REGULAR MEETING AGENDA

Date: 3/13/2017
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 February 6, 2017 Planning Commission meeting. (Attachment)

E2. Architectural Control/Michael Babiak/6 Carter Way:
Request for architectural control for exterior modifications to an existing single-family residence in the R-1-S(X) (Single Family Suburban Residential, Conditional Development) zoning district. The modifications would include new windows and doors, but no change in floor area. (Staff Report #17-014-PC)

F. Public Hearing

F1. Use Permit/Brian Nguyen/445 Oak Ct:
Request for a use permit to demolish a single-story residence and detached garage and construct a new two-story residence including a basement, detached garage, and secondary dwelling unit on a substandard lot with regard to lot width located in the R-1-U (Single-Family Urban Residential) zoning district, at 445 Oak Court. The proposal includes two heritage tree removals. The project was previously reviewed at the January 9, 2017 Planning Commission meeting and continued with direction for changes including a height reduction. ***Item continued to a future meeting.***

F2. Use Permit Revision and Architectural Control Revision/DES Architects & Engineers/ 1430 O'Brien Drive:
Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building located in the LS (Life Sciences) zoning district. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, two heritage flowering pear trees (19 inches and 17 inches in diameter), in fair condition, at the center of the property would be removed. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units. (Staff Report #17-015-PC)

G. Regular Business

G1. Review of the Determination of Substantial Conformance/David Ruth/350 Sharon Park Drive:
Review of the staff determination of substantial conformance for exterior modifications to 18 apartment buildings and a clubhouse located at 350 Sharon Park Drive in the R-3-A-X zoning district. Review requested by Commissioner Riggs. (Attachment)

H. Informational Items

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

- Regular Meeting: March 27, 2017
- Regular Meeting: April 10, 2017
- Regular Meeting: April 24, 2017

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 e-mail notification of agenda and staff report postings by subscribing to the “Notify Me” service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 03/8/17)

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

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

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

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

REGULAR MEETING MINUTES - **DRAFT**

Date: 2/6/2017
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Drew Combs 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

Absent: Henry Riggs, Katherine Strehl (Chair)

Staff: Deanna Chow, Principal Planner, Jim Cogan, Housing and Economic Development Director, Michele T. Morris, Assistant Planner, Kaitie Meador, Associate Planner

C. Reports and Announcements

Principal Planner Chow made some informational announcements regarding items of potential interest to the Planning Commission.

Commissioner John Onken noted an oak tree, which had been the showpiece for the 1022 Alma Street project design, had fallen during recent storms, and asked what happen regarding that.

Principal Planner Deanna Chow said as part of the project approval that a bond had been posted for the value of the oak tree. She said to her knowledge that would be used to purchase a replacement tree in the same location.

D. Public Comment

There was none.

E. Consent Calendar

E1. Approval of minutes from the January 9, 2017 Planning Commission meeting. (Attachment)

ACTION: Motion and second (Andrew Barnes/Onken) to approve the minutes as submitted; passes 5-0-2 with Commissioners Riggs and Strehl absent.

Commissioner Onken recused himself from consideration of E2.

E2. Architectural Control/Gregory Eaton/140 Forest Lane:
Request for architectural control for exterior modifications to the front and rear facades of an existing residence in the R-3 (Apartment) zoning district, including the addition of new gross floor area. (Staff Report #17-007-PC)

ACTION: Motion and second (Kahle/Barnes) to approve the architectural control as recommended in the staff report; passes 4-0-1-2 with Commissioner Onken recused and Commissioners Riggs and Strehl absent.

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 Tobin Dougherty Architects, consisting of nine plan sheets, dated received January 24, 2017, and approved by the Planning Commission on February 6, 2017 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 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.

F. Public Hearing

F1. Use Permit/Ali Reza Parvir/705 Cambridge Avenue:
Request for a use permit to demolish an existing single-story, single-family house and build a new two-story, single-family residence with a basement on a substandard lot with regard to lot width in the R-2 (Low Density Apartment) zoning district. (Staff Report #17-008-PC)

Staff Comment: Assistant Planner Michele T. Morris said staff had no additions to the written report. .

Questions of Staff: Commissioner Kahle said there seemed to be contradictions between the neighborhood area plan and some of the drawings in that A0.1 as to which neighboring properties were one-story and which two-story. Assistant Planner Morris reviewed and noted that Commissioner Kahle was correct and that directly behind the project was a one-story home and on the left and right of it were two-story buildings.

Applicant Comment: A gentleman said the project was to be his parents' home and that the existing home was unlivable. He said the neighbors on either side of his project had two-story homes and that they had expressed they were pleased with his project proposal.

Commissioner Kahle asked if the neighbors had concerns about the large balcony on the rear side of the proposed home. Mr. Parvir said he talked with one neighbor to the rear but the other home was not yet occupied.

Vice Chair Combs asked the speaker for his name. The speaker said he was Ali Reza Parvir, the applicant.

Vice Chair Combs opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Kahle asked about the front entryway noting there was stone and some vertical boxes shown. Leo Li, LEL Design, the project architect, said those indicated the two types of materials being used - stone veneer and vertical wood siding. He provided information on the color scheme. Commissioner Kahle said that at the front entry gable there was some stone work and above the door some boxlike elements, and asked that the latter was. Mr. Li said that it was decorative trellis above the door. Commissioner Kahle noted that the

project height was 10 feet on the first floor, nine feet on the second floor and that the living room height varied from 12 to 13 feet. He asked if they would consider reducing some of the height at least in the living room and bring it down from the maximum height allowed. Mr. Li said they could lower the living room height from 12 feet to 11 feet. He said they had compared their design with other neighbors' homes and those had the same plate height they were using. He said they considered the neighborhood character in their design choices and materials, noting the wood siding, stone veneer and wood shingle roof.

Commissioner Onken said he did not think any of the windows on the side created any privacy concerns. He said also the rear balcony was well screened and did not seem to be a privacy concern. He said the intent was to build another large home along Cambridge Avenue but he thought the design, which had a lot going on with it, might benefit from not being so thick and crowded. He suggested perhaps reducing the height of the living room as that seemed over-scaled, more like a small hotel than a residence.

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Commissioner Kahle said the project benefitted from having a large home on either side of it. He said he would like to see the overall height reduced. He said bringing the living room height lower would have a good result for the design. He said the project was designed well on the side windows but the covered balcony in the rear would have a privacy issue to the neighbors' rear yards on either side. He said he appreciated the wood siding and the lack of stucco. He said he was inclined to support the project if the motion included reducing the height of the living room.

Commissioner Susan Goodhue said usually she was not one to want roof heights lowered, but in this instance she agreed with Commissioners Kahle and Onken that the balance of the house would be better if the right side was reduced in height noting the windows above that roof line on the second story would not appear so squashed. She said the design was trying to be a modern farmhouse. She said she appreciated their efforts to blend in with the neighbors' Mediterranean style homes but thought the project would be a more modern farmhouse design if they did not use wood siding especially on the upper elevations or used that material on the lower part of the house instead of stone veneer.

Commissioner Barnes said he liked that the second floor was stepped back and largely modulated around the perimeter of the first floor, and agreed that reducing the height of the living room would make the project more acceptable. He said aesthetically he did not understand the stone veneer on the front elevation. He said the back balcony was potentially problematic but otherwise the project was acceptable for him.

Commissioner Kahle said he could see what other Commissioners were saying about the stone veneer. He said he had some concern with the stone on the garage in that it stopped then turned the corner transitioning to another material. He said maybe the stone should not be used on the garage. He said the garage doors appeared really tall and asked what their height was. Mr. Li said the garage doors were eight-foot tall. Commissioner Kahle asked if they would consider using standard seven-foot high garage doors. Mr. Li said that eight-foot tall doors worked proportionately better with the windows over the garage doors.

Commissioner Kahle moved to approve the use permit as recommended in the staff report with a condition to lower the height over the living room.

Vice Chair Combs asked staff if a specific height was needed. Principal Planner Chow said she understood that the goal was to reduce the overall exterior height in the front. Commissioner Kahle

said that was correct. Principal Planner Chow said lowering the height of the living room on the right front wing would affect the entryway. She said it appeared the pitched roof of the entry aligned with the pitched roof of the right wing. She asked if they wanted the entryway height also lowered. Commissioner Kahle said he did not want the entry way height changed. He asked if staff wanted a height specified for the living room. Principal Planner Chow said that a specific height would be preferable. Commissioner Kahle said he would amend his motion to request at least a one-foot of reduction of height over the living room.

Commissioner Goodhue asked about the roof height of the garage. Mr. Li said it was 10-foot high.

Vice Chair Combs said the motion was to approve as recommended in the staff report with a condition to lower the exterior height of the living room at least one-foot.

Commissioner Onken said he would second the motion noting that lowering the living room height a foot was about right. He said reducing that height would lessen the somewhat aggressive stepping up of the second floor and would give more space for the bedroom window on the second story above the living room. He said the Commission's main concern with the proposed project was scale and massiveness.

ACTION: Motion and second (Kahle/Onken) to approve the use permit with the following modification; passes 5-0 with Commissioners Riggs and Strehl absent.

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

2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

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

    a. Development of the project shall be substantially in conformance with the plans prepared by LEL Design consisting of 11 plan sheets, dated received February 1, 2017, and approved by the Planning Commission on February 6, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be

placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

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

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

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

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

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit an additional section (or sections) through the area above the living room, in order to verify the interior ceiling and attic heights in this area and potential FAL (Floor Area Limit) implications. The diagrams and any associated revisions to the plans relating to FAL compliance shall be subject to review and approval of the Planning Division.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans of the first floor that reduces the height of the roof of the right side of the front elevation (e.g. living room, dining room) by at least one (1) foot, subject to review and approval of the Planning Division.

F2. Architectural Control and Use Permit/M Arthur Gensler Jr & Associates, Inc./2200 Sand Hill Road: Request for an Architectural Control revision to allow exterior modifications to an existing two-story office building including: the creation of a new entry, updates to the color scheme, modifications to the building elevations, landscaping improvements, and the addition of two accessible parking spaces. The subject property is in the C-1-X (Administrative and Professional District, Restrictive - Conditional Development) zoning district. The proposal includes a request for a use permit to reduce the required parking rate per the parking reduction policy. (Staff Report #17-009-PC)

Staff Comment: Associate Planner Kaitie Meador said there were no additions to the staff report noting a colors and materials board was at the dais for the Commission's review.

Applicant Presentation: Bert deViterbo, Gensler Architects said they were proposing a new entry to the building on its west side and made a PowerPoint presentation on the project proposal.

Commissioner Onken asked whether the bronze tinted glass on the materials board would be used. Mr. deViterbo said that was the front entry picture window for which they were proposing laminated glass with bronze mesh so the glass was not completely clear.

Commissioner Goodhue asked about the material for the planter in the area leading from the ADA entrance. Mr. deViterbo said it was painted metal.

Vice Chair Combs opened the public hearing and closed it as there were no speakers.

Commission Comment: Commissioner Onken said the proposal was acceptable but he thought the entryway glass might be less inviting than the applicant expected. He moved to approve the use permit as recommended in the staff report. Commissioner Goodhue seconded the motion.

Commissioner Barnes said he was glad a parking survey had been done for this project, noting he was very supportive of opportunities to reduce surface parking where it was not being utilized. He said from an architectural point he thought this was a good project.

ACTION: Motion and second (Onken/Goodhue) to approve as recommended in the staff report; passes 5-0-2 with Commissioners Riggs and Strehl absent.

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. 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 Gensler, consisting of 41 plan sheets, dated received January 26, 2017, and approved by the Planning Commission on February 6, 2017, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.

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

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

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

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

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

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

G. Regular Business

G1. Housing Element Annual Report/City of Menlo Park:
Opportunity to consider and provide comments and/or a recommendation to the City Council on the 2016 Annual Report on the status and implementation of the City's Housing Element (2015-2023). (Staff Report #17-010-PC)

Staff Comment: Principal Planner Chow introduced Jim Cogan, Economic and Housing Development Director. She said the Housing Element annual report was submitted to the state's Department of Housing and Community Development by April 1 each year and it reported on the City's housing production and housing program implementation for the preceding calendar year. She said 2016 highlights included the adoption of the Land Use and Circulation Elements of the General Plan and the M-2 Area Zoning Update after a multi-year process, and noted that housing was a major theme throughout the General Plan discussion. She said part of the new vision of a live/work/play environment in the former industrial and warehouse M-2 through the Land Use Element and the newly crafted R-MU (Residential Mixed Use) zoning district included up to 4,500 net new housing units where no housing was previously permitted. She said the R-MU zoning district also included a requirement for below market rate housing and affordable units from potential projects seeking bonus development. She said in 2016 as well the City Council began more formal discussions on how to address displacement in the City, and in December adopted an ordinance requiring 12-month lease agreements for apartments of four or more units. She said the Council referred two other potential ordinances related to rental conflict resolution and rent

assistance to the Housing Commission for review and discussion. She said related to housing production that the City issued 66 building permits for new dwelling units in 2016. She said most of the units were located in the Mid-Pen Sequoia and Belle Haven Affordable Senior development located at 1221 Willow Road. She said 15 of the 66 new units were located within the mixed-use development at 1295 El Camino Real She said the Council extended the conversion process for accessory buildings to secondary dwelling units for an additional three years. She said recent state laws superseded the City's secondary dwelling unit conversion process and allowed for a non-discretionary process. She said in February, the Housing Commission supported the Housing Element Annual Report moving forward to the City Council. She said the Housing Commission discussed various topics including housing on Pierce Road, changing the language of the notice availability of funding to relax the criteria, working on an anti-retaliation ordinance, revisiting secondary dwelling unit criteria to reduce the minimum lot size requirement, working on items to address displacement more directly, and increasing marketing efforts for when affordable housing units become available.

Vice Chair Combs opened the public comment period and closed it as there were no speakers.

Commission Comment: Commissioner Barnes noted page 2, 3rd paragraph, the line: "The Council also adopted a provision whereby current or recently displaced Belle Haven residents would have a preference for the units, in recognition that the community amenities should benefit the people and area that may be most directly impacted by increased development." He asked how that would work. Principal Planner Chow said they would need to define the mechanics of how that would be implemented. She said the sentence was added in response to displacement in the Belle Haven area adjacent to the M-2 area and an interest to create some flexibility to assist persons recently displaced or on the City's wait list but who might no longer be eligible. She said they worked with the City's housing partner "Hello Housing," the firm that administers the City's below market rate housing program to review the list for who might qualify under that preference provision.

Mr. Cogan said a person needed to be either a resident or be employed in Menlo Park to qualify. Commissioner Barnes said a displaced Menlo Park resident might not then qualify to be on that list. Mr. Cogan said that was true. He said one of the items the Council referred back to the Housing Commission for consideration and prioritization was changing that requirement so that if you had been on the BMR list as an existing Menlo Park resident but since had been displaced that qualification to be on that list might be extended up to three years.

General discussion ensued with Mr. Cogan answering questions about the lists for rental and ownership BMR units as to eligibility and other factors.

Commission Barnes noted page 3 of the staff report and asked about the affordable housing overlay (AHO). Principal Planner Chow said that in 2013 the City added an AHO that was applied to specific sites with the potential to be developed including some parcels on Haven Avenue and some on Willow Road such as the Mid-Pen Housing project and all of the Specific Plan area.

General discussion ensued with Principal Planner Chow and Mr. Cogan discussing the nexus study to support requiring the provision of BMR units from developers.

Replying to Vice Chair Combs, Mr. Cogan said that within the 21 Elements group there was discussion on the question of Airbnb rentals. He said the City had not taken a position but was also being discussed in the Silicon Valley Economic Development Alliance and was one of 15 topics the City Council has referred to the Housing Commission for prioritization..

Replying to Commissioner Kahle's question about using surplus land owned by the City for affordable housing, Mr. Cogan said that more accurately the City has underutilized land that could be used for affordable housing. He said one of the 53 goals taken to the City Council on January 27 was the concept of doing a downtown design contest related to use of City owned parking plazas He said the Council gave them homework to look at potential public-private partnership for development ideas for parking plazas 1, 2 and 3.

Commissioner Onken said his firm was responding to an RFP for San Mateo regarding developing a parking lot to include parking and mixed use.

Replying to Commissioner Goodhue, Mr. Cogan said Lot 1 was the lot behind Suzie's Cakes, Lot 2 was the smaller lot on Oak Grove Avenue between Crane and Chestnut Avenues, and Lot 3 was on the other side of Crane Avenue behind the restaurant, Refuge.

Vice Chair Combs asked if the Commissioners' individual comments would be shared with the Council or whether the Commission should summarize concluding comments for Council. Principal Planner Chow said she was taking notes on the clarifying questions asked but noted the Commission could comment on priorities and those could be provided to the Council for consideration at its February 7 meeting, and/or the Commission could comment on the annual report itself that was scheduled for the City Council's consideration on March 14.

Commissioner Barnes said regarding H2C and the ordinance amendment to protect existing housing that housing conversion to condominiums or Tenants in Common (TICs) was not necessarily a bad thing. He said there was affordable housing and affordability as it related to housing. He said condominium conversions and TICs could be good entry points for people who could not afford detached homes in Menlo Park. He said he would not want restrictions on conversions to those types of properties as he thought supply helped with the goal of affordability. Principal Planner Chow said the intent of the H2C program was to have residential properties zoned as residential and not zoned as commercial.

Vice Chair Combs asked if two parties wanted to convert a duplex to condominium or a TIC whether or condo was that something that would need to be reviewed by the Planning Commission for approval. Principal Planner Chow said with two units on an R-2 property that the property owners could come to the City with a condominium map, which would come to the Planning Commission for review.

Commissioner Barnes said regarding City surplus properties for housing and using downtown parking lots as suggested that it might be better to look at density downtown through the biennial review of the Specific Plan. He said that the proposal to take a public square and use it for housing that would be enjoyed by a few was not an equitable use of that land for City residents.

Mr. Cogan said the Council had not approved anything for the downtown parking plazas and they were very cognizant about the parking concern. He said in the short term additional parking would have to be part of any use of those lots. He said with emerging technologies of travel should those eliminate parking needs, in such a future they would need to see what use parking garages might be converted to.

Commissioner Goodhue said people often complain that they cannot find parking in Menlo Park. She said she has no problem parking in Menlo Park, which for her was typically early in the morning and later in the day. She asked if the City has studied the use of all of the parking plazas. She said people also express concern about the loss of parking spaces along Santa Cruz Avenue

for outdoor restaurant seating and bicycle parking. She said she would like data to use to respond to people upset about the City removing downtown parking.

Mr. Cogan said the City has extensively studied parking and particularly downtown. He said the City has more than enough parking and that the Specific Plan noted a surplus of 60 parking spaces downtown. He said people's parking perceptions were often based on how far they would need to walk from where they parked to where they would like to go. He said parking could be difficult in Plaza 3 at lunchtime. He said to add building square footage downtown was hindered by parking need. Replying to Commissioner Barnes' question about a utilization study, Mr. Cogan said he believed the last one done of the parking downtown was 2014.

Commissioner Onken said in terms of policy regarding the Housing Element there was much discussion about transportation impact analysis and other transportation concerns. He asked if the initiative to review the parking requirements every time low income projects came forward would continue. He said depending on the location it could be argued that the parking requirement was not needed, and asked if that was built into the Housing Element.

Principal Planner Chow said with the AHO it was recognized that potentially senior housing or affordable housing might have different parking standards. She said with the adoption of the new zoning district that different parking standards were established for residential and commercial. She said also there was the potential for shared parking of uses. She said in the Specific Plan there was a reduction of parking in areas with proximity to transit. She said also when people use the state density bonus law for development that parking reduction was potentially one of the available exchanges.

Commissioner Barnes asked, regarding section H4A which was to modify R-2 zoning to maximize unit potential, what net count of units that might contribute. Principal Planner Chow said the intent was to incentivize two units on an R-2 lot rather than maximizing the Floor Area Limit for one unit on an R-2 lot. She said this was currently in place for the R-4-S District to allow more Floor Area Ratio with greater density. She said they also did this with a sliding scale for the R-M-U district.

Commissioner Barnes asked about the BMR fund amount and for a projection on how many units that could add. Mr. Cogan said currently there was $7.9 million in the BMR fund. He said with a combination of funds for a program that was not used anymore and loans coming due they were working with the finance department to determine what additional funding there was, noting that they would have a Notice of Funding Availability (NOFA) in 2017. He said there was money coming in from developments such as Facebook. He said looking forward funding was in the $10 to $15 million range.

Commissioner Goodhue noted the amount of money the City has given Mid-Pen Housing and asked if the ratio of city funds to developer funds was situational or if there was a rule. Mr. Cogan said it was very project dependent with many elements in the analysis. He said typically they look at a per unit subsidy. He said for every project depending on their scale of affordability and unit count, there might be a high per unit cost. He said for instance moderate income units were actually more expensive from the City's standpoint as a developer of those would not get Federal tax credit for them. He said it depended on where they needed the units and what other funds they were leveraging.

Commissioner Onken asked if the Planning Commission could push projects to build units rather than developers paying into a fund. Mr. Cogan said units were preferable. He said a Stanford commercial project near Sand Hill Road would supply two additional BMR units through its 500 El

Camino Real project, noting that the Housing Commission recommended a two year check-in on such arrangements.

Vice Chair Combs said the Housing Element was not a delivery of housing units but provided planning and zoning guidelines for the City to create an environment where additional housing units could be provided. Principal Planner Chow said that the City has a housing production number provided by the Association of Bay Area Governments for the planning period of 2015 to 2023. She said the City also identified a number of programs and when those would likely be implemented. She said the City reports annually on how it was meeting its total housing production including how well for each income category. She said the City was doing great in terms of overall housing production, noting housing on Haven Avenue. She said the City still had a ways to go to meet the low income housing needs. She said regarding the implementation programs that the City reports on what it will work on each year. She said the reporting holds the City accountable. She said the City's housing assessment for the full period was 665 units. She referred to page A3 or page 3 of 11 on the attachment that showed the total number of units that needed to be provided with 233 units for very low income, 129 units for low income, 143 units for moderate income, and 150 units above moderate income. She said in the far right column were the numbers of units produced and what remains to be done.

Vice Chair Combs asked if the City Council had a vision of the type of City density and if that might be shown graphically. He said he had heard concerns about too much density from people who wanted a certain type of life style and living environment. He asked if perhaps it would be possible at some point to illustrate what the City would look similar to some other city. Commissioner Kahle concurred it would be nice to point to another city as an example of what was envisioned.

H. Informational Items

H1. Future Planning Commission Meeting Schedule.

- Regular Meeting: February 27, 2017
- Regular Meeting: March 13, 2017
- Regular Meeting: March 27, 2017
- Regular Meeting: April 10, 2017

I. Adjournment

Vice Chair Combs adjourned the meeting at 8:59 p.m.

Staff Liaison: Deanna Chow, Principal Planner

Recording Secretary: Brenda Bennett

STAFF REPORT

Planning Commission
Meeting Date: **3/13/2017**
Staff Report Number: **17-014-PC**

Consent Calendar: **Architectural Control/Michael Babiak/6 Carter Way**

Recommendation

Staff recommends that the Planning Commission approve architectural control for exterior modifications to an existing single-family residence in the R-1-S(X) (Single Family Suburban Residential, Conditional Development) zoning district, at 6 Carter Way. The modifications would include new windows and doors, but no change in floor area. 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 property is located at 6 Carter Way, off Lassen Drive in the Sharon Heights neighborhood. The contiguous parcels are in the R-1-S(X), R-E-S (Residential Estate Suburban), and R-1-S (Single Family Suburban Residential) zoning districts. Carter Way, like the other short dead-end streets in this area, is a private street.

This parcel and the surrounding townhouse development were built under a Conditional Development Permit (CDP), which requires architectural control approval by the Planning Commission for substantive changes to the exterior of the buildings. A location map is included as Attachment B.

Analysis

Project description

The existing single-family, single story townhouse contains approximately 3,153 square feet of floor area. The existing townhouse also includes a two-car garage and consists of two bedrooms, a study, and two and a half bathrooms. The applicant is proposing to conduct interior alterations including remodeling the kitchen, dining room, front entry, the powder room, and master bathroom. Additionally, the applicant is proposing to replace the fireplace, the front entry door, and garage door. A new custom-built window would be installed in the living room on the right side of the townhouse. Lighting fixtures and plumbing would be upgraded, and flooring would be removed and replaced. There would also be exterior modifications in colors and materials, which are described in the following section of this staff report. Repairs would be made to the roof without changes to roof materials, structure, slope, or eaves.

The project plans are included as Attachment C and the project description letter is included as Attachment D. The proposed project would remain in conformance with the approved CDP because the total floor area, height of the structure, the parking, and the common/open space on-site would not be altered as a result of the proposed modifications.

Design and Materials

The exterior changes would only be located on the front (west) and right side (south) elevations of the townhouse. The other facades would not be altered at all. The exterior changes would include a new pivot door with sidelites for the front entry, and a new tempered and obscured glass garage door. The colors and materials are represented in a photo montage on Sheet A1.2 of the plan set. The right side elevation would include a new wood clad fixed window and casement window for the kitchen. The living room would feature a new custom-built window that would be approximately 12 feet, 10 inches in height. Privacy concerns regarding the change in height of the living room window would be minimized by the existing nearby trees and landscaping of the side yard.

Staff believes the project would be consistent with the existing architectural style of the individual unit. The project would also be compatible with the existing architectural style of the overall townhouse development. In addition, the project would have a relatively small impact to the neighbors given the limited scope of work.

Correspondence

Staff has not received any items of correspondence on the proposed project. However, the applicant has included the approval of the Homeowners Association of 1000 Sharon Park Drive as part of the plan set title sheet G0.0.

Conclusion

Staff believes that the project would have minimal impact to the neighbors given the limited scope of work. Additionally, the project would be compatible with the existing architectural style of the development. The proposal 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

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:
Michele T. Morris, Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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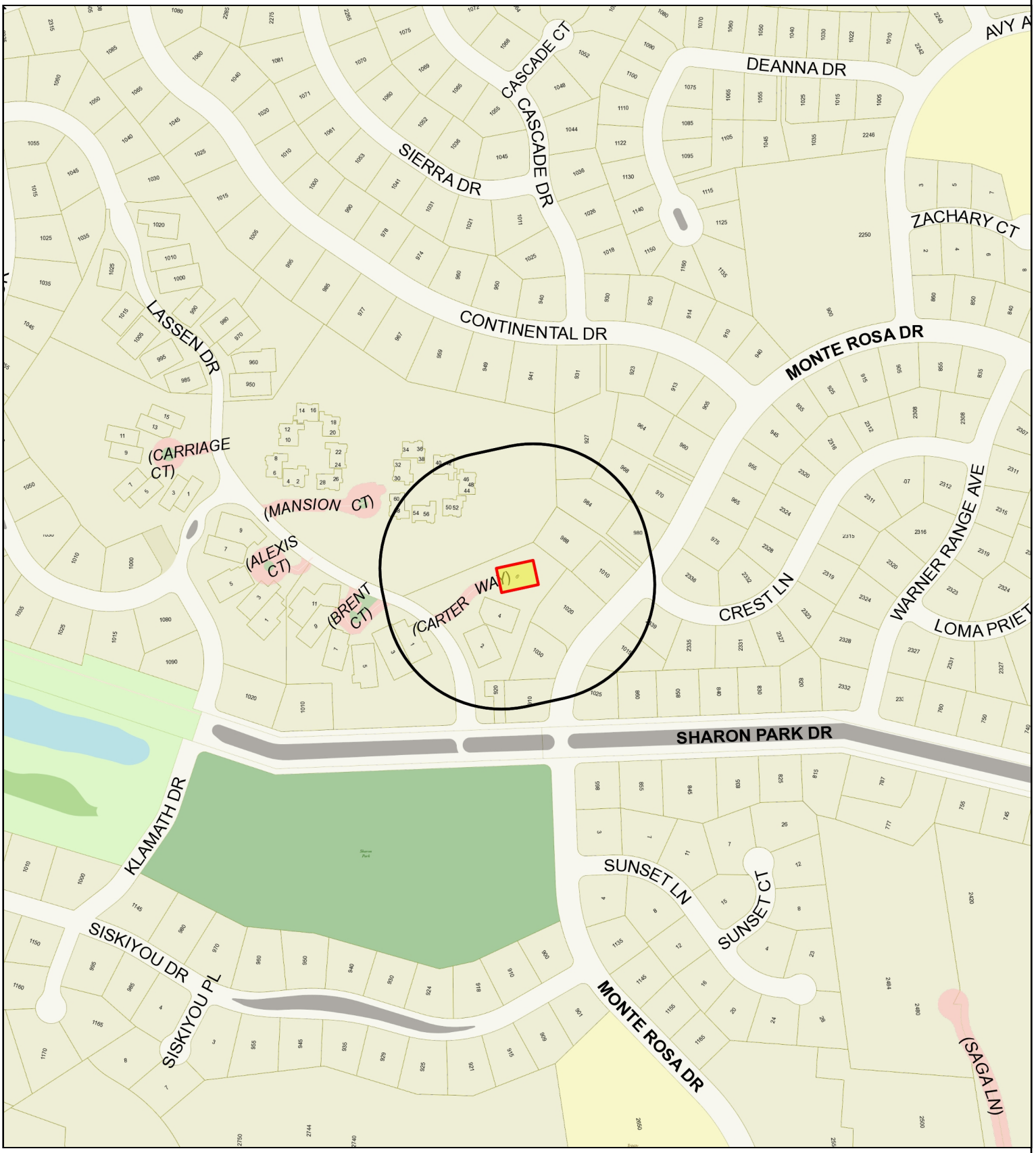
LOCATION: 6 Carter Way	**PROJECT NUMBER:** PLN2016-00118	**APPLICANT:** Michael Babiak	**OWNER:** Michael and Maria Babiak
REQUEST: Request for architectural control for exterior modifications to an existing single-family residence in the R-1-S(X) (Single Family Residential Suburban, Conditional Development) zoning district. The modifications would include new windows and doors, but no change in floor area.			
DECISION ENTITY: Planning Commission	**DATE:** March 13, 2017	**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 use permit and architectural control subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Tristan Warren Architect, consisting of 11 plan sheets, dated received March 7, 2017, approved by the Planning Commission on March 13, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the Project Arborist's recommendations.

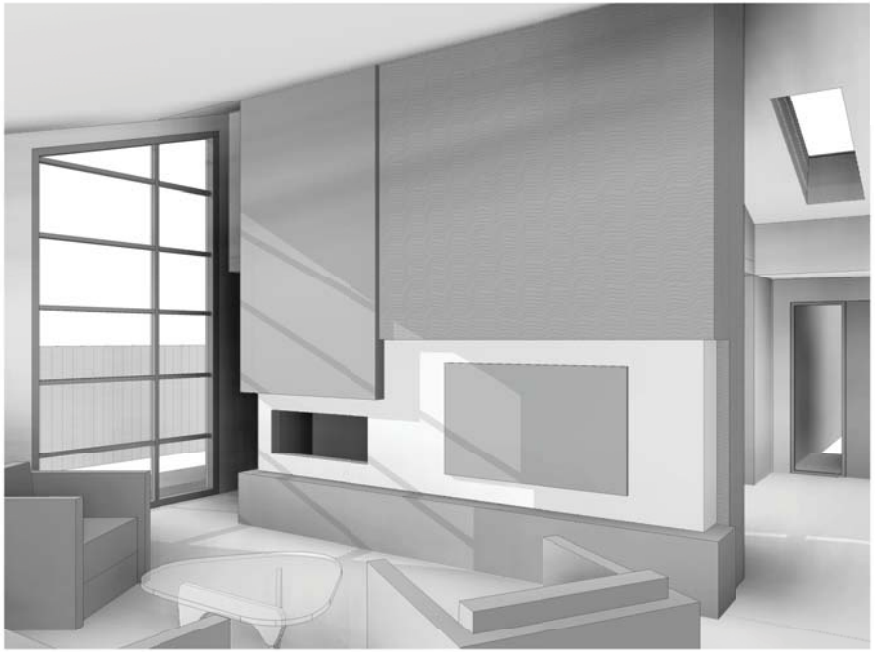


City of Menlo Park

Location Map
6 CARTER WAY

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: MTM | Checked By: THR | Date: 3/13/2017 | Sheet: 1



BABIAK RESIDENCE MENLO PARK, CA

PROJECT DIRECTORY

ARCHITECT

TRISTAN WAREN ARCHITECT
3 MANZANITA ROAD
FAIRFAX, CA 94930
PHONE: 510.219.2975
CONTACT: TRISTAN WARREN
EMAIL: tristan.warren.arch@gmail.com

OWNER

MICHAEL BABIAK
6 CARTER WAY
MENLO PARK, CA 94025
PHONE:
FAX:
EMAIL: mhbabiak@gmail.com

GENERAL CONTRACTOR

PHONE:
FAX:
CONTACT:
EMAIL:

STRUCTURAL ENGINEER

BKG STRUCTURAL ENGINEERS
1155 BROADWAY STREET
REDWOOD CITY, CA 94063
PHONE: 650.489.9224
CONTACT: RYAN BILLANTE, PE
EMAIL: ryan@bkgse.com

LANDSCAPE DESIGN

PHONE:
FAX:
CONTACT:
EMAIL:

GEOTECHNICAL ENGINEER / SHORING

PHONE:
FAX:
CONTACT:
EMAIL:

ARBORIST

PHONE:
FAX:
CONTACT:
EMAIL:

GREEN POINT RATER

PHONE:
FAX:
CONTACT:
EMAIL:

TITLE 24

PHONE:
FAX:
CONTACT:
EMAIL:

SURVEYOR

PHONE:
FAX:
CONTACT:
EMAIL:

PROJECT APPROVALS

Homeowners Association of 1100 Sharon Park Drive

October 21, 2016

Maria and Michael Babiak
6 Carter Way
Menlo Park, CA 94025

Re Address: 6 Carter Way
Account Number: 137000220

Dear Maria and Michael Babiak:

The Board has reviewed and approved your application dated 9/26/2016 for the garage door, kitchen window, and front door replacements with an addition of a trapezoidal window and other interior renovations noted in your application. Below are the following conditions of approval:

- Homeowner agrees to provide the license, insurance, and contact information for the contractor prior to commencement of work.
- Homeowners are responsible for obtaining a City of Menlo Park permit, if necessary to complete their project.
- The approval is good for 6 months and the construction must start within six months unless previously agreed by the Board.
- Owner agrees to adhere to the rules regarding Instructions for Use of Outside Contractors.
- Owner agrees to pay any clean-up/damage charges during or after the completion of the project. If a $5,000 security deposit was required, it will be deducted from this deposit.
- Work hours can only be Monday to Friday from 8am to 5 pm.

NO WEEKEND WORK ALLOWED

- Homeowner and all noted above fully release the Association, its Board of Directors, and the individual members of the Association (and indemnifies them) from and against all claims and actions at law resulting from damage, injury, harm, etc. which may be sustained as a direct and/or consequential result of the changes.
- Homeowner agrees to accept all responsibility for maintenance, repair, and replacement of this architectural change and to reimburse the Association, its Board of Directors, and the individual members of the Association for any and all costs incurred because of the necessity of maintenance, repair, or other reason associated with this change.
- Homeowner agrees to duly inform any representing agents, heirs, administrators, assignees, and all future buyers of the residence of this responsibility and the terms of this agreement.

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,

Homeowners Association of 1000 Sharon Park Drive

Cc: Unit File
Board of Directors

DRAWING INDEX

TRISTAN·WARREN
ARCHITECT

three manzanita road
fairfax, ca 94930

t. 510.219.2975
e. tristan.warren.arch@gmail.com

LICENSED ARCHITECT TRISTAN U. WARREN No. C-31785 Ren. STATE OF CALIFORNIA

PROJECT NAME
BABIAK
RESIDENCE

PERMIT#
JOB NO. 2016003
PROJECT ADDRESS
6 CARTER WAY
MENLO PARK, CA

CLIENT NAME
MICHAEL BABIAK

CURRENT RELEASE DATE:
12.22.2016

CURRENT RELEASE SET:
1 PLAN CHECK RESPONSE

PREVIOUS RELEASE
DESIGN SUBMITTAL 10.25.2016

SHEET TITLE
TITLE SHEET

SCALE

G0.0

3/1/2017 4:13:36 PM

ARCHITECTURAL ABBREVIATIONS

AB.	ANCHOR BOLT
A.F.F.	ABOVE FINISHED FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BTWN.	BETWEEN
B.U.R.	BUILT UP ROOFING
B.W.	BOTH WAYS
C.J.	CONTROL JOINT
CLG.	CEILING
CLKG.	CAULKING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
DEG.	DEGREE
DET/DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIA.	DIAMETER
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
E	EAST
(E)	EXISTING
EA	EACH
E.J.	EXPANSION JOINT
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
EQ	EQUAL
EQUIP.	EQUIPMENT
EXT.	Exterior
F.A.	FIRE ALARM
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN/FND	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL	FLOW LINE
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GLB	GLUE LAM BEAM
GR.	GRADE
GYP.	GYPSUM
GYP BD.	GYPSUM BOARD
GSM	GALVANIZED SHEET METAL
HB	HOSE BIB
H.C.	HOLLOW CORE
H/C	HANDICAPPED
HDWD	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTILATION AIR CONDITIONING
HW	HOT WATER
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JH	JOIST HANGER
JNT.	JOINT
JST.	JOIST
KIT.	KITCHENLAB
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTL.	METAL
MUL.	MULLION
N	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PCT.	PRE-CAST
P.L.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
Q.T.	QUARRY TILE
R.	RISER
(R)	REMODELED
R.D.	ROOF DRAIN
RE:	REFER TO
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ'D.	REQUIRED
RM	ROOM
R.O.	ROUGH OPENING
RWL	RAINWATER LEADER
S	SOUTH
S.A.S.M.	SELF ADHERED SHEET MEMBRANE
S.C.	SOLID CORE
SCHED	SCHEDULE
SECT.	SECTION
S.F.	SQUARE FOOT
SHT.	SHEET
SIM.	SIMILAR
SNT	SEALANT
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STAGG.	STAGGERED
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TR	TREAD
T&B	TOP AND BOTTOM
TER.	TERRAZO
T&G	TONGUE AND GROOVE
THK.	THICK
T/	TOP OF
TYP.	TYPICAL
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VER	VERIFY
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
W	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
&	AND
L	ANGLE
@	AT

GENERAL NOTES

1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2013 UNIFORM BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, AND STATE ENERGY STANDARDS.
2. AND ANY OTHER GOVERNING CODES AND ORDINANCES.
3. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
6. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
8. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
9. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
10. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
12. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
13. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
14. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
15. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
16. PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2013 CBC 718.2.2 & R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MIN. 10-FOOT INTERVALS.

b. IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS & COVE CEILINGS.

c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASAGE OF FLAME & PRODUCTS OF COMBUSTION.

17. PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2013 CBC 718.3-4 & R302.11, DRAFT-STOPS SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS DIVIDED IN APPROX. EQUAL AREAS. WHERE A FLLOR IS ENCLOSED ABV. & BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:

a. SUSPENDED CEILING UNDER FLOOR FRAMING

b. OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.

18. PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIRGAP.

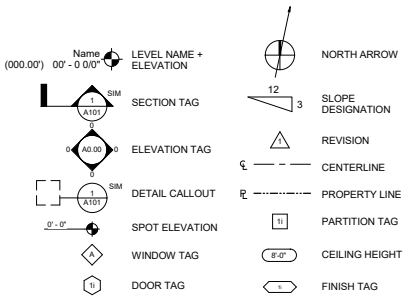
PROJECT DATA

APN:	074-230-90
YEAR BUILT:	1972 (APPROX)
ZONING:	R1S (X)
SETBACKS:	
FRONT (NO CHANGE):	20'-0"
SIDE (NO CHANGE):	10'-0"
REAR (NO CHANGE):	20'-0"
LOT SIZE:	6,208 SF
HOUSE SIZE (NO CHANGE):	3,153 SF
FLOOR AREA LIMIT:	NO CHANGE
BUILDING COVERAGE:	NO CHANGE
BUILDING HEIGHT MAXIMUM:	28'-0" NO CHANGE
OCCUPANCY TYPE:	R-3
CONSTRUCTION TYPE	V-II
SPRINKLERS:	NO
STORIES:	1 STORY
UNITS:	1 UNIT

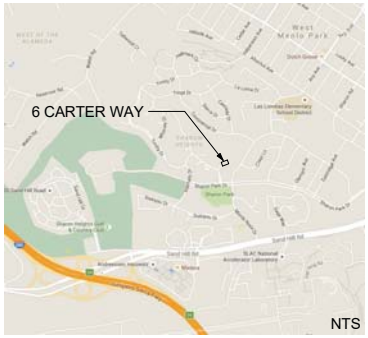
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF ALTERATIONS OF THE FOLLOWING PORTIONS OF THE EXISTING HOUSE: NEW WINDOW IN LIVING ROOM AND KITCHEN, REPLACING CABINETRY AND FIXTURES IN KITCHEN, POWDER AND MASTER BATH, REPLACE ENTRY DOOR AND GARAGE DOOR, REMODEL TO OPEN UP SPACE AT ENTRY AND LIVING, REPLACE (E) FIREPLACE, WHOLE HOUSE LIGHTING UPGRADE, NEW HARDWOOD FLOORING THROUGHOUT HOUSE.

ARCHITECTURAL SYMBOLS



VICINITY MAP



APPLICABLE CODES

2013 CALIFORNIA BUILDING CODE VOL.S 1 AND 2
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA CFC & WILDLIFE -URBAN INTERFACE FIRE AREA
2013 CLAIFORNIA ENERGY CODE
2013 CAL GREEN

ALONG WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS

DEFERRED SUBMITTALS

NO DEFERRED SUBMITTALS

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PROJECT NAME
BABIAK RESIDENCE

PERMIT#
JOB NO. 2016003
PROJECT ADDRESS
6 CARTER WAY
MENLO PARK, CA

CLIENT NAME
MICHAEL BABIAK

CURRENT RELEASE DATE:
12.22.2016

CURRENT RELEASE SET:
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PREVIOUS RELEASE
DESIGN SUBMITTAL 10.25.2016

SHEET TITLE
PROJECT DATA

SCALE
1/4" = 1'-0"

G0.1

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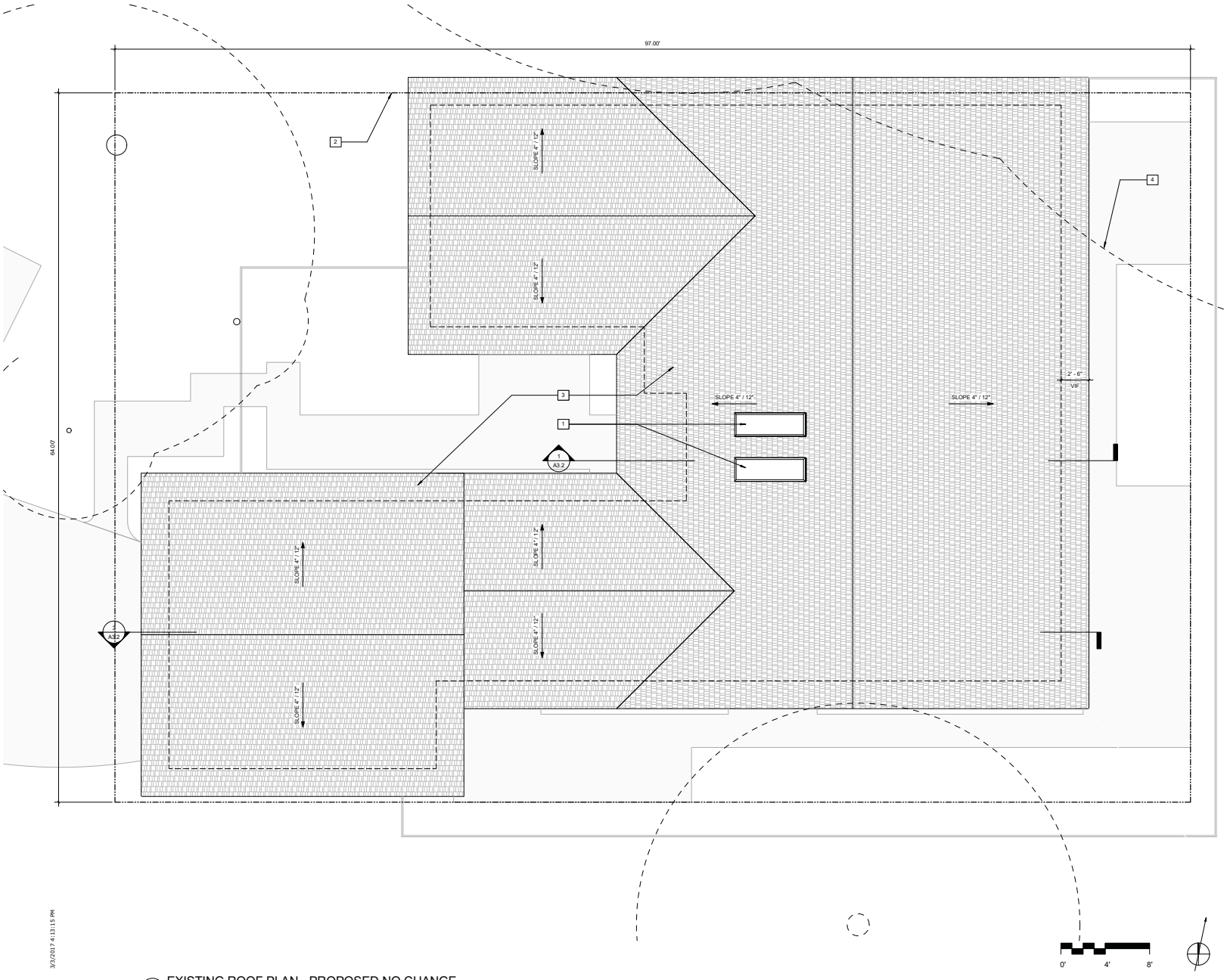

SHEET NOTES

KEY KEYNOTE TEXT

1 (E) SKYLIGHTS TO REMAIN
2 PROPERTY LINE (V.I.F.)
3 PATCH/REPAIR, CLEAN, & OIL (E) SHAKE ROOF, TYP.
4 (E) TREE DRIP-LINE. NO TREES TO BE IMPACTED BY SCOPE OF WORK

1 EXISTING ROOF PLAN - PROPOSED NO CHANGE
1/4" = 1'-0"

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SHEET TITLE
SITE

SCALE
1/4" = 1'-0"

A1.0

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1 EXISTING AREA PLAN
1" = 20'-0"

SHEET NOTES

KEY KEYNOTE TEXT

1 (E) RESIDENCE
2 (E) TREE TO REMAIN, TYP.
3 (E) ACCESSORY BUILDING
4 (E) DRIVEWAY TO REMIAN
5 (E) PROPERTY LINES W/ A-TYPICAL SET BACK LINES
6 (E) PROPERTY LINES, TYP.

