



## REGULAR MEETING AGENDA

**Date:** 5/22/2017  
**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 April 24, 2017, Planning Commission meeting. ([Attachment](#))

**F. Public Hearing**

- F1. Use Permit/Brian Nguyen/445 Oak Ct:  
Request for a use permit to demolish a single-story residence and detached garage and construct a new two-story residence including a basement, detached garage, and secondary dwelling unit on a substandard lot with regard to lot width located in the R-1-U (Single-Family Urban Residential) zoning district, at 445 Oak Court. The proposal includes two heritage tree removals. ([Staff Report #17-030-PC](#))
- F2. Use Permit/Leila Osseiran/1074 Del Norte Avenue:  
Request for a use permit to partially demolish, remodel, and add a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot with respect to width in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. The proposal would also exceed

50 percent of the existing floor area and is considered equivalent to a new structure. ([Staff Report #17-031-PC](#))

- F3. Use Permit/Ami Nixon/1834 Doris Drive:  
Request for a use permit to demolish a single-story, single family residence and build a new two-story residence with a basement on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban) zoning district. ([Staff Report #17-032-PC](#))

## **G. Regular Business**

- G1. 2017-18 Capital Improvement Plan/General Plan Consistency:  
Consideration of consistency of the 2017-18 projects of the Five-Year Capital Improvement Plan with the General Plan. ([Staff Report #16-033-PC](#))

## **H. Study Session**

- H1. Conditional Development Permit Amendment and Environmental Review/Hibiscus Properties, LLC/301-309 Constitution Drive:  
Request for an amendment to a Conditional Development Permit (CDP) approved in November 2016 to modify the location and footprint of Building 22 (Phase 2) of the Facebook Campus Expansion Project located at 301-309 Constitution Drive, construct a multi-story parking structure, allow for the retention of Building 305 during construction of Building 22, and the utilization of the footprint of Building 305 (post demolition) for additional landscaping, landscape reserve parking, and a transit center for charging and staging of electric vehicles, such as intra-campus trams and shuttles. Building 22 would continue to meet the minimum setback requirements of the CDP; however, the building mass and footprint would be shifted toward the north of the site along the Bayfront Expressway frontage and the location and design of the potential connection between Buildings 21 and 22 would be changed. No changes to the hotel are proposed at this time, and the hotel would be reviewed through a separate future architectural design review, as set forth in the CDP. The proposed modifications would continue to comply with the minimum setbacks, minimum parking ratio, and the floor area ratio and building coverage requirements of the previously approved CDP; however, the proposed multi-story parking structure and skylight elements of Building 22 would exceed the 75-foot height limit, extending to approximately 83 feet in height for the parking garage structure and 87 feet in height for Building 22. Therefore, the increase in building height and the extent of the proposed changes to the site plan and conditions within the CDP require an amendment to the previously approved CDP. The project site is located in the O (Office) zoning district. ([Staff Report #17-034-PC](#))

## **I. Informational Items**

- I1. 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: June 5, 2017

- Regular Meeting: June 19, 2017
- Regular Meeting: July 17, 2017
- Regular Meeting: July 31, 2017

## **J. Adjournment**

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [www.menlopark.org](http://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](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 05/17/17)

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

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

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

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



## REGULAR MEETING MINUTES - DRAFT

**Date:** 4/24/20167  
**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, Henry Riggs, Larry Kahle (arrived at 7:31 p.m.), John Onken, Katherine Strehl (Chair)

Staff: Sunny Chao, Assistant Planner; Yesenia Jimenez, Associate Planner; Jean Lin, Senior Planner; Corinna Sandmeier, Associate Planner; Ori Paz, Planning Technician; Thomas Rogers, Principal Planner

### C. Reports and Announcements

Principal Planner Thomas Rogers said the City Council at its April 18 meeting reappointed Katherine Strehl to the Planning Commission. He said at that meeting also the Council approved a one-year bicycle path pilot along Oak Grove Avenue, University Drive, and Crane Street. He said that would impact a number of parking spaces. He said the Transportation Division would work to make the transition as smooth as possible. He said a consideration of the 318 Pope Street heritage tree removal permit was on the Council's May 2 agenda.

### D. Public Comment

There was none.

### E. Consent Calendar

#### E1. Approval of minutes from the March 27, 2017 Planning Commission meeting. ([Attachment](#))

Chair Strehl noted that Commissioner Henry Riggs had provided a proposed modification to the March 27 meeting minutes.

**ACTION:** Motion and second (Goodhue/Riggs) to approve the minutes with the following modification; passes 7-0.

- Page 10, 2<sup>nd</sup> paragraph, 3<sup>rd</sup> line from the bottom: Replace “not be occupied until El Camino

Real...” with “not be built until El Camino Real...”

## **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](#))

Staff Comment: Planning Technician Ori Paz said the landscaping and tree section of the staff report indicated 21 trees on site. He said as shown in the data table and tree inventory there were actually 22 trees on site.

Applicant Presentation: Andrew Young, Young and Borlik, project architect, introduced the property owners, Chris and Annie Pandolfo. He said the existing home was substandard as it did not have the required 25-foot combined side setbacks. He said the left side of the house was into the setback. He noted the Monterey pines were in a very mature degree of decline, and were proposed to be removed and replaced.

Commissioner John Onken said Commissioner Larry Kahle had texted a question asking if there had been consideration of some other material than stucco for the eaves of the entry and the new gable. Mr. Young noted stucco’s longevity and its favorable fire safety factors. He said there were fire rated Hardie products that simulated siding and shingles. He said the house would be sprinkled in response to the fire department’s request. He said also the roof was fire rated. He said the applicants’ desire was to keep the overall existing massing of the building and treat maintenance issues for the long term. He said unless the Commission had a strong desire for other materials his clients were satisfied with the proposed materials.

Commissioner Andrew Barnes said that it was proposed to replace the Monterey pines with the Saratoga pine and that the existing canopy would be replaced with a shrubbier plant. Mr. Young said he believed the landscape architect looked at the City’s preferred trees. Mr. Chris Pandolfo said the primary goal on the right side was to work with the neighbors to select the trees and locations that would best meet their collective needs in terms of shielding, privacy and attractiveness. Mr. Young said that they would like to meet with the right side neighbor on the placement of the trees.

Chair Strehl asked about the room with no access to the main house. Mr. Pandolfo said the in-law unit would provide privacy for visiting grandparents. He said they would have liked to have found a way to connect it but there was no way to do it within the project rules and goals. He said another use for it would be for a nanny/au pair.

Chair Strehl opened the public hearing.

Public Comment:

- Neville Golden said he and his wife Joanne were the neighbors to the right of the project site. He said they supported the neighbors' plans to renovate the property. He said they also supported removal of the diseased trees and planting replacement trees to provide screening. He said their concern was privacy noting the project home was 10 feet from the property line and their master bedroom was directly opposite. He said also they have a pool and the upstairs windows would look directly over it. He said they discussed and suggested some changes to the windows including reducing the master bedroom window, removing the shower window and reducing the size of the window in the dressing room. He said the property owners also agreed to use frosted glass to provide more privacy. He said one concern was the proposed side door across from his master bedroom. He said they would prefer some access from the interior to reduce the amount of traffic through the side entry. He said they would prefer that entrance in the front, and if that was not possible, to move it farther forward away from their master bedroom. He said also they would like the fence between the properties to be as high as possible.

Chair Strehl closed the public hearing.

Commission Comment: Commissioner Riggs asked Mr. Young if he and the property owner were open to a more conventional material for the bottom walls. He said the proposed dry stacked stone was not a good aesthetic choice. Mr. Young asked what other material he was interested in. Commissioner Riggs said that small slivered stone needed mortar. Mr. Young said he was fine with mortared stone.

Commissioner Onken said the reason the front bedroom suite did not connect to the rest of the house was because the project already used all the floor area. Mr. Young said that was correct.

Commissioner Onken said he thought the house was compliant. He said regarding Monterey pines that they did not provide great screening as their canopy was higher and it was their trunks that actually provided any screening. He said he supported changes to the windows on the right side to protect privacy. He said he would also like to see a parking space off the road for the front bedroom unit.

Chair Strehl noted that Mr. Kahle had arrived at 7:31 p.m.

Commissioner Barnes asked if there was any agreement about the fence between the project property and the right hand neighbor's property. Mr. Young said he believed City ordinance allowed for a six-foot fence between the properties. He said he had seen six foot fences with two-foot of lattice. He said hedges could be planted along the fence to fill. He mentioned varieties of pittosporum that would provide screening. Commissioner Barnes said he believed code allowed for a six-foot fence and one-foot lattice. He confirmed that the applicants would work with the neighbors on a satisfactory solution. Commissioner Barnes asked if the neighbors were okay with the porch and the stairwell down to the basement.

In reply to the Chair, Principal Planner Rogers said that the Chair could recognize the applicants and neighbors to speak and/or answer questions after the public hearing closed. He said they needed to come to the microphone when speaking. He said also hedges along a property line that exceeded seven foot would be in violation of City code.

Replying to Commissioner Barnes' question, Mr. Young said sheet A0.2 showed the deck was well beyond the immediacy of the neighbors' master bedroom and half of the deck was stairs. He said the deck was 20-feet from the fence with stairs going down to the lower patio area.

Commissioner Kahle said he knew Mr. Young having worked with him some years prior. He said he was curious about the detailing of the ridge beams and the eaves on the front elevation. Mr. Young said that Commissioner Kahle had suggested a material to break up the stucco and he confirmed with the property owner that was fine. Commissioner Kahle asked if the ridge beam could be more substantial – to which Mr. Young agreed. Commissioner Kahle asked about the head trim over the openings. Mr. Young said he had visualized an exterior crown molding. He said he would stay with the brick mold and have the stucco run into that. Commissioner Kahle said the entry gable eaves could be longer to balance with the two eaves on either side. Mr. Young said that was a fine suggestion.

Commissioner Onken moved to approve the use permit as recommended in the staff report. Chair Strehl asked about the parking space for the in-law unit that Commissioner Onken had suggested. Commissioner Onken said he was recommending that for the owner and the record but was not requiring a condition. Commissioner Riggs said he would second the motion if Commissioner Onken would accept a modification to condition a more realistic application of the stone veneer with a mortar image or material. Commissioner Onken said he would not as the material was fairly innocuous, and he did not think that condition was helpful. Commissioner Riggs withdrew his second.

Commissioner Combs seconded the motion. He asked if the changes Commissioner Kahle had suggested had to be conditioned or not. Principal Planner Rogers said the text of the recommendation was that the plans before the Commission were approved so if there was a desire for changes that those needed to be conditioned. No additional conditions were recommended.

**ACTION:** Motion and second (Onken/Combs) to approve the request as recommended; passes 6-1 with Commissioner Riggs opposing.

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 Heritage Tree Ordinance.

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](#))

Staff Comment: Associate Planner Yesenia Jimenez said the applicants had brought photos of the landscaping along the side of the property for the Commissioners' review.

Applicant Presentation: Mr. Phillip Kamangar, property owner, said they wanted to demolish an existing one-story home and replace it with a two-story home. He said he was available for questions.

Commissioner Kahle asked about the large window at the top of the staircase facing the neighbor's home. Mr. Kamangar said that window was 18 feet from the property line and there was another 10 feet to the neighbor's building. He said the window would overlook the neighbor's first floor roof line. Commissioner Kahle said on the other side that the window in the master shower was very tall. Mr. Kamangar said it was at the end of the corridor in the master bathroom and was there to provide light. Commissioner Kahle said he could not see how it was situated in terms of the neighboring property. Mr. Kamangar said the property on the left side was single-story and the window did not line up with any of their larger windows. He said a pair of obscure bathroom windows on the left side were in close vicinity to the master bathroom window but would in no way



provide a line of sight. Commissioner Kahle suggested raising the sill of the window so it would align with other sill heights along that elevation. Mr. Kamangar<sup>5</sup> said they would be happy to align it with the right hand window next to it. Commissioner Kahle said that would be great. He said the front elevation mentioned an optional 1 by 3 trim. He asked if “optional” could be removed and make it required. Mr. Kamangar said yes but asked if he wanted it on all four sides or just at the sill which was what they intended. Commissioner Kahle said he was requesting the trim on all sides, noting the quantity of stucco being used. He asked if the right hand gable could have louvered vents or siding. Mr. Kamangar said they would be open to louvered vents or three pigeon holes. Replying to Commissioner Kahle, Mr. Kamangar said the style was traditional and lightly Mediterranean with a more contemporary interior. Commissioner Kahle said the three pigeon holes was more reminiscent of Mediterranean style so he suggested not using. Mr. Kamangar confirmed with Commissioner Kahle that painted louvered vents would work. Commissioner Kahle said he thought the entry porch was overpowered by the garage. Mr. Kamangar said they had considered some stone veneer that was not dry stacked, if the Commission was supportive of that. Commissioner Kahle said he would make the latter a recommendation but noted he wanted to require his other suggestions, including raising the sill of the master shower window, requiring window trim on all four sides, and giving the gable ends a louvered finish.

Commissioner Barnes asked about the right side landscape plan. Mr. Kamangar said as shown in the photos provided that was quite a bit of mature landscaping on both properties in that location. He said they planned to fence and keep the mature landscaping along both sides. Commissioner Barnes asked about heritage trees. Mr. Kamangar said there was one heritage tree in the right rear that would be preserved and protected and another heritage tree in front left of the property at the street area. He said that was in front of the neighbors’ home and they intended to protect it. Commissioner Barnes asked about neighbor outreach. Mr. Kamangar said he originally talked with the neighbors about the removal of the cedar tree and the plan to demolish the existing home. He said that they have not since met or talked. Commissioner Barnes asked about the decorative fireplace off the second story. Mr. Kamangar said that the fireplaces were direct vent and did not require chimney stack. He said the feature was to provide a more traditional look of a home with a chimney. Commissioner Barnes asked about the width of the chimney. Mr. Kamangar said it was 20- by 24-inches.

Chair Strehl confirmed with the applicant that the home would be sold.

Commissioner Riggs said on one side the setback was five-foot and on the other side four-foot eight-inches. He said one side had a walkway and the other side was implied to have a walking strip. He questioned whether landscaping of any significance would be possible on the project side setbacks. He asked if keeping the mature landscaping referred to the neighbor’s landscaping. Mr. Kamangar said the photos indicated that the neighbors had very green, mature landscaping on the sides and the project site in the front setback had pretty mature landscaping. He said they were open to adding greenery and shrubs for screening and beautification. Commissioner Riggs confirmed with Associate Planner Jimenez that neighbors had not commented on the landscaping. Ms. Jimenez said that one neighbor had commented on the board and batten materials originally proposed. She said that neighbor was satisfied when the material was changed to stucco.

Commissioner Barnes asked what aluminum framing for the windows was. Mr. Kamangar said those were aluminum clad windows outside with wood inside and color integrated.

Chair Strehl opened the public hearing. She closed the public hearing as there were no speakers.

Commission Comment: Commissioner Riggs said he appreciated Commissioner Kahle's input, and moved to approve with the three recommendations made by Commissioner Kahle to raise the sill of the master shower window, apply wood trim on all four sides of windows, and treat gable ends with louvered finish. Commissioner Kahle seconded the motion.

**ACTION:** Motion and second (Riggs/Kahle) to approve the request as recommended with the following modifications; passes 7-0.

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:
  1. 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.
  2. 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.
  3. 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.
  4. 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.
  5. 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.

