REGULAR MEETING AGENDA

Date: 4/24/2017
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 March 27, 2017, Planning Commission meeting. (Attachment)

F. Public Hearing

F1. Use Permit/Chris Pandolfo/1065 Trinity Drive:
Request for a use permit to add on to the main floor and lower floor, and conduct interior modifications to an existing two-story, single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes excavation in the required right side and rear yard setbacks, associated with creating access to the lower floor addition and landscape improvements. The parcel is located in the R-E-S (Residential Estate Suburban) zoning district. As part of the proposed development, nine heritage-size trees (two white birches and seven Monterey pines) in poor health, are proposed to be removed. (Staff Report #17-019-PC)

F2. Use Permit/Arzang Development L.P./262 Yale Road:
Request for a use permit to demolish an existing single-story home and detached garage, and build a new two-story residence on a substandard lot with respect to width. The subject property is in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #17-020-PC)

F3. Use Permit/Alex Lai & Jessy Tseng/845 Arbor Road:
Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with respect to width and area in the R-1-S (Single Family Suburban Residential) zoning district. (Staff Report #17-021-PC)

F4. Use Permit/Kanler, Inc./515 Bay Road:
Request for a use permit to construct a new two-story, single-family residence on a substandard lot with regard to lot width and lot area in the R-1-U (Single Family Urban Residential) zoning district. In addition, one heritage Joshua tree, 30 inches in diameter, in fair condition, and one heritage coast live oak, 22 inches in diameter, in fair condition, at the right side of the property would be removed. In addition, a heritage coast live oak, 16 inches in diameter, in fair condition, would be pruned more than 25 percent. An earlier version of the proposal was reviewed and continued by the Planning Commission on Feburary 27, 2017. ***Application withdrawn.***

F5. Use Permit/Goldsilverisland Properties LLC/674-676 Partridge Avenue:
Request for a use permit to demolish two existing one-story single-family residences and a detached two-car garage, and construct two new two-story single-family residences, an attached one-car garage and a detached one-car garage. The proposal includes the removal of one heritage black acacia tree in the right rear area of the parcel as well as administrative review of a tentative parcel map to subdivide the project into two condominium units. The subject property is in the R-2 (Low Density Apartment) zoning district. (Staff Report #17-022-PC)

F6. Use Permit Revision and Architectural Control Revision/The Kastrop Group/210 Oak Grove Avenue:
Request for a use permit revision and architectural control revision for a single-story addition to an existing social hall (O'Hare Center) on a church site in the R-E (Residential Estate) zoning district. Modifications to on-site parking are proposed, including the conversion of an existing three-car garage to gathering space and the construction of a new detached two-car garage. (Staff Report #17-023-PC)

G. Informational Items

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

- Regular Meeting: May 8, 2017
- Regular Meeting: May 22, 2017
- Regular Meeting: June 5, 2017

H. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 04/19/17)

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.

CITY OF MENLO PARK

REGULAR MEETING MINUTES - DRAFT

Date: 3/27/2017
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

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

B. Roll Call

Present: Andrew Barnes, Drew Combs (Vice Chair), Susan Goodhue, Larry Kahle, John Onken, Henry Riggs, Katherine Strehl (Chair)

Staff: Thomas Rogers, Principal Planner; Jean Lin, Senior Planner, Arnold Mammarella, Consultant

C. Reports and Announcements

Principal Planner Thomas Rogers said the City Council at its March 14 meeting approved the Housing Element Annual Report. He noted that there were not any substantive changes to the report since the Planning Commission's review and recommendation of it. He said the Council also approved an amendment to the green building regulations to make a small change regarding car chargers and the ConnectMenlo areas. He said the Council at its March 28 meeting would consider appointing subcommittees for the 500 El Camino Real and the Stanford General Use Permit projects. He said the Community Development Department had happily welcomed Mark Muenzer as Assistant Community Development Director for Planning.

D. Public Comment

There was none.

E. Consent Calendar

E1. Approval of minutes from the February 27, 2017 Planning Commission meeting. (Attachment)

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

Chair Strehl noted that Commissioner Onken would be recused from the items on the agenda pertaining to Stanford University. Mr. Onken left the dais. Chair Strehl also noted that a court reporter was recording item F1 to prepare a transcript of the public hearing item.

F. Public Hearing

F1. Draft Infill Environmental Impact Report (EIR) Public Hearing/Stanford University/300-550 El Camino Real: Public hearing to receive public comments on the Draft Infill EIR for the proposed development at 300-550 El Camino Real Project (also known as the Middle Plaza at 500 El Camino Real project). The Draft Infill EIR prepared for the project identifies environmental effects at a less than significant level without mitigation in the following categories: Air Quality (construction health risk) and Noise (vehicle traffic noise). The Draft Infill EIR identifies potentially significant environmental effects that are significant and unavoidable in the following category: Transportation/Traffic. The following categories were previously identified as requiring no further analysis in the associated Infill Environmental Checklist, due to being analyzed in a prior EIR and/or being substantially mitigated by uniformly applicable development policies: Agricultural and Forestry Resources, Air Quality (other than construction health risk), Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Agenda Page 2 City of Menlo Park 701 Laurel St., Menlo Park, CA 94025 tel 650-330-6600 www.menlopark.org Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise (other than noise impacts from vehicle traffic), Population and Housing, Public Services, Recreation, Transportation/Traffic (air traffic patterns), and Utilities and Service Systems. The Infill Environmental Checklist is included as an Appendix of the Draft Infill EIR. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed hazardous waste sites are present at the location. The project location does contain a hazardous waste site included in a list prepared under Section 65962.5 of the Government Code. The Hazards and Hazardous Materials section of the Draft Infill EIR discusses this topic in more detail. Written comments on the Draft Infill EIR may also be submitted to the Community Development Department no later than 5:30 p.m., Thursday, April 13, 2017. (Staff Report #17-016-PC)

Transcript prepared for item F1.

G. Study Session

G1. Study Session/Stanford University/300-550 El Camino Real: Study session to receive comments on the 500 El Camino Real proposal (also known as the Middle Plaza project) for a mixed-use development consisting of office, retail, and residential uses on a 8.4-acre site, with a total of approximately 10,000 of retail/restaurant, 144,000 square feet of non-medical office, and 215 residential units. The study session will allow Planning Commissioners and the public to provide feedback on the overall project (Staff Report #17-016-PC).

Staff Comment: Senior Planner Lin said the applicant and team would make a presentation after which the public would be given the opportunity to comment on the project. She said finally the Commission would have an opportunity to ask questions and make comments on the proposed project.

Applicant Presentation: Mr. John Donahoe, Stanford Real Estate, said representatives from DES Architects, Dahlin Group Architects and Planning, and Guzzardo Partnership were present. He said representatives from Standis Engineering and the traffic consultants were present.

Mr. Donahoe said their proposed plan had and would continue to comply with the Specific Plan. He said they had received considerable input on the project since it was first presented in 2013 and 2014. He said at the end of 2014 they chose to reset the project and hosted listening events. He

said they met with focus groups, 10 people at a time, representing the surrounding community. He said they asked the participants questions about other projects and desired architectural styles. He said participants indicated while there was no specific Menlo Park style that whatever style was chosen should be executed strongly. He said the highest preference was to have different architectural styles in the project. He said they revised the project accordingly and in 2015 held community meetings on the revised plans. He said they took that input and further revised the plans, which was the proposal the Commission was being shown. He said they significantly changed the office and residential architectural styles. He said the public plaza was very important to the community and its size had been significantly increased. He said they added 43% more residential units, increasing from 150 to 215 units. He said they decreased office square footage and were not proposing any medical office as part of this project. He said these changes significantly reduced the average daily trip count and the a.m. and p.m. trips for the project. He said their project was seeking the basic floor area ratio (FAR) of the Specific Plan for this area. He said they would have more open space than the minimum required.

Mr. Donahoe said Office Building 1 would have 10,000 square feet for retail spaces with access from the public plaza. He noted that the proposal had Office Buildings 1, 2 and 3 and Residential Buildings A and B. He said the architectural character for this project was based on input from the community to have more traditional architecture. He said they were using Spanish-style architecture for the office buildings and Craftsman-style architecture for the residential buildings. He said staff had concerns that it was disjointed but they did not think it was. He said the Specific Plan demanded that breaks all the way through their site needed to line up with cross streets. He said buildings on a typical city block were not necessarily built at the same time and didn't look the same. He said having a bit of differentiation was intentional and they thought appropriate.

Mr. Donahoe said Stanford faculty would be given preference for the residential units. He said 48% of the units were one-bedroom and 52% were two-bedroom. He said in previous iterations they had studio units and some three-bedroom units. He said feedback from the community led them to redesign the project to be all one-bedroom and two-bedroom units. He said the buildings had a number of amenities.

Mr. Donahoe said there was a public utility easement between Office Buildings 2 and 3 that could not be removed or relocated. He said they would have parking on the first floor and offices on the second and third floors. He said Office Building 1 would have 10,000 square feet of required retail on the first floor. He provided slides showing details.

Mr. Donahoe said the Specific Plan required the Middle Avenue Plaza size to be 120 feet between buildings. He said they made the Plaza significantly larger based on community input so that there was 120 feet of Plaza not counting the circulation for the project. He said they planned to plant mature trees along El Camino Real. He said the programming within the Plaza was intended to be flexible to allow for tents, tables and patio areas as well as an area for a stage. He said they superimposed their plaza design over Café Borrone's plaza and Redwood City History Museum plaza to provide a tool to help people understand the proposal. He said they have worked collaboratively with the City of Menlo Park on how the Middle Avenue crossing might proceed in the future, noting feasibility studies.

Chair Strehl opened the public comment period.

- Adina Levin, Menlo Park resident and member of the Transportation Commission, said she was speaking as an individual. She commented favorably on increasing the number of residential

units. She said that more could be done to reduce transportation trips; for instance limiting the number of cars permitted per unit and unbundling parking for residential and creating a system of incremental payments for people to get additional parking spaces. She said she thought the project was over-parked and asked what staff was doing to assess the parking required.

- Fran Dehn, Menlo Park Chamber of Commerce, said the Chamber endorsed the Middle Plaza project, and described the decision process it used to arrive at that support. She said the comprehensiveness of the project and its design had all the elements of mixed use and open space in an integrated use development. She said the community engagement was evolutionary for the project, and it was a community product through Stanford's stewardship.

Chair Strehl closed the public comment period.

Commission Questions: Commissioner Kahle asked about the feasibility studies Mr. Donahoe had mentioned. Mr. Donahoe said the project did not touch the right of way where the Specific Plan showed the location of the Middle Avenue crossing. He said the question was how to acquire that right of way. He said the crossing was not Stanford's responsibility to build and it was the City's project. He said Stanford had made a commitment to fund a significant portion of the cost of the crossing but as the cost of it was not known, it was challenging to identify what the amount significant funding was. He said to get that information they looked at three options of design: one was an overcrossing that was the least expensive to do but was not the highest choice for pedestrians and bicyclists; two was a crossing of the Caltrain track exactly as shown in the Specific Plan. He said at that location was a very important switch and Caltrain highly recommended not doing anything there as it would require digging very deeply for an undercrossing but very carefully so the tracks and switches were not disturbed or moved. He said that option would be the most expensive one. He said the third option was moving the actual crossing further north clearing the switches and lights. He said that would be a much shallower undercrossing but would require part of the Big Five property and would ramp down from the project Plaza. He said the City was now doing its own process on how to do the crossing. Commissioner Kahle asked if Stanford was interested in acquiring that piece of land. Mr. Donahoe said they were not.

Commissioner Kahle asked about the narrow strip on the rear of Stanford's property and if they had considered a bike path there. Mr. Donahoe said there had been much discussion about potential bike routes behind the Stanford property. He said during the Specific Plan discussions that use was deemed inappropriate as such a path would not go anywhere. He said they were using that piece of land for floor area ratio (FAR) purposes. He said they would be open for discussion if the City had other uses for that land that would not conflict with their FAR use of it. He said their property along the railroad would have two different utilities in a narrow strip and there was not room for a separate area for a bike route there.

Commissioner Kahle asked about the curved exit from Stanford Park Hotel to Cambridge Avenue. Mr. Donahoe said it was part of their long-term lease with the Hotel and the Hotel was entitled to have and preserve it. He said at the back of the property, Office Building 3, they would create a new connection from which traffic from the Hotel could exit to Cambridge Avenue without the need of a u-turn as it was currently situated.

Commissioner Kahle asked how the layout of office and residential was determined. Mr. Donahoe said an existing easement from Cambridge Avenue to the railroad tracks meant they could not put a building there. He said they had from the start intended a smaller office building next to Stanford Park Hotel. He said they moved the office all around the site and at one point had the residential all

the way to the north. He said due to concerns with vehicles turning near the plaza, they relocated uses to prevent such conflict.

Commissioner Kahle said the roof plan was light on solar panels. Mr. Donahoe said state requirements were to show potential locations for solar and that the Specific Plan had LEED Silver requirement for the property. He said Stanford had a long history of being sustainable and that did not correlate specifically to panels on roofs. He said their direction was overall construction efficiencies.

Commissioner Barnes asked about earlier comments on impacts to the Menlo Park City School District. Mr. Donahoe said they were aware of the school district's concerns and intended to meet with them. He said they removed the three-bedroom units in the project in response to the school district's concerns. Commissioner Barnes asked why they removed the studio units. Mr. Donahoe said their housing office preferred three to four bedroom units as that was what their faculty members wanted square footage-wise. He said they needed to build a project that if not faculty occupied would be desirable to other tenants in the marketplace. He said the difference in square footage between a studio and one-bedroom apartment was not significant. He said what was significant was the elimination of the three-bedroom units.

Commissioner Barnes asked about property tax requirements. Ms. Jean McCown, Associate Vice President for Stanford Community Relations, said throughout all Stanford properties, a non-Stanford commercial tenant was treated for property tax purposes as any other property was. She said Stanford had no tax exemption it could request if the property was not being used for university academic purposes. She said for student and faculty housing they were eligible to file for an exemption for whatever amount of space that was. She said it was on a per tenancy basis.

Commissioner Barnes asked if the office space was to drive rental income. Ms. McCown said the office component of the proposal from the start was intended to be non-Stanford commercial revenue generating use. She said the housing was of great interest to Stanford to provide housing for faculty. Commissioner Barnes asked if they would prefer all residential. Ms. McCown said mixed use was an attractive way to use the site. Commissioner Barnes said that the Stanford construction group was working near the pedestrian overpass over Willow Road. Chair Strehl said Willow Place. Ms. McCown said she thought Stanford rented space there but didn't own the property.

Mr. Donahoe said related to mixed-use versus solely residential that residential made more of a demand on City services than commercial and did not generate as much tax revenue as commercial could. He said if the project was all commercial there would be undesired traffic impacts.

Commissioner Barnes asked about the comment that the project was over-parked. Mr. Donahoe said they were asking a slight reduction in the amount of required parking. He said the Plan area had built-in reduced parking, versus other areas of the City. He said the redesign would have more surface parking to allow for shared uses between the office and the residential. He said the garages underground were now physically separated and slightly smaller. He said they were willing to look at unbundling the residential parking and thought that would not impact the long term marketability of the project. He said in some areas people were pushing for less parking and in other areas offices were getting denser so that if the TDM wasn't pushed hard enough there was a risk of having parking issues. He said he thought they were being slightly conservative in their approach.

Commissioner Barnes said SRI touts a 50% rate of driving to work. He asked if the applicant had a sense of the commute rate for this project. Mr. Donahoe said with TDM that the larger the tenant and the larger the square footage of the building, the easier it was to reduce the drive alone numbers. He said they would have multiple tenants and likely would need to rely on two or three tenants to do TDM with a smaller group of participants. He said they have Caltrain at both ends of the site and the office was at the south end with a nice connection to the Palo Alto train station.

Commissioner Barnes said the open space of the proposal was 39.5% and landscaping was at 15%. Mr. Donahoe said they have over 88,000 square feet of pedestrian hardscape and 67,000 square feet of planting areas. He said they were meeting and exceeding the required open space. Commissioner Barnes said he was worried about the landscaping. Mr. Donahoe said they asked people during the discussions on the Plaza if they wanted that area planted or hardscaped and the preference was for hardscape to support many different activities there.

Chair Strehl said that balconies were being counted as open space. Mr. Donahoe said balconies open to the sky were counted as open space but their open space numbers were not inflated because of balconies. Chair Strehl asked if the Plaza that was part of the residential buildings was open to the public. Mr. Donahoe said that was for the residents of those units. Chair Strehl asked if they were charging for parking. Mr. Donahoe said they were not charging for office parking. He said if they unbundled the residential parking that each unit would get one parking space and have to pay for a second parking space. Chair Strehl asked about the availability of the Marguerite Shuttle to office tenants. Mr. Donahoe said the Marguerite service picked up anyone waiting for the shuttle without charge and that practice would continue. Chair Strehl asked if TDM would also apply to residential. Mr. Donahoe said that the TDM had elements for residential and elements for office use noting the key elements were proximity to Caltrain station, bus and shuttle stops, both public and private, provision of a transportation coordinator whose job would be to coordinate TDM efforts for both residential and commercial, preferred parking for carpools and van pools, a bike share program, do it yourself bike repair stations both for residential and office, secured bike areas in the residential buildings, spaces for car share vehicles such as zip cars. He said outside the TDM was the funding and Stanford's willingness to facilitate the separate Caltrain grade crossing. Chair Strehl confirmed with Mr. Donahoe that he was talking about significant contributions to the bicycle and pedestrian grade separation at Middle Avenue and not the Ravenswood grade separation.

Commissioner Goodhue said numerous comments had been made that the proposed 10,000 square foot retail was small, and asked what the expected tenancy was. Mr. Donahoe said the 10,000 square feet was significant noting many retail uses in the surrounding area. He said they had to be flexible about what tenants came into the space. Commissioner Goodhue asked about the actual amount of funding meant by significant for the Middle Avenue crossing. Mr. Donahoe said that discussion was starting with the City Council at its March 28 meeting and how that would occur. He said Stanford was willing to fund but there were other things desired of the project and they wanted to have that as a whole to consider. He said they have discussed the development agreement and the discussion at the City Council the next evening would be to initiate the agreement. He said unlike the Station 1300 project their project was at the base level and they were not required to do a development agreement. He said the agreement was to look at how to get the money to the City to fund the Middle undercrossing with protections for Stanford.

Commissioner Goodhue asked about Stanford's projections on the residential unit tenants and whether they wanted to have all the units rented to Stanford faculty and staff. Mr. Donahoe said

this project in relation to faculty housing was somewhat of an experiment. He said attracting faculty to this region was difficult due to housing costs. He said Stanford has a 170-unit project under construction along California Avenue that had been part of the Stanford Research Park. He said some of those units were small, single-family detached homes. He said there was also a condominium and apartment building. He said they do not know if faculty was interested in attached housing.

Commissioner Kahle asked if faculty and staff would have a reduced rental rate. Mr. Donahoe said faculty would but staff would not. Responding to Chair Strehl, Mr. Donahoe said that Stanford continues to house undergraduates 100% on campus and they felt student housing was well addressed. He said regarding Below Market Rate (BMR) housing that they were providing actual housing.

Replying to Commissioner Combs, Senior Planner Lin said there had been a Council subcommittee formed based on a prior iteration of this project tasked to provide guidance to revise the project. She said that has been completed. She said negotiations for the development agreement were a new task requiring a Council subcommittee. She said there would be a separate Council subcommittee for the Stanford General Use Permit. She said the City Attorney advised that the same two Council members serve on both committees to avoid conflicts and to have a broader knowledge of Stanford projects in the area.

Commissioner Combs said the project might not generate any tax revenue except for whatever retail might be located there. He said in other communities with large universities they have alternative impact fees. He asked if Stanford currently paid any such impact fee to a municipal body based on owning a large portion of land not producing any tax revenue. Mr. Donahoe said that Stanford did not pay any kind of in-lieu tax fee or PILOT (payment in lieu of taxes). He said Stanford was embarking on the construction of a new, 1.5 million square foot, employee-only campus in Redwood City. He said with that investment and the investment into this project it did not make financial sense for Stanford to occupy the 500 Middle Plaza rather than tenants who would provide revenue. He said his office was currently in the Stanford Research Park but would relocate to the Redwood City site. Commissioner Combs asked regarding staff concern that the architecture was disjointed using Mission and Craftsman styles if there was a local example of the Craftsman style. Mr. Donahoe said that the guidelines for the Specific Plan were very specific about the modulations required. He said the original proposal had residential units based on what was shown in the Specific Plan and they got a strong push back. He said they heard repeatedly that people wanted traditional looking architecture. He said they would bring back more visuals to show the intent in their choice of architectural styles.

Commissioner Riggs said on page 11 of the staff report concern was raised about the sidewalk width at the south end and where on the landscape plan that appeared. Senior Lin said fronting Building 3 that the sidewalks become much narrower because of the access driveway to Stanford Park Hotel, which was an existing condition. She said the sidewalk width being proposed was to accommodate that condition. Commissioner Riggs asked if the portion of sidewalk fronting the hotel met ADA width. Senior Planner Lin said that they would have to look at that to know the width. She said all of the new sidewalks along the frontage would have to comply with ADA requirements. Mr. Donahoe said they would look further at the sidewalk in the area next to the Stanford Park Hotel driveway to accomplish full 10-foot walking width.

Commissioner Barnes said staff found the residential facades too repetitive. He asked if they had considered a break in the residential buildings as they faced El Camino Real. Mr. Donahoe said

the Plan had a series of mandated breaks along the project frontage based on the streets on the other side of El Camino Real. He provided a visual to explain. He said also the Plan required that building breaks along the frontage could not exceed 25% of the site. He said coupling the required breaks and the 25% there was very little latitude outside of requesting an exemption to the plan of any additional breaks in the frontage. He said the Plan required major and minor modulations. He said for Building B they were using brick elements along the first floor and on Building A plaster.

Commissioner Barnes asked staff if a break between Buildings A and B by a variance request was desired to break up the repetition and massing along El Camino Real. Senior Planner Lin said the Plan had very precise standards for modulations that were insets into the buildings to provide visual relief and building breaks at street intersections. She said Middle Plaza's break was required to be a minimum 120 feet in width and they were providing more than that to accommodate a vehicular drive that would not cut through Middle Plaza. She said if the applicant wanted to request a variance findings needed to be made. She said part of that could relate to the need for Middle Plaza to be wider and increase the number of building breaks. She said what was proposed was to adhere to the standard requirements of 25% building breaks. Principal Planner Rogers said regarding variances that those had to be based on something unique to the site. He said breaks were not the only way to reduce architectural repetition. He said style and scales could be used. Mr. Mammarella said that staff was looking at the forma of the building and to create variety within that of the residential units.

Commissioner Kahle asked about the comment that the Plaza would be lightly used, the interface between Building 1 and Building B, and Commissioner Barnes' comments. Mr. Mammarella said in the Plan was a diagram of the Middle Plaza bounded by areas of buildings. He said as the Office Building on the one side and the Residential building on the other side were very distinct and different, there was no wall on the residential side to define that, and it was not a very defined urban space. He said the design of the Plaza seemed to be dictated by the roadway going through it and raised a question of how the Plaza was going to take form. He said with the 1300 Station project there was a real connection between the landscape, the plaza spaces and the building forms. He said with this project the Plaza just sat in front of the building and was sort of an open space that could be flexible for use but which was not very well defined by landscape or buildings. He said the articulation of the paving did not really give an identity to it. He said there were concerns as to how the Plaza could be defined more by its landscaping and architectural elements.

Chair Strehl said the parking for the retail was behind Building 1. Mr. Donahoe said some of it was and some was below grade. Chair Strehl asked about the BMR units. Mr. Donahoe said that those would go to the City. Senior Planner Lin said the BMRs would be offered to candidates on the City's wait list.

Commissioner Riggs asked about aesthetic intentions for stairwells to the garages and the office and residential buildings. John Thatch, Dahlin Group Architecture and Planning, said their intent was to have stairways that were very pleasant noting in today's world many like to use stairs. He said they would be well lit. He said they had not finished detailing those yet.

Commissioner Riggs asked about the paving patterns through the drive aisles. Gary Laymon, Guzzardo Partnership, said the paving for the Plaza articulated the pedestrian and driving areas differently. He said they were using two blends of pavers; one a charcoal blend and the other a rosier, redder blend. Commissioner Riggs suggested that the paving could be simplified and made less expensive, and still work.

Commissioner Riggs noted the bicyclist and pedestrian crossing and suggested Stanford might assist in investigating signal buttons with different cross times to accommodate various user crossing speeds. Mr. Donahoe said he expected their project would make upgrades to both the Cambridge and Middle Avenue intersection with additional crosswalks and materials that would affect the timing. He said although primarily a City engineering matter, his group would be the ones executing so they were willing to explore crossing times.

Commissioner Riggs said it was feasible to connect the bicycle bridge in Palo Alto to this project. Mr. Donahoe said they had looked at that but the site was relatively narrow. He said they had given up right of way along El Camino Real for 15-foot sidewalks. He said they were extremely concerned about giving up any land on the rear of the property considering the easements they would locate and reconstruct in that area, access along the rear of the property and assumption of liability of such devices. Commissioner Riggs commented on use of informal routes by bicyclists and his safety concerns with the site having three vehicular access points. He emphasized his opposition to El Camino Real being a bicycle route for families. Mr. Donahoe said he believed the best outcome would be the undercrossing at Middle Avenue that would get bicyclists to Alma Street.

Commission Comments: Commissioner Kahle said this was a great project and he generally supported it, noting he was glad to see vacant lots developed. He said he was glad there was no medical use associated with the project. He said the architecture was great although he supported the architectural consultant's comment about the repetitive nature of the two residential buildings. He suggested differentiating the two buildings. He said the Plaza was a great addition. He said it would need to be very carefully designed in detail and encouraged them to consider this evening's paving discussion. He said he would like to see more detail on the Plaza and he concurred that the railroad undercrossing would be great. He said his concerns included this might feel like a Stanford satellite site if it was all Stanford faculty and staff space and the tax related issues with that. He said he would like to see more retail particularly in the Plaza area. He said even with an undercrossing he would like the 25-foot width in the rear to be used to make a connection for pedestrian and bicyclist access. He said not being able to use the Big Five parking lot differently was a detriment to the City. He said if possible he would like to see more solar panels. He said looking at the Office 3 elevation with parking on the first level it showed some grilles on the side which would be the first thing seen driving down El Camino Real and suggested it be screened.

Commissioner Barnes said the Plaza needed some thought and delineation by architecture, landscaping and special elements were important. He said he expected the Plaza would be a food and beverage destination and somehow the space had to be blended for the enjoyment of people drinking and eating there with the community space envisioned there and private businesses, and potentially with the transit point for pedestrian and bikes to the underpass located there. He said regarding TDM that the office and residential components had to have paid parking. He said office tenants must be required to offer to their employees transit passes and all the other things they do at Stanford Research Park such as Zipcars and emergency rides home to mitigate the car trips generated by the project. He said the issue with the Menlo Park School District had to be resolved and he did not think that was an insignificant impact. He said they should assume that this project would not generate tax revenues and use worst case scenario when considering impacts to the school district. He said he would like the repetitiveness of the two residential buildings to be addressed. He said he was fine with 10,000 square feet of retail and trying to define in advance what would be there was extremely difficult. He said they should not be prescriptive about what type of retail. He said he thought the project was short of greenery and he did not see the project as emblematic of the City and its trees. He said he was very excited with the "bones" of the project.

Commissioner Goodhue said this project was the gateway to Menlo Park and she did not see Spanish architecture having the significance for that. She said she attended the community meetings and she thought that you get input on what was shown. She said she would like Stanford and DES to do something more creative. She agreed with the mixing of the architectural styles and thought they should be more creative with the project architecture. She said this development could be a prime point to start the movement of getting people out of their cars. She said she would like the TDM for this project to be the model for future projects.

Commissioner Riggs said he agreed with the comments made. He said regarding the architecture that the forms for the residential buildings were well done and the architecture and forms were excellent for the office buildings. He said he had an issue with the palette for the residential buildings. He said they could be bolder with a Craftsman style. He suggested looking at elevation sheet A25.5 and suggested the use of grays and whites might work. He said regarding the office buildings there was one beige finish on the board that concerned him. He suggested off white. He said with the continuity of three or four blocks they should not be as shy about the lighter colors. He said with the transition between Office Building 3 and Residential Building B the color board indicated three brick materials that were not that red yet the renderings showed dark red. He said he wanted to clarify if it was trying to relate to the base of the hotel or he was reading the wrong image for the samples. He noted stucco surfaces on the base of Building B that were painted dark. He said stucco at the lower floors at the west end of Building B could create a link to the stucco on Office Building 3 that might respond to the consulting architect's concern. He said he was concerned about the tower eaves as those did not seem related to the rest of the style. He said they needed more detail so they did not look like equipment screening or doghouses. He said his greatest concerns were about the Plaza and he had some suggestions. He said the paving was designed from one level and it had three opportunities to be lovely. He said currently it was beautiful from the bird's eye view. He said the second and third floor office and the pedestrian views were particularly important. He said there was an assumption that a Plaza was defined by the people in it – he suggested that it was the features of the Plaza that were important. He suggested the pattern of pavers could offer more levels and variety. He said the City really needed the tunnel crossing. He said the problem was not the project but El Camino Real. He said he would maintain his support for this project but it should not be built until El Camino Real was brought to a functional resolution of traffic, noting an earlier promise to do that before projects were developed along it under the Specific Plan.

Commissioner Goodhue said the Plaza should be given more thought. She said she agreed with Commissioner Riggs that the paving plan for it was beautiful when looking at it from a bird's eye view but questioned how it would appear with the Plaza in use. She said someone used the word container and she did not think the Plaza had a container noting its right side. She said she didn't think there was an alternative to having cars travel through there but she worried about the right side with the primary ingress and egress for vehicles, the possibility of bicyclists and pedestrians coming out of the tunnel. She questioned the location of the stage area. She said she did not know what the focus of the Plaza was and how all the modalities would work in the space.

Commissioner Riggs said the Plaza needed containment with space definition.

Commissioner Barnes emphasized the importance of the undercrossing. He said it was important for those like him who lived in the Willows to have that connection. He said he did not think that inducing demand on El Camino Real was the solution to any of the City's transportation problems.

He said the way to address that project specific was to work smartly on and manage transportation demand.

Commissioner Combs said he generally supported the project and even the more traditional architecture, although he understood the concern about the two different styles. He said this was an improvement from one of the earlier iterations and certainly more modern. He said regarding boldness that it was very easy for boldness to go wrong and it was much harder to go wrong with Mission style architecture. He said of the two choices he preferred more traditional. He said although the project was not seeking bonus level development, the site had been up-zoned through the Specific Plan and the applicant was benefiting from that. He said the project probably would generate little in tax revenue and the City subcommittee for the development agreement should look to Stanford for some fees such as in-lieu or impact fees, and contributions toward the undercrossing.

Chair Strehl said she agreed with much of what the Commission had said including the school fee and paid parking noting Station 1300 was charging for commercial and residential parking as a way to reduce auto travel.

H. Informational Items

H1. City Council Work Plan Transmittal and Capital Improvement Program (CIP) process update (Attachment)

Principal Planner Rogers said that commissions no longer were asked to comment as a group on the City's proposed Capital Improvement Program (CIP). He said the City Council has created a work plan and prioritized CIP projects for consideration at a future Council meeting.

H2. Future Planning Commission Meeting Schedule

- Regular Meeting: April 10, 2017
- Regular Meeting: April 24, 2017
- Regular Meeting: May 8, 2017

Principal Planner Rogers noted some potential agenda items for the upcoming meetings.

Chair Strehl asked when the Oak Court project was expected to come back to the Commission. Principal Planner Rogers said early May but it was not confirmed noting the applicant had received some comments about its survey and would work with neighbors and their surveyor before coming back to the Commission.

Chair Strehl asked about a proposal for a boardinghouse on Willow Road. Principal Planner Rogers said he thought that staff was waiting for the project's resubmittal.

Commissioner Riggs said he did not see any repaving projects in the CIP noting it was a multi-year plan. Principal Planner Rogers said repaving might be classified as an ongoing operational expense, which might be why it was not called out in the CIP. He said Public Works staff confers with Planning staff each year to coordinate paving around expected development projects.

Commissioner Barnes noted number five in the Work Plan referenced single-family residential requirements and guidelines with Planning Commission input, and asked if that was a project the Commission would see in 2017. Principal Planner Rogers said he would discuss with others to

bring back more information as he did not think the exact phasing of the project had been established.

I. Adjournment

Chair Strehl adjourned the meeting at 10:54 p.m.

Staff Liaison: Principal Planner Thomas Rogers

Recording Secretary: Brenda Bennett

CITY OF MENLO PARK

PLANNING COMMISSION

STANFORD UNIVERSITY MIDDLE PLAZA)
AT 500 EL CAMINO REAL PROJECT -)
DRAFT INFILL ENVIRONMENTAL)
IMPACT REPORT)
_____)

PUBLIC HEARING

REPORTER'S TRANSCRIPT OF PROCEEDINGS

MONDAY, MARCH 27, 2017

MENLO PARK CITY COUNCIL CHAMBERS

Reported by: MARK I. BRICKMAN, CSR, RPR
License No. 5527

ATTENDEES

THE PLANNING COMMISSION:

Katherine Strehl - Chairperson
Drew Combs - Vice Chairperson
Susan Goodhue
John Onken (Recused)
Henry Riggs
Larry Kahle
Andrew Barnes

THE CITY STAFF:

Thomas Rogers - Principal Planner
Jean Lin - Senior Planner
Kristiann Choy - Senior Transportation Engineer

THE PROJECT SPONSOR:

John Donahoe - Stanford University

SUPPORT CONSULTANTS:

Jessica Viramontes - ICF International
Mark Spencer - W-Trans

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BE IT REMEMBERED that, pursuant to Notice of the Meeting, and on March 27, 2017, 7:05 PM at the Menlo Park City Council Chambers, 701 Laurel Street, Menlo Park, California, before me, MARK I. BRICKMAN, CSR No. 5527, State of California, there commenced a Planning Commission meeting under the provisions of the City of Menlo Park.

---o0o---

MEETING DETAILS (Middle Plaza 500 El Camino discussion)

P R O C E E D I N G S

CHAIRPERSON STREHL: We are now going to go into a public hearing, and at this point, I will, ask Mr. Onken to recuse himself.

I would just like to note, John, that the City Council plans that were submitted to us at the Capital Improvement Plan update.

We're not asking for initial feedback, but if you want feedback --

COMMISSIONER ONKEN: Thank you.

CHAIRPERSON STREHL: So at this point -- well, this is the Draft Infill Environmental Impact Report Public Hearing for the Stanford University 300 to 500 El Camino Real.

This is an opportunity for the public to provide comments on the Draft EIR Proposed Development, also known as Middle Plaza, and I'm going to then turn it over to Jean Lin.

I just want to note that because this is a public hearing, we are take -- recording the comments via court reporter, and if anybody is here to provide public comment on the Draft EIR, please fill out a card or you can forward and they -- the staff will pass it to me.

So with that, Ms. Lin.

MS. LIN: Great. Thank you and good evening,

Planning Commissioners. As you can see behind me, we have these color material boards for the project. We've also received five additional pieces of correspondence of which you've all been copied on, and as a reminder of tonight's meeting procedure, there's going to be two parts to this meeting.

The first would be the public hearing for the Draft Infill Environmental Impact Report. We would start with a presentation by our environment consultant ICF, as well as W-Trans, and then we will move on to public comments on the Draft EIR.

Then we will take Commissioners' questions and comments on the Draft EIR, and then we will close the public hearing.

The second part of the meeting will be focusing on the Study Session, and I'll reserve the procedure for that once we get to that item.

Here with me at the table is Kristiann Choy from our Transportation Division, and now I'll turn it over to our environmental consultants, Jessica Viramontes from ICF as well as Mark Spencer from W-Trans.

Thank you.

CHAIRPERSON STREHL: May I just ask a simple question? How do we turn the computers on up here so we don't have to look --

MR. ROGERS: I'll start taking a look while the presentation is going. Sorry about that.

CHAIRPERSON STREHL: That's okay. Thank you. Welcome.

MS. VIRAMONTES: Good evening, Commissioners and members of the public. Thank you for coming to the public hearing for the Middle Plaza at 500 El Camino Real Project Draft Infill EIR.

My name is Jessica Viramontes with ICF and we prepared the Draft Infill EIR for the project. Our transportation consultant W-Trans is also here with us tonight.

My presentation will cover the environmental review process. I will also provide an overview of the proposed project, explain how to submit comments and describe the next steps.

We are currently in the Draft Infill EIR Public Comment phase of the environmental review. Comments are most helpful when they consider the significant environmental impact of the project and provide recommendations to reduce these impacts or address the adequacy of the Infill EIR.

Although my presentation includes an overview of the project, I want to note that the intent of tonight's meeting as well as of the Draft Infill EIR

review period is not focused on the project itself or its merits.

Instead, comments should be focused on the environmental impacts of the project and the adequacy of the document.

The EIR team consists of the City of Menlo Park as the lead agency, meaning they have principal responsibility for carrying out the project. ICF is the lead EIR consultant and W-Trans prepared the transportation analysis.

I'll turn the presentation to Mark Spencer of W-Trans shortly for a discussion of the transportation analysis that was conducted for the project.

The proposed 8.4 acre project site is located in the City of Menlo Park. In total, the project site contains seven existing buildings with approximately 71,000 square feet that front on the El Camino Real.

The project site is within the El Camino Downtown Specific Plan area. The EIR for the Specific Plan was certified in June 2012.

The project sponsor, Stanford University, is proposing to redevelop the project site into a mixed use development. The project would demolish the existing structures and construct up to 459,013 square feet of mixed uses.

In total, the project would include two residential buildings, one mixed use retail and office building and two office buildings as well as a publicly accessible plaza at Middle Avenue, other plazas and outdoor amenity spaces and underground parking garages and surface parking.

The uses of the project site would include approximately 305,000 square feet of residential space, up to 215 residential units in two buildings, approximately 144,000 square feet of non-medical office space throughout three buildings and approximately 10,000 square feet of retail space in one building.

The project will provide approximately 960 parking spaces within two underground parking garages and at grade garage.

As discussed, the project site is within the Specific Plan area. The project development parameters are consistent with the development anticipated by the Specific Plan.

Therefore, the California Environmental Quality Act or CEQA analysis for this project demonstrates consistency with Senate Bill 226, CEQA's streamlining for infill projects.

SB 226 was developed by the State Legislature to eliminate repetitive analysis of the effects of a

project that were previously analyzed in a programmatic EIR for a Planning level decision or substantially mitigated by uniformly applied development policies.

SB 226 is applicable to the project because of the project's proximity to the Menlo Park Caltrain station, but is not necessarily applicable to other developments proposals in the Specific Plan area.

Other ways that the project meets the threshold for SB 226 is that it will be located along a corridor serving numerous bus lines and within walking distance of downtown Menlo Park.

The project site is also in a low vehicle mile travel area and is consistent with Plan Bay Area, which is the -- which is the Sustainable Community Strategies for the Bay Area.

This slide shows the general steps involved with the CEQA process for the project. The NOP was released in June 2016.

Following the close of the NOP scoping period, we prepared the Draft Infill EIR. The Draft Infill EIR was released last month on February 28. The comment period for the Draft Infill EIR closes on April 13th.

A Final Infill EIR will then be prepared that will address all of the comments received during the Draft Infill EIR review period.

A certification hearing for the Final Infill EIR will be held before the Planning Commission and City Council.

After the Infill EIR is certified, the project can then be approved.

Following approval of the project, a Notice of Determination is issued.

An Infill Environmental Checklist was prepared for the project per SB 226. The Infill Checklist was released in June 2016 and compared the project to the Specific Plan EIR.

Where applicable, the checklist applied to the CEQA analysis in the Specific Plan EIR to the project.

The checklist also applied to mitigation measures and uniformly applicable development policies from the Specific Plan.

It was determined that the project would have effects that either have not been analyzed in the prior Specific Plan EIR or are more significant than described in the Specific Plan EIR.

Therefore, since these impacts could be significant, an Infill EIR was required to analyze those effects.

The Draft Infill EIR is a tool for identifying physical impacts to the environment by using an analysis

conducted by our EIR team.

The Infill EIR is also used to identify direct, indirect and cumulative physical environmental impacts of the project, inform the public and decision-makers about a project prior to project approval and recommend ways to reduce impacts.

Because the project is an infill project under CEQA Section 21094.5, this Infill EIR is not required to consider project alternatives that would result in the location, densities or building intensities of the project.

Because any alternatives to the project that could reduce its environmental impacts would change the project location, densities or building intensities, project alternatives are not analyzed in the Infill EIR.

As shown here, the Draft Infill EIR analyzed air quality, specifically construction air quality health risks, traffic noise and transportation and traffic.

SB 226 relieves the need to do an alternative analysis based on locations, densities or building intensities.

Thus, as previously mentioned, no alternatives were evaluated in the Draft Infill EIR.

The Draft Infill EIR identifies and classifies environmental impacts as significant, potentially

significant, less than significant or no impact.

For each impact identified as significant, this Infill EIR provides mitigation measures to reduce, eliminate or avoid the adverse effect.

If the mitigation measures would successfully reduce the impact to a less than significant level, this is stated in the Infill EIR.

However, if the medication measures would not diminish these effects to a less than significant level, then this Infill EIR classifies the impacts as significant and unavoidable.

The Draft Infill EIR identifies impacts that will remain significant and unavoidable even after mitigation of the proposed mitigation measures.

Consequently, the City will need to determine whether to approve the project as proposed, and if so, provide its rationale in a Statement of Overriding Considerations.

Significant and unavoidable impacts of the project include transportation impacts, which Mark from W-Trans will now address.

MR. SPENCER: Thank you.

Okay. So I want to give a brief overview of the Transportation Impact Analysis and the items that were covered in that and some of the findings.

This will be a -- the first level or sort of a broad stroke overview, and if there are follow-up questions as the evening goes on, certainly I'll be happy to address those as we move forward.

The first slide that you see before you shows in essence what our study area is. It's a series of intersections and roadways surrounding the project site.

These were chosen in cooperation with City Staff as the facilities that would most likely be impacted or potentially impacted by the proposed project.

There is a fair amount of overlap with what was studied in the Specific Plan EIR, and then based on prior analysis that was done leading up to the environmental document, there are also several other intersections and roadway segments added to the analysis, particularly as we wanted to focus in the Allied Arts neighborhood with potential for cut-through traffic and some of the potential intersection impacts and roadway impacts.

As you can see, the study area also extends as far south as the Embarcadero interchange with 101 and to the north going as far as Encinal and El Camino and actually Middlefield and Marsh.

So it covers a pretty wide range given the potential regional nature as well as local nature of the traffic.

We've identified sort of four key areas to highlight, including the impacts to intersections, roadway segments, routes of regional significance and railroad grade crossings.

Of those two in the middle, the local roadway segments are literally just that. Those would be streets that are not, say, El Camino or Middlefield Road or, say, a state highway such as 101.

They're more city operated streets or residential streets, and we separate those. The routes of regional significance by definition are ones that the County takes a look at and has a much broader regional scope.

In the Transportation Impact Analysis, there were thirty-six intersections that were analyzed, including nine local roadway segments and eighteen routes of regional significance.

Two analysis scenarios: A near-term scenario, which we've identified as the year 2021, and that also includes approved developments in the vicinity of the project.

We know that there's also development coming forth. We've recently talked about the 1300 El Camino project as well as the other projects in the area that could potentially affect the same study segments, the

same intersections, the same roadway segments.

And so where there's overlap, we want to see what the cumulative effects of those might be as you lay your traffic from one along with traffic from another.

Longer term, the City's buildout year in the General Plan as well as in the -- the Countywide documents to the year 2040 for area-wide buildout.

So we have a near-term and a longer term look at the potential project effects.

When taking into consideration what the project is proposing and along with potential for internal trip capture and pass-by trips and other factors that may help to lessen the trips to a certain extent, there'd be 2,658 net new daily trips, including 336 in the morning and 326 in the afternoon peak hour.

In addition, we've also taken a look at bicycle, pedestrian, transit effects. We note that the nearby railroad -- railroad crossing is one which we've looked at in previous projects, also particularly important in this case given the project's location and proximity to Caltrain and the grade crossing near -- right nearby.

As well as traffic signal warrants, and that would be taking a look at unsignalized intersections and whether or not they satisfy at least a warrant for a peak

hour traffic signal before you look at other warrants.

In terms of the independ -- sorry. The significant unavoidable impact Jessica was alluding to, there are several in -- in the transportation chapter that we've taken a look at and we've tried to develop and take a look at what our what are feasible mitigation measures and whether or not those would reduce the level of impact to a less than significant level.

We did find there would still be impacts to intersections both in the near-term and the longer term condition.

Similarly with roadway segments and the routes of regional significance and in the rary -- railroad grade crossings. I'll explain those a little bit in more detail right now.

In terms of the intersections, in the near-term, eight of the thirty-six intersections would wind up with significant and unavoidable impacts, and those are not just the ones that are right nearby -- do you want to hold my calls, Thomas?

And then in the longer term, similarly those eight -- that number grows to twelve of the thirty-six or a third of the intersections at that point would experience either an AM or the PM or both peak hours significant and unavoidable impacts.

Of the local roadway segments, and we analyzed nine, three of which in the near-term and then four of the longer term cumulative condition without significant and unavoidable impacts.

In terms of the routes of regional significance -- and remember, this would be either El Camino or 101, typically two of the eighteen routes, both in the near and the far term condition, and then the railroad grade crossing at Ravenswood by definition is how we define the impact for railroad grade crossings.

That concludes the overview of the transportation analysis. I recognize that there might be some need for more detail and some questions, but I just wanted to give that broad stroke overview first.

So with that -- I think that was our last slide.

MS. VIRAMONTES: Second to last.

MR. SPENCER: Second to last. I'll turn back to Jessica.

MS. VIRAMONTES: All right. You can submit comments on the Draft Infill EIR via e-mail, letter or fax to Jean Lin, Senior Planner with the City of Menlo Park.

You can also speak tonight and we will note your comments and consider them during the preparation of

the Response to Comments and Final Infill EIR. All comments must be received by April 13th.

CHAIRPERSON STREHL: So at this point, we're changing our procedure a bit. We're going to do public comment and then we'll have clarifying questions to the staff from the Commission and then we'll have Commission comments on the Draft EIR.

So is there something you wanted to say, Mr. Riggs?

COMMISSIONER RIGGS: No. I was going to ask for a clarification. I can certainly hold that.

CHAIRPERSON STREHL: Okay. Thank you.

So at this point, we're going to go into public -- pardon me.

MS. LIN: Madam Chair --

CHAIRPERSON STREHL: Oh, sorry, Jean.

MS. LIN: The consultant just has just maybe one or two slides to finish her presentation.

CHAIRPERSON STREHL: Oh, I'm sorry.

MS. VIRAMONTES: That's okay.

CHAIRPERSON STREHL: I thought you had completed --

MS. VIRAMONTES: Almost done.

Okay. The next steps include compiling the Responses to Comments document. We will consider and

respond to all comments both oral and written received on the Draft Infill EIR.

Comments that are repeated by several commenters will be addressed in master responses. Any changes to the Draft Infill EIR as a result of comments received or staff initiated changes will be shown as strike-through for deleted text and underlined for new text.

The Responses to Comments, plus the Draft Infill EIR will constitute the final Infill EIR, and that's it.

CHAIRPERSON STREHL: So are we ready for public comment period? Yes? Are you finished?

MS. VIRAMONTES: I am finished. Sorry.

CHAIRPERSON STREHL: At this point, I'm going to ask the public if they have any comments that they wish to provide on the Draft EIR, if they would please come forward.

In the back there's a table that has the comment card information on it. We record all of these comments and we'd like to have a card so that we can keep the comments -- we can be responsive to the comments so we have it for the public record.

And if there's anybody who's here who wishes to comment aside from this one card, please limit your

comments to three minutes, state your name and address and political jurisdiction.

And I'd -- I'd like to note that the Commission did receive some written comments earlier today and they're up here on the dais.

So we have a request from -- to comment from Ahmad -- Ahmad -- Ahmad is representing -- I apologize. I can't pronounce your last name -- for representing the City -- representing Menlo Park City School District.

And thank you. Welcome, and if you could keep your comments to three minutes.

MR. SHEIKHOLESLAMI: Good evening, Commissioners. My name is Ahmad Sheikholeslami and I'm representing the Menlo Park City School District. I am the chief business and operations officer.

I'm not here to advocate for or against a project, but the Menlo Park City School District does have significant concerns and would like those to be addressed by the project.

We will be providing our comments with specific detail in a -- in a written format in the next week or so.

MPCSD is a community funded school district, meaning we don't receive additional funding from the State for new students or additional students.

Our main funding sources are property tax and parcel taxes. We also received -- we also receive funding from donations, as well.

This -- this report relies upon the 2012 Specific Plan and fiscal report to make the conclusion of no significant impacts to public services.

That report relied on dated student generation ratios from 2009. The district has seen significant enrollment increases from all housing sectors, and specifically from attached housing in the last decade. We've had an increase of about forty percent and enrollment since 2005.

So our concerns are mainly that the 2012 Specific Plan and 2011 fiscal analysis do not appear to have taken into consideration the potential that because of the owner's educational non-profit status, the property or portions of the property may not be assessed par -- property tax.

This would considerably reduce the over -- overall property tax collection and would adversely affect MPCSD's ability to fund additional enrollment.

The new unfunded source of student enrollment and their -- and their -- the project is deemed -- the project, if exempted from payment of property tax, would present a significant new unfunded source of student

enrollment and therefore cannot be deemed as not significant or less than significant impact on public services, unless mitigated by a make whole agreement by which the owner makes a separate payment to the school district the loss of property tax caused by the owners the tax exemption for the property or portions of the property.

The other concern we have is with traffic. In terms of traffic, the district is concerned that the impact of safe route to school programs have not been taken into consideration.

Our safe route to school programs are intended to encourage walking or biking to our schools, and we have some of the highest bicycle rates in the county, both at Oak Knoll and Hillview, and we are concerned that these would be significantly impacted through the impacts of both intersection and roadway segments identified in the EIR.

We -- we note that the EIR has looked at mitigation measures through the TDM program, but we're concerned that those measures don't include the funding of crossing guards, which would create safe cross -- crossing passages along the critical corridors and intersections.

Thank you very much.

CHAIRPERSON STREHL: Thank you very much. You hit right at three minutes.

Is there anyone else here who wishes to provide public comment on the Draft Infill EIR?

Seeing none, then I am going to close public comment and bring this back to the comm -- this is the time to speak if you want to speak on this draft, so I'm giving -- I'm giving you another opportunity.

Okay. So at this point, I'm going to close the public comment period and we'll bring this back here to the Commission for clarifying questions to the staff and to the applicant, and they're clarifying questions, when we finish with that, then we will go into the comment period, what we feel about the project and the EIR -- not the project. The EIR.

So Mr. Riggs.

COMMISSIONER RIGGS: Yeah, thank you. I have a question each for staff and for the applicants regarding the EIR.

First for staff. I believe that would be for Christie. Can you tell me what the threshold is that creates a significant impact for the -- for the record?

MS. CHOY: Did you want it for all of the different -- so we looked at four different types of impacts. Signal -- intersection impacts, roadway segment

impacts, the --

COMMISSIONER RIGGS: Right. I think the most interesting to the public would be intersection impacts. That's how we identify quote traffic unquote if there's actually delay. That's how we read that.

MS. CHOY: Sure. Let me just pull that up so I have it exact.

MR. SPENCER: So page 3.3-15 and 16.

MS. CHOY: Okay. So our level of service policy is that we're keeping the level of service D, and then if the intersection is already operating at level of service A through C, then -- then it's an impact.

If it goes -- adds twenty-three seconds of delay to the intersection, an average of twenty-three seconds or decreases the level of service to D, E or F, and then if it's already at an unacceptable level of service -- so that's a level of service E or F.

So that's if it increases the average delay by .8 seconds.

COMMISSIONER RIGGS: that was .8?

MS. CHOY: That's correct.

COMMISSIONER RIGGS: All right. And when you have say an average of twenty-two seconds, would that be an average during a particular period? For example, AM peak or PM peak?

MS. CHOY: Correct. It's during either during the AM peak hour or the PM peak hour.

COMMISSIONER RIGGS: Oh.

MS. CHOY: And then that's an average of seconds of delay per vehicle.

COMMISSIONER RIGGS: Per vehicle. Okay. So if -- if there's a line of five vehicles, potentially they're 110 seconds longer to get through the light? Is that -- is that how it works?

MS. CHOY: Well, it -- it's a little bit more complicated because it depends on the amount of green time that each approach to the intersection might have and then also dependent on some other delay.

There was like a multitude of delays, so there's also some startup delay and queuing delay. So some -- some movement may have longer delays, because like, for example, left turn. Because they have less green time, so tend to wait at the intersections for longer, but then a through movement has a longer green time, so then both usually have the higher volumes.

And so they -- they tend to weight the average a little differently. So it depends on the intersection movements, as well.

COMMISSIONER RIGGS: Right, but twenty-two seconds is about what I would get crossing Middlefield

or -- well, one normally doesn't cross Middlefield, but crossing El Camino would be between twenty and thirty seconds I would think at the most for, say, Oak Grove or even at Ravenswood.

Is that correct?

MS. CHOY: Well, I think it -- yeah. I think it depends on where you might be. I mean, it's dependent on who -- what movement you're trying to make. So --

COMMISSIONER RIGGS: Right, but say you're going straight and the light will hold for between twenty or thirty seconds in order to get, say, six to eight cars through.

You're saying that the threshold would be twenty-two seconds?

In other words, if it -- if -- if you had to wait that entire cycle.

MS. CHOY: Well, let me just go and I can point out to you one of the intersections that we studied just so we can go through that.

COMMISSIONER RIGGS: Just to make it understandable by the public, I'm trying to envision a vehicle hoping to cross El Camino, and if they are delayed twenty seconds rather than twenty-two, then that is not a significant impact.

So I'm -- I'm trying to fit that into terms

that we can relate to.

MS. CHOY: Sure. I'm trying to see which one has the -- so, for example, if you look at the -- so table 3.3-12 -- it's on page 3.3-53 in the Draft EIR -- it has, for example, intersection 7, which is Middlefield and Willow.

It shows that the -- in the morning peak hour, there's 54.4 seconds of delay, but at assigned level of service D, and then when you add the project traffic to that intersection, the average intersection delay goes up by .5 seconds.

So that's 54.9 and it remains a level of service D.

And then in the -- in the PM, it's 60.6 seconds, level of service E, and then that's an unacceptable of level of service and it stays at the level service E and it adds 62 point -- sorry. It doesn't add. It goes down to -- or increases to 62.0 seconds, and that was considered a significant impact because that's more than .8 seconds.

I don't think we actually had anywhere where it was level of service A, B or C currently and went to D or added twenty-three seconds in this -- in this analysis.

COMMISSIONER RIGGS: All right. Thank you.

And then I did have a question or two for the

applicant. If someone is present to speak for the applicant.

CHAIRPERSON STREHL: Would you like to introduce yourself, please, for the record?

MR. DONAHOE: I would.

My name is John Donahoe. I'm associate director for planning entitlement for Stanford Real Estate.

Steve Elliott would normally be here, but he's out of town tonight, so --

CHAIRPERSON STREHL: Okay. Thank you.

Mr. Riggs?

COMMISSIONER RIGGS: Thank you, John. Welcome.

MR. DONAHOE: Thank you.

COMMISSIONER RIGGS: So there are a couple of assumptions made in the EIR or at least indications and mostly having to do with mitigations.

One of them is a repeated reference to -- to TDM and what sort of -- what sort of mitigations is Stanford committed to as part of this project?

MR. DONAHOE: Okay. To back up just a second, if you look at the mitigation measures from the adopted Specific Plan, TDM is a requirement of a project, but required to be submitted prior to occupancy.

We have gone ahead and advanced that and submitted a Draft TDM program with our initial application -- actually, with our project description last year.

So that was -- although taken into consideration, the traffic numbers that you see in the traffic report, there is no credit applied for any TDM that we're doing. So I want to make sure that that was clear.

In terms of TDM measures, we have a couple things that our side was particularly blessed with that other projects may not be.

We're equidistant between both the Menlo Park and Palo Alto Caltrain station. For all of those who take Caltrain, you realize Palo Alto is the bullet stop, so that's -- that's important.

In addition, one of the things that currently runs along El Camino is a Stanford Marguerite, which is our private shuttle system that currently stops in front of the project, and also on its way back, on its route, it actually stops in front of the Safeway on the back end. So we have access to both private and public bus systems.

We have included variety of other TDM measures which -- which are addressed -- actually, I have a slide

in our other presentation. I can -- I can talk about that at great -- great length later, but the intent is essentially we have an office building. We have the residential portion. There's a balance between the two.

We can't guarantee that one will live/work in the same area, but you hope. That's why we do mixed use projects.

From Stanford's perspective, we hope and we give priority to Stanford's faculty to occupy the residential portion, which makes that Marguerite shuttle even more important and flexible that you have people living or working in the same geographical area.

And then in addition, we have a host of other what I would call more traditional TDM measures within our plan.

COMMISSIONER RIGGS: All right. Thank you.

And if you're going to include that in the project presentation, I can hold my question about the Caltrain passes for -- for that --

MR. DONAHOE: Sure.

COMMISSIONER RIGGS: -- period.

And then Madam Chair, is it appropriate to -- to discuss the tax basis issue as part of EIR or would you prefer to move that to the project?

CHAIRPERSON STREHL: I -- I look for staff,

but I think that's probably more appropriate for the project as opposed to the EIR.

COMMISSIONER RIGGS: All right. I'll hold it --

CHAIRPERSON STREHL: Okay. Thank you.

COMMISSIONER RIGGS: -- till then. Thank you. Thank you, Tom.

MR. DONAHOE: I won't go far. Thank you.

CHAIRPERSON STREHL: Thank you.

Mr. Kahle.

COMMISSIONER KAHLE: I'm not sure who to address this question to, but it's about the bike/pedestrian undercrossing, and I wanted to see if those impacts for anyone riding their bike was added to the traffic study.

I'm thinking about kids riding from, say, the Willows to Hillview, if that was -- has been analyzed in, say, the Middle/El Camino intersection or any other intersections.

CHAIRPERSON STREHL: So William, do you want to address that or staff? Well, somebody. It was a question.

MS. CHOY: So the -- the project did -- or the EIR did analyze bicycle impacts, and I think one of the mitigation measures was to add kind of the bicycle --

some kind of striping for bicycle lanes on Middle Avenue between El Camino Real and University Drive.

COMMISSIONER KAHLE: And how did you come up with numbers for projected bicyclists?

MS. CHOY: I don't - I don't believe we estimated the number of bicyclists there. We just -- we just estimated that business based on the Downtown Specific Plan, identified this -- this route as either a class 2 or class 3 bicycle route.

COMMISSIONER KAHLE: Okay. Thank you.

CHAIRPERSON STREHL: Mr. Barnes? And pardon me for calling you William as opposed to Mark.

Mr. Barnes?

COMMISSIONER BARNES: Yes. Thank you.

First as it relates to trip count. I'm curious how in the EIR, the extent to which the proximity of the site, for instance, the residential, folks who live there working at Stanford.

What do you figure in the modeling that was specific to this geographical proximity between this site and folks working at Stanford? That's on the outbound from the residential.

And I'm curious about the modeling for the inbound, for the folks who are going to working at the component to the project.

What modeling you put in, what percentage and how you came to that to aggregate up to the trip count numbers that you have in here?

MR. SPENCER: Certainly. The project is -- is uniquely situated and as currently proposed, obviously would very much serve the Stanford community.

One of the things which we have to look at in the EIR is not just what the currently proposed project is in terms of its population, but what if it were to turn over into another developer or to another owner or just the mix would change in the future so that it wasn't a Stanford population, but a general population.

This is similar to how other projects are treated in Menlo Park and elsewhere. For example, what if Facebook was not the occupant of the Facebook site and it was a general office site and so on.

We don't like to necessarily think that as a possibility, but in an EIR we kind of say what does this look like both near and longer term.

For Menlo Park traffic analysis, we have a circulation system assessment document that guides how we project trips for residential, for employment, for commercial uses, and we've been using that as a guide to say here's where the trip pattern will likely come from.

In other words, if you have an office at 500 El

Camino, where will those employees likely come from, north, south, east and west, and how many from each.

Similarly with the residences, where are they likely to be employed. In this case, we know that obviously Stanford's going to have a significant effect on this.

And what we do when we look at the patterns is there's two parts. One is sort of at a macro level, how many are coming from different areas or neighborhoods or other cities. That's the trip distribution.

The trip assignment is what route do they take to get there. Clearly in this case, you have a very strong linkage to go a few blocks on El Camino and you make a right you're in Stanford when you head south and vice versa.

So the trip assignment part of this we were looking at how do we distribute various trips and whether they're vehicle trips or shuttles or bikes or whatever, that figures into the analysis, and that's built into the intersection and the roadway analysis that we projected in the EIR and what those -- those likely trip patterns would be as well as how many might take Middle Avenue or how many might potentially go north or south on El Camino or Middlefield Road or across the Dumbarton Bridge.

So it's so it's all factored into that.

COMMISSIONER BARNES: Okay. So to paraphrase, the modeling was done without the consideration about who the owner is and what the use, for instance, of the residential component would be in that would be linked, for instance, to Stanford in terms of trip count volume; is that correct?

MR. SPENCER: Well, with respect to how the -- the trips were distributed, with respect to the trip count --

COMMISSIONER BARNES: Right.

MR. SPENCER: -- and the actual use that's being proposed, the apartments, the office and the retail, each of those was taken into advisement independently.

And so there's a table in the EIR, which is table 3.3-10, and that actually shows based on X number of apartments how many trips that would generate, including with consideration of the fact that, yeah, some of these are going to be taking shuttles to Stanford and some of these are walking to Caltrain and so on.

Similarly with the office component and with the retail component, and then we also look at the intersection between those three elements, people who live in this development will likely shop locally either right there or across the street, Safeway or what have

you. Similarly with the office workers.

There's also the potential for people to live and work on the same site, as well, which also reduces trips.

And so that -- that trip reduction, that potential for trip reduction is also used built into the trip count that's used in the analysis.

COMMISSIONER BARNES: Could you at the time me what percentage you modeled would be driving to work? For instance, in the office.

MR. SPENCER: Of the total percentage, what would be driving to work? I don't have that -- the detail on that right in front of me.

There is some backup to the -- what I'm looking at is the traffic chapter of the EIR, and prior to this, we had submitted to City Staff for their review and approval a more detailed trip generation and assignment and distribution memorandum of understanding.

So the analysis gets flushed out in a lot more detail before we run it through any of the modeling.

So I don't have that in front of me. I could check my folder, but again that would be in that, and that's something that City Staff reviewed, and we went back and forth through several iterations before they said, yes, this is what we think this is going to happen

and what makes sense for the project.

COMMISSIONER BARNES: Thank you.

Second question. As it relates to this EIR, it's -- it uses level of service.

Is it correct to say that for projects like this where there's 2018, VMT would be the metric by which the ERI -- EIR would operate.

Is that a correct statement?

MR. SPENCER: It is largely a correct statement, but there's caveats to that.

Vehicle miles traveled or VMT will replace level of service as the met -- metric for traffic impacts in CEQA documents.

However, it is also equally likely that we will continue to analyze intersections and delay in level of service to prepare an operational analysis.

They might not be under the CEQA umbrella in terms of a CEQA impact. However, operational effects will still be analyzed so that we know how each intersection might be performing or a certain roadway segment.

So it's splitting out those parts of the analysis under what is covered under a CEQA significant impact versus operational effects.

Right now, those operational effects fall under

that CEQA umbrella.

COMMISSIONER BARNES: Mm-hmm.

CHAIRPERSON STREHL: Just for clarification, I think that Menlo Park during the General Plan process elected to do both VMT as well as level of service.

COMMISSIONER BARNES: Mm-hmm. Are you able to say if this -- for the CEQA portion of it, were this to be under VMT, would you expect to see different impacts associated with the project?

MR. SPENCER: Well, it would take those intersection and roadway segment impacts off the list, so you would see a lot less significant impact.

Whether or not it would qualify under the VMT threshold criteria, I can't say with certainty. This is a good project for that, however.

In terms of the location being so close to Caltrain, the fact that it is a Stanford-based project with the Marguerite shuttle and the TDM program -- and the TDM program -- you know, what Mr. Donahoe was saying earlier -- is not factored into the analysis, and we -- for lack of saying this more elegantly, we get a lot of flack for that. Actually, why don't you include that? Because the applicant has to do a really stringent TDM program.

I hear this not just here. I hear this all

over the Bay Area on our projects, and I understand the concern from the applicant's side. I empathize with that.

It's not included because we don't know whether or not they're going to achieve the goals that they're setting out, whether it's going to be a twenty percent reduction or thirty percent or five or forty-five.

We know it's going to be effective. We know that the more you do, the more effective it will be, and it's good that -- it's very good that they're doing that, and I would project a lot of success with their TDM program.

But we don't know that. It's speculative, so it's not built into the analysis, and that's also partially because we're handcuffed by the way the -- the threshold criteria and the guidelines are written.

This project, though, with the TDM program and being so close to Caltrain and with the mix of -- of commercial and residential and office clearly has the potential to lower VMT per capita than, say, a pure residential project or a pure office project.

And so it's likely that it would -- it would fall and -- and look very well, let's say, under that criteria that's going to come forth probably some time later this year in terms of the change in CEQA

guidelines.

But -- that's speculative on my part, but with a fair amount of engineering judgment and experience in this matter.

COMMISSIONER BARNES: Thank you.

CHAIRPERSON STREHL: Mr. Combs.

COMMISSIONER COMBS: Thank you. This question is -- is for Mark.

Specifically when we talk about impacts at some of the -- the intersections -- I know you're going to detail it in -- in the report, but when you come to the conclusion that they're sort of significant and unavoidable and that the standard sort of measures and mitigation don't work, could you walk us through so we have it in this form what are some of those standard measures and mitigation that you guys would look to when you get to that significant and unavoidable impact and why they don't sort of -- why they wouldn't work in this situation.

And I know for each intersection, it's -- it's different, but if you could give us sort of like a broad -- broad view of some of those -- the reasons why those mitigations won't -- won't work.

MR. SPENCER: Certainly. There is a -- a series of tables in the back of the transportation

chapter that kind of give it -- that answer your question in a nutshell, and I'll -- I'll give you the brief version of it right now.

A typical mitigation in an intersection traditionally, you say, well, clearly there's a lot of left-turn delay and that is driving the fact that you've got an excess amount of delay that results in a significant and unavoidable impact or significant impact.

The typical thing to do is say, well, can we add a -- a second left-turn lane? Is there room within the right-of-way or do we have to require additional right of way? Is there a medium we can cut into or is it something that's, you know, constricted.

A lot of what we're dealing with in built out environment, such as what we have in Menlo Park, is fairly restricted geometrically and physically. You know, not only on El Camino, but also on a lot of the other streets, particularly if you look at how many times that we've had to talk about Middlefield and Marsh, and, you know, we have private property on all sides of that intersection becomes difficult, plus you have the channel and the canal and on and on.

So specifically can we add a lane, can we add a turn lane? Can we adjust the signal timing? Are there things that we can do to change the, you know, phasing

from a separate left turn to allowing everybody to go at once from the north and then everybody can go from the south or something like that.

Those are the kind of typical mitigation measures, and I call them traditional because there's also a strange movement that says even if you can add another turn lane, is that really necessarily a good idea? Are you just inducing more traffic on to the street because you're providing additional capacity?

That has air quality disbenefit when you start attracting more traffic on to the street versus would you be better off putting in a bicycle lane or improving pedestrian facilities or as Ahmad would say, more safe routes to the school and having more kids walk rather than having parents drop them off in the morning. So there's a number of -- of ways to -- to look at this.

And then the tables that we have, and I'm -- it looks like table 3.3-25 is one of the ones that I'm referring to in the back.

We talk about, you know, can you add a third travel lane? And some of these intersections are impacted to the extent where it's not just, you know, something -- typically a -- one more left-turn lane or separate right turn like. That might be feasible and doable within a -- within the existing right-of-way.

When you start talking about can we add a third through lane and a right-turn lane and an opposing left-turn lane, we have to start taking away from the sidewalk or we have to start taking away from property. We have to start relocating utilities.

It becomes infeasible as the project grows in its magnitude, and therefore in most cases, the conclusions were it's just not feasible because of the -- the level of physical change that would have to occur in the environment.

And even with that level of change, should we be able to do it somehow, you may not reduce the additional delay to a less than significant level.

It may not bring it back to the extent that would change the project effects are, and so then we start looking at other partial mitigation.

And there's a fair amount of that that's talked about in here. Contribute -- contributions to the traffic impact fee program, which would contribute to other traffic improvements in the area, which will have a -- a benefit not only for this project, but for the community as a whole.

So you'll see TIF payment written quite a bit in here in terms of contributing. So we can do some of the physical changes, and some of these are going to be

programmatic changes like the TDM plan, and those all contribute to lessening the effects of the project, even if it doesn't fully reduce it to less than significant impact, it certainly lessens the impact quite a bit.

CHAIRPERSON STREHL: Is that it?

I have a question. You said that the -- because you have a live/work on the same site, but people who, as I understand it, live in the residential aren't going to be necessarily working in the office because that's, as I understand it, primarily going to be leased out.

MR. SPENCER: Mm-hmm.

CHAIRPERSON STREHL: So it won't be Stanford --

MR. SPENCER: Well --

CHAIRPERSON STREHL: -- people working there.

MR. SPENCER: -- let me give you an example. Let's say I want to live there with my wife and I work at Stanford.

So I'm over there and I'm teaching the kids all day long or whatever I'm doing at Stanford, but my wife doesn't work for Stanford, but we live together.

Where does she work? Does she work in the office right there on site? Does she work at Safeway across the street? Does she work in San Francisco?

CHAIRPERSON STREHL: We don't know. I mean, the thing is --

MR. SPENCER: Right.

CHAIRPERSON STREHL: -- she can't really --

MR. SPENCER: Right.

CHAIRPERSON STREHL: -- compute what -- you know, whether that's really saving --

MR. SPENCER: Right.

CHAIRPERSON STREHL: -- any trips --

MR. SPENCER: Which is why it's --

CHAIRPERSON STREHL: -- from the office side.

MR. SPENCER: A small percentage is assumed of the potential for that to happen does exist --

CHAIRPERSON STREHL: Okay.

MR. SPENCER: -- even in this type of project, but we don't take a lot of credit for it, but there's some.

CHAIRPERSON STREHL: So in your analysis, was it assumed that office workers would be able to a avail themselves of -- of the Marguerite shuttle to go downtown or whatever?

I know it's for the -- for the residential, but would that be part of a TDM program for the office workers?

MR. SPENCER: We didn't assume that, but I

think that's also a question for the applicant because you -- you'd have to make sure it goes with whatever the current guidelines are for the -- who can ride the Stan -- the Stanford Marguerite --

CHAIRPERSON STREHL: All right.

MR. SPENCER: -- and what --

CHAIRPERSON STREHL: Then I'll ask that question later.

Are there any other questions, clarifying questions?

So at this point we will move on to Planning Commissioner -- Planning Commission comments, and once we are complete with that, we will then close the public hearing.

So do we have any Planning Commission projects as opposed to clarifying questions? Anyone? Mr. Riggs.

COMMISSIONER RIGGS: Yeah, thank you.

I guess I would initially address there to Jean. We know that we have traffic impacts, and in the presentation of the Downtown Specific Plan to the public before we enacted it, we indicated -- and of course that's a City project, not an applicant project.

We evaluated in here most of the impacts that are repeated in here, of course, and we determined mitigations.

At that time the implication was that we were as a City going to address the inevitable traffic increase mitigations.

Regarding this project, 500 El Camino Real, is the City indicating that it will make modifications to address this increase in traffic or is that left for some future council to enact or not enact?

MS. LIN: Commissioner, could you clarify your question in terms of what do you mean by "modifications"?

COMMISSIONER RIGGS: Well, the mitigations, for example, might be to add a right-turn lane, to add a left-turn pocket, add a receiving lane and they might be somewhat simpler, like modified traffic signals or traffic signal timing.

So I'm -- I guess I'm asking -- and I'm -- I'm asking this for the public more than from -- from my own knowledge, because I think I have the answer, but I'm asking if as part of this project, the City commits to making any improvements regarding El Camino traffic flow.

MR. ROGERS: So I can add on just a little because I worked on a similar Infill EIR with the Station 1300 project.

And I will say that with regard to that analysis and this analysis, the City didn't just take those mitigation measures and adopt them without looking

critically at them.

So in both project cases, we looked at what the Specific Plan had adopted for different intersections, but gave a fresh look to say is this the right outcome for right now.

Not being involved as closely on this project, I can't say whether anything changed.

But that overall spirit of not taking it for granted but looking at what is appropriate did occur, but then for this moment, if there's any particular intersection or segment that you think a mitigation measure was not considered, then make that comment and we'll look at it in more detail and respond in more detail with the Final EIR.

COMMISSIONER RIGGS: All right. Very well. I -- I can't enumerate all of the troublesome impacts or -- or of those which the Specific Plan indicated mitigations, but they would include Middle at El Camino, Ravenswood/Menlo at El Camino, and although I don't remember the recommendations, I'm sure that Oak Grove and Valparaiso were also significantly impacted.

So I think what I'm hearing is that mitigations may be identified in the -- in this case in the Infill EIR. However, that does not mean that they will take place, only that they've been identified.

MS. LIN: So we did look at a number of considerations when considering the feasibility and ability to implement the mitigation measures that have been identified in the EIR.

My very, very simplified summary in the staff report -- I believe it is in table -- tables 2 through 5 kind of explains the -- what could be feasible, but that a lot of the impacts still remain significant and unavoidable.

And in particular if you look at table 2, I footnoted three general reasons for why certain mitigation measures may be infeasible or undesirable to implement.

COMMISSIONER RIGGS: Right. And that's appropriate for a CEQA document because that is what is required in a CEQA document, that the agency identify those mitigations within its control and not try to identify mitigations that are actually out of town or -- or state jurisdiction. That makes sense.

Now, from a practical point of view -- and perhaps we best talk about this as part of the project -- I hope that a mitigation that is considered impractical because we would have to pick up a phone and talk to Atherton would then be presented in a different light, and I can raise that question during the project

discussion for -- for that.

All right. Thank you.

CHAIRPERSON STREHL: Is there any other Planning Commission comment?

We've had our questions, we've had our comment. So I think at this point, our discussion of the EIR and the public hearing is now closed.

I just want to encourage people who have comments that didn't make comments tonight, you can make public comments in writing or through e-mail by April 13th, Thursday April 13th, 5:30 PM, and I would encourage you to do so, and at this item will come back to the Planning Commission at some point as the Final EIR.

So thank you very much, Mark and team, and we will now go on to the project proposal study session.

(The record was terminated at 8:06 PM).

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STATE OF CALIFORNIA)

COUNTY OF SAN FRANCISCO)

I, the undersigned, hereby certify that the discussion in the foregoing meeting was taken at the time and place therein stated; that the foregoing is a full, true and complete record of said matter.

I further certify that I am not of counsel or attorney for either or any of the parties in the foregoing meeting and caption named, or in any way interested in the outcome of the cause named in said action.

IN WITNESS WHEREOF, I have hereunto set my hand this _____day of _____, 2017.

_____

MARK I. BRICKMAN CSR 5527

STAFF REPORT

Planning Commission
Meeting Date: 4/24/2017
Staff Report Number: 17-019-PC

Public Hearing: Use Permit/Chris Pandolfo/1065 Trinity Drive

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to add on to the main floor and lower floor, and conduct interior modifications to an existing two-story, single-family residence at 1065 Trinity Drive. The work would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes excavation in the required right side and rear yard setbacks, associated with creating access to the lower floor addition and landscape improvements. The residence is located in the R-E-S (Residential Estate Suburban) zoning district. As part of the proposed development, nine heritage trees (two white birches and seven Monterey pines) in poor health, are proposed to be removed. The recommended actions are contained within Attachment A.

Policy Issues

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

Background

Site location

The subject site is located at 1065 Trinity Drive, between Klamath Drive and Whitney Drive in the Sharon Heights neighborhood. On the left side, the rear yard of the property backs onto the side of a flag lot (1055 Trinity Drive). On the right side, the property is adjacent to a single-family residence (1075 Trinity Drive), and backs onto the golf course of the Sharon Heights Golf and Country Club, at the rear-right.

The subject property has varied topography which slopes downward at the right side and rear yards. All parcels on Trinity Drive contain single-family residences that are also zoned R-E-S. The country club is in the OSC (Open Space and Conservation) zoning district. Nearby are other properties, mainly townhomes in the R-1-S(X), (Single Family Suburban, Conditional Development) zoning district. A location map is included as Attachment B. There is a mix of one and two-story single-family residences surrounding the project site which feature varied architectural styles, including ranch and modern style homes.

The house is situated approximately nine feet, six inches from the left property line, and 10 feet from the right property line. The side yard requirements for the R-E-S zoning district dictate a combined 25 feet of side yard, with a minimum of 10 feet on each side. The existing residence is nonconforming with respect to the left side setback, as well as the cumulative side setback total.

The existing residence is situated primarily towards the front of the lot, and it resembles a one-story home from the street. However, the grade of the property slopes downward so that the lower level of the home opens out onto a lower grade. Since the lower level does not qualify as a basement under the Zoning Ordinance's definition of a basement or Floor Area Limit (FAL), the residence is considered a two-story house.

Analysis

Project description

The applicant is requesting approval from the Planning Commission to modify and expand the existing legal nonconforming residence. The combination of the proposed additions, interior and exterior modifications, and new roof structure over the existing square footage will exceed the 50 percent value threshold, thus requiring use permit review. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively. The applicant proposes to add approximately 250 square feet to the main floor of the residence, largely at the front of the house on the right side, and approximately 420 square feet to the lower floor. The additions to the lower floor at the front of the house on the right side beneath the main floor addition would create a new bedroom suite. This suite would not have internal access to the rest of the house, although would not be a secondary dwelling unit as it does not include cooking facilities. The lower floor additions at the rear would expand into existing crawlspace towards the center of the house.

The master bath and bedroom, family and living rooms, bathrooms, dining room, garage, and kitchen would all be remodeled. The existing circular driveway would be maintained. A new gable over the master suite is being proposed, along with an extension of the existing deck to a new exterior stairway. This deck would meet setback requirements for balconies and decks above the first level.

Excavation

The applicant is also requesting a use permit to allow excavation in the right side and rear yard setbacks. In the rear setback, and towards the rear part of the right side setback, excavation is proposed to replace existing retaining walls as well as change their configuration to create more usable outdoor space. Towards the front of the proposed residence along the right side setback, excavation is being proposed for a retaining wall at the entry to the proposed addition. Excavation, which is defined by the Zoning Ordinance as the removal of dirt to a depth of more than 12 inches within required setbacks, requires use permit approval by the Planning Commission.

The applicant has identified the area to be excavated on the proposed site plan (sheet A0.5). The proposed rear and right side yard excavations are requested to create a patio area with more usable outdoor space, and an entryway to the front lower-floor addition. The retaining walls in the rear yard would be approximately three feet in height. The proposed right side excavation is to continue an existing footpath along the right side of the house to provide access to the proposed front lower-floor addition. The proposed retaining wall would be approximately two feet, 10 inches in height.

The proposed excavation is relatively modest in scale, and would have limited visibility from other

properties and the golf course. Staff believes the proposed excavation would generally be similar to other residential excavation in this area, which is hilly. The proposed retaining walls would be reviewed to ensure compliance with Building Code standards.

Design and materials

The applicant has stated the proposed design is a craftsman shingle style. The front façade is proposed to be updated with newer materials, and a more prominent entry. The scale of the addition, and pitch of the roof above it on the right side would balance the garage on the left. The existing two-car garage door is proposed to be replaced by two single-car wooden roll-up doors, and a stone veneer is proposed to be added along the bottom of the main floor, wrapping the home. The existing solid core front door would be replaced with a new solid core door and flanked on both sides by sidelight windows. Staff believes that the new front entry and new addition at the right would add visual interest to the residence and would be consistent with the neighborhood's mix of architectural styles.

On the right side, the existing slider windows are proposed to be replaced by windows matching the style of the new windows at the front of the house, and a number of windows along the right side are proposed to be added. Staff feels the difference in grade between the subject residence and the neighboring residence, as well as the existing landscape screening on the neighboring residence and proposed new landscaping, would adequately mitigate privacy concerns associated with the new windows on the right side.

On the main floor level of the rear façade, the applicant is proposing to replace the existing slider windows across the façade, specifically on the left side with a larger fixed casement window, which would match the style of the replacement window proposed on the right side. The applicant is proposing to replace three large fixed windows with a large fixed window flanked by two sets of sliding glass doors at the center of the rear façade. Staff believes that the changes to the window style and additional windows in combination with the new gables at the rear would make for a balanced, yet architecturally interesting rear façade at the main level. At the lower floor of the rear façade, two new glass sliding doors are proposed to flank full-height windows, and the existing posts supporting the deck are proposed to be replaced by columns clad in stone. The railing design for the stairway would provide a horizontal line across the full width of the home, adding visual interest. Massing impacts would be limited by the topography of the lot and the location of the majority of the floor area at the front and middle of the lot, where it is perceived as a one-story residence.

Trees and landscaping

There were a total of 21 trees on the subject property, 11 of which are heritage trees. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of trees on the property.

The applicant has applied to remove nine heritage sized trees, and intends to remove three non-heritage sized trees. Two of these heritage trees (numbered 20 and 21) are located at the front of the property and are proposed for removal due to poor health. Two of the heritage trees to be removed are at the front in the right side yard of the property (numbered 2 and 3) and are being proposed for removal due to impacts

associated with construction of the proposed addition at the front-right of the home. Two heritage sized white birch trees in poor condition are proposed to be removed from the center of the rear yard as a result of their health and conflicts with the proposed landscape improvements. Three heritage Monterey pines (numbered 4, 6, and 7) at the right side have been proposed to be removed due to the results of arboreal testing for pine pitch canker disease and a visual inspection that also confirms likely infestation. The City Arborist has tentatively recommended approval of all the heritage tree removals for the reasons stated above. The heritage trees would be replaced with nine Saratoga bay laurel, two Marina strawberry, and one red horse-chestnut trees. The applicant has included a preliminary landscape plan, Sheet L-1 of Attachment D, and the proposed replacement trees are shown on the proposed site plan as well.

Valuation

The City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. The City has determined that the replacement cost of the existing structure would be $783,299, meaning that the applicant would be allowed to propose new construction and remodeling at this site totaling less than $391,649.50 in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work would be approximately $563,351.90. Based on this estimate, the proposed project exceeds 50 percent of the replacement cost of the existing structure, therefore requiring use permit approval by the Planning Commission. The project plans include a new work value calculation spreadsheet and associated diagrams detailing the proposed work.

Correspondence

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

Conclusion

Staff believes the scale, materials, balanced style, and decorative elements such as stone accents at the front façade and wood deck at the rear of the home are compatible with the surrounding neighborhood's mix of architectural styles. The perceived massing would be limited by the topography of the lot and the location of most of the floor area at the front and middle of the parcel, where it appears to be a one-story residence. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Ori Paz, Planning Technician

Report reviewed by:
Thomas Rogers, Principal Planner

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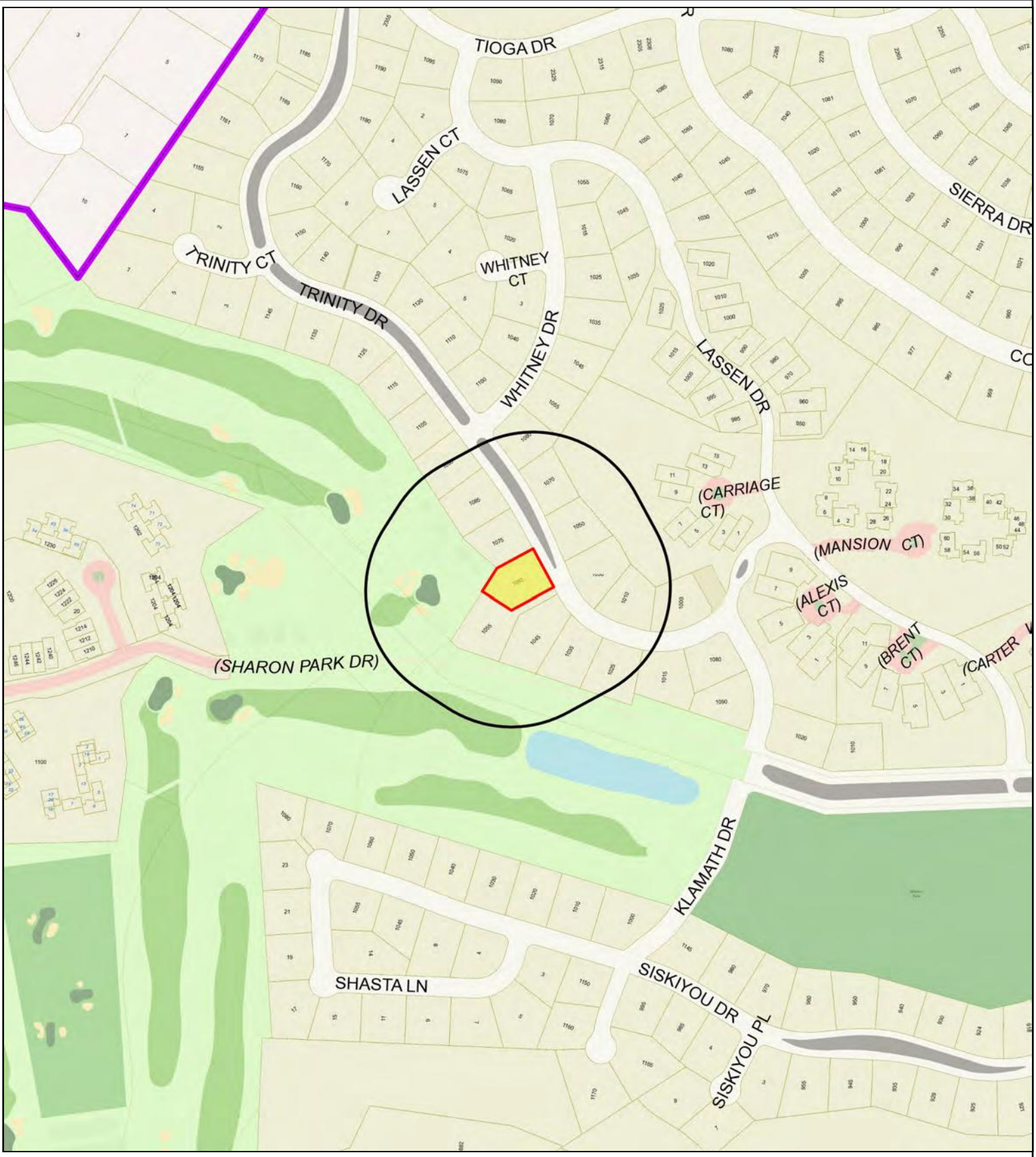
1065 Trinity Drive – Attachment A: Recommended Actions

LOCATION: 1065 Trinity Drive	**PROJECT NUMBER:** PLN2016-00123	**APPLICANT:** Chris Pandolfo	**OWNER:** Chris Pandolfo
REQUEST: Request for a use permit to add on to the main floor and lower floor, and conduct interior modifications to an existing two-story, single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes excavation in the required right side and rear yard setbacks, associated with creating access to the lower floor addition and landscape improvements. The parcel is located in the R-E-S (Residential Estate Suburban) zoning district. As part of the proposed development, nine heritage trees (two white birches and seven Monterey pines) in poor health, are proposed to be removed.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 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 use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Young and Borlik Architects consisting of 38 plan sheets, dated received April 19, 2017, and approved by the Planning Commission on April 24, 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

LOCATION: 1065 Trinity Drive	**PROJECT NUMBER:** PLN2016-00123	**APPLICANT:** Chris Pandolfo	**OWNER:** Chris Pandolfo
REQUEST: Request for a use permit to add on to the main floor and lower floor, and conduct interior modifications to an existing two-story, single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period. The proposal includes excavation in the required right side and rear yard setbacks, associated with creating access to the lower floor addition and landscape improvements. The parcel is located in the R-E-S (Residential Estate Suburban) zoning district. As part of the proposed development, nine heritage trees (two white birches and seven Monterey pines) in poor health, are proposed to be removed.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: Heritage Tree Ordinance.			



City of Menlo Park

Location Map
1065 Trinity Drive

Scale: 1:4,000 | Drawn By: OP | Checked By: THR | Date: 4/24/2017 | Sheet: 1

ATTACHMENT C

1065 Trinity Drive – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	16,024 sf	16,024 sf	15,000 sf min.
Lot width	110.8 ft.	110.8 ft.	100 ft. min.
Lot depth	146 ft.	146 ft.	100 ft. min.
Setbacks			
Front	22.9 ft.	29.8 ft.	20 ft. min.
Rear	51 ft.	51 ft.	20 ft. min.
Side (left)	9.8 ft.	9.8 ft.	25 ft. total, with minimum 10 ft. on any one (1) side
Side (right)	10 ft.	10 ft.	
Building coverage	4,806.2 sf 29 %	4,296.4 sf 28.8 %	4,807 sf max. 30 % max.
FAL (Floor Area Limit)	5,042.1 sf	4,278.7 sf	5,056 sf max.
Square footage by floor	3,366.2 sf/main fl. 1,028.9 sf/lower fl. 647 sf/garage 779.9 sf/porch 13.1 sf/fireplace	3,114.2 sf/main fl. 605.5 sf/lower fl. 559 sf/garage 623.2 sf/porch	
Square footage of building	5,835.1 sf	4,901.9 sf	
Building height	26.3 ft.	26.8 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered

Trees					
Heritage trees	11	Non-Heritage trees	11	New Trees	12
Heritage trees proposed for removal	9	Non-Heritage trees proposed for removal	3	Total Number of Trees	22

PANDOLFO RESIDENCE

MENLO PARK, CALIFORNIA

PROPOSED FRONT ELEVATION

N.T.S. | 1

VICINITY MAP | 6

PARCEL MAP | 5

ARCHITECT
YOUNG AND BORLIK ARCHITECTS, INC.
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LOS ALTOS, CA 94022
TEL: (650) 688-1950
FAX: (650) 323-1112
ATTN: ANDREW YOUNG
ayoung @ ybarchitects. com

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830 BJENA VISTA STREET
MOSS BEACH, CA 94038
TEL: (650) 728-8306
FAX: (650) 897-8025
ATTN NED PATCHETT
ned@nedpatchettconsulting.com

LANDSCAPE
WATERMAN & SUN
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ATTN ROBERT WATERMAN
bobwaterman@earthlink.net

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2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
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SOILS ENGINEER
MURRAY ENGINEERS, INC.
935 FREMONT AVENUE
LOS ALTOS, CA 94024
TEL: (415) 886-8952
FAX: (650) 559-9985
ATTN: KRISTOPHER KORTH
kris@murrayengineers.com

STRUCTURAL ENGINEER
ATA ENGINEERING
1262 MAIN STREET
REDWOOD CITY, CA 94063
TEL: (650) 363-2338
FAX: (650)369-6754
ATTN: ALI ADIB
ali@ataeng.net

SCOPE OF WORK:

LOWER AND MAIN FLOOR ADDITION AND REMODEL.