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SHEET TITLE
AREA PLAN

SCALE
1" = 20'-0"

A1.1

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NEIGHBOR'S HOME - SIMILAR WINDOW ADDED TO LIVING ROOM

VIEW FROM STREET

PROPOSED SOUTH VIEW

PROPOSED ENTRY - PAINTED DOOR

PROPOSED GARAGE DOOR

EXISTING SOUTH VIEW

EXISTING ENTRY IMAGE

EXISTING GARAGE DOOR

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SHEET TITLE
PHOTO MONTAGE

SCALE
As indicated

A1.2

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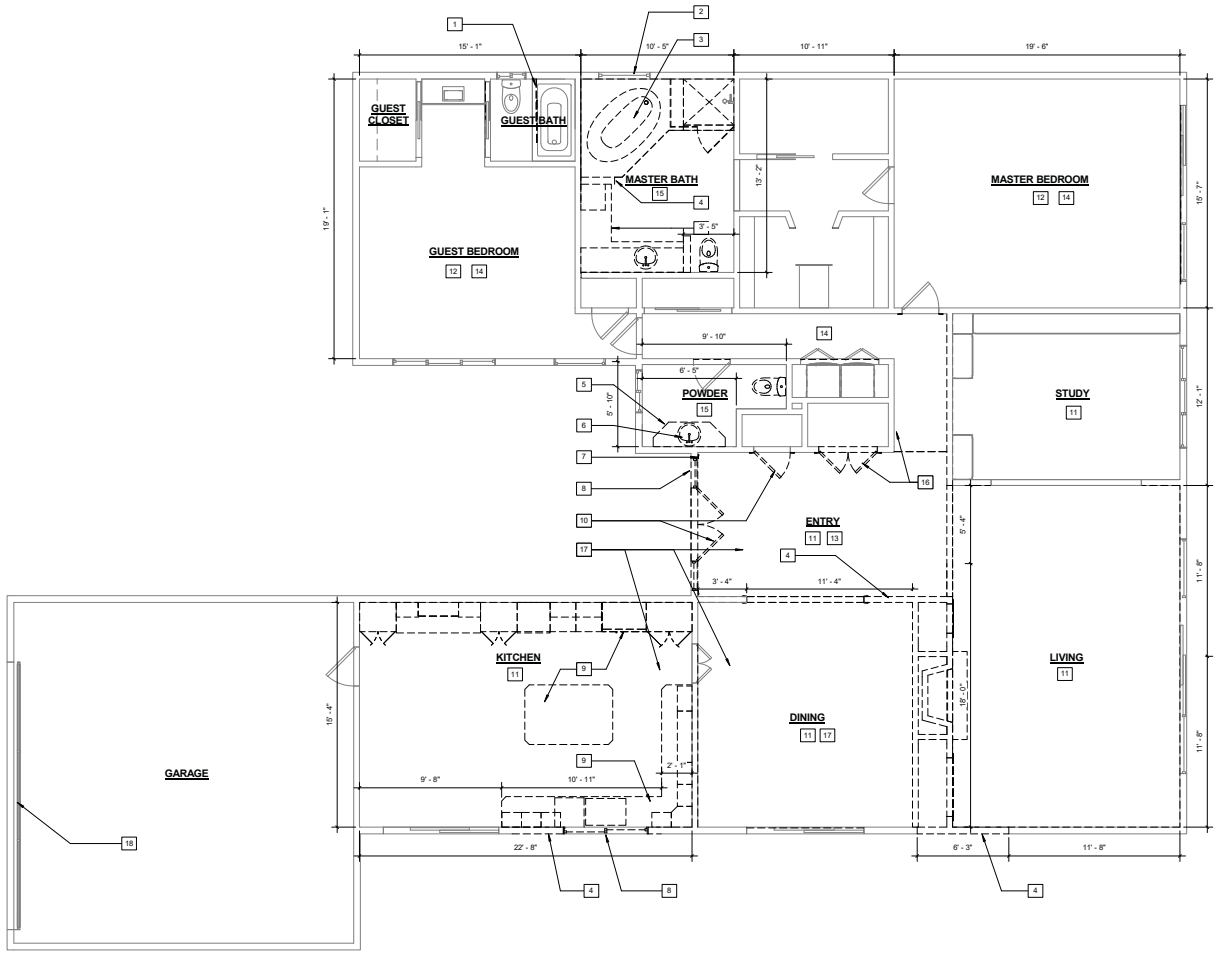

2 EXISTING MAIN FLOOR DEMO
1/4" = 1'-0"

GENERAL NOTES

CALGREEN COMPLIANCE NOTES
CONSTRUCTION AND DEMOLITION DEBRIS:
100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE

SHEET NOTES

KEY	KEYNOTE TEXT
1	REMOVE (E) SHOWER DOOR
2	REPLACE (E) WINDOW
3	REMOVE (E) TUB & PLATFORM
4	REMOVE (E) WALLS, SHOWN DASHED, TYP.
5	REMOVE (E) CASEWORK, TYP.
6	REMOVE (E) PLUMBING, CAP LINES AS REQ'D
7	REMOVE (E) ENTRY DOOR FRAME, TYP., U.O.N.
8	REMOVE (E) WINDOWS, SHOWN DASHED
9	REMOVE ALL (E) CASEWORK & FIXTURES IN KITCHEN. (REUSE ROUGH PLUMBING LINES FOR (N) FIXTURES, CAP LINES AS REQ'D
10	REMOVE (E) DOORS, SHOWN DASHED
11	REMOVE ALL DOOR CASING, CROWN MOULDING, & BASEBOARD
12	[ADD ALT] REMOVE ALL DOOR CASING, CROWN MOULDING, & BASEBOARD
13	REMOVE (E) PARQUET FLOORING
14	[ADD ALT] REMOVE (E) CARPET FLOORING
15	REMOVE (E) TILE & GROUT BED DOWN TO CONC. SLAB. PREP SLAB FOR (N) TILE & GROUT BED
16	REMOVE (E) HVAC GRATES
17	REMOVE ALL (E) INTERIOR SURFACE, RECESSED, & DECORATIVE LIGHTING IN HOUSE, TYP. GARAGE LIGHTING TO REMAIN.
18	REMOVE (E) GARAGE DOOR. VERIFY (E) OPERATOR & TRACK ARE IN GOOD CONDITION

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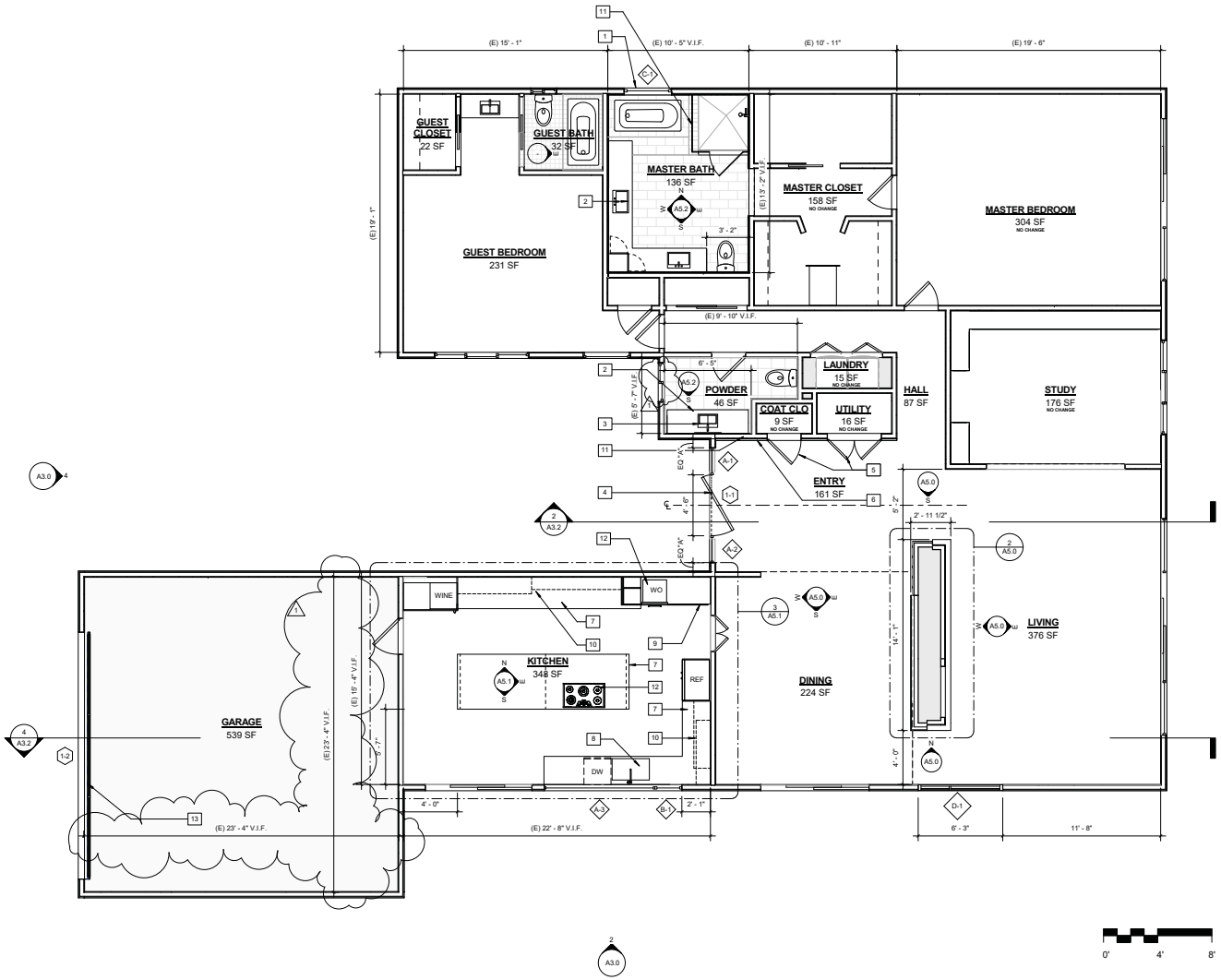
SHEET TITLE
DEMO PLAN

SCALE
1/4" = 1'-0"

A2.1

3/3/2017 4:13:21 PM



1 PROPOSED MAIN FLOOR
1/4" = 1'-0"

GENERAL NOTES

CAL GREEN COMPLIANCE NOTES:

1. COMPOSITE WOOD PRODUCTS: SHALL MEET CARB AIR TOXICS CONTROL MEASURES FOR COMPOSITE WOODS - CAL GREEN TABLE 4.505.5
2. INTERIOR PAINTS AND COATINGS: COMPLY W/ VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS - CAL GREEN TABLE4.504.3
3. LOW VOC AEROSOL PAINTS: MEET BAAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRDUCT WEIGHTED MIR LIMITS FOR ROC - CAL GREEN 4.504.2.3
4. LOW VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS: MEET SCAQMD RULE 1168 - CLA GREEN TABLES 4.504.1 & 4.504.2 (CAL GREEN 4.504.2.1)
5. MOISTURE CONTENT OF BUILDING MATERIALS: VERIFY WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE. MATERIALS W/ VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED PER CAL GREEN 4.505.3

SHEET NOTES

KEY	KEYNOTE TEXT
1	REPLACE WINDOW W/ETCHED GLASS
2	NEW CASEWORK
3	NEW SINK & FAUCET
4	NEW PIVOT DOOR W/ SIDELITES
5	NEW DOORS IN EXCITING LOCATION TO HAVE 3D PANELS FLUSH AND ALIGNED W/ 3D WALL PANELS
6	NEW WALL TREATMENT ON (E) WALL & (E) DOORS
7	NEW COUNTER TOP
8	NEW SINK & FAUCET
9	NEW CASEWORK, SEE INTERIOR ELEVATIONS, TYP
10	NEW SHELVING AND GLASS CABINETS ABOVE
11	PATCH & REFINISH AS REQUIRED
12	NEW 36" INDUCTION COOKTOP
13	(N) GARAGE DOOR

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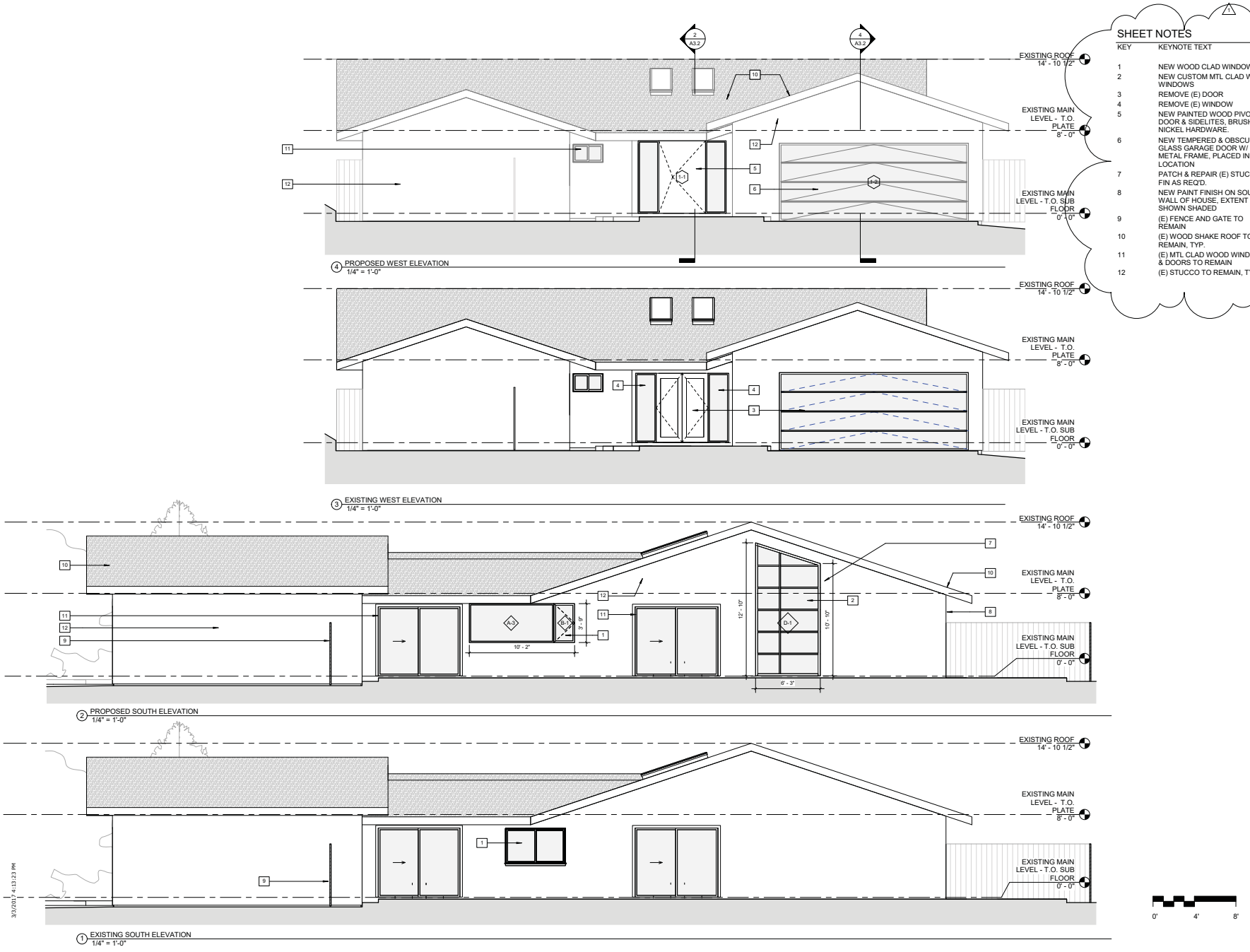
SHEET TITLE
PROPOSED PLANS

SCALE
1/4" = 1'-0"

A2.2

3/3/2017 4:13:22 PM



SHEET NOTES

KEY	KEYNOTE TEXT
1	NEW WOOD CLAD WINDOW
2	NEW CUSTOM MTL CLAD WOOD WINDOWS
3	REMOVE (E) DOOR
4	REMOVE (E) WINDOW
5	NEW PAINTED WOOD PIVOT DOOR & SIDELITES, BRUSHED NICKEL HARDWARE.
6	NEW TEMPERED & OBSCURED GLASS GARAGE DOOR W/ METAL FRAME, PLACED IN (E) LOCATION
7	PATCH & REPAIR (E) STUCCO FIN AS REQ'D.
8	NEW PAINT FINISH ON SOUTH WALL OF HOUSE, EXTENT SHOWN SHADED
9	(E) FENCE AND GATE TO REMAIN
10	(E) WOOD SHAKE ROOF TO REMAIN, TYP.
11	(E) MTL CLAD WOOD WINDOWS & DOORS TO REMAIN
12	(E) STUCCO TO REMAIN, TYP.

0' 4' 8'

3/1/2017 4:13:23 PM

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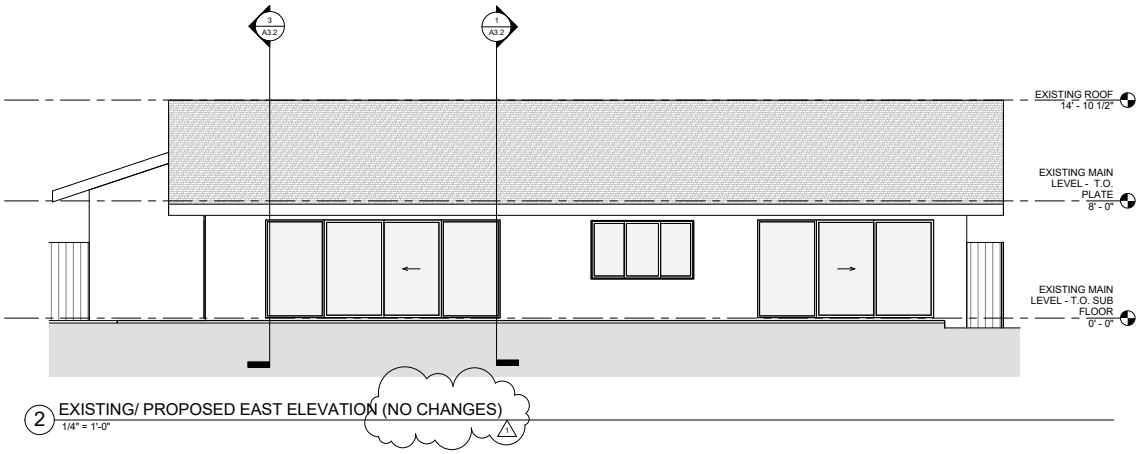
SHEET TITLE
EXISTING & PROPOSED ELEVATIONS

SCALE
1/4" = 1'-0"

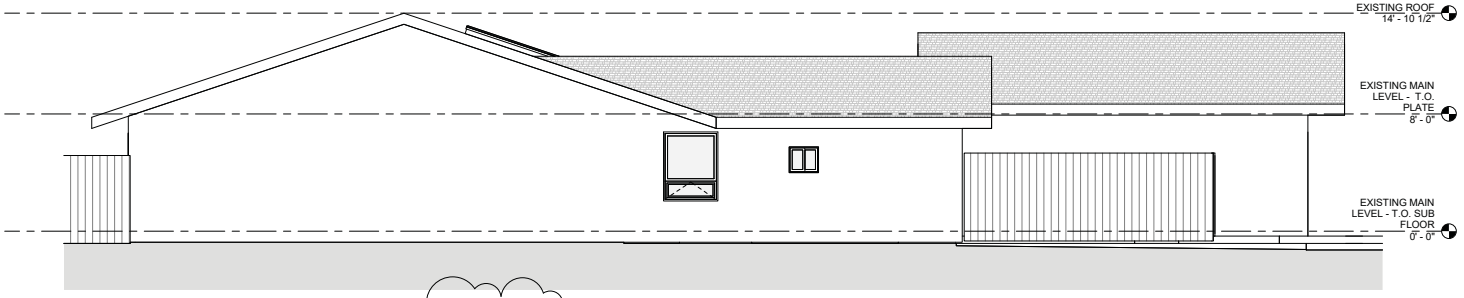
A3.0

SHEET NOTES

KEY KEYNOTE TEXT



2 EXISTING/ PROPOSED EAST ELEVATION (NO CHANGES)
1/4" = 1'-0"



1 EXISTING/ PROPOSED NORTH ELEVATION (NO CHANGES)
1/4" = 1'-0"

0' 4' 8'

3/3/2017 4:13:23 PM

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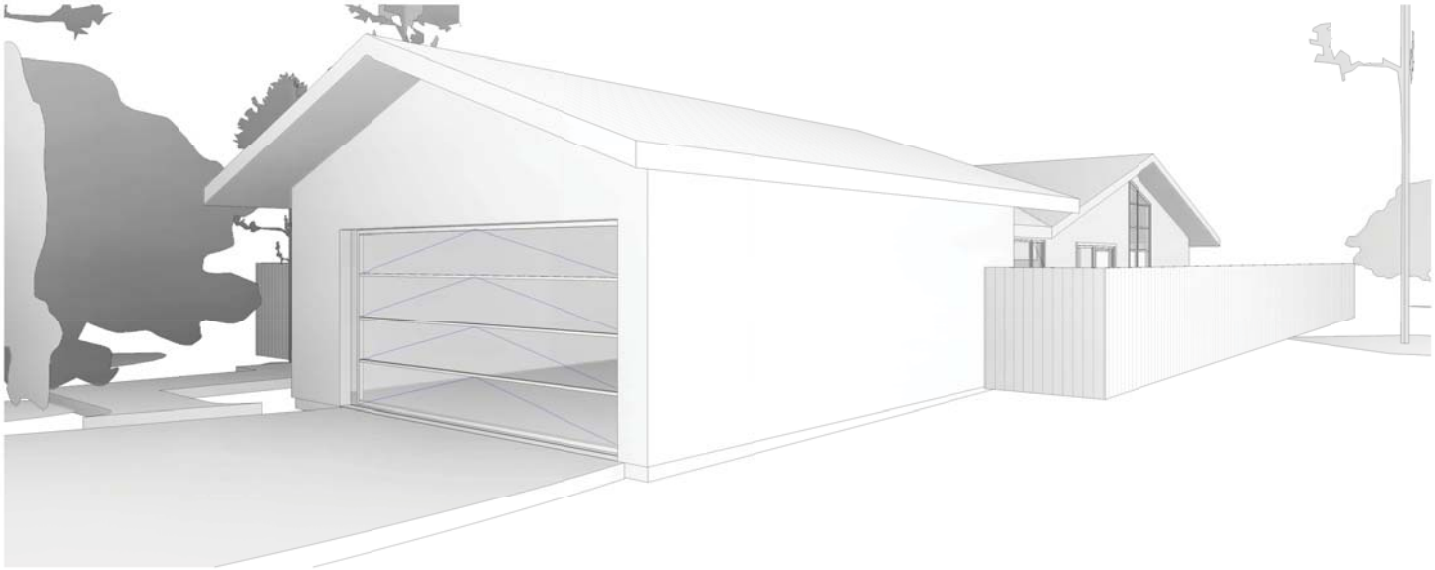
SHEET TITLE
EXISTING &
PROPOSED
ELEVATIONS

SCALE
1/4" = 1'-0"

A3.1

2 SE CORNER OF LIVING ROOM LOOKING WEST



1 SW CORNER OF GARAGE LOOKING EAST

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SHEET TITLE
PROPOSED EXTERIOR
3D VIEWS

SCALE

A3.1b

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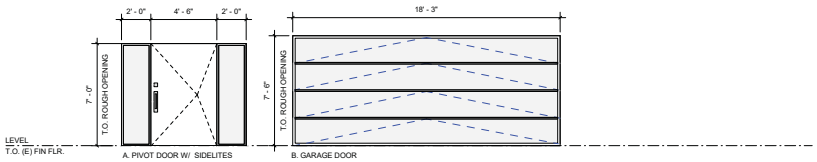
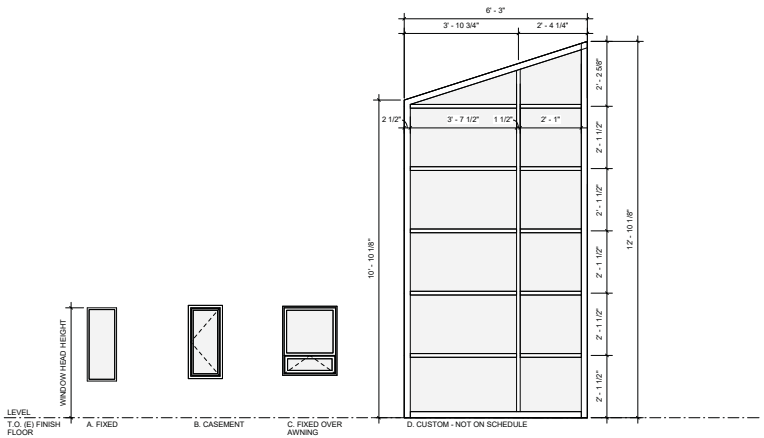
DOOR SCHEDULE														
				OPENING* (SEE NOTES BELOW)			DETAILS							
MARK	TYPE	Level	DOOR LOCATION	WIDTH	HEIGHT	AREA	HEAD	THRESHOLD	RIGHT JAMB	LEFT JAMB	MFR	FINISH/MATL	HARDWARE	NOTES
EXISTING MAIN LEVEL - T.O. SUB FLOOR														
1-1	A	EXISTING MAIN LEVEL - T.O. SUB FLOOR	ENTRY	4' - 6"	7' - 0"		PER LEGEND				TBD	PAINTED WOOD	SATIN NICKEL	
1-2	B	EXISTING MAIN LEVEL - T.O. SUB FLOOR	GARAGE	18' - 3"	7' - 6"		PER LEGEND				TBD	METAL & TEMPERED/ OBSCURED GLASS		(N) DOOR LOCATED IN (E) LOCATION. TRACK & OPENER TO REMAIN



DOOR LEGEND

1/4" = 1'-0"

WINDOW SCHEDULE												
				DETAIL								
MARK	TYPE	MFG / SERIES	GLASS	HEAD	SILL	JAMB	NOTES	LEVEL	HEAD HEIGHT	NOMINAL UNIT WIDTH	NOMINAL UNIT HEIGHT	NOMINAL OPERABLE UNIT HEIGHT
A-1	FX	TBD	T				SIDE LITE	EXISTING MAIN LEVEL - T.O. SUB FLOOR	7' - 0"	2' - 0"	7' - 0"	
A-2	FX	TBD	T				SIDE LITE	EXISTING MAIN LEVEL - T.O. SUB FLOOR	7' - 0"	2' - 0"	7' - 0"	
A-3	FX	TBD						EXISTING MAIN LEVEL - T.O. SUB FLOOR	7' - 0"	8' - 2"	3' - 9"	
B-1	CASEMENT							EXISTING MAIN LEVEL - T.O. SUB FLOOR	7' - 0"	2' - 0"	3' - 9"	
C-1	FX/AWN		SB,T					EXISTING MAIN LEVEL - T.O. SUB FLOOR	6' - 8"	3' - 6"	4' - 6"	



WINDOW LEGEND

1/4" = 1'-0"

GLASS TYPE:

GB	GLASS BLOCK
I	DOUBLE GLAZED LOW-E2
S	SINGLE GLAZED
SB	SAND BLASTED
T	TEMPERED
TN	TINTED

GLAZING ABBREVIATION

12" = 1'-0"

WINDOW NOTES

1. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AND JAMB THICKNESS BEFORE FINALIZING WINDOW ORDER.
2. TEMPERED OR SAFETY GLASS IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:
   a. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
   b. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
   c. GLAZING IN STORM DOORS.
   d. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   e. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALLENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   f. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   g. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
      iv. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
   h. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS
3. ALL WINDOWS SHALL CONFORM TO FENESTRATION SPECIFICATION SET FORTH IN TITLE 24 CONDITIONS
4. ALL EMERGENCY RESCUE WINDOWS SHALL HAVE MIN NET CLEAR OPENING OF 5.7-SF(EX. GRADE FLOOR MAY BE 5.0 SF), MIN CLEAR WIDTH OF 20", MIN CLEAR HEIGHT OF 24", AND HEIGHT TO THE BOTTOM OF THE CLEAR OPENING NO GREATER THAN 44" AFF. CONTRACTOR TO VERIFY PRIOR TO ORDERING AND INSTALLATION.

DOOR NOTES

1. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS AND JAMB THICKNESS BEFORE FINALIZING DOOR ORDER(S).
2. TEMPERED OR SAFETY GLASS IS REQUIRED IN THE FOLLOWING HAZARDOUS LOCATIONS:
   a. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
   b. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
   c. GLAZING IN STORM DOORS.
   d. GLAZING IN ALL UNFRAMED SWINGING DOORS.
   e. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALLENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   f. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
   g. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
      i. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
      ii. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
      iii. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
      iv. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
   h. GLAZING IN RAILINGS REGARDLESS OF HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS
3. ALL FIRE RATED DOORS TO HAVE SELF-CLOSER AND SMOKE GASKET PER NFPA.
4. ALL INTERIOR DOORS TO BE SOLID CORE BIRCH VENEER, U.O.N.
5. 3/4-INCH MAXIMUM THRESHOLD ABOVE LANDING AT ALL EXTERIOR DOORS. (SEC 1008.1.7) NOTE: IN A SINGLE FAMILY DWELLING, DOORS MAY HAVE LANDINGS THAT ARE NOT MORE THAN 7 3/4 INCHES LOWER THAN THE FLOOR LEVEL PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. (SEC 1008.1.7 EX1,2)
6. DOOR FROM GARAGE TO RESIDENCE TO BE SELF-CLOSING, TIGHT-FITTING, 13/8" THICK SOLID WOOD OR 20-MINUTE RATED ASSEMBLY. (CRC R302.5.1)
7. ALL WINDOWS SHALL CONFORM TO FENESTRATION SPECIFICATION SET FORTH IN TITLE 24 CONDITIONS

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DESIGN SUBMITTAL 10.25.2016

SHEET TITLE
DOOR & WINDOW SCHEDULES

SCALE
As indicated

A10.0

3/3/2017 4:13:32 PM

Michael Babiak
6 Carter Way, Menlo Park 94025
APN# 074.230.90
Submittal for window addition, front door replacment, and garage door replacement

Architect: Tristan Warren
Tristan Warren Architect
3 Manzanita Rd
Fairfax CA, 94930
T: 510.219.2975

This project consits of alterations to the following portions of an existing single family home, to remain:

New windows in living room and kitchen, replacement of cabinetry and fixtures in kitchen, powder room and mater bath, replacment of entry and garage doors, remodel of living and entry spaces to open up the space, replacement of existing fireplace, upgrade of lighting in entire home, new hardwood flooring throughout, replacement of class A roof.

The purpose of this project is to improve the light and air of the interior. The colors and finishes on the exterior, are to match the existing, and there is no change to the site layout or landacaping. The homeowner has spoken with the adjacent neighbors, and has odtained their consent, as part of the HOA submittal and approval (See Title Sheet G0.0 for a copy of the HOA approval letter).

STAFF REPORT

Planning Commission
Meeting Date: **3/13/2017**
Staff Report Number: **17-015-PC**

Public Hearing: **Use Permit and Architectural Control Revisions/DES Architects + Engineers/1430 O'Brien Drive**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit and architectural control to partially demolish, expand, and architecturally update an existing research and development (R&D) building located in the LS (Life Sciences) zoning district, at 1430 O'Brien Drive. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, two heritage flowering pear trees, 19 and 17 inches in diameter, would be removed at the north side of the building due to construction impacts and fair/poor health. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units. 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 located at 1430 O'Brien Drive, south of the intersection of O'Brien Drive and Adams Drive. The subject property is commonly referred to as Building 7 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 farther north across O'Brien Drive and also adjacent to the east and west are located in the LS zoning district and primarily contain warehouse, light manufacturing, R&D, and office uses. Single-family residences in the City of East Palo Alto are located directly south of the subject property.

A parcel owned by the San Francisco Public Utility Commission (SFPUC) containing Hetch Hetchy

Regional Water System infrastructure runs adjacent to the north building exterior along the entire width of the parcel. Based on past approvals for development of the subject property, the SFPUC parcel is considered part of the development site in terms of floor area ratio (FAR), setbacks, parking, and other purposes.

Previous Planning Commission review

On July 25, 2016, the Planning Commission approved a use permit and architectural control for the renovation and interior expansion of the existing building at 1430 O'Brien Drive. Approvals were also granted for an outdoor seating area associated with a proposed cafe, an associated use-based parking reduction for the site, the removal of two heritage trees, and a BMR Housing Agreement for the project. The applicant, Menlo Business Park, LLC, had requested to renovate the existing 65,952 square-foot, two-story R&D building and create a new fitness and health center, cafe, and R&D spaces. The existing partial second floor was proposed to be expanded by 18,146 square feet of gross floor area (GFA) into interior areas of the building currently open to the first story below, and 365 square feet of GFA was to be added on the rooftop for access and circulation to a rooftop deck and pool. In addition, new landscaping and exterior architectural treatments were proposed to enhance the subject property. Selected plan sheets from the approved project are included as Attachment O, and excerpt minutes are included as Attachment P.

However, as fully-engineered plans were developed after the use permit and architectural control were approved, the applicant determined that placing a swimming pool on the roof of the existing building would be cost prohibitive and difficult to implement as originally conceived. Therefore, the applicant has submitted revisions to the approved project, which are discussed in the next section.

General Plan and Zoning Ordinance changes

The site was regulated by M-2 zoning district requirements when the original use permit and architectural control were approved in July 2016. However, a new LS zoning district with separate zoning regulations and design standards became effective in January 2017 and replaced the M-2 zoning of the subject property. Between July 2016 and January 2017, the applicant developed and refined a revision to the original proposal that resulted in significant modifications to the proposed exterior, but maintained the mix of uses and general intent of the originally approved project. According to Section 16.80.130(D) of the Zoning Ordinance, properties within the O (Office), LS, or R-MU (Residential Mixed Use) districts that are regulated by a use permit as of the date of adoption of the ConnectMenlo General Plan Update and subsequent rezoning of properties in the M-2 Area may continue to be regulated by said use permit. The permit would lapse upon comprehensive redevelopment of the property, or if the owner elected to modify or cancel the permit to comply with the new zoning requirements.

Analysis

Project description

At this time, the applicant is requesting to revise the approved use permit and architectural control by removing 3,111 square feet of GFA from the western half of the first floor of the previously-approved building, primarily to locate the proposed pool at grade. Additional GFA would be removed from the

second story in the area of the aforementioned pool and elsewhere throughout the building to create double-height lobbies and other interior spaces. However, the second floor would also be expanded farther into areas of the existing building open to below, resulting in a net increase of 2,918 square feet of second-story GFA compared to the approved project. A rooftop patio would remain as part of the proposal, with an additional 89 square feet of rooftop GFA proposed for the circulation tower versus the approved project. In total, the revised project would result in a net reduction of 104 square feet of GFA for the entire building when compared with the approved project, as shown in Table 1 below. The revised project would result in 84,458 square feet of GFA and an FAR of 54.9 percent for the entire building, just below the maximum permitted in the former M-2 zoning district under which the original use permit was granted.

Table 1: Approved and Revised Project Summary

Building Location	Approved Project	Revised Project	Difference
First Floor	46,848 s.f	43,737 s.f.	-3,111 s.f.
Second Floor	37,349 s.f.	40,267 s.f.	2,918 s.f.
Rooftop	365 s.f.	454 s.f.	89 s.f.
Total	**84,562 s.f.**	**84,458 s.f.**	**-104 s.f.**

Consistent with the previously approved project, the modified and expanded building would include R&D spaces, a fitness center for Menlo Business Park employees, and a café with outdoor seating anticipated to be used mainly by office workers in the vicinity of the project site. The building is relatively central among the parcels in the area owned by Tarlton Properties, which makes it a practical location for providing employee amenities within a convenient travel distance.

Many life sciences R&D companies utilize hazardous materials as part of their daily operations. As part of the use permit revision, the applicant is requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials associated with the operations of future life sciences and biotechnology R&D tenants on the site. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator, which would be located within an enclosure behind the rear of the building. Within the new LS zoning district, hazardous materials are regulated under administrative permits, except in cases where a project is subject to discretionary review. Because of the use permit and architectural control revisions being requested, the request for storage and use of hazardous materials has been incorporated into the Planning Commission's review of the project.

Modifications to the approved building façade would also be made related to the use of different building materials, creation and consolidation of new building entrances, and conversion and demolition of existing interior space. The revised submittal also includes an updated Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units. The revised project would remain consistent with the parking reduction that was previously granted, as well as a request to remove two heritage trees that was also approved as part of the original application. The revised project plans and the applicant's project description letter are included as Attachments C and D, respectively.

Design and materials
As part of the revised project, the applicant is proposing exterior façade alterations that require architectural control. Under the previous proposal, the requested exterior modifications would have modified the existing façade by increasing transparency and openness through the use of light-tinted glass, exterior stairs and walkways leading to second-story R&D suites, glass and metal entrance canopies, and a 44-foot tall open circulation tower with red-painted accents located near the central front entrance of the building.

Consistent with the previously approved project, the building would be painted in neutral gray tones and feature clear glazing at the first and second stories with horizontal bands of blue-tinted glazing in between. However, the prominent circulation tower featured in the approved project would be moved from the east side of the central building entrance to the west, and would be shrouded by a curvilinear perforated metal skin. Red-painted accents of the exterior stairwell would be visible through the circular perforations of the metal skin. Perforated metal panels would be used elsewhere on the revised project exterior to highlight two new building entrances at the east and west ends of the front facade, and as part of the fence along the front of the ground-floor outdoor swimming pool. As opposed to the previously approved project, which featured exterior staircases and walkways to the individual suites, the east and west entrances of the revised project would group the suite entrances around interior lobbies and hallways, removing the prominent circulation elements from the exterior of the project.

The side and rear elevations would remain similar to the previously approved proposal, with the exception of additional glazing and larger window openings in some locations. Overall, whereas the previously approved project utilized angular forms and dark-painted exterior walkways and canopies to add visual interest to the building, the revised project makes use of curvilinear forms and perforated metallic screens to create more subtle visual interest and add depth to the proposed building. Staff recommends approval of architectural control revisions to the project, as the design would remain consistent with other buildings in the area, and the revised structure would use attractive materials and balanced proportions.

Trip generation, Transportation Demand Management (TDM) Program, and parking demand
The proposed project would convert the existing building from R&D and office uses to café, fitness and health center, and R&D and office uses. The applicant has submitted a revised trip generation analysis and transportation demand management (TDM) program (Attachment E) to evaluate if the proposed change of use would increase the trips from the site equivalent to a new 10,000 square-foot office building, and to explore opportunities to decrease any new trips to the site. The trip generation analysis calculates the existing and proposed trips for the planned project based on the Institute of Transportation Engineering (ITE) trip rates for specific land uses.

The City's TIA Guidelines allow for the implementation of a TDM program as part of the proposal to reduce trips from the site and subsequently reduce the impact of the project on the transportation network. As part of the previously-approved use permit, the applicant submitted a TDM program, which was included in the project approvals. The applicant is proposing to implement the previously-approved TDM program to reduce the trips for the proposed project to a level below that of a 10,000 square-foot office building. The TDM program includes measures such as bike storage, shuttle service, showers/changing rooms,

subsidized transit tickets, preferential carpool parking, a commute assistance center, and guaranteed ride home program, among others. The complete list and discussion of individual items is included in the attachment. The proposal also includes relocation of a shuttle stop from 1505 O'Brien Drive to 1430 O'Brien Drive. The shuttle stop location would be subject to review and approval by the Engineering, Transportation, and Planning Divisions. Condition of approval 6a requires the applicant to submit an encroachment permit for the shuttle stop and sign to the Engineering Division.

The proposed TDM program would result in a net decrease of five AM peak hour trips and an increase of 14 PM peak hour trips, which is less than the City's threshold of 16 peak hour trips (the equivalent number of peak hour trips for a 10,000 square foot office building). As a result, a TIA is not required for the proposed project. Condition of approval 6b requires annual monitoring and reporting from the applicant to confirm the effectiveness of the TDM program and to ensure the project is under the trip limits identified in the TDM program and trip generation analysis.

In terms of project site parking, the site currently contains 199 parking stalls that comply with the Zoning Ordinance off-street parking requirements. The original entitlements for the building permitted construction of 86 of the 199 parking spaces within an easement over the SFPUC parcel that runs directly adjacent to the right side of the property. These spaces are proposed to remain, with some proposed for restriping to bring them into conformance with the City's Parking Stalls and Driveway Design Guidelines.

As part of the approved project, two parking spaces were proposed to be removed to accommodate a generator and a bioretention area at the rear of the building. The applicant requested, and was granted, a parking reduction to maintain 197 of the existing 199 spaces at the site, which would represent a ratio of 2.33 parking spaces per 1,000 square feet of GFA. A parking analysis, also included in Attachment F, evaluated the proposed project's parking supply of 197 spaces and found that the parking demand of similar R&D uses in the Bay Area resulted in a demand of 1.40 spaces per 1,000 square feet. Furthermore, the analysis noted that parking for the proposed uses at 1430 O'Brien Drive would involve shared parking, since the proposed uses on the site would be complementary and would reach peak parking demands at different times of the day. Additionally, because the fitness and health center would be limited to Menlo Business Park employees and the café is expected to draw workers mostly from the surrounding buildings, a number of trips to the site would be taken on foot, reducing overall parking needs at the site. The applicant intends to maintain 197 parking spaces at the site, as previously approved. For reference, the number of spaces proposed on the site would fall within the minimum of 139 parking spaces and maximum of 225 parking spaces required for a new project under the LS zoning parking standards, were a complete redevelopment of the site being requested.

The revised project would be required to pay the applicable transportation impact fee (TIF), which is estimated at $153,385.75 and referenced in condition of approval 6d.

Trees and landscaping

The project site contains 45 trees, of which 11 are considered heritage trees. The arborist report (Attachment F) identifies the species, size condition, suitability for preservation, and tree protection measures for all trees on site. The arborist report identified two heritage trees, a 19-inch flowering pear (tree #31) and a 17-inch flowering pear (tree #26), for removal near the front exterior of the building. The

City Arborist has tentatively approved the removal of the 19-inch heritage tree due to construction impacts and fair overall condition and will review the 17-inch heritage tree removal concurrent with building permit review of the project. Otherwise, construction and landscaping improvements to the existing building and property are not anticipated to adversely affect the remaining heritage trees located on the subject site or neighboring properties. Standard heritage tree protection measures will be ensured through recommended condition 5g.

The project applicant would be required to replace the removed heritage trees at a two-to-one ratio, for a total of four new heritage tree replacements. The replacements are tentatively proposed at the front of the building, flanking either side of the main entrance. Other landscaping and site improvements would include a new entry path of enhanced paving and decomposed granite leading from O'Brien Drive to the main building entrance. Condition of approval 6a requires the applicant to provide a connection from the proposed entry path to the existing crosswalk at the west end of the O'Brien Drive and Adams Drive intersection. The proposed path would replace an existing paved vehicular entrance currently located in this area. Outdoor seating would be provided along the path, with a larger outdoor seating area for the café located northeast of the building entrance. The proposed project includes a preliminary landscaping plan that identifies proposed trees, groundcover plantings, and other plantings and outdoor furniture.

The applicant reviewed the proposed landscape improvements in the SFPUC parcel at the front of the property with the SFPUC Project Review Committee at a June 29, 2016 meeting. The applicant received approval to move forward, subject to completing a list of 10 follow-up items, described in the attached meeting minutes (Attachment G). Condition of approval 6c requires the applicant to confirm completion of the follow-up items with the Project Review Committee or designees identified in the meeting minutes and provide written proof of compliance prior to issuance of a building permit.

Below Market Rate (BMR) Housing Agreement

Per the Zoning Ordinance, commercial projects of 10,000 square feet or more of GFA are subject to the BMR requirements. The previous action included approval of a BMR Agreement that allowed the payment of approximately $228,070.30 or the provision of one off-site unit. A revised draft BMR agreement term sheet for the proposed project was reviewed by the Housing Commission at its February 1, 2017 meeting. At that meeting, the Commission discussed other recently approved BMR agreements, which included the ability for applicants to meet BMR obligations through delivery of an off-site unit in a zoning district where housing is permitted, a possible agreement with a developer to contribute toward the cost of constructing the required number of units, or payment of the applicable in lieu fee. Development of housing on the subject parcel is not possible, because the LS district does not allow residential uses.

The equivalent number of BMR units for this project would be 0.73 units, which could be rounded to one full unit to be constructed by the applicant. As an additional option, the applicant could partner with other developers to construct a BMR unit in Menlo Park. Otherwise, the in lieu fee would be paid based on the square footage of office area (Group A) and non-office commercial area (Group B). For an addition of new square footage, the applicant is required to pay the difference between the proposed and existing Group A and Group B square footages for the project. The current in lieu rate for office uses (Group A) is $16.15 per square foot and the in lieu fee rate for non-office commercial uses (Group B) is $8.76 per square foot. The rate is adjusted annually on July 1 and the applicable fee for the project would be based upon the

amount of square footage within Group A and B, as well as the rate that is in effect at time of payment. The estimated BMR in lieu fee for the proposed project is $241,871.60, based upon the proposed land use breakdown within the building.

The Housing Commission voted unanimously to approve the draft BMR agreement term sheet and recommend Planning Commission approval of the BMR Agreement, giving flexibility to the applicant to satisfy the BMR requirement through any of the options described above. The draft BMR Agreement for the project has been included as Attachment H.

Hazardous materials and outdoor storage

Proposed hazardous materials to be stored and used on the site include combustibles; cryogens; flammable gases, solids, and liquids; highly toxic chemicals; corrosives; oxidizers; and pyrophorics. A complete list of the types of anticipated chemicals is included in Attachment I. The applicant is also requesting to set the maximum allowable quantities (MAQs) based on the thresholds set by the California Fire Code in effect at time of fire permit issuance for the storage and use of hazardous materials. There are three defined thresholds or "tiers" of maximum allowable quantities for each specific hazard class. The maximum allowable quantities are defined per control area. A building can contain multiple control areas, thereby increasing maximum amount of hazardous materials that can be stored on-site. The first threshold for hazardous materials is defined in Chapter 50 of the current California Fire Code. Table 5003.1.1(1) of the Fire Code identifies the maximum allowable quantities for each type of physical hazard class. The applicant is proposing to set the base threshold for the building using this table. Additionally, "footnote d" of the table allows for a 100 percent increase in quantities for certain hazard classes, if an approved automatic sprinkler system is installed. Therefore, the applicant is proposing to utilize the MAQs under the Fire Code for a building equipped with automatic sprinklers. Additionally, "footnote e" of the table allows for an additional increase of 100 percent for certain hazard classes, if stored in approved safety cabinets. Therefore, the applicant is proposing to utilize these three levels of maximum allowable quantities for the overall maximum chemicals allowed at the subject building. Attachment J identifies the three maximum thresholds by hazard class.

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

Since the floor plan is conceptual at this time, an emergency equipment and safety plan will be incorporated into the Hazardous Materials Business Plan (HMBP) for review by the necessary agencies. All hazardous materials would be used and stored inside of the building, with the exception of fuel stored within the diesel generator tank.

Regulatory framework

The Fire District currently performs annual inspections and provides the property owner and tenants with an inspection report for the building to ensure that the building and its occupants are in compliance with all applicable Fire Codes. Currently the annual inspection report is only sent to the tenants and the property owner for their review and comment. As part of the conditions of approval, the annual inspection report would be distributed by the Fire District to the property owner, the City of Menlo Park Planning and Building Divisions, the Sanitary District, and the County. The property owner would respond to any issues identified in the report and send their response to all applicable agencies.

In addition to annual inspections performed by the Fire District, Menlo Business Park, LLC would provide a quarterly Hazardous Materials Inventory Statement (HMIS) to the City of Menlo Park Planning and Building Divisions, the Fire District, the Sanitary District, and the County. The quarterly inventory update would identify any changes in chemical quantities from existing tenants, as well as inventories from new tenants, and provide an updated inventory for the overall building to verify compliance with the MAQs set forth in Table 5003.1.1(1) of the Fire Code and approved through the use permit. The other agencies would ensure that the update is consistent with the previously provided HMBP, Hazardous Materials Management Plan (HMMP), or equivalent document. As a new tenant occupies the building, the tenant would be required to submit a HMMP, standard form or short form, or equivalent document to the Fire District and Sanitary District for all chemicals above the Fire Code permit thresholds, as identified by the California Fire Code and subsequent amendments. Simultaneously, the new tenant would submit a HMBP to the County, Fire District, and Sanitary District for all chemicals above the reportable thresholds of the California Health and Safety Code.

Similar reporting and regulatory measures were implemented as part of hazardous materials use permits for 1455 Adams Drive, 1600 Adams Drive, and 1315 O'Brien Drive. Based on the size of the facility and the number of tenants, staff believes that reporting on a quarterly basis is appropriate. Conditions of approval 6e, 6f, 6g, 6h, and 6i set the regulatory framework for the use and storage of hazardous materials at the project site as described above.

Outside storage

The applicant is proposing to locate an emergency generator along the south façade of the building. The earlier approvals did not cover a generator, although it was known that the applicant was intending to apply for such consideration in the near future. The proposed generator tank can hold up to 430 gallons of fuel and would be located within a level II aluminum enclosure. The proposed generator would be completely screened by an eight foot tall concrete masonry unit (CMU) block wall painted to match the building. The generator supplement data sheet is provided as Attachment L and the generator specification sheet is included as Attachment M.

Since the unit is ground-mounted, the Noise Ordinance limits the maximum noise level during testing to 50 dB(A) at the nearest residential property line during the evening hours and 60 dB(A) during the daytime hours. Results from a noise study conducted for an adjacent property using the same model of generator, a level II enclosure with a critical silencer, and an eight foot-tall CMU wall indicated the generator noise level at the nearest residential property line would not exceed 60 dB(A). Since the testing would occur only

during the day, the limits in the Noise Ordinance would not be exceeded, and sound impacts to residential properties in the area would be limited. Condition 6j would limit generator testing to the hours between 8:00 a.m. and 6:00 p.m., Monday through Friday. Condition 6k would require that the applicant provide a noise study specific to 1430 O'Brien Drive that would indicate the generator noise level at the nearest residential property line would not exceed 60 dB(A) during permitted daytime testing hours.

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 N.

Correspondence

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

Conclusion

The proposed net subtraction of 104 square feet of GFA from the previously approved project would result in an FAR of 54.9 percent for the entire building, which is just below the maximum FAR permitted under the previously-granted use permit. Staff believes that the requested modifications to the exterior of the building would enhance the façade by moving the proposed external walkways and stairs to the interior of the building, and by increasing transparency and openness through the use of light-tinted glass and perforated metal screens at various locations along the front facade. The proposed landscape improvements and outdoor seating area would further encourage pedestrian activity and vibrancy at the site, consistent with the proposed uses for fitness and health and café space. Based on the trip generation analysis and proposed TDM Program provided by the applicant, staff believes that the proposed expansion would not negatively affect circulation, parking, or traffic at the site. Hazardous materials would be stored and used on the site in accordance with established protocols, and regular reporting by the applicant would ensure that the City and all relevant agencies would remain informed of any changes to hazardous materials types or amounts used and stored on site. The proposed emergency generator would be located within a sound attenuating enclosure and a CMU wall that would reduce any noise below the maximum permitted thresholds. Staff recommends that the Planning Commission approve the requested use permit, architectural control, and BMR housing agreement.

Impact on City Resources

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

Environmental Review

The project 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. A notice in a local newspaper was also published regarding this public hearing. In addition, an initial notice of application submittal was mailed to owners and occupants within a 1,320-foot (quarter-mile) radius of the subject property, and notice of the public hearing was mailed to owners and occupants within a 300-foot radius of the subject property. The latter mailing radius was intended to go to the 1,320-foot radius that has used for recent projects involving hazardous materials, but was inadvertently sent to the smaller radius. However, the 1,320-foot radius is a courtesy practice for hazardous materials applications. The 300-feet radius is what is required by the Zoning Ordinance, so all legal requirements for notices have been met. Staff did not receive any comments or questions in response to the initial notice of application submittal, which went to the larger notice radius.

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. Transportation Memorandum for 1430 O'Brien Drive
F. Arborist Report
G. SFPUC Project Review Committee June 10, 2016 Meeting Minutes
H. Draft Below Market Rate (BMR) Housing Agreement
I. Hazardous Materials Chemical Inventory
J. Table of Maximum Allowable Quantities (MAQs)
K. Hazardous Materials Information Form (HMIF)
L. Generator Supplement Data Sheet
M. Generator Specification Sheet
N. Agency Referrals for Hazardous Materials
O. Original Project Plans (selection)
P. Planning Commission Excerpt Minutes – July 25, 2016

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

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1430 O'Brien Drive – Attachment A: Recommended Actions

LOCATION: 1430 O'Brien Drive	**PROJECT NUMBER:** PLN2016-00115	**APPLICANT:** DES Architects + Engineers	**OWNER:** Menlo Business Park, LLC

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building located in the LS (Life Sciences) zoning district. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, two heritage flowering pear trees (19 inches and 17 inches in diameter), in fair condition, at the center of the property would be removed. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** March 13, 2017	**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. 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 Below Market Rate (BMR) Housing Agreement.
4. 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.
5. Approve the use permit and architectural control subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by DES Architects + Engineers consisting of thirty-five plan sheets, dated received February 14, 2017, as well as the Project Description Letter, dated received January 19, 2017, the Transportation Memorandum for 1430 O'Brien Drive, dated January 19, 2017, and the Hazardous Materials Information For (HMIF), dated January 19, 2017, approved by the Planning Commission on March 13, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

LOCATION: 1430 O'Brien Drive	**PROJECT NUMBER:** PLN2016-00115	**APPLICANT:** DES Architects + Engineers	**OWNER:** Menlo Business Park, LLC

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building located in the LS (Life Sciences) zoning district. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, two heritage flowering pear trees (19 inches and 17 inches in diameter), in fair condition, at the center of the property would be removed. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** March 13, 2017	**ACTION:** TBD

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

ACTION:

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

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

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

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

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

g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the Project Arborist's recommendations.