6. 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.
7. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

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

- a. **Simultaneous with the submittal of a complete building permit application, revised plans shall be submitted modifying the elevations to indicate that all windows will have trim around them, subject to review and approval of the Planning Division.**
- b. **Simultaneous with the submittal of a complete building permit application, a revised front elevation shall be submitted modifying the second-story gabled-roof end to show a louvered vent, subject to review and approval of the Planning Division.**
- c. **Simultaneous with the submittal of a complete building permit application, revised plans shall be submitted modifying the left elevation to reflect the raising of the sill height of the large second-story master bathroom window on the left to match the four-foot, four-inch sill height of the adjacent master bathroom window on the right, subject to review and approval of the Planning Division.**

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](#))

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

Questions of Staff: Commissioner Barnes noted the home was prefabricated and that as a Commissioner it was the first such structure he had seen. He asked if there were many prefabricated homes in Menlo Park. Associate Planner Sandmeier said there were some. Chair Strehl said the Commission had seen some but she could not recall addresses.

Applicant Presentation: Mr. Toby Long, project architect, introduced the property owner, Mr. Alex Lai, who introduced his wife Jessy. Mr. Long provided images of the proposed structure. He said he had been doing prefabricated homes in Menlo Park for some time. He said the neighborhood was modest and they wanted an architecture that was compatible both in the design and its materials. He said the new home was basically in the same footprint and the garage would be in the same place. He said he had provided a materials sample for the stone veneer used as trim around the garage doors. He said there was a dramatic heritage tree in the rear yard they would protect and preserve. He said the house was built offsite and they would coordinate with PG&E to install the home.

Commissioner Kahle asked about the number of modules. Mr. Long said it had six modules with three on each floor. He said on the first floor those ran front to back and on the second floor side to side.

Commissioner Kahle said on sheet A2.2 that the second floor plan showed the roof as 4 by 12 and he thought that was 2 by 12. Mr. Long said Commissioner Kahle was correct. Commissioner Kahle said on the same plan in bedroom 3 the bottom window was marked as an egress window while on the elevation the sill was high on that window, sheet A.4. Mr. Long said window 41 was moved up to protect privacy in the side yard and the middle window W41 was egress. Commissioner Kahle said the window on A4 had a sill one foot above the floor. He asked why it was one foot on the left of bedroom 3 and two feet on the right side of bedroom 2. Mr. Long said he was trying to differentiate as he thought they did not look pleasing when they were the same size. Commissioner Kahle asked if they had considered privacy with shades. Mr. Long said they had been discussing greenery for screening on the side planting area with their landscape architect and staff. Commissioner Kahle asked about at the front. Mr. Long said it would be screened through drapery and interior blinds.

Commissioner Onken asked about the coated metal fascia and gutter on the renderings as it looked like a black line around the edge of the roof. Mr. Long said it was a sheet metal fascia with a four-inch square gutter.

Commissioner Barnes said in bedroom 3 that the window sill was one foot from the floor and in bedrooms 2 and 4 the sill was two foot high. He said he thought the sill heights were very low. Mr. Long said the impetus was to have large windows. He said they could consider taller sills but it would change the look of the window. Commissioner Barnes said his concern was the front and side window sill heights.

Commissioner Onken asked if they had done the prefabricated home on Middle Avenue. Mr. Long said they had.

Commissioner Kahle asked how tall the fascia was. Mr. Long said it was 12-inches. Commissioner Kahle said in bedroom 3 had a corner trim. Mr. Long said as the windows met in the corner that piece would match the window material rather than stucco. He said it was metal to match the fascia and the gutter. Commissioner Kahle confirmed that the windows were fiber glass.

Commissioner Riggs said that the image on the cover sheet was of a slider. Mr. Long said that the windows would have casements and awnings. Commissioner Riggs noted the stairway window was clerestory. He asked about the stone veneer and scale. Mr. Long said that they were quarry thin stone veneer and it was a natural quarried stone. He said he did not think the stones would be over 12 inches, and confirmed for Commissioner Riggs that they would be dry set.

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

Commission Comment: Commissioner Kahle said it was a very attractive house, very well proportioned and used great materials. He said he liked the composition even though some window sills were rather low. He said he would like the depth of the fascia smaller. He moved to approve as recommended in the staff report. Commissioner Onken said the rendering of the house and fascia made the house look tall but it would have a gutter and a profile. He said most of the eaves had depth and variation. He said the side window in bedroom 4 was large and close to the

property line. He asked if that window could be more discreet. Commissioner Riggs seconded the motion made by Commissioner Kahle to approve as recommended. Commissioner Barnes said he liked the project and the concept of the prefabricated structure. He said he was having a hard time with the low sill height in bedroom 3 facing the street.

**ACTION:** Motion and second (Kahle/Riggs) to approve the use permit as recommended; passes 7-0.

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

- 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 February 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*)

Staff Comment: Assistant Planner Sunny Chao said each Commissioner had received a corrected sheet A.2 noting that the printing had caused some shifting of the polygon on that page.

Questions of Staff: Commissioner Kahle asked for more information on the differences between the sheet submitted and the new sheet. Assistant Planner Chao said she asked the applicant to have the shading of the adjacent neighbors on the left and right driveway to be clear. She said when they printed the electronically reviewed sheet it shifted the polygon.

Applicant Presentation: Mr. Rick Hartman, Hometec Architecture, said this was the third project of this type on Partridge Avenue that they have done. He said the other two were completed. He said they had a neighborhood open house meeting on the property with all the drawings and 3D renderings. He said they received good response noting that the other two projects had been well received. He said they wanted to preserve the heritage trees noting one would have to be removed. He said windows were smaller and one large window on the east would have obscure glass. He said their arborist was available to answer any questions about tree protection and preservation.

Chair Strehl noted the staff report indicated the neighborhood meeting was on September 12, 2017 and suggested that should read 2016.

Commissioner Onken said that on one house the large window was shown as obscured but not on the other house. Mr. Hartman said both would be and that was an omission. Commissioner Onken said the driveway was concrete and asked what it was before and why the change. Mr. Hartman said they had discussed pavers and the arborist felt that was not a critical need in this case. Commissioner Onken said that permeable pavers was a hydrology issue, and he suspected that at some point it would be required.

Commissioner Kahle said he appreciated the gable end detail. He said on the front streetscape that to the right of the large window in bedroom 4 the gable return was shown but it was not shown on the left side. Mr. Hartman said the 2D on sheet A6 was correct.

Principal Planner Rogers said the streetscape was to indicate massing and had less detail while the elevations were more detailed.

Chair Strehl opened the public hearing.

Public Comment:

- Charles Irvey, 702 Partridge Avenue, said he and his wife had reviewed the plans with the front neighbors and the builder and were fairly happy with it. He said it was not clear until construction what the upper windows of the front house would see when looking into his house. He said they had an agreement when the other project was done on the other side to split the cost of screening trees along the driveway. He said he hoped they could have a similar arrangement so if screening trees were needed to provide privacy in their bedroom that such an arrangement could be made.

Chair Strehl closed the public hearing.

Commission Comment: Commissioner Onken said the project was to be commended for scale and ceiling height. He said it appeared there was 70 feet between 702 Partridge Avenue the project front house. He said he supported if needed that there be cooperation between property owners on plantings for screening. He said he would like a condition for permeable pavers.

Commissioner Barnes said he liked the projects this developer was doing and he supported as a condition permeable pavers.

Commissioner Onken moved to approve the use permit with an added condition that the main driveway be redesigned with permeable pavers. Commissioner Kahle seconded the motion.

Principal Planner Rogers said Ms. Chao and he were discussing that sometimes arborists recommended concrete driveways because they require less excavation depth for excavation than permeable pavers. He said although the latter was better for plantings and drainage that sometimes deeper excavation was needed to install which might impact roots. He said if the Commission was amenable the action could be amended to indicate that it was recommended subject to verification of the project arborist.

Commissioner Onken said he would amend his motion and not make permeable pavers a condition. Commissioner Kahle seconded the amended motion.

**ACTION:** Motion and second (Onken/Kahle) to approve the use permit as recommended; passes 7-0.

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.
  - 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.
4. **Approve the use permit subject to the following project-specific condition:**
  - a. ***Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the driveway as permeable, along with documentation from the project arborist that this change will not negatively impact existing trees. The revised plans and project arborist documentation are subject to the review and approval of the Planning Division and City Arborist, who may waive***



***this requirement if existing trees would be negatively impacted.***

- 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](#))

Staff Comment: Senior Planner Lin said regarding Attachment A, the recommended actions, that the owner was listed as Menlo Business Park, LLC and the owner was the Archdiocese of San Francisco. She said the color chips for the project were being circulated at the dais.

Applicant Presentation: Monsignor Otellini, pastor of Nativity Parish, said they wanted to modify the meeting room that had been there since 1977. He said the rectory had been constructed with the idea that the first floor would be offices and meeting areas. He said that had not proven practical for modern needs. He said they wanted to have a new office space in the O'Hare Center and meeting spaces in the new O'Hare Center.

Mr. Mike Kastrop, The Kastrop Group, project architect, said the area function used to be for outdoor barbecues. He said when the school was added to the outdoor, those functions moved up the street. He said there was now an area not being utilized. He said the three-car garage would move to the back of the property. He said the O'Hare Center would have an office, a bride's room and sufficient bathroom space.

Commissioner Onken confirmed with Mr. Kastrop that the bathrooms proposed for the Center would also serve the church.

Commissioner Kahle asked what the galley would serve. Monsignor Otellini said it was a gathering place after liturgies for coffee and doughnuts. Commissioner Kahle said there seemed to be a range in the galley. Monsignor Otellini said that a group met for lunches and used the facilities to warm their food, and would include a microwave.

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

Commission Comment: Commissioner Riggs moved to approve as recommended in the staff report. Commissioner Barnes said he supported the project. Commissioner Onken seconded the motion.

**ACTION:** Motion and second (Riggs/Onken) to approve the use permit as recommended; passes 7-0.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed

use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.

3. 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 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

Chair Strehl and Commissioner Riggs thanked Senior Planner Lin for her service to the City, and wished her much success in Seattle.

## **G. Informational Items**

### **G1. Future Planning Commission Meeting Schedule**

Principal Planner Rogers said a number of residential projects would come forward for the May meetings. He said a study session for 115 El Camino Real would be on the May 8 agenda. He said 2131 Sand Hill Road would not be on the May 8 agenda, and that new notices would be sent when it is rescheduled.

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

## **H. Adjournment**

Chair Strehl adjourned the meeting at 8:58 p.m.

Staff Liaison: Principal Planner Thomas Rogers

Recording Secretary: Brenda Bennett



## STAFF REPORT

### Planning Commission

**Meeting Date:** 5/22/2017  
**Staff Report Number:** 17-030-PC

**Public Hearing:** Use Permit/Brian Nguyen/445 Oak Court

### Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish a single-story residence and detached garage and construct a new two-story residence including a basement, detached garage, and secondary dwelling unit on a substandard lot with regard to lot width located in the R-1-U (Single-Family Urban Residential) zoning district, at 445 Oak Court. The proposal includes two heritage tree removals. The 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 445 Oak Court, between Menalto Avenue and Woodland Avenue in the Willows neighborhood. A location map is included as Attachment B. The subject parcel is substandard with regard to the lot width. The substandard width occurs at the rear portion of the property, while the front and center of the lot meet the minimum 65 foot lot width. The subject parcel is surrounded by single-family homes which are also in the R-1-U zoning district. This neighborhood has a mix of housing stock, which includes one- and two-story single-family residences of various architectural styles including ranch, farmhouse, mission, and craftsman style homes. Oak Court does not allow through access for vehicles between the 100- and 200-addressed properties, although pedestrians and bicyclists can travel the whole block.

#### *Previous Planning Commission review*

On January 9, 2017, the Planning Commission reviewed an initial version of the proposal for the subject property. The Planning Commission continued the use permit application with direction to modify the plans. The January 9 minutes are available as Attachment G, and a selection of the original project plans are included as Attachment H. As summarized in the minutes, the Commission's direction included the following key points:

- Reduce the building height by approximately three feet.
- Consider different screening trees other than cypress trees.

- Screen balcony on the second story.
- Reconsider the amount of paving.

Since this meeting, the applicant has been working on the revisions, as well as addressing a separate survey concern brought up by a rear neighbor.

## **Analysis**

### ***Project description***

The applicant is proposing to demolish an existing single-story, single-family residence and construct a new two-story residence with a basement. On the first floor, the main entrance would open to an entry hall and dining room opposite a library. The entry hall would lead to a guest bedroom and bathroom, family room and kitchen. The dining room and family room would open out to a covered patio in the rear yard. The second floor would have three bedrooms, three bathrooms, laundry room, and balcony. The balcony would comply with the relevant side and rear yard setback requirements. The basement would include a recreation room, home theater, tech room, wine cellar, bathroom, and bedroom/study. Overall, the proposed residence would have five bedrooms and five bathrooms.

The applicant is proposing a detached two-car garage and a 699-square foot secondary dwelling unit in the rear of the property. Secondary dwelling units which comply with all aspects of the disabled access requirements for kitchens, bathrooms, and accessible routes established in the California Building Code for adaptable residential dwelling units (as this unit would be) are allowed to be a maximum of 700 square feet. One additional uncovered parking space would be provided adjacent to the detached garage for the secondary dwelling unit. Although the two-story residence requires use permit review by the Planning Commission, the secondary dwelling unit is a permitted use, as it would meet all applicable standards in the Zoning Ordinance. The proposed project also includes an outdoor built-in fire pit and counter area with seating, in the rear yard between the main residence and secondary dwelling unit.

The residence is proposed to be 26.1 feet in height, were 27.6 feet was previously proposed, and below the maximum permissible height of 28 feet. The proposed structure would comply with daylight plane requirements. A data table summarizing parcel and project attributes is included as Attachment C. Relative to the original proposal's development standards, only the total building height has changed. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

In addition, since the January 9 meeting, adjustments have been made to the boundary survey. Specifically, the location of the property lines have been shifted forward slightly as a result of coordination between the project surveyor and the rear neighboring property owner's surveyor. As a result, several proposed setbacks have been adjusted, and the secondary dwelling unit has been shifted forward to meet the rear setback requirement. A memo to the arborist report has been provided by the project arborist outlining additional mitigation measures for the heritage European beech (Tree #9) near the secondary dwelling unit.

### ***Design and materials***

The revised proposal for the new residence, with some slight adjustments, would maintain the same materials and finishes as the previous design. The proposed residence would be a modern, Spanish style home with a low pitched, mission tile roof. The front entry would feature an arched doorway with a custom wood stained door. The siding would be white washed stucco plaster with a smooth hand troweled finish. Additional architectural interest would be created by the wood stained rafter tails and wrought iron railing and awning details. The proposed windows would be consistent throughout the residence and feature casement clad wood with simulated divided lites in a bronze color. The design of the detached garage and secondary dwelling unit would be consistent with the main residence featuring the same stucco siding, architectural details, wood doors, and windows. The applicant has designed the first and second floor main residence setbacks to be greater than the minimum requirements in the R-1-U zoning district, in particular on the upper level where the side setbacks would be over twice the minimum requirement, and the structure would be well within the daylight plane. Varying projections and articulations on the elevations of the proposed residence would further reduce the perception of mass.

The changes made to the original structure design include the following:

- The overall height of the residence has been lowered to 26.1 feet, from 27.6 feet tall. In the project description letter, the applicant indicates that the proposed 1.5-foot height reduction will allow them to maintain the desired interior ceiling heights. The applicant also states that additional height reductions up to three feet would not fundamentally change the neighbors' access to sky view and daylight.
- Permanent walls have been added to the sides of the second story balcony. The proposed walls would have small decorative openings in them to tie them in with the proposed architectural style. The proposed walls would still effectively screen views from the balcony.

Staff believes that the scale, materials, and design of the proposed residence would be consistent with the neighborhood's mix of architectural styles, and that the proposed materials and overall design integrity would result in an attractive and internally consistent aesthetic approach. Additionally, staff believes the reduced height and balcony walls address the Planning Commission's direction to reduce the building mass and would limit views to and from the new residence. However, if the Planning Commission would like to require an additional height reduction, closer to the original three-foot guidance, this can be implemented by staff as a new condition of approval.

