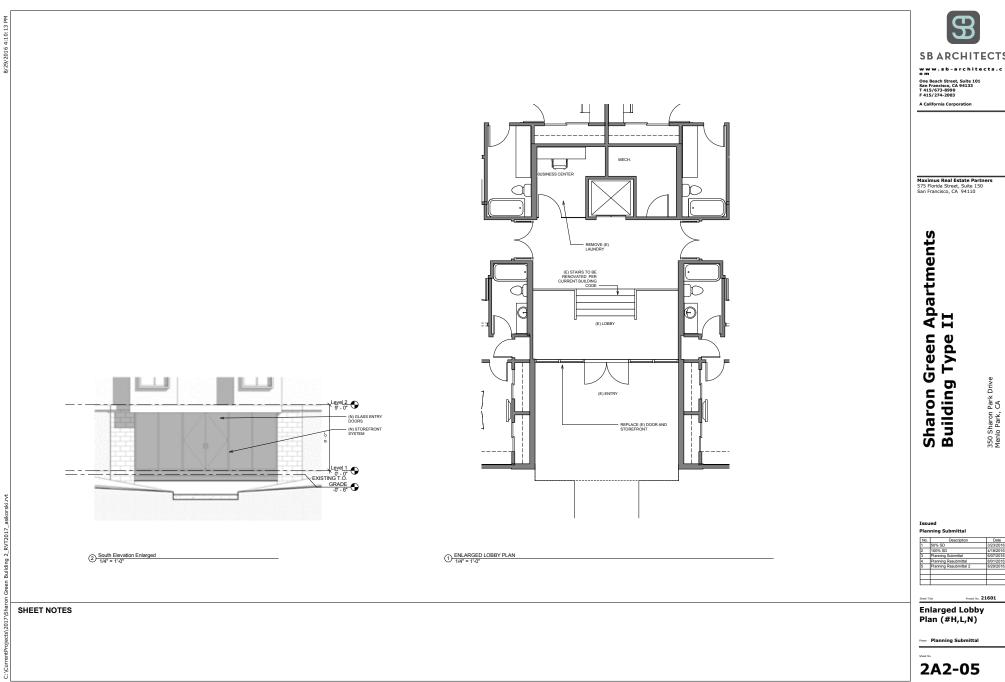


Building Type II -Existing Level 2 and 3 (#H,L,N)

2A2-02 E



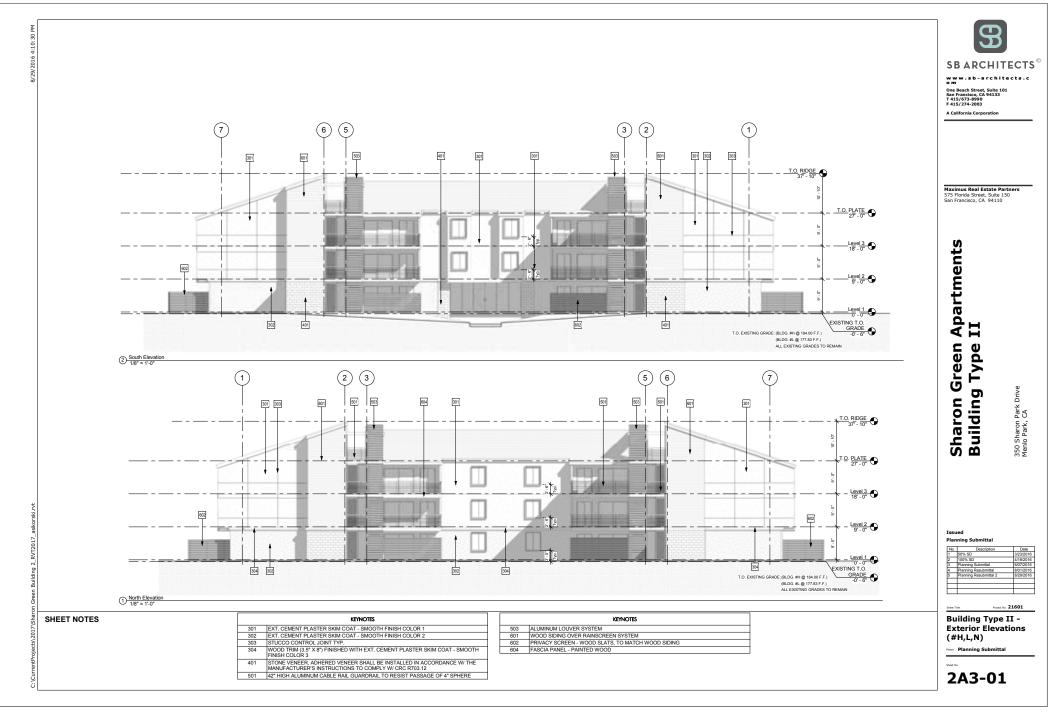


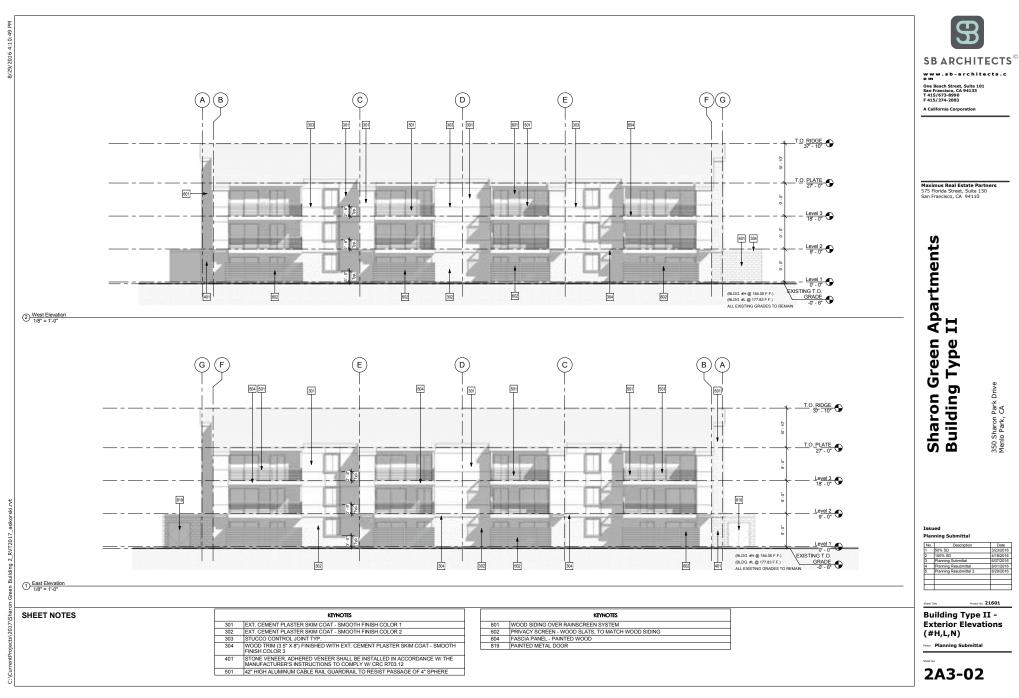


2 100% SD 4/18/201/ 3 Ptanning Submittal 6/07/201/ 4 Ptanning Resubmittal 8/01/201/	No.	Description	Date
 Planning Submittal 6/07/2016 Planning Resubmittal 8/01/2016 	1	50% SD	3/23/2016
4 Planning Resubmittal 8/01/2016	2	100% SD	4/18/2016
4 Planning Resubmittal 8/01/2016 5 Planning Resubmittal 2 8/29/2016	3	Planning Submittal	
5 Planning Resubmittal 2 8/29/2016	4	Planning Resubmittal	
	5	Planning Resubmittal 2	8/29/2016

Enlarged Lobby Plan (#H,L,N)

2A2-05

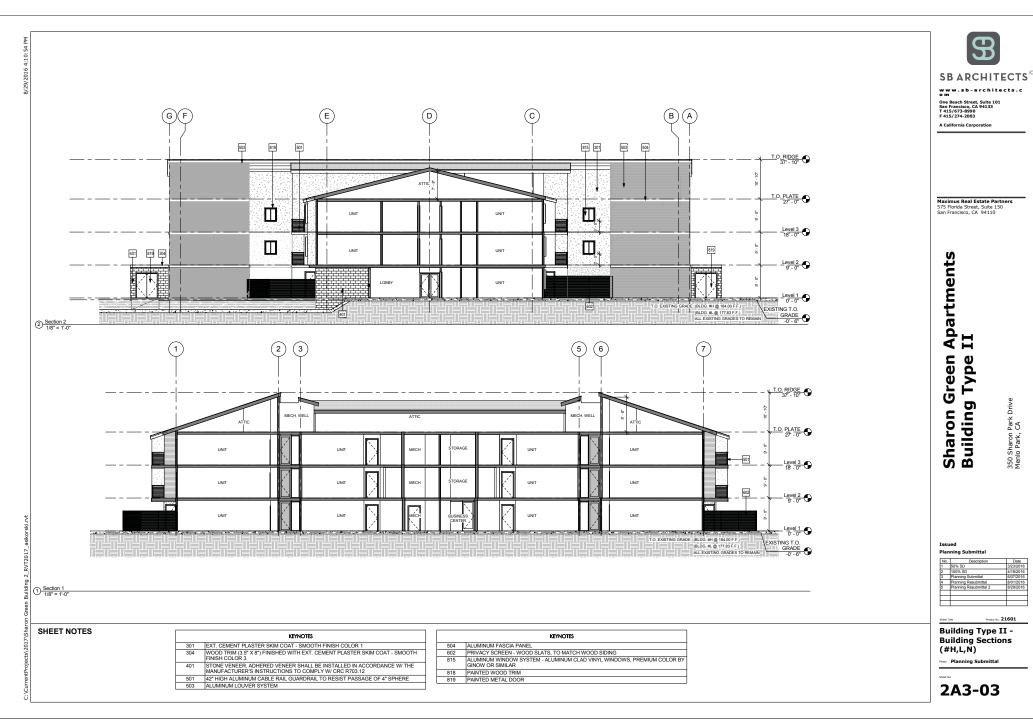


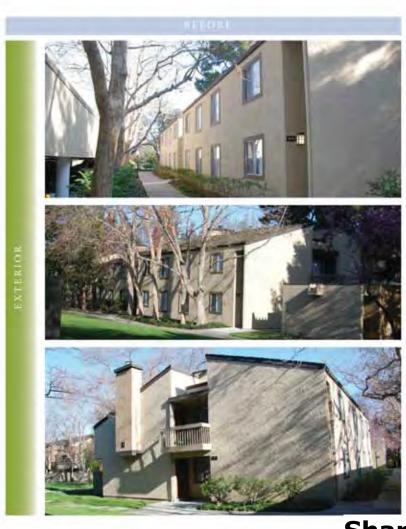




No.	Description	Date
1	50% SD	3/23/2016
2	100% SD	4/18/2016
3	Planning Submittal	6/07/2016
4	Planning Resubmittal	8/01/2016
5	Planning Resubmittal 2	8/29/2016

Building Type II -**Exterior Elevations**

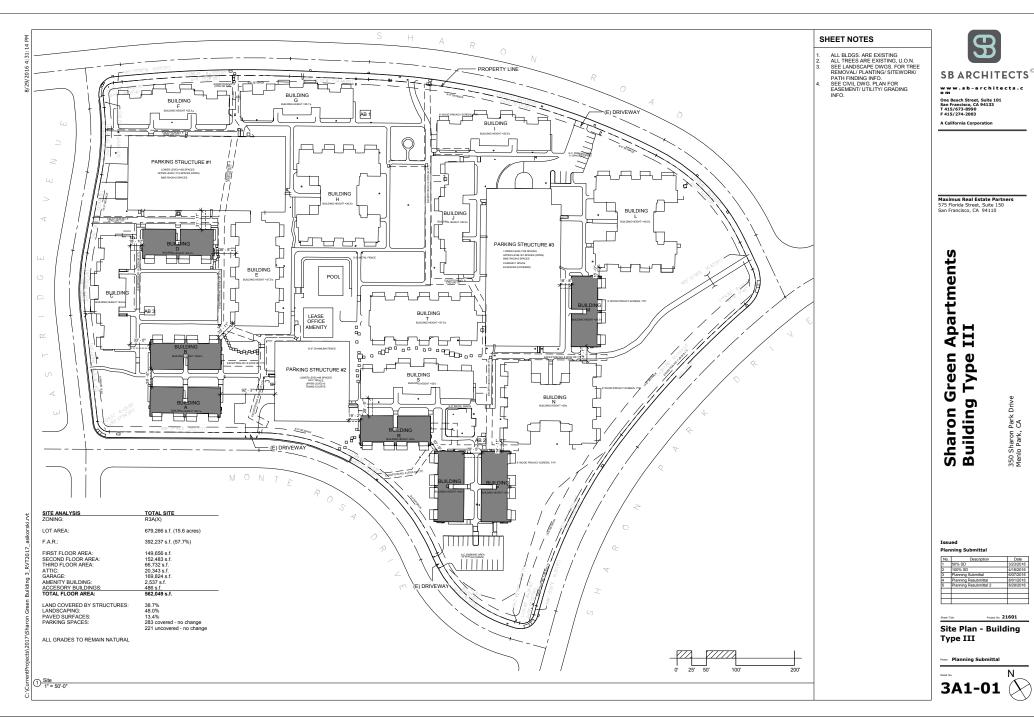


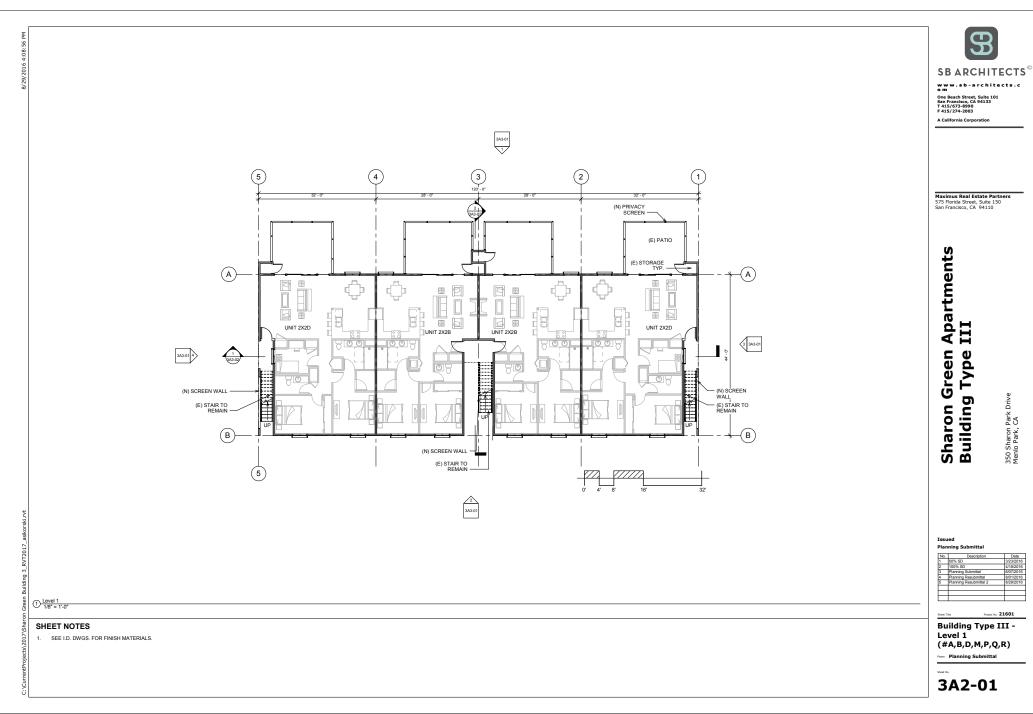


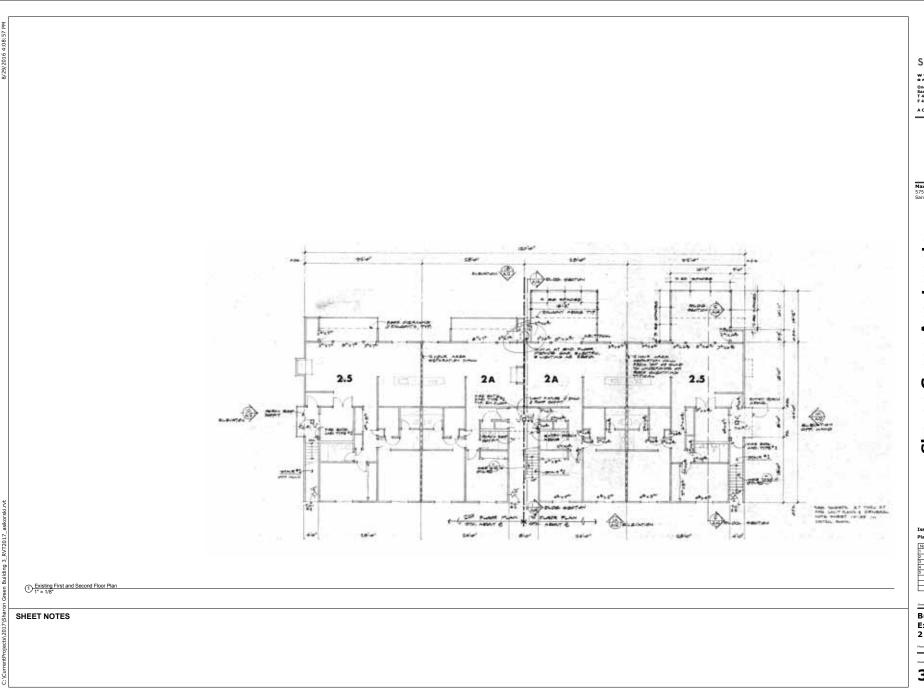




Sharon Green
Apartments Building
Type III







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Sharon Green Apartments Building Type III

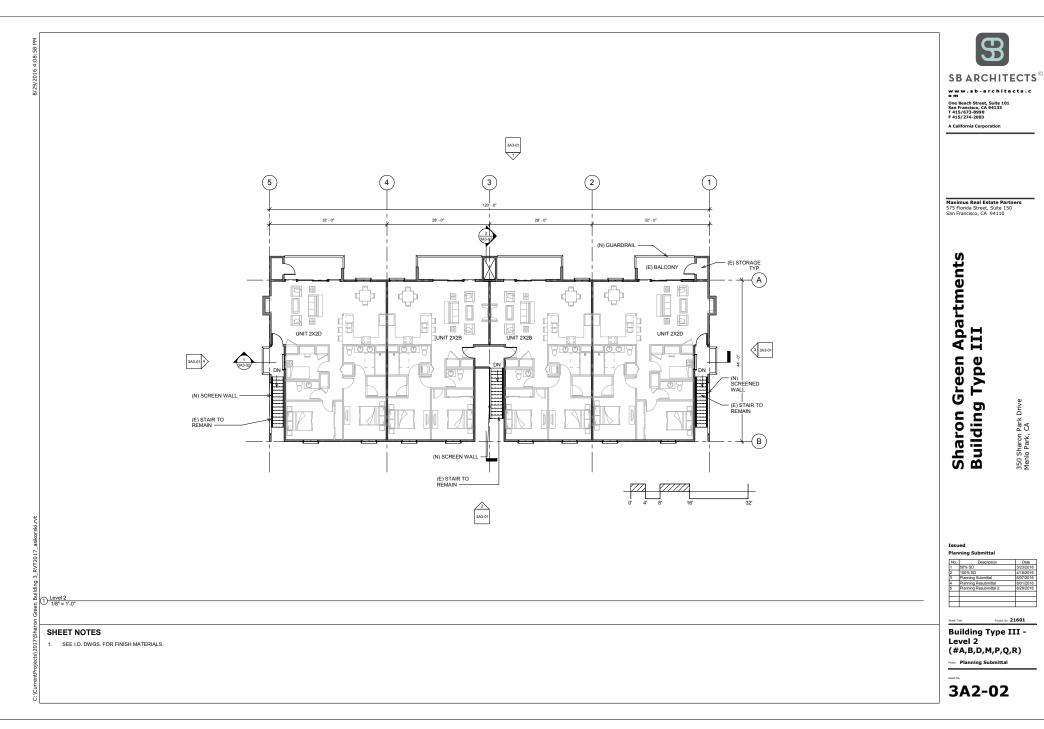
350 Sharon Park Drive Menlo Park, CA

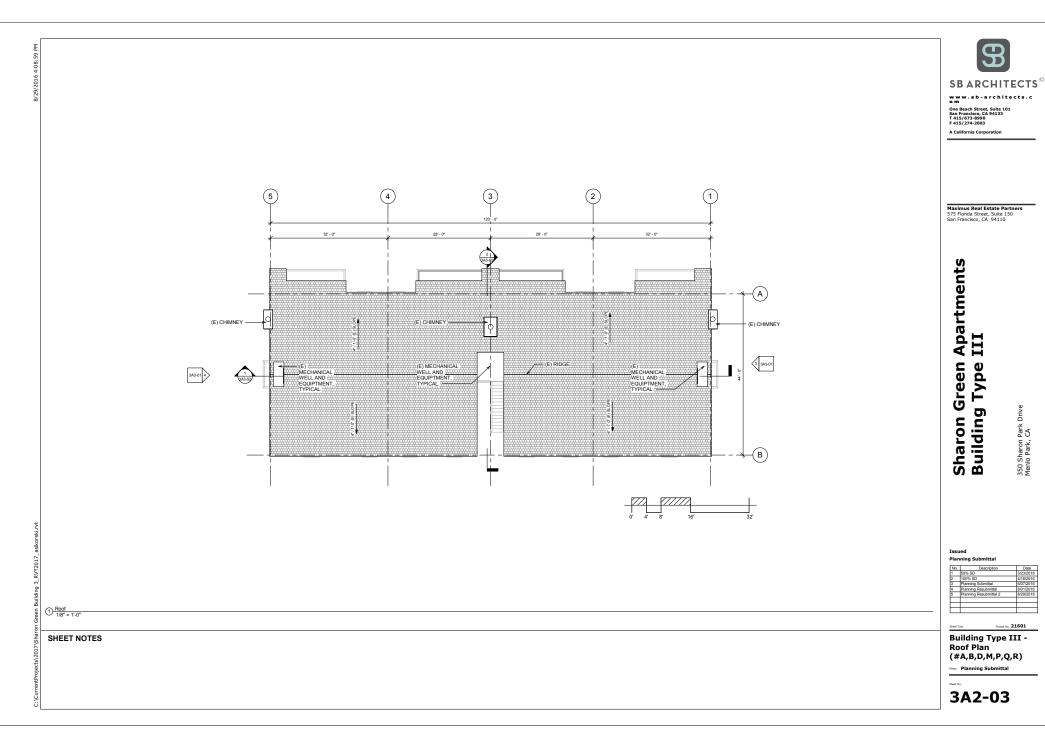
No.	Description	Date
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2	100% SD	4/18/201
3	Planning Submittal	6/07/201
4	Planning Resubmittal	8/01/201
5	Planning Resubmittal 2	8/29/201

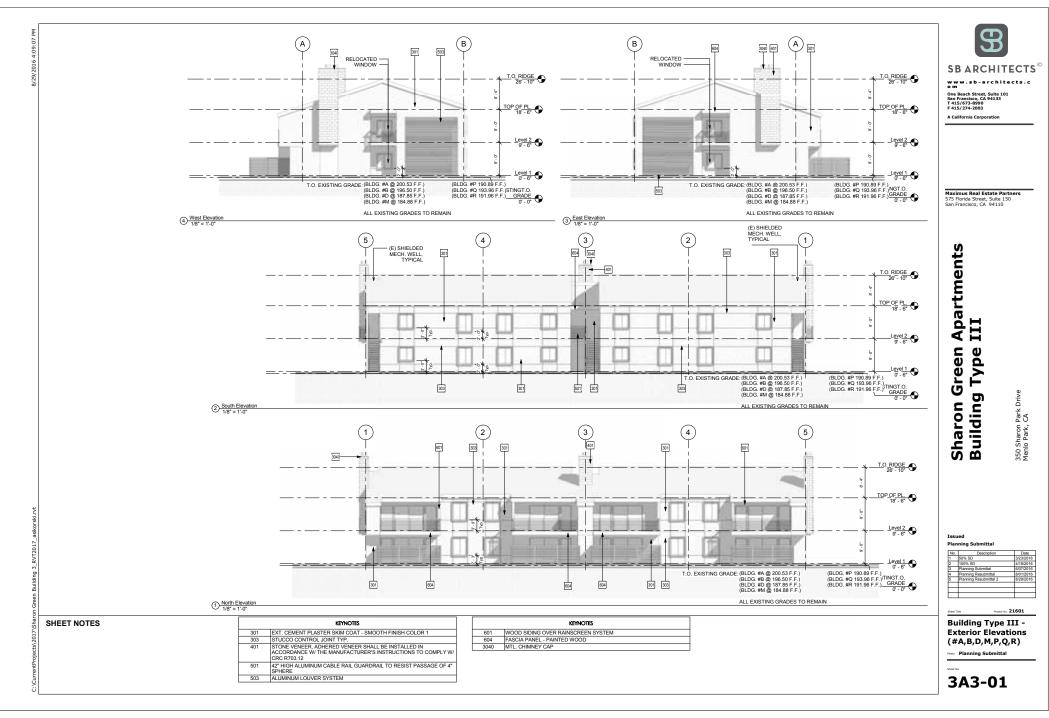
Building Type III -Existing Level 1 and 2 (#A,B,D,M,P,Q,R)

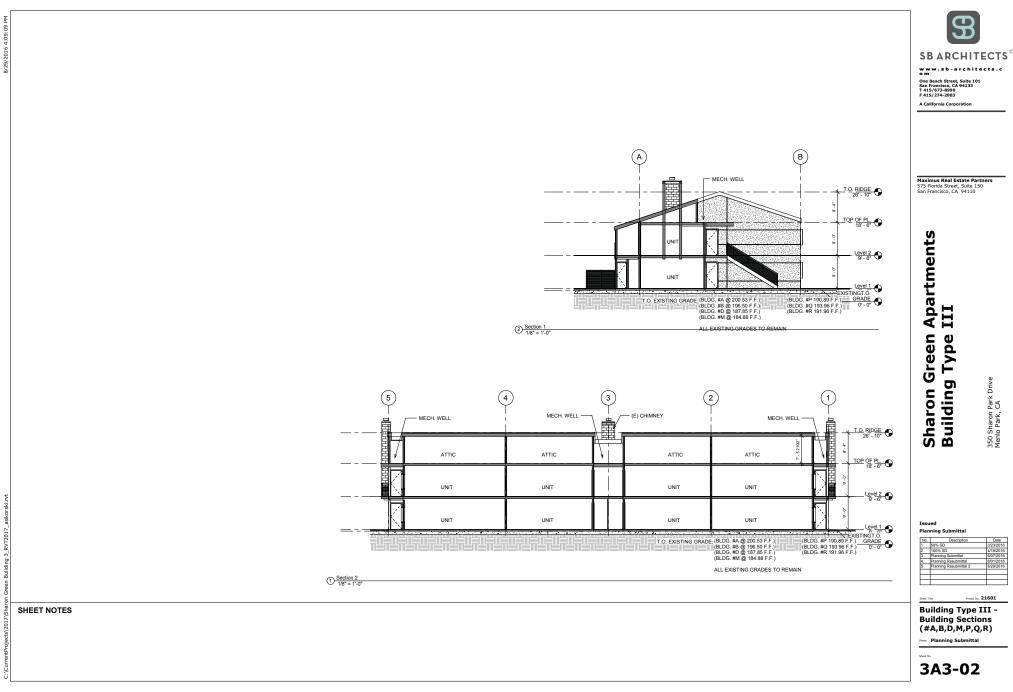
Phase Planning Submittal

3A2-01 E





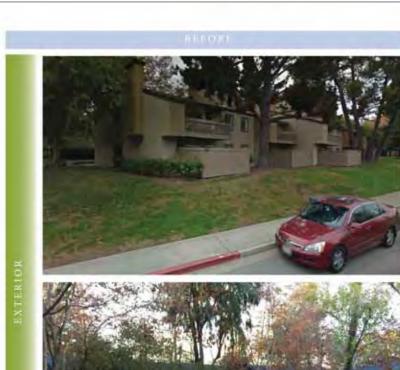




No.	Description	Date
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2	100% SD	4/18/2016
3	Planning Submittal	6/07/2016
4 5	Planning Resubmittal	8/01/2016
5	Planning Resubmittal 2	8/29/2016

Building Type III -Building Sections (#A,B,D,M,P,Q,R)

3A3-02

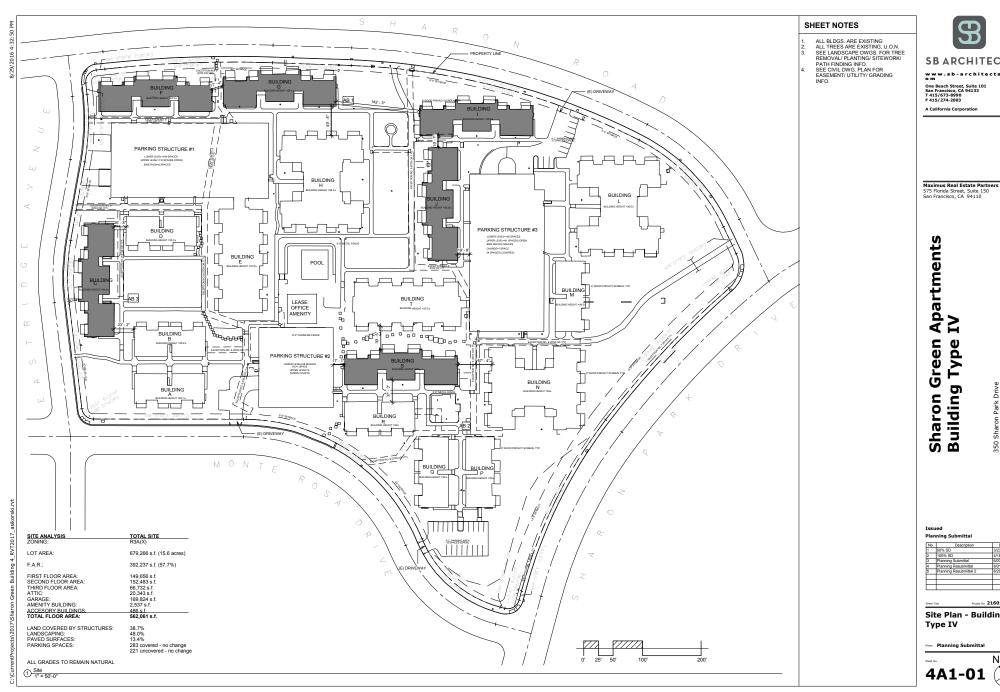








Sharon Green
Apartments Building
Type IV





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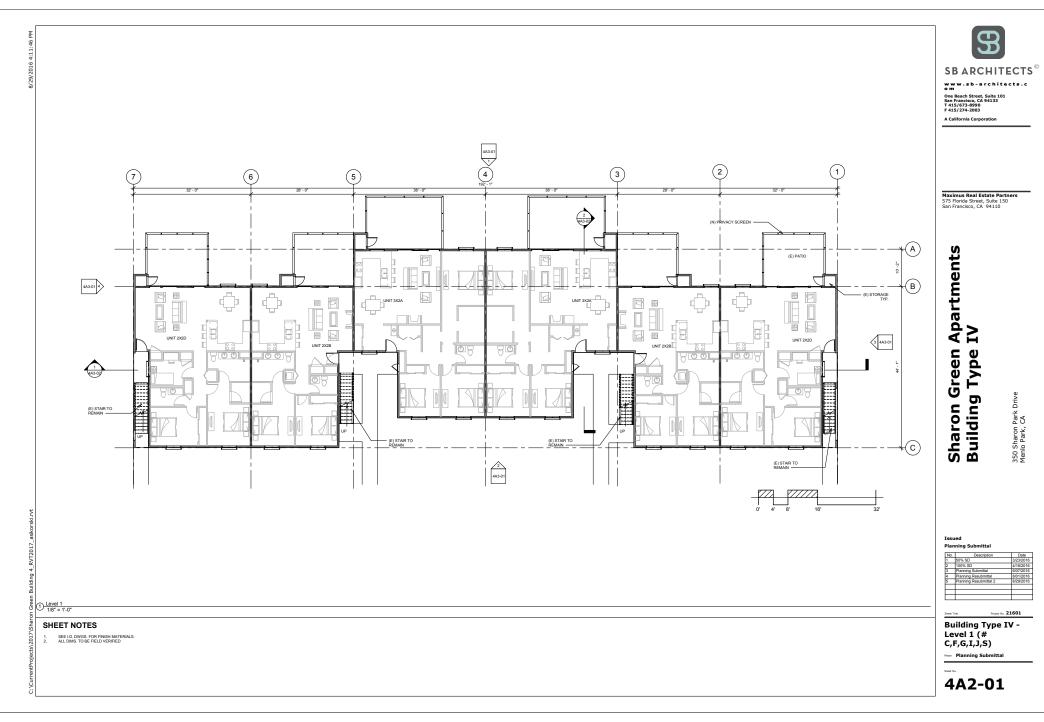
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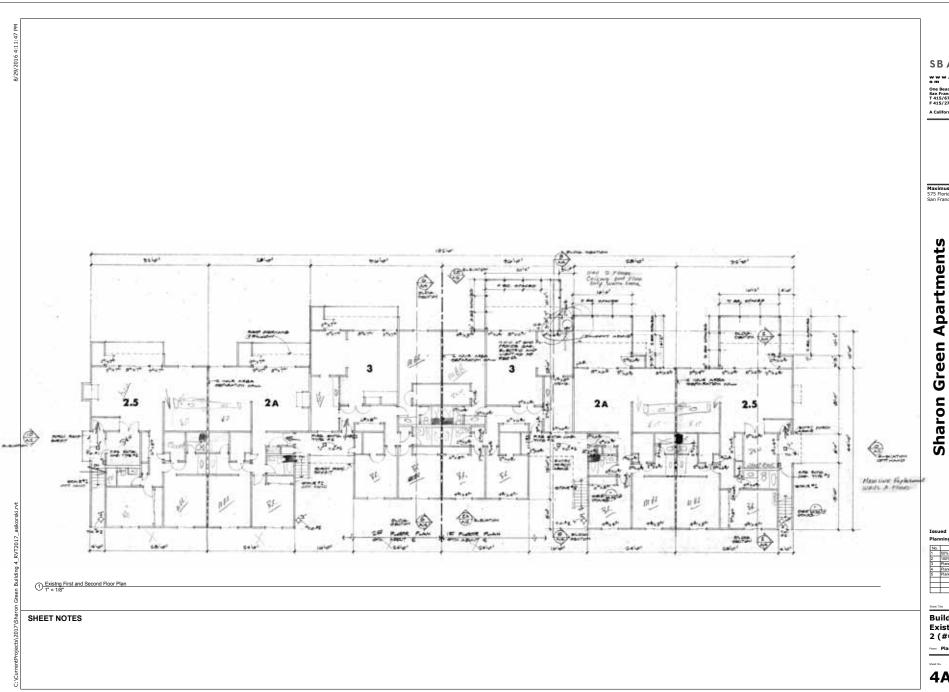
Site Plan - Building

Planning Submittal

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4A1-01 📎







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Sharon Green Apartments Building Type IV

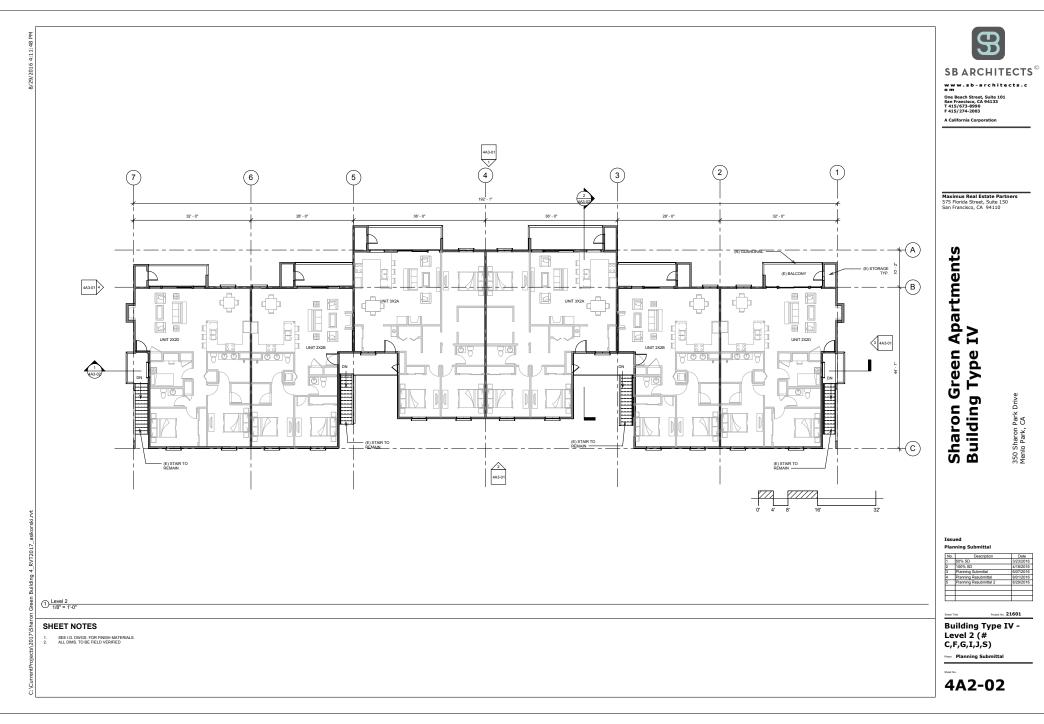
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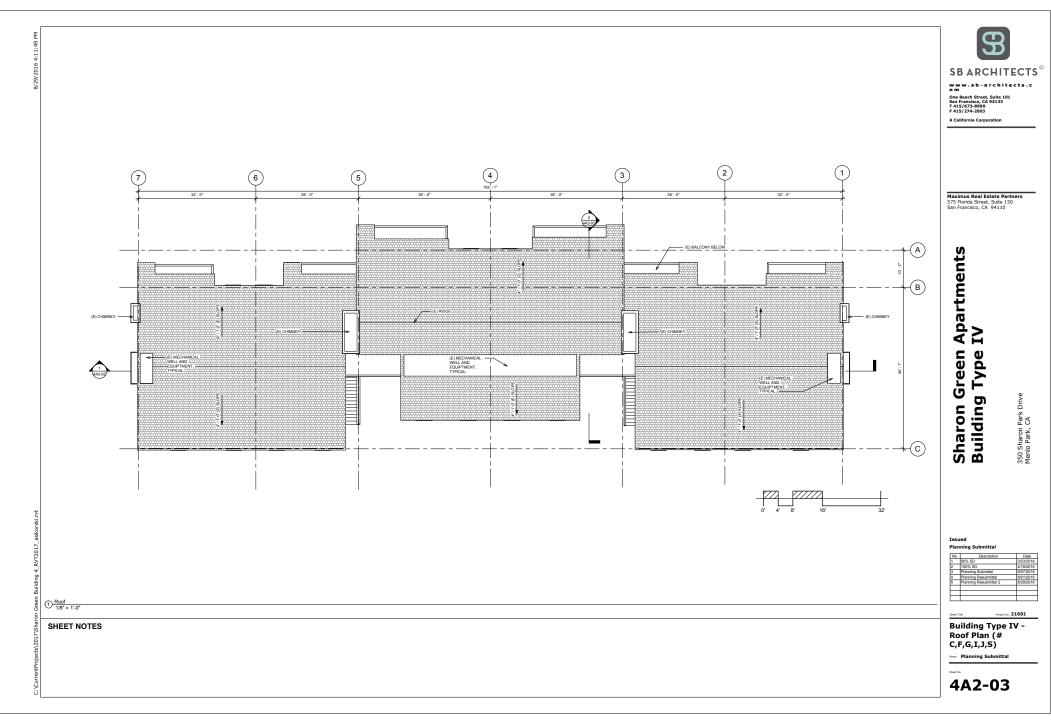
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3	Planning Submittal	6/07/2016
4	Planning Resubmittal	8/01/2016
5	Planning Resubmittal 2	8/29/2016