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

a. Concurrent with the submittal of a complete building permit application, the applicant shall submit a plan showing the location of the shuttle stop and signage, and apply for an encroachment permit if applicable. The submitted plan shall also show a connection from the proposed central pedestrian entry path to the crosswalk at the western side of the O'Brien Drive and Adams Drive intersection. The shuttle stop location and signage, as well as the connection between the pedestrian path and the crosswalk, would be subject to review and approval of the Engineering, Transportation, and Planning Divisions.

b. The property owner shall retain a qualified transportation consulting firm to monitor the trips

LOCATION: 1430 O'Brien Drive	**PROJECT NUMBER:** PLN2016-00115	**APPLICANT:** DES Architects + Engineers	**OWNER:** Menlo Business Park, LLC

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building located in the LS (Life Sciences) zoning district. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, two heritage flowering pear trees (19 inches and 17 inches in diameter), in fair condition, at the center of the property would be removed. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** March 13, 2017	**ACTION:** TBD

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

ACTION:

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

c. Prior to issuance of a building permit, the applicant shall provide written status identifying the completion of, or where applicable, on-going compliance with the ten follow-up items listed in June 29, 2016 minutes of the SFPUC Project Review Committee.

d. Prior to building permit issuance, the applicant shall pay a Transportation Impact Fee (TIF) at a restaurant rate of $4.63 per square foot of gross floor area (GFA), at a health/fitness club rate of $3,107.87 each of the 38 PM peak hour trips, and at an R&D rate of $3.33 per square foot of GFA for a total estimated TIF of $153,385.75, subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and the final calculation will be based upon the rate at the time of fee payment. The TIF rate is adjusted each year based on the ENR Construction Cost Index percentage change for San Francisco.

e. The aggregate total quantity of hazardous materials used and stored, per control area, within the building shall not exceed the quantities listed in Table 5003.1.1(1) of the 2016 California Fire Code and subsequent updated codes, including the amounts allowed per footnotes d (sprinklers) and e (cabinets) of the table.

f. The property owner shall provide a monthly update of the current Hazardous Materials Inventory Statement (HMIS) for the entire building and any changes to specific tenants consistent with the requirements of the California Fire Code (CFC) to the Menlo Park Planning Division, the Fire District, the West Bay Sanitary District, and the San Mateo County Environmental Health Division. The submittal shall include a narrative of the changes in quantities and types of materials, and operations for each business at the facility.

g. When chemical quantities exceed the reportable limits as defined by the California Fire Code, each tenant shall provide a Hazardous Materials Management Plan (HMMP), standard form or short form, or equivalent document to the Menlo Park Fire Protection District and the West

LOCATION: 1430 O'Brien Drive	**PROJECT NUMBER:** PLN2016-00115	**APPLICANT:** DES Architects + Engineers	**OWNER:** Menlo Business Park, LLC

REQUEST: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building located in the LS (Life Sciences) zoning district. This project is a revision to approvals for a use permit and architectural control previously granted by the Planning Commission on July 25, 2016. The applicant is also requesting a use permit for indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D. All hazardous materials would be stored within the building, with the exception of diesel fuel for a proposed emergency generator. In addition, the applicant is requesting a use permit for an outdoor seating area associated with cafe operations to be hosted within the building. In addition, two heritage flowering pear trees (19 inches and 17 inches in diameter), in fair condition, at the center of the property would be removed. The project includes a Below Market Rate (BMR) Agreement for the payment of an in lieu fee or the delivery of equivalent off-site units.

DECISION ENTITY: Planning Commission	**DATE:** March 13, 2017	**ACTION:** TBD

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

ACTION:

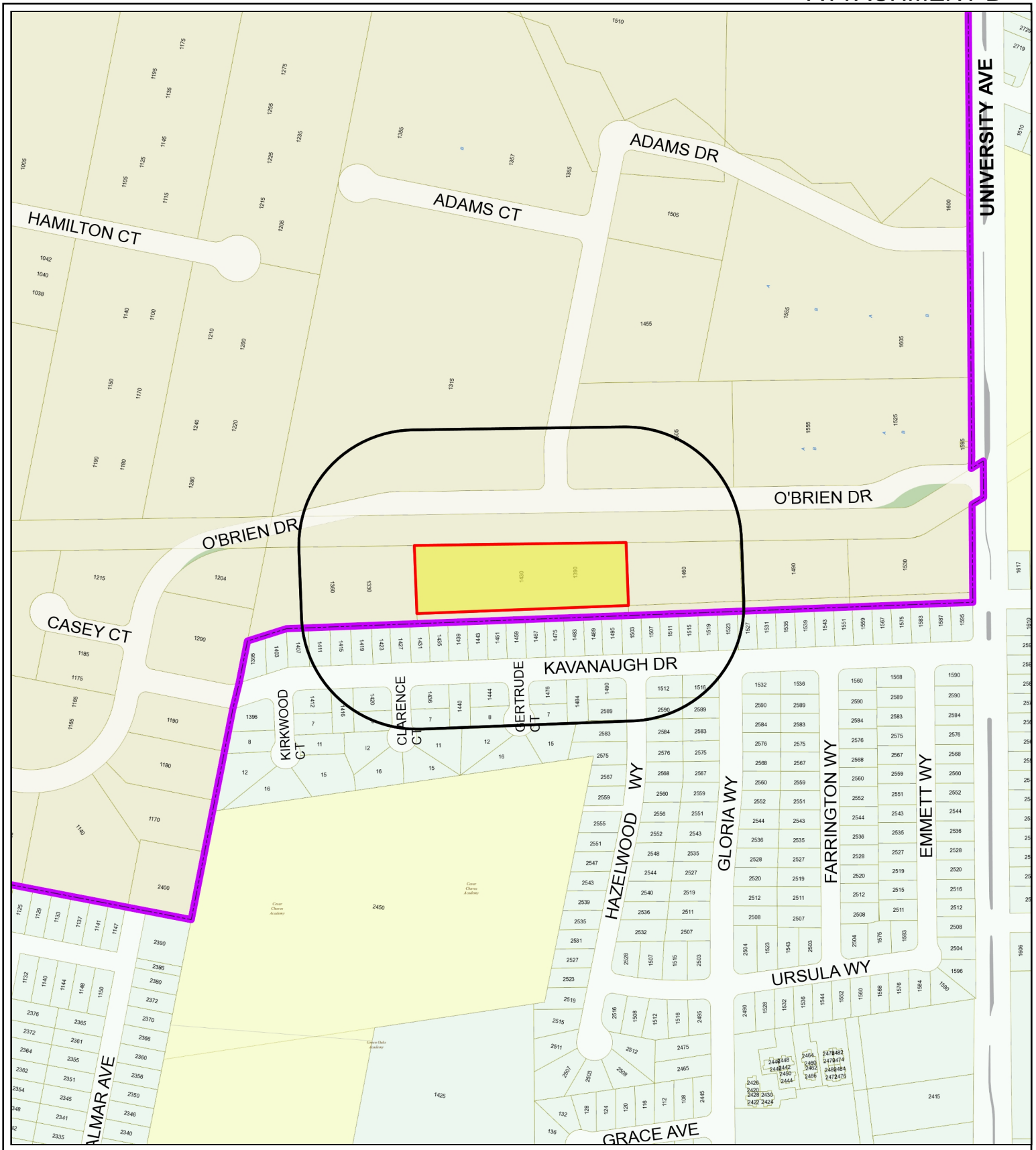
Bay Sanitary District.

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

i. The Fire District shall provide a copy of the annual inspection report for the facility to the Menlo Park Building and Planning Divisions, the West Bay Sanitary District, and the San Mateo County Environmental Health Division. The property owner shall provide a copy of their response to any deficiencies identified in the inspection report to all applicable agencies.

j. Testing of the generator shall be limited to the hours between 8:00 a.m. and 6:00 p.m., Monday through Friday.

k. Prior to or concurrent with submittal of a complete building permit application, the applicant shall provide a noise study specific to 1430 O'Brien Drive indicating that the generator noise level at the nearest residential property line would not exceed 60 dB(A) during permitted testing hours.



City of Menlo Park

Location Map
1430 O'Brien Drive

Scale: 1:4,000 | Drawn By: TAS | Checked By: THR | Date: 3/13/2017 | Sheet: 1

MENLO BUSINESS PARK BLDG. 7
AMENITIES & RENOVATION

1430 O'BRIEN DRIVE, MENLO PARK, CALIFORNIA 94025

PLANNING APPLICATION RESUBMITTAL

FEBRUARY 14, 2017

TARLTON

PROJECT DATA

1 SITE AND ZONING REQUIREMENTS

a. PROJECT SITE AREA:	153,767	SQ. FT.
b. ZONING DESIGNATION:	M-2	
c. BUILDING HEIGHT LIMIT:	35'-0" MAX	
d. BUILDING SETBACKS REQUIRED:		
- FRONT YARD	20'-0" MIN.	
- REAR YARD	20'-0" MIN.	
- SIDE YARDS	10'-0" MIN.	

2 EXISTING PROJECT

a. TOTAL BUILDING AREA: (REFER TO SHEET 7)

FIRST FLOOR	46,749	SQ. FT.
SECOND FLOOR	19,203	SQ. FT.
	65,952	SQ. FT.

b. FLOOR AREA RATIO (F.A.R.):	42.9 %	
c. EXISTING SITE COVERAGE:	30.4 %	
d. EXISTING LANDSCAPE AREA COVERAGE:	20.8 %	
e. EXISTING PAVING AREA COVERAGE:	48.8 %	
f. EXISTING BUILDING HEIGHT: (TO TOP OF PARAPET)	~ 30'-0" MAX.	
g. PARKING PROVISION:	199 CARS	

3 PROPOSED PROJECT

a. **NEW INTERIOR S.F. (REFER TO SHEET 15)**

FIRST FLOOR	15	SQ. FT.
SECOND FLOOR	24,125	SQ. FT.
ROOF (CIRCULATION)	454	SQ. FT.
TOTAL NEW ADDITION AREA	**24,594**	**SQ. FT.**

b. **EXISTING BUILDING (REFER TO SHEET 15)**

FIRST FLOOR	46,749	SQ. FT.
SECOND FLOOR	19,203	SQ. FT.
EXISTING BUILDING AREA	**65,952**	**SQ. FT.**

c. **TOTAL BUILDING AREA**

NEW BUILDING ADDITION	24,594	SQ. FT.
(E) BLDG. AREA TO REMAIN (65,952 - 6,088)	59,864	SQ. FT.
TOTAL NEW BUILDING AREA	**84,458**	**SQ. FT.**
NET INCREASE IN FLOOR AREA	18,506	SQ. FT.

d. **PROPOSED FLOOR AREA RATIO**

SITE AREA	153,767	SQ. FT.
TOTAL BUILDING AREA	84,458	SQ. FT.
F.A.R.	54.9 %	
MAX. BUILDING AREA	84,571	SQ. FT

e. **COVERAGE**

SITE AREA	153,767	SQ. FT.
BUILDING/SITE COVERAGE AREA	43,737	SQ. FT.
BUILDING/SITE COVERAGE (REFER TO SHEET 14)	28.4 %	

f. **LANDSCAPING RATIO:** BASED ON 24,474 SQ. FT.*	16%	
g. **PAVING RATIO:** BASED ON 85,556 SQ. FT.*	55.6%	

* INCLUDES HETCH HETCHY AREA

PROJECT DATA

h. BUILDING SETBACKS:		
- FRONT YARD TO BUILDING	87'-4" (Existing)	
- REAR YARD	72'-6" (Existing)	
- SIDE YARD	51' (Existing - LEFT)	
	51' (Existing - RIGHT)	
i. PARKING: (*SEE TRANSPORTATION MEMORANDUM - KIMLEY HORN)		
PARKING REQUIRED @ 1/300*	282 CARS (84,458 SF)	
PARKING REQUIRED @ 1.4/1000 FOR R&D (SIMILAR R&D CAMPUSES TO 1315 O'BRIEN)	118 CARS (85,414 SF)	
PARKING PROVIDED		
- PROJECT SITE	194 CARS	
j. PROPOSED BUILDING HEIGHT:		
- TOP OF (E) ROOF PARAPET	30 FT MAX.	
- TOP OF ROOF GUARDRAIL	33'-8-1/2"	
- TOP OF (N) EXTERIOR STAIR TOWER SCREEN	35'-0"	
- TOP OF (N) CIRCULATION TOWER AT ROOF DECK	44'-0"	

NOTES ON CODE COMPLIANCE

1. THE PROJECT CONFORMS TO THE CITY FIRE REGULATIONS - EXISTING AND (2) NEW FIRE HYDRANTS ARE PROVIDED TO COVER THE ENTIRE SITE.
2. EXISTING DRIVEWAYS 25'-0" WIDE AT FRONT AND SIDES, AND REAR, 25' > 20' MIN. REQUIRED FOR MOVEMENT OF FIRE TRUCKS (@ THOSE 3 SIDES)
3. THE PROJECT WILL HAVE FIRE SPRINKLERS AND FIRE EXTINGUISHERS AS REQUIRED BY THE MENLO PARK FIRE DEPARTMENT.
4. PER DROUGHT RESPONSE PLAN, POOL SHALL BE FILLED VIA AN OUTSIDE WATER SOURCE.
5. TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO REMOVAL OF ANY TREES.
6. MENLO PARK HAS A NO NET NEW STORM WATER RUN-OFF POLICY THEREFORE, ADDITIONAL RUN-OFF FROM THE PROPOSED NEW IMPERVIOUS AREAS WILL BE RETAINED/DETAINED ON-SITE.
7. GRADING AND DRAINAGE PLANS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
8. AT BUILDING PERMIT STAGE, IF NEW UTILITIES OR UTILITY UPGRADES ARE PROPOSED, PROVIDE A UTILITY PLAN.
9. PROJECT WILL REQUIRE USE PERMIT FOR OUTDOOR SEATING AT CAFE.

REQUEST FOR HAZMAT CUP CONDITION

MENLO BUSINESS PARK (MBP) REQUESTS THE CUP ALLOWABLE HARZARDOUS MATERIAL QUANITIES BE TIED TO THE CALIFORNIA FIRE CODE AS IMPLEMENTED BY THE MENLO PARK FIRE PROTECTION DISTRICT (MPFPD). MBP BELIEVES THIS APPROACH ALLOWS FOR GREATER FLEXIBILITY IN TENANTS' USE OF MATERIALS. IT IS IMPOSSIBLE TO DETERMINE AT THIS TIME WHAT SPECIFIC CHEMICALS A POTENTIAL TENANT MIGHT NEED; BY ALLOWING THE CUP TO BE BASED ON FIRE CODE REQUIREMENTS AND LIMITATIONS, BUILDING TENANTS MAY USE MATERIALS SO LONG AS THE USE IS COMPLIANT WITH FIRE CODE AND OTHER APPLICABLE REGULATIONS (E.G., WASTEWATER DISCHARGE, HMBP, AIR EMISSIONS, ETC.)

MBP WILL REVIEW THE CHEMICAL INVENTORIES OF PROPOSED TENANTS PRIOR TO MOVE-IN TO ENSURE THE BUILDING TOTALS DO NOT EXCEED APPLICABLE CODE REQUIREMENTS. THE NUMBER OF TENANTS IS EXPECTED TO BE APPROXIMATELY 4-6, WITH LESS FREQUENT TURNOVER THAN OTHER MBP MULTI-TENANT BUILDINGS. BOTH SAN MATEO COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH AND MPFPD WILL BE CONDUCTING PERIODIC INSPECTIONS OF THE FACILITY'S TENANTS.

MBP PROPOSES TO SUBMIT BUILDING INVENTORIES TO MP PLANNING AND MPFPD UPON MOVE-IN OF EACH TENANT.

SHEET INDEX

COLOR EXHIBITS

CONTACT

CLIENT/OWNER

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

ARCHITECTS

DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET, SUITE 300
REDWOOD CITY, CALIFORNIA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: SUSAN ESCHWEILER / ELKE MACGREGOR

PROJECT SCOPE

1. REMOVE PORTION OF (E) BUILDING AND CREATE TWO SEPARATE STRUCTURES SEPARATED BY A NEW AT-GRADE POOL
2. DEMO (E) MEZZANINE FLOOR, ADD NEW STRUCTURE AND DECK (TO BUILD OUT ADDITIONAL SECOND FLOOR AREA).
3. ADD NEW SECOND FLOOR SUITES WITH TWO SHARED CIRCULATION/RESTROOM CORES
4. CREATE NEW CENTRAL ENTRY LOBBIES AT R&D TENANT SUITE CORES.
5. ADD NEW OCCUPANCY SEPARATIONS
6. REMOVE CENTER DRIVEWAY AND REPLACE WITH LANDSCAPED SEATING AREA.
7. REMOVE TREES, PLANTING, AND HARDSCAPE ON NORTH SIDE OF BUILDING AND REPLANT WITH DROUGHT TOLERANT PLANTING AND NEW HARDSCAPE.
8. REPAINT ENTIRE BUILDING.
9. INFILL FIRST FLOOR RECESSED ENTRIES.
10. ADD NEW FIRE SPRINKLER RISER AND BACKFLOW PREVENTER
11. ADD NEW ELECTRICAL SERVICE AT PROPOSED SEPARATE STRUCTURE
12. ADD GENERATORS (1 AT GRADE / 2 ROOFTOP)

PROJECT DATA

h. BUILDING SETBACKS:	
- FRONT YARD TO BUILDING	87'-4" (Existing)
- FRONT YARD SET BACK TO WALKWAY	80'-4" (New)
- REAR YARD	72'-6" (Existing)
- SIDE YARD	51' (Existing - LEFT)
	51' (Existing - RIGHT)
i. PARKING: (*SEE TRANSPORTATION MEMORANDUM - KIMLEY HORN)	
PARKING REQUIRED @ 1.4/1000 FOR R&D (SIMILAR R&D CAMPUSES TO 1315 O'BRIEN)	118 CARS (84,562 SF)
PARKING PROVIDED	
- PROJECT SITE	197 CARS
j. PROPOSED BUILDING HEIGHT:	
- TOP OF (E) ROOF PARAPET	30 FT MAX.
- TOP OF ROOF GUARDRAIL	34'-6"
- ELEVATION OF (N) WALKWAY	12'-6"
- TOP OF (N) ENCLOSED STAIR TOWER	41'-0"
- TOP OF (N) VERTICAL CIRCULATION TOWER	47'-0"

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

PROJECT DATA, SHEET INDEX & VICINITY MAP

02.14.2017 PLANNING APP. - PLN2016-0014

1

DES

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TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

AERIAL VICINITY MAP

02.14.2017 PLANNING APP. - PLN2016-0014

2

DES ARCHITECTS ENGINEERS

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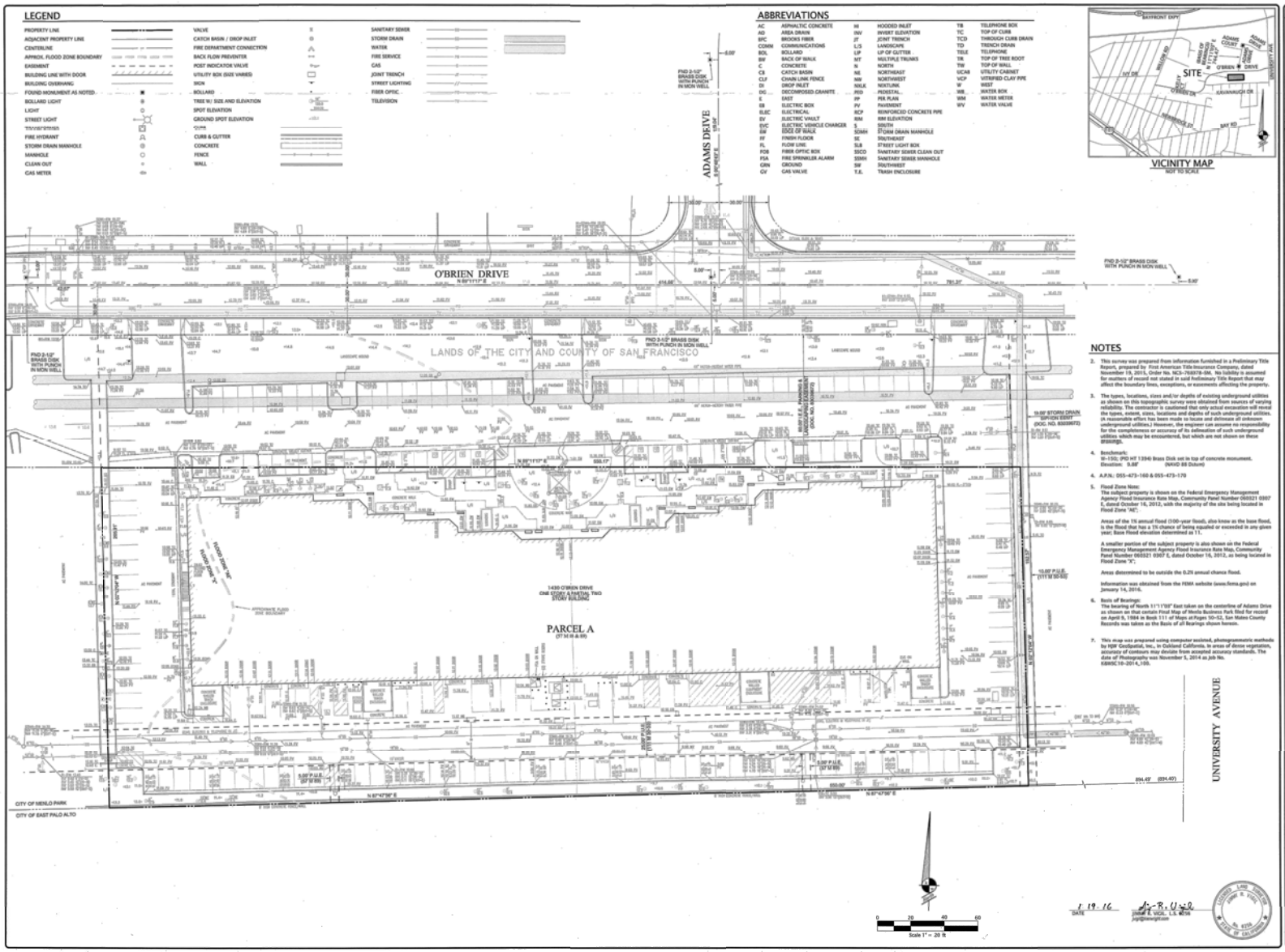


1 TOPOGRAPHIC SURVEY 1

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
3350 Scott Boulevard, Building 22 • (408) 727-2482
Santa Clara, California 95054 • (408) 727-1972

CALIFORNIA

BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY
FOR: TARLTON PROPERTIES, INC.
1430 O'BRIEN DRIVE
MENLO PARK

DATE JAN., 2016
SCALE 1"=20'
DESIGNER JBV
DRAFTER CJ
JOB A15181
SHEET 1
OF 1 SHEETS

SCALE: NTS

TARLTON

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

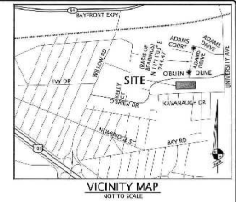
1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

DES Project Number: 2730.61

TOPOGRAPHIC SURVEY FOR EXISTING SITE
02.14.2017 PLANNING APP. - PLN2016-0014

3A

DES architects



ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BL	BUILDING
C.	CONCRETE
CO	CLEAN OUT TO GRADE
CONC	CONCRETE
DG	DECOMPOSED GRANITE
DI	DROP INLET
DOC	DOCUMENT
DS	DOWNSPOUT
E	EAST
EB	ELECTRIC BOX
ECAB	ELECTRIC CABINET
ESMT	EASEMENT
EV	ELECTRIC VAULT
EVC	ELECTRIC VEHICLE CHARGER
FC	FACE OF CURB
FH	FIRE HYDRANT
FND	FOUND
FSA	FIRE SPRINKLER ALARM
FW	FACE OF WALL
I.E.E.	INGRESS/EGRESS EASEMENT
L/S	LANDSCAPE
M	MAPS
MON	MONUMENT
NO.	NUMBER
PL	PROPERTY LINE
(PP)	PER PLAN
P.U.E.	PUBLIC UTILITY EASEMENT
S.F.	SQUARE FEET
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
TYP.	TYPICAL
UB	UTILITY BOX
UV	UTILITY VAULT
W	WEST
WB	WATER BOX
WV	WATER VALVE

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
APPROX. FLOOD ZONE BOUNDARY
EASEMENT
BUILDING LINE WITH DOOR
BUILDING OVERHANG
BUILDING SETBACK LINE
FOUND MONUMENT AS NOTED
BOLLARD LIGHT
LIGHT
STREET LIGHT
TRANSFORMER
FIRE HYDRANT
STORM DRAIN MANHOLE
MANHOLE
CLEAN OUT
GAS METER
VALVE
CATCH BASIN / DROP INLET
FIRE DEPARTMENT CONNECTION
BACK FLOW PREVENTER
POST INDICATOR VALVE
AUTOMATIC SPRINKLER RISER
UTILITY BOX (SIZE VARIES)
SIGN
BOLLARD (UNLESS OTHERWISE NOTED)
CURB
CURB & GUTTER
CONCRETE
FENCE
WALL
TITLE REPORT EXCEPTION NUMBER
STANDARD PARKING STALLS
ACCESSIBLE PARKING STALLS

NOTES

1. General and special taxes and assessments for the fiscal year 2015-2016. (NOT A SURVEY MATTER)
2. General and special taxes and assessments for the fiscal year 2015-2016. (NOT A SURVEY MATTER)
3. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code. (NOT A SURVEY MATTER)
4. The terms, provisions and easement(s) contained in the document entitled "GRANT OF EASEMENTS" recorded April 27, 1983 as Instrument No. 83039672 of Official Records. (EASEMENTS PLOTTED HEREON)
5. An easement shown or dedicated on the map of Final Map Menlo Business Park recorded April 09, 1984 and on file in Book 111, Page 50, of Tract Maps. For: Public utility and incidental purposes. (EASEMENTS PLOTTED HEREON)
6. Covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions in the document recorded August 14, 1985 as Instrument No. 85-082615 of Official Records.

   Setbacks listed as:
   Front: 25.00 feet
   Rear: 45.00 feet
   Note: Building coverage listed as no more than 30%

   Document(s) declaring modifications thereof recorded January 09, 1996 as Instrument No. 96002535 of Official Records.

   Document(s) declaring modifications thereof recorded February 19, 2014 as Instrument No. 2014-013888 of Offical Records.
7. An easement shown or dedicated on the map of Parcel Map recorded August 19, 1986 and on file in Book 57, Page 88, of Parcel Maps. For: Public utility and incidental purposes. (EASEMENTS PLOTTED HEREON)
8. The terms and provisions contained in the document entitled "Addendum to Encroachment Permit" recorded May 31, 2001 as Instrument No. 2001-078451 of Official Records. (NOT PLOTTABLE)
9. The terms and provisions contained in the document entitled "Memorandum of Agreement of Co-Tenants" recorded January 13, 2014 as Instrument No. 2014-002861 of Official Records

   Document(s) declaring modifications thereof recorded MARCH 26, 2015 as INSTRUMENT NO. 2015-028549 of Official Records. (NOT A SURVEY MATTER)
10. A deed of trust to secure an original indebtedness of $65,000,000.00 recorded January 13, 2014 as INSTRUMENT NO. 2014-002862 OF OFFICIAL RECORDS. Dated: January 10, 2014 Trustor: MENLO PREPI I, LLC, a Delaware limited liability company, MENLO PREPI I, LLC, a Delaware limited liability company, MENLO PREHC I, LLC, a Delaware limited liability company, MENLO PREHC II, LLC, a Delaware limited liability company and TPI Investors 9, LLC, a California limited liability company Trustee: First American Title Insurance Company Beneficiary: Principal Life Insurance, an Iowa corporation Affects: The land and other property. (NOT A SURVEY MATTER)
11. A financing statement recorded January 13, 2014 as INSTRUMENT NO. 2014-002863 OF OFFICIAL RECORDS. Debtor: Menlo PREHC I, LLC Secured party: Principal Life Insurance Company Affects: The land and other property. (NOT A SURVEY MATTER)
12. A financing statement recorded January 13, 2014 as INSTRUMENT NO. 2014-002864 OF OFFICIAL RECORDS. Debtor: Menlo PREHC II, LLC Secured party: Principal Life Insurance Company Affects: The land and other property. (NOT A SURVEY MATTER)
13. A financing statement recorded January 13, 2014 as INSTRUMENT NO. 2014-002865 OF OFFICIAL RECORDS. Debtor: Menlo PREPI I LLC Secured party: Principal Life Insurance Company Affects: The land and other property. (NOT A SURVEY MATTER)
14. A financing statement recorded January 13, 2014 as INSTRUMENT NO. 2014-002866 OF OFFICIAL RECORDS. Debtor: Menlo PREPI I, LLC Secured party: Principal Life Insurance Company Affects: The land and other property. (NOT A SURVEY MATTER)
15. A financing statement recorded January 13, 2014 as INSTRUMENT NO. 2014-002867 OF OFFICIAL RECORDS. Debtor: TPI Investors 9, LLC Secured party: Principal Life Insurance Company Affects: The land and other property. (NOT A SURVEY MATTER)
16. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§499a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. (Affects 055-473-160)
17. Water rights, claims or title to water, whether or not shown by the public records. (Affects 055-473-170)
18. Rights of parties in possession.

LEGAL DESCRIPTION

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

PARCEL I:

PARCEL A AS SHOWN ON THAT CERTAIN MAP ENTITLED, "PARCEL MAP FOR THE PURPOSE OF ELIMINATING THE LINE BETWEEN LOT 7 AND LOT 8 OF MENLO BUSINESS PARK AS SHOWN ON THE MAP FILED APRIL 09, 1984 IN BOOK 111 OF MAPS AT PAGES 50-52, SAN MATEO COUNTY, RECORDS", FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON AUGUST 19, 1986 IN BOOK 57 OF PARCEL MAPS AT PAGES 88 AND 89.

PARCEL II:

NON-EXCLUSIVE APPURTENANT EASEMENTS FOR PARKING, INGRESS, EGRESS, AND LANDSCAPING AS CREATED, LIMITED AND DEFINED IN DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED APRIL 27, 1983, DOCUMENT NO. 83039672, ON AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 7 ABOVE DESCRIBED AND RUNNING THENCE NORTH 2° 12' 04" WEST 80 FEET; THENCE NORTH 89° 11' 17" EAST 550.17 FEET; THENCE SOUTH 2° 12' 04" EAST 80 FEET TO THE NORTHERLY LINE OF SAID LOT 8; THENCE ALONG SAID LAST MENTIONED LINE, AND THE NORTHERLY LINE OF LOT 7, SOUTH 89° 11' 17" WEST 550.17 FEET TO THE POINT OF BEGINNING.

NOTES

1. All distances shown hereon are in feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report prepared by First American Title Company, dated November 19, 2015, Order No. NCS-768574-SM. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. Physical items shown on this survey are limited to those items visible as of the date of this survey. Subsurface structures, if any, are not shown. Said subsurface objects may include, but are not limited to, concrete footings, slabs, shoring, structural piles, utility vaults, piping, underground tanks, and any other subsurface structures not revealed by a surface inspection.
4. A.P.N.s: 055-473-160 & 055-473-170
5. Zoning Note
   This survey makes no evaluation as to compliance with zoning and building codes and/or ordinances other than current municipal building setback line locations.

   The subject property is currently zoned "M2" General Industrial District

   The current building setbacks for this zoning designation are:
   Front: 20'
   Side: 10', except that side yard may be reduced to 0' provided the side yard is correspondingly increased
   Rear: 0', except 20' where abutting residential district
   Floor Area Ratio: The floor area ratio shall not exceed fifty-five percent (55%) for general industrial uses, including but not limited to, warehousing, manufacturing, printing, assembling, related office and laboratory uses and shipping and receiving, and forty-five percent (45%) 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 Department Website on January 20, 2015.
6. Basis of Bearings
   The bearing of North 11° 11' 03" East taken on the centerline of Adams Drive as shown on that certain Final Map of Menlo Business Park filed for record on April 9, 1984 in Book 111 of Maps at Pages 50-52, San Mateo County Records was taken as the Basis of all Bearings shown hereon.
7. Flood Zone Note
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0307 E, dated October 16, 2012, with the majority of the site being located in Flood Zone "AE"

   Areas of the 1% annual flood (100-year flood), also know as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Base Flood elevation determined as 11.

   A smaller portion of the subject property is also shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060321 0307 E, dated October 16, 2012, as being located in Flood Zone "X";

   Areas determined to be outside the 0.2% annual chance flood.

   Information was obtained from the FEMA website (www.fema.gov) on January 14, 2016.
8. There was no observable evidence of earth moving work, building construction or building additions at the time of the survey.
9. There are no proposed changes in street right of way lines at the time of the survey. There was also no observed evidence of recent street or sidewalk construction or repairs.
10. There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
11. As of the date of this survey there was no observable evidence of any wetland areas within the boundaries of the subject property and the surveyor was not provided with any information or documentation that disclosed that any wetlands may exist. It shall be noted that the undersigned Land Surveyor is not qualified to make an independent judgment determination as to what does or does not constitute a wetlands area. Further review of the California Department of Fish and Game website discloses that it does not show any wetlands areas within the subject property.

PARKING SUMMARY

DESCRIPTION	PARCEL I	PARCEL II	TOTAL
STANDARD PARKING	115	77	192
ACCESSIBLE PARKING	1	6	7
TOTAL	116	83	199

SURVEYOR'S CERTIFICATE

TO: TARLTON PROPERTIES, INC.
AND: FIRST AMERICAN TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements For ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on January 17, 2016.

1-22-16
DATE

JIMMY R. VIGIL, L.S. 8256
jvigil@kierwright.com

LICENSED LAND SURVEYOR JIMMY R. VIGIL No. 8256 STATE OF CALIFORNIA

ALTA / ACSM LAND TITLE SURVEY
FOR: TARLTON PROPERTIES, INC.
1430 O'BRIEN DRIVE
MENLO PARK CALIFORNIA

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.

SHEET 1 OF 2 SHEETS

1 EXISTING ALTA SITE SURVEY

SCALE: NTS

TARLTON
1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

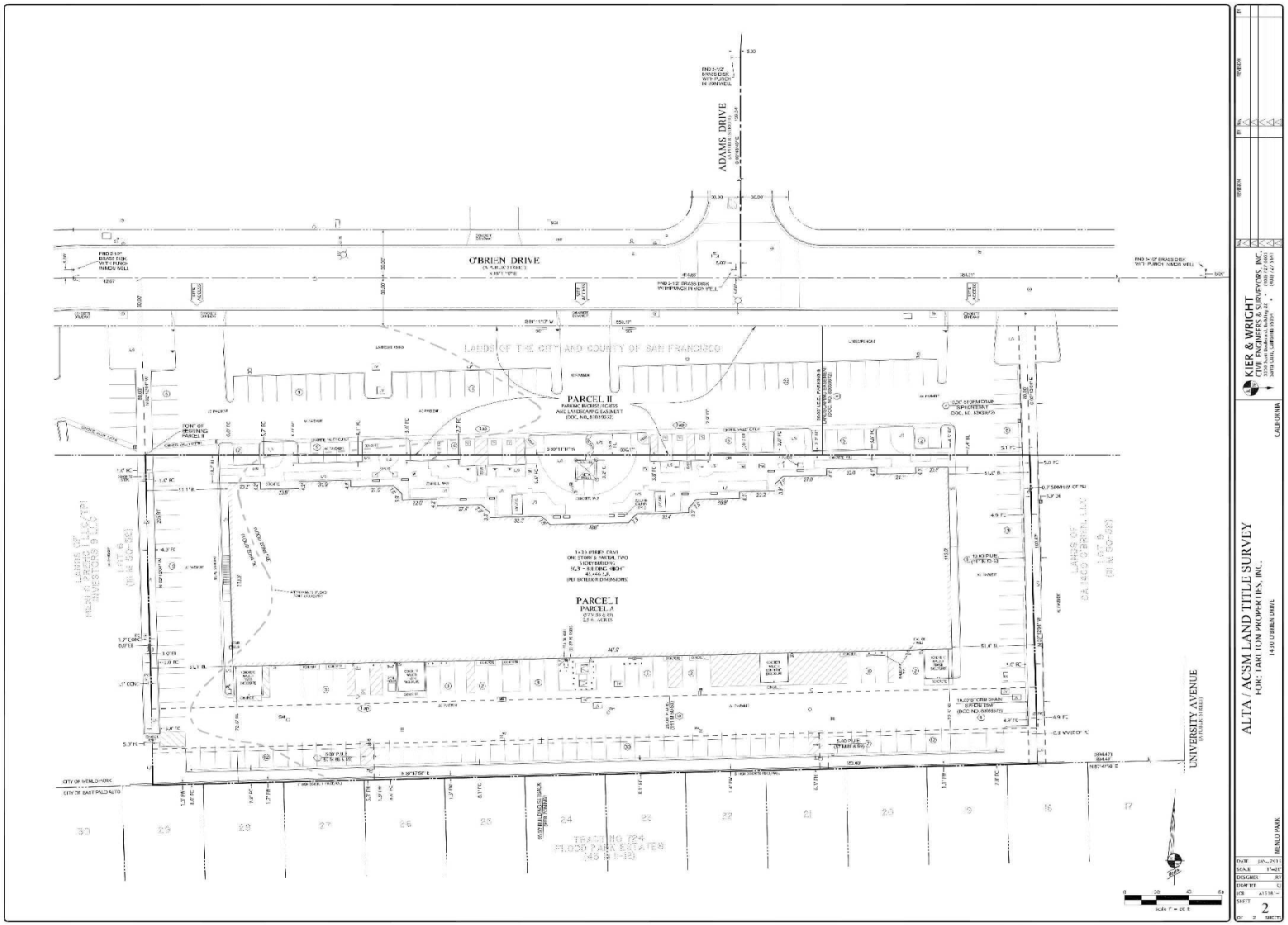
1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

ALTA SURVEY FOR EXISTING SITE
02.14.2017 PLANNING APP. - PLN2016-0014

3B

DES ARCHITECTS ENGINEERS



1 EXISTING ALTA SITE SURVEY

SCALE: NTS

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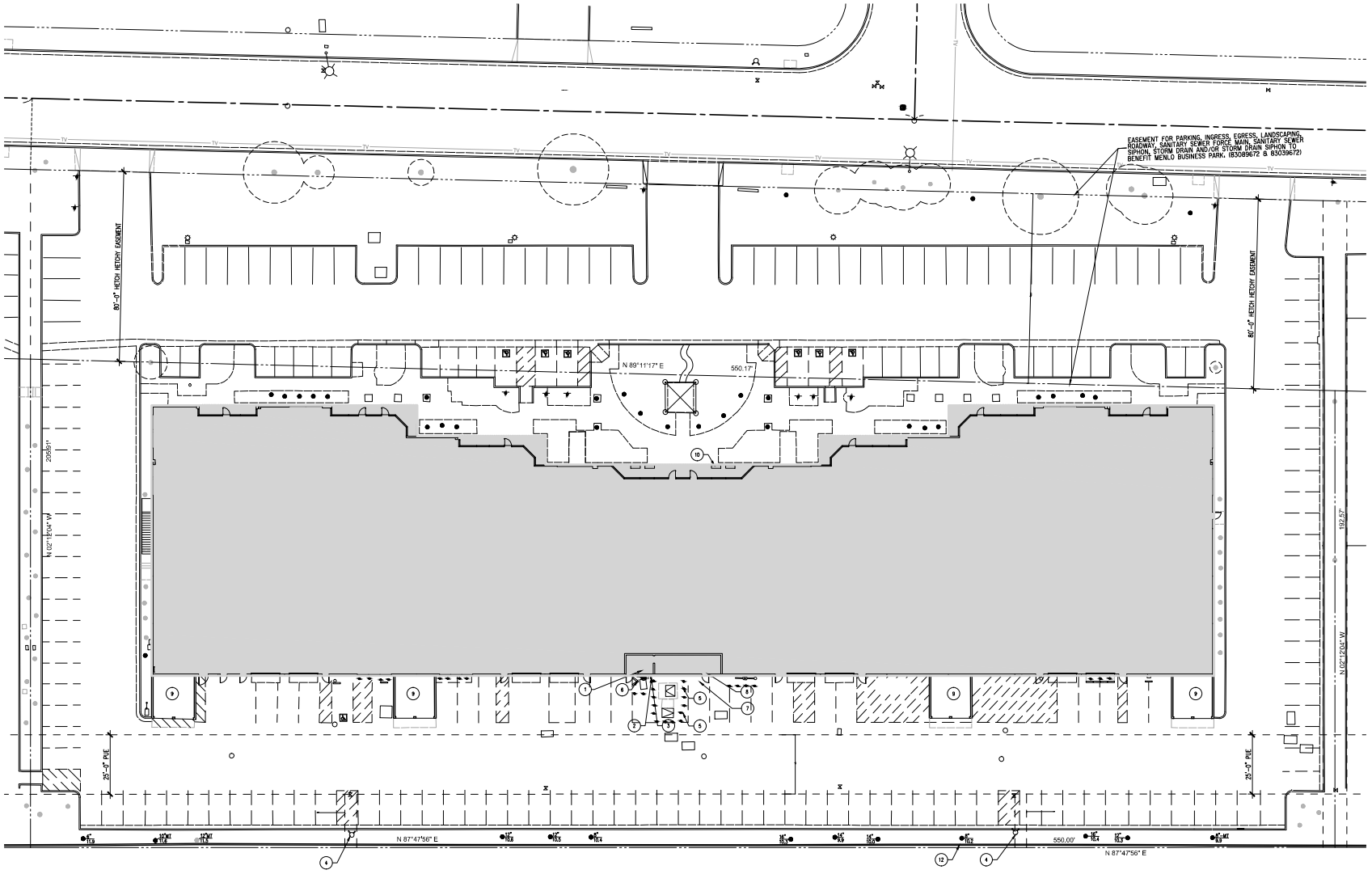
ALTA SURVEY FOR EXISTING SITE

02.14.2017 PLANNING APP. - PLN2016-0014

3C

DES



PLAN NOTES:

1. (E) FIRE SPRINKLER RISER TO REMAIN
2. (E) FIRE DEPARTMENT CONNECTION TO REMAIN
3. (E) AUDIBLE DEVICE TO REMAIN
4. (E) FIRE HYDRANT TO REMAIN, TYP.
5. (E) TRANSFORMER, TYP.
6. (E) SIGNAGE ON DOOR THAT READS "FIRE SPRINKLER RISER" TO REMAIN
7. (E) SIGNAGE ON DOOR THAT READS "FIRE ALARM CONTROL PANEL" TO REMAIN
8. (E) FIRE ALARM PANEL TO REMAIN
9. (E) TRASH ENCLOSURE
10. (E) KNOX KEY BOX TO REMAIN. CONTRACTOR TO VERIFY MOUNTING HEIGHT TO BE 5' TO 6' A.F.F.
11. (E) "TOW" AND "TRESPASSING" SIGNS
12. (E) SCREEN WALL

1 EXISTING SITE PLAN

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

N

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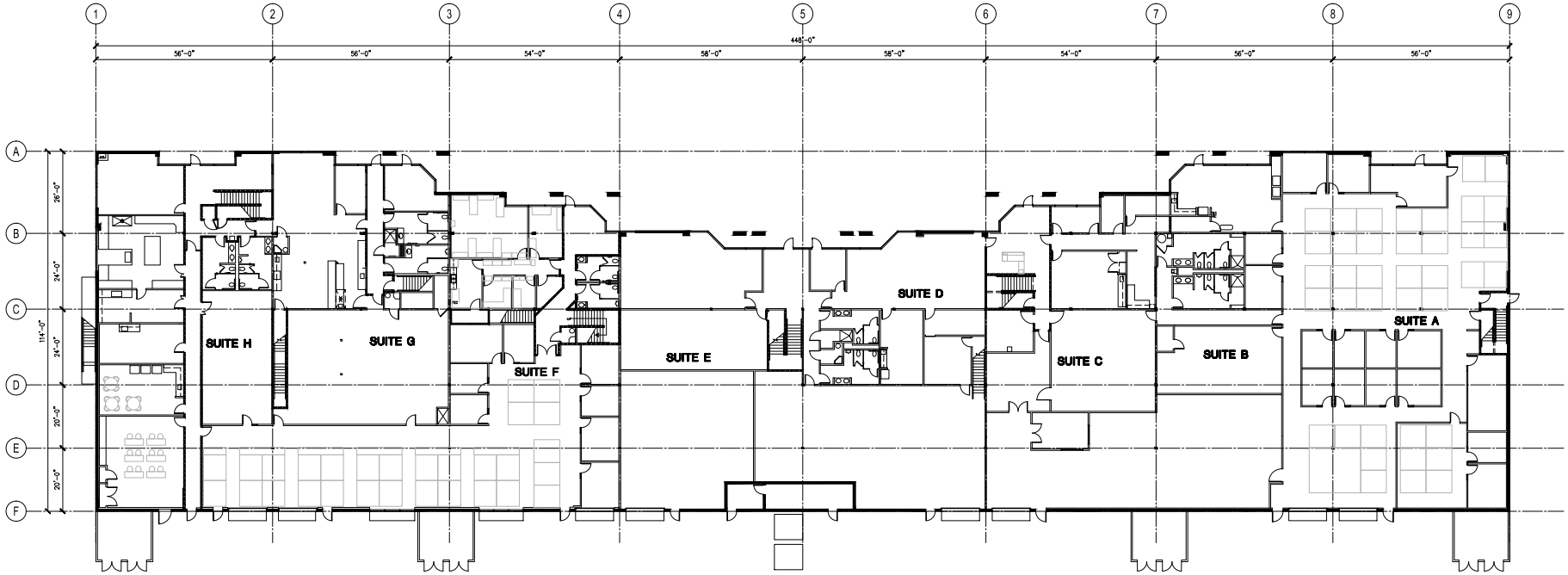
EXISTING SITE PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

3D

DES



1 EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"

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

N

TARLTON

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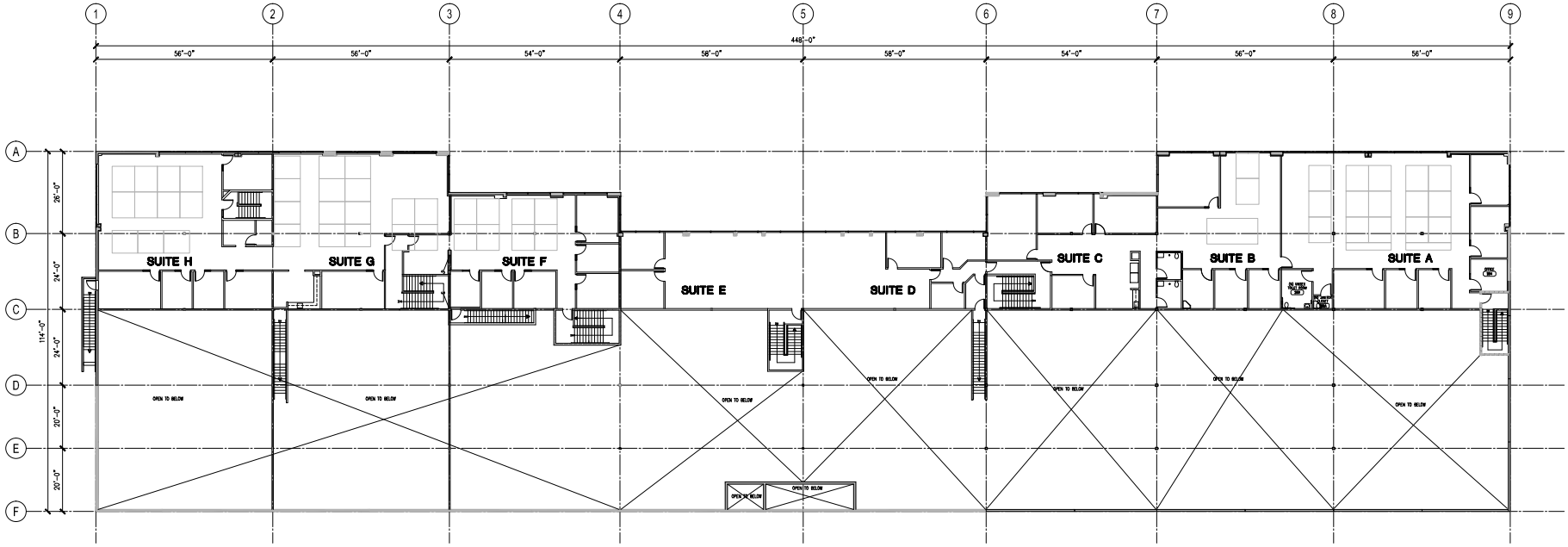
EXISTING FIRST FLOOR PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

4

DES



1 EXISTING SECOND FLOOR PLAN
1/16" = 1'-0"

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

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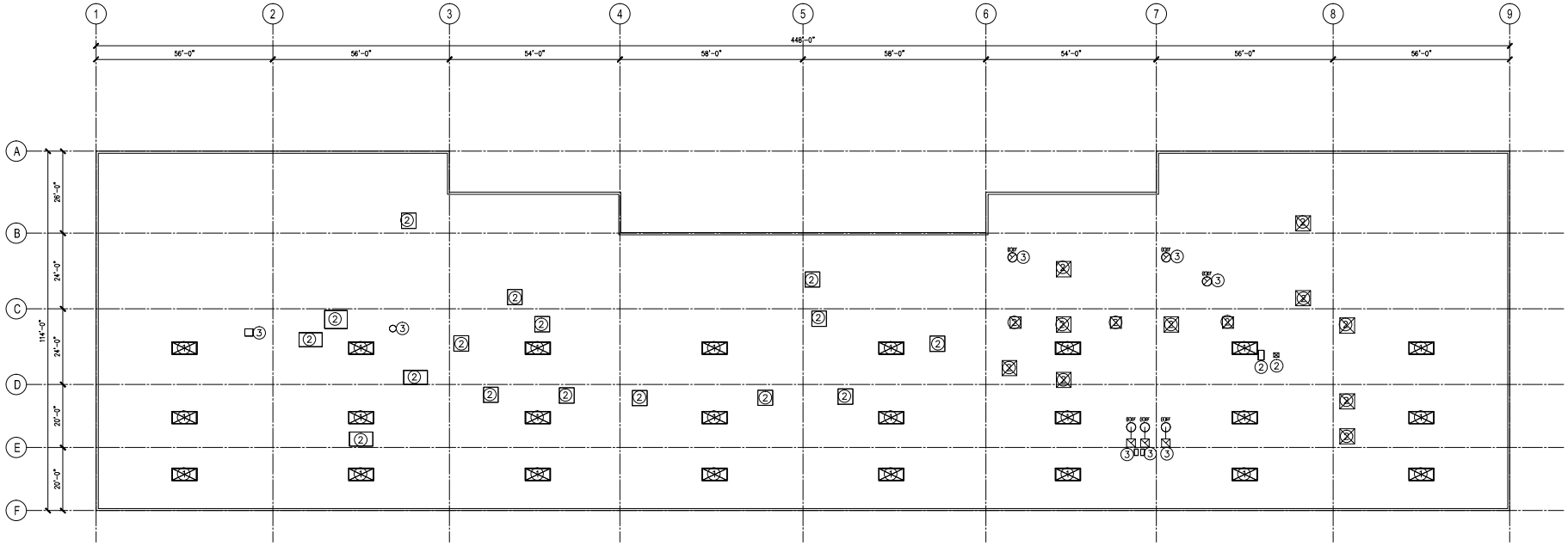
EXISTING SECOND FLOOR PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

5

DES



PLAN NOTES:

1. (E) SKYLIGHT
2. (E) HVAC UNIT
3. (E) FAN

1 EXISTING ROOF PLAN
1/16" = 1'-0"

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

N

TARLTON

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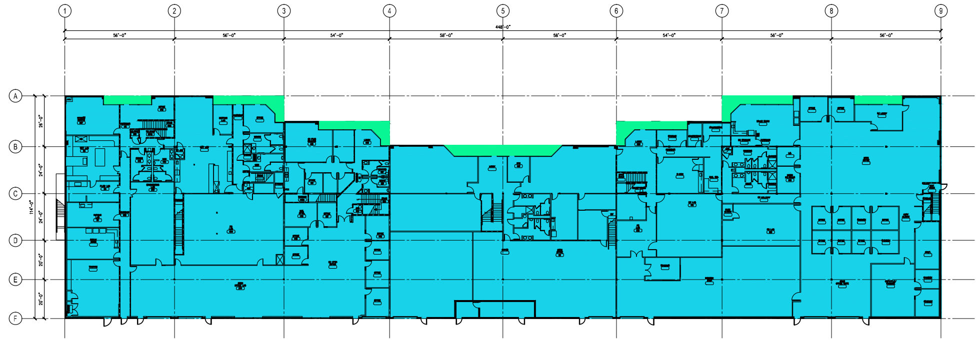
EXISTING ROOF PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

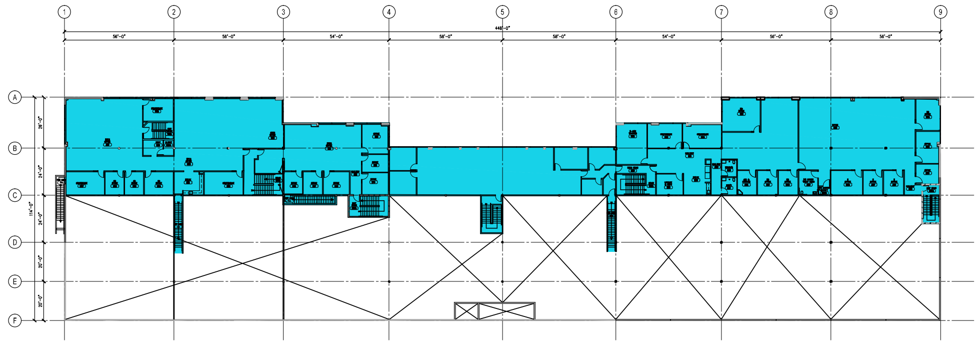
6

DES



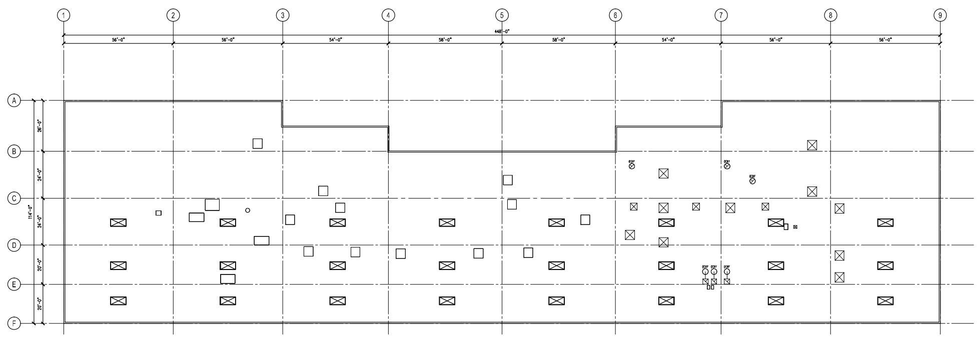
1 EXISTING FIRST FLOOR PLAN
1" = 30'-0"

FIRST FLOOR AREA: EXISTING USE: R&D	45,496 SQ FT
UNENCLOSED AREA :	1,253 SQ FT
FIRST FLOOR AREA :	46,749 SQ FT



2 EXISTING SECOND FLOOR PLAN
1" = 30'-0"

SECOND FLOOR: EXISTING USE: R&D	19,203 SQ FT



3 EXISTING ROOF PLAN
1" = 30'-0"

ROOF
NON-OCCUPIED

EXISTING R&D USE: 65,952 SQ. FT.