### ***Trees and landscaping***

At present there are 23 trees on or in close proximity to the project site. Twelve of these trees are heritage trees, five of which are located on neighboring properties. The proposed project includes the removal of two heritage trees, one incense cedar (Tree #6) and one English walnut (Tree #8), which are in poor health. Eight non-heritage size trees throughout the site are proposed for removal. One heritage camphor tree (Tree #3) is also indicated for removal on the plans and was previously approved by the City Arborist for removal as it is dead. The original project proposal also included the removal of one magnolia tree (Tree #2), but applicant has since revised the plans to retain the tree.

The applicant has submitted two arborist reports and a memo (Attachment F) detailing the species, size and conditions of the trees on or near the site. During the review process, the arborist reports and conceptual grading plan were reviewed by the City's independent consulting arborist, whose work is overseen by the City Arborist, to confirm the accuracy of the conclusions of the reports. This project should not adversely affect any of the trees as the recommended tree protection measures outlined in the arborist reports will be ensured through standard condition 3g. As noted earlier, the arborist memo discusses the effects of the slight shift of the secondary dwelling unit footprint in response to the survey adjustments, and confirms that the European beech (Tree #9) would be protected.

The applicant is proposing new landscaping as part of the project. The new landscaping includes three 24-inch box replacement trees for the heritage trees proposed for removal. The proposed tree species and sizes meet the heritage tree replacement guidelines. In response to the Planning Commission's direction, the property owner is replacing the proposed cypress trees along the side property lines with a photinia fraseri screening tree. The proposed tree species was selected based on the neighbor's preference. The current proposal also includes a revised landscape plan that features fewer pavers. The area that was previously proposed as pavers will now feature native drought tolerant grasses and ground cover. All new landscaping will be required to comply with the Water Efficient Landscaping Ordinance (WELo).

### **Correspondence**

Staff received emails and letters from several neighbors regarding this project after the initial public notice and as part of the notification process for the previous Planning Commission meeting. The correspondence from neighboring property owners and documents detailing the applicant's outreach efforts, including some supportive neighbor correspondence received directly by the applicant, were included as part of the January 9 staff report, available on the City's web site. Four letters that were received after the printing of that staff report and one letter received after submittal of the revised proposal are included here as Attachment I.

### **Conclusion**

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood, and that the proposed overall design would result in an attractive and consistent aesthetic approach. The applicant has designed the first and second floor setbacks to be greater than the minimum requirements in the R-1-U zoning district, in particular on the upper level where the side setbacks would be over twice the minimum requirement, and the structure would be well within the daylight plane. Varying projections and articulations on the elevations of the proposed residence would further reduce the perception of mass. The recommended tree protection measures would help minimize impacts on nearby heritage trees, as confirmed by the City's independent consulting arborist after detailed review. Staff believes that the applicant has addressed the Planning Commission's direction for redesigning the proposed residence. The applicant has lowered the overall height of the residence, added screening to the balcony, reduced the amount of pavers, and revised the screening trees. Staff recommends that the Planning Commission approve the proposed project.

### **Impact on City Resources**

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the



City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

### **Environmental Review**

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

### **Public Notice**

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

### **Appeal Period**

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

### **Attachments**

- A. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Reports
- G. Planning Commission Excerpt Minutes – January 9, 2017
- H. Original Project Plans - Excerpts
- I. Correspondence

### **Disclaimer**

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

### **Exhibits to Be Provided at Meeting**

None

Report prepared by:

Kaitie Meador, Associate Planner

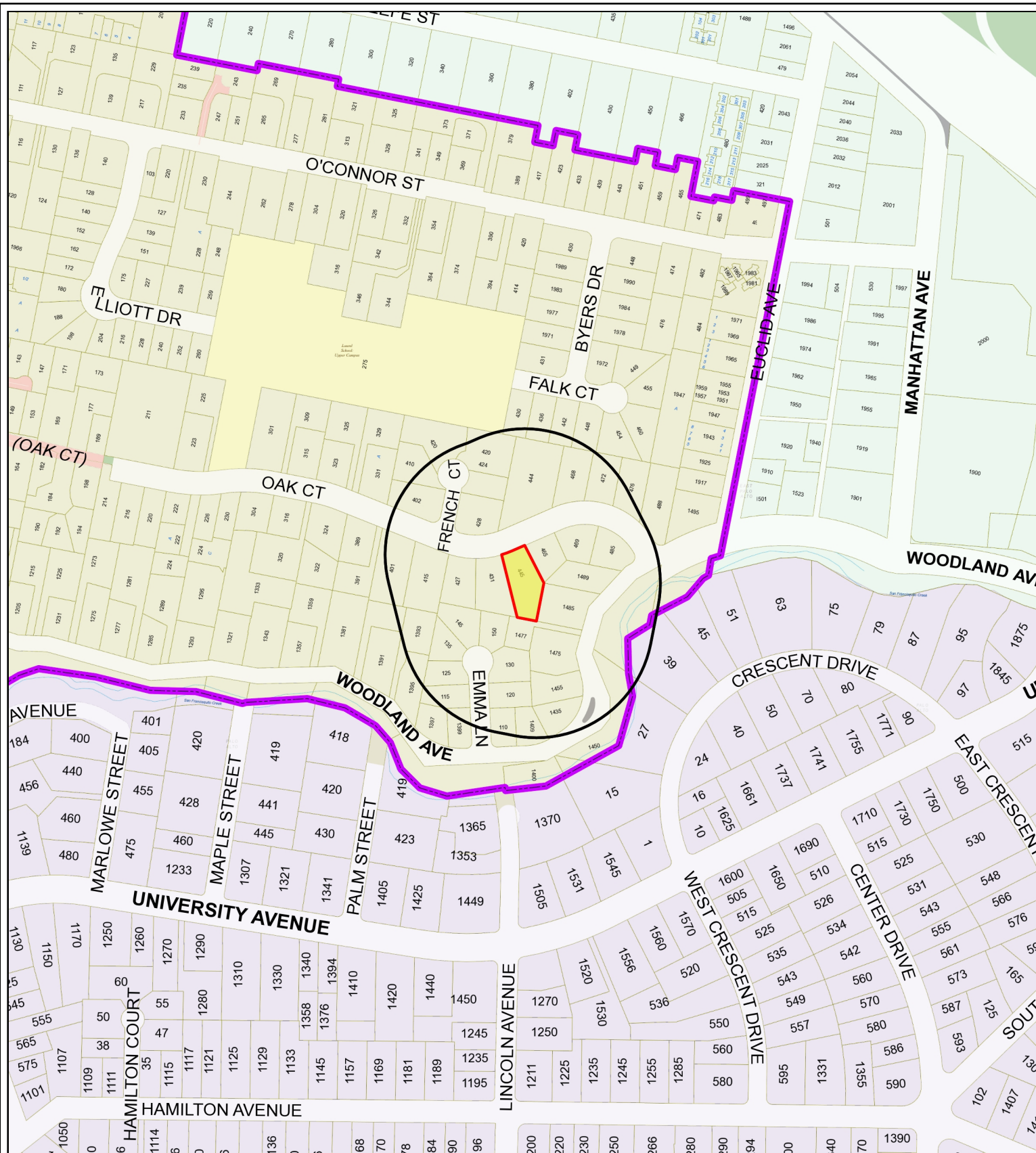
Report reviewed by:

Thomas Rogers, Principal Planner

THIS PAGE INTENTIONALLY LEFT BLANK

## 445 Oak Court – Attachment A: Recommended Actions

<b>LOCATION:</b> 445 Oak Court	<b>PROJECT NUMBER:</b> PLN2016-00075	<b>APPLICANT:</b> Tom Sloan	<b>OWNER:</b> Brian Nguyen
<b>REQUEST:</b> Request for a use permit to demolish a single-story residence and detached garage and construct a new two-story residence including a basement, detached garage, and secondary dwelling unit on a substandard lot with regards to lot width located in the R-1-U (Single-Family Urban Residential) zoning district. The project includes the proposed removal of two heritage trees.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> May 22, 2017	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<b>ACTION:</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Approve the use permit subject to the following <i>standard</i> conditions: <ol style="list-style-type: none"> <li>a. Development of the project shall be substantially in conformance with the plans prepared by Metro Design Group consisting of nineteen plan sheets, dated received May 2, 2017, and approved by the Planning Commission on May 22, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.</li> </ol> </li> </ol>			



City of Menlo Park  
 Location Map  
 445 Oak Court



	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	13,236 sf	13,236 sf	7,000 sf min.
Lot width	59.6 ft.	59.6 ft.	65 ft. min.
Lot depth	187.4 ft.	187.4 ft.	100 ft. min.
Setbacks			
Front	26.4 ft.	25.2 ft.	20 ft. min.
Rear	88.8 ft.	106 ft.	20 ft. min.
Side (left)	10.6 ft.	10.2 ft.	6 ft. min.
Side (right)	15.6 ft.	17.4 ft.	6 ft. min.
Building coverage	3,371.2 sf 25.5 %	2,210.8 sf 16.7 %	4,632.6 sf max. 35 % max.
FAL (Floor Area Limit)	4,358 sf	1,838.4 sf	4,359 sf max.
Square footage by floor	1,843.1 sf/1 <sup>st</sup> 1,366.1 sf/2 <sup>nd</sup> 445.6 sf/garage 373.5 sf/porches 10 sf/fireplace 699 sf/secondary dwelling unit 4.2 sf/area over 12' 1,692.9 sf/basement	1,125.4 sf/1st 713 sf/garage	
Square footage of building	6,434.4 sf	1,838.4 sf	
Building height	26.1 ft.	14 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Trees	Heritage trees	12*	Non-Heritage trees 11
	Heritage trees proposed for removal	3**	New Trees 3
		Non-Heritage trees proposed for removal 8	Total Number of Trees 15

\*Includes five heritage trees located on adjacent properties.

\*\*Includes one camphor tree which was previously approved by the City Arborist.



The plans, ideas and design on this drawing are the property of the designer and shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

PROJECT NAME  
**445 OAK COURT RESIDENCE**  
445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS		
△	PC1 10-11-16	D.Z.
△	PC2 11-15-16	D.Z.
△	PC3 2-15-17	D.Z.



# 445 OAK COURT RESIDENCE

GENERAL NOTES		AREA TABULATION	PROJECT INFORMATION	VICINITY MAP	SHEET INDEX										
<p><b>1. CODES AND REGULATIONS</b> ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES &amp; LOCAL CITY ORDINANCES. 2016 CALIFORNIA BUILDING CODE (C.B.C.) 2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2016 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2016 CALIFORNIA PLUMBING CODE (C.P.C.) 2016 CALIFORNIA MECHANICAL CODE (C.M.C.) 2016 CALIFORNIA FIRE CODE (C.F.C.) 2016 CALIFORNIA ENERGY CODE (C.E.C.) 2016 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES &amp; REGULATIONS.</p> <p><b>2. SITE VERIFICATION</b> GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.</p> <p><b>3. MEASUREMENTS</b> CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS. FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTORS FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.</p> <p><b>4. DIMENSIONS</b> DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.</p>	<p><b>5. DISCREPANCIES</b> MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.</p> <p><b>6. MANUFACTURER'S SPECIFICATIONS</b> CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS &amp; INSTRUCTIONS. TYPICAL: ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURERS FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.</p> <p><b>7. WINDOWS AND DOORS</b> CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FINISHING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.</p> <p><b>8. CALGREEN STANDARDS</b> ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINMENTS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGREC SEC. 4.504.2.4 PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE CITY OF SAN JOSE. BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGREC SECTION 4.504.</p>	<p><b>1. SITE AREA</b> GROSS AREA : = 13,236 SQ. FT. (0.30 AC) NET AREA : = 13,236 SQ. FT. (0.30 AC)</p> <p><b>2. SIDE SETBACK CALCULATION:</b> MINIMUM LOT WIDTH: 59'-7 1/2" 59'-7 1/2" = 715' x .715' = 496.625' = 71' 5 1/2" REQUIRED WIDTH = 45' - 75% x 45' = 46.75' 59'-7 1/2" &gt; 46'-9"</p> <p><b>SIDE SETBACK = 6'-0"</b></p> <p><b>3. FLOOR AREA LIMIT (FAL):</b> <b>3.1 FAL CALCULATION:</b> 2,800 SQ. FT. + 26% (13,236 SQ. FT. - 7,000 SQ. FT.) = -2,800 SQ. FT. + 1,559 SQ. FT. = 4,359 SQ. FT. <b>FAL = 4,359 SQ. FT.</b></p> <p><b>3.2 PROPOSED FAL:</b> PROPOSED RESIDENCE = 3,213.33 SQ. FT. PROPOSED SEC. DWELLING = 498.98 SQ. FT. PROPOSED GARAGE = 445.44 SQ. FT. TOTAL = 4,357.95 SQ. FT.</p> <p><b>4. MAXIMUM SECOND FLOOR AREA CALCULATION:</b> 68.47 x 4,359 SQ. FT. = 298,286.37 SQ. FT. = 1,591.67 SQ. FT. (166.27' x 108.60' x 100') / 2 = (374.81') / 2 <b>MAXIMUM SECOND FLOOR AREA = 1,591.67 SQ. FT.</b></p> <p><b>5. MAIN RESIDENCE FLOOR AREA:</b> FIRST FLOOR AREA = 1,847.27 SQ. FT. SECOND FLOOR AREA = 1,366.06 SQ. FT. TOTAL = 3,213.33 SQ. FT.</p> <p><b>6. BUILDING COVERAGE:</b> <b>6.1 MAXIMUM BUILDING COVERAGE:</b> 95% = 4,052.60 SQ. FT. PROPOSED SEC. DWELLING = 744.17 SQ. FT. PROPOSED GARAGE = 445.44 SQ. FT. TOTAL = 3,771.25 SQ. FT.</p> <p><b>7. PARKING:</b> <b>7.1 REQUIRED:</b> DWELLINGS: 2 SPACES / UNIT MINI ONE IN A GARAGE OR CARPORT SECONDARY DWELLING: 1 OFF-STREET SPACE</p> <p><b>7.2 PROPOSED:</b> 2 SPACES AT GARAGE 1 SPACE NEAR GARAGE</p>	<p><b>PROPERTY OWNER:</b> BRIAN NGUYEN <b>PHONE / email:</b> (650) 269-6300 brian.nguyen@gmail.com</p> <p><b>MALLING ADDRESS:</b> 1457 EDGEWOOD DRIVE PALO ALTO, CA 94030</p> <p><b>PROJECT ADDRESS:</b> 445 OAK CT. MENLO PARK, CA 94025</p> <p><b>SITE GROSS AREA:</b> 13,236 SQ. FT. (0.30 AC) <b>SITE NET AREA:</b> 13,236 SQ. FT. (0.30 AC) <b>A.P.N.:</b> 063-452-080 <b>ZONING:</b> R1-U</p> <p><b>SETBACK REQUIREMENTS</b></p> <table border="1"> <thead> <tr> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT: 20'-0"</td> <td>FRONT: 26'-5"</td> </tr> <tr> <td>SIDE (LEFT): 6'-0"</td> <td>SIDE (LEFT): 10'-7"</td> </tr> <tr> <td>SIDE (RIGHT): 6'-0"</td> <td>SIDE (RIGHT): 15'-7"</td> </tr> <tr> <td>REAR: 20'-0"</td> <td>REAR: 88'-9"</td> </tr> </tbody> </table> <p><b>LOCATED WITHIN DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA:</b> NO</p> <p><b>MAX HEIGHT:</b> ALLOWED 28'-0" PROPOSED 26'-11 1/2"</p> <p><b>CONSTRUCTION TYPE:</b> V-B <b>OCCUPANCY:</b> R-3/U <b>FLOORS:</b> 2 <b>STORIES:</b> 2 <b>FIRE SPRINKLERS:</b> REQUIRED (NFPA-13D) <b>EXISTING USE:</b> RESIDENTIAL</p>	REQUIRED	PROPOSED	FRONT: 20'-0"	FRONT: 26'-5"	SIDE (LEFT): 6'-0"	SIDE (LEFT): 10'-7"	SIDE (RIGHT): 6'-0"	SIDE (RIGHT): 15'-7"	REAR: 20'-0"	REAR: 88'-9"	<p><b>PROJECT SITE</b></p>	<p><b>ARCHITECTURAL</b></p> <ul style="list-style-type: none"> <li>A.0 SHEET INDEX, PROJECT INFORMATION, VICINITY MAP, PROJECT CONTACTS, GENERAL NOTES</li> <li>A.1.0 SITE PLAN</li> <li>A.1.1 AREA PLAN AND STREETSCAPE</li> <li>A.2.0 EXISTING HOUSE AND GARAGE FLOOR PLAN &amp; ROOF PLANS</li> <li>A.2.1 EXISTING HOUSE AND GARAGE ELEVATIONS</li> <li>A.2.2 EXISTING HOUSE AND GARAGE RENDERINGS</li> <li>A.3.0 PROPOSED BASEMENT AND FIRST FLOOR PLAN</li> <li>A.3.1 PROPOSED SECOND FLOOR PLAN AND SQUARE FOOTAGE CALCULATION DIAGRAM</li> <li>A.3.2 PROPOSED SECOND DWELLING AND GARAGE FLOOR PLAN</li> <li>A.4 ROOF PLANS</li> <li>A.5.0 MAIN RESIDENCE EXTERIOR 1/4W &amp; SE ELEVATIONS</li> <li>A.5.1 MAIN RESIDENCE EXTERIOR SW &amp; NE ELEVATIONS</li> <li>A.5.2 SECONDARY DWELLING EXTERIOR ELEVATIONS</li> <li>A.5.3 GARAGE EXTERIOR ELEVATIONS</li> <li>A.6.0 MAIN RESIDENCE CROSS SECTIONS</li> <li>A.6.1 SECONDARY DWELLING AND GARAGE CROSS SECTIONS</li> <li>L-1 PRELIMINARY LANDSCAPE PLAN</li> <li>T-1 TOPOGRAPHIC SURVEY</li> <li>C-1 PRELIMINARY GRADING AND DRAINAGE PLAN</li> </ul> <p><b>COVER SHEET</b></p> <p>GENERAL NOTES AREA TABULATION PROJECT CONTACTS PROJECT INFORMATION VICINITY MAP SHEET INDEX</p> <p>DATE : 4-21-17 SCALE : NO SCALE DRAWN BY : DZ CHECKED BY : TS ARCHITECT : TOM SLOAN PROJECT NO : 16624</p> <p>SHEET NUMBER <b>A-0</b></p>
REQUIRED	PROPOSED														
FRONT: 20'-0"	FRONT: 26'-5"														
SIDE (LEFT): 6'-0"	SIDE (LEFT): 10'-7"														
SIDE (RIGHT): 6'-0"	SIDE (RIGHT): 15'-7"														
REAR: 20'-0"	REAR: 88'-9"														