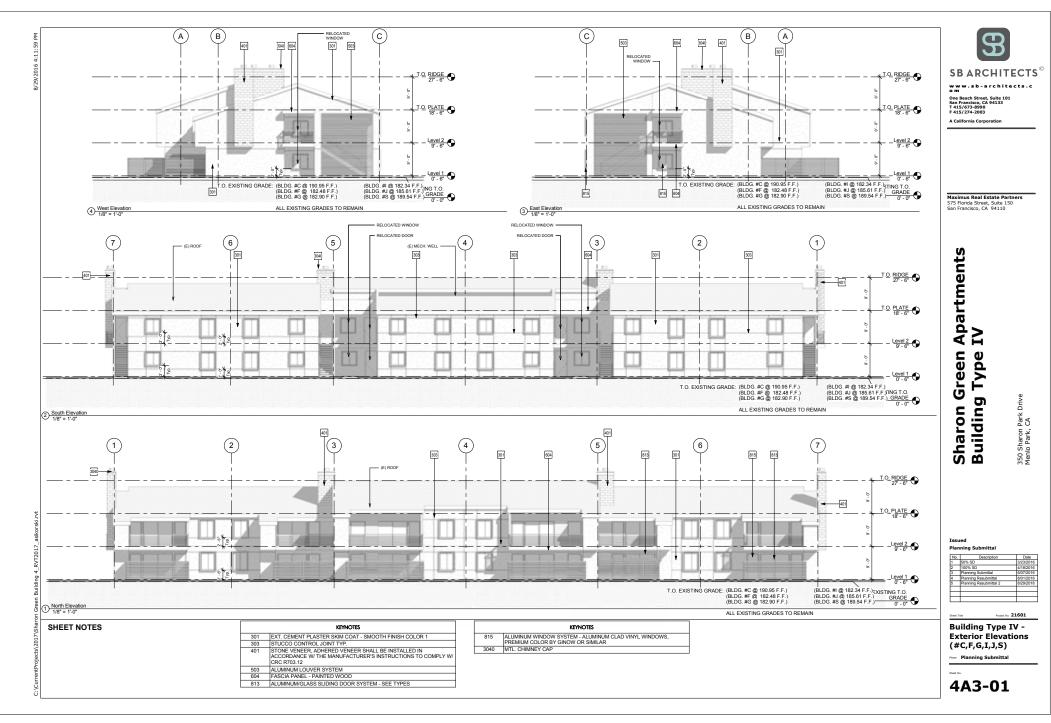
Building Type IV -Existing Level 1 and 2 (#C,F,G,I,J,S)