SCALE: 1" = 20'

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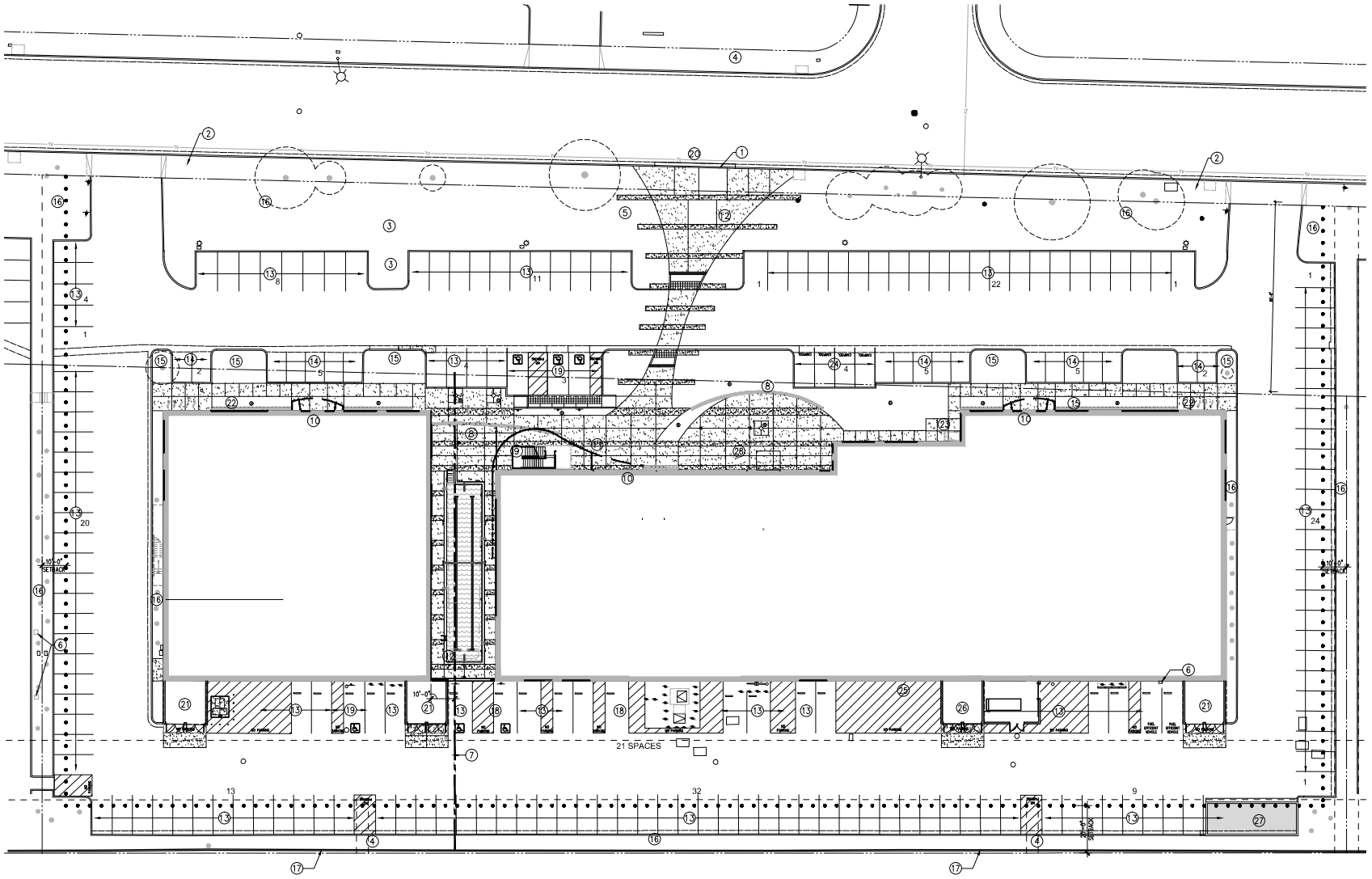
EXISTING GFA DIAGRAMS & BUILDING USE

02.14.2017 PLANNING APP. - PLN2016-0014

7

DES ARCHITECTS ENGINEERS



1 PROPOSED SITE PLAN
1/16" = 1'-0"

PLAN NOTES:

1. REMOVE EXISTING DRIVEWAY AND ADD NEW LANDSCAPING.
2. (N) FIRE HYDRANT
3. (E) HETCH HETCHY VAULT
4. (E) FIRE HYDRANTS
5. NEW BERM
6. (E) CAR CHARGING STATION
7. ASSUMED PROPERTY LINE
8. NEW SITE WALL
9. NEW EXTERIOR STAIR
10. NEW ENTRY DOORS
11. NEW PERFORATED METAL PANEL SCREEN (ABOVE)
12. SEATING AREA
13. RESTRIPED PARKING STALLS 8'-6" X 16'-6"
14. (E) PARKING STALLS TO REMAIN (8'-0"X 14'-0")
15. NEW LANDSCAPING, SEE L1
16. (E) LANDSCAPING TO REMAIN
17. (E) SCREEN WALL TO REMAIN
18. (N) ACCESSIBLE PARKING STALLS
19. (E) RESTRIPED ACCESSIBLE PARKING STALLS
20. SHUTTLE STOP (RELOCATED FROM 1505 O'BRIEN)
21. (E) TRASH ENCLOSURE
22. BIKE RACKS
23. BIKE LOCKERS
24. RESTRIPED PARKING – CARPOOL (8'-6"x 16'-6")
25. GENERATOR
26. MODIFIED (COVERED) TRASH ENCLOSURE
27. BIORETENTION, SEE CIVIL
28. OUTDOOR SEATING AREA

PARKING:

- STANDARD (8'-6"x16'-6")	172
- ACCESSIBLE (9'x18')	6
- EXISTING TO REMAIN (8'-0"x14')	19
TOTAL STALLS	197

INCLUDED IN THE ABOVE TOTAL:

- CARPOOL / LOW-E (8'-6"x16'-6")	4
- VAN ACCESSIBLE (9'x18')	1
- BICYCLE LOCKERS (2/ LOCKER)	2
- BICYCLE RACKS	12

0 10' 20' 40'
SCALE: 1: 20

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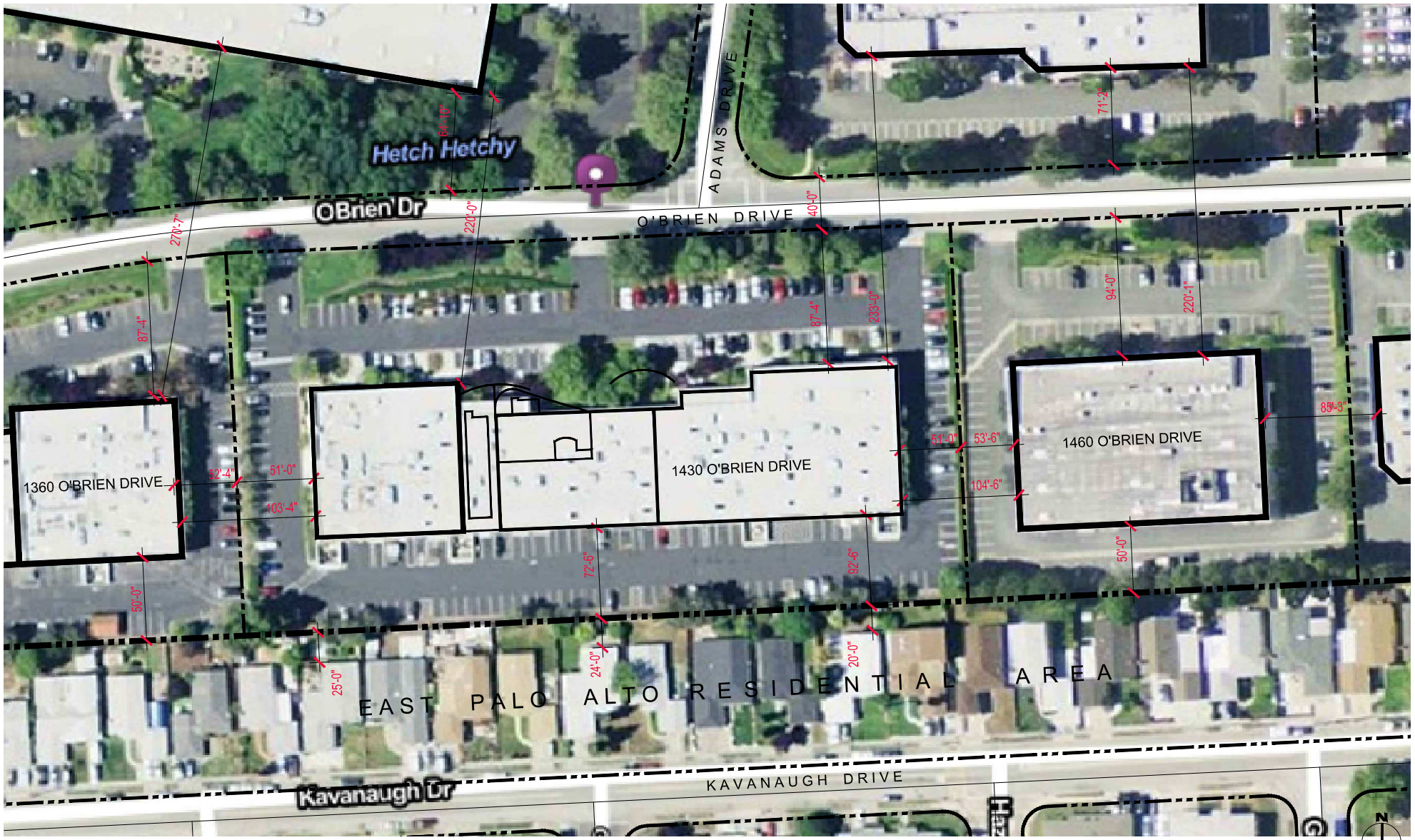
PROPOSED SITE PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

8A

DES

Feb 10, 2017 - 4:06pm ghollum P:\Tarlton\Revit\BP\2730\01 MBP-BP\2730_Dwg\Arch\Planning Package\8A - Proposed Site Plan.dwg



1 PROPOSED SITE PLAN - BUILDING SET BACKS

SCALE: NTS

TARLTON

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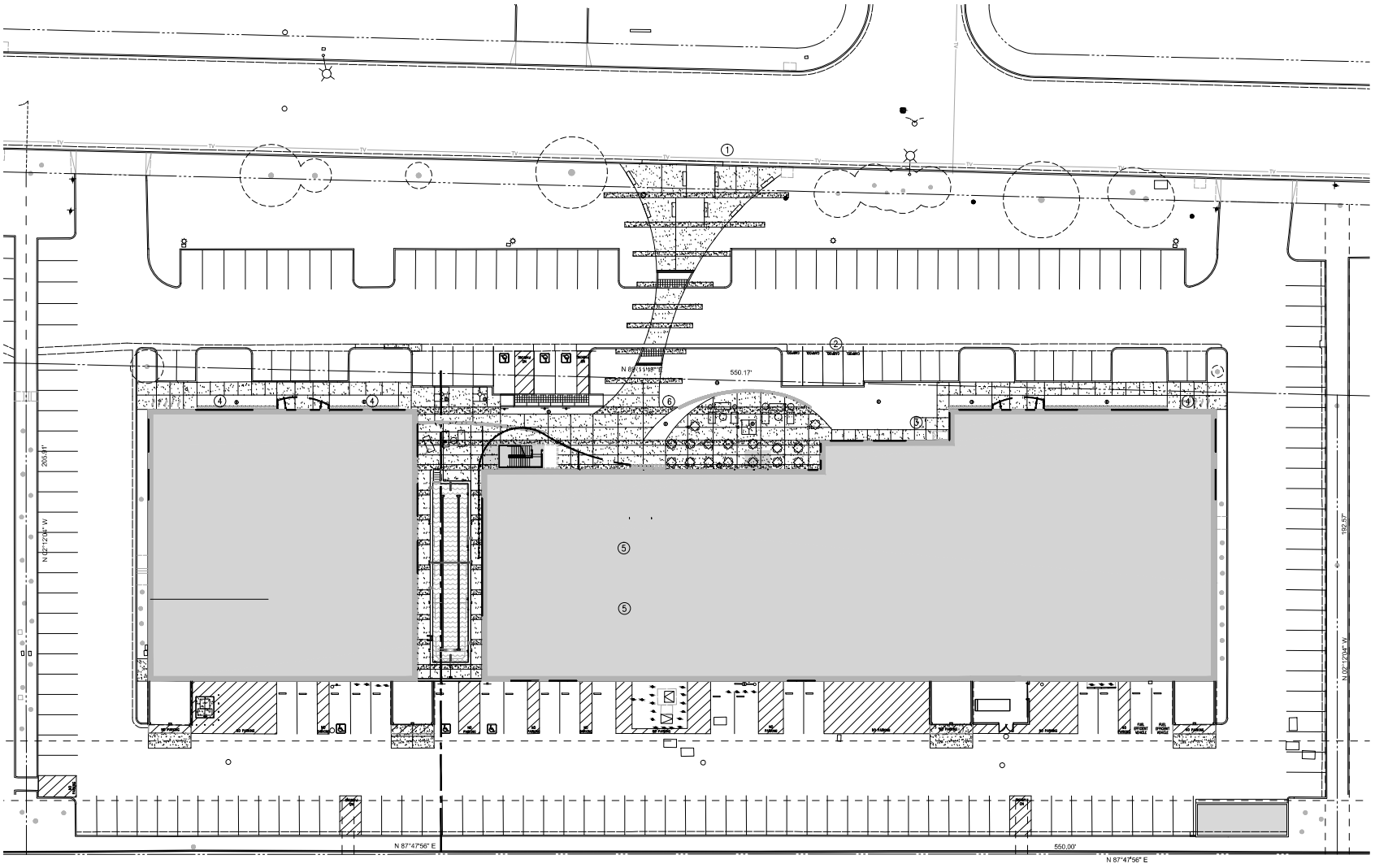
PROPOSED SITE PLAN - BUILDING SET BACKS

02.14.2017 PLANNING APP. - PLN2016-0014

8B

DES



1 TRANSPORTATION DEMAND MANAGEMENT (TDM) SITE PLAN
1/16" = 1'-0"

0 10' 20' 40'
SCALE: 1:20

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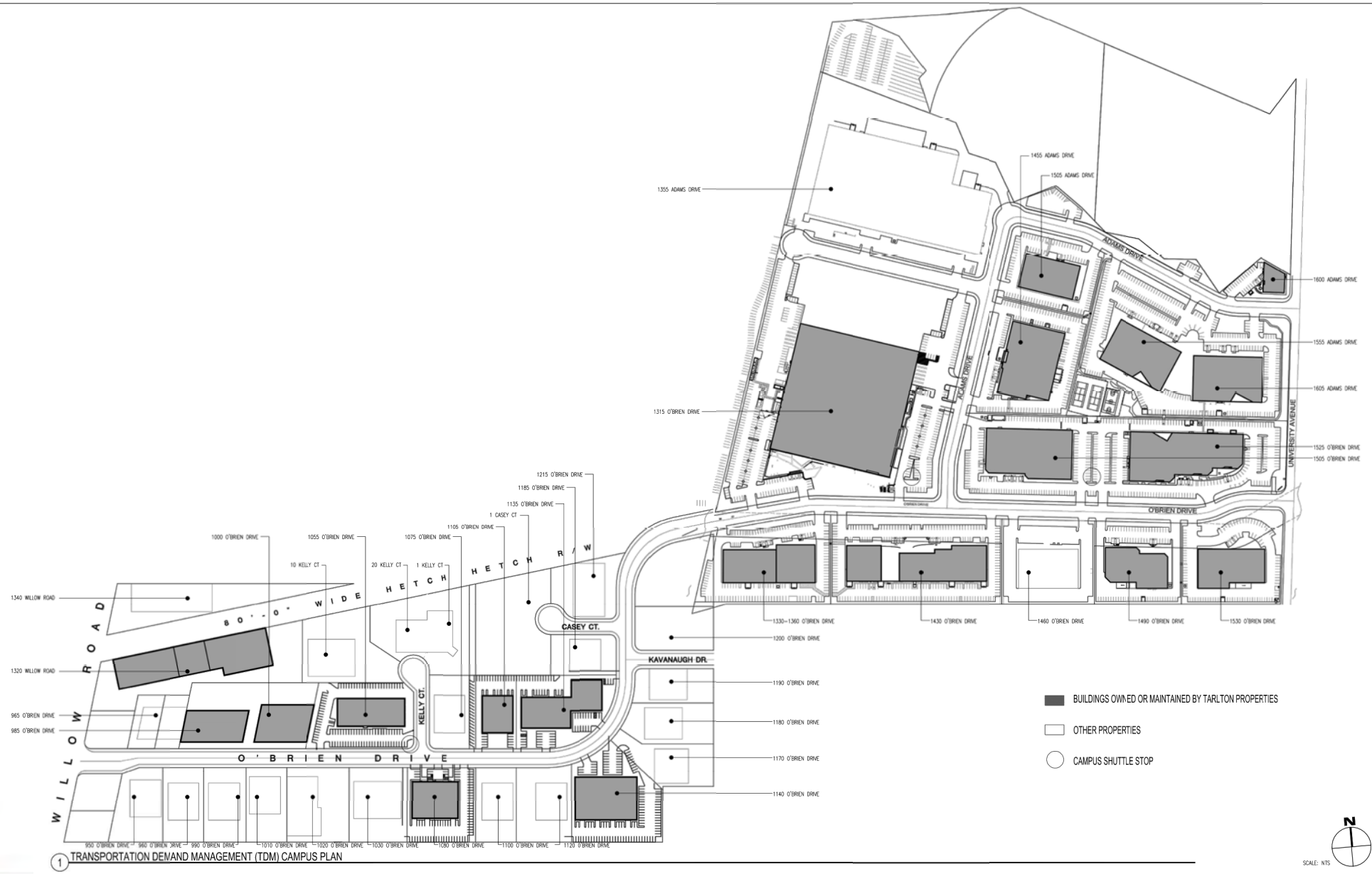
DES Project Number: 2730.61

TRANSPORTATION DEMAND MANAGEMENT (TDM) SITE PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

9

DES



1 TRANSPORTATION DEMAND MANAGEMENT (TDM) CAMPUS PLAN

SCALE: NTS

TARLTON

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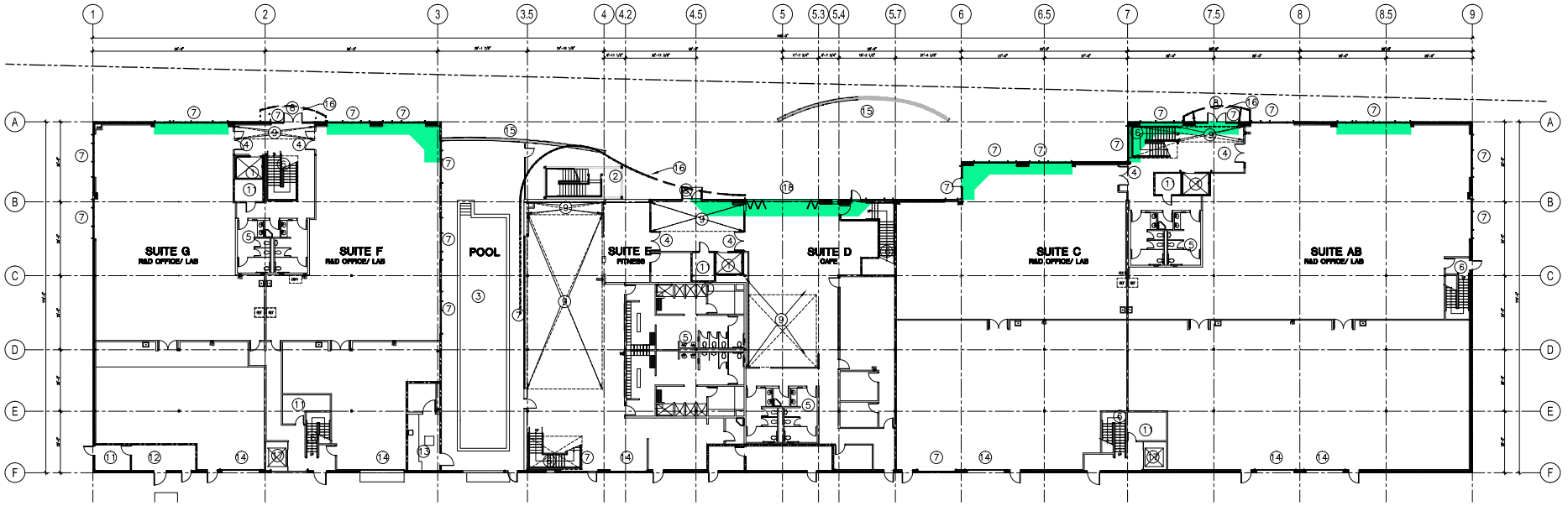
DES Project Number: 2730.61

TRANSPORTATION DEMAND MANAGEMENT CAMPUS PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

9B

DES ARCHITECTS ENGINEERS



LEGEND:

NEW BUILDING AREA

PROPERTY LINE
SEE SHEET 8A FOR FULL EXTENT OF PROPERTY LINE

PLAN NOTES:

1. NEW ELEVATOR
2. NEW EXTERIOR TAIRWAY
3. NEW POOL
4. NEW TENANT SUITE ENTRY
5. NEW RESTROOMS. SHOWER & JANITOR CLOSET WHERE OCCURS
6. NEW INTERIOR STAIRWAY
7. NEW ALUMINUM STOREFRONT
8. NEW LOBBY ENTRY
9. NEW 2 STORIES OPEN SPACE
10. NOT USED
11. NEW EQUIPMENT ROOM
12. NEW ELECTRICAL ROOM
13. NEW POOL EQUIPMENT ROOM
14. NEW SECTIONAL DOOR
15. NEW LOW HEIGHT SCREEN WALL
16. PERFORATED METAL PANEL SCREEN ABOVE
17. NEW FREIGHT LIFT
18. NEW BI-FOLD DOOR SYSTEM

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

N

1 PROPOSED SHELL FIRST FLOOR PLAN
1/16" = 1'-0"

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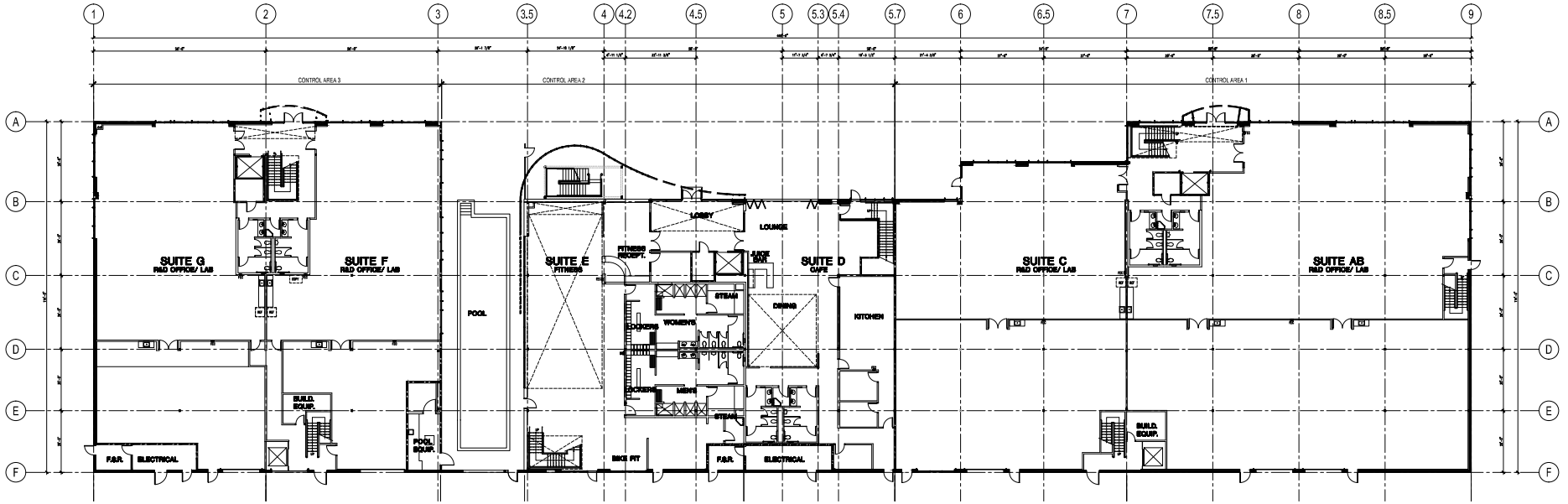
PROPOSED SHELL FIRST FLOOR PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

10A

DES



1 PROPOSED TENANT IMPROVEMENT FIRST FLOOR PLAN
1/16" = 1'-0"

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

N

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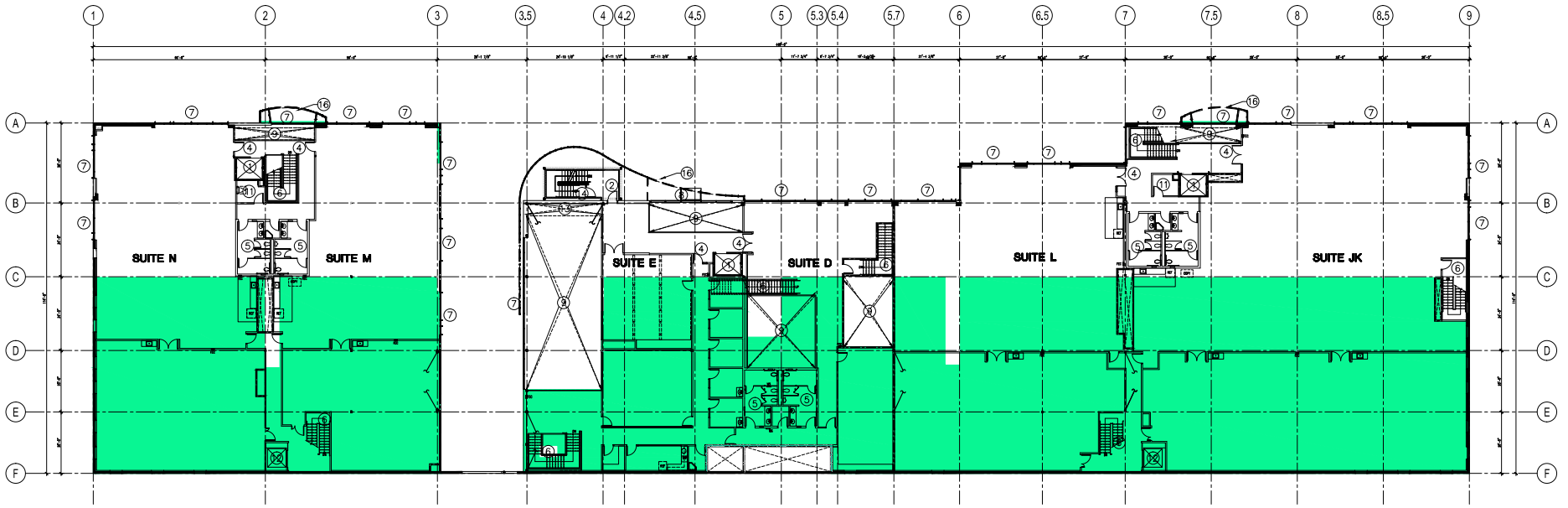
PROPOSED TENANT IMPROVEMENT
FIRST FLOOR PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

10B

DES



LEGEND:

NEW BUILDING AREA

PLAN NOTES:

1. NEW ELEVATOR
2. NEW OPEN STAIRS
3. NEW POOL BELOW
4. NEW TENANT SUITE ENTRY
5. NEW RESTROOMS, SHOWER & JANITOR CLOSET WHERE OCCURS
6. NEW INTERIOR STAIRWAY
7. NEW ALUMINUM STOREFRONT
8. NEW CURTAINWALL
9. NEW 2-STORY SPACE
10. EXISTING STAIRWAY
11. STORAGE
12. FRIEGHT LIFT
13. OPEN SPACE BEHIND CLIMBING WALL
14. NEW MAN-GATE WITH CARD READER
15. NOT USED
16. PERFORATED METAL PANEL SCREEN WALL

1 PROPOSED SHELL SECOND FLOOR PLAN
1/16" = 1'-0"

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

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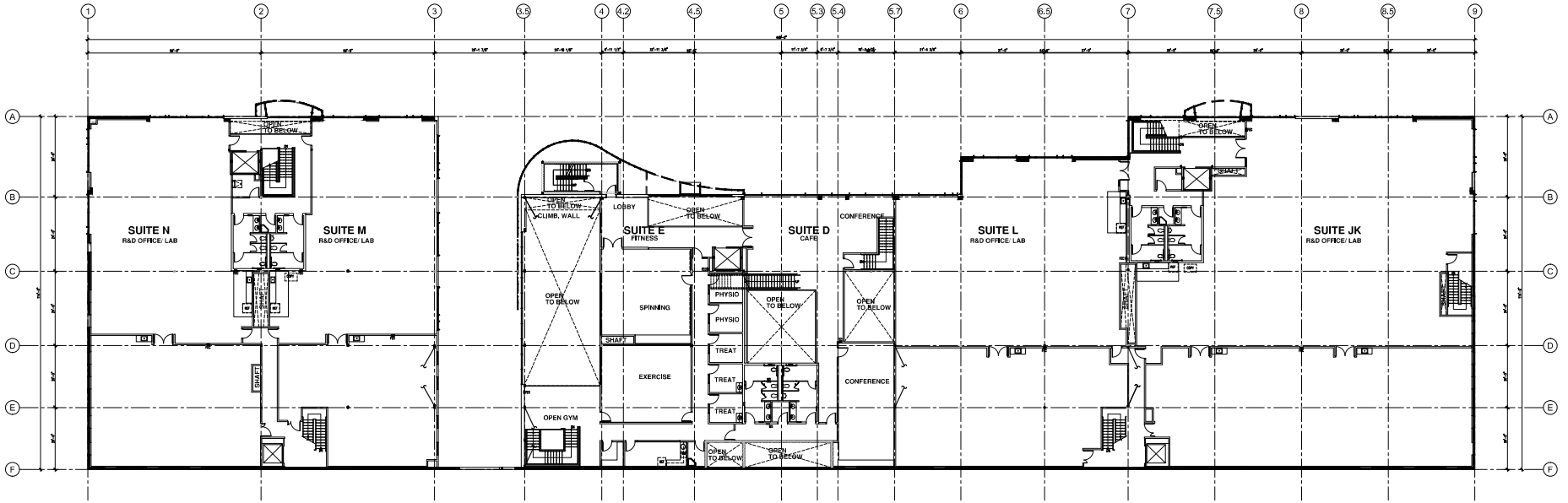
PROPOSED SHELL SECOND FLOOR PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

11A

DES



1 PROPOSEDTENANT IMPROVEMENT SECOND FLOOR PLAN
1/16" = 1'-0"

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

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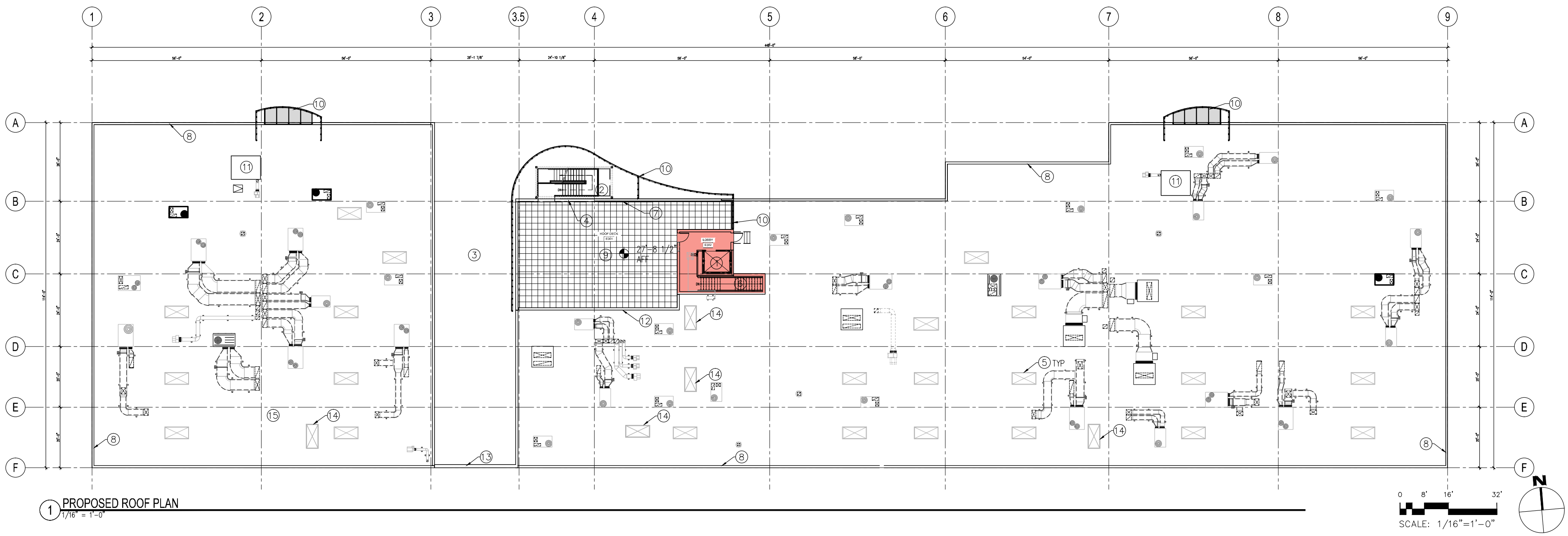
DES Project Number: 2730.61

PROPOSED TENANT IMPROVEMENT
SECOND FLOOR PLAN

02.14.2017 PLANNING APP. - PLN2016-0014

11B

DES



1 PROPOSED ROOF PLAN
1/16" = 1'-0"

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

LEGEND:

NEW BUILDING AREA

PLAN NOTES:

1. NEW ELEVATOR
2. NEW EXTERIOR OPEN STAIRS
3. NEW POOL BELOW
4. NEW GATE WITH CARD READER
5. EXISTING SKYLIGHT TO REPLACED
6. NEW INTERIOR STAIRWAY
7. NEW GUARD RAIL HEIGHT PARAPET
8. EXISTING ROOF SCREEN TO REMAIN
9. ROOF DECK AT 27'-8-1/2"
10. NEW PERFORATED METAL PANEL SCREEN
11. NEW ELEVATOR OVER RUN.
12. NEW SCREEN WALL. MAX HEIGHT 35'-0" AFF
13. NEW EXTERIOR WALL
14. NEW SKYLIGHT
15. 24'X8' PAD FOR GENERATOR

GENERAL NOTE:

* ALL NEW MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AS OBSERVED AT AN EYE LEVEL HORIZONTAL TO THE TOP OF THE ROOF-MOUNTED EQUIPMENT.
* ALL SOUND EMITTED BY THE EQUIPMENT SHELL NOT EXCEED FIFTY (50) DECIBELS AT FIFTY (50) FEET FROM THE EQUIPMENT.

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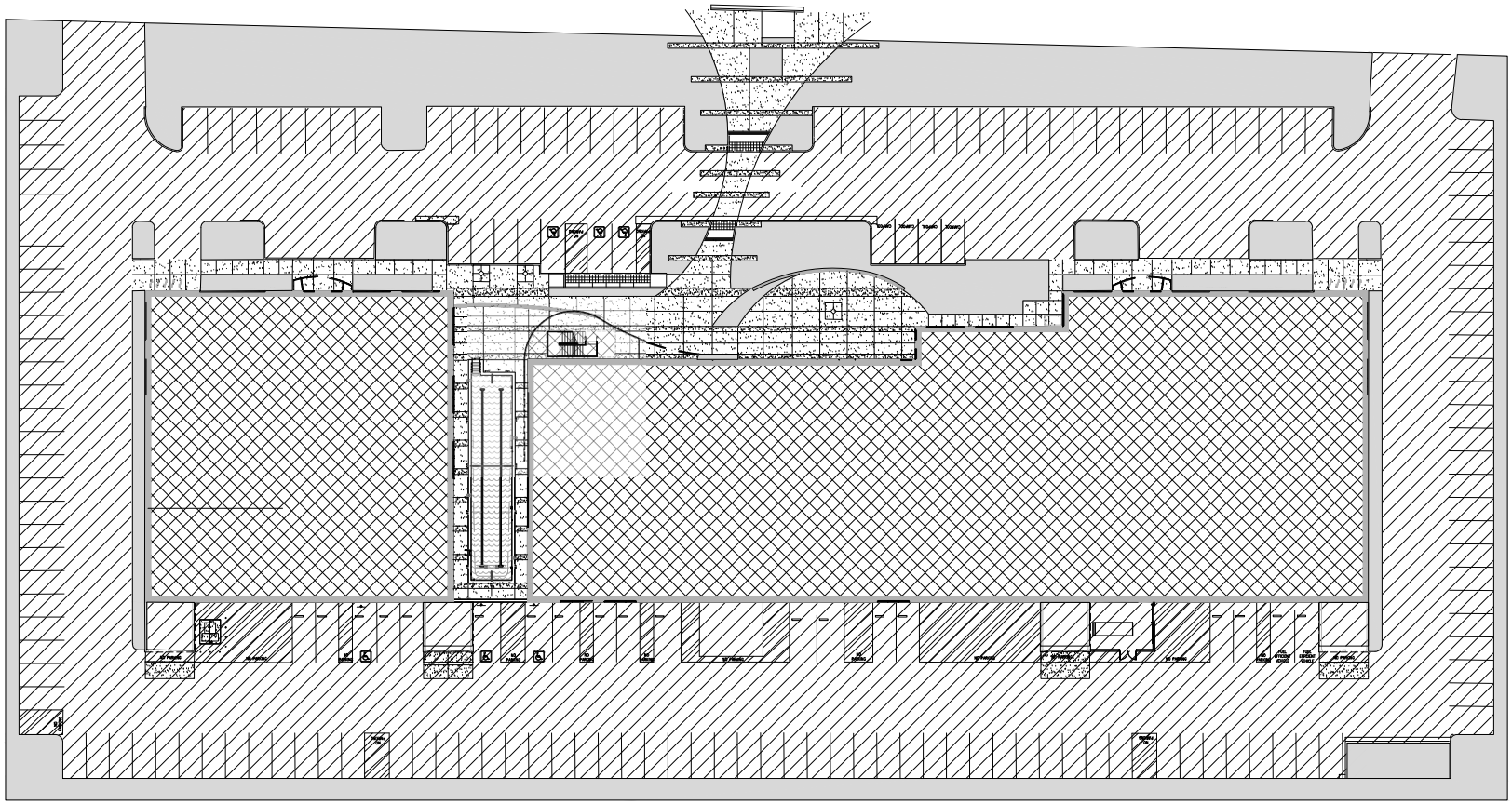
PROPOSED ROOF PLAN
02.14.2017 PLANNING APP. - PLN2016-0014

12

DES ARCHITECTS ENGINEERS



1 SITE AREA CALCULATION PLAN
SCALE: 1" = 20'-0"

N

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

PROJECT DATA

1 SITE AREA

	Including Hetch Hetchy Area:	Excluding Hetch Hetchy Area:
A. **PROJECT SITE AREA:**	153,767 SQ. FT.	109,582 SQ.FT.
COVERAGE		
Building:	43,737 SQ. FT. (28.4%)	43,737 SQ. FT. (39.9%)
IMPERVIOUS		
Driveways/Parking Spaces :	65,742 SQ. FT.	40,490 SQ. FT.
Sidewalks/Walkways :	19,814 SQ. FT.	15,746 SQ. FT.
TOTAL:	85,556 SQ. FT. (55.6%)	56,236 SQ. FT. (51.3%)
PERVIOUS AREA		
Landscaped Area :	24,474 SQ. FT. (16 %)	9,609 SQ. FT. (8.8%)

2 LEGEND

- BUILDING FOOTPRINT
- PERVIOUS AREA
- PAVED SIDEWALKS, WALKWAY, CURBS
- DRIVEWAYS / PARKING SPACES

TARLTON

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Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

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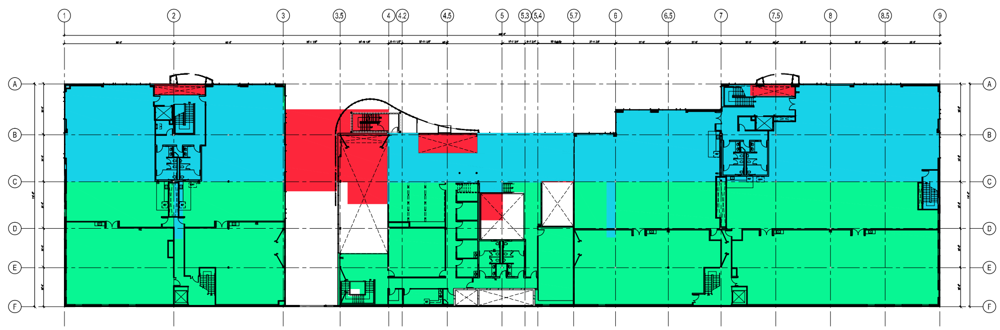
DES

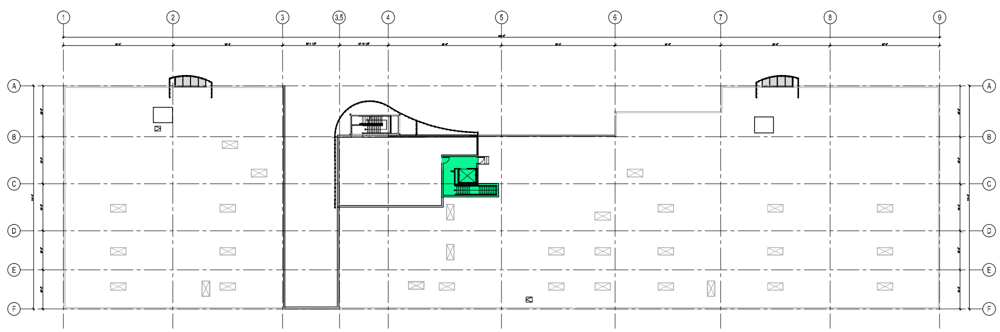
1 PROPOSED FIRST FLOOR PLAN
1" = 30'-0"

EXISTING FIRST FLOOR AREA	46,749 SF
SUBTRACTED AREA	-3,027 SF
ADDITIONAL AREA	+15 SF
PROPOSED FIRST FLOOR AREA	**43,737 SF**



2 PROPOSED SECOND FLOOR PLAN
1" = 30'-0"

AREA TO REMAIN	
EXISTING SECOND FLOOR AREA	19,203 SF
SUBTRACTED AREA	-3,061 SF
ADDITIONAL AREA	+24,125 SF
PROPOSED SECOND FLOOR AREA	**40,267 SF**



3 PROPOSED ROOF PLAN
1" = 30'-0"

EXISTING ROOF	
ADDITIONAL AREA	+454 SF

TOTAL EXISTING FLOOR AREA	65,952 SF
TOTAL SUBTRACTED FLOOR AREA	-6,088 SF
TOTAL ADDITIONAL FLOOR AREA	+24,594 SF
TOTAL PROPOSED FLOOR AREA	**84,458 SF**

NOTE: GFA ARE MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALL

SCALE: 1" = 30'

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PROPOSED BUILDING GFA DIAGRAMS

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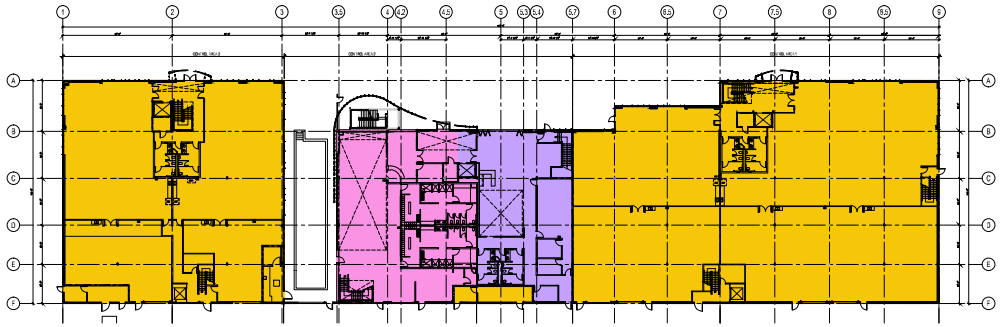
DES ARCHITECTS ENGINEERS



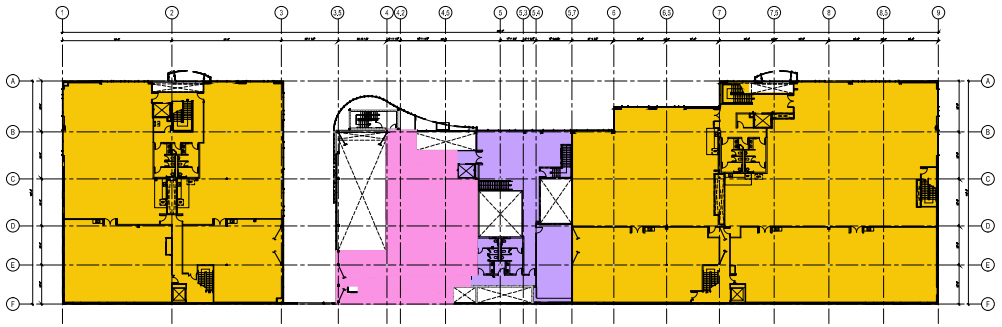
1 PROPOSED FIRST FLOOR PLAN
1" = 30'-0"

PREVIOUS FIRST FLOOR AREA: 46,749 SQ FT
PROPOSED FIRST FLOOR AREA: 43,737 SQ FT

FIRST FLOOR AREA: 33,387 SQ FT
USE: R&D

FIRST FLOOR AREA: 6,010 SQ FT
PROPOSED USE: FITNESS

FIRST FLOOR AREA: 4,340 SQ FT
PROPOSED USE: CAFE



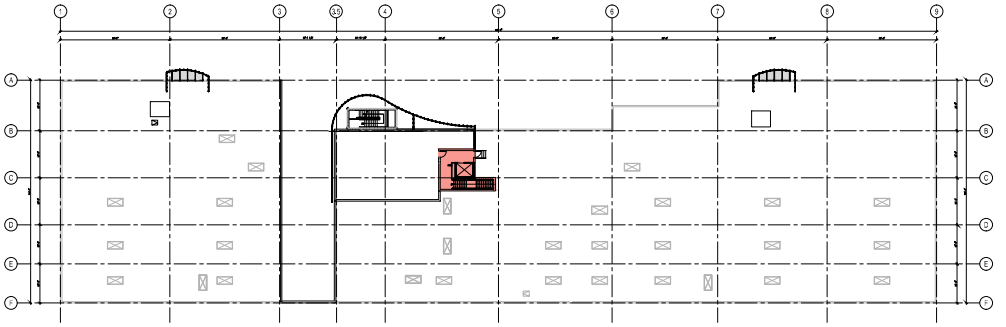
2 PROPOSED SECOND FLOOR PLAN
1" = 30'-0"

PREVIOUS SECOND FLOOR AREA: 19,203 SQ FT
PROPOSED SECOND FLOOR AREA: 40,267 SQ FT

SECOND FLOOR AREA: 32,742 SQ FT
USE: R&D

SECOND FLOOR AREA: 4,213 SQ FT
PROPOSED USE: FITNESS

SECOND FLOOR AREA: 3,312 SQ FT
PROPOSED USE: CAFE



3 PROPOSED ROOF PLAN
1" = 30'-0"

PROPOSED ROOF FLOOR AREA: 454 SQ FT

ROOF FLOOR AREA: 454 SQ FT
PROPOSED USE: CIRCULATION

TOTAL R&D USE:	66,129 SQ. FT.
TOTAL FITNESS USE:	10,223 SQ. FT.
TOTAL CAFE USE:	7,652 SQ. FT.
TOTAL CIRCULATION ON ROOF USE:	454 SQ. FT.
	84,458 SQ. FT.