PROJECT NAME  
**445 OAK COURT RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS	
▲ PC1 10-11-16	D.Z.
▲ PC2 11-15-16	D.Z.
▲ PC3 2-15-17	D.Z.

**PROPOSED SITE PLAN**

VICINITY MAP  
PROJECT INFORMATION  
PROJECT CONTACTS  
AREA TABULATION  
SITE PLAN LEGEND

DATE : 4-21-17

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

DRAWN BY : DZ

CHECKED BY : TS

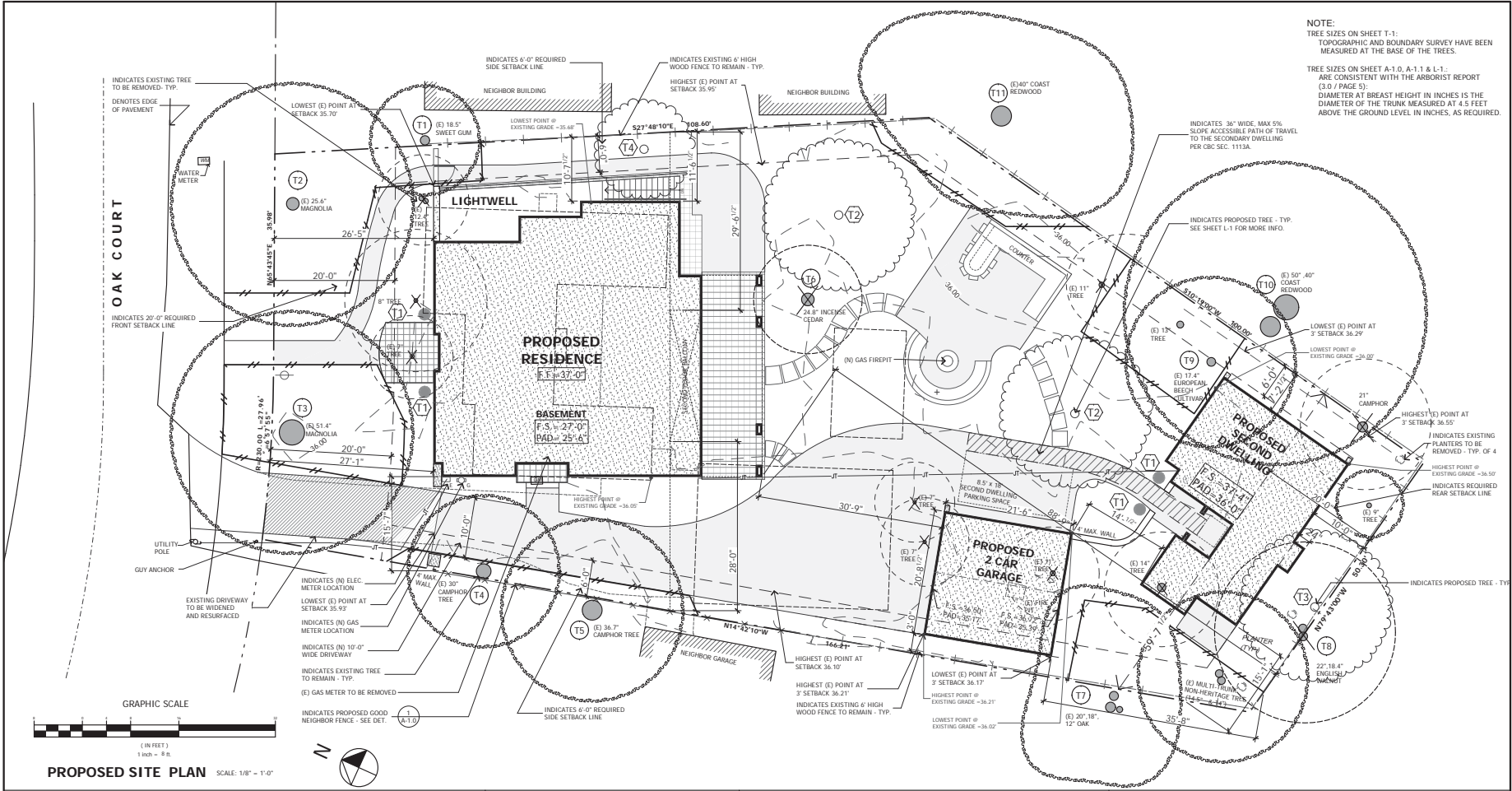
ARCHITECT : TOM SLOAN

PROJECT NO : 16624

SHEET NUMBER

**A-1.0**

NOTE:  
TREE SIZES ON SHEET T-1:  
TOPOGRAPHIC AND BOUNDARY SURVEY HAVE BEEN MEASURED AT THE BASE OF THE TREES.  
TREE SIZES ON SHEET A-1.0, A-1.1 & L-1-1 ARE CONSISTENT WITH THE ARBORIST REPORT (3-D / PAGE 5).  
DIAMETER AT BREAST HEIGHT IN INCHES IS THE DIAMETER OF THE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND LEVEL IN INCHES, AS REQUIRED.



PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

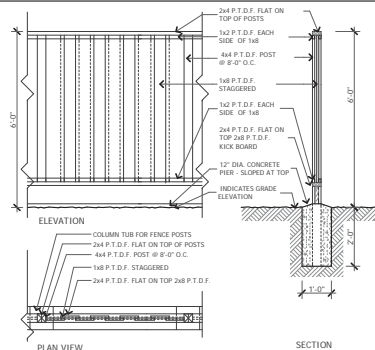
**SITE PLAN LEGEND**

PROPERTY LINE	---	EXISTING DRIVEWAY WIDENED AND RESURFACED	
SETBACK LINE	---	PROPOSED PAVERS AREAS	
(E) GRADE CONTOUR LINE	- - -	PROPOSED HARDSCAPE	
EXISTING FENCE TO REMAIN	---+---	EXISTING TREE TO REMAIN	(E)12" OAK
PROPOSED FENCE	---X---	EXISTING TREE TO BE REMOVED	(E)12" OAK
EXISTING HOUSE TO BE REMOVED	---X---	EXISTING TREE TO BE REMOVED	(E)18" OAK
EXISTING HARDSCAPE TO BE REMOVED	---X---	EXISTING TREE TO BE REMOVED	(E)18" OAK
JOINT TRENCH	---/---	EXISTING HERITAGE TREE TO BE REMOVED	
TREE PROTECTION FENCING	---/---	PROPOSED TREE	
PROPOSED RESIDENCE			

**SITE ANALYSIS**

LOT GROSS AREA :	= 13,236 SQ. FT. (0.30 AC)
LOT NET AREA :	= 13,236 SQ. FT. (0.30 AC)
ALLOWABLE FLOOR AREA:	
2,800 SQ. FT. + 25% (13,236 SQ. FT. - 7,000 SQ. FT.) =	= 2,800 SQ. FT. + 1,559 SQ. FT. = 4,359 SQ. FT.
MAIN RESIDENCE FLOOR AREA:	
FIRST FLOOR AREA:	= 1,847.27 SQ. FT.
SECOND FLOOR AREA:	= 1,366.06 SQ. FT.
TOTAL:	= 3,213.33 SQ. FT.
PROPOSED RESIDENCE:	= 3,213.73 SQ. FT.
PROPOSED SEC. DWELLING:	= 696.98 SQ. FT.
PROPOSED GARAGE:	= 445.64 SQ. FT.
TOTAL:	= 4,357.95 SQ. FT.
NO ATTIC SPACE OVER 5'-0"	
LAND COVERED BY STRUCTURES:	3,371.23 SQ. FT. 25.47 %
LANDSCAPING:	5,613.47 SQ. FT. 42.41 %
PAVED SURFACES:	4,251.30 SQ. FT. 32.12 %
PARKING SPACES:	2 COV / 1 UNCOV
ALL GRADES TO REMAIN NATURAL	

**1 GOOD NEIGHBOR FENCE DETAIL**



**VICINITY MAP**



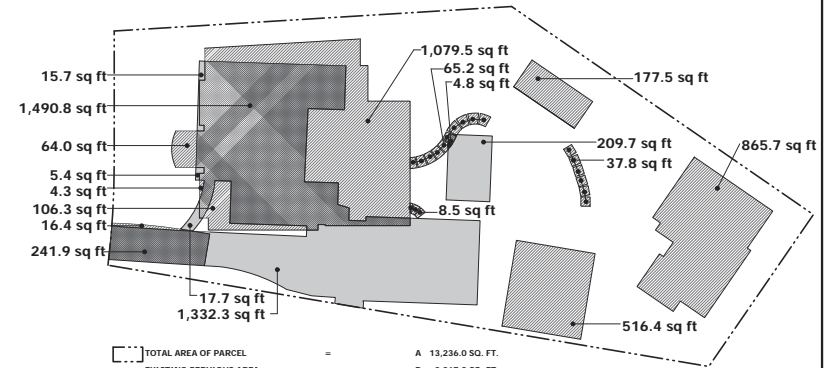
REVISIONS	
▲ PC1 10-11-16	D.Z.
▲ PC2 11-15-16	D.Z.
▲ PC3 2-15-17	D.Z.

**AREA PLAN**

IMPERVIOUS AREA CALCULATION  
STREETSCAPE  
DATE : 4-21-17  
SCALE : AS NOTED  
DRAWN BY : DZ  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

**A-1.1**

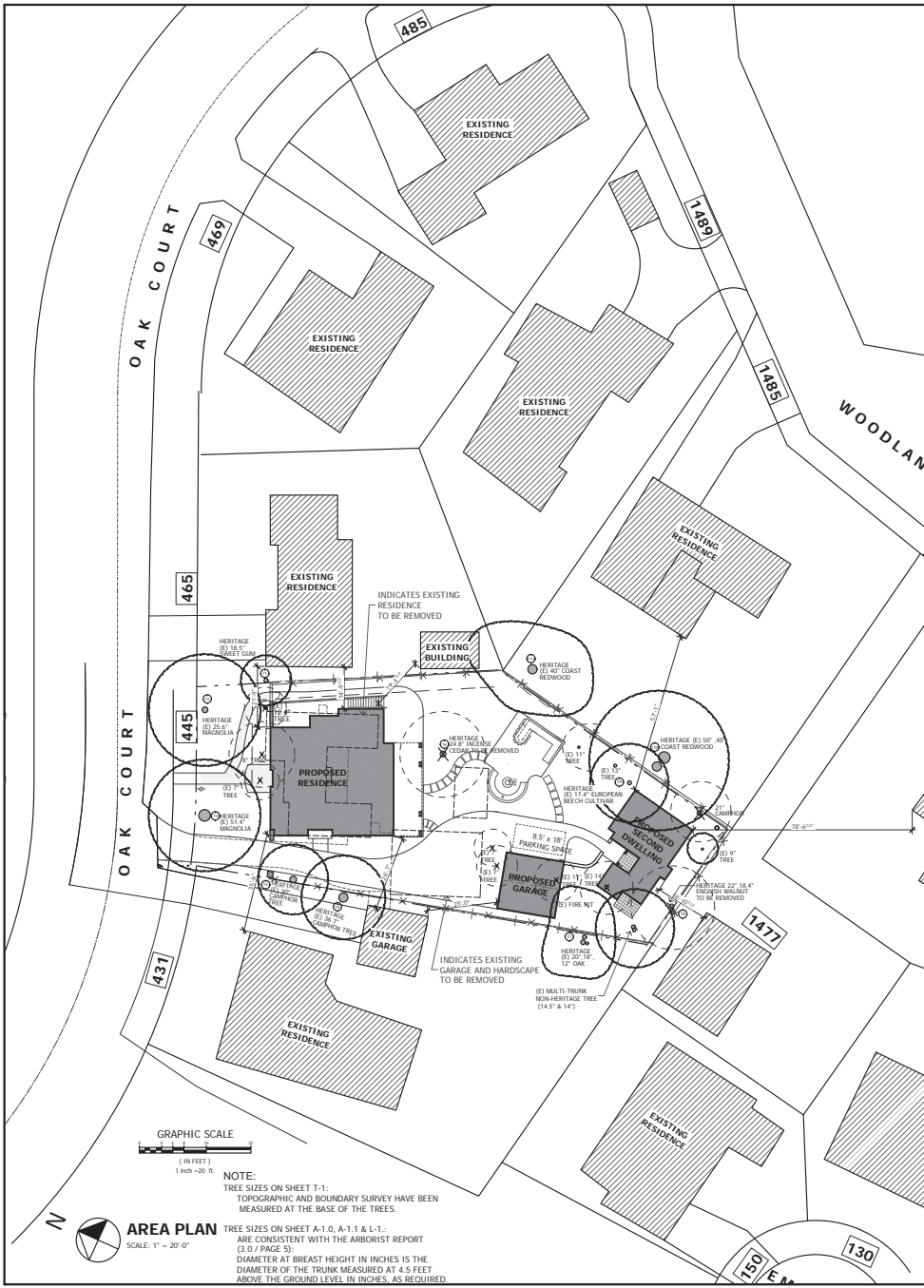
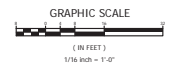


□ TOTAL AREA OF PARCEL	=	A	13,236.0 SQ. FT.
□ EXISTING PERVIOUS AREA	=	B	9,917.8 SQ. FT.
□ EXISTING IMPERVIOUS AREA	=	C	3,318.2 SQ. FT.
□ EXISTING % IMPERVIOUS	=	D	25.06 %
■ (E) IMPERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	=	E	1,737.5 SQ. FT.
■ (F) PERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	=	F	2,941.6 SQ. FT.
■ NEW IMPERVIOUS AREA	=	E + F = G	4,679.1 SQ. FT.
■ (H) IMPERVIOUS AREA TO BE REPLACED W/ NEW PERVIOUS AREA	=	H	1,580.8 SQ. FT.
■ NET CHANGE IN IMPERVIOUS AREA	=	F - H = I	1,360.8 SQ. FT.
■ PROPOSED PERVIOUS AREA	=	B - I = J	8,557.0 SQ. FT.
■ PROPOSED IMPERVIOUS AREA	=	C + I = K	4,679.0 SQ. FT.
■ VERIFY THAT J + K = A	=	8,557.0 SQ. FT. + 4,679.0 SQ. FT. =	13,236.0 SQ. FT.
■ PROPOSED % IMPERVIOUS	=	L	35.43 %

**IMPERVIOUS AREA CALCULATION**



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



NOTE:  
TREE SIZES ON SHEET T-1:  
TOPOGRAPHIC AND BOUNDARY SURVEY HAVE BEEN MEASURED AT THE BASE OF THE TREES.  
TREE SIZES ON SHEET A-1.0, A-1.1 & L-1:  
ARE CONSISTENT WITH THE ARBORIST REPORT (3.0 / PAGE 3).  
DIAMETER AT BREAST HEIGHT IN INCHES IS THE DIAMETER OF THE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND LEVEL IN INCHES, AS REQUIRED.