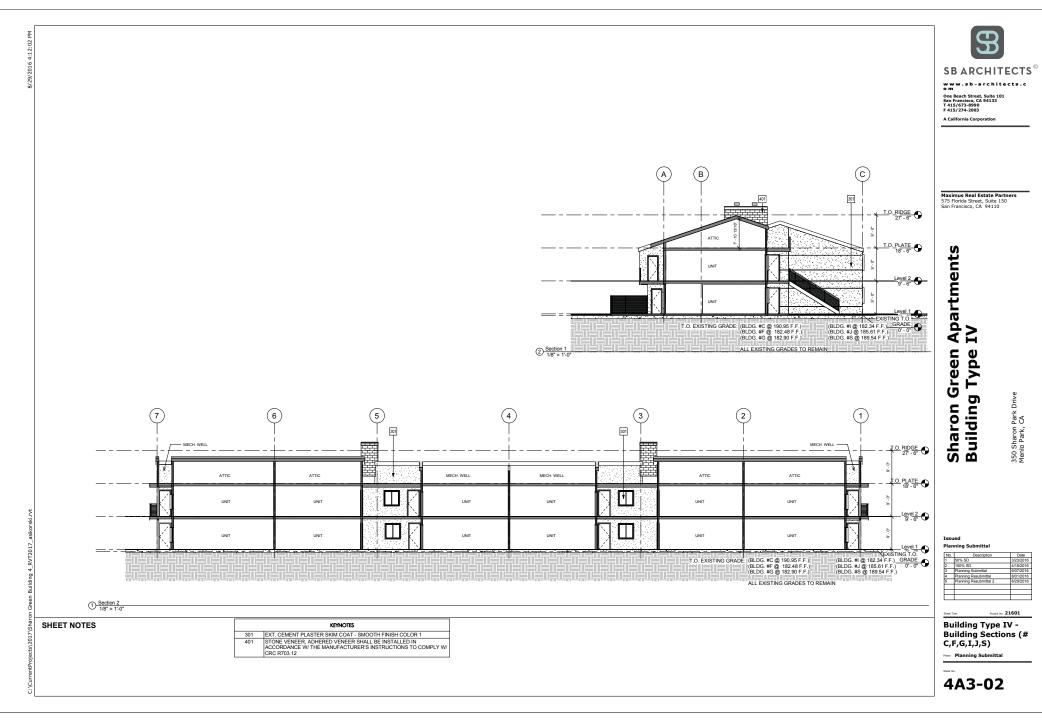
Phase Planning Submittal

4A2-01 E







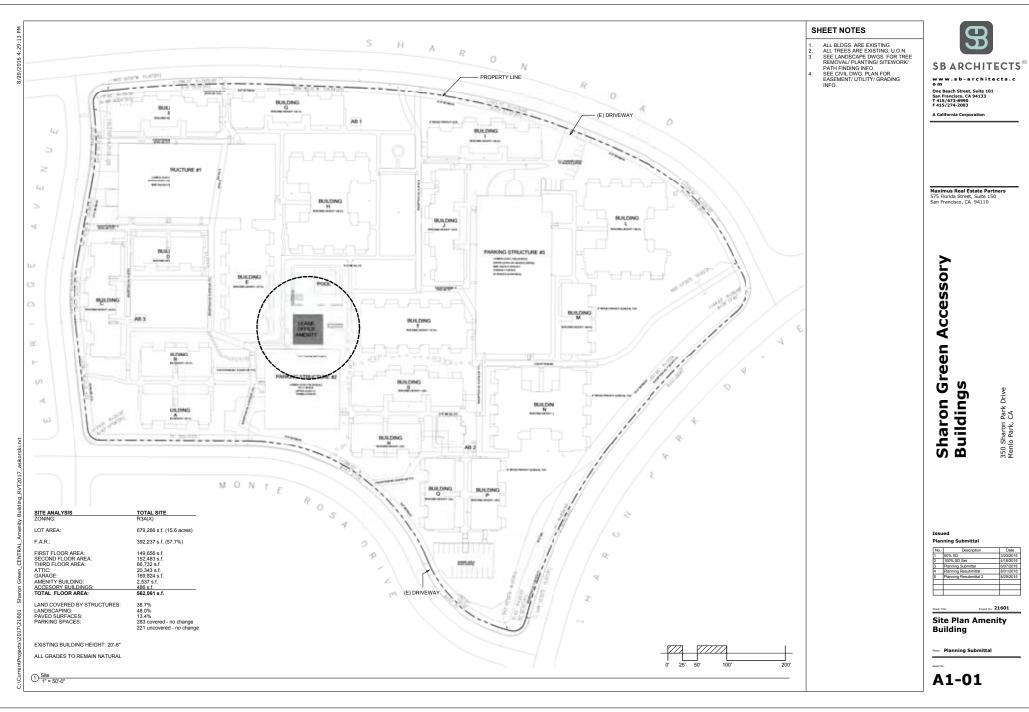


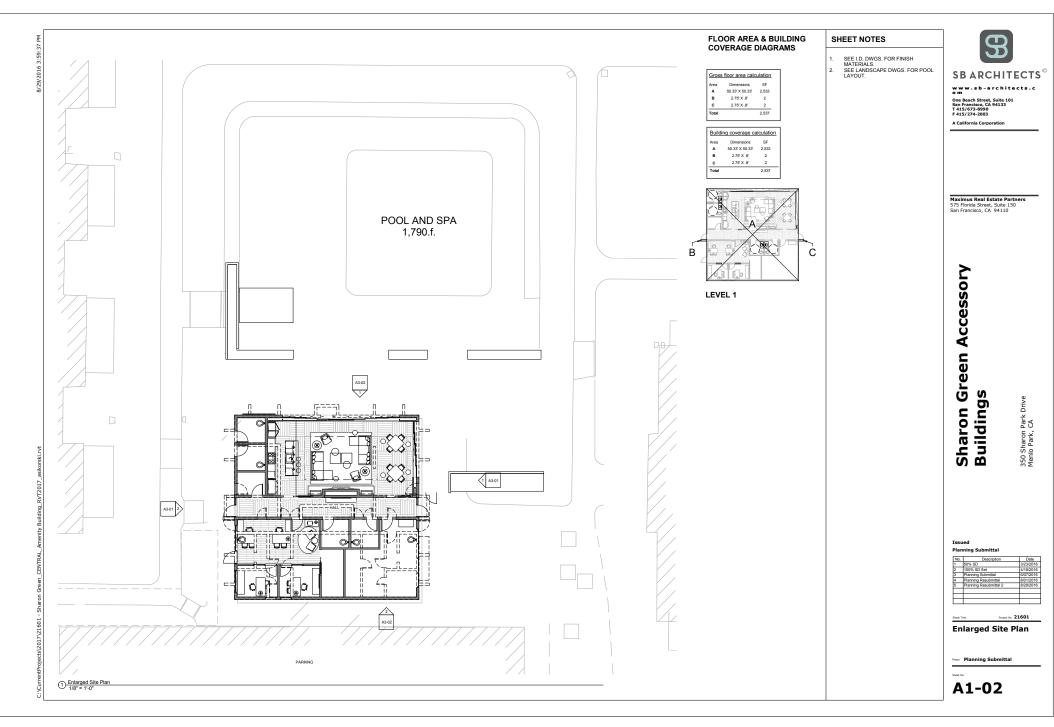


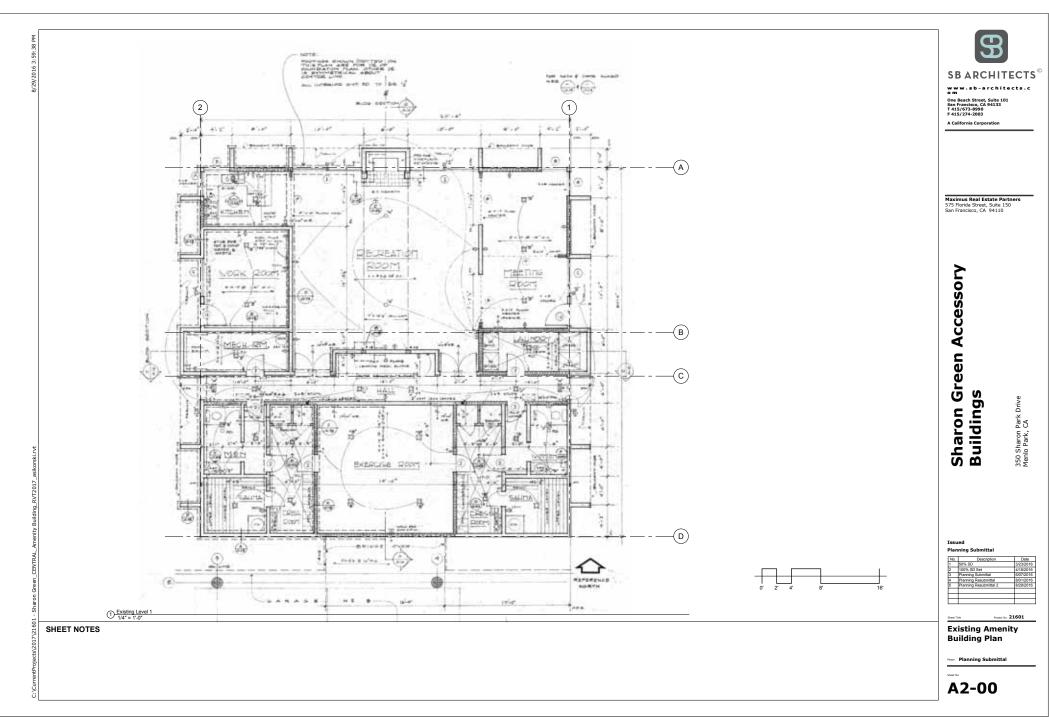


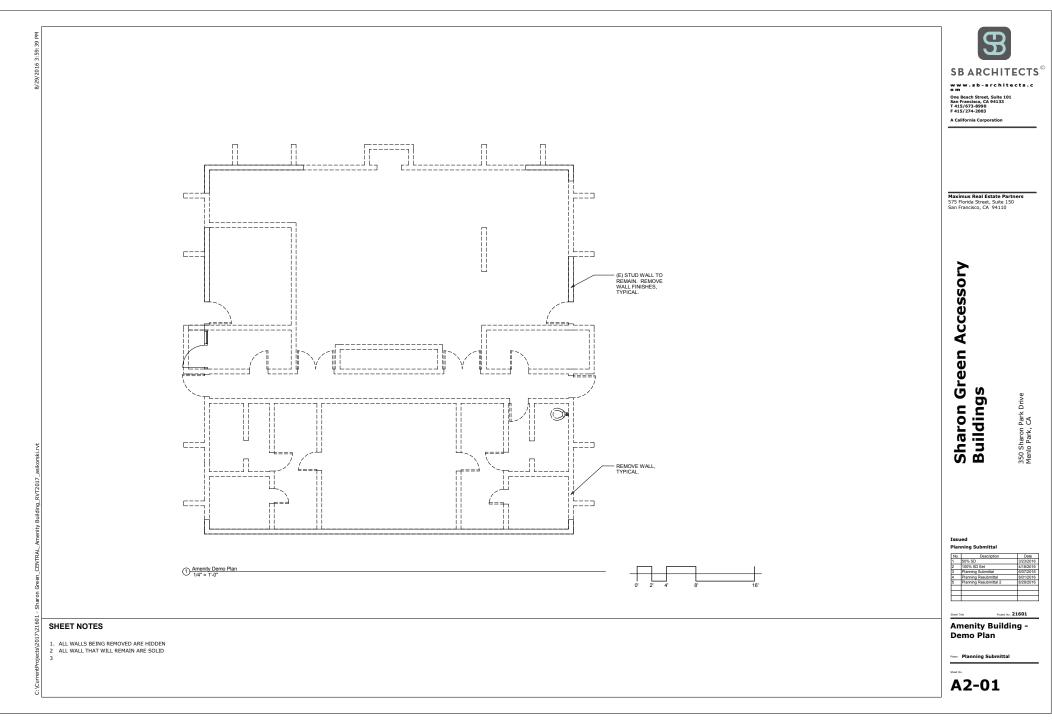


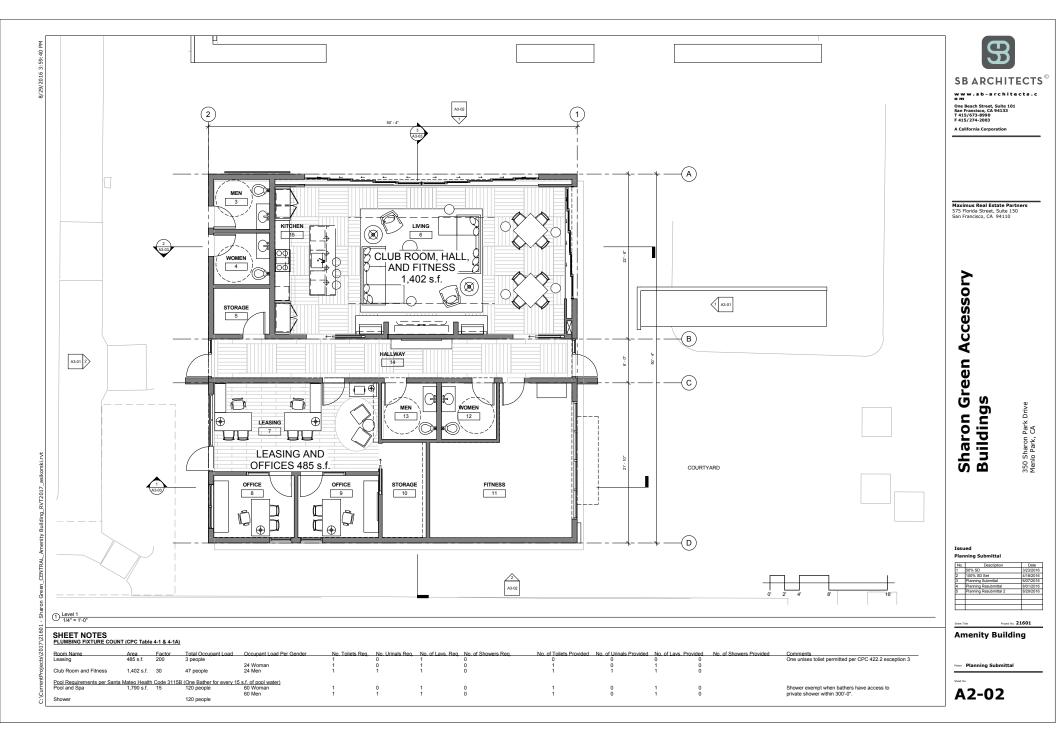
Sharon Green Amenity Building

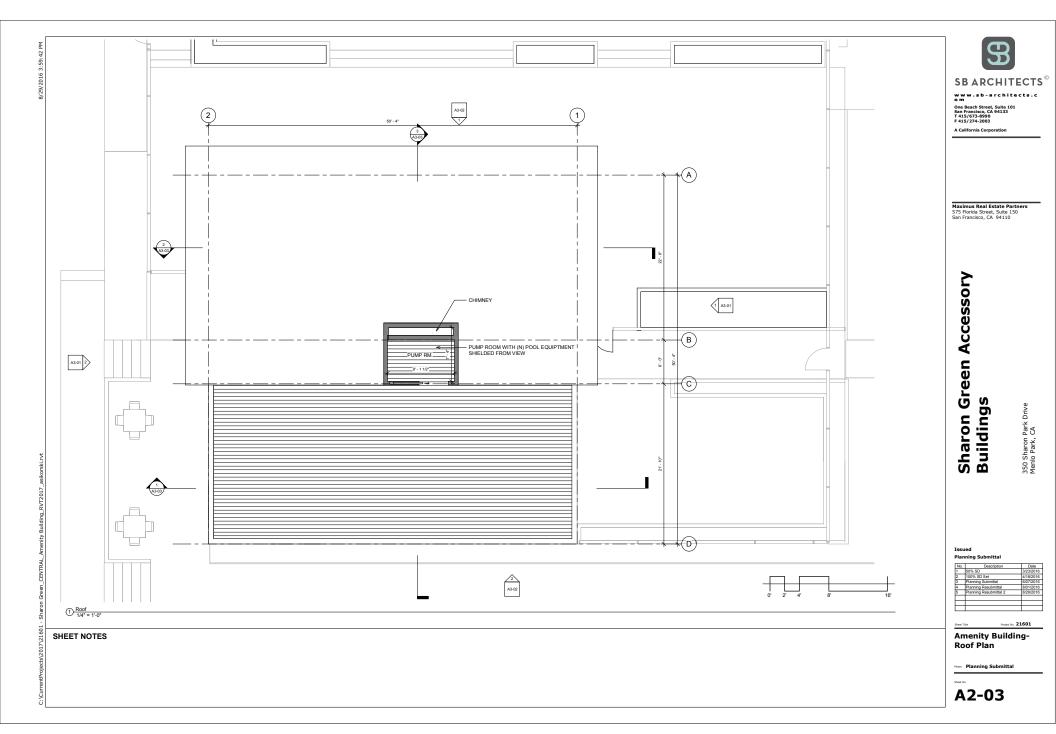


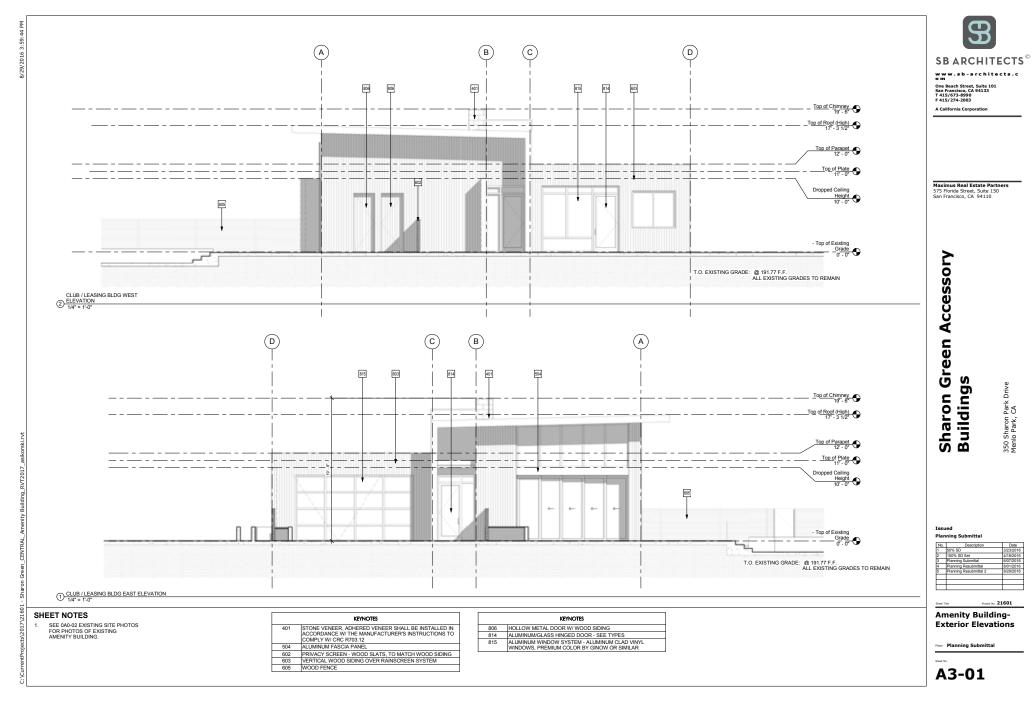


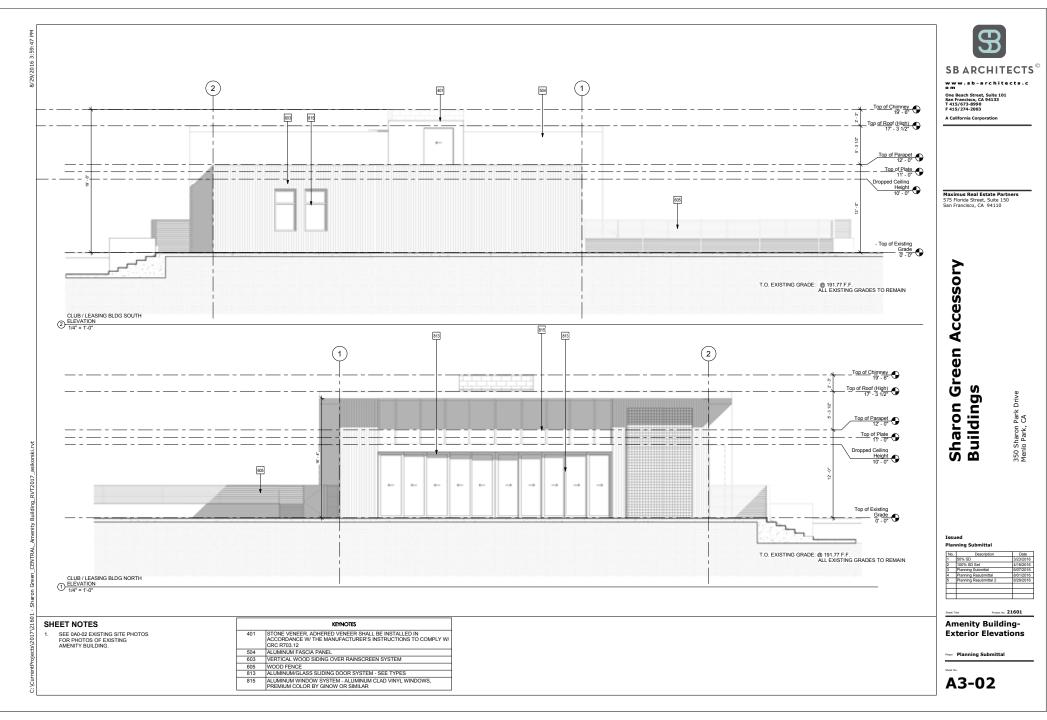




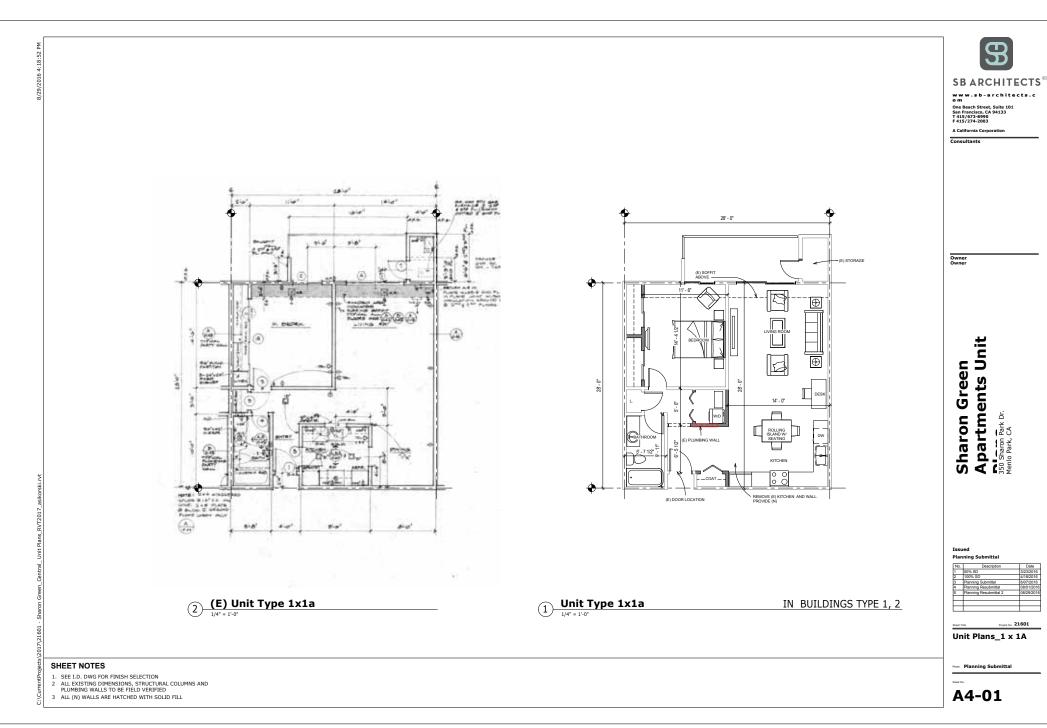


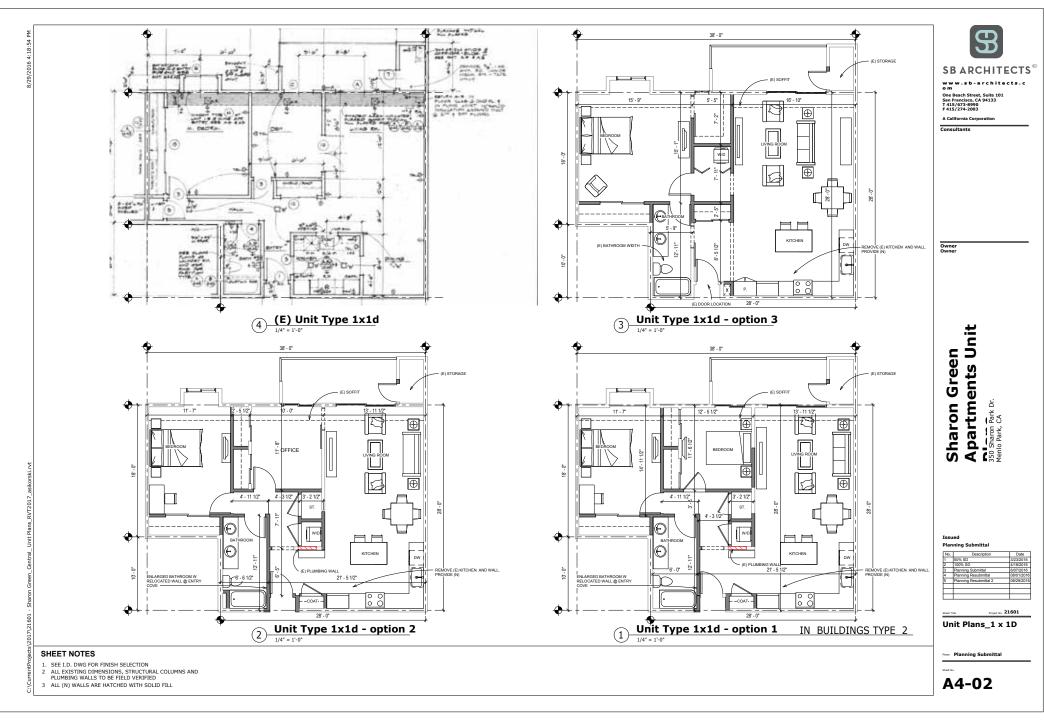


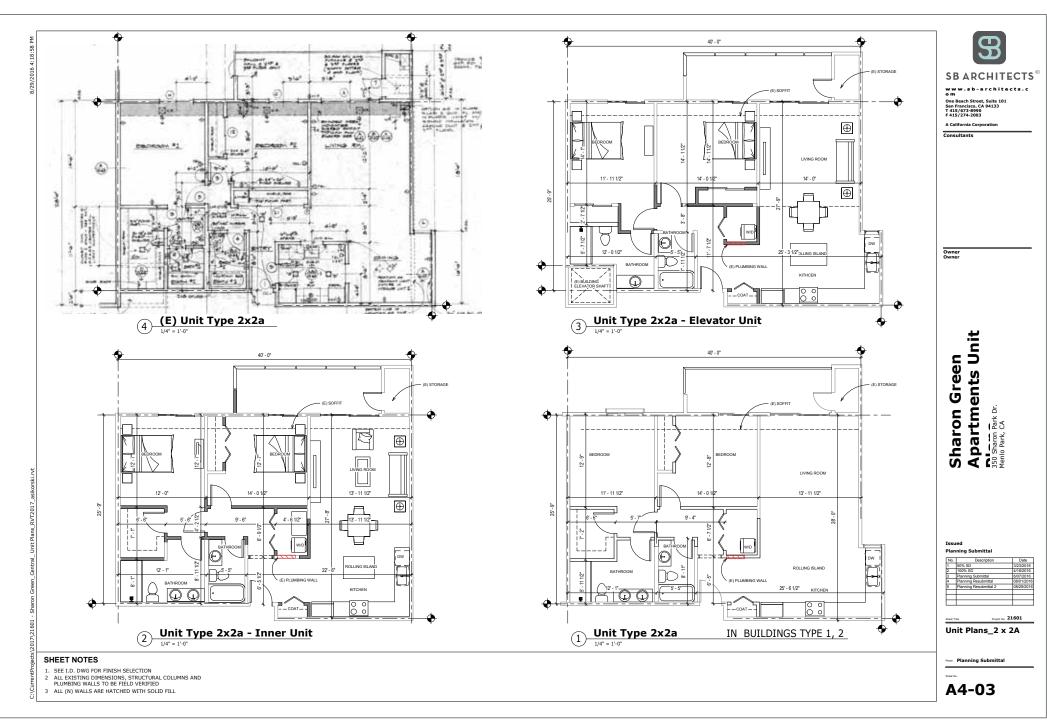


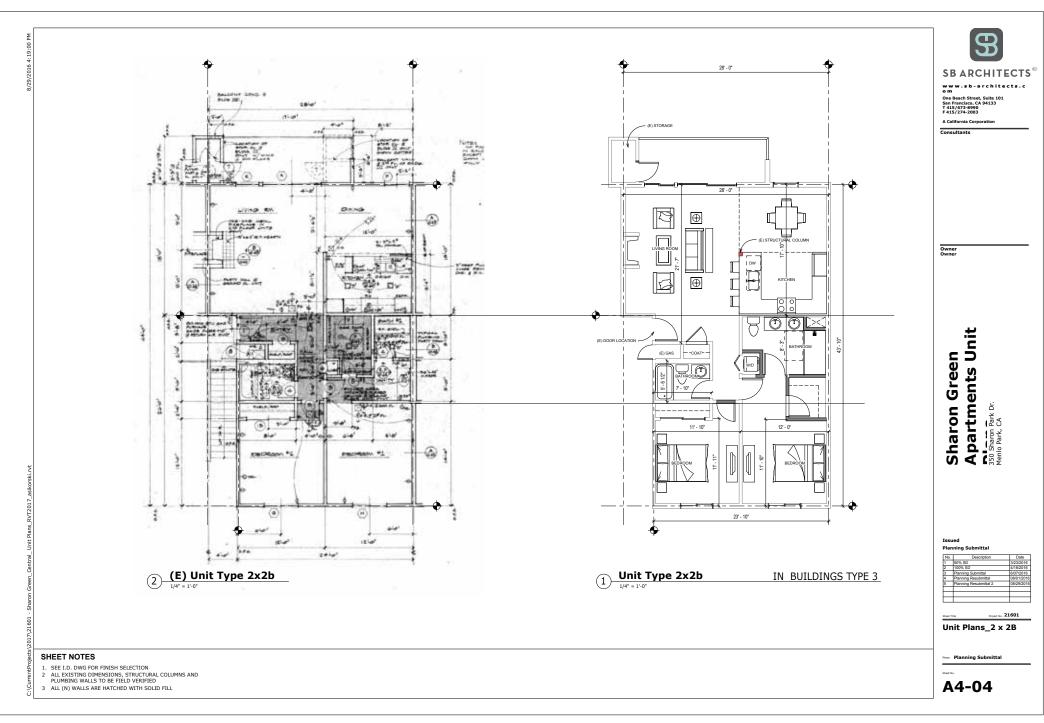


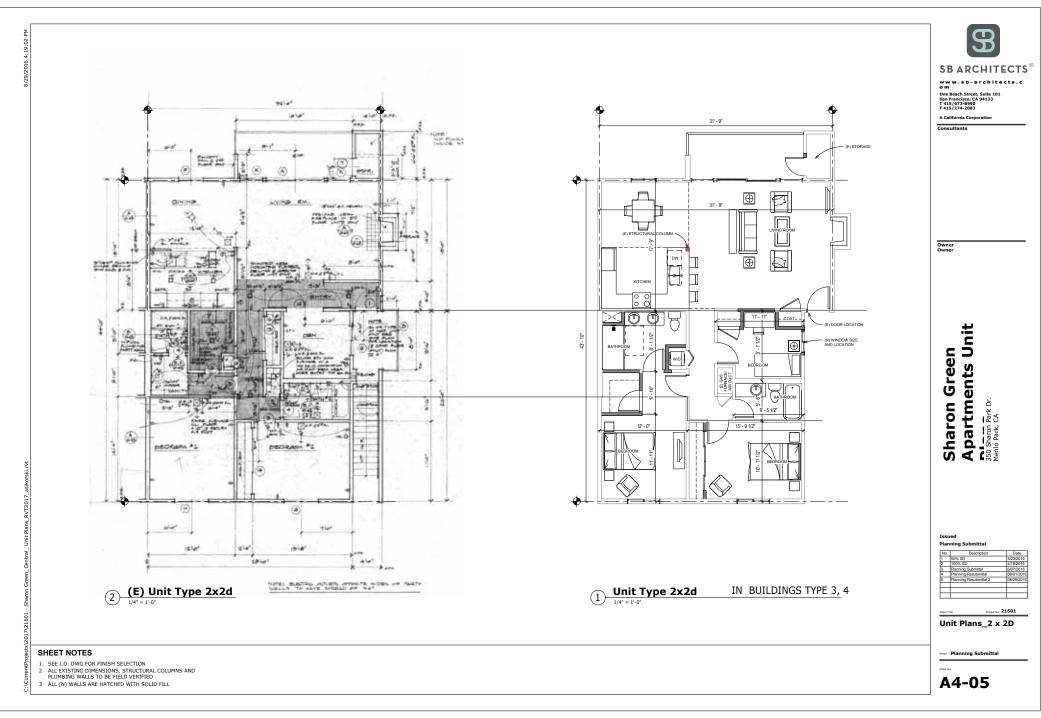


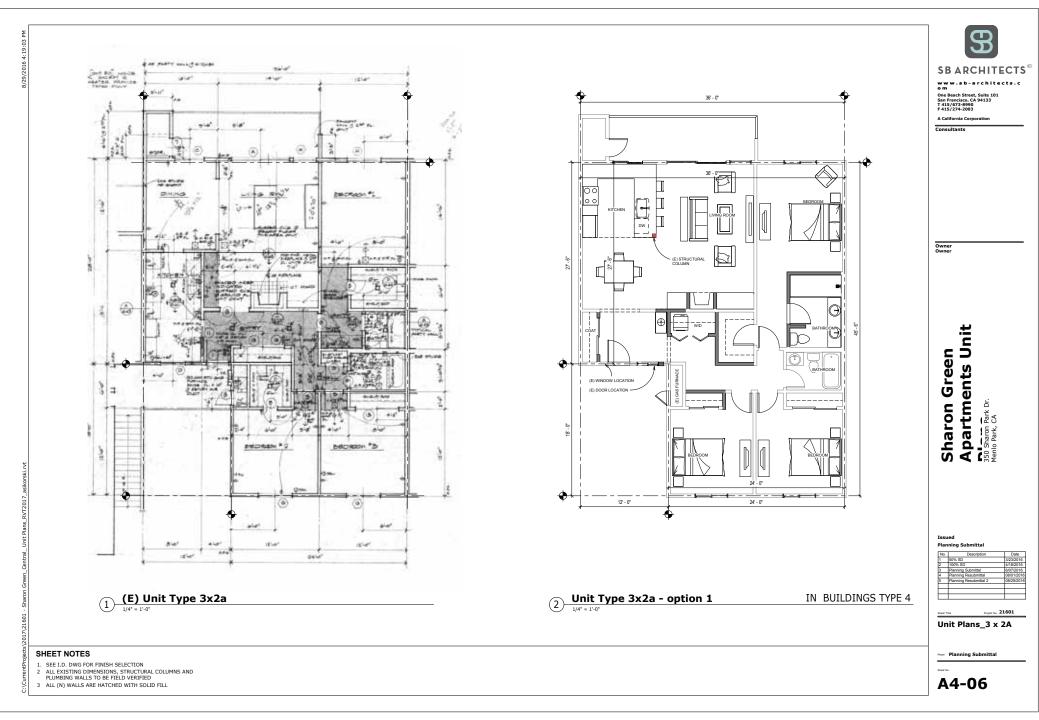








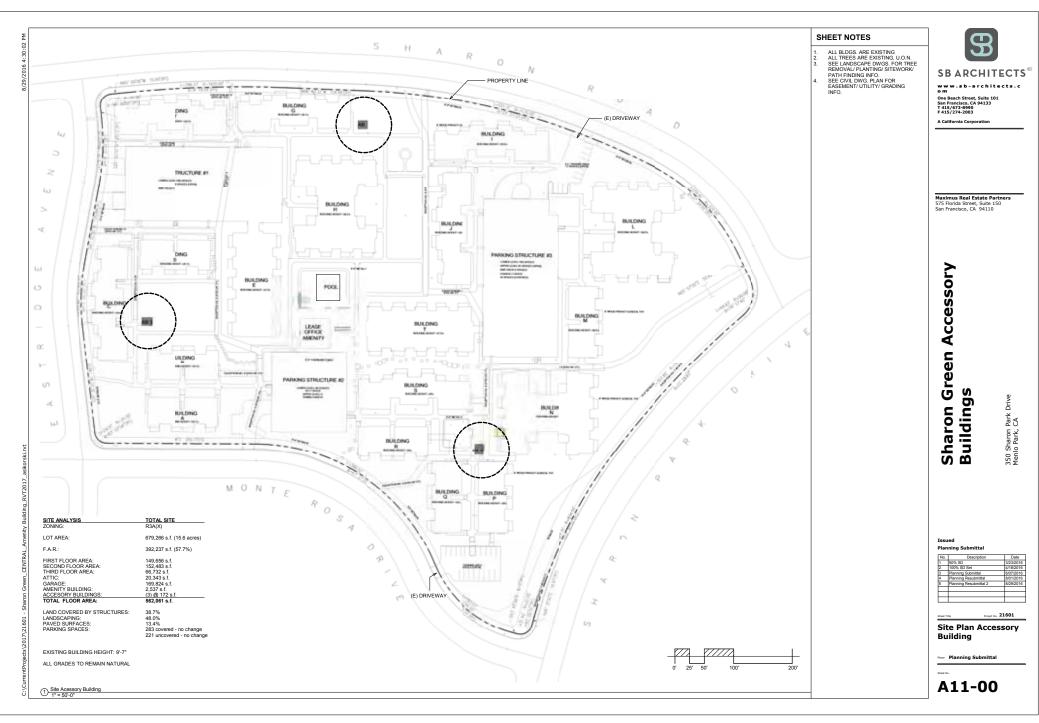


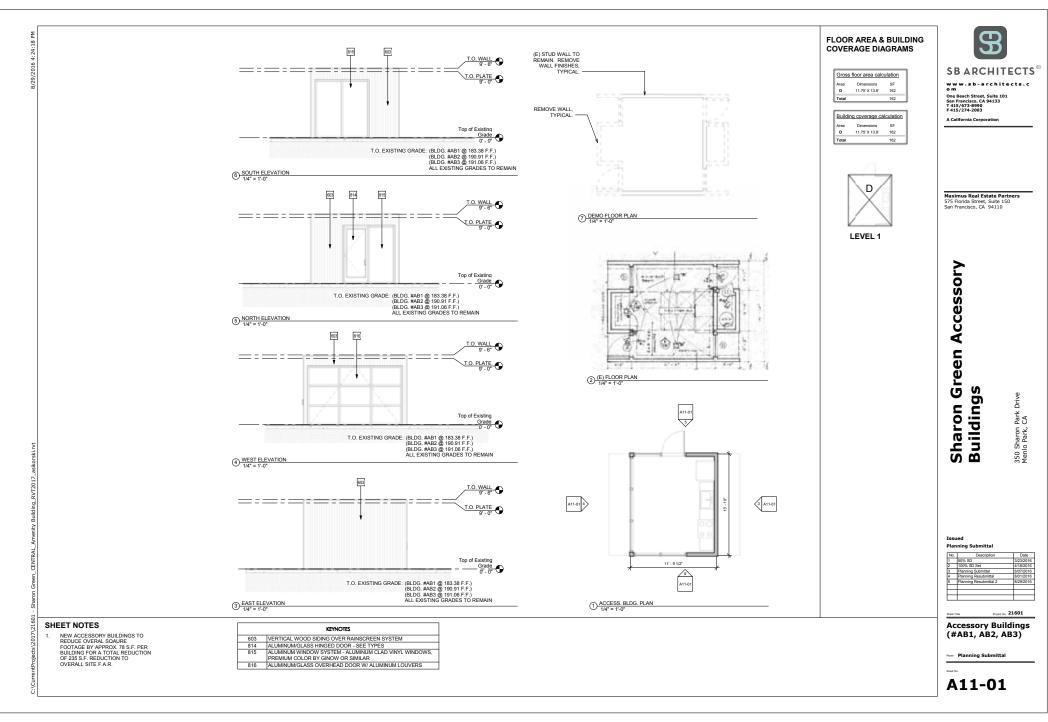


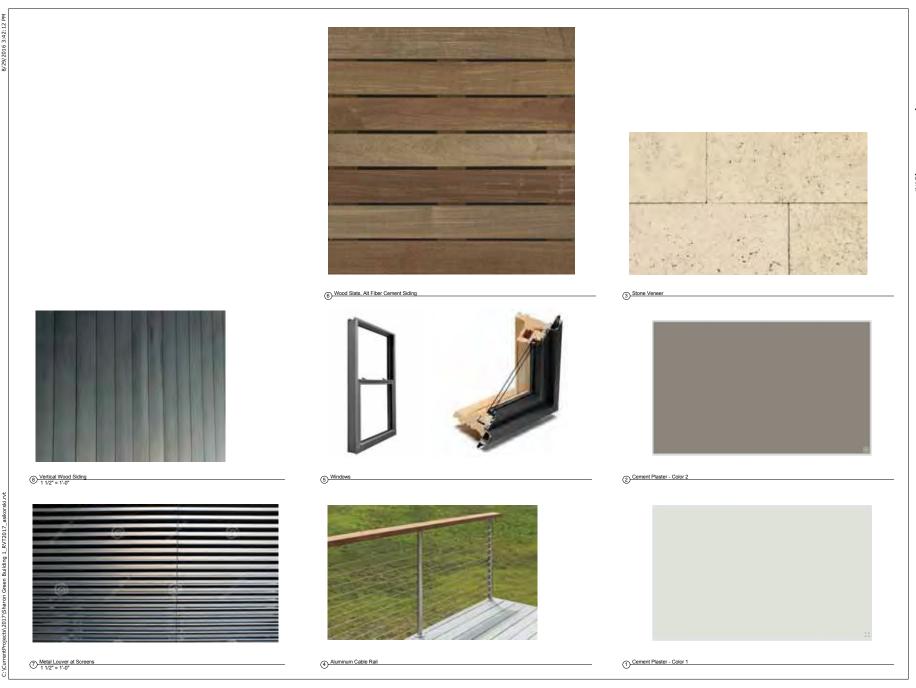




Sharon Green Accessory Buildings









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Sharon Green Apartments Building Type I

350 Sharon Park Drive Menlo Park, CA

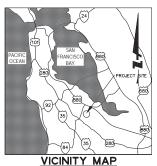
Architectural Control Planning Submittal

No.	Description	Date
1	50% SD	3/23/2016
2	100% SD	4/18/2016
3	Planning Submittal	6/07/2016

Material Board

Planning Submittal

A12-0



ABBREVIATIONS:

AGGREGATE BASE
ASPIRALT CONCRETE
AREA DRANN
ASPIRALT CONCRETE
AREA DRANN
ASPIRATION OF PREVENTION DEVICE
BOTTON STEP ELEVATION
ASPIRATION OF THE ASPIRATION
CATCH BASINAL ELEVATION
CONCRETE
DECK DRANN
DOWN SPOUT OF THE LINE
DECK DRANN
DOWN SPOUT OF THE LINE
DECK DRANN
DRIVENAL ASPIRATION
DRIVENAL ASPIRATION
PROVED ON SPOUT
ELEVATION
DRIVENAL DRANN
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SHARON GREEN APARTMENTS 350 SHARON PARK DRIVE

MENLO PARK, CA

APN: 074-281-120





LOCATION MAP

LEGEND:

	LLGLIAD.	
EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
—6" SS—	<u>—[6"SS</u> >—	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4_980	PERFORATED SUB DRAIN
FM	—(2TM>—	FORCE MAIN
—10" FW—		FIRE SERVICE
2" W		DOMESTIC WATER SERVICE
IRR		IRRIGATION SERVICE
G	—	NATURAL GAS
— T—	t	TELEPHONE
TV	—тv—	TV/CABLE TV
——E——	——E——	ELECTRIC
JT	JT	JOINT TRENCH
0/H	—- о/н—-	OVERHEAD WIRES
——х——	—-х	FENCE
0	0	CLEAN OUT TO GRADE
		FOUND MONUMENT
0404	9-9	DOUBLE DETECTOR CHECK VALVE
0-	-	POST INDICATOR VALVE
M	×	VALVE
X	⊠	METER BOX
-0-	-0	STREET LIGHT
0	•	DRAIN
		CATCH BASIN
Ω		FIRE HYDRANT
Ω	А	FIRE DEPARTMENT CONNECTION
*	&	BENCHMARK
0	lacktriangle	MANHOLE
	-	SIGN
	\Rightarrow	SPLASH BLOCK
	(5.1) (5.1)	-DETAIL NUMBER -SHEET LOCATION

SHEET INDEX:

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
C0-00	TITLE SHEET	C4-04	GRADING PLAN
CO-01	AREA PLAN	C4-05	GRADING PLAN
C1-01	EXISTING CONDITIONS	C5-01	UTILITIES SITE PLAN
C1-02	EXISTING CONDITIONS	C5-02	UTILITIES PLAN
C1-03	EXISTING CONDITIONS	C5-03	UTILITIES PLAN
C1-04	EXISTING CONDITIONS	C5-04	UTILITIES PLAN
C1-05	EXISTING CONDITIONS	C5-05	UTILITIES PLAN
C4-01	GRADING SITE PLAN	C6-01	STORM WATER CONTROL PLAN
C4-02	GRADING PLAN	C7-01	EROSION CONTROL & PHASING PLAN
C4-03	GRADING PLAN	C7-02	EROSION CONTROL DETAILS





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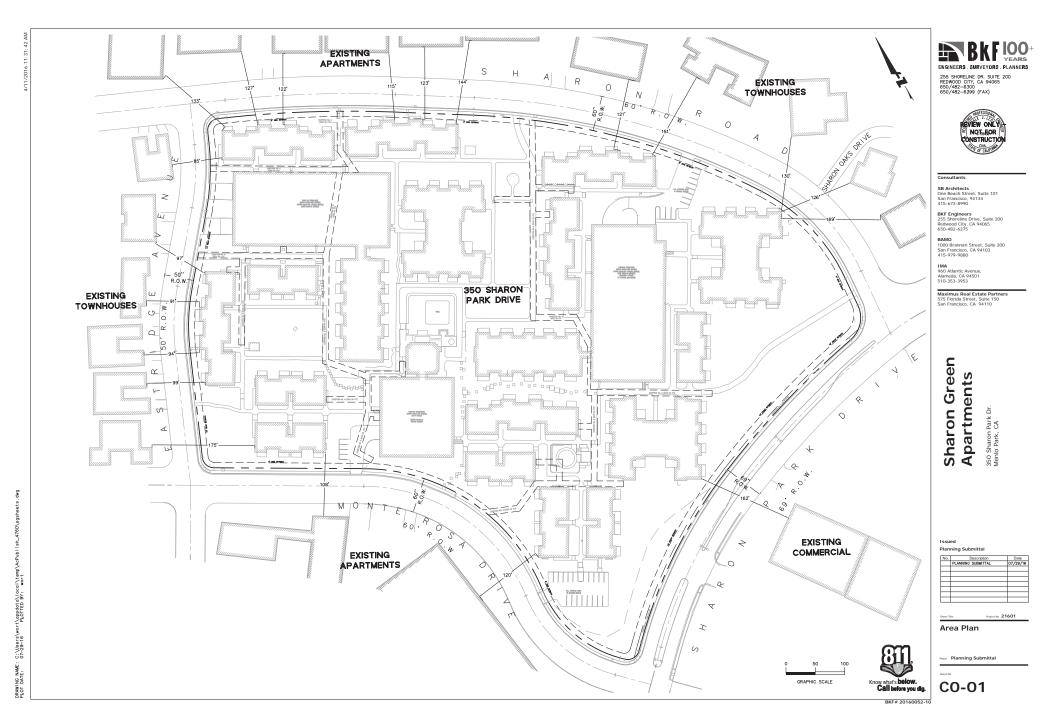
Green **Apartments** Sharon

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TITLE SHEET

Planning Submittal

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Sharon Green Apartments

350 Sharon Park Dr. Menlo Park, CA

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No.	Description	Date
	PLANNING SUBMITTAL	07/29,
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Existing Conditions

Planning Submittal

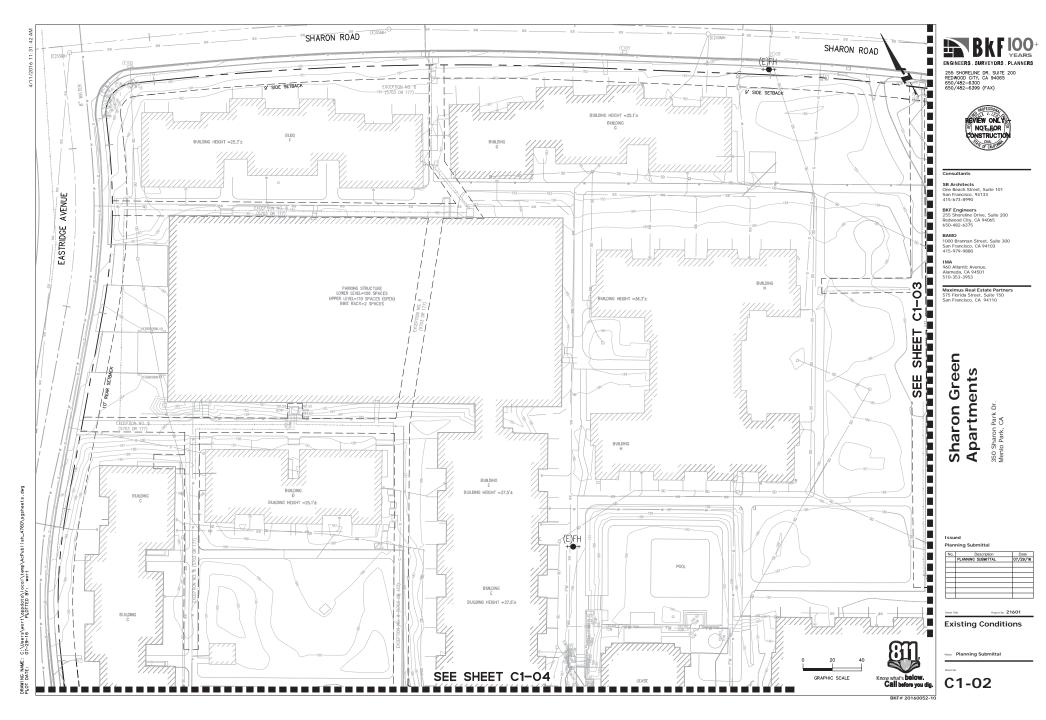
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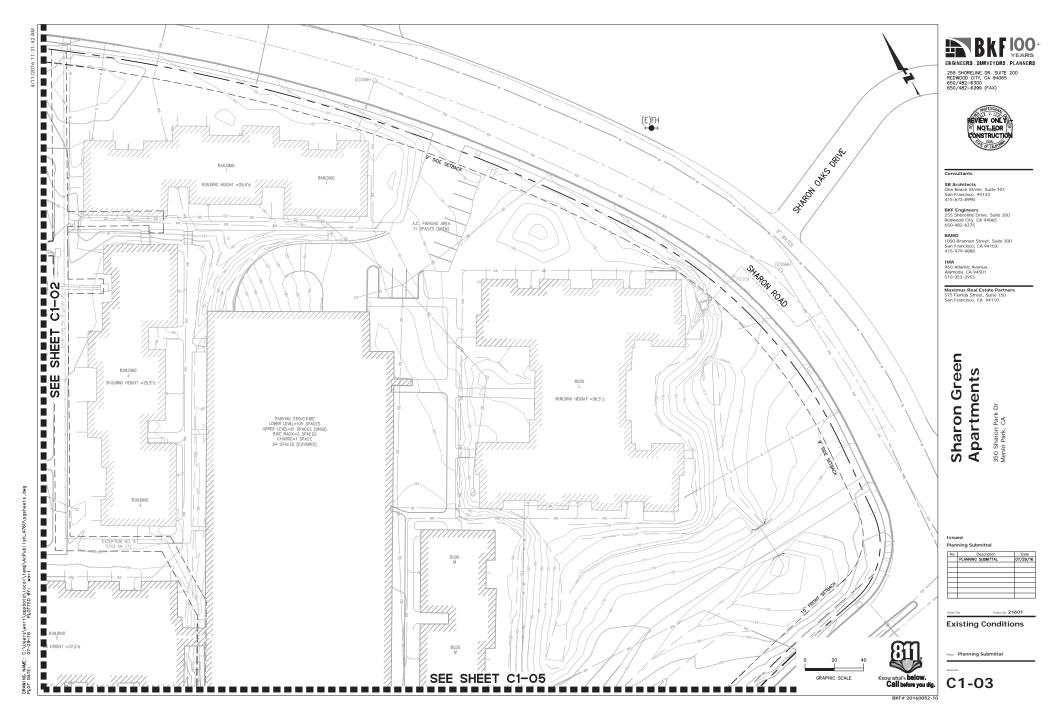
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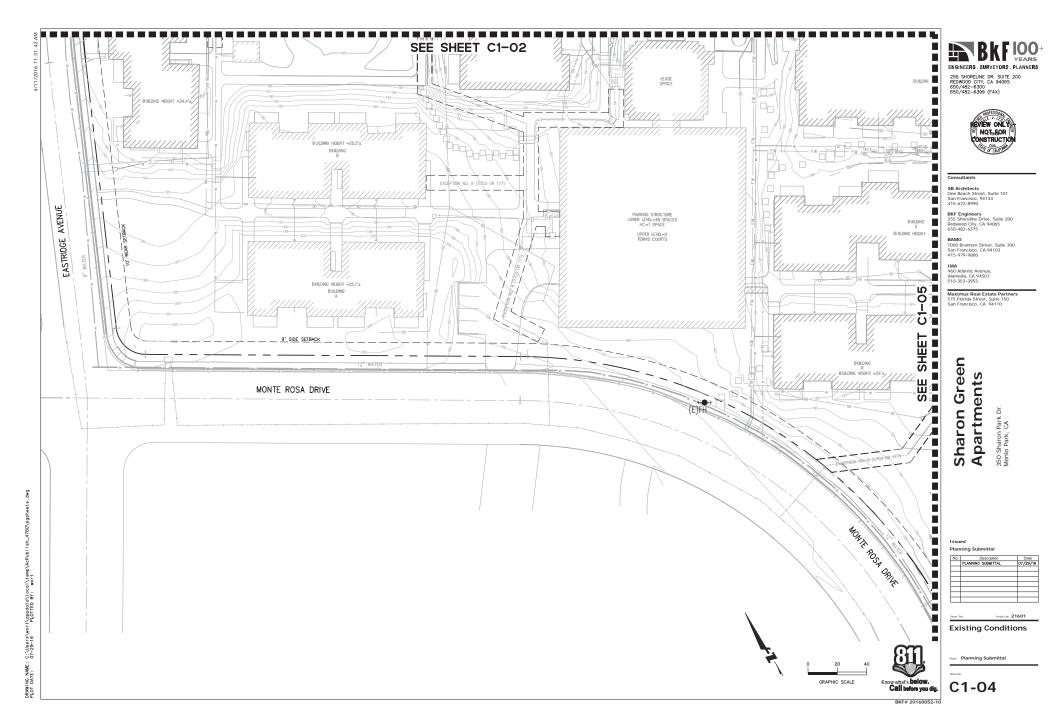
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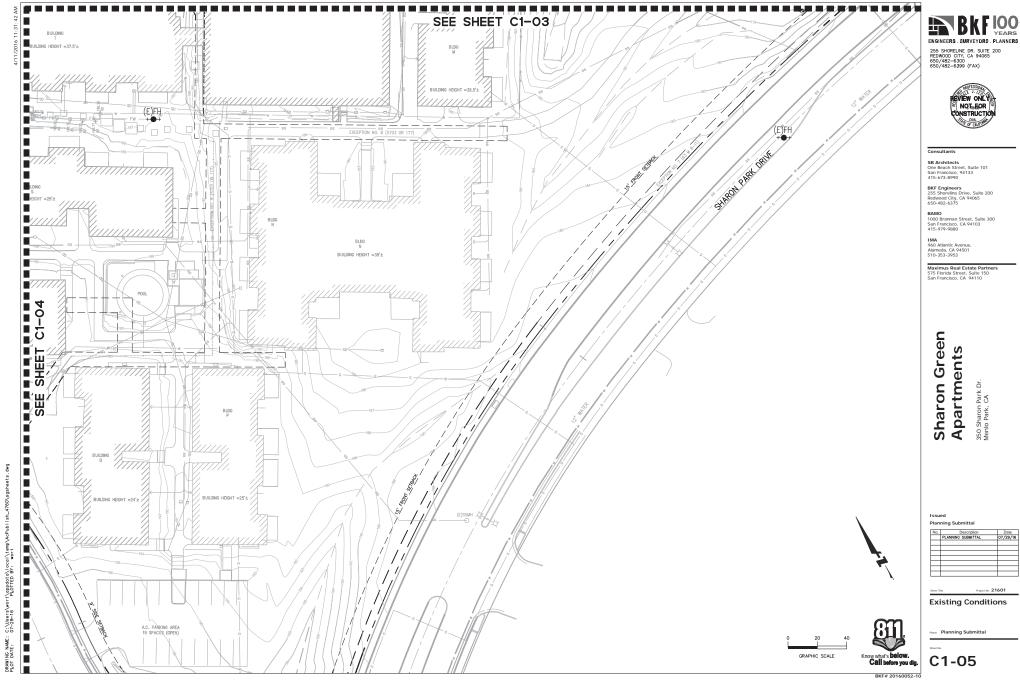
now what's **below. Call before you dig.**

GRAPHIC SCALE

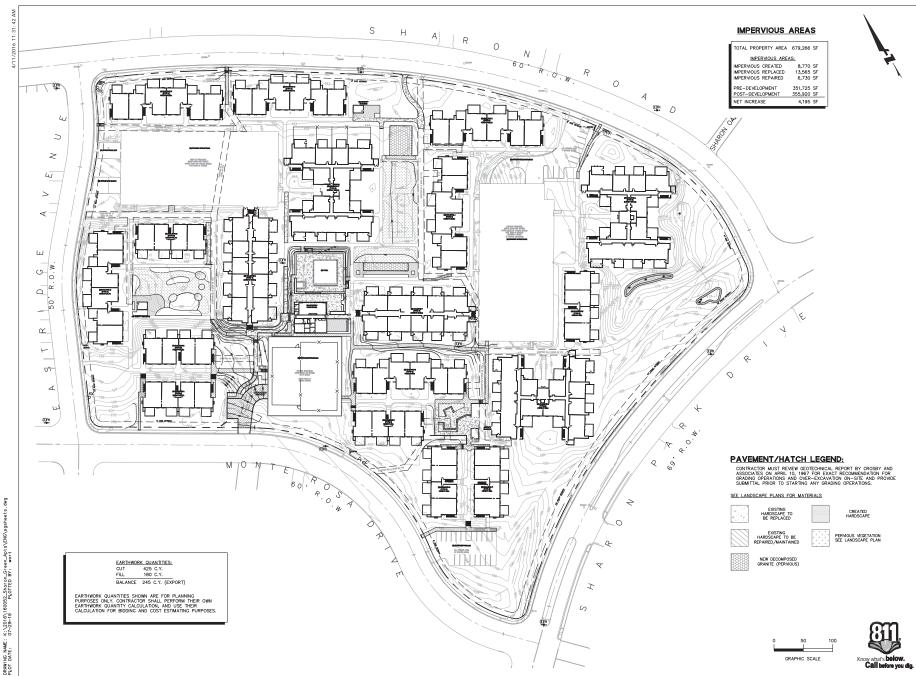








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Sharon Green **Apartments**

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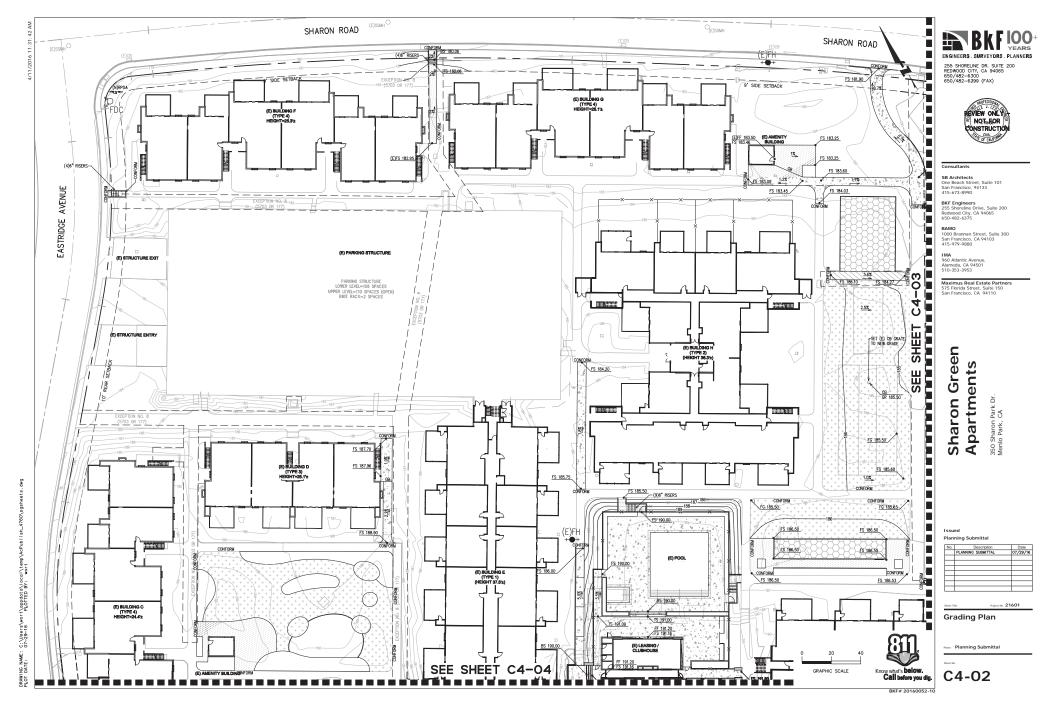
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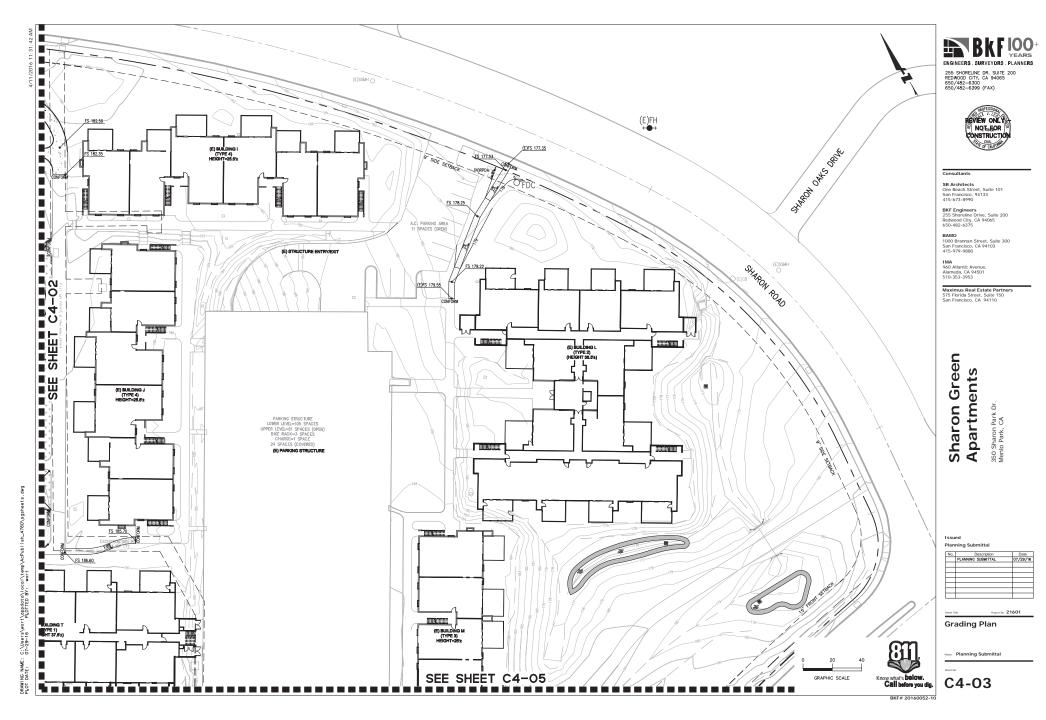
350 Sharon Park Dr. Menlo Park, CA

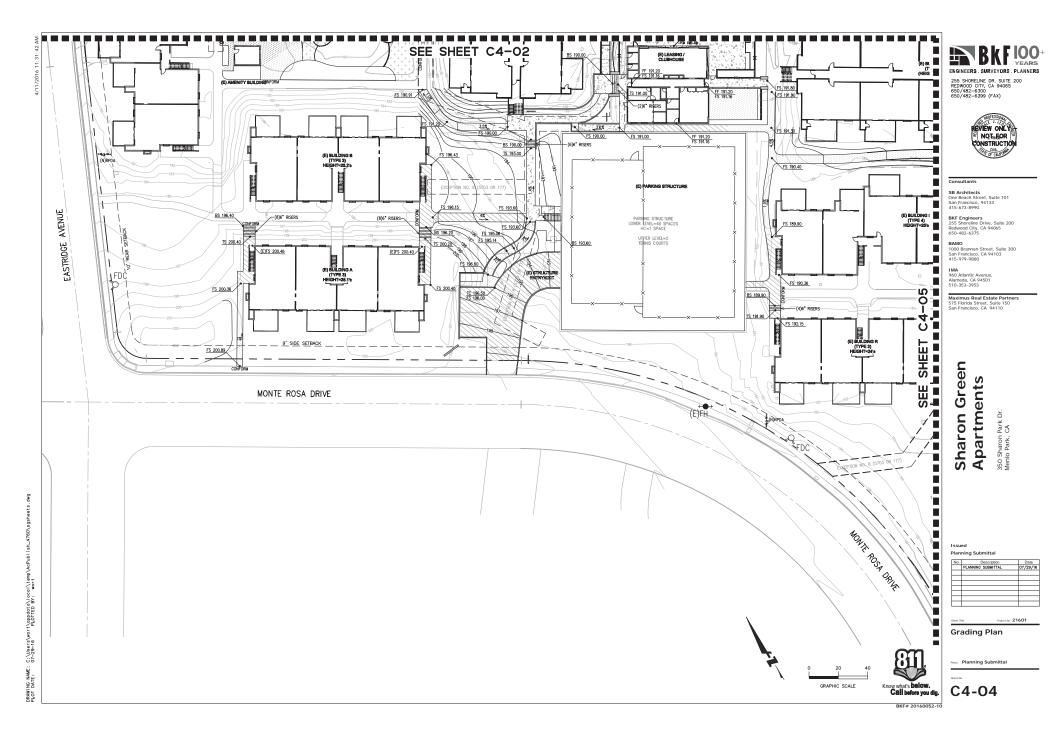
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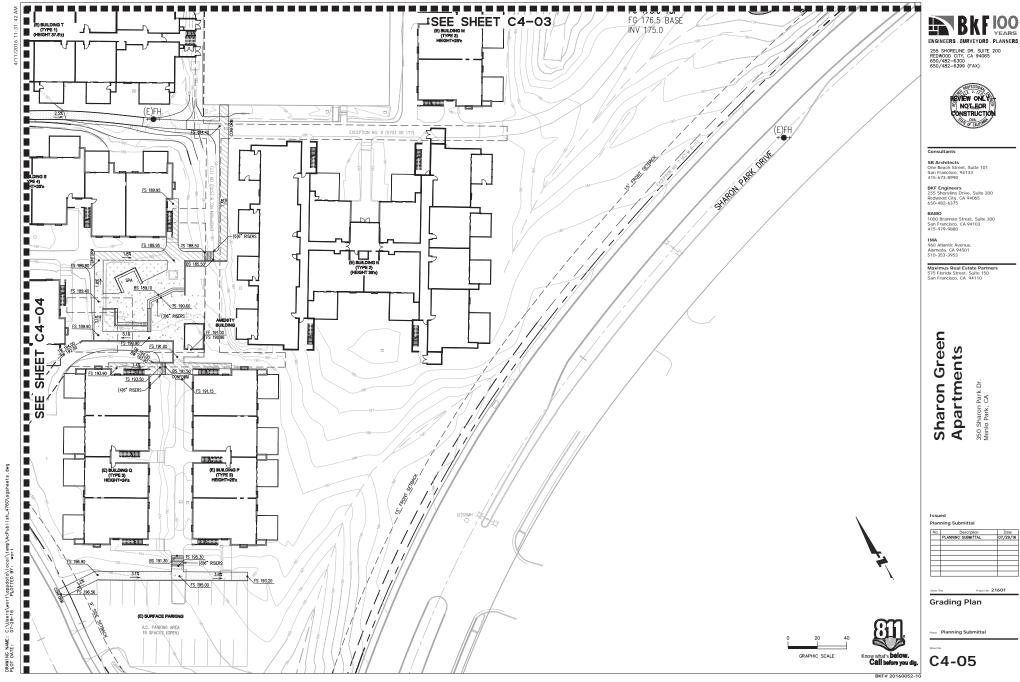
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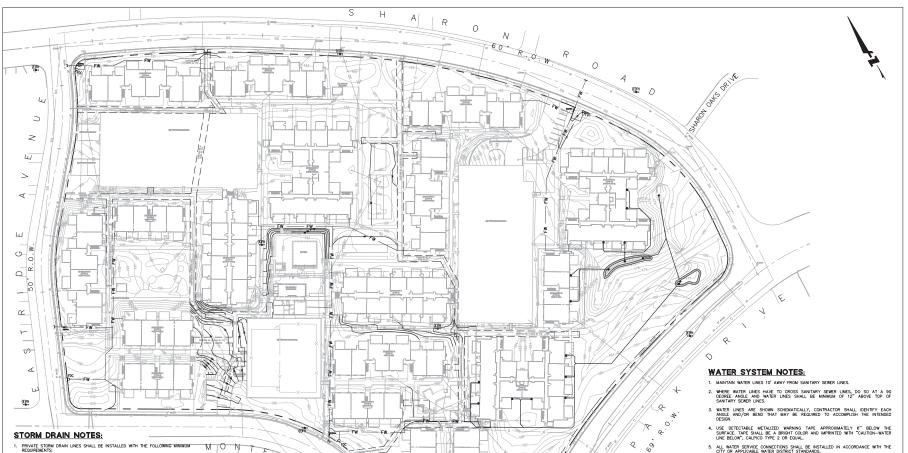








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3.00+ 2.4 MOUT TO 10 MICH DAMETER STORM DRAIN PRE-SHALL BE POLYMYN, CHLORISE (PVS) SORT 35 MHET BPPE AND SHALL CONFORM TO THE REQUESTENTS OF ASTIN DESIGNATION DOUGH 37 MHT HOULD JORNIS, ALL DIRECTION CHANGES SHALL BE MADE WITH WE CONNECTIONS, 22.5° ELBOWA, 87 CLORES, OR LOOK SWEEP BLOWS, SOR ELBOWS AND ELSONS AND EXPERIMENT OF A MET PROHIBED AND SHALL CONFORM TO THE CORREGATED HOH DOUSTY POLYETHINER (HOPE) PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTIN DESIGNATION 72864 WITH GASHEED BELL AND SPIGOT JOINTS.

PVC SDR 35 1.00 TO 2.99 YES - TRAFFIC AREAS ONLY

1.00 TO 2.99 YES - TRAFFIC AREAS ONLY

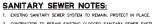
. WHERE STORM DRAIN PIPES ARE INSTALLED IN TRAFFIC RATED AREAS WITH LESS THAN 3.0 FEET OF COVER, PIPE TRENCH AND COVER SHALL BE ENCASED IN A MINIMUM 12 INON HOT STATE OF COVER SHALL BE ENCASED IN A MINIMUM 12 INON HOT STATE AND THE PIPE. STORM DRAIN LINES WITH LESS THAN 12' OF COVER IN TRAFFIC AREAS SHALL BE CAPPED WITH STEEL REINFORCE CONCRETE.

. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-STORM DRAIN LINE BELOW". CALPICO TYPE 2 OR EQUAL.

- PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
- ALL NEW AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.

PVC SDR 35 3.00+ HDPE

- 8. FOR GRAWITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAWITY FLOW SYSTEM.
- COMPLETE SYSTEMS: ALL UTLITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE FLANS. CONTRACTOR IS TO PROVIDE ALL PITTINGS, ACCESSORIES, AND WORK NECESSARY TO COMPLETE THE UTLITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- 10. ALL (E) DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE INDICATED ON PLANS, SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.



CONTRACTOR TO REPAIR EXISTING CLOGGED SANITARY SEWER SYSTEM AT THE DIRECTION AND TO THE SATISFACTION OF THE PROPERTY OWNER.

 ALL REPAIR WORK SHALL BE COMPLETED PER WEST BAY SANITARY DISTRICT STANDARDS. 4. ALL REPAIRS DUE TO CLOGGING/TREE ROOT DISPLACEMENT SHALL BE COMPLETED USING HAND TRENCHING METHODS AND BE COMPLETED PER THE RECOMMENDATIONS OF THE PROJECT ARBORIST AND ARBORIST REPORT.