0 15' 30' 60'
SCALE: 1" = 30'

N

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PROPOSED BUILDING USE DIAGRAMS

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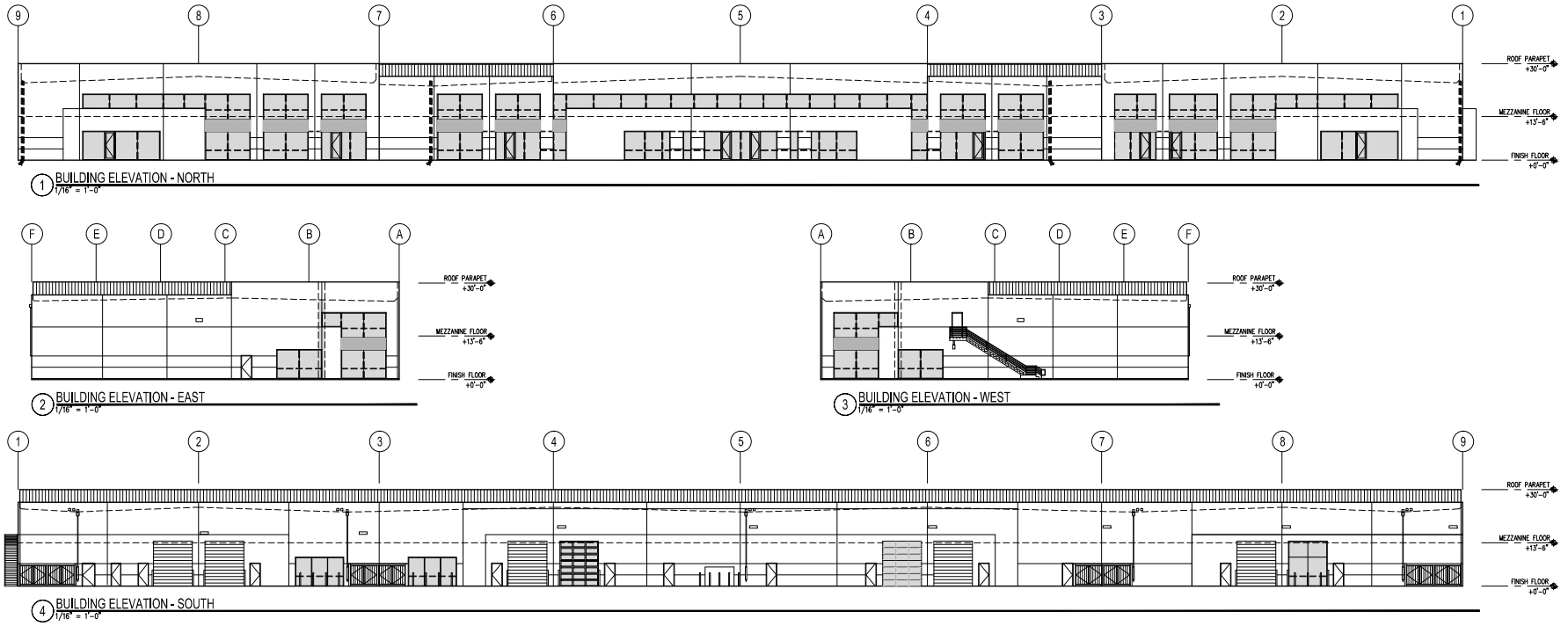
DES

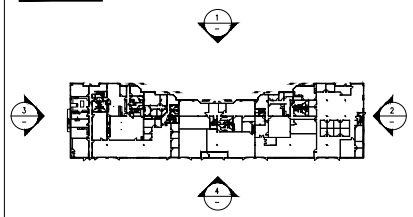


0 8' 16' 32'

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

N

KEY PLAN



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EXISTING BUILDING ELEVATIONS

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DES

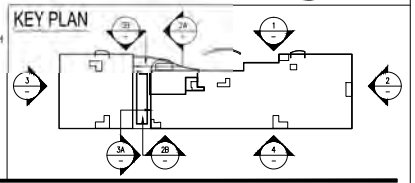
MATERIALS/ FINISHES LEGEND

- LOW-E, SLIGHTED TINTED, DOUBLE GLAZED GLASS STOREFRONT GUARDIAN SUNGUARD 1" VE26-2M INSULATING HS/HS
- LOW-E, DOUBLE GLAZED SPANDREL GLASS STOREFRONT GUARDIAN SUNGUARD 1" VE26-2M INSULATING HS/HS
- PAINT BENJAMIN MOORE OC-25 CLOUD COVER
- PAINT BENJAMIN MOORE AF-685 THUNDER
- PAINT DET 447 Red Clay

KEY NOTES:

1. METAL PANEL SITE WALL (6' HIGH)
2. NEW LOBBY ENTRANCE
3. METAL PANEL PRIVACY SCREEN AT POOL (6' HIGH)
4. NEW STAIR
5. NEW POOL
6. EXISTING GAS METERS TO REMAIN
7. EXISTING TRASH ENCLOSURES TO REMAIN
8. NEW STOREFRONT SYSTEM
9. WALL WITH OPENING AT POOL
10. EXISTING FIRE SPRINKLER MAINS TO REMAIN
11. EXISTING ROOF SCREEN TO REMAIN
12. NEW SECTIONAL GLASS DOOR
13. DOOR TO POOL EQUIPMENT STORAGE
14. NEW GENERATOR ENCLOSURE (WALL HEIGHT MIN. 8'-6")
15. NEW CURTAIN WALL
16. UTILITY TRANSFORMER (FUTURE)
17. CONCRETE PANEL INFILL
18. NEW DOOR
19. NEW WINDOWS
20. PERFORATED METAL PANEL SCREEN
21. NEW CONCRETE CURB
22. NEW WALL WITH CEMENT PLASTER FINISH
23. NEW ROOF / COVER
24. ROOF DECK ELEVATOR LOBBY
25. STANDING SEAM METAL ROOF

KEY PLAN



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PROPOSED BUILDING ELEVATIONS

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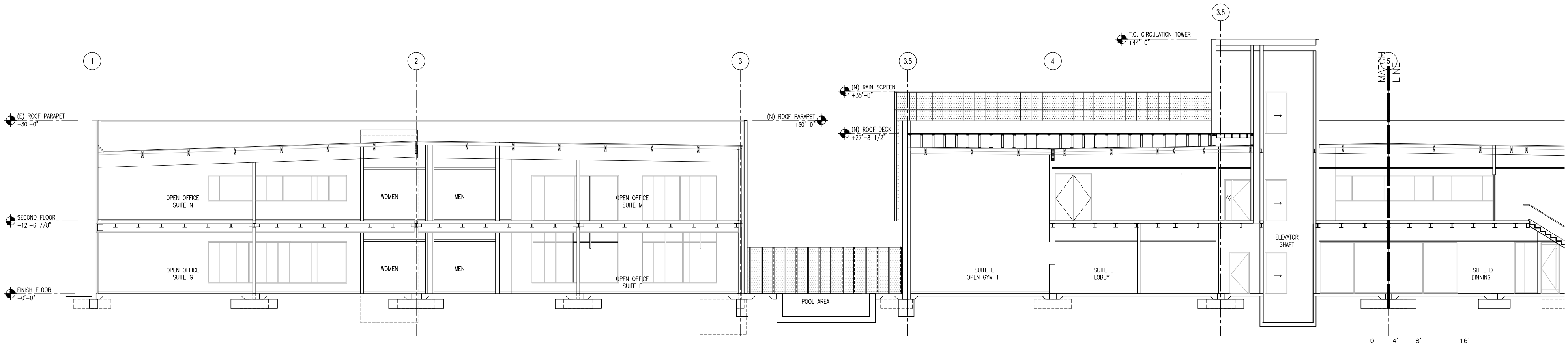
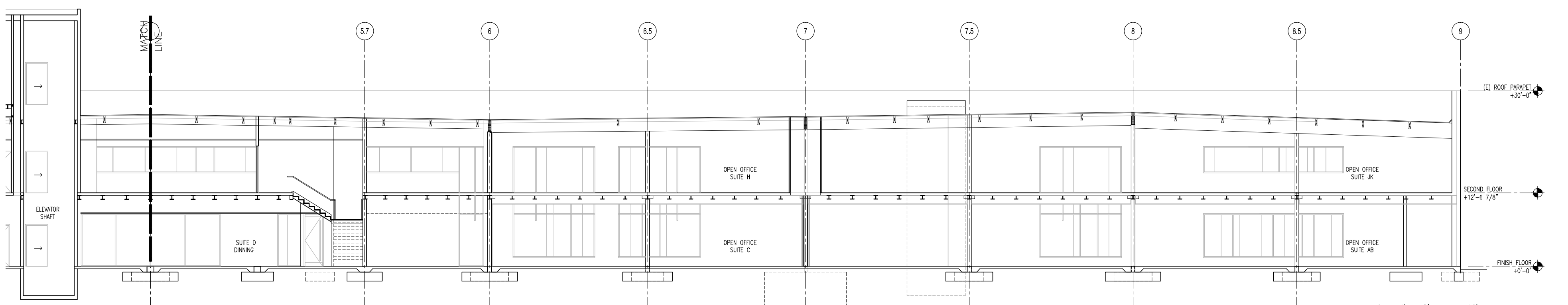
DES

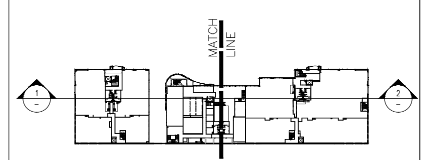


1 LONGITUDINAL SECTION
1/8" = 1'-0"



2 LONGITUDINAL SECTION
1/8" = 1'-0"

KEY PLAN



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PROPOSED BUILDING SECTIONS

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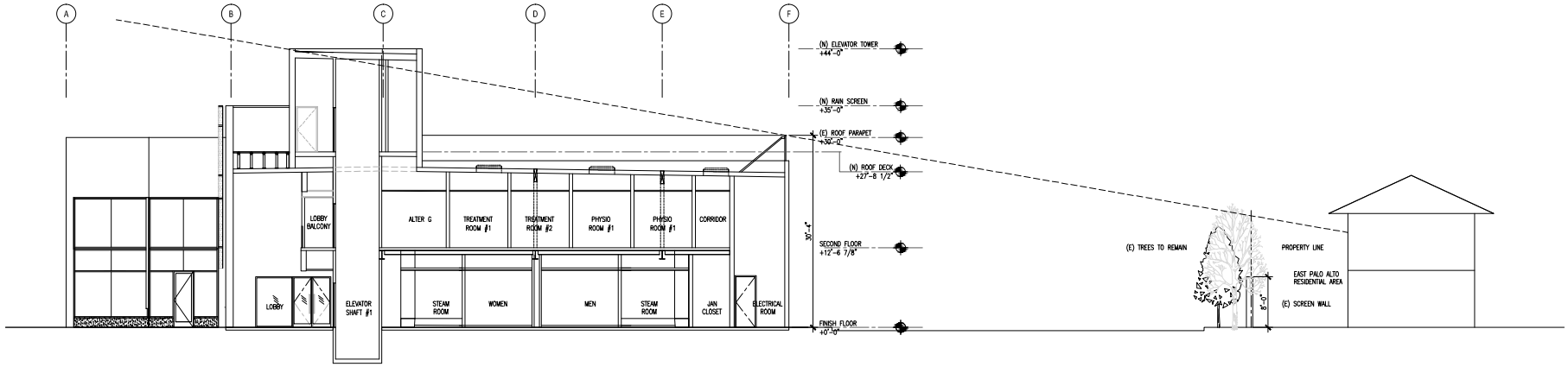
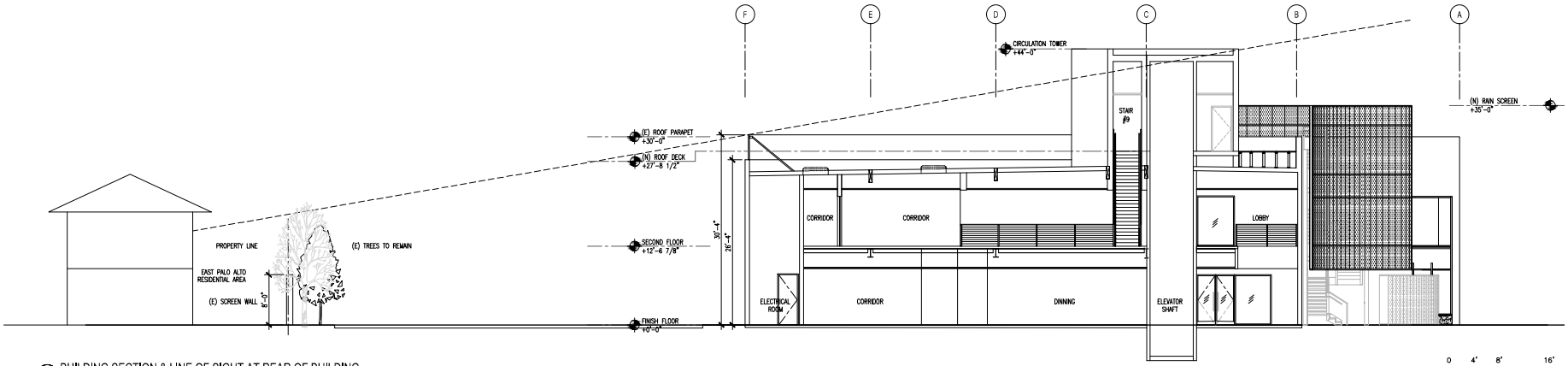
DES ARCHITECTS ENGINEERS

Feb 10, 2017 - 4:09pm ghollum P:\Tarlton\MenloBP\273000\MBP-B7\84200\273061\Dwg\Arch\Planning Package\20 - Proposed Long Building Sections.dwg



1 BUILDING SECTION & LINE OF SIGHT AT REAR OF BUILDING
1/8" = 1'-0"

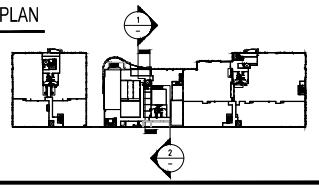
0 4' 8' 16'
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION & LINE OF SIGHT AT REAR OF BUILDING
1/8" = 1'-0"

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

KEY PLAN



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PROPOSED BUILDING SECTIONS

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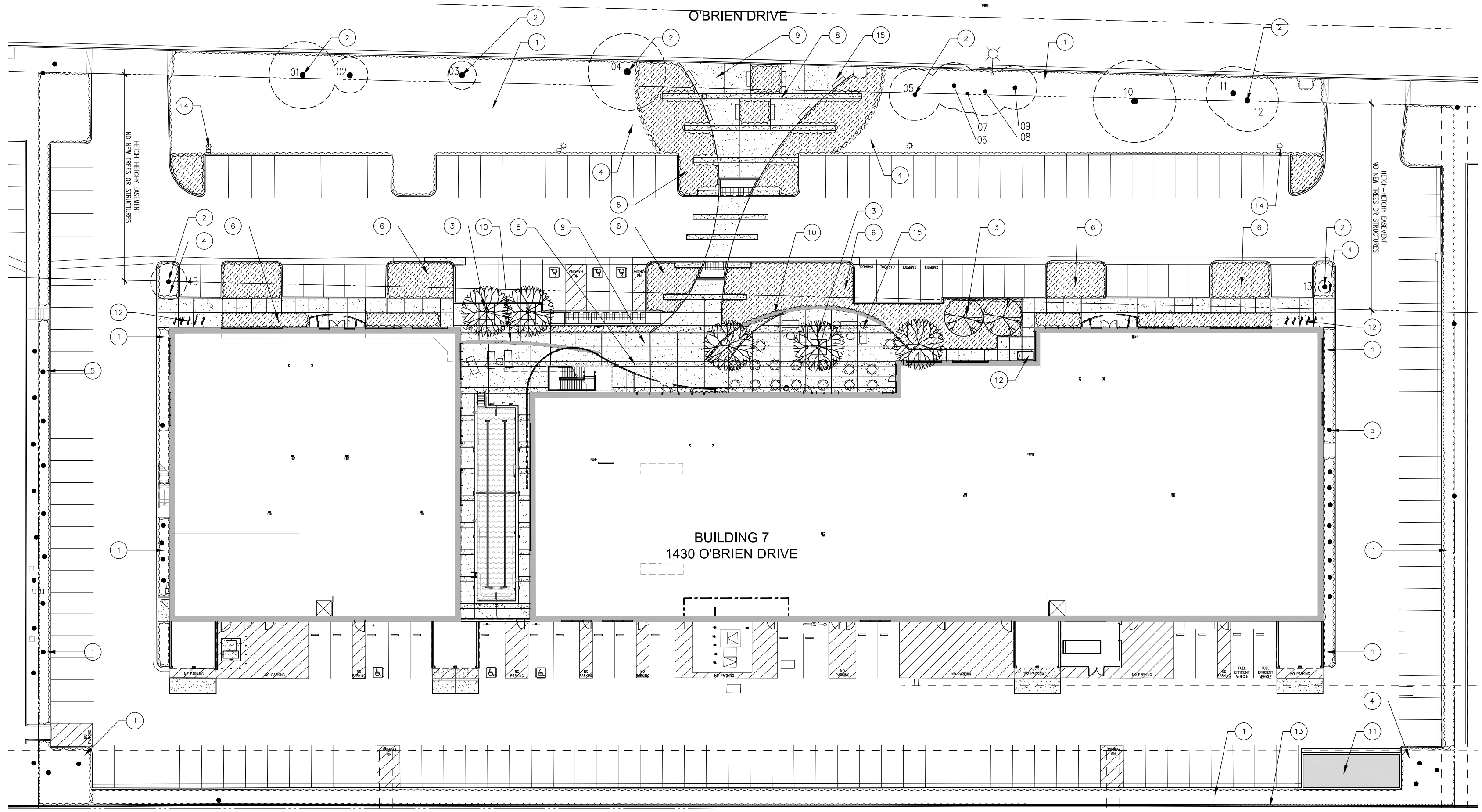
DES

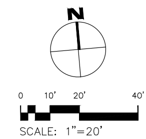


KEY NOTES

1. EXISTING LANDSCAPE TO REMAIN
2. EXISTING TREE TO REMAIN
3. PROPOSED TREE
4. PATCH AND REPAIR EXISTING PLANT MATERIAL AND IRRIGATION EQUIPMENT ADJACENT TO IMPROVEMENTS
5. EXISTING TREE TO REMAIN (OUTSIDE OF SCOPE OF WORK)
6. PROPOSED SHRUB & GROUNDCOVER PLANTING AREA
7. OUTDOOR SEATING/DINING AREA
8. ENHANCED PAVING TYPE A (HEAVY SANDBLAST)
9. ENHANCED PAVING TYPE B (LIGHT SANDBLAST)
10. PRIVACY WALL
11. FLOW THROUGH PLANTER (STORMWATER TREATMENT) TO BE PLANTED WITH APPROPRIATE PLANTINGS
12. BIKE PARKING
13. EXISTING WALL TO REMAIN
14. EXISTING LIGHT TO REMAIN
15. SITE FURNITURE

GENERAL NOTES

1. PROPOSED PLANT LIST IS DESIGNED TO CONSIDER SITE ENVIRONMENTAL CHALLENGES, INCLUDING WIND, SOIL SALINITY, EXPANSIVE SOILS, AND HIGH WATER TABLE, SO AS TO PROVIDE AN ENDURING LANDSCAPE.
2. WUCOLS = WATER USE CLASSIFICATION OF LANDSCAPE SPECIES
3. A WATER-CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF MENLO PARK, CALIFORNIA.
4. I (THE LANDSCAPE ARCHITECT) HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.



Botanical Name	Common Name	Size	Native	WUCOLS*	Notes
TREES					
Ginkgo b. 'Autumn Gold'	Autumn Gold Maidenhair	48" box	N	Moderate	Replacement Tree For Heritage Removal
Arbutus 'Marina'	No Common Name	24" box	N	Low	
Existing Tree to Remain Refer to Existing Tree Plan and Arborist Report					

Botanical Name	Common Name	Size	Native	WUCOLS*
EXISTING PLANT MATERIAL				
SHRUBS				
Anigozanthos 'Big Red'	Big Red Kangaroo Paw	1-gal	N	Low
Chondropetalum tectorum	Cape Rush	1-gal	N	Low
Correa 'Dusky Bells'	Australian Fuchsia	1-gal	N	Low
Heuchera spp.	Coral Bells	1-gal	Y	Low
Loropetalum chinensis	Fringe Flower	1-gal	N	Low
Pittosporum tenuifolum	NCN	15-gal	N	Moderate
Polysticum munitum	Western Sword Fern	1-gal	Y	Low
Rosa flower carpet	Flower Carpet Rose	2-gal	N	Moderate
Woodwardia fimbriata	Giant Chain Fern	5-gal	Y	Moderate

Botanical Name	Common Name	Size	Native	WUCOLS*
ORNAMENTAL GRASSES				
Calamagrostis x a. 'Stricta'	Feather Reed Grass	1-gal	N	Moderate
Carex tumulicola	Berkeley Sedge	4" pot	Y	Low
Muhlenbergia rigens	Deer Grass	1-gal	Y	Low
Pennisetum s. 'Eaton Canyon'	Dwarf Purple Fountain Grass	5-gal	N	Moderate
GROUNDCOVERS				
Cistus salvifolius	Sage-Leaved Rockrose	1-gal	N	Low
Coprosma kirkii	Coprosma	1-gal	N	Low
STORMWATER TREATMENT ORNAMENTAL GRASSES				
Carex tumulicola	Berkeley Sedge	4" pot	Y	Low
Muhlenbergia rigens	Deer Grass	1-gal	Y	Low

WUCOLS* = Water Use Classification of Landscape Species

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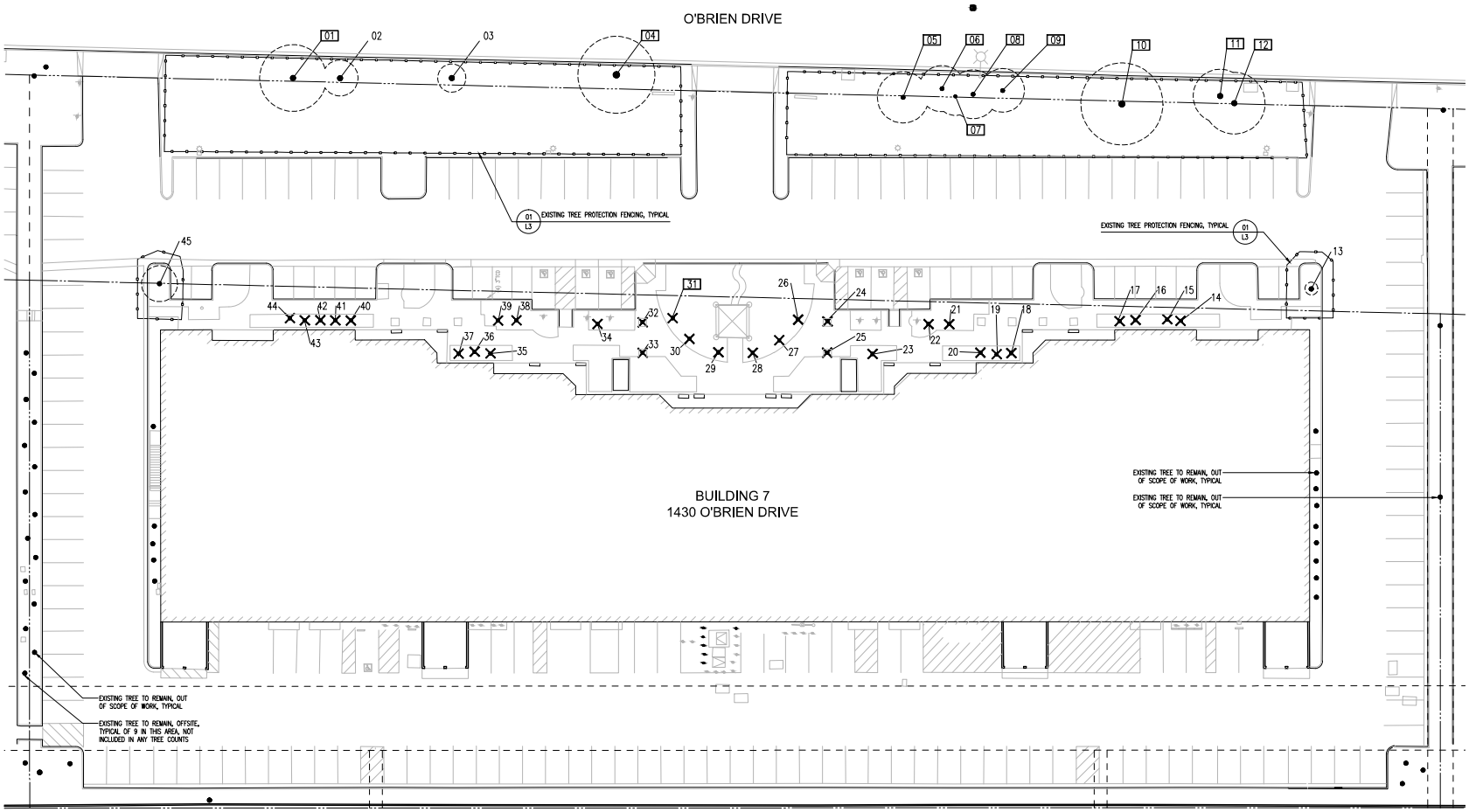
DES Project Number: 2730.61

Proposed Landscape Plan

02.14.2017 PLANNING APP. - PLN2016-0014

L1

DES ARCHITECTS ENGINEERS



TREE EVALUATION NOTES

1. REFER TO ARBORIST REPORT AS PREPARED BY ARBOR RESOURCES 04/28/14
2. HERITAGE TREE REMOVAL PERMITTING, TOTAL OF 1 ONSITE TREE: #31
3. REFER TO TREE INVENTORY TABLE SHEET L3 FOR EXISTING TREE LIST, TREE PROTECTION MEASURES AND TREE PROTECTION FENCING

TREE REMOVAL SUMMARY

TOTAL TREES TO BE REMOVED = 31
HERITAGE TREES = 1
NON-HERITAGE TREES = 30

REPLACEMENT TREES REQUIRED = 2

TOTAL PROPOSED TREES = 7
TOTAL EXISTING TREES TO REMAIN = 57

TOTAL TREES (PROPOSED & EXISTING TO REMAIN) = 64

LEGEND

EXISTING TREE NUMBER PER ARBORIST REPORT:
HERITAGE TREE 31
NON-HERITAGE TREE 22
EXISTING TREE TO BE REMOVED ×
TREE PROTECTION FENCING 01 L3

N

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

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Existing Tree Plan
02.14.2017 PLANNING APP. - PLN2016-0014

L2

DES

EXISTING TREE TABLE

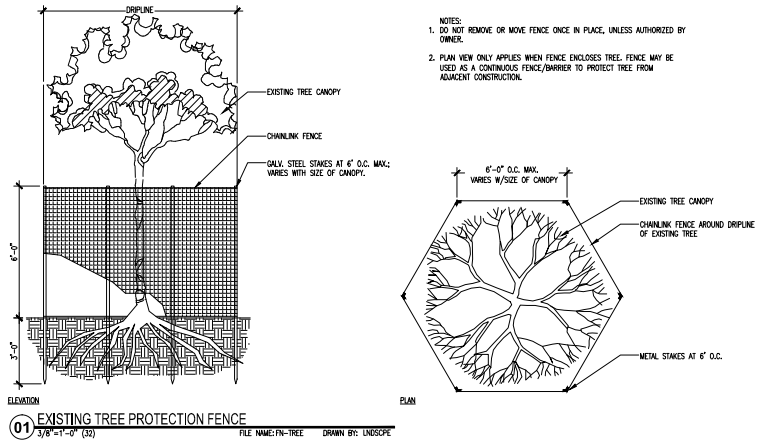
TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
1	Canary Island pine (*Pinus canariensis*)	26	45	30	70%	60%	Fair	Moderate	X
2	flowering plum (*Prunus cerasifera*)	14	25	25	50%	30%	Poor	Low	
3	flowering plum (*Prunus cerasifera*)	11	15	20	40%	30%	Poor	Low	
4	Aleppo pine (*Pinus halapensis*)	30	35	35	70%	40%	Fair	Moderate	X
5	flowering pear (*Prunus calleryana*)	20	40	30	60%	30%	Poor	Low	X
6	Canary Island pine (*Pinus canariensis*)	18	65	20	70%	60%	Fair	Moderate	X
7	Canary Island pine (*Pinus canariensis*)	15	60	20	50%	30%	Poor	Low	X
8	Canary Island pine (*Pinus canariensis*)	19	55	20	50%	50%	Fair	Moderate	X
9	Canary Island pine (*Pinus canariensis*)	17	50	20	60%	50%	Fair	Moderate	X
10	Aleppo pine (*Pinus halapensis*)	32	30	35	50%	50%	Fair	Moderate	X
11	Canary Island pine (*Pinus canariensis*)	21	60	20	90%	70%	Good	Good	X
12	Canary Island pine (*Pinus canariensis*)	24	60	25	90%	70%	Good	Good	X
13	Australian willow (*Geijera parviflora*)	5	8	10	40%	60%	Poor	Low	
14	fern pine (*Afrocarpus falcatus*)	6	20	10	50%	40%	Poor	Low	
15	fern pine (*Afrocarpus falcatus*)	7	35	15	50%	40%	Poor	Low	
16	fern pine (*Afrocarpus falcatus*)	7	30	15	50%	50%	Fair	Low	
17	fern pine (*Afrocarpus falcatus*)	8	25	15	50%	40%	Poor	Low	
18	fern pine (*Afrocarpus falcatus*)	6	35	15	50%	30%	Poor	Low	
19	fern pine (*Afrocarpus falcatus*)	8	35	15	50%	30%	Poor	Low	
20	fern pine (*Afrocarpus falcatus*)	7	30	15	50%	30%	Poor	Low	
21	flowering plum (*Prunus cerasifera*)	6	15	10	50%	30%	Poor	Low	
22	flowering plum (*Prunus cerasifera*)	11	20	20	20%	40%	Poor	Low	
23	flowering plum (*Prunus cerasifera*)	10	20	20	40%	30%	Poor	Low	
24	Purple leaf Eastern redbud (*Cercis c . 'Forest Pansy'*)	2	7	10	70%	50%	Fair	Moderate	
25	Purple leaf Eastern redbud (*Cercis c . 'Forest Pansy'*)	3	15	15	50%	50%	Fair	Low	
26	flowering pear (*Prunus calleryana*)	17	45	35	50%	20%	Poor	Low	
27	flowering pear (*Prunus calleryana*)	14	45	30	70%	40%	Fair	Moderate	
28	flowering pear (*Prunus calleryana*)	13	45	25	70%	40%	Fair	Moderate	
29	flowering pear (*Prunus calleryana*)	9	35	20	60%	30%	Poor	Low	
30	flowering pear (*Prunus calleryana*)	13	45	35	40%	50%	Poor	Low	
31	flowering pear (*Prunus calleryana*)	19	40	45	70%	40%	Fair	Moderate	X
32	Purple leaf Eastern redbud (*Cercis c . 'Forest Pansy'*)	3	8	10	60%	30%	Poor	Low	
33	Purple leaf Eastern redbud (*Cercis c . 'Forest Pansy'*)	3	15	10	20%	30%	Poor	Low	
34	flowering plum (*Prunus cerasifera*)	10	20	15	20%	30%	Poor	Low	
35	fern pine (*Afrocarpus falcatus*)	6	30	15	50%	30%	Poor	Low	
36	fern pine (*Afrocarpus falcatus*)	7	30	15	50%	40%	Poor	Low	
37	fern pine (*Afrocarpus falcatus*)	5	25	10	50%	30%	Poor	Low	
38	flowering plum (*Prunus cerasifera*)	7	20	15	30%	40%	Poor	Low	
39	Purple leaf Eastern redbud (*Cercis c . 'Forest Pansy'*)	2	10	10	20%	30%	Poor	Low	
40	fern pine (*Afrocarpus falcatus*)	7	35	15	70%	40%	Fair	Low	
41	fern pine (*Afrocarpus falcatus*)	8	25	15	40%	40%	Poor	Low	
42	fern pine (*Afrocarpus falcatus*)	2, 2	15	5	70%	30%	Fair	Low	
43	fern pine (*Afrocarpus falcatus*)	7	30	15	70%	40%	Fair	Low	
44	fern pine (*Afrocarpus falcatus*)	7	30	20	60%	40%	Fair	Low	
45	Australian willow (*Geijera parviflora*)	14	27	30	20%	30%	Poor	Low	

GENERAL NOTES

1. REFER TO ARBORIST REPORT DATED 4/28/14 FOR ADDITIONAL INFORMATION
2. REFER TO EXISTING TREE PLAN SHEET L2 FOR ADDITIONAL INFORMATION

TREE PROTECTION NOTES

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



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

FILE NAME: FN-TREE DRAWN BY: LNDSCPE

TARLTON
1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

Existing Tree Table

02.14.2017 PLANNING APP. - PLN2016-0014

L3

DES

Feb 10, 2017 - 4:0

C30


ARBUTUS 'MARINA' TREE


AUTUMN GOLD MAIDEN HAIR TREE


AUSTRALIAN FUSCHIA


CORAL BELLS


COPROSMA


DEER GRASS


FEATHER REED GRASS


FLOWER CARPET ROSE


FOUNTAIN GRASS (PURPLE)


FRINGE FLOWER


GIANT CHAIN FERN


KANGAROO PAW


MOOR GRASS


PITTOSPORUM


WESTERN SWORD FERN


HEAVY SANDBLAST CONCRETE PAVING


LIGHT SANDBLAST CONCRETE PAVING


CHARGING STATION


LIGHTING


LIGHTING


OUTDOOR DINING (TABLES & CHAIRS)


TRASH & RECYCLING RECEPTACLE


BIKE RACK


BIKE LOCKER


BENCH

TARLTON PROPERTIES
1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

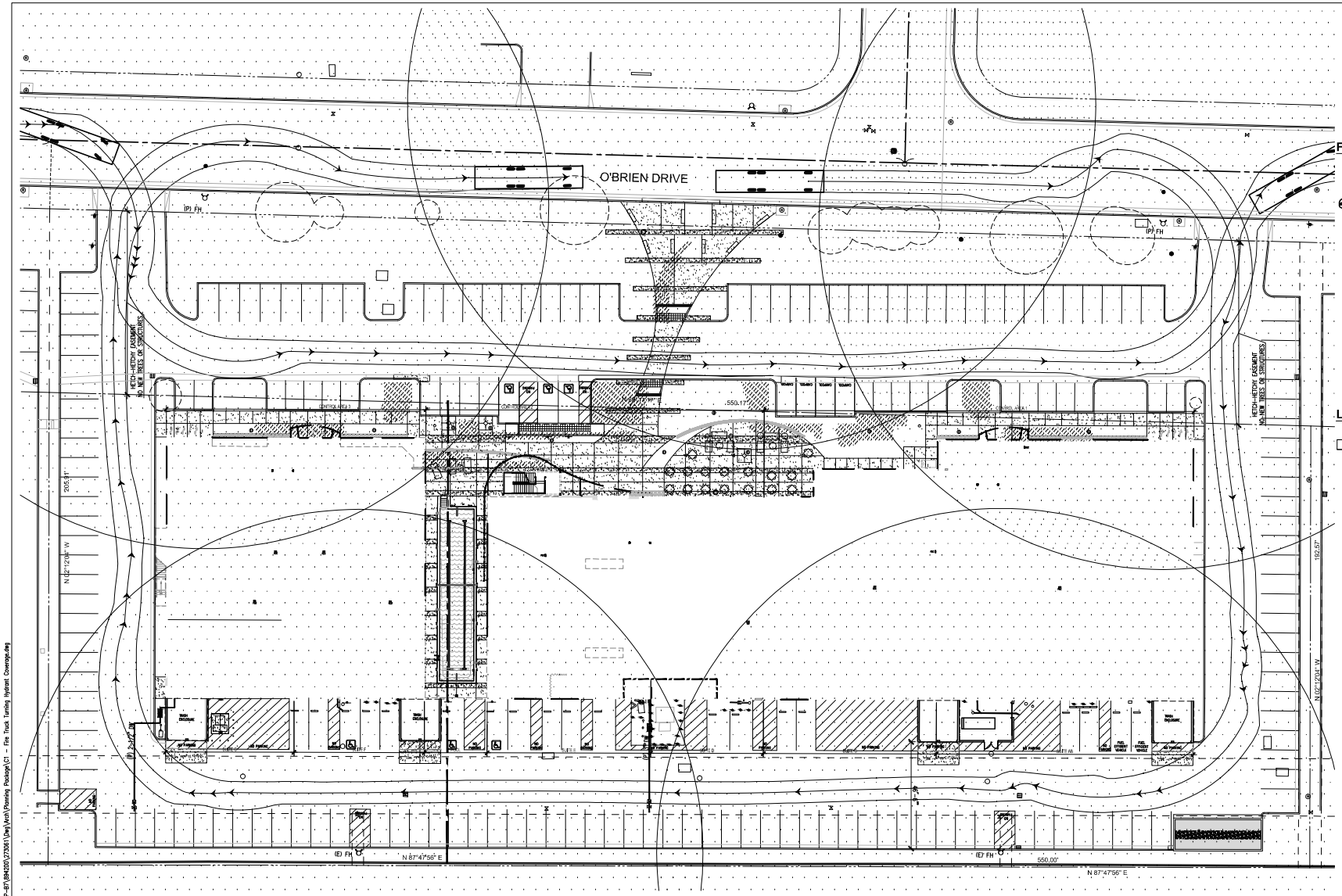
DES Project Number: 2730.61

Landscape Materials

02.14.2017 PLANNING APP - PLN2016-0014

L4

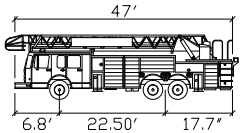
DES ARCHITECTS ENGINEERS



GENERAL NOTES

1. FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL CREATED USING AUTOTURN VERSION 7.0 SOFTWARE AND THE FIRE TRUCK PROFILE INFORMATION INDICATED.

FIRE TRUCK PROFILE



MENLO PARK FIRE TRUCK

WIDTH: 9'-6"
TRACK: 8'-3"
LOCK TO LOCK TIME: 6.0 SECONDS
STEERING ANGLE: 25.50 DEGREE
INNER TURNING RADIUS: 44'

LEGEND

FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL

150' RADIUS
FIRE HYDRANT
COVERAGE AREA

N

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

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

Fire Truck Turning and Fire Hydrant Coverage

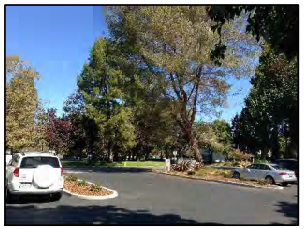
02.14.2017 PLANNING APP. - PLN2016-0014

C1

DES

Feb 10, 2017 - 4:10pm ghallam P:\Tarlton\Revit\BP\2730\01\BP-BP\2730\01\Dwg\Arch\Planning Package\C1 - Fire Truck Turning Hydrant Coverage.dwg

1



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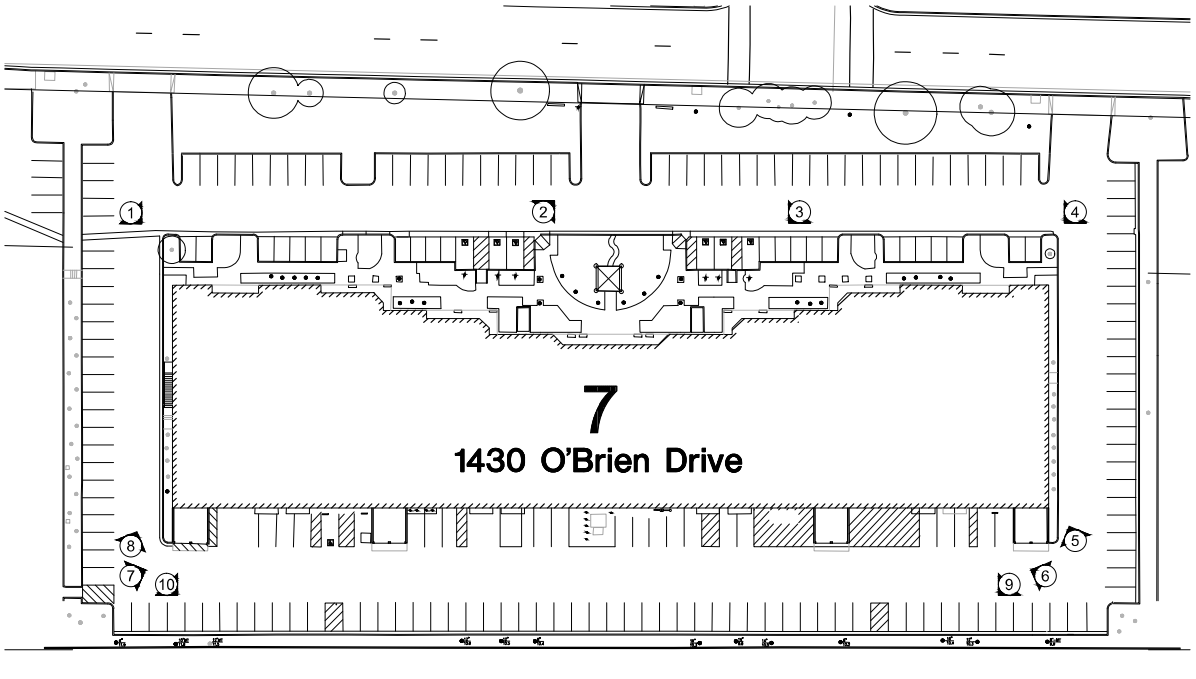

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10

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

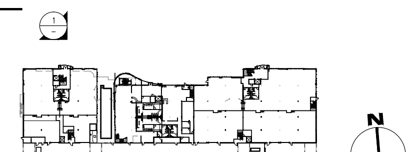
Site Photos

02.14.2017 PLANNING APP. - PLN2016-0014

A

DES

1 VIEW OF NEW ENTRANCES
NTS



KEY PLAN

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

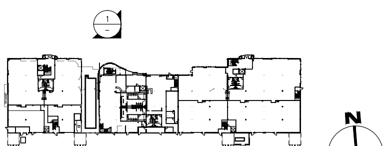
Building Perspective

02.14.2017 PLANNING APP. - PLN2016-0014

B

DES ARCHITECTS ENGINEERS

1 VIEW OF NEW AMENITIES ENTRY
NTS



KEY PLAN

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

Building Perspective

02.14.2017 PLANNING APP. - PLN2016-0014

C

DES ARCHITECTS ENGINEERS

1430 O'BRIEN DRIVE

November 3, 2016 (rev. Jan. 18, 2017)

DES
ARCHITECTS
ENGINEERS

Project Description

Tarlton Properties is renovating an existing R&D building to create a combined Amenites and R&D facility. The amenities will include a fitness and health center, as well as a café. The fitness center will be available for use by the twenty other Tarlton buildings on the campus. The café will be open to the public. The Amenities center will be flanked by R&D facilities that are safely separated uses. In addition, the updated building will be equipped with three elevators and common lobbies for access to all of the first and second floor suites. One of the three drive aisles to the site will be repurposed to create easy walking and biking access to the building, the shuttle bus stop, and the amenities.

Existing Site and Building

The project is located at 1430 O'Brien Drive and the site area is 3.53 acres (153,767sf) . It has always been identified as Building 7 of the Menlo Business Park. The site is adjacent to a residential zoning to the south. The existing building was originally designed in 1986 by DES and is approximately 64,600 sq. ft., including a partial second floor. It occupies the central portion of the site with parking areas on the north and south sides. Three existing driveway entrances are located 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 variety of research and development, life science companies.

The site is zoned as M-2 General Industrial that allows a maximum 55% FAR and currently requires parking at 1 car/300 sq. ft. The existing FAR is 42%.

Proposed Project

Tarlton Properties intends to make a portion of this building an amenities center to serve its 12 buildings in Menlo Business Park and its other 8 buildings along O'Brien drive and Willow Road, which are located just outside of the Park. The

399 Bradford Street Redwood City, California 94063 Tel 650-364-6453 Fax 650-364-2618 www.des-ae.com

building is centrally located to all of these existing buildings and will serve as a focal point of the modernized Menlo Business Park. The goals and scopes of the project are as follows,

1. An adaptive reuse: The existing building will be re-designed to become a state-of-art fitness and wellness facility along with a cafe that will serve as the 'living room' for the Menlo Park and O'Brien Drive Life Science staff.
2. Divide the building into two buildings with a pool at grade between the buildings. Provide R&D suites on the east end of the eastern building and the entire western building. Provide the Amenities Center on the west side of the eastern building.
3. The two buildings will receive exterior enhancements and upgrades, including a pool, an outdoor seating area, and a roofdeck.
4. The building will be expanded on the 2nd level to increase the building FAR from 42% to 55% (gross building area: 84,458). This will include an upgrade of the entire second floor to enhance life safety.
5. The new site area created by closing off one of the three existing driveways will be designed as garden and outdoor space for the tenants of this building and the surrounding buildings. This will increase the amount of active outdoor space on site and provide access to a park shuttle stop, as well as providing bike and pedestrian access to the building.
6. There will be new carpool parking, bicycle parking, new entry plazas, landscaping, and ADA upgrades to create an attractive and functional project.

1430 O'Brien – R&D

The existing R&D building will have a major face-lift and also substantial changes to the interior. All new exterior glazing to meet the current Title 24/CalGreen requirements will be incorporated at all sides of the building. Two of the three new full height lobbies will provide elevator access to all of the R&D suites. The third new full height lobby will provide access to the Fitness center and café. The existing wood deck second story floor will be replaced with a concrete pan deck and the entire building will be seismically upgraded.
It is anticipated that the R&D tenants will be similar to the Tarlton Life Science portfolio and have an approximate square footage of 450 per person. This is

consistent with other life science companies where the range of square foot per person is typically 400-500 SF. The average density across the Tarlton's entire life science portfolio is 500 SF per person. This calculation takes into consideration both the laboratory work space and an office workstation for each lab technician. Laboratory workers usually have two stations, one in the lab where they will typically wear lab coats and safety goggles and another in an office environment where they can work at a computer and meet with other collaborators.

1430 O'Brien Amenities

A new two story entry with architectural elements that define the Amenities portions of the building will face O'Brien Drive. The building entry will be enhanced by ADA-compliant ramps and paved walkways leading to the parking area, central garden area, and shuttle stop. The restrooms will be upgraded and facilities added to the second floor areas. A portion of the existing roof area above the lobby will be used for an open roof deck. A new rated wall will be constructed on the east side of the amenities area to separate it from the R&D suites.

Site

Outdoor seating areas will be added in front of the building and at the entry to the site. Other "green" strategies on the site include careful re-planting of drought tolerant and water-wise plantings and trees, adding pedestrian and bicycle access along street frontage, and creating an inviting new entry plaza and transit hub adjacent to O'Brien Drive.

Sustainable Design

Sustainable design is another key aspect of the project. The existing single-pane glazing will be replaced by low-e double-glazing and new storefronts. Carefully-planned window openings, such as flushing out the first floor glazing and adding skylights will allow more daylight into the building and views to the outside.

Transportation Demand Management

Renowned transportation engineers, Kimley Horn, have analyzed the trip generation for the project utilizing ITE standards of the proposed uses for the redevelopment of the 1430 O'Brien Drive project. In a proactive effort to reduce any traffic impact associated with the proposed change in use, Kimley-Horn has developed a comprehensive Transportation Demand Management Program (TDM)* for the project. This TDM encompasses state of the art initiatives to encourage alternative modes of transportation and reduce trips to and from the site. In addition to the operational efforts of matching car pools and van pools through a commute assistance center, a number of services will be built into the facility. The fitness center will include shower and locker facilities, which also serves the business park employees arriving by bicycle. Lockers for bicycles will be provided onsite. Tarlton properties will provide a 'Guaranteed Ride Home' program and a campus shuttle to and from key transit stops, such as Caltrain and BART. Preferential parking will be provided for car poolers.

*Please see revised Kimley-Horn Memorandum dated January 18, 2017 for more details on the proposed Transportation Demand Management program (TDM).

Kimley»Horn

MEMORANDUM

To:	Ron Krietemeyer Tarlton Properties, Inc.
From:	Michael Mowery, P.E. Ben Huie, P.E.
Date:	January 18, 2017
Subject:	**Transportation Memorandum for 1430 O'Brien Drive**

Kimley-Horn and Associates, Inc. (KHA) was retained by Tarlton Properties, Inc. to evaluate the expected number of project trips based on the existing and proposed land uses at 1430 O'Brien Drive in the City of Menlo Park and mitigate the number of trips by implementing a Transportation Demand Management (TDM) Plan. The proposed project will realign the previous building uses, as well as add additional square footage to the building. The current project proposal totals 84,458 square feet and consists of:

- 66,129 square feet of research and development
- 10,223 square feet of health and fitness club
- 7,652 square feet of café
- 454 square feet of circulation to roof (analyzed as health and fitness club)

The previous use for the project site (65,952 square feet) consisted entirely of research and development. These changes in land use for 1430 O'Brien Drive will result in a change in peak hour trips generated from the project site.

PROJECT PEAK HOUR TRIPS

The number of project trips for the project site was estimated using the industry standard Institute of Transportation Engineer's (ITE) *Trip Generation Manual*[1]. This reference estimates project trips based on land use from survey data. Since the proposed project is not a new project, but updating an existing land use, trip rates were calculated for both the proposed use and the previous use.