**AREA PLAN**

SCALE: 1" = 20'-0"





ARCHITECTURE-PLANNING-INTERIORS

1475 S BASCOM AVE SUITE 208  
 CAMPBELL, CA 95008  
 (408) 871-1071 phone  
 (408) 871-1072 fax  
 www.metroarchitects.com

The plans, ideas and design on this drawing are the property of the designer and shall remain the property of the designer. Plans shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

**PROJECT NAME**  
**445 OAK COURT RESIDENCE**

445 OAK COURT  
 MENLO PARK, CA 95025

**REVISIONS**

NO.	DESCRIPTION	DATE
1	PC1 10-11-16	D.Z.
2	PC2 11-15-16	D.Z.
3	PC3 2-15-17	D.Z.

**EXISTING HOUSE & GARAGE FLOOR PLAN**

DATE : 2-15-17

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

DRAWN BY : BN

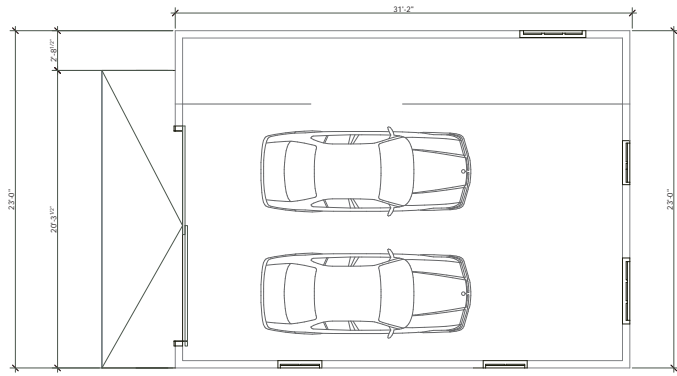
CHECKED BY : TS

ARCHITECT : TOM SLOAN

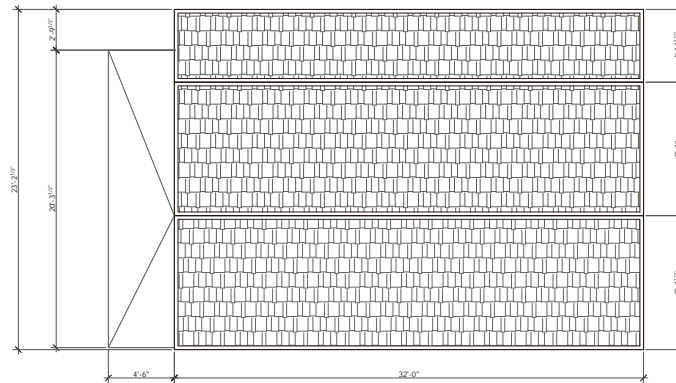
PROJECT NO : 16624

SHEET NUMBER

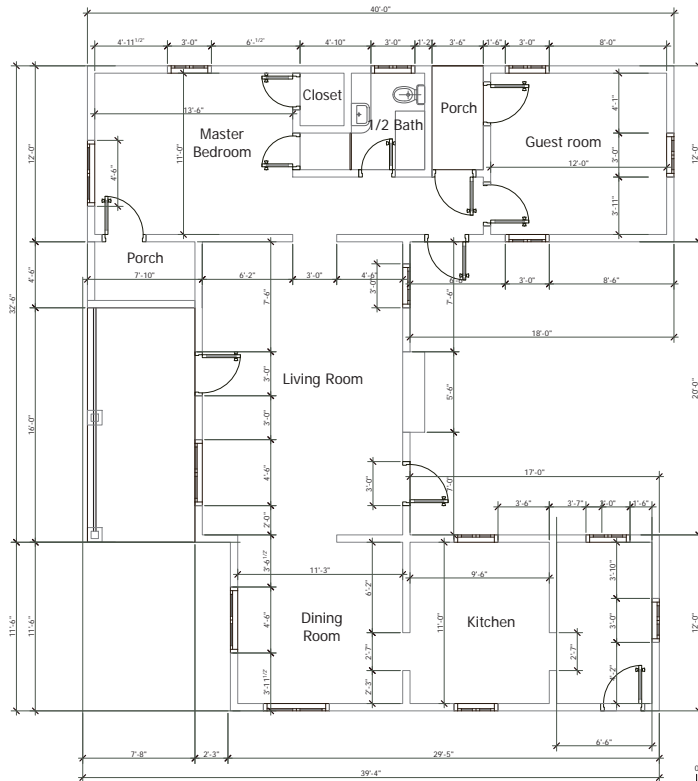
**A-2.0**



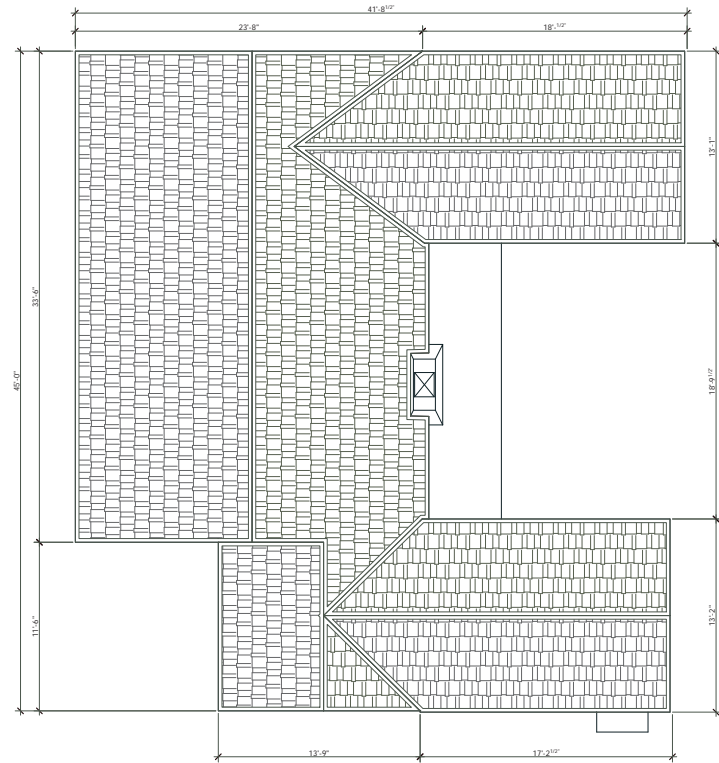
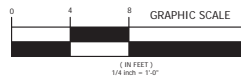
**FLOOR PLAN OF EXISTING GARAGE TO BE REMOVED**



**ROOF PLAN OF EXISTING GARAGE TO BE REMOVED**



**FLOOR PLAN OF EXISTING HOUSE TO BE REMOVED**



**ROOF PLAN OF EXISTING HOUSE TO BE REMOVED**



**METRO  
DESIGN  
GROUP**  
ARCHITECTURE-PLANNING-INTERIORS

1475 S BASCOM AVE SUITE 208  
CAMPBELL, CA 95008  
(408)711-1071 phone  
(408)711-1072 fax  
www.metroarchitects.com

The plans, ideas and design on this drawing are the property of the designer listed solely for this contract. Plans shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

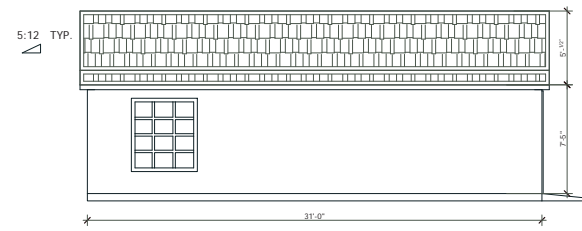
REVISIONS	
▲ PC1 10-11-16	D.Z.
▲ PC2 11-15-16	D.Z.
▲ PC3 2-15-17	D.Z.

**EXISTING HOUSE  
EXTERIOR  
ELEVATIONS**

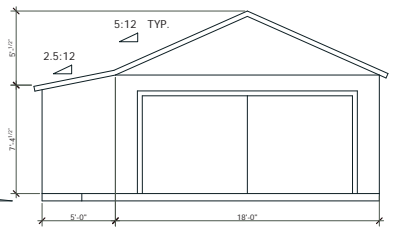
DATE : 2-15-17  
SCALE : 1/4" = 1'-0"  
DRAWN BY : BN  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

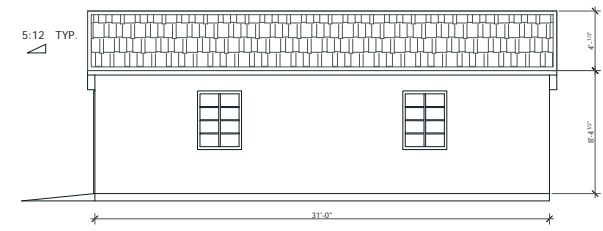
**A-2.1**



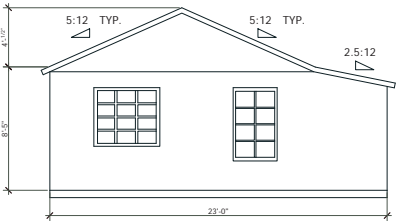
**EXISTING GARAGE TO BE REMOVED:  
NORTHEAST (LEFT SIDE) ELEVATION**



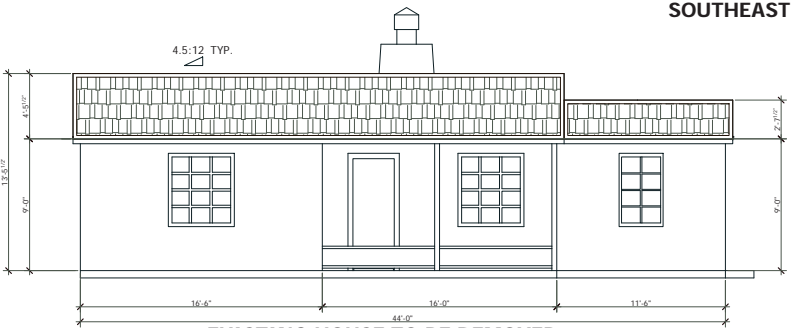
**EXISTING GARAGE TO BE REMOVED:  
NORTHWEST (FRONT) ELEVATION**



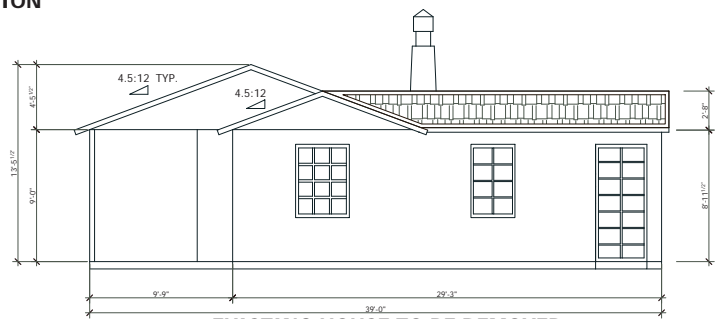
**EXISTING GARAGE TO BE REMOVED:  
SOUTHWEST (RIGHT SIDE) ELEVATION**



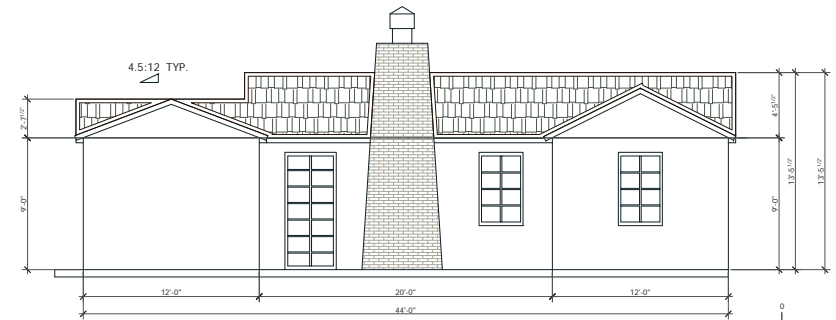
**EXISTING GARAGE TO BE REMOVED:  
SOUTHEAST (REAR) ELEVATION**



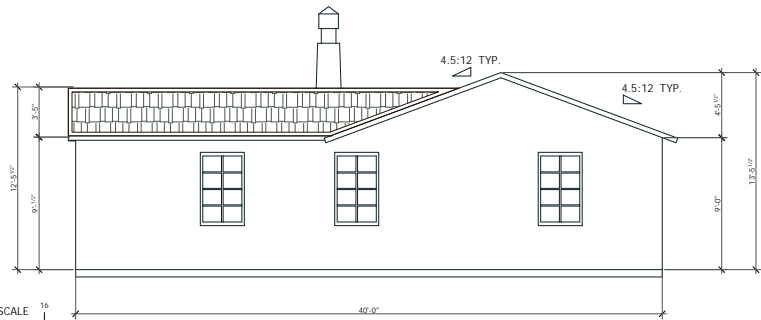
**EXISTING HOUSE TO BE REMOVED:  
NORTHWEST (FRONT) ELEVATION**



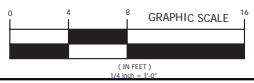
**EXISTING HOUSE TO BE REMOVED:  
SOUTHWEST (RIGHT SIDE) ELEVATION**



**EXISTING HOUSE TO BE REMOVED:  
SOUTHEAST (REAR) ELEVATION**



**EXISTING HOUSE TO BE REMOVED:  
NORTHEAST (LEFT SIDE) ELEVATION**



2/16/2017 2:04 PM C:\PROJECTS\16624\DWG



ARCHITECTURE, PLANNING, INTERIORS  
 1475 S BASCOM AVE SUITE 208  
 CAMPBELL, CA 95008  
 (408)871-1071 phone  
 (408)871-1072 fax  
 www.metroarchitects.com

The plans, ideas and design on this drawing are the property of the designer listed solely for this contract. Plans shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

**PROJECT NAME**  
**445 OAK COURT RESIDENCE**

445 OAK COURT  
 MENLO PARK, CA 95025

REVISIONS		
▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.
▲	PC3 2-15-17	D.Z.