ON CHEST

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Green partments haron

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Park

- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- I. PHILLD AND PRIVATE WATER MAN AND WATER SERVICE USE 2½ THROUGH ZE-MICH SHALL BE POLYNNYL OLEROPE (PK) AND SHALL MEET WAWA COOL. RATER FOR 200 PS CLASS PIPE WITH EPDAY COATED DUCTILE BROW INTIMOS AND USED PS CLASS PIPE WITH EPDAY COATED DUCTILE BROW INTIMOS AND USED COATE OF A PART OF THE PAR
- CONNECTIONS TO THE EXISTING WATER MAINS MALL BE APPROVED BY THE CITY.
 CONNECTIONS TO THE EXISTING WATER MAINS.
 CONTRACTOR SHALL PERFORM ALL EXCANTON, PREPARE THE STIT, FURNISH ALL MATERIAS, INSTALL TERPROVE THE VALVE AND ALL PROVISE THE STIT, FURNISH ALL ATTEMPTS THE CONTRACTORS FOR MAKING WET TAPS. NOTWETALLIG WATER LASS SHALL HAVE TRACER WIRES SHATALLIGHT.
- 8. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER
- 9. ALL WATER VALVES SHALL BE PER CITY STANDARD OR APPLICABLE WATER DISTRICT STANDARDS.
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD, AWMA CBOD, SECTION 3.8 UNLESS NOTED OTHERWISE.
- MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB. 14. INSTALL CITY APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.



GRAPHIC SCALE



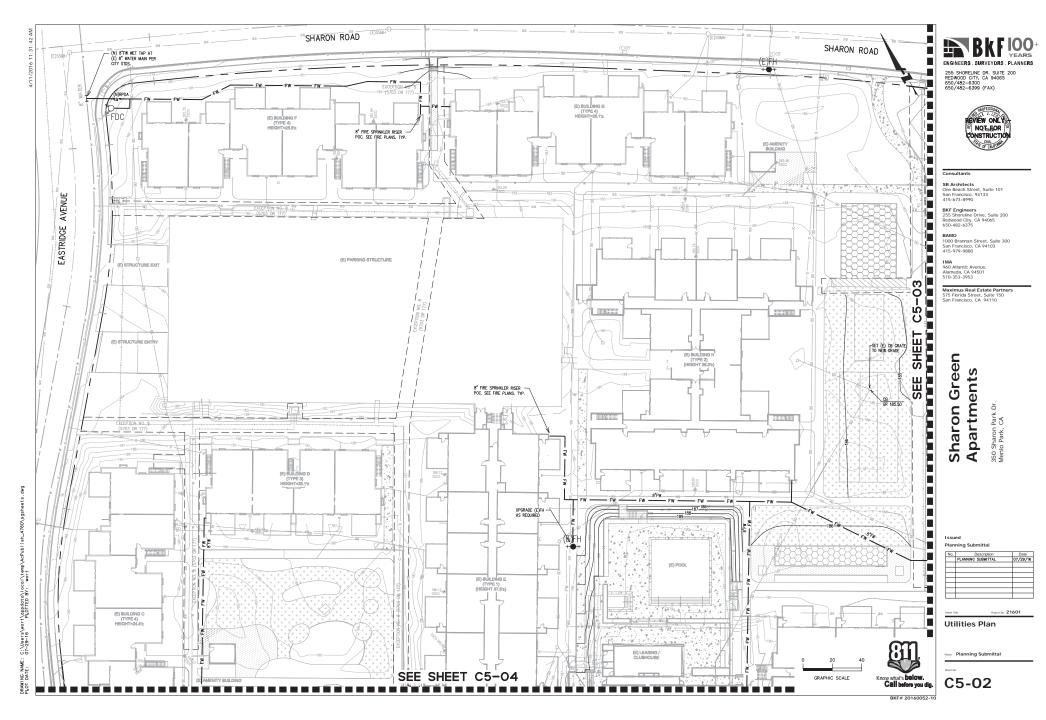
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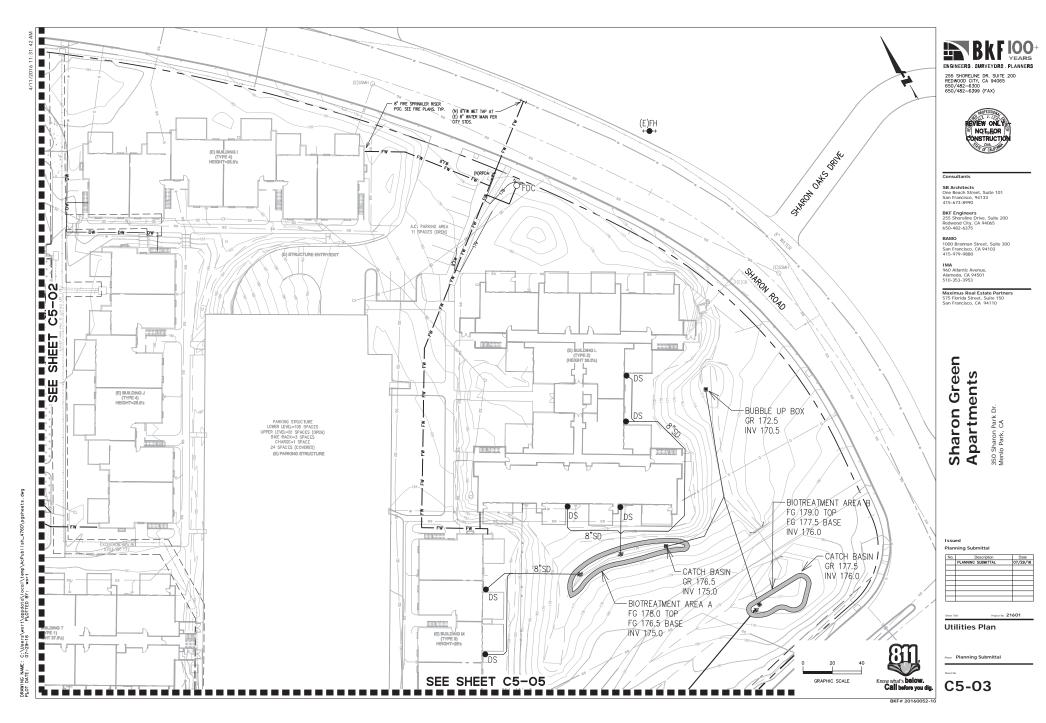
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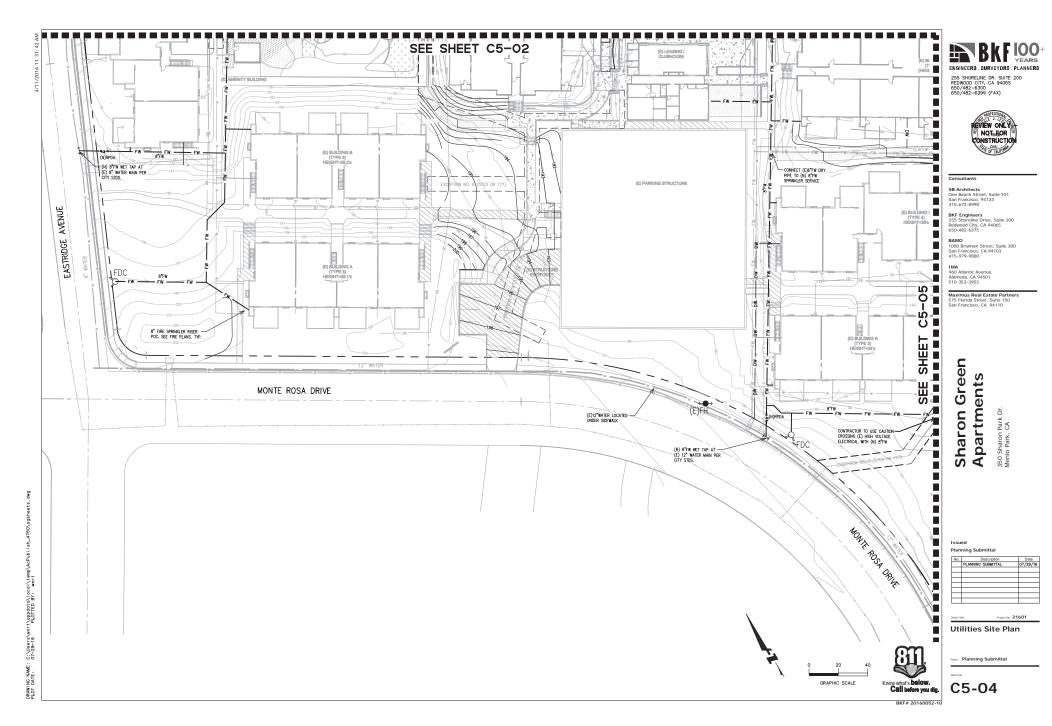
Utilities Site Plan

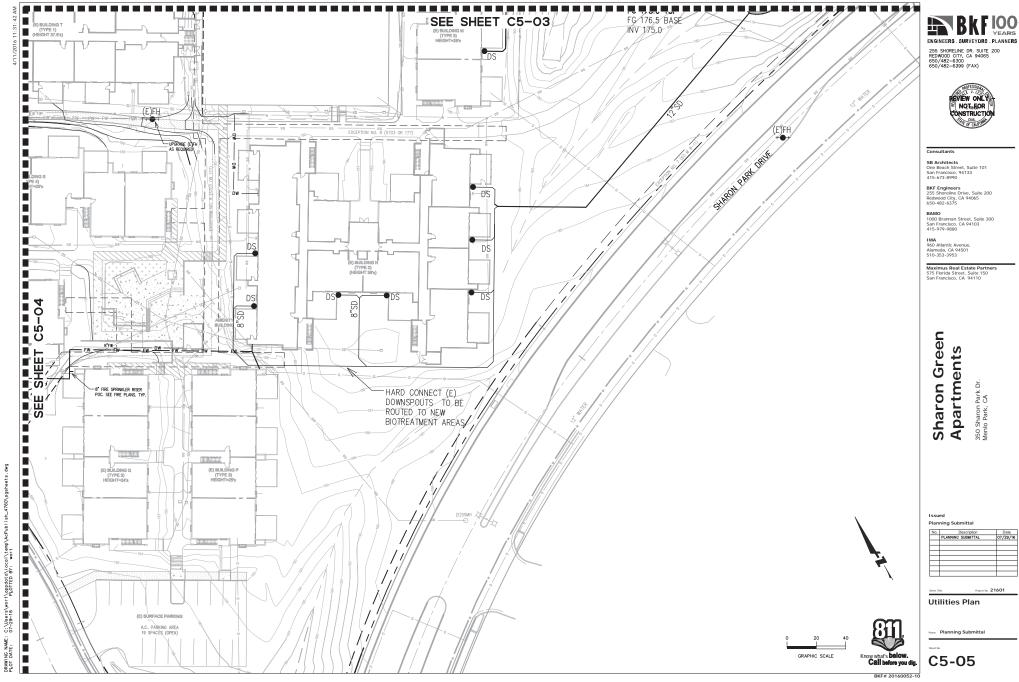
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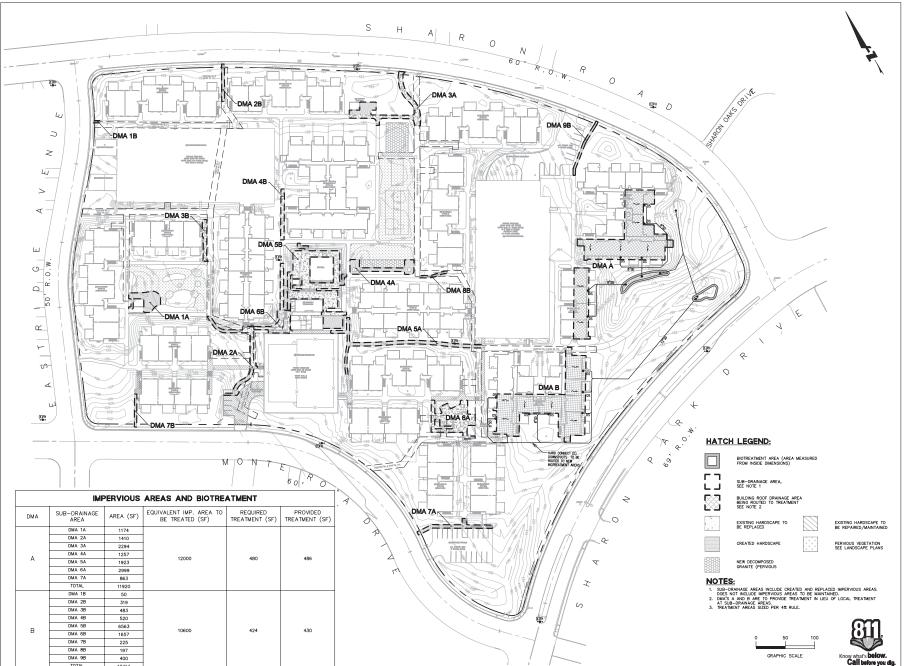








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Sharon Green Apartments

350 Sharon Park Dr. Menlo Park, CA

lo.	Description	Date
	PLANNING SUBMITTAL	07/29/16

Stormwater Control

Planning Submittal

Plan

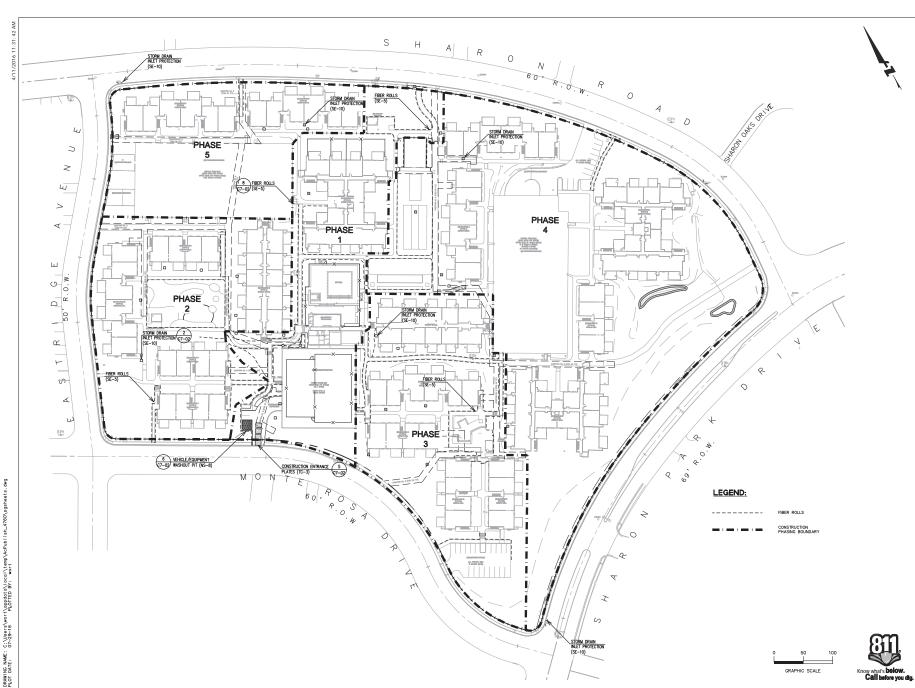
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Planning Submittal

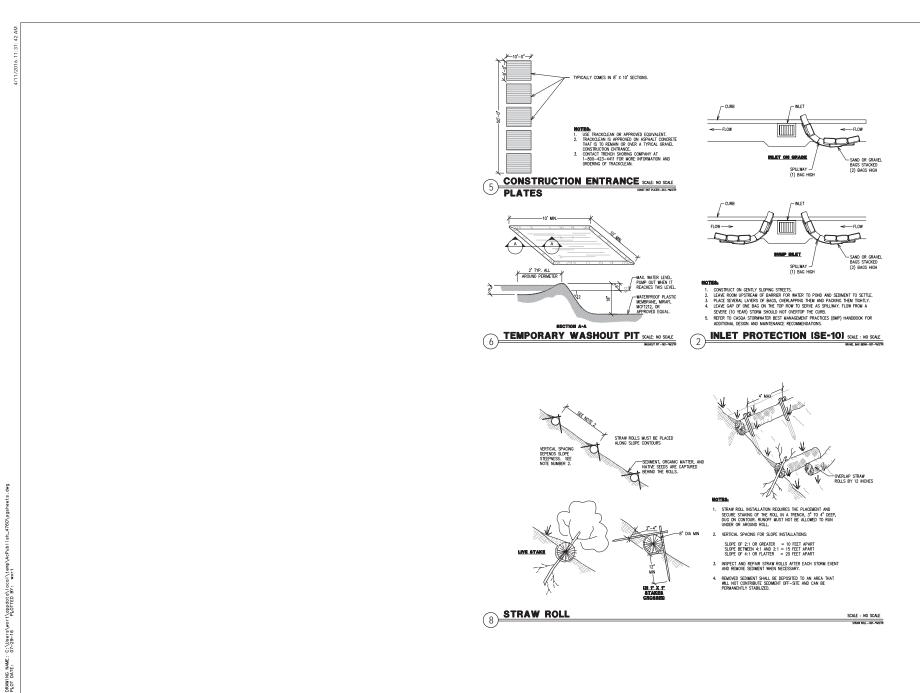
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350 Sharon Park Dr. Menlo Park, CA

Erosion Control & Phasing Plan

Planning Submittal

C7-01



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Sharon Green Apartments

Planning Submittal No.

	PLANNING SUBMITTAL	07/29/16
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Date

Erosion Control

Details

Phase Planning Submittal

C7-02

Sharon Green Apartments

Schematic Landscape Drawings
August 1, 2016

Sheet Index

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- L-2 Landscape Concept Zones Diagram
- L-3 Landscape Concept Zones Descriptions
- L-4 Tree Removal Plan
- **L-5** Tree Replacement Plan
- L-6 Landscape Illustrative Master Plan

Amenity Area Enlargements

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- L-8 Main Entrance & Sports Court Site Section
- L-9 Main Entrance & Sports Court Imagery
- L-10 Clubhouse Pool Area & Leasing Courtyard Plan
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- L-12 Amenity Space A: "Backyard Garden" Plan
- L-13 Amenity Space A: "Backyard Garden" Site Section
- .-14 Amenity Space A: "Backyard Garden" Imagery
- **L-15** Amenity Space B: "Open Space Recreation" Plan (North)
- **L-16** Amenity Space B: "Open Space Recreation" Plan (South)
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- L-18 Amenity Space C: "Children's Adventure Park" Plan
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- L-20 Amenity Space C: "Children's Adventure Park" Key Activity Images
- L-21 Amenity Space C: "Children's Adventure Park" Key Activity Images
- L-22 Amenity Space C: "Children's Adventure Park" Key Activity Images

Appendicies

- L-23 Proposed Plant Palettes & Imagery Trees
- -24 Proposed Plant Palettes & Imagery Shrubs
- L-25 Proposed Plant Palettes & Imagery Perennials & Groundcover
- L-26 Proposed Plant Palettes & Imagery Meadow
- -27 Irrigation Retrofit Design Intent Statement



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Sail Flairesco, CA 74110

Sharon Green Apts. Landscape Drawings

Issued August 1, 2016

No.	Description	Date
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Sheet Title Project No. 21601 Landscape Cover Sheet

Sheet No. L-1

& Sheet Index





Main Entrance / "Marketing Window"

- New Way-finding & Information Signs
- Enhanced / New Lighting
- Repair Damaged Asphalt / Concrete surface
- Enhanced Planting
- New sidewalk Connect from Street to the Leasing Office
- Relocation or update of Monument Sign
- New Retaining Walls to Hold Grades



Pool & Spa Courtyard

- Demolish existing concrete pool deck and replace with permeable concrete pavers
- Enhance existing concrete steps
- Add an ADA ramp between leasing pavilion and pool deck
- Refurbish pool and spa
- Add new furniture



Amenity Spaces

"Backyard Garden" Courtyard

- Renovated Amenity Building (Stove-top, Sink, Refrigerator, Accessible Counters)
- Remove / Fill-in Existing Pool
- Remove Pool Fence, Equipment & Paving
- New Paving, Stairs, & Walls
- New Site Furnishings (Dining Table & Chairs, Lounge Seating, Flexible Seating)
- New Lighting & Information Signs
- Potential New Amenities: Gas BBQ & Fire Feature, String / Festoon Lighting on Posts

(B) "Activity Courts and Open Space"

- Renovated Amenity Building (Auxiliary Support and Staging for Events)
- Remove Existing Gazebo
- New 'Plaza' (Stepped Lawn Court)
- New Lighting & Information Signs
- New Site Furnishings
- Re-grade Turf Area for Flex Use as Sports Field

G "Adventure Park" Kids Play Area

- Renovated Amenity Building (Potential 'Parent's Lounge')
- Potential Adventure Play Structures
- New Site Furnishings / Shade Structures
- New Lighting & Information Signs
- Potential New Permeable Paving (DG)
- Re-grade Turf Area to Create Mounds



Enhanced Streetscape Planting

- Low-Height Trees and Flowering Shrubs Random Mix of Planting Strip along with the Sharon Park Dr. and Monte Rosa Dr.



Open Lawn

- Continuous, Flat (or Gently Sloped), Unobstructed for Passive Recreation



Interior Passive Landscape

- Repair/Replacement of Damaged or Cracked Concrete
- Remove all 'Step Pavers' in favor of Concrete, Decomposed Granite (DG) and/or Stairs (with Handrails) where Required
- Remove Lawn where appropriate
- Add Concrete Header to DG Areas
- New Lighting & Information Signs
- New Site Furnishings
- New Drought-tolerant, Native /Adapted Planting
- Irrigation System Retrofit (Drip, Hydro Zones, ET Controller)
- Selective Removal of Mature Trees due to one or more of the following: - Disease/Decay per Arborist Report
- Structural/Foundation Damage
- Root Intrusion into Storm & Sewer Pipes as evidenced by scoping
- Interference with Proposed Fire Sprinkler Line Routing



Redwood & Heritage Tree Grove

- Protect-in-Place per Arborist Report and Recommendations
- Irrigation System Retrofit (Drip, Hydro Zones, ET Controller)
- Potential Addition of like-Specimens
- Potential New Drought-tolerant, Native/ Adapted Shrub & Ground Cover Planting



Community Monument Sign

- Existing Monument Signs to be Refinished (Sign Text will remain the same content and height)
- Maximum Dimensions: 52 sq foot (max height of 8 feet) 18 inches tall letterings*

Perimeter Passive Landscape

- Repair/Replacement of Damaged or Cracked Concrete
- Remove all 'Step Pavers'
- Remove Lawn where appropriate
- New Lighting & Information Signs
- New Drought-tolerant, Native/ Adapted Planting
- Irrigation System Retrofit (Drip, Hydro Zones, ET Controller)
- Selective Removal of Mature Trees due to one or more of the following:
- Disease/Decay per Arborist Report
- Structural/Foundation Damage
- Root Intrusion into Storm & Sewer Pipes as evidenced by scoping
- Interference with Proposed Fire Sprinkler Line Routing

*Refer to City of Menlo Park - Design Guidelines for Signs

General Landscape Renovation

- Areas damaged by building new entries will be replaced with similar plant materials
- Add similar species planting as a foreground landscape along Sharon Park Dr. and Monta Rosa Dr.
- Add new similar species planting at orange
- Add new upgraded enhanced planting between Monta Rosa Dr. and the leasing office entry



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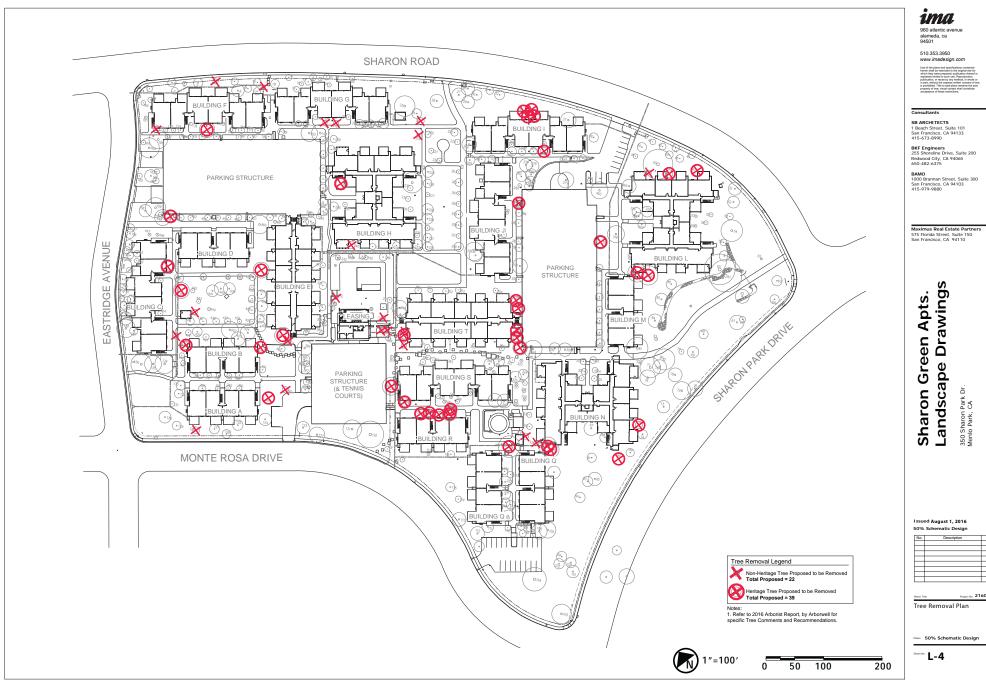
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Landscape Concept Zones

Sheet No. L-3

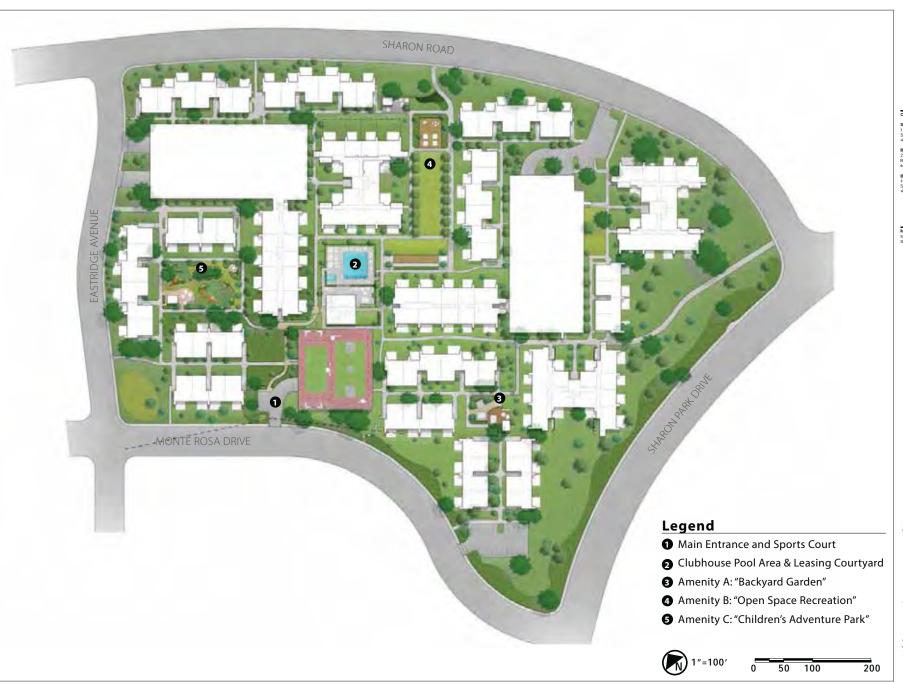
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Landscape Ilustrative Master Plan

Sheet No. L-6



Description

The Monte Rosa Dr. entrance is the 'Front Dooor' of Sharon Green Apartments as visitors and potential residents will be directed here and to the leasing office. New and enhanced planting areas and hardscape will create a fresh look for this Main Entrance. The sports courts and shaded seating areas will be renovated and enhanced to keep with the updated renovated theme.

Legend

- 1 Existing Parking Stalls
- Repaved Driveway
- **New Enhanced Paving Sidewalk**
- Relocated Project Monument Sign
- Direction Sign to Leasing Office
- New Concrete Walk
- Full-Size Basketball Court
- New Chain-link Fence to match Height of Existing Chain-link Fence
- Umbrella with Movable Base
- Planter Pots
- Sight Triangle

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Main Entrance & Sports Court Plan



Legend

- Parking
- 2 Driveway to Parking Garage
- New Sidewalk
- **Retaining Wall**
- New Monumental Sign
- Flowering Shrubs
- New Accent Tree

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Main Entrance & Sports Court Site Section

Sheet No. L-8

1"=10'















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Main Entrance &

Sports Court Imagery

Frame 50% Schematic Design



Description

The pool area is located to the North of the Leasing Office and Main Clubhouse. As the primary Amenity Area, the resort style pool, spa and al fresco dining area offer residents elements of a high-end lifestyle. An enhanced indoor-outdoor amenity space becomes an extended living room with views to the luxurious pool and spa area.

Legend

- Outdoor Fitness/Flexible Event Space with Lawn
- 2 Chaise Lounge Chairs
- Movable Umbrellas
- Spa
- Renovated Pool
- 6 New Concrete Paving
- ADA Ramp
- Stairs
- BBQ with Built-in Masonry Counter
- n Dining Table and Lounge Furniture

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Clubhouse Pool Area & Leasing Courtyard Plan

















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Clubhouse Pool Area &

Leasing Courtyard Imagery

Frame 50% Schematic Design



Description

Taking advantage of the existing topography, this courtyard is designed as a split-level outdoor living space with dining and lounge areas. At the raised deck area in front of the renovated amenity building, a BBQ Counter and a large table and chairs are propsed for dining and entertaining. The lower deck is furnished with a comfortable table, and chairs and outdoor lounge seating. A fire pit adds to the ambiance for a small group gathering area.

Legend

- Renovated Amenity Building
- 2 Existing Trees
- 3 Proposed Accent Trees
- 4 Shrub Planting
- **5** BBQ Counter
- 6 Natural Gas Fire Pit
- Gathering Area
- 8 Steps with Handrails
- Seat Wall
- Retaining Wall
- 1 Dining Tables, Chairs and Movable Umbrellas
- Concrete Paving
- Deck

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Amenity Space A: "Backyard Garden" Plan

" L-12



Legend

- Renovated Amenity Building
- 2 Existing Trees
- 3 Proposed Accent Trees
- 4 Shrub / Ground Covers
- **5** Festoon String Lights and Posts
- 6 Movable Umbrella
- BBQ Counter
- 8 Steps
- Seat Wall
- Retaining Wall
- 1 Lounge Furniture

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Amenity Space A:
"Backyard Garden" Site Section

Sheet No. L-13

1"=10'















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Amenity Space A:
"Backyard Garden" Imagery

Place 50% Schematic Design



Description

As the grand open space of this apartment community, this amenity area is designated for active recreation opportunities for the residents. The turf area with the large sycamore tree alle becomes a symbolic corridor and active lawn, playing host to numerous programmed and ad hoc events. The adjacent renovated amenity building serves as an anchor to the space, offering a place to host guests and food/drinks.

Legend

- Decomposed Granite 'Plaza'
- 2 Removable Posts Sleeves for Game Nets
- 3 Movable Tables, Chairs and Umbrellas
- Private Backyards
- **5** Movable Bistro Tables and Chairs
- 6 Planting Buffer
- 7 Flowering Perennial Planting Area
- 8 Existing Trees
- Existing Walkway to Sharon Road
- Renovated Amenity Building

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Amenity Space B: "Open Space Recreation" Plan (North)

" L-15



Legend

- 1 Turf Activity Area
- 2 Benches
- 3 Bocce Ball Court
- 4 Existing Trees
- **5** New Accent Trees
- 6 New Concrete Walk

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Amenity Space B:
"Open Space Recreation" Plan (South)

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Amenity Space B:
"Open Space Recreation" Imagery

Frame 50% Schematic Design



Climbing Wall

- **Net Play Structure**
- Game Area (Turf)
- Renovated Amenity Building

- Tables and Chairs / Lounge Furniture
- Existing Trees
- 16 Rubber Play Surface Paving or DG
- Shrub and Groundcover

Description

The playground is designed for several essential types of play and children's activities, as well as areas for seating and passive play. This amenity area is divided into two separate zones for different age groups; 2-5 and 5-12 year olds. Each area features various activities for their respective challenge and development abilities. The space is anchored by the renovated Amenity Building which will serve as the "Parent's Lounge".

Legend

- 1 Play Mound (Rubber Surfaced)
- 2 Swing
- Monkey Bar
- Slide
- **5** Balance Rope
- 6 Stepping Platforms
- Patio with Table and Chairs
- 8 Balance Steps with Rope
- 9 Log and Rope

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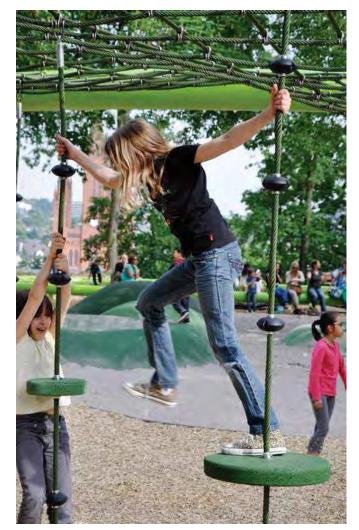
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Amenity Space C: "Children's Adventure Park"













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Amenity Space C:
"Children's Adventure Park" Imagery

Frame 50% Schematic Design

See L-19

Essential Playground Activities

Activity List	0-5 Years	5-12 Years	12-Adult
Climbing	•	•	
Balance	•	•	
Swing/Hanging	•	•	
Extra Challenges		•	
Game		•	• 0
Slide	•		
Touch/Feel (Sensory)	0		
Relax/Talk	0	0	0

● Active Play ○ Passive Play







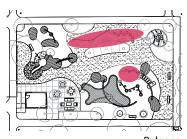












Balance

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No.	Description	Date

Amenity Space C:
"Children's Adventure Park" Key Activity Images



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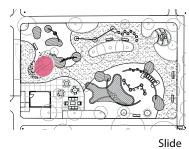
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Amenity Space C: "Children's Adventure Park" Key Activity Images

Frame 50% Schematic Design









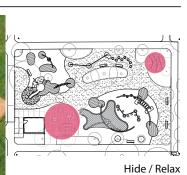












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Amenity Space C: "Children's Adventure Park" Key Activity Images

Frame 50% Schematic Design

Seeset No. L-22







Umbellularia californica - California Laurel



Quercus douglasii - Blue Oak

Quercus agrifolia

- Coast Live Oak



Arbutus menziesii Madrone



Cercis occidentalis - Western Redbud



Oak Woodland Clearing



- California Sycamore

Trees

Acer spp. - Maple species
Arbutus 'Marina' - Strawberry Tree
Arbutus menziesii - Madrone
Cedrus deodora - Deodor Cedar
Cercis occidentalis - Western Redbud
Cercocarpus betuloides - Mountain Mahogany
Cinnamomum camphora - Camphor Tree
Garrya elliptica - Silk Tassel
Lophostemon confertus - Brisbane Box
Lyonothamnus floribundus - Catalina Ironwood
Magnolia spp. - Magnolia species

Quercus spp. - Oak species
Pinus spp. - Pine species
Platanus racemosa - California Sycamore
Podcarpus spp. - Fern Pine species
Prunus ilicifolia - Holly-leafed Cherry
Sequoia sempervirens - Coast Redwood
Tristania conferta - Brisbane Box
Ulmus parvifolia - Evergreen Elm
Umbellularia californica - California Laurel
Zelkova serrata - Sawleaf Zelkova

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inest Title Project No. 2160

Proposed Plant Palettes & Imagery - Trees

Phase 50% Schematic Design



Heteromeles arbutifolia - Toyon



Rhus trilobata - Squaw Bush Sumac



Rhamnus californica - Coffeeberry



- California flannelbush



Myrica californica - Pacific Wax Myrtle



Arctostaphylos densiflora - Vine Hill Manzanita



Ceanothus spp. - California Lilac Fremontodendron californicum

Shrubs

Arctostaphylos spp. - Manzanita Artemisia californica - California Sagebrush Aspidistra elatior - Cast Iron Plant Camellia spp. - Camellia varieties Ceanothus spp. - California Lilac Eriogonum heermannii - Heermans Buckwheat Fremontodendron californicum - California flannelbush Heteromeles arbutifolia - Toyon Ligustrum j. 'Texanum' - Wax-leaf Privet Liriope spp. - Lily Turf varieties

Myrica californica - Pacific Wax Myrtle Pittosporum spp. - Pittosporum varieties Rhamnus californica - Coffeeberry Rhaphiolepis indica 'Clara' - Indian Hawthorne Rhus trilobata - Squaw Bush Sumac Ribes sanguineum - Pink-Flowered Currant Rosa californica - California Wild Rose Rosmarinus spp. - Rosemary varieties Salvia spp. - Sage varieties Trichstema lanatum - Woolly Blue Curls

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Proposed Plant Palettes & Imagery - Shrubs



Zauschneria californica mexicana - California Fuschia



Iris longipetala - Long Petaled Iris



Lupinus spp. - Lupines



Baccharis pilularis - Coyote Bush



Polypodium californicum - California Polybody



Woodwardia fimbriata - Giant Chain Fern



Asclepias spp. - Milkweed



Juncus patens - Common Rush

Perennials

Asclepias spp. - Milkweed
Corethrogyne filaginifolia - California Aster
Diplacus aurantiacus - Sticky monkey Flower
Iris spp. - Iris
Linum lewisii - Blue Flax
Lupinus spp. - Lupines
Monardella antonina - Butterfly Mint Bush
Penstemon centranthifolius - Scarlet Bugler
Romneya coulteri - Matilija Poppy
Salvia spathacea - Hummingbird Sage
Zauschneria californica mexicana - California Fuschia

Grasses & Groundcovers

Baccharis pilularis - Coyote Bush
Carex tumulicola - Foothill Sedge
Carex praegracilis - Clustered Field Sedge
Elymus condensatus - Giant Wild Rye
Euonymus fortunei 'Coloratus' - Wintercreeper
Juncus patens - Common Rush
Muhlenbergia rigens - Deer Grass
Stipa coronata - Giant Needlegrass
Vinca minor - Dwarf Periwinkle
Trachelospermum jasminoides - Star Jasmine

Ferns

Adiantum jordanii - California Maiden-Hair Polypodium californicum - California Polybody Woodwardia fimbriata - Giant Chain Fern Dryopteris arguta - Wood Fern ima 960 atlantic avenu

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neet Title Project No. 2160

Proposed Plant Palettes & Imagery - Perennials & Groundcover

Phase 50% Schematic Desig



Lupinus spp. - Lupines



Carex praegracilis - Clustered Field Sedge



Elymus condensatus - Giant Wild Rye





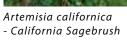
Carex tumulicola - Foothill Sedge



Muhlenbergia rigens - Deer Grass



Stipa pulchra - Purple Needlegrass



Meadow (Hydroseed Mix)

Artemisia californica - California Sagebrush Eriogonum heermannii - Heermans Buckwheat Asclepias spp. - Milkweed Corethrogyne filaginifolia - California Aster Linum lewisii - Blue Flax Lupinus spp. - Lupines Monardella antonina - Butterfly Mint Bush Salvia spathacea - Hummingbird Sage Sisyrinchium bellum - Blue-eyed Grass **Annual Wildflower Varieties** Carex tumulicola - Foothill Sedge

Carex praegracilis - Clustered Field Sedge Festuca rubra - Red Fescue Juncus patens - Common Rush Muhlenbergia rigens - Deer Grass Stipa pulchra - Purple Needlegrass Elymus condensatus - Giant Wild Rye



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Proposed Plant Palettes & Imagery - Meadow

State Requirements

Reduced landscape water usage is a statewide requirement as well as a significant component in the retrofit of the landscape design of this project.