PLANNNG NOTE:

ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARDS DETAILS

PROJECT DESIGN DATA:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRIC CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE & 2013 ENERGY STANDARDS

ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPENCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS | 4

SHEET INDEX | 3

APN#:	074-232-040
PROPERTY OWNER:	CHRIS PANDOLFO
PROJECT ADDRESS:	1065 TRINITY DRIVE, MENLO PARK, CA 94025
ZONING:	R-E-S
OCCUPANCY:	R-3, U-1
CONSTRUCTION:	TYPE V-B
FOR CODE COMPLIANCE:	2013 CALIFORNIA CODES (CBC, CEC, CMC, CPC) 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE
LOT SIZE:	16,024 sf (0.37 acre)
ALLOWABLE F.A.L. :	5,056 sf (2,800 sf + 25% LOT AREA- 7,000 sf)
SECOND FLOOR:	2,528 sf (50% FAL)
ALLOWABLE COVERAGE:	4,807.2 sf (30% FOR TWO STORY)
FRONT & REAR SETBACK:	20'
SIDE SETBACK:	25' TOTAL WITH A MINIMUM OF 10' ON ONE SIDE
HEIGHT LIMIT:	28' AVERAGE HEIGHT (FROM LOWEST EXISTING GRADE)
EXISTING LOWER FLOOR :	601.5 sf
EXISTING MAIN FLOOR:	3,113.2 sf
EXISTING GARAGE:	559.0 sf
EXISTING FLOOR AREA:	4,277.7 sf
PROPOSED LOWER FLOOR :	1,028.9 sf
PROPOSED MAIN FLOOR:	3,368.2 sf
PROPOSED GARAGE:	647.0 sf
PROPOSED FLOOR AREA:	5,042.1 sf < 5,056 sf
PROPOSED MAIN FLOOR COVERAGE :	4,013.2 sf
PROPOSED PATIO & DECK COVERAGE:	774.9 sf
PROPOSED TOTAL COVERAGE:	4,805.2 sf < 4,807.2 sf

SEE ALSO AREA CALCULATION A0.3.1

PLANNING NOTE:
1. THE EXISTING HOME IS A TWO STORY-HOME.
2. NOMENCLATURE SHOULD REFER TO LOWER FLOOR AND MAIN FLOOR.
3. INCORPORATE 200% CONTRIBUTIONS TO FLOOR AREA FOR SPACES WITH A CEILING HEIGHT GREATER THAN 12'

PROJECT SUMMARY | 2

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 218 PALO ALTO, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

C-21679

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

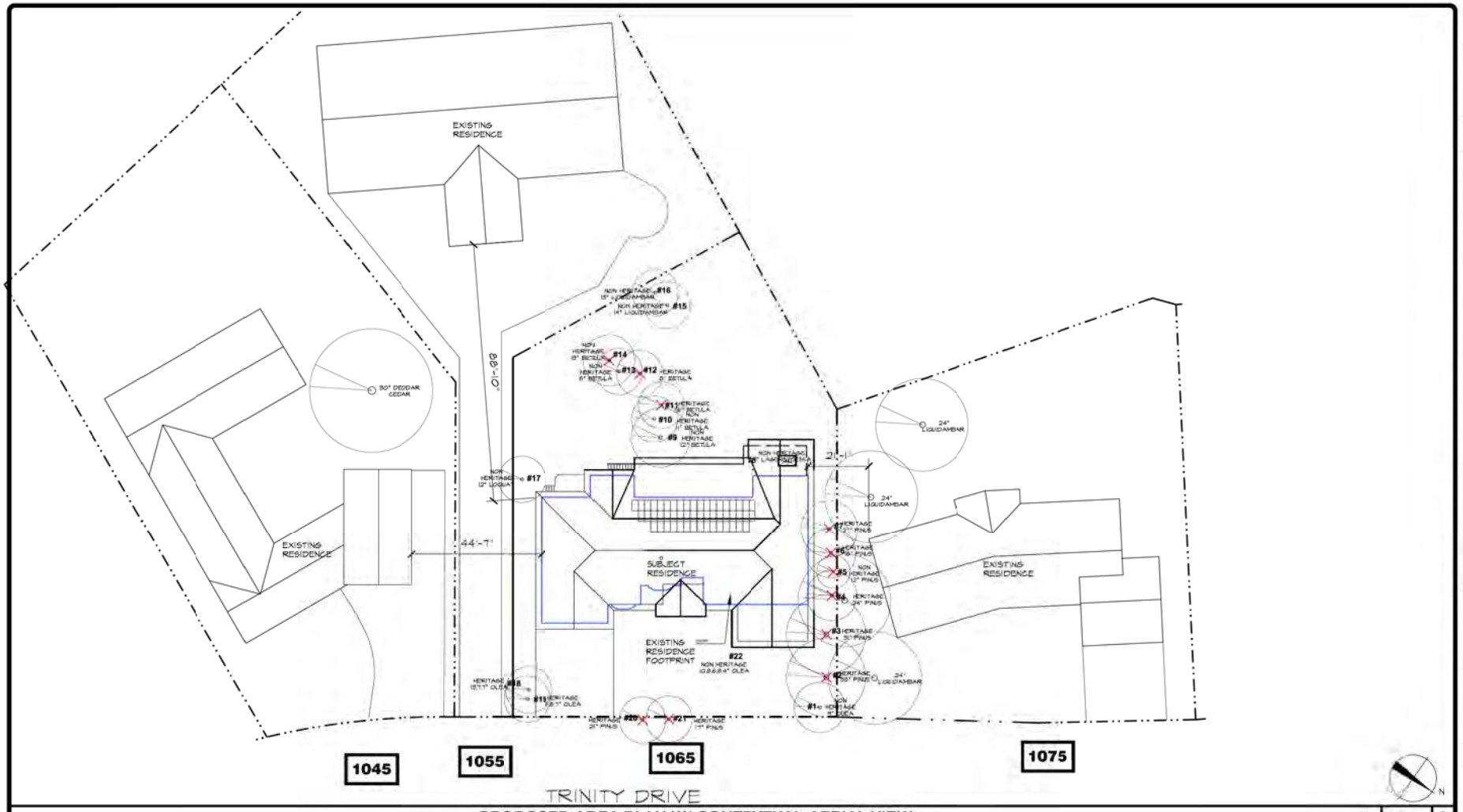
A.P.N. 074-232-040

CHECKED	DRAWN
AEY	SA, JT, CH

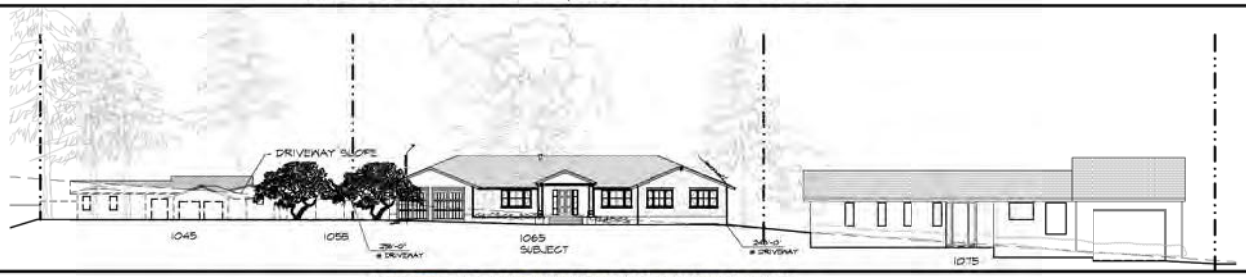
DATE
JUNE 26, 2015

JOB #
PANDOLFO

A0.1



PROPOSED AREA PLAN W/ CONTEXTUAL AERIAL VIEW — 1/16"= 1'-0" — 2



STREET SCAPE ELEVATION TRINITY DRIVE — 1/16"= 1'-0" — 1

ISSUE LOG

1	PLANNING REV 1 DEC 17, 2016
2	PLANNING REV 2 FEB 13, 2017
3	PLANNING REV 3 MAR 31, 2017
4	PLANNING REV 4 APR. 19, 2017

YOUNG AND BORLIK
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LICENSED ARCHITECT — C-21879 — STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-040

CHECKED	DRAWN
AEY	SA, JT, CH

DATE: JUNE 26, 2018

JOB # PANDOLFO

A0.2

D2

CALCULATIONS

EXISTING MAIN FLOOR CALCULATIONS (CONDITIONED)

BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	24.36	37.15	905.0	
B	18.69	7.57	141.5	
C	11.83	37.15	439.6	
D	28.36	28.16	798.8	
E	6.66	8.89	59.1	
F	4.44	7.57	33.6	
G	10.36	22.68	235.0	
H	4.71	4.79	22.6	
J	17.10	19.94	341.0	
K	4.71	17.22	81.1	
L	14.39	3.20	46.1	
M1	7.96	0.55	4.4	
M2	1.81	1.03	0.9	
M3	4.39	1.03	4.5	
M4	1.81	1.03	0.9	
EXISTING MAIN FLOOR AREA (SF)			3,114.2	

EXISTING GARAGE

BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
G1	22.76	23.39	532.3	
G2	5.66	4.73	26.7	
EXISTING GARAGE FLOOR AREA (SF)			559.0	

EXISTING LOWER FLOOR CALCULATION

B1	18.92	18.57	351.3	
B2	18.92	4.52	85.5	
B3	10.80	15.52	167.7	
EXISTING LOWER FLOOR AREA (SF)			604.5	
TOTAL EXISTING SQUARE FOOTAGE			4,277.7	< 5,056 SF MAX ALLOWABLE

COVERED PATIO				
CP1	21.48	5.58	119.9	
CP2	7.09	3.20	22.7	
CP3	38.63	11.77	454.7	
CP4	2.58	8.29	21.4	
CP5	2.58	3.48	4.5	
TOTAL EXISTING COVERED PATIO (SF)			623.2	
TOTAL EXISTING LOT COVERAGE (SF)			4,296.4	< 4,807 MAX ALLOWABLE

PROPOSED MAIN FLOOR CALCULATION

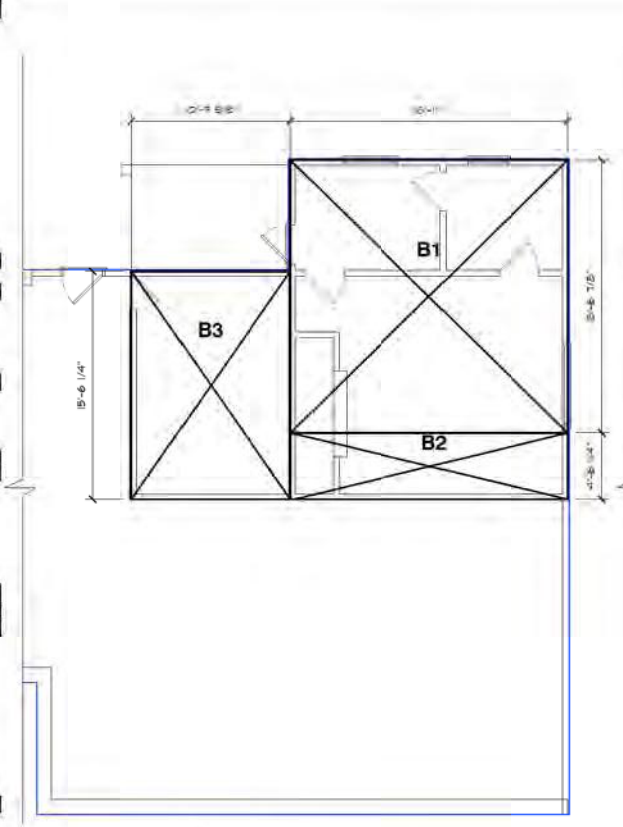
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	24.36	50.34	1,226.6	
B	18.69	7.46	139.4	
C	11.83	37.05	438.4	
D	28.36	30.11	854.2	
E	12.84	6.94	89.2	
F	4.44	7.57	33.6	
G	10.36	22.68	235.0	
H	4.71	4.79	22.6	
J	17.10	19.90	340.3	
F4	5.53	2.37	13.1	DOES NOT COUNT AS FAL
PROPOSED MAIN FLOOR AREA (SF)			3,366.2	

G1	22.77	23.68	539.1	
G2	4.71	17.22	81.1	
G3	5.66	4.73	26.7	
PROPOSED GARAGE AREA (SF)			647.0	

PROPOSED LOWER FLOOR CALCULATION

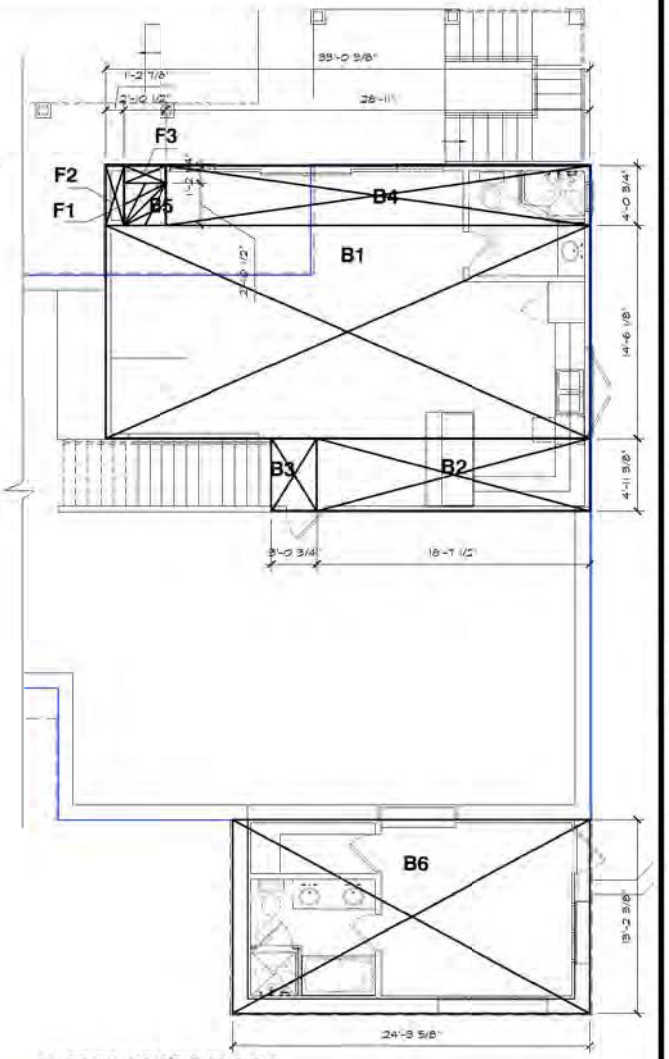
B1	33.03	14.51	479.3	
B2	18.63	4.95	92.2	
B3	3.06	4.95	15.2	
B4	28.92	4.06	117.5	
B5	2.88	2.88	4.1	
B6	24.30	13.20	320.7	
F1	2.88	2.88	4.1	DOES NOT COUNT AS FAL
F2	1.24	4.06	2.5	DOES NOT COUNT AS FAL
F3	2.88	1.19	1.7	DOES NOT COUNT AS FAL
PROPOSED LOWER FLOOR AREA (SF)			1,028.9	
TOTAL PROPOSED SQUARE FOOTAGE			5,042.1	< 5,056 SF MAX ALLOWABLE

COVERED PATIO				
CP1	15.29	6.93	106.0	
CP2	41.21	11.63	479.0	
CP3	9.51	3.50	33.3	
CP4	8.91	10.51	93.6	
CP5	3.75	6.01	22.5	
CP6	3.50	3.50	12.3	
CP7	9.51	3.50	33.3	
TOTAL PROPOSED COVERED PATIO (SF)			779.9	
TOTAL PROPOSED LOT COVERAGE (SF)			4,806.2	< 4,807 MAX ALLOWABLE



EXISTING LOWER FLOOR

EXISTING LOWER FLOOR CALCULATION			
B1	18.92	18.57	351.3
B2	18.92	4.52	85.5
B3	10.80	15.52	167.7
EXISTING LOWER FLOOR AREA (SF)			604.5



PROPOSED LOWER FLOOR

PROPOSED LOWER FLOOR CALCULATION				
B1	33.03	14.51	479.3	
B2	18.63	4.95	92.2	
B3	3.06	4.95	15.2	
B4	28.92	4.06	117.5	
B5	2.88	2.88	4.1	
B6	24.30	13.20	320.7	
F1	2.88	2.88	4.1	DOES NOT COUNT AS FAL
F2	1.24	4.06	2.5	DOES NOT COUNT AS FAL
F3	2.88	1.19	1.7	DOES NOT COUNT AS FAL
PROPOSED LOWER FLOOR AREA (SF)			1,028.9	

AREA CALCULATIONS

1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

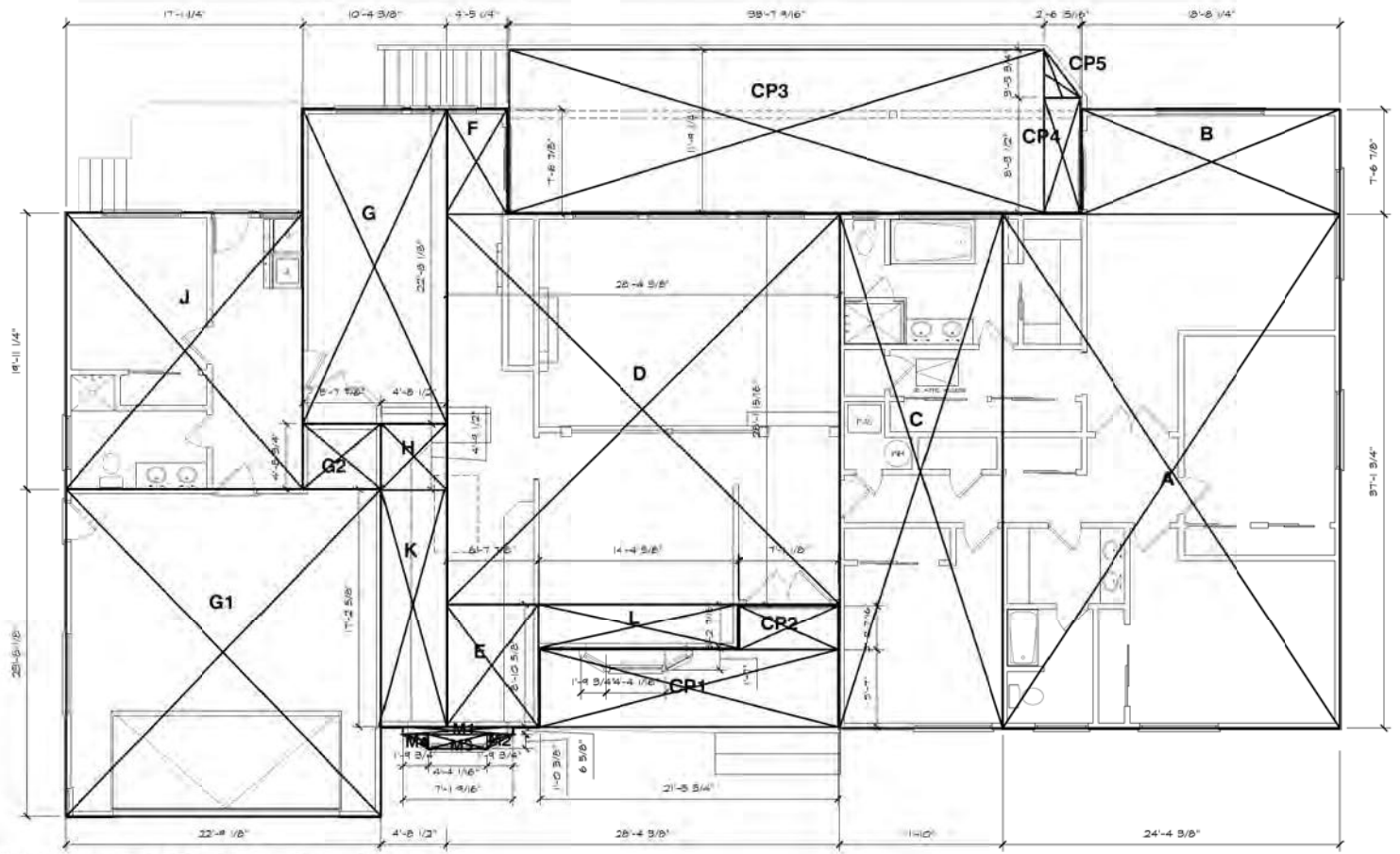
REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.#. 074-232-040

CHECKED: AEY
DRAWN: SA, JT, CH
DATE: JUNE 26, 2018
JOB #: PANDOLFO

A0.3.1a

D3



EXISTING MAIN FLOOR PLAN w/ GARAGE

EXISTING MAIN FLOOR CALCULATIONS (CONDITIONED)				
BOX:	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	24.86	37.15	**905.0**	
B	18.69	7.57	**141.5**	
C	11.83	37.15	**439.6**	
D	28.30	28.16	**798.8**	
E	6.66	8.89	**59.1**	
F	4.44	7.57	**33.6**	
G	10.36	22.68	**235.0**	
H	4.71	4.79	**22.6**	
J	17.10	19.94	**341.0**	
K	4.71	17.22	**81.1**	
L	14.89	3.20	**46.1**	
M1	7.96	0.55	**4.4**	
M2	1.81	1.03	**0.9**	
M3	4.39	1.03	**4.5**	
M4	1.81	1.03	**0.9**	
EXISTING MAIN FLOOR AREA (SF)			3,114.2	

EXISTING GARAGE				
BOX:	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
G1	22.76	23.38	**532.1**	
G2	5.66	4.73	**26.7**	
EXISTING GARAGE FLOOR AREA (SF)			**559.0**	

AREA CALCULATIONS 1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
850 EL CAMINO REAL, SUITE 238 PALO ALTO, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.#: 074-232-040

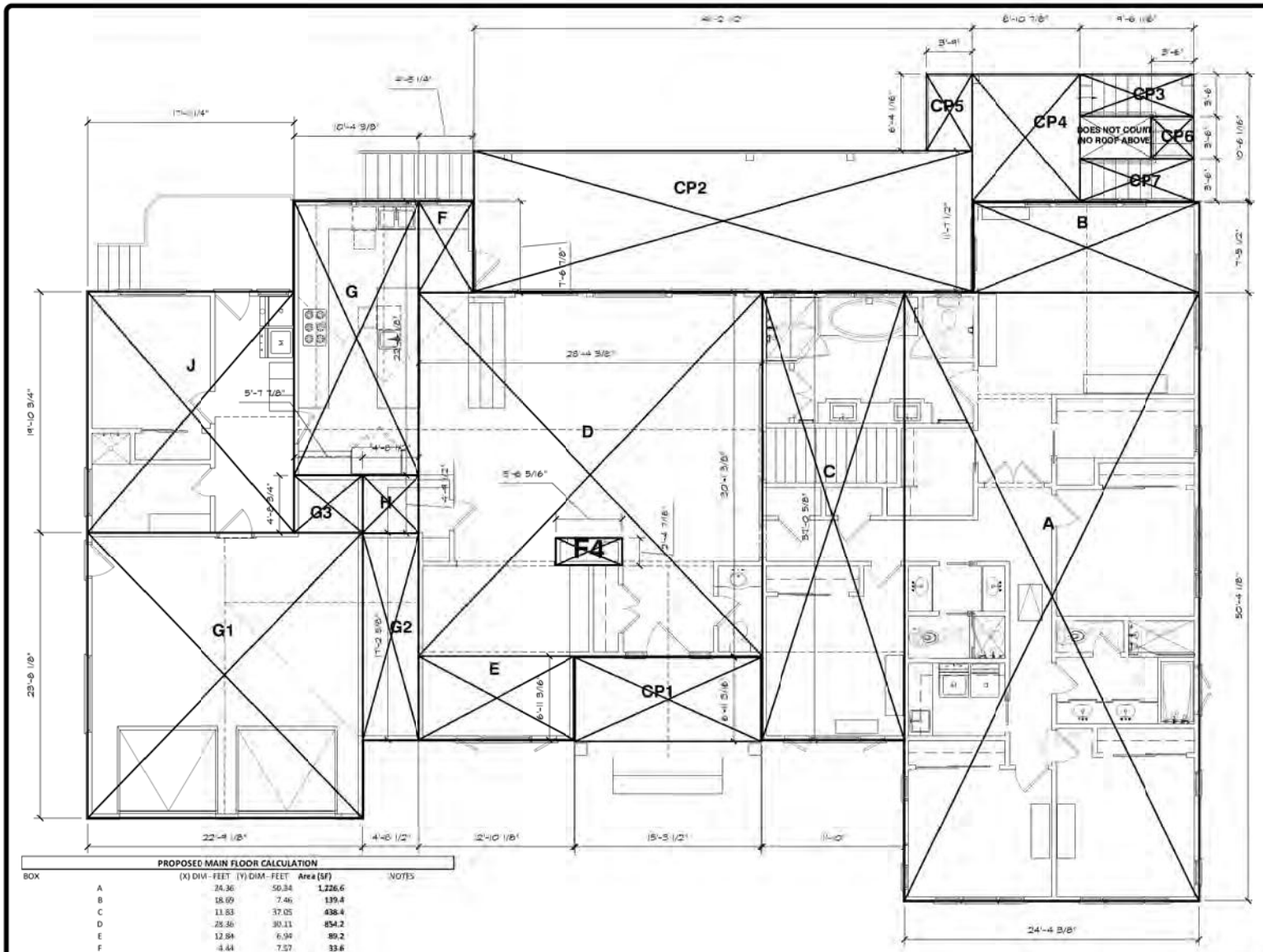
CHECKED: AEY DRAWN: SA, JT, CH

DATE: JUNE 26, 2018

JOB #: PANDOLFO

A0.3.1b

D4



PROPOSED MAIN FLOOR PLAN w/ GARAGE

PROPOSED MAIN FLOOR CALCULATION				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	24.36	50.34	1,226.6	
B	18.69	7.46	139.4	
C	11.83	37.05	438.4	
D	28.36	30.11	854.2	
E	12.84	6.94	89.2	
F	4.44	7.57	33.6	
G	10.36	23.68	245.0	
H	4.71	4.79	22.6	
J	17.10	19.90	340.3	
F4	5.53	2.37	13.1	DOES NOT COUNT AS FAL
PROPOSED MAIN FLOOR AREA (SF)			3,366.2	
G1	22.77	23.68	539.1	
G2	4.71	17.22	81.1	
G3	5.66	4.73	26.7	
PROPOSED GARAGE AREA (SF)			647.0	

AREA CALCULATIONS

1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

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1065 TRINITY DRIVE
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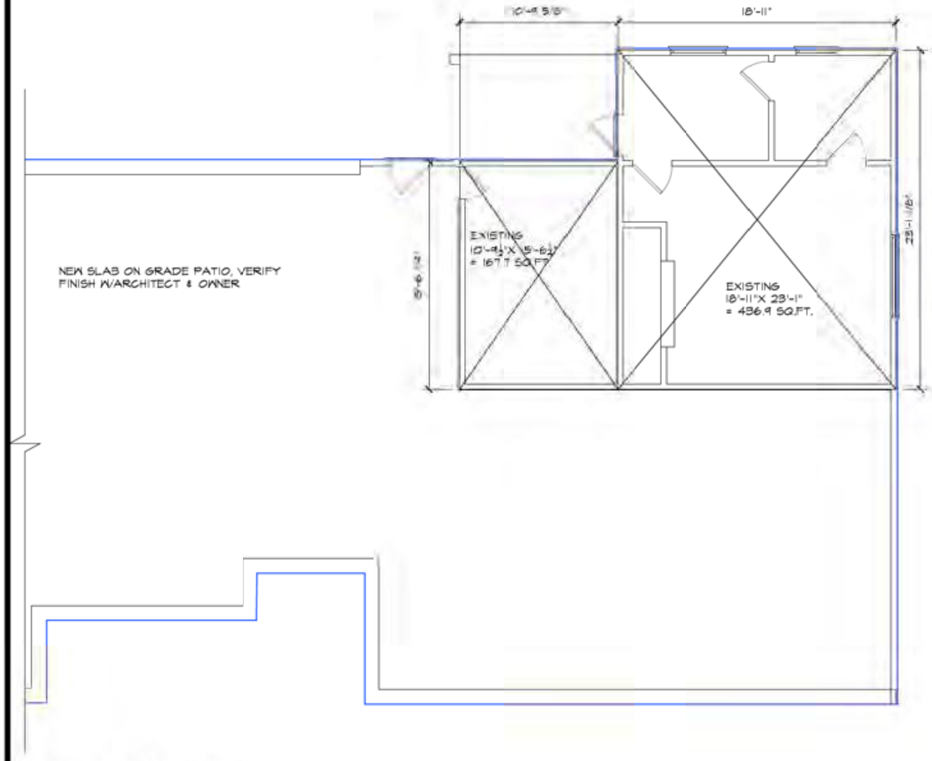
A.P.#. 074-232-040

CHECKED AEY | DRAWN SA, JT, CH

DATE JUNE 26, 2018

JOB # PANDOLFO

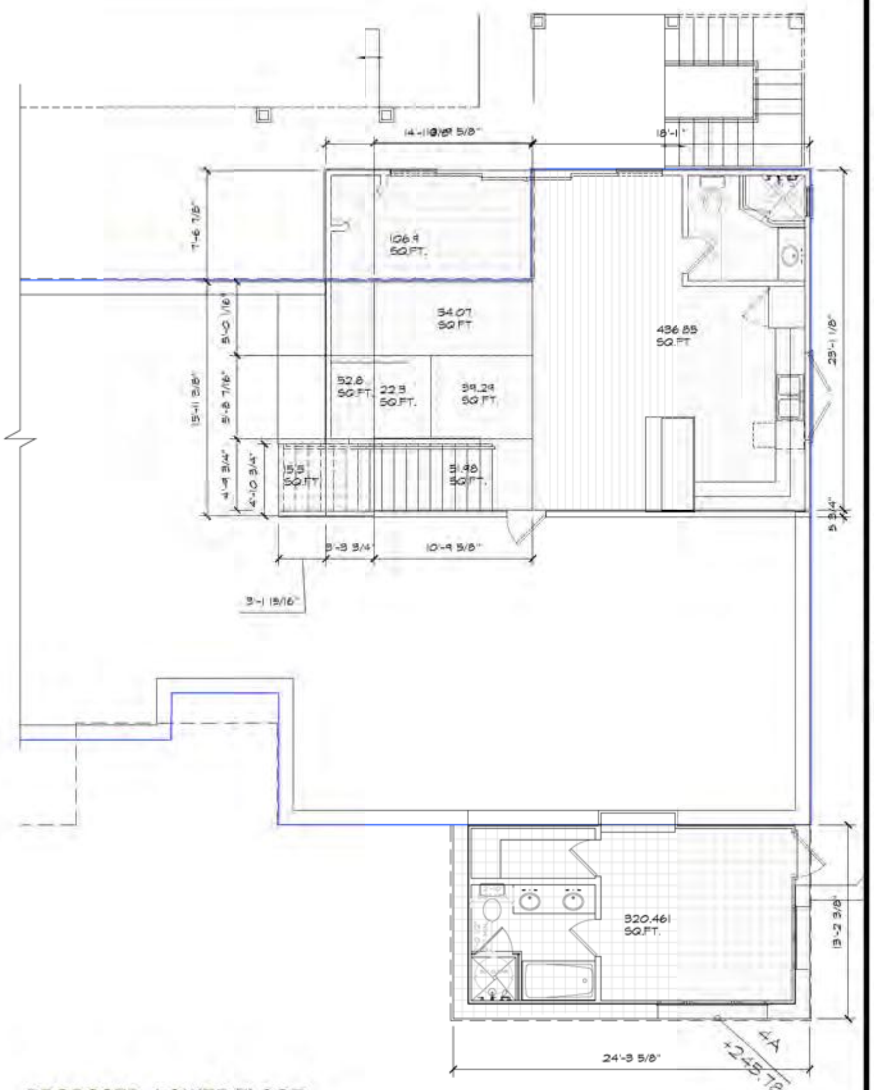
A0.3.1c



EXISTING- LOWER FLOOR

LEGEND:

- ▣ REMODEL OF BATHROOM
- ▨ NEW ROOF ABOVE OVER EXISTING SQ.FT
- ▧ REMODELED GARAGE
- ▦ ADDITION
- ▩ REMODEL OF KITCHEN
- ▥ REMODEL OF LIVING AREA
- ■ REPLACEMENT OF EXISTING SIDING
- □ REPLACEMENT OF EXISTING WINDOWS



PROPOSED- LOWER FLOOR

NONCONFORMING STRUCTURE- NEW WORK VALUE CALCULATION

1/4" = 1'-0" | 1

ISSUE LOG

3 PLANNING REV 3
APR. 19, 2017

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C-21679

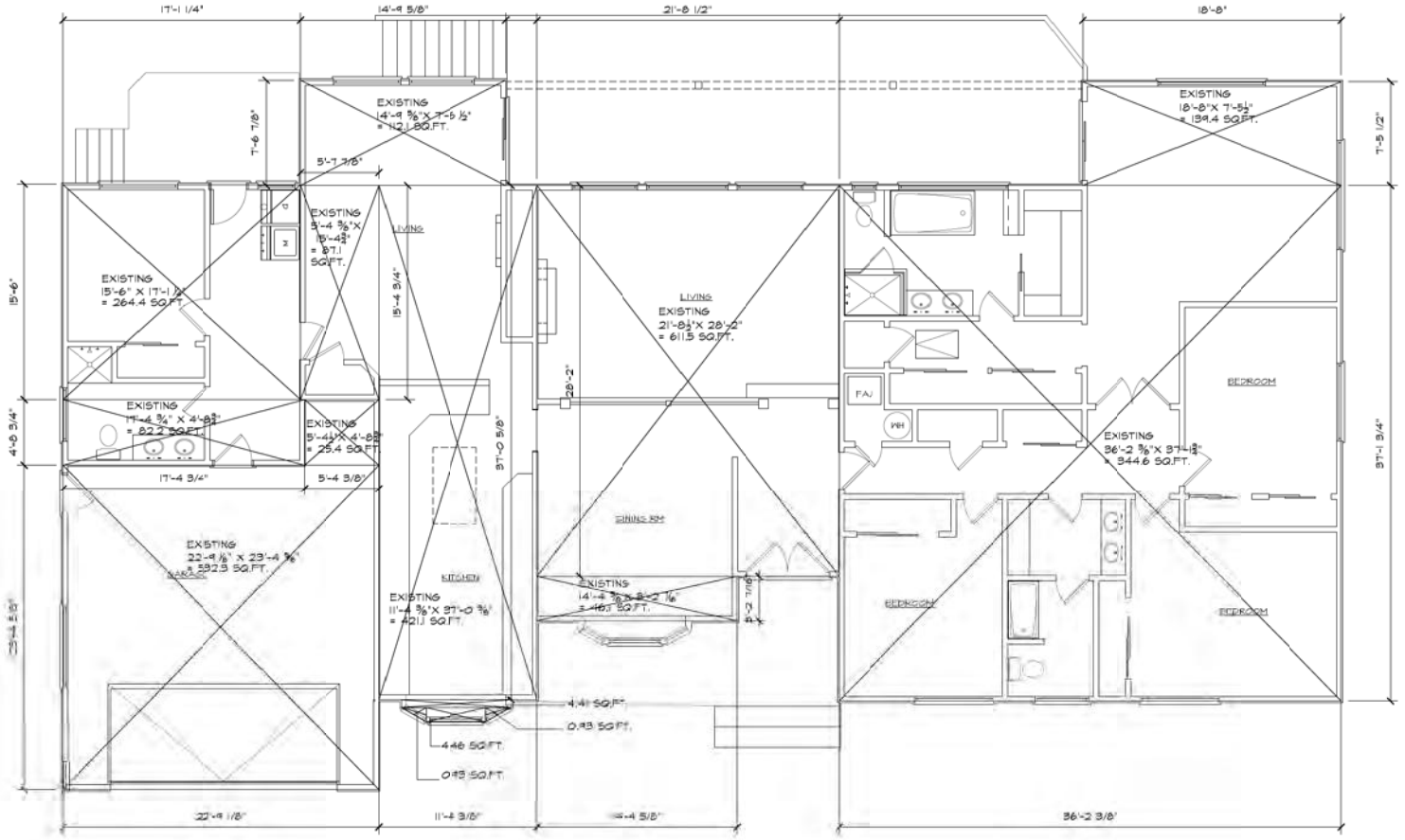
REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-040

CHECKED	DRAWN
AEY	SA, JT, CH

DATE
JUNE 26, 2015
JOB #
PANDOLFO

A0.3.2a



EXISTING MAIN FLOOR

NONCONFORMING STRUCTURE- NEW WORK VALUE CALCULATION 1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
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TEL: (650) 688-3950 FAX: (650) 323-1112 www.ybarchitects.com

LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.#. 074-232-040

CHECKED AEY | DRAWN SA, JT, CH

DATE JUNE 26, 2015

JOB # PANDOLFO

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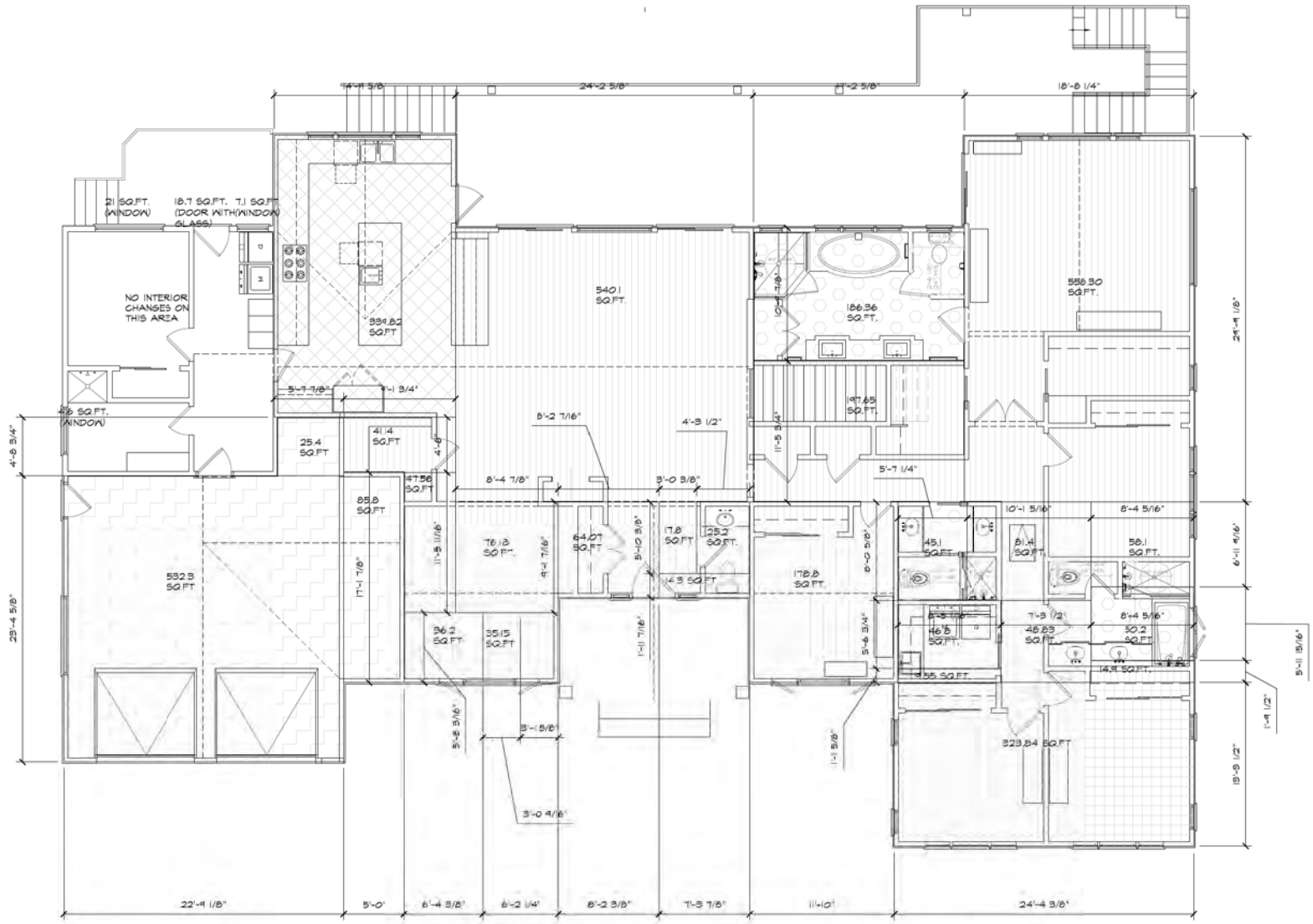

PROPOSED- MAIN FLOOR

NONCONFORMING STRUCTURE- NEW WORK VALUE CALCULATION 1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3 APR. 19, 2017

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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
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1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.#. 074-232-040

CHECKED: AEY | DRAWN: SA, JT, CH

DATE: JUNE 26, 2015

JOB #: PANDOLFO

A0.3.2c

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 1065 TRINITY DRIVE

Case No.:

50% of Existing Value	$391,649.50	
75% of Existing Value	$587,474.25	
Value of Proposed Project	$563,351.90	72%

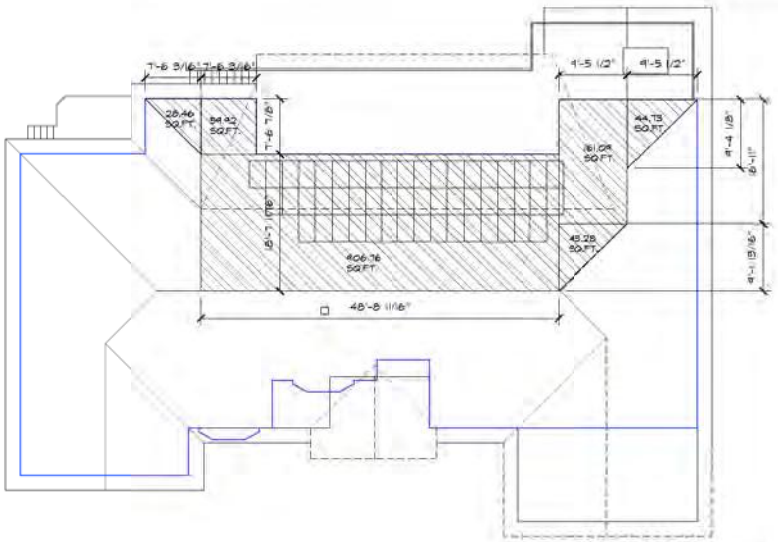
Existing Development

Non-Conforming Structure Type	Square Footage		Construction Cost	Existing Value
Existing 1st floor	3116.7	X	$200/Sq.Ft	$623,340.00
	note: minor difference from FA (wall wicth)			
Existing 2nd floor	0	X	$200/Sq.Ft	$0.00
Existing Basement	604.6	X	$200/Sq.Ft	$120,920.00
Existing Garage	557.7	X	$70/Sq.Ft	$39,039.00
	note: minor difference from FA (wall wicth)			
Total	**4279**			**$783,299.00**

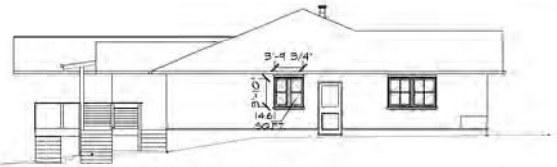
Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work).

Proposed Development

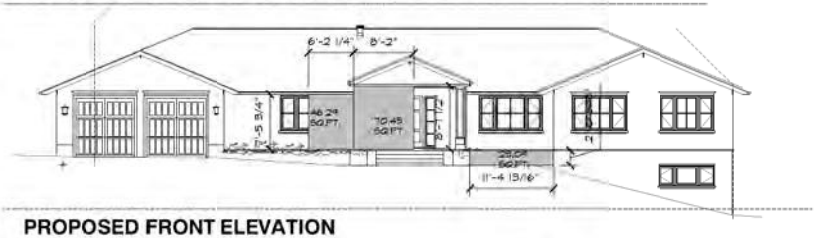
Proposed Development Type	Square Footage		Construction Cost	Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)				
1st Floor Addition	373.29	X	$200/Sq.Ft	$74,658.00
note: aprox 85 sf difference from main level addition is considering as garage remodel				
2nd Floor Addition		X	$200/Sq.Ft	$0.00
Basement Floor Addition	495.66	X	$200/Sq.Ft	$99,132.00
note:differs from Floor area (includes fireplace and staircase)				
Garage Addition	0	X	$70/Sq.Ft	$0.00
note: acded new garage area is counted as garage remodel				
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)				
Note: Square footage measurements are taken to full extent of any room with any interior modifications				
Remodel of Kitchen	339.82	X	$130/Sq.Ft	$44,176.60
Remodel of Bathrooms	375.96	X	$130/Sq.Ft	$48,874.80
Remodel of Other Living Areas	2552.77	X	$100/Sq.Ft	$255,277.00
Remodel of Garage	643.5	X	$35/Sq.Ft	$22,522.50
Category 3: Exterior modifications to existing structure				
Note: These calculations are only applied to areas that are not otherwise accounted for under Category 2				
New Roof Structure Over Existng Sq. Ft.	0	X	$50/Sq.Ft	$0.00
Replacement of Existing Windows	61.4	X	$35/Sq.Ft	$2,149.00
Replacement of Existing Siding	473.2	X	$35/Sq.Ft	$16,562.00
Total	**5315.6**			**$563,351.90**



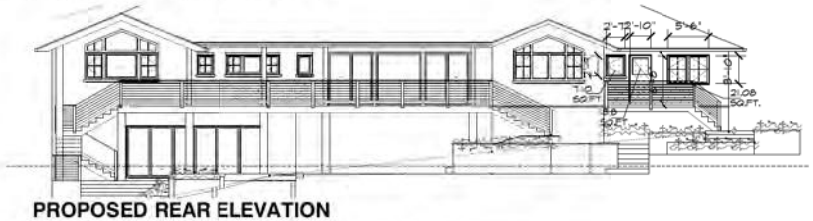
PROPOSED- ROOF PLAN



PROPOSED-LEFT SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

LEGEND
- REMODEL OF BATHROOM
- NEW ROOF ABOVE OVER EXISTING SQ.FT
- REMODELED GARAGE
- ADDITION
- REMODEL OF KITCHEN
- REMODEL OF LIVING AREA
- REPLACEMENT OF EXISTING SIDING
- REPLACEMENT OF EXISTING WINDOWS

NONCONFORMING STRUCTURE- NEW WORK VALUE CALCULATION

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

ISSUE LOG
PLANNING REV 3
3 APR. 19, 2017

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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

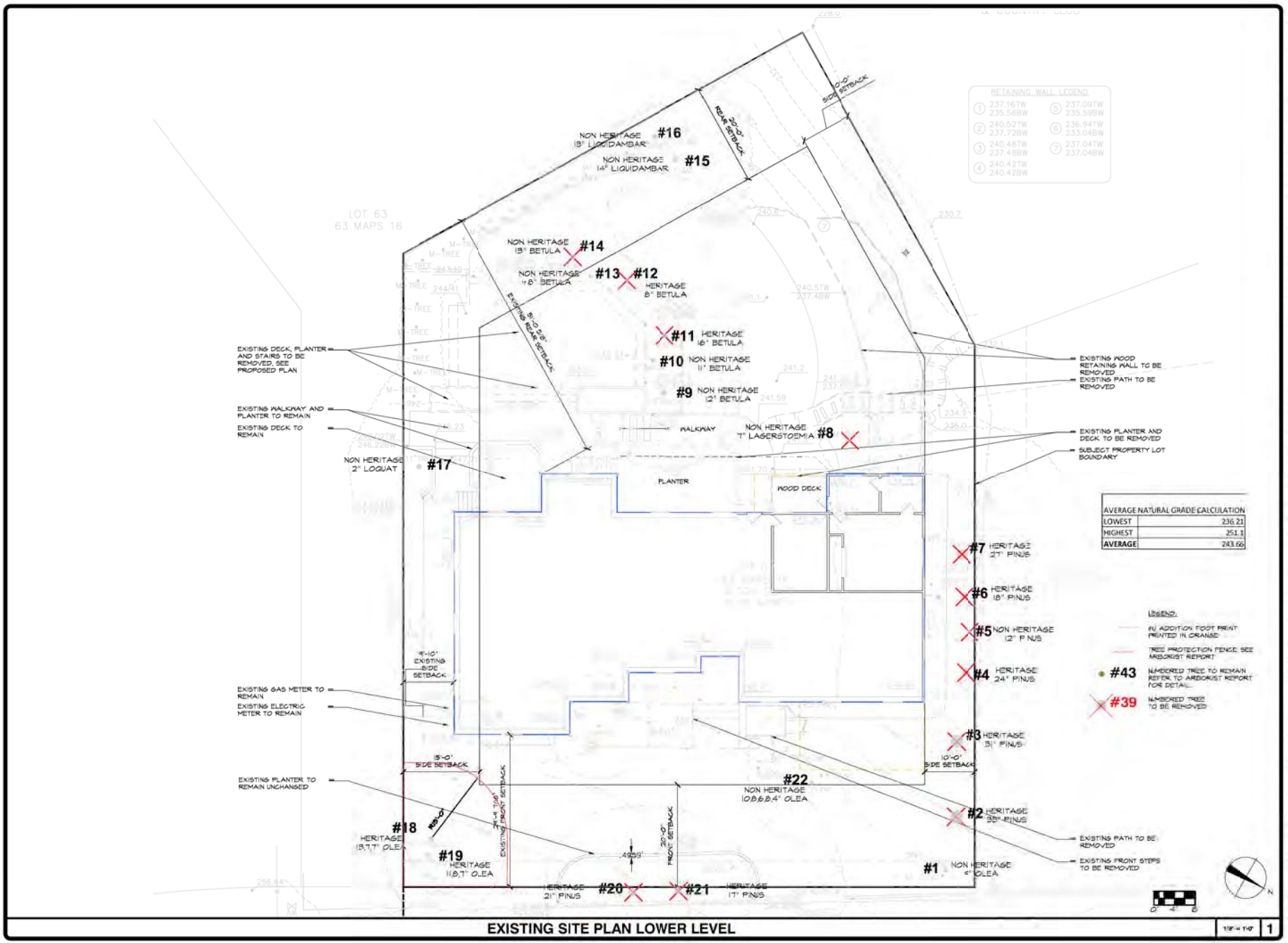
A.P.#: 074-232-040

CHECKED	DRAWN
AEY	SA, JT, CH

DATE: JUNE 26, 2015

JOB #: PANDOLFO

A0.3.3



EXISTING SITE PLAN LOWER LEVEL

1/8" = 1'-0" 1

ISSUE LOG
PLANNING REV 3
3 APR. 19, 2017

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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
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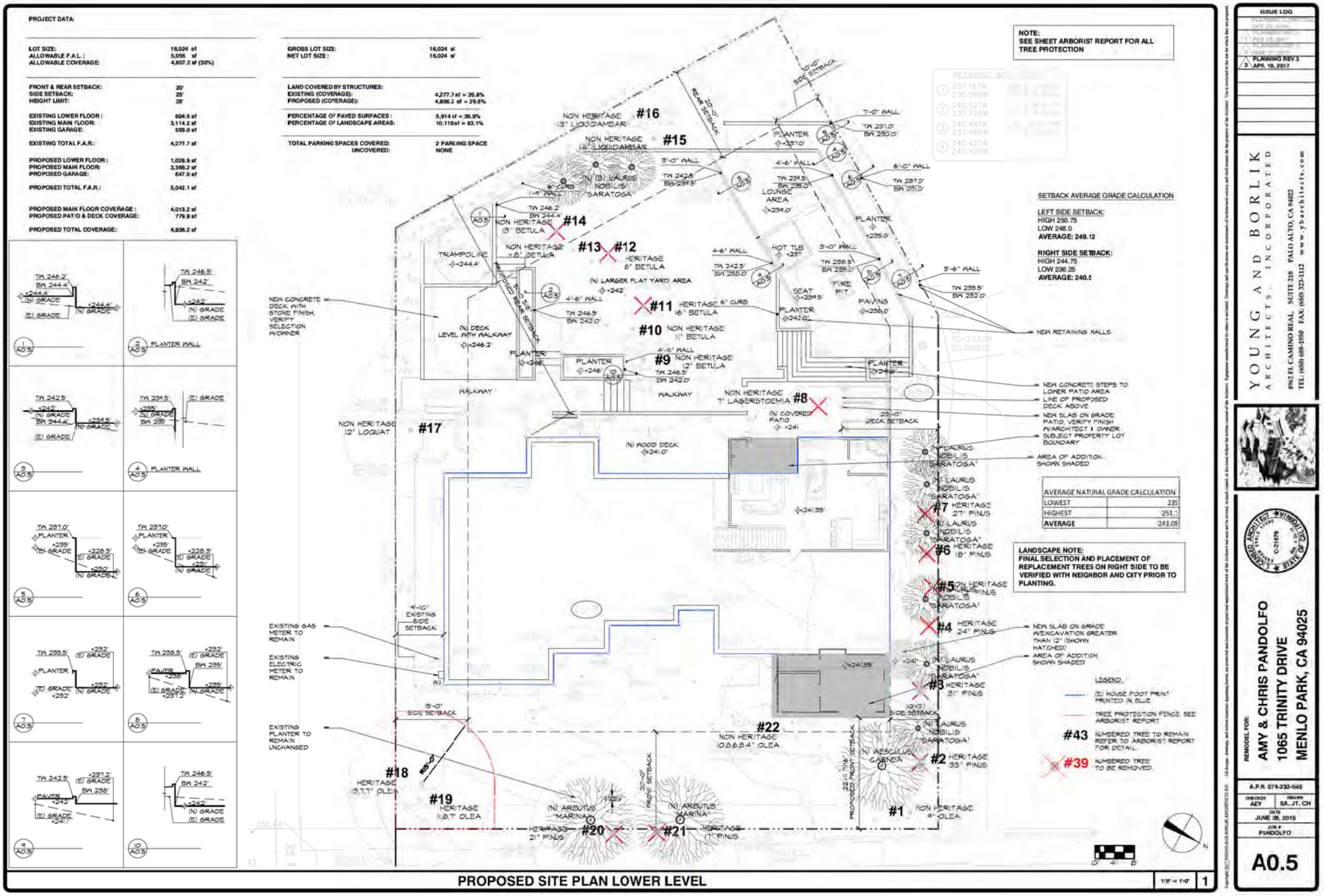
MENLO PARK, CA 94025

A.P.N. 074-232-040
CHECKED AEY
DRAWN SA, JT, CH
DATE JUNE 26, 2015
JOB # PANDOLFO

A0.4


PROJECT DATA:
LOT SIZE: 16,024 sf
ALLOWABLE F.A.L. : 5,056 sf
ALLOWABLE COVERAGE: 4,807.2 sf (30%)
FRONT & REAR SETBACK: 20'
SIDE SETBACK: 25'
HEIGHT LIMIT: 28'
EXISTING LOWER FLOOR : 604.5 sf
EXISTING MAIN FLOOR: 3,114.2 sf
EXISTING GARAGE: 559.0 sf
EXISTING TOTAL F.A.R: 4,277.7 sf
PROPOSED LOWER FLOOR : 1,028.9 sf
PROPOSED MAIN FLOOR: 3,366.2 sf
PROPOSED GARAGE: 647.0 sf
PROPOSED TOTAL F.A.R.: 5,042.1 sf
PROPOSED MAIN FLOOR COVERAGE : 4,013.2 sf
PROPOSED PATIO & DECK COVERAGE: 779.9 sf
PROPOSED TOTAL COVERAGE: 4,606.2 sf
GROSS LOT SIZE: 16,024 sf
NET LOT SIZE : 16,024 sf
LAND COVERED BY STRUCTURES:
EXISTING (COVERAGE): 4,277.7 sf = 26.8%
PROPOSED (COVERAGE): 4,606.2 sf = 29.8%
PERCENTAGE OF PAVED SURFACES : 5,914 sf = 36.9%
PERCENTAGE OF LANDSCAPE AREAS: 10,110sf = 63.1%
TOTAL PARKING SPACES COVERED: 2 PARKING SPACE
UNCOVERED: NONE
NOTE:
SEE SHEET ARBORIST REPORT FOR ALL TREE PROTECTION
SETBACK AVERAGE GRADE CALCULATION
LEFT SIDE SETBACK:
HIGH 250.75
LOW 248.0
AVERAGE: 249.12
RIGHT SIDE SETBACK:
HIGH 244.75
LOW 236.25
AVERAGE: 240.5
AVERAGE NATURAL GRADE CALCULATION
LOWEST 235
HIGHEST 251.1
AVERAGE 243.05
LANDSCAPE NOTE:
FINAL SELECTION AND PLACEMENT OF REPLACEMENT TREES ON RIGHT SIDE TO BE VERIFIED WITH NEIGHBOR AND CITY PRIOR TO PLANTING.
LEGEND
(E) HOUSE FOOT PRINT PRINTED IN BLUE
TREE PROTECTION FENCE. SEE ARBORIST REPORT
#43 NUMBERED TREE TO REMAIN. REFER TO ARBORIST REPORT FOR DETAIL.
#39 NUMBERED TREE TO BE REMOVED.
NEW CONCRETE DECK WITH STONE FINISH. VERIFY SELECTION W/OWNER
NEW RETAINING WALLS
NEW CONCRETE STEPS TO LOWER PATIO AREA
LINE OF PROPOSED DECK ABOVE
NEW SLAB ON GRADE PATIO. VERIFY FINISH W/ARCHITECT & OWNER
SUBJECT PROPERTY LOT BOUNDARY
AREA OF ADDITION SHOWN SHADED
NEW SLAB ON GRADE W/EXCAVATION GREATER THAN 12" (SHOWN HATCHED)
AREA OF ADDITION SHOWN SHADED
EXISTING GAS METER TO REMAIN
EXISTING ELECTRIC METER TO REMAIN
EXISTING PLANTER TO REMAIN UNCHANGED
#1 NON HERITAGE 9" OLEA
#2 HERITAGE 35" PINUS
#3 HERITAGE 31" PINUS
#4 HERITAGE 24" PINUS
#5 NON HERITAGE PINUS
#6 HERITAGE 18" PINUS
#7 HERITAGE 27" PINUS
#8 NON HERITAGE 7" LAGERSTOEMIA
#9 NON HERITAGE 12" BETULA
#10 NON HERITAGE 11" BETULA
#11 HERITAGE 6" CURB 16" BETULA
#12 HERITAGE 8" BETULA
#13 NON HERITAGE 8" BETULA
#14 NON HERITAGE 13" BETULA
#15 NON HERITAGE 18" LIQUIDAMBAR
#16 NON HERITAGE 13" LIQUIDAMBAR
#17 NON HERITAGE 12" LOQUAT
#18 HERITAGE 19,7,7" OLEA
#19 HERITAGE 11,8,7" OLEA
#20 HERITAGE 21" PINUS
#21 HERITAGE 17" PINUS
#22 NON HERITAGE 10,8,6,6,4" OLEA
(N) LAURUS NOBILIS 'SARATOGA'
(N) ARBUTUS MARINA
(N) AESCULUS CARNEA
(N) LARGER FLAT YARD AREA
(N) WOOD DECK
(N) COVERED PATIO
(N) DECK LEVEL WITH WALKWAY
PROPOSED REAR SETBACK
PROPOSED FRONT SETBACK
22'-0" DECK SETBACK
10'-0" SIDE SETBACK
15'-0" SIDE SETBACK
9'-10" EXISTING SIDE SETBACK
20'-0" REAR SETBACK
30'-0" FRONT SETBACK
22'-11" 7/16" PROPOSED FRONT SETBACK
RETAINING WALL
TRAMPOLINE
LOUNGE AREA
HOT TUB
FIRE PIT
SEAT
PLANTER
PAVING
WALKWAY
TOP OF CURB
FINISH GRADE
(E) GRADE
(N) GRADE
PLANTER WALL
PROPOSED SITE PLAN LOWER LEVEL
1/8" = 1'-0"
1
ISSUE LOG
PLANNING REV 3
3 APR. 19, 2017
YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
3962 EL CAMINO REAL, SUITE 215 PALO ALTO, CA 94022
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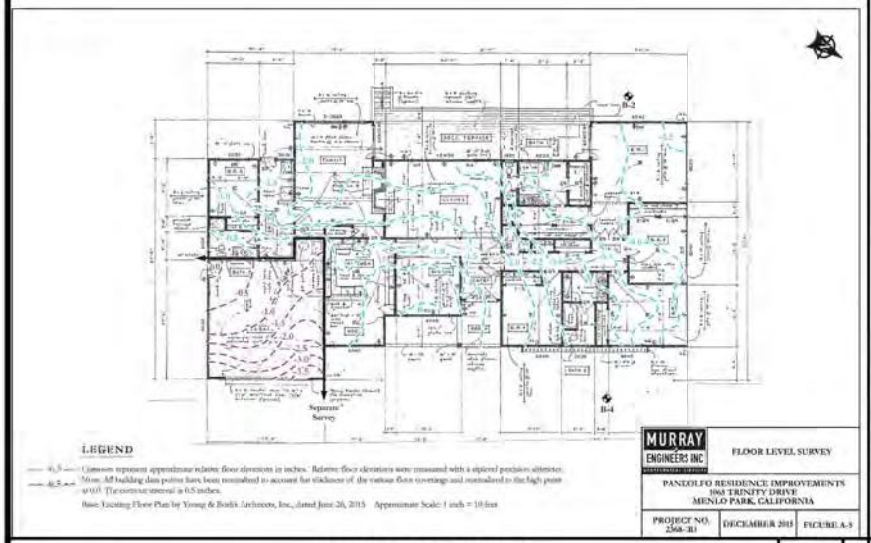
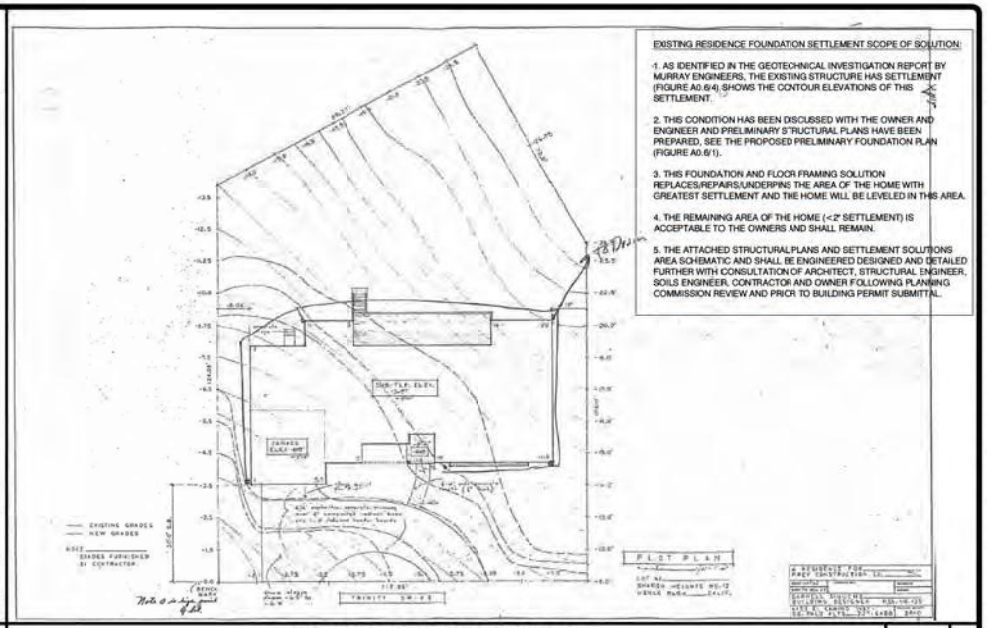
JOB # PANDOLFO
A0.5

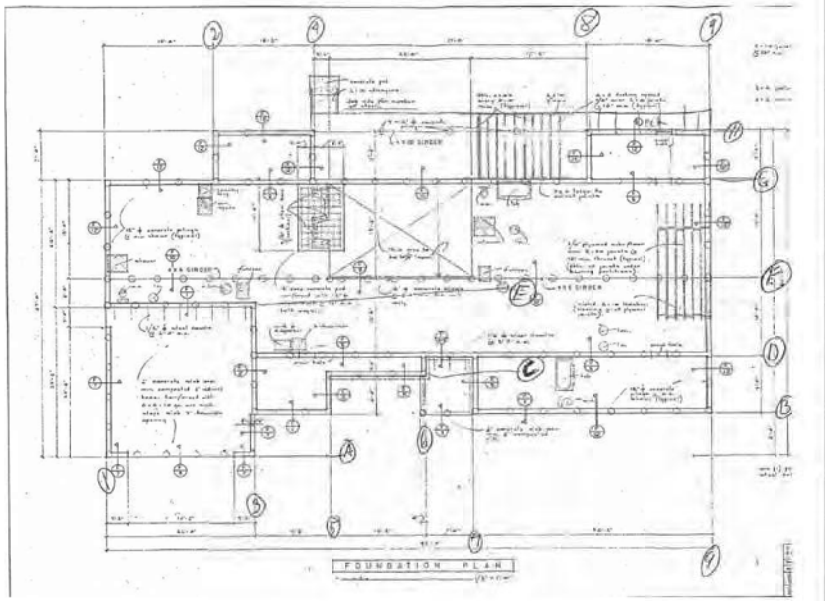
D11



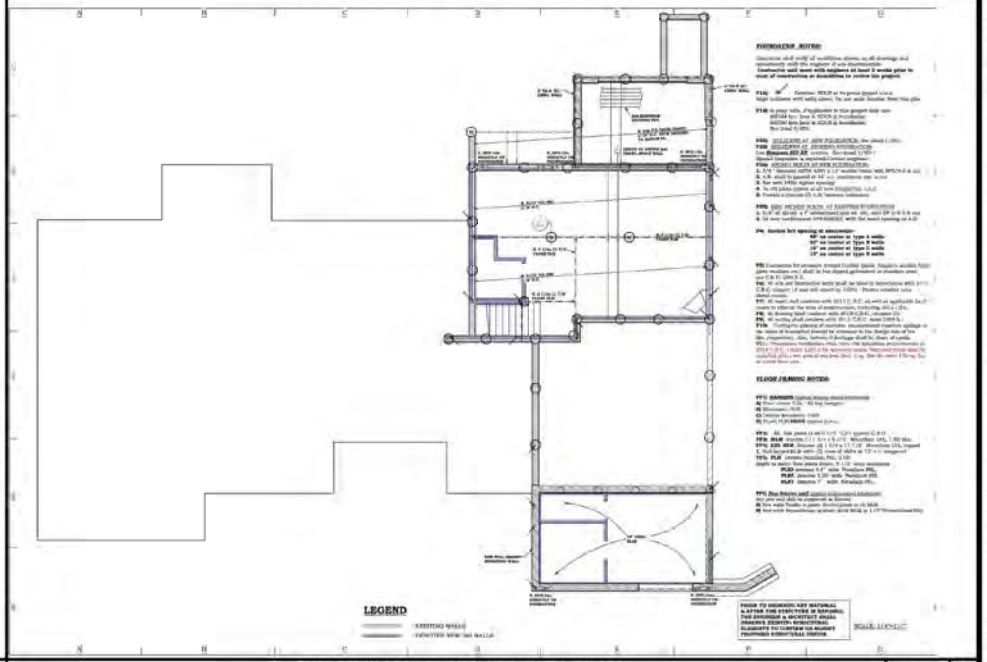
FLOOR LEVEL SURVEY | N.T.S. | 4



ORIGINAL TOPOGRAPHIC PLAN | N.T.S. | 2



ORIGINAL FOUNDATION PLAN | N.T.S. | 3



PRELIMINARY FOUNDATION PLAN | N.T.S. | 1

ISSUE LOG
OCT 19, 2016
PLANNING SUB
FEB 15, 2017
PLANNING REV 2
MAR 20, 2017
PLANNING REV 3
APR. 19, 2017

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DATE JUNE 26, 2016
FILE # PANDOLFO

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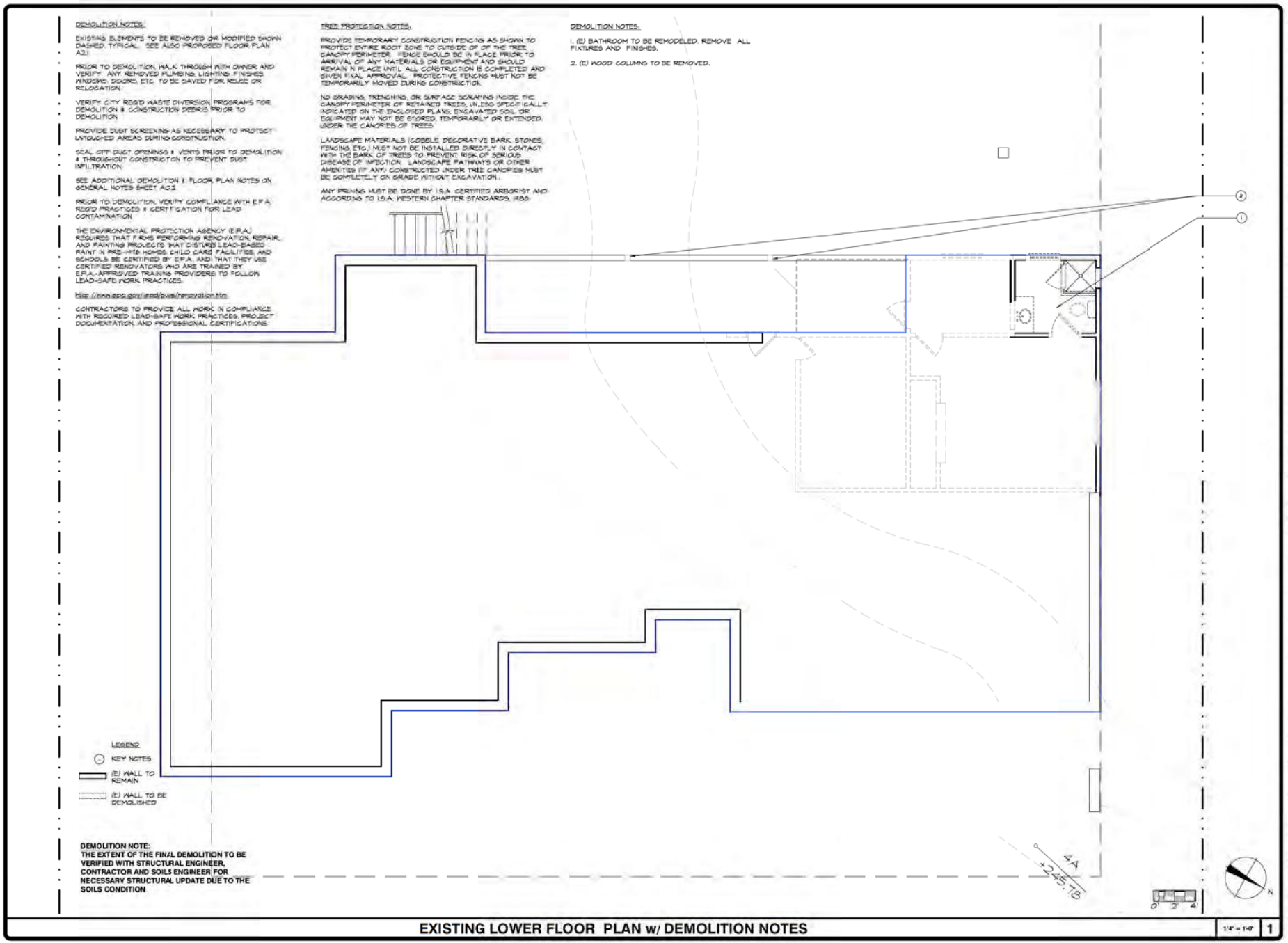

EXISTING LOWER FLOOR PLAN w/ DEMOLITION NOTES

1/4" = 1'-0" | 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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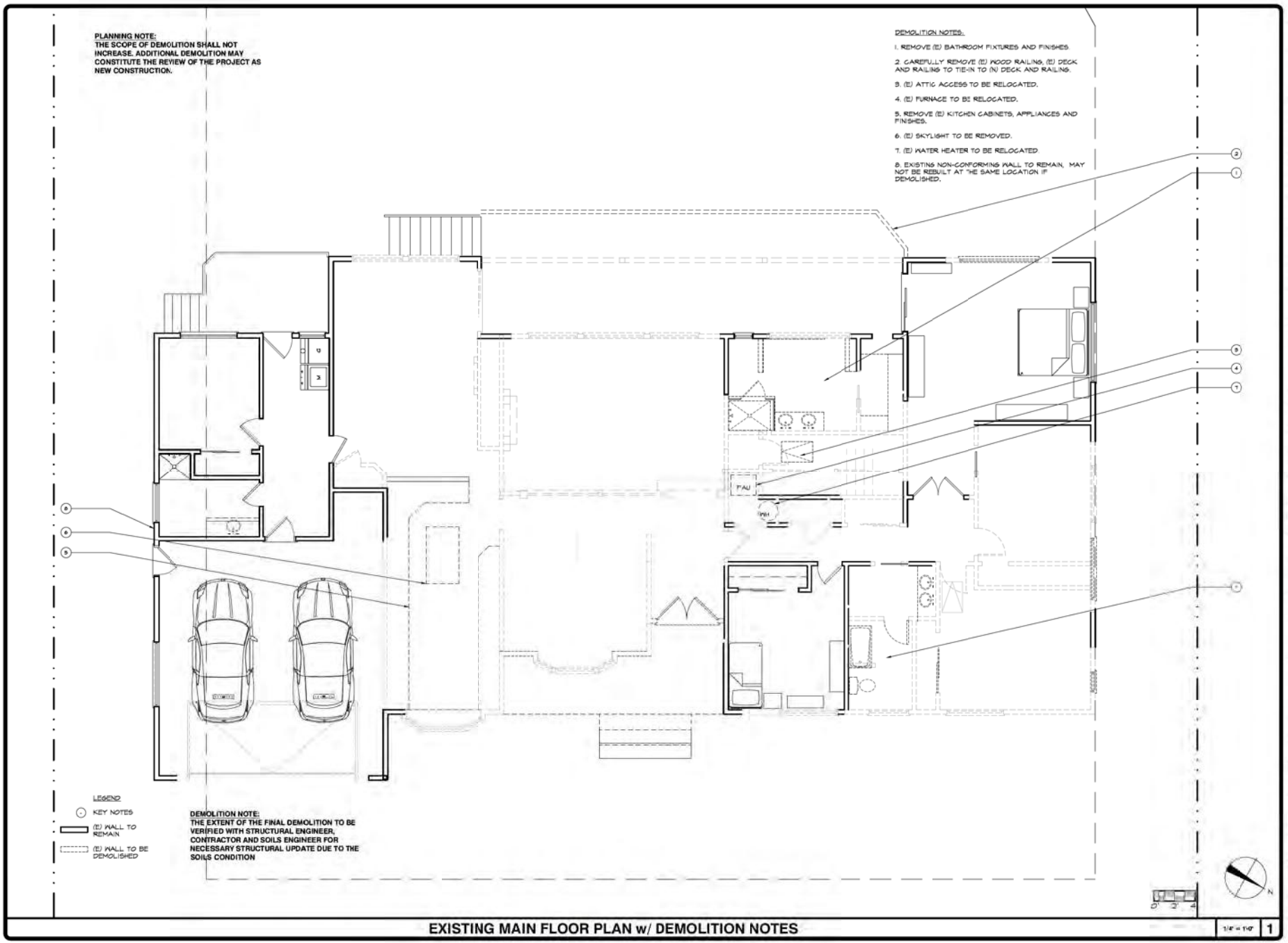
CHECKED	DRAWN
AEY	SA, JT, CH

DATE
JUNE 26, 2015

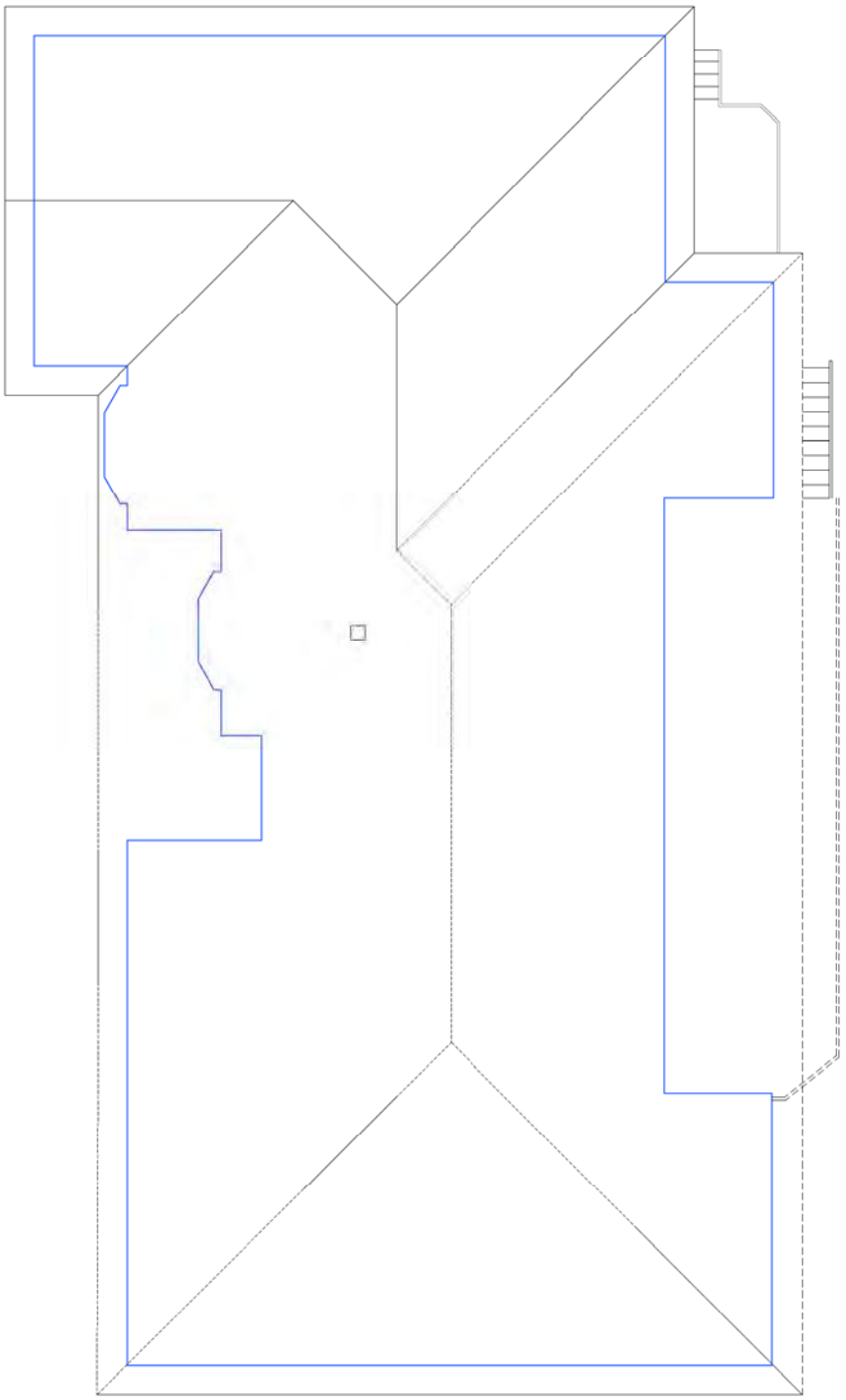
JOB #
PANDOLFO

A1.0


PLANNING NOTE:
THE SCOPE OF DEMOLITION SHALL NOT INCREASE. ADDITIONAL DEMOLITION MAY CONSTITUTE THE REVIEW OF THE PROJECT AS NEW CONSTRUCTION.
DEMOLITION NOTES:
1. REMOVE (E) BATHROOM FIXTURES AND FINISHES.
2. CAREFULLY REMOVE (E) WOOD RAILING, (E) DECK AND RAILING TO TIE-IN TO (N) DECK AND RAILING.
3. (E) ATTIC ACCESS TO BE RELOCATED.
4. (E) FURNACE TO BE RELOCATED.
5. REMOVE (E) KITCHEN CABINETS, APPLIANCES AND FINISHES.
6. (E) SKYLIGHT TO BE REMOVED.
7. (E) WATER HEATER TO BE RELOCATED.
8. EXISTING NON-CONFORMING WALL TO REMAIN, MAY NOT BE REBUILT AT THE SAME LOCATION IF DEMOLISHED.
LEGEND
KEY NOTES
(E) WALL TO REMAIN
(E) WALL TO BE DEMOLISHED
DEMOLITION NOTE:
THE EXTENT OF THE FINAL DEMOLITION TO BE VERIFIED WITH STRUCTURAL ENGINEER, CONTRACTOR AND SOILS ENGINEER FOR NECESSARY STRUCTURAL UPDATE DUE TO THE SOILS CONDITION
FAU
WH
EXISTING MAIN FLOOR PLAN w/ DEMOLITION NOTES
1/4" = 1'-0"
1
ISSUE LOG
PLANNING REV 3
3 APR. 19, 2017
YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 215 PALO ALTO, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com
C-21679
REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025
A.P.N. 074-232-040
CHECKED AEY
DRAWN SA, JT, CH
DATE JUNE 26, 2015
JOB # PANDOLFO
A1.1

D15

EXISTING ROOF PLAN



1/4" = 1'-0"

1

A1.2

DRAWN BY: BA, JT, CH
CHECKED BY: AEY
A.P.N. 074-232-040
JOB # PANDOLFO
JUNE 28, 2015

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

LICENSED ARCHITECT — TIMOTHY BORLIK — C-21679 — STATE OF CALIFORNIA

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ARCHITECTS INCORPORATED
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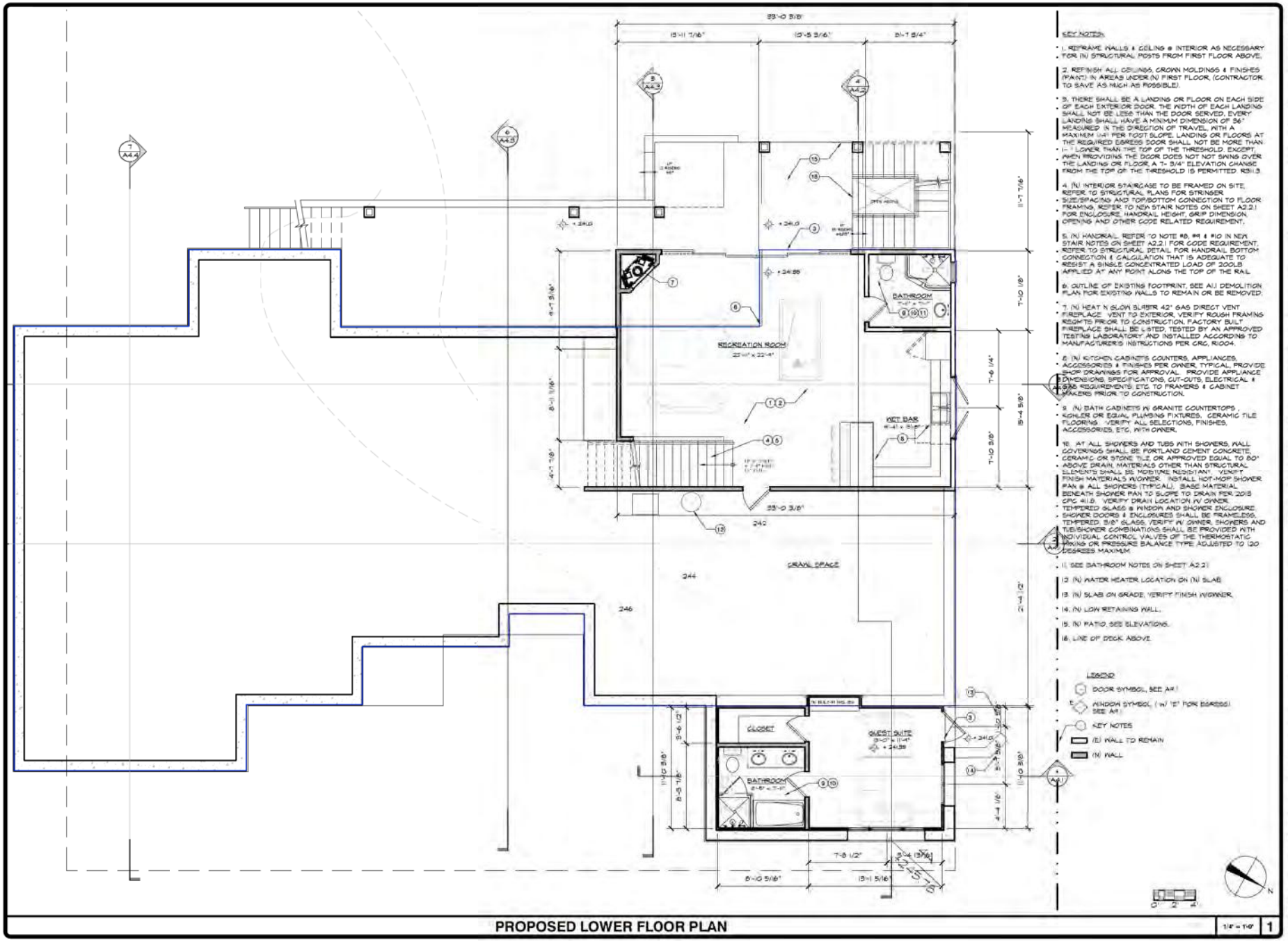
ISSUE LOG
3 APR. 19, 2017 PLANNING REV'S



PROPOSED LOWER FLOOR PLAN

1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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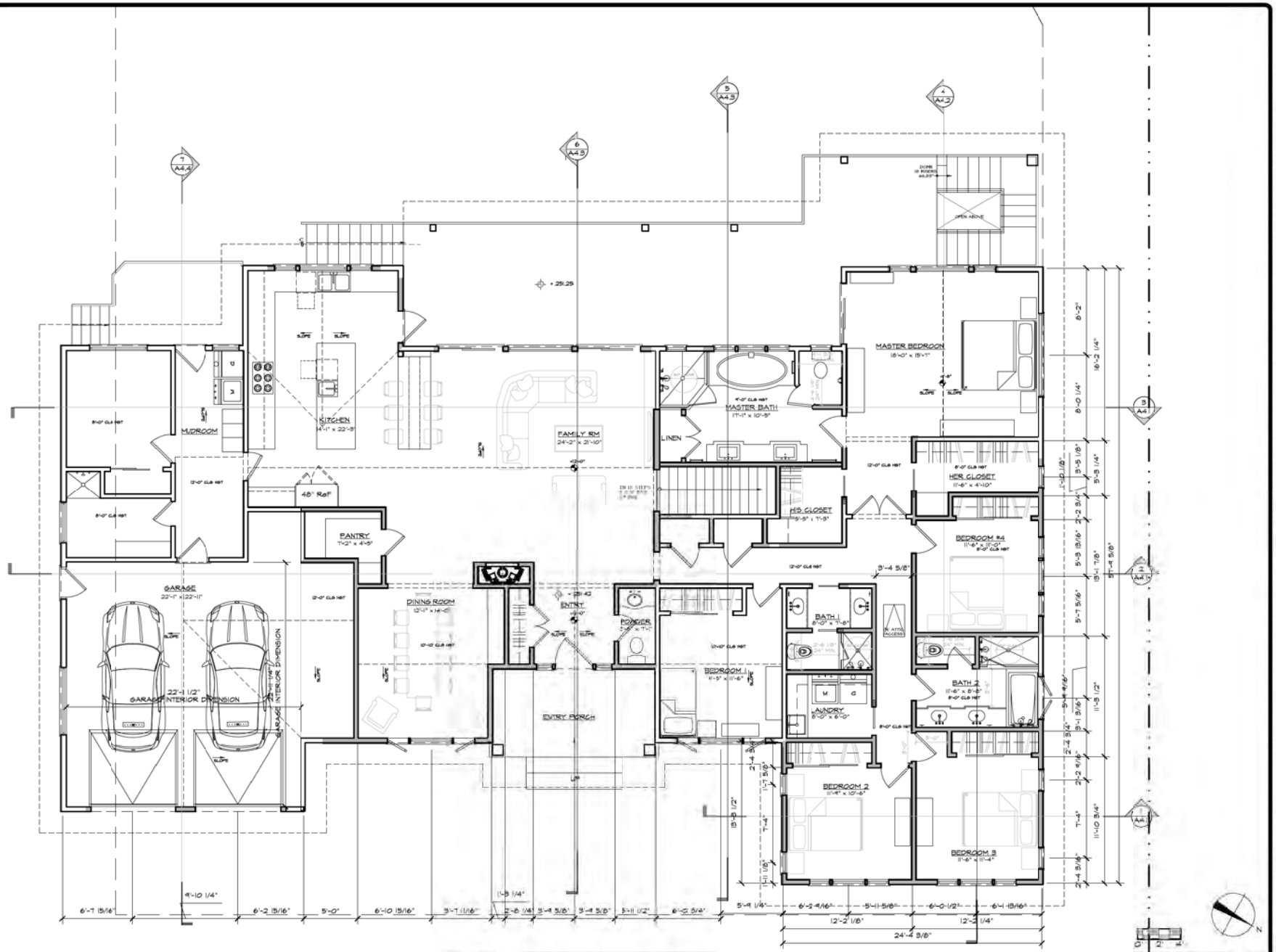
LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.#. 074-232-040

CHECKED: AEY
DRAWN: SA, JT, CH
DATE: JUNE 26, 2015
JOB #: PANDOLFO

A2.0.1



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0" | 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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ARCHITECTS, INCORPORATED
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TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

LICENSED ARCHITECT C-21079 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-040