**EXISTING HOUSE RENDERINGS**

DATE : 2-15-17  
 SCALE : N.T.S.  
 DRAWN BY : BN  
 CHECKED BY : TS  
 ARCHITECT : TOM SLOAN  
 PROJECT NO : 16624

SHEET NUMBER

**A-2.2**

2/16/2017 2:04 PM PC3 2-15-17.dwg

PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS

▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.
▲	PC3 2-15-17	D.Z.

**PROPOSED  
MAIN RESIDENCE  
BASEMENT &  
FIRST FLOOR  
PLAN**

DATE : 2-15-17

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

DRAWN BY : D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

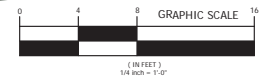
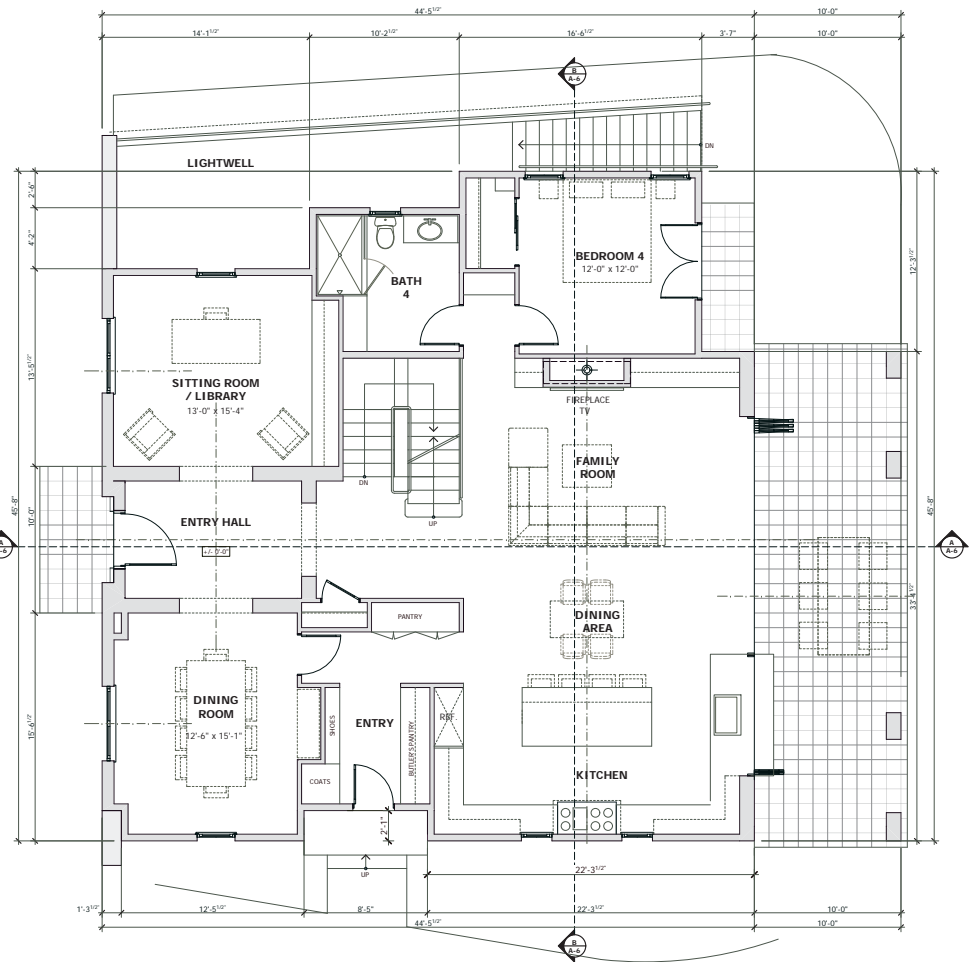
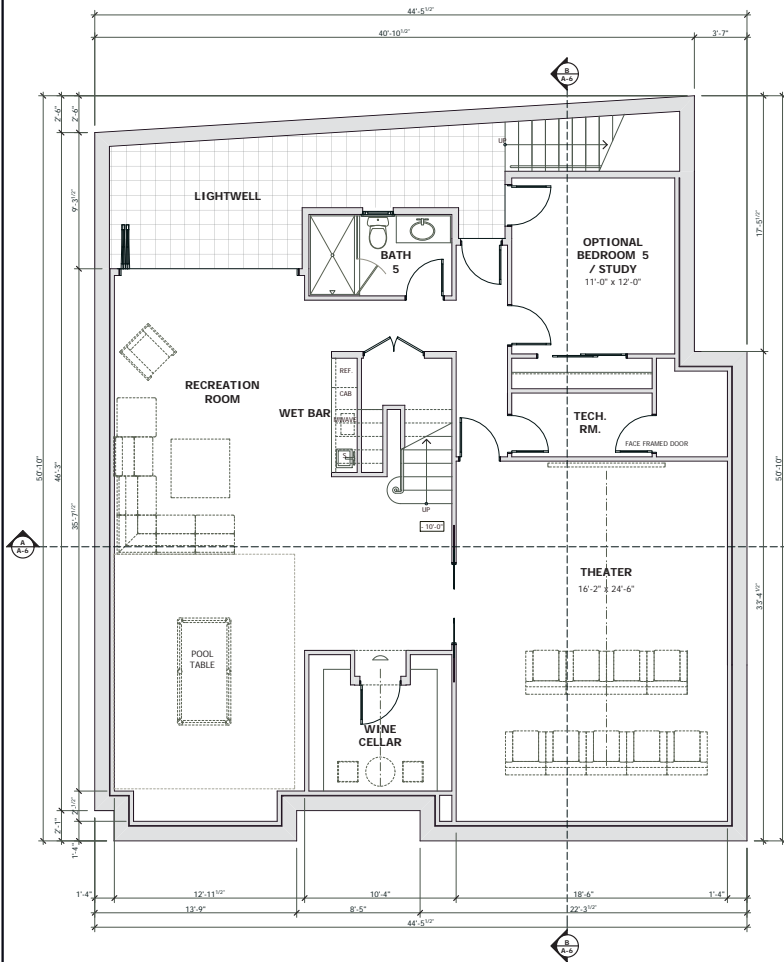
PROJECT NO : 16624

SHEET NUMBER

**A-3.0**

NOTE: NO HEATING DEVICE (HOT PLATE, OVEN, STOVETOP)  
MAY BE ADDED TO THE BAR AREA IN THE FUTURE.

NOTE: NO HEATING DEVICE (HOT PLATE, OVEN, STOVETOP)  
MAY BE ADDED TO THE BAR AREA IN THE FUTURE.



PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS	
▲ PC1 10-11-16	D.Z.
▲ PC2 11-15-16	D.Z.
▲ PC3 2-15-17	D.Z.

**PROPOSED  
MAIN RESIDENCE  
SECOND  
FLOOR PLAN**

SQUARE - FOOTAGE  
CALCULATION PLANS

DATE : 2-15-17

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

DRAWN BY : D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16624

SHEET NUMBER

**A-3.1**

**FLOOR AREA LIMIT CALCULATION**

AREA	DIMENSIONS	SQ. FT.
A	16.54' x 2.48'	41.13
B	26.75' x 4.16'	111.30
C	40.89' x 5.64'	230.83
D	44.48' x 31.31'	1,392.69
E	12.46' x 2.06'	25.71
F	22.33' x 2.06'	46.01

FIRST FLOOR AREA = 1,847.67 SQ. FT.

+D1 4.58' x 0.91' 4.20

-D2 5.87' x 0.79' 4.60

FIRST FLOOR AREA = 1,847.27 SQ. FT.

G	15.12' x 11.64'	176.12
H	7.92' x 6.30'	49.83
I	16.54' x 11.45'	189.37
J	16.43' x 13.67'	224.63
K	14.82' x 3.66'	54.24
L	22.76' x 10.21'	232.38
M	37.88' x 11.64'	441.01

SECOND FLOOR AREA = 1,366.06 SQ. FT.

MAIN RESIDENCE 3,213.33 SQ. FT.

FLOOR AREA

N 25.33' x 17.03' 431.38

O 22.74' x 2.39' 54.39

P 10.29' x 6.50' 66.90

Q 17.00' x 6.76' 114.95

R 9.00' x 3.48' 31.36

SECONDARY DWELLING FLOOR AREA = 698.98 SQ. FT.

S 21.51' x 20.71' 445.64

GARAGE FLOOR AREA = 445.64 SQ. FT.

TOTAL FAL 4,357.95 SQ. FT.

**BUILDING COVERAGE CALCULATION**

AREA DIMENSIONS SQ. FT.

MAIN RESIDENCE -D1+D2 1,847.67

FIRST FLOOR AREA

U 33.37' x 10.00' 333.75

TOTAL RESIDENCE COVERAGE 2,181.42

SEC. DWELLING FLOOR AREA 698.98

V 5.41' x 6.50' 35.19

W 5.00' x 2.00' 10.00

TOTAL SEC. DWELLING COVERAGE 744.17

GARAGE FLOOR AREA 445.64

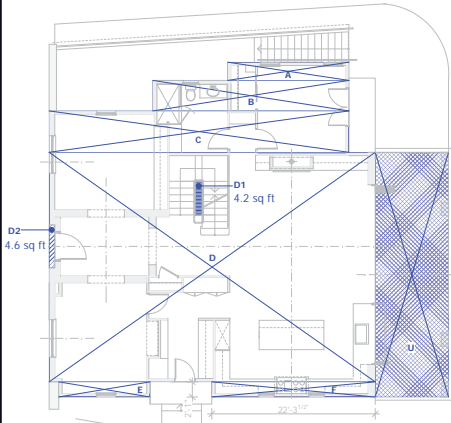
TOTAL GARAGE COVERAGE 445.64

TOTAL BUILDING COVERAGE 3,371.23 SQ. FT.

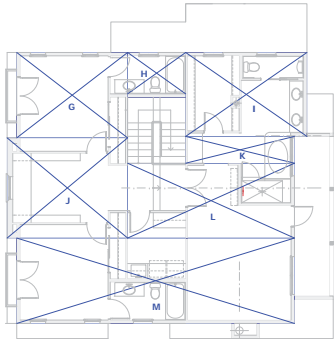
**GRAPHIC SCALE**



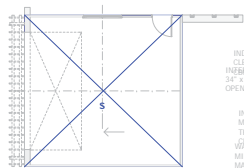
(IN FEET)  
1 inch = 8 ft.



FIRST FLOOR DIAGRAM



SECOND FLOOR DIAGRAM



GARAGE DIAGRAM

INDICATES LEVEL MANEUVERING CLEARANCE AT INTERIOR DOORS  
INTERIOR DOOR SWING AND SEC 1132A.3  
34" x 60" MIN. NO. MIN. 12" CLEAR  
OPENING - TYP.

INDICATES 30" x 48" CLEAR MANEUVERING SPACE OUTSIDE  
THE SWING OF THE DOOR /  
W/ 30" MIN. HEIGHT SEC 1131A  
MIN. 30" WIDE  
MAX. 5% SLOPE  
SLIP - RESISTANT SURFACE - TYP.

LEVEL FLOOR LANDING EACH  
SIDE OF THE EXIT DOOR W/  
MANEUVERING CLEARANCES AND  
MAX. 1/2" CHANGING ELEVATION  
AT 48" MIN. HEIGHT (MIN. 30" WIDE)  
30" MIN. CLEARANCE TO BALCONY  
FRONT OR PARALLEL APPROACH AT  
ALL APPLIANCES / SEC SEC. 1133A

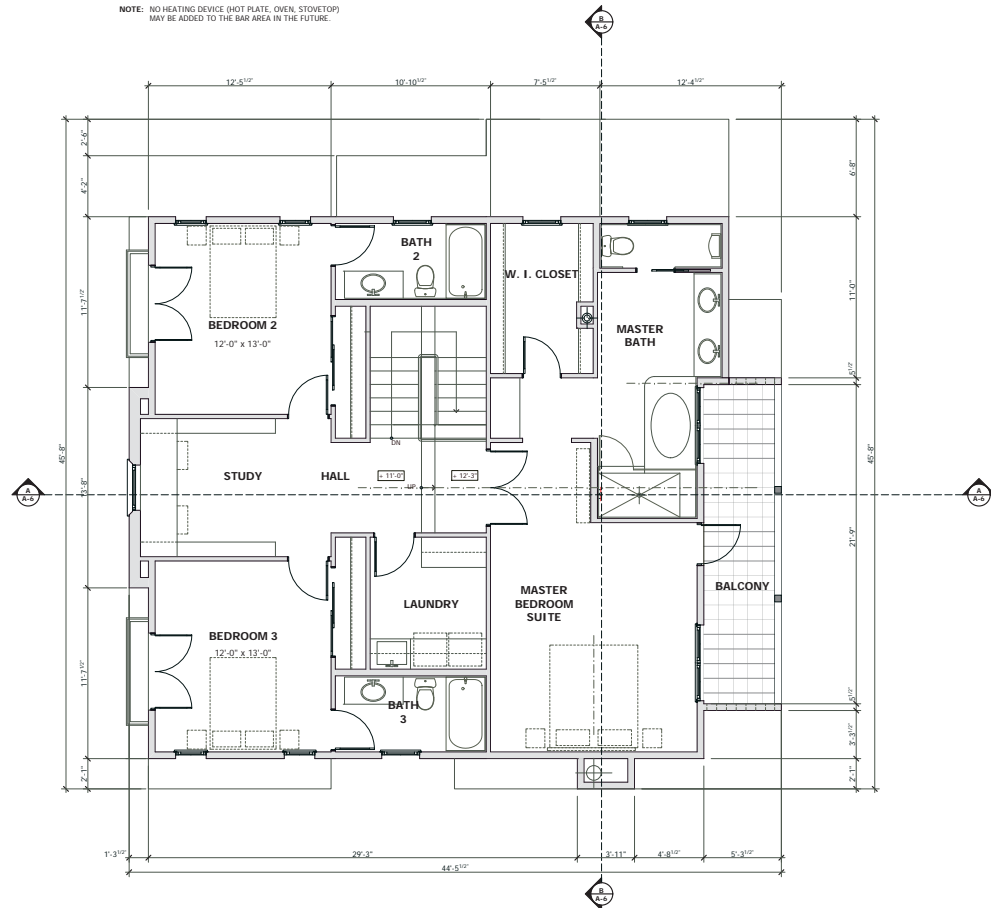
30" WIDE COUNTER TOP COUNTER  
INSTALLATION WITH REMOVABLE  
BASE CABINET AND FINISH TOPPING  
BENEATH THE SINK (SEC. 1133A)  
30" WIDE COUNTER

SECONDARY DWELLING DIAGRAM

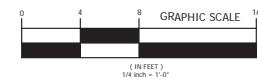
**FAL & BUILDING COVERAGE  
CALCULATION DIAGRAM**

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

NOTE: NO HEATING DEVICE (HOT PLATE, OVEN, STOVETOP)  
MAY BE ADDED TO THE BAR AREA IN THE FUTURE.



PROPOSED SECOND FLOOR PLAN



(IN FEET)  
1/4 inch = 1'-0"



PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

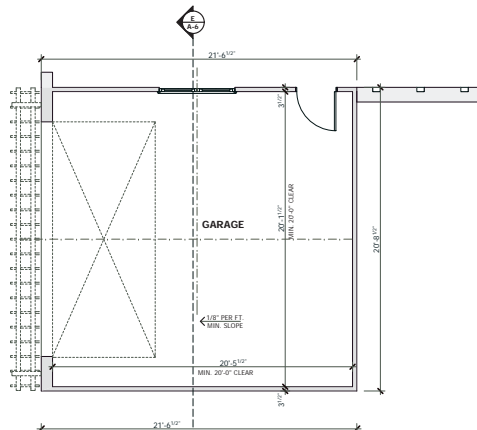
REVISIONS	
△ PC1 10-11-16	D.Z.
△ PC2 11-11-16	D.Z.
△ PC3 2-15-17	D.Z.