Under the California Department of Natural Resources Title 23, Chapter 2.7. Model Water Efficient Landscape Ordinance (MWELO) & Governor Brown's Exec. Order No. B-29-15, Landscape should:

"...use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water to the lowest practical amount"

A Maximum Applied Water Allowance, or MAWA, is the the maximum annual gallons per year of water allowed for a landscape area.

City Requirements

The City of Menlo Park Water Efficient Landscape Code, Chapter 12.44, states:

"12.44.020 Applicability

- (a) The provisions of this chapter shall apply to all of the following landscape proiects:
- (2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than one thousand (1,000) square feet requiring a building or landscape permit, plan check, or design review."

This project will seek to comply with the Code by means of the Water Budget Calculation Option for Nonresidential Projects, as outlined by the following Code Sections:

"12.44.080 Water Budget Calculations"

"12.44.090 Landscape Design Plan"

"12.44.100 Irrigation Design Plan"

Retrofit Design Intent Statement

The existing Water Use on-site will be calculated to create a Baseline for the current Maximum Applied Water Allowance (MAWA) based on the following:

- 1. The existing approximate square foot area of Hydrozone Landscape Areas (i.e. Turf, High-Water-Use Shrubs, Low-Water-Use Shrubs, etc.)
- 2. The existing Plant Factors from WUCOLS.
- 3. The exisiting Irrigation Controller Type.
- 4. The existing Irrigation Emitter Type (spray).
- 5. Any existing Special Landscape Areas.

Conclusion

The Estimated Total Water Use (ETWU) for the proposed Retroft Design will be calculated using the equation outlined in the Water Ordinance "12.44.080 Water Budget Calculations" so that the sum of the ETWU calculated for all hydrozones will not exceed the MAWA.



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Irrigation Retrofit Design Intent Statement

" L-27



Sharon Green Apartments Project Description August 1, 2016

AUG 0 4 2016

The proposed project involves repairs and improvements to the 296 unit apartment community known as Sharon Green Apartments, located at 350 Sharon Park Drive in Menio Park, California (the "Project"). Sharon Green is comprised of eighteen residential apartment buildings, one single-story clubhouse and leasing office building, three parking structures, two pools with one in-ground hot tub, and three small amenity buildings. The purpose of the proposal is to repair and renovate the existing buildings by providing an energy efficient exterior envelope and updating antiquated finish materials. Additionally, the common amenities will be updated. The Project does not add any additional square footage to the existing buildings, the unit count and unit mix will not change and the site layout will remain unchanged.

The Scope of Work involves the following:

Building Exteriors:

The existing exteriors will be improved and updated by replacing the original windows with energy efficient windows, adding a new waterproofing skim coat and paint to the existing stucco, and adding new LED light fixtures. Existing dry-rot will be repaired on the exterior. The wood framed balconies and decking with railings will be replaced during the course of this work. On select buildings, the exterior stairwell façade will be renovated to allow for more natural light penetration. Damaged concrete patios will be replaced as needed and foundations will be repaired as needed. The architectural style will be a clean modern interpretation of Menlo Park's vernacular architecture.

Unit Interiors:

The unit interiors will be remodeled to improve natural light penetration. At the same time, fire sprinklers will be installed in the buildings and units. Existing interior lighting will be replaced with LED fixtures and electrical systems will be upgraded; including adding GFCI outlets in wet areas with proper circuiting. Additionally, the plumbing fixtures will be replaced with new low-flow models to reduce water consumption and appliances will be replaced with new Energy Star models to reduce energy consumption. Energy efficient washer and dryers will be added to each unit.

Clubhouse and Leasing Office:

The existing clubhouse and leasing office will be renovated to increase energy efficiency and improve the layout and functionality of the interior spaces to better serve residents and operations. The footprint of the building will remain the same, and the existing stucco façade will be replaced with sustainably sourced, energy efficient materials and the roof line will be raised to improve the amount of natural light penetration. Furthermore, new dual glazed, low-e windows and doors, will be added. The interior will be reconfigured to separate the administration function from the residential lounge. The building and restrooms will be replaced and made ADA compliant. Fire sprinklers will be added to the building and the existing wood burning fireplace will be removed and replaced with a new natural gas model in order to improve air quality. The architectural style will be a modern interpretation of Menlo Park's vernacular architecture.

Outside, the existing pool, relocated spa and associated pool enclosure will be updated. The existing plaster, coping, and tile will be replaced. Furthermore, the concrete pool deck will be repaired and replaced, an ADA chair lift added and a new ADA ramp added. Both pool and spa will be brought into compliance with Virginia Graeme Baker Act. The size and configuration of the pool will remain the same, with the size of the pool deck increasing slightly. An outdoor kitchen area with a gas grill, outdoor lounge furniture, and a flexible lawn area will be added for the resident's use.

Amenity Buildings

The three existing free-standing amenity buildings, that house the current laundry facilities, will be repurposed to into indoor / outdoor residential amenity spaces that overlook the renovated landscape. The amenity buildings will receive new finishes and casework in order to support outdoor activities. The footprint of the three buildings will remain the same. The buildings will receive new sustainably sourced, energy efficient materials and new energy efficient windows. The renovated buildings will be programmed to enhance resident enjoyment of the outdoors, while creating social gathering and community building spaces. Uses include: kitchenettes and exterior lounge areas connected to adjacent green spaces which include a children's playground, outdoor BBQ / dining area, and a lounge area for the community events.

Landscape Amenities

Turf will be selectively removed in favor of new drought-tolerant and California native and adapted plants to reduce the potable water consumption for landscape irrigation. Bio-filtration areas will be added to capture and filter rainwater from building downspouts and hardscape surfaces. Tree pruning and maintenance will be performed as required per the consulting Arborist's recommendations. The existing irrigation in the planting beds will be converted from conventional spray heads to a more efficient drip system. New 'smart' irrigation controllers will be installed and the valves regrouped into distinct hydro-zones for optimum irrigation efficiency. Site lighting will be replaced with energy efficient LED fixtures throughout the project. Damaged concrete walkways and concrete paver stones will be repaired or replaced where needed to ensure access throughout the site.

Community Outreach

Four (4) design focus groups were held on February 3 and February 4, 2016 to review the preliminary design concepts and solicit resident feedback. Additionally, four (4) community outreach meetings were held between May 21 and May 25, 2016 in an effort to inform the public of the proposed project and discuss any concerns. Invitations to the town hall style community outreach meetings were distributed to all residents as well as neighboring properties located within 300 feet of Sharon Green. The communications also included a one-page detailed summary of the proposed project scope so those unable to attend the meetings would be knowledgeable of the project.

Two of the town hall meetings were conducted for residents and two of the meetings for neighbors. For both groups, a PowerPoint presentation was given highlighting key components of the project scope – building exteriors, building interiors, amenity structures and landscaping. The preliminary construction phasing plan, tree maintenance program and frequently asked questions (FAQ's) were also addressed in the presentation.

Resident feedback to date has been recorded, compiled into one document and responses distributed to all Sharon Green residents. This document is attached. In an effort to be transparent, property management has committed to sending regular resident communications regarding progress of the project planning and tree maintenance program.

Heritage tree removal is an issue of attention for everyone. In responding, it is important to distinguish the tree maintenance program from the construction renovations. No heritage tree removals are necessary for the renovation project. The tree removals are part of a comprehensive tree maintenance program for the property. An arborist has reviewed the health of each tree and determined 39 heritage tree removals are necessary due to poor health / structure or root intrusion into building foundations, sewer lines and storm drains. The City's arborist has concurred with these findings. The trees will be replaced on a 1 to 1 basis and planted in areas that will not overcrowd existing trees.

We have also received feedback from a neighboring HOA regarding the trash collection. To address this concerns, we are consolidating some smaller trash bins into larger bins which should enable us to reduce the amount of weekly pick-ups from 2 to 3. We have also scheduled a meeting with the Route Supervisor from Recology to determine a more ideal locations for garbage collection. Upon determining our pick-up options, we will reach out to the surrounding HOA's to find an agreeable solution.

END OF PROJECT DESCRIPTION





JUN 0 7 2016

CITY OF MENLO PARK PLANNING

May 24, 2016

Dave Ruth
Director of Capital Projects
Maximus Real Estate Partners
575 Florida Street, Suite 150
San Francisco, CA 94110

RE: Sharon Green Apartments, 350 Sharon Park Drive

Assignment

It was requested that Arborwell re-evaluate the trees at Sharon Green Apartments and update the Tree Inventory report dated October 30, 2013.

The purpose of this re-evaluation is:

- To verify and update all data on the existing spreadsheet (See attached Tree Inventory Report dated 5/19/16)
- To re-evaluate trees previously recommended for removal and determine if any can be preserved.

Background

The last Tree Inventory report was produced October 30, 2013. At that time, out of the 464 trees that were evaluated, 62 heritage trees were slated for removal. These trees were classified for removal due to health, structural, or location (proximity to structures and foundations) concerns. The majority of these trees were Monterey pine, Eucalyptus (various species) and Acacia and the inherent problems with these types of trees have been well documented.

The City's Arborist, Mr. Walt Fuji reviewed and supported all recommended removals and identified 12 additional trees that should be removed.

Soon thereafter, the prior property owner (BRE at that time) requested a re-evaluation of the recommended heritage removals, to see if there was any possibility to preserve some if extensive mitigation was performed. Each of the 62 proposed removals were re-evaluated and trees were identified that could be preserved if certain mitigation techniques were performed. At the end of this process of re-evaluation, 42 heritage trees were identified as requiring



removal. On February 10, 2014 the Planning Commission recommended the City Council adopt a resolution approving the removal permits for the 42 heritage trees.

For some unknown reasons, BRE did not pursue the tree removals further and the condition of the trees has continued to deteriorate. In late 2015, Sharon Green was acquired by a new ownership group and Maximus assumed management of the property. Maximus requested Arborwell develop a comprehensive tree maintenance program for the property. Pursuant to this request, all the trees were measured and their condition evaluated for changes from the 2013 survey. Care recommendations from the previous survey were revised accordingly on the Tree Inventory.

Tree Inventory

The attached updated Tree Inventory shows all heritage and non-heritage removals as well as the reason for the removal. Additionally, it identifies other trees recommended for removal but at the request of ownership have been re-evaluated and classified as trees that can be considered for preservation with certain mitigation performed to lessen the risk of failure or other damage.

Please note that in some cases the required mitigation techniques may be detrimental to the health of the tree. For example, in most cases the trees are noted for their poor structure which poses a danger of limb failure. The necessary mitigation in this case would include pruning the tree significantly to reduce risk to a satisfactory level. The required pruning may be such that it strains the health of the subject tree and can lead to future failure.

Heritage Trees recommended for removal

This section discusses heritage tree removals. These were recommended for removal for one or more of the following reasons: 1) Poor health: meaning the trees health was poor enough to call into question its viability and or it safety. 2) Poor structure: meaning the limbs and or leaders in the tree are poorly attached and pose a significant risk to structures and or pedestrians. Or 3) poor location, meaning the trees close proximity to a structure is actively causing damage or poses a significant risk to do damage to the structure to which it is adjacent.

<u>Tree # 33 - 36 Monterey pine - Average 24.5" dbh building I</u>. Comments: These trees are grouped close to each other and the building. The health of these trees is poor as is exhibited by their thin canopies. Trees 34 & 36 have a significant lean over building I. Trees 33 & 35 lean towards Sharon Road. Each of these trees represents a risk to residents and pedestrians. Due to the fact that these trees are clustered together these trees and their canopies have grown



somewhat reliant on each other. Therefore it is advisable that they are all removed at the same time. No amount of mitigation can reduce the risk that these trees represent.

<u>Tree # 47 Evergreen pear - 20" dbh building L.</u> Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

<u>Tree # 48 Evergreen pear - 15" dbh building L.</u> Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

<u>Tree # 75 Red gum – 15"dbh building N.</u> Comments: Tree is in good health, but the structure of this tree is very poor, imbalanced and weighted towards the building, limbs are poorly attached and pose a risk of limb failure. Its close proximity to the building makes preservation impractical.

<u>Tree #'s 87 & 88 Monterey pine – 42" dbh building L.</u> Comments: These very large trees are located between buildings M and L. The root systems are exerting pressure on the foundation of building M and a retaining wall associated with building L which is exhibiting signs of strain. These canopies have long and dangerously heavy branches that extend over the roof line that pose a risk to residents. Due to the close proximity to the structures and the impact on foundations, mitigating these risks is not possible.

<u>Tree # 90 Tulip – 22" dbh building N</u>. Comments: Health of this tree is very poor. Branches are weakly attached with included bark. The trunk has significant decay and the tree is at high risk of failure.

<u>Tree # 95 & 96 Monterey pine – Average 30.5" dbh building P.</u> Comments: These very large trees are located between buildings P and N. The root systems are exerting pressure on the foundations of both buildings. The canopies have long and dangerously heavy branches that extend over the roof lines that pose a risk to residents. Due to the close proximity to the structures, mitigating these risks is not possible.

<u>Tree #177 Monterey pine - 30"dbh building F.</u> Comments: Base of tree is in contact with the building. Tree is still actively growing and serious damage to structure is likely. Additionally, the canopy is very heavy over the structure and the walkway. Due to the close proximity to the structures, mitigating these risks is not possible.

<u>Tree #206 Red Ironbark – 19" dbh building H.</u> Comments: Tree is in good health, however, it is located very close to the structure and root system is actively lifting adjacent patio. Limbs are poorly attached and pose a risk of limb failure. Due to the close proximity to the structures, mitigating these risks is not possible.

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<u>Tree #272 Sycamore – 15" dbh building I.</u> Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the structure the canopy in unbalanced. Additionally, it is too close to the sidewalk as it has caused the hardscape to lift and crack over the years. Due to its poor location, mitigation measures are not recommended.

<u>Tree #285 Sycamore – 17" dbh building J and Parking Structure.</u> Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the parking structure the canopy in unbalanced. Additionally, the base of the tree is within a few inches of the sidewalk and is causing lifting and cracking. Due to its poor location, mitigation measures are not recommended.

<u>Tree #'s 294 & 295 Acacia – Average 19" dbh building T</u>. Comments: Trees have extremely poor structure. Both trees have had multiple limb failures in the past and future limb failure is likely. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

<u>Tree # 296 & 297 Red flowering qum - Average 19" dbh building T.</u> Comments: Trees have extremely poor structure. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

<u>Tree # 298 Monterey pine – 28"dbh building T.</u> Comments: Tree has significant lean over parking structure and poses a significant risk of failure. Due to the close proximity to the parking structure and the nature of its lean, mitigating these risks is not possible. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of this tree impractical.

<u>Tree # 315 Blue Oak – 27"dbh building L and Parking Structure.</u> Comments: Tree is in fair health however, due to competition and age the canopy is in decline. Tree is overcrowded and is growing into the parking structure. Has large decaying limb that poses a danger if it were to fail. Mitigation does not seem practical in this case due to the reasons mentioned above.

<u>Tree # 342 Monterey pine - 42"dbh building Q.</u> Comments: Tree is in fair health but has poor structure. Many limbs are very long and heavy and some have failed. One limb is currently sagging and resting on the roof. This limb should be removed. Due to its poor location and large size it is causing damage to the surrounding hardscape. Additionally, falling pine cones pose a threat to individuals using the pool area.

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<u>Tree #'s 350 – 355 Shamel ash – Average 20" dbh building R.</u> Comments: This group of 6 trees is located between building R and the walk way. The collective root systems of these trees are exerting pressure on the walkways as well as the foundation of the building. These trees are still actively growing and will do further damage. Additionally, the canopies have weak branch attachments and long heavy limbs that extend over the roof line. Due to the close proximity to the structures, mitigating the risks in these trees is not possible.

<u>Tree # 356 Monterey pine -35'' dbh building S.</u> Comments: This tree is much too large for its location and is in poor health. Canopy has many long heavy branches extending over the tennis court and building S. The risk of failure of these limbs poses a significant threat to pedestrians and those that utilize the court. Root system is heaving the side walk and is near utilities that could also be damaged.

<u>Tree # 373 Silver dollar eucalyptus – 16" dbh building T.</u> Comments: Tree is located close to building and is structured very poorly. Due to topping many years ago, the resulting re-growth is poorly attached as is at risk of failure. No amount of mitigation pruning can fix these defects.

<u>Tree # 391 Monterey pine - 32" dbh building A.</u> Comments: This tree is much too large for its location and its health is in decline. Tree has a history of branch failures and has lost one large main leader. Canopy has many long heavy branches extending over the building. The risk of failure of these limbs poses a significant threat to the residents, pedestrians and cars utilizing the parking spaces nearby.

<u>Tree # 402 Red Ironbark – 24" dbh building B.</u> Comments: Tree is in good health, however, it is located very close to the structure and is exerting pressure on the foundation. Limbs are poorly attached and pose a risk of limb failure both over the building and over the pedestrian area. Due to the close proximity to the structures, mitigating these risks is not possible.

<u>Tree # 405 Silver dollar eucalyptus – 32" dbh building E</u>. Comments: Tree is much too large for its location. Canopy is comprised of 3 main leaders all of which are appear to be very heavy and poorly attached. These leaders (or trunks) extend over the building and the pedestrian area. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

<u>Tree # 410 Monterey pine – 31" dbh between buildings E and D.</u> Comments: Tree's health seems to be exhibiting signs of decline. Tree has long heavy limbs that pose a threat to pedestrians and residents. The trees close proximity to the surrounding hardscape is problematic and is causing significant damage which in turn is causing trip hazards for pedestrians.



<u>Tree # 411 Red ironbark - 27" dbh building C.</u> Comments: Tree is much too large for its location between buildings C and D and is very close to the structure. The canopy has 4 main leaders some of which are poorly attached and extend over the roof line of the adjacent structures. Additionally, many years ago the tree was topped and the resulting regrowth is also poorly attached and at risk of failure. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

<u>Tree # 412 Red ironbark – 31" dbh building C and laundry.</u> Comments: The structure of this tree is very poor in part due to the nature of the species and due to the fact that years ago the tree was topped and the resulting regrowth is poorly attached and poses a risk of failure. Despite a regular maintenance program, this tree has had multiple limb failures in the past 5 years.

<u>Tree #417 Silver dollar eucalyptus – 17" dbh building B.</u> Comments: Tree has very poor structure and an imbalanced canopy. Additionally, it is located too close to the building.

<u>Tree # 450 Monterey pine - 26" dbh building C.</u> Comments: This tree is located between building C and the parking garage. It has two main leaders that are attached at approximately 3' above grade. This branch attachment is severely included. With this condition, the leader that is growing over the parking garage is at significant risk of failure.

Construction

It should be noted that this re-evaluation was done concurrently with preliminary design of a proposed renovation to all existing buildings on the property and installation of a new fire sprinkler system. Arborwell coordinated with the design team to ensure the fire sprinkler main line was routed so as to minimize the need for any tree removals

As a result of this close coordination, only three trees (all non-heritage) require removal to facilitate installation of the new fire sprinkler lines. These trees are identified as #'s 333, 418 and 445 on the attached Tree Inventory

Conclusion

As a result of this re-evaluation and a reduction in the scope of the construction project, the number of trees being recommended for removal has been reduced from the 42 (proposed in 2013) to 39 now recommended for removal.

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Sharon Green has many mature trees that truly add value to the community of Menlo Park. Unfortunately, there are also a number of large trees that were unwisely planted too close to buildings many years ago that now are causing significant problems to the community and are threatening the safety of its residents. Over the last few years since the time of the last evaluation, there have been a number of limb failures due the poor condition and structure of many of the trees. One of the fundamental principles of arboriculture is having the right tree in the right location. Moving forward with the proposed removals and their replacements will help this site to have many more trees that are placed in such a way so that the community can truly benefit from them.

Respectfully submitted,

Jonathan Cardenas

Certified Arborist WC #4333A

925-260-3186



JUN 0 7 2016

Sharon Green Tree Inventory May 2016 Draft



CITY OF MENI O PARK TREE 2=Fair Removal Reason **BOTANICAL NAME COMMON NAME DBH** COMMENTS NO. 3=Good Recommendation (Structural/Health, Heritage Tree? 4=Very Good Construction) 5=Excellent Liquidambar 1 **Liquidambar** 12 3 Young tree; excellent health styraciflua Preserve Non-heritage Liquidambar 2 Liquidambar 17 3 Healthy tree; heavy on the ends styraciflua Preserve Heritage Liquidambar 3 Liquidambar 13 Tree falled; was removed 10/29/13 styraciflua 4 Prunus cerasifera Plum 8 Tree damaged by the failure of tree #3; was removed on 10/29/13 Liquidambar 5 Liquidambar 19 3 Good health and vigor styraciflua Preserve Heritage Removal recommended; tree has very poor structure and is a poor specimen. It is 6 Prunus cerasifera Plum 10 1 Remove Structural/Health showing signs of trunk and root decay. Recently lost major limb. Non-heritage **Liquidombar** 7 **Liquidambar** 14 3 Good health and vigor styraciflua Preserve Non-heritage Removal recommended; heavily weighted on one side, showing signs of uprooting and is 8 Pinus radiata Monterey Pine 24 2 causing damage to patio. Mitigation: If tree is to be retained, significantly reduce branch Mitigation Structural/Health Heritage end weight through pruning and monitor. Liquidambar 9 Liquidambar 14 3 Good health and vigor styraciflua Preserve Non-heritage Removal recommended; poor structure at very top and could lose large limbs at any Liquidombar 10 Liquidombar 15 2 time, is located near a walkway. Mitigation: If tree is retained, prune to reduce branch styrociflua Mitigation Heritage Structural/Health end weight and monitor. Liquidambar 11 Liquidambar 14 3 Healthy tree; many water sprouts styraciflua Preserve Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
12	Prunus cerasifera	Plum	7	1	Removal recommended; this tree has very poor structure and is a poor specimen. It is showing signs of trunk and root decay.	Remove	Structural/Health	Non-heritage
13	Liquidambar styraciflua	Liquidambar	17	3	Heavy on the ends; good health	Preserve		Heritage
14	Liquidambar styraciflua	Liquidambar	12	3	Healthy with good structure	Preserve		Non-heritage
15	Liquidambar styraciflua	Liquidambar	11	3	Healthy young tree	Preserve		Non-heritage
16	Liquidambar styraciflua	Liquidambar	8	1	Removal recommended; overcrowded with severe trunk decay. If tree is retained, prune to reduce branch end weight and monitor. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
17	Quercus ilex	Hally Oak	13	2	Good health; thin canopy	Preserve		Non-heritage
18	Liquidambar styraciflua	Uquidambar	13		This tree was removed.			Non-heritage
19	Liquidambar styraciflua	Liquidambar	7	1	Removal recommended; overcrowded with severe root decay. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
20	Liquidombar styraciflua	Liquidambar	12	3	Poor structure; good health	Preserve		Non-heritage
21	Liquidambar styraciflua	Liquidambar	8	2	Removal recommended; may have root decay; poor structure and will be growing over the building in the future. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
22	Liquidambar styraciflua	Liquidambar	10	3	Heavy on one side - slightly imbalanced	Preserve		Non-heritage

Sharon Green Tree Inventory May 2016 Draft



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
23	Sequoia sempervirens	Redwood	40	4	Good health	Preserve		Heritage
24	Sequoia sempervirens	Redwood	19	4	Good health	Preserve		Heritage
25	Prunus cerasifera	Plum	13	2	Removal recommended; poor structure, losing branching	Remove	Structural/Health	Non-heritage
26	Sequola sempervirens	Redwood	26	4	Good health	Preserve		Heritage
27	Sequola sempervirens	Redwood	27	4	Good health	Preserve		Heritage
28	Sequoia sempervirens	Redwood	26	4	Good health	Preserve		Heritage
29	Sequoia sempervirens	Redwood	25	4	Good health	Preserve		Hentage
30	Sequoia sempervirens	Redwood	20	4	Good health	Preserve		Heritage
31	Sequoia sempervirens	Redwood	15	4	Excellent health	Preserve		Heritage
32	Sequoia sempervirens	Redwood	19	4	Excellent health	Preserve		Heritage
33	Pinus radiata	Monterey Pine	24	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage

Sharon Green Tree Inventory May 2016 Draft



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
34	Pinus rodiata	Monterey Pine	25	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
35	Pinus radiata	Monterey Pine	23	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
36	Pinus radiata	Monterey Pine	26	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
37	Pinus radiata	Monterey Pine	30	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Heritage
38	Ulmus parvifolia	Chinese Elm	18	3	Good health and vigor	Preserve		Heritage
39	Liriodendron tulipifera	Tulip Tree	9	3	Good health and vigor; heavy ended	Preserve		Non-heritage
40	Liriodendron tulipifera	Tulip Tree	18	3	Good health and vigor; heavy ended	Preserve		Heritage
41	Liriodendron tulipifera	Tulip Tree	11	3	Good health and vigor; heavy ended	Preserve	_	Non-heritage
42	Liriodendron tulipifera	Tulip Tree	13	3	Good health and vigor; heavy ended	Preserve		Non-heritage
43	Liriodendron tulipifera	Tulip Tree	15	3	Good health and vigor; heavy ended	Preserve		Heritage
44	Liriodendron tulipifera	Tulip Tree	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage

Sharon Green Tree Inventory May 2016 Draft



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
45	Urlodendron tulipifera	Tulip Tree	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage
46	Liriodendron tulipifera	Tulip Tree	15	. 3	Good health, heavy ended	Preserve		Heritage
47	Pyrus kowakamii	Evergreen Pear	20	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
48	Pyrus kawakamii	Evergreen Pear	15	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
49	Pyrus kawakamii	Evergreen Pear	9	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Non-heritage
50	Pinus radiata	Monterey Pine	58	2	Deadwood	Preserve		Heritage
51	Liriodendron tulipifera	Tulip Tree	25	3	Good health, heavy ended	Preserve		Heritage
52	Liriodendron tulipifera	Tulip Tree	23	3	Good health, heavy ended	Preserve		Heritage
53	Quercus lobata	Valley Oak	13	1	Removal recommended; tree is in decline, has minimal branches and is overcrowded; removal will allow others to grow. Mitigation: If tree is retained, prune to to remove dead wood and monitor.	Mitigation	Structural/Health	Heritage
54	Quercus lobata	Valley Oak	42	3	Some branches have decay	Preserve		Heritage
55	Betula pendula	White Birch	8	5	Young tree; excellent health	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
56	Betula pendula	White Birch	8	5	Young tree; excellent health	Preserve		Non-heritage
57	Lagerstroemia	Crape Myrtle	4.5	5	Young tree; excellent health	Preserve		Non-heritage
58	Lagerstroemia	Crape Myrtle	4.5	5	Young tree; excellent health	Preserve		Non-heritage
59	Sequola sempervirens	Redwood	17	5	Healthy tree	Preserve		Heritage
60	Sequoia sempervirens	Redwood	57	5	Low Branches	Preserve		Heritage
61	Sequola sempervirens	Redwood	41	2	Removal recommended; tree has a hard lean and is showing signs of uprooting; is located near a walkway. Mitigation: If tree is retained, prune to reduce branch end weight, crown thin and monitor.	Mitigation	Structural/Health	Heritage
62	Malus floribunda	Crab Apple	4	3	Good health, poor structure	Preserve		Non-heritage
63	Alnus rhombifolia	Alder	22	3	Good health; heavy ended	Preserve		Heritage
64	Quercus labata	Valley Oak	19	3	Canopy looks thin	Preserve		Heritage
65	Quercus lobata	Valley Oak	27	3	Good health; heavy ended	Preserve		Heritage
66	Liriodendron tulipifera	Tulip Tree	13	3	Good health and vigor	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
67	Liriodendron tulipifera	Tulip Tree	29	3	Good health and vigor	Preserve		Heritage
68	Liriodendron tulipifera	Tulip Tree	17	3	Good health and vigor	Preserve		Heritage
69	Liriodendron tulipifera	Tulip Tree	20	3	Good health and vigor	Preserve		Heritage
70	Malus floribunda	Crab Apple	10	3	Overgrown	Preserve		Non-heritage
71	Quercus lobata	Valley Oak	35	3	Good health	Preserve		Heritage
72	Quercus labata	Valley Oak	33	3	Good health	Preserve		Heritage
73	Quercus lobata	Valley Oak	24	3	Good health	Preserve		Heritage
74	Corymbia ficifolia	Red Gum	20	2	Removal recommended; good health, poor structure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
75	Corymbia ficifolia	Red Gum	15	2	Removal recommended; good health, poor structure	Remove	Structural/Health	Heritage
76	Sequoia sempervirens	Redwood	32	4	Good health and structure	Preserve		Heritage
77	Sequoia sempervirens	Redwood	38	4	Good health and structure	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
78	Sequoia sempervirens	Redwood	39	4	Good health and structure	Preserve		Heritage
79	Sequola sempervirens	Redwood	32	4	Good health and structure	Preserve		Heritage
80	Sequola sempervirens	Redwood	41	4	Good health and structure	Preserve		Heritage
81	Sequola sempervirens	Redwood	40	4	Good health and structure	Preserve		Heritage
82	Malus floribunda	Crab Apple	7	3	Poor structure	Preserve		Non-heritage
83	Malus floribunda	Crab Apple	6	3	Poor structure	Preserve		Non-heritage
84	. Sequaia sempervirens	Redwood	23	3	Good health and structure, but thin canopy	Preserve		Heritage
85	Sequola sempervirens	Redwood	25	3	Good health and structure, but thin canopy	Preserve		Heritage
86	Sequoia sempervirens	Redwood	25	3	Good health and structure, but thin canopy	Preserve		Heritage
87	Pinus radiata	Monterey Pine	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes. Canopy has dieback.	Remove	Structural/Health	Heritage
88	Pinus radiota	Monterey Pine	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes.	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
89	Lirlodendron tulipifera	Tulip Tree	17	3	Good health	Preserve		Heritage
90	Uriodendron tulipifera	Tulip Tree	22	1	Removal recommended; included bark and poor health; severe trunk decay, potential failure.	Remove	Structural/Health	Heritage
91	Liriodendron tulipifera	Tulip Tree	16	3	Good health; poor structure	Preserve		Heritage
92	Lirlodendron tulipifera	Tulip Tree	21	3	Good health; poor structure	Preserve		Heritage
93	Liriodendron tulipifera	Tulip Tree	19	3	Good health; poor structure	Preserve		Heritage
94	Liriodendron tulipifera	Tulip Tree	17	3	Good health; poor structure	Preserve		Heritage
95	Pinus radiata	Monterey Pine	30	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
96	Pinus radiata	Monterey Pine	31	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
97	Eucalyptus spp.	Gum	25	1	Removal recommended; overgrown and poorly structured; limbs break often and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
98	Juniperus chinensis	Juniper	19	3	Good Health; canopy is dense	Preserve		Heritage
99	Uriodendron tulipifera	Tulip Tree	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
100	Liriodendron tulipifera	Tulip Tree	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
101	Liriodendron tulipijera	Tulip Tree	22	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
102	Liriodendron tulipifera	Tulip Tree	20	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
103	Quercus lobata	Valley Oak	38	3	Good health and structure	Preserve		Heritage
104	Quercus lobata	Valley Oak	46	3	Good health and structure	Preserve		Heritage
105	Sequoia sempervirens	Redwood	31	3	Good health	Preserve		Heritage
106	Sequoia sempervirens	Redwood	28	4	Overcrowded	Preserve		Heritage
107	Sequoia sempervirens	Redwood	18	4	Overcrowded, multiple broken branches, cause unknown	Preserve		Heritage
108	Sequola sempervirens	Redwood	14	3	Canopy looks thin and the trunk has a gash	Preserve		Non-heritage
109	Arbutus marina	Arbutus	11	3	Healthy young tree, poor structure	Preserve		Non-heritage
110	Sequoia sempervirens	Redwood	11	3	Very thin canopy	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good S=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
111	Pinus radiata	Monterey Pine	39	2	Poor vigor and lot of deadwood	Preserve		Heritage
112	Quercus alba	White Oak	26	3	Young tree; excellent health	Preserve		Heritage
113	Liriodendron tulipifera	Tulip Tree	19	2	Under stress	Preserve		Heritage
114	Sequola sempervirens	Redwood	12	3	Young healthy tree; potentially over watered	Preserve		Non-heritage
115	Sequola sempervirens	Redwood	18	3	Young healthy tree; potentially over watered	Preserve		Heritage
116	Liriodendron tulipifera	Tulip Tree	15	3	Stressed; potentially over watered	Preserve		Heritage
117	Malus floribunda	Crab Apple	6	3	Young tree; excellent health	Preserve		Non-heritage
118	Betula pendula	White Birch	9	3	Healthy vigor and structure	Preserve		Non-heritage
119	Betula pendula	White Birch	10	3	Heavy on the ends; good health	Preserve		Non-heritage
120	Pinus radiata	Monterey Pine	52	2	Removal recommended; very large tree close to parking garage; poor structure and potentially presents a risk of failure. Has lost large limbs. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
121	Pinus radiata	Monterey Pine	36	2	Canopy thinning	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
122	Pinus radiata	Monterey Pine	30	3	Healthy tree. Leaning significantly towards the street.	Preserve		Heritage
123	Pinus radiata	Monterey Pine	30	2	Canopy thinning, with a large amount of deadwood.	Preserve		Heritage
124	E. sideroxylon	Red Ironbark	29	2	Removal recommended; very large tree close to buildings; poor structure and presents a risk of failure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
125	Uriodendron tulipifera	Tulip Tree	20	3	Large healthy tree, heavy ended	Preserve		Heritage
126	Liriodendron tulipifera	Tulip Tree	17	3	Large healthy tree, heavy ended	Preserve		Heritage
127	Liriodendron tulipifera	Tulip Tree	19	3	Large healthy tree, heavy ended	Preserve		Heritage
128	Liriodendron tulipifera	Tulip Tree	14	2	Removal recommended; young tree; may be receiving to much water	Remove	Structural/Health	Non-heritage
129	Sequoia sempervirens	Redwood	17	4	Healthy trees, lots of crossing branches	Preserve		Heritage
130	Sequala sempervirens	Redwood	23	4	Healthy trees, lots of crossing branches	Preserve		Heritage
131	Sequola sempervirens	Redwood	13	4	Healthy trees, lots of crossing branches	Preserve		Non-heritage
132	Sequola sempervirens	Redwood	18	4	Healthy trees, lots of crossing branches	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
133	Sequola sempervirens	Redwood	19	4	Healthy trees, lots of crossing branches	Preserve		Heritage
134	Sequoia sempervirens	Redwood	39	4	Healthy trees, lots of crossing branches	Preserve		Heritage
135	Sequoia sempervirens	Redwood	34	3	Healthy trees, being over watered	Preserve		Heritage
136	Sequoia sempervirens	Redwood	41	3	Healthy trees, being over watered	Preserve		Heritage
137	Cinnamomum camphora	Camphor	16	3	Young healthy tree	Preserve		Heritage
138	Sequola sempervirens	Redwood	37	3	Large healthy tree, good vigor and structure	Preserve		Heritage
139	Sequola sempervirens	Redwood	27	3	Large healthy tree, good vigor and structure	Preserve		Heritage
140	Betula pendulo	White Birch	12	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
141	Betula pendula	White Birch	11	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
142	Betula pendula	White Birch	13	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
143	Sequola sempervirens	Redwood	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
144	Sequoia sempervirens	Redwood	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
145	Sequola sempervirens	Redwood	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
146	Sequoia sempervirens	Redwood	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
147	Sequoia sempervirens	Redwood	19	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
148	Sequoia sempervirens	Redwood	30	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
149	Sequola sempervirens	Redwood	6	2	Removal recommended; small; overcrowded and declining; should be removed to allow others to grow. Mitigation: Remove deadwood and monitor	Mitigation	Structural/Health	Non-heritage
150	Sequola sempervirens	Redwood	15	3	Good Health and vigor	Preserve		Heritage
151	Betula pendula	White Birch	10	3	Good Health and vigor	Preserve		Non-heritage
152	Betula pendula	White Birch	9	3	Overcrowded and poor structure	Preserve		Non-heritage
153	Betula pendula	White Birch	14	3	Overcrowded and poor structure	Preserve		Non-heritage
154	Sequala sempervirens	Redwood	14	3	Good health, vigor and structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DSH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
155	Sequola sempervirens	Redwood	19	3	Good health, vigor and structure	Preserve		Heritage
156	Sequola sempervirens	Redwood	18	3	Good health, vigor and structure	Preserve		Heritage
157	Sequola sempervirens	Redwood	16	3	Good health, vigor and structure	Preserve		Heritage
158	Pinus radiata	Monterey Pine	24	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
159	Pinus radiata	Monterey Pine	39	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
160	Quercus ilex	Holly Oak	11	3	Canopy seems thin	Preserve		Non-heritage
161	Sequoia sempervirens	Redwood	24	2	Has included bark but good health	Preserve		Heritage
162	Sequaia sempervirens	Redwood	12	2	Tree is in decline	Preserve		Non-heritage
163	Sequoia sempervirens	Redwood	10	2	Tree is in decline	Preserve	`	Non-heritage
164	Quercus ilex	Hally Oak	9	2	Tree has lots of water spots, and is stressed	Preserve		Non-heritage
165	Pinus radiata	Monterey Pine	39	2	Removal recommended; tree has potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning, remove large limb over Eastridge Ave. and monitor.	Mitigation	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
166	Pinus radiata	Monterey Pine	36	2	Removal recommended; tree has large potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning install cable and monitor.	Mitigation	Structural/Health	Heritage
167	Betula pendula	White Birch	6	3	Healthy young trees	Preserve		Non-heritage
168	Juniperus chinensis	Juniper	9	3	Healthy young trees	Preserve		Non-heritage
169	Liquidambar styraciflua	Liquidambar	10	3	Healthy young trees	Preserve		Non-heritage
170	Platanus hispanica	Sycamore	12	2	Removal recommended; health is fair, but overcrowded and one-sided. Poor structure dominated by neighboring pine.	Remove	Structural/Health	Non-heritage
171	Platanus hispanica	Sycamore	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
172	Platanus hispanica	Sycamore	9	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
173	Platanus hispanica	Sycamore	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
174	Platanus hispanica	Sycamore	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
175	Platanus hispanica	Sycamore	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
176	Prunus cerasifera	Plum	6	3	Good health, but poor structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
177	Pinus radiata	' Monterey Pine	30	2	Removal recommended; tree is growing directly against the building and is causing damage to foundation and pipes	Remove	Structural/Health	Heritage
178	Prunus cerasifera	Plum	6	3	Good health, but poor structure	Preserve		Non-heritage
179	Platanus hispanica	Sycamore	10	3	Very thin due to overcrowding	Preserve		Non-heritage
180	Platanus hispanica	Sycamore	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
181	Platonus hispanica	Sycomore	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
182	Platanus hispanica	Sycamore	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
183	Platanus hispanica	Sycamare	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
184	Platanus hispanica	Sycomore	10	3	Tree is overgrown due to crawding	Preserve		Non-heritage
185	Platanus hispanica	Sycamore	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
186	Cinnamomum camphora	Camphor	10	2.5	Fair health; canopy is th i n	Preserve		Non-heritage
187	Cinnamomum comphora	Camphor	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
188	Cinnamomum camphora	Camphor	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
189	Cinnamomum camphora	Camphor	13	2.5	Fair health; canopy is thin	Preserve		Non-heritage
190	Cinnamomum camphora	Camphor	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
191	Cinnamomum camphora	Camphor	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage
192	Pinus radiata	Monterey Pine	32	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
193	Pinus radiata	Monterey Pine	34	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
194	Platanus hispanica	Sycamore	15	3	Healthy tree, but overcrowded	Preserve		Heritage
195	Platanus hispanica	Sycamore	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
196	Platanus hispanica	Sycamore	13	3	Tree is overgrown and very one-sided	Preserve		Non-heritage
197	Platanus hispanica	Sycamore	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
198	Platanus hispanica	Sycamore	16	3	Tree is overgrown and very one-sided	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
199	Platanus hispanica	Sycamore	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
200	Platanus hispanica	Sycamore	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
201	Pittosporum eugenioides	Pittosporum	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
202	Pittasporum eugenioides	Pittosporum	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
203	Platanus hispanica	Sycamore	19	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
204	Platanus hispanica	Sycamore	18	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
205	E. sideroxylon	Red Ironbark	18	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents. Mitigation: Significantly reduce branch end	Mitigation	Structural/Health	Heritage
206	E. sideroxylon	Red Ironbark	19	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents	Remove	Structural/Health	Heritage
207	Prunus caroliniana	Carolina Cherry	9	3	Healthy tree, but heavy ended	Preserve		Non-heritage
208	Cinnamomum comphora	Camphor	15	3	Healthy tree, but heavy ended	Preserve	<i>31</i>	Heritage
209	Magnolia grandiflora	Magnolia	14	3	Good health, vigor and structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
210	Prunus cerasifera	Plum	10	3	Good health, very poor structure	Preserve		Non-heritage
211	Magnolia grandiflora	Magnolia	9	1	Removal recommended; dead nearly dead	Remove	Structural/Health	Non-heritage
212	Magnalia grandiflora	Magnalia	10	1	Removal recommended; tree shows large amounts of die back; declining due to lack of light and overcrowding	Remove	Structural/Health	Non-heritage
213	Prunus cerasifera	Plum	10	3	Good health; but overcrowded and overgrown	Preserve		Non-heritage
214	Platanus hispanica	Sycamore	18	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
215	Platanus hispanica	Sycamore	14	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
216	Platanus hispanica	Sycomore	15	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
217	Platanus hispanica	Sycamore	11	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
218	Platanus hispanica	Sycamore	20	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
219	Prunus cerasifera	Plum	6	1	Removal recommended; poor structure, canopy looks poor; not aesthetically pleasing.	Remove	Structural/Health	Non-heritage
220	Prunus cerasifera	Plum	12	2	Healthy and vigorous; fair structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
221	Ulmus parvifolia	Chinese Elm	10	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
222	Ulmus parvifolia	Chinese Elm	15	3	Health and vigorous; but very heavy ends	Preserve		Heritage
223	Ulmus parvifolia	Chinese Elm	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
224	Ulmus parvifolia	Chinese Elm	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
225	Platanus hispanica	Sycamare	21	3	Tree is healthy; but overgrown	Preserve		Heritage
226	Platanus hispanica	Sycamore	17	3	Tree is healthy; but overgrown	Preserve		Heritage
227	Platanus hispanica	Sycamore	8	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
228	Platanus hispanica	Sycamore	22	3	Healthy tree with long heavy branches	Preserve		Heritage
229	Platanus hispanica	Sycamore	21	3	Healthy tree with long heavy branches	Preserve		Heritage
230	Platanus hispanica	Sycamore	10	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
231	Platanus hispanica	Sycamore	16	3	Large healthy tree	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
232	Platanus hispanica	Sycamore	19	3	Large healthy tree	Preserve		Heritage
233	Quercus lobata	Valley Oak	11	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
234	Quercus lobata	Valley Oak	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
235	Quercus lobata	Valley Oak	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
236	Prunus caroliniana	Carolina Cherry	9	2	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
237	Liriodendron tulipifera	Tulip Tree	19	3	Healthy tree, but has heavy ends	Preserve		Heritage
238	Liriodendron tulipifera	Tulip Tree	15	3	Healthy tree, but has heavy ends	Preserve		Heritage
239	Liriodendron tulipifera	Tulip Tree	13	3	Healthy tree, but has heavy ends	Preserve		Non-heritage
240	Urlodendron tulipifera	Tulip Tree	13	2	Removal recommended; bad case of included bark; located too close to drain and is causing damage to pipes.	Remove	Structural/Health	Non-heritage
241	Betula pendula	White Birch	8		Tree died, remaved summer of 2013			
242	Betula pendula	White Birch	6		Tree died, removed summer of 2013			