The previous tenants were Life Science, which consisted entirely of research and development land uses. The ITE *Trip Generation* manual was used to determine the number of trips for the previous use. **Table 1** summarizes the trip generation for the previous use. Specific land use and trip generation details are provided in **Attachment A**.

[1] *Trip Generation Manual, 9th Edition*, Institute of Transportation Engineers, 2012.

Table 1 – Trip Generation Summary – Previous Use

Previous Use	Vehicle Trips	
	AM Peak	PM Peak
65.952 KSF R&D	80	71

The previous land uses resulted in 80 AM peak hour trips and 71 PM peak hour trips. No adjustments for trip reductions (e.g. pass-by trips or internal capture) were used in this calculation. The previous use trips will be used as a trip credit for determining the overall net change in project trips.

The current proposal totals 84.458 KSF. The estimated trips were calculated to determine the net new trips generated. This proposal includes a research and development use, a health and fitness center, and a café. It was conservatively assumed that no internal capture trip reductions were assumed in the analysis, even though the health and fitness center is planned to be exclusive to Menlo Business Park users, and would therefore not generate any vehicle trips outside of Menlo Business Park. The café is planned to be open for lunch only. The hours of operation for the café would therefore not generate any peak hour trips during the AM or PM peak.

Table 2 summarizes the trip generation for each project proposal. Specific land use and trip generation details are provided in **Attachment A**.

Table 2 – Trip Generation Summary – Proposed Use

Option	Proposed Use	Vehicle Trips	
		AM Peak	PM Peak
Current Project Proposal (84.458 KSF)	66.129 KSF R&D 10.677 KSF Health and Fitness Center 7.652 KSF Café (Lunch Only)	96	109

The proposed land uses result in 96 AM peak hour trips and 109 PM peak hour trips. A TDM program is being proposed to reduce the proposed project vehicle trips.

TRANSPORTATION DEMAND MANAGEMENT PROGRAM

The following summarizes an initial approach to the proposed TDM program for the proposed project at 1430 O'Brien Drive. It is assumed that the TDM program will be refined over time to adapt to changing transportation trends and to maximize the efficiency of the program. The TDM program is specifically designed to focus on incentives and rewards for employees to participate in the program rather than penalties for not participating.

POTENTIAL PROGRAM ELEMENTS

Tarlton Properties, Inc. should offer a combination of program elements to encourage employees to utilize alternative modes of transportation to driving alone. Potential program elements are listed below:

- Bike lockers/racks
- Showers/changing rooms
- Shuttle service
- Subsidized transit tickets for employees
- Preferential carpool parking spaces
- Commute assistance center
- Allowance program for bicyclists, walkers, and carpoolers
- Parking cash out program
- Telecommuting
- Compressed workweek program
- Alternate hours workweek program
- Join the Alliance's guaranteed ride home program

These program elements are listed in the City of Menlo Park's *Transportation Demand Management Program Guidelines*[2]. Additionally, the City/County Association of Governments of San Mateo County (C/CAG) has its own guidelines for a TDM program mentioned in the *Revised C/CAG Guideline for the Implementation of the Land Use Component of the Congestion Management Program*[3]. Each of these documents summarizes the potential program measures, a description of each measure, and the trip credits associated with each measure.

PROPOSED PROGRAM ELEMENTS

Tarlton Properties, Inc. is interested in working with the City to develop a practical TDM plan that can be both effective and provide the most value for all parties. An initial set of TDM measures are proposed for the 1430 O'Brien Drive site and is summarized in **Table 3**. The number of trip credits was determined from the City of Menlo Park's TDM Guidelines. The following provides a brief description of each proposed TDM element:

- **Bike Storage**: Bike lockers are proposed to be located on the property. The specific location will be shown on the proposed site plan. Two secure bike storages are proposed along with 12 bicycle racks. The bike lockers are furnished by the American Bicycle Security Company and provide a safe storage for bikes at work. The locations of each are shown on the proposed site plan.
- **Showers/Changing Rooms:** Eight shower/changing rooms are proposed for the building on the first floor. The shower/changing rooms provide a dedicated facility for the cyclists and persons walking to work. This measure, combined with the bike lockers/racks, should provide employees with a great alternative for commuting to work.

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[2] *Transportation Demand Management Program Guidelines*, City of Menlo Park, July 2015.
[3] *Revised C/CAG Guideline for the Implementation of the Land Use Component of the Congestion Management Program*, City/County Association of Governments of San Mateo County, September 2004.

Table 3 – Proposed TDM Measure Summary

TDM Measure	Number of Trips Credited	Peak Hour Trip Credits	Program Elements	Trip Credits[1]
Bike Storage	One credit per 3 bike lockers/racks	1/3	14	4
Showers/Changing Rooms	Two credits per 1 shower/changing room	2	8	16
Shuttle service	One trip credit for each round trip seat on the shuttle	1	0	0
Additional credit for combination with Guaranteed Ride Home Program	*Additional one trip credit for each seat*	*1*	*0*	*0*
Subsidized transit tickets (Go Pass for Caltrain)	One trip credit for each transit pass provided	1	100	100
Preferential carpool parking	Two credits per 1 space reserved	2	4	8
Commute assistance center				
Transit brochure rack	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Computer kiosk connected to Internet	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Telephone	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Desk and chairs	*One peak hour trip credited for each feature*	*1*	*1*	*1*
Allowance for bicyclists, walkers, and carpoolers	One trip credit for each monthly allowance offered to an employee	1	30	30
Join Alliance's guaranteed ride home program	One credit for every two slots purchased in the program with Alliance[2]	-	-	-
Implement flexible work hours	One peak hour credit for each employee offered the opportunity to work flexible hours	1	35	35
Combine any two of these elements and receive additional five credits	Five trip credits for combination of two elements	5	1	5
Bike Share Program	No trip credits[3]	0	1	0
			Total Trip Credits:	**202**

[1]The number of peak hour trips credited is outlined in the City of Menlo Park's *Transportation Demand Management (TDM) Guidelines*.

[2]The Alliance's guaranteed ride home program operates differently than when the TDM guidelines were created. The Alliance no longer offers slots to be purchased. Trip credits for this TDM measure are combined with the shuttle service.

[3]In the City's latest TDM guidelines, there is no mention of any trip credits for a bike share program. Therefore, no trip credits will be taken.

- **Guaranteed Ride Home Program**: Tarlton Properties, Inc. will also enroll its tenants in a Guaranteed Ride Home Program administered by the Peninsula Traffic Congestion Relief Alliance. The program provides employees a free taxi ride home in the case of an emergency. Employers will pay 25 percent of the taxi costs and the Peninsula Traffic Congestion Relief Alliance will pay the remaining 75 percent. There is no additional cost to join the program. This program provides a safety net when an emergency arises for those carpooling, taking transit, walking to work, or bicycling to work.
- **Shuttle Service**: A shuttle service will be provided for employees to use for commuting to work. The shuttle service is provided by Bauers and is currently being implemented in the existing business park surrounding the proposed project. The shuttle service has a stop in front of 1505 O'Brien Drive, but this is proposed to be relocated to 1430 O'Brien Drive. This service provides access to BART and Caltrain and provides a total of 60 seats during each of the AM and PM peak hours. This project does not propose any additional seats.
- **Subsidized Transit Tickets**: Caltrain Go Passes will be provided to employees at no cost to the employees. The Caltrain Go Pass allows for unlimited rides, seven days a week. The cost of the Go Pass is $180 per person, but a minimum of $15,120 per employer. This equates to 84 Go Passes at a minimum to distribute to all employees. For TDM calculations, it was assumed that 100 Go Passes will be provided for this specific site.
- **Preferential Carpool Parking**: 4 preferential carpool parking spaces are provided. The carpool parking spaces will be located close to the building's entrances to provide an incentive for employees to carpool. Marked carpool parking spaces will be shown on the proposed site plan.
- **Commute Assistance Center**: A Commute Assistance Center will be provided with the following features: transit brochure rack, computer kiosk connected to internet, telephone, and a desk and chairs. The center should encourage employees to use transit to commute to work and provide ease of access to determine the optimal mode of transportation home.
- **Monthly Allowance for Bicyclists, Walkers, and Carpoolers**: A monthly allowance of $20 will be offered to those employees who walk, bicycle, or carpool to work. This measure provides further incentive to not drive alone to work. The $20 monthly allowance equates to approximately $1 per day.
- **Flexible work hours**: Employees will be offered the opportunity to work a flexible work schedule. Employees can work outside the traditional 8 AM to 5 PM work day. This measure will result in employees avoiding the AM peak (7 AM to 9 AM) and PM peak (4 PM and 6 PM) for their daily commute. It is anticipated that 35 employees would participate in this flexible work schedule.
- **Combination of Two Elements**: Combining at least two elements in the TDM program results in five additional peak hour trip credits. By offering complimentary TDM elements, experience has shown that the effectiveness of the program increases.
- **Bike Share Program**: The Bike Share Program, which does not give any trip credits since it is not mentioned in the City's TDM guidelines, will entail an automated bicycle rental program. Specific details on this program have yet to be determined, but generally employees would sign up for the program, use a card to allow access to a bicycle at a secure parking station, and then return the bicycle to a similar parking station. This number of

bicycle for this program has yet to be determined. The bicycle parking stations will be located near the entrance to the building, as shown on the site plan.

As shown in **Table 3**, the proposed TDM measures total to 202 trip credits. Although the TDM program results in 202 trip credits, the effectiveness of the TDM program was calculated separately.

EFFECTIVENESS OF TDM PROGRAM ELEMENTS

The effectiveness of the TDM plan was evaluated using the COMMUTER model developed by the United States Environmental Protection Agency (EPA). The COMMUTER model is a spreadsheet based model that evaluates the travel and emission effects resulting from an employer implemented transportation management program. The model allows for inputs to local work-trip mode shares, work trip lengths, vehicle occupancy, financial incentives for alternative modes of transportation, employer participation rates, and the level of each program to determine the predicted trip reduction rates. After inputting the specific TDM measures mentioned in **Table 3** for the proposed project, the anticipated trip reduction percentage is 21.8 percent. The 21.8 percent effectiveness is similar to other TDM plans in the local area. The COMMUTER model output for this project is shown in **Attachment B**.

The anticipated trip reduction of 21.8 percent was applied to the proposed project trips only, not the trip credits. **Table 4** shows the trip generation summary including the previous use trip credits and the TDM trip reduction for the proposed project.

Table 4 – Trip Generation Summary with Trip Credits for Proposed Project

Uses	Vehicle Trips	
	AM Peak	PM Peak
Proposed Use Trips	96	109
TDM Trip Reduction (21.8%)	-21	-24
Previous Use Trip Credits	-80	-71
Net New Trips	***-5***	***14***

The net new trips for the proposed project after taking trip credits for the previous use and the TDM program are -5 AM peak hour trips and 14 PM peak hour trips. The -5 AM peak hour trips and 14 PM peak hour trips are below the City's threshold of 16 peak hour trips (the equivalent number of peak hour trips for a 10 KSF office building).

PARKING

The proposed parking for the 1430 O'Brien Drive site was reviewed to determine if the site would be providing enough parking for its use. The City has recently updated its General Plan and more specifically the land use zoning where this project is located. The project is located in the Life Sciences zone, along with the other buildings in Menlo Business Park. The Life Sciences district has its own parking standards, as outlined in the draft zoning ordinance for Life Sciences from the City's

website. The document, *Draft LS_PC_101316_final*[4], details the parking standards by land use within this district. **Table 5** shows the parking standards. The parking standards are based on the square footage of the proposed project by land use.

Table 5 – Parking Standards for Life Sciences District

Land Use	Minimum Spaces (per 1,000 SF)	Maximum Spaces (per 1,000 SF)
Office	2	3
Light Industrial, Research and Development	1.5	2.5
Retail	2.5	3.3
Banks and financial institutions	2	3.3
Eating and drinking establishments	2.5	3.3
Personal services	2	3.3
Private recreation	2	3.3
Child care center	2	3.3

Based on these parking requirements, **Table 6** shows the minimum parking spaces and maximum parking space required. The proposed project requires a minimum of 139 parking spaces and a maximum of 225 parking spaces.

Table 6 – Project Parking Requirements

Project Land Use	Minimum Parking Spaces	Maximum Parking Spaces
Research and Development (66.129 KSF)	99	165
Eating and drinking establishments (7.652 KSF)	19	25
Private recreation (10.677 KSF)	21	35
Total	**139**	**225**

The proposed project provides 194 total parking spaces, which falls within the allowable range of parking spaces required. Therefore, the proposed project is consistent with the City's parking requirements.

CONCLUSION

The proposed project is anticipated to generate -5 AM peak hour trips and 14 PM peak hour trips, including a 21.8 percent TDM reduction. The 14 PM peak hour trips are below the City's threshold of 16 peak hour trips and therefore the project would **not** necessitate a traffic study. A review of the proposed project's parking supply revealed that the 194 parking spaces meets the City's parking requirements of 139 minimum parking spaces and 225 maximum parking spaces under the new Life Sciences zoning standards.

[4] *Draft LS_PC_101316_final,* Menlo Park, December 2016.

Attachment A

1430 O'Brien Drive - 84,458 SF

TIME PERIOD		LAND USE	Trip Rate			Trips		
			In	Out	Total	In	Out	Total
AM Peak	Existing	Research and Development Center (65.952 KSF)	1.01	0.21	1.22	66	14	80
		Total Existing Use AM Trips				**66**	**14**	**80**
	Proposed	Research and Development Center (66.129 KSF)	1.01	0.21	1.22	67	14	81
		Health and Fitness Club (10.677 KSF)	0.71	0.71	1.41	8	7	15
		Café (Lunch Only) (7.652 KSF)	0.00	0.00	0.00	0	0	0
		Total Proposed Use AM Trips				**75**	**21**	**96**
		Net New AM Peak Trips				**9**	**7**	**16**
PM Peak	Existing	Research and Development Center (65.952 KSF)	0.16	0.91	1.07	11	60	71
		Total Existing Use PM Trips				**11**	**60**	**71**
	Proposed	Research and Development Center (66.129 KSF)	0.16	0.91	1.07	11	60	71
		Health and Fitness Club (10.677 KSF)	2.01	1.52	3.53	22	16	38
		Café (Lunch Only) (7.652 KSF)	0.00	0.00	0.00	0	0	0
		Total Proposed Use PM Trips				**33**	**76**	**109**
		Net New PM Peak Trips				**22**	**16**	**38**

Attachment B

COMMUTER MODEL RESULTS

SCENARIO INFORMATION

Description	C/CAG Base TDM Program
Scenario Filename	Tarlton1430.vme
Emission Factor File	
Performing Agency	Kimley-Horn and Associates, Inc
Analyst	Ben Huie
Metropolitan Area	Menlo Park, CA
Area Size	1 - Large (over 2 million)
Analysis Scope	2 - Site or Employer-Based
Analysis Area/Site	1430 O'Brien Drive
Total Employment	250

PROGRAMS EVALUATED

- [X] Site Walk Access Improvements
- [ ] Transit Service Improvements
- [X] Financial Incentives
- [X] Employer Support Programs
- [X] Alternative Work Schedules

- [ ] User-Supplied Final Mode Shares

MODE SHARE IMPACTS

Mode	Baseline	Final	%Change
Drive Alone	70.5%	55.2%	-15.3%
Carpool	6.5%	9.0%	+2.5%
Vanpool	0.0%	0.0%	+0.0%
Transit	4.3%	17.4%	+13.1%
Bicycle	7.3%	8.6%	+1.3%
Pedestrian	2.7%	2.8%	+0.1%
Other	8.7%	7.0%	-1.7%
No Trip	-	0.0%	+0.0%
Total	100.0%	100.0%	-

Shifted from Peak to Off-Peak	1.5%

TRAVEL IMPACTS (relative to affected employment)

Quantity	Peak	Off-Peak	Total
Baseline VMT	3,113	1,957	5,070
Final VMT	2,543	1,702	4,245
VMT Reduction	570	255	825
% VMT Reduction	18.3%	13.0%	16.3%
Baseline Trips	225	142	367
Final Trips	176	120	296
Trip Reduction	49	22	71
% Trip Reduction	21.8%	15.5%	19.4%

ARBOR RESOURCES
professional consulting arborists and tree care

TREE SURVEY REPORT

1430 O'BRIEN DRIVE

MENLO PARK, CALIFORNIA

Submitted to:

Mr. Ron Krietemeyer
Tarlton Properties, Inc.
Menlo Park, CA 94025

Prepared by:

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

April 28, 2014

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
phone: 650.654.3351 ▪ fax: 650.240.0777 ▪ licensed contractor #796763

TABLE OF CONTENTS

EXHIBITS

1.0 INTRODUCTION

Mr. Ron Krietemeyer of Tarlton Properties, Inc. has retained me to prepare this *Tree Survey Report* as part of the proposed application to improve the frontage of **1430 O'Brien Drive**, Menlo Park. Specific tasks assigned are as follows:

- Visit the site, performed on 4/25/14, to identify 45 trees located within the project area.
- Determine each tree's trunk diameter in accordance with Section 13.24.020 of the City Code; all diameters are rounded to the nearest inch, and trees having more than one diameter are formed by multiple trunks originating from grade.
- Estimate each tree's height and average canopy spread (most all are rounded to the nearest fifth).
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Determine each tree's suitability for preservation (e.g. good, moderate or low).
- Identify which trees are defined as "heritage trees."[1]
- Comment on pertinent health, structure or site conditions.
- Sequentially assign tree numbers, and plot them on the aerial photo (*Google Earth*) in Exhibit B. For trees aligning the street, numbers are roughly placed on top of the canopies, and for trees along the building, arrows generally denote the trunk locations.
- Affix round, silver metal tags with engraved, corresponding numbers to the trees' trunks or major limbs (not to be confused with other round tags found on several trees). Tags for trees #24 and 25 were nailed to the top of an adjoining wood stake.
- Obtain photographs of the trees; see Exhibit C.
- Provide general design guidelines 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.

[1] Section 13.24.020 of the City Code defines a "heritage tree" as follows: [1] any tree having a trunk diameter ≥15" at 54" above natural grade; [2] any oak tree native to California, and has a trunk diameter ≥10" at 54" inches above natural grade; [3] any tree ≥12' tall with a trunk diameter of ≥15" measured at the point where the trunks divide; and [4] any tree or group of trees specifically designated by the City Council for protection because of historical significance, special character or community benefit.

2.0 TREE COUNT AND COMPOSITION

Forty-five (45) trees of seven various species were inventoried for this report. They are numbered as **#1 thru 45**, and the table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Aleppo pine	4, 10	2	4%
Australian willow	13, 45	2	4%
Canary Island pine	1, 6-9, 11, 12	7	16%
fern pine	14-20, 35-37, 40-44	15	33%
flowering pear	5, 26-31	7	16%
flowering plum	2, 3, 21-23, 34, 38	7	16%
Purple leaf redbud	24, 25, 32, 33, 39	5	11%
	Total	**45**	**100%**

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

As illustrated in the above table, the project area is populated predominantly by fern pine, followed Canary Island pine, flowering pears and flowering plums. All of the inventoried trees are considered ornamental and not native to the area.

Trees #1 thru 12 are situated along the **street frontage**, whereas **#13 thru 45** are along the **building frontage**.

Eleven (11) of the inventoried trees are defined by City Code as **heritage trees** and include **#1, 4-12 and 31**. **Trees #1, 4 and 6-12** are pines, and **#5 and 31** are flowering pears.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "good," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure their health, structural integrity, anticipated life span, location, size and species. A description of these ratings are presented below, and note that the "good" category comprises **two trees** (or 5%), the moderate" category **ten** (or 22%), and the "low" category **33** (or 73%).

Good: Applies to **trees #11 and 12**.

These two Canary Island pines are situated immediately adjacent to another; and form a contiguous canopy; appear 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 regular care (e.g. pruning and watering) and monitoring to maintain their longevity and structural integrity.

Moderate: Applies to **trees #1, 4, 6, 8-10, 24, 27, 28 and 31**.

These trees contribute to the site but at levels less than those assigned a good suitability, have health and/or structural issues that can be reasonably addressed and properly mitigated, and frequent care is typically required for their remaining lifespan.

Low: Applies to **trees #2, 3, 5, 7, 13-23, 25, 26, 29, 30 and 32-45**.

These trees have serious or significantly weakened health and/or structural defects that are expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery), and in some instances, present an unreasonable threat to persons and property below.

4.0 DESIGN GUIDELINES

Recommendations presented within this section serve as general design guidelines to help mitigate or avoid impacts to trees being retained. They are subject to revision upon reviewing the project plans, and I should be consulted in the event any cannot be feasibly implemented. Please note that all referenced **distances from trunks** are intended to be from the closest edge (face of) of their outermost perimeter at soil grade.

1. The **Tree Protection Zone (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, equipment cleaning, stockpiling and dumping of materials, and equipment/vehicle operation. For this project, the **TPZ** of a particular tree should be a minimum distance from its trunk of **five times the diameter** (for multi-trunk trees, only the largest needs consideration); for trees within the planters along the street frontage, I recommend a larger setback from the trunk of seven to ten times its diameter. Where an impact encroaches slightly within a setback, it can be reviewed by me on a case-by-case basis to determine appropriate mitigation measures.

2. All **existing, unused lines or pipes** within a TPZ shall be **abandoned** and cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on applicable plans (e.g. demolition plan).

3. The permanent and temporary **drainage design**, including downspouts, should not require water being discharged within TPZs. Additionally, the design shall not require trenching within a TPZ, and **new bioswales** should be established **well beyond** a TPZ.

4. For any **swales** needed for drainage within a TPZ, I should be consulted to review, and must require no more than a two- to three-inch soil cut, and must retain roots two inches and greater in diameter retained and not damaged.

5. **Underground utilities and services** should be routed **beyond TPZs**. Where this is not feasible, the section of line(s) within the TPZ should be directionally-bored by at

least four feet below existing grade, or installed by other means (e.g. pipe-bursting) to avoid an open trench; the ground above any tunnel must remain undisturbed, and access pits and any above-ground infrastructure (e.g. splice boxes, meters and vaults) must be established beyond all TPZs.

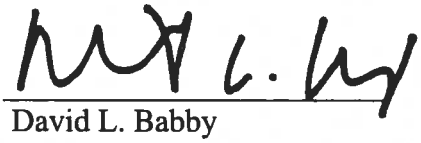
6. The future **staging area** and **route(s) of access** should be shown on the final site plan and avoided on unpaved areas beneath or near canopies.

7. To restrict spoils and runoff from traveling into root zones, the future **erosion control design** should establish any silt fence and/or straw rolls away from a tree trunk (not against it), and as close to the canopy edge as possible. Additionally, where within a TPZ, the material should require none or a maximum vertical soil cut of two inches for its embedment.

8. The proposed **landscape design** should conform to the following additional guidelines:
    a. **Plant material** installed beneath trees should be planted at least 36 inches from their trunks.
    b. **Irrigation and lighting features** (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established 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).
    c. **New fencing** (posts) should be placed at least two feet from a tree's trunk (depends on the trunk size and growth pattern).
    d. **Ground cover** beneath canopies should be comprised of a three- to four-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, bark or rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should not placed no closer than six inches from a trunk.
    e. **Tilling, ripping and compaction** within TPZs should be avoided.
    f. Bender board or other **edging material** proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein reflects my observations and/or measurements obtained on April 25, 2014. Condition and suitability ratings of deciduous trees are subject to change once they can be observed following the regrowth of new leaves.
- My observations were performed visually without probing, coring, dissecting or excavating. I cannot, in any way, assume responsibility for any defects that could only have been discovered by performing the mentioned services in the specific area(s) where a defect was located.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Tree numbers shown on the aerial photo in Exhibit B are intended to only roughly approximate a tree's location, and shall not be considered as surveyed.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By: 

Date: April 28, 2014

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

EXHIBIT A:

TREE INVENTORY TABLE

(seven sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
1	Canary Island pine (*Pinus canariensis*)	26	45	30	70%	60%	Fair	Moderate	X
	Comments: Sizeable girdling roots developing along the trunk's downhill side.								
2	flowering plum (*Prunus cerasifera*)	14	25	25	50%	30%	Poor	Low	
	Comments: Nearly one-sided canopy away from tree #1. Trunk decay. Has substantial sprouts within canopy. Heavy limb weight and poor form.								
3	flowering plum (*Prunus cerasifera*)	11	15	20	40%	30%	Poor	Low	
	Comments: Trunk decay. Canopy is thin and has a poor, asymmetrical form.								
4	Aleppo pine (*Pinus halapensis*)	30	35	35	70%	40%	Fair	Moderate	X
	Comments: Sparse canopy. Tridominant leaders originate at seven feet high and form a weak attachment. Trunk sweeps towards NW. Has old tag #931.								
5	flowering pear (*Prunus calleryana*)	20	40	30	60%	30%	Poor	Low	X
	Comments: Very weak structure containing multiple leaders 5 to 6 feet high. Excessive branch weight.								
6	Canary Island pine (*Pinus canariensis*)	18	65	20	70%	60%	Fair	Moderate	X
	Comments: Crowded-growing conditions. Thin canopy.								
7	Canary Island pine (*Pinus canariensis*)	15	60	20	50%	30%	Poor	Low	X
	Comments: Very crowded-growing conditions have resulted in poor trunk taper and development. Canopy is thin and sparse.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
8	Canary Island pine (*Pinus canariensis*)	19	55	20	50%	50%	Fair	Moderate	X
	Comments: Multiple tops. Crowded-growing conditions.								
9	Canary Island pine (*Pinus canariensis*)	17	50	20	60%	50%	Fair	Moderate	X
	Comments: Crowded-growing conditions. Has a thin canopy. Trunks sweeps in two directions.								
10	Aleppo pine (*Pinus halapensis*)	32	30	35	50%	50%	Fair	Moderate	X
	Comments: Canopy is sparse. Formed by multiple leaders. Has a distinct lean towards east, possibly due to a girdling root. Previous large limb was cut away from lower trunk. Has old tag #927.								
11	Canary Island pine (*Pinus canariensis*)	21	60	20	90%	70%	Good	Good	X
	Comments: Immediately adjacent to and has an adjoining canopy with #12.								
12	Canary Island pine (*Pinus canariensis*)	24	60	25	90%	70%	Good	Good	X
	Comments: Immediately adjacent to and has an adjoining canopy with #11.								
13	Australian willow (*Geijera parviflora*)	5	8	10	40%	60%	Poor	Low	
	Comments: Canopy is very sparse. Has old tag #926.								
14	fern pine (*Afrocarpus falcatus*)	6	20	10	50%	40%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy. Adjacent walk is raised.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
15	fern pine (*Afrocarpus falcatus*)	7	35	15	50%	40%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy. Multiple tops. Past branch failure. Adjacent walk is raised.								
16	fern pine (*Afrocarpus falcatus*)	7	30	15	50%	50%	Fair	Low	
	Comments: Adjacent to building and has a one-sided canopy. Adjacent walk is raised.								
17	fern pine (*Afrocarpus falcatus*)	8	25	15	50%	40%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy away from #16.								
18	fern pine (*Afrocarpus falcatus*)	6	35	15	50%	30%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy. Highly crowded-growing conditions at corner of building. Adjacent walk is cracked.								
19	fern pine (*Afrocarpus falcatus*)	8	35	15	50%	30%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy. Crowded-growing conditions. Adjacent walk raised in past.								
20	fern pine (*Afrocarpus falcatus*)	7	30	15	50%	30%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy. Crowded-growing conditions. Adjacent walk raised in past. Has a visible surface root growing towards building foundation.								
21	flowering plum (*Prunus cerasifera*)	6	15	10	50%	30%	Poor	Low	
	Comments: Within a square planter. One-sided canopy away from #20.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
22	flowering plum (*Prunus cerasifera*)	11	20	20	20%	40%	Poor	Low	
	Comments: Significant and extensive dieback.								
23	flowering plum (*Prunus cerasifera*)	10	20	20	40%	30%	Poor	Low	
	Comments: Has a large girdling root. Dieback in canopy. Adjacent to building and has a one-sided canopy.								
24	Purple leaf Eastern redbud (*Cercis c.* 'Forest Pansy')	2	7	10	70%	50%	Fair	Moderate	
	Comments: Staked and is a recent install. Suppressed growth beneath #26's canopy.								
25	Purple leaf Eastern redbud (*Cercis c.* 'Forest Pansy')	3	15	15	50%	50%	Fair	Low	
	Comments: Staked and is a recent install. Canopy is sparse. Past branch failure. Crowded-growing conditions adjacent to #26 and 27.								
26	flowering pear (*Prunus calleryana*)	17	45	35	50%	20%	Poor	Low	
	Comments: Adjacent walk is raised. Tridominant leaders originate at five feet high. Has a girdling root, and found fruiting bodies at base of trunk's SW side, an indication of internal decay.								
27	flowering pear (*Prunus calleryana*)	14	45	30	70%	40%	Fair	Moderate	
	Comments: Adjacent walk is raised. Codominant leaders originate at seven feet high. Crowded-growing conditions.								
28	flowering pear (*Prunus calleryana*)	13	45	25	70%	40%	Fair	Moderate	
	Comments: Adjacent walk is raised. Crowded-growing conditions.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
29	flowering pear (*Prunus calleryana*)	9	35	20	60%	30%	Poor	Low	
	Comments: Highly crowded-growing conditions.								
30	flowering pear (*Prunus calleryana*)	13	45	35	40%	50%	Poor	Low	
	Comments: Crowded-growing conditions with a very sparse canopy. Codominant tops that form a weak attachment. Prior limb was cut away from lower trunk.								
31	flowering pear (*Prunus calleryana*)	19	40	45	70%	40%	Fair	Moderate	X
	Comments: Multiple leaders originating 6 to 9 feet high, and form weak attachments. Adjacent walk is raised and has multiple breaks. Excessive limb weight.								
32	Purple leaf Eastern redbud (*Cercis c.* 'Forest Pansy')	3	8	10	60%	30%	Poor	Low	
	Comments: Flat top and suppressed growth beneath #31's canopy. Has a low-growing canopy over walk.								
33	Purple leaf Eastern redbud (*Cercis c.* 'Forest Pansy')	3	15	10	20%	30%	Poor	Low	
	Comments: Crowded-growing conditions at edge of #31's canopy. Has a very sparse canopy.								
34	flowering plum (*Prunus cerasifera*)	10	20	15	20%	30%	Poor	Low	
	Comments: Significant and extensive dieback. Has a girdling root.								
35	fern pine (*Afrocarpus falcatus*)	6	30	15	50%	30%	Poor	Low	
	Comments: Adjacent to building and has a one-sided canopy. Adjacent walk is raised. Past limb failure.								

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
36	fern pine (*Afrocarpus falcatus*)	7	30	15	50%	40%	Poor	Low	
Comments: Adjacent to building and has a one-sided canopy.									
37	fern pine (*Afrocarpus falcatus*)	5	25	10	50%	30%	Poor	Low	
Comments: Adjacent to building and has a one-sided canopy. Adjacent walk is raised.									
38	flowering plum (*Prunus cerasifera*)	7	20	15	30%	40%	Poor	Low	
Comments: Extensive dieback. Leans away from #35 and has a pronounced buttress root.									
39	Purple leaf Eastern redbud (*Cercis c*. 'Forest Pansy')	2	10	10	20%	30%	Poor	Low	
Comments: Extremely sparse canopy.									
40	fern pine (*Afrocarpus falcatus*)	7	35	15	70%	40%	Fair	Low	
Comments: Adjacent to building and has a one-sided canopy. Adjacent walk is raised.									
41	fern pine (*Afrocarpus falcatus*)	8	25	15	40%	40%	Poor	Low	
Comments: Adjacent to building and has a one-sided canopy. Has a very sparse and chlorotic canopy.									
42	fern pine (*Afrocarpus falcatus*)	2, 2	15	5	70%	30%	Fair	Low	
Comments: Two small trunks. Adjacent to building. Crowded-growing conditions.									

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	TREE SIZE			TREE CONDITION			Suitability for Preservation (Good/Moderate/Low)	Heritage Tree
		Trunk Diameter (in.)	Tree Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
43	fern pine (*Afrocarpus falcatus*)	7	30	15	70%	40%	Fair	Low	
	Comments: Adjacent to building.								
44	fern pine (*Afrocarpus falcatus*)	7	30	20	60%	40%	Fair	Low	
	Comments: Adjacent to building and has a one-sided canopy. Adjacent walk is substantially raised. Grows with a lean away from building.								
45	Australian willow (*Geijera parviflora*)	14	27	30	20%	30%	Poor	Low	
	Comments: Extremely sparse canopy. Structure formed by multiple leaders. Has old tag #933.								

EXHIBIT B:

AERIAL MAP

(one sheet)

1430 O'BRIEN DRIVE

Menlo Park, California

EXHIBIT C:

PHOTOGRAPHS

(four sheets)

Photo Index

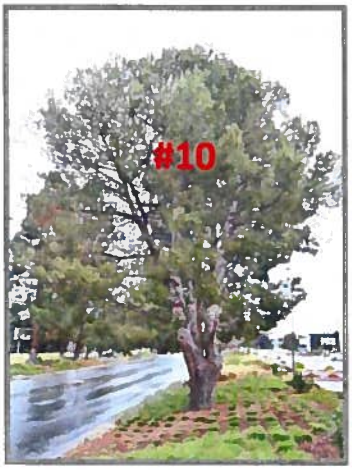

#1


#2
#3


#4


#5


#8
#7
#6
#9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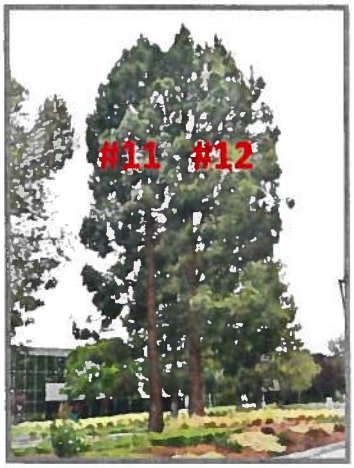
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#45

Hetch Hetchy Regional Water System
Services of the San Francisco Public Utilities Commission
Natural Resources and Lands Management Division

Date: **June 29, 2016**

To: **Project Review Committee:**

Natural Resources and Lands Management Division (NRLMD): Dave Baker, Jason Bielski, Guido Ciardi, Rick Duffey, John Fournet, Jane Herman, Tim Koopmann, Krysten Laine, Diane Livia, Jeremy Lukins, Jonathan Mendoza, Joe Naras, Ellen Natesan, Emily Read, Casey Sondgeroth, Kathleen Swanson, Joanne Wilson and Tina Wuslich

Water Supply and Treatment Division (WSTD): Jonathan Chow, Colm Conefrey, Stacie Feng, Jim Heppert, Tracy Leung, Tony Mazzola, and Chris Nelson

Real Estate Services (RES): Rosanna Russell, Tony Bardo, Tony Durkee, Chester Huie, Brian Morelli, Dina Brasil, Christopher Wong, Janice Levy and Jamin Barnes

Water Quality Bureau (WQB): Jackie Cho

Bureau of Environmental Management (BEM): Sally Morgan, Barry Pearl, Matthew Weinand and YinLan Zhang

City Attorney's Office: Josh Milstein, Carolyn Stein and Richard Handel

Cc: **SFPUC:** Robin Breuer, David Briggs, Chris Nelson, Debbie Craven-Green, Kimberly Stern Liddell, Andrew DeGraca, Ed Forner, Karen Frye, Maria Garcia, Susan Hou, Annie Li, Greg Lyman, Alan Johanson, Scott MacPherson, Joe Ortiz, Barry Pearl, Tim Ramirez, Brian Sak, Carla Schultheis, Bles Simon, Irina Torrey, Rizal Villareal, Mia Ingolia, Scott Simono, and Surinderjeet Bajwa

San Francisco City Planning (Environmental Planning): Chris Kern

From: **Jonathan S. Mendoza, Land and Resources Planner**
jsmendoza@sfwater.org | (415) 770-1997 or (650) 652-3215

Subject: **REVISED June 10, 2016 Project Review Meeting Summary**
10:00 a.m. – 1:00 p.m.
1657 Rollins Road, Burlingame, Medbery (Large) Conference Room

Participants: Joanne Wilson, Jane Herman, Jonathan Mendoza, Joe Naras, Neal Fujita, Tim Koopman (SFPUC-NRLMD); Christopher Wong (SFPUC-RES); Tracy Leung (SFPUC-WSTD Land Engineering); John Tarlton and Ron Krietemeyer (Tarlton); Ann Marie Taheny and Susan Eschweiler (DES Architects + Engineers); Nathan Tuttle (Prometheus Real Estate Group, Inc.); Joel Roos (Pacific Union Development Company); Prakash Pinto (Pinto + Partners); Charles Humpal, Joshua Holle and Ryan Stauffer (BKF Engineers); Antonia (Toni) Bava (Antonia Bava Landscape Architects)

Project Review Meeting Schedule for 2016

Meetings are usually held on the 2nd Friday and 4th/last Wednesday of each month and begin at 10:00 a.m. Meetings are generally located at 1657 Rollins Road, Burlingame (Medbery (Large) Conference Room).

June 29, 2016	August 31, 2016	October 14, 2016
July 08, 2016	September 09, 2016	October 26, 2016
July 27, 2016	September 28, 2016	November 04, 2016
August 12, 2016		December 02, 2016

NOTE TO APPLICANTS SEEKING A REVOCABLE LICENSE, LEASE, OR OTHER SERVICE FROM SFPUC REAL ESTATE SERVICES: The SFPUC provides three essential 24/7 service utilities: water, wastewater and power to customers throughout the Bay Area. Our mission is to provide customers with the highest quality and effective service in a sustainable, professional and financially sound manner. Our service extends beyond the City and County of San Francisco and includes seven other counties.

Due to staffing issues in the Real Estate Services Division (RES), RES has constrained resources and is focusing on projects critical to our core infrastructure mission at the present time. Therefore, we appreciate your patience in our response to your company's project application.

1) Case No.	Project	Applicant/Project Manager
16.06-AL42.00	SFPUC Cattle Watering System Installation - Garcia Parcel	Tim Koopman (SFPUC-NRLMD)

The proposal is to install a watering system for cattle on SFPUC property, near the Garcia Parcel, which would include installing new pipelines, a solar powered water pump, a 5,000 gallon water tank, three troughs and an air vent. The Garcia Parcel is approximately 615 acres which extends from the Calaveras Valley at West Portal and continues over the ridge toward Andrade Road. The new water infrastructure could also be used as an emergency water supply.

The new pipeline would be approximately 2,700 feet long of 1.25-inch diameter polyvinyl chloride (PVC) pipe. The system would be installed approximately parallel to Andrade Road, Sunol. The water source would be an existing well located adjacent to an existing, uninhabited cottage from the 1930s. The cottage is located on a dirt road approximately 200 feet from Andrade Road. The project sponsor would enhance the well and install a solar powered pump to draw water from the well to a new 5000 gallon tank located at an upland site south of the well. The water would flow by gravity downhill (north) to the three trough sites.

Access to the site would be from existing roads. A trencher would be used to create a trench that is approximately up to 14-inches wide and a minimum of 18-inches deep. The PVC pipe would be installed with a trace wire so that the pipe can be found with a metal detector in the future. All troughs and tank pipe fittings above ground would be made of galvanized steel pipe, polyethylene pipe or painted/wrapped PVC pipe. An air vent/air release/vacuum relief valve would be installed at grade with a protective plastic or concrete box.

There are ground squirrel burrows located in the vicinity of the proposed pipe alignment so there are concerns that California Tiger Salamander (CTS) could be impacted by the construction of the trench. However, the project sponsor explained that an NRCD biologist with take permits would conduct a pre-construction biological survey for special status species and would supervise and approve the alignment and placement of the water system components.

Project work would occur between July and August 2016. Project coverage under the Endangered Species Act (ESA) would be through an appended Natural Resources Conservation Service Programmatic Biological Opinion (#08ESMF00-2012-F-0524). Project coverage under the California Endangered Species Act (CESA) would be obtained through the Alameda County Voluntary Local Program. Under this program, ACRCD holds a programmatic take authorization for California tiger salamander (CTS) and Alameda whipsnake (AWS). The lessee is eligible to enroll in the program. ACRD completed a programmatic Mitigated Negative Declaration (MND) for the Alameda County Voluntary Local Program. The proposed work was addressed in the MND. The project would follow required avoidance and minimization measures included in the above-listed permits and MND for the project, including the presence of a biological monitor on site during work activities.

The purpose of the proposed work is to improve the distribution and availability of livestock and wildlife water, reduce pressure on riparian areas and improve the resiliency of the grazing operation. The project would be funded through the Natural Resources Conservation Service's (NRCS) Environmental Quality Incentives Program (EQIP) with additional funding from the State Coastal Conservancy's Climate Ready Program through a grant from the Alameda County Resource Conservation District (ACRCD). The grazing tenant would pay for and perform the work to install

the proposed improvements, and then seek reimbursement for up to 50% of the costs from the funding sources cited above. The grazing tenant would then likely seek reimbursement under the terms of the grazing lease for the balance of the unfunded cost of installing permanent improvements.

Follow-Up:

1) SFPUC-NRLMD will provide a GIS map with special status species and sensitive habitat near the project area to the NRLMD Rangeland Manager (contact Jonathan Mendoza, Land and Resources Planner, at jsmendoza@sfwater.org or (650) 652-3215). **[Update: GIS map was sent to the NRLMD Rangeland Manager on 06/21/16].**
2) If the ground disturbance associated with the installation of the pipeline and trough pads will be reseeded with an erosion control seed mix, then the seed mix must be approved by the SFPUC. The project applicant will provide a copy of the proposed erosion control seed mix to SFPUC-NRLMD biologist staff for review (contact Scott Simono, Biologist, at ssimono@sfwater.org or (415) 934-5778).
3) The project sponsor and/or its contractor will contact the SFPUC-NRLMD Watershed Forester 24 hours in advance of work to confirm that conditions are suitable for construction (contact Dave Baker, Watershed Forester, at dbaker@sfwater.org or (650) 652-3202). In addition, the project sponsor and/or its contractor will submit fire prevention measures, particularly for any hot work (e.g. welding) to the NRLMD Watershed Forester for review and approval. During construction, the project sponsor and/or its contractor will contact the National Weather Service daily to confirm that local weather conditions are suitable for construction activity. The project sponsor and/or its contractor will cease all construction activities during red flag days (high fire hazard periods) or if directed to do so by the NRLMD Watershed Forester.
4) The project sponsor will ensure that all construction debris is removed from SFPUC property and disposed of properly and legally. In addition, the project sponsor will restore the project site to pre-construction conditions upon completing its work on SFPUC property and arrange for a post-construction/restoration site inspection by SFPUC staff (contact Neal Fujita, Alameda Watershed Manager, at nfujita@sfwater.org or (925) 862-5516).

2) Case No.	**Project**	**Applicant/Project Manager**
16.06-RW40.00	Menlo Business Park Building 7 Renovation 1430 O'Brien Dr., Menlo Park	John Tarlton (Tarlton Properties) and Ann Marie Taheny (DES Architects + Engineers)

The proposal is to demolish one of three existing driveways at an existing office park located across the SFPUC ROW and replace it with a new pedestrian walkway and landscaping improvements. The SFPUC owns this ROW parcel in-fee which contains three water supply lines: Bay Division Pipelines (BDPLs) Nos. 1, 2 and 5. However, an easement was granted over the SFPUC ROW to the Dumbarton Distribution Center in the 1980s that allows certain uses. It was noted by the Project Review committee that the developed parcel is only accessible by crossing over the SFPUC ROW and that this type of easement would not be granted today because the SFPUC ROW is the sole emergency vehicle access (EVA). The existing EVA over the SFPUC ROW is an existing non-conforming use made possible under the terms of the easement from the 1980s.

The project sponsor, Tarlton Properties, is renovating an existing research and development (R&D) building adjacent to the SFPUC ROW to create combined amenities and R&D facilities at 1430 O'Brien Drive. The existing building occupies the central portion of 1430 O'Brien Drive with parking areas on all sides of the building. Three driveway entrances are located along O'Brien Drive. There are paved patios and walkways at the building entry facing O'Brien Drive and this street frontage is screened by mature trees and landscaping. The project sponsor would remove one large tree in front of the main entrance that is located outside of the SFPUC ROW. The driveway modification includes removing an existing driveway and installing a hardscaped walkway, decomposed granite, landscaping and asphalt concrete replacement.

The building improvements proposed at 1430 O'Brien Drive are **not** within the SFPUC ROW. The improvements include the following: a gym, conference center, restaurant/bar, EV charging station and deck that would serve the tenants of the project sponsor's 12 buildings in the Menlo Business Park and its 8 buildings along O'Brien Drive and

Willow Road which are located outside of the Menlo Business Park. The restaurant would be open to the general public. No new electrical conduit is proposed across the SFPUC ROW (the electrical vehicle (EV) charging station would be located outside of the SFPUC ROW).

The project sponsor stated that the property currently operates with less than the minimum required parking. Per the project sponsor, the City of Menlo Park is allowing the proposed uses to continue with less than the minimum required parking because a traffic demand management program would be implemented in this part of Menlo Park.

The project sponsor is proposing to use a crane. Per the project sponsor, there is a compacted soil, base rock and asphalt concrete located in and around the ROW. WSTD-Land Engineering is requesting potholing every 150 feet along the SFPUC ROW.

Demolition would begin in the summer of 2016. Construction would begin in the fall of 2016 and would take approximately 10 months to complete.

Follow-up:

1) The project sponsor will maintain the same or less number of parking spots on the SFPUC ROW.
2) The project sponsor will submit copies of 1430 O'Brien Dr., Menlo Park as-builts (updated as necessary) for the existing paved parking area over the SFPUC ROW showing the depth of cover over the SFPUC water transmission pipelines to SFPUC-WSTD Land Engineering (contact Tracy Leung, Associate Engineer, at tleung@sfwater.org or (650) 871-3031).
3) The manholes located at the project site will be inspected to determine the depth of the pipelines. If the depth of all pipelines cannot be determined from the manholes, then the project sponsor will obtain a consent letter to perform potholing from SFPUC-WSTD Land Engineering (contact Tracy Leung, Associate Engineer, at tleung@sfwater.org or (650) 871-3031). WSTD-Land Engineering requires potholing along the SFPUC ROW and has requested that potholing be performed approximately every 150-foot (or as determined by SFPUC staff).
4) The project sponsor will submit revised engineering plans to SFPUC-WSTD Land Engineering for review and approval showing the following: SFPUC property boundary lines, all water supply pipelines, pipeline depths, all appurtenances, 12-foot wide vehicular access routes to appurtenances, 10-foot radius clearance around all appurtenances, and staging areas (if any) to be used during construction (contact Tracy Leung, Associate Engineer, at tleung@sfwater.org or (650) 871-3031).
5) The project sponsor will submit load calculations for all heavy equipment crossing or used within the SFPUC ROW (contact Tracy Leung, Associate Engineer, at tleung@sfwater.org or (650) 871-3031).
6) The project sponsor will submit landscaping plans to the SFPUC ROW Manager for review and approval (contact Jane Herman, ROW Manager, at jherman@sfwater.org or (650) 652-3204).
7) The project sponsor will work with SFPUC Real Estate Services to obtain a consent letter for the proposed project within the SFPUC ROW owned in-fee (contact Chris Wong, Principal Administrative Analyst, at CJWong@sfwater.org or (415) 487-5211).
8) The project sponsor and/or its contractor will contact SFPUC Millbrae Dispatch at (650) 872-5900 at least 24 hours prior to commencing work.
9) The project sponsor will ensure that all construction debris is removed from SFPUC property and disposed of properly and legally. In addition, the project sponsor will restore the project site to pre-construction conditions upon completing its work on SFPUC property and arrange for a post-construction/restoration site inspection by SFPUC staff (contact Jane Herman, ROW Manager, at jherman@sfwater.org or (650) 652-3204).
10) The project sponsor will add the SFPUC's Millbrae Dispatch phone number to its emergency contact list. The SFPUC's Millbrae Dispatch phone number is (650) 872-5900 and is available 24-hours a day, seven days a week.

BELOW MARKET RATE HOUSING AGREEMENT

This Below Market Rate Housing In Lieu Fee Agreement ("Agreement") is made as of this ___ day of _____, 2017 by and between the City of Menlo Park, a California municipality ("City") and Tarlton Properties, Inc., a California Corporation ("Applicant"), with respect to the following:

RECITALS

A. Applicant owns a building, located at that certain real property in the City of Menlo Park, County of San Mateo, State of California, consisting of approximately 3.53 acres, more particularly described as Assessor's Parcel Number: 055-473-160 ("Property"), and commonly known as 1430 O'Brien Drive, Menlo Park.

B. The Property currently contains one building with a combination of office and research and development (R&D) spaces. The gross floor area of the existing building is approximately 65,952 square feet.

C. Applicant proposes to add 24,594 square feet of gross floor area for a fitness center, café, and R&D and office uses through small first-story additions and the expansion of the second story within the existing building. Applicant has applied to the City for use permit and architectural control revisions to increase the square footage within the building ("Project").

D. Applicant is required to comply with Chapter 16.96 of City's Municipal Code ("BMR Ordinance") and with the Below Market Rate Housing Program Guidelines ("Guidelines") adopted by the City Council to implement the BMR Ordinance. In order to process its application, the BMR Ordinance requires Applicant to submit a Below Market Rate Housing Agreement. This Agreement is intended to satisfy that requirement. Approval of a Below Market Rate Housing Agreement is a condition precedent to the approval of the application and the issuance of a building permit for the Project.

E. Residential use of the Property is not allowed based on the applicable zoning regulations. Applicant does not own any sites in the City that are available and feasible for construction of sufficient below market rate residential housing units to satisfy the requirements of the BMR Ordinance. However, Applicant may explore opportunities to deliver off-site units in coordination with other developments. Therefore, the BMR Agreement should allow the flexibility for Applicant to deliver one off-site unit, partner with other applicants to deliver the equivalent of at least 0.73 units toward the creation of an off-site unit, or pay the applicable in lieu fee.

F. Applicant, therefore, is required to deliver off-site units or pay an in lieu fee as provided for in this Agreement. Applicant is willing to deliver off-site units or pay the in lieu fee on the terms set forth in this Agreement, which the City has found are consistent with the BMR Ordinance and Guidelines.

NOW, THEREFORE, the parties agree as follows:

1. If Applicant elects to proceed with the Project, Applicant shall satisfy its obligations under the BMR Ordinance and Guidelines ("Developer's BMR Obligations") by either (a) delivering one off-site unit, (b) partnering with other applicants to deliver the equivalent of at least 0.73 units toward the creation of an off-site unit, or (c) paying the in lieu fee.