**PROPOSED  
SECONDARY  
DWELLING AND  
GARAGE  
FLOOR PLAN**

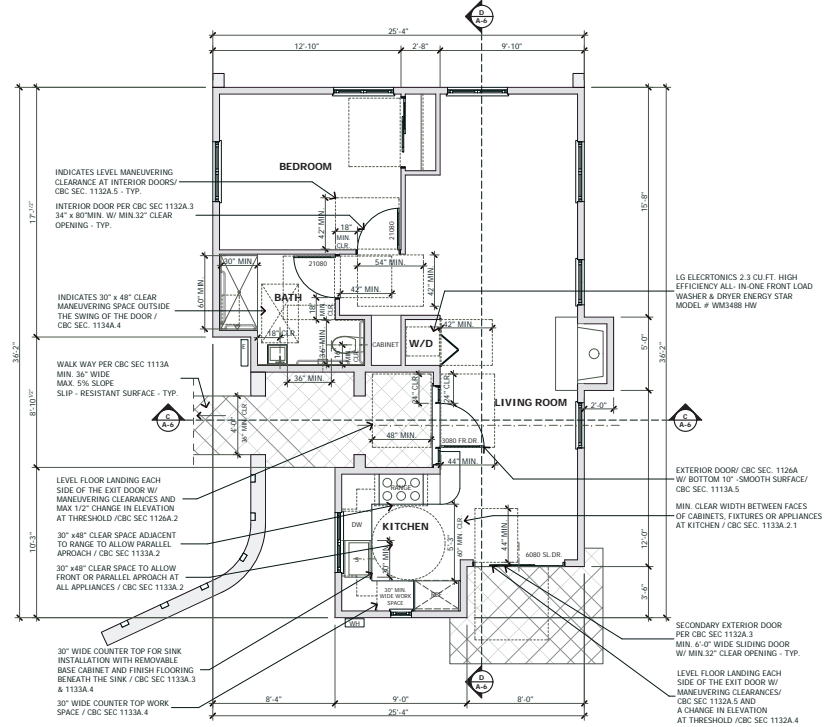
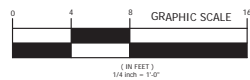
DATE : 2-15-17  
SCALE : 1/4" = 1'-0"  
DRAWN BY : D.Z.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

**A-3.2**



**PROPOSED GARAGE  
FLOOR PLAN**



**PROPOSED SECONDARY DWELLING  
FLOOR PLAN**





**METRO  
DESIGN  
GROUP**

ARCHITECTURE-PLANNING-INTERIORS

1475 S BASCOM AVE SUITE 208  
CAMPBELL, CA 95008  
(408) 871-1071 phone  
(408) 871-1072 fax  
www.metroarchitects.com

The plans, ideas and design on this drawing are the property of the designer listed solely for this contract. Plans shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

**PROJECT NAME**  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

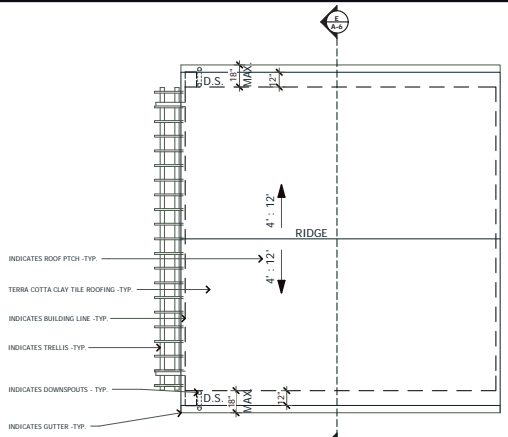
REVISIONS		
△	PC1 10-11-16	D.Z.
△	PC2 11-15-16	D.Z.
△	PC3 2-15-17	D.Z.

**PROPOSED  
ROOF PLANS**

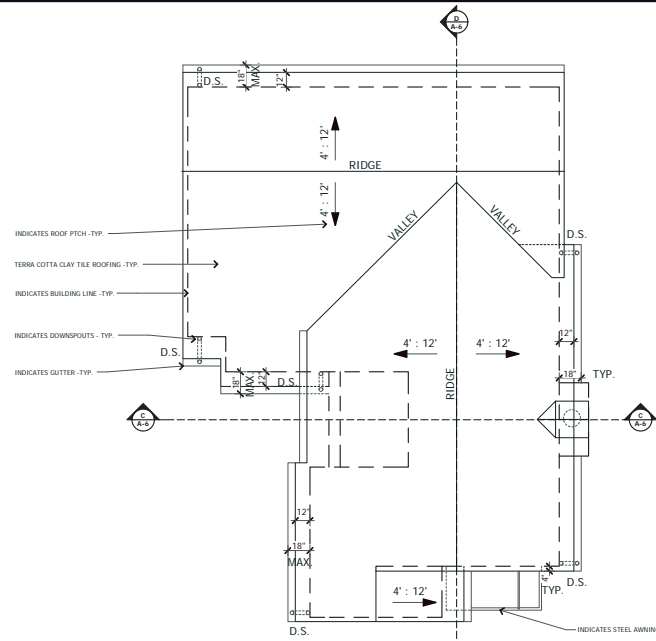
DATE : 2-15-17  
SCALE : 1/4" = 1'-0"  
DRAWN BY : D.Z.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

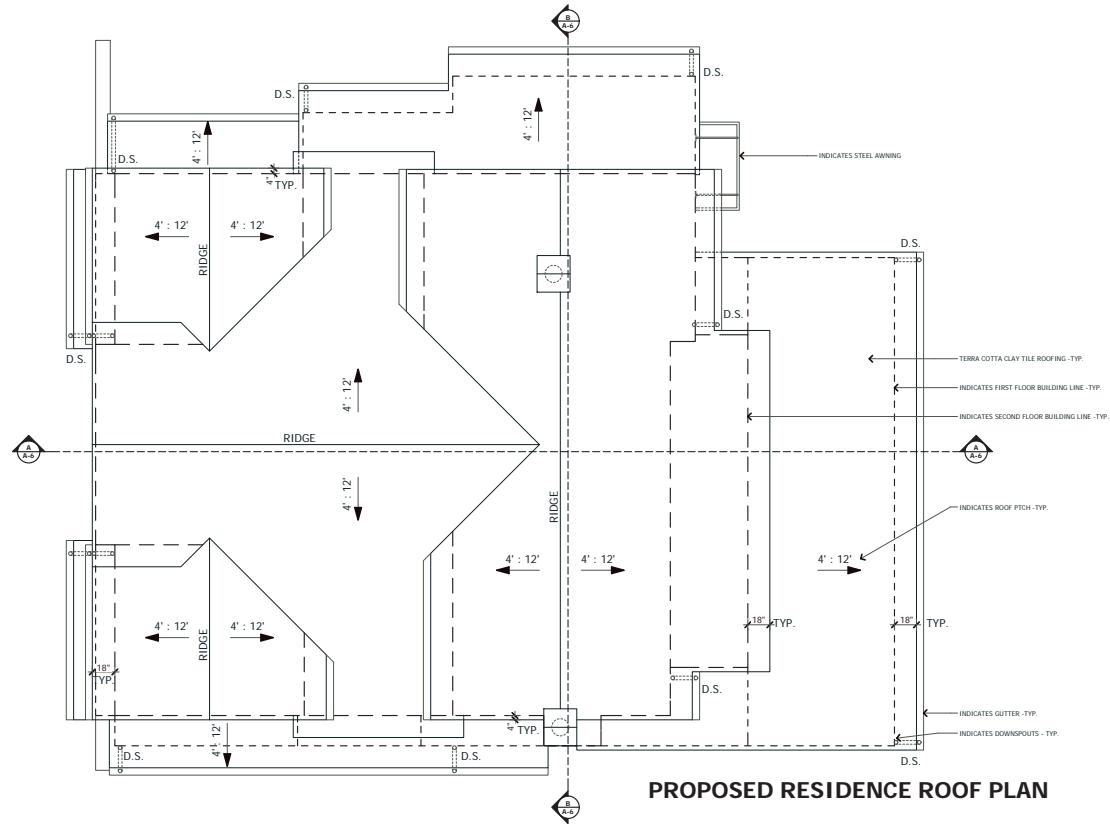
**A-4**



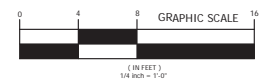
**PROPOSED GARAGE  
ROOF PLAN**



**PROPOSED SECONDARY DWELLING  
ROOF PLAN**



**PROPOSED RESIDENCE ROOF PLAN**



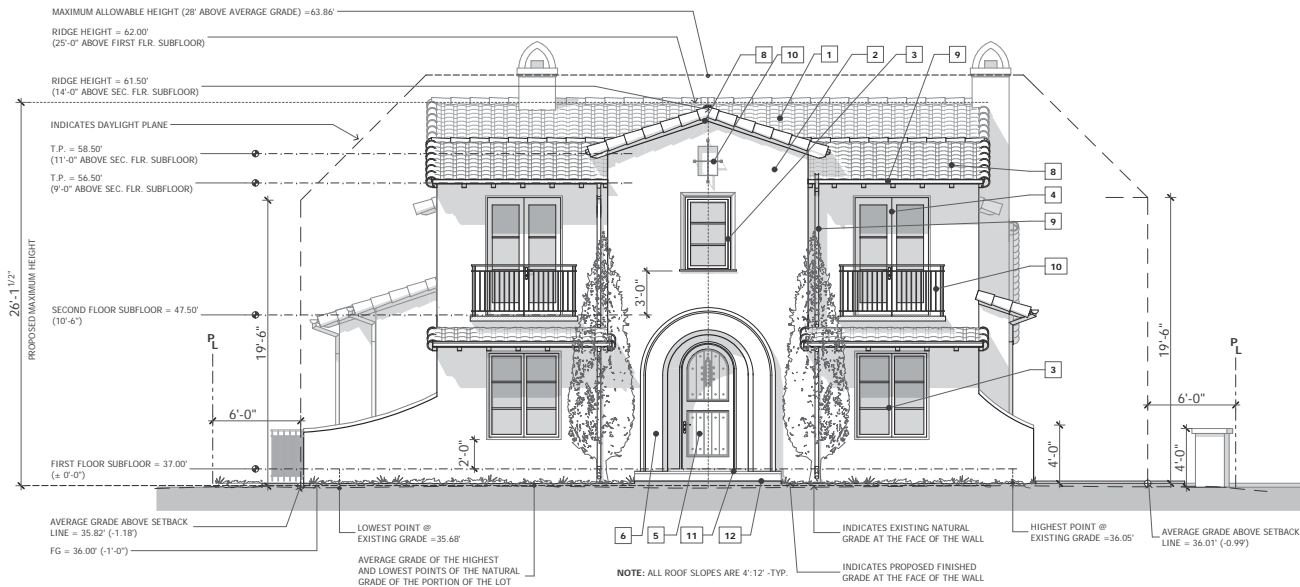
2/16/2017 2:04 PM C:\PROJECTS\16624\16624.dwg

REVISIONS

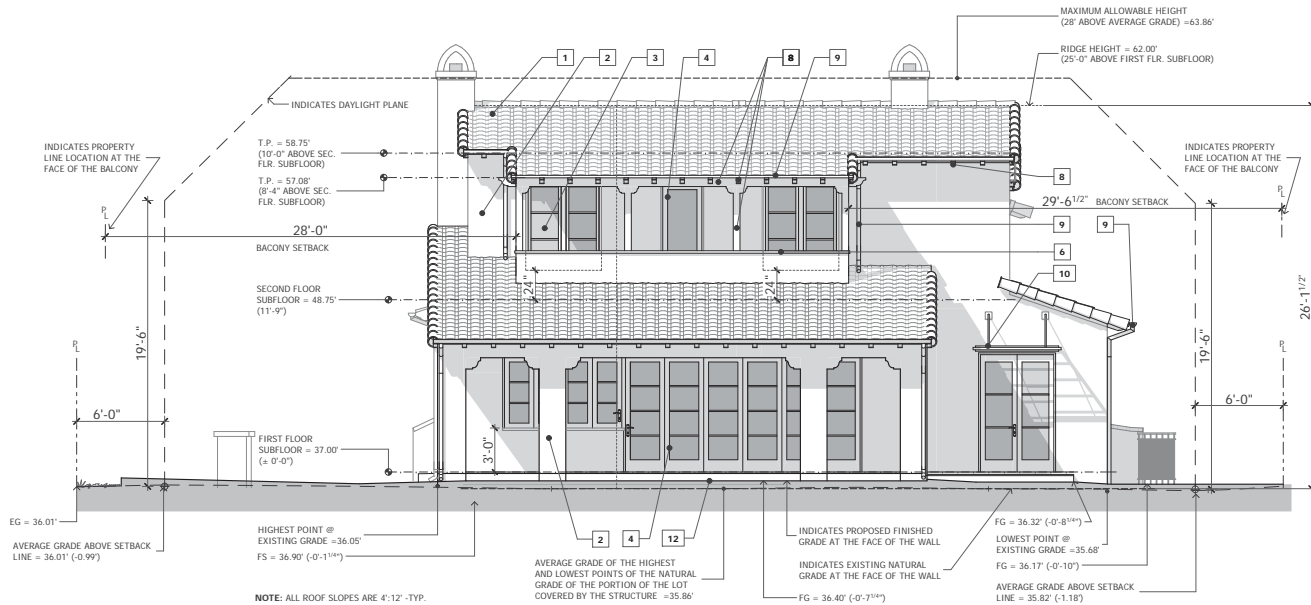
NO.	DESCRIPTION	D.Z.
▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.
▲	PC3 2-15-17	D.Z.

**EXTERIOR FINISHES**

- 1] ROOF: MISSION CLAY TILE - CAP AND PAN  
COLOR INTEGRAL STUCCO PLASTER  
WHITE HARD TROWELED FINISH
- 2] EXTERIOR WALLS: "MARVIN" ULTIMATE PUSH OUT  
FRENCH CASEMENT CLAD WOOD  
W/SIMULATED DIVIDED LITES WITH  
SPACE BAR - BRONZE COLOR
- 3] WINDOWS: "MARVIN" ULTIMATE PUSH OUT  
FRENCH CASEMENT CLAD WOOD  
W/SIMULATED DIVIDED LITES WITH  
SPACE BAR - BRONZE COLOR
- 4] DOORS: "MARVIN" ULTIMATE PUSH OUT  
FRENCH CASEMENT CLAD WOOD  
W/SIMULATED DIVIDED LITES WITH  
SPACE BAR - BRONZE COLOR
- 5] ENTRY DOOR: CUSTOM STAINED WOOD DOOR
- 6] ARCHED ENTRY DOOR,  
PARAPET CAP: CAST STONE
- 7] GARAGE DOORS: CUSTOM "CARRIAGE"  
WOOD STAINED DOOR - BROWN
- 8] RAFTER TAILS, BARGE BOARD,  
ROOF DECKING @ O/HANGS,  
BLOCKINGS, TRELLIS: STAINED WOOD - BROWN
- 9] GUTTERS & DOWNSPOUTS: 6" HALF ROUND COPPER GUTTERS AND  
3" ROUND COPPER DOWNSPOUTS
- 10] ARTISTIC IRON WORK,  
RAILINGS, AWNINGS: IRON - POWDER COATED  
BLACK COLOR
- 11] STEPS, STAIRS, TERRACE,  
LIGHTWELL: TERRA COTTA STONE TILES  
- BROWN COLOR
- 12] DRIVEWAY, WALKWAYS AND  
PATIOS PERMEABLE PAVERS: ECO-FRIENDLY SF-RIMA PERMEABLE  
PAVEMENT - TUMBLED TAN CHARCOAL  
COLOR BY "BASALITE"



**NORTHWEST ( FRONT ) ELEVATION**



**SOUTHEAST ( REAR ) ELEVATION**

**NOTE: ALL ELEVATIONS ARE UPDATED  
PER REVISED SURVEYOR'S  
TOPOGRAPHICAL INFORMATION.**

**PROPOSED  
EXTERIOR  
ELEVATIONS**

DATE : 4-21-17

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

DRAWN BY : D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16624

SHEET NUMBER

**A-5.0**





METRO  
DESIGN  
GROUP

ARCHITECTURE · PLANNING · INTERIORS

1475 S BASCOM AVE SUITE 208  
CAMPBELL, CA 95008  
(408)871-1071 phone  
(408)871-1072 fax  
www.metroarchitects.com

The plans, ideas and design on this drawing are the property of the designer listed solely for this contract. Plans shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS

NO.	DESCRIPTION	D.Z.
△ PC1	10-11-16	D.Z.
△ PC2	11-15-16	D.Z.
△ PC3	2-15-17	D.Z.