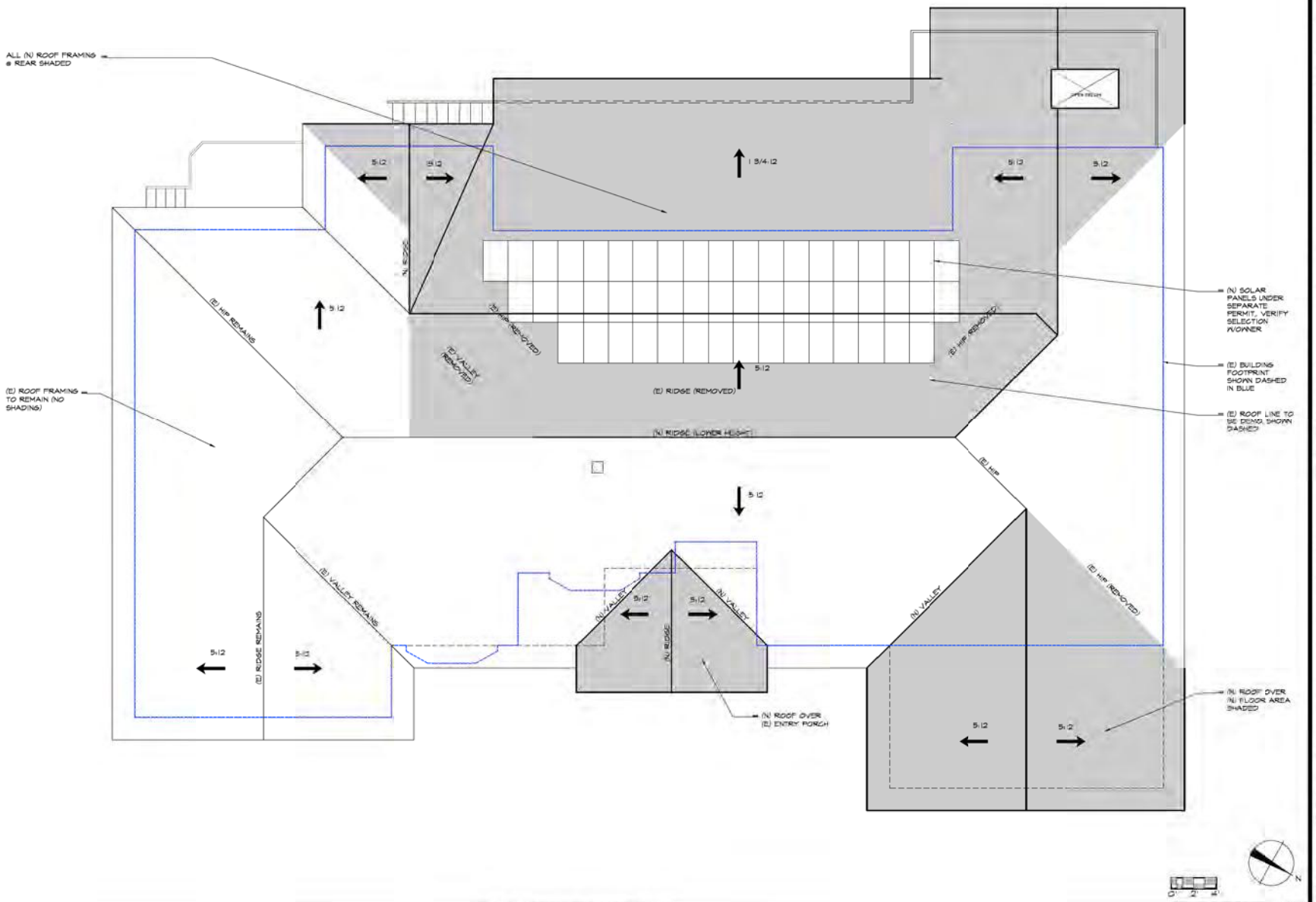
CHECKED AEY | DRAWN SA, JT, CH

DATE JUNE 26, 2015

FILE # PANDOLFO

A2.1.1

D17



PROPOSED ROOF PLAN

1/4" = 1'-0" | 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 215 PALO ALTO, CA 94022
TEL: (650) 688-9950 FAX: (650) 323-1112 www.ybarchitects.com

LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

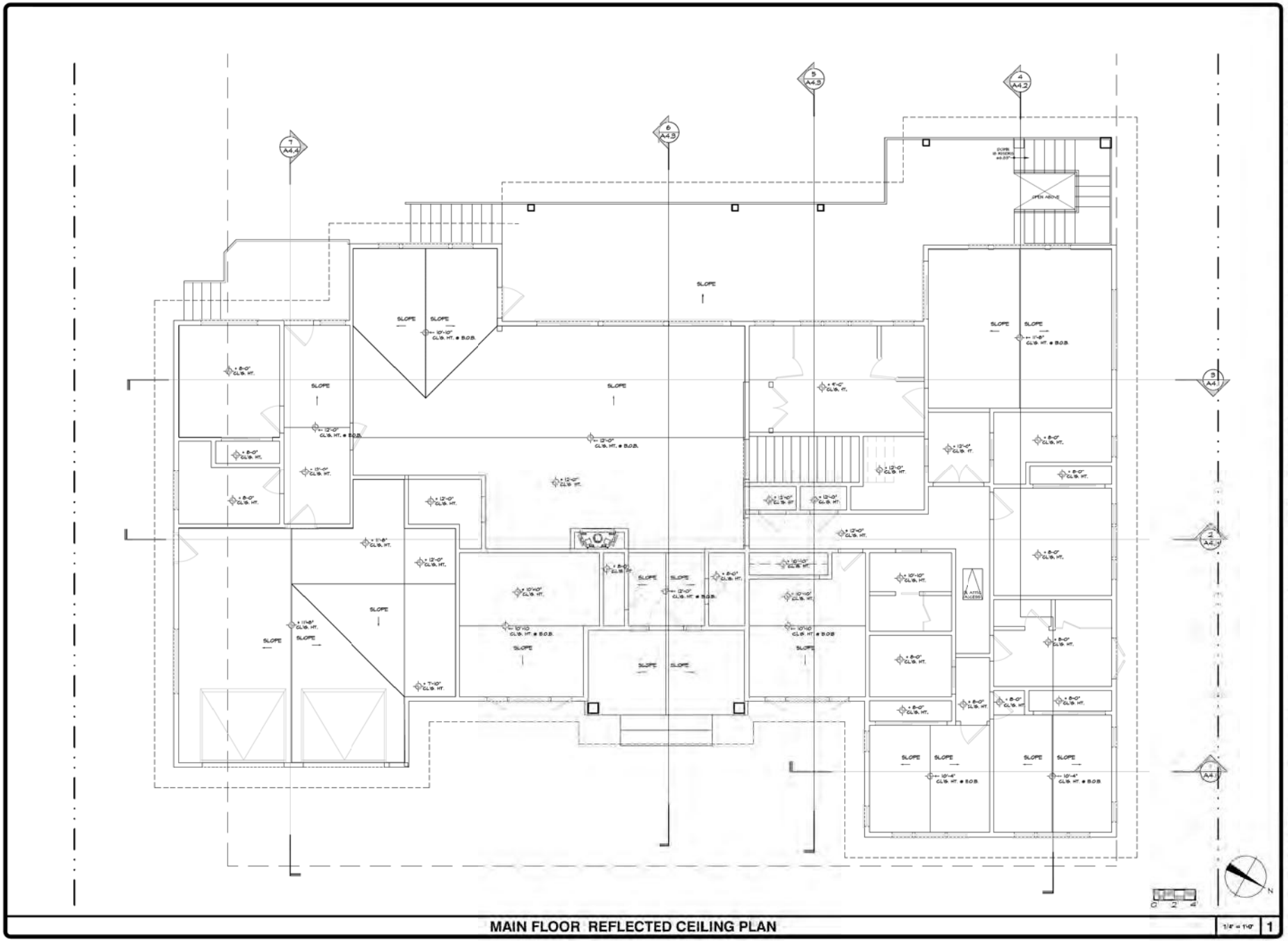
A.P.N. 074-232-040

DESIGNED	DRAWN
AEY	SA, JT, CH

DATE
JUNE 26, 2015

JOB #
PANDOLFO

A2.2.2



ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS INCORPORATED
4962 EL CAMINO REAL, SUITE 218 PALO ALTO, CA 94022
TEL: (650) 688-3990 FAX: (650) 323-1112 www.ybarchitects.com

LICENSED ARCHITECT C-21878 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

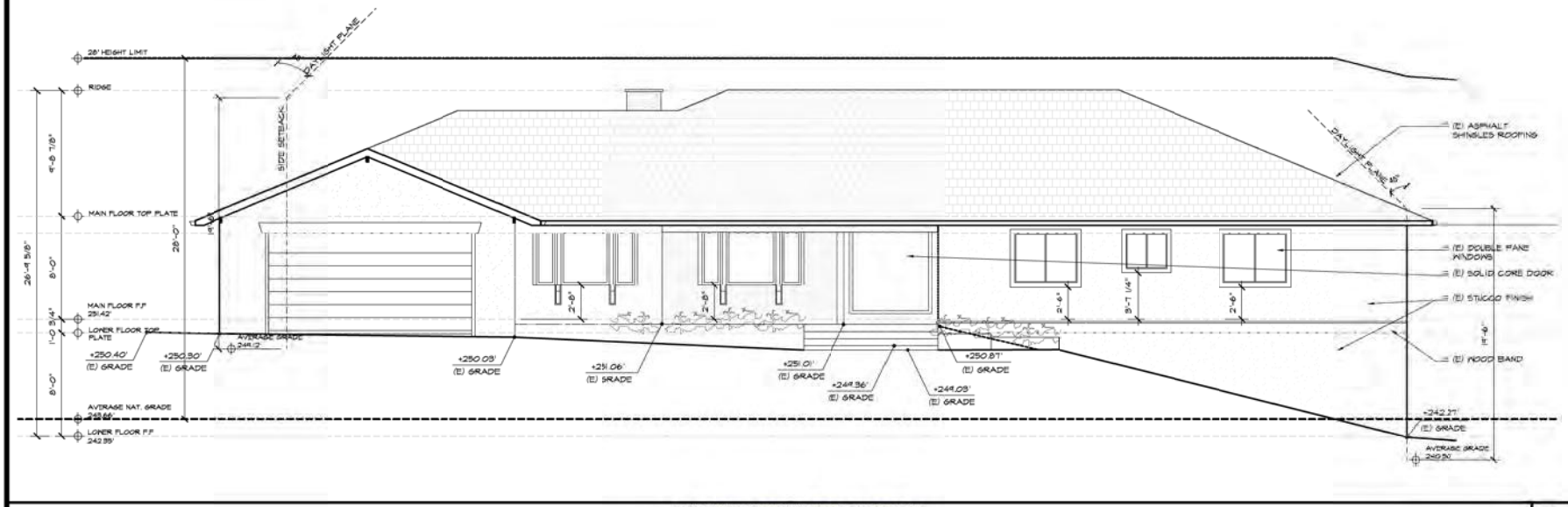
A.P.N. 074-232-040

CHECKED	DRAWN
AEY	SA, JT, CH

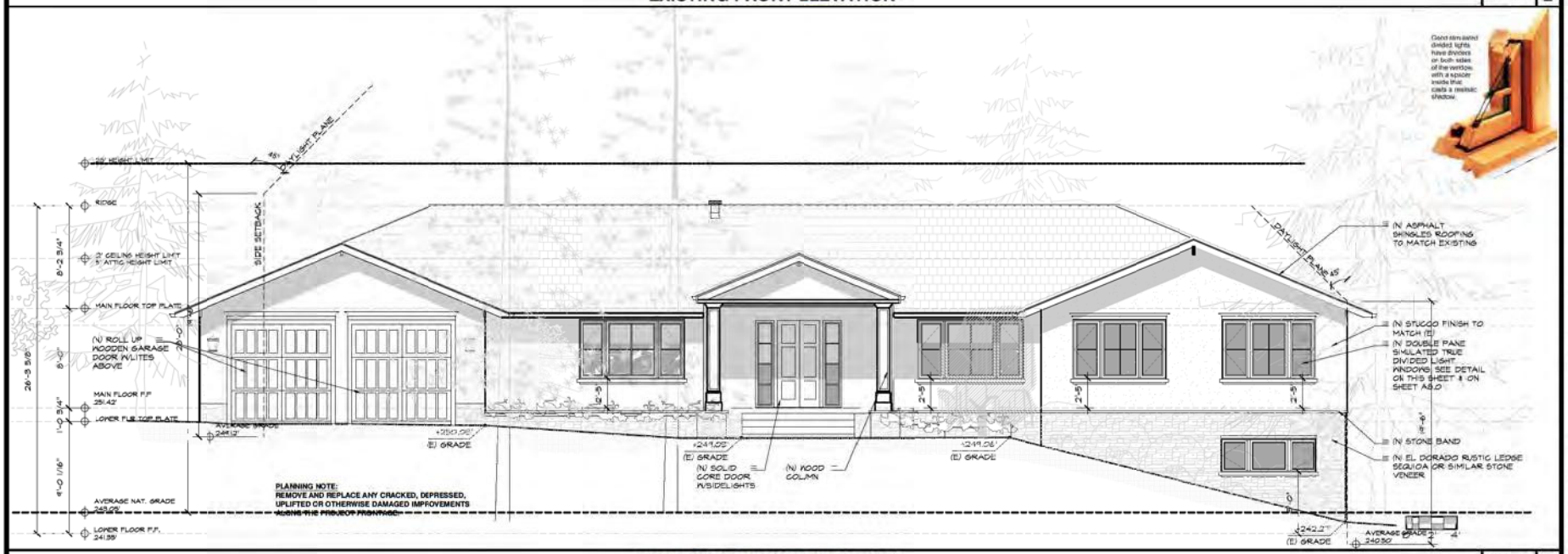
DATE
JUNE 26, 2015

JOB #
PANDOLFO

A2.3



EXISTING FRONT ELEVATION 1/4" = 1'-0" 2



PROPOSED FRONT ELEVATION 1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-040

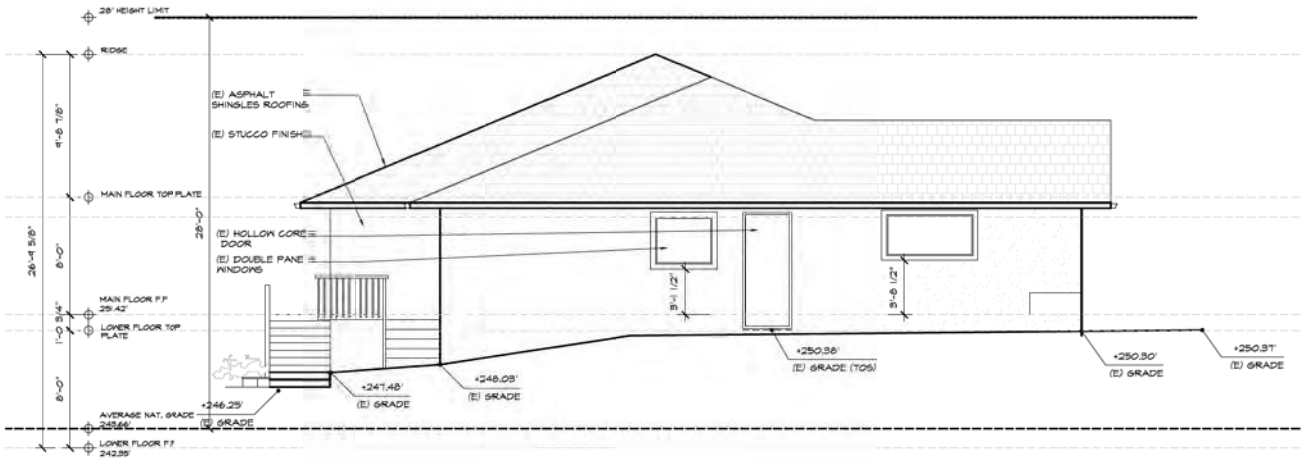
CHECKED	DRAWN
AEY	SA, JT, CH

DATE
JUNE 26, 2015

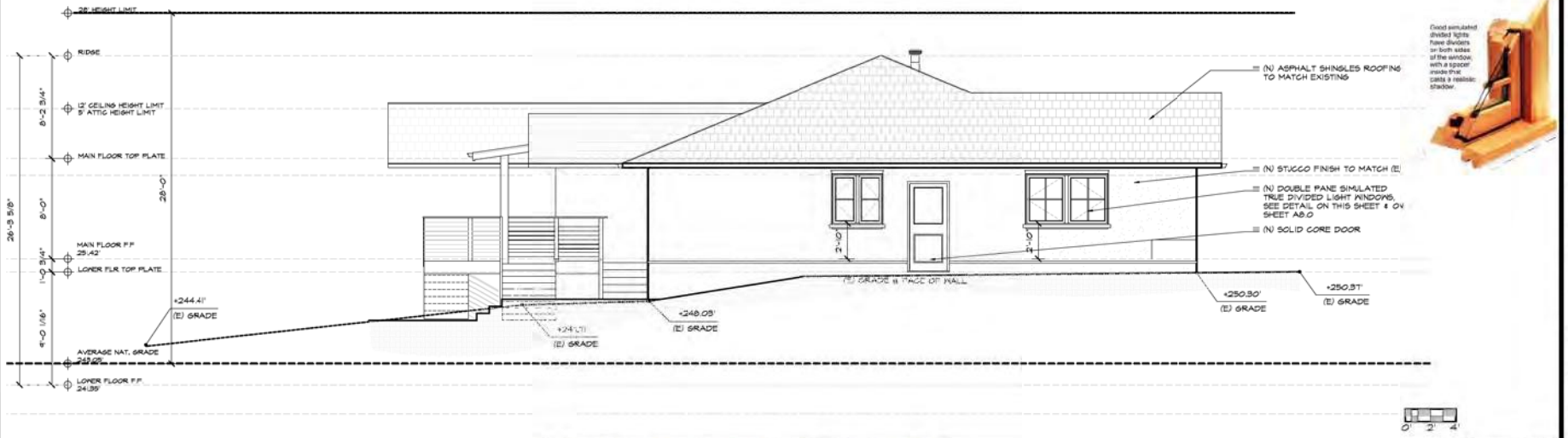
JOB #
PANDOLFO

A3.1

D20



EXISTING LEFT SIDE ELEVATION- SOUTHEAST 1/4" = 1'-0" 2



PROPOSED LEFT SIDE ELEVATION- SOUTHEAST 1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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ARCHITECTS, INCORPORATED
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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

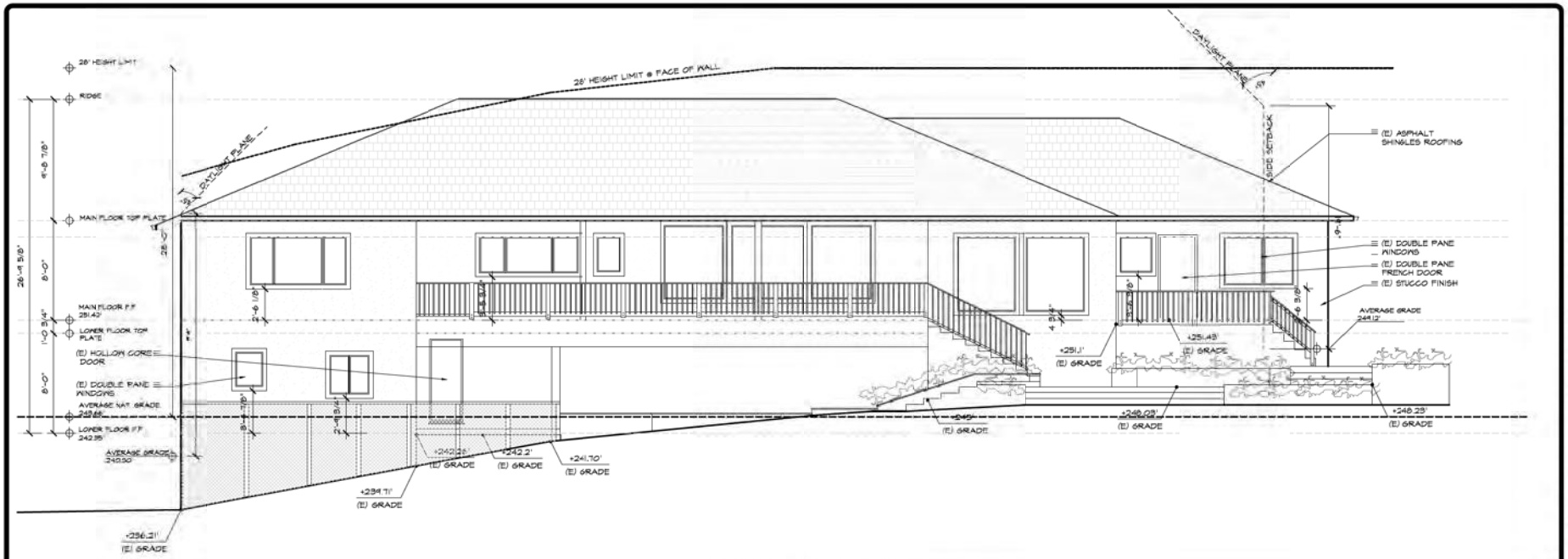
A.P.N. 074-232-060

CHECKED	DRAWN
AEY	SA, JT, CH

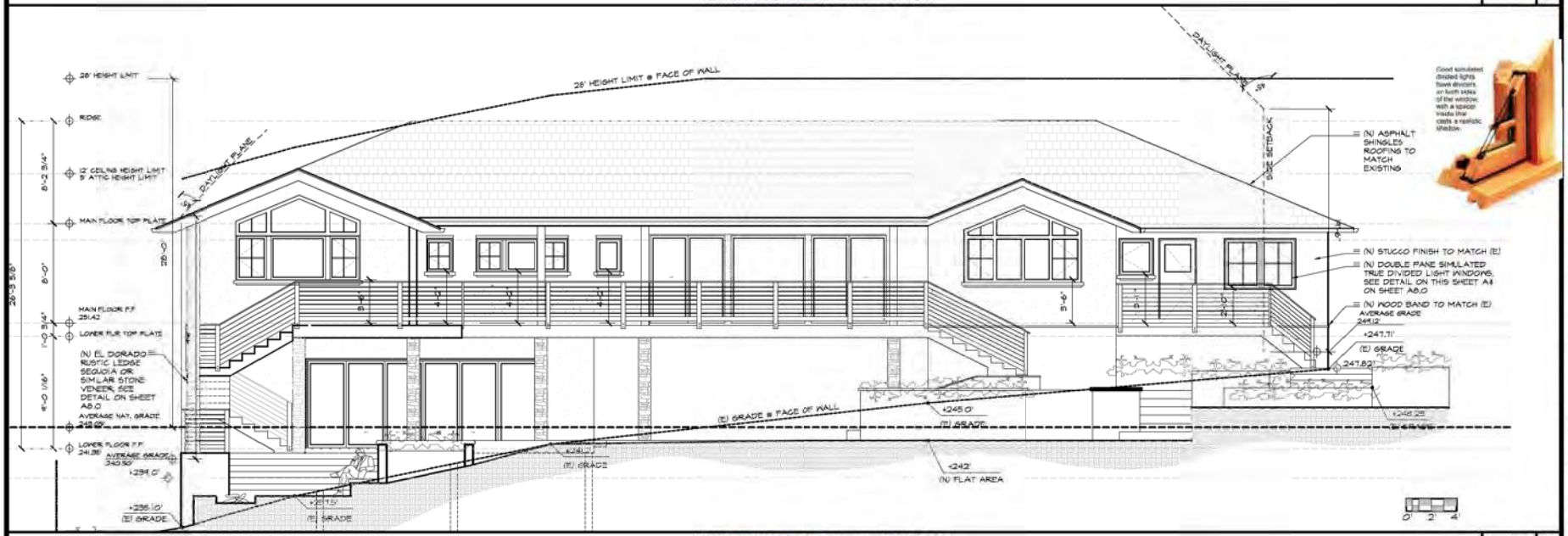
DATE
JUNE 26, 2015

JOB #
PANDOLFO

A3.2



EXISTING REAR ELEVATION 1/4" = 1'-0" 2



PROPOSED REAR ELEVATION 1/4" = 1'-0" 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
4962 EL CAMINO REAL, SUITE 215 PALO ALTO, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

REGISTERED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-069

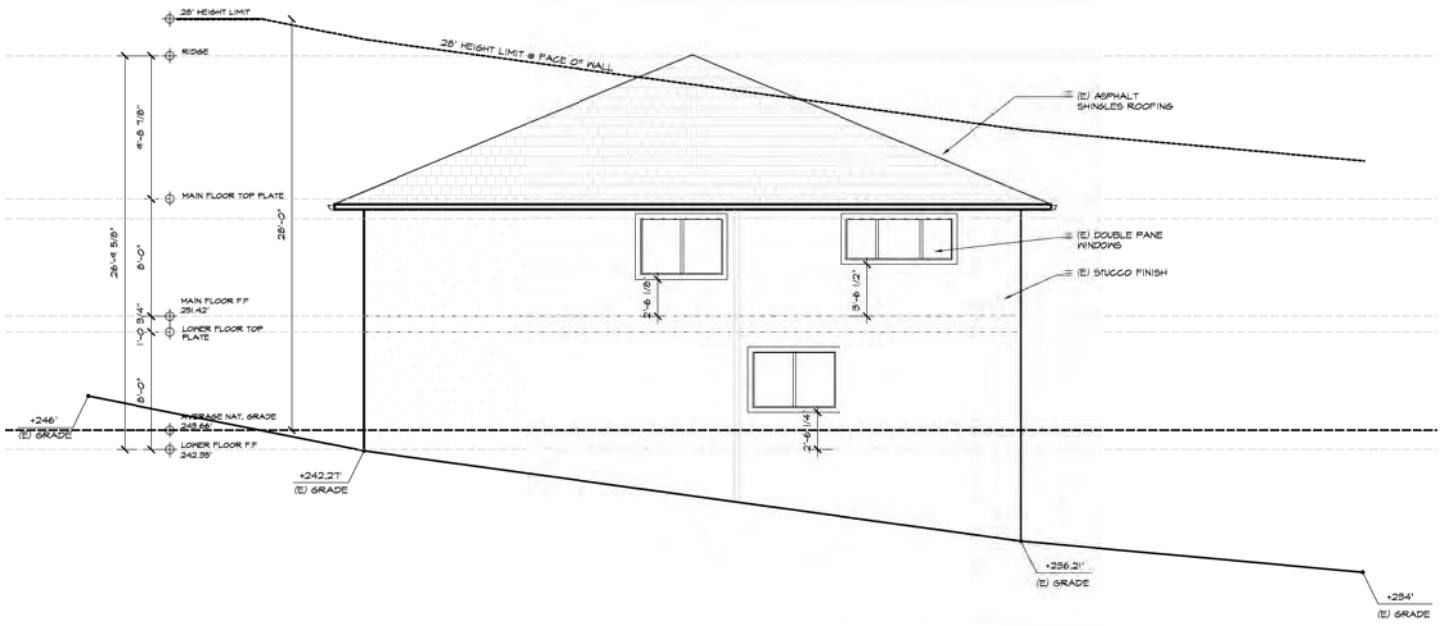
CHECKED AEY | DRAWN SA, JT, CH

DATE JUNE 26, 2015

JOB # PANDOLFO

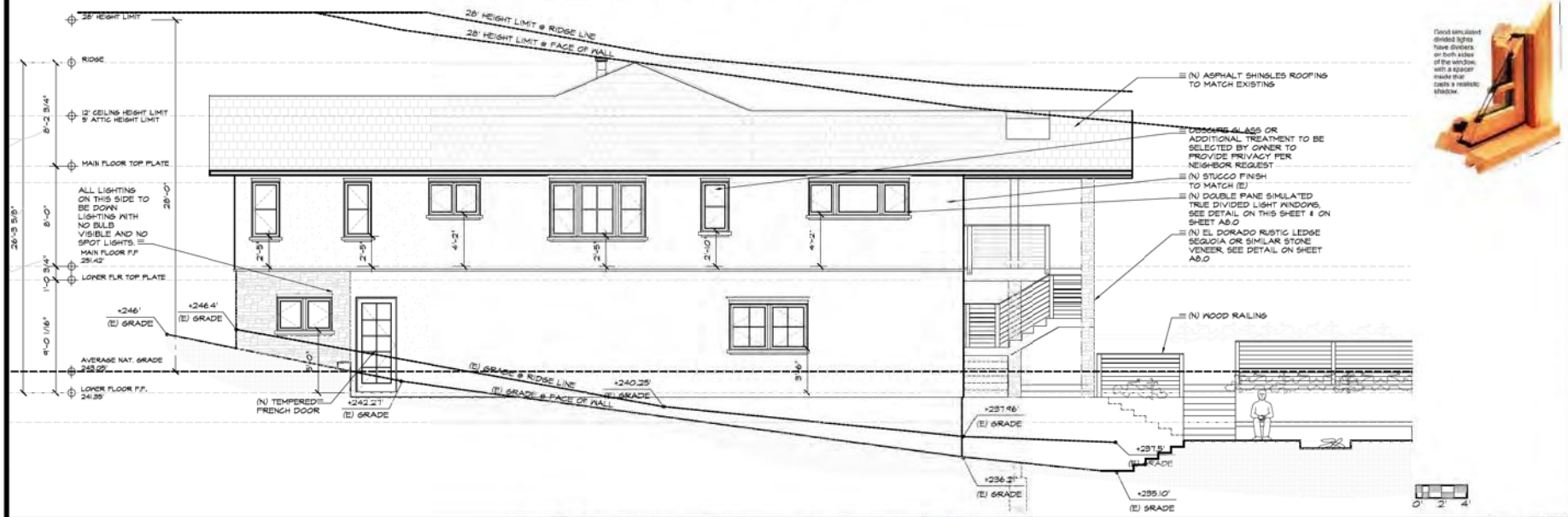
A3.3

D22



EXISTING RIGHT SIDE ELEVATION- NORTHWEST

1/4" = 1'-0" 2



PROPOSED RIGHT SIDE ELEVATION- NORTHWEST

1/4" = 1'-0" 1

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ISSUE LOG

3	PLANNING REV 3 APR. 19, 2017

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-049

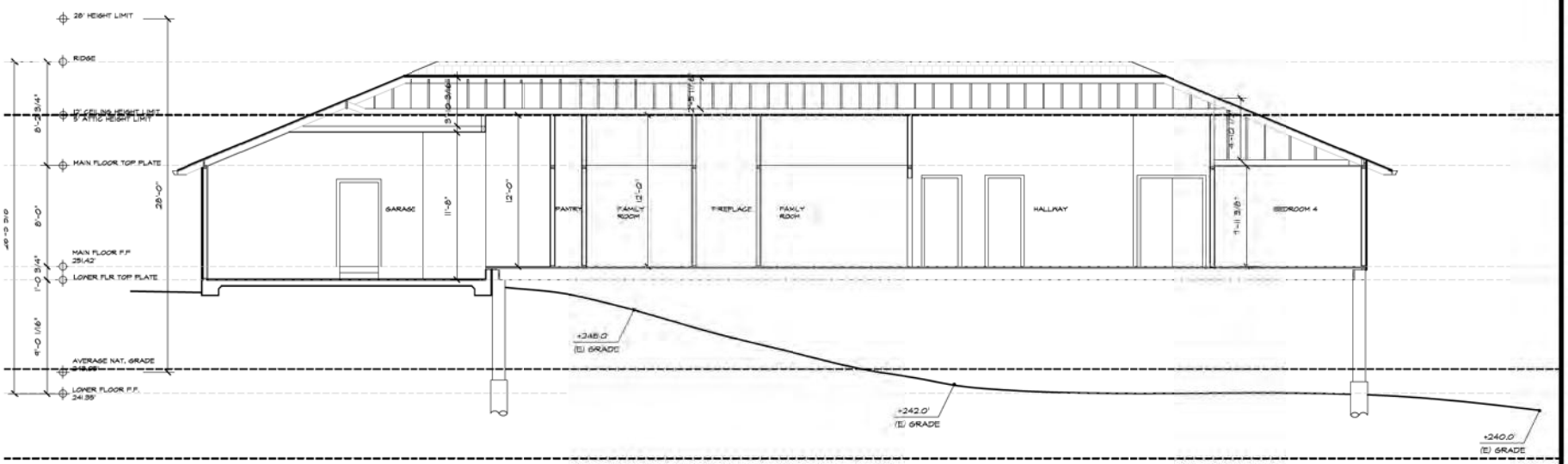
CHECKED	DRAWN
AEY	SA, JT, CH

DATE: JUNE 26, 2015

JOB #: PANDOLFO

A3.4

D23



PROPOSED SECTION 2 — 1/4" = 1'-0" — 2

PROPOSED SECTION 1 — 1/4" = 1'-0" — 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS INCORPORATED
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TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-060

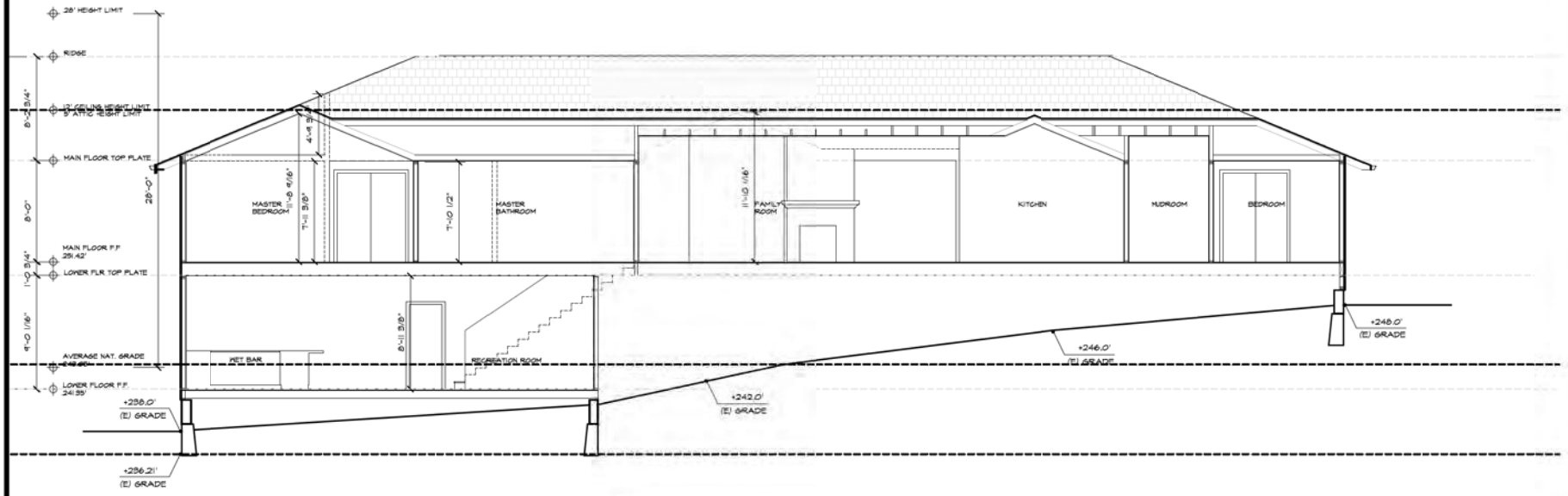
CHECKED AEY | DRAWN SA, JT, CH

DATE JUNE 26, 2015

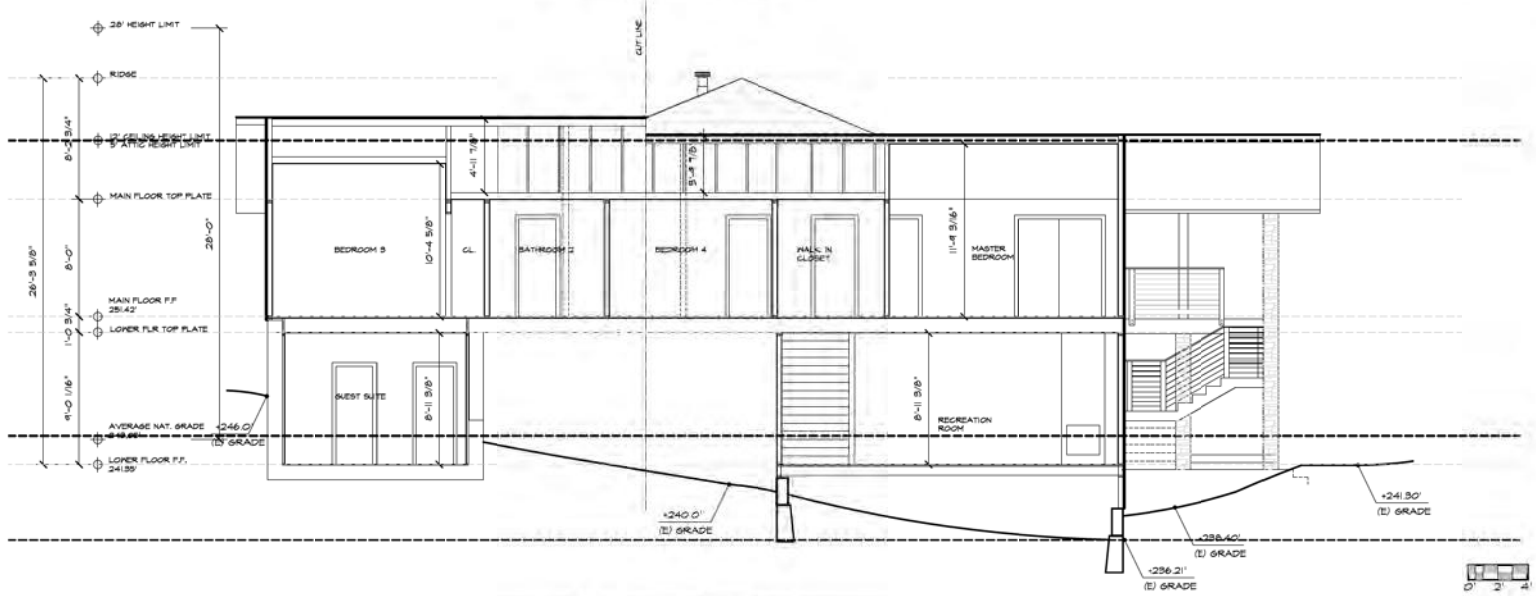
JOB # PANDOLFO

A4.1

D24



PROPOSED SECTION 3 1/4" = 1'-0" 2



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

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
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TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-060

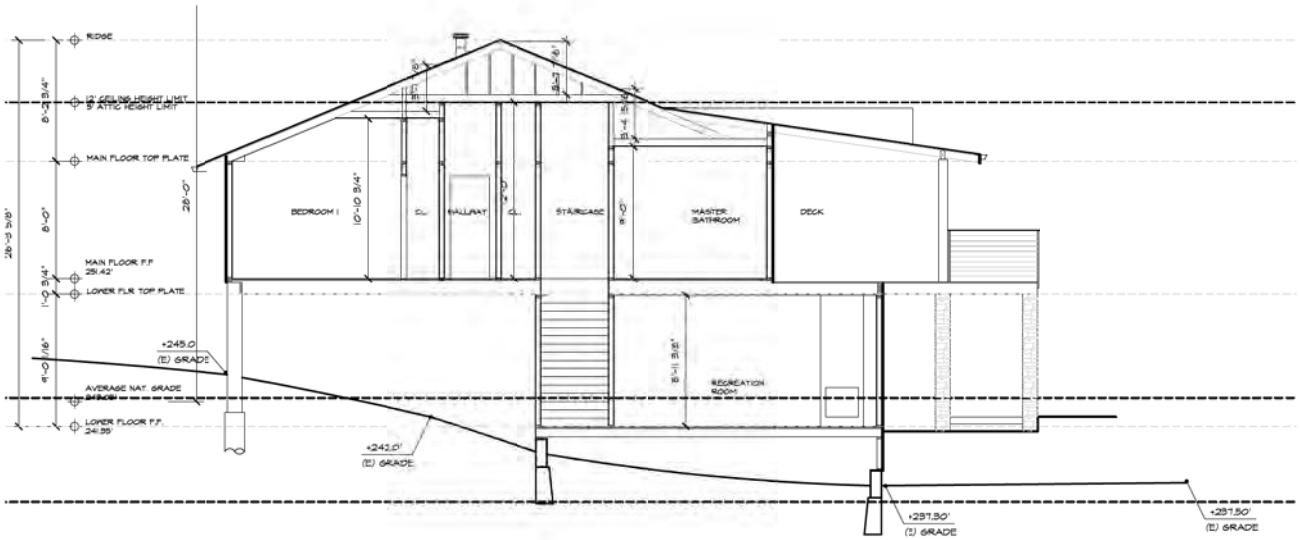
CHECKED AEY | DRAWN SA, JT, CH

DATE JUNE 26, 2015

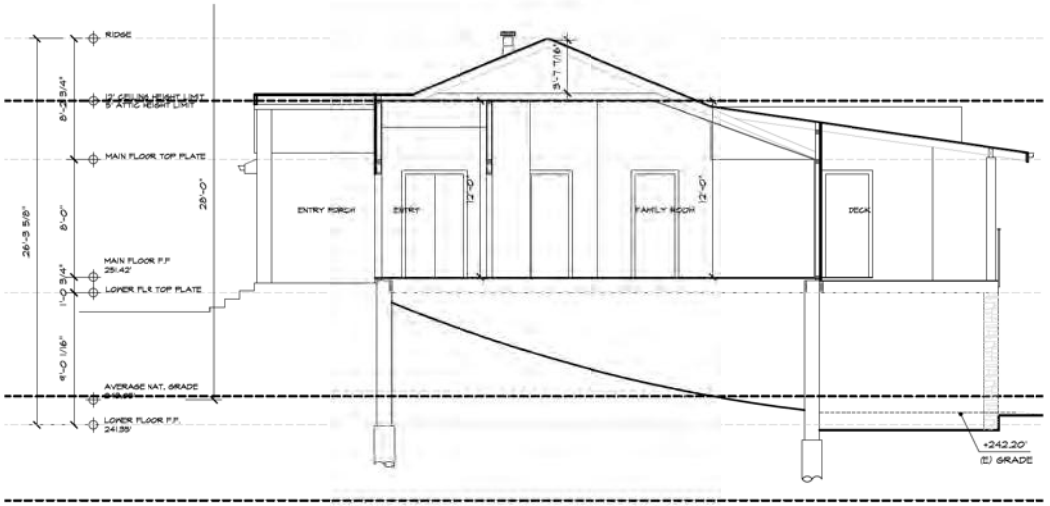
JOB # PANDOLFO

A4.2

D25



PROPOSED SECTION 5 1/4" = 1'-0" 2



PROPOSED SECTION 6 1/4" = 1'-0" 1

0' 2' 4'

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

A.P.N. 074-232-049

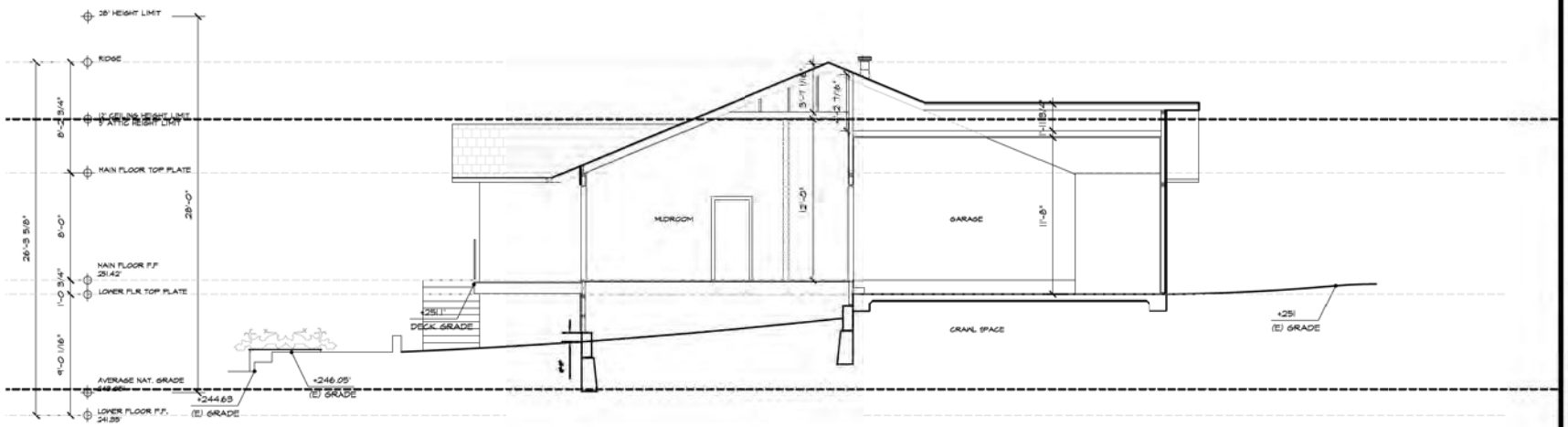
CHECKED AEY | DRAWN BA, JT, CH

DATE JUNE 26, 2015

JOB # PANDOLFO

A4.3

1/4" = 1'-0" 2



PROPOSED SECTION 7

1/4" = 1'-0" 1

ISSUE LOG

3	PLANNING REV 3 APR. 19, 2017

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LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
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A.P.N. 074-232-049

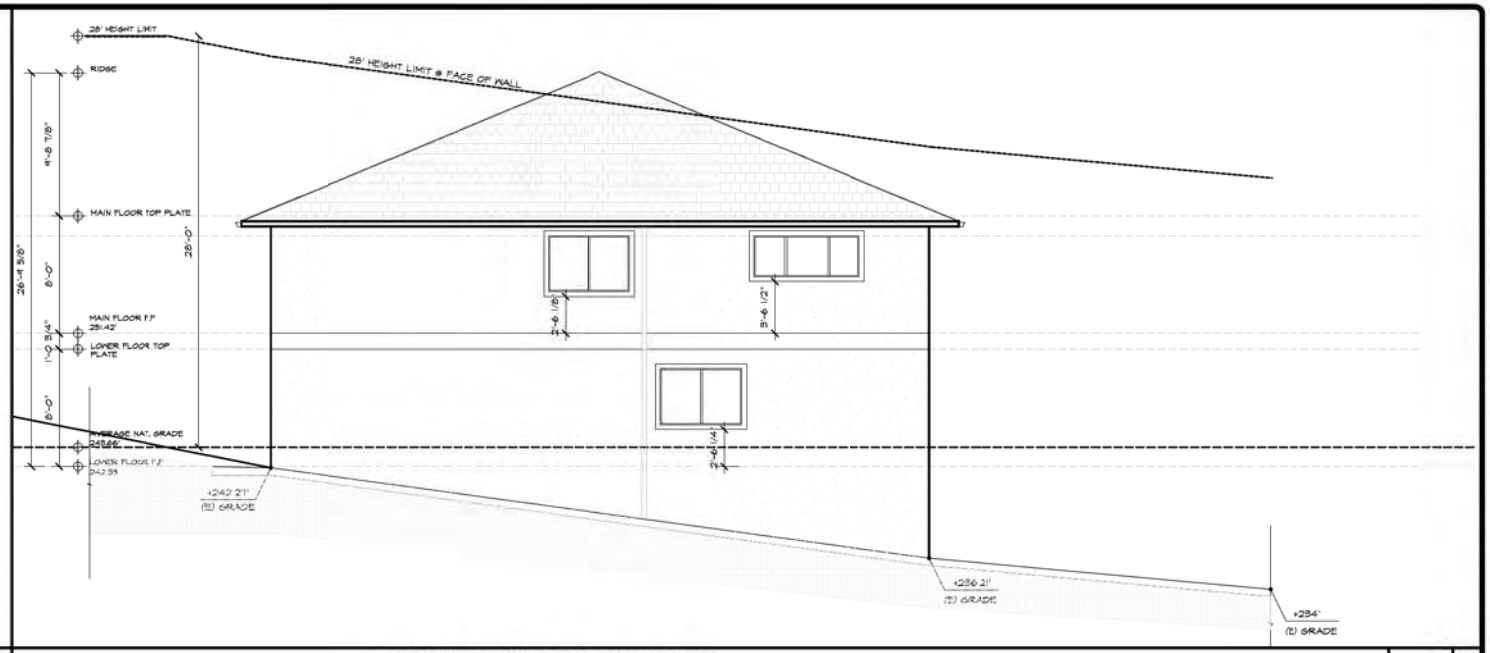
CHECKED	DRAWN
AEY	SA, JT, CH

DATE
JUNE 26, 2015

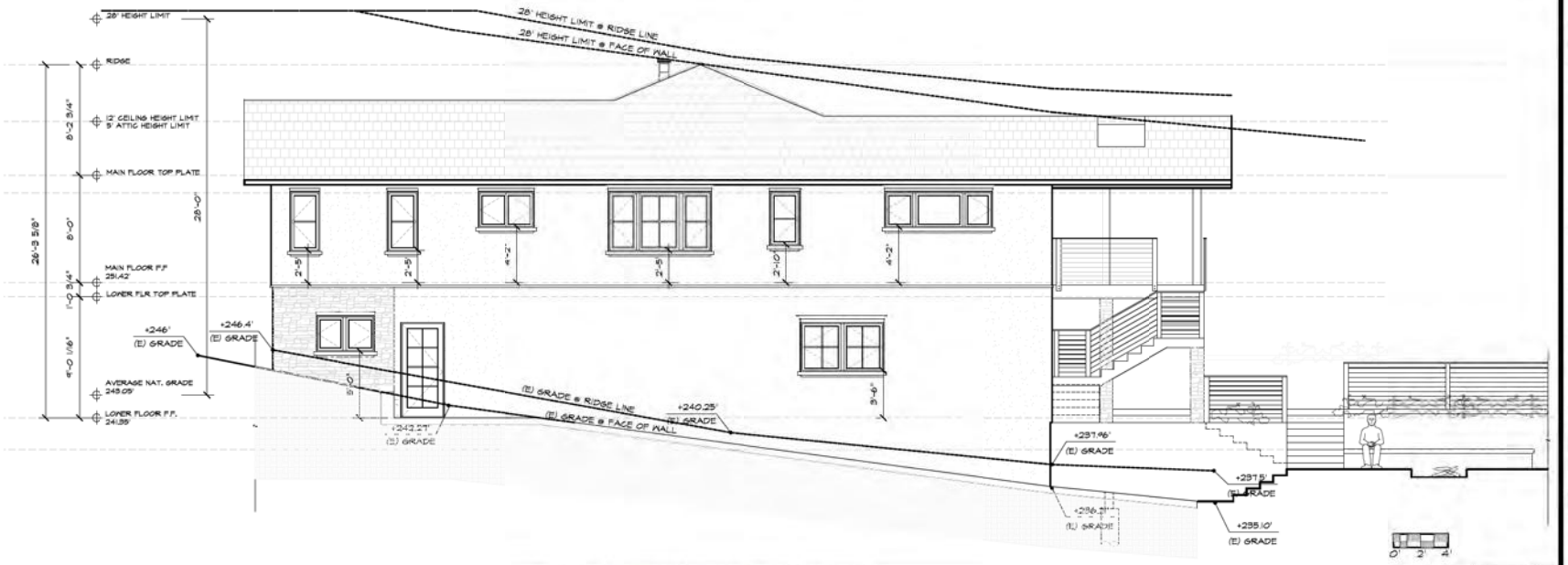
JOB #
PANDOLFO

A4.4

SITE PICTURES | 3



EXISTING RIGHT SIDE WALKWAY | 1/4" = 1'-0" | 2



PROPOSED RIGHT SIDE WALKWAY | 1/4" = 1'-0" | 1

ISSUE LOG

PLANNING REV 3
3 APR. 19, 2017

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ARCHITECTS, INCORPORATED
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REMODEL FOR:
AMY & CHRIS PANDOLFO
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MENLO PARK, CA 94025

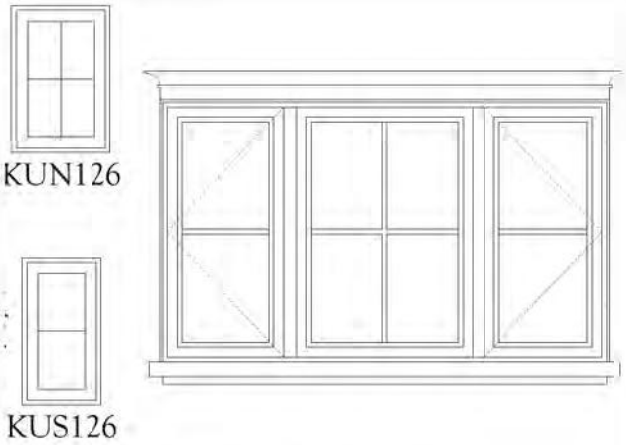
A.P.N. 074-232-069

CHECKED	DRAWN
AEY	BA, JT, CH

DATE
JUNE 26, 2015

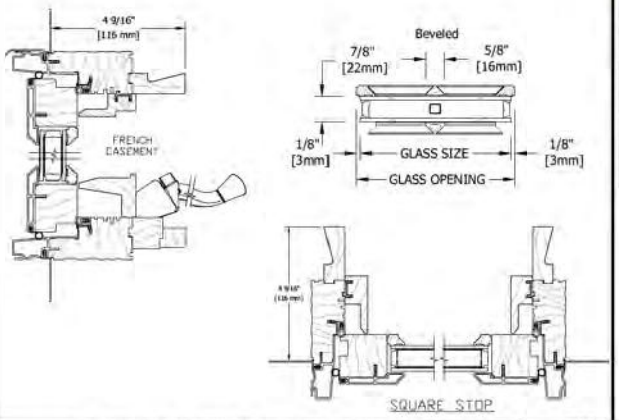
JOB #
PANDOLFO

A4.5



WINDOW ELEVATION TYPICAL

N.T.S. 3



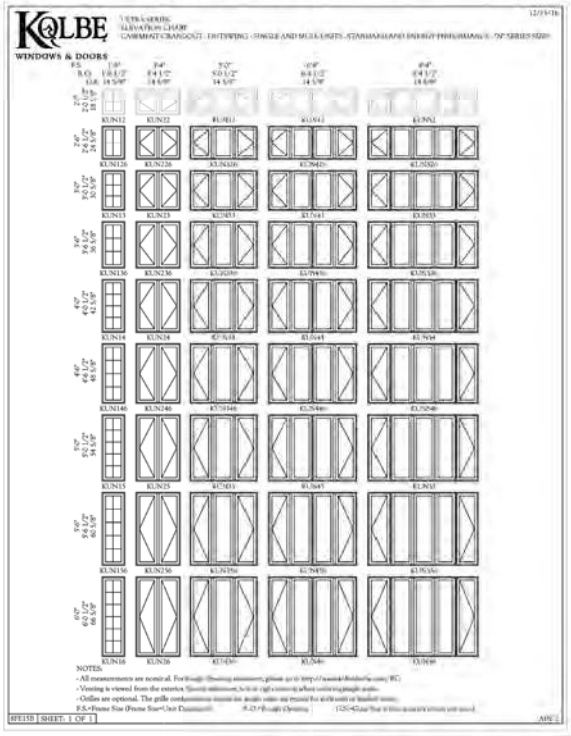
WINDOW MANUFACTURER DETAILS

N.T.S. 2

Wall System	Water Resistive Barrier	Lath	Fastening	Scratch Coat
Wall Type: Wood or steel stud. Spacing of studs no greater than 16 inch (406 mm) on center Rigid Sheathing: Gypsum wall board Plywood OSB Cement Board* Fiber Board Foam: Continuous insulation installed over rigid sheathing is limited to a maximum of ½ inch (13 mm) thickness.	Minimum of two separate WRB layers. See Water Resistive Barrier, Discussion Section	Minimum 2.5 lb/ft² (1.4 kg/m²) or 3.4 lb/ft² 1.8 kg/m²) self-furring corrosion resistant lath (ASTM C847) Or 18 gauge woven wire mesh (ASTM C1032) or heavier Or Alternate lath acceptable with a product evaluation acceptance report showing compliance to ICC-ES AC 275.	Corrosion resistant fasteners (ASTM C1063) minimum ¾ inch (19 mm) nail penetration into wood framing member, or minimum ⅞ inch (19 mm) staple penetration into wood framing member, or minimum ⅞ inch (9.5 mm) penetration of metal framing member.	Mortar, nominal ½ inch (13 mm) thick. See mortar section in this Guide for additional information and permitted mortar types. "Scratch" surface when somewhat firm.

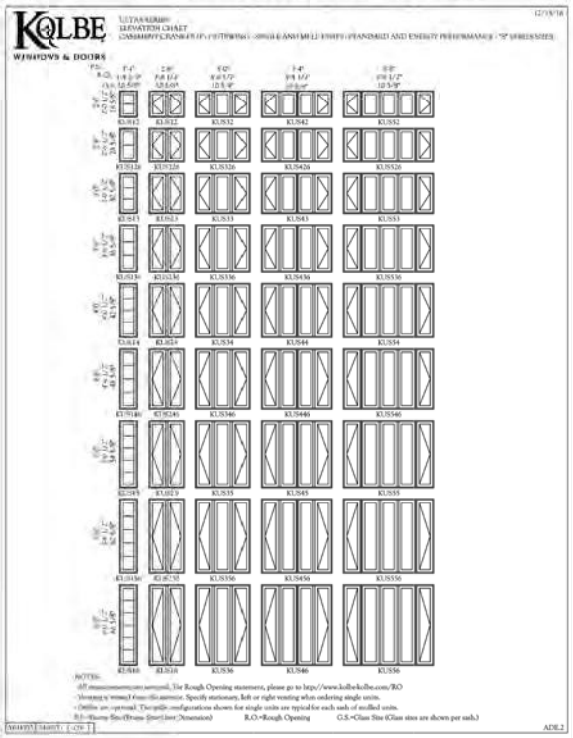
STONE VENEER INSTALLATION & IMAGE

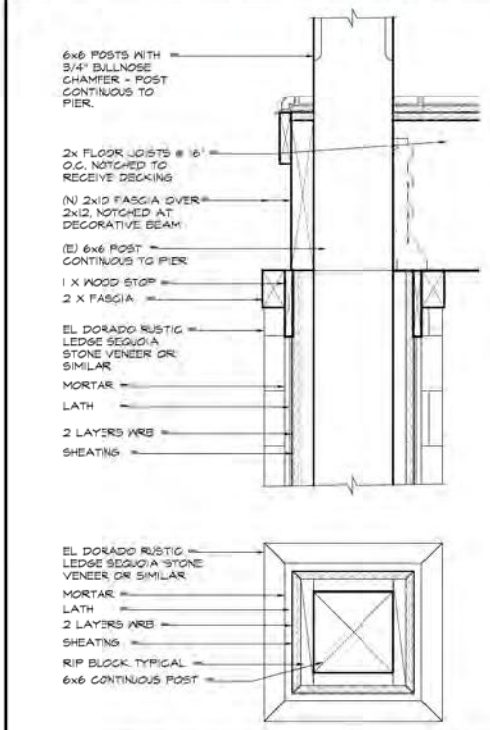
N.T.S. 2



MANUFACTURER WINDOWS ELEVATIONS

N.T.S. 4





DECK COLUMN DETAIL

3" = 1'-0" 1

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED
696 EL CAMINO REAL, SUITE 235 PALO ALTO, CA 94022
TEL: (650) 688-3950 FAX: (650) 323-1112 www.ybarchitects.com

ISSUE LOG

3	PLANNING REV 3 APR. 19, 2017

LICENSED ARCHITECT C-21679 STATE OF CALIFORNIA

REMODEL FOR:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

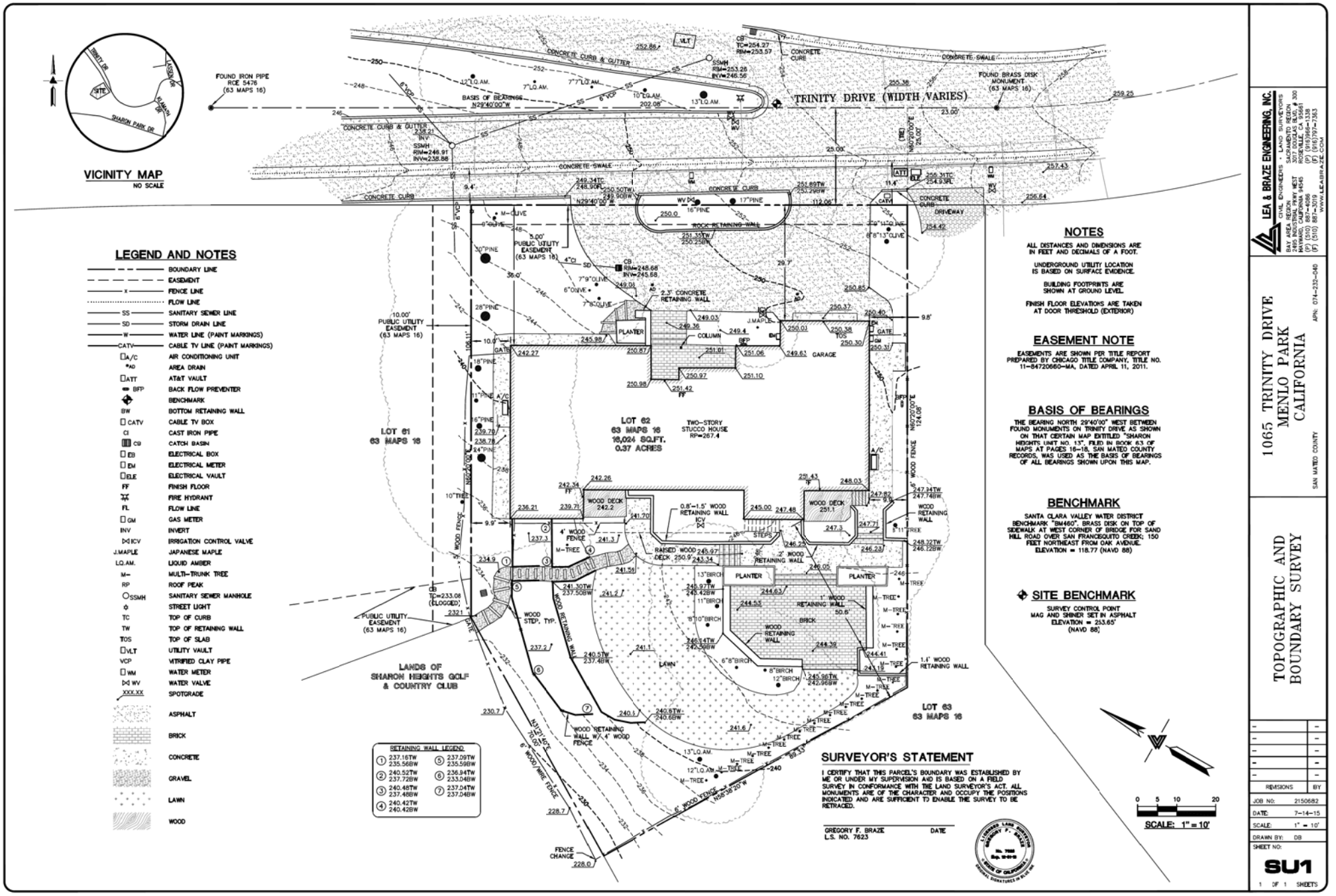
A.P.#. 074-232-040

CHK'D/EC'D	DRAWN
AEY	SA, JT, CH

DATE
JUNE 26, 2015

JOB #
PANDOLFO

A8.0



LEGEND AND NOTES

- BOUNDARY LINE
- EASEMENT
- x FENCE LINE
- FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE (PAINT MARKINGS)
- CATV CABLE TV LINE (PAINT MARKINGS)
- A/C AIR CONDITIONING UNIT
- AD AREA DRAIN
- ATT AT&T VAULT
- BFP BACK FLOW PREVENTER
- BENCHMARK
- BW BOTTOM RETAINING WALL
- CATV CABLE TV BOX
- CI CAST IRON PIPE
- CB CATCH BASIN
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- ELE ELECTRICAL VAULT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- J.MAPLE JAPANESE MAPLE
- LQ.AM. LIQUID AMBER
- M- MULTI-TRUNK TREE
- RP ROOF PEAK
- SSMH SANITARY SEWER MANHOLE
- STREET LIGHT
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- TOS TOP OF SLAB
- VLT UTILITY VAULT
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- WOOD

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. 11-84720660-MA, DATED APRIL 11, 2011.

BASIS OF BEARINGS

THE BEARING NORTH 29°40'00" WEST BETWEEN FOUND MONUMENTS ON TRINITY DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED "SHARON HEIGHTS UNIT NO. 13", FILED IN BOOK 63 OF MAPS AT PAGES 16-18, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS OF ALL BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM460", BRASS DISK ON TOP OF SIDEWALK AT WEST CORNER OF BRIDGE FOR SAND HILL ROAD OVER SAN FRANCISQUITO CREEK; 150 FEET NORTHEAST FROM OAK AVENUE. ELEVATION = 118.77 (NAVD 88)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 253.65' (NAVD 88)

SURVEYOR'S STATEMENT

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

GREGORY F. BRAZE L.S. NO. 7623 DATE

0 5 10 20

SCALE: 1" = 10'

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CALIFORNIA 94545
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SACRAMENTO REGION
2000 L STREET, SUITE 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

1065 TRINITY DRIVE MENLO PARK CALIFORNIA

APN: 074-232-040

SAN MATEO COUNTY

TOPOGRAPHIC AND BOUNDARY SURVEY

REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO: 2150682
DATE: 7-14-15
SCALE: 1" = 10'
DRAWN BY: DB
SHEET NO:

SU1

1 OF 1 SHEETS

D30

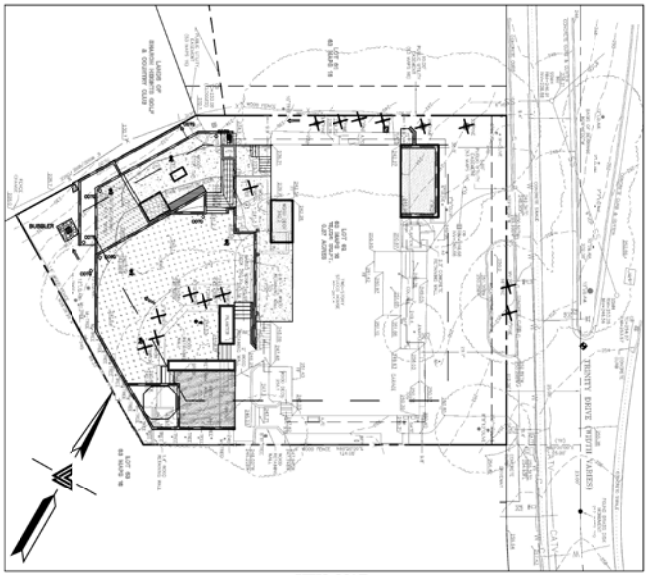
PANDOLFO RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CALIFORNIA

LEGEND

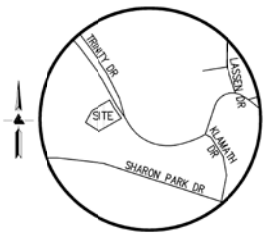
EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW	RW	RAINWATER TIGHTLINE
	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
		STREET SIGN
222.57 INV	222.57 INV	SPOT ELEVATION
		FLOW DIRECTION
		DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
XX" TREE	XX" TREE	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	ℙ	PROPERTY LINE
CODTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TEMP	TEMPORARY
		TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TW/FG	TOP OF WALL/FINISH GRADE
HI PT	HIGH POINT	TYP.	TYPICAL
H&T	HUB & TACK	VC	VERTICAL CURVE
ID	INSIDE DIAMETER	VCP	VITRIFIED CLAY PIPE
INV	INVERT ELEVATION	VERT	VERTICAL
JB	JUNCTION BOX	W/	WITH
JT	JOINT TRENCH	W, WL	WATER LINE
JP	JOINT UTILITY POLE	WM	WATER METER
L	LENGTH	WWF	WELDED WIRE FABRIC
LNDG	LANDING		



KEY MAP
1" = 20'



VICINITY MAP
NO SCALE

OWNER'S INFORMATION

OWNER:
AMY & CHRIS PANDOLFO
1065 TRINITY DRIVE
MENLO PARK, CA 94025

APN: 074-232-040

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED;
   "TOPOGRAPHIC SURVEY"
   1065 TRINITY DRIVE
   MENLO PARK, CALIFORNIA
   DATED: 7-14-15
   JOB# 2150682
2. SITE PLAN BY YOUNG & BORLIK ARCHITECTS, INC. ENTITLED:
   "PANDOLFO RESIDENCE"
   1065 TRINITY DRIVE
   MENLO PARK, CALIFORNIA
   DATED: 6-26-15
3. SOIL REPORT BY MURRAY ENGINEERS, INC. ENTITLED;
   "GEOTECHNICAL INVESTIGATION"
   1065 TRINITY DRIVE
   MENLO PARK, CALIFORNIA
   DATED: 12-8-15
   JOB# 2368-1R1

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 253.65'
(NAVD 88)

BASIS OF BEARINGS

THE BEARING NORTH 29°40'00" WEST BETWEEN FOUND MONUMENTS ON TRINITY DRIVE AS SHOWN ON THAT CERTAIN MAP ENTITLED "SHARON HEIGHTS UNIT NO. 13", FILED IN BOOK 63 OF MAPS AT PAGES 16–18, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS OF ALL BEARINGS SHOWN UPON THIS MAP.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

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FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK

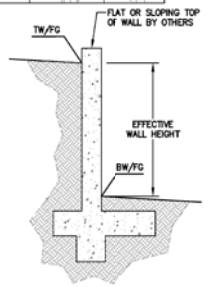
SANTA CLARA VALLEY WATER DISTRICT
BENCHMARK "BM460", BRASS DISK ON TOP OF SIDEWALK AT WEST CORNER OF BRIDGE FOR SAND HILL ROAD OVER SAN FRANCISQUITO CREEK; 150 FEET NORTHEAST FROM OAK AVENUE.
ELEVATION = 118.77 (NAVD 88)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. 11-84720660-MA, DATED APRIL 11, 2011.

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CUPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



1 ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTIONS WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	30	150	180
FILL	0	130	130
EXPORT			50

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

SITE DEVELOPMENT INFORMATION

DEVELOPMENT AREA SUMMARY	(SF)
PRE-DEVELOPMENT	
HOUSE & GARAGE	3,693
DRIVEWAY & PARKING	1,787
PATIOS, WALKWAYS & PADS	2,132
GRAVEL PATIOS, WALKWAYS & PADS	233
SPA	0
WOOD DECKS & STEPS	555
TOTAL	8,400
POST-DEVELOPMENT	
HOUSE & GARAGE	4,127
DRIVEWAY & PARKING	1,787
PATIOS, WALKWAYS & PADS	2,206
GRAVEL PATIOS, WALKWAYS & PADS	279
SPA	61
WOOD DECKS & STEPS	805
TOTAL	9,266
DIFFERENCE (INCREASE)	866

NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER TO PROVIDE 6" MIN. CLEAR TO GRADE PER U.B.C. SECTION 1317.8. THESE GRADES MAY BE LOWER PROVIDED PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.

GEOTECHNICAL NOTE:

ALL EARTHWORK AND SITE DRAINAGE, INCLUDING SPREAD FOOTING EXCAVATIONS, PREPARATION OF SUBGRADE AND SLABS-ON-GRADE, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC., DATED DECEMBER 8, 2015, JOB NUMBER 2368-1R1.

ALL TEMPORARY SLOPES AND SHORING SHALL BE APPROVED IN ADVANCE BY THE SOILS ENGINEER.

MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9980) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

* BUILDING PAD NOTE:
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-227-2600 CALL BEFORE YOU DIG USA UNDERGROUND SERVICE ALERT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

SHEET INDEX

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
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HAYWARD, CALIFORNIA 94545
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PANDOLFO RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CALIFORNIA
APN: 074-232-040
SAN MATEO COUNTY

TITLE SHEET

REVISIONS	BY
1 PLAN CHECK 02-03-17	TT
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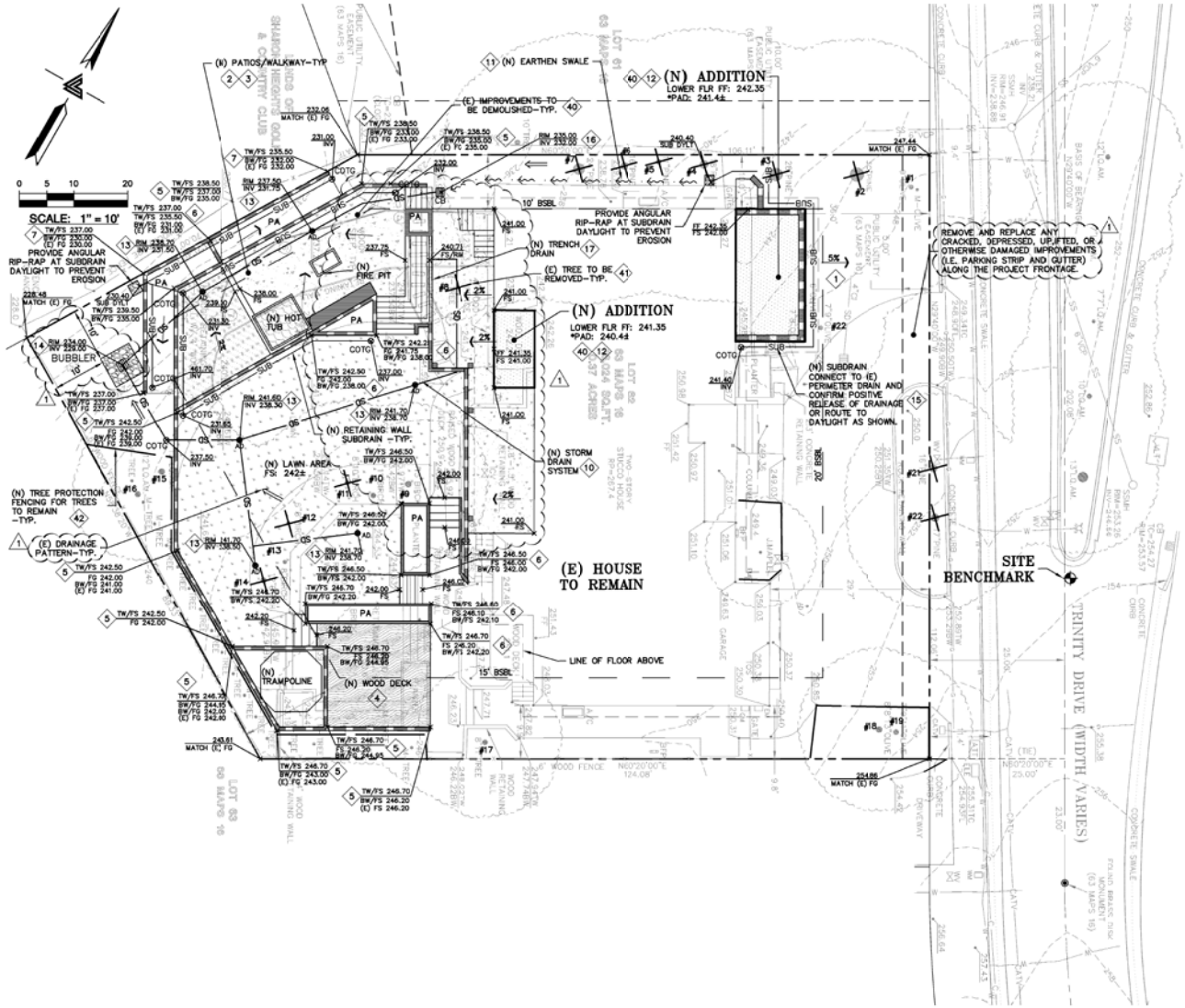
JOB NO: 2161091
DATE: 11-17-16
SCALE: AS NOTED
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:

C-1.0

01 OF 07 SHEETS

D31



FLATWORK KEYNOTES 1 TO 7

1. FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADIES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 6" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
2. PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
3. (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 1 SHEET C-4.0.
4. (N) WOOD DECK, SEE ARCHITECTURAL PLANS FOR DETAILS
5. (N) 3' MAX RETAINING WALL, SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
6. (N) 5' MAX RETAINING WALL, SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
7. (N) 7' MAX RETAINING WALL, SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.

STORM DRAIN KEYNOTES 10 TO 17

10. INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
11. CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 2 ON SHEET C-3.0.
12. CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1.5% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE. PROVIDE CLEAN OUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, NOT CONNECT TO SUBDRAIN LINES. CONNECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLAN. SEE DETAIL 3B ON SHEET C-3.0.
13. INSTALL (N) 4" DIAMETER BRASS AREA DRAIN (AD) IN HARDSCAPE AREAS (NDS PART 90C) OR ATRIUM GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78B OR 90B FOR 5" DIAMETER BRASS ATRIUM GRATE). DO NOT USE PLASTIC GRATES. SEE DETAIL 4 AND 7 ON C-3.0.
14. INSTALL (N) INSTALL (N) 6'X6' SHALLOW GRAVEL BASIN AND BUBBLER. SEE DETAIL 8 AND 9 SHEET C-3.0.
15. INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL 6 ON C-3.0.
16. INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL.
17. TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE

DEMOLITION KEYNOTES 40 TO 42

40. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
41. REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
42. PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

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PANDOLFO RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CALIFORNIA
APN: 074-232-040
SAN MATEO COUNTY

GRADING & DRAINAGE PLAN

1	PLAN CHECK 02-03-17	TT
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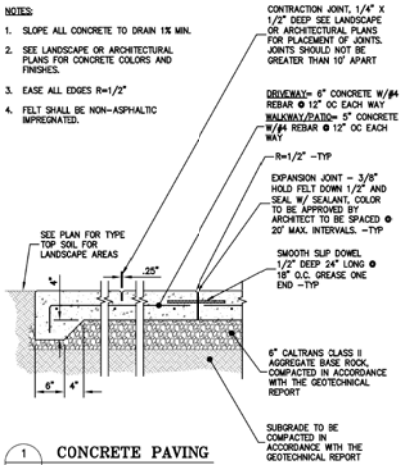
	REVISIONS	BY

JOB NO: 2161091
DATE: 11-17-16
SCALE: AS NOTED
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:

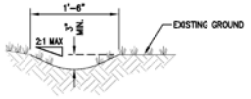
C-2.0

02 OF 07 SHEETS

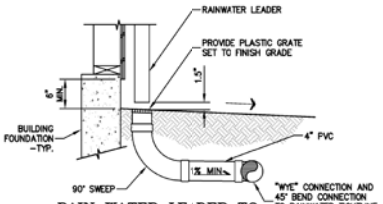
D32



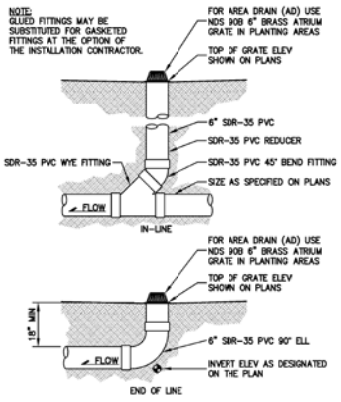
1 C-3.0 **CONCRETE PAVING**
NTS



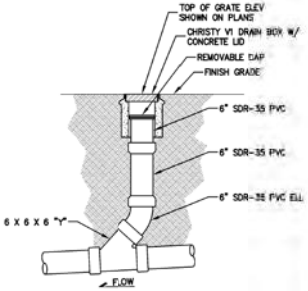
2 C-3.0 **EARTHEN SWALE DETAIL**
NTS



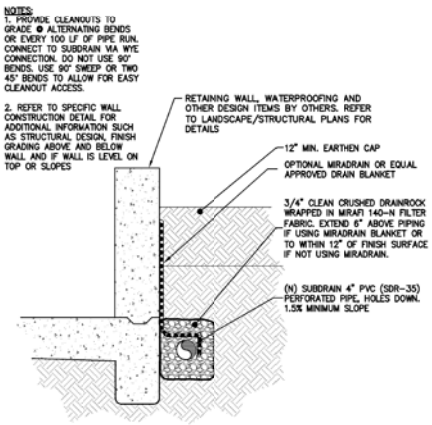
3B C-3.0 **RAIN WATER LEADER TO TIGHTLINE CONNECTION**
NTS



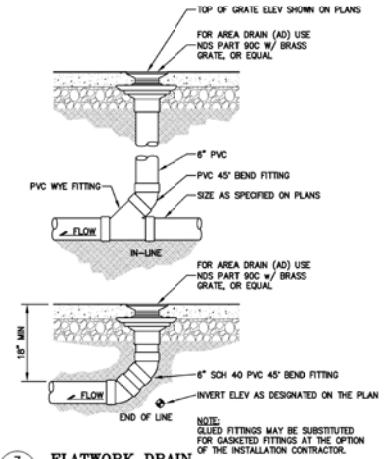
4 C-3.0 **BRASS ATRIUM AREA DRAIN**
NTS



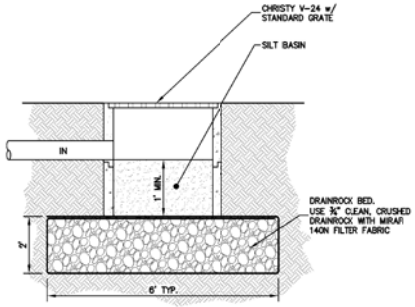
5 C-3.0 **CLEANOUT TO GRADE (COTG)**
NTS



6 C-3.0 **SITE RETAINING WALL SUBDRAIN**
NTS

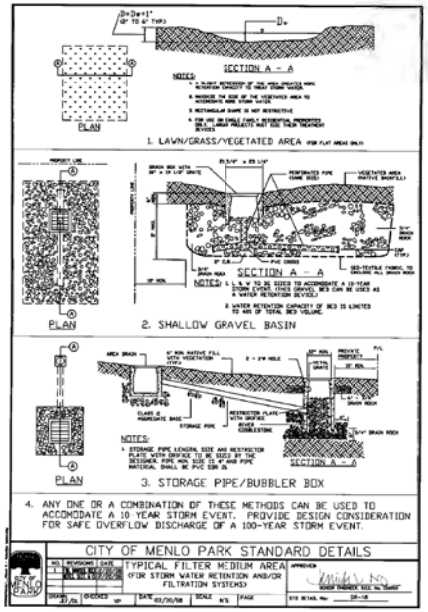


7 C-3.0 **FLATWORK DRAIN**
NTS



8 C-3.0 **SHALLOW GRAVEL INFILTRATION BUBBLER**
NTS

NOTE:
CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE. AT MINIMUM SILT BASINS SHOULD BE INSPECTED ONCE OR TWICE A YEAR.



1 9 C-3.0 **CITY STANDARD DETAIL DR-18**
NTS

PANDOLFO RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CALIFORNIA
APN: 074-232-040
SAN MATEO COUNTY

DETAILS

PLAN CHECK	BY
1 02-03-17	TT
-	-
-	-
-	-
-	-
REVISIONS	BY

JOB NO: 2161091
DATE: 11-17-16
SCALE: NTS
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:
C-3.0
03 OF 07 SHEETS

D33

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNI FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLECT TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

A. THE PHRASE "NO DUMPING – DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

   THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

   A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY MURRAY ENGINEERS INC. AND THE CITY OF MENLO PARK.

   B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.

   C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

   A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.

   B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

   C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.

   D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES (OTHER UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:

      (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.

      (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.

      (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

   A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.

   B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PROMED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

   A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER, UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.

   B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

   A. FILL MATERIALS

   THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER, IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHAL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

   B. FILL CONSTRUCTION

   THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FALLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

   THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYED. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

   A'TER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

   THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

   COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTEXT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

   ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL) DURING THE GRADING OPERATION. COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

   FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

   THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVIATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

    THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NOLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

    IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

    THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

    NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

    THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THERE FROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALEDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

    EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRUTORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

    A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.

    B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.

    C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.

    D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARC STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.

    E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.

    F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.

    G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.

    H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.

    I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:

       FIBER, 2000 LBS/ACRE
       SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
       FERTILIZER (11-48-0), 500 LBS/ACRE
       WATER, AS REQUIRED FOR APPLICATION

    J. SEED MIX SHALL BE PER CALTRANS STANDARDS.

    K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.

    L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.

    M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL, PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.

    N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.

    O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.

    P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

    THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

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SAN MATEO COUNTY

GRADING SPECIFICATIONS

	PLAN CHECK	BY
1	02-03-17	TT
-		-
-		-
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	REVISIONS	BY

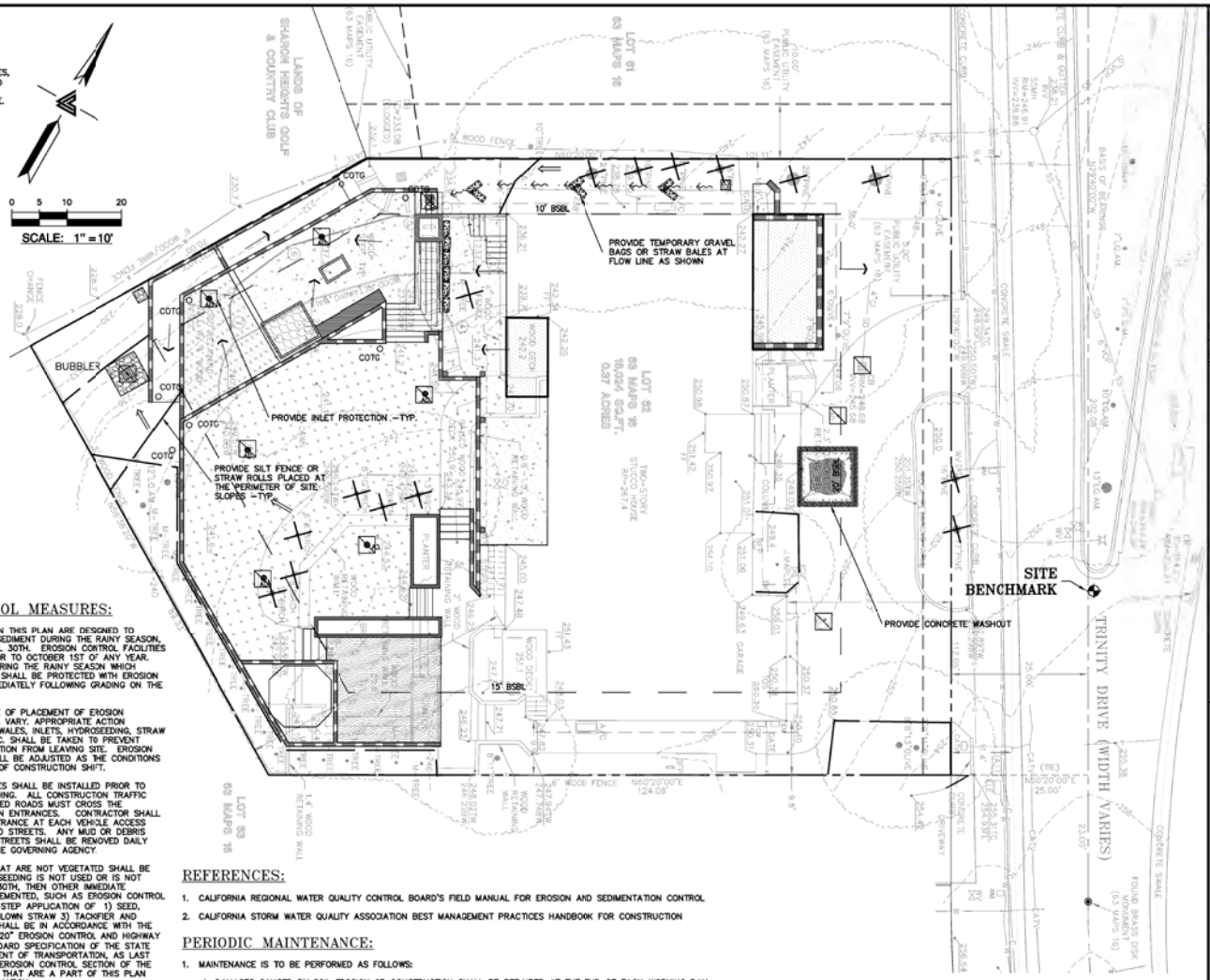
JOB NO: 2161U91
DATE: 11-17-16
SCALE: NO SCALE
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

1. IT SHALL BE THE OWNER'S/CONTRACTOR'S RISPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
2. THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
8. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
9. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
10. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
13. MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
14. EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THRU APRIL 30TH.
15. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THRU APRIL 30TH, WHICHEVER IS GREATER.
16. PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
17. THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
18. THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
19. THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCES BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
20. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
21. THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
22. STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
23. EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
24. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO OCTOBER 1ST AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.



EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 30TH, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   - A. DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
   - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMEXSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
   - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   - F. RILLS AND GULLIES MUST BE REPAIRED.
2. GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
3. STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
4. SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
5. CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
6. ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION

EROSION CONTROL LEGEND

- GRAVEL BAG
- SEDIMENTATION BASIN
- INLET PROTECTION
- STRAW ROLL
- SILT FENCE
- CONCRETE WASHOUT
- CONSTRUCTION ENTRANCE
- TREE PROTECTION
- EROSION CONTROL BLANKET / MATTING

NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP

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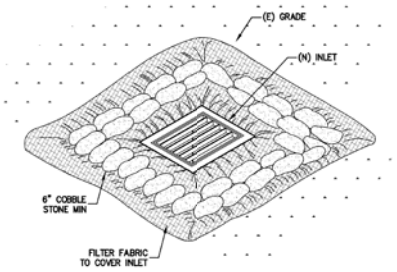
APN: 074-220-040

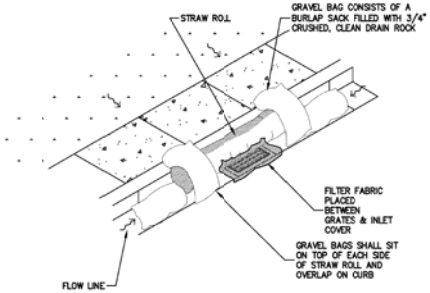
EROSION CONTROL PLAN

REVISIONS	BY
1 PLAN CHECK 02-03-17	TT

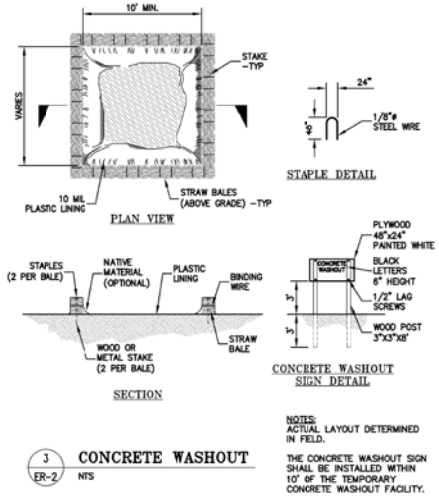
JOB NO	2161091
DATE:	11-17-16
SCALE:	AS NOTED
DESIGN BY:	TT
DRAWN BY:	WA
SHEET NO:	ER-1
	05 OF 07 SHEETS



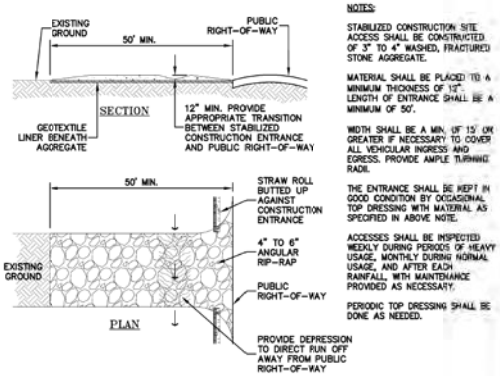
1 ER-2 **INLET PROTECTION**
NTS



1 ER-2 **STREET INLET PROTECTION**
NTS



3 ER-2 **CONCRETE WASHOUT**
NTS



4 ER-2 **CONSTRUCTION ENTRANCE**
NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.

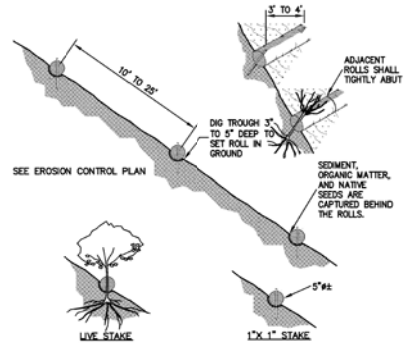
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.

WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADII.

THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.

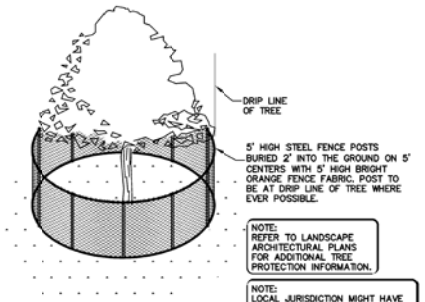
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.

PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

5 ER-2 **STRAW ROLLS**
NTS



6 ER-2 **EXISTING TREE PROTECTION DETAIL**
NTS

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SAN MATEO COUNTY
APN: 074-220-040

EROSION CONTROL DETAILS

REVISIONS	BY
1 PLAN CHECK 02-03-17	TT
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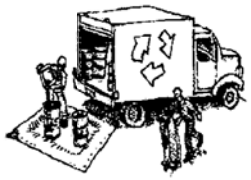
JOB NO: 2161091
DATE: 11-17-16
SCALE: NTS
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:
ER-2
06 OF 07 SHEETS

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

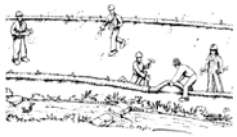
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

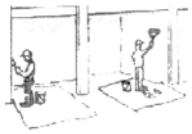
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

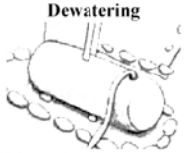
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint cown a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
2495 INDUSTRIAL PKWY. WEST, HAYWARD, CALIFORNIA 94545
(T) (510) 887-4086 (F) (510) 887-3019
3017 DOUGLAS BLVD. # 300, ROSEVILLE, CA 95661
(T) (916) 788-4315 (F) (916) 797-7383
WWW.LEABRAZE.COM

PANDOLFO RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 074-220-040

STORMWATER POLLUTION PREVENTION PLAN

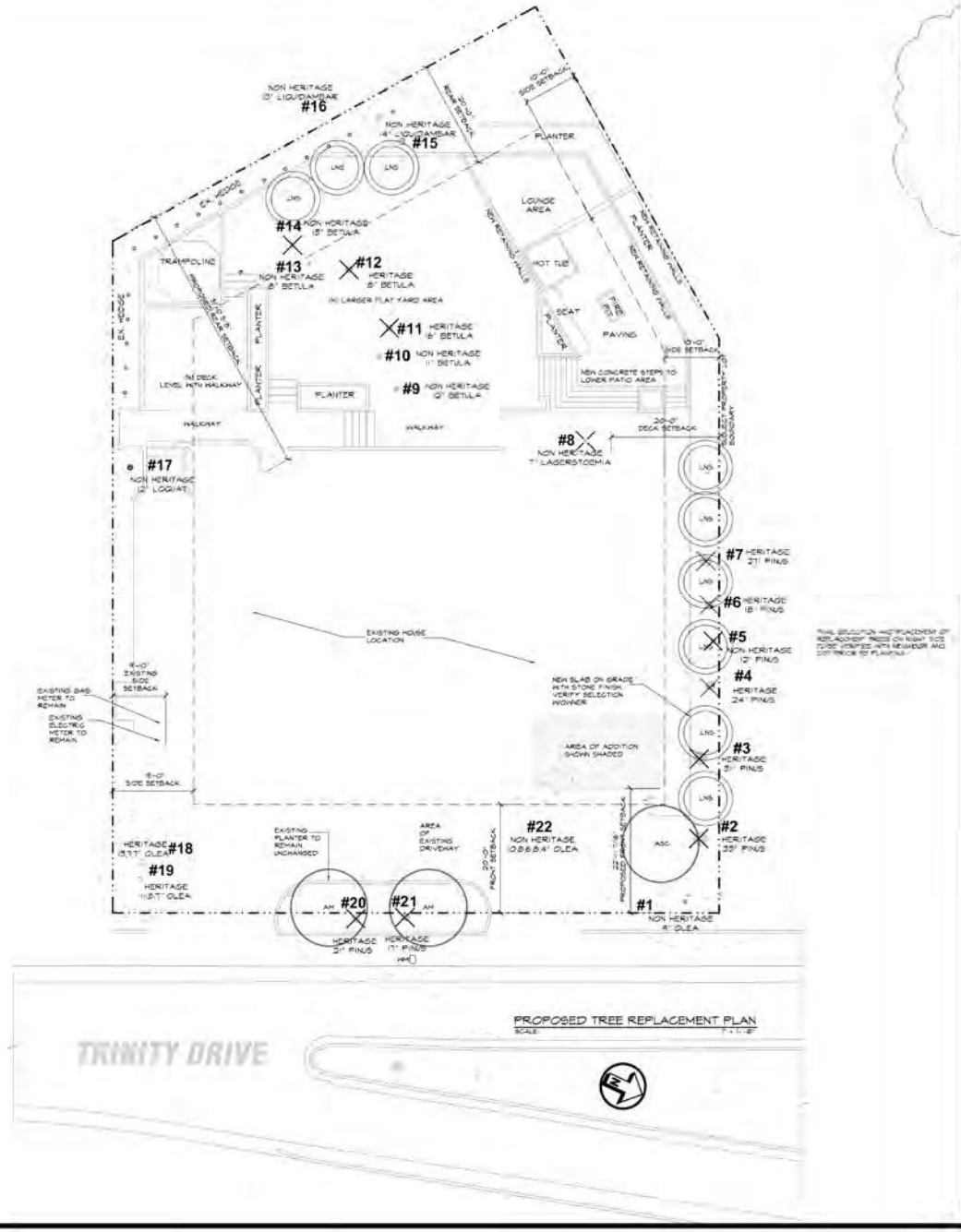
	PLAN CHECK	BY
1	02-03-17	TT
-		-
-		-
-		-
-		-
	REVISIONS	BY

JOB NO: 2161091
DATE: 11-17-16
SCALE: NO SCALE
DESIGN BY: TT
DRAWN BY: WA
SHEET NO:

SW-1

07 OF 07 SHEETS

D37



PROPOSED TREE REPLACEMENT PLAN

SCALE: 1" = 10'-0"

PLANTING LIST

TREE TO BE REMOVED	QTY.	N#	SIZE	SYM	REPLACEMENT TREE	SIZE	TYPE	QTY.
HERITAGE PINE	1	2	33"	ASC	AESCULUS CARNEA	15 GAL	T	1
HERITAGE PINE	1	3	31"	LNS	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	2
NON HERITAGE PINE	1	5	12"	LNS	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
NON HERITAGE LAGESTROEMIA	1	8	7"	LNS	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
HERITAGE BETULA	1	11	16"	LNS	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
NON HERITAGE BETULA	1	12	8"	LNS	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
NON HERITAGE BETULA	1	14	13"	LNS	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
HERITAGE PINE	1	20	21"	AM	ARBUTUS "MARINA"	24 BOX	T	1
HERITAGE PINE	1	21	17"	AM	ARBUTUS "MARINA"	24 BOX	T	1
HERITAGE PINE	1	4	17"	AM	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
HERITAGE PINE	1	6	17"	AM	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1
HERITAGE PINE	1	7	17"	AM	LAURUS NOBILIS "SARATOGA" - STD	15 GAL	T	1

NOTE:

THIS SHEET SHOWS THE LOCATION OF TWELVE TREES TO BE REMOVED PER THE RECOMMENDATION OF THE ARBORIST - NED HIMMEL (ET. UE-459)A, DH NOVEMBER 23, 2016) COMBINED WITH THE SITE AND HOUSE REMODELING PROPOSED IMPROVEMENTS PER SITE PLAN AND YTOUNG 4 BOWLIN, DATED JUNE 29, 2016) EACH OF THE TREES HAVE BEEN DESIGNATED AS HERITAGE TREES BY SIZE (EXCEEDING 16" IN DIAMETER AT 54" ABOVE GRADE) - FOR ADDITIONAL NON HERITAGE TREES ARE PROPOSED TO BE REMOVED. THIS SHEET (L1) BY WATERMAN AND SON, DATED MARCH 31, 2017, INDICATES THE TWELVE REPLACEMENT TREES. NOTE THAT THE NEW TREE LOCATIONS ARE ALL OUTSIDE THE BUILDING ENVELOPE INDICATED BY THE PROPERTY SET BACKS.

REVISIONS	BY
1 MARCH 31, 2017	

Waterman & Sun

RESIDENTIAL BUILDING AND LANDSCAPE DESIGN

CUSTOM HOMES · REMODELS · GARDEN STRUCTURES

ROBERT H. WATERMAN (650) 321 9048

4317 ALPINE ROAD PORTOLA VALLEY, CALIFORNIA 94028

A TREE REPLACEMENT PLAN
THE PANDOLFO RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CALIFORNIA

DRAWN: M.S.
CHECKED: R.H.W.
DATE: MARCH 27, 2017
SCALE: 1" = 10'-0"
JOB NO.
SHEET: L1

YOUNG AND BORLIK
ARCHITECTS, INCORPORATED

4962 EL CAMINO REAL
SUITE 218
LOS ALTOS, CA 94022

TEL: (650) 688-1950
FAX: (650) 323-1112
www.ybarchitects.com

April 19th, 2017

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

Re: 1065 Trinity Drive
Project description letter for Pandolfo Residence

The purpose of this letter is to describe the proposed addition and remodel project at 1065 Trinity Drive, to accompany our submittal of plans and application for the Use Permit approval. The overall project includes adding 350 sf to the existing lower floor and combined with interior remodeling of the existing residence, as well as adding 267 sf to the existing main floor. The total proposed residence addition will be 617 sf.

The parcel is 16,024 sf, zoned as R-E-S. Based on lot dimensions. The existing home structure is located approximately 9' -10" from the side yard property line, where 15' is the current minimum required, so that section of home and eave represent an existing non-conformity. The proposed rear hardscape includes new retaining walls within the rear setback , which requires an excavation greater than 12" depth. The proposed scope of work, as well as the excavation within the required setback and on the right side setback to provide access to the front addition, necessitate a Use Permit approval for development.

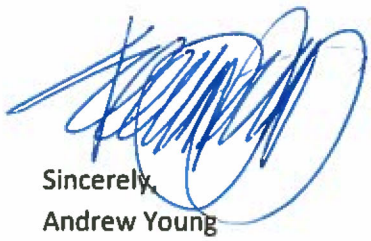
The owners would like to expand their house for their growing family while maintaining the main character of the house and be able to reside in the same neighborhood they have lived for 5 1/2 years.

The architecture of the home is designed in a craftsman shingle style, with front facing gable ends, open eaves, tapered front porch columns, and trim/moulding consistent with the style. The design will feature a wide covered front porch, to provide a welcoming presence and emphasize the pedestrian scale of the streetscape. The front door will face the street with high visibility. Wall materials will be stucco to match existing finish, with painted trim, casing, and mouldings. The entry columns will be painted wood to coordinate with the trim and millwork and with a stone veneer at the base. The windows will be aluminum clad with wood trim, predominantly casement style with simulated true divided light, also shown on the window detail sheet. On the left side there is no proposed new window and the existing driveway provides additional setback distance, and on the right side the pine trees to be removed by arborist recommendation will be replaced by new landscape to serve as a privacy screen, the replacement ratio is 1:1 for all the trees to be removed, for reference see Landscape plan L1. For the front two proposed

bedrooms and master bedroom addition, the larger casement windows are facing the front and rear to minimize privacy concerns.

The existing attached garage will remain and there will be no change to the existing driveway which provides additional off-street parking.
The existing lower and main floor left side setback of 9'-10" will remain unchanged. The existing right side setback of 10' will remain, with the front addition aligning with this existing wall line, to maintain the driveway width. Most residences have an attached two-car garage with a side driveway connecting to the street for the additional tandem parking.

As part of the outreach efforts for this project, the owners have reached out to immediately adjacent neighbors to the side and rear, as well as a few others, to provide awareness of the proposed improvements and to solicit feedback and support. Any correspondence received with be included with the application.
Thank you for your time in review of this project. We are proud to present this design for your consideration, and look forward to the opportunity to create this high quality residence remodel and addition to compliment the neighborhood.



Sincerely,
Andrew Young
Young and Borlik Architects Inc.

Tree Inventory and Preservation Report
For
Chris Pandolfo
1065 Trinity Drive in Menlo Park, CA.

Submitted by
Ned Patchett
Certified Arborist WE-4597A
Date: November 23, 2016
Revised: March 24, 2017

Ned Patchett Consulting
830 Buena Vista Street in Moss Beach, CA 94038
Cell 650 400-0020
Office/Fax 650 728-8308
ned@arboristconsultant.com
www.arboristconsultant.com

Table of Contents

Summary

Chris Pandolfo retained my services to inventory and assess trees 6 inches in diameter and larger on his property located at 1065 Trinity Drive in Menlo Park, CA. The purpose of my examination was to identify which trees are considered Heritage Trees as defined by the City of Menlo Park, to assess the health and condition of the trees, determine their potential for preservation during the proposed construction, and to provide recommendations to reduce the impacts of the proposed construction to a less than significant level.

There are a total of (22) trees included in this report and (11) of these trees are considered Heritage Trees by the City of Menlo Park. I have recommended removal of (4) Monterey Pine trees. However, I believe that removal of all the Monterey Pine trees on the site should be considered because the are all infected with Pine Pitch Canker, have numerous dead branches in the upper crown and are in a state of decline that I suspect will result in all of these trees dying within the next few years. In addition, some of these pines have poor branch attachments that can lead to failures and the roots of some of these trees have caused uplifting and damage to the walkway and foundation of the house.

At this time Trees 4, 6 & 7 have been designated for retention and protection per the request of the City Arborist. Therefore, I have provided tree protection recommendations to protect these trees during the construction process. However, the City Arborist has stated that review of laboratory test results indicating the presence of Pine Pitch Canker could potentially be sufficient reason overturn the determination to retain these trees.

It is my opinion that the other trees surrounding the property are far enough away from the proposed construction activities that they will not be significantly impacted by the proposed construction.

Introduction

Assignment

Chris Pandolfo retained my services to perform the following tasks:

1. Assess tree health, condition and potential impacts from the proposed construction located at 1065 Trinity Drive in Menlo Park, CA.

2. Identify which trees are considered Heritage Trees as defined by the City of Menlo Park.

3. Provide construction guidelines to be followed throughout all phases of the construction project.

4. Document this information in a written report.

Limits of Assignment

I did not perform an **aerial inspection** of the upper crown or a detailed **root crown inspection** on the subject trees.

Tree Assessment Methods

On November 11, 2016, Certified Arborist Dan Patchett performed a site visit to collect information for this report. On November 23, 2016, I returned to collect additional information for this report. A **Visual Tree Assessment (VTA)** was performed on each of the subject trees. Each tree included within this tree report has been assigned a number that corresponds to the trees on the included tree map (see Tree Map in Appendix B). The following outlines the procedure for collecting information for this report:

1. Identify tree species
2. Measure the diameter of the trunk at 54 inches above grade **Diameter at Standard Height (DSH)**
3. Identify if the tree is a Heritage Tree, as defined by the City of Menlo Park
4. Assess the health and condition of each tree
5. Assess the structural stability of each tree
6. Inspect the trees for pest or disease.

Suitability for Preservation

The goal of tree preservation is for the existing trees to remain assets to the site for years to come. Trees that are in poor condition and cannot tolerate construction impacts will become a liability and therefore should be removed. An assessment of a tree's suitability for preservation includes the following:

1. **Tree Health**-A healthy tree can tolerate construction impacts better than a tree in poor health and is more likely to adapt to new site conditions after development.
2. **Tree Structure**-Trees with structural defects such as decayed wood, weak branch attachments and codominant stems are a liability and therefore should be removed.
3. **Tree Age**-Mature and over-mature trees are less able to tolerate construction impacts while younger trees have more tolerance for construction impacts.
4. **Species Tolerance**-All trees require protection to avoid injury. However, certain tree species can tolerate construction impacts better than others.

Observations

Site Description

The site is located at 1065 Trinity Drive in Menlo Park, CA. The proposed construction consists of some additions to the existing home, which are located in the Tree Protection Zone of some of these trees. In addition, there will be some landscape improvements in the rear yard, which are not located in the vicinity of any protected trees.

All Trees

I have prepared a tree inventory that contains all of the necessary tree information to satisfy the City of Menlo Park's requirements (See Tree Inventory in Appendix A). In addition, I have calculated the optimal **tree protection zone (TPZ)** for each Heritage Tree that I consider suitable for preservation and I have provided recommendations to protect these trees during all phases of the construction process (See Tree Preservation Recommendations).

Monterey Pine Trees

I have recommended removal of (4) Monterey Pine trees. However, I believe that removal of all the Monterey Pine trees on the site should be considered because the are all infected with Pine Pitch Canker *Fusarium circinatum*, have numerous dead branches in the upper crown and are in a state of decline that I suspect will result in all of these trees dying within the next few years. In addition, some of these pines have poor branch attachments that can lead to failures and the roots of some of these trees have caused uplifting and damage to the walkway and foundation of the house.

At this time Trees 4, 6 & 7 have been designated for retention and protection per the request of the City Arborist. Therefore, I have provided tree protection recommendations to protect these trees during the construction process.

Conclusion

Protection of Heritage Trees during construction is a mandatory part of the construction process in Menlo Park. In addition, proposed construction within Tree Protection Zones can require the direct onsite supervision of a Project Arborist and can include specialized construction designs and methods to reduce tree impacts.

There are a total of (22) trees included in this report and (11) of these trees are considered Heritage Trees by the City of Menlo Park, CA. I have recommended removal of (4) Monterey Pine trees.

Portions of the proposed construction are located within the Tree Protection Zone (**TPZ**) of some of the trees on site. I have provided specific tree preservation recommendations to minimize the potential for impacts to these trees during the construction process. It is

my opinion that the other trees surrounding the property are far enough away from the proposed construction activities that they will not be significantly impacted by the proposed construction.

F6

Tree Preservation Recommendations

The following are my recommendations to reduce the construction impacts to the Heritage Trees on the site from the proposed construction.

Protective Tree Fencing for Heritage Trees

Fenced enclosures shall be erected around trees to be protected to establish the **TPZ** in which no soil disturbance is permitted and activities are restricted.

Size and type of fence
All trees to be preserved shall be protected with 6-foot high, minimum 12-gauge chain link fence. Fences are to be mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing.

Duration
Tree fencing shall be erected before any demolition, grading or construction begins and remain in place until the project is completed.

Tree Protection Zones

Each Heritage Tree to be protected shall have a designated **TPZ** identifying the area sufficiently large enough to protect the tree and roots from disturbance. **The TPZ area can be determined by the formula: One foot per inch of diameter.** For example a 20" diameter tree shall have a 20' radius from the perimeter of the trunk or a 20-foot **TPZ**. Any deviation in determining the **TPZ** will require approval by the Project Arborist.

I have calculated the optimal **TPZ** for each tree that is going to be retained. This information can be found in the Tree Inventory (See Tree Inventory in Appendix A).

Activities prohibited within the TPZ include

1. Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials, including but not limited to, paint, petroleum products, concrete, stucco mix or dirty water.

2. The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.

3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.

4. Soil Disturbance, Soil Compaction or grade changes.

5. Drainage changes.

Trees 4-7-Specific Tree Protection Recommendations

Portions of the proposed construction are located within the tree protection zone of these trees and therefore this work has the potential to impact these trees and cause decline. The following are my recommendations to reduce the potential for these impacts.

1. Tree Protection Fencing should be erected around these trees prior to the commencement of any construction activities occurring on the site. I recommend the Project Arborist supervise the installation of the Tree Protection Fencing.

2. The existing walkway should be left in place. If sections of this walkway require replacement then the portions that are to be replaced should be removed in a manner that does not harm the roots and the new walkway sections should be poured in place on grade to minimize damage to the roots. The roots of the pine tree should define the grade, which should not be altered.

3. The portions of the excavation work needed for the foundation of the new addition, which are located in the TPZ of these trees, should be excavated using an Air-spade or by hand digging. This foundation should be piers set on a grade beam that minimizes excavation into the root zone (ideally 6 inches or less). The location of the proposed piers should be excavated to the depth of 2 feet using an Air-Spade or by hand digging. If roots larger than 1 inch in diameter are encountered then the pier location should be offset to allow for the preservation of the root. Any roots that are encountered which are smaller than 1 inch in diameter should be cleanly cut at the edge of the excavation zone and covered with burlap that is kept moist until the roots can be covered again with soil. Mechanical excavation of the piers holes can occur after the initial 2 feet have been cleared of root concerns. If at anytime roots larger than 2 inches in diameter are encountered they should be retained and wrapped in the burlap, which is kept moist until, the Project Arborist can inspect them to determine an appropriate course of action.

4. No utility lines should be routed through the TPZ of the trees.

5. Provide the trees with supplemental irrigation via a dripline during spring and summer of 2017.

Tree Pruning Recommendations

A **crown cleaning** is removal of all dead branches 2 inches in diameter and larger, removal of all broken branches and selective limb removal or end weight reduction to reduce the chances of limb failure.

I have indicated which trees require a crown cleaning within the Tree Inventory.

Mulching Recommendations

I recommended that wood chips be spread within the **TPZ** to a 3-to 5-inch depth, leaving the trunk clear of mulch.

Glossary Of Terms

Aerial inspection	An inspection of the upper crown of the tree that requires climbing.
Crown	Parts of the tree above the trunk, including leaves, branches and scaffold limbs. (Matheny and Clark, 1994)
Diameter at standard height (DSH)	The diameter of a tree's trunk as measured at 4.5 feet from the ground. (Matheny and Clark, 1994)
Windthrow	Tree Failure due to uprooting caused by wind. (Glossary of Arboriculture Terms, 2007)
Root crown	Area where the main roots join the plant stem, usually at or near ground level. Root Collar. (Glossary of Arboriculture Terms, 2007)
Root crown inspection	Process of removing soil to expose and assess the root crown of a tree. (Glossary of Arboriculture Terms, 2007)
Visual Tree Assessment (VTA)	A method of visual assessing the condition of a tree that does not include a root crown inspection or an aerial inspection.

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Harris, R.W. *Arboriculture Integrated Management of Landscape Trees, Shrubs, and Vines*. Englewood Cliffs, NJ: Prentice-Hall, Inc., 1992

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Appendix A – Tree Inventory

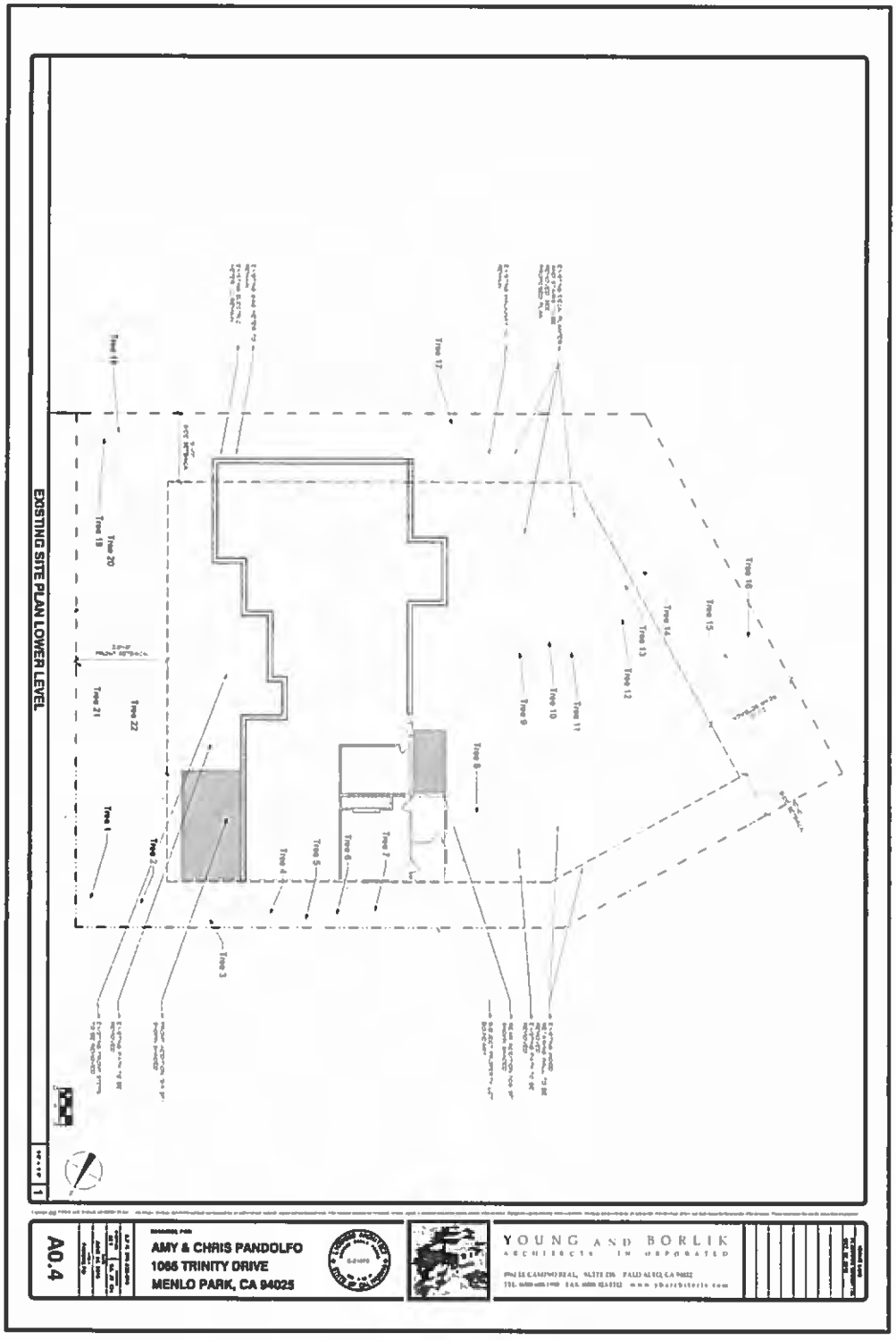
Tree no.	Genus Species	Trunk diameter (in.)	Condition Rating	Heritage Tree	Optimal TPZ (Radial Feet)	Comments	Recommendation
1	Olea europaea	9	3	No	9	This tree has some dead branches in the upper crown and has been pruned in an aggressive manner in the past.	Crown cleaning
2	Pinus radiata	33	2	Yes	33	This tree has several large dead branches in the upper crown, shows signs of advanced pine pitch canker infection and has a large heavy and over-extended limb hanging over the driveway.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection, crown cleaning and installation of a support cable on the large limb hanging over the driveway.
3	Pinus radiata	31	2	Yes	31	This tree has several large dead branches in the upper crown, shows signs of pine pitch canker infection. This tree will be significantly impacted by the proposed construction.	**Removal**
4	Pinus radiata	24	2	Yes	24	This tree has several large dead branches in the upper crown, shows signs of pine pitch canker infection. This has tree weak branch attachments between the two main stems and the roots of this tree have caused damage to the nearby walkway.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection and a crown cleaning. At this time this tree is designated for retention and must be protected per the request of the City Arborist. We will continue to pursue removal by testing the tree. However, if the tree is ultimately retained then I recommend a root crown inspection and crown cleaning.

Tree no.	Genus Species	Trunk diameter (in.)	Condition Rating	Heritage Tree	Optimal TPZ (Radial Feet)	Comments	Recommendation
5	Pinus radiata	12	2	No	12	This tree is crowded and suppressed by neighboring trees, has dead branches in the upper crown and evidence of Pine Pitch Canker Infection.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection and a crown cleaning.
6	Pinus radiata	18	2	Yes	18	This tree has a weak codominant branch attachment between the two main stems that is susceptible to failure. I also observed dead branches in the upper crown and evidence of Pine Pitch Canker infection.	**Removal**-At this time this tree is designated for retention and must be protected per the request of the City Arborist. We will continue to pursue removal by testing the tree. However, if the tree is ultimately retained then I recommend a root crown inspection, crown cleaning and installation of a support cable.
7	Pinus radiata	27	2	Yes	27	There is a lean to the main trunk and the upper crown is one-sided due to being suppressed by neighboring trees. I also observed evidence of Pine Pitch Canker and dead branches in the upper crown. Additionally, the roots from this tree have caused uplifting and damage to the nearby walkway.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection and a crown cleaning. At this time this tree is designated for retention and must be protected per the request of the City Arborist. We will continue to pursue removal by testing the tree. However, if the tree is ultimately retained then I recommend a root crown inspection and crown cleaning.
8	Lagerstroemia indica	7	3	No	7	This tree has been poorly pruned and topped in the past.	Crown cleaning
9	Betula pendula	12	2	No	12	Tree has a wound at the base of the main trunk, has been poorly pruned and topped in the past.	Crown cleaning

Tree no.	Genus Species	Trunk diameter (in.)	Condition Rating	Heritage Tree	Optimal TPZ (Radial Feet)	Comments	Recommendation
10	Betula pendula	11	3	No	11	This tree has some dead branches in the upper crown.	Crown cleaning
11	Betula pendula	16	2	Yes	16	The two main stems of this tree are fused together and there is a wound in the lower trunk. There are dead branches in the upper crown.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection and a crown cleaning.
12	Betula pendula	6-8	2	Yes	8	This tree has been topped in the past and has dead branches in the upper crown.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection and a crown cleaning.
13	Betula pendula	8	2	No	8	This tree has been topped in the past and has dead branches in the upper crown.	Crown cleaning
14	Betula pendula	13	2	No	13	This tree has been topped in the past and has dead branches in the upper crown.	**Consider Removal**-If this tree is retained then I recommend a root crown inspection and a crown cleaning.
15	Liquidambar styraciflua	14	2	No	14	This tree has been topped in the past.	Crown cleaning
16	Liquidambar styraciflua	13	2	No	13	This tree has been topped in the past.	Crown cleaning
17	Loquat	12	2	No	12	This tree has some dead branches in the upper crown.	Crown cleaning
18	Olea europaea	13-7-7	3	Yes	15	This tree was poorly pruned in the past and has some dead branches in the upper crown.	Crown cleaning
19	Olea europaea	11-8-7	3	Yes	15	This tree was poorly pruned in the past and has some dead branches in the upper crown.	Crown cleaning
20	Pinus radiata	21	2	Yes	21	This tree has dead branches in the upper crown and evidence of pine pitch canker infestation.	**Removal**

Tree no.	Genus Species	Trunk diameter (in.)	Condition Rating	Heritage Tree	Optimal TPZ (Radial Feet)	Comments	Recommendation
21	Pinus radiata	17	2	Yes	17	This tree has dead branches in the upper crown and evidence of pine pitch canker infestation.	**Removal**
22	Olea europaea	10-8-6-8-4.	2	No	10	There is a portion of the upper crown that is completely dead.	Crown cleaning

Appendix B – Tree Map



Appendix D – Certification of Performance

I, Ned Patchett, certify;

- That I have personally inspected the tree and the property referred to in this report. I have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with the parties involved;
- That the analysis, opinions and conclusions within this report are my own;
- That my analysis, opinions and conclusions were developed and this report has been prepared accordingly to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I further certify that I am an International Society of Arboriculture Certified Arborist, and have been involved in the practice of arboriculture and the study of trees for over 24 years.

Signed: Ned Patchett

Date: 3/24/17

STAFF REPORT

Planning Commission
Meeting Date: **4/24/2017**
Staff Report Number: **17-020-PC**

Public Hearing: **Use Permit/Arzang Development/262 Yale Road**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing single-story home and detached garage, and build a new two-story residence with a basement on a substandard lot with respect to width in the R-1-U (Single Family Urban) zoning district at 262 Yale Road. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located on the north side of Yale Road, between College and Cambridge Avenues in the Allied Arts neighborhood. A location map is included as Attachment B. The surrounding area contains a mixture of older and newer residences. The older residences are generally one-story cottages, with detached garages at the rear of the property, while the newer residences are generally two-story in height, with attached front-loading garages. A wide variety of architectural styles are present in the neighborhood, including traditional and contemporary. All parcels in the neighborhood are also in the same R-1-U zoning district.

Analysis

Project description

The property is currently developed with a one-story single-family residence with a detached two-car garage at the rear. The lot is substandard due to not meeting the minimum lot width of 65 feet in the R-1-U district, with a width of 50 feet. The applicant is proposing to remove the existing residence to construct a new two-story, single-family residence with a basement and an attached two-car garage. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would be a five-bedroom home with four full bathrooms and one half-bathroom. The first-story living space would feature an open floor kitchen, dining and family room area, a guest

bedroom and a living room. The second-story living space would be comprised of three bedrooms, three bathrooms, and a laundry area. The basement would have one bedroom and bathroom, a game room, an exercise room, a wine cellar, an entertaining area and a secondary laundry area. At the rear of the residence, on the first floor, a sliding glass wall system would open from the family room area onto an outdoor covered patio with skylights. At the center of the residence, a below grade courtyard is proposed, which would be accessed from both the bedroom and game room in the basement. The below grade courtyard would adhere to the setback requirements, so use permit approval of excavation within yards would not be required.

The proposed project adheres to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking. The driveway would remain toward the left side of the property, although it would be shifted slightly and widened.

Design and materials

The applicant states that the proposed residence would be constructed in a contemporary style but with traditional elements, using a variety of materials. The exterior materials would include a smooth finish integrated colored stucco for the walls, aluminum framing for the windows, and a decorative, non-functional chimney would be capped with metal. To improve the appearance of the garage and provide visual interest, a sectional wood garage door is proposed, and a decorative trellis with vines would frame the door. The front door is proposed to be clad in wood and glass, while the roof would be clad in composition shingle.

To minimize the overall massing of the new two-story building, the upper floor would be offset from the first-floor walls at the front, and on the left and right sides. As an effort to promote privacy, the second-story windows on the left side elevation, which face an adjoining single-story residence, would have sill heights of at least three feet, four inches. These windows would also be set back approximately five feet, six inches from the required setback line, which would help limit views somewhat. On the right side, window sills on the second floor would have the same three feet, four inch height, with the exception of the hallway windows, which would have a sill height of one foot, four inches. Although the hallway windows are fairly low, these windows are set back significantly from the required setback line, with a distance of approximately 13 feet, eight inches from it. The second-story bedroom windows on this side would be set back approximately five feet, eight inches, and six feet, eight inches from the required side yard setback.

Staff believes that the architectural style of the proposed residence would be generally attractive and consistent with the surrounding neighborhood.

Trees and landscaping

The applicant has submitted an arborist report (Attachment G) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. As part of the project review process, the arborist report was revised several times to include greater detail and to address comments from the City Arborist. All recommendations identified in the arborist report shall be implemented and have been included as condition 3g.

There are 13 trees located on or near the property, two of which are heritage trees. A heritage tree removal permit application was submitted by the applicant on July 18, 2016 to remove a large incense cedar tree (tree #11) that is located near the southeastern property line and would be located relatively near the new home. The applicant stated the reason for proposing to remove the tree is that the tree posed a safety concern due to a poor crotch formation, and that the tree previously caused structural damage to his and his neighbor's property. However, after the conducting tree condition and tree risk assessments, the permit was denied by the City Arborist on August 12, 2016, due to the fact that the tree is healthy and has a moderate risk rating, which can be mitigated to a low residual risk level. Secondly, the City Arborist denied the permit because there is no evidence of property damage to existing structures near the tree. The applicant then appealed the City Arborist's decision to deny the permit, to the Environmental Quality Commission (EQC). On November 30, 2016, the EQC heard the appeal and voted to deny it based on Heritage Tree Ordinance criteria used to determine whether there is good cause to permit the removal of a heritage tree. The applicant has now agreed to keep and maintain the tree. The arborist report has been updated accordingly to include tree-specific protection measures.

Four non-heritage trees are proposed to be removed and three new evergreen trees would be planted at the site. The demolition of the existing residence and garage and the construction of the new home are not anticipated to adversely affect the incense cedar heritage tree or the other nearby heritage tree.

Correspondence

After receiving the notification of application submittal from the City, the adjacent left side neighbor at 272 Yale Road contacted staff and expressed concern over the design of the home which originally incorporated a mixture of board and batten siding and horizontal wood siding. The applicant subsequently revised the design in order to alleviate this concern, and the neighbor then indicated to staff that the revised stucco exterior, as currently proposed, is much more pleasing and compatible in the neighborhood. The same neighbor also expressed concern at the same time over the proposed ground-floor rear covered porch, which she indicated poses a privacy and noise impact, as its location at the rear of the property is near one of her bedroom windows. Staff relayed the additional concern to the applicant, however, the neighbor and the applicant were not able to come into an agreement on this matter, after some discussion. Staff believes that the patio would provide covered outdoor space and that the patio-bedroom proximity is not particularly unusual for residential districts. With regard to noise, in extreme cases of noise disturbance, enforcement of the Noise Ordinance would be able to provide relief.

The applicant indicated to staff that he also spoke to the adjacent neighbor on the right, at 250 Yale Road, and he had no concerns in regard to the proposed new house. Additionally, the applicant indicated that he hand-delivered an introduction letter to his neighbors with his contact information, should questions about the project and/or construction arise. The letter is included as Attachment F. Staff has not received correspondence from any neighbors.

Conclusion

Staff believes that the design, scale and materials of the proposed residence are compatible with the surrounding neighborhood. The variety of the materials, the decorative features, along with the second-

story offsets, would provide visual interest and help limit the perceived mass of the structure. The floor area, building coverage and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance, and the new structure would be within the daylight plane requirements. Nearby heritage trees would be protected in accordance with the revised arborist report. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting
None

Report prepared by:
Yesenia Jimenez, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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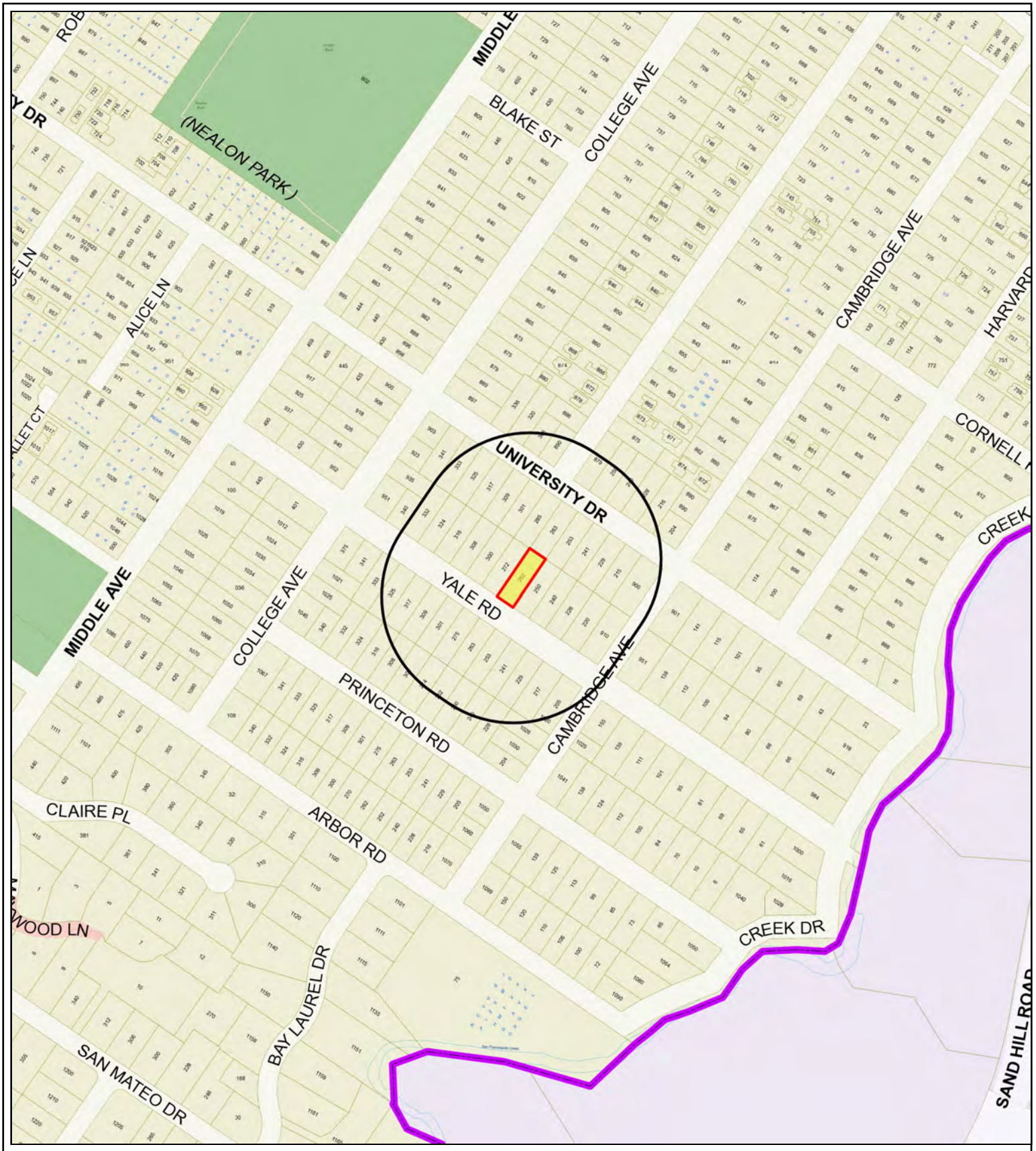
LOCATION: 262 Yale Road	**PROJECT NUMBER:** PLN2016-00100	**APPLICANT:** Phillip Kamangar	**OWNER:** Arzang Development
REQUEST: Request for a use permit to demolish an existing single-story home and detached garage, and build a new two-story residence on a substandard lot with respect to width. The subject property is in the R-1-U (Residential Single Family Urban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 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 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 Atelier Designs, consisting of 11 plan sheets, dated April 5, 2017 and stamped received on April 11, 2017, and approved by the Planning Commission on April 24, 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.



City of Menlo Park

Location Map
262 Yale Road

Scale: 1:4,000 | Drawn By: YJ | Checked By: YJ | Date: 4/24/2017 | Sheet: 1

262 Yale Road – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,493 sf	7,493 sf	7,000 sf min.
Lot width	50 ft.	50 ft.	65 ft. min.
Lot depth	149 ft.	149 ft.	100 ft. min.
Setbacks			
Front	20.3 ft.	29.3 ft.	20 ft. min.
Rear	62.2 ft.	54.1 ft.	20 ft. min.
Side (left)	5.2 ft.	9.1 ft.	5 ft. min.
Side (right)	5.1 ft.	5.0 ft.	5 ft. min.
Building coverage	2,349.3 sf 31 %	2,115 sf 28 %	2,623 sf max. 35 % max.
FAL (Floor Area Limit)	2,912.1 sf	2,115 sf	2,923.3 sf max.
Square footage by floor	1,526.8 sf/1st 966.8 sf/2nd 418.5 sf/garage 1,510.5 sf/basement 393.6 sf/porches 10.4 sf/fireplace	1,657 sf/1st 458 sf/garage 182 sf/shed	
Square footage of buildings	4,826.6 sf	2,298 sf	
Building height	25.8 ft.	15 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees	2*	Non-Heritage trees	11**	New Trees	3
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	4	Total Number of Trees	12

* Includes one heritage tree on adjacent property
**Includes two non-heritage trees on adjacent property

ENERGY CALCS

STRUCTURAL

DESIGN

ATELIER DESIGNS
DRAFTING/ DESIGN
SERVICE FIRM
500 W HAMILTON AVENUE
UNIT #112165, CAMPBELL,
CALIFORNIA, 95008
TEL. NO. (408) 806-8188
FAX NO. (408) 858-9968

NEW 2-STORY RESIDENCE :
THE YALE HOUSE
262 YALE ROAD, MENLO PARK
CALIFORNIA 94025

SOILS REPORT

AMERICAN SOILS
TESTING, INC.
SOILS, FOUNDATION and
ENVIRONMENTAL ENGINEERS
2734 S. BASCOM AVENUE
SAN JOSE, CA 95124
TEL. NO. (408) 559-6400

SURVEYOR

SMP ENGINEERS, INC.
1534 CAROB WAY
LOS ALTOS, CA 94024
TEL. No: (650) 941-8055

LOCATION MAP:

SHEET INDEX:

PLANNING DATA:

A.P.N.: 071-345-100 ZONING: R-1-U
LOT AREA: 7449.50 SF

ALLOWABLE LOT COVERAGE:
7449.50 SF x 0.35 = 2622.75 SF

PROPOSED LOT COVERAGE: 2577.33 (35%)

ALLOWABLE FLOOR AREA LIMIT:
2800 + 0.25 (7449.50-7000) = 2928.37 SF

PROPOSED FLOOR AREA:
FIRST FLOOR: 1526.84 SF
SECOND FLOOR: 966.76 SF
2-CAR GARAGE: 418.52 SF
TOTAL PROPOSED FLOOR AREA: 2912.14 SF

BASEMENT FLOOR AREA: 1510.53 SF

NO ATTIC AREA OVER 5'-0"

PERCENTAGE OF LAND COVERED BY:
STRUCTURE: 35%
PAVING: 7%
LANDSCAPING: 13%

PARKING SPACE: 2 COVERED

SITE NOTES:
1. ALL GRADES TO REMAIN NATURAL.
2. NO NEW GRADING IS BEING PROPOSED. ALL NEW EXCAVATION/ GRADING SHALL BE FOR FOUNDATION PREPARATION ONLY.
3. EXISTING PROPERTY HAS AN EXISTING SURFACE SWALE OF LESS THAN 5%. ALL SURFACE SLOPE AND RUN-OFF SHALL BE MAINTAINED TO MATCH EXSTING OR PROVIDE 2% MINIMUM SURFACE DRAIN TO FRONT STREET.

FIRE SPRINKLER

1. FIRE SPRINKLER SYSTEM IS REQUIRED. FIRE SPRINKLER SYSTEM PLANS AND SPECIFICATIONS SHALL BE A DEFERRED SUBMITTAL AND PROVIDED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR. PLANS SHALL BE REVIEWED AND APPROVED BY LOCAL FIRE DEPARTMENT OFFICIAL PRIOR TO INSTALLATION.

CODES

CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
AND ANY ADDITIONAL LOCAL CITY PLANNING AND BUILDING CODE AND REQUIREMENTS.

SCOPE OF WORK:

1. DEMOLISH EXISTING 1-STORY SINGLE FAMILY HOME.
2. BUILD NEW 2-STORY HOME w/ THE FOLLOWING AMENITIES:
a. COVERED ENTRY PORCH
b. 2-CAR GARAGE
c. LIVING ROOM
d. DINING ROOM
e. KITCHEN
f. FAMILY ROOM
g. GUEST ROOM
h. GUEST BATHROOM
i. POWDER ROOM
j. ENTRY FOYER
k. 2-BEDROOMS
l. MASTER SUITE
m. MASTER BATHROOM
n. LAUNDRY ROOM
o. COMMON BATHROOM

ABBREVIATIONS:

A/C ..... AIR CONDITIONER
AL ..... ALUMINUM
A.B. ..... ANCHOR BOLT
A.P.A. ..... AMERICAN PLYWOOD ASSOCIATION
A.P.N. ..... ASSESSOR PARCEL NUMBER
BM. ..... BEAM
BLK'G. ..... BLOCKING
BLDG. ..... BUILDING
BOTT. ..... BOTTOM
CAB. ..... CABINET
CLO. ..... CLOSET
C.J. ..... CEILING JOIST
COL. ..... COLUMN
CONC. ..... CONCRETE
CONT. ..... CONTINOUS
CRC ..... CALIFORNIA RESIDENTIAL CODE
D. ..... DRYING MACHINE
DET. ..... DETAIL
DIA. ..... DIAMETER
DIAG. ..... DIAGRAM
D/W. ..... DISH WASHER
DBL. ..... DOUBLE
DR. ..... DOOR
D.S. ..... DOWN SPOUT
D.F. ..... DOUGLAS FIR
D.H. ..... DOUBLE HUNG WINDOW
EA. ..... EACH
ELECT. ..... ELECTRICITY
ELEV. ..... ELEVATION
ENCL. ..... ENCLOSED
EQ. ..... EQUAL
EXT. ..... EXTERIOR
(E). EX. ..... EXISTING
F/ ..... FOR
F.F. ..... FACE FRAMED
FIN. FLR. ..... FINISH FLOOR
F.O.C. ..... FACE OF CURB or FACE OF CONCRETE
F.O.S. ..... FACE OF STUD
F.G. ..... FIBERGLASS
FIX. ..... FIXTURE
FLASH. ..... FLASHING
FLOUR. ..... FLOURESCENT
FLR. ..... FLOOR
FTG. ..... FOOTING
F.A.U. ..... FORCED AIR UNIT
G.I. ..... GALVANIZE IRON
GA. ..... GAUGE
GLS. ..... GLASS
GLU. LAM. ..... GLUE LAMINATED
GL.Z. ..... GLAZING
G.P.F. ..... GALLONS PER FLUSH
GR. ..... GRADE
GYP. BD. ..... GYPSUM BOARD
HDR. ..... HEADER
H.V. ..... HEAT VENT
H.D. ..... HOLD DOWN
I.C.B.O. ..... INTERNATIONAL CONFERENCE OF BUILDING OFFICIAL
I.C.C. ..... INTERNATIONAL CODE COUNCIL
I.R.C. ..... INTERNATIONAL RESIDENTIAL CODE
INSUL. ..... INSULATION
JST. ..... JOIST
LINO. ..... LINOLEUM
M.B. ..... MACHINE BOLT
MFR. ..... MANUFACTURER
M.C. ..... MEDICINE CABINET
MTL. ..... METAL
MIN. ..... MINIMUM
NEW ..... NEW
N.T.S. ..... NOT TO SCALE
O.V. ..... OVEN
O.C. ..... ON CENTER
O/ ..... OVER
O.H. ..... OVER HANG
PR. ..... PAIR
P.C. ..... PHOTO CELL
P.G. ..... PAINT GRADE
PLY.P.R. ..... PLYWOOD
PKT. ..... POCKET
P.B. ..... PUSH BUTTON
P.T. ..... PRESSURE TREATED
REF. ..... REFRIGERATOR
REDWD. ..... REDWOOD
REQ'D. ..... REQUIRED
R.S. ..... RESAWN
REV. ..... REVERSE
R.O. ..... ROUGH OPENNING
SEL. ..... SELECT STRUCTURAL
STR. ..... STRENGTH
S.H. ..... SINGLE HUNG
SL. GLS. ..... SLIDING GLASS DOOR
SHTG. ..... SHEATING
SHT. ..... SHEET
S & P ..... SHELF & POLE
SHWR. ..... SHOWER
S.C. ..... SOLID CORE
S/CLO. ..... SELF CLOSER
S.G. ..... STAIN GRADE
SPEC'S ..... SPECIFICATIONS
SQ. ..... SQUARE
STD. ..... STANDARD
SURR ..... SURROUND
SIM ..... SIMILAR
TEMP ..... TEMPERED GLS
T & G ..... TONGUE & GROOVE
THK. ..... THICK
TYP. ..... TYPICAL
U.N.O. ..... UNLESS NOTED OTHERWISE
U.B.C. ..... UNIFORM BUILDING CODE
U.P.C. ..... UNIFORM PLUMBING CODE
U.M.C. ..... UNIFORM MECHANICAL CODE
VERT. ..... VERTICAL
W. ..... WASHING MACHINE
W/C ..... WATER CLOSET
W.H. ..... WATER HEATER
W/ ..... WITH
WD. ..... WOOD
W.I. ..... WROUGHT IRON
WIND., WDW. ..... WINDOW
W.P. ..... WATER PROOF
W.S. ..... WEATHER STRIP
W.M. ..... WELDED WIRE MESH

GENERAL NOTES

1. The following architectural specifications shall conform with the 2016 CRC, 2016 CBC, and local ordinances. The California Building Standards is based on the current CMC, CPC and CEC in use.
2. Civil, Soil and Structural Engineers Specifications take precedence over the following architectural specifications.
3. The contractor and / or subcontractor shall verify all dimensions on the drawings and shall notify the Designer of any discrepancies prior to starting the work.
4. Trade names and manufacturers referred to are for quality standards only. Specifications will be permitted as approved by the owner.
5. The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications and to meet and/ or exceed standard construction industry building practice.
6. All doors and windows to be outside or unconditioned areas shall be weather stripped. All manufacturers products shall be approved by the American National Standard Institute (ANSI).
7. Pre-fab fireplace manufacturer shall provide models and approvals to the City Building Department.
8. Skylight manufacturers shall submit the design detail with engineer's calculations and brochure to the City Building Department for review and approval. Provide IGC listings or equal.
9. Guardrails shall be built to resist 200 lb. per in any direction. Guardrails installed in existing buildings may be solidly mounted.
10. Provide 30" min. clear width at water closets (15" min. each way from center of water closet).
11. Provide under-floor access (18" x 24").
12. Provide underfloor ventilation not less than 1/150th of the underfloor area.
13. Provide attic ventilation not less than 1/150th of the area of the attic.
14. Veneer anchors shall be design per 2013 CRC.
15. Stairway design shall per 2013 CRC.
16. Tempered safety glass typical at all exterior sliding doors, sidelights adjacent to doors, any glass less than 18" from floor, interior shower enclosures and any window above tub or inside shower enclosures or any hazardous location for which glazing can be subject to human impact.
17. Smoke detectors shall be installed in every room and at a point centrally located in the corridor or area giving access to each separate sleeping areas. In new construction, all smoke detectors shall be hardwired with a battery back-up. Smoke detectors installed in existing buildings may be solely battery operated.
18. All lath and plaster shall conform to 2013 CRC R702.3.5. Exterior lath and plaster (stucco) shall be applied 7/8" thick min. In no less than 3 coats over wire mesh lath, over 2 layer GW grade 10" fall with metal screeds (typical unless noted otherwise).
19. Provide approved flashing at all openings in the exterior walls such as doors, windows, skylights, vents, pipes, ducts, etc. in such a manner as to make them water proof. All metal flashing shall be 6oz. 26 GI, unless noted otherwise.
20. Provide a min. 12" x 12" access to all tub shut off.
21. All dimensions are given as face of stud unless noted otherwise.
22. All dimensions take precedence over scale. Do not scale drawings.
23. These documents were prepared for a negotiated contract between owner and builder / contractor. Not all conditions and details are shown. It shall be the owner and builder / contractor's responsibility to select all finishes and fixtures.

CONCRETE and FOUNDATION (refer to Structural General Notes for additional information)

1. Slabs on grade shall be 4" min. thickness. See drawings for sand, rock base and reinforcement. Slab on grade shall be placed in alternate panels. No panel shall exceed 25 lineal feet in width or 600 sq. ft. in area, unless separated by control joints.
2. All exterior concrete slabs (Patios, driveways, and walkways) to have a minimum slope of 1/8" per foot to prevent ponding of water.
3. Construction joints shall be thoroughly air and not / er cleaned and roughened to expose coarse aggregates. Surface to receive concrete shall be maintained continously wet at least three hours in advance of pouring.
4. For footing, ultimate compressive strength at 28 days shall be 2500 PSI, max. aggregate size 1-1/2", slump 4" and min. cement of 4-1/2 sacks per yard of mix, max. water content 7 gallons per sack. Slab on grade: Ultimate compressive strength at 28 days shall be 2500 PSI, Max. aggregate size 3/4", slump 3-1/2" and min. cement content of 5-1/2 sacks per yard of mix, max. water content of 6-1/2 gallons per sack.
5. Transit mixed concrete shall conform to ASTM specification C-94 and above provision.
6. Concrete strength to be verified by standard cylinder tests made by an approved testing laboratory.
7. The excavated bottom of all footings shall extend to elevation marked on Foundation Detail sheet.
8. Footing shall be poured in neat excavation without side forms whenever possible.
9. Anchors, bolts, inserts and other hardware to be set in concrete shall be firmly set in position before concrete is placed.
10. Stepped foundations shall be used where the ground slopes more than 1 foot vertical to 10 feet horizontal. Top and bottom of foundation to be level.
11. Reinforcing steel shall be grade 60 with deformation per ASTM specification A-615 and welded wire mesh per ASTM specification A-185.
12. Splices in reinforcing shall lap 32 diameters in concrete and 48 diameters in concrete block. Reinforcing shall be bent 18" min. around corners in walls and pilasters.
13. No. 4 rebars continuous top and bottom at all concrete stem walls w/ 20" lap at all jints and corners. Horizontal rebars to be placed 3" from respective top or bottom of concrete foundation.
14. Provide UFER electric ground w/ 2 no. 4 rebars 20' long embedded in footing in opposite directions. Install #6G continuous from UFER to water pipe, but not to gas pipe.
15. Provide 5/8" diameter x 10" (min.) anchor bolts w/ 3" sq. x 1/4" thk. steel plate washer and nut at 4'-0" o.c. one-story, and at 4'-0" o.c. two-story, unless noted otherwise on shear wall schedule. Locate anchor bolts within 12" from corners and butt joint.
16. See Shear Wall Schedule for anchor bolt spacing at shear walls.
17. Install 6" x 14" galvanized screen foundation vents.
18. Provide two 6" x 14" galvanized screen foundation vent per car space in garage exterior wall. For additions, extend existing utilities (i.e. pipes, hose bibs, etc.) removed due to placement of new addition, to exterior wall of new addition.
19. For cold joints, drill 1/2" dia. holes into existing concrete, brush and air clean hole, pour and epoxy grout (see "Adhesive Engineer's concreesive or equal). Provide 24" min. lap into new concrete and tie to continous rebar at top and bottom of new footing.

CARPENTRY:

1. Rafters, joists, beams, girders, posts and millions to be Douglas Fir, Coast region graded based on Standard Grading and dressing rules no. 16 of the West Coast Lumber Inspection Bureau.
2. Minimum grade to be used except as noted on drawings.

Structural Joists Plank and Rafters	#2
Structural light framing	#2
Light framing and Wall studs	Std. Grade.
Beams and stringers	#1
Posts and timber	#

3. Nailing for framing shall be with box nails, number and size per 2016 CRC Nailing Table, except as noted on plans and details. Nails shall not be driven closer together than 1/2 of their length, nor closer to the edge of member than 1/4 their length except for sheathing, 4in. penetration at 1/2 their length.
4. Sill plates on concrete shall be 2x6 (min.) Foundation Grade Redwood, or treated DF. Sill plates shall be bolted to the concrete w/ 5/8" dia x 10" (min.) anchor bolts w/ 3"x3"x1/4" thk. washer. Bolts shall not be placed more than 12" from end of plates.
5. Metal framing devices shall be as manufactured by 'Simpson' company or as approved equal.
6. Framing clips (i.e. PC & PB) shall be provided top and bottom of all posts, mullions and double studs at edges of openings.
7. Provide double joists under all parallel partition.
8. Where plywood sheathing is used on roof or floor, sheets shall be laid perpendicular direction of joists. Plywood sheets shall be staggered. Min. area of sheet to be 16 sq. ft. All plywood is to be DFP structural II grade or exterior use C-C or C-D grade.
9. Edge of plywood sheet not nailed to stud, joists or solid blocking shall be blocked by 2 x 4 and nailed with edge nailing, unless tongue and groove is used.
10. Subfloor to be 3/4" DF C-D T & G plywood, nailed perpendicular to floor joists with 8d at 6" o.c. edges and 10" o.c. field.
11. Subfloor applied directly over girders to be 1-1/8" DF C-D T & G plywood, nailed with 10d at 8" o.c.
12. Provide rafter ties at 48" o.c. where ceiling joists are perpendicular to rafters.
13. Purlins shall be 2x6 min. or the same size as rafter, whichever is greater.
14. Bolts bearing on wood shall have standard cast iron or malleable washers. Bolt holes shall be drilled 1/16" larger than bolt diameter. Threads shall not bear on wood. Lag screws pre-drill holes same as diameter of root thread. Enlarge to shank diameter for length of shank.
15. Columns and posts at exterior locations or subject to water splash shall be 1" above finished floor and shall bear on a metal base plate or a foundation plate or sill as specified Sec. 2304.11.2.1, CBC.
16. Where stud wall abut masonry walls the stud shall be 2 x 4 DF PT member and anchored with 1/8" x 3" 'Ramset' drivepins @ 24" o.c.
17. All studs shall be continous and uninterrupted for the entire ful height of the wall unless supported laterally by ceiling, floor or rafter joists perpendicular to the wall. The max. allowable wood stud height shall be per Sec. 2308.9, CBC.
18. Provide firestop to cut off all concealed draft openings (both vertical and horizontal) not to exceed 10'-0".
19. No cripple wall studs supporting a floor shall be less than 14" high. For cripple walls exceeding 4'-0" in height, such walls shall be framed of studs having the size required for an additional story.
20. Plaster, metal lath and drywall shall comply w/ current CBC requirements.

MECHANICAL:

1. All mechanical shall be installed per Uniform Mechanical Code and City ordinances currently in use.
2. Solid fuel, oil, gas require outside / attic / underfloor combustion air. Size and location of combustion air vents determined by 2016 UMC.
3. Furnace rooms shall comply w/ 2016 CMC.
4. Provide automatic right setback thermostats on all furnaces. Total output for all furnaces shall not exceed 125,000 BTU's.
5. Provide 6" clearance in combustion air side of furnace room and 30" working space in front of all heating controls.
6. Where there is a water heater or gas furnace located in the garage and a door from the garage to dwelling, provide min. 1 sq. in. outside combustion air per 1000 BTU w/ 1/2 high and 1/2 low vents for water heater.
7. Garage applications shall have flame ignition 18" above floor and protected from auto impact.
8. Venting of appliances shall comply w/ 2016 CMC.
9. Provide clearance at range top to combustible materials per 2016 CMC. For exception, see 2016 CMC for requirements.
10. All appliances shall be approved by a recognized testing agency.
11. Provide seismic strapping for water heater, top and bottom.
12. All interior bathroom fans shall provide 5 air changes per hour.
13. Provide automatic dampener at all ventilation fans.
14. Gas piping shall not be embedded in or below slabs within building or pass under foundation.
15. Sheet metal to be a minimum of 26 ga. g.i. unless otherwise noted. Provide valley flashing.
16. Provide spark arrestors on all chimneys.

PLUMBING:

1. All plumbing installation shall conform to the California Plumbing Code 2016 and City ordinances currently in use.
2. Provide approval from the Sanitary District.
3. Provide a 6" sand bed and cover if plastic or VCP is used for sewer line.
4. A 4" clearance to grade shall be installed within the first 4 feet from property line, where lateral enters the property and shall be housed in a concrete box with removable cover.
5. Backflow device shall be installed if required by Sanitary District.
6. Condensate drains shall not enter sanitary system.
7. Regulators are required for pressures in excess of 80 lbs.
8. Floor drains shall be equipped with trap primers.
9. Water heaters located within the building shall have drain from heater to exterior location.
10. Water closets installed in any building within the City shall be limited to not more than 1.28 gallons per flush. EXCEPTION: Excessive long sewer laterals or other unforeseen circumstances that would impair the proper removal of wastes need not comply.
11. Shower heads shall meet the following flow rate requirements in accordance to CalGSC Section 4.303:
a. Single Showerhead- 2.0 gpm at 80 PSI. (CalGSC 4.303.1.3.1)
b. Multiple showerheads serving one shower- Combined flow rate of all showerheads and/ or other shower outlets controlled by a single valve- 2.0 gpm at 80 psi (CalGSC 4.303.1.3.2)
12. Faucets shall have flow rate requirements in accordance to CalGSC Section 4.303:
a. Lanatory faucet- 1.5 gpm at 60 psi (minimum shall not be less than 0.8 gpm at 20 psi), CalGSC Section 4.303.1.4.1
b. Kitchen faucets- 1.8 gpm at 60 psi, CalGSC Section 4.303.1.4.4
13. Toilet drains over living, dining, family rooms to be cast iron for sound control.

ATTIC VENTILATION CALCULATION:

1 UNIT ATTIC VENT = 2.5" ø (4.9 SQ IN.)
1 UNIT 'EYE BROW' VENT= 42 SQ INCH
14"x24" WINDOW VENT UNIT= 336 SQ INCH
14"x18" WINDOW VENT UNIT= 252 SQ INCH
14"ø VENT UNIT= 150 SQ INCH

REQUIRED ATTIC VENTILATION=1/150th OF ATTIC SPACE:

ROOF AREA AT FIRST FLOOR AREA:
1093 SF / 150 = 7.28 SF (1048 SQ INCH)
PROVIDE 214 UNITS OF 2.5"ø EAVE VENT UNIT (3-PER BLOCK, EACH BAY, (1)-VENT BROW VENT UNIT w/ LIVING ROOM AREA, (2)-'EYE-BROW' VENT UNITS AT KITCHEN AND DINING AREA, (1)-'EYEBROW VENT UNIT' AT 2-CAR GARAGE AREA.

ROOF AREA AT SECOND FLOOR ROOF:
1050 SF / 150 = 7 SF (1008 SQ INCH)

PROVIDE 206 UNITS OF 2.5"ø EAVE VENT UNITS (3-PER BLOCK) AT ALL EAVES. BALANCE OF REQUIRED ATTIC VENTILATION UNITS SHALL BE SUPPLEMENTED BY:
1. (6)-'EYE BROW' VENT UNITS (352 SI)
2. OPTIONAL SUPPLEMENTAL ROOF VENTING: CONTINUOS RIDGE VENT UNIT (BY 'GOR-A-VENT' OR EQUAL, INSTALL PER MANUFACTURER SPECIFICATIONS) CAN BE INSTALLED TO SUPPLEMENT THE PROPOSED ATTIC VENT UNITS FOR ADDITIONAL ATTIC VENTING. RIDGE VENT UNITS SHALL NOT BE USED AS REPLACEMENT TO EYEBROW VENTS OR EAVE VENT UNITS.

ALL ATTIC VENT UNITS SHALL HAVE 1/4" SQ (MAX) MTL INSECT MESH.

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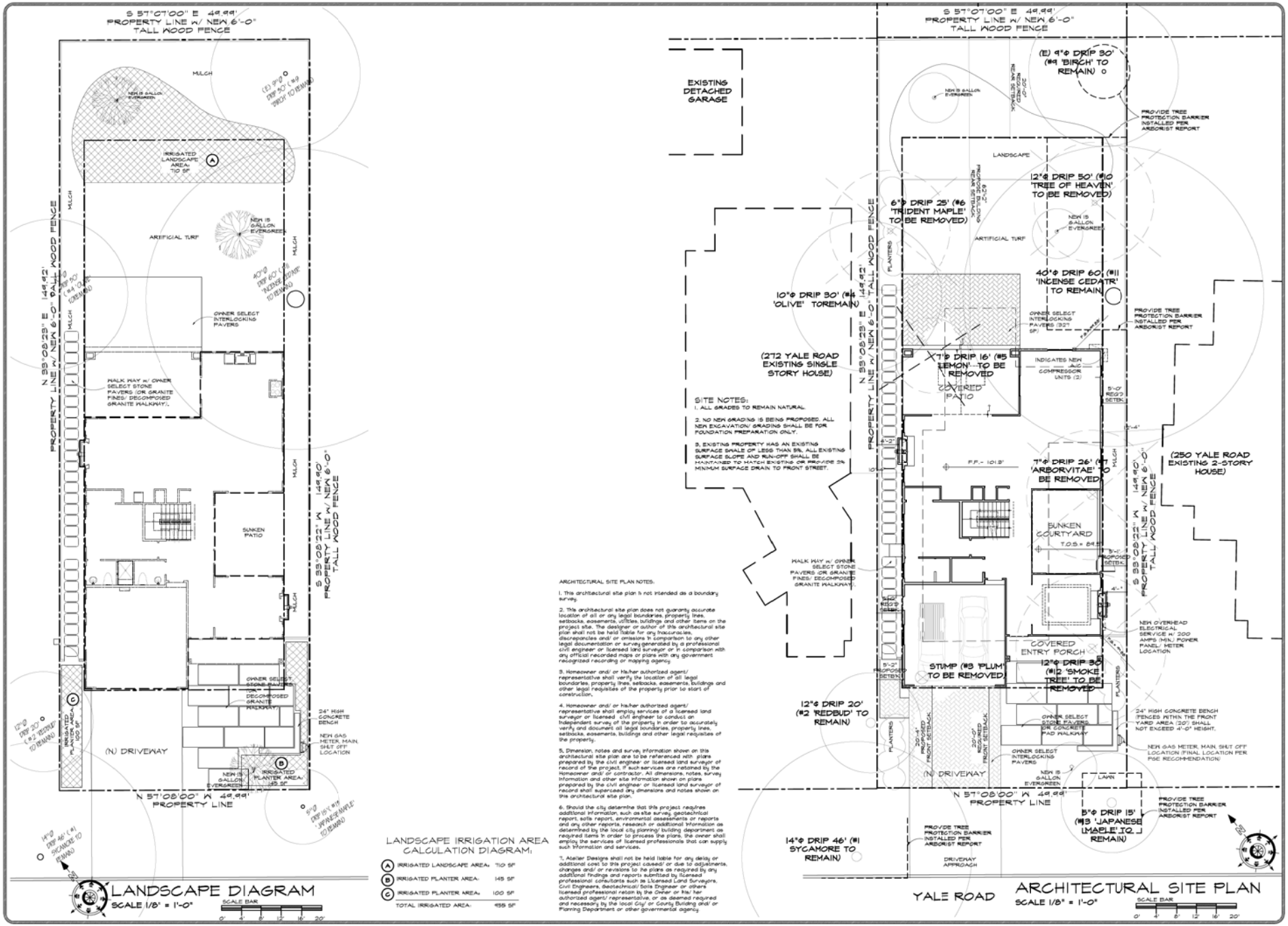
REVISIONS
PLANNING REVISION MARCH 27 2017
PLANNING REVISION APRIL 9 2017

NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE
DATE: 4/21/2016
DRAWN BY: PT Kim
SCALE: AS NOTED

CS-1



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REVISIONS
PLANNING REVIEW MARCH 27 2017
PLANNING REVIEW APRIL 8 2017

NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

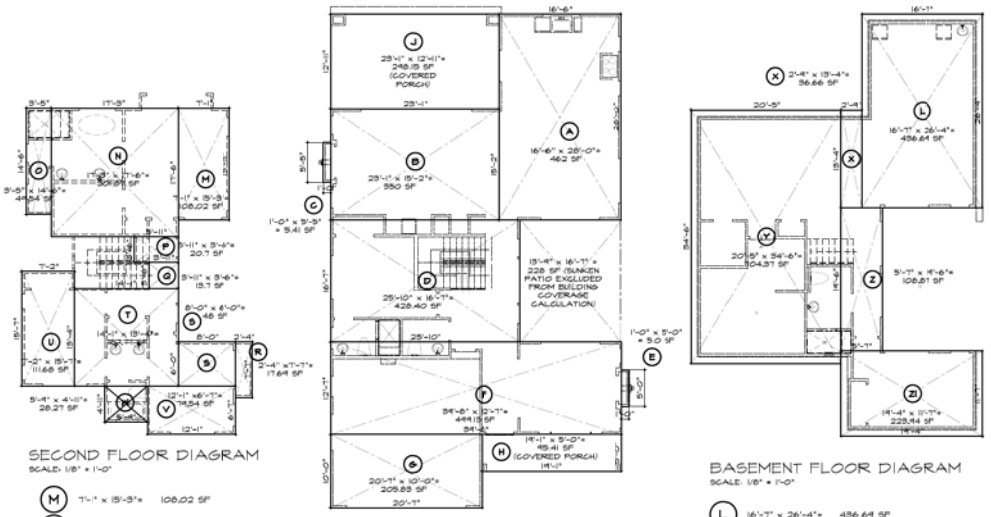
JOB NO. YALE
DATE 4/21/2016
DRAWN BY PT Kim
SCALE 1/4" = 1'-0"

A-1

D2

FLOOR AREA CALCULATION DIAGRAM

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



SECOND FLOOR DIAGRAM

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

M	7'-1" x 15'-3"=	108.02 SF
N	17'-8" x 17'-6"=	301.87 SF
O	3'-5" x 14'-6"=	49.54 SF
P	5'-11" x 3'-6"=	20.70 SF
Q	5'-11" x 3'-6"=	19.70 SF
R	2'-4" x7'-7"=	17.64 SF
S	8'-0" x 6'-0"=	48.00 SF
T	14'-1" x 13'-4"=	187.77 SF
U	7'-2" x 15'-7"=	111.66 SF
V	12'-1" x6'-7"=	79.54 SF
W	5'-9" x 4'-11"=	28.27 SF
SECOND LIVING AREA:		966.78 SF

FIRST FLOOR DIAGRAM

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

A	16'-6" x 28'-0"=	462.00 SF
B	23'-1" x 15'-2"=	350.00 SF
D	25'-10" x 16'-7"=	428.40 SF
F	34'-6" x 12'-7"=	449.13 SF
G	20'-7" x 10'-0"=	205.83 SF
FIRST FLOOR AREA:		1945.36 SF

C	1'-0" x 5'-5" =	5.41 SF
E	1'-0" x 5'-0" =	5.0 SF
H	19'-1" x 5'-0"=	95.41 SF
J	23'-1" x 12'-11"=	248.15 SF
COVERED PORCHES, PATIOS, SUNKEN PATIO, CHIMNEY:		403.97 SF

BASEMENT FLOOR DIAGRAM

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

L	16'-7" x 26'-4"=	436.64 SF
X	2'-4" x 13'-4"=	36.66 SF
Y	20'-5" x 34'-6"=	704.87 SF
Z	5'-7" x 19'-6"=	108.87 SF
ZI	19'-4" x 11'-7"=	225.44 SF
BASEMENT FLOOR AREA:		1510.53 SF

FLOOR AREA CALCULATION:

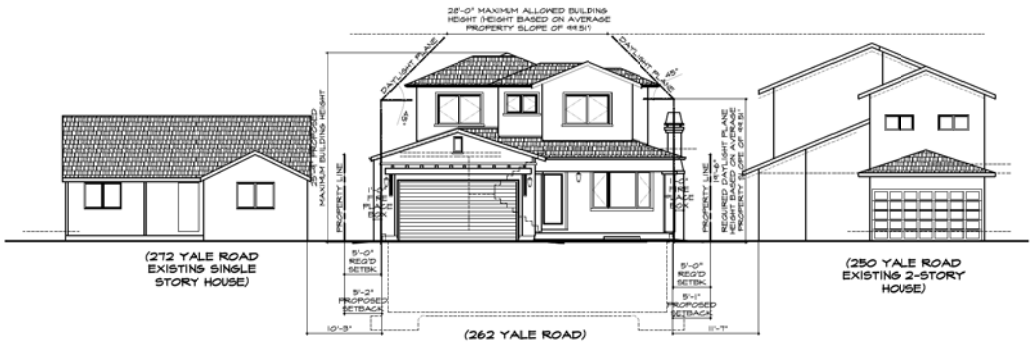
FIRST FLOOR AREA:	1945.36 SF
SECOND FLOOR AREA:	966.78 SF
PROPOSED TOTAL FLOOR AREA:	2912.14 SF
ALLOWABLE FLOOR AREA LIMIT: 2800 + 0.25 (1449.50-1000) 2800 + 0.25 (449.5):	2423.87 SF
BASEMENT FLOOR AREA:	1510.53 SF

LOT COVERAGE CALCULATION

FIRST FLOOR AREA:	1945.36 SF
COVERED PORCHES, PATIOS, SUNKEN PATIO:	403.15 SF
PROPOSED TOTAL LOT COVERAGE:	2348.53 SF (51.3%)
MAXIMUM ALLOWED TOTAL LOT COVERAGE (35% OF 1449.50 SF LOT AREA):	2622.72 SF (35%)

IMPERVIOUS CALCULATION

DRIVEWAYS	365.00 SF
WALKWAYS	519.00 SF
PATIOS	343.56 SF
LOT COVERAGE:	1955.77 SF
TOTAL IMPERVIOUS AREA:	3283.33 SF (43.1%)

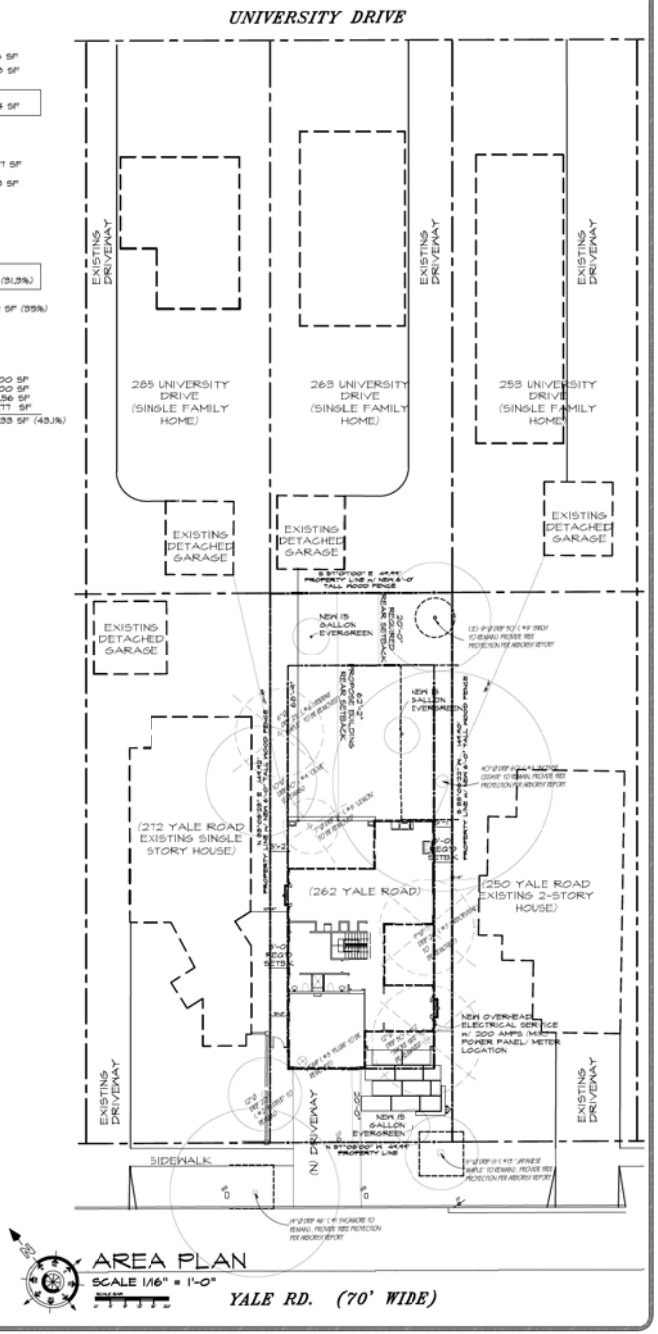


STREET SCAPE

SCALE 1/8" = 1'-0"

SCALE BAR

0' 4' 8' 12' 16' 20'



AREA PLAN

SCALE 1/16" = 1'-0"

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REVISED PLANNING REVIEW MARCH 27 2017
PLANNING REVIEW MARCH 9 2017

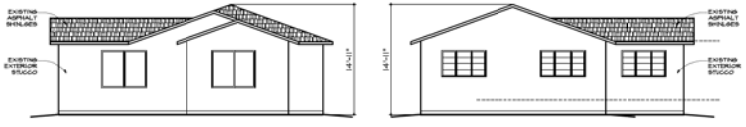
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE
DATE: 11/6/2016
DRAWN BY: FT Kim
SCALE: AS NOTED

A-1.0

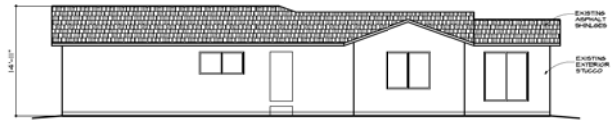
D3

AS-BUILT PLAN/ EXISTING EXTERIOR ELEVATIONS SCALE: AS NOTED

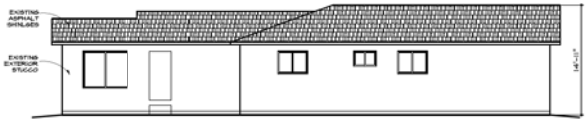


REAR ELEVATION
SCALE 1/8" = 1'-0"

FRONT ELEVATION
SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
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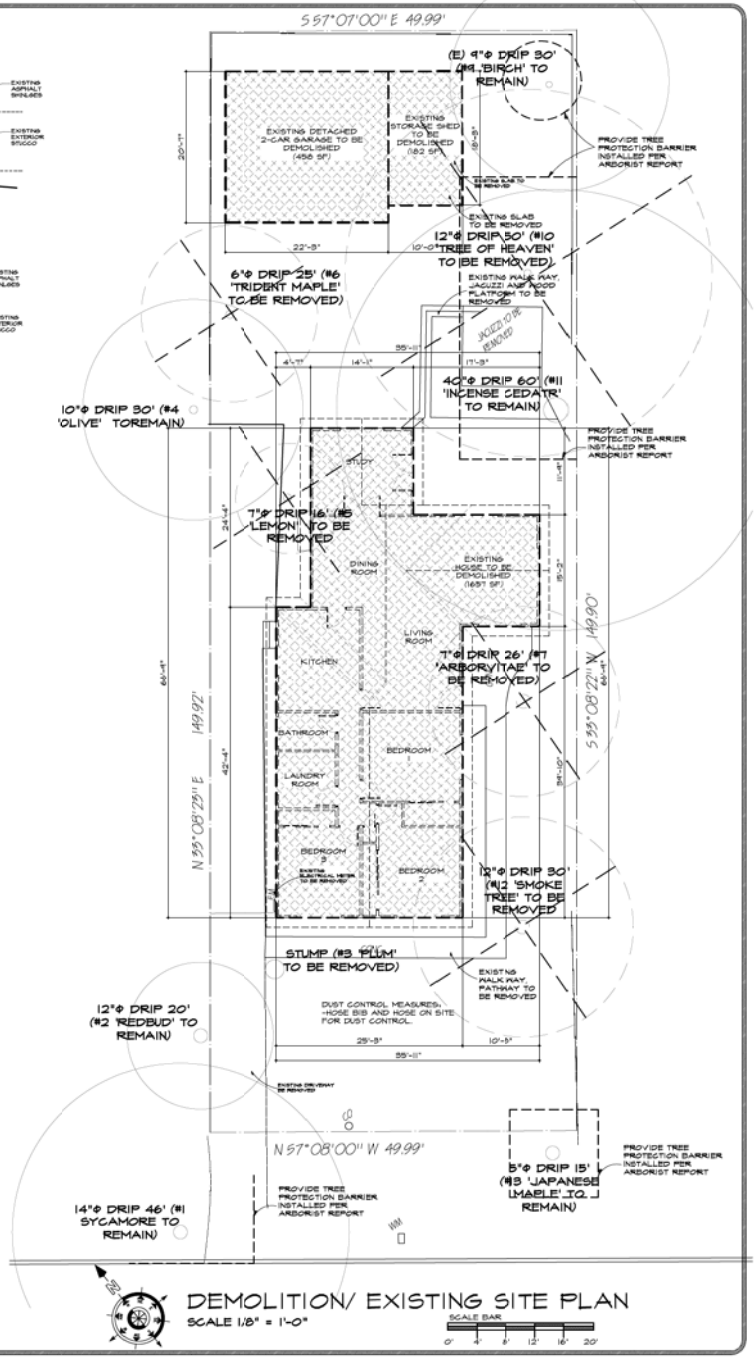

DEMOLITION/ EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

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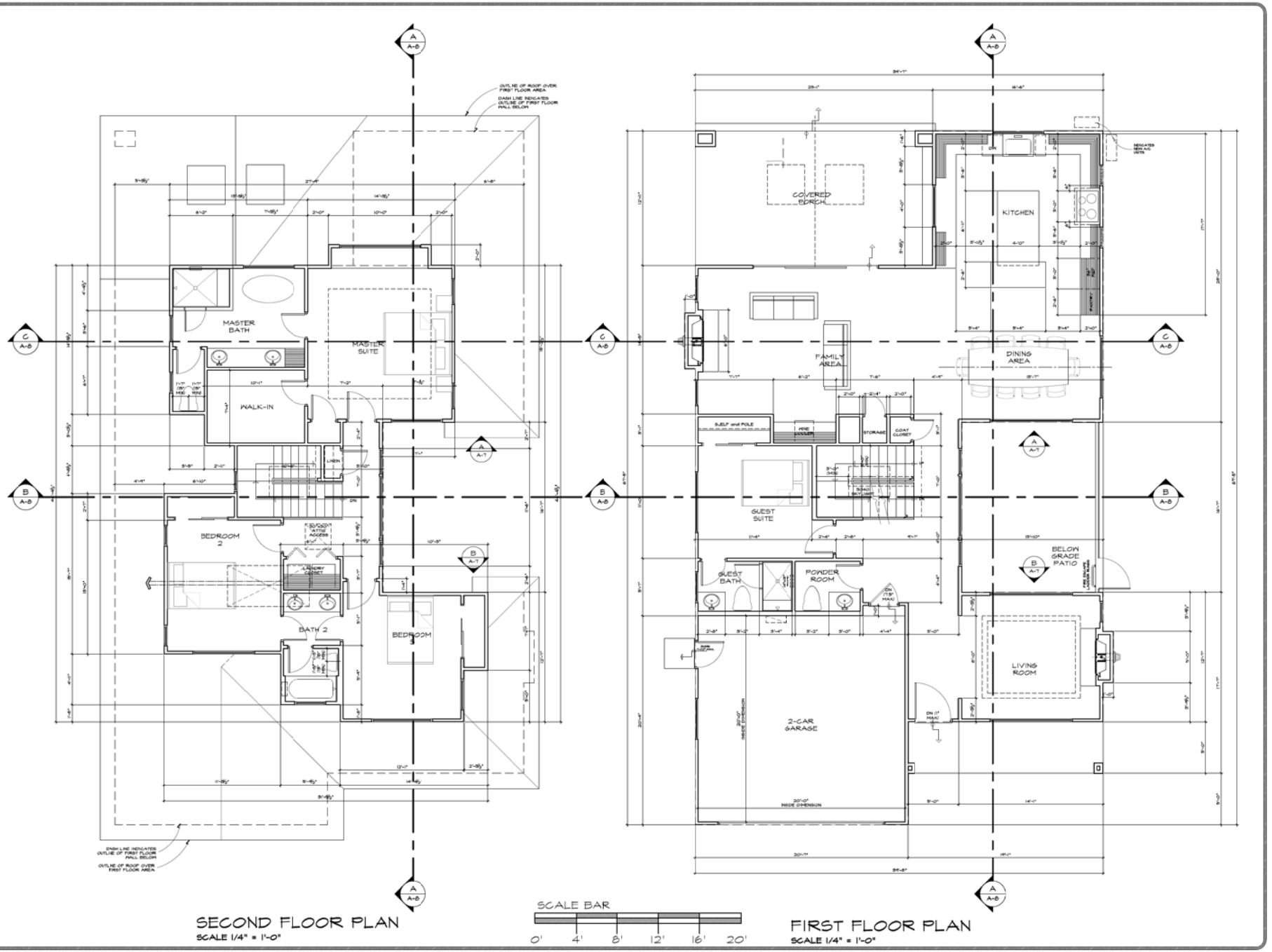
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE
DATE: 4/21/2016
DRAWN BY: FT Kim
SCALE: AS NOTED

A-2

D4



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISIONS
PLANNING REVISION MARCH 21 2017
PLANNING REVISION MARCH 9 2017

NOTICE

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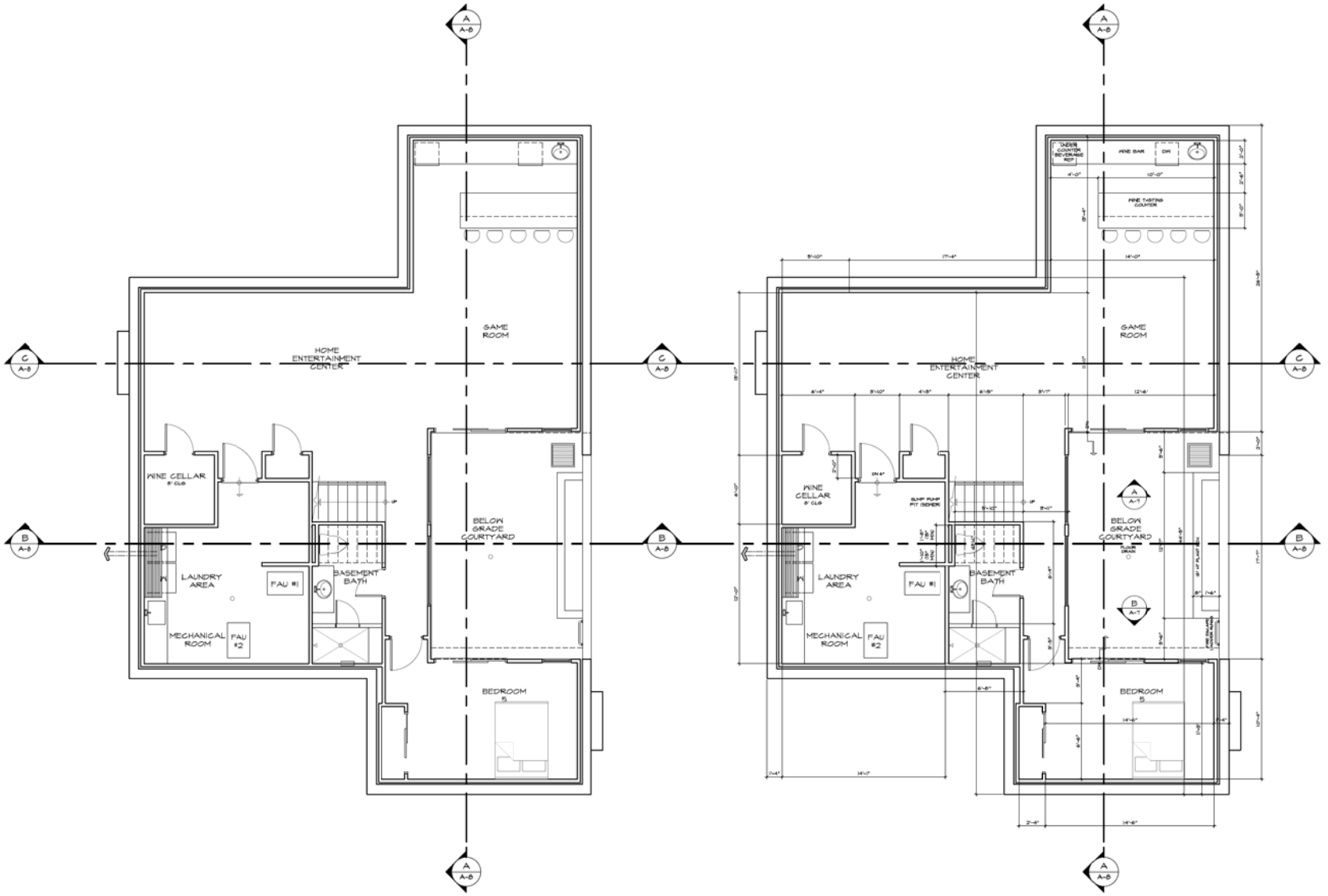
JOB NO. YALE
DATE: 4/21/2016
DRAWN BY: PT Kim
SCALE: 1/4" = 1'-0"

A-3

D5



BASEMENT REFLECTED CEILING PLAN

SCALE 1/4" = 1'-0"

BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"

SCALE BAR

0' 4' 8' 12' 16' 20'

REVISIONS
PLANNING REVISION MARCH 27 2017
PLANNING REVISION APRIL 8 2017

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NEW 2-STORY RESIDENCE:
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MENLO PARK, CA 94025

JOB NO. YALE
DATE: 4/21/2016
DRAWN BY: PT Kim
SCALE: 1/4" = 1'-0"

A-4

D6

CALGREEN RESIDENTIAL CHECKLIST – MANDATORY ITEMS

The CalGreen Code applies to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size and also applies to all new low-rise residential buildings, high-rise residential buildings, or both. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

Project Name: THE YALE HOUSE
Project Address: 262 YALE ROAD, MENLO PARK, CA 94025
Project Description: NEW 2-STORY RESIDENCE

Instructions:

1. The Owner or the Owner's agent shall employ a licensed professional experienced with the California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
2. The licensed professional, in collaboration with the owner and the design professional shall initial **Column 2** of this checklist, sign and date **Section 1 – Design Verification** at the end of this checklist and have the checklist printed on the approved plans for the project.
3. Prior to final inspection by the Building Department, the licensed professional shall complete **Column 3** and sign and date **Section 2 – Implementation Verification** at the end of this checklist and submit the completed form to the Building Inspector.