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
243	Pyrus kawakamii	Evergreen Pear	9	3	Healthy, but overgrown	Preserve		Non-heritage
244	Pyrus kawakamii	Evergreen Pear	10	3	Healthy, but overgrown	Preserve		Non-heritage
245	Pyrus kawakamii	Evergreen Pear	8	3	Healthy, but overgrown	Preserve		Non-heritage
246	Ulmus parvifolia	Chinese Elm	17	3	Healthy tree, poor structure	Preserve		Heritage
247	Pyrus kawakamii	Evergreen Pear	10	3	Good health and vigor, poor structure	Preserve		Non-heritage
248	Pinus pinea	Stone Pine	32	4	Healthy tree, but heavy on ends	Preserve		Heritage
249	Pinus pinea	Stone Pine	29	4	Healthy tree, but heavy on ends	Preserve		Heritage
250	Liriodendron tulipifera	Tulip Tree	15	3	Healthy tree; good structure, ends are weighted	Preserve		Heritage
251	Liriodendron tulipifera	Tulip Tree	9	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
252	Liriodendron tulipifera	Tulip Tree	12	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
253	Liriodendron tulipifera	Tulip Tree	11	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	D8H	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
254	Liriodendron tulipifera	Tulip Tree	10	2	Tree looks better since last evaluation, continue to monitor	Preserve		Non-heritage
255	Quercus labata	Valley Oak	36	3	Old healthy tree; heavy on one side	Preserve		Heritage
256	Platanus hispanica	Sycamore	18	3	Large healthy tree; good structure	Preserve		Heritage
257	Platanus hispanica	Sycamare	9	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
258	Platanus hispanica	Sycamore	14	3	Healthy tree with long ends	Preserve		Non-heritage
259	Platanus hispanica	Sycamore	15	3	Healthy tree with long ends	Preserve		Heritage
260	Platanus hispanica	Sycamore	10	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
261	Platanus hispanica	Sycamore	7	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
262	Platanus hispanica	Sycamore	15	3	Healthy tree overcrowding others	Preserve		Heritage
263	Platanus hispanica	Sycamore	8	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
264	Pinus radiata	Monterey Pine	28	3	Removal recommended; located too close to building and is causing damage to the foundation, pipes, and walkways. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
265	Platanus hispanica	Sycamore	20	3	Healthy tree one-sided due to crowding	Preserve		Heritage
266	Platanus hispanica	Sycamore	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
267	Platanus hispanica	Sycamore	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
268	Prunus cerasifera	Plum	8	3	Healthy tree one-sided due to crowding	Preserve		Non-heritage
269	Platanus hispanica	Sycamore	18	3	Removal recommended; showing signs of trunk decay; lifting sidewalk. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Heritage
270	Platanus hispanica	Sycamore	14	3	Some trunk decay	Preserve		Non-heritage
271	Platanus hispanica	Sycamore	14	3	Large tree one-sided	Preserve		Non-heritage
272	Platanus hispanica	Sycamore	15	3	Large tree with one sided canopy. Is causing significant damage to hardscape.	Remove	Structural/Health	Heritage
273	Prunus cerasifera	Plum	8	3	Healthy tree, but overcrowded with poor structure	Preserve		Non-heritage
274	Platanus hispanica	Sycamore	15	3	Healthy tree, but overgrown	Preserve		Heritage
275	Platanus hispanica	Sycamore	13	3	Healthy tree, but overgrown	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	ран	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
276	Platanus hispanica	Sycamore	14	3	Healthy tree, but overgrown	Preserve		Non-heritage
277	Pinus radiata	Monterey Pine	31	2	Showing signs of decline	Preserve		Heritage
278	Sequoia sempervirens	Redwood	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
279	Sequoia sempervirens	Redwood	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
280	Sequola sempervirens	Redwood	22	3	Young healthy tree, a little overcrowded	Preserve		Heritage
281	Sequola sempervirens	Redwood	19	3	Young healthy tree, a little overcrowded	Preserve		Heritage
282	Sequola sempervirens	Redwood	20	3	Young healthy tree, a little overcrowded	Preserve		Heritage
283	Sequoia sempervirens	Redwood	18	3	Young healthy tree, a little overcrowded	Preserve		Heritage
284	Sequola sempervirens	Redwood	7	1	Removal recommended; small overcrowded tree; should be removed to allow others to grow. Mitigation: Purne and munitor.	Mitigation	Structural/Health	Non-heritage
285	Platanus hispanica	Sycamore	17	3	Tree health good, lifting & cracking sidewalk. Located too close to the hardscape for mitigation	Remove	Structural/Health	Heritage
286	Platanus hispanica	Sycamore	14	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
287	Platanus hispanica	Sycamore	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
288	Platanus hisponico	Sycamore	11	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage
289	Platanus hispanica	Sycamore	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
290	Prunus cerasifera	Plum	6	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
291	Prunus cerasifera	Plum	10	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
292	Quercus lobato	Valley Oak	29	3	Removal recommended; growing into parking garage and could cause damage to the structure. Mitigation: Prune away from structure to extent possible and monitor.	Mitigation	Structural/Health	Heritage
293	Platanus hispanica	Sycamore	13	2	Showing signs of die back	Preserve		Non-heritage
294	Acacia melanoxylon	Acaçia	17	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
295	Acacia melanoxylon	Acacia	21	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
296	Eucalyptus spp.	Gum	22	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage
297	Eucalyptus spp.	Gum	16	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
298	Pinus radiata	Monterey Pine	28	2	Removal recommended; has a heavy lean over parking garage and is at risk of failure.	Remove	Structural/Health	Heritage
299	Pinus radiata	Monterey Pine	35	2	Removal recommended; has a bad lean and could fail; located far too close to drain and is causing damage to pipes and walkways. Mitigation: Significantly reduce branch end weight through pruning, take additional weight off of the West side and monitor.	Mitigation	Structural/Health	Heritage
300	Pinus radiata	Monterey Pine	22	2	Healthy tree, minor deadwood	Preserve		Heritage
301	Pinus radiata	Monterey Pine	26	2	Healthy tree, minor deadwood	Preserve		Heritage
302	Ulmus parvifolia	Chinese Elm	12	2	Removal recommended; healthy tree with a significant lean; showing signs of uprooting. Mitigation: Prune to reduce end weight and monitor.	Mitigation	Structural/Health	Non-heritage
303	Ulmus parvifolia	Chinese Elm	14	3	Tree is healthy, but heavy ended	Preserve		Non-heritage
304	Betula pendula	White Birch	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
305	Betula pendula	White Birch	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
306	Betula pendula	White Birch	10	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
307	Betula pendula	White Birch	12	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
308	Platanus hispanica	Sycamore	18	3	Healthy tree; but overgrown on garage side	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
309	Platanus hispanica	Sycamore	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
310	Platanus hispanica	Sycamore	11	3	Healthy tree, but overgrown	Preserve		Non-heritage
311	Platanus hispanica	Sycamore	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
312	Platanus hispanica	Sycamore	15	3	Healthy tree, but overgrown	Preserve		Heritage
313	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
314	Platanus hispanica	Sycamore	15	3	Healthy tree, but overgrown	Preserve		Heritage
315	Quercus douglassi	Blue Oak	27	2	Removal recommended; tree is overcrowded and growing into parking structure. Has large dead decaying limb.	Remove	Structural/Health	Heritage
316	Quercus douglassi	Blue Oak	33	2	Good health; but shows signs of trunk decay	Preserve		Heritage
317	Platanus hispanica	Sycamore	15	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
318	Platanus hispanica	Sycomore	16	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
319	Platanus hispanica	Sycamare	17	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
320	Platanus hispanica	Sycamore	21	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
321	Betula pendula	White Birch	5	2	Young tree, over crowded	Preserve		Non-heritage
322	Betula pendula	White Birch	10	3	Young tree, over crowded	Preserve		Non-heritage
323	Betula pendula	White Birch	6	3	Young tree, over crowded	Preserve		Non-heritage
324	E. polyanthemos	Silver Dollar Eucalyptus	20	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
325	E. polyanthemos	Silver Dollar Eucalyptus	22	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
326	Betula pendula	White Birch	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
327	Betula pendula	White Birch	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
328	Betula pendula	White Birch	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
329	Betula pendula	White Birch	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
330	Betula pendula	White Birch	7	3	Healthy tree; heavy ends	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
331	Betula pendula	White Birch	10	3	Healthy tree; heavy ends	Preserve		Non-heritage
332	Betula pendula	White Birch	11	3	Healthy tree; heavy ends	Preserve		Non-heritage
333	Betula pendula	White Birch	12	3	Healthy tree; heavy ends	Remove	Construction	Non-heritage
334	E. polyanthemos	Silver Dollar Eucalyptus	10	2	Removal recommended; poorly structured tree, has been topped; recommend starting over with a new tree	Remove	Structural/Health	Non-heritage
335	Fraxinus uhdei	Shamel Ash	14	2	Thin tree due to building clearance	Preserve		Non-heritage
336	Fraxinus uhdei	Shomel Ash	12	1	Thin tree due to building clearance	Preserve		Non-heritage
337	Fraxinus uhdel	Shamel Ash	23	1	Thin tree due to building clearance	Preserve		Heritage
338	Fraxinus uhdei	Shamel Ash	20	1	Thin tree due to building clearance	Preserve		Heritage
339	Fraxinus uhdei	Shamel Ash	17	1	Thin tree due to building clearance	Preserve		Heritage
340	Fraxinus uhdei	Shamel Ash	17	1	Thin tree due to building clearance	Preserve		Heritage
341	Sequola sempervirens	Redwood	12	2	Young healthy tree	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
342	Pinus radiata	Monterey Pine	42	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area. Broken branch resting on roof of bidg. Q	Remove	Structural/Health	Heritage
343	Pinus radiata	Monterey Pine	27	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end	Mitigation	Structural/Health	Heritage
344	Pinus radiata	Monterey Pine	27	2	weight through pruping and monitor. Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end weight through pruping and monitor.	Mitigation	Structural/Health	Heritage
345	Pyrus kawakamii	Evergreen Pear	7	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
346	Pyrus calleryana	Bradford Pear	8	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
347	Prunus cerasifera	Plum	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
348	Prunus cerasifera	Plum	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
349	Pyrus kawakamii	Evergreen Pear	9	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
350	Fraxinus uhdei	Shamel Ash	18	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
351	Froxinus uhdei	Shamel Ash	28	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
352	Fraxinus uhdel	Shamel Ash	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
353	Fraxinus uhdei	Shamel Ash	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
354	Fraxinus uhdei	Shamel Ash	25	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
355	Fraxinus uhdei	Shamel Ash	17	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
356	Pinus radiata	Monterey Pine	35	2	Removal recommended; tree is much too large for its location and is damaging sidewalk, pipes, and garage; poses a danger to residents	Remove	Structural/Health	Heritage
357	Betula pendula	White Birch	7	3	Young healthy tree	Preserve		Non-heritage
358	Betula pendula	White Birch	10	3	Young healthy tree	Preserve		Non-heritage
359	Betula pendula	White Birch	9	3	Young healthy tree	Preserve		Non-heritage
360	Betula pendula	White Birch	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
361	Betula pendula	White Birch	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
362	Betula pendula	White Birch	9	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
363	Betula pendula	White Birch	6	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
364	Betula pendula	White Birch	10	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
365	Quercus alba	White Oak	21	3	Healthy tree, however, looks thin	Preserve		Heritage
366	Quercus alba	White Oak	21	3	Removal recommended; healthy tree, however it is growing into the building and will soon damage it. Mitigation: Prune away from the building and monitor.	Mitigation	Structural/Health	Heritage
367	Betula pendula	White Birch	10	1	Removal recommended; Dead top, poor structure	Remove	Structural/Health	Non-heritage
368	Betula pendula	White Birch	9	3	Healthy tree, needs structure	Preserve		Non-heritage
369	Betula pendula	White Birch	6	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
370	Betula pendula	White Birch	9	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
371	Betula pendula	White Birch	8	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
372	E. palyanthemos	Silver Dollar Eucalyptus	14	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Non-heritage
373	E. polyanthemos	Silver Dollar Eucalyptus	16	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
374	Betula pendula	White Birch	5	2	Young tree in decline	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
375	Betula pendula	White Birch	6	2	Removal recommended; Young tree in decline, very thin top	Remove	Structural/Health	Non-heritage
376	Betula pendula	White Birch	6		Tree died, removed summer of 2013			
377	Liriodendron tulipifera	Tulip Tree	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
378	Liriodendron tulipifera	Tulip Tree	11	3	Healthy tree with significant end-weight	Preserve		Non-heritage
379	Liriodendron tulipifera	Tulip Tree	10	3	Healthy tree with significant end-weight	Preserve	,	Non-heritage
380	Betula pendula	White Birch	12	3	Healthy tree with significant end-weight	Preserve		Non-heritage
381	Betula pendula	White Birch	6	3	Healthy tree with significant end-weight	Preserve		Non-heritage
382	Betula pendula	White Birch	5	3	Healthy tree with significant end-weight	Preserve		Non-heritage
383	Betula pendula	White Birch	9	3	Healthy tree with significant end-weight	Preserve		Non-heritage
384	Sequaia sempervirens	Redwood	31	4	Healthy, well-structured tree	Preserve		Heritage
385	Sequoia sempervirens	Redwood	21	4	Healthy, well-structured tree	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
386	Sequoia sempervirens	Redwood	15	4	Healthy, well-structured tree	Preserve		Heritage
387	Sequoia sempervirens	Redwood	28	4	Healthy, well-structured tree	Preserve		Heritage
388	Sequoia sempervirens	Redwood	15	4	Healthy, well-structured tree	Preserve		Heritage
389	Sequoia sempervirens	Redwood	15	4	Healthy, well-structured tree	Preserve		Heritage
390	Betula pendula	White Birch	14	0	Removal recommended; tree is dead	Remove	Structurel/Health	Non-heritage
391	Pinus radiata	Monterey Pine	32	2	Removal recommended, tree lost large leader and has a thin canopy	Remove	Structural/Health	Heritage
392	Platanus hispanica	Sycomore	10	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
393	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
394	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
395	Platanus hispanica	Sycamore	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
396	Platanus hispanica	Sycamore	13	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
397	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
398	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
399	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
400	Platanus hispanica	Sycamore	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
401	Pittosporum eugenioides	Pittosporum	10	3	Good health; has good structure	Preserve		Non-heritage
402	E.sideroxylon	Red Ironbark	24	3	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
403	Ulmus parvifolia	Chinese Elm	13	3	Tree is overcrowded by the Euc. behind	Preserve		Non-heritage
404	Ulmus parvifolia	Chinese Elm	12	2	Removal recommended. Tree is overcrowded by adjacent Eucalyptus. Tree has a lean and poor structure	Remove	Structural/Health	Non-heritage
405	E. polyanthemos	Silver Dollar Eucalyptus	32	1	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
406	E. palyanthemos	Silver Dollar Eucalyptus	20	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
407	E. polyanthemos	Silver Dollar Eucalyptus	16	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
408	E. polyanthemos	Silver Dollar Eucalyptus	22	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
409	E. polyanthemos	Silver Dollar Eucalyptus	17	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
410	Pinus radiato	Monterey Pine	31	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard.	Remove	Structural/Health	Heritage
411	E.sideroxylon	Red Ironbark	27	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
412	E.sideroxylon	Red Ironbark	31	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
413	Prunus cerasifera	Plum	9	3	Tree is healthy and young	Preserve		Non-heritage
414	Prunus cerasifera	Plum	10	3	Tree is healthy and young	Preserve		Non-heritage
415	Pittosporum eugeniaides	Pittosporum	10	3	Good health, but overgrown	Preserve		Non-heritage
416	Pittosporum eugenioides	Pittosporum	10	3	Good health, but overgrown	Preserve		Non-heritage
417	E. polyanthemas	Silver Dallar Eucalyptus	17	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
418	Juniperus chinensis	Juniper	10	3	Good health and vigor, though it has a fair amount of deadwood	Remove	Construction	Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	D8H	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
419	Quercus ilex	Hally Oak	11	4	Tree is one-sided due to overcrowding	Preserve		Non-heritage
420	Quercus agrifolia	Live Oak	19	2	Tree is overcrowded and thin	Preserve		Heritage
421	Quercus agrifolia	Live Oak	12	2	Tree is overcrowded and thin	Preserve		Heritage
422	Pinus radiota	Monterey Pine	33	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
423	Pinus radiata	Monterey Pine	27	2	Tree is well pruned, but a little thin	Preserve		Heritage
424	Pinus radiata	Monterey Pine	29	2	Tree is well pruned, but a little thin	Preserve		Heritage
425	Platanus hispanica	Sycamore	10	3	Healthy tree, but branches too long	Preserve		Non-heritage
426	Platanus hispanica	Sycamore Sycamore	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
427	Platanus hispanica	Sycamore	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
428	Platanus hispanica	Sycamore	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
429	Platanus hispanica	Sycamore	13	3	Healthy tree, but branches too long	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
430	Platanus hispanica	Sycamore	11	3	Healthy tree, but branches too long	Preserve		Non-heritage
431	Platanus hispanica	Sycamore .	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
432	Platanus hispanica	Sycamore	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
433	Platanus hispanica	Sycamore	18	3	Healthy tree, but branches too long	Preserve		Heritage
434	Platanus hispanica	Sycamore	16	3	Healthy tree, but branches too long	Preserve		Heritage
435	Platanus hispanica	Sycamore	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
436	Platanus hispanica	Sycamore	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
437	Platanus hispanica	Sycamore	12	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
438	Platanus hispanica	Sycamore	8	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
439	Populus tremula	Cottonwood Poplar	23	2	Removal reccommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
440	Populus tremula	Cottonwood Poplar	26	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage



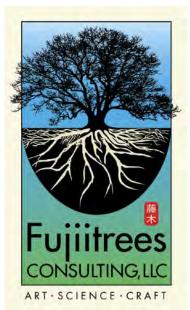
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
441	Populus tremula	Cottonwood Poplar	23	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
442	Malus floribunda	Crab Apple	8	3	Young, vigorous tree	Preserve		Non-heritage
443	Malus floribunda	Crab Apple	8	3	Young, vigorous tree	Preserve		Non-heritage
444	Malus floribunda	Crab Apple	6	3	Young, vigorous tree	Preserve		Non-heritage
445	Malus floribunda	Crab Apple	10	3	Young, vigorous tree	Remove	Construction	Non-heritage
446	Betula pendula	White Birch	6	3	Young, vigorous tree	Preserve		Non-heritage
447	Betula pendula	White Birch	6	3	Young, vigorous tree	Preserve		Non-heritage
448	Betula pendula	White Birch	10	3	Young, vigorous tree	Preserve		Non-heritage
449	Pinus radiata	Monterey Pine	31	3	Included bark, fair health	Preserve		Heritage
450	Pinus radiata	Monterey Pine	26	1	Removal recommended; tree is declining and has severely included bark on the limb over garage.	Remove	Structural/Health	Heritage
451	Platanus hispanica	Sycamore	12	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
452	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
453	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
454	Platanus hispanica	Sycamore	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
455	Platanus hispanica	Sycamore	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
456	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
457	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
458	Platanus hispanica	Sycomore	13	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
459	Platanus hispanica	Sycamore	16	3	Good health, but needs to be pruned for structure	Preserve		Heritage
460	Pinus radiota	Manterey Pine	36	3	Good health and vigor, evidence of red turpetine beetle activity	Preserve		Heritage
461	Prunus caroliniana	Carolina Cherry	6	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage
462	Quercus ilex	Holly Oak	10	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
463	Quercus lobata	Valley Oak	33	3	Appears healthy, but is showing some trunk decay	Preserve		Heritage
464	Pinus radiata	Monterey Pine	27	2	Removal recommended; located much too close to building and is causing damage to foundation and pipes. Mitigation: Reduce end weight and monitor.	Mitigation	Structural/Health	Heritage



July 12, 2016

Mr. Christian Bonner, City Arborist City of Menlo Park Public Works Department 701 Laurel Street Menlo Park, CA 94025

Re: HTR2016-00137 – 350 Sharon Park Drive

Contract Arborist Review of Heritage Tree Removal Permit Application

Dear Mr. Bonner:

As requested, Fujiitrees Consulting, LLC (FTC) completed this review of the Heritage Tree Removal Permit Application and Arborist Report submitted on behalf of the Sharon Green Apartments located at 350 Sharon Park Drive in the City of Menlo Park.

This review would be equivalent to the work typically conducted by the City Arborist for development or similar projects.

Following is the FTC Assignment limited to the Heritage Tree Removal Permit Application HTR2016-00137 (See attached, Appendix 3):

- 1. Verify the locations of the 39 trees proposed for removal on the subject property.
- 2. Verify the tree species identified in the report with the corresponding tree tag number on the property.
- 3. Verify the condition of 39 trees described in the report with the existing trees on the property.
- 4. Confirm that sound reasons are stated in the Report for the removal of the 39 subject trees.
- 5. Recommend for the approval or the denial of the application to remove any one or all of the subject Heritage trees.

Background

In 2013, the Project Arborist for Sharon Green Apartments, Arborwell, completed a tree survey of 464 trees located on the property. The 39 trees that are the subjects of this Heritage Tree Removal Permit Application were part of that 2013 tree inventory.

Walt Fujii, RCA®

Consulting Arborist

415.699.6269

24701 Broadmore Ave Hayward, CA 94544

walt@fujiitrees.com fujiitrees.com

ASCA Registered Consulting Arborist® No. 402
ISA Certified Arborist No. WE2257A
ISA-TRAQ Tree Risk Assessment Qualification
CA DPR Qualified Applicator Certificate No. 82521
APA Certified Aesthetic Pruner No. 011





Sharon Green Apartments HTR2016-00137 July 12, 2016

FTC conducted a peer review of that tree inventory and presented its findings in a report submitted to the Planning Department in October, 2013.

Field Verification Methodology

On July 5, 2016, Fujiitrees Consulting, LLC (FTC) visited the Sharon Green Apartments property to complete a field verification of the 39 Heritage trees that are the subjects of Heritage Tree Removal Permit Application HTR2016-00137.

Two documents were recently provided to FTC for use in this peer review; the Arborist Report dated May 2016 (Appendix 4) and the Sharon Green Tree Inventory Dated May 2016 Draft (Appendix 5).

In addition, an electronic version of the tree inventory prepared by Arborwell dated September 4, 2013 was updated and modified for use in this report. (Table 1- Tree Status Chart) An electronic version of Sheet L0.01 - Heritage Tree Demolition Plan dated June, 2013, was also updated for use in this report as the Tree Location Map (Appendix 2).

To assist the Reader of this report, photographs of each subject tree were assembled in the Photograph Exhibit (Appendix 1). These photographs present a perspective of each tree; not all defects or conditions were readily visible.

Trunk diameters were for the most part visually verified. A diameter tape was used to measure a sampling of trunk diameters to calibrate visual approximations.

Assignment

- 1. Verify the locations of the 39 trees proposed for removal on the subject property.
 - 1.1. A total of 39 trees with tags were located by FTC.
 - 1.2. Each tree plotted in red on the Tree Location Map (Appendix 2) was field verified for approximate location.
- 2. Verify the tree species identified in the report with the corresponding tree tag number on the property.
 - The tree species identified in the Arborist Report and Tree Inventory were confirmed in the field by FTC.
- 3. Verify the condition of 39 trees described in the report with the existing trees on the property. The condition of trees described in the Arborist Report and the Tree Inventory were confirmed in the field by FTC.



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- 4. Confirm that sound reasons were stated in the Report for the removal of 39 subject trees. The reasons for removing each subject tree as stated in the Arborist Report and the Tree Inventory were determined to be sound and to be in the best interest for residents, guests and staff of the Sharon Green Apartments.
- 5. Recommend for the approval or the denial of the application to remove any one or all of the subject Heritage trees.

It is the opinion of FTC that the Heritage tree removals are consistent with MPMC Section 13.24.040 Permits and recommends approval of HTR2016-00137.

These subsections of MPMC Section 13.24.040 Permits are germane to the application:

- 1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interferences with utility services;

 The subject trees displayed poor structure, low vigor and/or presented a significant risk of harm to residents, guests and staff that cannot be reasonably mitigated.
- 2) The long-term value of the species under consideration, particularly lifespan and growth rate; Certain subject tree species such as the ash, Monterey pine, certain eucalypts spp. and black acacia are not considered suitable for use in the urban landscape or in highly confined spaces. The trees proposed for removal are mature or over mature. (Appendix 1- Photograph Exhibit)

Submittal of this report completes the FTC peer review assignment.

Respectfully,

FUJITREES CONSULTING, LLC

Walt Fujii, RCA® Manager

Attachments: Table 1 – Tree Status Chart

Appendix 1 – Photograph Exhibit

Appendix 2 - Tree Location Map

Appendix 3 - HTR2016-0137_350 Sharon Park Drive

Appendix 4 – Arborwell Arborist Report May 2016

Appendix 5 - Arborwell Sharon Green Tree Inventory Draft May 2016

Consulting A

Certificate of Performance

Terms and Conditions



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Table 1Tree Status Chart ¹ **Sharon Green Apartments**Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS ²	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS ³	CONTRACT ARBORIST RECOMMENDS APPROVAL ³
33	Pinus radiata	Monterey Pine	24	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Yes	Very poor structure	Yes
34	Pinus radiata	Monterey Pine	25	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Yes	Very poor structure	Yes
35	Pinus radiata	Monterey Pine	23	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes.	Yes	Very poor structure, wrong location.	Yes
36	Pinus radiata	Monterey Pine	26	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Yes	Very poor structure	Yes
47	Pyrus kawakamii	Evergreen Pear	20	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Yes	Please replace flag. Very poor structure, removal is long overdue.	Yes
48	Pyrus kawakamii	Evergreen Pear	15	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Yes	Please replace flag. Very poor structure.	Yes
75	Corymbia ficifolia	Red Gum	15	2	Removal recommended; Good health, poor structure	Yes	Trunk lean toward building.	Yes
87	Pinus radiata	Monterey Pine	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes. Canopy has dieback.	Yes	Very poor structure	Yes
88	Pinus radiata	Monterey Pine	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes.	Yes	Very poor structure, visible hardscape damage.	Yes

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Table 1Tree Status Chart ¹ **Sharon Green Apartments**Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS ²	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS ³	CONTRACT ARBORIST RECOMMENDS APPROVAL ³
90	Liriodendron tulipifera	Tulip Tree	22	1	Removal recommended; included bark and poor health; severe trunk decay, potential failure.	Yes	Very poor structure.	Yes
95	Pinus radiata	Monterey Pine	30	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Yes	Very poor structure, wrong location.	Yes
96	Pinus radiata	Monterey Pine	31	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Yes	Very poor structure, wrong location.	Yes
177	Pinus radiata	Monterey Pine	30	2	Removal recommended; tree is growing directly against the building and is causing damage to foundation and pipes	Yes	Please replace flag. Poor structure, in contact with building.	Yes
206	E. sideroxylon	Red Ironbark	19		Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and pose a danger to residents	Yes	Please replace flag. A large neglected tree with very poor structure	Yes
272	Platanus hispanica	Sycamore	15	3	Large tree with one sided canopy, is causing significant damage to hardscape.	Yes	Uplifted sidewalk created puddling, trip hazard.	Yes
285	Platanus hispanica	Sycamore	17	3	Tree health good, lifting & cracking sidewalk. Located to close to the hardscape for mitigation.	Yes	Walkway was observed to be displaced by roots.	Yes
294	Acacia melanoxylon	Acacia	17	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Yes	Very poor structure, wrong location.	Yes
295	Acacia melanoxylon	Acacia	21	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Yes	Very poor structure, wrong location.	Yes

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Table 1Tree Status Chart ¹ **Sharon Green Apartments**Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS ²	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS ³	CONTRACT ARBORIST RECOMMENDS APPROVAL ³
296	Eucalyptus spp.	Red Flowering Gum	22	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Yes	Very poor structure. Planting area is confined, possible room for a small tree.	Yes
297	Eucalyptus spp.	Red Flowering Gum	16	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Yes	Very poor structure. Planting area is confined, possible room for a small tree.	Yes
298	Pinus radiata	Monterey Pine	28	2	Removal recommended; has a heavy lean over parking garage and is at risk of failure.	Yes	Severe lean over parking structure.	Yes
315	Quercus lobata	Valley Oak	27	2	Removal recommended; tree is overcrowded and growing into parking structure. Has large dead decaying limb.	Yes	Wrong location.	Yes
342	Pinus radiata	Monterey Pine	42	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area. Broken branch resting on roof of Bldg. Q.	Yes	Very poor structure and displaying low vigor.	Yes
350	Fraxinus uhdei	Shamel Ash	18	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	Yes
351	Fraxinus uhdei	Shamel Ash	28	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	Yes
352	Fraxinus uhdei	Shamel Ash	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	Yes
353	Fraxinus uhdei	Shamel Ash	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	Yes

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Table 1Tree Status Chart ¹ **Sharon Green Apartments**Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS ²	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS ³	CONTRACT ARBORIST RECOMMENDS APPROVAL ³
354	Fraxinus uhdei	Shamel Ash	25	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	Yes
355	Fraxinus uhdei	Shamel Ash	17	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	Yes
356	Pinus radiata	Monterey Pine	35	2	Removal recommended; tree is much too large for its location and is damaging sidewalk, pipes, and garage; poses a danger to residents	Yes	Very poor structure and displaying low vigor.	Yes
373	E. polyanthemos	Silver Dollar Eucalyptus	16	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Yes	Very poor structure, phototropic trunk lean, wrong location.	Yes
391	Pinus radiata	Monterey Pine	32	2	Removal recommended, tree lost large leader and has thin canopy.	Yes	Low vigor displayed with a very poor structure.	Yes
402	E.sideroxylon	Red Ironbark	24	3	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	In overall poor condition, wrong location	Yes
405	E. polyanthemos	Silver Dollar Eucalyptus	32	1	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	Please replace flag. Trunk displays structural defects.	Yes
410	Pinus radiata	Monterey Pine	31	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard.	Yes	Very poor structure, wrong location.	Yes
411	E.sideroxylon	Red Ironbark	27	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	Please replace flag. Very poor structure.	Yes
412	E.sideroxylon	Red Ironbark	31	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	Please replace flag. Very poor structure	Yes

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Table 1Tree Status Chart ¹ **Sharon Green Apartments**Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS ²	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS ³	CONTRACT ARBORIST RECOMMENDS APPROVAL 3
417	E. polyanthemos	Silver Dollar Eucalyptus	17	3	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.		Very poor structure, wrong location.	Yes
450	Pinus radiata	Monterey Pine	26	1	Removal recommended; tree is declining and has severely included bark on the limb over garage.	Yes	Please replace flag. Observed to be in steep decline.	Yes

^{1/} Tree Status chart is modified from the 2013 Sharon Green Tree Inventory prepared by Arborwell.

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^{2/} Project Arborist's comments and recommendations from 2013 were updated based on 2016 Sharon Green Tree Inventory prepared by Arborwell.