2. If Applicant elects to proceed with the Project and pay an in lieu fee, Applicant shall pay the estimated in lieu fee of $241,871.60 as provided for in the BMR Ordinance and Guidelines. Notwithstanding the proceeding, nothing in this Agreement shall obligate Applicant to proceed with the Project. The applicable in lieu fee is that which is in effect on the date the payment is made. The in lieu fee will be calculated as set forth in the table below; however, the applicable fee for the Project will be based upon the amount of square footage within Group A and Group B at the time of payment. The estimated in lieu fee is provided below.

Table 1: BMR Requirements and Applicant Proposal

	Fee per square foot	Square feet	Component fees
Existing Building - Office	$16.15	65,952	($1,065,124.80)
Existing Building - Non-Office	$8.76	0	$0.00
Proposed Building - Office	$16.15	76,797	$1,240,271.50
Proposed Building - Non-Office	$8.76	7,617	$66,724.92
BMR In Lieu Fee Option			**$241,871.60**

The in lieu fee may be paid at any time after approval of this Agreement by the Planning Commission. If for any reason, a building permit is not issued within a reasonable time after Applicant's payment of the in lieu fee, upon request by Applicant, City shall promptly refund the in lieu fee, without interest, in which case the building permit shall not be issued until payment of the in lieu fee is again made at the rate applicable at the time of payment.

3. If Applicant elects to proceed with the Project, Applicant shall deliver one off-site unit, partner with other applicants to deliver the equivalent of at least

0.73 units toward the creation of an off-site unit, or pay the in lieu fee prior to final sign-off of the building permit.

4. This Agreement shall be binding on and inure to the benefit of the parties hereto and their successors and assigns. Each party may assign this Agreement, subject to the reasonable consent of the other party, and the assignment must be in writing.

5. If any legal action is commenced to interpret or enforce this Agreement or to collect damages as a result of any breach of this Agreement, the prevailing party shall be entitled to recover all reasonable attorney's fees and costs incurred in such action from the other party.

6. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the venue for any action shall be the County of San Mateo.

7. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by all of the parties hereto.

8. This Agreement supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof.

9. Any and all obligations or responsibilities of Applicant under this Agreement shall terminate upon the delivery of unit(s) or payment of the required fee.

10. To the extent there is any conflict between the terms and provisions of the Guidelines and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall prevail.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF MENLO PARK	Tarlton Properties Inc.
By: _____	By: _____
City Manager	Its:

1430 O'Brien Drive, Menlo Park, Ca - Planning Application Exhibit (11/03/16)
Typical Menlo Business Park R&D Tenant Chemical Inventory List

Chemical	Hazard Class
3-amino-9-ethyl-carbazole	toxic
Acetic acid, glacial	Corrosive
Acetone	FL IB
Acetonitrile	FL IB
Acetonitrile	FL IB
N-acetylsulfonyl chloride	corrosive
Acrylamide	UR2, toxic
AF600A	Corrosive, toxi
air, compressed	NFG
alcohol	FL IB
Allyl Glycidyl Ether	Comb II
Aluminum chloride	Corr, WR2
ammonium hydroxide	Corrosive
Ammonium persulfate	OX1
aniline	CL IIIA
aniline hydrochloride	corrosive
antifreeze	toxic
Argon	NFG
Biuret reagent	Corrosive
Bleach	Corrosive
boric acid	toxic
Bradford reagent	corr
Carbon dioxide	NFG
Carbon dioxide , liquified	CRYO
Calcium nitrate	OX
Carbonic acid	Corrosive
1-chlorobutane	Flam IB
Chloroform	toxic
chorotrimethylsilane	Flam IB, toxic
decahydronnaphthalene	Comb II
Dichloromethane	toxic

Chemical	Hazard Class
diethanolamine	Comb IIIB
Diethyl carbonate	Fl-1B
Diethyl ether	FL IA
dimethylacetamide	CL II
dimethyl carbonate, anh	Flam IB
dimethylformamide (DMF)	CL II
Dimethylsulfoxide (DMSO)	combustible
dodecanoyl chloride	Corrosive
1-Dodecylamine, 98+%	Corrosive
Epoxy	combustible
EDT	Comb II
EDTA	corrosive
Erbium-Bis methylcyclopentadienyl	Flammable
ethanol	Flam IB
ethyl acetate	Flam IB
ethidium bromide gels	toxic
Ethylene Glycol	combustible
Ferric Chloride	Tox
Formalin	Comb II, Tox
Formic acid	corrosive
Glycerol	CL-IIIB
Helium	NFG
HEPES	Tox
20% Helium/80% oxygen	Ox gas
heptane	Fl IB
hexanal	FL-IC
Hexanes	Flam IB
Hexanoyl chloride	Corrosive
1-Hexylamine, 99%	Corrosive
Hydrochloric acid	Corrosive

Chemical	Hazard Class
Hydroxylamine hydrochloride	corr, tox, UR1
HCl 0.1N solution	Corrosive
Hydrogen	Flam gas
Hydrogen peroxide	Corr, Oxy-2, UF
imidazole	Tox
Isopropanol	Flam IB
Liquid Argon	Cryogen
Liquid Nitrogen	Cryogen
magnesium	pyrophoric
Methanol	FL-1B
1-methyl-2-pyrrolidinone, ACS	CL IIIA
methyl methacrylate, stab	Flam IB
2-methyltetrahydrofuran, anh, no inhib	Flam IB
Misc corrosive liquids (ml size)	Corrosive
Misc liquids (ml sizes)	combustible
Misc toxic liquids (ml size)	toxic
naphthalene	Flam solid
NMP (N-methylpyrrolidone)	Comb IIIB
Nitric acid	OX2, Corrosive
nitroethane	Fl IC
Nitrogen	NFG
Octadecanoyl chloride	corrosive
1-Octadecylamine, 98%	corrosive
oxone	corrosive
Oxygen	OX gas
Pentane	flammable
phenol	Flam Sol, corr,t
Phosphoric acid	Corrosive
phosphori acid-Metal Prep	Corrosive

Chemical	Hazard Class
piperidine	Flam IB
Poly(dimethylsiloxane)	CL IIIB
potassium chloride	WR1
POTASSIUM HYDROXIDE	Corrosive
potassium nitrate	OX1
potssium permanganate	OX2, corr
Proclin 300	Corrosive
Propylene glycol	combustible
pyridine	FL IB
RNAse Zap	Comb IIIB
sodium azide	H toxic
Sodium borohydride	corr, toxic, WR
Sodium Hydroxide	Corrosive
Sodium methoxide	toxic
Sodium nitrate	OX
Steris LpH se	Comb II, corros
Steris Vesphene II se	corrosive
Su-8 developer	Comb II
SU-8 photoresist	Comb IIIB
sulfuric acid	Corrosive
Sylgard silicone elastomer kit	Comb IIIB
tert-butanol	FL-1B
Tetrahydrofuran	FL-1B
TetrakisdimethylaminoSilicon	Flammable
Tetrakisdimethylaminotitanium	Flammable
Thionyl chloride	Corrosive
Toluene	FL-1B
Trichloroacetic acid, 10%	Corrosive
Triethylamine	Corrosive
Trifluoroacetic acid	Corrosive
TIS (triisopropylsilane)	Comb II

Chemical	Hazard Class
Tris(methylcyclopentadienyl)yttrium	Flammable
Tween 20	Comb IIIB
Viraguard	Flam IB
Virkon tablets	corrosive
Volatile Methylsiloxane (VMS) Fluid	FL IB
waste corrosive liquds	corrosive
waste flammable liquids	flammable
waste oxidizers	OX
Way Oil	Comb IIIB
WD-40	Comb II
Xylene	FL-1B
Zinc powder	pyro

Typical Chemical Inventory and Allowed Quantities Per Control Area

Hazard Classification	Typical Chemicals in use	Unit of Measure	MAQ per 2016 CFC (with a sprinkler system)[1]	MAQ per 2016 CFC (with a sprinkler system and chemical cabinets)[1]
Combustible Liquid (Class II)	aniline, silicone spray oils, formaldehyde, n-dodecane	gallons	240	480
Corrosive Liquids	acids, bases-ammonium hydroxide, hydrochloric acid	gallons	1,000	2,000
Cryogenic Inert	liquid nitrogen, liquid helium	gallons	Not Limited	Not Limited
Flammable Gases	hydrogen	cubic feet	2,000	4,000
Flammable Liquids (IA,IB, IC)	acetone, IPA, methanol, ethanol, hexane, xylene	gallons	240	480
Flammable Solids	camphor, sulfur, magnesium	pounds	250	500
Inert Gases (non-flammable)	nitrogen, argon, carbon dioxide, helium, clean dry air	cubic feet	Not Limited	Not Limited
Oxidizers (Class 3)	Cobalt II Nitrate Hexahydrate, potassium nitrate, sodium nitrate	pounds	20	40
Oxidizing Gases	oxygen	cubic feet	3,000	6,000
Pyrophorics	sodium hydride, lithium	pounds	4	8
Reactives (Class 2)	ethylene oxide, picric acid	pounds	100	200
Liquid Toxics	chloroform, silver stain, formaldehyde	gallons	100	200
Solid Toxics	benzocaine, formaldehyde, potassium chloride	pounds	1,000	2,000

Table Notes:

MAQ = Maximum Allowable Quantity

CFC = California Fire Code

[1] As per Tables 5003.1.1(1) and 5003.1.1(2)

COMMUNITY DEVELOPMENT DEPARTMENT
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HAZARDOUS MATERIALS INFORMATION FORM

In order to help inform City Staff and the external reviewing agencies, the Planning Division requires the submittal of this form, If the use permit application is approved, applicants are required to submit the necessary forms and obtain the necessary permits from the Menlo Park Fire Protection District, San Mateo County Environmental Health Services Division, West Bay Sanitary District, and other applicable agencies. Please complete this form and attach additional sheets as necessary.

1. List the types of hazardous materials by California Fire Code (CFC) classifications. This list must be consistent with the proposed Hazardous Materials Inventory Statement (HMIS), sometimes referred to as a Chemical Inventory. (The HMIS is a separate submittal.)

   A list of chemicals typically used by biotechs and alternative energy companies is attached. Specific materials and quantities will vary by the research being conducted.

2. Describe how hazardous materials are handled, stored and monitored to prevent or minimize a spill or release from occurring (e.g., secondary containment, segregation of incompatibles, daily visual monitoring, and flammable storage cabinets).

   Hazardous wastes are secondarily contained and inspected weekly. Raw materials are stored in appropriately rated cabinets or shelving and visually monitored. Incompatible materials are segregated to ensure no adverse reactions occur.

3. Identify the largest container of chemical waste proposed to be stored at the site. Please identify whether the waste is liquid or solid form, and general safeguards that are used to reduce leaks and spills.

   All hazardous wastes are required to be secondarily contained, whether solid or liquid. All hazardous waste containers must be securely closed except when adding materials to the container. Weekly inspections are conducted which review container condition, labeling and secondary containment.

4. Please explain how hazardous waste will be removed from the site (i.e. licensed haulers, or specially trained personnel).

   Very Small Quantity Generators may dispose of hazardous wastes by self-transporting to the San Mateo County waste facility. Other generators use licensed haulers to dispose at designated hazardous waste facilities.

5. Describe employee training as it pertains to the following:

   a. Safe handling and management of hazardous materials or wastes;
   b. Notification and evacuation of facility personnel and visitors;
   c. Notification of local emergency responders and other agencies;
   d. Use and maintenance of emergency response equipment;
   e. Implementation of emergency response procedures; and
   f. Underground Storage Tank (UST) monitoring and release response procedures.

   All personnel involved in hazardous waste handling must be trained in waste management requirements. A Contingency Plan is prepared by generators which provides details on evacuation procedures, agency notifications, and how to respond to a spill. All personnel handling hazardous materials receive Hazard Communication training.

6. Describe documentation and record keeping procedures for training activities.

   A class roster and copy of the training materials are kept for the required retention times mandated by regulations.

7. Describe procedures for notifying onsite emergency response personnel and outside agencies (e.g. Fire, Health, Sanitary Agency-Treatment Plant, Police, State Office of Emergency Services "OES") needed during hazardous materials emergencies.

   This is contained in the Contingency Plan, which is submitted to the County and MP FPD.

8. Describe procedures for immediate inspection, isolation, and shutdown of equipment or systems that may be involved in a hazardous materials release or threatened release.

   Specific procedures are included in the Contingency Plan. Typical measures are: shutoff of valves for hazmat piping, shutdown of equipment involved in the incident, use of Spill Kit materials to contain a release or impending release, and shutdown of utilities if necessary.

9. Identify the nearest hospital or urgent care center expected to be used during an emergency.

   Stanford Hospital

CITY OF MENLO PARK

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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)

EMERGENCY GENERATOR FOR LIFE SAFETY AND BACKUP FOR CRITICAL LABORATORY EQUIPMENT

FUEL TANK SIZE (in gallons) **AND FUEL TYPE** 430 GALLONS DIESEL	**NOISE RATING** 81 DBA W/ LEVEL 2 ENCL. 60 DBA W/ 8' CINDER BLOCK WALL
SIZE (output in both kW (kilowatt) and hp (horsepower) measurements) 250 KW	**ENCLOSURE COLOR** TO MATCH BLDG.
ROUTE FOR FUELING HOSE ACCESS FRONT OF ENCLOSURE	**PARKING LOCATION OF FUELING TRUCK** PARKING LOT
FREQUENCY OF REFUELING EA AS REQ. FOR EMERGENCY SITUATIONS	**HOURS OF SERVICE ON A FULL TANK** 6.5 HRS

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

1 X EA TWO WEEKS DURING WORK HOURS.

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

OVERFILL ALARM + LEAK ALARM

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

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

ATTACHMENT M

GILLETTE GENERATORS

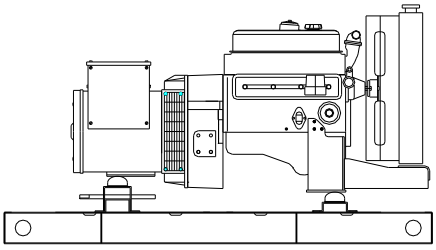
60 HZ MODEL

SP-300

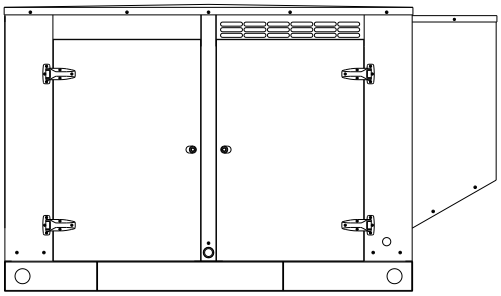
UL-2200 LISTED

LIQUID COOLED LPG/NG ENGINE GENERATOR SET

Model	STANDBY 130°C RISE		
	HZ	LPG	N.G.
SP-300-60 HERTZ	60	30	28



"OPEN" GEN-SET



"LEVEL 2" HOUSED GEN- SET

STANDARD FEATURES

- All generator sets are USA prototype built and thoroughly tested. Production models are USA factory built and 100% load tested.
- All generator sets meet NFPA-110. Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- All generators are UL-1446 and UL-2200 certified.
- Solid state, frequency compensated voltage regulation.
- Electronic engine governor incorporates a throttle body actuator, which allows precise isochronous frequency regulation.
- A brushless rotating field generator design with shunt wound excitation system and connectable at 1 phase or a broad range of 3 phase voltages.
- Deep Sea 7420 digital controller allows programming to basic engine functions in the field. Controller has stop-manual-auto mode and engine shutdowns, signaled by full text LCD indicators.
- ABB main line circuit breaker.
- All generator set specs provide a 2-year limited warranty at time of initial start-up.
- "OPEN" Generator Sets: There is no enclosure, so gen-set must be placed within a weather protected area, un-inhabited by humans or animals, with proper ventilation. Silencer not supplied, as installation requirements are not known. However, this item is available as optional equipment.
- "LEVEL 2" Aluminum Housing: Full weather protection and superior sound attenuation for specific low noise applications. Critical grade muffler is standard.

GENERATOR RATINGS

GENERATOR MODEL	VOLTAGE		PH	HZ	LIQUID PROPANE GAS FUEL 130°C RISE STANDBY RATING		NATURAL GAS FUEL 130°C RISE STANDBY RATING	
	L-N	L-L			KW/KVA	AMP	KW/KVA	AMP
SP-300-1-1	120	240	1	60	30/30	125	28/28	117
SP-300-3-2	120	208	3	60	30/37.5	104	28/35	97
SP-300-3-3	120	240	3	60	30/37.5	90	28/35	84
SP-300-3-4	277	480	3	60	30/37.5	45	28/35	42
SP-300-3-5	127	220	3	60	30/37.5	99	28/35	92
SP-300-3-16	346	600	3	60	30/37.5	36	28/35	33

RATINGS: All single phase gen-sets are dedicated 4 lead windings, rated at unity (1.0) power factor. All three phase gen-sets are 12 lead windings, rated at .8 power factor. 130°C "STANDBY RATINGS" are strictly for gen-sets that are used for back-up emergency power to a failed normal utility power source. This standby rating allows varying loads, with no overload capability, for the entire duration of utility power outage. All gen-set power ratings are based on temperature rise measured by resistance method as defined by MIL-STD 705C and IEEE STD 115, METHOD 6.4.4. All generators have class H (180°C) insulation system on both rotor and stator windings. All factory tests and KW/KVA charts shown above are based on 130°C (standby) R/R winding temperature, within a maximum 40°C ambient condition. Generators operated at standby power ratings must not exceed the temperature rise limitation for class H insulation system, as specified in NEMA MG1-22.40. Specifications & ratings are subject to change without prior notice.

M1

APPLICATION AND ENGINEERING DATA FOR MODEL SP-300-60 HZ

GENERATOR SPECIFICATIONS

Manufacturer ..... Marathon Electric Generators
Model & Type ..... 283CSL1517 4 Pole, 4 Lead, Single Phase
..... 283CSL1707 4 Pole, 12 Lead re-connectable, Three Phase
……..283PSL5251 4 Pole, 4 Lead, 600V, Three Phase
Exciter ..... Brushless, shunt excited
Voltage Regulator ..... Solid State, HZ/Volts
Voltage Regulation ..... ½%, No load to full load
Frequency ..... Field convertible, 60 HZ to 50 HZ
Frequency Regulation ..... ½% (½ cycle, no load to full load)
Unbalanced Load Capability ..... 100% of standby amps
Total Stator and Load Insulation ..... Class H, 180°C
Temperature Rise ..... 130°C R/R, standby rating @ 40°C amb.
1 Ø Motor Starting @ 30% Voltage Dip (240V) ..... 60 kVA
3 Ø Motor Starting @ 30% Voltage Dip (208-240V) ..... 65 kVA
3 Ø Motor Starting @ 30% Voltage Dip (480V-600V) .... 90 kVA
Bearing ..... 1, Pre-lubed and sealed
Coupling ..... Direct flexible disc.
Total Harmonic Distortion ..... Max 3 % (MIL-STD705B)
Telephone Interference Factor ..... Max 50 (NEMA MG1-22)
Deviation Factor ..... Max 5% (MIL-STD 405B)
Ltd. Warranty Period ..... 24 Months from start-up date or
..... 1000 hours use, first to occur

GENERATOR FEATURES

- World Renown Marathon Electric Generator having UL-1446 certification.
- Full generator protection with **Deep Sea 7420** controller, having UL-508 certification.
- Automatic voltage regulator with over-excitation, under-frequency compensation, under-speed protection, and EMI filtering. Entire solid-state board is encapsulated for moisture protection.
- Generator power ratings are based on temperature rise, measured by resistance method, as defined in MIL-STD 705C and IEEE STD 115, Method 6.4.4.
- Power ratings will not exceed temperature rise limitation for class H insulation as per NEMA MG1-22.40.
- Insulation resistance to ground, exceeds 1.5 meg-ohm.
- Stator receives 2000 V. hi-potential test on main windings, and rotor windings receive a 1500 V. hi-potential test, as per MIL-STD 705B.
- Full amortisseur windings with UL-1446 certification.
- Complete engine-generator torsional acceptance, confirmed during initial prototype testing.
- Full load testing on all engine-generator sets, before shipping.
- Self ventilating and drip-proof & revolving field design

ENGINE SPECIFICATIONS AND APPLICATIONS DATA

ENGINE

Manufacturer ..... General Motors
Model and Type ..... Ind. Power Train, Vortec, 3.0L, 4 cycle
Aspiration ..... Natural
Cylinder Arrangement ..... 4 Cylinders, In-Line
Displacement Cu. In. (Liters) 181 (3.0)
Bore & Stroke In. (Cm.) ..... 4 x 3.6 (10.2 x 9.1)
Compression Ratio 9.3:1
Main Bearings & Style ..... 4, Babbitt
Cylinder Head ..... Cast Iron
Pistons ..... 4, Silicon Aluminum
Crankshaft ..... Nodular Iron
Exhaust Valve ..... Forged Steel
Governor ..... Electronic
Frequency Reg. (no load-full load) ..... Isochronous
Frequency Reg. (steady state) ..... ± 1/4%
Air Cleaner ..... Dry, Replaceable Cartridge
Engine Speed ..... 1800 rpm
Piston Speed, ft/min (m./min) 1080 (329)
Max Power, bhp (kwm) Standby /LPG 48 (36)
Max Power, bhp (kwm) Standby /NG 47 (35)
Ltd. Warranty Period ..... 12 Months or 2000 hrs., first to occur

FUEL SYSTEM

Type ..... LPG or NAT. GAS, Vapor Withdrawal
Fuel Pressure (kpa), in. H_2O* ..... (1.74-2.74), 7"-11"
Secondary Fuel Regulator ..... NG or LPG Vapor System
Auto Fuel Lock-Off Solenoid ..... Standard on all sets
Fuel Supply Inlet Line ..... 1" NPT
* Measured at gen-set fuel inlet, downstream of any dry fuel accessories

FUEL CONSUMPTION

LP GAS: FT^3/HR (M^3/HR)	STANDBY
100% LOAD	203(5.8)
75% LOAD	164(4.6)
50% LOAD	127(3.6)
LPG = 2500 BTU X FT^3 = Total BTU/HR LPG Conversion: 8.50 FT^3 = 1 LB. : 36.4 FT^3 = 1 GAL.	

NAT. GAS: FT^3/HR (M^3/HR)	STANDBY
100% LOAD	539(15.3)
75% LOAD	442(12.5)
50% LOAD	342(9.7)
NG = 1000 BTU X FT^3 = Total BTU/HR	

OIL SYSTEM

Type ..... Full Pressure
Oil Pan Capacity qt. (L) 4 (3.8)
Oil Pan Cap. W/ filter qt. (L) 4.3 (4.1)
Oil Filter ..... 1, Replaceable Spin-On

ELECTRICAL SYSTEM

Ignition System ..... Electronic
Eng. Alternator and Starter:
Ground ..... Negative
Volts DC 12
Max. Amp Output of Alternator 70
Recommended Battery to -18°C (0°F): .. 12 VDC, Size BCI# 24F Max Dimensions: ..10 3/4" lg X 6 3/4" wi X 9" hi, with standard round posts. Min. output at 600 CCA. Battery tray (max. dim. at 12"lg x 7"wi), hold down straps, battery cables, and battery charger, is furnished. Installation of (1) starting battery is required, with possible higher AMP/HR rating, as described above, if normal environment averages -13°F (-25°C) or cooler.

APPLICATION AND ENGINEERING DATA FOR MODEL SP-300-60 HZ

COOLING SYSTEM

Type of System ..... Pressurized, closed recovery
Coolant Pump .....Pre-lubricated, self-sealing
Cooling Fan Type (no. of blades) ..... Pusher (10)
Fan Diameter inches (cm) ..... 18" (46)
Ambient Capacity of Radiator °F (°C)..... 125 (51.6)
Engine Jacket Coolant Capacity Gal (L)..... 1.8 (6.8)
Radiator Coolant Capacity (including engine) Gal. (L)....5 (18.9)
Maximum Restriction of Cooling Air Intake
and discharge side of radiator in. H_20 (kpa)..... 0.5 (.125)
Water Pump Capacity gpm (L/min)..... .....18.2 (69)
Heat Reject Coolant: Btu/min (kw) 1940 (34)
Low Radiator Coolant Level Shutdown……...Standard
Note: Coolant temp. shut-down switch setting at 220°F (104°C) with 50/50 (water/antifreeze) mix.

COOLING AIR REQUIREMENTS

Combustion Air, cfm (m^3/min)..... .....74 (2.1)
Radiator Air Flow cfm (m^3/min)..... .....3000 (86)
Heat Rejected to Ambient:
Engine: kw (btu/min)..... ..... 9 (520)
Alternator: kw (btu/min)..... .....4.5 (250)

EXHAUST SYSTEM

Emissions LPG (NG); THC+NOx : g/kW-hr..... 9.93 (7.22)
Emissions LPG (NG); CO : g/kW-hr..... 32.66 (29.47)
Emissions LPG (NG); bsfc : g/kW-hr..... 265.0 (255.9)
Exhaust Outlet Size..... 2"
Max. Back Pressure in. hg (KPA) 3.0 (10.2)
Exhaust Flow, at rated kw: cfm (m^3/min) 250 (7.1)
Exhaust Temp., at rated kw: °F (ºC) 1056 (569)
Engines are EPA certified for LPG and Natural Gas.

SOUND LEVELS MEASURED IN dB(A)

	Open Set	Level 2 Encl.
Level 2, Critical Silencer	69	63
Level 3, Hospital Silencer		58

Note: Open sets (no enclosure) have silencer system choices due to unknown job-site applications. Level 2 enclosure has installed critical silencer with upgrade to Level 3 hospital silencer. Sound tests are averaged from several test points and taken at 23 ft. (7 m) from source of noise at normal operation.

DERATE GENERATOR FOR ALTITUDE

3% per 1000 ft. (305m) above 3000 ft.(914m) from sea level

DERATE GENERATOR FOR TEMPERATURE

2% per 10°F (5.6°C) above 104F (40°C)

DIMENSIONS AND WEIGHTS

	Open Set	Level 2 Enclosure
Length in (cm)	68 (173)	82 (208)
Width in (cm)	36 (91)	36 (92)
Height in (cm)	34 (86)	47 (119)
1 Ø Net Weight lbs (kg)	1120 (508)	1530 (694)
1 Ø Ship Weight lbs (kg)	1200 (544)	1670 (757)
3 Ø Net Weight lbs (kg)	1137 (516)	1607 (729)
3 Ø Ship Weight lbs (kg)	1217 (555)	1747 (792)

DEEP SEA 7420 DIGITAL MICROPROCESSOR CONTROLLER

Deep Sea 7420

The "**7420**" controller is an auto start mains (utility) failure module for single gen-set applications. This controller includes a backlit LCD display which continuously displays the status of the engine and generator at all times.

The "**7420**" controller will also monitor speed, frequency, voltage, current, oil pressure, coolant temp., and fuel levels. These modules have been designed to display warning and shut down status. It also includes: (11) configurable inputs • (8) configurable outputs • voltage monitoring • mains (utility) failure detection • (250) event logs • configurable timers • automatic shutdown or warning during fault detection • remote start (on load) • engine preheat • advanced metering capability • hour meter • text LCD displays • protected solid state outputs • test buttons for: stop/reset • manual mode • auto mode • lamp test • start button • power monitoring (kWh, kVAr, kVAh, kVArh)

This controller includes expansion features including RS232, RS484 (using MODBUS-RTU/TCP), direct USB connection with PC, expansion optioned using DSENet for remote annunciation and remote relay interfacing for a distance of up to 3300FT. The controller software is freely downloadable from the internet and allows monitoring with direct USB cable, LAN, or by internet via the built in web interface.

Further expansion is available by adding the optional "WebNet" gateway interface module. This device will allow comprehensive monitoring of the generator via the cloud including identification, location, and status. Some advantages of this module include: reduced site visits and maintenance costs • remote fuel management • fault analysis • asset tracking • automatic system alerts • maximized system up-time.

STANDARD FEATURES FOR MODEL SP-300-60 HZ

STANDARD FEATURES

CONTROL PANEL:

Deep Sea 7420 digital microprocessor with logic allows programming in the field. Controller has:

- STOP-MANUAL-AUTO modes and automatic engine shutdowns, signaled by full text LCD indicators:
- Low oil pressure
- High engine temp
- Low Radiator Level
- Three auxiliary alarms
- Battery fail alarm
- Engine fail to start
- Engine over speed
- Engine under speed
- Over & under voltage

Also included is tamper-proof engine hour meter

ENGINE:

Full flow oil filter • Air filter • Oil pump • Solenoid type starter motor • Hi-temp radiator • Jacket water pump • Thermostat • Pusher fan and guard • Exhaust manifold • 12 VDC battery charging alternator • Flexible exhaust connector • "Isochronous" duty, electronic governor • Secondary dry fuel regulator • Dry fuel lock-off solenoid • Vibration isolators • Closed coolant recovery system with 50/50 water to anti-freeze mixture • flexible oil & radiator drain hose.

AC GENERATOR SYSTEM:

AC generator • Shunt excited • Brushless design • Circuit Breaker installed and wired to gen-set • Direct connection to engine with flex disc • Class H, 180°C insulation • Self ventilated • Drip proof construction • UL Certified

VOLTAGE REGULATOR:

½% Voltage regulation • EMI filter • Under-speed protection • Over-excitation protection • total encapsulation

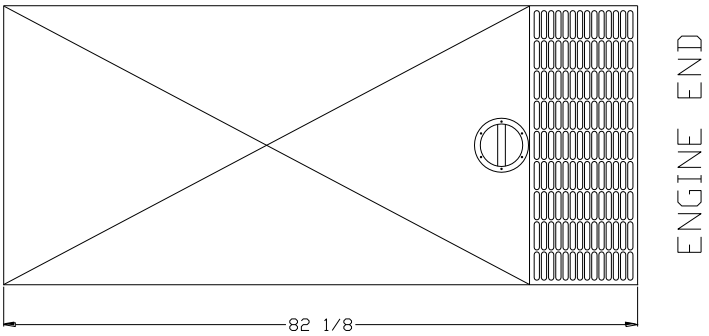
DC ELECTRICAL SYSTEM:

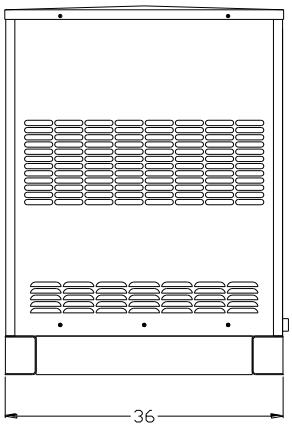
Battery tray • Battery cables • Battery hold down straps • 2-stage battery float charger with maintaining and recharging automatic charge stages.

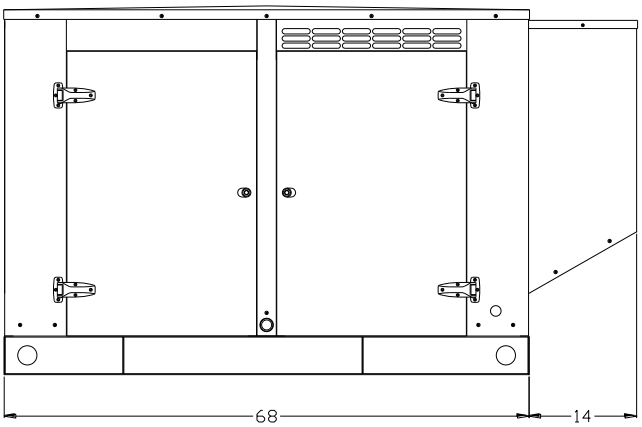
WEATHER/SOUND PROOF ALUMINUM HOUSING CORROSION RESISTANT PROTECTION CONSISTING OF:

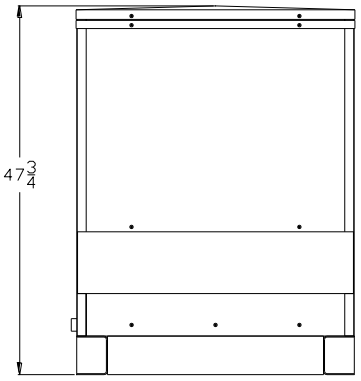
- 9 Heated And Agitated Wash Stages.
- Zinc Phosphate Etching-coating Stage
- Final Baked On Enamel Powder Coat
- 18/8 Stainless Steel Hardware

Design & specifications subject to change without prior notice. Dimensions shown are approximate. Contact Gillette for certified drawings.
DO NOT USE DIMENSIONS FOR INSTALLATION PURPOSES.









Gillette Generators, Inc. • 2921 Thorne Dr. •Elkhart, IN • 46514 • Ph: 574-264-9639 • Fax: 574-262-1840 • Web: www.gillettegenerators.com • spc4-160212

DEVELOPMENT SERVICES
PLANNING DIVISION
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: Friday, February 17, 2017

DATE: February 14, 2017

TO: **MENLO PARK FIRE PROTECTION DISTRICT**
Jon Johnston
170 Middlefield Road
Menlo Park, CA 94025
(650) 323-2407

Applicant	Menlo Business Park, LLC
Applicant's Address	1530 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-330-3600
Contact Person	Ron Krietemeyer
Business Name	Menlo Business Park, LLC
Type of Business	Menlo Business Park is requesting a blanket use permit to allow for the indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D tenants of a building to be remodeled and expanded at 1430 O'Brien Drive. The request also includes approval for diesel fuel to be used in association with a proposed generator on the site.
Project Address	1430 O'Brien Drive, Menlo Park, CA 94025

FOR OFFICE USE ONLY

☐ *The hazardous materials listed are not of sufficient quantity to require approval by this agency.*

☐ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Fire Codes.

☑ The Fire District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the Menlo Park Fire Protection District by:

Signature/Date 2-16-17	Name/Title (printed) GORDON SIMPKINSON CONTRACT FIRE INSPECTOR

Comments: PROJECT AS PROPOSED DOES NOT CREATE ANY EXTRAORDINARY HAZARDS. APPLICANT WILL BE SUBJECT TO INITIAL AND ONGOING ANNUAL FIRE DISTRICT PERMIT AND INSPECTION REQUIREMENTS.

DEVELOPMENT SERVICES
PLANNING DIVISION
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: Friday, February 17, 2017

DATE: February 14, 2017

TO: **WEST BAY SANITARY DISTRICT**
John Simonetti
500 Laurel Street
Menlo Park, CA 94025
(650) 321-0384

Applicant	Menlo Business Park, LLC
Applicant's Address	1530 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-330-3600
Contact Person	Ron Krietemeyer
Business Name	Menlo Business Park, LLC
Type of Business	Menlo Business Park is requesting a blanket use permit to allow for the indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D tenants of a building to be remodeled and expanded at 1430 O'Brien Drive. The request also includes approval for diesel fuel to be used in association with a proposed generator on the site.
Project Address	1430 O'Brien Drive, Menlo Park, CA 94025

FOR OFFICE USE ONLY

☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.

☐ The Sanitary District has reviewed the applicant's proposed plans and use of listed hazardous materials/chemicals and has found that the proposal meets all applicable Code requirements.

☒ The Sanitary District has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures).

The applicant's proposal has been reviewed by the West Bay Sanitary District by: John Simonetti
Regulatory Compliance Coordinator

Signature/Date	Name/Title (printed)
02-22-17	John Simonetti, Regulatory Compliance Coordinator

Comments: Facilities requiring Monitoring per the Code of Federal Regulations (CFR) and or the Districts Code of General Regulations must isolate such wastewstreams for sampling and monitoring purposes as may be required.

DEVELOPMENT SERVICES
PLANNING DIVISION
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: Friday, February 17, 2017

DATE: February 14, 2017

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	Menlo Business Park, LLC
Applicant's Address	1530 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-330-3600
Contact Person	Ron Krietemeyer
Business Name	Menlo Business Park, LLC
Type of Business	Menlo Business Park is requesting a blanket use permit to allow for the indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D tenants of a building to be remodeled and expanded at 1430 O'Brien Drive. The request also includes approval for diesel fuel to be used in association with a proposed generator on the site.
Project Address	1430 O'Brien Drive, Menlo Park, CA 94025

FOR OFFICE USE ONLY

☐ The hazardous materials listed are not of sufficient quantity to require approval by this agency.

☐ The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals and has found the proposal to be in compliance with all applicable Codes.

☒ The Health Department has reviewed the applicant's plans and use of listed hazardous materials/chemicals outlined, and suggests conditions and mitigation measures to be made a part of the City's Use Permit approval (please list the suggested conditions and mitigation measures). The Health Department will inspect the facility once it is in operation to assure compliance with applicable laws and regulations.

The applicant's proposal has been reviewed by the San Mateo County Environmental Health Services Division by:

Signature/Date	Name/Title (printed)
	Amy E DeMasi Haz Mat Specialist

Comments: Facility will be regulated by San Mateo County Env Health for storage of hazardous materials. Please submit HMBP electronically and contact inspector.

DEVELOPMENT SERVICES
PLANNING DIVISION
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: Friday, February 17, 2017

DATE: February 14, 2017

TO: **CITY OF MENLO PARK BUILDING DIVISION**
701 Laurel Street
Menlo Park, CA 94025
(650) 330-6704

Applicant	Menlo Business Park, LLC
Applicant's Address	1530 O'Brien Drive, Menlo Park, CA 94025
Telephone/FAX	Tel: 650-330-3600
Contact Person	Ron Krietemeyer
Business Name	Menlo Business Park, LLC
Type of Business	Menlo Business Park is requesting a blanket use permit to allow for the indoor use and indoor and outdoor storage of hazardous materials in association with life sciences and biotechnology R&D tenants of a building to be remodeled and expanded at 1430 O'Brien Drive. The request also includes approval for diesel fuel to be used in association with a proposed generator on the site.
Project Address	1430 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	Name/Title (printed)
Ron LaFrance 3/8/17	Ron LaFrance, Building Official

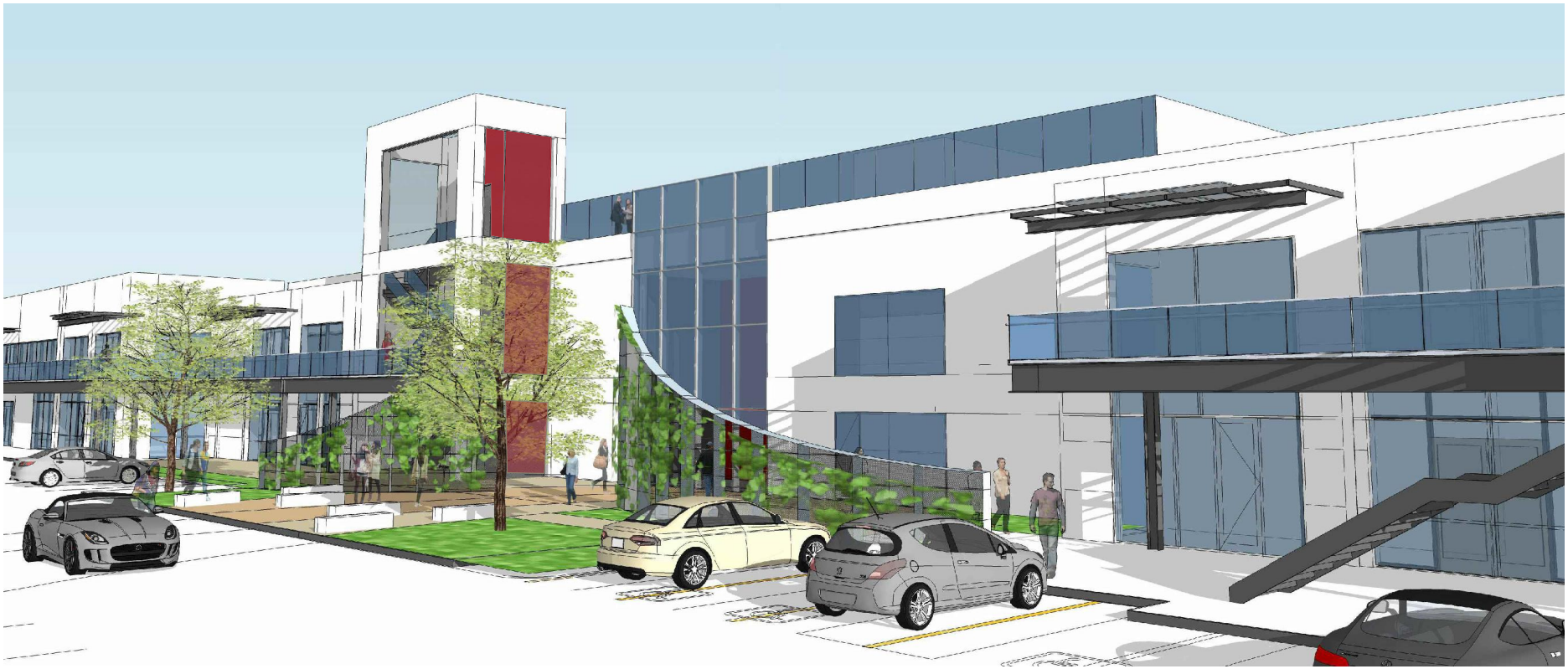
Comments:

MENLO BUSINESS PARK BLDG. 7
AMENITIES & RENOVATION

1430 O'BRIEN DRIVE, MENLO PARK, CALIFORNIA 94025

PLANNING APPLICATION RESUBMITTAL

JULY 11, 2016



TARLTON

DES

PROJECT DATA

1 SITE AND ZONING REQUIREMENTS

a. PROJECT SITE AREA:	153,767	SQ. FT.
b. ZONING DESIGNATION:	M-2	
c. BUILDING HEIGHT LIMIT:	35'-0" MAX.	
d. BUILDING SETBACKS REQUIRED:		
- FRONT YARD	20'-0" MIN.	
- REAR YARD	20'-0" MIN.	
- SIDE YARDS	10'-0" MIN.	

2 EXISTING PROJECT

a. TOTAL BUILDING AREA: (REFER TO SHEET 7)

FIRST FLOOR	46,749	SQ. FT.
SECOND FLOOR	19,203	SQ. FT.
	65,952	SQ. FT.

b. FLOOR AREA RATIO (F.A.R.):	42.9 %	
c. EXISTING SITE COVERAGE:	30.4 %	
d. EXISTING LANDSCAPE AREA COVERAGE:	21.5 %	
e. EXISTING PAVING AREA COVERAGE:	48.8 %	
f. EXISTING BUILDING HEIGHT: (TO TOP OF PARAPET)	~ 30'-0" MAX.	
g. PARKING PROVISION:	199 CARS	

3 PROPOSED PROJECT

a. **NEW INTERIOR S.F. (REFER TO SHEET 15)**

FIRST FLOOR	99	SQ. FT.
SECOND FLOOR	18,638	SQ. FT.
ROOF (CIRCULATION)	365	SQ. FT.
TOTAL NEW ADDITION AREA	**19,102**	**SQ. FT.**

b. **EXISTING BUILDING TO REMAIN (REFER TO SHEET 15)**

FIRST FLOOR	46,848	SQ. FT.
SECOND FLOOR	19,203	SQ. FT.
EXISTING BUILDING AREA TO REMAIN	**65,952**	**SQ. FT.**

c. **TOTAL BUILDING AREA**

NEW BUILDING ADDITION	19,102	SQ. FT.
EXISTING BUILDING AREA (65,952 - 492)	65,460	SQ. FT.
TOTAL NEW BUILDING AREA	**84,562**	**SQ. FT.**
NET INCREASE IN FLOOR AREA	18,610	SQ. FT.

d. **PROPOSED FLOOR AREA RATIO**

SITE AREA	153,767	SQ. FT.
TOTAL MAX. BUILDING AREA	84,562	SQ. FT
F.A.R.	55 %	

e. **COVERAGE**

SITE AREA	153,767	SQ. FT.
BUILDING/SITE COVERAGE AREA	46,848	SQ. FT.
BUILDING/SITE COVERAGE (REFER TO SHEET 14)	30.5 %	

f. **LANDSCAPING RATIO:** 16.9%)
(BASED ON 25,999 SQ. FT.)

g. **PAVING RATIO:** 52.6%
(BASED ON 80,920 SQ. FT.)

PROJECT DATA

h. BUILDING SETBACKS:

- FRONT YARD TO BUILDING	87'-4" (Existing)
- FRONT YARD SET BACK TO WALKWAY	80'-4" (New)
- REAR YARD	72'-6" (Existing)
- SIDE YARD	5'1" (Existing - LEFT)
	5'1" (Existing - RIGHT)

i. PARKING: (*SEE TRANSPORTATION MEMORANDUM - KIMLEY HORN)

PARKING REQUIRED @ 1/300*	282 CARS (84,562 SF)
PARKING REQUIRED @ 1.4/1000 FOR R&D (SIMILAR R&D CAMPUSES TO 1315 O'BRIEN)	118 CARS (84,562 SF)
PARKING PROVIDED	
- PROJECT SITE	197 CARS

j. PROPOSED BUILDING HEIGHT:

- TOP OF (E) ROOF PARAPET	30 FT MAX.
- TOP OF ROOF GUARDRAIL	34'-6"
- ELEVATION OF (N) WALKWAY	12'-6"
- TOP OF (N) ENCLOSED STAIR TOWER	41'-0"
- TOP OF (N) VERTICAL CIRCULATION TOWER	47'-0"

NOTES ON CODE COMPLIANCE

1. THE PROJECT CONFORMS TO THE CITY FIRE REGULATIONS - EXISTING AND (2) NEW FIRE HYDRANTS ARE PROVIDED TO COVER THE ENTIRE SITE.
2. EXISTING DRIVEWAYS 25'-0" WIDE AT FRONT AND SIDES, AND REAR. 25' > 20' MIN. REQUIRED FOR MOVEMENT OF FIRE TRUCKS (@ THOSE 3 SIDES)
3. THE PROJECT WILL HAVE FIRE SPRINKLERS AND FIRE EXTINGUISHERS AS REQUIRED BY THE MENLO PARK FIRE DEPARTMENT.
4. PER DROUGHT RESPONSE PLAN, POOL SHALL BE FILLED VIA AN OUTSIDE WATER SOURCE.
5. TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO REMOVAL OF ANY TREES.
6. MENLO PARK HAS A NO NET NEW STORM WATER RUN-OFF POLICY. THEREFORE, ADDITIONAL RUN-OFF FROM THE PROPOSED NEW IMPERVIOUS AREAS WILL BE RETAINED/DETAINED ON-SITE.
7. GRADING AND DRAINAGE PLANS SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
8. AT BUILDING PERMIT STAGE, IF NEW UTILITIES OR UTILITY UPGRADES ARE PROPOSED, PROVIDE A UTILITY PLAN.
9. PROJECT WILL REQUIRE USE PERMIT FOR OUTDOOR SEATING AT CAFE.