MANDATORY FEATURE OR MEASURE	Column 2 Project Requirements	Column 3 Verification
A4.1 PLANNING AND DESIGN		
Planning and Design – Site Development		
4.106.2 Storm water drainage and retention during construction. A plan is developed and implemented to manage storm water drainage during construction.	☒	☐
4.106.3 Grading and paving. The site shall be graded and drained to keep rainwater away from buildings. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows.	☒	☐
A4.2 ENERGY EFFICIENCY		
General		
4.201.1 Low-rise residential buildings shall meet or exceed the minimum standard design required by the California Energy Standards.	☒	☐
A4.3 WATER EFFICIENCY AND CONSERVATION		
Indoor Water Use		
4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:		
☐ **4.303.1.3.2 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specifications for Tank-type Toilets.		
☐ **4.303.1.3.3 Urinals.** The effective flush volume of urinals shall not exceed 0.5 gallons per flush.		
☐ **4.303.1.3.1 Single Showerheads.** Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads.	☒	☐
☐ **4.303.1.3.7 Multiple Showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.		
☐ **4.303.1.4.1 Residential lavatory faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.		
☐ **4.303.1.3.2 Lavatory faucets in common and public use areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.		
☐ **4.303.1.4.3 Metering faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.20 gallons per cycle.		
☐ **4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.		
4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code.	☒	☐
Outdoor Water Use		
4.304.1 Irrigation controllers. Automatic irrigation systems installed at the time of final inspection shall be weather-based.	☒	☐
☐ **4.304.1.1** Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.		
☐ **4.304.1.2** Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicated with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.		
A4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		
Enhanced Durability and Reduced Maintenance		
4.406.1 Rodent proofing. Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.	☒	☐
Construction Waste Reduction, Disposal and Recycling		
4.408.2 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency.	☒	☐
Building Maintenance and Operation		
4.410.1 Operation and maintenance manual. At the time of final inspection, an operation and maintenance manual shall be provided to the building occupant or owner.	☒	☐
A4.5 ENVIRONMENTAL QUALITY		
Fireplaces		
4.503.1 General. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove.	☒	☐
Pollutant Control		
4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction.	☒	☐
4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.	☒	☐
4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits.	☒	☐
4.504.2.3 Aerosol paints and coatings. Aerosol paints and other coatings shall be compliant with product weighted MIR Limits for ROC and other toxic compounds.	☒	☐
4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used.	☒	☐
4.504.3 Carpet Systems. Carpet and carpet systems shall be compliant with VOC limits.	☒	☐
4.504.4 Resilient flooring systems. Eighty (80) percent of floor area receiving resilient flooring shall comply with the VOC-emission limits defined in the Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or be certified under the Resilient Floor Covering Institute (RCFI) FloorScore program.	☒	☐
4.504.5 Composite wood products. Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.	☒	☐
Interior Moisture Control		
4.505.2 Concrete slab foundation. Required vapor retarders and capillary breaks are also required to comply with CalGreen Section 1.505.2.1.	☒	☐
4.505.3 Moisture content of building materials. Moisture content of building materials used in wall and floor framing is checked before enclosure.	☒	☐
Indoor Air Quality and Exhaust		
4.506.1 Bathroom exhaust fans. Exhaust fans which terminate outside the building are provided in every bathroom.	☒	☐
Environmental Comfort		
4.507.2. Duct systems are sized and designed and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ACCA Manual J or equivalent. 2. Size duct systems according to ACCA 29-D (Manual D or equivalent. 3. Select heating and cooling equipment according to ACAA 36-S (Manual S) or equivalent.	☒	☐
INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications		
702.1 Installer training. HVAC system installers are trained and certified in the proper installation of HVAC systems.	☒	☐
702.2 Special inspection. The Licensed Professional responsible to verify CALGreen compliance is qualified and able to demonstrate competence in the discipline they inspect and verify.	☒	☐
Verifications		
705.1 Documentation. Verification of compliance with CalGreen may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance. Implementation verification shall be submitted to the Building Department after implementation of all required measures and prior to final inspection approval.	☒	☐

CALGREEN SIGNATURE DECLARATIONS

Project Name: THE YALE HOUSE
Project Address: 262 YALE ROAD, MENLO PARK, CA 94025
Project Description: NEW 2-STORY RESIDENCE

SECTION 1 – DESIGN VERIFICATION

Complete all lines of Section 1 – "Design Verification" and submit the completed checklist (Columns 1 and 2) with the plans and building permit application to the Building Department.

The owner and design professional responsible for compliance with CalGreen Standards have revised the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 8th California Green Building Standards Code as adopted by the: CITY OF MENLO PARK

Owner's Signature — Date

Owner's Name (Please Print)

Design Professional's Signature — Date

FRANCIS Y KUN

Design Professional's Name (Please Print)

Signature of License Professional responsible for CalGreen compliance — Date

Name of License Professional responsible for CalGreen compliance (Please Print) — Phone

Email Address for License Professional responsible for CalGreen compliance

SECTION 2 – IMPLEMENTATION VERIFICATION

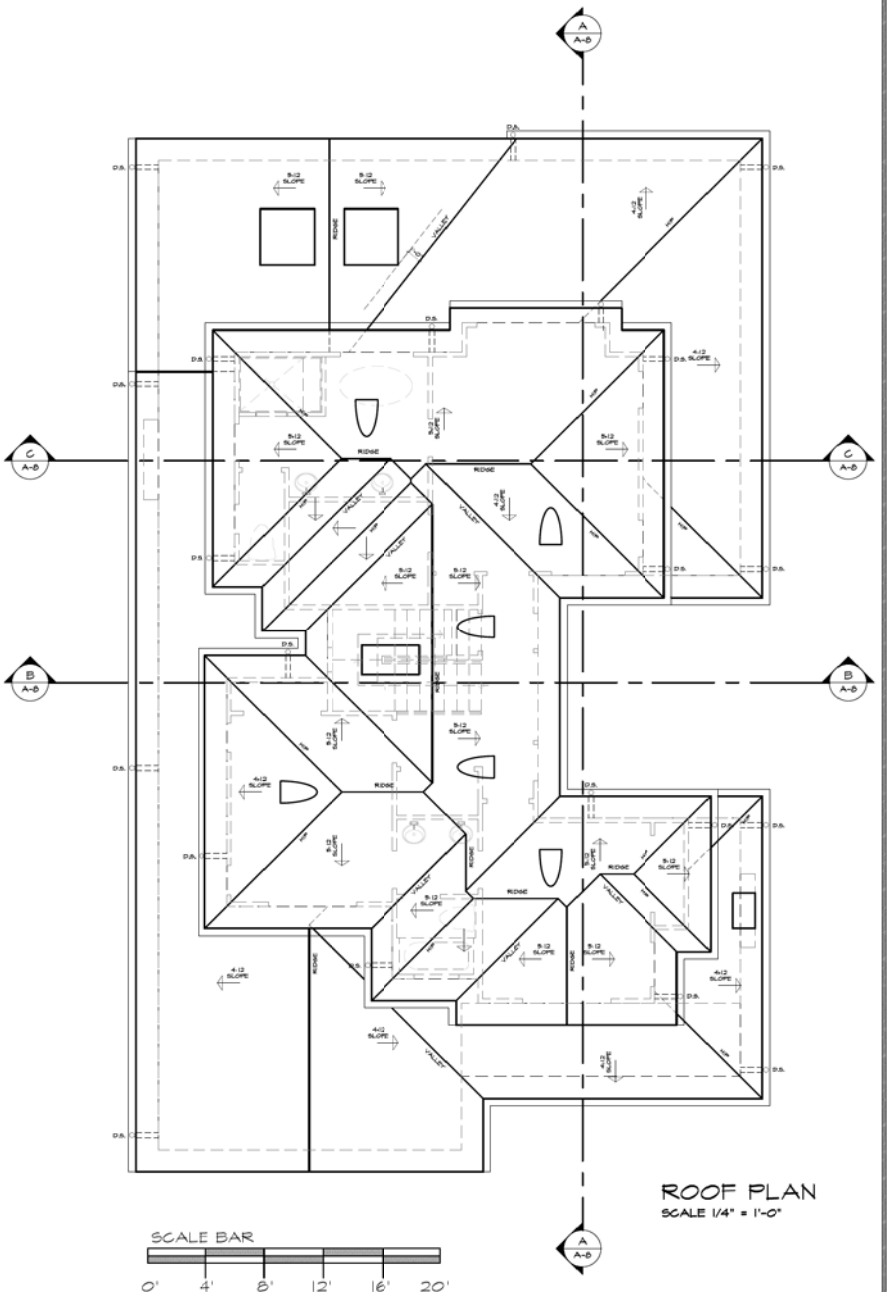
Complete, sign and submit the competed checklist, including column 3, together with all original signatures on Section 2 to the Building Department prior to Building Department final inspection.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 8th California Green Building Standards Code as adopted by the: CITY OF MENLO PARK

Signature of License Professional responsible for CalGreen compliance — Date

Name of License Professional responsible for CalGreen compliance (Please Print) — Phone

Email Address for License Professional responsible for CalGreen compliance



ROOF PLAN
SCALE 1/4" = 1'-0"

REVISIONS
PLANNING REVIEW MARCH 21 2017
PLANNING REVIEW APRIL 9 2017

NOTICE

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Drafting and Design Service Firm
500 W. Hamilton Avenue
Unit # 112/65, Campbell, CA 95008
Phone nos. (408) 806-8188 (408) 858-0968
Website: www.ateliers.net

NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO.: YALE
DATE: 4/21/2016
DRAWN BY: FT KUN
SCALE: 1/4" = 1'-0"

A-5

FRONT ELEVATION
SCALE 1/4" = 1'-0"

RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"

SCALE BAR
0' 4' 8' 12' 16' 20'

REVISIONS
PLANNING REVISION MARCH 21 2017

NOTICE

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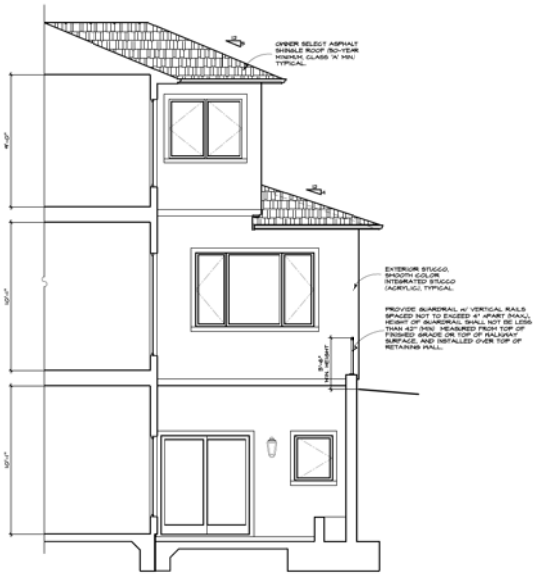
Phone nos. (408) 806-8188 (408) 858-0968
Website: www.atelier.net

NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE
DATE: 4/21/2016
DRAWN BY: PT KLM
SCALE: 1/4" = 1'-0"

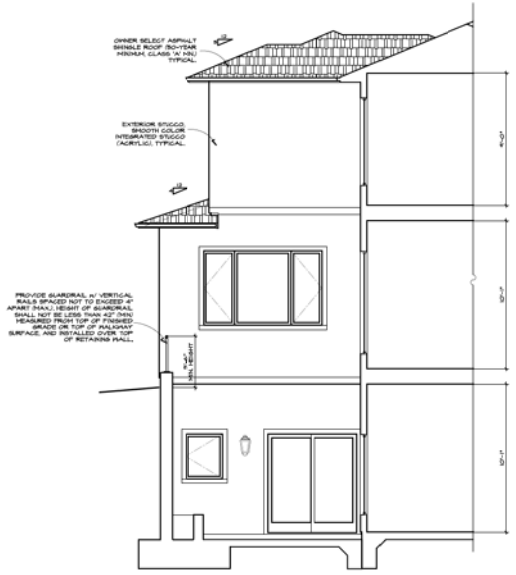
A-6

D8



COURTYARD ELEVATION
SCALE 1/4" = 1'-0" (NORTHEAST)

REAR ELEVATION
SCALE 1/4" = 1'-0"



COURTYARD ELEVATION
SCALE 1/4" = 1'-0" (SOUTHWEST)

LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"

SCALE BAR
0' 4' 8' 12' 16' 20'

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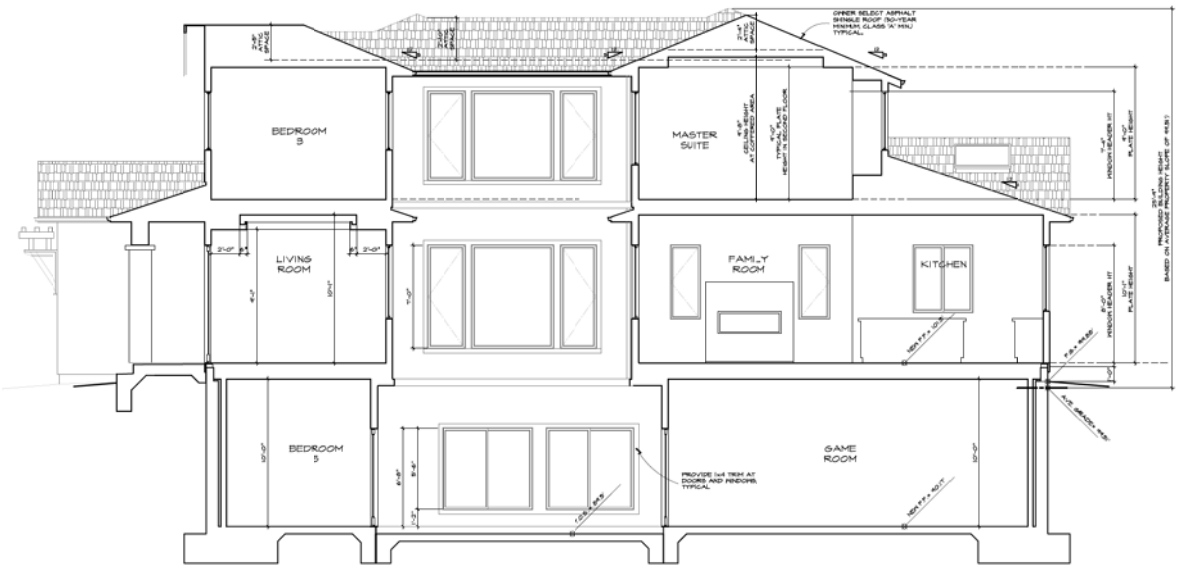
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE
DATE: 4/21/2016
DRAWN BY: PT KM
SCALE: 1/4" = 1'-0"

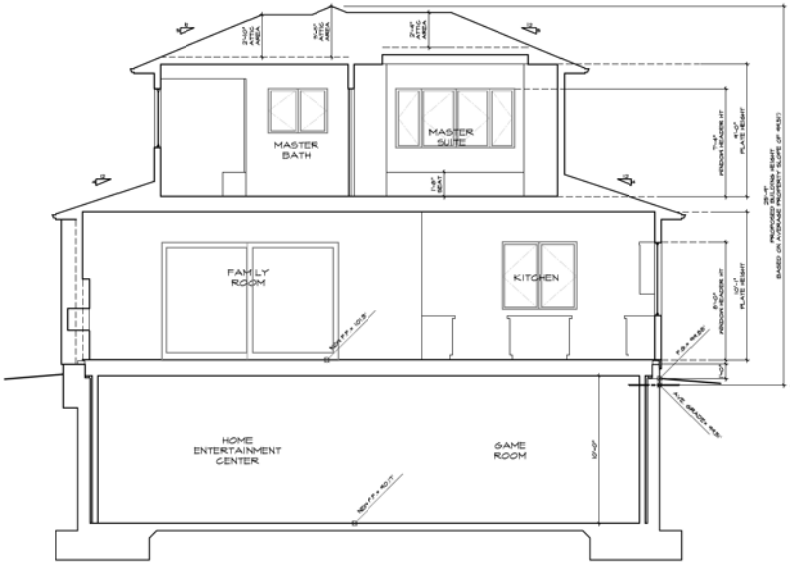
A-7

D9

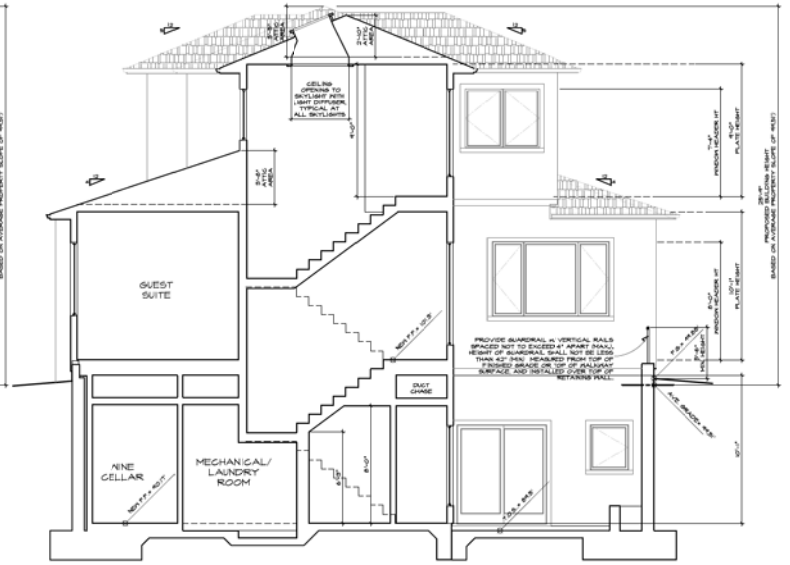


A A-8 BUILDING FRAMING SECTION
SCALE 1/4" = 1'-0"

SCALE BAR
0' 4' 8' 12' 16' 20'



C A-8 BUILDING FRAMING SECTION
SCALE 1/4" = 1'-0"



B A-8 BUILDING FRAMING SECTION
SCALE 1/4" = 1'-0"

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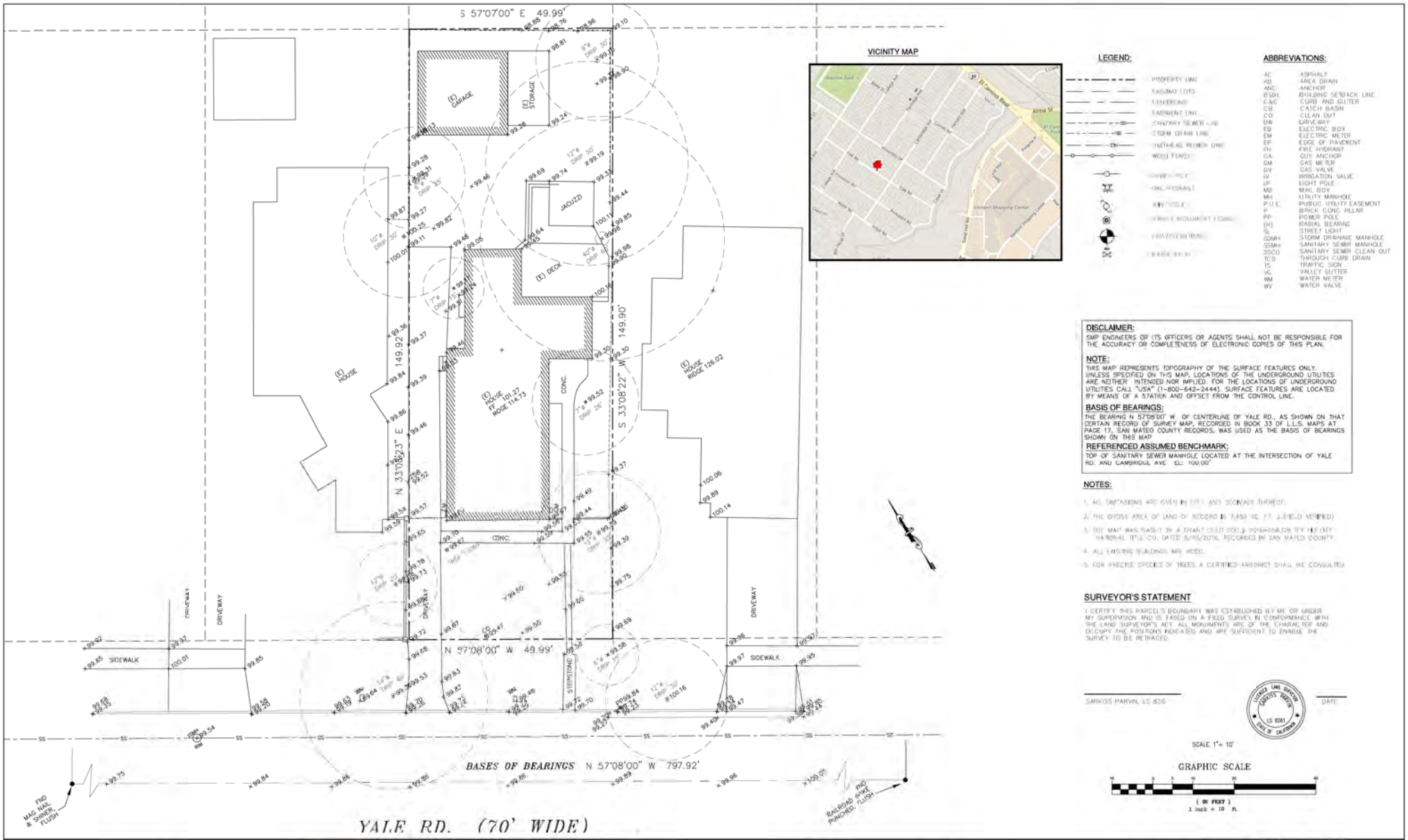
NEW 2-STORY RESIDENCE:
THE YALE HOUSE
262 YALE ROAD
MENLO PARK, CA 94025

JOB NO. YALE
DATE 4/21/2016
DRAWN BY: PT KLM
SCALE 1/4" = 1'-0"

A-8

D10



VICINITY MAP

LEGEND:

ABBREVIATIONS:

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
BSBL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CO	CLEAN OUT
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GA	GUY ANCHOR
GM	GAS METER
GV	GAS VALVE
IV	IRRIGATION VALVE
LP	LIGHT POLE
MB	MAIL BOX
MH	UTILITY MANHOLE
P.U.E.	PUBLIC UTILITY EASEMENT
P	BRICK CONC. PILLAR
PP	POWER POLE
(R)	RADIAL BEARING
SL	STREET LIGHT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
TCD	THROUGH CURB DRAIN
TS	TRAFFIC SIGN
VG	VALLEY GUTTER
WM	WATER METER
WV	WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING N 57°08'00" W OF CENTERLINE OF YALE RD., AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, RECORDED IN BOOK 33 OF L.L.S. MAPS AT PAGE 17, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

REFERENCED ASSUMED BENCHMARK:
TOP OF SANITARY SEWER MANHOLE LOCATED AT THE INTERSECTION OF YALE RD. AND CAMBRIDGE AVE. EL.: 100.00'

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN (FT.) AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 7,450 SQ. FT. ± (FIELD VERIFIED)
3. THIS MAP WAS BASED IN A GRANT DEED DOC.# 2016-056208 BY FIDELITY NATIONAL TITLE CO. DATED 5/10/2016, RECORDED IN SAN MATEO COUNTY.
4. ALL EXISTING BUILDINGS ARE NOTED.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.

SURVEYOR'S STATEMENT

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

SARKISS PARVIN, LS 826 — DATE

LICENSED LAND SURVEYOR SARKISS PARVIN LS 8261 STATE OF CALIFORNIA

SCALE 1"= 10'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

262 Yale Rd.
Menlo Park, CA
APN: 071-395-100

SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Bonita Drive — Los Altos, CA 94024
Tel (650) 941-6068 — Fax (650) 941-8795

Scale: 1" = 10'
Prepared by:
Checked by:
Date: 7/20/2016
Project No.: 16B.09

TOPOGRAPHIC AND BOUNDARY SURVEY MAP

Sheet No.: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK

D11

April 2nd , 2017

To: City of Menlo Park
Community Development Department
701 Laurel Street
Menlo Park, CA 94025

Subject: Project description (revised)of proposed new 2-story Single Family Residence with basement located at 262 Yale Road, Menlo Park, CA 94025.

Our proposal is to build on this land a 2-story, single-family residence with a total floor area of 2,922. sf. An existing single family home with a detached 2-car garage is currently occupying the land, which I am proposing to demolish and replace with this new 2-story home.

The first floor will have a floor area of approximately 1,537 sf of living area which will be composed of an entry foyer, living room, dining room, family room, kitchen with pantry, ½-bath (powder room) and a guest suite with a full bathroom and walk-in closet. On the second floor, I am proposing this area to have a total living floor area of 966 sf which will be compose of 2-regular bedrooms, a common hallway bath, a master suite with a walk-in closet, master bathroom that features a custom shower stall, jetted tub, a double sink lavatory and water closet. A laundry room is included and located in the main hallway on the second floor. In the basement, 1-guest regular bedroom, a full bathroom, game room, entertainment center, wine cellar, laundry room and the mechanical room, with an estimated floor area of 1,510 sf is proposed. An attached 2-car garage with a total floor area of 418 sf is also included in this proposal.

The exterior of the home is designed to incorporate features that will reflect the architectural style common in the area. In an effort to minimize the impact of the mass of the second floor element of this home to the immediate adjacent neighbors, we propose that the 2nd story portion of this home should feature a continuity of the first floor roof line along the sides of the building, and off-set the front, left and right sides of the second floor away from the first floor walls, creating an articulated wall line complimented by the first floor roof elements, then introducing gable roof end elements to accentuate a theme consistent with the eclectic style of architecture in the neighborhood..

The exterior finish of the home will feature elements reflecting the styles commonly used to achieve the look and feel of a Contemporary home with a classic touch befitting the beautiful Allied Art neighborhood. The finish materials of the exterior walls is proposed to be Color Integrated Smooth Stucco finish in keeping closely with styles commonly used in this wonderfully tree lined street. The stucco finish is also welcomed by the neighbors as a prefferted option to Vertical wood siding, as per their comments in our outreach.

To minimize the impact of the frontage of the 2-car garage, we are proposing to install a custom 16’x8’ sectional Stain Grade wood garage door, complimented by a custom wood, entry door with glass panels. A custom Arbor/Trellis above the garage door has also been designed to add character and detail to the design as well. This feauture at the garage door will allow for growth

of vines as well as creating an eye-pleasing element. The roof will be a charcoal tone color, 50 year composition shingle roofing material.

This home will also feature energy conservation elements such as energy efficient hot water system, High Efficiancy heating system, air conditioning, insulation at all walls and ceiling spaces made of non-combustible material, high efficiency rated windows, energy efficient lighting system (cfl/LED), and water efficient plumbing fixtures.

I hope that our proposal to build this fine home in your community will be deemed acceptable and sufficient to be granted an approval for construction.

Sincerely

Phillip Kamangar
650-814-8610
Arzang Development LP
apkamangar@gmail.com

April 2nd, 2017

Dear Neighbors,

We are writing to you today to introduce ourselves and fill you in on the plans for 262 Yale Rd. The Arzang family, long term residents of Menlo Park, are building a new house. Mara McCain is the Realtor who represented the Arzang family on their purchase of the home. Phillip Kamangar is the project manager who will be supervising the construction and handling its day-to-day operations.

We are planning on building an aesthetically pleasing new home that will perfectly blend-in to the beautiful Allied Arts neighborhood and befitting of the homes in the area.

We would be happy to review the plans and answer all questions. Feel free to call us at your convenience.

Most importantly, we want you to know that we are good neighbors who very much want to have a great relationship with everyone. As members of the community, and current residents of Menlo Park, we know how important keeping a clean, orderly construction site is and do our best in order have the least impact on the neighbors during construction.

We plan to:

1. Keep a clean and orderly job site. We want to minimize visual impact of construction
2. Follow all rules and regulations as set forth by City of Menlo Park Building Dept.
3. Keep open communication with the neighbors and provide Phillips contact info in this letter
4. Build efficiently in the minimum time frame possible- so construction is complete quickly

We care about you and the impact of having construction in the neighborhood, as we are part of this community. The upside is a beautiful new home at completion that complements the wonderful Allied Arts neighborhood and Yale Road.

Thank you so much for taking time to read this and for being a great community, which we are lucky to be a part of.

Warmly,

Phillip Kamangar
Arzang Development LP
Project Manager
650.814.8610

Mara McCain
Alain Pinel Realtors
1550 El Camino Real Suite 100
Menlo Park, CA 94025
650.307.8477

Kielty Arborist Services LLC

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

September 24, 2016 revise December 23, 2016, March 2, 2017, April 5, 2017

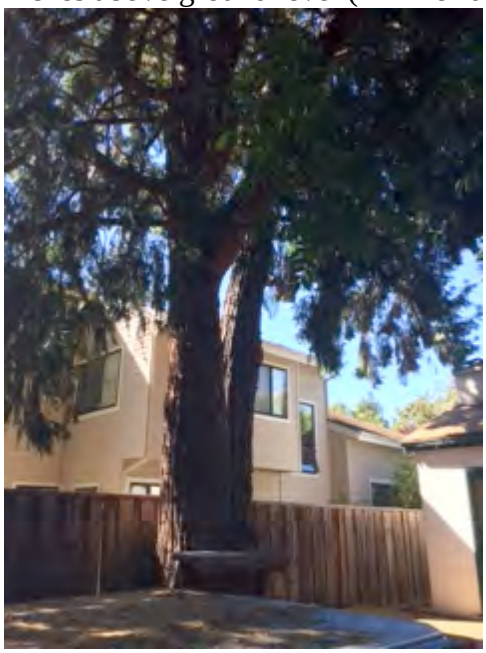
Arzang Development LP
Attn: Mr. Phillip Kamangar
8 Maywood Lane
Menlo Park, CA 94025

Site: 262 Yale, Menlo Park, CA

Dear Mr. Kamangar,

As requested on Monday, September 19, 2016, I visited the above site to inspect and comment on the trees. A new home is planned for the site and your concern as to the future health and safety of the trees has prompted this visit. For this report, I reviewed the latest site plan AR-1 dated February 24, 2017 and the demolition and tree protection plans. The recent civil plan set C-1 through C-6, dated March 17, 2017 was also reviewed for this report.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Each tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.



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

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided. The Matheny and Clark 12 point risk assessment method was used to help quantify the degree of risk.

Large incense cedar near southeastern property line. The poor crotch of the tree is a safety concern. The new home and basement will be located within the dripline of this tree.

Survey Tree#	Species	DBH	CON	HT/SP	Comments
1*HP	Sycamore *(Platanus acerifolia)*	16.8	65	50/35	Good vigor, fair form, trimmed for line clearance.
2P	Italian cypress *Cupressus sempervirens)*	4est	50	30/10	Good vigor, poor-fair form, located along drive.
3X	Plum *(Prunus spp)*	12	0	10/5	Dead failed, on ground.
4*P	Olive *(Olea europaea)*	10.5	55	30/25	Good vigor, poor-fair form, 2 feet from neighbor's house.
5R	Lemon *(Citrus limon)*	8.6@1'	40	20/15	Poor vigor, poor form, in decline.
6R	Lemon *(Citrus limon)*	7.1	35	20/15	Poor vigor, poor form, in decline.
7R	Box alder *(Acer negundo)*	6.0	45	25/15	Poor vigor, poor form, vine in canopy.
8*P	Chinese tallow tree *(Sapium sebiferum)*	12est	50	30/25	Poor-fair vigor, poor form, topped for
9P	Birch *(Betula pendula)*	8.4	60	30/20	Fair vigor, fair form, codominant at 8 feet.
10P	Tree of heaven *(Ailanthus altissima)*	14.5	50	35/30	Fair vigor, fair form, multi leader at 5 feet, invasive species.
11HP	Incense cedar *(Calocedrus deccurans)*	50est	40	55/45	Fair vigor, poor form, codominant at 3 feet with a poor splitting crotch. Hazard.
12R	Smoke tree *(Cotinus obovatus)*	8.2	45	20	Good vigor, fair form, multi leader at 1 foot.
13P	Japanese maple *(Acer palmatum)*	5.6	55	15/10	Good vigor, poor form, codominant at 3 feet.

*indicates neighbor's tree- H indicates heritage tree- P indicates protect- R indicates remove

Summary:
The trees on site are a mix on non-native trees, there are no natives on site. The trees consist of two street trees various small insignificant trees and one large incense cedar. The cedar has poor form with severely codominant leaders at 4 feet. The codominant leaders are poorly attached with a very narrow crotch formation. A large seam at the base of the attachment point indicates included bark or a previous split. If the tree were to fail the target would be the neighbor's house causing significant damage. The cedar is to be retained and protected. Impacts are expected to be minor to moderate with no long term impacts expected.

The remaining birch will be retained as will the tree of heaven. All of the neighbor's trees will be retained and protected.

The large cedar will be retained and protected. The home will encroach on the root zone of the cedar. The corner of the basement cut will be 10 feet from the trunk of the cedar. The basement depth will be through the entire root zone (13 feet is a normal excavation depth). Impacts are expected to be moderate to significant. Additional stitch piers will be drilled to reduce over-excavation. The site arborist will be on site to inspect the drilling and the basement excavation. Mitigating measures will be provided as root loss is observed. The following mitigating measures will be used specific for the cedar:

- Fertilize the root zone with 250 gallons of 22-14-14 prior to the start of construction.
- Irrigate the root zone of the tree bi-monthly for the duration of the dry season.
- The site arborist will be on site for all drilling and excavation within the dripline (10xDBH) of the cedar.
- Roots will be cut clean with a saw or loppers and exposed roots will be covered with burlap.
- Future mitigating measures will be provided during inspections.

The driveway will be replaced at the end of the project. Portions of the existing driveway can be used for staged during construction. The removal of the drive and the excavation for the new drive will be carried out by hand. The closest edge of the driveway is 10 feet from the sycamore #1 and will be excavated to approximately 8 inches. Impacts are expected to be minor to non-existent.

Meetings with the civil engineer have indicated that grading will be minor as the lot is flat. The drainage will be designed to minimize root damage to the cedar #11. Drainage will be in the over-dig for the basement. Surface drains will lead away from the cedar and will drain to the driveway side of the property. All excavation within the dripline of the large cedar (basement, drainage) will be observed by the site arborist. Mitigating measures will be provided at that time.

I have confidence that the construction as planned will have only minor impacts to the protected trees on site. The following tree protection plan will help to reduce impacts during construction.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported my 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips.

- The metal chain link fencing will be located 5 feet from the large cedar and extend to 30 feet where possible (construction). The metal chain link fencing should be 5 feet from the trunk (demolition)
- The birch #9 and the tree of heaven #10 will have the metal chain link fencing located at a distance of 10 feet from the trunk and extend to 15 feet where possible.
- The neighboring sycamore #1 will have fencing at the edge of the driveway and the edge of the street. Five feet on the street side and 10 feet on the driveway side.

Tree protection fencing will be inspected by the site arborist prior to the start of demolition and again at the start of construction.

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Demolition

All tree protection measures shall be in place prior to the start of the demolition process. Demolition equipment shall access the site from the existing driveway. If the demolition equipment is to stray from the existing drive and encroach inside the driplines of protected trees, 4-6 inches of wood chips shall be spread to help prevent soil compaction of retained trees.

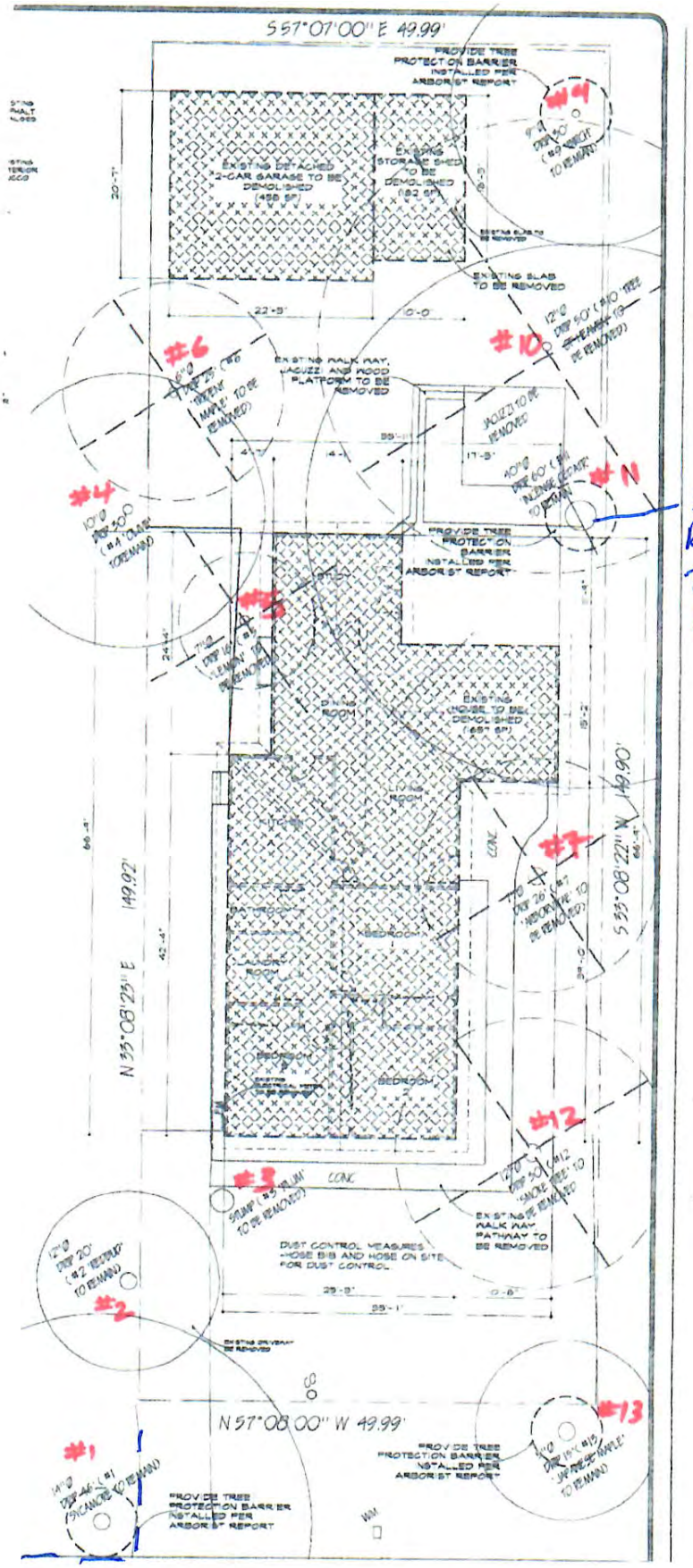
Irrigation
Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Inspection Schedule
The site will be inspected by the site arborist before the demolition phase and again before the start of the construction phase. The site arborist will inspect the drilling of vertical shoring and again during the excavation process. A letter documenting the inspections will be provided. Other inspections will be on an as needed basis.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

Arborist "Demo" Phase site & tree Protection Plan

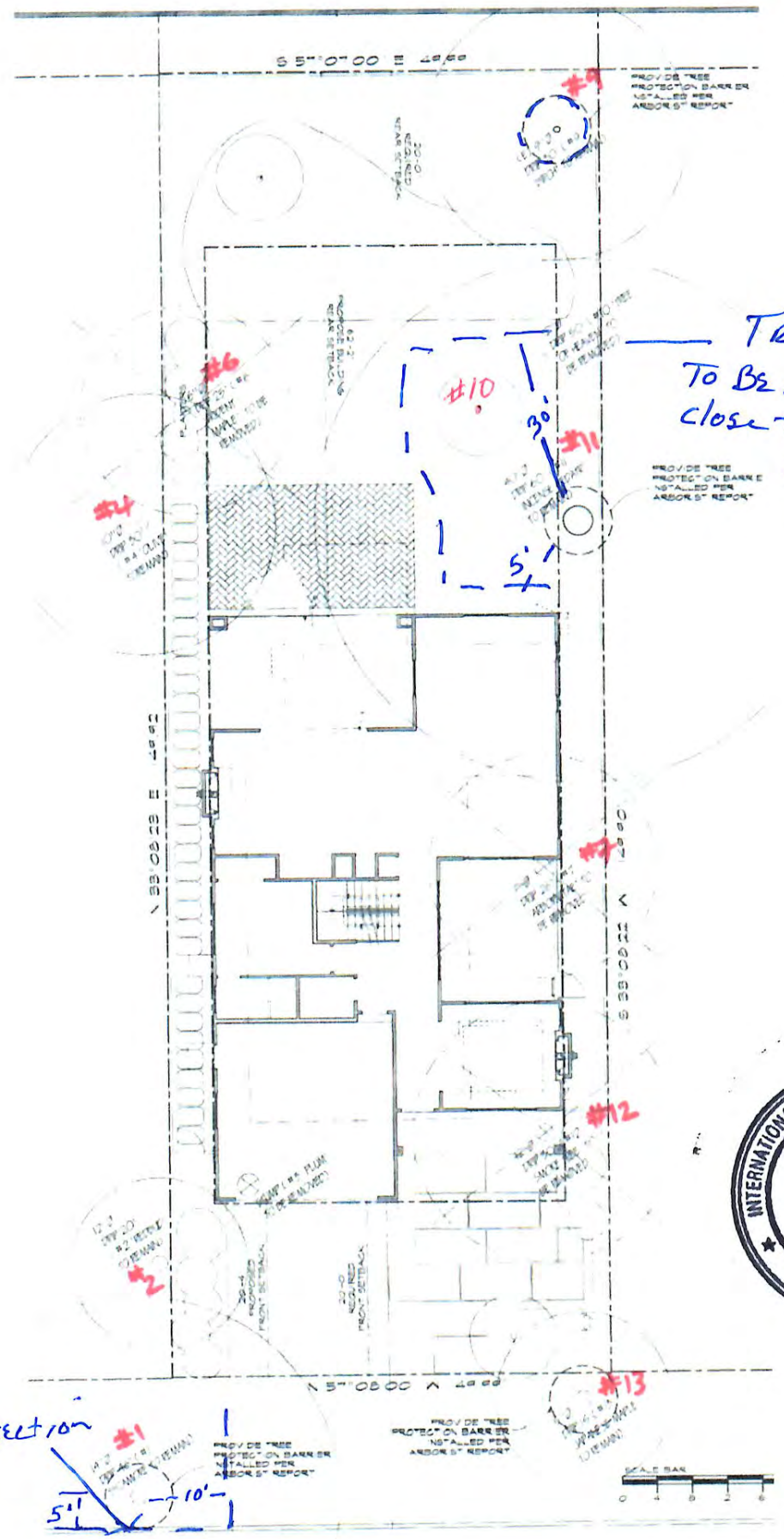


5' Radius Tree Protection fencing

INTERNATIONAL SOCIETY OF ARBORICULTURE
KEVIN KIELTY
4/5/17
No. WE-0476A
CERTIFIED ARBORIST

#8

Arborist "Construction" Phase site & tree Protection



Tree Protection To Be improved to ~~to~~ close to 10x DBH after Demolition

INTERNATIONAL SOCIETY OF ARBORICULTURE
KEVIN KIELTY
4/5/17
No. WE-0470A
CERTIFIED ARBORIST

Tree Protection

STAFF REPORT

Planning Commission
Meeting Date: **4/24/2017**
Staff Report Number: **17-021-PC**

Public Hearing: **Use Permit/Alex Lai and Jessy Tseng/845 Arbor Road**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with respect to width and area in the R-1-S (Single Family Suburban) zoning district, at 845 Arbor Road. The recommended actions are contained within Attachment A.

Policy Issues

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

Background

Site location

The subject site is located at 845 Arbor Road, between Werth Avenue and Santa Cruz Avenue. Using Arbor Road in a north to south orientation, the subject parcel is surrounded by single-family homes that are also in the R-1-S zoning district to the north, south and west. The parcel to the east of the subject property, across Arbor Road, is located in the R-3 (Apartment) zoning district and is developed as a multi-family residence. The surrounding area is a mixture of one and two-story structures, developed in a variety of architectural styles. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached garage. The lot is substandard with regard to the lot width and area, and a new two-story residence requires approval of a use permit.

The proposed residence would have a floor area of 2,800 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 30 percent where 35 percent is the maximum permitted. The house is proposed to be 25.1 feet in height, below the maximum permissible height of 28 feet, and the proposed structure would comply with daylight plane requirements. The proposed residence would have five bedrooms and three bathrooms, with four of the bedrooms and two of the bathrooms on the second

floor.

Off-street parking would be provided in an attached two-car garage at the left side of the structure, similar to the current site layout. A data table summarizing parcel and project attributes is included as Attachment C. The project plans, and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The applicant states that the proposed residence is designed in a contemporary style but with a traditional set of design elements. The proposed prefabricated residence would include stucco and stone veneer siding, with stained wood siding next to the front door and at the porch on the left (south) elevation. The standing seam metal roof would include hip and gable forms. The aluminum fiberglass windows would be individual units, mulled together into larger combinations in the factory. The attached two-car garage would have two individual frosted fiberglass garage doors to match the proposed windows.

The upper level windows along the side elevations would have sill heights between one foot and five feet from the finished floor. Although some of these sill heights are fairly low, the upper floor would be set back over 13 feet from both side property lines, and the applicants indicate the neighboring property owners on both sides are supportive of the plans. However, the Planning Commission may wish to consider whether additional landscape screening and/or changes to these windows may be warranted. The upper level windows along the rear elevation would have sill heights between two and five feet. The upper level would be set back over 38 feet from the rear property line, helping to limit potential privacy issues along this facade. In addition, the large redwood tree near the rear property line would provide privacy screening in this direction.

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood. Although the project would be a two-story residence, the applicant has set the second floor in along all four elevations and modulated the second floor walls along the front, rear, and right (north) side elevations. The applicant also proposes material variation, and a relatively low roof with a mixture of gable and hip roof forms, to further reduce the perception of mass.

Trees and landscaping

Only one tree, a heritage redwood tree, is located on the property. The applicant has submitted an arborist report (Attachment F). This report indicates the heritage redwood tree is in good condition and details protection measures for the tree. The applicant is proposing to add three flowering trees, such as crape myrtles or evergreen magnolias, along the front of the property. Additionally, the applicant is proposing to add two accent trees, such as Japanese maples, along the rear portion of the right (north) side property line, and one accent tree along the rear portion of the left (south) property line. As noted above, the Planning Commission may wish to consider whether additional trees along the side property lines would help screen views to and from the second floor.

The proposed site improvements should not adversely affect surrounding trees as standard tree protection measures, as well as the specific protection measures described in the arborist report, will be ensured through recommended condition 3g.

Correspondence

The applicants indicate they shared the plans with several neighboring property owners and received supportive responses. Staff has not received any correspondence.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood. Although the project would be a two-story residence, the applicant has set the second floor in along all four elevations and modulated the second floor walls along the front, rear, and right (north) side elevations. The applicant also proposes material variation, and a relatively low roof with a mixture of gable and hip roof forms, to further reduce the perception of mass. The proposed site improvements should not adversely affect surrounding trees as standard tree protection measures, as well as the specific protection measures described in the arborist report, will be ensured through recommended condition 3g. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

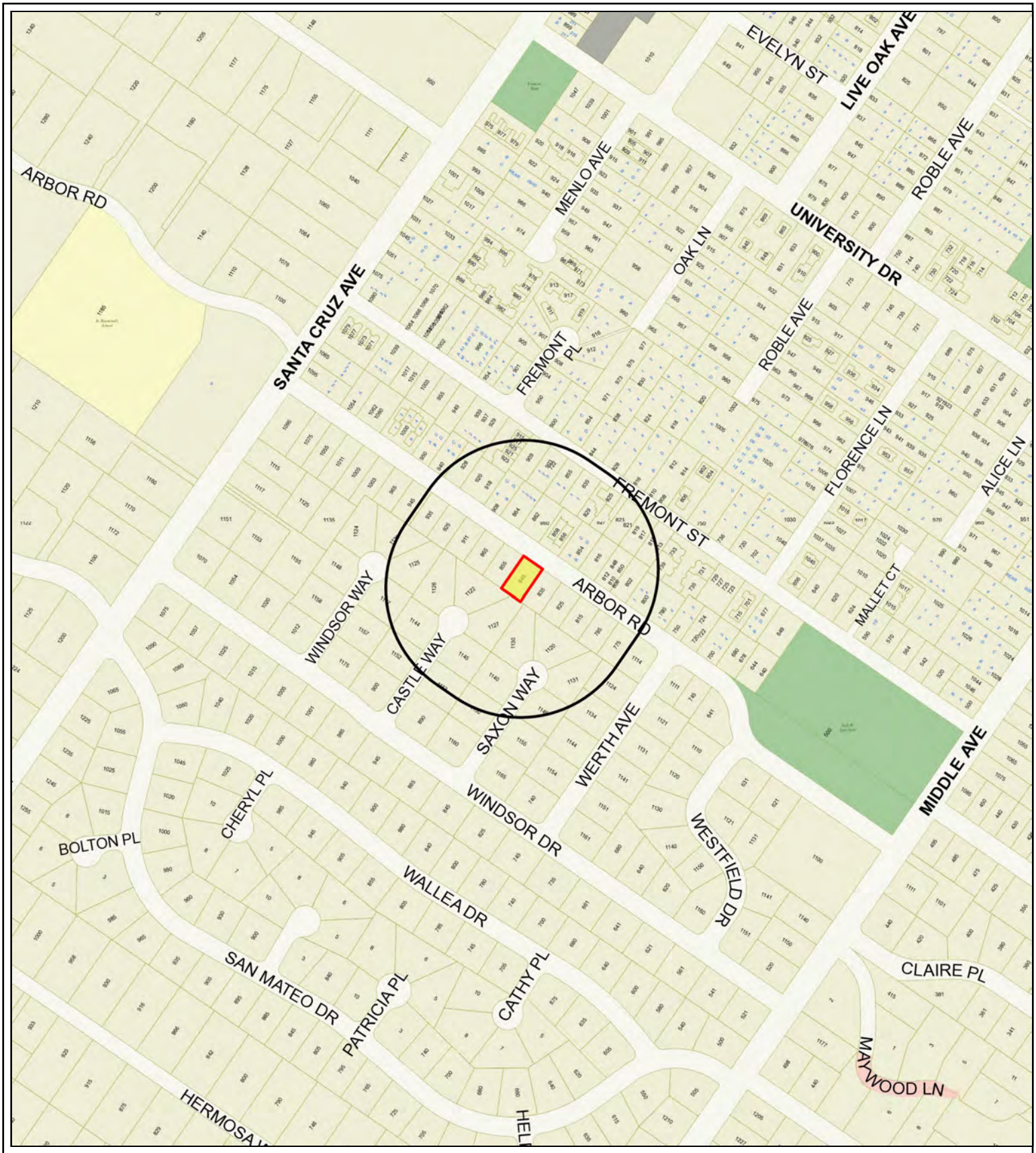
Report prepared by:
Corinna Sandmeier, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

LOCATION: 845 Arbor Road	**PROJECT NUMBER:** PLN2016-00124	**APPLICANT:** Alex Lai and Jessy Tseng	**OWNER:** Alex Lai and Jessy Tseng
REQUEST: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with respect to width and area in the R-1-S (Single Family Suburban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 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 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 Clever Homes, consisting of 20 plan sheets, dated received April 11, 2017, and approved by the Planning Commission on April 24, 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 and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Evergreen Arborist Consultants dated March 23, 2017.



City of Menlo Park

Location Map

Scale: 1:4,000 | Drawn By: CDS | Checked By: CDS | Date: 4/24/2017 | Sheet: 1

845 Arbor Road – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	6,000.0 sf	6,000.0 sf	10,000.0 sf min.
Lot width	60.0 ft.	60.0 ft.	80.0 ft. min.
Lot depth	100.0 ft.	100.0 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	20.0 ft.	20.0 ft. min.
Rear	31.0 ft.	35.0 ft.	20.0 ft. min.
Side (left)	10.0 ft.	5.0 ft.	10.0 ft. min.
Side (right)	10.0 ft.	5.0 ft.	10.0 ft. min.
Building coverage	1,802.4 sf 30.0 %	1,560.0 sf 26.0 %	2,100.0 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,800.0 sf	1,560.0 sf	2,800.0 sf max.
Square footage by floor	1,208.6 sf/1st floor 1,140.7 sf/2nd floor 450.7 sf/garage 143.1 sf/porches	1,100.0 sf/1st floor 460.0 sf/garage	
Square footage of buildings	2,943.1 sf	1,560.0 sf	
Building height	25.1 ft.	14.0 ft.	28.0 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		
Trees	Heritage trees: 1	Non-Heritage trees: 0	New Trees: 6
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 7

THE LAI TSENG RESIDENCE

845 ARBOR ROAD MENLO PARK CA 94025

FRONT

PAINTED FACIA AND METAL COATED GUTTER TO MATCH

STAINED CEDAR EAVES

SMOOTH INTEGRAL COLOR STUCCO

WINDOWS OF SIMILAR PROPORTION AND SIZING AROUND ENTIRE HOUSE

PAINTED CORNER TRIM FOR CONTINUITY AT CORNER WINDOWS

REAR

STONE AND STUCCO USED TO DEFINE SINGLE STORY MASSING AND REDUCE VISUAL SCALE OF HOME

LOW LEVEL ROOFS AND LONG DRAMATIC EAVES HELPS BREAK UP THE TWO STORY VOLUME

FIBERGLASS WINDOWS
MARVIN INTEGRITY
(TERRARTONE COLOR)
ALL WINDOWS ARE INDIVIDUAL UNITS MULLED IN THE FACTORY

SMOOTH INTEGRAL COLOR STUCCO
DARK COLOR (GRAY)

STONE VENEER

a modern green home. a new sustainable prefab construction project in menlo park

*NOTE: COLORS ON THIS SHEET ARE FOR REFERENCE ONLY

1 COVER

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

CleverHomes presented by tobylongdesign
modern green homes
6114 LA SALLE AVENUE #552 OAKLAND CA 94611
P: 415.905.9030 www.tobylongdesign.com

ISSUE DATE

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

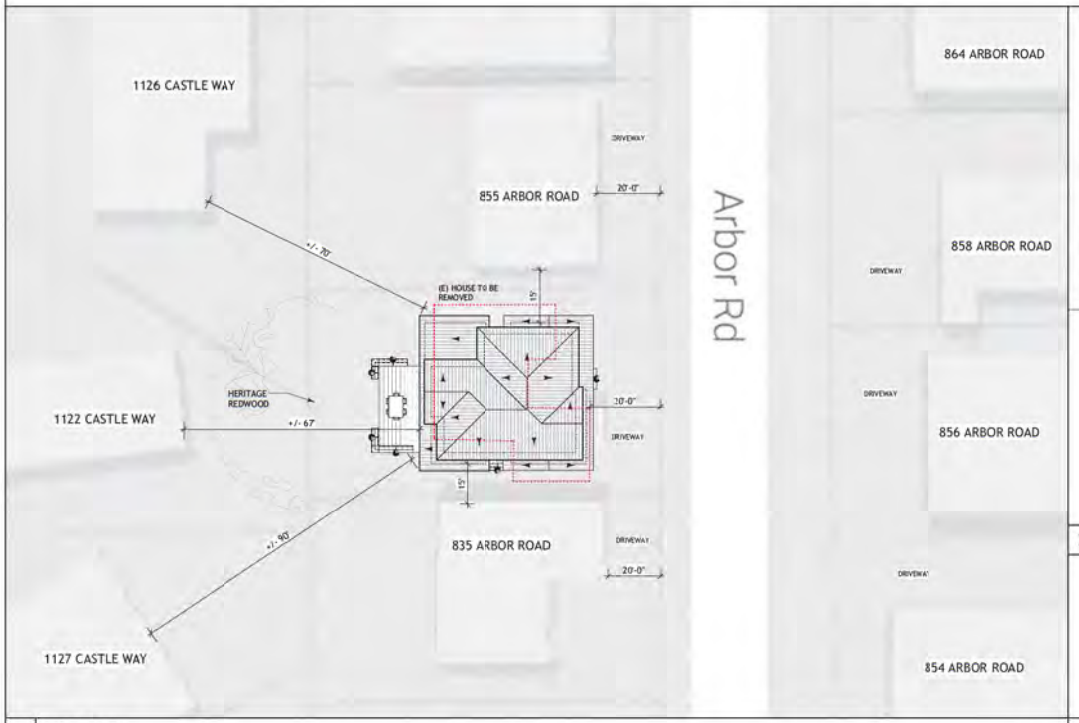
COVER AND MATERIALS

scale

sheet
A 0.0

THE LAI TSENG RESIDENCE

845 ARBOR ROAD MENLO PARK CA 94025



1 AREA PLAN 1:200 scale

2 VICINITY MAP / PARCEL MAP

3 NOT USED

ARCHITECTURAL		
X	A-0.0	COVER AND MATERIALS
X	A-0.1	PROJECT INFO
-	A-0.2	GENERAL NOTES
-	A-0.3	GENERAL NOTES
X	A-0.5	MASSING DIAGRAMS
X	A-0.6	MODULAR DIAGRAMS
X	A-0.7	NEIGHBORHOOD CONTEXT
X	A-1.0	SURVEY
X	A-1.1	EXISTING PLAN
X	A-1.2	SITE PLAN
X	A-1.3	LANDSCAPE PLAN
-	A-2.0	FOUNDATION PLAN
X	A-2.1	LEV 1 PLAN
X	A-2.2	LEV 2 PLAN
X	A-2.3	ROOF PLAN
-	A-2.4	LEVEL 1 RCP
-	A-2.5	LEVEL 2 RCP
X	A-3.0	BUILDING SECTIONS
X	A-3.1	BUILDING SECTIONS
X	A-4.0	EXTERIOR ELEVATIONS
X	A-4.1	EXTERIOR ELEVATIONS
-	A-5.0	INTERIOR ELEVATIONS
-	A-5.1	INTERIOR ELEVATIONS
-	A-6.0	DETAILS
-	A-6.1	DETAILS
-	A-6.2	DETAILS
-	A-6.3	DETAILS
-	A-7.0	DOOR SCHEDULE
-	A-7.1	WINDOW SCHEDULE

CIVIL		
X	1 OF 5	TITLE SHEET
X	2 OF 5	GRADING & DRAINAGE
X	3 OF 5	EROSION CONTROL PLAN
X	4 OF 5	IMPERVIOUS AREA PLAN
-	5 OF 5	CONSTRUCTION BMPS

STRUCTURAL		
-	SCS	COVER SHEET
-	SN1	GENERAL NOTES
-	SN2	GENERAL NOTES
-	S1	FOUNDATION PLAN
-	S2	1ST FLOOR FRMING PLAN
-	S3	1ST FLOOR CLG
-	S4	2ND FLOOR FRAMING
-	S5	2ND FLOOR CEILING/ROOF
-	SD1	FOUNDATION DETAILS
-	SD1.1	FOUNDATION DETAILS
-	SD2	GENERAL DETAILS
-	SD3	MODULAR FLR DETAILS
-	SD4	STRUCT ROOF DETAILS

MECHANICAL		
-	M0.1	NOTES
-	M2.1	LEVEL 1 RADIANT
-	M2.2	LEVEL 2 RADIANT
-	M6.1	PIPING SCHEMATIC
-	M6.2	CONTROLS SCHEMATIC
-	M6.3	DETAILS
-	M6.4	ECOWARM DETAILS
-	M6.5	HEAT SOURCE VENTING

PLUMBING		
-	P0.1	NOTES / LEGENDS
-	P2.1	LEVEL 1 WASTE/VENT
-	P2.2	LEVEL 2 WASTE/VENT
-	P2.3	LEVEL 1 GAS AND WATER
-	P2.4	LEVEL 2 GAS AND WATER

FIRE PROTECTION		
-	FP1	NOTES AND DETAILS
-	FP2	1ST FLOOR PLAN
-	FP3	2ND FLOOR PLAN
-	FP4	SECTIONS

4 TABLE OF CONTENTS

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	1,208.6 SQFT
SECOND FLOOR	1,140.7 SQFT
SUBTOTAL (HABITABLE)	2349.3 SQFT
GARAGE	450.7 SQFT
TOTAL FLOOR AREA	2,800 SQFT
ALLOWABLE F.A.L. (see A0.4)	2,800 SQFT

APN# :	071224360
ZONING:	R-1-S
CONSTRUCTION TYPE	TYPE V - B
SITE DIMENSIONS	100 x 60'
SITE AREA	6,000 SQFT
PARKING	2 OFF STREET / 2 COVERED
FRONT SETBACK	20'-0"
SIDE SETBACKS	10'-0"
REAR SETBACK	20'-0"

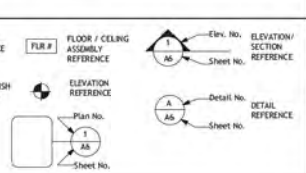
5 SITE AND BUILDING INFORMATION

THIS PROJECT CONSISTS OF THE REPLACEMENT OF AN EXISTING SINGLE FAMILY HOME WITH THE CONSTRUCTION OF A NEW SINGLE FAMILY HOME AND ATTACHED GARAGE.

6 PROJECT DESCRIPTION

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA GREEN CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE

7 CODE REFERENCE



8 SYMBOLS

OWNER	ARCHITECT	STRUCTURAL	MECHANICAL/TITLE 24	ARBORIST
ALEX LAI AND JESSY TSENG 845 ARBOR RD. MENLO PARK, CA 94025 T: ALEX - 408.505.1706 E: IAN_ALEX_LAI@YAHOO.COM E: JESSYTSENG@YAHOO.COM	TOBY LONG DESIGN 6114 LA SALLE AVE, #552 OAKLAND, CA 94611 T: 415. 905. 9030 X1 C: 510.333.3447 CONTACT: TOBY LONG, AIA E: TOBY@TOBYLONGDESIGN.COM	INNOVATIVE STRUCTURAL ENGINEERING, INC. 29970 TECHNOLOGY DRIVE, #212 MURRIETA, CA 92563 T: 951.600.0032 F: 951.600.0036 CONTACT: SHANE LOTHROP, PE E: [illegible]	MONTEREY ENERGY GROUP 227 FOREST AVENUE, SUITE 5 PACIFIC GROVE, CA 93950 T: 831.372.8328 F: 831.372.4613 CONTACT: DAVID KNIGHT E: DAVE@MEGA.COM	EVERGREEN ARBORISTS 2054 WILLIAMS AVENUE PALO ALTO, CA 94306 T: 650.644.6115 CONTACT: RUBEN GREEN M.S. E: RGREEN@GREENARBORISTS.COM
GEOTECH	**SURVEY/CIVIL**	**LANDSCAPE**	**MODULAR MANUFACTURER**	**GENERAL CONTRACTOR**
ROMIG ENGINEERS, INC. 1390 EL CAMINO REAL, SUITE 200 SAN CARLOS, CA 94070 T: 650-591-5224 CONTACT: JONATHAN FONE E: JONATHAN@ROMIGENGINEERS.COM WWW.ROMIGENGINEERS.COM	TRIAD HOLMES 777 WOODSIDE RD, SUITE A REDWOOD CITY, CA 94061 T: 650.366.0216 CONTACT: MATT SCHOBER E: MSCHOBER@THAINC.COM	SW DESIGN STEPHANIE WONDOLLECK, ASLA, PLA 66 JEWELL STREET SAN RAFAEL, CA 94901 T: 415.488.5180 CONTACT: STEPHANIE WONDOLLECK E: STEPHANIE@SWLANDDESIGN.COM	-	-

9 CONTACT INFO

CleverHomes presented by tobylongdesign
6114 LA SALLE AVENUE #552 OAKLAND CA 94611
P: 415.905.9030 www.tobylongdesign.com

ISSUE	DATE
FA PLANS V1	[illegible]
FA PLANS V2	[illegible]
PLAN UPDATES	[illegible]
50% DESIGN SET	[illegible]
100% DESIGN SET	[illegible]
100% DESIGN SET V2	[illegible]
USE PERMIT SUBMITTAL	[illegible]
PWE PLAN CHECK	[illegible]
PLANNING REV 1	[illegible]
PLANNING REV 2	[illegible]

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

INFO

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sheet:
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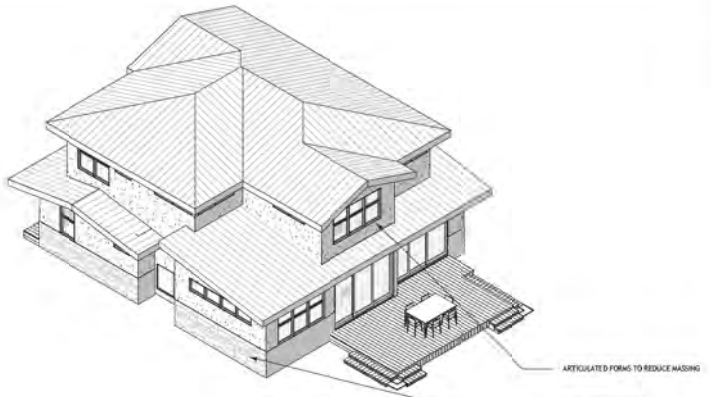
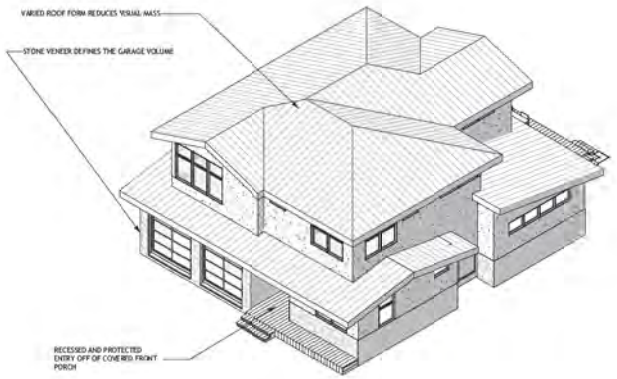
D2

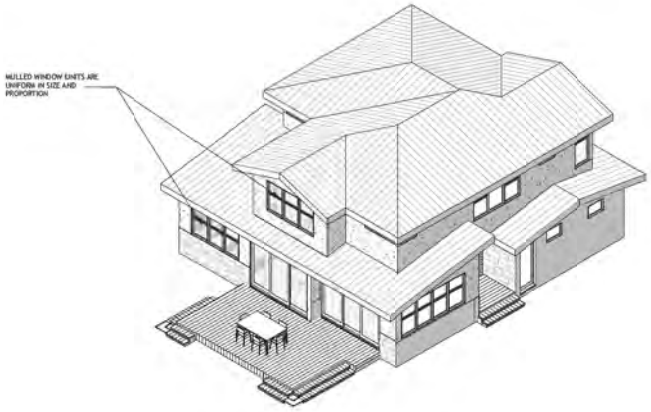


AXONOMETRIC VIEW FROM NORTHWEST

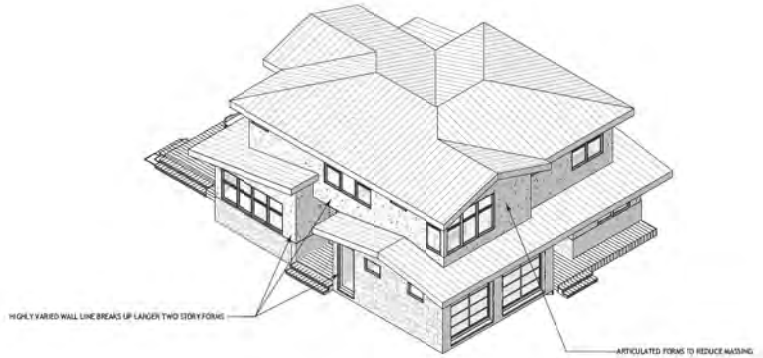


AXONOMETRIC VIEW FROM NORTHEAST

AXONOMETRIC VIEW FROM SOUTHWEST



AXONOMETRIC VIEW FROM SOUTHEAST



1 BUILDING MASSING DIAGRAMS

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

CleverHomes presented by tobylongdesign
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P: 415.905.9030 www.tobylongdesign.com

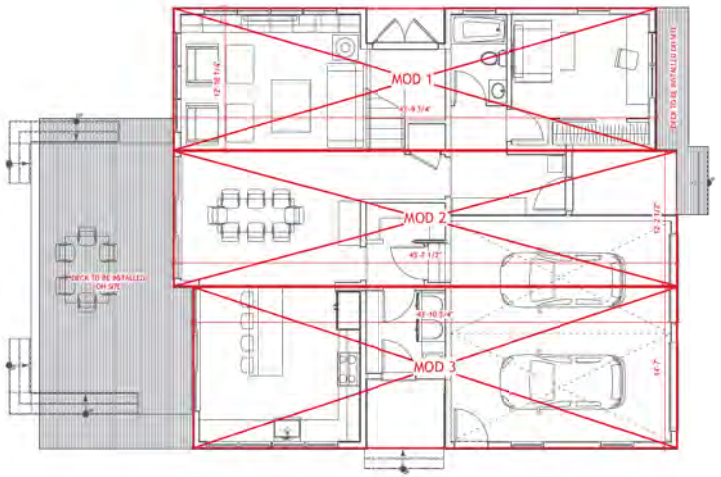
ISSUE	DATE
PA PLANS V1	082713
PA PLANS V2	091955
PLAN UPDATES	033014
50% DESIGN SET	032914
100% DESIGN SET	110714
100% DESIGN SET V2	110214
USE PERMIT SUBMITTAL	120615
FIRE PLAN CHECK	022117
PLANNING REV 1	032117
PLANNING REV 2	040917

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

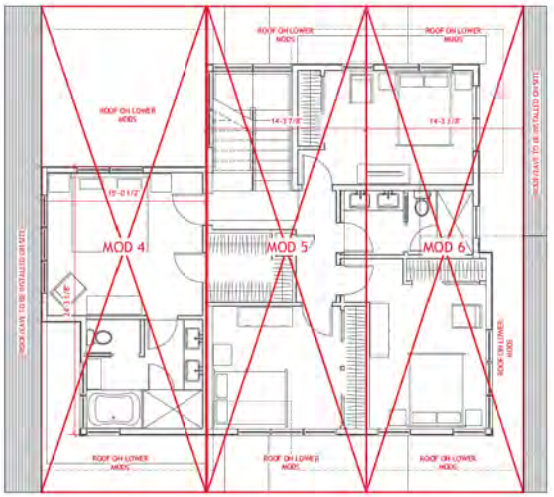
MASSING DIAGRAMS

scale
1/4"=1'-0"

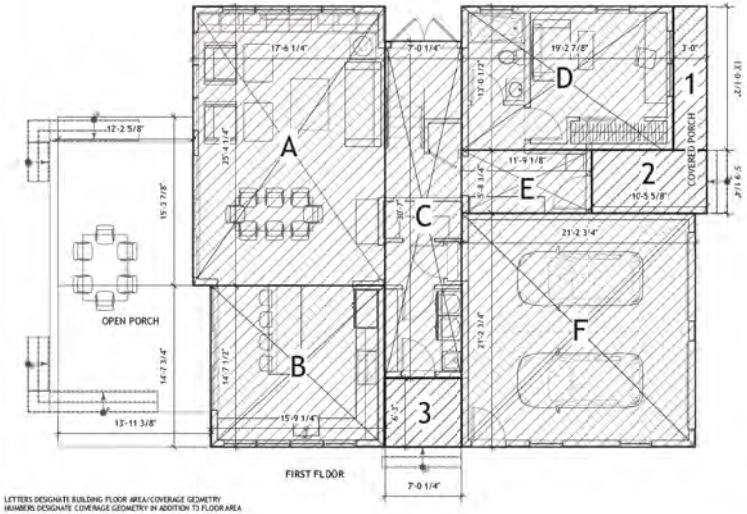
sheet
A 0.5



1 MODULAR DIAGRAM - FIRST FLOOR

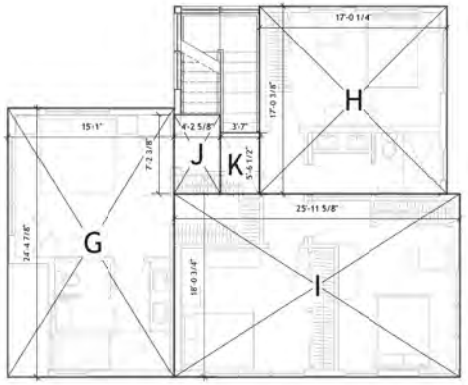


2 MODULAR DIAGRAM - SECOND FLOCR



FIRST FLOOR

LETTERS DESIGNATE BUILDING FLOOR AREA/COVERAGE GEOMETRY
NUMBERS DESIGNATE COVERAGE GEOMETRY IN ADDITION TO FLOOR AREA



SECOND FLOOR

BUILDING COVERAGE AREAS SHOWN HATCHED

2 FLOOR PLAN AREA CALCULATIONS

FLOOR AREA LIMIT - stairwells exempt

AREA	SQUARE FOOTAGE	DIMENSIONS
FIRST FLOOR		
A	444.3	25'-4 1/4" X 17'-6 1/4"
B	231.3	14'-7 1/2" X 15'-9 1/4"
C	214.7	7'-0 1/4" X 30'-7"
D	250.9	19'-2 7/8" X 13'-0 1/2"
E	67.4	11'-9 1/8" X 5'-8 3/4"
F (garage)	450.7	21'-2 3/4" X 21'-2 3/4"
SUBTOTAL	*1,659.3 SQFT*	
SECOND FLOOR		
G	368.2	15'-1" X 24'-4 7/8"
H	289.9	17'-0 3/8" X 17'-0 1/4"
I	432.3	25'-11 5/8" X 18'-0 3/4"
J	30.4	4'-2 5/8" X 7'-2 3/8"
K	19.9	3'-7" X 5'-6 1/2"
SUBTOTAL	*1,140.7 SQFT*	
TOTAL FLOOR AREA	*2,800 SQFT*	

SITE AREA: 6,000 SQFT
MAX FLOOR AREA: 2,800 SQFT
PROJECT COMPLIES: 2,800 SQFT

BUILDING COVERAGE

AREA	SQUARE FOOTAGE	DIMENSIONS
FIRST FLOOR	1,659.3 SQFT	see above in FAL calcs
1	39	3'-0" X 13'-0 1/2"
2	60.2	5'-9 1/4" X 10'-5 5/8"
3	43.9	7'-0 1/4" X 6'-3"
subtotal	*143.1*	
TOTAL COVERAGE	*1,802.4 SQFT*	

SITE AREA: 6,000 SQFT
MAX BUILDING COVERAGE: 35% OF LOT FOR 2 STORIES = 2,100 SQFT
PROJECT COMPLIES: 1,802.4 SQFT < 2,100 SQFT

LICENSED ARCHITECT C-28651 STATE OF CALIFORNIA

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ISSUE	DATE
PA PLANS V1	082715
PA PLANS V2	091955
PLAN UPDATES	033856
50% DESIGN SET	032916
100% DESIGN SET	092716
100% DESIGN SET V2	110216
USE PERMIT SUBMITTAL	120616
FIRE PLAN CHECK	022317
PLANNING REV 1	030317
PLANNING REV 2	040917

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

MODULAR DIAGRAMS

scale
3/16"=1'-0"

sheet
A 0.6

1 NEIGHBORHOOD CONTEXT PLAN

LICENSED ARCHITECT C-28651 STATE OF CALIFORNIA

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ISSUE	DATE
PA PLANS V1	082715
PA PLANS V2	091955
PLAN UPDATES	110816
50% DESIGN SET	112716
100% DESIGN SET	112716
100% DESIGN SET V2	110216
USE PERMIT SUBMITTAL	120616
FIRE PLAN CHECK	122317
PLANNING REV 1	122317
PLANNING REV 2	041017

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

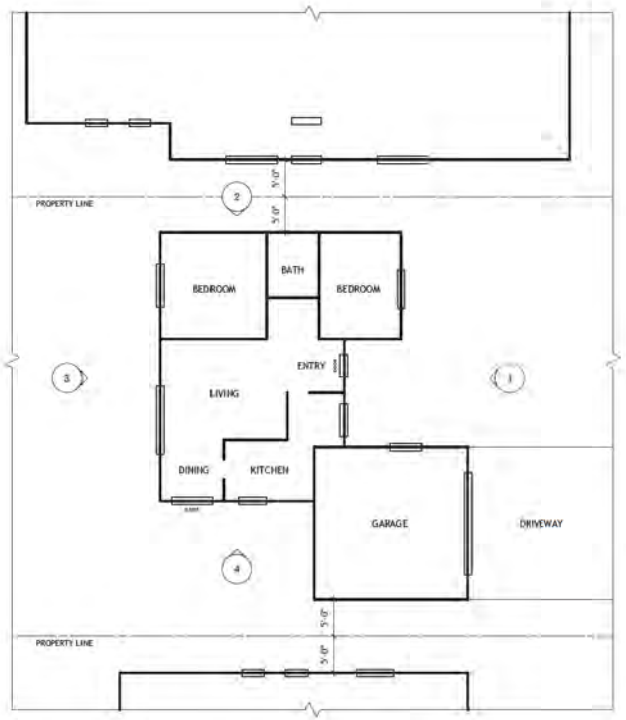
NEIGHBORHOOD CONTEXT

scale

sheet
A 0.7

D5

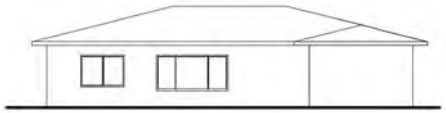
1 PROPOSED STREETSCAPE 1/16"=1'-0"



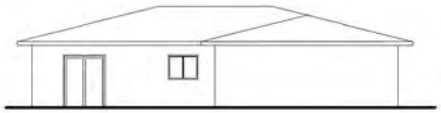
2 EXISTING PLAN 1/8"=1'-0"

1 EXISTING ELEVATION - WEST (FRONT)

2 EXISTING ELEVATION - NORTH



3 EXISTING ELEVATION - EAST



4 EXISTING ELEVATION - SOUTH

3 EXISTING ELEVATIONS 1/8"=1'-0"

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C-28651
STATE OF CALIFORNIA

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ISSUE	DATE
FA PLANS V1	
FA PLANS V2	
PLAN UPDATES	
50% DESIGN SET	
100% DESIGN SET	
100% DESIGN SET V2	
USE PERMIT SUBMITTAL	
FIRE PLAN CHECK	
PLANNING REV 1	
PLANNING REV 2	

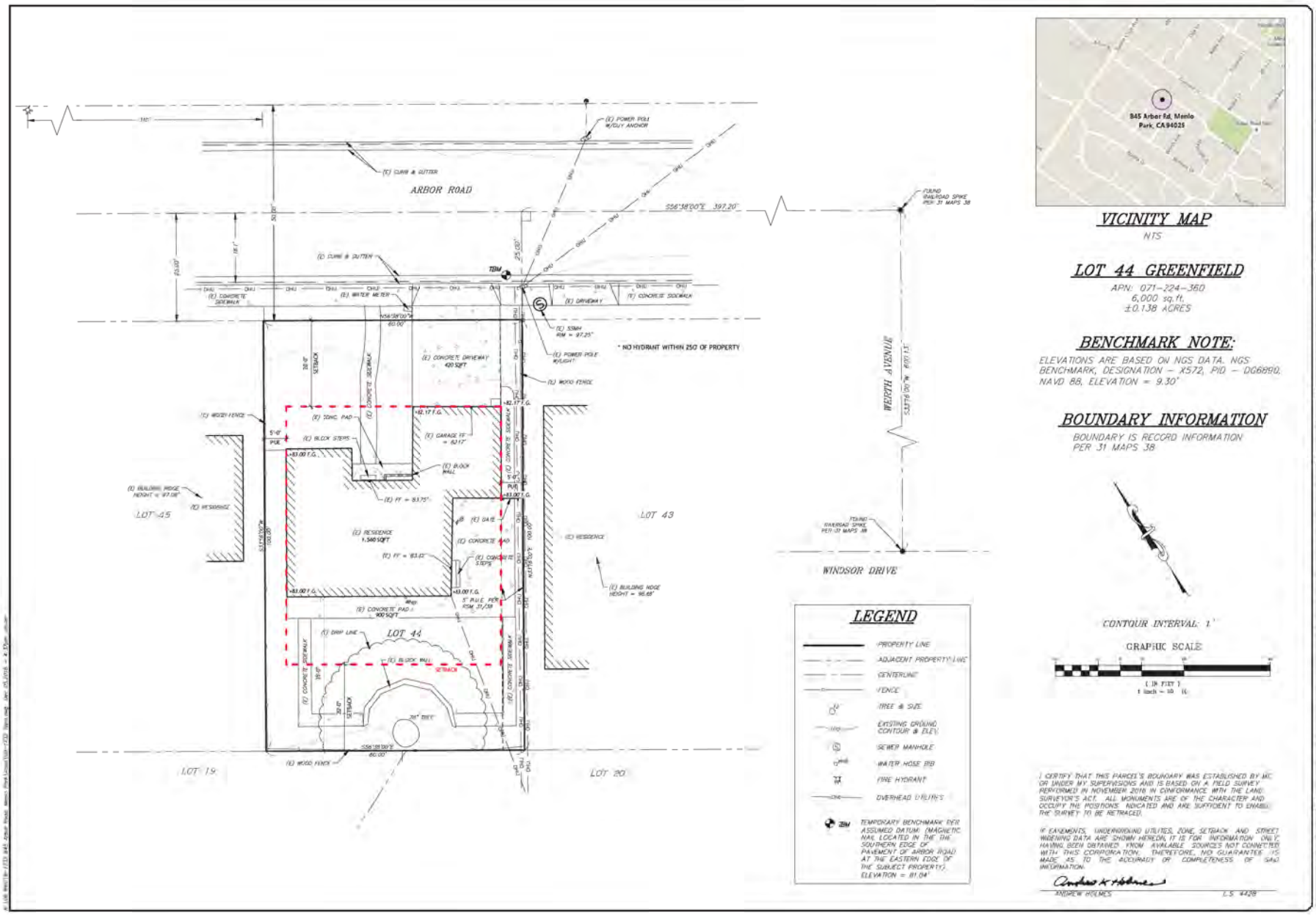
THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

EXISTING PLAN

scale
3/32"=1'-0" (PLANS @ 1/8" = 1'-0")

sheet
A 1.0

D6



VICINITY MAP

NTS

LOT 44 GREENFIELD

APN: 071-224-360
6,000 sq.ft.
±0.138 ACRES

BENCHMARK NOTE:

ELEVATIONS ARE BASED ON NGS DATA. NGS BENCHMARK, DESIGNATION – X572, PID – DG6890, NAVD 88, ELEVATION = 9.30'

BOUNDARY INFORMATION

BOUNDARY IS RECORD INFORMATION PER 31 MAPS 38

CONTOUR INTERVAL: 1'

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- FENCE
- TREE & SIZE
- EXISTING GROUND CONTOUR & ELEV.
- SEWER MANHOLE
- WATER HOSE BIB
- FIRE HYDRANT
- OVERHEAD UTILITIES
- TBM TEMPORARY BENCHMARK (PER ASSUMED DATUM: (MAGNETIC NAIL LOCATED IN THE THE SOUTHERN EDGE OF PAVEMENT OF ARBOR ROAD) AT THE EASTERN EDGE OF THE SUBJECT PROPERTY) ELEVATION = 81.04'

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY PERFORMED IN NOVEMBER 2016 IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

IF EASEMENTS, UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

Andrew K Holmes

ANDREW HOLMES L.S. 8428

triad/holmes assoc.
civil engineering
land surveying
MAMMOTH LAKES
BISHOP
REDWOOD CITY

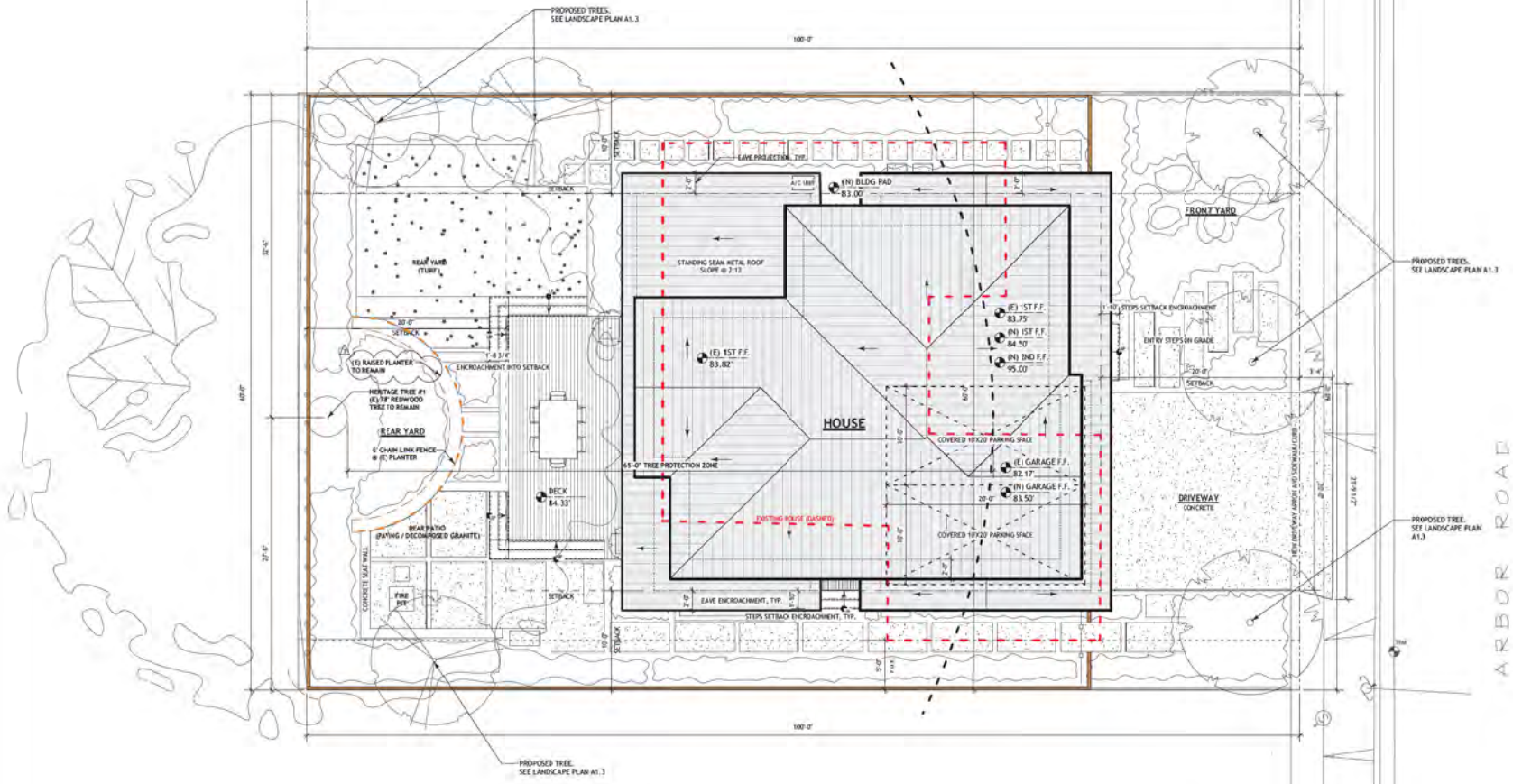
PREPARED FOR:
ALEX LAI &
JOSSY TSENG
845 ARBOR ROAD
MENLO PARK, CA 94025

845 ARBOR ROAD / LOT 44 GREENFIELD

TOPOGRAPHIC SURVEY

MENLO PARK, SAN MATEO COUNTY, STATE OF CALIFORNIA

DATE: 11/2016
SCALE: 1" = 20'
DRAWN: SF
JOB NO.: 09.1732
SHEET: 1



PARCEL AREA	6,000 SQFT
EXISTING BUILDING AREA (1 FLR)	1,100 SQFT + 460 SQFT GARAGE
PROPOSED 1ST FLOOR	1,208.6 SQFT + 450.7 SQFT GARAGE
PROPOSED 2ND FLOOR	1,140.7 SQFT
EXISTING BUILDING COVERAGE	1,560 SQFT - 26%
PROPOSED BUILDING COVERAGE	1,802.4 SQFT - 30%
EXISTING PAVED	1,495 SQFT - 24.91%
PROPOSED PAVED	685 SQFT - 11.42%
EXISTING LANDSCAPED	2,945 SQFT - 49.1%
PROPOSED LANDSCAPED	3,170 SQFT - 52.8%
PARKING (EXISTING & PROPOSED)	2 OFF STREET / 2 COVERED

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	1,208.6 SQFT
SECOND FLOOR	1,140.7 SQFT
SUBTOTAL (HABITABLE)	2349.3 SQFT
GARAGE	450.7 SQFT
TOTAL FLOOR AREA	2,800 SQFT
ALLOWABLE F.A.L. (see AD.6)	2,800 SQFT

NORTH ARROW

N

0 4 8 12 16 FT

1 SITE PLAN

3/16"=1'-0"

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

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ISSUE	DATE
PA PLANS V1	082715
PA PLANS V2	091955
PLAN UPDATES	120816
50% DESIGN SET	122916
100% DESIGN SET	010716
100% DESIGN SET V2	110216
USE PERMIT SUBMITTAL	120616
FIRE PLAN CHECK	022317
PLANNING REV 1	032317
PLANNING REV 2	041017

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

SITE PLAN

scale
3/16" = 1'-0"