^{3/} Contract Arborist's observations and recommendations by Fujiitrees Consulting, LLC





Trees 33, 34, 35 and 36

Tree 47





Tree 48 Tree 75





Trees 87 and 88 Tree 90





Trees 95 and 96 Tree 177





Tree 206 Tree 272





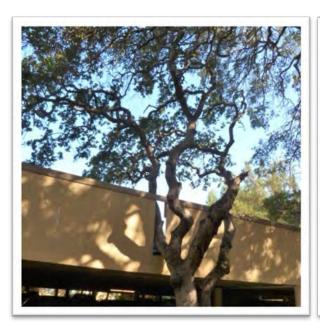
Tree 285 Trees 294 and 295





Trees 296 and 297

Tree 298





Tree 315 Tree 342





Trees 350, 351 and 352

Trees 353 and 354





Tree 355 Tree 356





Tree 373 Tree 391





Tree 402 Tree 405





Tree 410 Tree 411

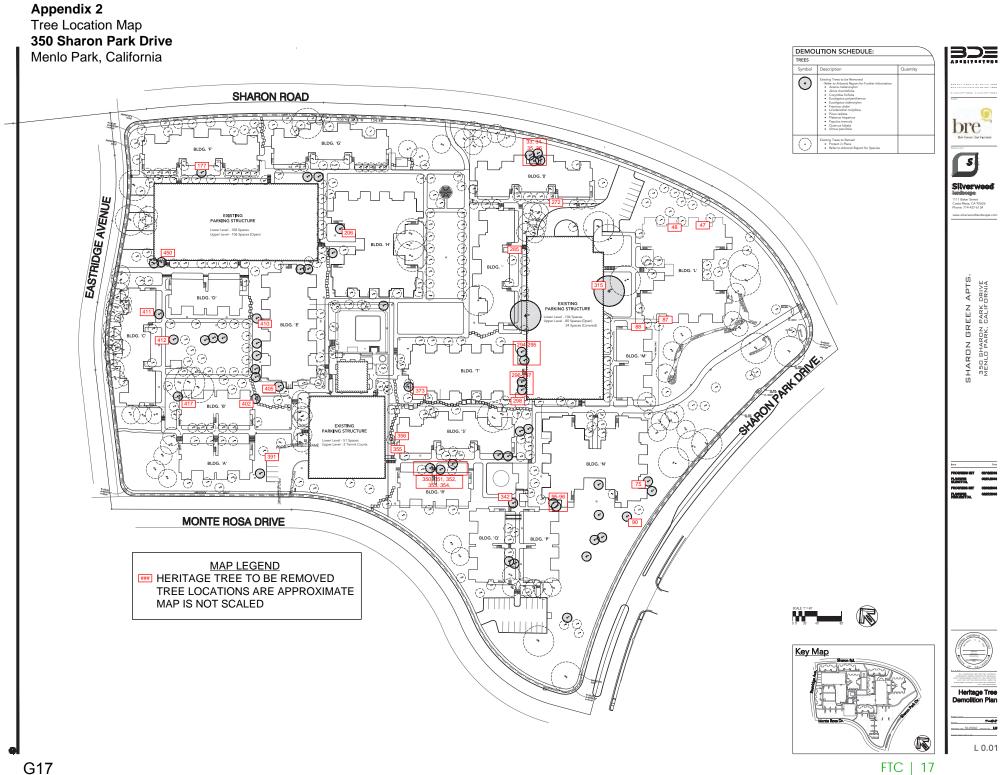




Tree 412 Tree 417



Tree 450



Heritage Tree Removal Permit Application

This application must be submitted with the Arborist Report Form Please submit completed forms to: 701 Laurel St., Menlo Park, CA 94025

Application No. <u>H7R2016</u> - 00137 Purpose of application: Removal Pruning of more than 25% Permit Fee: \$135.00 (each tree, up to 3 trees); \$90 each additional tree (separate forms required for each tree) PLEASE PRINT CLEARLY Site Address: 350 Sharon Park Drive Name of Applicant: Dave Ruth of Maximus Real Estate Partners Phone 415 795 7052 FAX Mailing Address: 575 Florida Street, Suite 150 San Francisco, CA 94110 Email: druth@maximusrepartners.com Type of Tree: Various Location on property: Throughout property Reasons for Request: Subject trees are either too close to the structure, exhibiting poor health or are structurally unsound. Please see arborist report. IF TREE IS DEAD or DAMAGING STRUCTURE PLEASE ATTACH PHOTOS DEMONSTRATING CONDITION. ARE YOU CONSIDERING ANY CONSTRUCTION ON YOUR PROPERTY IN THE NEXT 12 MONTHS? No □ Yes 🔳 If yes, please submit additional information describing what type of construction is planned and a site plan. Tree may not be removed (or pruned over 25%) unless and until the applicant has received final permission from the City as indicated below. The signed permit approval form must be on site and available for inspection while the tree work is being performed. A suitable replacement tree. 15 gallon size or larger with a mature height of 40 feet or more, is to be installed in the time frame indicated below. I (we) hereby agree to hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City, including but not limited to, all cost in the City's defense of its actions in any proceeding brought in any State or Federal Court challenging the City's actions with respect to the proposed tree removal. Incomplete applications will not be processed. Signature of property owner authorizing access and inspection of tree in his/her absence PLEASE DO NOT WRITE BELOW THIS LINE ------**PERMIT APPROVED** □ PERMIT DENIED

Print name and title: ____

construction

TIMING OF REMOVAL

☐ Upon receipt of this approved permit

☐ After applying for a Building Permit for associated

Staff Signature:

Date:

TIMING OF REPLANTING

construction

☐ Within 30 days of Heritage Tree removal

☐ Prior to final building inspection of associated

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Addre	ess: 350 Sharon P	ark Drive	
	T INFORMATION: Certified Arborist J	onathan Cardenas	26
ISA or ASC	CA number: WC-43	Menlo Park Busir	ness License number: 58352
Company:	Arborwell		
Address:	2337 American Av	e. Hayward, CA 94545	
Phone:	888-969-8733	FAX:	Email: jcardenas@arborwell.com
TREE INF	ORMATION:		
Date of Ins	spection: 5/19	/16	
Common N	Name:	Botanical N	ame:
Location of	f Tree:		Height of Tree:
Diameter o	of tree at 54 inches	above natural grade:	
Circumfere	ence of tree at 54 in	ches above natural grade	
Condition		ched spreadsheet for rec	ommended removals
<u></u>		83 - 100	
N/A		Annual Control of the	1 - Fresh
If recomm	nending removal o	r pruning, please list <u>all</u>	reasons:
Suggeste	d Replacement Tre	ee:	
Signature	of Arborist:	MM/	Date:6/2/16

CITY OF MENLO PARK/FINANCE DEP 650-330-6704

117536 9:24 AM 06/09/16

EMP: MARY JAME

701

HERITAGE TREE PERMIT

3 @ 135.00 405.0M

701

HERITAGE TREE PERMIT 36 E 90.00

3.240.00

350 SHARON PARK

PO BY : SUTRO

MANAGEMENT GROUP LTD

SUB-TOTAL: \$3,645.00

SALES TAX :

. 09

TOTAL > \$3.645.00

PAY TYPE : CHECK

RECEIVED : 3,645.00

CHANGE :

. AA

701 LAUREL STREET MENLO PARK, CA. 94025 THANK YOU FOR YOUR BUSINESS





JUN 07 2016

CITY OF MENLO PARK **PLANNING**

May 24, 2016

Dave Ruth Director of Capital Projects Maximus Real Estate Partners 575 Florida Street, Suite 150 San Francisco, CA 94110

RE: Sharon Green Apartments, 350 Sharon Park Drive

Assignment

It was requested that Arborwell re-evaluate the trees at Sharon Green Apartments and update the Tree Inventory report dated October 30, 2013.

The purpose of this re-evaluation is:

- To verify and update all data on the existing spreadsheet (See attached Tree Inventory) Report dated 5/19/16)
- To re-evaluate trees previously recommended for removal and determine if any can be preserved.

Background

The last Tree Inventory report was produced October 30, 2013. At that time, out of the 464 trees that were evaluated, 62 heritage trees were slated for removal. These trees were classified for removal due to health, structural, or location (proximity to structures and foundations) concerns. The majority of these trees were Monterey pine, Eucalyptus (various species) and Acacia and the inherent problems with these types of trees have been well documented.

The City's Arborist, Mr. Walt Fuji reviewed and supported all recommended removals and identified 12 additional trees that should be removed.

Soon thereafter, the prior property owner (BRE at that time) requested a re-evaluation of the recommended heritage removals, to see if there was any possibility to preserve some if extensive mitigation was performed. Each of the 62 proposed removals were re-evaluated and trees were identified that could be preserved if certain mitigation techniques were performed. At the end of this process of re-evaluation, 42 heritage trees were identified as requiring



removal. On February 10, 2014 the Planning Commission recommended the City Council adopt a resolution approving the removal permits for the 42 heritage trees.

For some unknown reasons, BRE did not pursue the tree removals further and the condition of the trees has continued to deteriorate. In late 2015, Sharon Green was acquired by a new ownership group and Maximus assumed management of the property. Maximus requested Arborwell develop a comprehensive tree maintenance program for the property. Pursuant to this request, all the trees were measured and their condition evaluated for changes from the 2013 survey. Care recommendations from the previous survey were revised accordingly on the Tree Inventory.

Tree Inventory

The attached updated Tree Inventory shows all heritage and non-heritage removals as well as the reason for the removal. Additionally, it identifies other trees recommended for removal but at the request of ownership have been re-evaluated and classified as trees that can be considered for preservation with certain mitigation performed to lessen the risk of failure or other damage.

Please note that in some cases the required mitigation techniques may be detrimental to the health of the tree. For example, in most cases the trees are noted for their poor structure which poses a danger of limb failure. The necessary mitigation in this case would include pruning the tree significantly to reduce risk to a satisfactory level. The required pruning may be such that it strains the health of the subject tree and can lead to future failure.

Heritage Trees recommended for removal

This section discusses heritage tree removals. These were recommended for removal for one or more of the following reasons: 1) Poor health: meaning the trees health was poor enough to call into question its viability and or it safety. 2) Poor structure: meaning the limbs and or leaders in the tree are poorly attached and pose a significant risk to structures and or pedestrians. Or 3) poor location, meaning the trees close proximity to a structure is actively causing damage or poses a significant risk to do damage to the structure to which it is adjacent.

Tree # 33 - 36 Monterey pine - Average 24.5" dbh building I. Comments: These trees are grouped close to each other and the building. The health of these trees is poor as is exhibited by their thin canopies. Trees 34 & 36 have a significant lean over building I. Trees 33 & 35 lean towards Sharon Road. Each of these trees represents a risk to residents and pedestrians. Due to the fact that these trees are clustered together these trees and their canopies have grown



somewhat reliant on each other. Therefore it is advisable that they are all removed at the same time. No amount of mitigation can reduce the risk that these trees represent.

Tree # 47 Evergreen pear - 20" dbh building L. Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

Tree # 48 Evergreen pear - 15" dbh building L. Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

Tree # 75 Red gum - 15"dbh building N. Comments: Tree is in good health, but the structure of this tree is very poor, imbalanced and weighted towards the building, limbs are poorly attached and pose a risk of limb failure. Its close proximity to the building makes preservation impractical.

Tree #'s 87 & 88 Monterey pine - 42" dbh building L. Comments: These very large trees are located between buildings M and L. The root systems are exerting pressure on the foundation of building M and a retaining wall associated with building L which is exhibiting signs of strain. These canopies have long and dangerously heavy branches that extend over the roof line that pose a risk to residents. Due to the close proximity to the structures and the impact on foundations, mitigating these risks is not possible.

Tree # 90 Tulip - 22" dbh building N. Comments: Health of this tree is very poor. Branches are weakly attached with included bark. The trunk has significant decay and the tree is at high risk of failure.

Tree # 95 & 96 Monterey pine - Average 30.5" dbh building P. Comments: These very large trees are located between buildings P and N. The root systems are exerting pressure on the foundations of both buildings. The canopies have long and dangerously heavy branches that extend over the roof lines that pose a risk to residents. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #177 Monterey pine - 30"dbh building F. Comments: Base of tree is in contact with the building. Tree is still actively growing and serious damage to structure is likely. Additionally, the canopy is very heavy over the structure and the walkway. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #206 Red Ironbark - 19" dbh building H. Comments: Tree is in good health, however, it is located very close to the structure and root system is actively lifting adjacent patio. Limbs are poorly attached and pose a risk of limb failure. Due to the close proximity to the structures, mitigating these risks is not possible.

2337 AMERICAN AVE, HAYWARD, CA 94545 2949 Edison Way, Redwood City, CA 94063 1592 LITTLE ORCHARD STREET, SAN JOSE, CA 95110 3207 FITZGERALD ROAD, RANCHO CORDOVA, CA 95742 5601 EASTGATE DRIVE, SAN DIEGO, CA 92121 G23 24551 RAYMOND WAY, SUITE 151, LAKE FOREST, CA 92630

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Tree #272 Sycamore - 15" dbh building I. Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the structure the canopy in unbalanced. Additionally, it is too close to the sidewalk as it has caused the hardscape to lift and crack over the years. Due to its poor location, mitigation measures are not recommended.

Tree #285 Sycamore - 17" dbh building J and Parking Structure. Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the parking structure the canopy in unbalanced. Additionally, the base of the tree is within a few inches of the sidewalk and is causing lifting and cracking. Due to its poor location, mitigation measures are not recommended.

Tree #'s 294 & 295 Acacia - Average 19" dbh building T. Comments: Trees have extremely poor structure. Both trees have had multiple limb failures in the past and future limb failure is likely. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

Tree # 296 & 297 Red flowering gum - Average 19" dbh building T. Comments: Trees have extremely poor structure. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

Tree # 298 Monterey pine - 28"dbh building T. Comments: Tree has significant lean over parking structure and poses a significant risk of failure. Due to the close proximity to the parking structure and the nature of its lean, mitigating these risks is not possible. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of this tree impractical.

Tree # 315 Blue Oak - 27"dbh building L and Parking Structure. Comments: Tree is in fair health however, due to competition and age the canopy is in decline. Tree is overcrowded and is growing into the parking structure. Has large decaying limb that poses a danger if it were to fail. Mitigation does not seem practical in this case due to the reasons mentioned above.

Tree # 342 Monterey pine - 42"dbh building Q. Comments: Tree is in fair health but has poor structure. Many limbs are very long and heavy and some have failed. One limb is currently sagging and resting on the roof. This limb should be removed. Due to its poor location and large size it is causing damage to the surrounding hardscape. Additionally, falling pine cones pose a threat to individuals using the pool area.

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Tree #'s 350 - 355 Shamel ash - Average 20" dbh building R. Comments: This group of 6 trees is located between building R and the walk way. The collective root systems of these trees are exerting pressure on the walkways as well as the foundation of the building. These trees are still actively growing and will do further damage. Additionally, the canopies have weak branch attachments and long heavy limbs that extend over the roof line. Due to the close proximity to the structures, mitigating the risks in these trees is not possible.

Tree # 356 Monterey pine - 35" dbh building S. Comments: This tree is much too large for its location and is in poor health. Canopy has many long heavy branches extending over the tennis court and building S. The risk of failure of these limbs poses a significant threat to pedestrians and those that utilize the court. Root system is heaving the side walk and is near utilities that could also be damaged.

Tree # 373 Silver dollar eucalyptus - 16" dbh building T. Comments: Tree is located close to building and is structured very poorly. Due to topping many years ago, the resulting re-growth is poorly attached as is at risk of failure. No amount of mitigation pruning can fix these defects.

<u>Tree # 391 Monterey pine - 32" dbh building A.</u> Comments: This tree is much too large for its location and its health is in decline. Tree has a history of branch failures and has lost one large main leader. Canopy has many long heavy branches extending over the building. The risk of failure of these limbs poses a significant threat to the residents, pedestrians and cars utilizing the parking spaces nearby.

Tree # 402 Red Ironbark - 24" dbh building B. Comments: Tree is in good health, however, it is located very close to the structure and is exerting pressure on the foundation. Limbs are poorly attached and pose a risk of limb failure both over the building and over the pedestrian area. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree # 405 Silver dollar eucalyptus - 32" dbh building E. Comments: Tree is much too large for its location. Canopy is comprised of 3 main leaders all of which are appear to be very heavy and poorly attached. These leaders (or trunks) extend over the building and the pedestrian area. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

Tree # 410 Monterey pine - 31" dbh between buildings E and D. Comments: Tree's health seems to be exhibiting signs of decline. Tree has long heavy limbs that pose a threat to pedestrians and residents. The trees close proximity to the surrounding hardscape is problematic and is causing significant damage which in turn is causing trip hazards for pedestrians.



Tree # 411 Red ironbark - 27" dbh building C. Comments: Tree is much too large for its location between buildings C and D and is very close to the structure. The canopy has 4 main leaders some of which are poorly attached and extend over the roof line of the adjacent structures. Additionally, many years ago the tree was topped and the resulting regrowth is also poorly attached and at risk of failure. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

Tree # 412 Red ironbark - 31" dbh building C and laundry. Comments: The structure of this tree is very poor in part due to the nature of the species and due to the fact that years ago the tree was topped and the resulting regrowth is poorly attached and poses a risk of failure. Despite a regular maintenance program, this tree has had multiple limb failures in the past 5 years.

Tree #417 Silver dollar eucalyptus - 17" dbh building B. Comments: Tree has very poor structure and an imbalanced canopy. Additionally, it is located too close to the building.

Tree # 450 Monterey pine - 26" dbh building C. Comments: This tree is located between building C and the parking garage. It has two main leaders that are attached at approximately 3' above grade. This branch attachment is severely included. With this condition, the leader that is growing over the parking garage is at significant risk of failure.

Construction

It should be noted that this re-evaluation was done concurrently with preliminary design of a proposed renovation to all existing buildings on the property and installation of a new fire sprinkler system. Arborwell coordinated with the design team to ensure the fire sprinkler main line was routed so as to minimize the need for any tree removals

As a result of this close coordination, only three trees (all non-heritage) require removal to facilitate installation of the new fire sprinkler lines. These trees are identified as #'s 333, 418 and 445 on the attached Tree Inventory

Conclusion

As a result of this re-evaluation and a reduction in the scope of the construction project, the number of trees being recommended for removal has been reduced from the 42 (proposed in 2013) to 39 now recommended for removal.



Sharon Green has many mature trees that truly add value to the community of Menlo Park. Unfortunately, there are also a number of large trees that were unwisely planted too close to buildings many years ago that now are causing significant problems to the community and are threatening the safety of its residents. Over the last few years since the time of the last evaluation, there have been a number of limb failures due the poor condition and structure of many of the trees. One of the fundamental principles of arboriculture is having the right tree in the right location. Moving forward with the proposed removals and their replacements will help this site to have many more trees that are placed in such a way so that the community can truly benefit from them.

Respectfully submitted,

Jonathan Cardenas

Certified Arborist WC #4333A

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JUN 0 7 2016

Sharon Green Tree Inventory May 2016 Draft



CITY OF MENLO PARK TREE 2=Fair Removal Reason **BOTANICAL NAME COMMON NAME DBH** COMMENTS NO. 3=Good Recommendation (Structural/Health, Heritage Tree? 4=Very Good Construction) 5=Excellent Liquidambar 1 **Liquidambar** 12 3 Young tree; excellent health styraciflua Preserve Non-heritage Liquidambar 2 Liquidambar 17 3 Healthy tree; heavy on the ends styraciflua Preserve Hentage Liquidambar 3 Liquidambar 13 Tree falled; was removed 10/29/13 styraciflua 4 Prunus cerasifera Plum 8 Tree damaged by the failure of tree #3; was removed on 10/29/13 Liquidambar 5 Liquidambar 19 3 Good health and vigor styraciflua Preserve Heritage Removal recommended; tree has very poor structure and is a poor specimen. It is 6 Prunus cerasifera Plum 10 1 Remove showing signs of trunk and root decay. Recently lost major limb. Structural/Health Non-heritage **Liquidombar** 7 **Liquidambar** 14 3 Good health and vigor styraciflua Preserve Non-heritage Removal recommended; heavily weighted on one side, showing signs of uprooting and is 8 Pinus radiata Monterey Pine 24 2 causing damage to patio. Mitigation: If tree is to be retained, significantly reduce branch Mitigation Structural/Health Heritage end weight through pruning and monitor. Liquidambar 9 Liquidambar 14 3 Good health and vigor styraciflua Preserve Non-heritage Removal recommended; poor structure at very top and could lose large limbs at any Liquidombar 10 Liquidombar 15 time, is located near a walkway. Mitigation: If tree is retained, prune to reduce branch 2 styrociflua Mitigation Heritage Structural/Health end weight and monitor. Liquidambar 11 Liquidambar 14 3 Healthy tree; many water sprouts styraciflua Preserve Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
12	Prunus cerasifera	Plum	7	1	Removal recommended; this tree has very poor structure and is a poor specimen. It is showing signs of trunk and root decay.	Remove	Structural/Health	Non-heritage
13	Liquidambar styraciflua	Liquidambar	17	3	Heavy on the ends; good health	Preserve		Heritage
14	Liquidambar styraciflua	Liquidambar	12	3	Healthy with good structure	Preserve		Non-heritage
15	Liquidambar styraciflua	Liquidambar	11	3	Healthy young tree	Preserve		Non-heritage
16	Liquidambar styraciflua	Liquidambar	8	1	Removal recommended; overcrowded with severe trunk decay. If tree is retained, prune to reduce branch end weight and monitor. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
17	Quercus ilex	Holly Oak	13	2	Good health; thin canopy	Preserve		Non-heritage
18	Liquidambar styraciflua	Liquidambar	13		This tree was removed.			Non-heritage
19	Liquidambar styrociflua	Liquidambar	7	1	Removal recommended; overcrowded with severe root decay. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
20	Liquidombar styraciflua	Liquidambar	12	3	Poor structure; good health	Preserve		Non-heritage
21	Liquidambar styraciflua	Liquidambar	8	2	Removal recommended; may have root decay; poor structure and will be growing over the building in the future. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
22	Liquidambar styraciflua	Liquidambar	10	3	Heavy on one side - slightly imbalanced	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DВH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
23	Sequoia sempervirens	Redwood	40	4	Good health	Preserve		Heritage
24	Sequola sempervirens	Redwood	19	4	Good health	Preserve		Heritage
25	Prunus cerasifera	Plum	13	2	Removal recommended; poor structure, losing branching	Remove	Structural/Health	Non-heritage
26	Sequola sempervirens	Redwood	26	4	Good health	Preserve		Heritage
27	Sequola sempervirens	Redwood	27	4	Good health	Preserve		Heritage
28	Sequoia sempervirens	Redwood	26	4	Good health	Preserve		Heritage
29	Sequoia sempervirens	Redwood	25	4	Good health	Preserve		Hentage
30	Sequoia sempervirens	Redwood	20	4	Good health	Preserve		Heritage
31	Sequoia sempervirens	Redwood	15	4	Excellent health	Preserve		Heritage
32	Sequoia sempervirens	Redwood	19	4	Excellent health	Preserve		Heritage
33	Pinus rodiata	Monterey Pine	24	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
34	Pinus radiata	Monterey Pine	25	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
35	Pinus radiata	Monterey Pine	23	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
36	Pinus radiata	Monterey Pine	26	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
37	Pinus radiata	Monterey Pine	30	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Heritage
38	Ulmus parvifolia	Chinese Elm	18	3	Good health and vigor	Preserve		Heritage
39	Liriodendron tulipifera	Tulip Tree	9	3	Good health and vigor; heavy ended	Preserve		Non-heritage
40	Liriodendron tulipifera	Tulip Tree	18	3	Good health and vigor; heavy ended	Preserve		Heritage
41	Liriodendron tulipifera	Tulip Tree	11	3	Good health and vigor; heavy ended	Preserve	_	Non-heritage
42	Liriodendron tulipifera	Tulip Tree	13	3	Good health and vigor; heavy ended	Preserve		Non-heritage
43	Liriodendron tulipifera	Tulip Tree	15	3	Good health and vigor; heavy ended	Preserve		Heritage
44	Liriodendron tulipifera	Tulip Tree	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
45	Urlodendron tulipifera	Tulip Tree	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage
46	Urlodendron tulipifera	Tulip Tree	15	3	Good health, heavy ended	Preserve		Heritage
47	Pyrus kawakamii	Evergreen Pear	20	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
48	Pyrus kawakamil	Evergreen Pear	15	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
49	Pyrus kawakamii	Evergreen Pear	9	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Non-heritage
50	Pinus radiata	Monterey Pine	58	2	Deadwood	Preserve		Heritage
51	Uriodendron tulipifera	Tulip Tree	25	3	Good health, heavy ended	Preserve		Heritage
52	Liriodendron tulipifera	Tulip Tree	23	3	Good health, heavy ended	Preserve		Heritage
53	Quercus lobata	Valley Oak	13	1	Removal recommended; tree is in decline, has minimal branches and is overcrowded; removal will allow others to grow. Mitigation: If tree is retained, prune to to remove dead wood and monitor.	Mitigation	Structural/Health	Heritage
54	Quercus lobata	Valley Oak	42	3	Some branches have decay	Preserve		Heritage
55	Betula pendula	White Birch	8	5	Young tree; excellent health	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
56	Betula pendula	White Birch	8	5	Young tree; excellent health	Preserve		Non-heritage
57	Lagerstroemia	Crape Myrtle	4.5	5	Young tree; excellent health	Preserve		Non-heritage
58	Lagerstroemia	Crape Myrtle	4.5	5	Young tree; excellent health	Preserve		Non-heritage
59	Sequola sempervirens	Redwood	17	5	Healthy tree	Preserve		Heritage
60	Sequoia sempervirens	Redwood	57	5	Low Branches	Preserve		Heritage
61	Sequola sempervirens	Redwood	41	2	Removal recommended; tree has a hard lean and is showing signs of uprooting; is located near a walkway. Mitigation: If tree is retained, prune to reduce branch end weight, crown thin and monitor.	Mitigation	Structural/Health	Heritage
62	Malus floribunda	Crab Apple	4	3	Good health, poor structure	Preserve		Non-heritage
63	Alnus rhombifolia	Alder	22	3	Good health; heavy ended	Preserve		Heritage
64	Quercus labata	Valley Oak	19	3	Canopy looks thin	Preserve		Heritage
65	Quercus labata	Valley Oak	27	3	Good health; heavy ended	Preserve		Heritage
66	Liriodendron tulipijera	Tulip Tree	13	3	Good health and vigor	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
67	Liriodendron tulipifera	Tulip Tree	29	3	Good health and vigor	Preserve		Heritage
68	Liriodendron tulipifera	Tulip Tree	17	3	Good health and vigor	Preserve		Heritage
69	Liriodendron tulipifera	Tulip Tree	20	3	Good health and vigor	Preserve		Heritage
70	Malus floribunda	Crob Apple	10	3	Overgrown	Preserve		Non-heritage
71	Quercus lobata	Valley Oak	35	3	Good health	Preserve		Heritage
72	Quercus labata	Valley Oak	33	3	Good health	Preserve		Heritage
73	Quercus lobata	Valley Oak	24	3	Good health	Preserve	-	Heritage
74	Corymbia ficifolia	Red Gum	20	2	Removal recommended; good health, poor structure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
75	Corymbia ficifolia	Red Gum	15	2	Removal recommended; good health, poor structure	Remove	Structural/Health	Heritage
76	Sequoia sempervirens	Redwood	32	4	Good health and structure	Preserve		Heritage
77	Sequoia sempervirens	Redwood	38	4	Good health and structure	Preserve		Heritage



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TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
78	Sequoia sempervirens	Redwood	39	4	Good health and structure	Preserve		Heritage
79	Sequola sempervirens	Redwood	32	4	Good health and structure	Preserve		Heritage
80	Sequola sempervirens	Redwood	41	4	Good health and structure	Preserve		Heritage
81	Sequola sempervirens	Redwood	40	4	Good health and structure	Preserve		Heritage
82	Malus fioribunda	Crab Apple	7	3	Poor structure	Preserve		Non-heritage
83	Malus floribunda	Crab Apple	6	3	Poor structure	Preserve		Non-heritage
84	. Sequoia sempervirens	Redwood	23	3	Good health and structure, but thin canopy	Preserve		Heritage
85	Sequola sempervirens	Redwood	25	3	Good health and structure, but thin canopy	Preserve		Heritage
86	Sequoia sempervirens	Redwood	25	3	Good health and structure, but thin canopy	Preserve		Heritage
87	Pinus radiata	Monterey Pine	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes. Canopy has dieback.	Remove	Structural/Health	Heritage
88	Pinus radiata	Monterey Pine	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes.	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
89	Liriodendron tulipifera	Tulip Tree	17	3	Good health	Preserve		Heritage
90	Liriodendron tulipifera	Tulip Tree	22	1	Removal recommended; included bark and poor health; severe trunk decay, potential failure.	Remove	Structural/Health	Heritage
91	Liriodendron tulipifera	Tulip Tree	16	3	Good health; poor structure	Preserve		Heritage
92	Liriodendron tulipifera	Tulip Tree	21	3	Good health; poor structure	Preserve		Heritage
93	Liriodendron tulipifera	Tulip Tree	19	3	Good health; poor structure	Preserve		Heritage
94	Liriodendron tulipifera	Tulip Tree	17	3	Good health; poor structure	Preserve		Heritage
95	Pinus radiata	Monterey Pine	30	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
96	Pinus radiata	Monterey Pine	31	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
97	Eucalyptus spp.	Gum	25	1	Removal recommended; overgrown and poorly structured; limbs break often and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
98	Juniperus chinensis	Juniper	19	3	Good Health; canopy is dense	Preserve		Heritage
99	Uriodendron tulipifera	Tulip Tree	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
100	Liriodendron tulipifero	Tulip Tree	19	. 3	End weight is a problem, but otherwise healthy	Preserve		Heritage
101	Liriodendron tulipijera	Tulip Tree	22	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
102	Liriodendron tulipifera	Tulip Tree	20	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
103	Quercus lobata	Valley Oak	38	3	Good health and structure	Preserve		Heritage
104	Quercus lobata	Valley Oak	46	3	Good health and structure	Preserve		Heritage
105	Sequola sempervirens	Redwood	31	3	Good health	Preserve		Heritage
106	Sequoia sempervirens	Redwood	28	4	Overcrowded	Preserve		Heritage
107	Sequoia sempervirens	Redwood	18	4	Overcrowded, multiple broken branches, cause unknown	Preserve		Heritage
108	Sequola sempervirens	Redwood	14	3	Canopy looks thin and the trunk has a gash	Preserve		Non-heritage
109	Arbutus marina	Arbutus	11	3	Healthy young tree, poor structure	Preserve		Non-heritage
110	Sequoia sempervirens	Redwood	11	3	Very thin canopy	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good S=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
111	Pinus radiata	Monterey Pine	39	2	Poor vigor and lot of deadwood	Preserve		Heritage
112	Quercus alba	White Oak	26	3	Young tree; excellent health	Preserve		Heritage
113	Liriodendron tulipifera	Tulip Tree	19	2	Under stress	Preserve		Heritage
114	Sequoia sempervirens	Redwood	12	3	Young healthy tree; potentially over watered	Preserve		Non-heritage
115	Sequola sempervirens	Redwood	18	3	Young healthy tree; potentially over watered	Preserve		Heritage
116	Liriodendron tulipifera	Tulip Tree	15	3	Stressed; potentially over watered	Preserve		Heritage
117	Malus floribunda	Crab Apple	6	3	Young tree; excellent health	Preserve		Non-heritage
118	Betula pendula	White Birch	9	3	Healthy vigor and structure	Preserve		Non-heritage
119	Betula pendula	White Birch	10	3	Heavy on the ends; good health	Preserve		Non-heritage
120	Pinus radiata	Monterey Pine	52	2	Removal recommended; very large tree close to parking garage; poor structure and potentially presents a risk of failure. Has lost large limbs. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
121	Pinus radiata	Monterey Pine	36	2	Canopy thinning	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
122	Pinus radiata	Monterey Pine	30	3	Healthy tree. Leaning significantly towards the street.	Preserve		Heritage
123	Pinus rodiata	Monterey Pine	30	2	Canopy thinning, with a large amount of deadwood.	Preserve		Heritage
124	E. sideroxylon	Red Ironbark	29	2	Removal recommended; very large tree close to buildings; poor structure and presents a risk of failure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
125	Urlodendron tulipijera	Tulip Tree	20	3	Large healthy tree, heavy ended	Preserve		Heritage
126	Liriodendron tulipifera	Tulip Tree	17	3	Large healthy tree, heavy ended	Preserve		Heritage
127	Liriodendron tulipifera	Tulip Tree	19	3	Large healthy tree, heavy ended	Preserve		Heritage
128	Liriodendron tulipifera	Tulip Tree	14	2	Removal recommended; young tree; may be receiving to much water	Remove	Structural/Health	Non-heritage
129	Sequoia sempervirens	Redwood	17	4	Healthy trees, lots of crossing branches	Preserve		Heritage
130	Sequola sempervirens	Redwood	23	4	Healthy trees, lots of crossing branches	Preserve		Heritage
131	Sequola sempervirens	Redwood	13	4	Healthy trees, lots of crossing branches	Preserve		Non-heritage
132	Sequola sempervirens	Redwood	18	4	Healthy trees, lots of crossing branches	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
133	Sequola sempervirens	Redwood	19	4	Healthy trees, lots of crossing branches	Preserve		Heritage
134	Sequoia sempervirens	Redwood	39	4	Healthy trees, lots of crossing branches	Preserve		Heritage
135	Sequoia sempervirens	Redwood	34	3	Healthy trees, being over watered	Preserve		Heritage
136	Sequoia sempervirens	Redwood	41	3	Healthy trees, being over watered	Preserve		Heritage
137	Cinnamomum camphora	Camphor	16	3	Young healthy tree	Preserve		Heritage
138	Sequola sempervirens	Redwood	37	3	Large healthy tree, good vigor and structure	Preserve		Heritage
139	Sequola sempervirens	Redwood	27	3	Large healthy tree, good vigor and structure	Preserve		Heritage
140	Betula pendula	White Birch	12	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
141	Betula pendula	White Birch	11	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
142	Betula pendula	White Birch	13	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
143	Sequola sempervirens	Redwood	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
144	Sequoia sempervirens	Redwood	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
145	Sequola sempervirens	Redwood	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
146	Sequoia sempervirens	Redwood	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
147	Sequoia sempervirens	Redwood	19	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
148	Sequoia sempervirens	Redwood	30	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
149	Sequola sempervirens	Redwood	6	2	Removal recommended; small; overcrowded and declining; should be removed to allow others to grow. Mitigation: Remove deadwood and monitor	Mitigation	Structural/Health	Non-heritage
150	Sequola sempervirens	Redwood	15	3	Good Health and vigor	Preserve		Heritage
151	Betula pendula	White Birch	10	3	Good Health and vigor	Preserve		Non-heritage
152	Betula pendula	White Birch	9	3	Overcrowded and poor structure	Preserve		Non-heritage
153	Betula pendula	White Birch	14	3	Overcrowded and poor structure	Preserve		Non-heritage
154	Sequala sempervirens	Redwood	14	3	Good health, vigor and structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DSH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
155	Sequola sempervirens	Redwood	19	. 3	Good health, vigor and structure	Preserve		Heritage
156	Sequola sempervirens	Redwood	18	3	Good health, vigor and structure	Preserve		Heritage
157	Sequola sempervirens	Redwood	16	3	Good health, vigor and structure	Preserve		Heritage
158	Pinus radiata	Monterey Pine	24	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
159	Pinus radiata	Monterey Pine	39	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
160	Quercus ilex	Holly Oak	11	3	Canopy seems thin	Preserve		Non-heritage
161	Sequoia sempervirens	Redwood	24	2	Has included bark but good health	Preserve		Heritage
162	Sequaia sempervirens	Redwood	12	2	Tree is in decline	Preserve		Non-heritage
163	Sequoia sempervirens	Redwood	10	2	Tree is in decline	Preserve		Non-heritage
164	Quercus ilex	Hally Oak	9	2	Tree has lots of water spots, and is stressed	Preserve		Non-heritage
165	Pinus radiata	Monterey Pine	39	2	Removal recommended; tree has potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning, remove large limb over Eastridge Ave. and monitor.	Mitigation	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
166	Pinus radiata	Monterey Pine	36	2	Removal recommended; tree has large potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning install cable and monitor.	Mitigation	Structural/Health	Heritage
167	Betula pendula	White Birch	6	3	Healthy young trees	Preserve		Non-heritage
168	Juniperus chinensis	Juniper	9	3	Healthy young trees	Preserve		Non-heritage
169	Liquidambar styraciflua	Liquidambar	10	3	Healthy young trees	Preserve		Non-heritage
170	Platanus hispanica	Sycamore	12	2	Removal recommended; health is fair, but overcrowded and one-sided. Poor structure dominated by neighboring pine.	Remove	Structural/Health	Non-heritage
171	Platanus hispanica	Sycamore	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
172	Platanus hispanica	Sycamore	9	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
173	Platanus hispanica	Sycamore	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
174	Platanus hispanica	Sycamore	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
175	Platanus hispanica	Sycamore	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
176	Prunus cerasifera	Plum	6	3	Good health, but poor structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
177	Pinus radiata	· Monterey Pine	30	2	Removal recommended; tree is growing directly against the building and is causing damage to foundation and pipes	Remove	Structural/Health	Heritage
178	Prunus cerasifera	Plum	6	3	Good health, but poor structure	Preserve		Non-heritage
179	Platanus hispanica	Sycamore	10	3	Very thin due to overcrowding	Preserve		Non-heritage
180	Platanus hispanica	Sycamare	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
181	Platanus hispanica	Sycamore	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
182	Platanus hispanica	Sycamore	12	3 12	Tree is overgrown due to crowding	Preserve		Non-heritage
183	Platanus hispanica	Sycamare	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
184	Platanus hispanica	Sycamore	10	3	Tree is overgrown due to crawding	Preserve		Non-heritage
185	Platanus hispanica	Sycamore	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
186	Cinnamomum camphora	Comphor	10	2.5	Fair health; canopy is th i n	Preserve		Non-heritage
187	Cinnamomum comphora	Camphor	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
188	Cinnamomum camphora	Camphor	12	2.5	Fair health; canopy is thin	Preserve		Noл-heritage
189	Cinnamomum camphora	Camphor	13	2.5	Fair health; canopy is thin	Preserve		Non-heritage
190	Cinnamomum camphora	Camphor	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
191	Cinnamomum camphora	Camphor	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage
192	Pinus radiata	Monterey Pine	32	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
193	Pinus radiata	Monterey Pine	34	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
194	Platanus hispanica	Sycamore	15	3	Healthy tree, but overcrowded	Preserve		Heritage
195	Platanus hispanica	Sycamore	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
196	Platanus hispanica	Sycamore	13	3	Tree is overgrown and very one-sided	Preserve		Non-heritage
197	Platanus hispanica	Sycamore	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
198	Platanus hispanica	Sycamore	16	3	Tree is overgrown and very one-sided	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DВН	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
199	Platanus hispanica	Sycamore	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
200	Platanus hispanica	Sycamore	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
201	Pittosporum eugenioides	Pittosporum	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
202	Pittasporum eugenioides	Pittosporum	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
203	Platanus hispanica	Sycomore	19	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
204	Platanus hispanica	Sycamore	18	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
205	E. sideroxylon	Red Ironbark	18	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb fallures; located near walkways and poses a danger to residents. Mitigation: Significantly reduce branch end	Mitigation	Structural/Health	Heritage
206	E. sideroxylon	Red Ironbark	19	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents	Remove	Structural/Health	Heritage
207	Prunus caroliniana	Carolina Cherry	9	3	Healthy tree, but heavy ended	Preserve		Non-heritage
208	Cinnamomum comphora	Camphor	15	3	Healthy tree, but heavy ended	Preserve	ei	Heritage
209	Magnolia grandiflora	Magnolia	14	3	Good health, vigor and structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
210	Prunus cerosifera	Plum	10	3	Good health, very poor structure	Preserve		Non-heritage
211	Magnolia grandiflora	Magnolia	9	1	Removal recommended; dead nearly dead	Remove	Structural/Health	Non-heritage
212	Magnalia grandiflora	Magnolia	10	1	Removal recommended; tree shows large amounts of die back; declining due to lack of light and overcrowding	Remove	Structural/Health	Non-heritage
213	Prunus cerasifera	Plum	10	3	Good health; but overcrowded and overgrown	Preserve		Non-heritage
214	Platanus hispanica	Sycamore	18	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
215	Platanus hispanica	Sycamore	14	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
216	Platanus hispanica	Sycomore	15	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
217	Platanus hispanica	Sycamore	11	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
218	Platanus hispanica	Sycamore	20	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
219	Prunus cerasifera	Plum	6	1	Removal recommended; poor structure, canopy looks poor; not aesthetically pleasing.	Remove	Structural/Health	Non-heritage
220	Prunus cerasifera	Plum	12	2	Healthy and vigorous; fair structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
221	Ulmus parvifolia	Chinese Elm	10	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
222	Ulmus parvifolia	Chinese Elm	15	3	Health and vigorous; but very heavy ends	Preserve		Heritage
223	Ulmus parvifolia	Chinese Elm	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
224	Ulmus parvifolia	Chinese Elm	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
225	Platanus hispanica	Sycamore	21	3	Tree is healthy; but overgrown	Preserve		Heritage
226	Platanus hispanica	Sycamore	17	3	Tree is healthy; but overgrown	Preserve		Heritage
227	Platanus hispanica	Sycamore	8	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
228	Platanus hispanica	Sycamore	22	3	Healthy tree with long heavy branches	Preserve		Heritage
229	Platanus hispanica	Sycamore	21	3	Healthy tree with long heavy branches	Preserve		Heritage
230	Platanus hispanica	Sycamore	10	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
231	Platanus hispanica	Sycamore	16	3	Large healthy tree	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
232	Platanus hispanica	Sycamore	19	3	Large healthy tree	Preserve		Heritage
233	Quercus lobata	Valley Oak	11	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
234	Quercus lobata	Valley Oak	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
235	Quercus lobata	Valley Oak	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
236	Prunus caroliniana	Carolina Cherry	9	2	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
237	Liriodendron tulipifera	Tulip Tree	19	3	Healthy tree, but has heavy ends	Preserve		Heritage
238	Liriodendron tulipifera	Tulip Tree	15	3	Healthy tree, but has heavy ends	Preserve		Heritage
239	Liriodendron tulipifero	Tulip Tree	13	3	Healthy tree, but has heavy ends	Preserve		Non-heritage
240	Liriodendron tulipifera	Tulip Tree	13	2	Removal recommended; bad case of included bark; located too close to drain and is causing damage to pipes.	Remove	Structural/Health	Non-heritage
241	Betula pendula	White Birch	8		Tree died, remaved summer of 2013			
242	Betula pendula	White Birch	6		Tree died, removed summer of 2013			