SHEET INDEX

COLOR EXHIBITS

CONTACT

CLIENT/OWNER

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

ARCHITECTS

DES ARCHITECTS + ENGINEERS
399 BRADFORD STREET, SUITE 300
REDWOOD CITY, CALIFORNIA 94063
PHONE: (650) 364-6453
FAX: (650) 364-2618
WEBSITE: WWW.DES-AE.COM
CONTACT: SUSAN ESCHWEILER / ELKE MACGREGOR

PROJECT SCOPE

1. ADD NEW SECOND FLOOR EXTERIOR WALKWAY AT THE FRONT ELEVATION WITH (4) EXIT/STAIRS AND TWO NEW ELEVATORS.
2. ADD (7) NEW SECOND FLOOR ENTRY DOORS TO CREATE NEW TENANT SUITES.
3. DEMO (E) SECOND FLOOR, ADD NEW STRUCTURE AND DECK (INCLUDING ADDITIONAL SECOND FLOOR AREA IN HIGH BAY SPACE).
4. ADD NEW OCCUPANCY SEPARATIONS
5. DEMO (E) FIRST FLOOR INTERIOR WALLS (ADD UPGRADED RESTROOMS AT (E) LOCATIONS)
6. REMOVE CENTER DRIVEWAY AND REPLACE WITH LANDSCAPED SEATING AREA.
7. REMOVE TREES, PLANTING, AND HARDSCAPE ON NORTH SIDE OF BUILDING AND REPLANT WITH DROUGHT TOLERANT PLANTING AND NEW HARDSCAPE.
8. REPAINT ENTIRE BUILDING.
9. INFILL FIRST FLOOR RECESSED ENTRIES.
10. ADD POOL AT ROOF DECK
11. ADD NEW FIRE SPRINKLER RISER
12. ADD NEW DISTINCTIVE VERTICAL CIRCULATION CORE ELEMENT

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TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

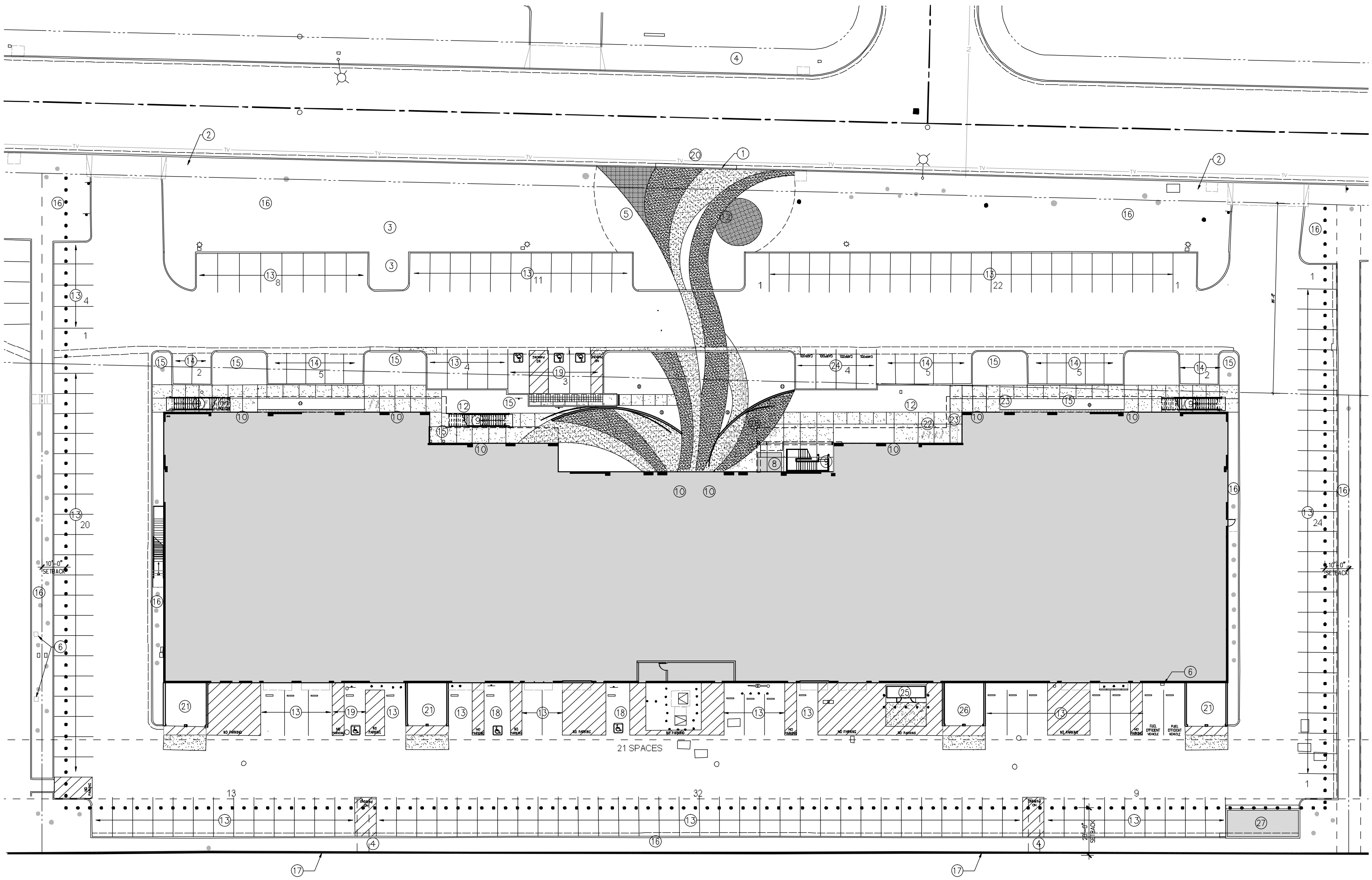
DES Project Number: 2730.61

PROJECT DATA, SHEET INDEX & VICINITY MAP

01.20.2016	Planning Pre-Application Submittal
02.01.2016	Planning Application Submittal
04.26.2016	Planning Application Resubmittal
07.11.2016	Planning Application Resubmittal

1

DES



1 PROPOSED SITE PLAN
1/16" = 1'-0"

PLAN NOTES:

1. REMOVE EXISTING DRIVEWAY AND ADD NEW LANDSCAPING.
2. (N) FIRE HYDRANT
3. (E) HETCH HETCHY VAULT
4. (E) FIRE HYDRANTS
5. NEW BERM
6. (E) CAR CHARGING STATION
7. NOT USED
8. ELEVATOR TOWER
9. STAIRS TO SECOND FLOOR
10. NEW ENTRY DOORS TO REPLACE (E)
11. NOT USED
12. SEATING AREA
13. RESTRIPED PARKING STALLS 8'–6" X 16'–6"
14. (E) PARKING STALLS TO REMAIN (8'–0"X 14'–0")
15. NEW LANDSCAPING, SEE L1
16. (E) LANDSCAPING TO REMAIN
17. (E) SCREEN WALL TO REMAIN
18. (N) ACCESSIBLE PARKING STALLS
19. (E) RESTRIPED ACCESSIBLE PARKING STALLS
20. SHUTTLE STOP (RELOCATED FROM 1505 O'BRIEN)
21. (E) TRASH ENCLOSURE
22. BIKE RACKS
23. BIKE LOCKERS
24. RESTRIPED PARKING – CARPOOL (8'–6"x 16'–6")
25. GENERATOR (UNDER SEPARATE PERMIT)
26. TRASH ENCLOSURE
27. BIORETENTION, SEE CIVIL
28. OUTDOOR SEATING AREA

PARKING:

- STANDARD (8'-6"x16'-6")	172
- ACCESSIBLE (9'x18')	6
- EXISTING TO REMAIN (8'-0"x14')	19
TOTAL STALLS	197

INCLUDED IN THE ABOVE TOTAL:

- CARPOOL / LOW-E (8'-6"x16'-6")	4
- VAN ACCESSIBLE (9'x18')	1

- BICYCLE LOCKERS (2/ LOCKER)	2
- BICYCLE RACKS	12

0 10' 20' 40'
SCALE: 1:20

N

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PROPOSED SITE PLAN

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8A

DES ARCHITECTS ENGINEERS

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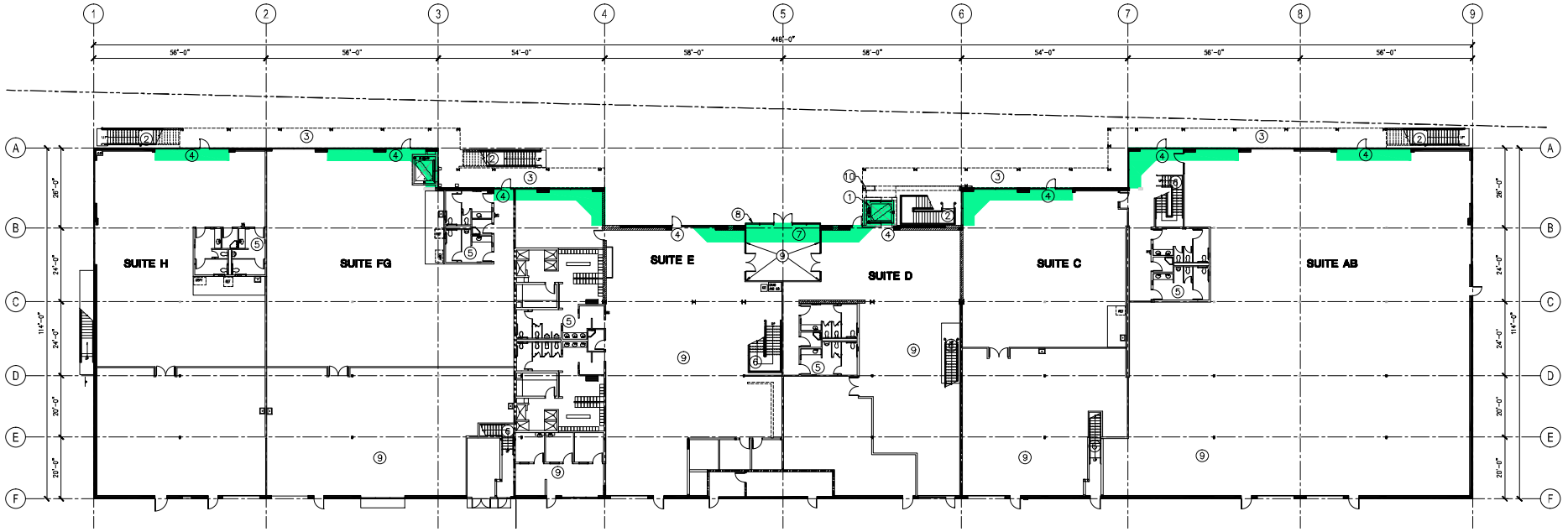

LEGEND:

NEW BUILDING AREA

PROPERTY LINE
SEE SHEET 8A FOR FULL EXTENT OF PROPERTY LINE

PLAN NOTES:

1. NEW ELEVATOR TOWER
2. NEW OPEN STAIRWAY
3. NEW WALKWAY ABOVE
4. NEW TENANT SUITE ENTRY
5. NEW RESTROOMS, SHOWER & JANITOR CLOSET WHERE OCCURS
6. NEW INTERIOR STAIRWAY
7. NEW ALUMINUM STOREFRONT WINDOW AND ENTRY
8. NEW ENTRANCE FEATURE
9. NEW 2 STORIES OPEN SPACE
10. NEW VERTICAL CIRCULATION TOWER

1 PROPOSED SHELL FIRST FLOOR PLAN
1/16" = 1'-0"

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

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PROPOSED SHELL FIRST FLOOR PLAN 10A

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DES

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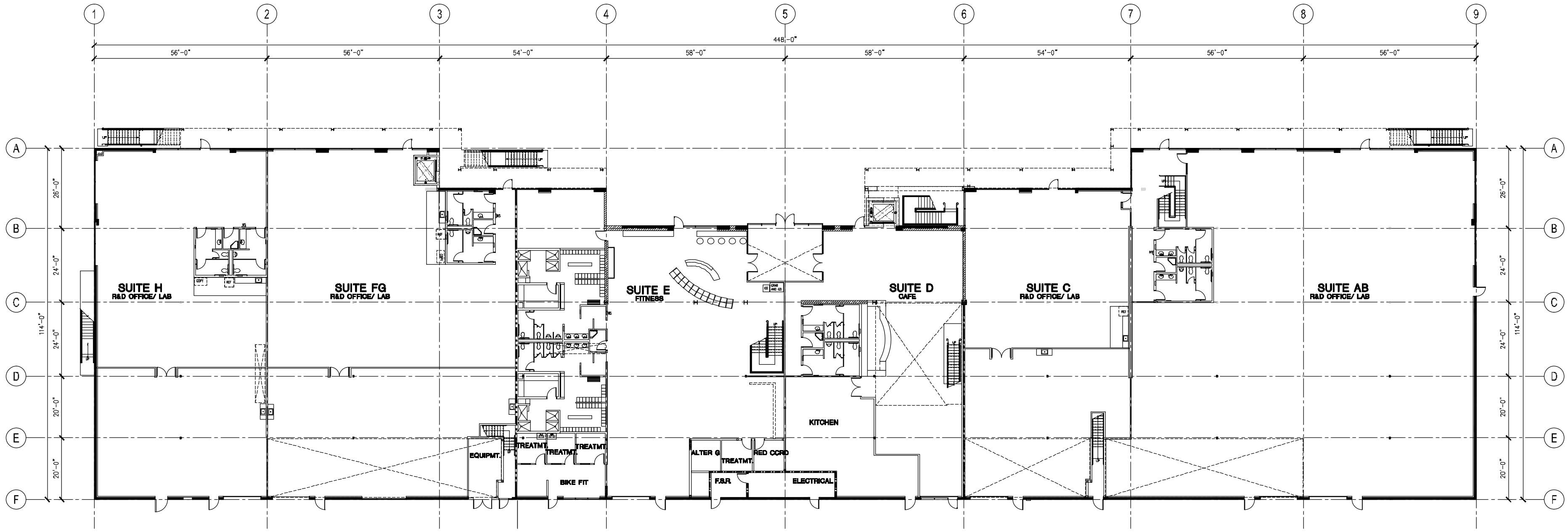

1 PROPOSED TENANT IMPROVEMENT FIRST FLOOR PLAN
1/16" = 1'-0"

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

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PROPOSED TENANT IMPROVEMENT FIRST FLOOR PLAN

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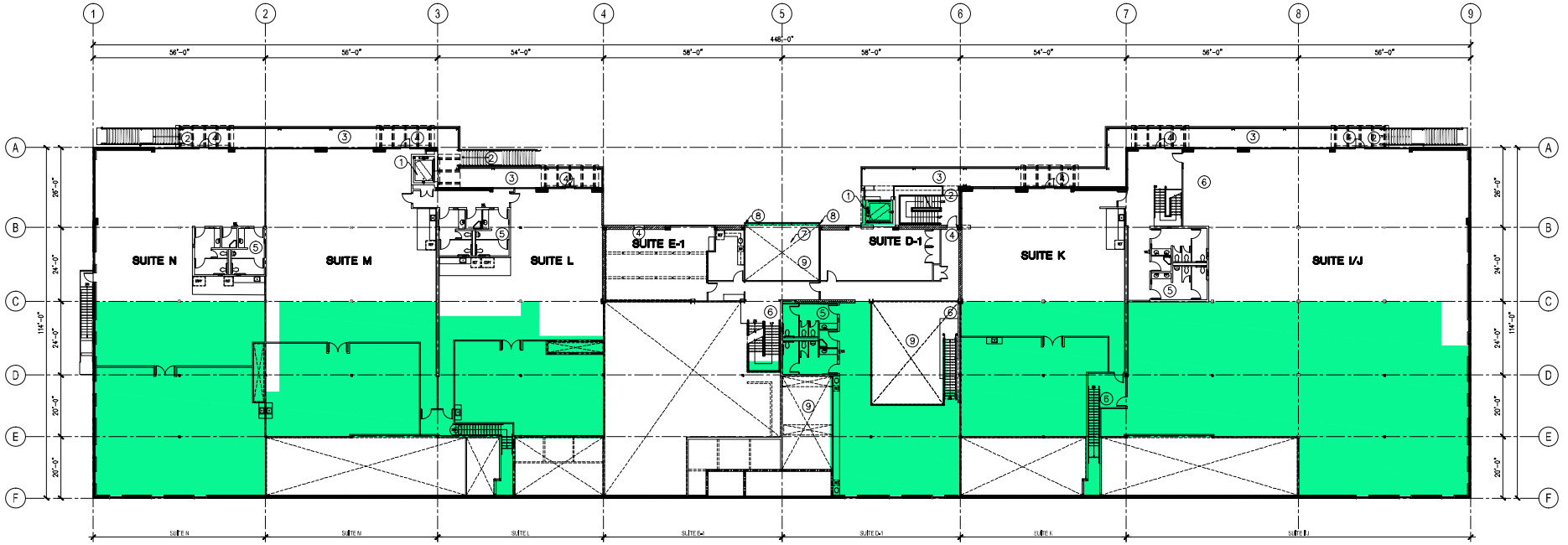
07.11.2016	Planning Application Resubmittal

10B

DES ARCHITECTS ENGINEERS



LEGEND:

NEW BUILDING AREA

PLAN NOTES:

1. NEW ELEVATOR TOWER
2. NEW OPEN STAIRS
3. NEW BRIDGE
4. NEW TENANT SUITE ENTRY AND CANOPY
5. NEW RESTROOMS, SHOWER & JANITOR CLOSET WHERE OCCURS
6. NEW INTERIOR STAIRWAY
7. NEW ALUMINUM STOREFRONT WINDOW
8. NEW ENTRANCE FEATURE
9. NEW 2 STORIES OPEN SPACE
10. NEW ARCHITECTURAL FEATURE

1 PROPOSED SHELL SECOND FLOOR PLAN
1/16" = 1'-0"

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

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PROPOSED SHELL SECOND FLOOR PLAN 11A

01.20.2016	Planning Pre-Application Submittal
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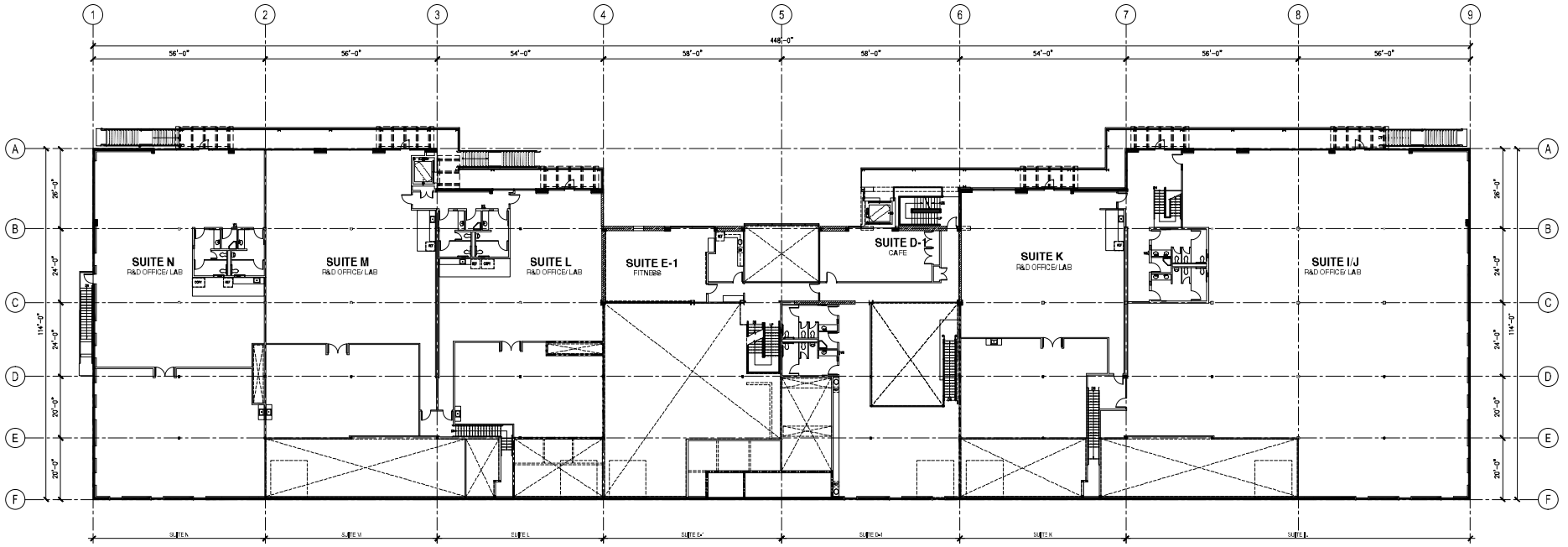
DES



1 PROPOSEDTENANT IMPROVEMENT SECOND FLOOR PLAN
1/16" = 1'-0"

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

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PROPOSED TENANT IMPROVEMENT SECOND FLOOR PLAN

11B

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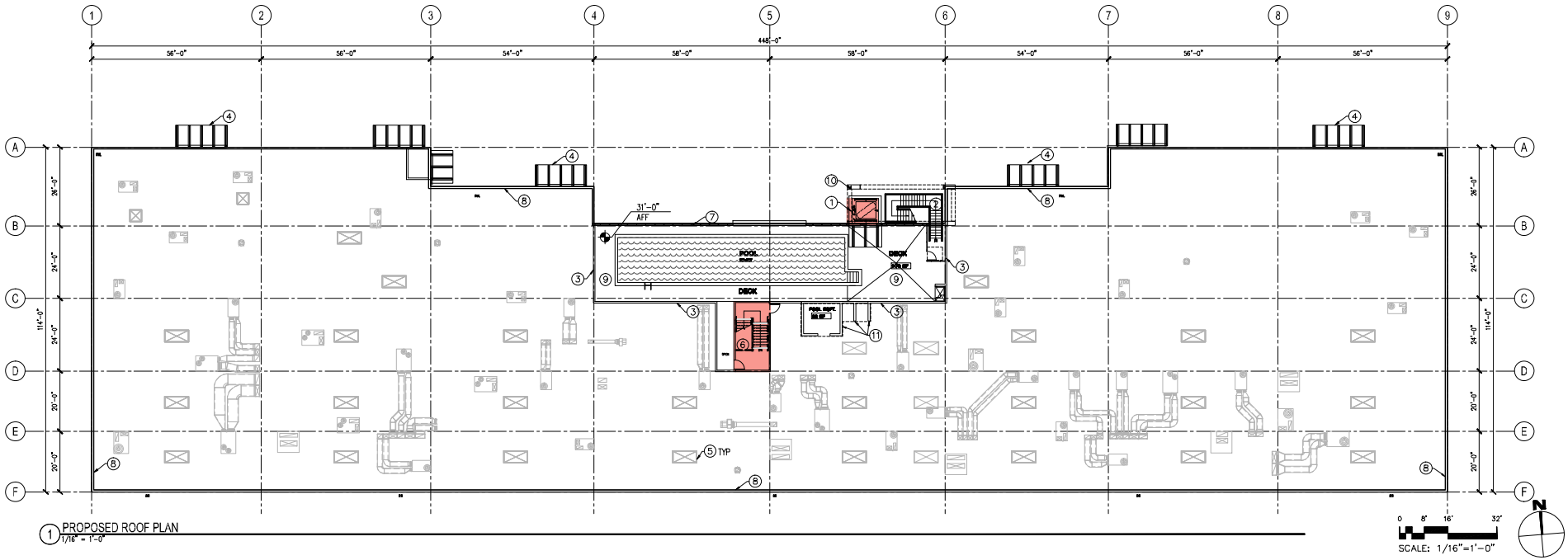
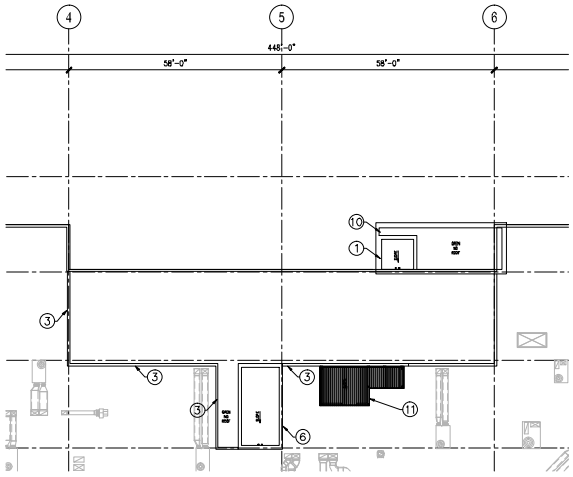


1 PROPOSED ROOF PLAN
1/16" = 1'-0"



1 PARTIAL PLAN OF UPPER ROOF
1/16" = 1'-0"

PLAN NOTES:

1. NEW ELEVATOR TOWER
2. NEW OPEN STAIRWAY
3. NEW ROOF SCREEN
4. NEW CANOPY BELOW
5. EXISTING SKYLIGHT TO REMAIN
6. NEW INTERIOR STAIRWAY
7. NEW GLASS GUARD RAIL
8. EXISTING ROOF SCREEN TO REMAIN
9. RAISED POOL DECK AT 31'-0"
10. NEW VERTICAL CIRCULATION TOWER
11. POOL EQUIPMENT ENLOSURE

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PROPOSED ROOF PLAN

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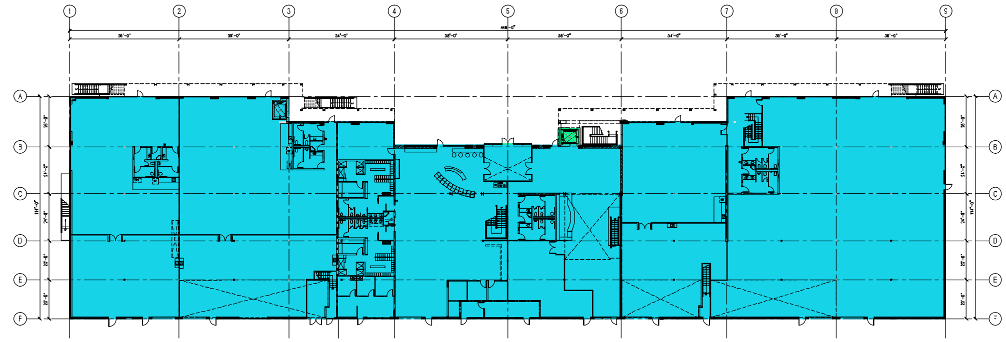
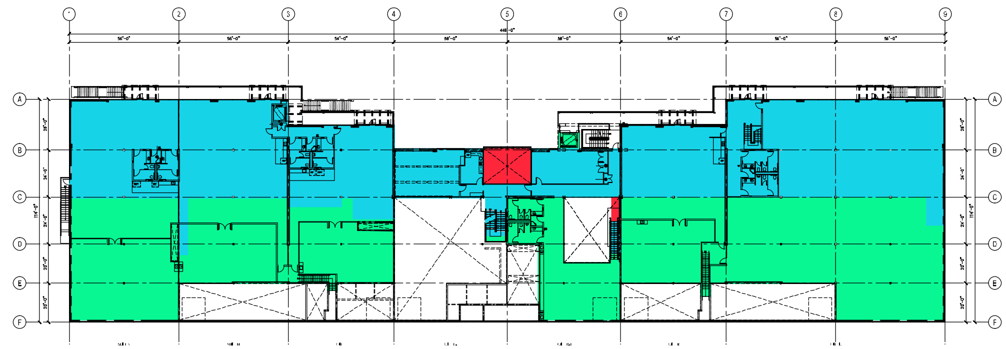
DES



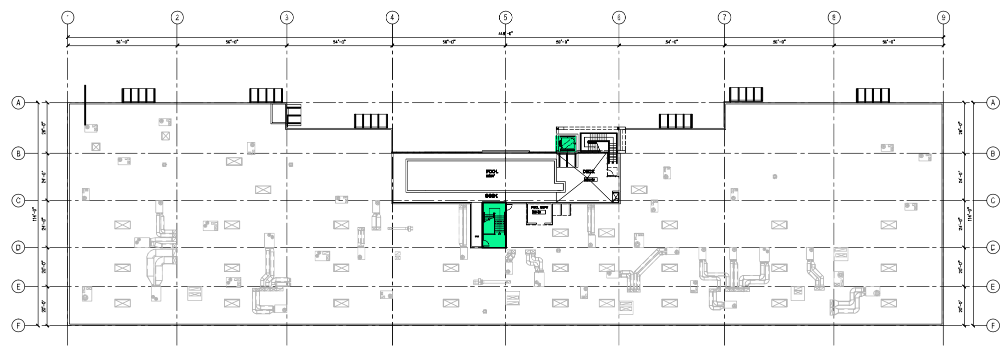
1 PROPOSED FIRST FLOOR PLAN
1" = 30'-0"

AREA TO REMAIN	
EXISTING FIRST FLOOR AREA	**46,749 SF**
ADDITIONAL AREA	+99 SF
PROPOSED FIRST FLOOR AREA	**46,848 SF**



2 PROPOSED SECOND FLOOR PLAN
1" = 30'-0"

AREA TO REMAIN	
EXISTING SECOND FLOOR AREA	**19,203 SF**
SUBTRACTED AREA	-492 SF
ADDITIONAL AREA	+18,638 SF
PROPOSED SECOND FLOOR AREA	**37,349 SF**



3 PROPOSED ROOF PLAN
1" = 30'-0"

EXISTING ROOF	
ADDITIONAL AREA	+365 SF

TOTAL EXISTING FLOOR AREA	**65,952 SF**
TOTAL SUBTRACTED FLOOR AREA	-492 SF
TOTAL ADDITIONAL FLOOR AREA	+19,102 SF
TOTAL PROPOSED FLOOR AREA	**84,562 SF**

NOTE: GFA ARE MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALL

0 15' 30' 60'
SCALE: 1" = 30'
N

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PROPOSED BUILDING GFA DIAGRAMS

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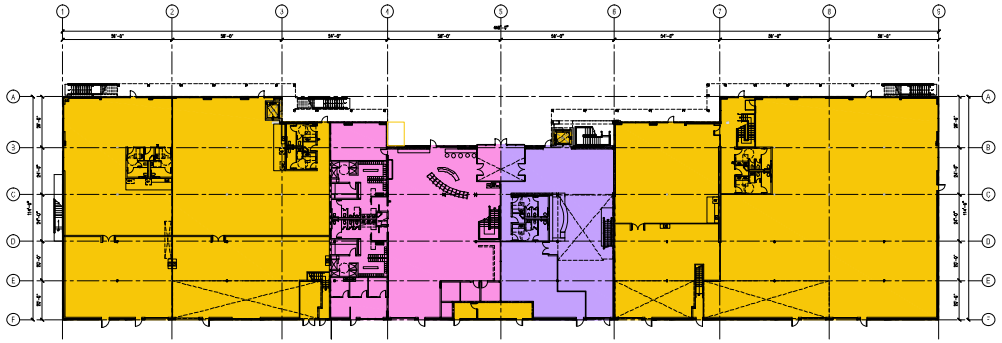
DES ARCHITECTS ENGINEERS



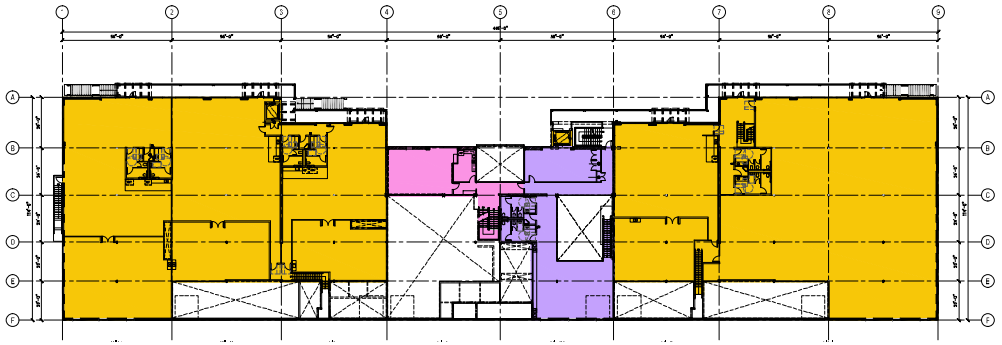
1 PROPOSED FIRST FLOOR PLAN
1" = 30'-0"

PREVIOUS FIRST FLOOR AREA: 46,749 SQ FT
PROPOSED FIRST FLOOR AREA: 46,848 SQ FT

FIRST FLOOR AREA: 33,958 SQ FT
USE: R&D

FIRST FLOOR AREA: 7,866 SQ FT
PROPOSED USE: FITNESS

FIRST FLOOR AREA: 5,024 SQ FT
PROPOSED USE: CAFE



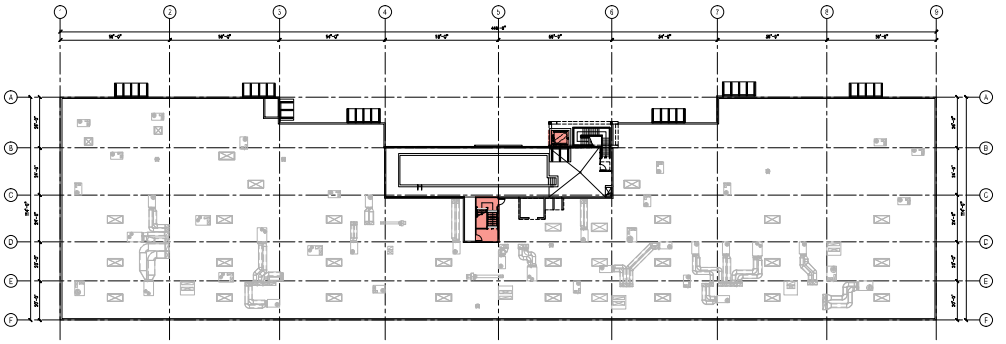
2 PROPOSED SECOND FLOOR PLAN
1" = 30'-0"

PREVIOUS SECOND FLOOR AREA: 19,203 SQ FT
PROPOSED SECOND FLOOR AREA: 37,349 SQ FT

SECOND FLOOR AREA: 32,242 SQ FT
USE: R&D

SECOND FLOOR AREA: 1,577 SQ FT
PROPOSED USE: FITNESS

SECOND FLOOR AREA: 3,530 SQ FT
PROPOSED USE: CAFE



3 PROPOSED ROOF PLAN
1" = 30'-0"

PROPOSED ROOF FLOOR AREA: 365 SQ FT

ROOF FLOOR AREA: 365 SQ FT
PROPOSED USE: CIRCULATION

TOTAL R&D USE:	66,200 SQ. FT.
TOTAL FITNESS USE:	9,443 SQ. FT.
TOTAL CAFE USE:	8,554 SQ. FT.
TOTAL CIRCULATION ON ROOF USE:	365 SQ. FT.
	84,562 SQ. FT.

0 15' 30' 60'
SCALE: 1" = 30'

N

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PROPOSED BUILDING USE DIAGRAMS

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DES

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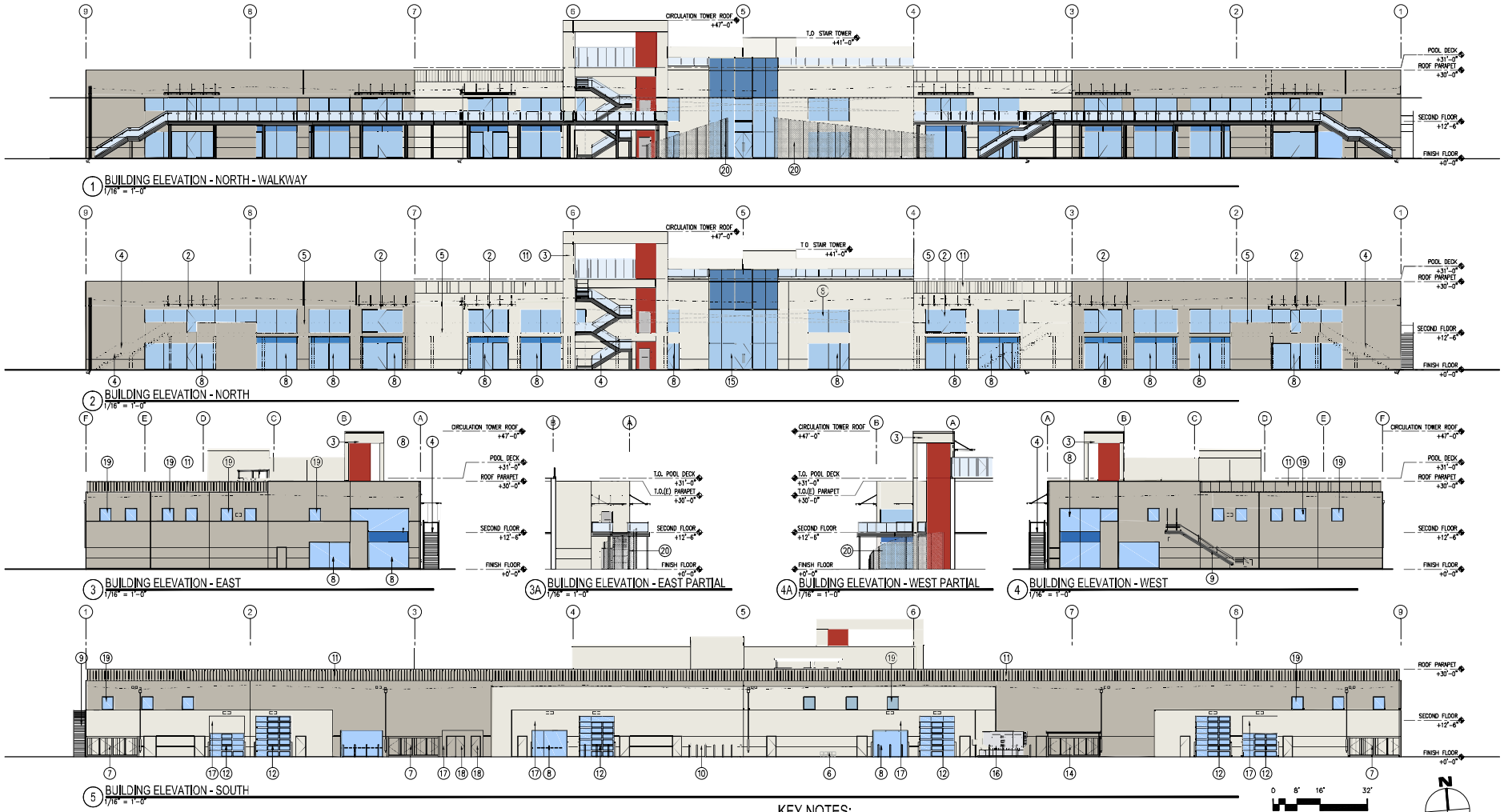


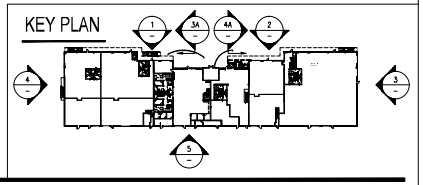
MATERIALS/ FINISHES LEGEND

- LOW-E, SLIGHTED TINTED, DOUBLE GLAZED GLASS STOREFRONT GUARDIAN SUNGUARD 1" VE26-2M INSULATING HS/HS
- LOW-E, DOUBLE GLAZED SPANDREL GLASS STOREFRONT GUARDIAN SUNGUARD 1" VE26-2M INSULATING HS/HS
- TEMPERED CLEAR GLASS RAIL
- PAINT BENJAMIN MOORE OC-25 CLOUD COVER
- PAINT BENJAMIN MOORE AF-685 THUNDER
- PAINT BENJAMIN MOORE 2121-10 GRAY
- PAINT DET 447 Red Clay

KEY NOTES:

1. EXISTING GLASS / ROLL-UP DOOR TO REMAIN
2. NEW SECOND FLOOR ENTRY AND CANOPY
3. NEW CIRCULATION TOWER
4. NEW STAIR
5. NEW WALKWAY
6. EXISTING GAS METERS TO REMAIN
7. EXISTING TRASH ENCLOSURES TO REMAIN
8. NEW STOREFRONT SYSTEM
9. EXISTING STAIR TO REMAIN
10. EXISTING FIRE SPRINKLER MAINS TO REMAIN
11. EXISTING ROOF SCREEN TO REMAIN
12. NEW SECTIONAL GLASS DOOR
13. POOL EQUIPMENT STORAGE
14. NEW TRASH ENCLOSURE
15. NEW CURTAIN WALL
16. GENERATOR (FUTURE)
17. INFILL
18. NEW DOOR
19. NEW WINDOWS
20. VEGETATION SCREENS (MAX. 25')

KEY PLAN



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PROPOSED BUILDING ELEVATIONS

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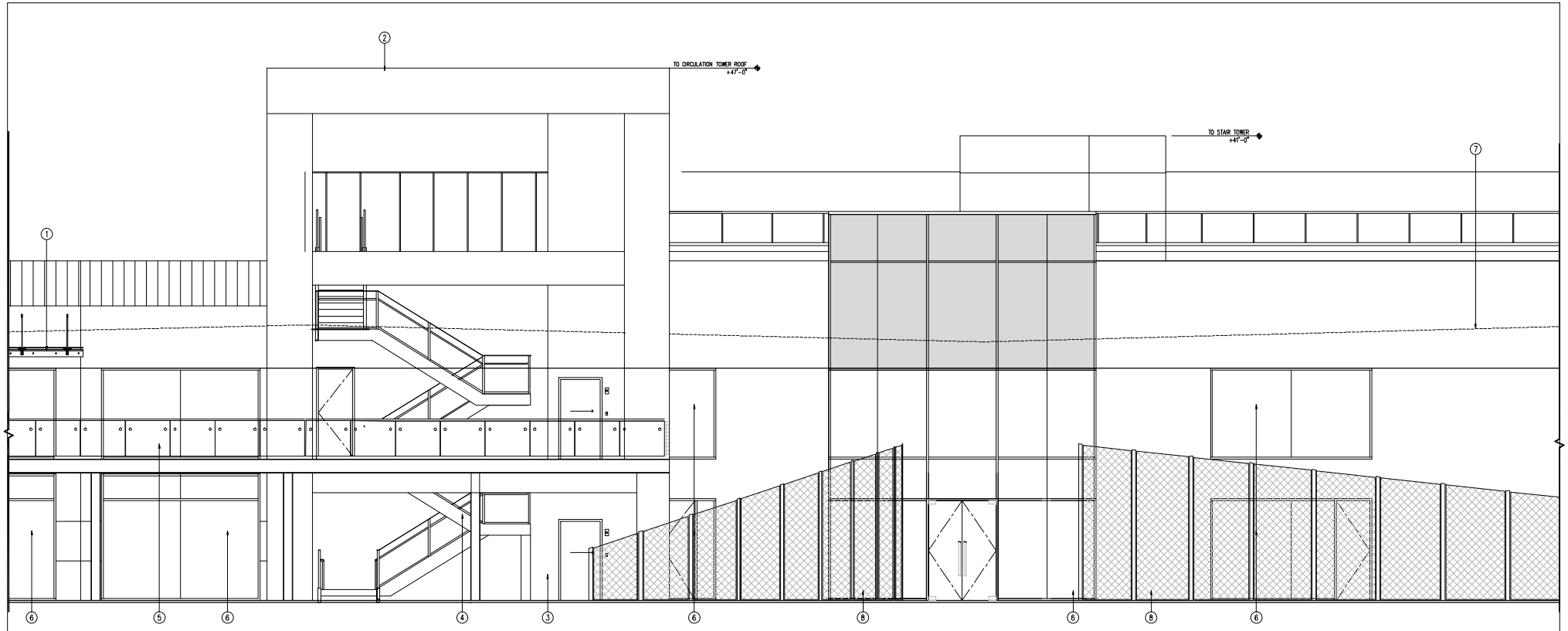
07.11.2016	Planning Application Resubmittal

DES

Jul 19, 2016 - 8:56am SChoa P:\Tarlton\Menlo BP\2730001 MBP-BP\Bldg7000\2730611\Dwg\Arch\Planning Package\19 - Proposed Building Elevations.dwg



1 PARTIAL ENLARGED ELEVATION - NORTH
1/4" = 1'-0"

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

NOTES:

THE FEATURED DESIGN ELEMENTS THAT DISTINGUISH THIS BUILDING OF THE CAMPUS AS AN AMENITIES AREA AND DESTINATION FOR BUSINESS PARK CAMPUS TENANTS ARE THE VERTICAL "MASSES" OR TOWERS WITH CIRCULAR OPENINGS. THESE ELEMENTS PROVIDE A VISUAL CUE TO LOCATE VERTICAL CIRCULATION CORES, ENCOMPASSING AN ELEVATOR TOWER AND STAIRS. THE MAIN ARCHITECTURAL ELEMENTAL SO FOLDS OVER TO CREATE A HORIZONTAL ELEMENT WHICH OFFERS PARTIAL PROTECTION FROM THE ELEMENTS TO THOSE USING THE STAIR WHILE STILL ALLOWING VISUAL CONNECTIVITY TO THE PARKING AREA AND STREETSCAPE.

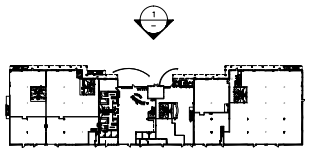
THE CANOPIES AT EACH OF THE NEW (6) 2ND FLOOR ENTRIES PROVIDE PARTIAL PROTECTION FROM THE ELEMENTS AND ALSO OFFER A VISUAL CUE FOR BUILDING TENANTS.

THE ARCHITECTURAL DESIGN ELEMENTS INCORPORATED INTO THE MODERNIZATION OF THIS TILT-UP BUILDING ARE INTENDED TO CREATE VISUAL INTEREST, MAKE THE EXISTING STREET-FACING STRUCTURE MORE CURRENT AND AESTHICALLY RELEVANT, WHILE ALSO PROVIDING AN ARCHITECTURAL TIE TO THE OTHER CAMPUS STRUCTURES (SUCH AS 1315, 1140, 1135, AND 1165 O'BRIEN, AS WELL AS 1555 ADAMS) THAT HAVE SIMILAR VERTICAL DISTINGUISHING ARCHITECTURAL FEATURES.

KEY NOTES:

1. 2ND FLOOR ENTRY CANOPY
2. CIRCULATION TOWER
3. NEW ELEVATOR TOWER
4. NEW OPEN STAIR
5. NEW BRIDGE
6. NEW STOREFRONT / GLASS
7. ROOF LINE BEHIND PARAPET WALL
8. VEGETATION SCREEN

KEY PLAN



TARLTON
1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

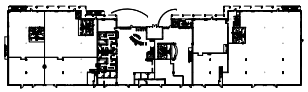
DESIGN ELEMENT DETAIL

23

01.20.2016	Planning Pre-Application Submittal
02.01.2016	Planning Application Submittal
04.26.2016	Planning Application Resubmittal
07.11.2016	Planning Application Resubmittal

DES

1 VIEW OF NEW ENTRANCE AND WALKWAY
NTS



KEY PLAN

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

Building Perspective

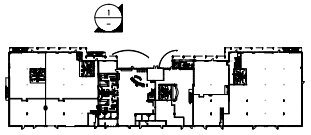
B

01.20.2016	Planning Pre-Application Submittal
02.01.2016	Planning Application Submittal
04.26.2016	Planning Application Resubmittal
07.11.2016	Planning Application Resubmittal

DES

Jul 19, 2016 - 8:07am SChow P:\Tarlton\Menlo BP\2730001\MBP-BP\Bldg7000\2730611\Dwg\Arch\Planning Package\Exhibit B Building Perspective.dwg

1 VIEW OF NEW DEFINING ELEMENT, WALKWAY, ENTRY AND ELEVATOR TOWER
NTS



KEY PLAN

TARLTON

1530 O'Brien Drive, Suite C
Menlo Park, CA 94025

Menlo Business Park Bldg. 7 - Amenities & Renovation

1430 O'Brien Drive, Menlo Park, CA. 94025

DES Project Number: 2730.61

Building Perspective

C

01.20.2016	Planning Pre-Application Submittal
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DES

CITY OF MENLO PARK

REGULAR MEETING MINUTES – EXCERPT
Date: 7/25/2016
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair 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; Kaitlin Meador, Associate Planner; Michele Morris, Assistant Planner; Kyle Perata, Senior Planner; Tom Smith, Associate Planner

F. Public Hearing

F7. Use Permit and Architectural Control/DES Architects & Engineers/1430 O'Brien Drive: Request for a use permit and architectural control to partially convert, expand, and architecturally update an existing research and development (R&D) building to create a new cafe and fitness and health center, additional R&D spaces, and provide new landscaping to the subject property which is located in the M-2 (General Industrial) zoning district. As part of the project, the applicant is requesting a parking reduction based on the uses within the building and the proposed tenants' operations. Approximately 199 parking spaces would be provided, where 282 parking spaces are required by the M-2 square-footage-based parking requirements. The project includes a Below Market Rate (BMR) Housing Agreement for the payment of an in-lieu fee or the delivery of equivalent off-site units. (Staff Report #16-064-PC)

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

Questions of Staff: Commissioner Barnes asked about the parking discussed in the staff report. Associate Planner Smith said the SFPUC parcel historically allowed parking for this particular building. He said those spaces counted toward the 199 parking spaces. He said there were some substandard parking spaces on the lot that the applicant was proposing to maintain which were somewhat smaller than what a parking space was currently required to be. He said staff was recommending that those be maintained as they were. Commissioner Barnes confirmed that the SFPUC parking spaces were on a separate parcel with a permanent easement over it to allow the applicant to use it for parking. He confirmed the methodology of determining the parking requirement.

Applicant Presentation: Susan Eschweiler, principal architect with DES, introduced Elka MacGregor, also of DES. She said DES had originally designed this building in the 1980s. She said this project would include a cosmetic remodel and the addition of square footage and creation of café and fitness center amenities, and addition of square footage in the high bay portion of the building for the research and development functions. She said this has been a very important building for Menlo Business Park over the years. She noted that they had brought a materials board for the Commission's review.

Commissioner Onken asked if the pool on the roof was part of the fitness center. Mr. Krietemeyer, Tarleton Properties, said the pool would sit over the top of a meeting space that was above the café and a yoga studio. He said the fitness center and café comprised about 20,000 square feet.

Ms. Eschweiler said the café would be open from 10 a.m. to 4 p.m. and to the public. She said the fitness center would serve only the tenants / residents of the business center with the intent of reducing car trips.

Commissioner Kahle said he was a former employee of DES and Ms. Eschweiler. He asked about the glass as it appeared very blue and asked if there was a sample. Ms. Eschweiler said it was blue as all the buildings designed in the Menlo Business Park were blue and they were not trying to create a whole new aesthetic. She said they were replacing all the glass in this building with double pane low e glazing that would improve the building energy efficiency. She said it was similar to the existing blue on the site. Commissioner Kahle asked about the red of the elevator towers and confirmed it was the red shown on the materials board. He asked if that was the back wall of the tower. Ms. Eschweiler said the red was the surround of the elevator and the tower noting the tower housed a stair as well. She said the stair was off white and the red was the exterior walls of the elevator tower.

Commissioner Barnes said the report indicated the intent of the TDM program was to bring the trips below the level of a 10,000 square foot office building. He asked if that for the whole building. Associate Planner Smith said it was for the 20,000 square foot addition.

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

Commission Comment: Commissioner Onken noted the intent that the fitness center would serve only residents of the business park thus reducing trips off campus to gym facilities elsewhere as well as the TDM program throughout the business park. He said he was comfortable with the parking requirement. He said unlike a lot of other R&D facilities this building had the potential for a larger population of people with the smaller spaces. He said however the new floor space was offset by the amenities so he was reasonably comfortable with the proposal.

Commissioner Kahle asked why a variance request was not required for the project to exceed the maximum height. Associate Planner Smith said exceptions in the zoning ordinance to maximum height requirements included stair towers. He said the tower was needed to get people to the rooftop amenities. He said staff was comfortable with the proposal because of the small nature of the tower in comparison with the overall size of the facility. He said based on past approvals from the Commission such as for 1315 O'Brien that had a similar feature that was above the 35-foot height level, staff felt comfortable recommending the proposal for this tower to exceed the 35-foot height level.

Commissioner Kahle said the staff report noted that the tower added to the building but that the

Commission might make a different determination. He said he agreed with staff's recommendation and this was a well-designed, much needed improvement. He moved to approve as recommended in the staff report.

Commissioner Riggs said this was a wonderful change to the building, and he believed people from neighboring buildings would walk to it for the amenities. He said he was not concerned with the parking. He said he supported the architectural control and the interpretation by staff of the elevator tower. He seconded Commissioner Kahle's motion.

Commissioner Barnes said he loved the project and it was a great vision for what the area wanted to become. He said he was enthusiastic for the project to prove that the parking reduction could be done as that would support the reality of the work/live/play concept. He indicated that it would not be easy to do though. He asked what remediation there was if annual review indicated the parking and trip targets were not being met. Associate Planner Smith said the likely outcome would be a strengthening of the TDM measures and requirements to see about reducing the number of trips as well as potentially creative parking such as stacking parking.

Commissioner Barnes said he had found grammatical errors in the BMR Agreement. Chair Strehl asked if Commissioner Barnes could provide Associate Planner Smith with his recommended changes. Commissioner Barnes said he would.

ACTION: Motion and second (Kahle/Riggs) to approve the item as recommended in the staff report, with grammatical corrections to the BMR agreement as specified by Commissioner Barnes; 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 Below Market Rate (BMR) Housing Agreement.

4. 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.

5. Approve the use permit and architectural control subject to the following ***standard*** conditions:

   a. Development of the project shall be substantially in conformance with the plans prepared by DES Architects + Engineers consisting of thirty-seven plan sheets, dated received July 11, 2016, as well as the Project Description Letter, dated received April 25, 2016, and the Transportation Memorandum for 1430 O'Brien Drive, dated February 1, 2016, approved by the Planning Commission on July 25, 2016, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

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

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

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

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

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

   g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the Project Arborist's recommendations.

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

   a. Concurrent with the submittal of a complete building permit application, the applicant shall submit a plan showing the location of the shuttle stop and signage, and apply for an encroachment permit if applicable. The submitted plan shall also show a connection from the proposed central pedestrian entry path to the crosswalk at the western side of the O'Brien Drive and Adams Drive intersection. The shuttle stop location and signage, as well as the connection between the pedestrian path and the crosswalk, would be subject to review and approval of the Engineering, Transportation, and Planning Divisions.

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

c. Prior to issuance of a building permit, the applicant shall provide written status identifying the completion of, or where applicable, on-going compliance with the ten follow-up items listed in June 29, 2016 minutes of the SFPUC Project Review Committee.

d. Prior to building permit issuance, the applicant shall pay a Transportation Impact Fee (TIF) at a restaurant rate of $4.63 per square foot of gross floor area (GFA), at a health/fitness club rate of $3,107.87 each of the 33 PM peak hour trips, and at an R&D rate of $3.33 per square foot of GFA for a total estimated TIF of $145,085.81, subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and the final calculation will be based upon the rate at the time of fee payment. The TIF rate is adjusted each year based on the ENR Construction Cost Index percentage change for San Francisco.

I. Adjournment

The meeting adjourned at 9:20 p.m.

Staff Liaison: Thomas Rogers, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on August 29, 2016