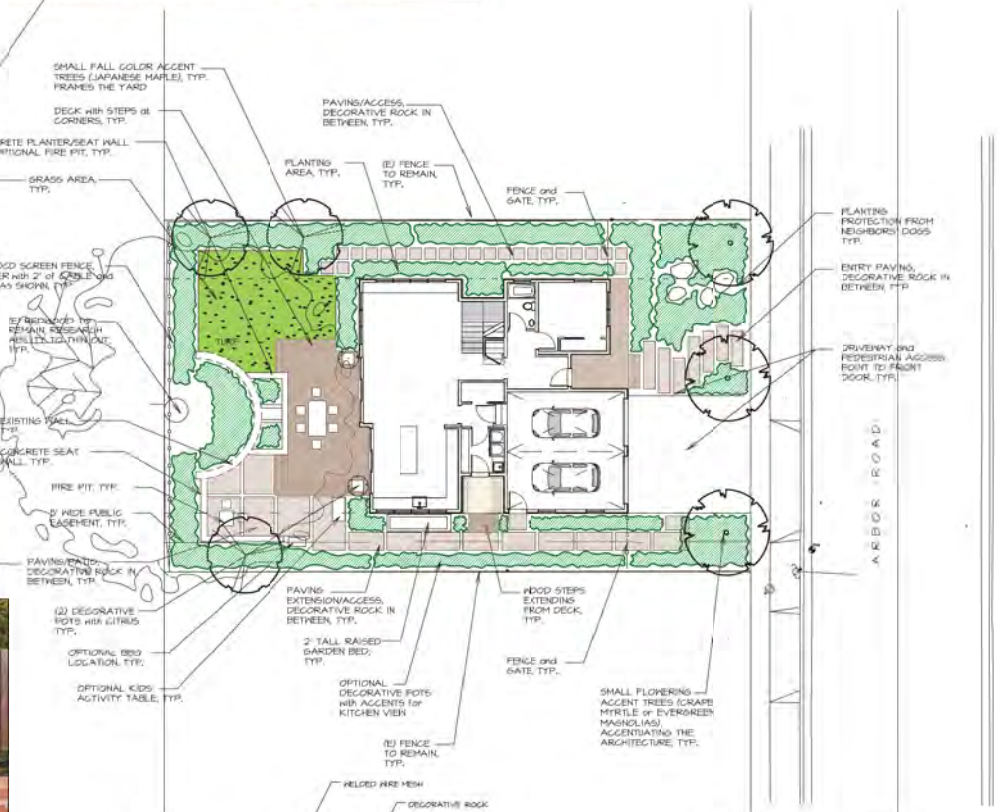
sheet
A 1.2

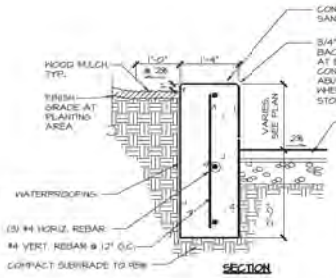
D8

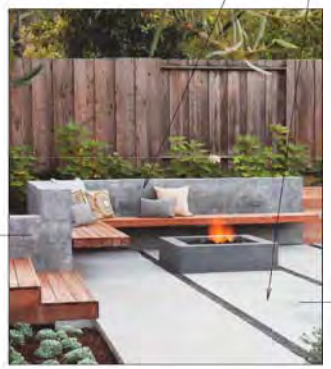
PLANT LIST

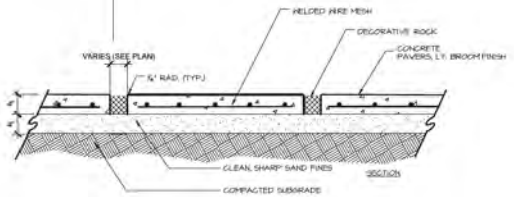
TREES

Qty	Key	Scientific Name	Common Name	Container	Height	Width	Cal	Remark/WUCOL
3	ACE PAL	Acer palmatum	Japanese Maple	24" Gal	7'-0"	3'-0"	1"	multi trunk, M
2	CIT MEY	Citrus spp. 'Meyers'	Meyers Lemon	15 Gal	4'-0"	2'-0"	0.75"	multi trunk, M
3	LAG HYB	Lagerstroemia hybrid 'Muskogee'	Muskogee Crape Myrtle	24" Box	7'-0"	3'-0"	1"	standard, L









SW Design
Landscape Architecture

66 Jewell Street
San Rafael, CA 94901

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www. swlanddesign.com

CA License #3680
NV License #843

Seal

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

EXPIRES FEBRUARY 28, 2018

Consultants

Date MARCH 9, 2017

Revisions

Project

LAI TSENG RESIDENCE
845 Arbor Road

MENLO PARK, CALIFORNIA

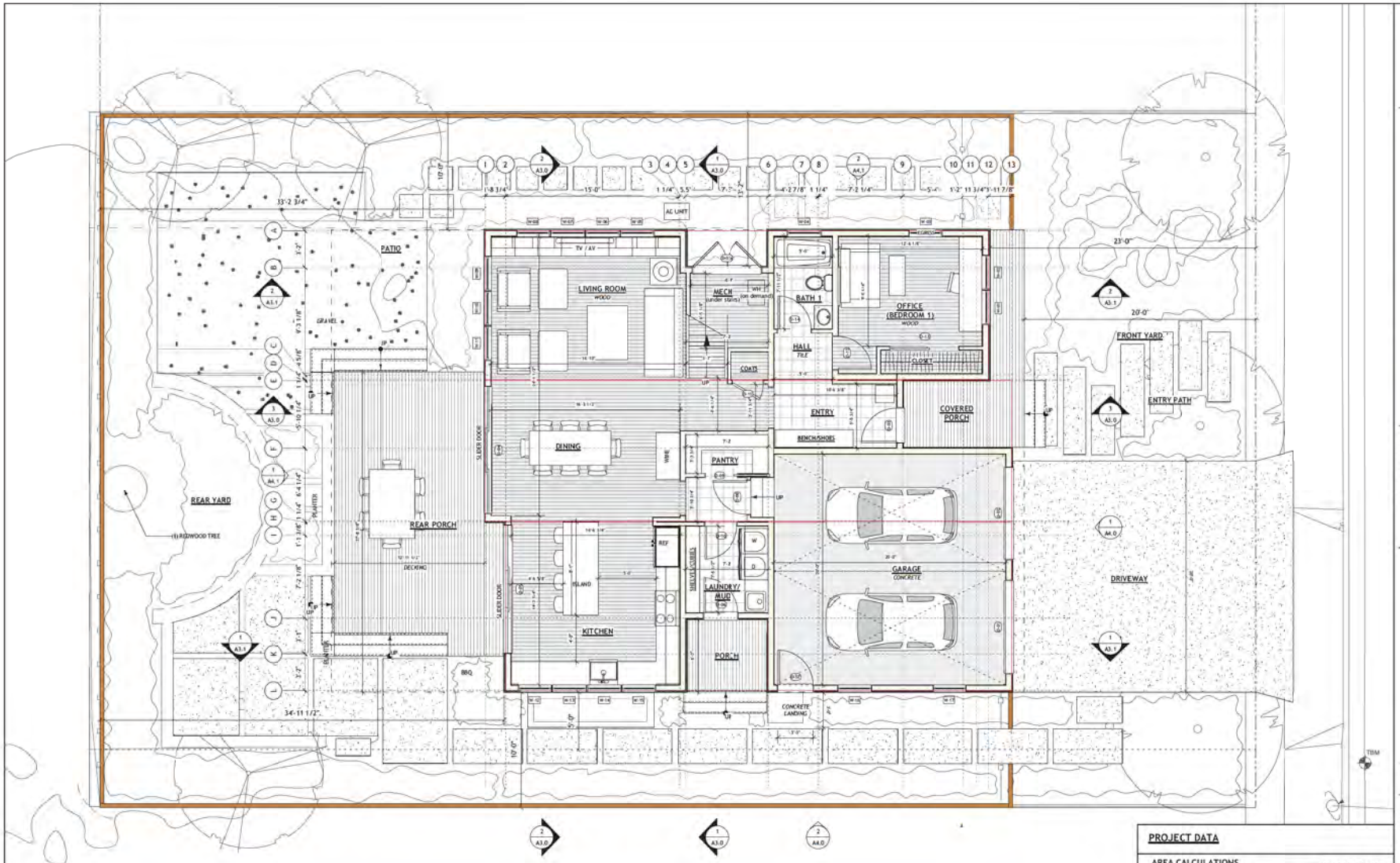
Drawing Title

CONCEPT PLAN

A 1.3

Of Sheets

D9



0 4 8 12 16 FT

1 LEVEL 1 PLAN

1/4"=1'-0"

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	1,208.6 SQFT
SECOND FLOOR	1,140.7 SQFT
SUBTOTAL (HABITABLE)	2349.3 SQFT
GARAGE	450.7 SQFT
TOTAL FLOOR AREA	2,800 SQFT
ALLOWABLE F.A.L. (see AD.6)	2,800 SQFT

NORTH ARROW

N

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

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ISSUE	DATE
PA PLANS V1	082715
PA PLANS V2	091955
PLAN UPDATES	120816
50% DESIGN SET	122916
100% DESIGN SET	010716
100% DESIGN SET V2	110216
USE PERMIT SUBMITTAL	120616
FIRE PLAN CHECK	022317
PLANNING REV 1	032317
PLANNING REV 2	041017

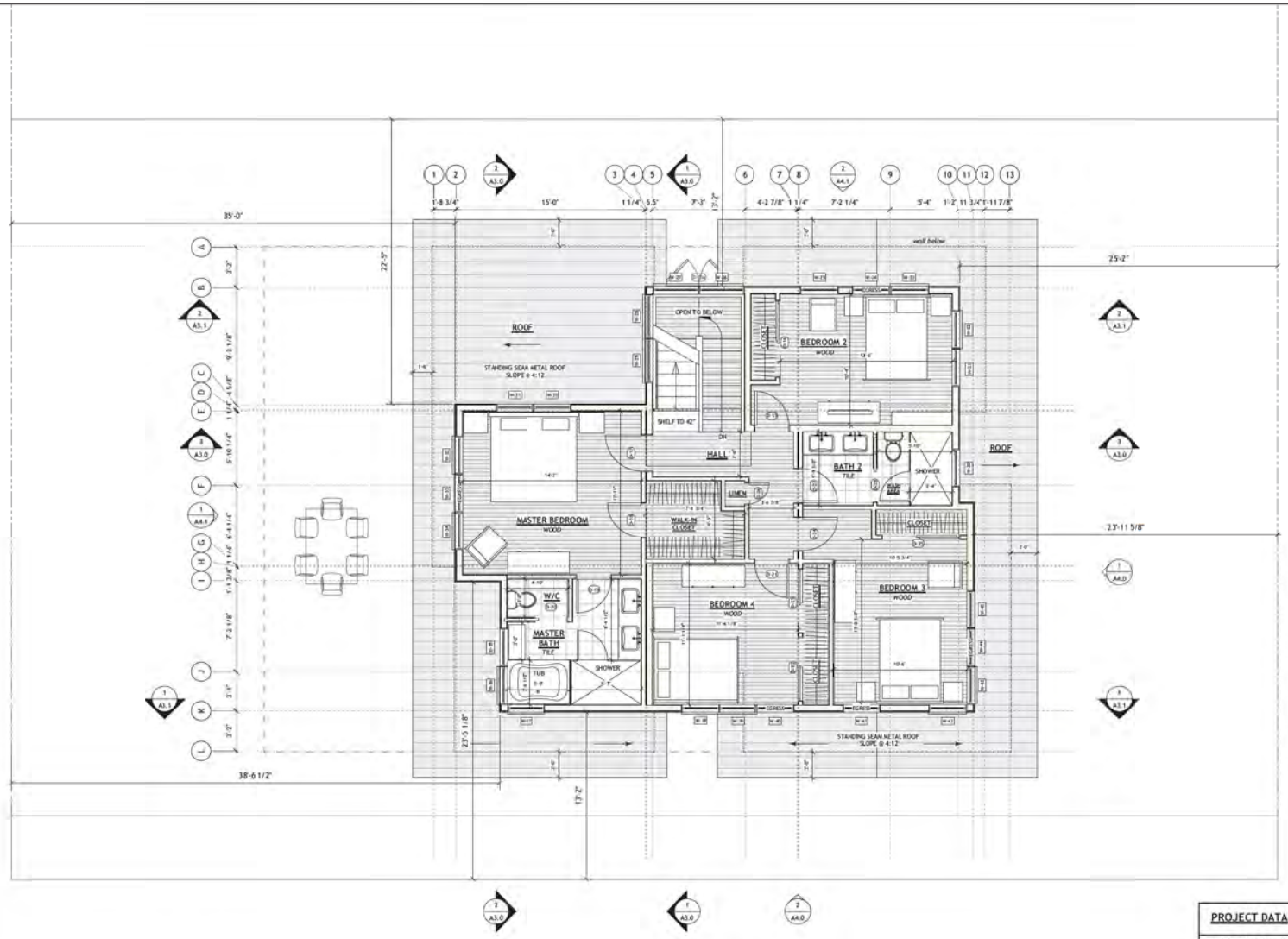
THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

PLANS

scale
1/4"=1'-0"

sheet
A 2.1

D10



0 4 8 12 16 FT

1 LEVEL 2 PLAN

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	1,208.6 SQFT
SECOND FLOOR	1,140.7 SQFT
SUBTOTAL (HABITABLE)	2349.3 SQFT
GARAGE	450.7 SQFT
TOTAL FLOOR AREA	2,800 SQFT
ALLOWABLE F.A.L. (see AD.6)	2,800 SQFT

NORTH ARROW

N

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

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ISSUE	DATE
PA PLANS V1	082715
PA PLANS V2	091955
PLAN UPDATES	123856
50% DESIGN SET	032916
100% DESIGN SET	092716
100% DESIGN SET V2	110216
USE PERMIT SUBMITTAL	120616
FIRE PLAN CHECK	022317
PLANNING REV 1	032317
PLANNING REV 2	041017

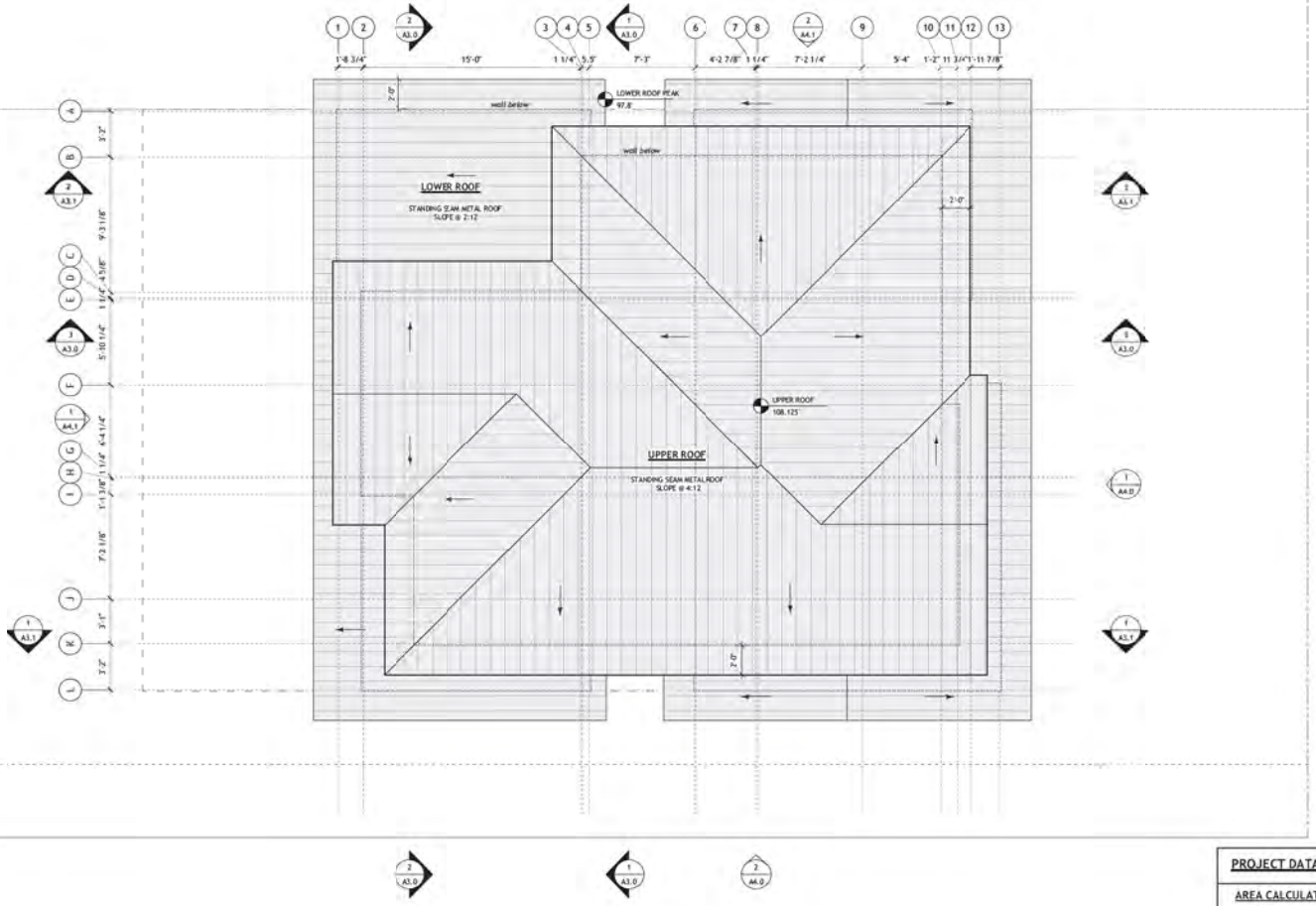
THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

PLANS

scale
1/4"=1'-0"

sheet
A 2.2

D11



1 ROOF PLAN

1/4"=1'-0"

0 4 8 12 16 FT

PROJECT DATA

AREA CALCULATIONS

FIRST FLOOR	1,208.6 SQFT
SECOND FLOOR	1,140.7 SQFT
SUBTOTAL (HABITABLE)	2349.3 SQFT
GARAGE	450.7 SQFT
TOTAL FLOOR AREA	2,800 SQFT
ALLOWABLE F.A.R. (see AD.4)	2,800 SQFT

NORTH ARROW

N

LICENSED ARCHITECT
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ISSUE	DATE
FA PLANS V1	01.21.15
FA PLANS V2	01.07.15
PLAN UPDATES	02.09.15
50% DESIGN SET	02.19.15
100% DESIGN SET	02.27.15
100% DESIGN SET V2	03.02.15
USE PERMIT SUBMITTAL	10.09.15
FIRE PLAN CHECK	11.23.15
PLANNING REV 1	02.23.17
PLANNING REV 2	04.10.17

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

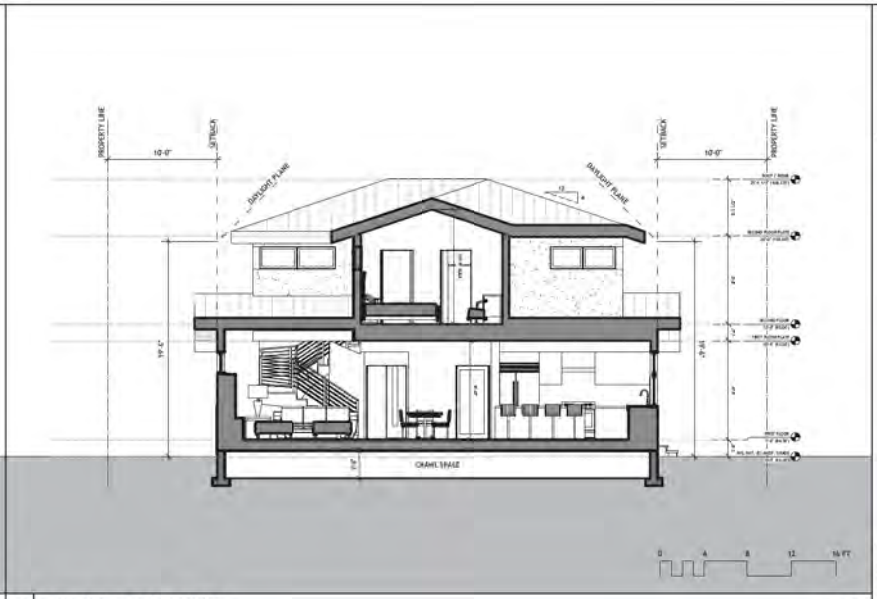
PLANS

scale
1/4"=1'-0"

sheet
A 2.3

D12

1 BUILDING CROSS SECTION 3/16"=1'-0"



2 BUILDING CROSS SECTION 3/16"=1'-0"

3 BUILDING CROSS SECTION 1/4"=1'-0"

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C-28651
STATE OF CALIFORNIA

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ISSUE	DATE
FA PLANS V1	012215
FA PLANS V2	010315
PLAN UPDATES	021816
50% DESIGN SET	032916
100% DESIGN SET	052916
100% DESIGN SET V2	102316
USE PERMIT SUBMITTAL	120916
FIRE PLAN CHECK	012317
PLANNING REV 1	022317
PLANNING REV 2	041017

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
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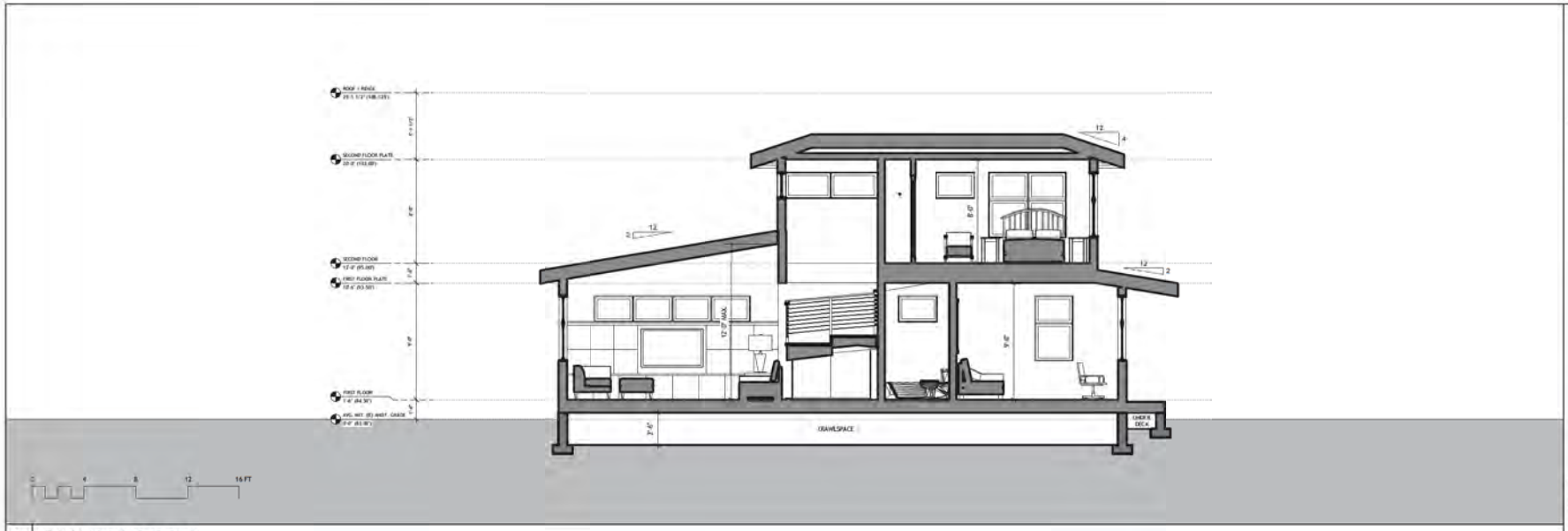
APN: 071-224-360

SECTION

scale

sheet
A 3.0



2 BUILDING CROSS SECTION

1/4"=1'-0"

1 BUILDING CROSS SECTION

1/4"=1'-0"

LICENSED ARCHITECT
C-28651
STATE OF CALIFORNIA

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presented by tobylongdesign
modern green design
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P: 415.905.9030
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ISSUE	DATE
FA PLANS V1	01211 5
FA PLANS V2	01411 5
PLAN UPDATES	01511 6
50% DESIGN SET	01211 6
100% DESIGN SET	01211 6
100% DESIGN SET V2	01211 6
USE PERMIT SUBMITTAL	10911 6
FIRE PLAN CHECK	01211 7
PLANNING REV 1	01211 7
PLANNING REV 2	01911 7

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

SECTION

scale
1/4"=1'-0"

sheet
A 3.1

MODERN FORMS HILINE 2 LIGHT
INDOOR-OUTDOOR LED WALL SCONCE
WS-W2308 (DARK SKY RATED)

1 EAST ELEVATION (FRONT)

2 SOUTH ELEVATION

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ISSUE	DATE
PA PLANS V1	01211
PA PLANS V2	01019
PLAN UPDATES	02181
50% DESIGN SET	01218
100% DESIGN SET	01271
100% DESIGN SET V2	05214
USE PERMIT SUBMITTAL	12981
FIRE PLAN CHECK	02211
PLANNING RE	02317
PLANNING RE	04017

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

ELEVATIONS

THESE PLANS ARE CONSIDERED PRELIMINARY AND NOT FOR CONSTRUCTION UNTIL THEY ARE SIGNED AND DATED BY THE ARCHITECT. THE ARCHITECT RESERVES COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN ALL DRAWINGS, SPECIFICATIONS, AND ARCHITECTURAL WORKS. NEITHER THE OWNER NOR ANY OTHER ENTITY SHALL HAVE OR GAIN ANY RIGHT IN ANY DRAWINGS, SPECIFICATIONS, AND ARCHITECTURAL WORKS. ALL DRAWINGS, SPECIFICATIONS, AND ARCHITECTURAL WORKS ARE TO BE ASSUMED TO BE UNPUBLISHED WORKS, NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER, UNLESS WITH THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT.

scale
1/4"=1'-0"

sheet
A 4.0

MODERN FORMS HILINE 2 LIGHT
INDOOR-OUTDOOR LED WALL SCONCE
WS-W2308 (DARK SKY RATED)

1 WEST ELEVATION (REAL)

2 NORTH ELEVATION

CleverHomes presented by tobylongdesign
6114 LA SALLE AVENUE #552 OAKLAND CA 94611
P: 415.905.9030
www.tobylongdesign.com

ISSUE	DATE
FA PLANS V1	
FA PLANS V2	
PLAN UPDATES	
50% DESIGN SET	
100% DESIGN SET	
100% DESIGN SET V2	
USE PERMIT SUBMITTAL	
FIRE PLAN CHECK	
PLANNING REV 1	
PLANNING REV 2	

THE LAI TSENG RESIDENCE
845 ARBOR ROAD
MENLO PARK, CA 94025
APN: 071-224-360

ELEVATIONS

scale
1/4"=1'-0"

sheet
A 4.1

GRADING AND DRAINAGE PLAN

LAI TSENG RESIDENCE

845 ARBOR ROAD, MENLO PARK, CA

LEGEND

- EXISTING ELEVATION
- EXISTING CONTOUR LINE
- EXISTING UTILITY POLE
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE AS NOTED
- EXISTING OVERHEAD UTILITY
- 100.0 FG — ELEVATION, PROPOSED
- DIRECTION OF SURFACE DRAINA
- EXISTING TREE

ABBREVIATIONS

AC	ASPHALT
AD	AREA DRAIN
CONC	CONCRETE
DI	DROP INLET
DIAM	DIAMETER
(E)	EXISTING
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
INV	INVERT
(N)	NEW
TC	TOP OF CURB
TG	TOP OF GRATE

GRADING AND SITEWORK SPECIFICATIONS

1. SITE-DISTURBING CONSTRUCTION ACTIVITIES MUST BE RESTRICTED TO THE BOUNDARIES OF THIS SITE. AREAS TO BE HAVEGU SHALL BE CLEARED OF BRUSH, VEGETATION, LARGE BOULDERS, AND OTHER DELETERIOUS MATERIALS. CLEARED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR TO A DESIGNATED DUMP SITE OR OTHER LOCATION APPROVED BY THE COUNTY. TOPSOIL SHALL BE STOCKPILED WITHIN THE CONSTRUCTION PERIMETER AREAS, AS APPROVED BY THE OWNER, FOR RE-USE ON SLOPES AND DISTURBED AREAS. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH COUNTY ORDINANCES AND STANDARDS.
2. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO CONTROL DUST IN CONSTRUCTION AREAS, OR ON ACCESS ROADS. SUFFICIENT WATER TRUCKS SHALL BE MADE AVAILABLE FOR DUST CONTROL PURPOSES. ALL EXPOSED SOIL SURFACES SHALL BE MOISTENED AS REQUIRED TO AVOID NUISANCE CONDITIONS AND INCONVENIENCES FOR LOCAL RESIDENTS AND TRAVELERS OF NEARBY ROADWAYS. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
4. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

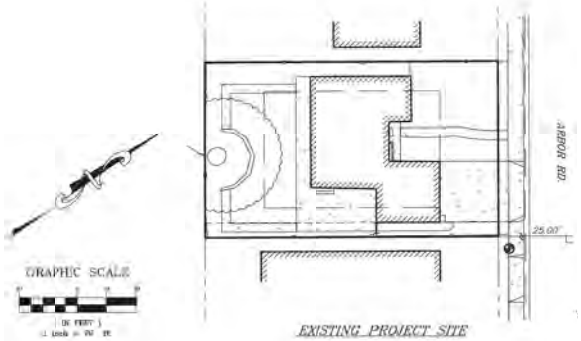
NOTE:

ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF CITY OF MENLO PARK STANDARD DETAILS.

800-227-2600

INDEX TO SHEETS

VICINITY MAP
N.T.S.



EXISTING PROJECT SITE

PROPERTY LOCATION
845 ARBOR ROAD
MENLO PARK, CA 94025

LEGAL DESCRIPTION
A.P.N. 071-224-360
LOT 44 GREENFIELD
SAN MATEO COUNTY

RECORD OWNER
ALEX LAI & JESSY TSENG
845 ARBOR ROAD
MENLO PARK, CA 94025

SURVEYOR
TRIAD/HOLMES ASSOCIATES
777 WOODSIDE ROAD #2A
REDWOOD CITY, CA 94061

SITE BENCHMARK
NGS BENCHMARK, DESIGNATION – 1572,
PID: DC6890, NAVD 88, ELEVATION = 9.30'

MATTHEW S. SCHOBER, P.E. C. 45824 — DATE

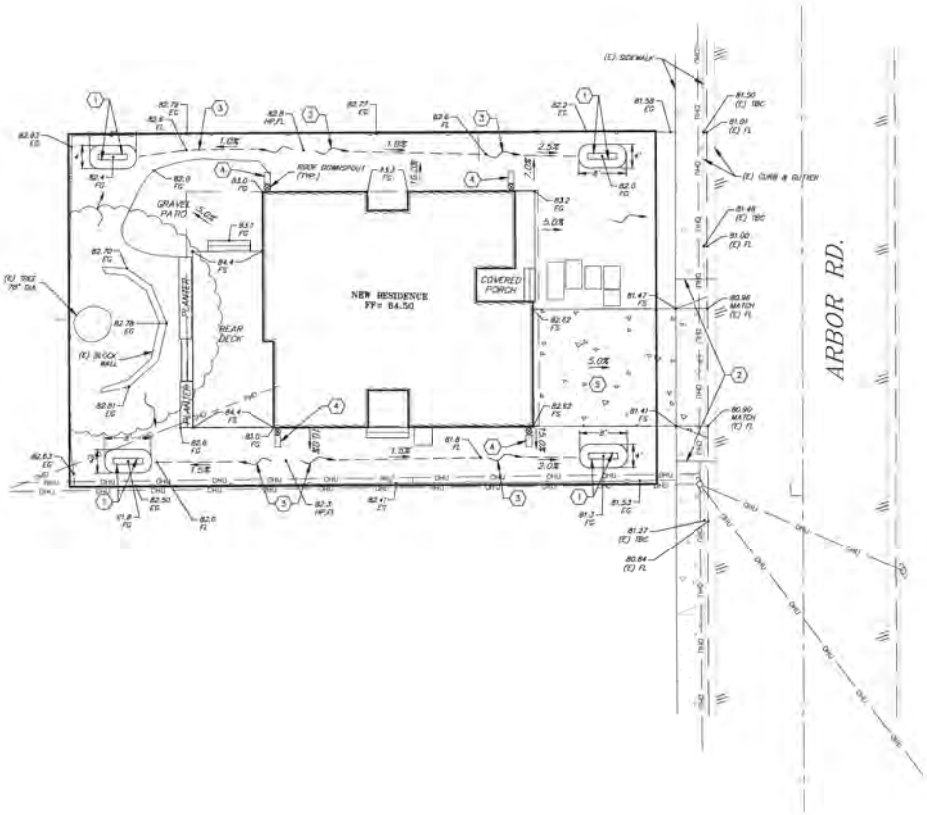
PREPARED AND SUBMITTED BY:

TITLE SHEET
845 ARBOR ROAD
PREPARED FOR ALEX LAI & JESSY TSENG

triad/holmes assoc.

1/11/13
AS SHOWN
JT
9.1333
9.1333grad.dwg
1
5

D17



CONSTRUCTION NOTES

1. CONSTRUCT 2'-6"DEEP GRASSY OR VEGETATED BASIN PER CITY OF MENLO PARK DETAIL DR-18
2. SAWCUT & REMOVE (E) SIDEWALK, CURB, & GUTTER. CONSTRUCT NEW CONCRETE DRIVEWAY PER CITY OF MENLO PARK STANDARD DETAIL CD-12.
3. CONSTRUCT GRADED EARTH SWALE
4. CONSTRUCT 3' LONG X 1' WIDE CONCRETE SPLASH BLOCK AT ROOF DOWNSPOUT, DIRECT AWAY FROM HOUSE.
5. CONSTRUCT NEW CONCRETE DRIVEWAY.

RETENTION CALCULATIONS

C=0.90
I=1.7 IN/HR
A(ref. increase)= 115 SF
Q(increase) = CiA
= 0.90 x 1.7 x 115/43560
= 0.004 cfs

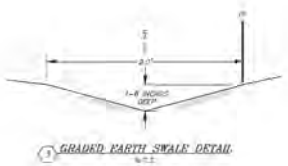
DURATION = 15 MINUTES.

VOLUME REQUIRED = 0.004 CFS X 15 MIN X 60 SEC/MIN = 3.6 CUBIC FEET

VOLUME PROVIDED = SHALLOW BASINS, 2 INCHES DEEP
= 68 SF X 0.16' = 10.8 CF

GRAPHIC SCALE

(IN FEET)



3 GRADED EARTH SWALE DETAIL

PREPARED AND SUBMITTED BY:

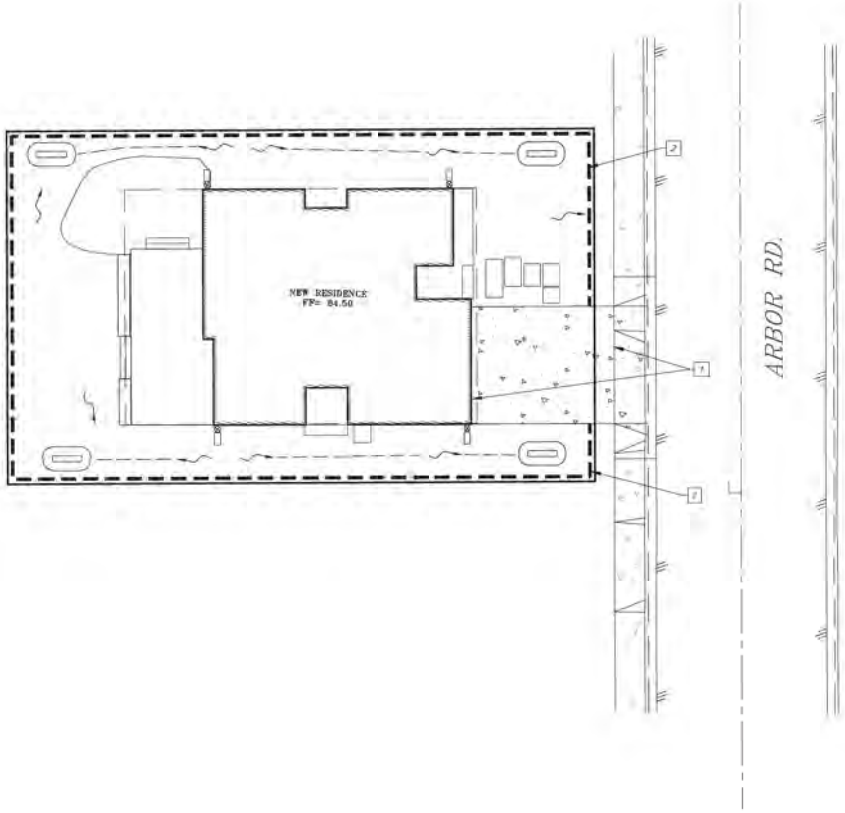
MATTHEW S. SCHOBER DATE
P.E. C 60890

GRADING & DRAINAGE PLAN
845 ARBOR ROAD
PREPARED FOR ALEX LAU & JESSY TSENG

trad/holmes assoc.
civil engineering
land surveying

DATE 1/11/13
SCALE 1"=10'
DRAWN TT
JOB NO. 9133
FILE 9133grad.dwg
SHEET 2 OF 5 SHEETS

D18

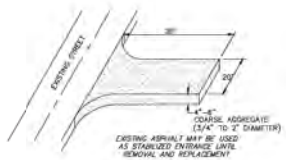


CONSTRUCTION NOTES

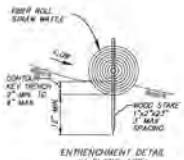
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL HEREON.
2. INSTALL FIBER ROLL PER DETAIL HEREON.

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO COMMENCING ANY GRADING OPERATIONS.
2. DURING CONSTRUCTION, TEMPORARY EROSION CONTROL MEASURES SUCH AS BERMS, SILT FENCES, FIBER ROLLS, EROSION CONTROL BLANKETS, OR OTHER METHODS SHALL BE INSTALLED AS NECESSARY TO PREVENT BRONAGE OF EARTHEN MATERIALS FROM THE SITE DURING PERIODS OF PRECIPITATION OR RUNOFF. SIMILAR MEASURES SHALL BE INSTALLED ON OR AROUND ANY SOIL STOCKPILE LOCATED ADJACENT TO PUBLIC ROADWAYS, RESIDENCES, OR BUSINESSES, IN THE VICINITY OF BODIES OF WATER, OR WHEN REMAINING ON-SITE FOR AN EXTENDED PERIOD.
3. CONTRACTOR SHALL TAKE ALL SUCH MEASURES NECESSARY TO RETAIN SOIL AND SEDIMENT ON-SITE AND TO PREVENT TRACKING OF MUD AND DIRT ONTO PUBLIC ROADWAYS.
4. BMP'S SHALL BE MAINTAINED AND OPERATED SUCH THAT DAILY REDUCE OR ELIMINATE POLLUTANTS FROM LEAVING THE SITE TO THE GREATEST EXTENT POSSIBLE. IF SELECTED BMP'S ARE NOT WORKING AS REQUIRED, THE BMP INSTALLATION MUST BE IMPROVED, OR NEW BMP'S SHALL BE SELECTED.
5. EROSION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE RAINY SEASON BETWEEN OCTOBER 1 AND APR. 30.



1 STABILIZED CONSTRUCTION ENTRANCE
NTS



ENTRENCHMENT DETAIL
IN SLOPE AREA

2 FIBER ROLL DETAIL
NTS

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft

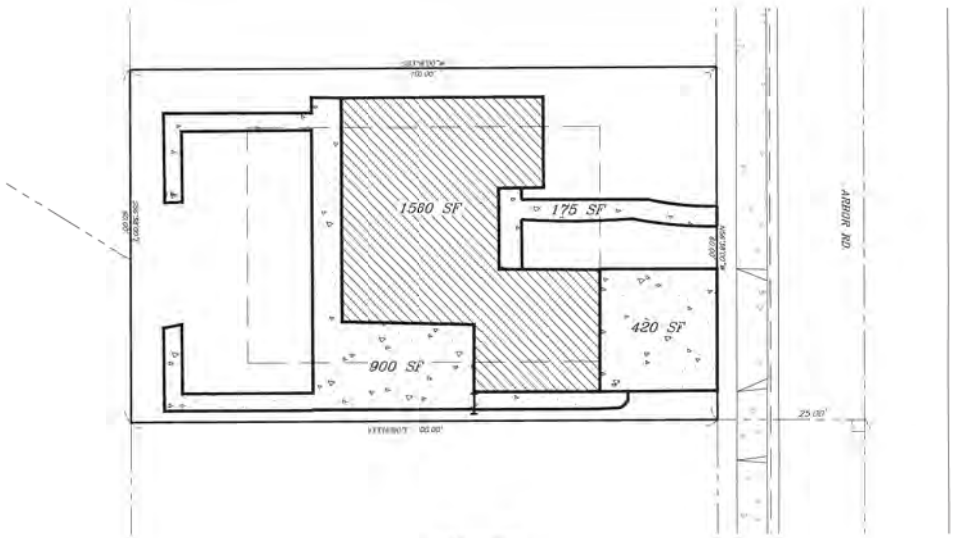
EROSION CONTROL PLAN
845 ARBOR ROAD
PREPARED FOR ALEX LAU & JESSY TSENG

trlod/holmes assoc.
civil engineering
land surveying

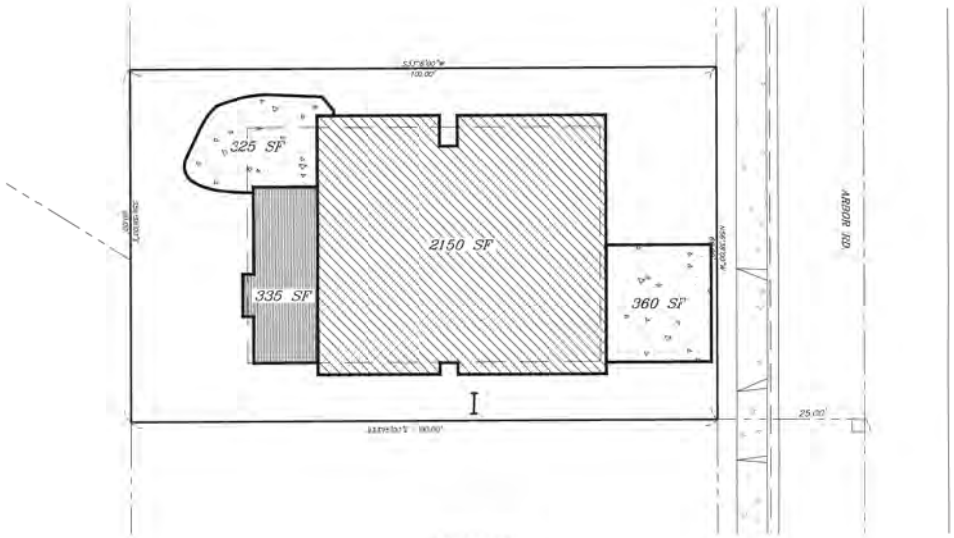
DATE	1/11/17
SCALE	1"=20'
DRAWN	TT
JOB NO.	91730
FILE	91730grad.dwg
SHEET	3

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOESS, P.E. C. 60890 DATE



EXISTING



PROPOSED

IMPERVIOUS SURFACES

EXISTING IMPERVIOUS AREA

ROOF	1560 SQ. FT.
DRIVEWAY	420 SQ. FT.
LANDSCAPE	1075 SQ. FT.
TOTAL IMPERVIOUS AREA	1980 SQ. FT.

PROPOSED IMPERVIOUS AREA

ROOF	2150 SQ. FT.
DRIVEWAY	960 SQ. FT.
LANDSCAPE	800 SQ. FT.
TOTAL IMPERVIOUS AREA	3110 SQ. FT.

PROPOSED IMPERVIOUS AREA	3110 SQ. FT.
EXISTING IMPERVIOUS AREA	1805 SQ. FT.
NET IMPERVIOUS AREA	115 SQ. FT.

LEGEND

ROOF

DECK

GRAVEL

CONCRETE

IRRIGATED LANDSCAPE

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

PREPARED AND SUBMITTED BY:

MATTHEW S. SCHOBER DATE
P.E. C. #22870

IMPERVIOUS AREA PLAN

845 ARBOR ROAD

PREPARED FOR ALEX LAU & JESSY TSENG

thad/holmes assoc.
civil engineering
land surveying

DATE 1/11/13
SCALE 1"=10'
DRAWN TT
JOB NO. 91330
FILE 91330grad.dwg
SHEET 4

Lai Tseng Residence
845 Arbor Road
Menlo Park, CA 94025
APN: 071-224-360

New Single Family Home Project

Owner: Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA 94025
APN: 071-224-360
408.505.1706
i_am_alex_lai@yahoo.com
jessytseng@yahoo.com

Architect: Toby Long, AIA
tobylongdesign
6114 La Salle Avenue #552
Oakland, CA 94611
T: 415.905.9030
E: toby@chxtld.com

APPLICANT STATEMENT
April 17, 2017

The proposed project consists of the replacement of an existing single family home with the construction of a new single family home and attached garage. This innovative prefab home includes 2,349 sf of living area in a 5 bedroom and 3 full bathroom program. The garage, located at the front of the property, roofs 451 sf of new parking area. The proposed home is within the required daylight plane setbacks.

This beautiful new home will be a welcome improvement to the eclectic mix of one and two story homes on this block in Menlo Park. Composed largely of structures built in the middle of last century, a few of which have been renovated and replaced, Arbor Road is home to single family residences of a multitude of styles, colors, and materials. The proposed design of the new home on the subject property incorporates familiar materials and forms that add to the character of this neighborhood. The proposed design includes a combination of gabled and low hip roofs with main living spaces on the first floor, similar to many homes in the area. The proposed project uses light and dark gray stucco, natural stone veneer, and cedar-stained soffits, a palette of natural and organic colors which are prevalent on the street. The overall character and scale of the proposed design adds to the array of forms and materials present in the homes of Arbor Road.

The new home will be placed at the front setback of the property, similar to the homes on either side of this property, as well as across the street. The placement of the garage at the front of the home is consistent with the rest of the neighborhood. The entry of the house is welcoming and well-defined with a covered front porch. The project also introduces new trees to the front of the site, helping screen the views of the house to and from the street. There will be some very minor grading associated with the

project, but the siting of the house and garage fits perfectly onto the mostly flat site. There is a large existing redwood heritage tree at the back of the site, for which we propose some moderate trimming/thinning out. No more than 25% of the canopy or roots will be pruned, see Arborist Report. There are no other significant natural features on the property and the house does not block or obscure any adjacent views or light.

Privacy among the neighboring properties is respected in the proposed design. The adjacent home to the south has limited window openings into the property, and the façade of the existing house does not include large windows from private spaces. This is also true of the property to the north. Additionally, a fence and landscape screening are proposed along both side property lines to help screen views to and from the new home.

The new home is in scale and character with the diversity of homes in this area. The design of the proposed house is exciting and dynamic, with many articulated roof planes, wall sections and changes in color. Through these articulations, the stories of the home are described and varying colors break up the mass of the structure. The design is compliant with the daylight plane set back requirements.

The landscaping of the site will be natural and native. The design intent is to create privacy through fencing and landscaping at side and rear yards. Plantings at front yard provide protection from neighbor's dogs. Small flowering trees accentuate the architecture.

The following neighbors have been spoken to and shown our plans and exterior design. Everyone was supportive, and no one had major objections.

- Lisa and Brian (858 Arbor)
- Mike (856 Arbor)
- Adrian and Fernando (855, 865, 854 Arbor and another one further down the street)
- Nelson (825 Arbor)
- Elaine (835 Arbor)
- Marina and Matt (935 Arbor)

This project is progressive and forward-looking, incorporating the best of the current trends in sustainability and responsible construction practices. The home is a great addition to this community, and the architecture reflects and enhances the diversity of this neighborhood.

NEW INFORMATION:

Per a few design comments received from the Planning Department, we have adjusted the design to account for a few improvements.

First, to further articulate the single-story massing, we have adjusted the design to include a full stone-veneer façade at the garage volume. This clearly and distinctly defines the form as distinct, breaking the visual mass of the home at the ground level, and it provide a solid and anchoring element for the long roof eave breaking the height of the front façade.

Second, we have adjusted a few windows to provide a more even look to the fenestration, reducing the size of a few windows to maintain consistency of size and proportion across all sides of the home. We have also clarified that each window is an individual unit, mulled together into the larger combinations in the factory. These are not simulated divided lights or muntin

Consulting Arborist Report

March 23, 2017

Report Prepared On Behalf of:
Toby Long Design
6114 La Salle Avenue #552
Oakland, CA 94611
415.905.9030
415.344.0808

Report Prepared for:
Alex Lai
Jessy Tseng
845 Arbor Road
Menlo Park, CA

Prepared by:
Ruben M. Green, M.S.
2054 Williams Ave
Palo Alto, CA 94306
650.644.6115

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

Introduction

Arborist Ruben Green was retained to prepare an arborist report as part of the proposed application per City of Menlo Park for the purpose of encouraging the preservation of trees. This includes all trees currently on the property and any heritage trees within 10 feet of the property lines with the species, trunk diameter, and assigned tree number provided for each tree. Heritage trees are defined as:

a. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
b. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
c. Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under 12 feet in height, which are exempt from the ordinance.

Background and Observations

One multi-trunk Coast Redwood, *Sequoia sempervirens* tree with a diameter of 78 inches is located in the rear of the 845 Arbor Road property in a raised planter. The tree is labeled as tree #1 on the site plan. No adjacent heritage trees are planted within 10 feet of the property line. The impacts of the proposed construction and demolition of the house, the concrete seat wall, fire pit, deck, pavers, turf with edging, and irrigation for the lawn are outside the raised planter wall are within portions of the TPZ.

This statement confirms I have performed the following: I have reviewed all collated plan and civil sheets. plan sheets, including the civil sheets (grading, utilities, etc.) - Complete Planning REVS 012817 PDF sheets pages 1 – 23 and includes sheets A 0.0 – A 7.1, Grading and Drainage Plan, and BMPs and discussed any potential impacts to the coast redwood from grading, trenching, construction, placement of landscape features etc. The report includes tree protection guidelines specific to this project.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

Suitability for Tree Preservation

Best Management Practices (BMP) are designed to preserve and protect tree health by avoiding damage to tree roots, trunk, or crown. Site development planning prior to site disturbance includes identifying Tree Protection Zones (TPZ) for all trees designated for protection. BMP consists of avoiding any activity near protected trees that disturb or harm the trees. Tree protection provides for the physical protective barriers during any site disturbance that may impact protected trees and their roots such as grading, building construction and maintenance, infrastructure and utility installation and maintenance, and other landscape changes. These impacts may affect the structural integrity and stability of protected trees.

The tree must be protected by the contractors in the TPZ. The tree listed in this report under "remain" are suitable for preservation, and have the potential for longevity at the site.

If all my recommendations and City regulations are followed, the tree will be preserved and protected. The tree is rated for suitability for preservation based upon age, health, structural condition, and ability to safely coexist within a development environment.

As a means to measure the existing health, structural integrity, anticipated lifespan, available growing space, and safety to persons and property, the Coast redwood is assigned as good suitability for preservation rating. Rankings for tree suitability for preservation are categorized by three descriptions: good, moderate, poor[1].

Good is described as a tree with good health and structural stability that has the potential for longevity at the site. Moderate is designated as a tree with fair health and/or structural defects that can be abated with treatment; tree will require more intense management and monitoring and may have shorter lifespan than those in "good category". Poor is characterized as a tree in poor health or with significant defects that cannot be mitigated; tree is expected to continue to decline, regardless of treatment; the species or individual may have characteristics undesirable for landscapes and is generally unsuitable for use areas.

[1] Matheny, N. and Clark, J.R. 1998. *Trees and Development*. Illinois. International Society of Arboriculture.

Review of Potential Impacts

The proposed project requires no removals of protected trees. **Tree # 1 is protected and requires a 6' chain link fencing installed outside the raised planter wall.**

Tree Protection Zone

The tree protection zone (TPZ) was determined by multiplying the diameter of the tree as measured below the two trunks near the base of the tree by 10. The tree protection zone is diameter of the tree of 78 inches (6.5 feet) times 10, 65 feet.

The total square footage of the tree protection zone is 4,225 sq. ft. (65 feet x 65 feet). Even though approximately 50% of the tree protection zone will be impacted, the majority of the construction is taking place outside the dripline and outside the recommended minimal distance away from the trunk of the tree of 23 feet (78 inches (6.5 feet)) times 3.5 = 23 feet. This recommended minimal distance away from the trunk of the tree of 23 feet around the tree is approximately 2,000 sq. ft. and approximately 18% or 350 sq. ft. will be impacted. Although 18% of the area will be impacted, it is minimal in relation to the overall percentage of the area of the tree that will not be impacted by the proposed construction.

The demolition of the home is rated as low impact to the redwood tree. The house and associated foundation/concrete work are proposed for removal. Many roots in this area of the TPZ are likely less than 2" in diameter (see Site Plan) and if they do, the impact is minimal to the health and safety of the tree. Likewise, the home construction is rated as low impact since all the will have been removed during demolition (Site Plan). Keep grading outside the dripline of the tree which is 17' from the face of the trunk.

We are providing the following guidelines for the potential impacts of the proposed work within the TPZ for the existing, deck, planter, seat wall, and pavers. To minimize the impacts to the tree, some of the footings have been modified from below grade trench footings to post footings.

As such, we recommend roots with diameters of 2 inches or greater, are not cut without prior assessment of the Project Arborist or Registered Consulting Arborist. An hourly rate may be charged for these inspections. If roots larger than 2" in diameter are encountered, "bridging" of roots may become an option to severing. Bridging roots preserves roots by wrapping the root with canvas which forms a 6" frame over the root. The items listed below are rated as low impact with brief descriptions discussing the impact. In addition, percentages as an impact to the TPZ from the construction are discussed later in this report.

- Existing Wall – low impact – wall to remain.

- Deck – low impact – deck to be constructed of post hole footings which will minimize the impact of cutting roots.

- Planter – low impact - minimal roots will be cut to install the planter.

- Seat wall – low impact – the wall is to be constructed on the rear south side of the tree which is a reasonable distance from the trunk for severing roots.

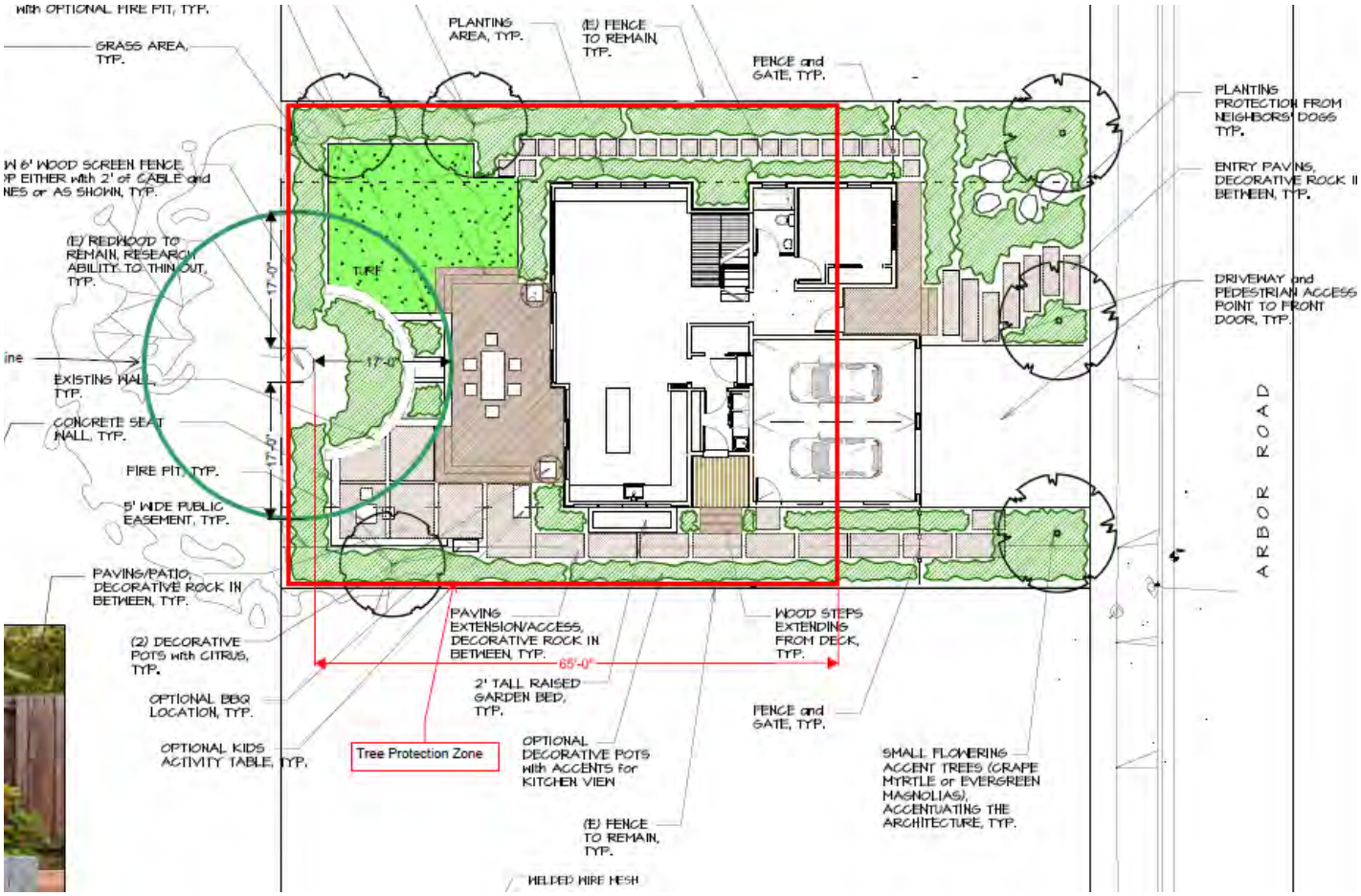
- Pavers – low impact – there will be compaction near the south side of the tree protection zone to install the pavers; however, it is less than significant because a relatively small section of the tree will be compacted.

- Fire pit – low impact – there will be excavation to install the fire pit.

To accommodate the impacts to the heritage tree from the proposed turf removal, including reduced irrigation to the tree, I recommend the installation of drip irrigation under the decorative rock and placed between the concrete slabs. The line should have its own dedicated valve. The watering of the shrubs will also provide additional water.

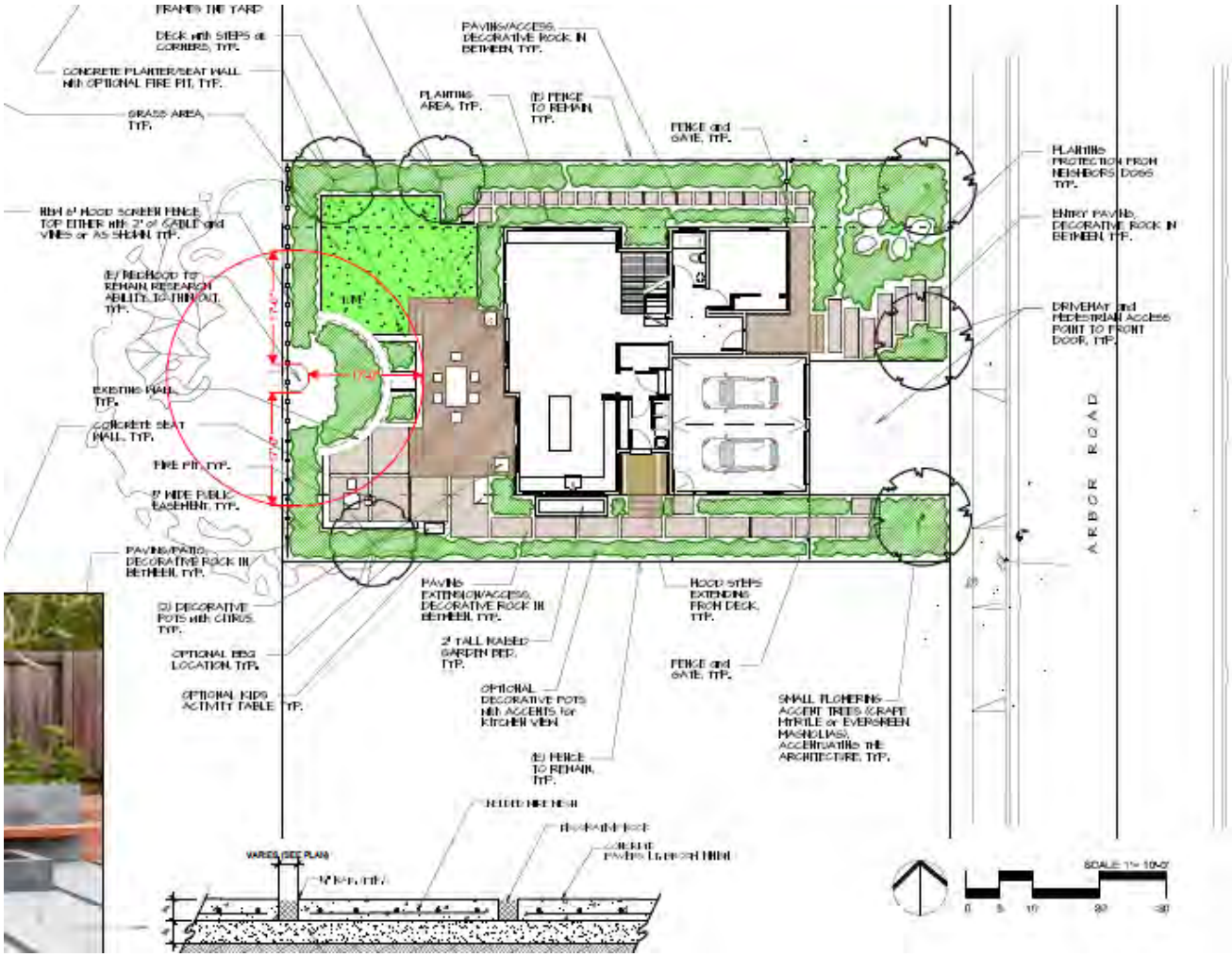
In addition, I recommend an irrigation plan for the heritage tree of watering 5x weekly or 3.5 inches of water per month during from June – August under the dripline and in the raised planter of the redwood tree during construction. This is equivalent to about 8 - 10 gallons of water per day. Between September – May, water the tree 3x weekly, except in periods of rain.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA



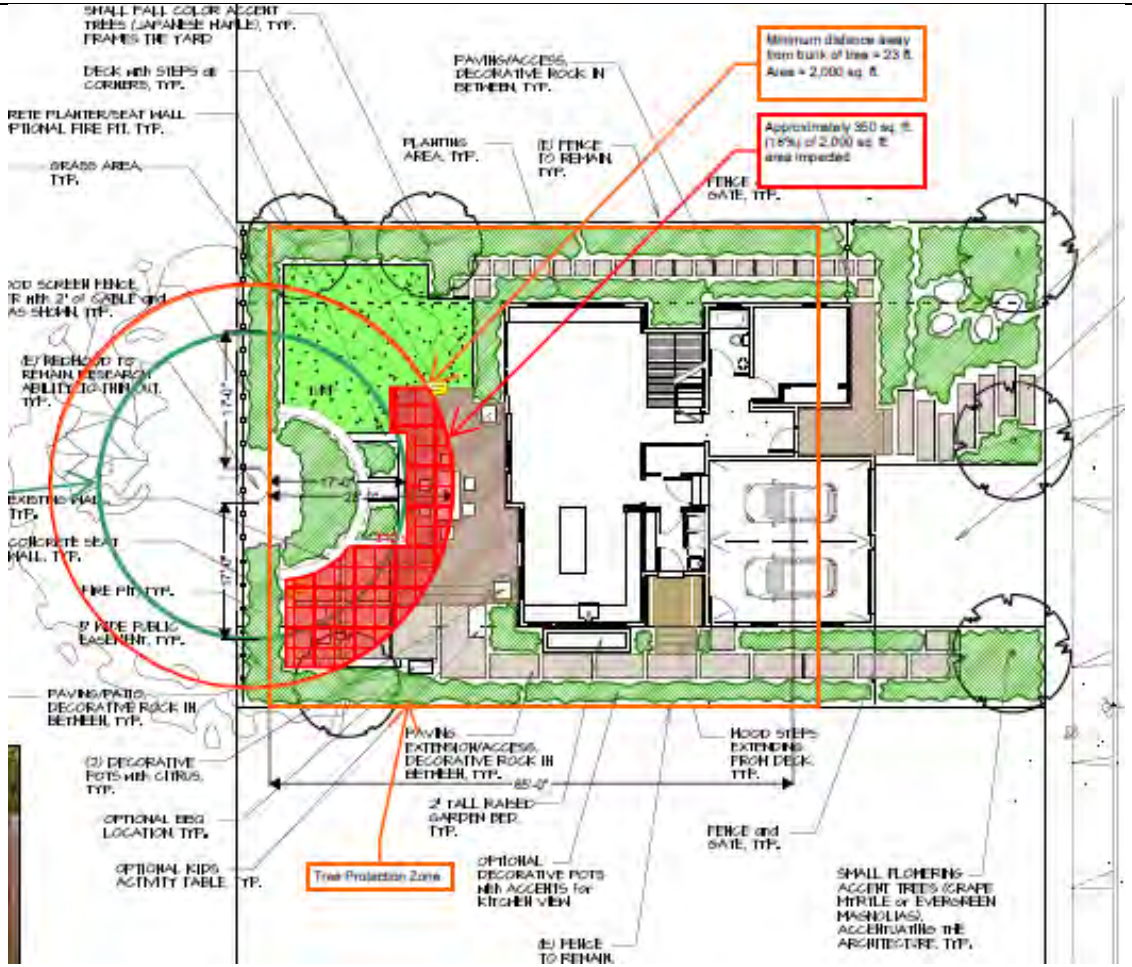
The total square footage of the tree protection zone is 4,225 sq. ft. (65 feet x 65 feet). Approximately 50% of the tree protection zone will be impacted, the majority of the construction is taking place outside the dripline and outside the recommended minimal distance away from the trunk of the tree.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA



Dripline of redwood tree shown by red circle at 17’ radius.

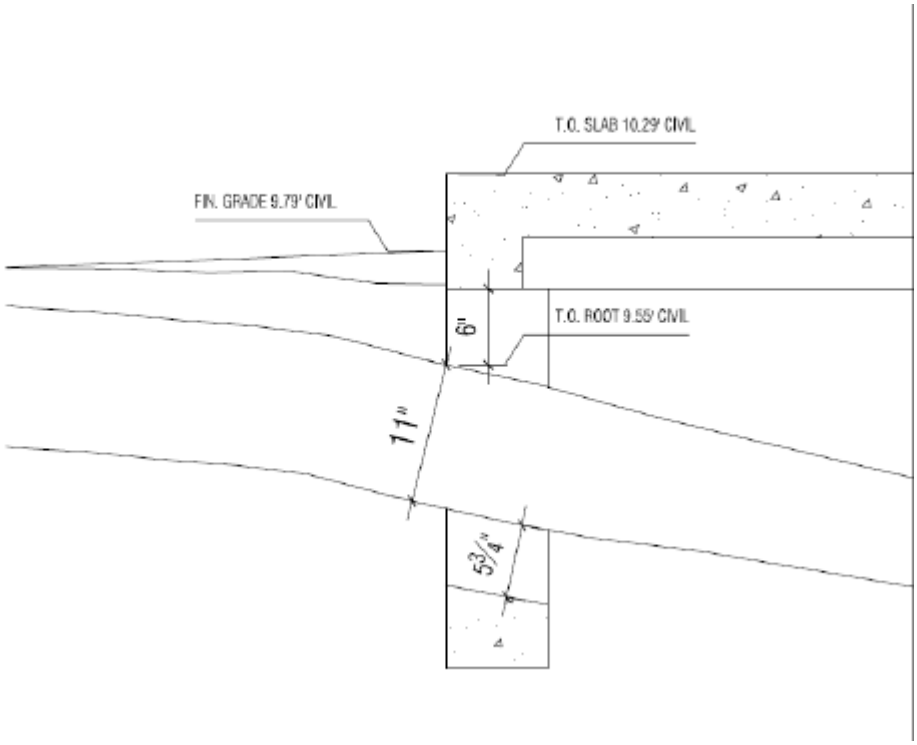
Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA



The total square footage of the tree protection zone is 4,225 sq. ft. The recommended minimal distance away from the trunk of the tree of 23 feet around the tree is approximately 2,000 sq. ft. and approximately 18% or 350 sq. ft. will be impacted. Only 18% of the area will be impacted, it is minimal in relation to the overall percentage of the area of the tree that will not be impacted by the proposed construction.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

Example Detail of Bridging a Root Through a Concrete Footing



Pruning

Pruning or "thinning" should primarily focus on reducing limb failure by minimizing hazardous conditions by reducing foliage mass and branches with defects. Lift canopy only for clearance and only where needed. Remove dead branches while retaining small-diameter interior live branches. The latest research shows that shortening a branch markedly reduces motion on that branch and subsequent damage in wind. Limit removal of live foliage to less than 10 percent from a mature tree. Over pruning a tree removes live tissue on a mature tree and forces it to react and expend energy unnecessarily[2]. Do not remove tree roots under the tree's canopy.

This tree canopy may require pruning due to the low hanging small branches up to 8' from the ground for equipment clearance. No branches over 2" shall be cut. Pruning of tree should be in accordance with industry standards (International Society of Arboriculture or ANZI 133.1). I recommend Canopy.org in order to locate a qualified tree pruning company.

[2] http://hort.ifas.ufl.edu/woody/preventive-pruning.shtml

Tree Protection Measures

Recommendations presented within this section serve as general design guidelines to help mitigate or avoid damage in conformance with the City requirements. They are subject to revision upon reviewing the project plans and the Project Arborist should be consulted in the event any cannot be feasibly implemented. Please note all referenced distances from trunks are intended from the closest edge (face of) their outermost perimeter at soil grade.

1. Underground utilities and services should be routed beyond the TPZ. Where this is not feasible, the section of line(s) within the TPZ should be directionally toward at least 4 feet below existing grade or installed by other means to avoid an open trench.

2. **Staging area and route(s) of access should be not be within the TPZ of the protected trees. Equipment access should only occur beyond the TPZ.**

3. To restrict spoils and runoff from traveling into root zones, the future erosion control design should establish any silt fencing and or straw wattles away from the tree's trunk (not against it) and as close the canopy's edge as possible.

4. Irrigation should not spray the trunk.

5. Warning signs must be prominently displayed in each side of protection fencing and be a minimum of 8.5 x 11 inches in size. Once fencing and signage for street trees are installed, the City's Public Works Department must be contacted to visit the site to verify installation. This warning sign shall be posted to the fencing. A warning sign shall clearly state: WARNING - Tree Protection Zone.

6. Tree trunks shall not be used as a winch support for moving or lifting heavy loads.

7. Spoils created during digging shall not be piled or spread on unpaved ground within the TPZ.

8. Great care must be taken by equipment operators to position their equipment to avoid the trunks and branches, including the scorching of foliage. Where a conflict exists, the Project Arborist can be consulted to provide a feasible solution. Additional charges may apply.

9. Dust accumulating on trunks and canopies during dry weather periods shall be washed away every 3 to 4 months.

10. The disposal of harmful products is prohibited beneath the canopies.

11. Herbicide should not be used with a TPZ on site or should be labeled for safe use near trees.

12. Tilling, ripping, and compaction within the TPZ shall be avoided.

13. Watering schedule for all trees: apply supplemental water monthly during the summer months.

14. Water drainage shall be directed away from protected trees.

Fencing

Type I fence encloses the area throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. Tree fencing shall be erected before demolition, grading or construction begins.

Protective Tree Fencing means a temporary enclosure erected around a tree to be protected at the dripline of the tree. The fence serves three primary functions: 1) to keep the foliage crown, branch structure and trunk clear from direct contact and damage by equipment, materials or disturbances; 2) to preserve roots and soil in an intact and non-compacted state.

REQUIRED WARNING SIGN POSTED TO FENCING

EXAMPLE OF SIGNAGE ON FENCING. PHOTO NOT FROM CURRENT SITE. FOR ILLUSTRATION PURPOSES ONLY.

This warning sign shall be posted to the fencing. A warning sign shall be prominently displayed on the fence. The sign shall be a minimum of 8.5 x 11 inches and clearly state: WARNING - Tree Protection Zone.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

No Dumping Allowed Around the Protect Trees

USE OF HERBICIDE IS NOT ALLOWED WITHIN 20 FEET OF THE TREE'S DRIPLINE. STORAGE OR PARKING VEHICLES, BUILDING MATERIALS, REFUSE, EXCAVATED MATERIALS SPOILS OR DUMPING OF POISONOUS MATERIALS ON OR AROUND TREES AND ROOTS. POISONOUS MATERIALS INCLUDE, BUT ARE NOT LIMITED TO, PAINT, PETROLEUM PRODUCTS, CONCRETE OR STUCCO MIX, DIRTY WATER OR ANY OTHER MATERIAL WHICH MAY BE DELETERIOUS TO TREE HEALTH.

The permanent and temporary drainage design should not require water being discharged within TPZ. The drainage should not require trenching for storm drains or swales within the TPZ.

1. To restrict spoils and runoff from traveling into root zones, the future erosion control design should establish any silt fencing and or straw wattles away from the tree's trunk (not against it) and as close the canopy's edge as possible.

2. Tree trunks shall not be used as a winch support for moving or lifting heavy loads.

3. Spoils created during digging shall not be piled or spread on unpaved ground within the TPZ.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

4. Great care must be taken by equipment operators to position their equipment to avoid the trunks and branches, including the scorching of foliage. Where a conflict exists, the Project Arborist can be consulted to provide a feasible solution.

5. Dust accumulating on trunks and canopies during dry weather periods shall be washed away every 3 to 4 months.

6. The disposal of harmful products is prohibited beneath the canopies.

7. Herbicide should not be used with a TPZ on site or should be labeled for safe use near trees.

8. Make sure irrigation does not hit base of trunk.

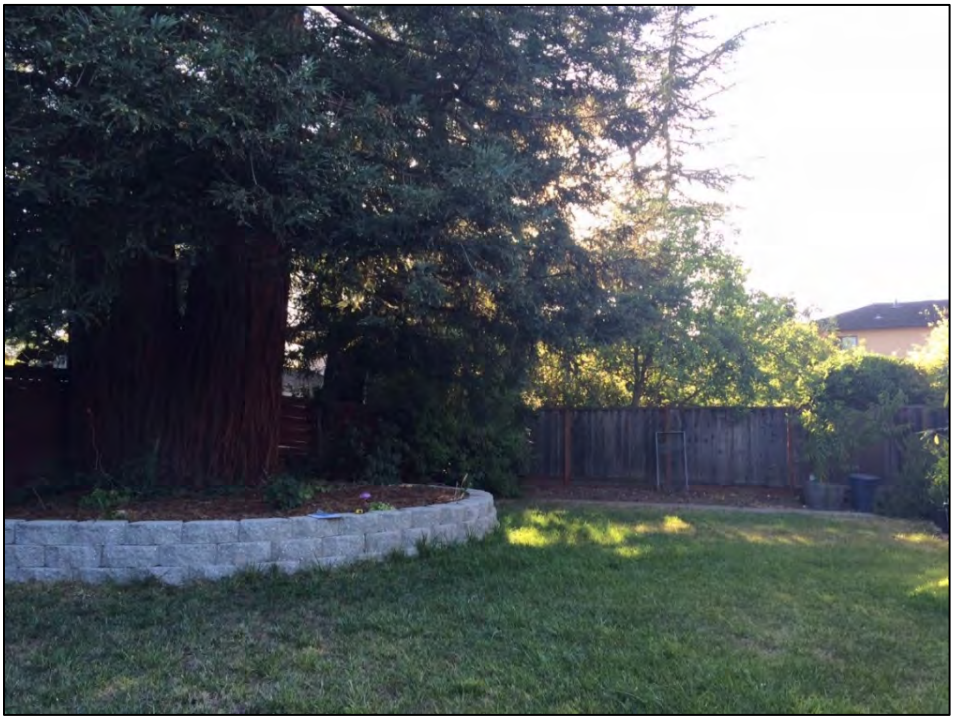
Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

Site Photos

Tseng's redwood tree.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

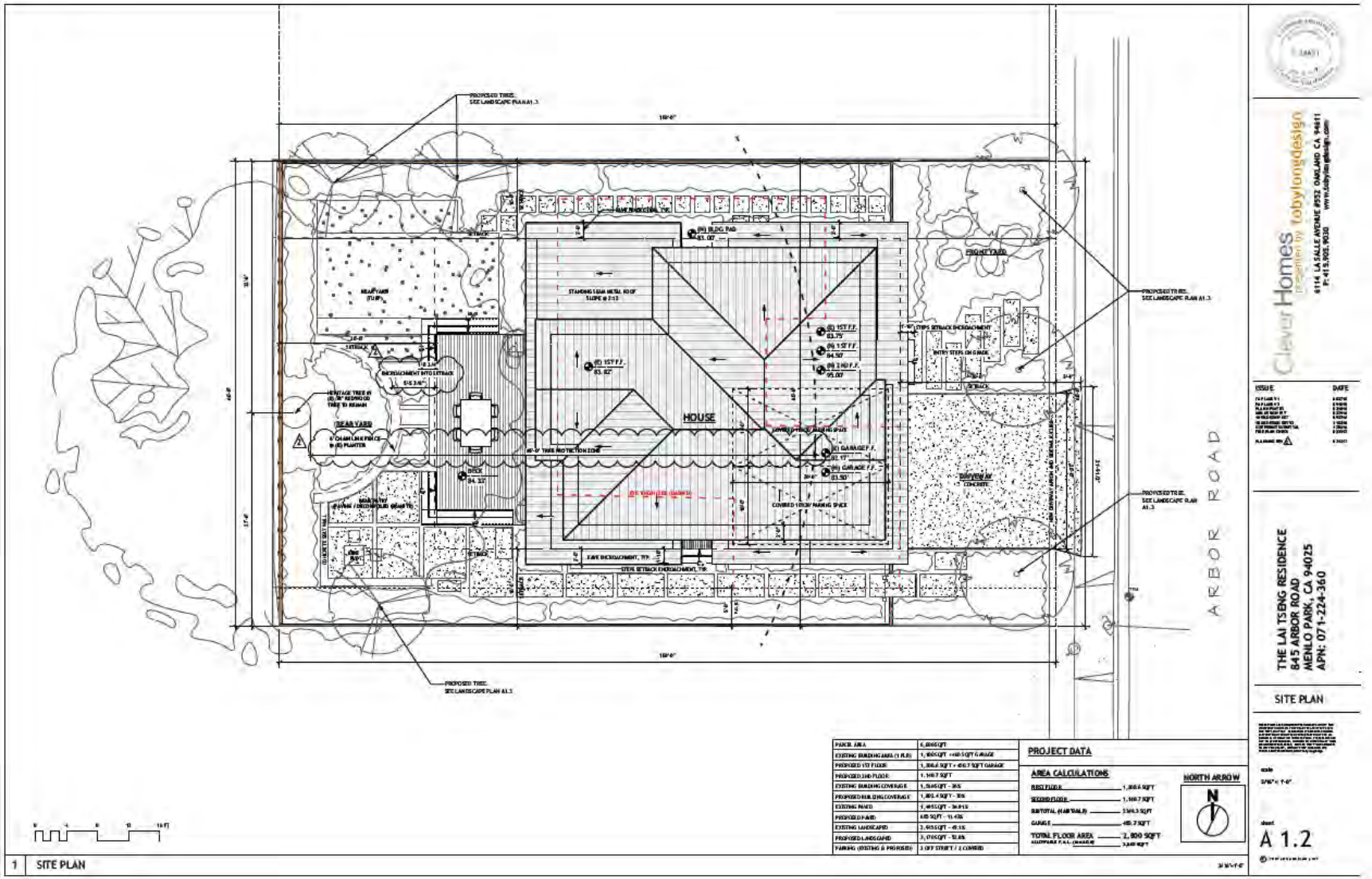
Tree protection zone fencing 6-foot chain link fence.



Do not disturb the existing roots in the raised planter. Do not removed leaf litter from planter.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

Site Plan



Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

2016 Aerial Photos

No heritage trees are planted within 10 feet of the property line from the adjacent properties.

Alex Lai and Jessy Tseng
845 Arbor Road
Menlo Park, CA

Qualifications

I am president of Evergreen Arborists Consultants, Inc. with over 32 years of experience in the landscape industry. My background includes hands-on experience in tree care, landscape maintenance, construction, and irrigation management. I have a Master's degree in plant science from California State Polytechnic University, Pomona. I have provided detailed investigations, independent analysis, and expert witness testimony since 2003. I am a Registered Consulting Arborist with the American Society of Consulting Arborists (ASCA), a certified arborist and a tree risk assessor (TRAQ) with the International Society of Arboriculture (ISA), a licensed pesticide applicator (QAL) with the state of California, and a (C-27) California licensed landscape contractor.

Assumptions and Limitations

Limits of Agreement

My examination of the trees is based on my visual inspection of the trees. My site examination and the information in this report is limited to the date and time the inspection occurred. The information in this report is limited to the condition of the trees at the time of my inspection. My examination is not considered as a tree risk assessment of any tree. This report is not intended as, and does not represent, legal advice and should not be relied upon to take the place of such advice.

Purpose and Use of Report

This report presents my observations and opinions concerning the trees observed. My report provides my evaluation of the trees on the site. This report is intended for the exclusive use of the client and Toby Long and used at their discretion.

My field methods were evaluated with a 100 percent ground visual survey. No climbing, excavating, coring, boring, sounding of the trunk, or drilling was performed. Trees that require an additional inspection for risk and hazard evaluation beyond the visual ground inspection will be billed under a separate proposal. All inspections are visual ground inspections and are not considered as a risk inspection. No digging, root collar excavation, drilling, coring, or climbing was performed. A risk assessment would include but not be limited to a root collar excavation, climbing the tree, and further examining the upper side of branches and upper trunk and stems. My site examination and the information in this report were limited to the date and time the inspection occurred. The information in this report was limited to the condition of the trees during my inspection.

Additional inspection(s) require a separate agreement between both parties in writing. Site inspections are only provide a "snapshot" of the tree. Changes in environmental conditions such as but not limited to construction, surrounding site changes, flooding, root damage, fires, pruning practices, lack of maintenance, grade changes, and wind can impact the tree's conditions, structure, safety, risk factor, and health, etc. A consulting arborist cannot detect every condition

that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and/or below ground under the tree. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. Likewise, remedial treatment does not guarantee outcome or results. The web provides numerous tree risk assessment sites that offer tips for tree care and detecting and/or identifying potential tree hazards. If the client believes the tree's condition has changed since the date of this inspection, the arborist should be contacted ASAP. Future inspections, canopy inspections, and root collar examinations are under the client's discretion.

Evergreen Arborists Consultants, Inc., or its employees, or related companies, makes no guaranties, express or implied to the trees health, risk, hazard, condition, potential for failure or future condition. Evergreen Arborists Consultants, Inc., or its employees shall not be liable to client/owner or any other party(s) for loss of property, loss of life, loss of use, loss of profits or income(s), special damages, incidental damages, consequential damages, incidental damages, or damages arising from the failure of inspection(s) or weather conditions. The client shall hold this arborist harmless against any and all claims for injuries to persons or property on the premises.

A consulting arborist is a tree specialist who uses their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice. Any treatment(s), such as pruning and removal of trees, but not limited to, property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. are beyond the scope of this work. This arborist relies and accepts information from his client to be complete and accurate. The client hiring this arborist accepts full responsibility for authorizing the recommended treatment(s) or remedial measure(s) and holds this arborist harmless. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **4/24/2017**
Staff Report Number: **17-022-PC**

Public Hearing: **Use Permit/Goldsilverisland Properties LLC/674-676 Partridge Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish two one-story, single-family residences and a detached two-car garage, and construct two two-story, single-family residences and a detached one-car garage on a substandard lot with respect to lot width in the R-2 (Low Density Apartment) zoning district, at 674-676 Partridge Avenue. The proposal includes the removal of one heritage black acacia tree in the right rear area of the parcel as well as administrative review of a tentative parcel map to subdivide the project into two condominium units. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 674-676 Partridge Avenue in the Allied Arts neighborhood. It is immediately surrounded by R-2 parcels, except for the rear, where the parcel adjoins properties zoned R-1-U (Single Family Urban). The parcel to the right of the subject site is developed with a one-story single family home at the front and a two-story single family home at the rear, and the parcel to the left is developed with two two-story single family homes. The neighborhood is a mix of single family and multiple family developments, generally developed in a similar style to the proposed site layout, with some larger multi-family developments located throughout the neighborhood. A location map is included as Attachment B.

Analysis

Project description

The site is currently developed with two one-story, single-family residences and a detached two-car garage. The applicant is proposing to demolish the existing buildings and redevelop the site with two two-story, single-family residences and a detached one-car garage. The subject lot is substandard with regard to lot width, with a lot width of 50 feet where 65 feet is required. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The site is designed with one unit in the front, one unit in the rear with an attached one-car garage, and a

detached one-car garage between the two units. With the exception of the garage location, the units would have identical floor plans and would each have four bedrooms and three bathrooms, with three of the bedrooms and two of the bathrooms located on the second floor. The proposed total floor area for both units would be 3,760.4 square feet where 3,767.6 square feet is the maximum allowed. The maximum height of each dwelling unit would be 24 feet, which is well below the maximum allowable height of 28 feet.

The proposed development would meet all other R-2 development regulations, including the required minimum yards, daylight planes, maximum second-floor FAL, and landscaping. The project would have a landscape area of approximately 47 percent, where 40 percent is the minimum required. The project would result in a building coverage of 29 percent, where 35 percent is the maximum allowed.

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

Design and materials

The project applicant indicates that the proposed residences are designed as modern variations on the colonial style. The applicant states that the homes would use colonial details such as gable returns, horizontal siding, detailed eave and window trim, and columns. The residences would feature “HardiePlank” (or equivalent) horizontal siding on all elevations. Each unit would have composition shingles on the roof. The proposed units would be comparable in design and materials with the exceptions that Unit #1 would have the full length of the fireplace shown on the exterior and Unit #2 would have an attached garage. Locating the garage to the rear of Unit #1 would conceal this parking feature on this relatively narrow parcel and create a more prominent entry with a more pedestrian-oriented street presence. The porch columns would be non-tapered colonial wood posts with caps and bases. The stone veneer would be used on the chimneys. The windows for both units would be interior and exterior simulated divided lites with spacer bars in between the glass. The windows on the second floor of both units mostly would have a sill height of four feet, eight inches, which would limit the potential for privacy impacts. The one window on the east elevation of Unit #2 with a sill height of one foot, eight inches would be obscured to ensure privacy of the adjacent neighbors.

The applicant has provided visual interest by utilizing varying rooflines, projections and recesses, and adding articulation through wood trims and colonial architectural accents as described above. The attached garage of Unit #2 would feature a decorative carriage-style wood garage door. The detached one-car garage for Unit #1 would also feature cladding and ornamentation consistent with the two residences and a decorative carriage-style wood garage door; however, it would not be visible from the street. Most of the residences in the area are varied between one- and two-story and represent various densities and styles, with newer developments generally containing two detached units similar to the proposed site layout. Staff believes that the scale, materials, and style of the proposed residences are compatible with the neighborhood.

Trees and landscaping

There are 16 trees on or near the project site, including 12 heritage and four non-heritage trees. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of these trees. As part of the project review process, the arborist report was revised to include additional detail and specificity regarding impacts to the two heritage trees closest to the new structure of Unit #2 (trees #8 and 14) and methods to mitigate such impacts.

One heritage black acacia tree (tree #10) in the right side yard near the rear is proposed to be removed due to its poor condition. One red maple replacement tree is proposed in the left rear corner of the property. The applicant has submitted a heritage tree removal permit application and received tentative approval from the City Arborist pending Planning Commission approval of the overall project. One non-heritage tree (#9, near tree #10) is also proposed for removal.

Prior to the demolition phase of the project, the seven remaining heritage trees on the property (trees #1, 2, 3, 8, 11, 14, and 15) would be protected by tree protection fencing where possible and would have the trunks wrapped with straw wattle and covered with orange plastic fencing. The Tree Protection Plan includes measures for hand digging, irrigation, and inspections as needed. Recommended tree protection measures, including specific measures to ensure the protection of heritage trees #1, 2, 3, 8, 11, 14, and 15, would be ensured through recommended condition 3g.

Parking and circulation

To meet the off-street parking requirements of one covered and one uncovered parking space per dwelling unit, the applicant is proposing a detached one-car garage for the front unit (Unit #1), two uncovered parking spaces, and an attached one-car garage at the rear unit (Unit #2). The 224-square foot detached garage is proposed to be located approximately 31 feet behind Unit #1 and 24 feet from the left side property line to meet the minimum back-up dimension required by the Transportation Division. Two uncovered parking spaces are proposed on either side of the detached garage. The space to the front of the garage would provide required parking for Unit #1 and the space to the rear would provide required parking for the Unit #2. The detached garage is proposed to be approximately 11.5 feet in height, which is lower than the maximum allowable height of 14 feet for accessory buildings. The proposed detached garage would also comply with the daylight plane requirement for accessory buildings.

Correspondence

Staff has not received any correspondence on the proposed project. In the project description letter (Attachment E), the applicant states that they held a neighborhood meeting on September 7, 2017 and received positive feedback.

Conclusion

Staff believes that the scale, materials, and style of the proposed residences would be compatible with those of the existing structures on Partridge Avenue and in the general vicinity. The garages would be concealed and deemphasized to provide focus on the front entry way. The varying rooflines, projections and recesses and colonial architectural details add visual interest to the project. Heritage trees would be protected through the site design and during the construction of the project. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Sunny Chao, Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

LOCATION: 674-676 Partridge Avenue	**PROJECT NUMBER:** PLN2016-00099	**APPLICANT:** Goldsilverisland Properties LLC	**OWNER:** Goldsilverisland Properties LLC

REQUEST: Request for a use permit to demolish two one-story, single-family residences and a detached two-car garage, and construct two two-story, single-family residences and a detached one-car garage on a substandard lot with respect to lot width in the R-2 (Low Density Apartment) zoning district. The proposal includes the removal of one heritage black acacia tree in the right rear area of the parcel as well as administrative review of a tentative parcel map to subdivide the project into two condominium units.