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
243	Pyrus kawakamii	Evergreen Pear	9	3	Healthy, but overgrown	Preserve		Non-heritage
244	Pyrus kawakamii	Evergreen Pear	10	3	Healthy, but overgrown	Preserve		Non-heritage
245	Pyrus kawakamii	Evergreen Pear	8	3	Healthy, but overgrown	Preserve		Non-heritage
246	Ulmus parvifolia	Chinese Elm	17	3	Healthy tree, poor structure	Preserve		Heritage
247	Pyrus kawakamii	Evergreen Pear	10	3	Good health and vigor, poor structure	Preserve		Non-heritage
248	Pinus pinea	Stone Pine	32	4	Healthy tree, but heavy on ends	Preserve		Heritage
249	Pinus pinea	Stone Pine	29	4	Healthy tree, but heavy on ends	Preserve		Heritage
250	Liriodendron tulipifera	Tulip Tree	15	3	Healthy tree; good structure, ends are weighted	Preserve		Heritage
251	Liriodendron tulipifera	Tulip Tree	9	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
252	Liriodendron tulipifera	Tulip Tree	12	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
253	Liriodendron tulipifera	Tulip Tree	11	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	D8H	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
254	Liriodendron tulipifera	Tulip Tree	10	2	Tree looks better since last evaluation, continue to monitor	Preserve		Non-heritage
255	Quercus labata	Valley Oak	36	3	Old healthy tree; heavy on one side	Preserve		Heritage
256	Platanus hispanica	Sycamore	18	3	Large healthy tree; good structure	Preserve		Heritage
257	Platanus hisponica	Sycamare	9	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
258	Platanus hispanica	Sycamore	14	3	Healthy tree with long ends	Preserve		Non-heritage
259	Platanus hispanica	Sycamore	15	3	Healthy tree with long ends	Preserve		Heritage
260	Platanus hispanica	Sycamore	10	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
261	Platanus hispanica	Sycamore	7	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
262	Platanus hispanica	Sycamore	15	3	Healthy tree overcrowding others	Preserve		Heritage
263	Platanus hispanica	Sycamore	8	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
264	Pinus radiata	Monterey Pine	28	3	Removal recommended; located too close to building and is causing damage to the foundation, pipes, and walkways. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
265	Platanus hispanica	Sycamore	20	3	Healthy tree one-sided due to crowding	Preserve		Heritage
266	Platanus hispanica	Sycamore	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
267	Platanus hispanica	Sycamore	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
268	Prunus cerasifera	Plum	8	3	Healthy tree one-sided due to crowding	Preserve		Non-heritage
269	Platanus hispanica	Sycamore	18	3	Removal recommended; showing signs of trunk decay; lifting sidewalk. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Heritage
270	Platanus hispanica	Sycamore	14	3	Some trunk decay	Preserve		Non-heritage
271	Platanus hispanica	Sycamore	14	3	Large tree one-sided	Preserve		Non-heritage
272	Platanus hispanica	Sycamore	15	3	Large tree with one sided canopy. Is causing significant damage to hardscape.	Remove	Structural/Health	Heritage
273	Prunus cerasifera	Plum .	8	3	Healthy tree, but overcrowded with poor structure	Preserve		Non-heritage
274	Platanus hispanica	Sycomore	15	3	Healthy tree, but overgrown	Preserve		Heritage
275	Platanus hispanica	Sycamore	13	3	Healthy tree, but overgrown	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
276	Platanus hispanica	Sycamore	14	3	Healthy tree, but overgrown	Preserve		Non-heritage
277	Pinus radiata	Monterey Pine	31	2	Showing signs of decline	Preserve		Heritage
278	Sequoia sempervirens	Redwood	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
279	Sequoia sempervirens	Redwood	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
280	Sequala sempervirens	Redwood	22	3	Young healthy tree, a little overcrowded	Preserve		Heritage
281	Sequala sempervirens	Redwood	19	3	Young healthy tree, a little overcrowded	Preserve		Heritage
282	Sequola sempervirens	Redwood	20	3	Young healthy tree, a little overcrowded	Preserve		Heritage
283	Sequola sempervirens	Redwood	18	3	Young healthy tree, a little overcrowded	Preserve		Heritage
284	Sequola sempervirens	Redwood	7	1	Removal recommended; small overcrowded tree; should be removed to allow others to grow. Mitigation: Purne and munitor.	Mitigation	Structural/Health	Non-heritage
285	Platanus hispanica	Sycamore	17	3	Tree health good, lifting & cracking sidewalk. Located too close to the hardscape for mitigation	Remove	Structural/Health	Heritage
286	Platanus hispanica	Sycamore	14	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
287	Platanus hispanica	Sycamore	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
288	Platanus hisponico	Sycamore	11	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage
289	Platanus hispanica	Sycamore	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
290	Prunus cerasifera	Plum	6	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
291	Prunus cerasifera	Plum	10	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
292	Quercus lobato	Valley Oak	29	3	Removal recommended; growing into parking garage and could cause damage to the structure. Mitigation: Prune away from structure to extent possible and monitor.	Mitigation	Structural/Health	Heritage
293	Platanus hispanica	Sycamore	13	2	Showing signs of die back	Preserve		Non-heritage
294	Acacia melanoxylon	Acaçia	17	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
295	Acacia melanoxylon	Acacia	21	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
296	Eucalyptus spp.	Gum	22	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage
297	Eucalyptus spp.	Gum	16	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
298	Pinus radiata	Monterey Pine	28	2	Removal recommended; has a heavy lean over parking garage and is at risk of failure.	Remove	Structural/Health	Heritage
299	Pinus radiata	Monterey Pine	35	2	Removal recommended; has a bad lean and could fail; located far too close to drain and is causing damage to pipes and walkways. Mitigation: Significantly reduce branch end weight through pruning, take additional weight off of the West side and monitor.	Mitigation	Structural/Health	Heritage
300	Pinus radiata	Monterey Pine	22	2	Healthy tree, minor deadwood	Preserve		Heritage
301	Pinus radiata	Monterey Pine	26	2	Healthy tree, minor deadwood	Preserve		Heritage
302	Ulmus parvifalia	Chinese Elm	12	2	Removal recommended; healthy tree with a significant lean; showing signs of uprooting. Mitigation: Prune to reduce end weight and monitor.	Mitigation	Structural/Health	Non-heritage
303	Ulmus parvifolia	Chinese Elm	14	3	Tree is healthy, but heavy ended	Preserve		Non-heritage
304	Betula pendula	White Birch	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
305	Betula pendula	White Birch	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
306	Betula pendula	White Birch	10	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
307	Betula pendula	White Birch	12	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
308	Platanus hispanica	Sycamore	18	3	Healthy tree; but overgrown on garage side	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
309	Platanus hispanica	Sycamore	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
310	Platanus hispanica	Sycamore	11	3	Healthy tree, but overgrown	Preserve		Non-heritage
311	Platanus hispanica	Sycamore	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
312	Platanus hispanica	Sycamore	15	3	Healthy tree, but overgrown	Preserve		Heritage
313	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
314	Platanus hispanica	Sycamore	15	3	Healthy tree, but overgrown	Preserve		Heritage
315	Quercus douglassi	Blue Oak	27	2	Removal recommended; tree is overcrowded and growing into parking structure. Has large dead decaying limb.	Remove	Structural/Health	Heritage
316	Quercus douglassi	Blue Oak	33	2	Good health; but shows signs of trunk decay	Preserve		Heritage
317	Platanus hispanica	Sycamore	15	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
318	Platanus hispanica	Sycomore	16	3	targe healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
319	Platanus hispanica	Sycamore	17	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	ОВН	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
320	Platanus hispanica	Sycamore	21	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
321	Betula pendula	White Birch	5	2	Young tree, over crowded	Preserve		Non-heritage
322	Betula pendula	White Birch	10	3	Young tree, over crowded	Preserve		Non-heritage
323	Betula pendula	White Birch	6	3	Young tree, over crowded	Preserve		Non-heritage
324	E. polyanthemos	Silver Dollar Eucalyptus	20	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
325	E. polyanthemos	Silver Dollar Eucalyptus	22	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
326	Betula pendula	White Birch	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
327	Betula pendula	White Birch	6	3	Healthy tree, but overgrown	Preserve	:	Non-heritage
328	Betula pendula	White Birch	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
329	Betula pendula	White Birch	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
330	Betula pendula	White Birch	7	3	Healthy tree; heavy ends	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
331	Betula pendula	White Birch	10	3	Healthy tree; heavy ends	Preserve		Non-heritage
332	Betula pendula	White Birch	11	3	Healthy tree; heavy ends	Preserve		Non-heritage
333	Betula pendula	White Birch	12	3	Healthy tree; heavy ends	Remove	Construction	Non-heritage
334	E. polyanthemas	Silver Dollar Eucalyptus	10	2	Removal recommended; poorly structured tree, has been topped; recommend starting over with a new tree	Remove	Structural/Health	Non-heritage
335	Fraxinus uhdei	Shamel Ash	14	2	Thin tree due to building clearance	Preserve		Non-heritage
336	Fraxinus uhdei	Shomel Ash	12	1	Thin tree due to building clearance	Preserve		Non-heritage
337	Fraxinus uhdel	Shamel Ash	23	1	Thin tree due to building clearance	Preserve		Heritage
338	Fraxinus uhdei	Shamel Ash	20	1	Thin tree due to building clearance	Preserve		Heritage
339	Fraxinus uhdei	Shamel Ash	17	1	Thin tree due to building clearance	Preserve		Heritage
340	Fraxinus uhdei	Shamel Ash	17	1	Thin tree due to building clearance	Preserve		Heritage
341	Sequola sempervirens	Redwood	12	2	Young healthy tree	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	D8H	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
342	Pinus radiata	Monterey Pine	42	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area. Broken branch resting on roof of bidg, Q	Remove	Structural/Health	Heritage
343	Pinus radiata	Monterey Pine	27	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end	Mitigation	Structural/Health	Heritage
344	Pinus radiata	Monterey Pine	27	2	weight through reusing and monitor. Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end weight through oruging and monitor.	Mitigation	Structural/Health	Heritage
345	Pyrus kawakamil	Evergreen Pear	7	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
346	Pyrus calleryana	Bradford Pear	8	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
347	Prunus cerasifera	Plum	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
348	Prunus cerasifera	Plum	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
349	Pyrus kawakamii	Evergreen Pear	9	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
350	Fraxinus uhdei	Shamel Ash	18	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
351	Froxinus uhdei	Shamel Ash	28	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
352	Fraxinus uhdel	Shamel Ash	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
353	Fraxinus uhdei	Shamel Ash	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
354	Fraxinus uhdei	Shamel Ash	25	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
355	Fraxinus uhdei	Shamel Ash	17	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
356	Pinus radiata	Monterey Pine	35	2	Removal recommended; tree is much too large for its location and is damaging sidewalk, pipes, and garage; poses a danger to residents	Remove	Structural/Health	Heritage
357	Betula pendula	White Birch	7	3	Young healthy tree	Preserve		Non-heritage
358	Betula pendula	White Birch	10	3	Young healthy tree	Preserve		Non-heritage
359	Betula pendula	White Birch	9	3	Young healthy tree	Preserve		Non-heritage
360	Betula pendula	White Birch	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
361	Betula pendula	White Birch	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
362	Betula pendula	White Birch	9	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
363	Betula pendula	White Birch	6	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
364	Betula pendula	White Birch	10	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
365	Quercus alba	White Oak	21	3	Healthy tree, however, looks thin	Preserve		Heritage
366	Quercus alba	White Oak	21	3	Removal recommended; healthy tree, however it is growing into the building and will soon damage it. Mitigation: Prune away from the building and monitor.	Mitigation	Structural/Health	Heritage
367	Betula pendula	White Birch	10	1	Removal recommended; Dead top, poor structure	Remove	Structural/Health	Non-heritage
368	Betula pendula	White Birch	9	3	Healthy tree, needs structure	Preserve		Non-heritage
369	Betula pendula	White Birch	6	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
370	Betula pendula	White Birch	9	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
371	Betula pendula	White Birch	8	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
372	E. palyanthemos	Silver Dollar Eucalyptus	14	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Non-heritage
373	E. polyanthemos	Silver Dollar Eucalyptus	16	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
374	Betula pendula	White Birch	5	2	Young tree in decline	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
375	Betula pendula	White Birch	6	2	Removal recommended; Young tree in decline, very thin top	Remove	Structural/Health	Non-heritage
376	Betula pendula	White Birch	6		Tree died, removed summer of 2013			
377	Liriodendron tulipifera	Tulip Tree	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
378	Liriodendron tulipifera	Tulip Tree	11	3	Healthy tree with significant end-weight	Preserve		Non-heritage
379	Liriodendron tulipifera	Tulip Tree	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
380	Betula pendula	White Birch	12	3	Healthy tree with significant end-weight	Preserve		Non-heritage
381	Betula pendula	White Birch	6	3	Healthy tree with significant end-weight	Preserve		Non-heritage
382	Betula pendula	White Birch	5	3	Healthy tree with significant end-weight	Preserve		Non-heritage
383	Betula pendula	White Birch	9	3	Healthy tree with significant end-weight	Preserve		Non-heritage
384	Sequaia sempervirens	Redwood	31	4	Healthy, well-structured tree	Preserve		Heritage
385	Sequoia sempervirens	Redwood	21	4	Healthy, well-structured tree	Preserve		Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
386	Sequoia sempervirens	Redwood	15	4	Healthy, well-structured tree	Preserve		Heritage
387	Sequola sempervirens	Redwood	28	4	Healthy, well-structured tree	Preserve		Heritage
388	Sequaia sempervirens	Redwood	15	4	Healthy, well-structured tree	Preserve		Heritage
389	Sequala sempervirens	Redwood	15	4	Healthy, well-structured tree	Preserve		Heritage
390	Betula pendula	White Birch	14	0	Removal recommended; tree is dead	Remove	Structural/Health	Non-heritage
391	Pinus radiata	Monterey Pine	32	2	Removal recommended, tree lost large leader and has a thin canopy	Remove	Structural/Health	Heritage
392	Platanus hispanica	Sycamore	10	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
393	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
394	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
395	Platanus hispanica	Sycamore	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
396	Platanus hispanica	Sycamore	13	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DВН	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
397	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
398	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
399	Platanus hispanica	Sycamore	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
400	Platanus hispanica	Sycamore	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
401	Pittosporum eugenioides	Pittosporum	10	3	Good health; has good structure	Preserve		Non-heritage
402	E.sideroxylon	Red Ironbark	24	3	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
403	Ulmus parvifolia	Chinese Elm	13	3	Tree is overcrowded by the Euc. behind	Preserve		Non-heritage
404	Ulmus parvifolia	Chinese Elm	12	2	Removal recommended. Tree is overcrowded by adjacent Eucalyptus. Tree has a lean and poor structure	Remove	Structural/Health	Non-heritage
405	E. polyanthemos	Silver Dollar Eucalyptus	32	1	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
406	E. polyanthemos	Silver Dollar Eucalyptus	20	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
407	E. polyanthemos	Silver Dollar Eucalyptus	16	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structurat/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	рвн	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
408	E. polyanthemos	Silver Dollar Eucalyptus	22	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
409	E. polyanthemos	Silver Dollar Eucalyptus	17	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
410	Pinus radiata	Monterey Pine	31	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard.	Remove	Structural/Health	Heritage
411	E.sideroxylon	Red Ironbark	27	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
412	E.sideroxylon	Red Ironbark	31	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
413	Prunus cerasifera	Plum	9	3	Tree is healthy and young	Preserve		Non-heritage
414	Prunus cerasifera	Plum	10	3	Tree is healthy and young	Preserve		Non-heritage
415	Pittosporum eugeniaides	Pittosporum	10	3	Good health, but overgrown	Preserve		Non-heritage
416	Pittosporum eugenioides	Pittasporum	10	3	Good health, but overgrown	Preserve		Non-heritage
417	E. polyanthemas	Silver Dollar Eucalyptus	17	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
418	Juniperus chinensis	Juniper	10	3	Good health and vigor, though it has a fair amount of deadwood	Remove	Construction	Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	D8H	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Heaith, Construction)	Heritage Tree?
419	Quercus ilex	Holly Oak	11	4	Tree is one-sided due to overcrowding	Preserve		Non-heritage
420	Quercus agrifolla	Live Oak	19	2	Tree is overcrowded and thin	Preserve		Heritage
421	Quercus agrifolia	Live Oak	12	2	Tree is overcrowded and thin	Preserve	_	Heritage
422	Pinus radiota	Monterey Pine	33	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
423	Pinus radiata	Monterey Pine	27	2	Tree is well pruned, but a little thin	Preserve		Heritage
424	Pinus radiata	Monterey Pine	29	2	Tree is well pruned, but a little thin	Preserve		Heritage
425	Platanus hispanica	Sycamore	10	3	Healthy tree, but branches too long	Preserve		Non-heritage
426	Platanus hispanica	Sycamore	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
427	Platanus hispanica	Sycamore	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
428	Platanus hispanica	Sycamore	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
429	Platanus hispanica	Sycomore	13	3	Healthy tree, but branches too long	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
430	Platanus hispanica	Sycamore	11	3	Healthy tree, but branches too long	Preserve		Non-heritage
431	Platanus hispanica	Sycamore .	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
432	Platanus hispanica	Sycamore	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
433	Platanus hispanica	Sycamore	18	3	Healthy tree, but branches too long	Preserve		Heritage
434	Platanus hispanica	Sycamore	16	3	Healthy tree, but branches too long	Preserve		Heritage
435	Platanus hispanica	Sycamore	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
436	Platanus hispanica	Sycamore	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
437	Platonus hispanica	Sycamore	12	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
438	Platanus hisponica	Sycamore	8	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
439	Populus tremula	Cottonwood Poplar	23	2	Removal reccommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
440	Populus tremulo	Cottonwood Poplar	26	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
441	Populus tremula	Cottonwood Poplar	23	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
442	Malus floribunda	Crab Apple	8	3	Young, vigorous tree	Preserve		Non-heritage
443	Malus floribunda	Crab Apple	8	3	Young, vigorous tree	Preserve		Non-heritage
444	Malus floribunda	Crab Apple	6	3	Young, vigorous tree	Preserve		Non-heritage
445	Malus floribunda	Crab Apple	10	3	Young, vigorous tree	Remove	Construction	Non-heritage
446	Betula pendula	White Birch	6	3	Young, vigorous tree	Preserve		Non-heritage
447	Betula pendula	White Birch	6	3	Young, vigorous tree	Preserve		Non-heritage
448	Betula pendula	White Birch	10	3	Young, vigorous tree	Preserve		Non-heritage
449	Pinus radiata	Monterey Pine	31	3	Included bark, fair health	Preserve		Heritage
450	Pinus radiata	Monterey Pine	26	1	Removal recommended; tree is declining and has severely included bark on the limb over garage.	Remove	Structural/Health	Heritage
451	Platanus hispanica	Sycamore	12	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
452	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
453	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
454	Platanus hispanica	Sycamore	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
455	Platanus hispanica	Sycamore	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
456	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
457	Platanus hispanica	Sycamore	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
458	Platanus hispanica	Sycomore	13	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
459	Platanus hispanica	Sycamore	16	3	Good health, but needs to be pruned for structure	Preserve		Heritage
460	Pinus radiota	Manterey Pine	36	3	Good health and vigor, evidence of red turpetine beetle activity	Preserve		Heritage
461	Prunus caroliniana	Carolina Cherry	6	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage
462	Quercus ilex	Hally Oak	10	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage



TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
463	Quercus lobata	Valley Oak	33	3	Appears healthy, but is showing some trunk decay	Preserve		Heritage
464	Pinus radiata	Monterey Pine	27	2	Removal recommended; located much too close to building and is causing damage to foundation and pipes. Mitigation: Reduce end weight and monitor.	Mitigation	Structural/Health	Heritage

Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved:

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist® by the American Society of Consulting Arborists (ASCA) and a Certified Arborist by the International Society of Arboriculture (ISA).

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk.

FUJIITREES CONSULTING, LLC

Walter Fujii, RCA®

Manager and Consulting Arborist

Date: .

Consulting

Fujiitrees Consulting TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Fujiitrees Consulting hereinafter referred to as "Consultant".

- 1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
- 2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
- 3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
- 4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
- 5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.
- 6. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
- 7. The Consultant offers no guarantees or warrantees, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
- 8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
- 9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.
- 10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.
- 11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a \$25.00 service fee. Advance payment of fees may be required in some cases.



Meador, Kaitlin M

From: Andrew Steven Kennard <akennard@stanford.edu>

Sent: Thursday, July 21, 2016 4:40 PM

To: Meador, Kaitlin M

Subject: Comment on proposed modifications at 350 Sharon Park Drive (Maximus Real Estate

Partners)

Follow Up Flag: Follow up Flag Status: Follow up

Dear Katie Meador,

I am a researcher at Stanford and a resident of Sharon Green Apartments (350 Sharon Park Drive), and I am writing to submit a comment on the proposed landscaping modifications in this complex. I received a notice about the proposed work which mentioned the possible removal of 39 heritage trees across the site.

I am dismayed to hear that the intended landscaping will remove any of these trees, which are one of the most valuable and cherished components of the Sharon Green grounds. These trees were the first thing that drew me into the Sharon Green site, and they left a strong impression on me as I was deciding to move into the complex. Sharon Green is distinguished from nearby apartment complexes by its large number and variety of trees. I've noticed pink ribbons wrapped around many of the trees in one area of the complex, and it appears that the proposed tree removal is concentrated in one particular area, so certain parts of the complex will lose all of the trees that are critical for the sense of space in Sharon Green.

These trees are not just nice to look at; they have also played a valuable role in generating community in our complex. At a recent resident barbeque, I got to know a family with two bright children by marveling with them at a leaf from one of these trees under my field microscope. It was wonderful to be able to excite the children with the love of nature in their own backyard, and the tree was central to our coming together as neighbors.

I appreciate that Maximus Real Estate wants to modernize the grounds of Sharon Green for a new generation, and I support this overall goal. But I urge them to reconsider the proposed landscaping changes to keep the existing trees, many of which are quite old and would take decades to replace with saplings. As a resident of the complex, I ask that in your review of this proposal you consider the important value of these heritage trees to our complex, and I hope you will recommend that Maximus include them in their plans for the renovated Sharon Green Apartments.

Thank you very much for your time.

Sincerely, Andrew Kennard Doctoral Candidate in Biophysics Stanford University

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From: Robert Kyle

To: Meador, Kaitlin M

Subject: Heritage Trees at 350 Sharon Park

Date: Friday, August 19, 2016 10:32:02 AM

Katie-

I live at 350 Sharon Park and unfortunately won't be able to attend the meeting on August 31. I am very concerned about the request to remove these 39 trees, most of which are healthy. The new construction planned for this address keeps to the original footprint of all the buildings so the request for removal seems motivated only by the desire to have easier access for construction crews working on the building modifications. I hope you are able to limit removal to only the 2 or 3 trees that can be demonstrated as likely to die within the next few years.

-Robert

--

Robert Kyle

Phone: 650-926-9971

From: Kent Frewing
To: Meador, Kaitlin M

Subject: Heritage tree removal proposal at 350 Sharon Park Drive

Date: Saturday, August 27, 2016 1:30:27 PM

Dear Ms. Meador:

We are surprised that Maximus Real Estate Partners is proposing to remove 39 heritage trees on their project site due to the current condition/health of the trees. We live across Sharon Road from the site and frequently walk the perimeter of the site on Sharon Road, Sharon Park Drive, Monte Rosa Drive, and Eastridge Avenue, and have noted the trees with tags on them, indicating, we assume, the trees to be removed. To our non-expert eyes, all the trees seem to be healthy and attractive.

The trees proposed for removal are a very important screen in front of the bulky apartment buildings, and are a major natural attraction for the neighborhood. Any replacement trees would take decades to achieve the screening and aesthetic condition of the existing trees.

Several of the city's heritage tree ordinance considerations for decision affect this proposal:

- 1. Certainly, diseased or hazardous trees should be removed, but none of the proposed trees seem to be in that condition to our eyes. We would defer to the opinion of a professional arborist to make that assessment.
- 2. If no new structures are proposed, improvements to existing structures could be made without removing most of the proposed trees, since they are mostly far removed from the current buildings.
- 3. Topography and erosion considerations don't seem to be important since the remainder of the site is covered in lawn, hardscape, and buildings.
- 4. The trees are valuable in their current state for their size, attractiveness, and screening capability, and because of the time it would take to grow any replacement trees to the size of the current trees.
 - 5. The trees provide significant ecological value for song bird nesting.
- 6. The major benefit of the trees is the screening they provide for the large, rectilinear apartment buildings in the development. They are all large, mature, decades-old, attractive, apparently healthy, native species, and it would be a major detraction from the suburban garden-like nature of the neighborhood to have them replaced with young specimens.
- 7. Thirty-nine seems an unnecessarily large number of trees to remove for modifications to existing structures. The trees are widely spaced, and far from the buildings, and removal of any one large tree would create a gap in the screening they provide and reduce the attractiveness of development's landscaping.
- 8. Perhaps a reasonable alternative would be to remove only those trees near the structures to be enlarged, rather than all of the proposed trees.

Thank you for considering our views. We hope that the EQC will maintain the attractiveness and sylvan nature of the Sharon Heights neighborhood in their decision.

Sincerely,

Judy and Kent Frewing

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Kent Frewing 2357 Sharon Oaks Drive Menlo Park, CA 94025-6816

Phone: 650-600-8069 Cell: 818-207-4479

Email: <u>kfrewing@gmail.com</u>

From: talley kenyon

To: Meador, Kaitlin M

Subject: Trees at Sharon Green

Date: Wednesday, August 31, 2016 11:40:18 AM

Dear Ms. Meador,

- Trees are vital to the health of our world even if the circumference is less than 15". Tree replacements take years and years to achieve the height of those taken out.
- Does Menlo Park have a city employee who is an arborist? If not, and we rely on arbor companies to do assessments we must remember that for them the incentive to cut trees is greater than the incentive to keep trees. Namely, they earn thousands for each tree removed.
- The law states that for every heritage tree removed two trees are to be planted. Enforce that law.
- Who will monitor the replacement of trees and see that they are given proper care?

In short, if trees are not damaging buildings, then I expect the City and its commissioners and employees to do everything to maintain our heritage as an arbor city and to allow only the most minimum number of trees to be removed during the Sharon Green construction project. Changing owners does not mean that more tree removal should be approved.

Thank you,

Virginia Kenyon 2351 Sharon Road Menlo Park Ca 94025

Community Development



STAFF REPORT

Planning Commission

Meeting Date: 9/12/2016 Staff Report Number: 16-081-PC

Regular Business: General Plan and M-2 Area Zoning Update Draft

Fiscal Impact Analysis

Recommendation

Staff recommends that the Planning Commission discuss the Draft Fiscal Impact Analysis (FIA) prepared for the General Plan and M-2 Area Zoning Update. The Planning Commission should open the discussion for public comment and provide any comments to staff. The FIA is an informational tool to help members of the public and decision-makers to understand the potential fiscal implications as a result of the proposed project. No formal action on the FIA is required.

Policy Issues

The General Plan and M-2 Area Zoning Update process will consider a number of policy issues. The General Plan, itself, is a policy document that will serve as the blueprint for future development in the City. The Planning Commission and City Council will need to consider whether the proposed land use changes and zoning requirements reflect desired development and support the overall Guiding Principles, and goals and policies of the General Plan Update.

The September 12 Planning Commission meeting provides an opportunity to review and discuss the potential fiscal impacts as a result of the proposed project. The fiscal implications are just one factor to consider as part of the overall project. No actions on the proposed General Plan and M-2 Area Update will occur at this meeting.

Background

The General Plan serves as the City's comprehensive and long range guide to land use and infrastructure development in the City. Although required by State law, a General Plan is customized to reflect the values and vision of each jurisdiction. Since the summer of 2014, the City has embarked on the General Plan Update and M-2 Area Zoning Update process known as ConnectMenlo. Thus far, approximately 60 meetings, events and activities related to ConnectMenlo have occurred to help educate and inform, share ideas, and gather input on the potential changes in the current M-2 Area of the City and citywide circulation. Members of the community, property owners and other interested parties from varying organizations have been involved, and broad community outreach continues to be a key aspect of the process. The General Plan Advisory Committee (GPAC), comprised of Council, Commission and community representatives has also played an important role in helping guide the process. Additional information related to past meetings, including the presentations, video recordings, and handouts, is available for review on the ConnectMenlo webpage at www.menlopark.org/connectmenlo.

Project description

The City is proposing to update the Land Use and Circulation Elements of the General Plan, including revising the goals, policies and programs, to establish new land use designations, and to create a new street classification system. Concurrent with the General Plan Update, the City is also proposing the M-2 Area Zoning Update. Proposed changes to the Zoning Ordinance include the creation of three new zoning districts in the M-2 Area for consistency with the proposed General Plan Update. The General Plan and M-2 Area Zoning Update seeks to create a live/work/play environment that fosters economic growth, increased sustainability, and improved transportation options and mobility, while preserving the existing residential neighborhood character and quality of life enjoyed today. The proposed focus of the land use change is located within the M-2 Area, which is primarily the existing industrial and business parks located between Bayfront Expressway and Highway 101. The proposed changes in the M-2 Area could result in an increase in development potential above what would be allowed under the current General Plan, as follows:

- Up to 2.3 million square feet of non-residential space
- Up to 400 hotel rooms, and
- Up to 4,500 residential units

This additional development combined with the development potential under the current General Plan could result in up to 4.1 million square feet of non-residential development and up to 5,500 residential units in the City. As part of the General Plan Update, the General Plan land use designation of a majority of the properties in the M-2 Area would be amended to reflect one of the proposed land use designations of Office, Life Science and Mixed-Use Residential. No other land use changes are anticipated outside of the M-2 Area as part of the proposed project.

Analysis

Fiscal Impact Analysis

The potential fiscal impacts of the proposed General Plan and M-2 Area Zoning Update have been evaluated in a FIA prepared by BAE Urban Economics. The FIA projects potential changes in revenue and expenditures, and net fiscal impacts to the City and other special districts as a result of potential development that could occur from the implementation of the proposed project.

The FIA examines the net fiscal impact of the project on the following entities:

- Menlo Park General Fund;
- Menlo Park Fire Protection District;
- School Districts Serving the Project;
- Water and Sanitary Districts;
- San Mateo County Community College District;
- San Mateo County Office of Education;
- Midpeninsula Regional Open Space District; and
- Seguoia Healthcare District

The FIA for the General Plan and M-2 Area Zoning Update evaluates the potential net fiscal impact of the proposed project (proposed changes to the M-2 Area plus the remaining development potential under the existing General Plan) and two alternatives (Reduced Non-Residential Intensity and Reduced Intensity) that were evaluated in the Draft EIR. A link to the FIA is included as Attachment A, and the following provides a general overview of the FIA findings.

General Fund

Revenues

The project would generate revenue for the City and various special districts from a variety of sources, including sales tax and property tax, as well as business licenses, fees, and charges for services. These sources of revenue are typically annually recurring General Fund revenues. According to the analysis, the proposed project and both alternatives would generate new revenues for the City's General Fund. The proposed project would generate approximately \$20.1 million annually at 2040 buildout while the two alternatives would be less at \$16.8 million (Reduced Non-Residential Intensity) and \$16.6 million (Reduced Intensity Alternative). The actual amount will be dependent on a number of factors, including number of hotel rooms and occupancy rates, the extent to which business-to-business sales tax revenues is generated, and the extent to which new employees make taxable purchases in the City.

In addition to annual revenues, the proposed project and alternatives would generate one-time or non-recurring revenues that would occur when property is developed or substantially renovated. These revenues, however, are relatively small over the long term in comparison to recurring revenues. Based on 2015 impact fee rates, the project could generate potentially \$187.2 million in impact fees and capital facilities charges. These fees are typically used to offset impacts to infrastructure systems.

Expenditures

The City's General Fund expenditures generally increase as the City's service population increases. The service population is defined as all residents plus a percentage of all employees. The FIA evaluates the City's current expenditures per member of the service population to estimate the increase in General Fund expenditures by different city services as a result of the project. At 2040 buildout, the proposed project would result in \$11.4 million in annual expenditures from the City's General Fund, \$11.2 million under the Reduced Non-Residential Intensity Alternative, and \$9.3 million under the Reduced Intensity Alternative.

The following table identifies the net fiscal impacts on the General Fund at buildout.

Potential Fiscal Impacts to Menlo Park General Fund					
	Project	Reduced Non-Residential Intensity Alternative	Reduced Intensity Alternative		
Total Revenues	\$20,431,800	\$16,801,900	\$16,622,700		
Total Expenditures	\$11,425,071	\$11,241,971	\$9,295,464		
Net Fiscal Impact	\$9,006,729	\$5,559,929	\$7,327,236		

Special Districts - Menlo Park Fire Protection District and School Districts

In addition to the City's General Fund, the FIA considers the potential fiscal impacts to various special districts. The FIA analyzes impacts to the Menlo Park Fire Protection District (MPFPD) as well as the five school districts that serve the City.

The MPFPD serves Menlo Park, Atherton, East Palo Alto, portions of unincorporated San Mateo County, and operates three stations in Menlo Park. The primary source of General Fund revenues for MPFPD is property tax revenues, with other revenue sources from licenses and permits, monies from intergovernmental transfers, and service charges. Based on the revenue and expenditure estimates in the FIA, the project and both alternatives would have a positive net fiscal impact on the MPFPD.

The following table summarizes the net fiscal impacts on the MPFPD at buildout.

Potential Fiscal Impacts to the Menlo Park Fire Protection District					
	Project	Reduced Non-Residential Intensity Alternative	Reduced Intensity Alternative		
Total Revenues	\$8,457,761	\$7,243,958	\$6,952,861		
Total Expenditures	\$5,667,100	\$5,369,400	\$4,579,000		
Net Fiscal Impact	\$2,790,661	\$1,874,558	\$2,373,861		

The FIA analyses five school districts, four elementary and one high school that could be affected by the proposed project and development throughout the City. Of the four elementary school districts, Ravenswood and Redwood City School Districts serve the residents in the M-2 Area and would be impacted by the net increase in new development from the General Plan Update. However, the Menlo Park City and Las Lomitas School Districts could also experience change due to new enrollment that could occur under the City's existing General Plan. The Sequoia Union High School District serves high school students throughout Menlo Park.

Differences in school financing can affect school revenues. The Ravenswood and Redwood City School Districts are "Revenue Limit" districts, which means that the State provides funds as needed to ensure a set level of per student spending. This means that if a development does not provide sufficient property tax revenues to offset the cost of an increase in student population, State funds would make up the difference. Conversely, State funding would be reduced proportionately if new property taxes provide more revenue than needed to offset the cost of an increase in student population. This means that there will be no net fiscal surplus or deficit to the District.

By comparison, a "Basic Aid" school district receives a minimal amount of State aid and instead relies on property tax revenues to fund school activities. Menlo Park City, Las Lomitas Elementary and Sequoia Union School High Districts are all basic aid districts. The FIA shows that the project would have a net negative fiscal impact on these three school districts, with Sequoia Union High School District being the most affected.

The following table compares the projected annual impacts at buildout for the three Basic Aid schools serving Menlo Park residents.

Potential Fiscal Impacts to the School Districts						
	Project	Reduced Non-Residential Intensity Alternative	Reduced Intensity Alternative			
Menlo Park City School District	(\$4,539,900)	(\$4,539,900)	(\$4,539,000)			
Las Lomitas School District	(\$794,700)	(\$794,700)	(\$794,700)			
Sequoia Union High School District	(\$5,484,300)	(\$6,989,900)	(\$4,083,800)			

The FIA also includes analyses of fiscal impacts to other smaller special districts. The FIA anticipates that the proposed project and studied alternatives would not have a negative fiscal impact on the respective districts.

Conclusion

The Planning Commission meeting of September 12 is an opportunity for the Planning Commission and public to provide comments on the FIA. The FIA has been prepared for informational purposes and does not require action by either the Planning Commission or the City Council. However, members of the public and decision-makers may wish to consider the FIA when reviewing the proposed project. The ConnectMenlo process is anticipated to be completed in December 2016.

Impact on City Resources

The General Plan Update scope of services and budget was approved by the City Council on June 17, 2014, and amended in April 2015 to accommodate additional outreach.

The proposed project itself could generate potential net new revenues for the City's General Fund.

Environmental Review

A Draft Environmental Impact Report (DEIR) has been prepared for the project and was circulated for public review comment between June 1 and August 1, 2016. Staff is currently preparing responses to the comments received on the DEIR. The Final EIR will be released at least 10 days prior to a public hearing held by the Planning Commission on the proposed project and Final EIR.

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. In addition, the ConnectMenlo project page is available at www.menlopark.org/connectmenlo. This page provides up-to-date information about the project page, allowing interested parties to stay informed of its progress.

Appeal Period

No action is required by the Planning Commission at this time.

Attachments

A. Link to Draft Fiscal Impact Analysis prepared by BAE Urban Economics, dated September 7, 2016

Exhibits to Be Provided at Meeting - None

Report prepared by: Deanna Chow, Principal Planner

Report reviewed by:

Arlinda Heineck, Community Development Director