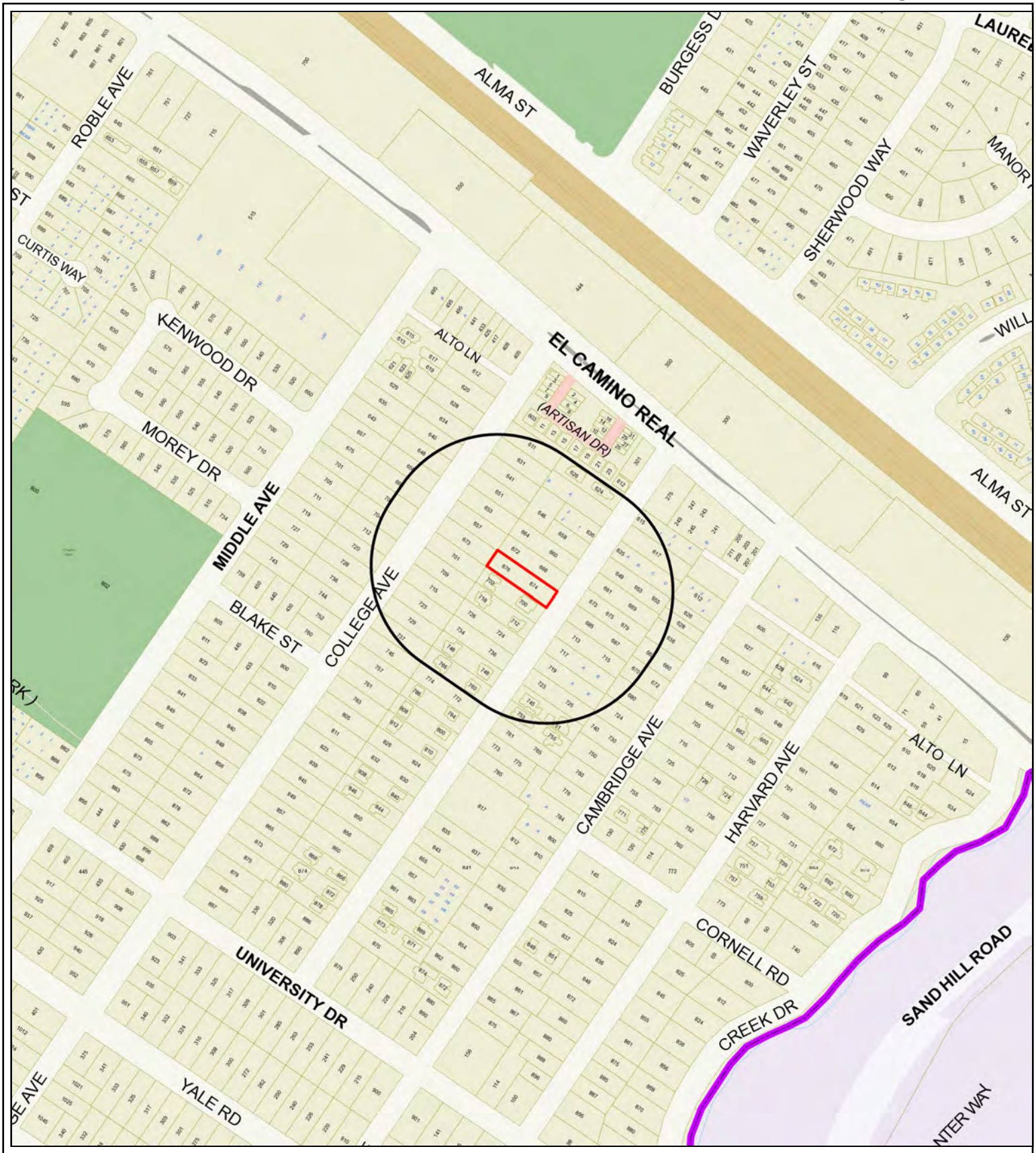
DECISION ENTITY: Planning Commission	**DATE:** April 24, 2017	**ACTION:** TBD

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

ACTION:

1. Make a finding that the project is categorically exempt under Class 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 Hometec Architecture, Inc., consisting of 21 plan sheets, dated received April 12, 2017, and approved by the Planning Commission on April 24, 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.

LOCATION: 674-676 Partridge Avenue	**PROJECT NUMBER:** PLN2016-00099	**APPLICANT:** Goldsilverisland Properties LLC	**OWNER:** Goldsilverisland Properties LLC
REQUEST: Request for a use permit to demolish two one-story, single-family residences and a detached two-car garage, and construct two two-story, single-family residences and a detached one-car garage on a substandard lot with respect to lot width in the R-2 (Low Density Apartment) zoning district. The proposal includes the removal of one heritage black acacia tree in the right rear area of the parcel as well as administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations in the arborist report by Kielty Arborist Services revised on March 21, 2017.			



City of Menlo Park

Location Map

674-676 Partridge Avenue

Scale: 1:4,000 | Drawn By: SYC | Checked By: THR | Date: 4/24/2017 | Sheet: 1

674-676 Partridge Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	9,419 sf	9,419 sf	7,000 sf min.
Lot width	50 ft.	50 ft.	65 ft. min.
Lot depth	188 ft.	188 ft.	100 ft. min.
Setbacks			
Front	21 ft.	25 ft.	20 ft. min.
Rear	20.5 ft.	20 ft.	20 ft. min.
Side (left)	5.1 ft.	5 ft.	5 ft. min.
Side (right)	5.2 ft.	8.7 ft.	5 ft. min.
Building coverage	2,767.1 sf 29 %	2,908 sf 31 %	3,296.7 sf max. 35 % max.
FAL (Floor Area Limit)	3,760.4 sf	2,727.7 sf	3,767.6 sf max.
Square footage by floor		484 sf/garage	
Unit #1	970.8 sf/1st 683.8 sf/2nd 227.3 sf/garage 183.4 sf/porches 7.5 sf/fireplace	1,131 sf/1st 91.4 sf/porch	
Unit #2	970.8 sf/1st 683.8 sf/2nd 223.9 sf/garage 183.4 sf/porches	1,112.7 sf/1st	
Square footage of buildings	4,134.7 sf	2,819.1 sf	
Building height			28 ft. max.
Unit #1	24 ft.	16.3 ft.	per unit
Unit #2	24 ft.	14.6 ft.	
Parking	2 covered/2 uncovered	2 covered	1 covered/1 uncovered per unit
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees*	12	Non-Heritage trees**	4	New Trees 1
	Heritage trees proposed for removal	1	Non-Heritage trees proposed for removal	1	Total Number of Trees 15

*Includes two trees in the right-of-way, one tree on the adjacent right rear property, and one tree on the adjacent rear property.

**Includes one tree in the right-of-way and two trees on the adjacent right property.

TWO NEW HOMES FOR

GOLDSILVERISLAND PROPERTIES, LLC

674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

OWNER
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Ying-Min Li
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yingminli@hotmail.com
408-896-3369

ARCHITECT
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Green Civil Engineering
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SOILS ENGINEER
CAPEX Engineering
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capexinc888@gmail.com

HISTORIC CONSULTANT
Urban Programmers
Bonnie Bamberg
10710 Ridgeview Avenue
San Jose, CA 95127
408-254-7171
bbamburg@usa.net

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 5-1-17	2

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

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

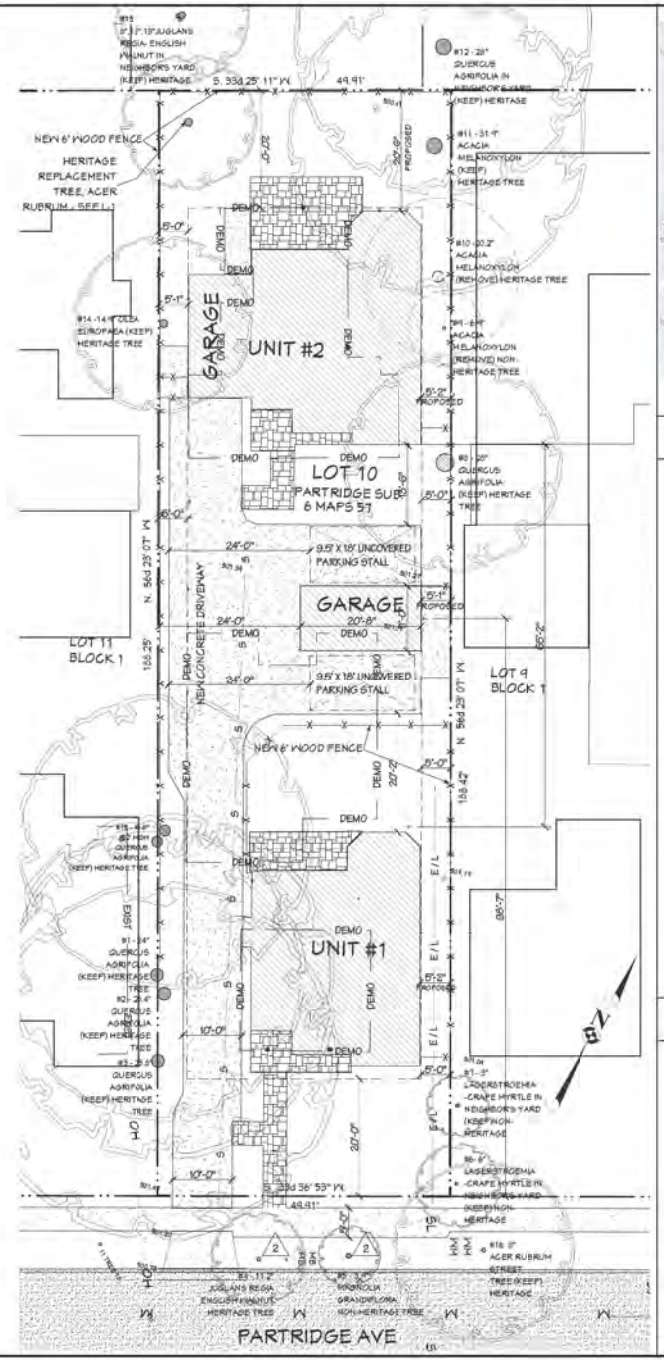
Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	T-1
of	Sheets

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1H	Coast live oak (*Quercus agrifolia*)	24	55	45/35	Good vigor, poor-fair form, heads south over neighbor's.
2H	Coast live oak (*Quercus agrifolia*)	25.4	55	45/40	Good vigor, poor-fair form, leans east over property. 1 foot from drive.
3H	Coast live oak (*Quercus agrifolia*)	25.8	50	40/45	Good vigor, fair form, leans east over drive.
4S	English walnut (*Juglans regia*)	11.2	45	30/30	Poor-fair vigor, poor form, codominant at 5 feet.
5S	Southern magnolia (*Magnolia grandiflora*)	3.9	55	10/10	Fair vigor, fair form, water stressed.
6S	Crepe myrtle (*Lagerstroemia indica*)	6est	65	20/15	Good vigor, fair form, codominant at 4 feet.
7S	Crepe myrtle (*Lagerstroemia indica*)	3est	60	15/15	Good vigor, fair form, leans west.
8H	Coast live oak (*Quercus agrifolia*)	28	60	50/45	Good vigor, poor-fair form, codominant at 5 feet.
9	Black acacia (*Acacia melanoxylon*)	6.9	45	35/25	Fair vigor, poor-fair form suppressed.
10H	Black acacia (*Acacia melanoxylon*)	20.2	40	45/35	Good vigor, poor crotch, poor crotch at 12 feet (split).
11H	Black acacia (*Acacia melanoxylon*)	31.9	50	45/40	Poor-fair vigor poor form, multi leader at 18 feet.
12/*1	Coast live oak (*Quercus agrifolia*)	28	55	55/40	Good vigor, fair form, leans north.
13/*H	English walnut 18-13-13 (*Juglans regia*)		50	35/40	Poor vigor, fair form, nearly dead.
14	Olive (*Olea europaea*)	14.9	50	40/35	Poor-fair vigor, fair form, codominant at base.
15H	Coast live oak 48.8at2' (*Quercus agrifolia*)		50	45/45	Good vigor, poor form, poor crotch at 2 feet.
16/*S	Red maple (*Acer rubrum*)	8.1	50	30/25	Good vigor, poor form, large scar on western trunk.

*Indicated neighboring or shared tree. H indicates heritage tree. S indicates street tree.

SHEET INDEX



VICINITY MAP

SITE DATA

A.P.N.:	071 - 41 - 330		
ZONING:	R - 2		
LOT SIZE:	9,419 S.F.		
EXISTING HOUSE:			
	UNIT #1	UNIT #2	TOTAL:
FIRST FLOOR:	970.7 S.F.	970.7 S.F.	1,941.4 S.F.
SECOND FLOOR:	683.7 S.F.	683.7 S.F.	1,367.4 S.F.
TOTAL HOUSE:	1,654.4 S.F.	1,654.4 S.F.	3,308.8 S.F.
GARAGE (ATTACHED):	220 S.F.		
GARAGE (DETACHED):	231 S.F.		
GARAGE TOTAL:	451 S.F.		
COVERED PORCHES:	374 S.F.		
LOT COV. ALLOWED:	9,419 X .55 = 5,180.8 S.F.		
PROPOSED:	2,767 S.F. = 29.5%		
F.A.L. ALLOWED:	9,419 X .40 = 3,767.6 S.F.		
PROPOSED:	3,308.8 + 451 = 3,759.8 S.F. = 39.9%		
2nd FLOOR F.A.L. ALLOWED:	9,419 X .15 = 1,412.85 S.F.		
PROPOSED:	1,367.4 = 14.5%		

TYPE OF CONSTRUCTION: VB

OCCUPANCY GROUP: R-3, U

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

NEW HOUSE

EXISTING HOUSE REMOVED

EXISTING HOUSE

CONCRETE WALK

FLAGSTONE WALK

SITE PLAN

1" = 10'-0"

REVISIONS	BY
*LANNING 2-19-16	1
*LANNING 5-1-17	2

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

TWO NEW HOMES FOR:

GOLDSILVERISLAND PROPERTIES, LLC

674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date: 8 - 29 - 16

Scale: 1" = 10'-0"

Drawn: RAH

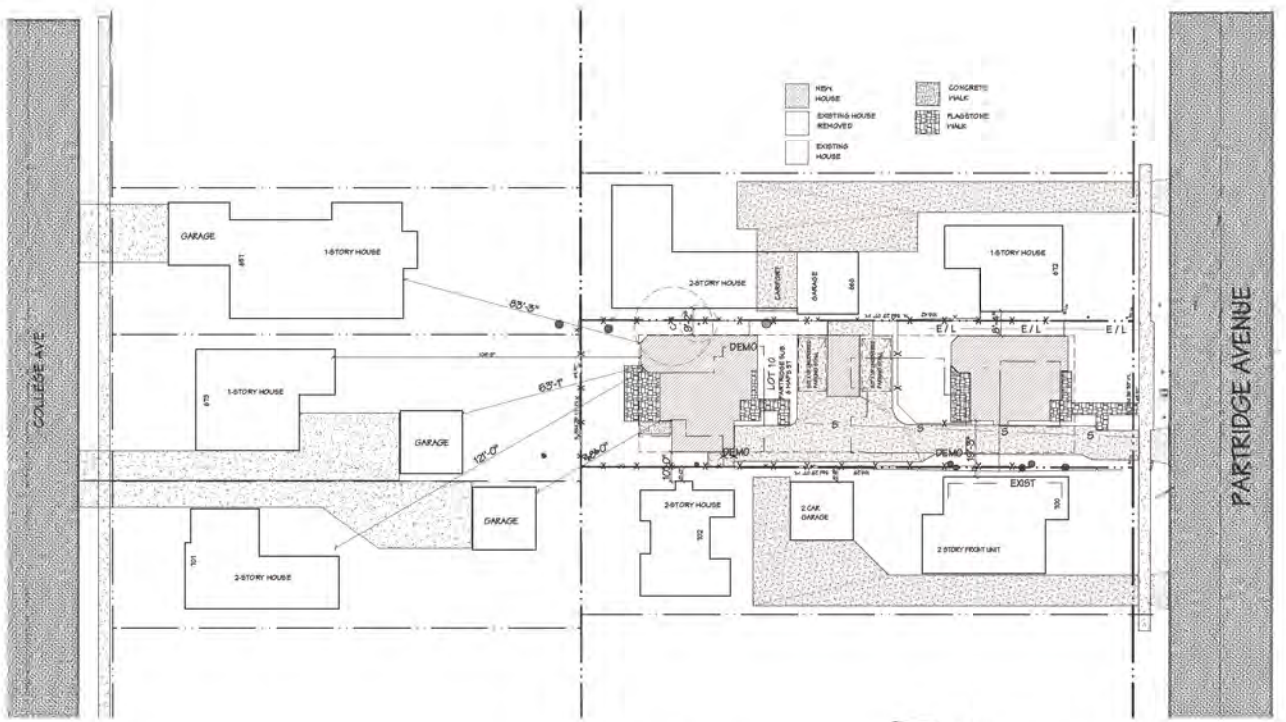
Job: 16-024

Sheet: A-1

of Sheets

STREET SCAPE

1/8" = 1'-0"



AREA PLAN

1" = 20'-0"

REVISIONS	BY
PLANNING 12-09-16	1
PLANNING 5-1-17	2

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619 NORTH FIRST STREET, SAN JOSE, CA 95112

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

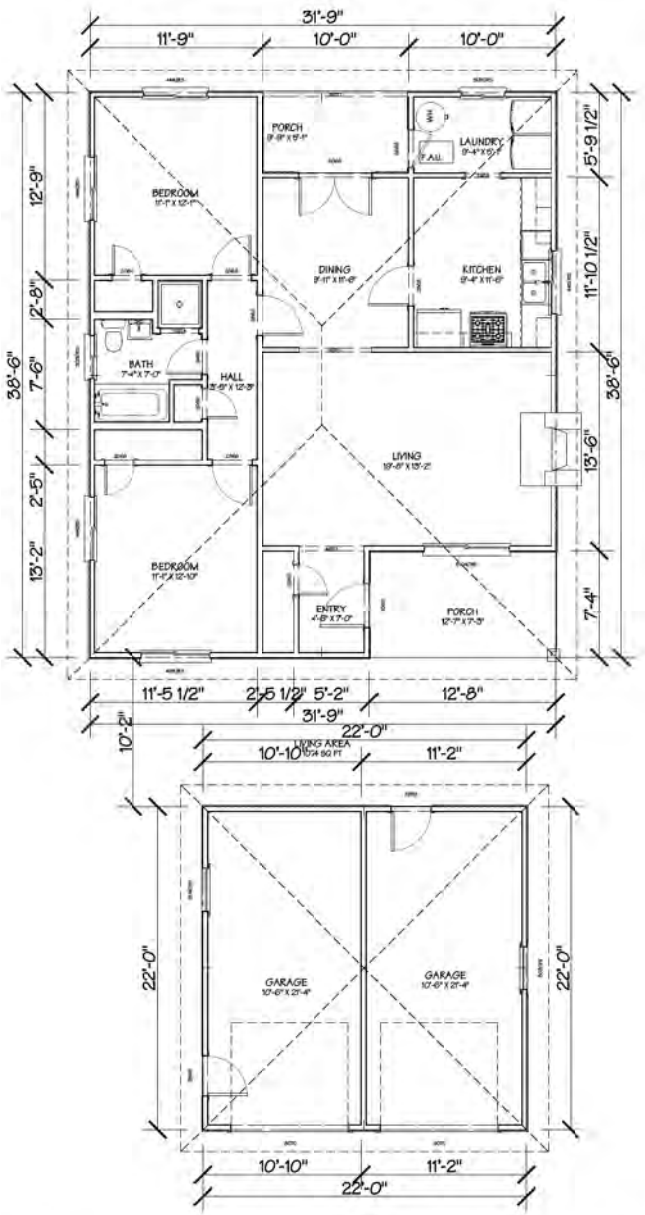
Date	9 - 29 - 16
Scale	1/8" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-1.2
of	Sheets

EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION



EXISTING FRONT HOUSE FLOOR PLAN

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 5-3-17	2

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

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-2
of	Sheets

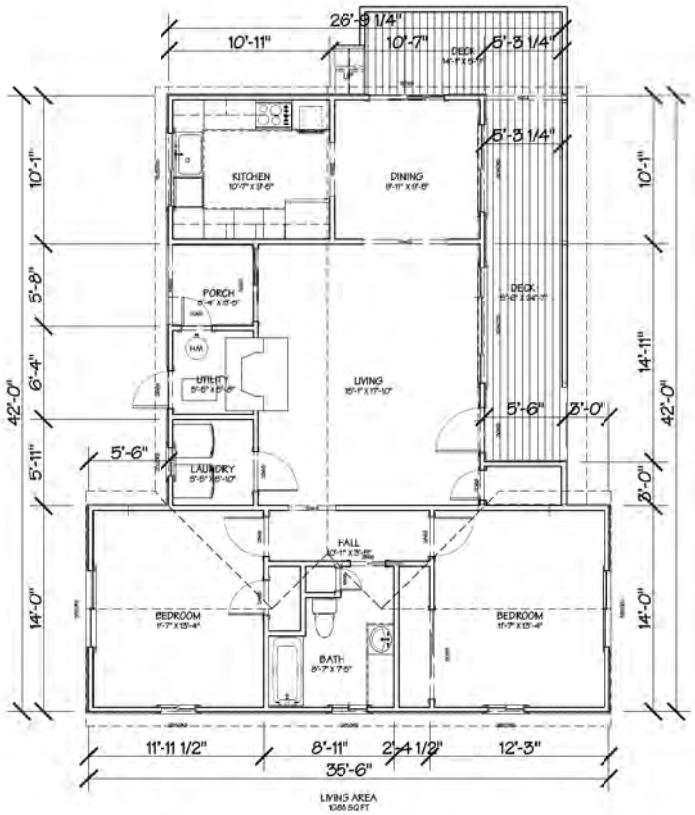
D4

EXISTING EAST ELEVATION

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION



EXISTING REAR HOUSE FLOOR PLAN

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 5-3-17	2

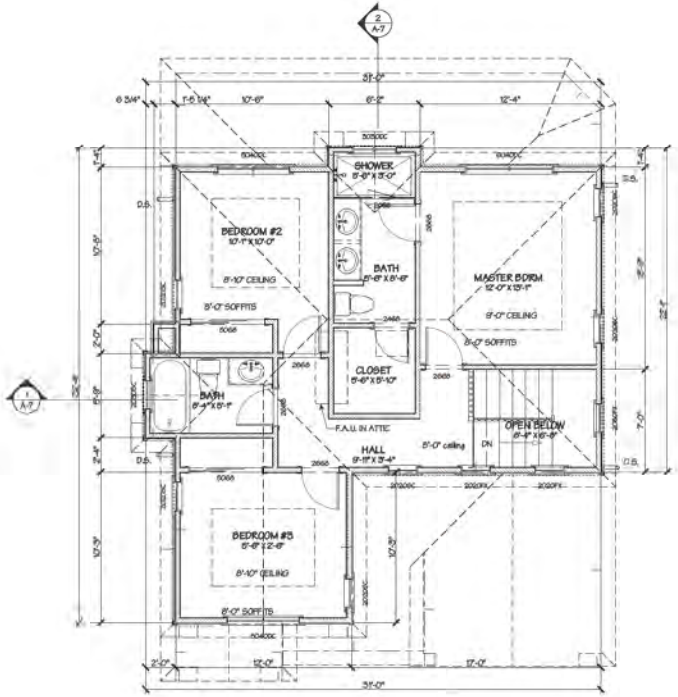
HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
A.I.A.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

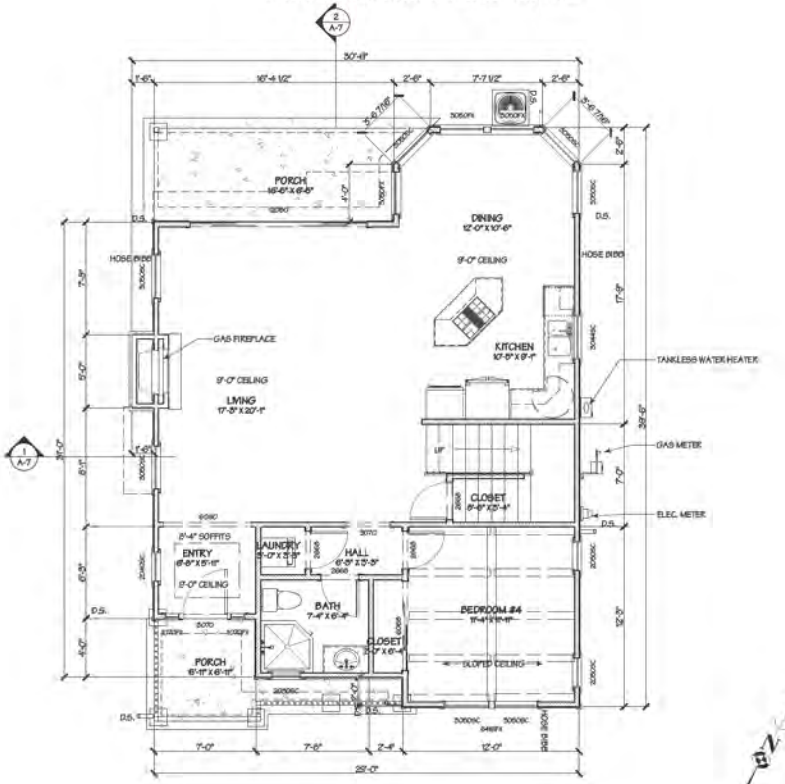
Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-2.2
of	Sheets

PROPOSED REAR PERSPECTIVE

PROPOSED FRONT PERSPECTIVE



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

UNIT #1

REVISIONS	BY
PLANNING 12-09-16	1
PLANNING 5-1-17	2

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
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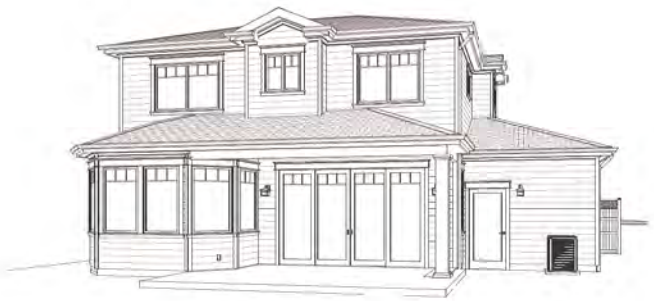
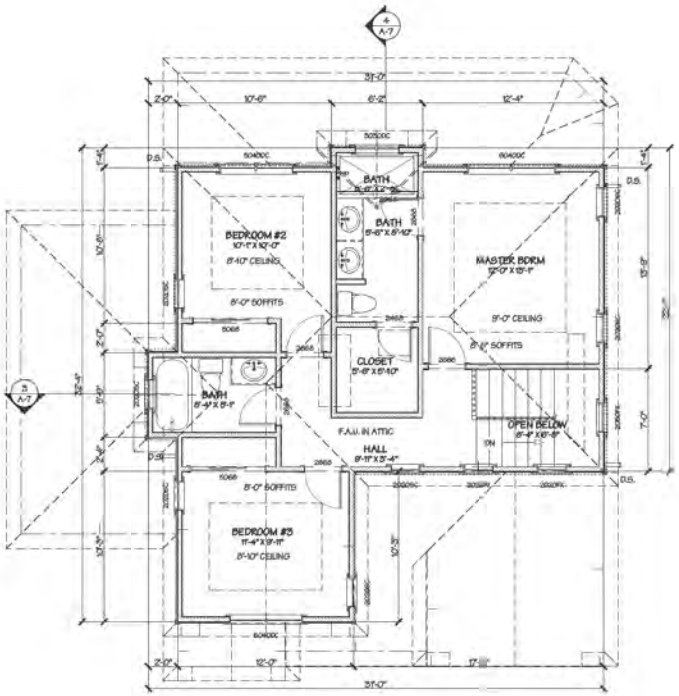
TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-3
of	Sheets

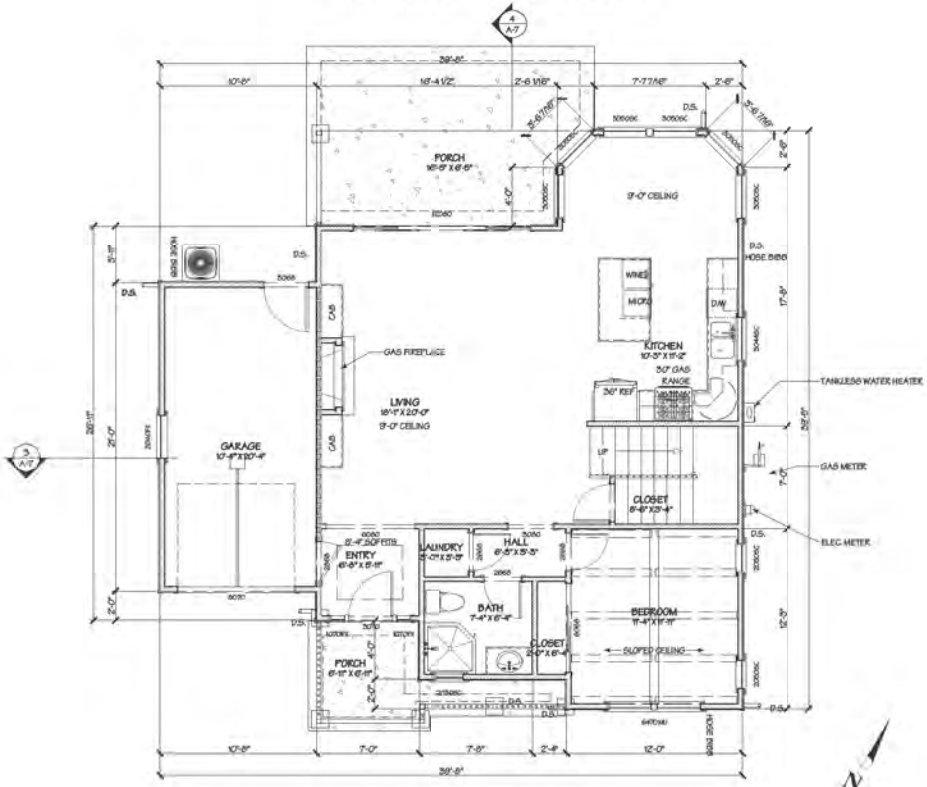


PROPOSED REAR PERSPECTIVE

PROPOSED FRONT PERSPECTIVE



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

UNIT #2

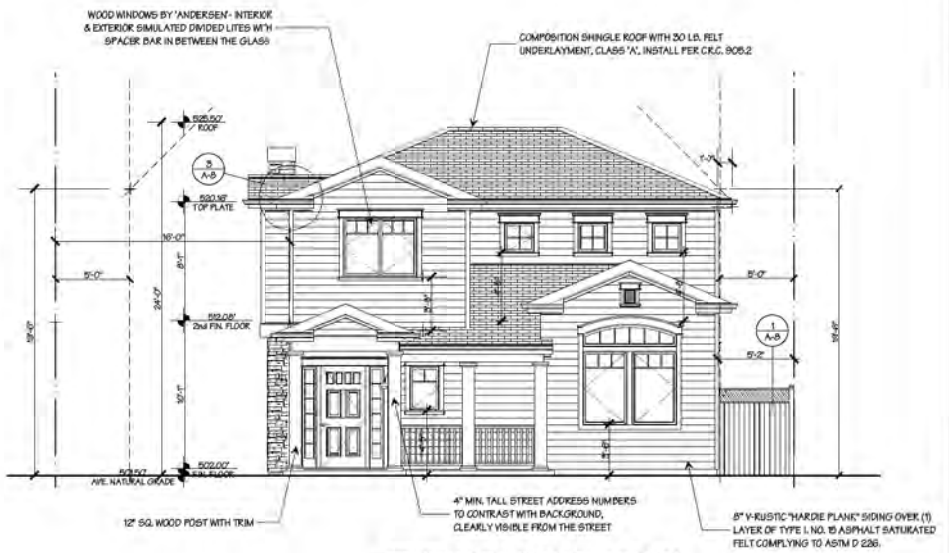
REVISIONS	BY
PLANNING 12-09-16	1
PLANNING 5-1-17	2

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

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9-29-16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-4
of	Sheets

PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION

501.68 + 501.32 = 1,003.0 / 2 = 501.50

AVE. NATURAL GRADE = 501.50'

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

UNIT #1

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 5-1-17	2

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN
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TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-5
of	Sheets

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION

501.68 + 501.32 = 1003/2 = 501.50

AVE. NATURAL GRADE = 501.50'

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

UNIT #2

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 5-1-17	2

HOMETEC ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
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TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-6
of	Sheets

1 PROPOSED SECTION

3 PROPOSED SECTION

2 PROPOSED SECTION

UNIT #1

4 PROPOSED SECTION

UNIT #2

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 5-1-17	2

HOMETEC
ARCHITECTURE, INC.
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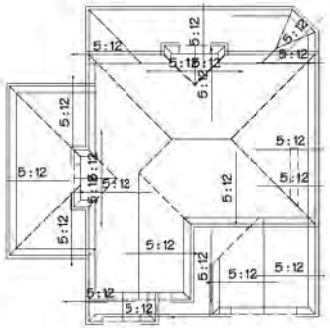
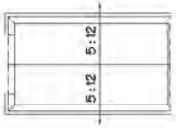
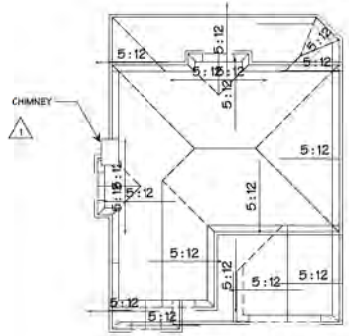
Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-7
of	Sheets

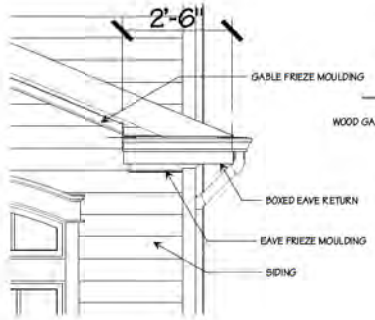


ROOF PLAN

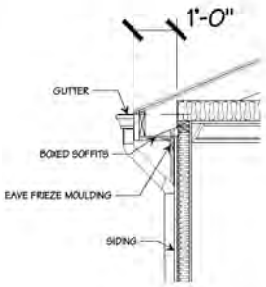
1/8" = 1'-0"



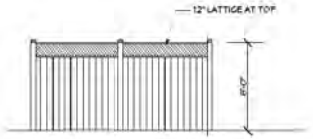




3 GABLE TRIM



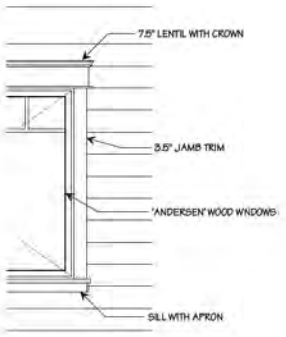
2 EAVE TRIM



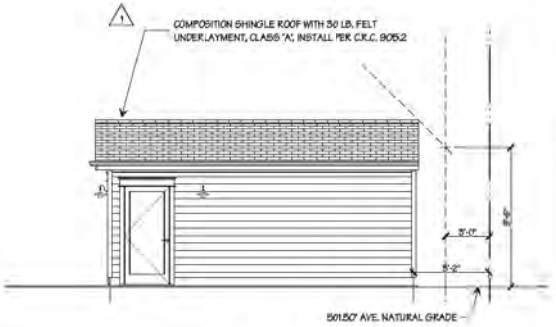
1 WOOD FENCE

WEST ELEVATION

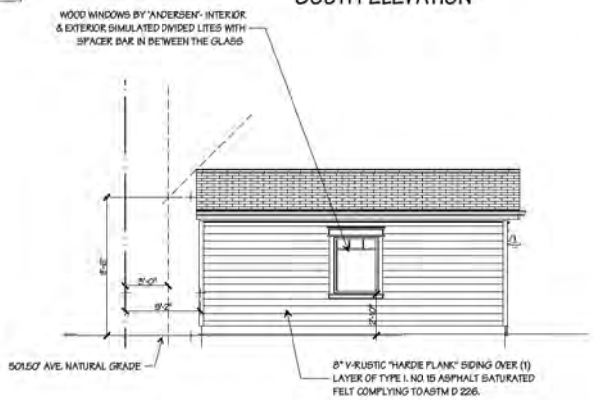
EAST ELEVATION



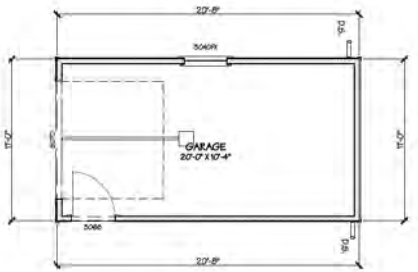
4 WINDOW TRIM



SOUTH ELEVATION



NORTH ELEVATION



GARAGE FLOOR PLAN

REVISIONS	BY
PLANNING 2-19-16	1
PLANNING 1-3-17	2

HOMETEC
ARCHITECTURE, INC.
RICHARD A. HARTMAN A.I.A.
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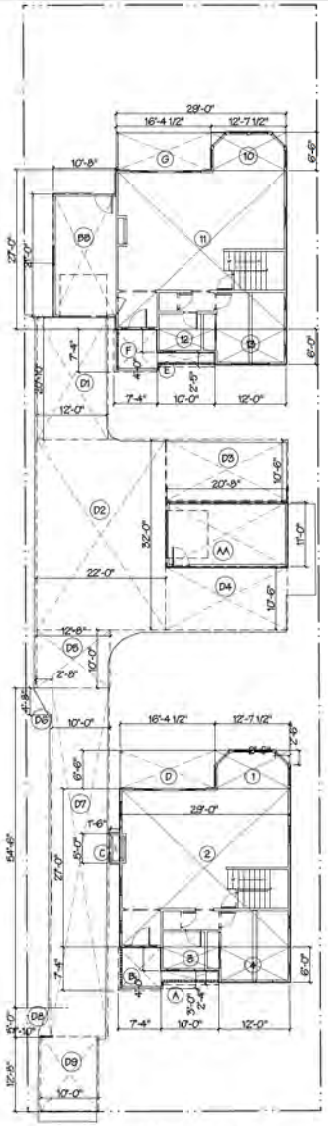
TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9 - 29 - 16
Scale	1/4" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-8
of	Sheets

D11



DRIVEWAYS & UNCOVERED PARKING

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
D1	12.00	20.83	249.96	0.00	249.96
D2	22.00	32.00	704.00	0.00	704.00
D3	20.66	10.50	216.93	0.00	216.93
D4	20.66	10.50	216.93	0.00	216.93
D5	12.66	10.00	126.60	0.00	126.60
D6	2.66	4.66	12.40	6.20	6.20
D7	10.00	59.60	596.00	0.00	596.00
D8	1.83	5.00	9.15	4.58	4.58
D9	10.00	12.66	126.60	0.00	126.60
			0.00	0.00	0.00
GRAND TOTAL					2247.79

BUILDING COVERAGE

UNIT #1 = 970.7
UNIT #2 = 970.7
GARAGES = 451.12
PORCHES & FIREPLACE = 374.38

TOTAL = 2,766.9 S.F.

LOT COV. ALLOWED: 9,419 X 35 = 3,296.6 S.F.
PROPOSED: 2766.9 S.F. = 29.3%

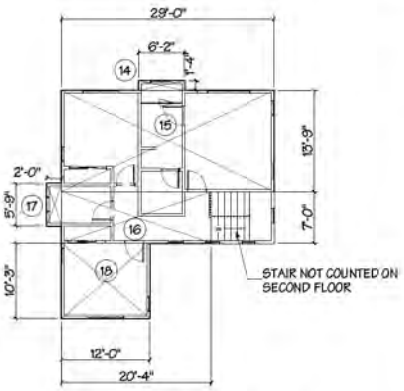
LANDSCAPE COVERAGE

DRIVEWAYS = 2,248 = 24%
BUILDINGS = 2,767 = 29%
LOT SIZE = 9,419

LANDSCAPE TOTAL = 4,404 S.F. = 47%

SITE AREA CALCULATIONS

1" = 10'-0"



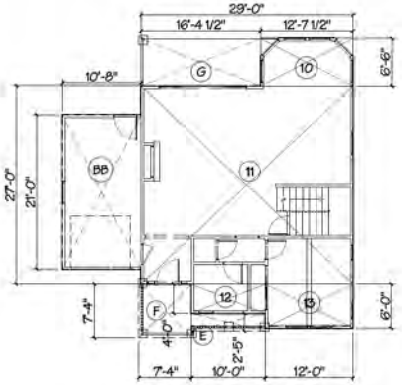
UNIT #2 2nd FLOOR

Unit #2 1st FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
	12.67	6.50	82.03	0.00	82.03
CORNERS	2.50	-2.50	-6.25	0.00	-6.25
	29.00	27.00	783.00	0.00	783.00
	10.00	4.00	40.00	0.00	40.00
	12.00	6.00	72.00	0.00	72.00
			0.00	0.00	0.00
GRAND TOTAL					970.78

Unit #2 2nd FAL CALCULATION

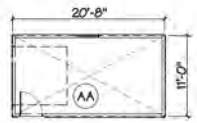
SPACE	DIM	DIM	AREA	AREA/2	TOTAL
	8.16	1.33	8.19	0.00	8.19
	9.00	14.75	398.75	0.00	398.75
	20.33	7.00	142.31	0.00	142.31
	2.00	5.75	11.50	0.00	11.50
	12.00	10.25	123.00	0.00	123.00
			0.00	0.00	0.00
GRAND TOTAL					683.75



UNIT #2 1st FLOOR

BUILDING COVERAGE CALC'S (PORCHES & FIREPLACE)

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	19.00	2.33	73.30	0.00	73.30
B	7.33	7.33	53.73	0.00	53.73
C	1.50	5.00	7.50	0.00	7.50
D	16.37	6.50	106.41	0.00	106.41
E	7.33	10.00	23.30	0.00	23.30
F	7.33	7.33	53.73	0.00	53.73
G	16.37	6.50	106.41	0.00	106.41
			0.00	0.00	0.00
GRAND TOTAL					374.38



GARAGE

GARAGES

AA: 20.66 X 11 = 227.26
BB: 10.66 X 21 = 223.86

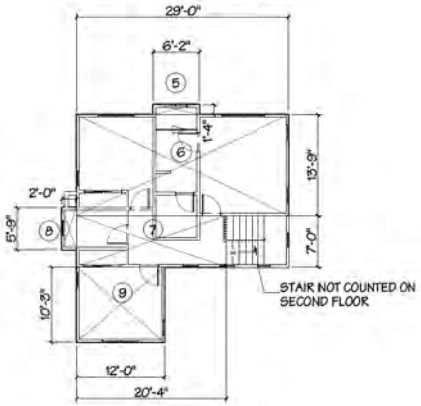
TOTAL = 451.12 S.F.

Unit #1 1st FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
	12.67	6.50	82.03	0.00	82.03
	2.50	-2.50	-6.25	0.00	-6.25
	29.00	27.00	783.00	0.00	783.00
	10.00	4.00	40.00	0.00	40.00
	12.00	6.00	72.00	0.00	72.00
			0.00	0.00	0.00
GRAND TOTAL					970.78

Unit #1 2nd FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
	8.16	1.33	8.19	0.00	8.19
	9.00	14.75	398.75	0.00	398.75
	20.33	7.00	142.31	0.00	142.31
	2.00	5.75	11.50	0.00	11.50
	12.00	10.25	123.00	0.00	123.00
			0.00	0.00	0.00
GRAND TOTAL					683.75



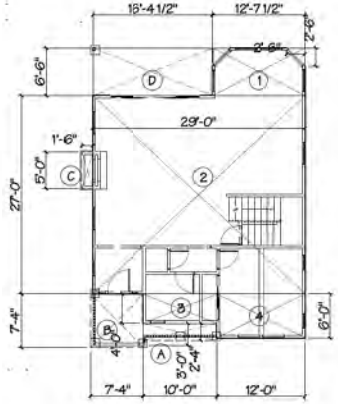
UNIT #1 2nd FLOOR

UNIT #1: 970.7 + 683.7 = 1,654.4
UNIT #2: 970.7 + 683.7 = 1,654.4
TOTAL = 3,308.8 S.F.

GARAGES = 451.1 S.F.
PORCHES = 374.4 S.F.

BUILDING AREA CALCULATIONS

1/8" = 1'-0"



UNIT #1 1st FLOOR

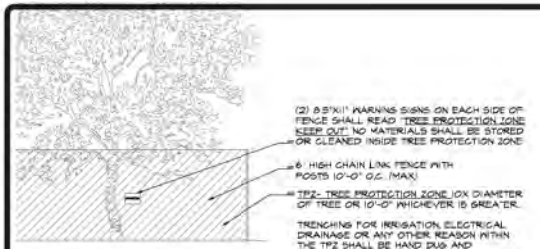
REVISIONS	BY
*LANNING 2-19-16	1
*LANNING 5-1-17	2

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

TWO NEW HOMES FOR:
GOLDSILVERISLAND PROPERTIES, LLC
674, 676 PARTRIDGE AVENUE, MENLO PARK, CA. 94025

Date	9 - 29 - 16
Scale	1/8" = 1'-0"
Drawn	RAH
Job	16-024
Sheet	A-9
of	Sheets

D12



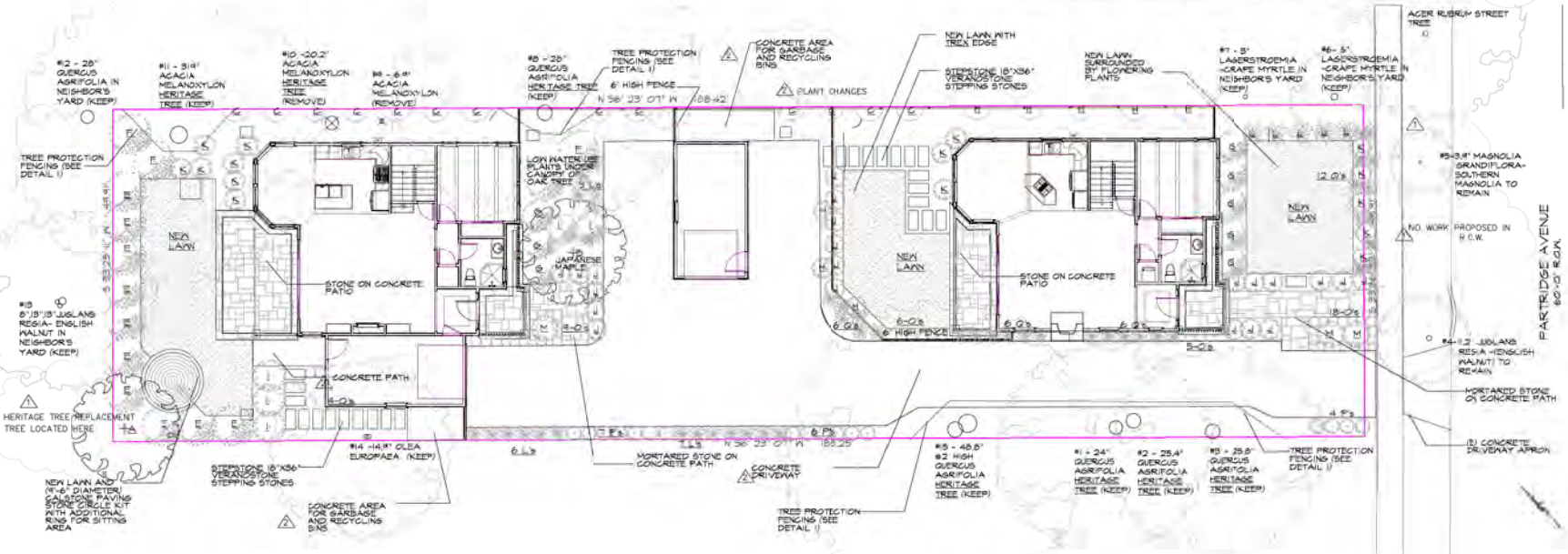
TREE PROTECTION FENCING DETAIL 1

△ HERITAGE TREE REPLACEMENT

△ PLANT CHANGES

PLANT LIST (CONFIRM QUANTITIES PRIOR TO ORDER)

#	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	HYDROLOGIC PLANT FACTOR
A	1	24" BOX	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	M
B	1	24" BOX	ACER PALMATUM 'BLOODGOOD' (LOW BRANCHING)	JAPANESE MAPLE	M
C	15	5G	FICUS PUMILA	CREEPING FIG	M
D					
E	11	15G	PRUNUS LAUROCERASUS	ENGLISH LAUREL	M
F	6	5G	RHAMNUS CALIF. 'LEATHERLEAF'	COFFEEBERRY	L
G	5	5G	CAMELLIA SAS. 'SETSUGEKKA'	JAPANESE CAMELLIA	M
H	8	5G	DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	M
I	7	5G	HYDRANGEA QUERCIFOLIA 'PEE GEE'	OAK-LEAF HYDRANGEA	M
J	21	2G	ROSA MAGIC CARPET 'WHITE'	WHITE CARPET ROSE	M
K	18	5G	LOROPETALUM EMERALD 'SNOW' (GREEN)	WHITE FLOWERED FRINGEFLOWER	L
L	23	1G	LOMONDRA 'BREEZE'	DWARF MATT RUSH	L
M	3	5G	ROSA ICEBERG	WHITE ROSE	M
N	18	1G	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	M
O	40	1G	BUXUS 'GREEN BEAUTY'	BOXWOOD	M
P	17	1G	MAHONIA 'SOFT CARESS'	SOFT CARESS MAHONIA	L
Q	30	1G	STIPPA TENUISSIMA	FEATHER REED GRASS	L



Amend all planting areas by incorporating a 3" layer of fine redwood compost. Till a minimum of 6" deep and mulch all non-sod areas with minimum 3" thick layer fir bark or redwood mulch

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

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

REGISTERED LANDSCAPE ARCHITECT EXP. 11/30/17 Mara Young STATE OF CALIFORNIA

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

REVISIONS	BY
△ 12/9/16	MY
△ 3/27/17	MY

MARA YOUNG LANDSCAPE ARCHITECT

NEW RESIDENCE
674 PARTRIDGE AVENUE
MENLO PARK, CA 94025

LANDSCAPE PLAN

DRAWN	MY
CHECKED	MY
DATE	9.02.16
SCALE	1/8" = 1'-0"
JOB NO.	XXX
SHEET	L-1
OF	SHEETS

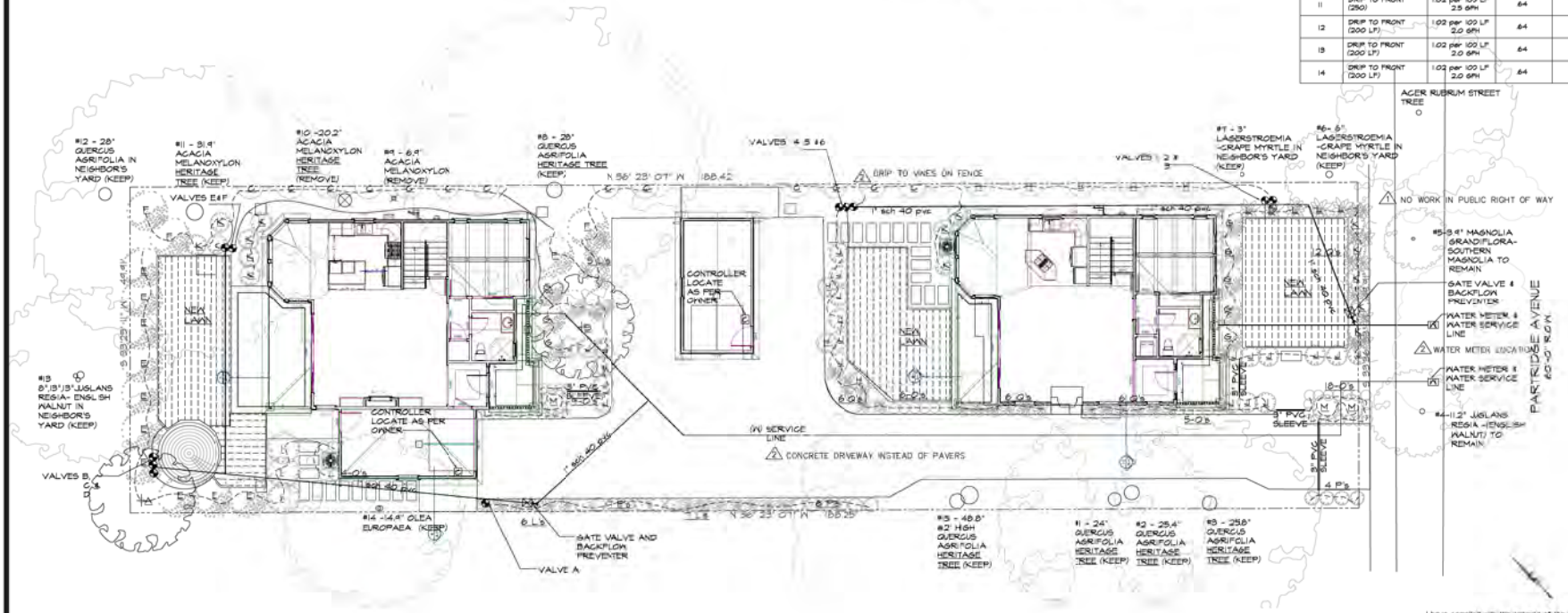
D13

IRRIGATION EQUIPMENT LEGEND

SYMBOL	DESCRIPTION	NOTES
C	CONTROLLER: IRRITROL SMART DIAL SERIES CONTROLLER 12 STATION WITH WEATHER TRAK SYSTEM FOR ULTIMATE WATER EFFICIENCY	INSTALL IN LOCTION VERIFIED BY OWNER
	FEBCO ATMOSPERIC BACKFLOW DEVICE.	
	NIBCO BRONZE 1" GATE VALVE	
	CONTROL VALVE HEATHERMATIC 1" USE PRESSURE REDUCER FOR DRIP IRRIGATION	INSTALL IN 10" CARSON VALVE BOX
	MAIN LINE 1" SCHEDULE 40 PVC	18" MINIMUM DEPTH USE PRIMER AND GLUE.
	LATERAL LINE SCH. 40 PVC	1" OR AS SHOWN 12" MINIMUM DEPTH
	NETAFIM TECHLINE 12" SPACING DRIP IRRIGATION SYSTEM	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS
	SOLID DRIP LINE IN PVC SLEEVE UNDER PAVING	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS

VALVE LEGEND

VALVE #	SYSTEM TYPE	FLOW RATE GPM OR GPH	APPLICATION RATE INCHES PER HOUR	OPERATING PRESSURE
1	DRIP TO SIDE (150 LF)	1.02 per 100 LF 1.52 GPH	64	50-40
2	DRIP TO REAR (160 LF)	1.02 per 100 LF 1.63 GPH	64	50-40
3	DRIP TO LAWN (340 LF)	1.02 per 100 LF 3.47 GPH	64	50-40
4	DRIP TO REAR (100 LF)	1.02 per 100 LF 1.02 GPH	64	50-40
5	DRIP TO REAR (100 LF)	1.02 per 100 LF 1.02 GPH	64	50-40
6	DRIP TO REAR (180 LF)	1.02 per 100 LF 1.8 GPH	64	50-40
7	DRIP TO BACK YARD (100 LF)	1.02 per 100 LF 1.02 GPH	64	50-40
8	DRIP TO LAWN YARD (560LF)	1.02 per 100 LF 5.6 GPH	64	50-40
9	DRIP (120 LF)	1.02 per 100 LF 1.2 GPH	64	50-40
10	DRIP (120 LF)	1.2 GPH	64	50-40
11	DRIP TO FRONT (250)	1.02 per 100 LF 2.5 GPH	64	50-40
12	DRIP TO FRONT (200 LF)	1.02 per 100 LF 2.0 GPH	64	50-40
13	DRIP TO FRONT (200 LF)	1.02 per 100 LF 2.0 GPH	64	50-40
14	DRIP TO FRONT (200 LF)	1.02 per 100 LF 2.0 GPH	64	50-40



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

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

Irrigation system programmed to water between the hours of 9:00 pm and 10:00 am.

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

REGISTERED LANDSCAPE ARCHITECT MARA YOUNG No. 5139 EXP. 1/30/17 STATE OF CALIFORNIA

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

REVISIONS	BY
1 12/5/16	MY
2 2/28/17	MY

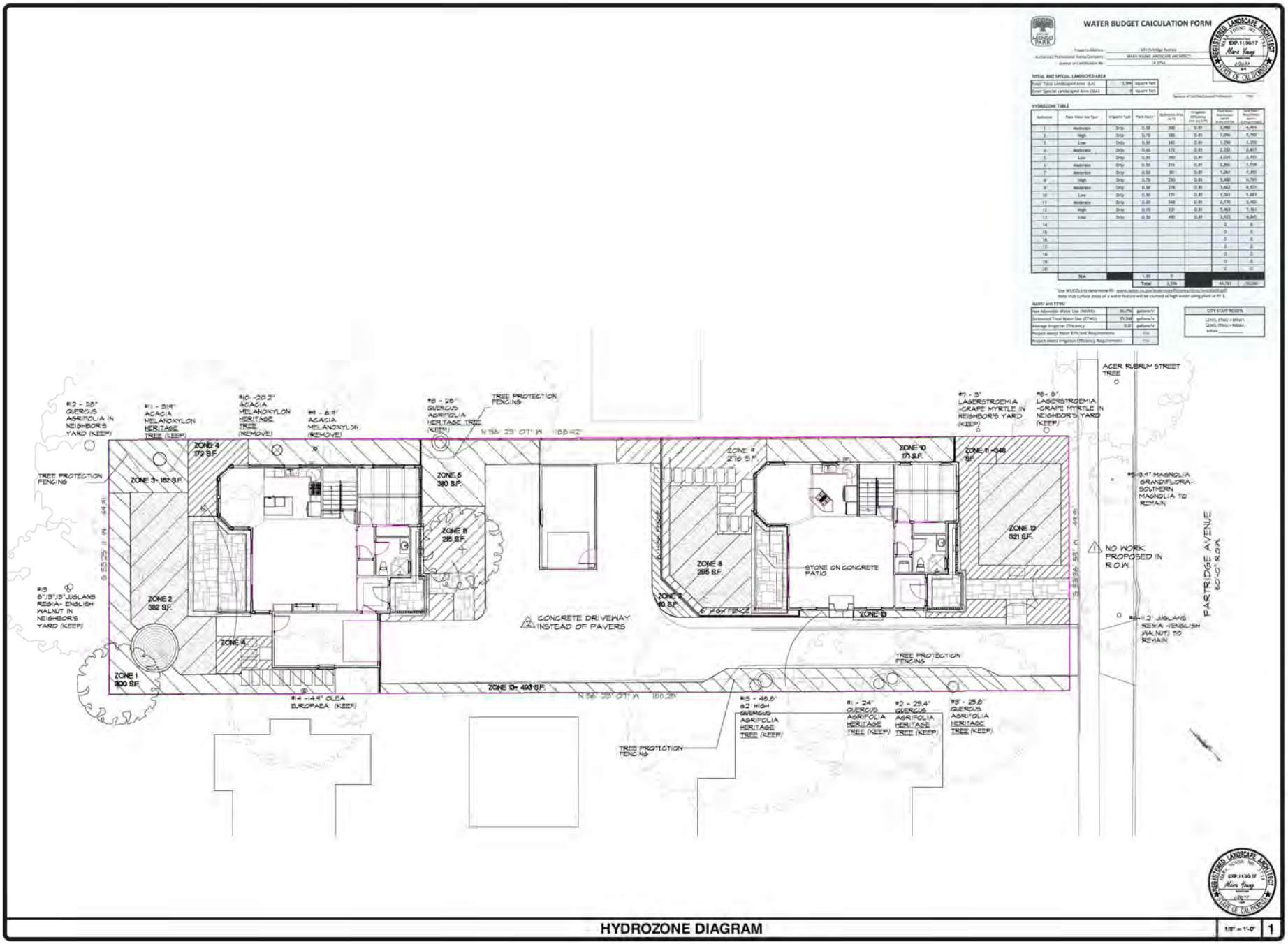
MARA YOUNG LANDSCAPE ARCHITECT

NEW RESIDENCE
674 PARTRIDGE AVENUE
MENLO PARK, CA 94025

IRRIGATION PLAN

DRAWN	MY
CHECKED	MY
DATE	9/22/16
SCALE	1/8" = 1'-0"
JOB NO.	XXX
SHEET	L-2
OF	SHEETS

D14



REVISIONS	BY
1 12/5/16	MY
2 2/28/17	MY

MARA YOUNG
LANDSCAPE ARCHITECT

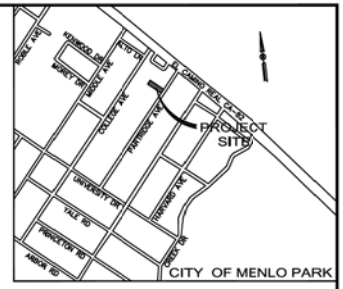
NEW RESIDENCE
674 PARTRIDGE AVENUE
MENLO PARK, CA 94025

HYDROZONE DIAGRAM

DRAWN	MY
CHECKED	MY
DATE	9/8/16
SCALE	1/8" = 1'-0"
JOB NO.	XXX
SHEET	L-3
OF	SHEETS

D15

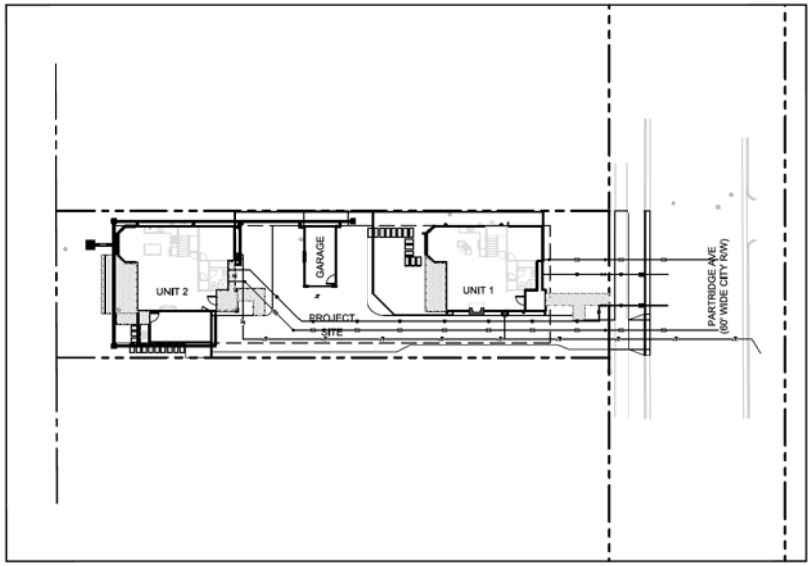
TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
674 & 676 PARTRIDGE AVENUE
MENLO PARK, SAN MATEO COUNTY, CALIFORNIA
FOR: GOLDSILVERISLAND PROPERTIES, LLC



VICINITY MAP
NOT TO SCALE

LEGEND :

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



LOCATION MAP
1"=20'

SHEET INDEX

GENERAL NOTES:

1.	OWNER / DEVELOPER:	GOLDSILVERISLAND PROPERTIES, LLC 3964 RIVERMARK PLAZA, SUITE 136 SANTA CLARA, CA 95054
2.	ARCHITECT:	HOMETEC ARCHITECTURE, INC. 619 NORTH FIRST STREET SAN JOSE, CA 95112
3.	CIVIL ENGINEER:	GREEN CIVIL ENGINEERING 204 EAST 2nd AVENUE #820 SAN MATEO, CA 94401
4.	SURVEYOR:	WILSON LAND SURVEYS 3001 WINCHESTER BOULEVARD, SUITE 11 CAMPBELL, CA 95008
5.	MAP PREPARED BY:	CHIN HANG WONG GREEN CIVIL ENGINEERING 204 EAST 2nd AVENUE #820 SAN MATEO, CA 94401

6.	APN:	071-412-330
7.	EXISTING LAND USE:	RESIDENTIAL (2 UNIT)
8.	EXISTING ZONING:	R-2
9.	ACREAGE OF PROPOSED LOT:	0.216 ACRES
10.	TOTAL NO. OF PROPOSED UNITS:	2
11.	TOTAL NO. OF EXISTING UNITS:	2
12.	UTILITIES:	
	WATER SUPPLY:	CALIFORNIA WATER COMPANY
	STORM DRAINAGE:	CITY OF MENLO PARK
	SEWAGE DISPOSAL:	WEST BAY SANITARY DISTRICT
	FIRE DISTRICT:	MENLO PARK FIRE PROTECTION DISTRICT
	GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
	TELEPHONE:	AT&T
	CABLE TV:	COMCAST
13.	ALL EXISTING BUILDINGS TO BE REMOVED	

PURPOSE:

LOT 10 OF THE PARTRIDGE SUBDIVISION IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, CALIFORNIA, TO BE DIVIDED INTO 2 RESIDENTIAL UNITS BY A SEPARATE CONDOMINIUM PLAN.

SITE BENCHMARK:

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

DATE OF SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED UPON A FIELD SURVEY PERFORMED ON AUGUST, 2016.

SURVEY GENERAL NOTES:

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

UNDERGROUND UTILITY NOTE:

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

REV.	DATE	DESCRIPTION
1	12/06/16	REVISION PER CITY COMMENTS
2	03/01/17	REVISION PER CITY COMMENTS
3	04/07/17	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

CHIN HANG WONG NO. 73068 Exp. 12/31/2018 CIVIL STATE OF CALIFORNIA

OWNER:
GOLDSILVERISLAND PROPERTIES, LLC

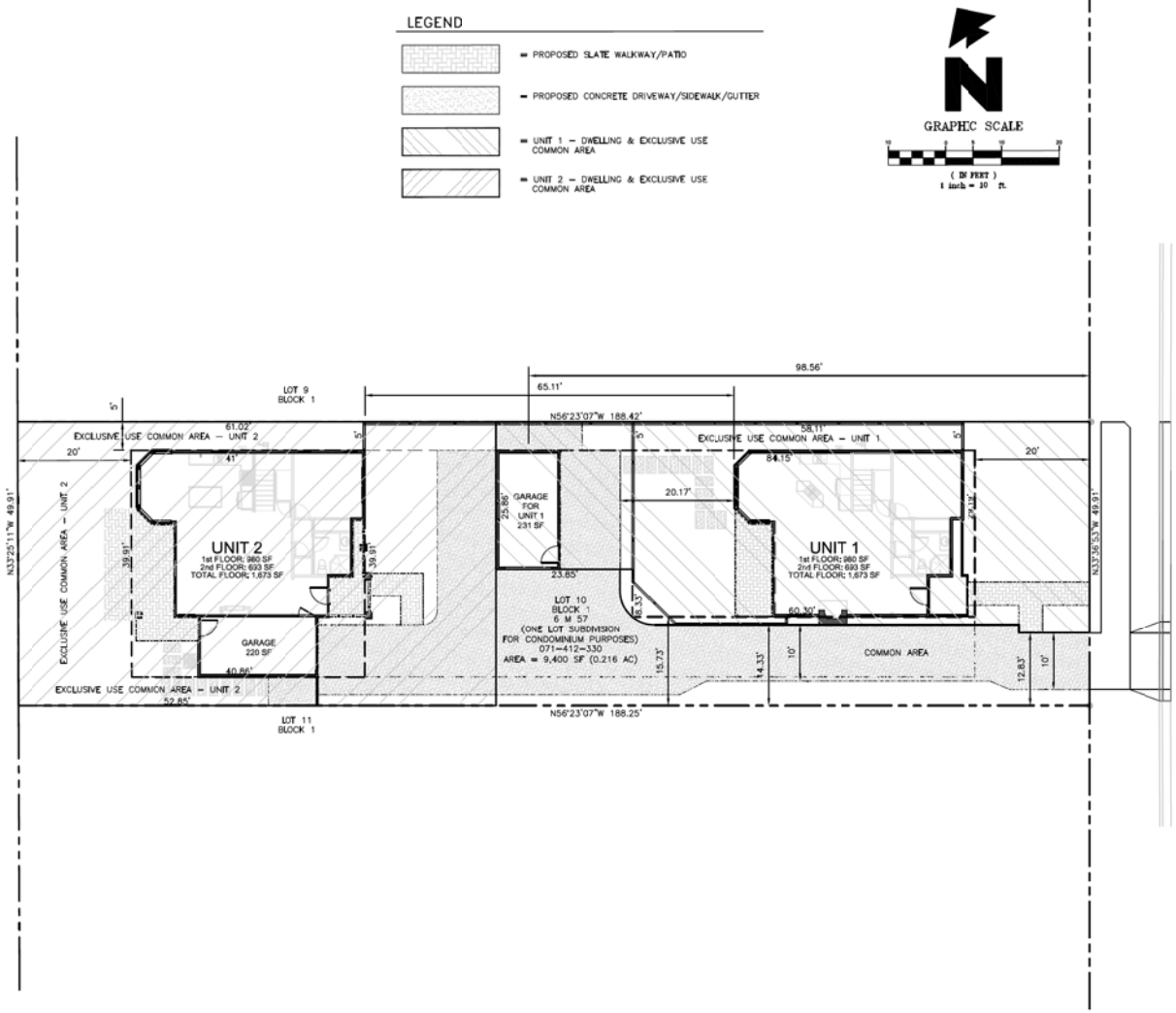
TITLE SHEET
TENTATIVE MAP
674 & 676 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

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

SHEET
TM 1
OF 5 SHEET

JOB NO.
160830242

D16



REV.	DATE	DESCRIPTION
1	12/06/16	REVISION PER CITY COMMENTS
2	03/01/17	REVISION PER CITY COMMENTS
3	04/07/17	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

OWNER:
GOLDSILVERISLAND PROPERTIES, LLC

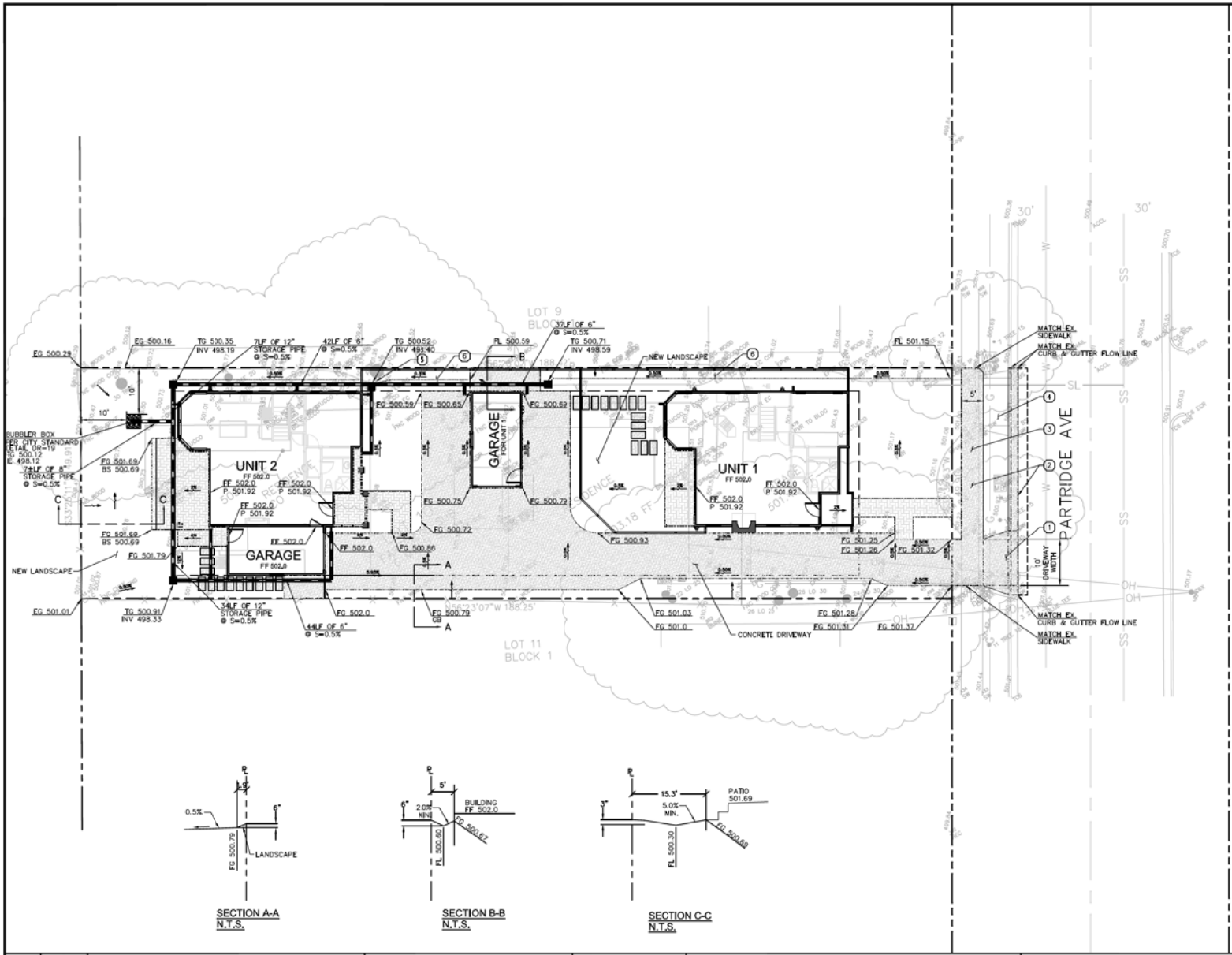
MAP SHEET
TENTATIVE MAP
674 & 676 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

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

SHEET
TM 2
OF 5 SHEET

JOB NO.
160830242

D17



SECTION A-A
N.T.S.

SECTION B-B
N.T.S.

SECTION C-C
N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

- = FLOW DIRECTION
- = VEGETATED SWALE
- = STORM DRAIN PIPE
- = STORM DRAIN CLEANOUT
- = AREA DRAIN (CHRISTY V1)
- = BUBBLER BOX (SEE CITY STD. DETAIL DR-18 (3))

ABBREVIATIONS:

BS	= BOTTOM OF STEP ELEVATION	LF	= LINEAL FOOT
C	= TOP OF CONCRETE ELEVATION	P	= PATIO ELEVATION
DWY	= DRIVEWAY ELEVATION	S	= SLOPE
EG	= EXISTING GRADE ELEVATION	SD	= STORM DRAIN
FF	= FINISH FLOOR ELEVATION	SDCO	= STORM DRAIN CLEANO OUT
FG	= FINISH GRADE ELEVATION	SDDI	= STORM DRAIN DRAIN INLET
FL	= FLOWLINE	TC	= TOP OF CURB ELEVATION
G	= GARAGE FINISH FLOOR ELEVATION	TG	= TOP OF GRATE ELEVATION
GB	= GRADE BREAK	TS	= TOP OF STEP ELEVATION
IE	= INVERT ELEVATION		

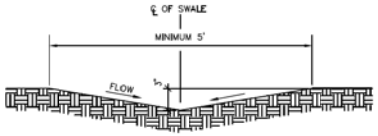
ON-SITE IMPERVIOUS AREA

TOTAL SITE	= 9,400 SF
EXISTING	= 5,235 SF (56% IMPERVIOUS SURFACE)
PROPOSED	= 5,853 SF (62% IMPERVIOUS SURFACE)
CHANGE	= 618 SF

ON-SITE PERMIOUS AREA
LANDSCAPE NEW AREA = 3,547 SF

GRADING NOTES

1. REMOVE EXISTING DRIVEWAY AND INSTALL SIDEWALK AND DRIVEWAY PER CITY STANDARD. CG-14 (10' WIDE)
2. REMOVE EXISTING CURB AND GUTTER AND SIDEWALK AND INSTALL NEW SIDEWALK, CURB AND GUTTER PER CITY STANDARD. CG-2 & CG-3.
3. EXISTING SIDEWALK TO BE REMOVED
4. REMOVE EXISTING DRIVEWAY ADN NO PROPOSED DRIVEWAY
5. NEW INLET SHOULD BE MINIMUM 1' AWAY FROM EXISTING TREE PER ARBORIST RECOMMENDATION.
6. THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT COORDINATE WITH EACH OTHER TO ENSURE THE APPROPRIATE LANDSCAPE IS USED IN THE PROPOSED VEGETATED SWALE.



TYPICAL VEGETATED SWALE
N.T.S.

REV.	DATE	DESCRIPTION
1	12/06/16	REVISION PER CITY COMMENTS
2	03/01/17	REVISION PER CITY COMMENTS
3	04/07/17	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

OWNER:
GOLDSILVERISLAND PROPERTIES, LLC

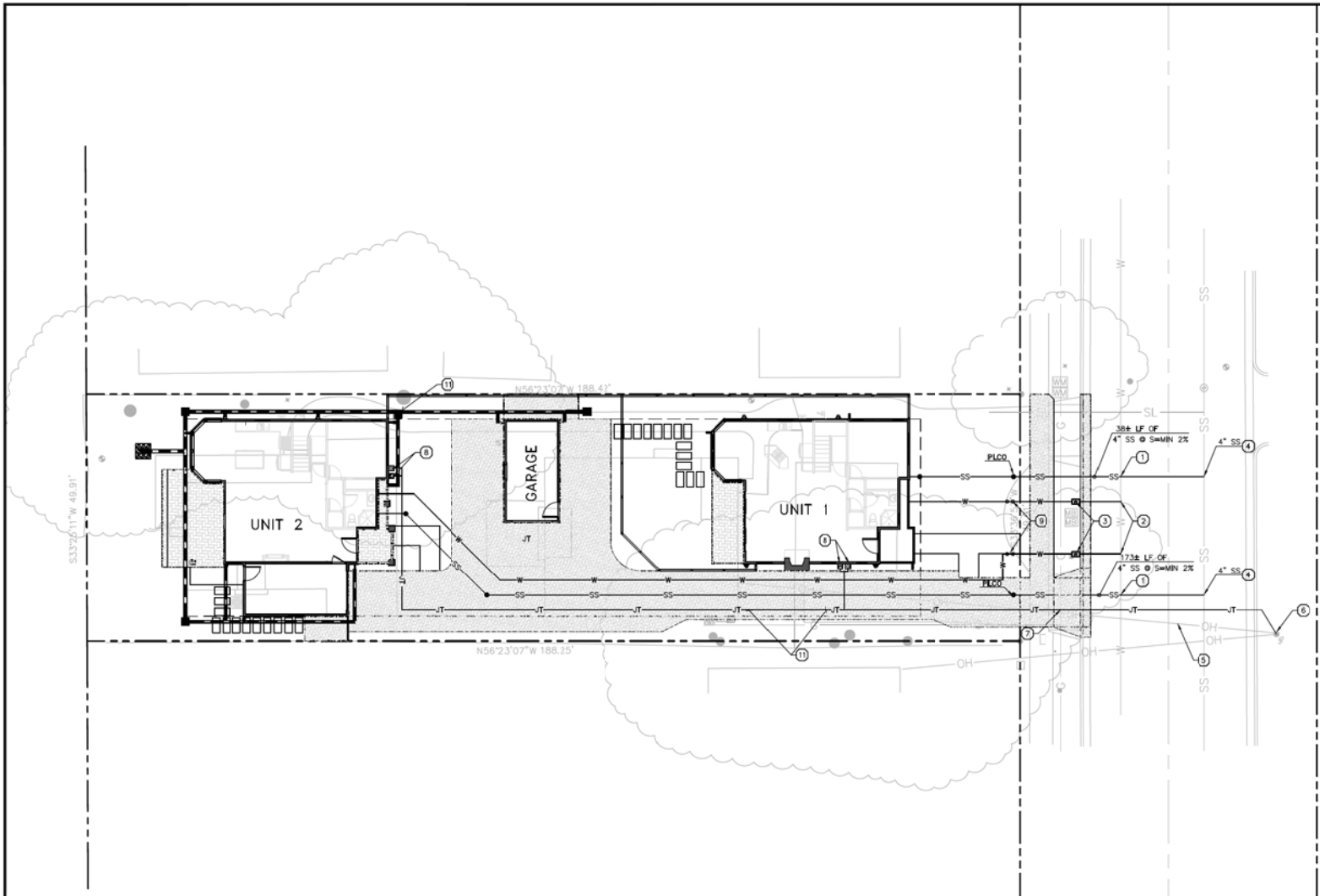
PRELIMINARY GRADING & DRAINAGE PLAN
TENTATIVE MAP
674 & 676 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

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

SHEET
TM 3
OF 5 SHEET

JOB NO.
160830242

D18



N

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

LEGEND

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

ABBREVIATIONS:

IE = INVERT ELEVATION
LF = LINEAL FEET
PLCO = PROPERTY LINE CLEANOUT
SS = SANITARY SEWER

UTILITY NOTES

1. MAINTAIN 1' MIN. VERTICAL CLEARANCE BETWEEN WATER LINE & SS LINE AT THE CROSSING POINT. WATER LINE SHALL BE ABOVE THE SS LINE.
2. INSTALL CONNECTION TO EXISTING WATER PER CALIFORNIA WATER CO.
3. INSTALL WATER METER PER CALIFORNIA WATER CO. (TYP)
4. SANITARY SEWER INVERT ELEVATIONS AT POINT OF CONNECTIONS TO BE IN CONSTRUCTION DOCUMENT SET
5. EXISTING OVERHEAD ELECTRIC/TELEPHONE/CABLE TO EXISTING SITE TO BE REMOVED AND IMPROVED WITH NEW JOINT TRENCH LINE
6. COORDINATE WITH LOCAL UTILITY COMPANIES FOR PROPOSED JOINT TRENCH CONNECTION TO EXISTING POLE
7. PROPOSED GAS POINT OF CONNECTION
8. PROPOSED GAS AND ELECTRIC METERS
9. INSTALL BACK FLOW PROTECTION PER CITY STANDARD
10. ALL TRENCHES IN CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B AND ST-15 WHERE APPLICABLE.
11. DURING UTILITY INSTALLATION, CONTRACTOR SHALL HAND DIG AROUND TREE ROOT AREA IN ORDER TO PROTECT AND MINIMIZE DISRUPTION TO EXISTING TREE.

REV.	DATE	DESCRIPTION
1	12/06/16	REVISION PER CITY COMMENTS
2	03/01/17	REVISION PER CITY COMMENTS
3	04/07/17	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER — CHRISTOPHER HANG GREEN — NO. 73068 — Exp. 12/31/2018 — CIVIL — STATE OF CALIFORNIA

OWNER:
GOLDSILVERISLAND PROPERTIES, LLC

PRELIMINARY UTILITY PLAN
TENTATIVE MAP
674 & 676 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

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

SHEET
TM 4
OF 5 SHEET

JOB NO.
160830242

NOTES:

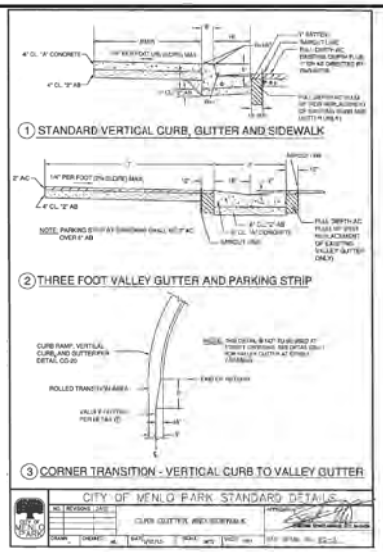
1. ALL WORK SHALL COMPLY WITH 2016 CALTRANS STANDARD SPECIFICATION
2. CONCRETE SHALL BE CLASS A (6 SACK) CONTAINING NOT LESS THAN 564 LBS OF PORTLAND CEMENT PER CU.YD. (1" MAXIMUM AGGREGATE SIZE) AND A 28 DAY COMPRESSIVE STRENGTH OF 3600 PSI). AGGREGATE BASE (AB) SHALL BE CLASS 2, CALTRANS STANDARD.
3. CONCRETE FOR CURB, GUTTER, SIDEWALK, DRIVEWAY, AND OTHER SURFACE-LEVEL SLABS SHALL CONTAIN ONE LB. OF LAMPBLACK PER CU.YD. (AT BATCH PLANT).
4. AB SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION, AS TESTED BY CITY APPROVED LAB AT CONTRACTOR'S EXPENSE.
5. WEAKENED-PLANE JOINTS (2" DEEP FOR SIDEWALKS, 3" DEEP FOR 8" THICK DRIVEWAYS). SHALL BE SPACED AT 10' NOMINAL INTERVALS, AND A" EACH SIDE OF DRIVEWAY, MID-POINTS OF DRIVEWAY WITH CURB CUTS EXCEEDING 20' AND AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE.
6. EXPOSED SURFACES OF SIDEWALK, DRIVEWAY, CURB AND GUTTER SHALL BE STEEL TROWELED FOLLOWED BY A MEDIUM BROOM FINISH. EXISTING DECORATIVE FINISHES SHALL BE MATCHED IN KIND.
7. EXCEPT AS SHOWN, ALL EXPOSED EDGES, INCLUDING AT WEAKENED PLANE JOINTS, SHALL BE TOOLED TO 1/2" RADIUS.
8. SIDEWALK SHALL BE SCORE MARKED AT 30" NOMINAL INTERVALS EACH WAY OR TO MATCH EXISTING SCORE MARKS. MONOLITHIC CURB, SIDEWALK AND DRIVEWAY SHALL HAVE A CONTINUOUS SCORE MARK 6" FROM CURB FACE.
9. ALL CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY MOIST FOR THREE DAYS AFTER PLACEMENT EITHER BY SPRINKLING, COVERING WITH A WATERPROOF MEMBRANE, OR APPLYING TYPE I CONCRETE CURING COMPOUND.
10. EXTRUDED CURB AND GUTTER SHALL BE APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO CONSTRUCTION, AND PRIOR TO CONCRETE PLACEMENT.
11. ALL GUTTER LIPS SHALL BE FORMED AND TOOLED. A 12" WIDE FULL DEPTH AC STREET STRUCTURAL SECTION SHALL BE PLACED ADJACENT TO THE GUTTER LIP. THE AC SECTION SHALL BE A MINIMUM OF 6" DEEP OR 1" THICKER THAN EXISTING AC, WHICHEVER IS GREATER.
12. ALL NEW PCC IMPROVEMENTS SHALL BE DOWELED TO EXISTING AND ADJACENT PCC IMPROVEMENTS USING 12" LONG #3 OR #4 SMOOTH DOWELS AT 3' O.C.. DOWELS TO BE GREASED ("FOOD GRADE") OR PAPER SLEEVED ONE END AND CAPPED. TYPICAL AT ALL EXPANSION JOINTS.
13. STREET TREE WELLS AND GRATES SHALL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS PER LS-1. ALL SUBMITTALS SHALL BE APPROVED PRIOR TO PLACEMENT.
14. ALL PCC IMPROVEMENTS TO BE REMOVED SHALL BE SAW CUT ALONG EXISTING SCORELINES. NO SECTION TO BE REPLACED SHALL BE SMALLER THAN 36" IN EITHER LENGTH OR WIDTH. IF THE SAW CUT IN SIDEWALK OR DRIVEWAY FALLS WITHIN 36" OF A CONSTRUCTION JOINT, EXPANSION JOINT, COLD JOINTS, OR EDGE, THE CONCRETE SHALL BE REMOVED TO THE JOINT OR EDGE. ALL SAW CUT RESIDUE SHALL BE DRY VACUUMED CONCURRENTLY WITH SAWING OPERATION.
15. NEW OR APPROVED RECYCLED IMPORTED FILL DEPTH UB SHALL BE PLACED UNDER ALL NEW OR REPLACEMENT CURB, GUTTER, SIDEWALK AND DRIVEWAY.
16. ALL FORM WORK AND REINFORCING MUST BE APPROVED BY THE PUBLIC WORKS INSPECTOR PRIOR TO CONCRETE PLACEMENT.

CITY OF MENLO PARK STANDARD DETAILS

GENERAL CONCRETE NOTES

STD. DETAIL No. G-3

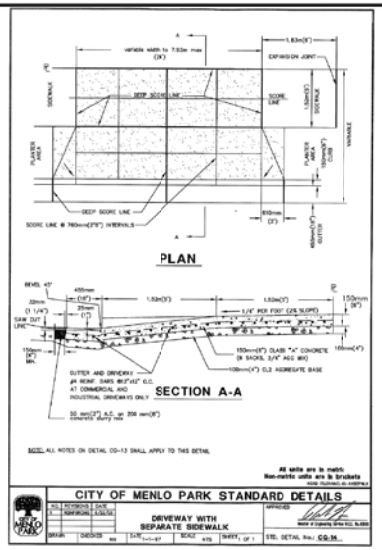
GENERAL CONCRETE NOTES
N.T.S.



CITY OF MENLO PARK STANDARD DETAILS

CURB, GUTTER AND SIDEWALK

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

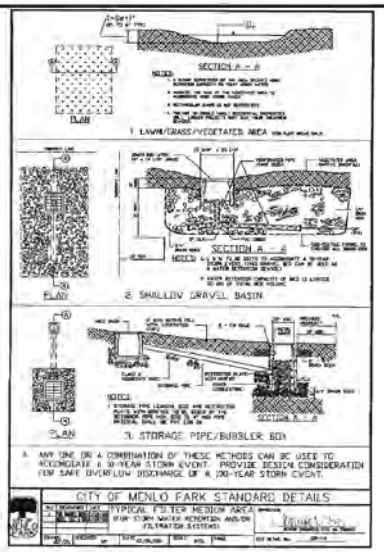


CITY OF MENLO PARK STANDARD DETAILS

DRIVEWAY WITH SEPARATE SIDEWALK

STD. DETAIL No. CG-36

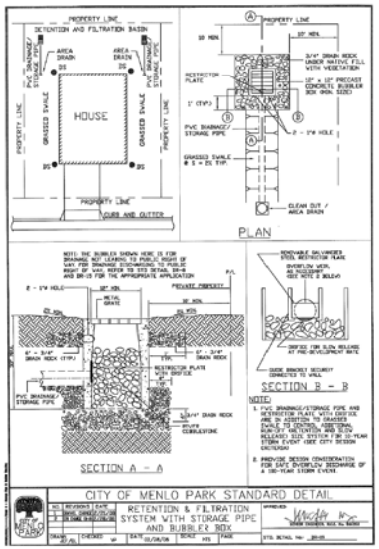
DRIVEWAY WITH SEPARATE SIDEWALK
N.T.S.



CITY OF MENLO PARK STANDARD DETAILS

TYPICAL FILTER MEDIUM AREA (FOR STORM WATER RETENTION AND/OR FILTRATION SYSTEMS)

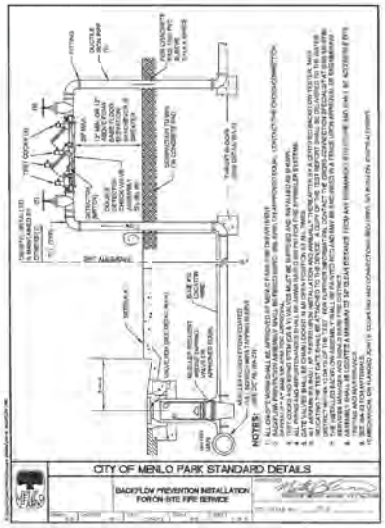
TYPICAL FILTER MEDIUM AREA
(FOR STORM WATER RETENTION AND/OR FILTRATION SYSTEMS)
N.T.S.



CITY OF MENLO PARK STANDARD DETAIL

RETENTION & FILTRATION SYSTEM WITH STORAGE PIPE AND BUBBLER BOX

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



CITY OF MENLO PARK STANDARD DETAILS

BACKFLOW PREVENTION INSTALLATION FOR ON-SITE FIRE SERVICE

BACKFLOW PREVENTER
N.T.S.

REV.	DATE	DESCRIPTION
1	12/06/16	REVISION PER CITY COMMENTS
2	03/01/17	REVISION PER CITY COMMENTS
3	04/07/17	REVISION PER CITY COMMENTS

GREEN
CIVIL ENGINEERING
GREEN-ENG@HOTMAIL.COM
204 E 2ND AVE #820
SAN MATEO, CA 94401

REGISTERED PROFESSIONAL ENGINEER — CIVIL — NO. 73063 — Exp. 12/31/2018 — STATE OF CALIFORNIA

OWNER:
GOLDSILVERISLAND PROPERTIES, LLC

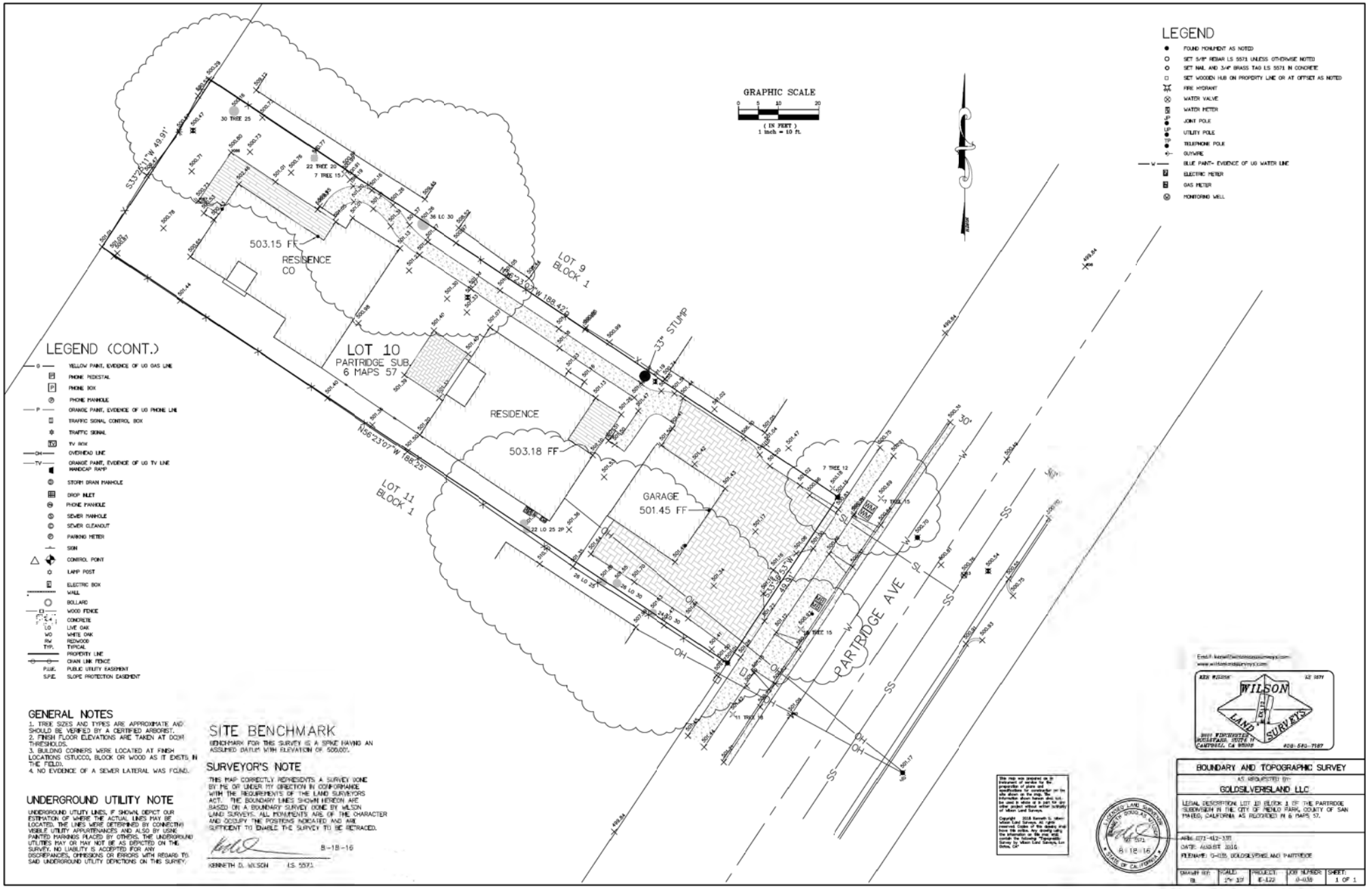
DETAIL SHEET

TENTATIVE MAP
674 & 676 PARTRIDGE AVENUE
MENLO PARK, CALIFORNIA

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

SHEET
TM 5
OF 5 SHEET

JOB NO.
160830242


LEGEND
FOUND MONUMENT AS NOTED
SET 5/8" REBAR LS 5571 UNLESS OTHERWISE NOTED
SET NAIL AND 3/4" BRASS TAG LS 5571 IN CONCRETE
SET WOODEN HUB ON PROPERTY LINE OR AT OFFSET AS NOTED
FIRE HYDRANT
WATER VALVE
WATER METER
JOINT POLE
UTILITY POLE
TELEPHONE POLE
GUYWIRE
BLUE PAINT- EVIDENCE OF UG WATER LINE
ELECTRIC METER
GAS METER
MONITORING WELL
GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.
LEGEND (CONT.)
YELLOW PAINT, EVIDENCE OF UG GAS LINE
PHONE PEDESTAL
PHONE BOX
PHONE MANHOLE
ORANGE PAINT, EVIDENCE OF UG PHONE LINE
TRAFFIC SIGNAL CONTROL BOX
TRAFFIC SIGNAL
TV BOX
OVERHEAD LINE
ORANGE PAINT, EVIDENCE OF UG TV LINE
HANDICAP RAMP
STORM DRAIN MANHOLE
DROP INLET
PHONE MANHOLE
SEWER MANHOLE
SEWER CLEANOUT
PARKING METER
SIGN
CONTROL POINT
LAMP POST
ELECTRIC BOX
WALL
BOLLARD
WOOD FENCE
CONCRETE
LO LIVE OAK
WO WHITE OAK
RW REDWOOD
TYP. TYPICAL
PROPERTY LINE
CHAIN LINK FENCE
P.U.E. PUBLIC UTILITY EASEMENT
S.P.E. SLOPE PROTECTION EASEMENT
LOT 10
PARTRIDGE SUB.
6 MAPS 57
LOT 9
BLOCK 1
LOT 11
BLOCK 1
RESIDENCE
503.15 FF
RESIDENCE
503.18 FF
GARAGE
501.45 FF
PARTRIDGE AVE
33" STUMP
S33°56'53"W 49.91'
N56°23'07"W 188.42'
N56°23'07"W 188.25'
S33°56'53"W 40.31'
30 TREE 25
22 TREE 20
7 TREE 15
36 LO 30
7 TREE 12
11 TREE 16
22 LO 25 2P
26 LO 30
GENERAL NOTES
1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD.
4. NO EVIDENCE OF A SEWER LATERAL WAS FOUND.
UNDERGROUND UTILITY NOTE
UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.
SITE BENCHMARK
BENCHMARK FOR THIS SURVEY IS A SPIKE HAVING AN ASSUMED DATUM WITH ELEVATION OF 500.00'.
SURVEYOR'S NOTE
THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
8-18-16
KENNETH D. WILSON L.S. 5571
WILSON LAND SURVEYS
BOUNDARY AND TOPOGRAPHIC SURVEY
AS REQUESTED BY:
GOLDSILVERISLAND LLC
LEGAL DESCRIPTION: LOT 10 BLOCK 1 OF THE PARTRIDGE SUBDIVISION IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, CALIFORNIA AS RECORDED IN 6 MAPS 57.
APN: 071-412-330
DATE: AUGUST 2016
FILENAME: G-039, GOLDSILVERISLAND PARTRIDGE
DRAWN BY: DB
SCALE: 1"= 10'
PROJECT: E-122
JOB NUMBER: G-039
SHEET: 1 OF 1

D21

674 Partridge Avenue
Letter of Justification

Background:

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

The historic report indicates no significance to any of the structures, they are run-of-the-mill Ranch Style with no outstanding features.

Proposal:

We propose to remove all the buildings and replace them with 2 high quality 2-story custom homes of 4 bedrooms each. These homes are planned to have a Colonial flavor. Each will have wood trim windows and composition shingle roofs. Each will have different colors. The 2nd story windows of each home are focused to the front or rear to preserve the privacy of adjoining neighbors.

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

Site Layout:

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

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

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

From the beginning of our design conversations, the owners have indicated a strong desire to maintain all the trees on the property as mature trees provide a benefit to future owners. Of the 15 trees on the property, 2 Acacias are being removed. #9, not protected, and #10, which is a hazard, per the Arborists' Report.

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

Architectural Style:

The architectural style selected for these houses was of a Colonial flavor.

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

Both buildings will be a modern variation of Colonial. We propose to have horizontal siding with trim detailing in eaves and windows for a Colonial flavor. .

Neighborhood Meeting:

A neighborhood meeting was held on September 7 at 7pm. 5 neighbors came and an overview of the project site, house's footprints, trees, window placement, etc. was provided. The comments by the attendees were favorable. We've also emailed the floorplans to the 1 neighbor who provided his email address.

Attendees: Tim Straight, Lynne Couture, Virginia Lizarraga, Charles Irby and Calvin Clark

Kielty Arborist Services LLC

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

September 2, 2016 revised February 28, 2017, March 21, 2017

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

Site: 674 Partridge, Menlo Park, CA

Dear Mr. Li,

As requested on Thursday, September 1, 2016, I visited the above site for the purpose of inspecting and commenting on the trees. New homes are planned for this site and your concern as to the future health and safety of the trees has prompted this visit. The grading and drainage plan TM3 and site plan TM2 dated February 25, 2017 and the L-1, L-2, L-3 plans dated February 27, 2017 were reviewed for this report.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Each tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

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

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1H	Coast live oak *(Quercus agrifolia)*	24	55	45/35	Good vigor, poor-fair form, bends south over neighbor's.
2H	Coast live oak *(Quercus agrifolia)*	25.4	55	45/40	Good vigor, poor-fair form, leans east over property. 1 foot from drive.

Tree#	Species	DBH	CON	HT/SP	Comments
3H	Coast live oak *(Quercus agrifolia)*	25.8	50	40/45	Good vigor, fair form, leans east over drive.
4S	English walnut *(Juglans regia)*	11.2	45	30/30	Poor-fair vigor, poor form, codominant at 5 feet.
5S	Southern magnolia *(Magnolia grandiflora)*	3.9	55	10/10	Fair vigor, fair form, water stressed.
6*	Crepe myrtle *(Lagerstroemia indica)*	6est	65	20/15	Good vigor, fair form, codominant at 4 feet.
7*	Crepe myrtle *(Lagerstroemia indica)*	3est	60	15/15	Good vigor, fair form, leans west.
8*H	Coast live oak *(Quercus agrifolia)*	28	60	50/45	Good vigor, poor-fair form, codominant at 5 feet.
9	Black acacia *(Acacia melanoxylon)*	6.9	45	35/25	Fair vigor, poor-fair form suppressed.
10H	Black acacia *(Acacia melanoxylon)*	20.2	40	45/35	Good vigor, poor crotch, poor crotch at 12 feet (split).
11H	Black acacia *(Acacia melanoxylon)*	31.9	50	45/40	Poor-fair vigor poor form, multi leader at 18 feet.
12*H	Coast live oak *(Quercus agrifolia)*	28	55	55/40	Good vigor, fair form, leans north.
13*H	English walnut *(Juglans regia)*	18-13-13	30	35/40	Poor vigor, fair form, nearly dead.
14	Olive *Olea europaea)*	14.9	50	40/35	Poor-fair vigor, fair form, codominant at base.
15H	Coast live oak *(Quercus agrifolia)*	48.8at2’	50	45/45	Good vigor, poor form, poor crotch at 2 feet,
16*S	Red maple *(Acer rubrum)*	8.1	50	30/25	Good vigor, poor form, large scar on western trunk.

*indicated neighboring or shared tree. H indicates heritage tree. S indicates street tree.

Summary:
The trees on site are a mix of native oaks and several species of imported trees. The property has been well maintained in the past with a recent history of tree maintenance. The oaks have been maintained however due to being planted close together have grown in a suppressed manner. The new driveway will be located near the existing drive. The existing drive consists of concrete on base rock. The drive has a concrete footing at the edge of the drive one foot from oak #2. The planned drive will continue past oak #15. The driveway will be hand dug when within the dripline of the oaks and will have the site arborist inspect the work. The following recommendations will be carried out when building the driveway:

- Hand digging must occur within 15 feet from the trunk of the tree.
- Roots greater than 2 inches may not be cut within 7 feet of trees.
- Geo-Grid fabric and structural soil will be used as a base prior to the installation of a concrete driveway.
- Aeration and drainage to the root zone will be provided using aeration tubes (perforated pipe) installed in the base layer. The aeration tubes will be laid in the structural soil layer through the joint trench and daylight on each side of the driveway.
- The joint trench will be hand dug when within 15 feet from the trunk of the tree.
- The site arborist will provide mitigating measures at the time of inspection.

Impacts to the oaks on the southwestern side of the drive are expected to be minor to moderate.

Oak tree #8 will have the corner of the foundation within its dripline and quite close to the trunk. The following recommendations shall be carried out to help reduce root loss and impacts to the trees:

- The foundation will be hand dug when within 15 feet of the trunk of the tree. The site arborist will be on site to document any root loss and provide mitigating measures.
  - Per Architect, foundation will be about 4’ away, the foundation is required by the Soils Report to be 24” below natural grade.
- No roots over 2 inches in diameter will be severed within 7 feet of the trunk of the tree.
- Excavation depth will be 24 inches and four feet from the tree at the closest. Any root loss with be mitigated with irrigation and possible fertilization during the dry season.
- The distance from the tree to storm drain trench is anticipated to be about 2’6”.

All drainage trenches will be hand dug when within 15 feet of any protected tree. Drain pipes will be placed without root cutting including the bubbler box. The site arborist will be on site to document the hand digging.

Olive tree #14 will have a foundation four feet from the tree. Impacts will be minor to moderate. The following recommendations will be carried out during this process:

- Foundations will be excavated by hand when within 15 feet from the tree.
  - The foundation is required by the Soils Report to be 24” below natural grade.
- No roots over 2 inches will be severed within 7 feet from the trunk.
- The site arborist will be on site to document the hand excavation. Contractor will hand dig all excavations within the drip lines of trees.
- Mitigating measures will be provided at that point.

Two of the acacias on the north property line will be removed #9 is not protected in Menlo Park due to its small diameter. Acacia #10 is protected, the tree has a very poor crotch at 12 feet which shows signs of previous splitting. Remove Tree #10 as the tree is a hazard.

674 Partridge/9/2/16 (4)

The remaining trees should have only minimal to moderate impacts. The following tree protection plan will help to reduce impacts to the retained trees.

Tree Protection Plan:

Tree Protection Fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type fencing supported my metal poles pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Tree protection for trees #1, #2, #3, #8, #14 and #15

Standard tree protection will not be adequate due to the closeness of the construction. The trees will be fenced where possible, the trunks will be wrapped with straw wattle and covered with orange plastic fencing. The roots zones outside the protection area will be covered with wood chips 3 inches deep.

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

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees will require regular irrigation. The native oaks should not require warm season irrigation unless their root zones are traumatized. If root damage were to occur some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During

the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oaks should not require irrigation unless their driplines have been traumatized.

Tree Trimming
The trimming of protected trees on this site to facilitate construction will be minor. All trimming will be carried out by a licensed contractor and inspected by the site arborist.

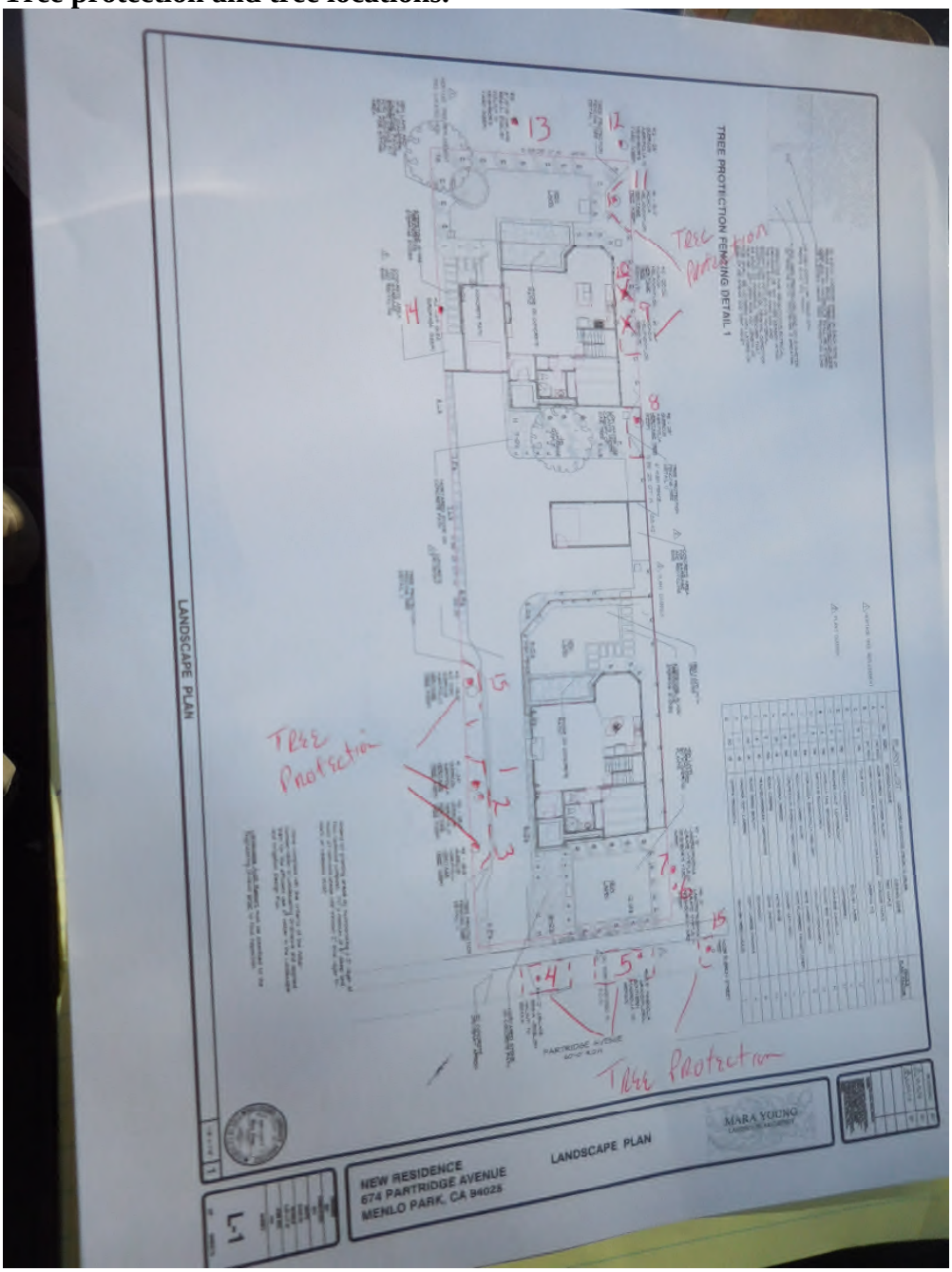
Inspections
The city of Menlo Park requires a site inspection prior to the start of demolition and again prior to the start of construction. Inspections will include the tree protection fencing installation. Other inspections will be during excavation within 15 feet of a protected trees trunk. Other inspections will be on an as needed basis.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

Tree protection and tree locations.



STAFF REPORT

Planning Commission
Meeting Date: **4/24/2017**
Staff Report Number: **17-023-PC**

Public Hearing: **Use Permit Revision & Architectural Control Revision/The Kastrop Group/210 Oak Grove Avenue**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit revision and architectural control revision to allow a single-story addition and exterior modifications to an existing social hall (O'Hare Center) on a church site at 210 Oak Grove Avenue. Modifications to on-site parking are proposed, including the conversion of an existing three-car garage to gathering space and the construction of a new detached two-car garage. The subject property is in the R-E (Residential Estate) zoning district.

Policy Issues

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

Background

Site location

The subject property is located at 210 Oak Grove Avenue in the R-E (Residential Estate) zoning district. Using Oak Grove Avenue in a north-south orientation, the property is surrounded by single-family residential uses in the Town of Atherton to the north and to the west, a retreat/conference center (Vallombrosa Center) to the south, and single-family residences (in Atherton) and duplexes across Oak Grove Avenue to the east.

The project site is developed with three main buildings consisting of the Church of the Nativity, Parish House, and the O'Hare Center, and a small garden shed. The O'Hare Center, Parish House, and garden shed are located on the rear half of the site. Separate entry/exit one-way driveways along Oak Grove Avenue provide access to the parking lot located at the rear of the site.

Permit history

In 1878, the Church of the Nativity building was relocated from Santa Cruz Avenue to its current location on the subject property. The church has experienced several expansions over the years, and the building was placed on the National Register of Historic places in 1981. In 1977, the O'Hare Center was approved for construction and use as a meeting and activities center by the County of San Mateo through its use permit process. The property was subsequently annexed into the City of Menlo Park in 1984. The most

recent approval for the site was in 2008, when the Planning Commission granted approval for an addition to the Church of the Nativity building. However, this project was not constructed, and those discretionary approvals are no longer effective.

Analysis

Project description

The applicant is proposing a single-story addition to the O'Hare Center building, which is located centrally on the site, in order to improve its functionality. As part of the addition, an existing three-car garage that is attached to this building would be converted into gathering space. The proposed addition would result in an approximately 1,405 square foot addition to the O'Hare Center, and would extend out into existing patio areas. According to the applicant, the addition is intended to improve the current functionality of the building through the expansion of restroom facilities and create a new location for church offices, and is not intended to host large events. A new 840-square-foot detached garage and storage building is also proposed at the right rear corner of the site, which would accommodate parking for two cars and would include a partition to delineate parking and storage uses. The project plans and the project description letter are included in Attachments C and D respectively.

Design and materials

The existing O'Hare Center building currently consists of gable and flat roof forms clad in composition shingles, beige stucco cladding with a smooth finish, wood trims in grey and green, and grey wood trellises with wood or stucco-clad posts. The proposed expansion would largely maintain the existing color scheme and building materials. The roof would be modified, but would still retain gable and flat roof forms, with the addition of skylights and wood roof screens painted to match the roof color to conceal the proposed rooftop mechanical equipment installations. Due to the location of this building behind the Church of the Nativity and the presence of mature trees and landscaping, this building and the proposed expansion would be minimally visible from the street.

The new two-car garage and storage building would include an interior partition wall to delineate between parking and storage uses. This building would be clad in vertically grooved fiber cement board siding in beige to match the beige wall color of the O'Hare Center building, with gable roof forms clad in composition shingles. The right side (north) elevation would feature a Dutch gable, where the gable element is set back, in order to comply with daylight plane requirements. Similar to the O'Hare Center, this building would be minimally visible from the street, due to existing mature landscaping and the building's location at the rear of the parcel.

Overall, staff believes that the proposed addition to the O'Hare Center and the new garage and storage building would result in a consistent architectural design that would also be compatible with existing buildings on site and the surrounding neighborhood. Furthermore, the proposed construction would not be particularly visible from the public right-of-way given the buildings' locations towards the rear of the site and the presence of mature trees and landscaping.

Parking and Circulation

The existing site contains a surface parking lot at the rear of the site that is accessed through two one-way driveways along Oak Grove Avenue that allow one-way vehicular circulation through the site. A few parking stalls are also located along the side drive aisles. The applicant is proposing to convert three attached garage spaces at the O'Hare Center into gathering space as part of the O'Hare Center's addition, stripe three new uncovered parking spaces to the rear of the O'Hare Center, and construct a new detached two-car garage at the right rear corner of the site. The changes would result in the net addition of two parking spaces, for a total of 107.

The applicant has provided a description for how parking demand is managed during both normal church operation and during events, which is included in Attachment D. According to the applicant, the O'Hare Center functions are scheduled so as not to coincide with church services, with overflow parking for large services available at the adjacent Vallombrosa Center. Furthermore, the proposed addition to the O'Hare Center is intended to improve the functionality of the space, and larger or more frequent events as compared to existing occurrences are not proposed. The Transportation Division has reviewed the proposed addition in light of the existing parking supply, and has determined that the proposed parking supply would be adequate. The project would be required to pay the applicable Transportation Impact Fee (TIF), as specified in recommended condition 5a.

Trees and landscaping

The site is abundantly wooded, and all existing trees are proposed to be retained. Two heritage coast live oak trees closest to the proposed construction at the O'Hare Center have been evaluated by the project arborist. The proposed construction of the garage and storage building would be outside of the dripline of heritage trees in the vicinity. Standard heritage tree protection measures would be ensured through recommended condition 4i. The arborist report is included as Attachment F.

Conclusion

Staff believes that the project would result in an architectural design that is compatible for the development as a whole. In addition, the proposed design, materials, and colors are generally compatible with those in the site and surrounding area. The proposed parking modifications would result in two net new spaces, and would be sufficient to accommodate parking demand at the site. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

Color samples

Report prepared by:
Jean Lin, Senior Planner

Report reviewed by:
Thomas Rogers, Principal Planner

LOCATION: 210 Oak Grove Avenue	**PROJECT NUMBER:** PLN2016-00102	**APPLICANT:** The Kastrop Group	**OWNER:** Menlo Business Park, LLC
REQUEST: Request for a use permit revision and architectural control revision for a single-story addition to an existing social hall (O'Hare Center) on a church site in the R-E (Residential Estate) zoning district. Modifications to on-site parking are proposed, including the conversion of an existing three-car garage to gathering space and the construction of a new detached two-car garage.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 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. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
    a. The general appearance of the structure is in keeping with the character of the neighborhood.
    b. The development will not be detrimental to the harmonious and orderly growth of the City.
    c. The development will not impair the desirability of investment or occupation in the neighborhood.
    d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking.
    e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
4. Approve the use permit revision and architectural control revision subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by The Kastrop Group consisting of nine plan sheets, dated received April 18, 2017, and the project description letters, dated received January 5, 2017 and October 7, 2016, all approved by the Planning Commission on April 24, 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

LOCATION: 210 Oak Grove Avenue	**PROJECT NUMBER:** PLN2016-00102	**APPLICANT:** The Kastrop Group	**OWNER:** Menlo Business Park, LLC
REQUEST: Request for a use permit revision and architectural control revision for a single-story addition to an existing social hall (O'Hare Center) on a church site in the R-E (Residential Estate) zoning district. Modifications to on-site parking are proposed, including the conversion of an existing three-car garage to gathering space and the construction of a new detached two-car garage.			
DECISION ENTITY: Planning Commission	**DATE:** April 24, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

other equipment boxes.

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

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

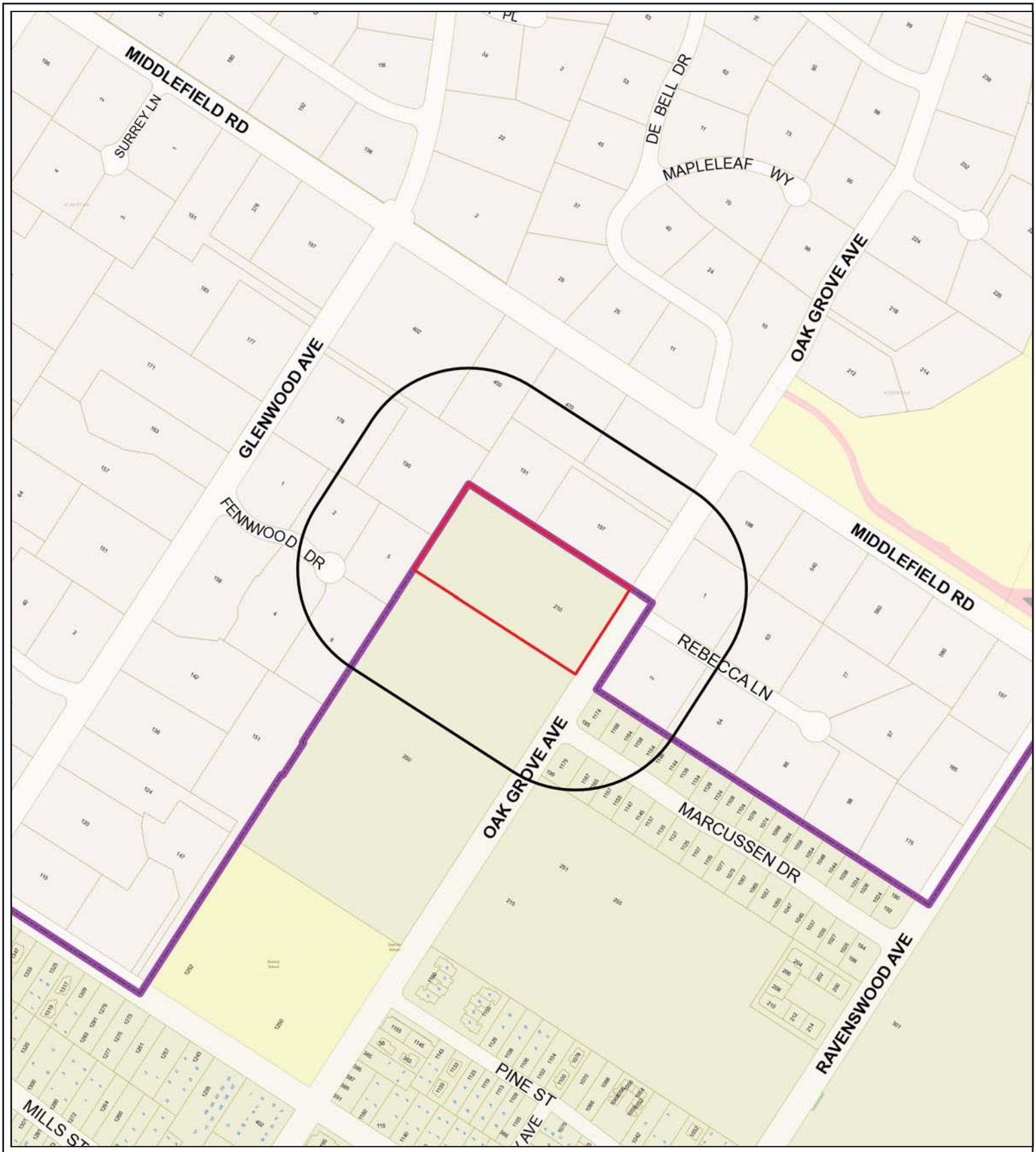
g. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit from the Engineering Division.

h. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscape Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

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

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

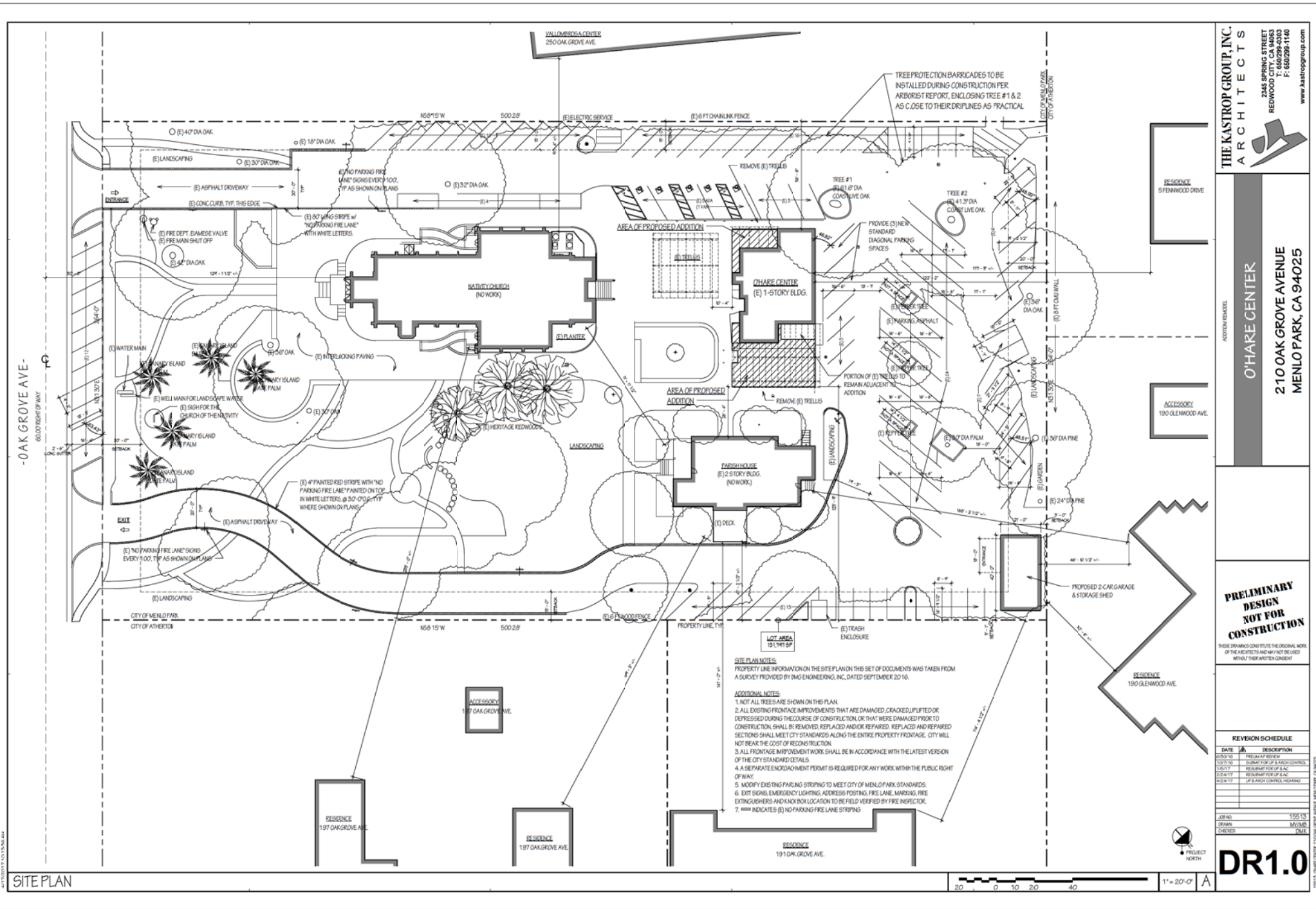
a. Prior to building permit issuance, the applicant shall pay a Transportation Impact Fee (TIF) at an office rate of $4.63 per square foot of floor area ratio for a total estimated TIF of $5,667.12, subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and 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 Engineering News Record Bay Area Construction Cost Index percentage change for San Francisco.



City of Menlo Park

Location Map
210 Oak Grove Avenue

Scale: 1:4,000 | Drawn By: JPL | Checked By: JPL | Date: 4/24/2017 | Sheet: 1



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ADDITION REMODEL

O'HARE CENTER

210 OAK GROVE AVENUE
MENLO PARK, CA 94025

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REVISION SCHEDULE

DATE	NO.	DESCRIPTION
6/30/16		PREL/M A/P REVIEW
10/7/16		SUBMIT FOR UP & ARCH CONTROL
1/5/17		RESUBMIT FOR UP & AC
2/24/17		RESUBMIT FOR UP & AC
4/24/17		UP & ARCH CONTROL HEARING

JOB NO 15515
DRAWN MV/MB
CHECKED DMK

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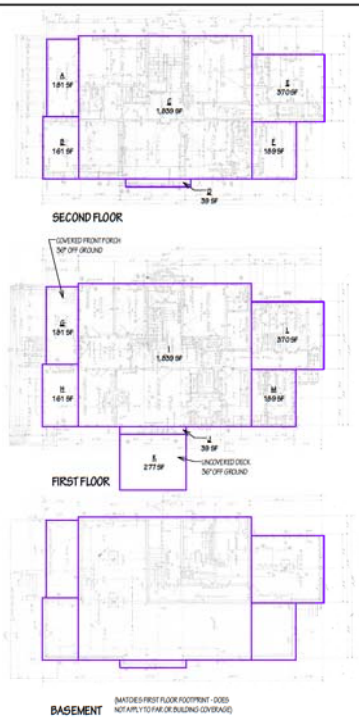
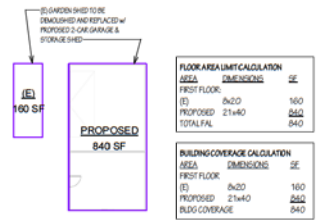
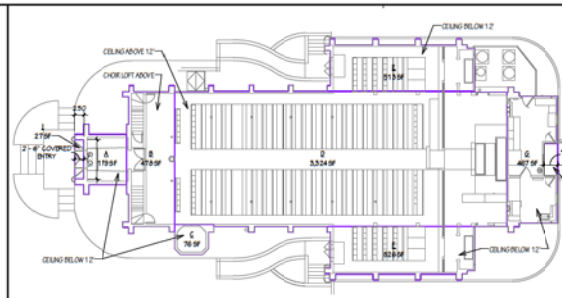


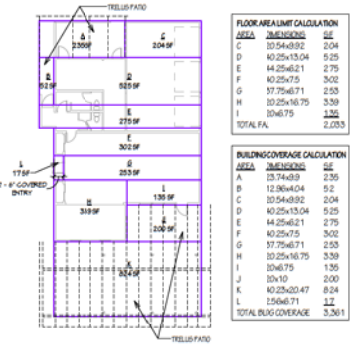
PARISH HOUSE 1/16" = 1'-0" L



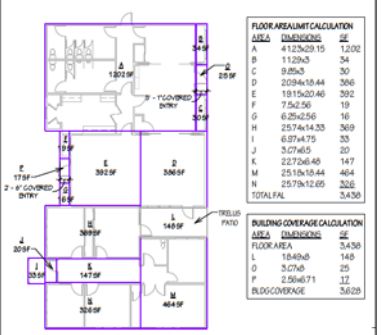
(E) & PROPOSED SHEDS 1/16" = 1'-0" M



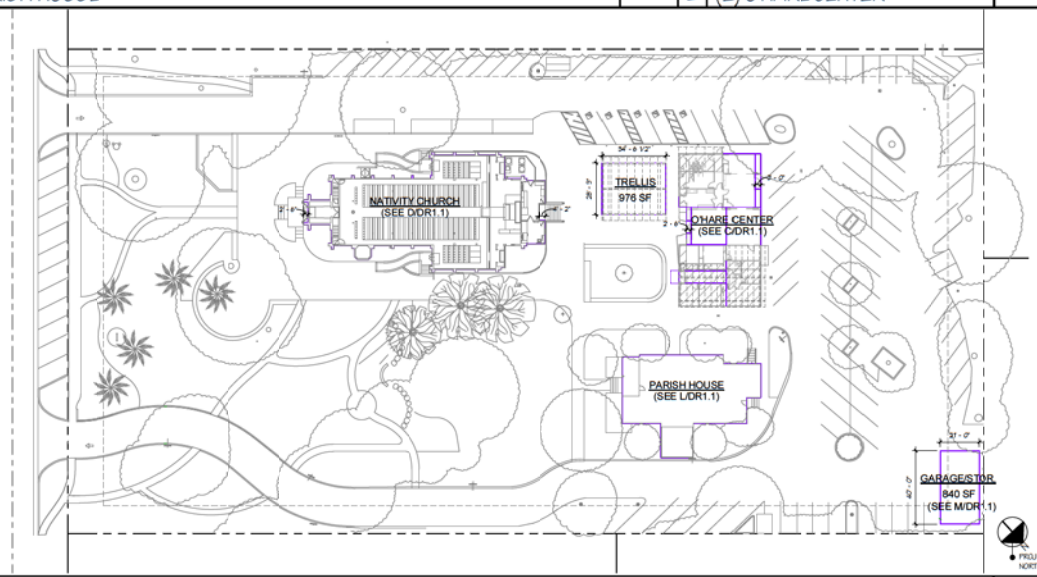
(E) NATIVITY CHURCH 1/16" = 1'-0" D



(E) O'HARE CENTER 1/16" = 1'-0" G



PROPOSED O'HARE CENTER 1/16" = 1'-0" C



AREA DIAGRAM PLAN 1/32" = 1'-0" E

SITE ANALYSIS A

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ADDITION REMODEL
O'HARE CENTER
210 OAK GROVE AVENUE
MENLO PARK, CA 94025

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REVISION SCHEDULE

DATE	NO.	DESCRIPTION
6/30/16		PRELIM A/P REVIEW
10/7/16		SUBMIT FOR U/P & ARCH CONTROL
1/5/17		RESUBMIT FOR U/P & AC
2/24/17		RESUBMIT FOR U/P & AC
4/24/17		U/P & ARCH CONTROL HEARING

JOB NO. 15515
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CHECKED DMK

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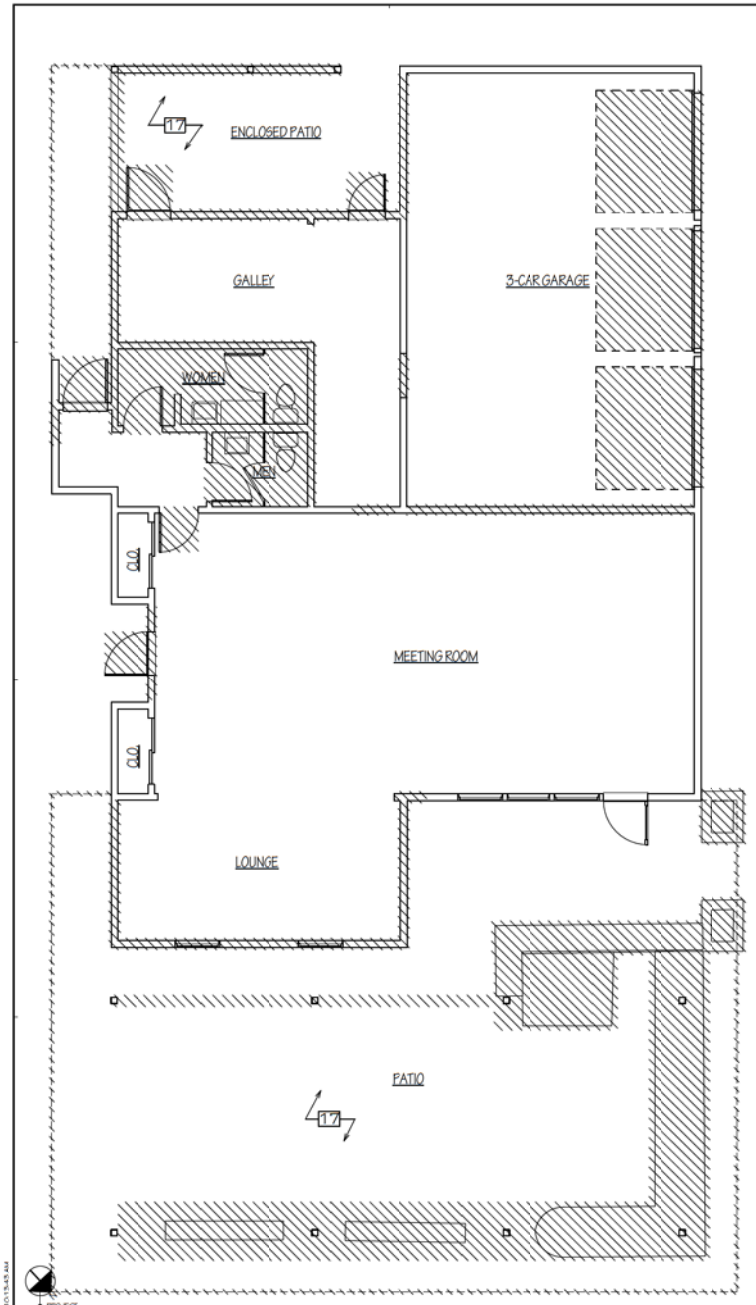
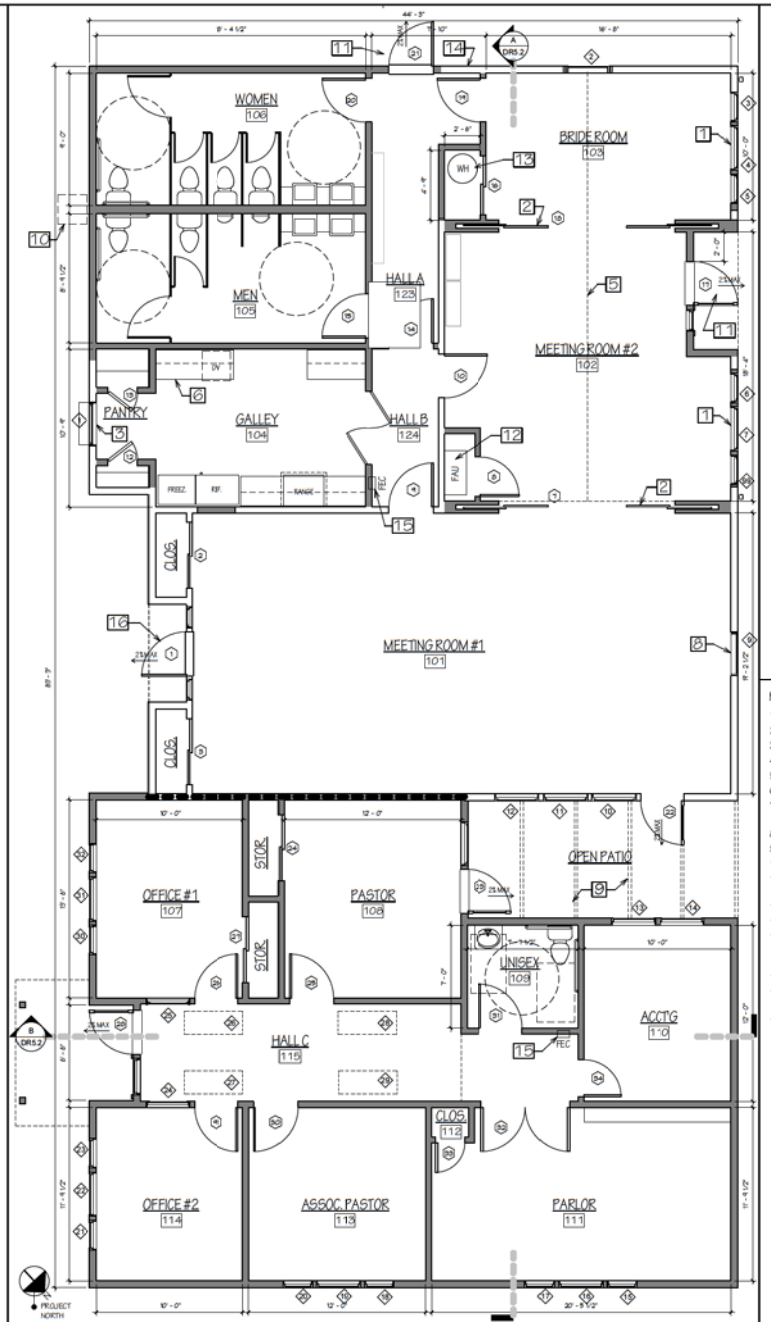
15515 O'HARE CENTER - 210 OAK GROVE AVENUE, MENLO PARK, CA 94025



EXISTING FLOOR PLAN

0 5 10 1/4" = 1'-0" N



PROPOSED FLOOR PLAN

0 5 10 1/4" = 1'-0" E

KEY NOTES

1 FILL-IN (E) DOOR OPENINGS w/ WINDOWS & DOOR
2 SOUND-RATED FOLDING PARTITION
3 PASS-THRU WINDOW w/ SHELF
4 ST. STEEL TRIPLE SINK & DISHWASHER
5 REPLACE (E) FLAT ROOF w/ CATHEDRAL CEILING
6 ST. STEEL COUNTERS AND SHELVES
7 REINSTALL GAS RANGE & INSTALL NEW COMMERCIAL EXHAUST HOOD w/ ANSUL SYSTEM
8 DECORATIVE WINDOW ABOVE - SEE ELEV.
9 TRELLIS TO COVER NEW SMALLER PATIO
10 NEW SUB-GRADE SEWAGE PUMP
11 REGRADE & REPAVE PARKING & WALKWAY HERE IF NEEDED TO ACHIEVE 2% MAX SLOPE FOR APPROACH TO ENTRY DOOR
12 NEW FURNACE
13 NEW TANKED WATER HEATER
14 FIRE ALARM SYSTEM AND FIRE SUPPRESSION SYSTEMS SHALL BE A DEFERRED SUBMITTAL AND MUST COMPLY w/ NFPA 13 AND NFPA 72 AS AMMENDED BY MENLO PARK FIRE PROTECTION DISTRICT.
15 VERIFY FINAL LOCATION w/ FIRE MARSHALL
16 ALL MEANS OF EGRESS COMPONENTS SHALL COMPLY w/ CFC/CBC CHAPTER 10
17 EXISTING ASPHALT PAVING TO BE REMOVED

LEGEND

- AREA TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- NEW WALLS
- 1-HR RATED WALL, 5/8" TYPE-X GYP BD, MUD & FIRE TAPE
- DOOR TAGS- SEE DOOR SCHEDULE
- WINDOW TAGS- SEE WINDOW SCHEDULE
- CARPET FLOOR MATERIAL
- 0' - 0" FINISHED CEILING HEIGHT
- X KEY NOTE THIS SHEET

KEY NOTES & LEGEND A

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ADDITION REMODEL

O'HARE CENTER

210 OAK GROVE AVENUE
MENLO PARK, CA 94025

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REVISION SCHEDULE

DATE	NO.	DESCRIPTION
6/30/16		PREELIM AP REVIEW
10/21/16		SUBMIT FOR UP & ARCH CONTROL
1/5/17		RESUBMIT FOR UP & AC
2/24/17		RESUBMIT FOR UP & AC
4/24/17		UP & ARCH CONTROL HEARING

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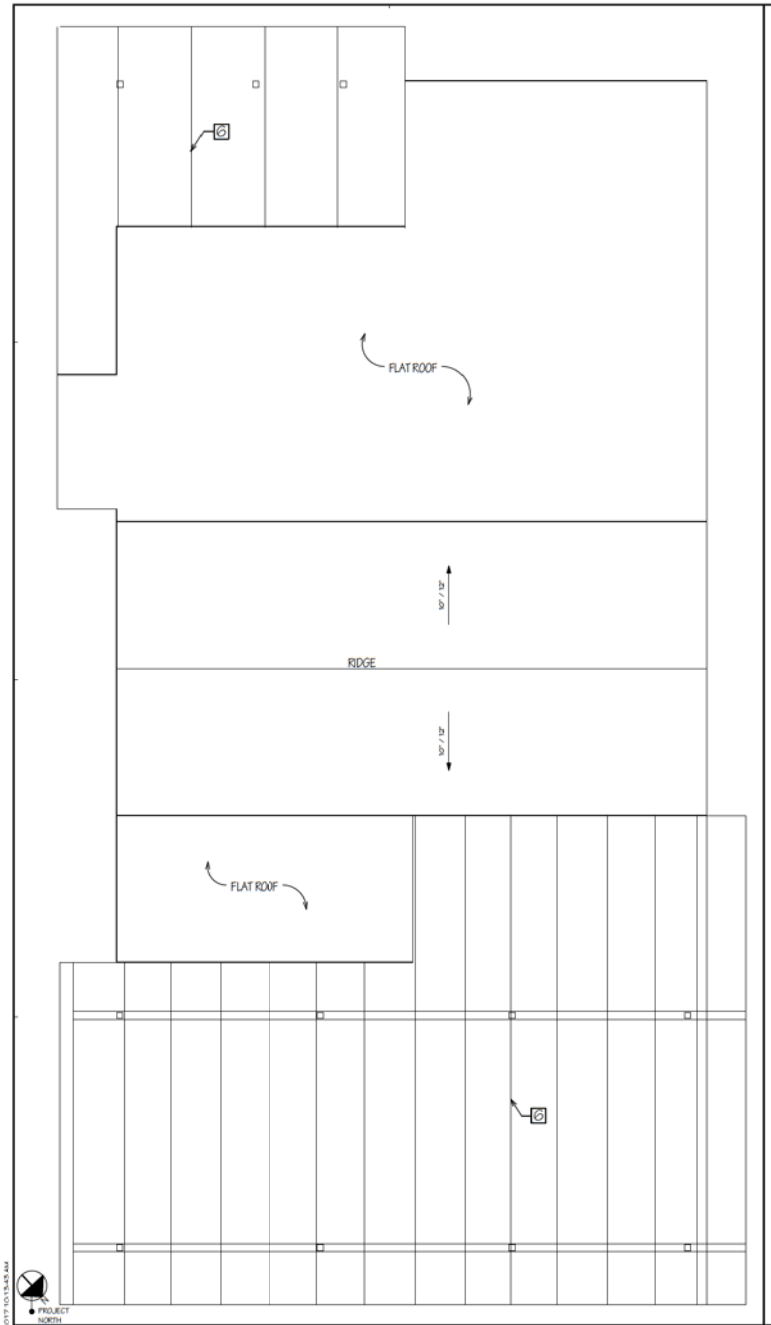
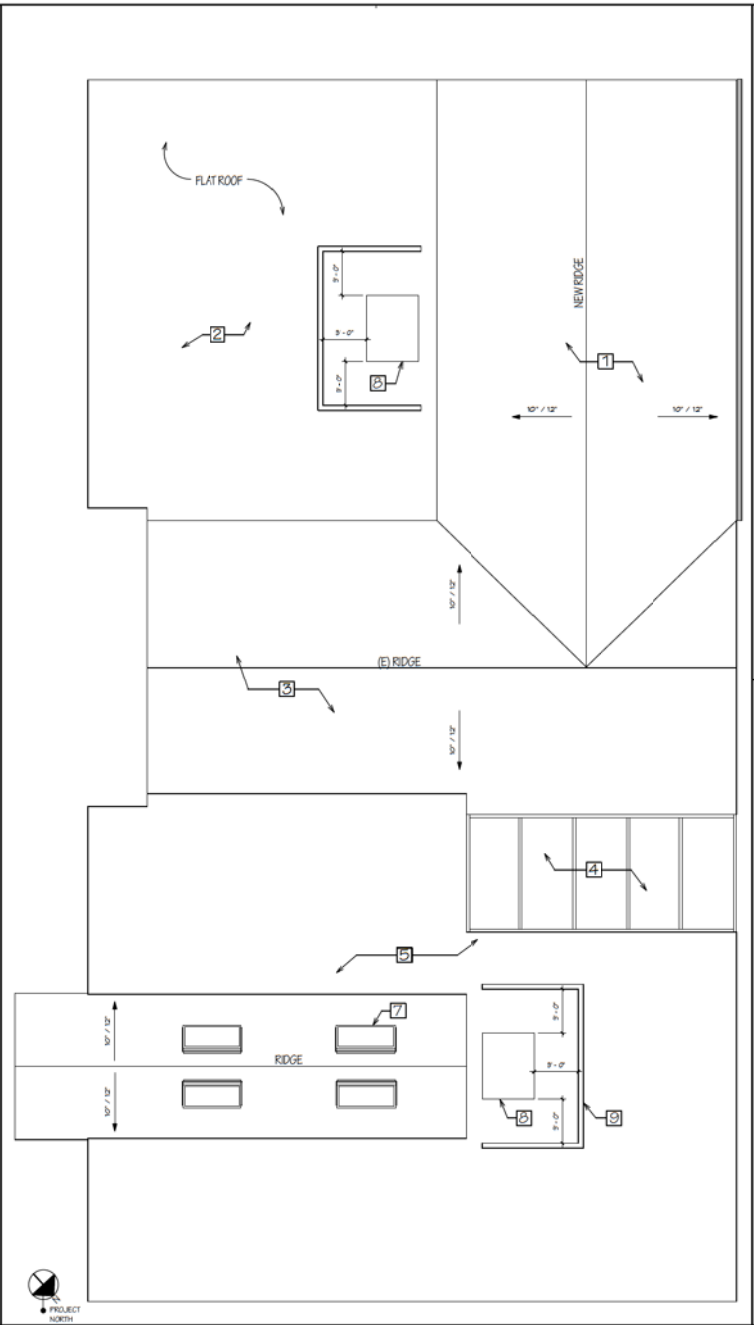
15515 O'HARE CENTER - 210 OAK GROVE AVENUE, MENLO PARK, CA 94025



EXISTING ROOF PLAN

1/4" = 1'-0"

N



PROPOSED ROOF PLAN

1/4" = 1'-0"

E

KEY NOTES

1. NEW ROOF FRAMING w/ COMP SHINGLES
2. NEW ROOFING ON (E) ROOF
3. EXISTING ROOF
4. WOOD TRELLIS o/ OPEN PATIO
5. NEW FLAT ROOF
6. EXISTING TRELLIS TO BE REMOVED
7. NEW 2'-4"x4'-8" SKYLIGHT, TYP. OF 4
8. NEW HVAC UNIT, TYP. OF 2, AND SPECIFIED BY MECH ENGINEER. SCREENS TO BE ADDED IF ARCHITECT DETERMINES UNITS ARE TOO VISIBLE
9. MECHANICAL SCREEN, SEE EXT ELEVS

LEGEND

- AREA TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- NEW WALLS
- 1-HR RATED WALL, 5/8" TYPE-X GYP BD, MUD & FIRE TAPE
- DOOR TAGS- SEE DOOR SCHEDULE
- WINDOW TAGS- SEE WINDOW SCHEDULE
- CARPET — FLOOR MATERIAL
- 0'-0" — FINISHED CEILING HEIGHT
- X — KEY NOTE THIS SHEET

KEY NOTES & LEGEND

A

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ADDITION REMODEL

O'HARE CENTER

210 OAK GROVE AVENUE
MENLO PARK, CA 94025

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REVISION SCHEDULE

DATE	DESCRIPTION
6/30/16	PREELIM A.P. REVIEW
10/7/16	SUBMIT FOR U.P. & ARCH CONTROL
1/5/17	RESUBMIT FOR U.P. & AC
2/24/17	RESUBMIT FOR U.P. & AC
4/24/17	U.P. & ARCH CONTROL HEARING

JOB NO. 15513
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CHECKED DMK

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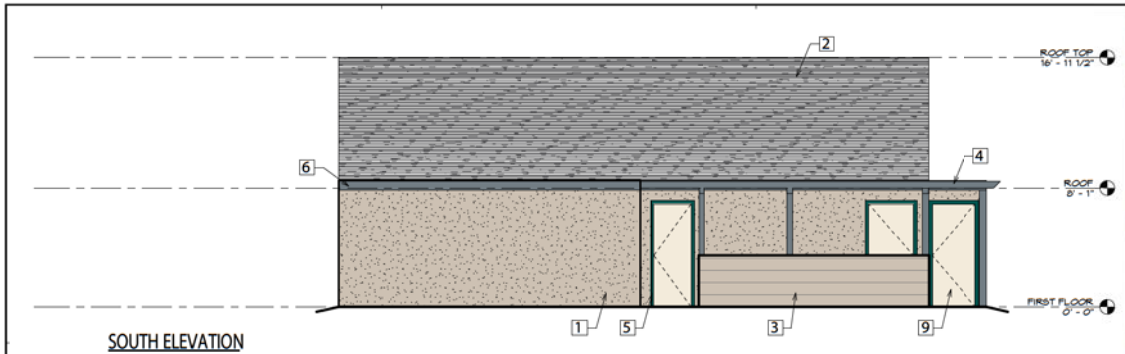
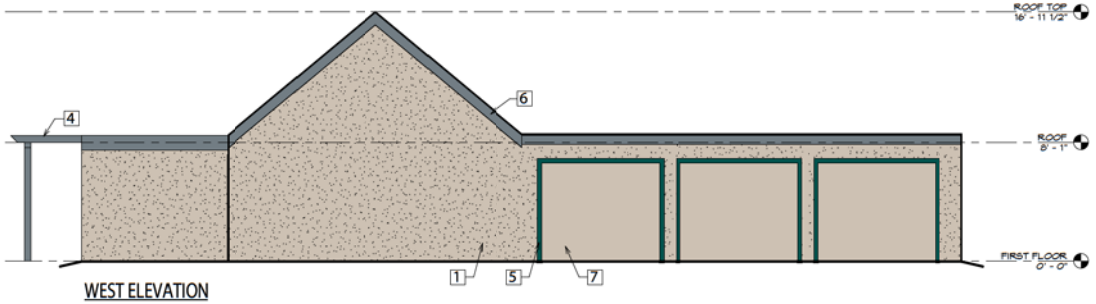
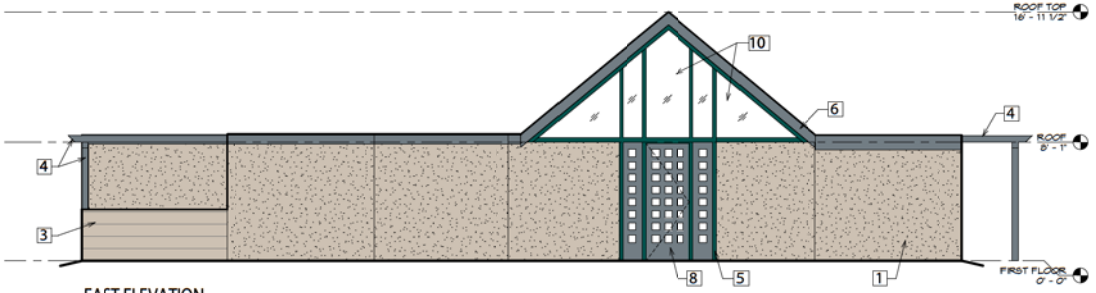


SOUTH ELEVATION

NORTH ELEVATION



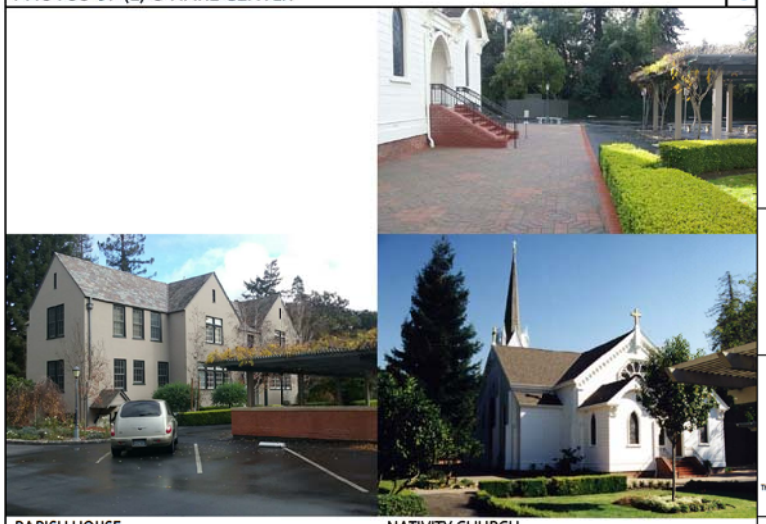
WEST ELEVATION



EAST ELEVATION

EXISTING EXTERIOR ELEVATIONS | 0 5 10 | 1/4" = 1'-0" | E

PHOTOS OF (E) O'HARE CENTER | C



PARISH HOUSE | NATIVITY CHURCH

PHOTOS OF (E) ADJACENT STRUCTURES - FOR REFERENCE | B

KEY NOTES

1 CEMENT PLASTER, SMOOTH FINISH, KELLY MOORE "MALIBU BEIGE" PAINT
2 COMPOSITION SHINGLE ROOFING
3 WOOD SIDING, KELLY MOORE "MALIBU BEIGE" PAINT TO MATCH CEMENT PLASTER FINISH
4 WOOD TRELLIS & POSTS, BENJAMIN MOORE "WOLF GRAY" PAINT
5 WOOD TRIM @ DOORS & CLAD WINDOWS, SHERWIN-WILLIAMS "CAPE VERDE" PAINT
6 WOOD FASCIA, BENJAMIN MOORE "WOLF GRAY" PAINT
7 WOOD GARAGE DOORS, KELLY MOORE "MALIBU BEIGE" PAINT
8 WOOD ENTRY DOORS, BENJAMIN MOORE "WOLF GRAY" PAINT, TYP. OF 4
9 WOOD DOOR BENJAMIN MOORE "LINEN WHITE PAINT"
10 GLASS TRANSOM

DW 6482 Cape Verde

Wolf Grey (SW 7045) Benjamin Moore

Malibu Beige Kelly Moore

Linen White (SW 7101) Benjamin Moore

ELEVATION KEY NOTES | A

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ADDITION/REMODEL

O'HARE CENTER

210 OAK GROVE AVENUE
MENLO PARK, CA 94025

REVISION SCHEDULE

DATE	DESCRIPTION
6/30/16	PRELIM AP REVIEW
10/7/16	SUBMIT FOR UP & ARCH CONTROL
1/5/17	RESUBMIT FOR UP & AC
2/24/17	RESUBMIT FOR UP & AC
4/24/17	PP & ARCH CONTROL HEARING

JOB NO: 15513
DRAWN: MV/MB
CHECKED: DMK

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15513 - O'HARE CENTER, 210 OAK GROVE AVENUE, MENLO PARK, CA 94025

PROPOSED EXTERIOR ELEVATIONS

1/4" = 1'-0"

E

KEY NOTES

1 WOOD TRELLIS & POSTS, BENJAMIN MOORE "WOLF GRAY" PAINT TO MATCH (E)
2 DECORATIVE ROSE WINDOW, 36" DIAMETER
3 PASS-THRU WINDOW w/ SHELF
4 COMPOSITION SHINGLE ROOFING TO MATCH (E)
5 CEMENT PLASTER, SMOOTH FINISH, KELLY MOORE "MALIBU BEIGE" PAINT TO MATCH (E)
6 WOOD TRIM @ DOORS & CLAD WINDOWS, SHERWIN-WILLIAMS "CAPE VERDE" PAINT TO MATCH (E)
7 WOOD FASCIA, BENJAMIN MOORE "WOLF GRAY" PAINT TO MATCH (E)
8 WOOD ENTRY DOORS, BENJAMIN MOORE "WOLF GRAY" PAINT TO MATCH (E), TYP. OF 4
9 WOOD SIDE DOOR, BENJAMIN MOORE "LINEN WHITE" PAINT TO MATCH (E)
10 ALL NEW WINDOWS TO BE ALJMINUM, BLACK ANODIZED
11 MECHANICAL SCREEN, 1/2" EXTERIOR GRADE T1-4 PLYWOOD w/ 4" HORIZONTAL GROOVES. PAINT TO MATCH ADJACENT ROOF COLOR. HEIGHT OF SCREEN TO MATCH HEIGHT OF ROOFTOP UNITS.
12 NEW ROOFTOP UNIT, TYP OF 2

SW 6482 Cape Verde — Wolf Gray Benjamin Moore
Malibu Beige Kelly Moore — Linen White Benjamin Moore

LEGEND:
- AREA TO BE DEMOLISHED
- (E) WALLS TO REMAIN
- NEW W ALLS
- 1-HR RATED WALL, 5/8" TYPE-X GYP BD, MUD & FIRE TAPE
- DOOR TAGS- SEE DOOR SCHEDULE
- WINDOW TAGS- SEE WINDOW SCHEDULE
- CARPET FLOOR MATERIAL
- 0' - 0" FINISHED CEILING HEIGHT
- X KEY NOTE THIS SHEET

KEY NOTES & LEGEND

A

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ADDITION/ REMODEL

O'HARE CENTER

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REVISION SCHEDULE

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4/24/17		PP & ARCH CONTROL HEARING

JOB NO: 15513
DRAWN: MV/MB
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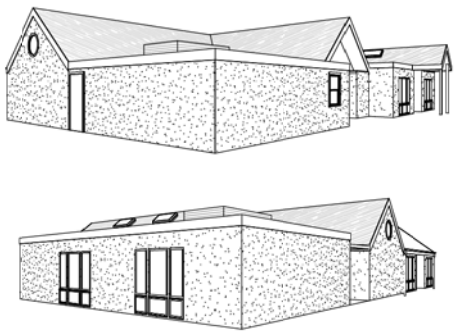
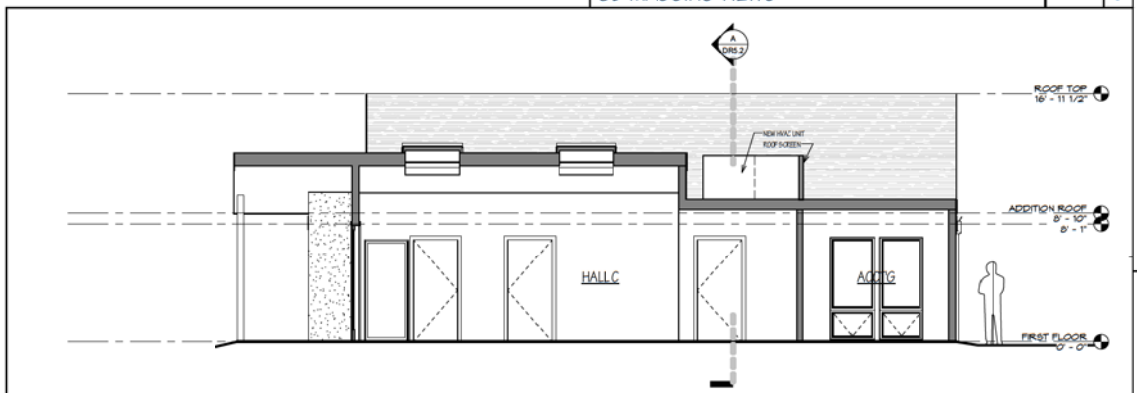
15513 O'HARE CENTER, 210 OAK GROVE AVENUE, MENLO PARK, CA 94025



3D MASSING VIEWS 1/16" = 1'-0" C



CROSS SECTION (EAST-WEST) 0 5 10 1/4" = 1'-0" B

CROSS SECTION (NORTH-SOUTH) 0 5 10 1/4" = 1'-0" A

THE KASTROP GROUP, INC.
ARCHITECTS
2345 SPRING STREET
REDWOOD CITY, CA 94063
T: 650/299-0303
F: 650/299-1140
www.kastropgroup.com

ADDITION REMODEL
O'HARE CENTER
210 OAK GROVE AVENUE
MENLO PARK, CA 94025

PRELIMINARY
DESIGN
NOT FOR
CONSTRUCTION

REVISION SCHEDULE

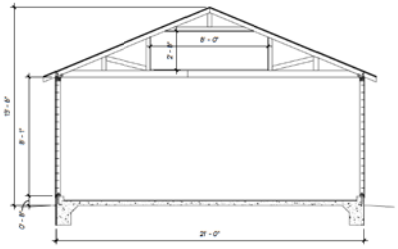
DATE	DESCRIPTION
6/30/16	PRELIM A/P REVIEW
1/27/17	SUBMIT FOR UP & ARCH CONTROL
1/31/17	RESUBMIT FOR UP & AC
2/24/17	RESUBMIT FOR UP & AC
4/24/17	UP & ARCH CONTROL HEARING

JOB NO 15513
DRAWN MA/MB
CHECKED DMK

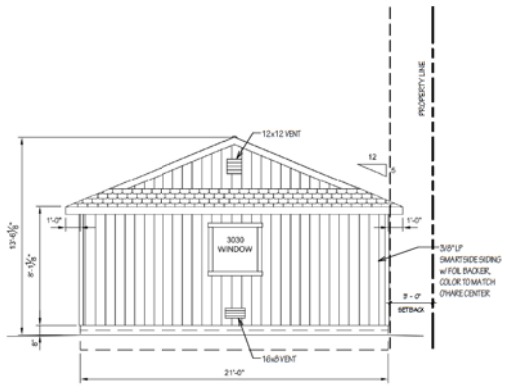
DR5.2

4/17/2017 10:13:56 AM

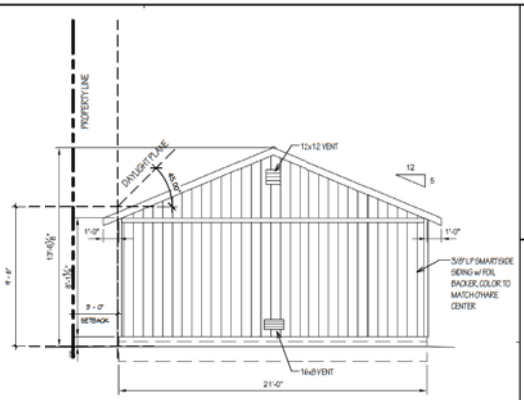
15513 O'HARE CENTER - 210 OAK GROVE AVENUE, MENLO PARK, CA 94025



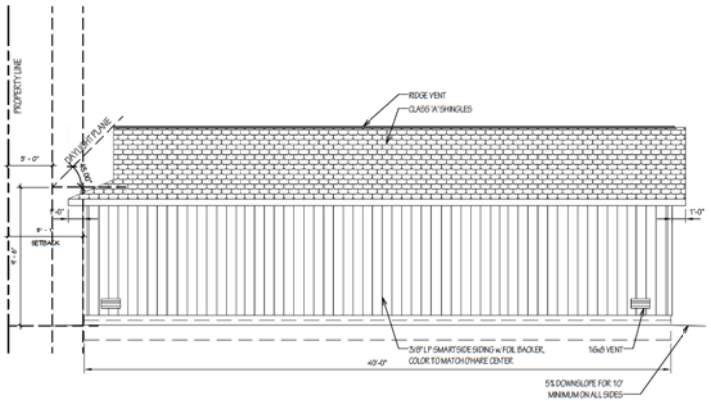
PROPOSED GARAGE SECTION (EAST-WEST) | 1/4" = 1'-0" | R



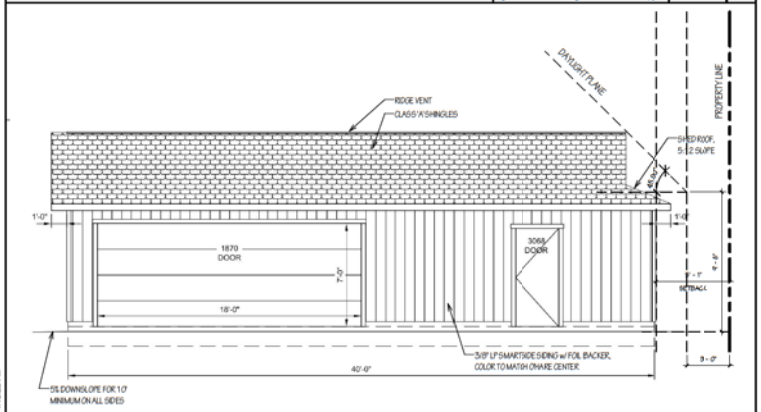
PROPOSED GARAGE NORTH ELEVATION | 1/4" = 1'-0" | M



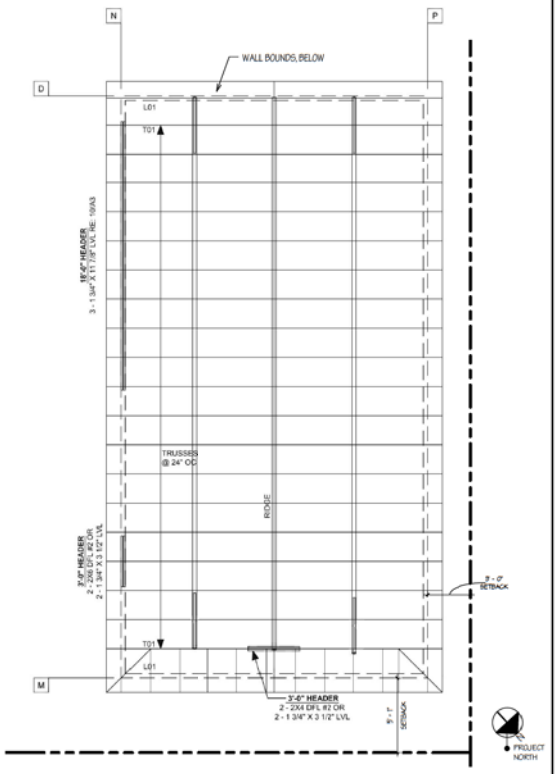
PROPOSED GARAGE SOUTH ELEVATION | 1/4" = 1'-0" | D



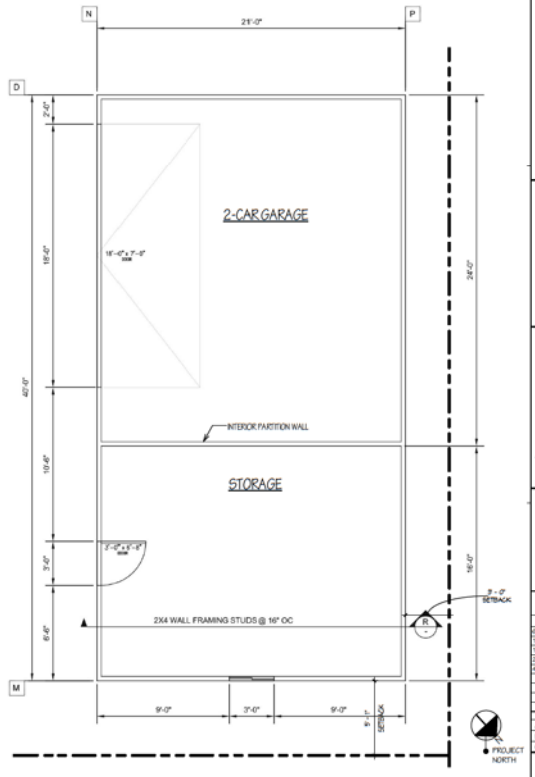
PROPOSED GARAGE WEST ELEVATION | 1/4" = 1'-0" | P



PROPOSED GARAGE EAST ELEVATION | 1/4" = 1'-0" | N



PROPOSED ROOF FRAMING PLAN | 1/4" = 1'-0" | J



PROPOSED GARAGE & STORAGE SHED FLOOR PLAN | 1/4" = 1'-0" | A

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ADDITION REMODEL
O'HARE CENTER
210 OAK GROVE AVENUE
MENLO PARK, CA 94025

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

REVISION SCHEDULE

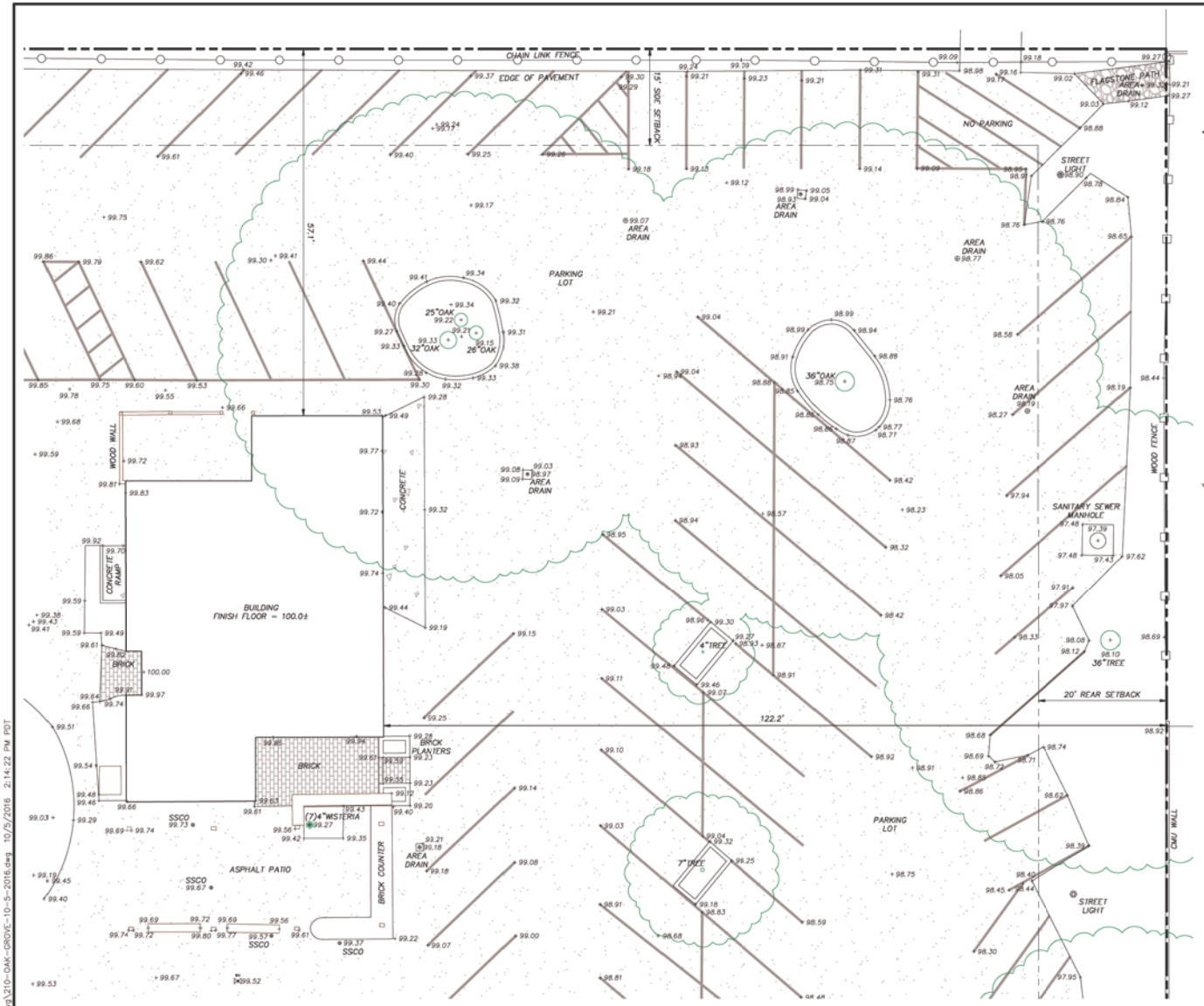
DATE	NO.	DESCRIPTION
6/30/16		PREIUM AP REVIEW
10/7/16		SUBMIT FOR LP & ARCH CONTROL
1/5/17		RESUBMIT FOR LP & AC
2/24/17		RESUBMIT FOR LP & AC
4/24/17		LP & ARCH CONTROL HEARING

JOB NO	15515
DRAWN	MJ/MB
CHECKED	DMK

DR5.3

4/17/2017 4:15:28 PM

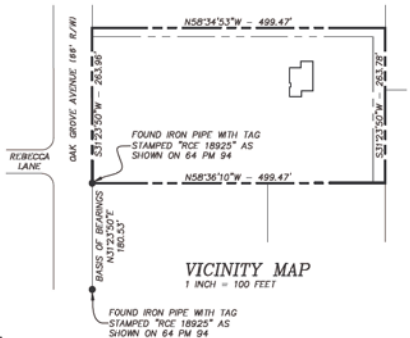
15515 O'HARE CENTER - 210 OAK GROVE AVENUE, MENLO PARK, CA 94025



PARTIAL TOPOGRAPHIC AND BOUNDARY SURVEY

210 OAK GROVE AVENUE
CITY OF MENLO PARK

SAN MATEO COUNTY – CALIFORNIA
SCALE: 1 INCH = 8 FEET OCTOBER 2016



VICINITY MAP
1 INCH = 100 FEET

NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM. MAIN FINISH FLOOR ELEVATION OF BUILDING SHOWN HEREON AS TAKEN AT THE EASTERN ENTRANCE = 100.0 FEET.
3. THERE WERE NOT ANY DOCUMENTS PROVIDED TO US THAT INDICATE THE PRESENCE OF EASEMENTS LOCATED ON THE PORTION OF THE SUBJECT PROPERTY AS SHOWN HEREON.
4. 1' CONTOUR INTERVAL.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

NATIVITY CHURCH IN: SEPTEMBER 2016

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

ON SEPTEMBER 28, 2016

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DYLAN M. GONSALVES — 10-5-2016 DATE

LICENSED LAND SURVEYOR — DYLAN M. GONSALVES — NO. 8475 — STATE OF CALIFORNIA

ASSESSOR PARCEL NUMBER:

061-360-030

LOT AREA:

131,797± SQUARE FEET
3.03± ACRES

LEGAL DESCRIPTION

LOT 238, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MENLO PARK VILLA ASSOCIATION" AS SAID MAP IS RECORDED IN BOOK C OF MAPS, AT PAGE 6, AND COPIED INTO BOOK 2 OF MAPS, PAGE 40, SAN MATEO COUNTY RECORDER'S OFFICE.

GRAPHIC SCALE
(IN FEET)
1 inch = 8 ft.

DMG ENGINEERING, Inc.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

REVISIONS

NO.	DATE	DESCRIPTION	BY

PARTIAL TOPOGRAPHIC AND BOUNDARY SURVEY
210 OAK GROVE AVENUE
CITY OF MENLO PARK – CALIFORNIA
SCALE: 1 INCH = 8 FEET OCTOBER 2016

SHEET 1
OF 1 SHEETS
ORIG.DWG: 7-28-2016
REV.DWG:
JOB: 16-106

E:\Land Projects 2006\16196NATIVITY\dwg\210-OAK-GROVE-10-5-2016.dwg 10/5/2016 2:14:23 PM PDT

The Kastrop Group, Inc.
ARCHITECTS

Project Description for the Proposed Addition to the O'Hare Center

Church of the Nativity – 210 Oak Grove – Menlo Park, CA

The Church of the Nativity would like to expand its existing social hall, increase the number of toilets and create a new location for the church offices. The new offices will replace, but not increase, the number of current offices which are presently located in the rectory. The new offices will provide more ample space, and storage for office material. There will be no additional increase in parish staff.

The use of the building is for choir rehearsals, parish meetings and gatherings, wedding preparations, etc. Currently there are many evenings where there are simultaneous meetings occurring in the rectory and the O'Hare Center. The increase in the flexible meeting space(s) to the O'Hare Center will allow us to move meetings from the rectory where they are currently held to the O'Hare Center where the large meeting space (Meeting Room #1) can be divided by a moveable wall, allowing the two functions to occur simultaneously.

We do not foresee any "large events" held here. Larger parish functions are in the Sobrato Center down the street at the Nativity school. There will never be a time where both the church and O'Hare Center are being used simultaneously.

The existing building was built in 1977 and is called the O'Hare Center. The proposed work includes:

- Filling in the outside roof covered patio area on the West side of the building and expanding the footprint slightly to the south. This area will be the location for the new ADA compliant restrooms.
- Removing the existing 3-car garage and replacing it with a gathering space available for church functions. Note that this allow for three additional parking spaces. A two-car covered garage is proposed to be placed on the site in place of the existing garden shed. No parking spaces are lost at this area.
- Relocating the existing food warming galley. This is for food warming purposes for caters use only and is not a commercial kitchen.
- Replace the trellis covered patio to the East side of the building with a new structure housing the church offices. Note that this moves the offices from their current location inside the Parish House.
- No landscaping or trees are effected.
- Parking is increased.
- O'Hare Center will be sprinklered.
- Style of the addition is designed to blend in with the existing O'Hare Center.

Please contact me with any questions.

Best regards,

D. Michael Kastrop, AIA

Principal Architect
2345 Spring Street ♦ Redwood City, CA 94063 ♦ phone: 650 299 0303 ♦ fax: 650 299 1140 ♦ kastropgroup.com

THE KASTROP GROUP, INC.
ARCHITECTS

Parking Statement for the Proposed Addition

Church of the Nativity – 210 Oak Grove – Menlo Park, CA

The functions of Nativity Church are complimentary when it comes to parking. The church occupancy has the largest parking requirement with 91 spaces. The 104 proposed on-site parking spaces are adequate for all services with over-flow parking available at the Vallombrosa Center next door (also owned by the Catholic Church and available on weekends). This over-flow only gets used on Easter, Christmas Masses and some weddings. The O'Hare Center functions are scheduled to not occur at the same time as the church services. The office functions and parking requirements are minor and the office is closed on the weekends and evenings.

The Church has been coordinating the uses of the Office, O'Hare Center and Church for over 50 years and there are no anticipated parking issues from the proposed expansion of the O'Hare Center.

Please contact me with any questions.

Best regards,

D. Michael Kastrop, AIA

Principal Architect

2345 Spring Street ♦ Redwood City, CA 94063 ♦ phone: 650 299 0303 ♦ fax: 650 299 1140 ♦ kastropgroup.com

ARBORIST REPORT

Submitted To:

Church of the Nativity
Attention: Mr. Russ Castle
210 Oak Grove Avenue
Menlo Park, CA 94025

Project Location:

210 Oak Grove Avenue
Menlo Park, CA 94025

Submitted By:
McCLENAHAN CONSULTING, LLC
John H. McClenahan
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists
October 24, 2016

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

October 24, 2016

Church of the Nativity
Attention: **Mr. Russ Castle**
210 Oak Grove Avenue
Menlo Park, CA 94025

RE: **210 Oak Grove Avenue**
Menlo Park, Ca

Assignment

As requested, I performed a visual inspection of 2 trees coast live oaks to determine size and condition and provide Tree Preservation Guidelines for proposed construction activity.

Summary

Proposed improvements include demolition of existing O'Hare Center and connected carport and construction of a new structure. The primary tree impacted by improvements is the live oak at the left rear corner of the building shown as tree one. The Tree Protection Zone (TPZ) is defined as the distance *six times the diameter away from the trunk*. Any grading or excavation within the TPZ must be accomplished by hand digging. A qualified arborist must supervise any cutting of roots greater than one inch in diameter. *A pre-construction meeting must occur to outline methods of excavation within TPZ*. No grading, drainage or utility plans were available at the time of inspection.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered with aluminum tags.

In determining Tree Condition several factors have been considered which include:

Methodology continued

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

1: Coast live oak *(Quercus agrifolia)*
Diameter: 61.6" Low Branching
Height: 50' **Spread:** 65'
Condition: Poor to Fair
Location: left rear corner of proposed improvements.
Observation: Upper crown is slighlty sparse. Grows to a slight lean. Trunk divides into three stems at four foot height. A small cavity on the northeast side is holding water. Pockets of decay are visible in the main crotches. Asphalt surrounding the tree creates a poor root environment. The TPZ is 31-feet. The proposed building will utilize a similar footprint to existing structure and carport. The perimeter of the foundation must be dug by hand or air to minimze damage to roots.

2: Coast live oak *(Quercus agrifolia)*
Diameter: 41.3"
Height: 45' **Spread:** 60'
Condition: Poor to Fair
Location: Rear parking lot
Observation: Upper crown is sparse with lower than average vigor. The tree grows to a slight lean. Bifurcation at eight feet creates an inherent structural defect. Asphalt surrounding the tree creates a poor root environment. The TPZ is 21-feet. Any grading or excavation within the TPZ must be accomplished by hand digging.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan
In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30” diameter tree x 6=180” distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is ***mandatory.***

Barricades
Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

Barricades continued

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. These barricades should remain in place

until final inspection of the building permit, except for work specifically required in the approved plans to be done under the trees to be protected. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

For this project a variation of Type II and III fencing should be used along the path of entry for construction equipment.

IMAGE 2.15-3
Tree Protection within a Planter Strip

• Type II Tree Protection
For trees situated within a **narrow planting strip**, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.(*see Image 2.15-3*)

IMAGE 2.15-4
Trunk Wrap Protection

• Type III Tree Protection
Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (*see Image 2.15-4*)

Images from City of Palo Alto Tree Technical Manual

Root Pruning (if necessary)
During and upon completion of any trenching/grading operation within a tree's drip line, should any roots greater than one inch (1") in diameter be damaged, broken or severed, root pruning to include flush cutting and sealing of exposed roots should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Pruning
Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Irrigation
A supplemental irrigation program is recommended for the trees on site and should be accomplished at regular three to four week intervals during the period of October 31st through May 1st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately fifteen (15) gallons of water for each inch in trunk diameter.

Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.

Fertilization
A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction.

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch
Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection
Periodic inspections by the ***Site Arborist*** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

We thank you for this opportunity to be of assistance in your tree preservation concerns.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

McCLENAHAN CONSULTING, LLC

By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: pm

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Fax (650) 854-1267
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ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: John H. McClenahan
Date: October 24, 2016