PROPOSED  
EXTERIOR  
ELEVATIONS

DATE : 2-15-17

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

DRAWN BY : D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

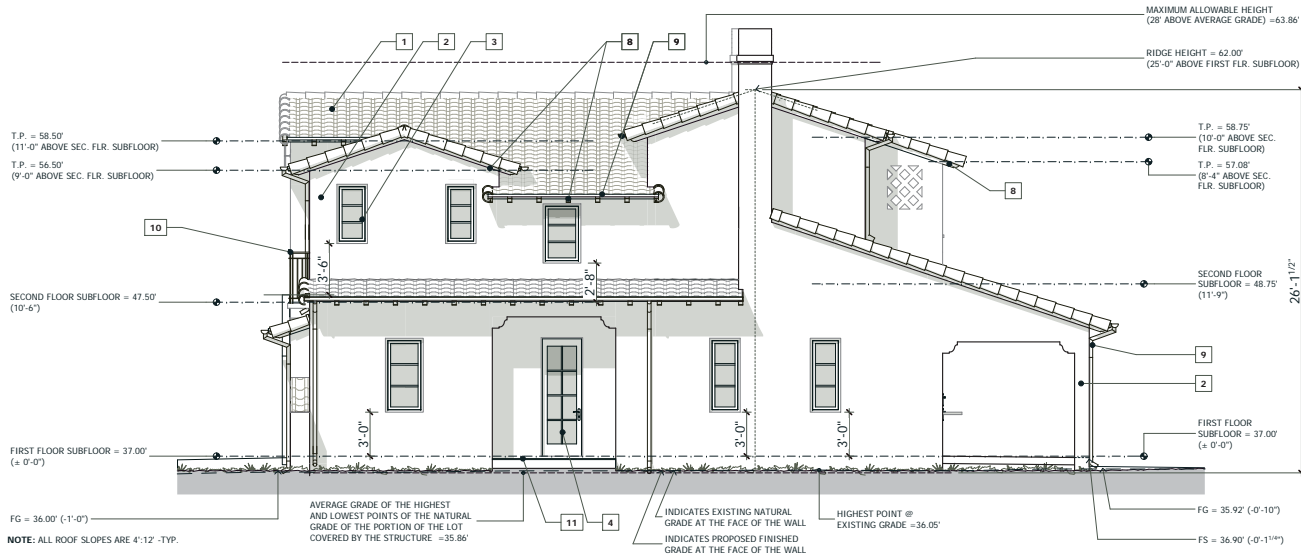
PROJECT NO : 16624

SHEET NUMBER

**A-5.1**

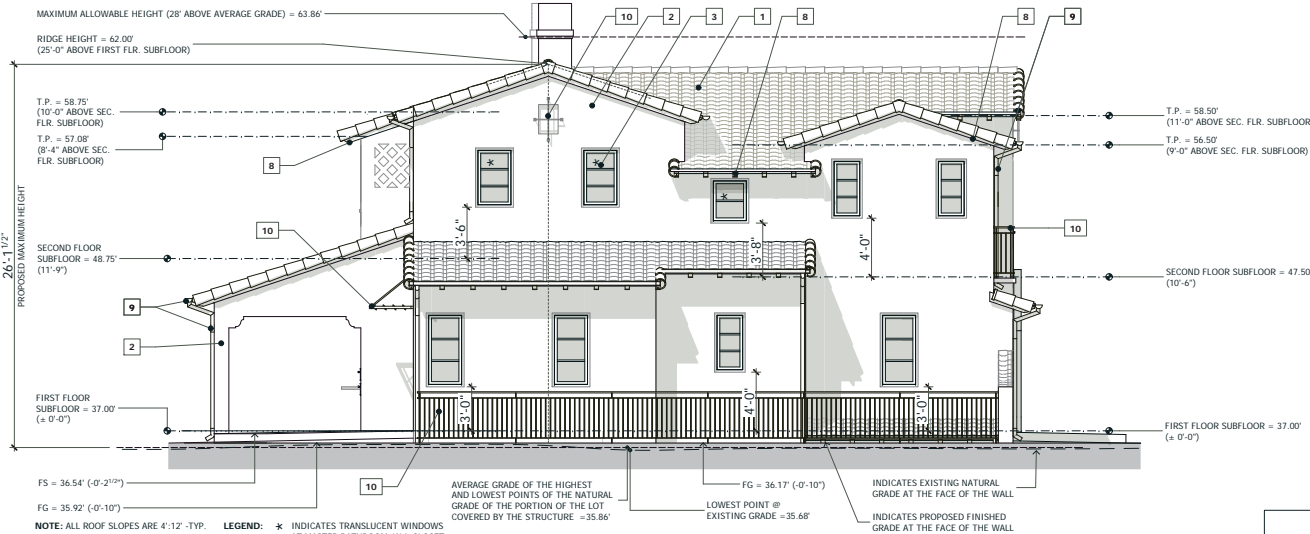
EXTERIOR FINISHES

- 1 ROOF: MISSION CLAY TILE - CAP AND PAN  
COLOR INTEGRAL STUCCO PLASTER
- 2 EXTERIOR WALLS: WHITE HARD TROWELED FINISH
- 3 WINDOWS: 'MARVIN' ULTIMATE PUSH OUT FRENCH CASEMENT CLAD WOOD W/SIMULATED DIVIDED LITES WITH SPACE BAR - BRONZE COLOR
- 4 DOORS: 'MARVIN' ULTIMATE PUSH OUT FRENCH CASEMENT CLAD WOOD W/SIMULATED DIVIDED LITES WITH SPACE BAR - BRONZE COLOR
- 5 ENTRY DOOR: CUSTOM STAINED WOOD DOOR
- 6 ARCHED ENTRY DOOR, PARAPET CAP: CAST STONE
- 7 GARAGE DOORS: CUSTOM 'CARRIAGE' WOOD STAINED DOOR - BROWN
- 8 RAFTER TAILS, BARGE BOARD, ROOF DECKING @ O/HANGS, BLOCKINGS, TRELLIS: STAINED WOOD - BROWN
- 9 GUTTERS & DOWNSPOUTS: 6" HALF ROUND COPPER GUTTERS AND 3" ROUND COPPER DOWNSPOUTS
- 10 ARTISTIC IRON WORK, RAILINGS, AWNINGS: IRON - POWDER COATED BLACK COLOR
- 11 STEPS, STAIRS, TERRACE, LIGHTWELL: TERRA COTTA STONE TILES - BROWN COLOR
- 12 DRIVEWAY, WALKWAYS AND PATIOS PERMEABLE PAVERS: ECO-FRIENDLY SF-RIMA PERMEABLE PAVEMENT - TUMBLED TAN CHARCOAL COLOR BY 'BASALITE'

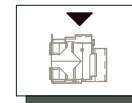


**SOUTHWEST ( RIGHT SIDE) ELEVATION**

NOTE: ALL ELEVATIONS ARE UPDATED PER REVISED SURVEYOR'S TOPOGRAPHICAL INFORMATION.



**NORTHEAST ( LEFT SIDE) ELEVATION**



REVISIONS

▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.
▲	PC3 2-15-17	D.Z.

**PROPOSED  
SECOND DWELLING  
EXTERIOR  
ELEVATIONS**

DATE : 2-15-17

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

DRAWN BY : D.Z.

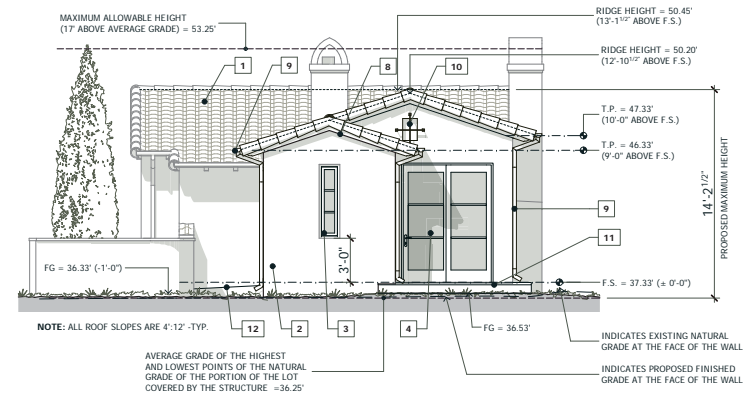
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16624

SHEET NUMBER

**A-5.2**

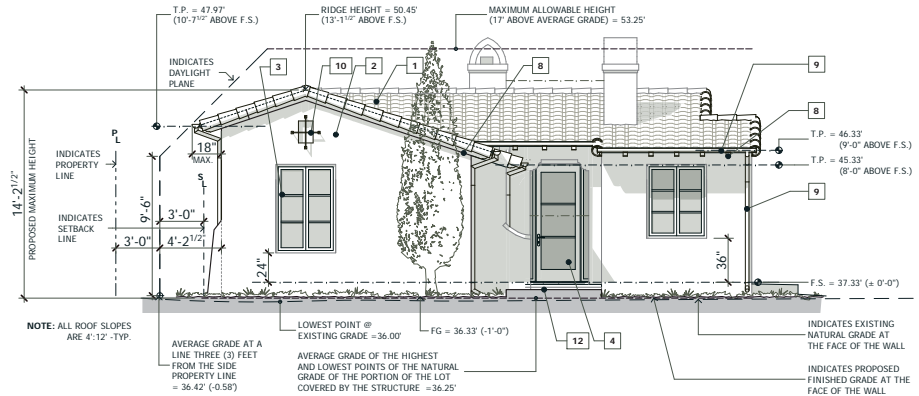


**SOUTHWEST ( RIGHT SIDE) ELEVATION**

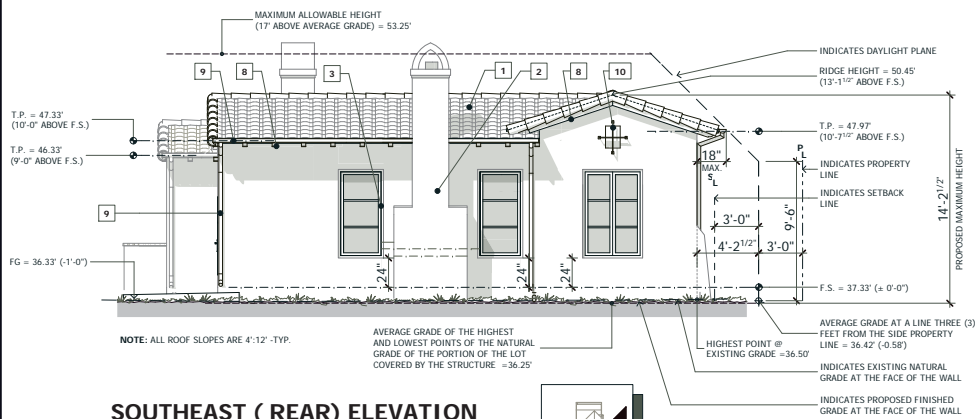
**EXTERIOR FINISHES**

- 1 ROOF: MISSION CLAY TILE - CAP AND PAN
- 2 EXTERIOR WALLS: COLOR INTEGRAL STUCCO PLASTER WHITE HARD TROWELED FINISH
- 3 WINDOWS: "MARVIN" ULTIMATE PUSH OUT FRENCH CASEMENT CLAD WOOD W/ SIMULATED DIVIDED LITES WITH SPACE BAR - BRONZE COLOR
- 4 DOORS: "MARVIN" ULTIMATE PUSH OUT FRENCH CASEMENT CLAD WOOD W/ SIMULATED DIVIDED LITES WITH SPACE BAR - BRONZE COLOR
- 5 ENTRY DOOR: CUSTOM STAINED WOOD DOOR
- 6 ARCHED ENTRY DOOR, PARAPET CAP: CAST STONE
- 7 GARAGE DOORS: CUSTOM "CARRIAGE" WOOD STAINED DOOR - BROWN
- 8 RAFTER TAILS, BARGE BOARD, STAINED WOOD - BROWN
- 9 ROOF DECKING @ O/HANGS, BLOCKINGS, TRELLIS:
- 10 GUTTERS & DOWNSPOUTS: 6" HALF ROUND COPPER GUTTERS AND 3" ROUND COPPER DOWNSPOUTS
- 11 ARTISTIC IRON WORK, RAILINGS, AWNINGS: IRON - POWDER COATED BLACK COLOR
- 12 STEPS, STAIRS, TERRACE, LIGHTWELL: TERRA COTTA STONE TILES - BROWN COLOR
- 13 DRIVEWAY, WALKWAYS AND PATIOS PERMEABLE PAVERS: ECO-FRIENDLY SF-RIMA PERMEABLE PAVEMENT - TUMBLE TAN CHARCOAL COLOR BY "BASALITE"

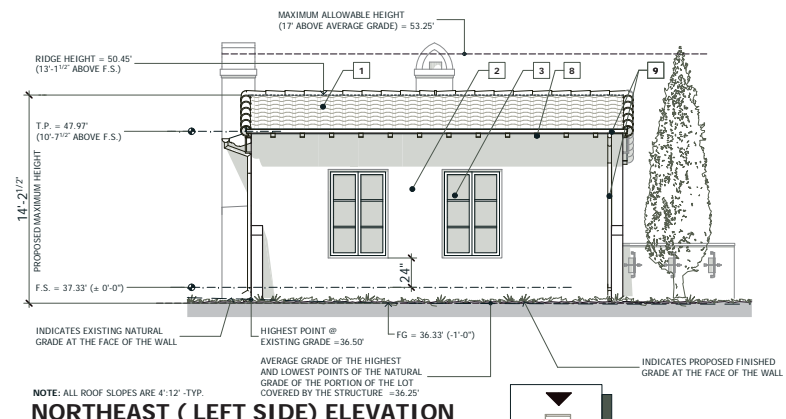
NOTE: ALL ELEVATIONS ARE UPDATED PER REVISED SURVEYOR'S TOPOGRAPHICAL INFORMATION.



**NORTHWEST ( FRONT) ELEVATION**



**SOUTHEAST ( REAR) ELEVATION**



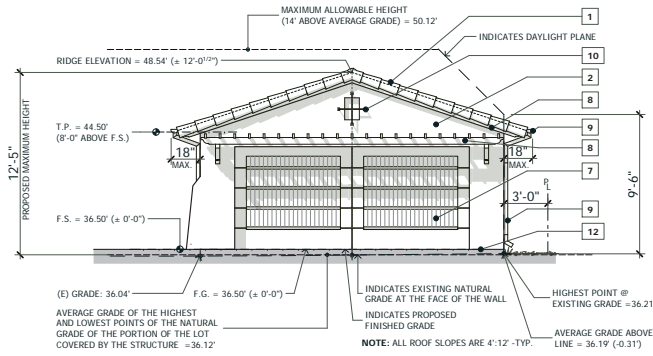
**NORTHEAST ( LEFT SIDE) ELEVATION**

REVISIONS	
PC1 10-11-16	D.Z.
PC2 11-11-16	D.Z.
PC3 2-15-17	D.Z.

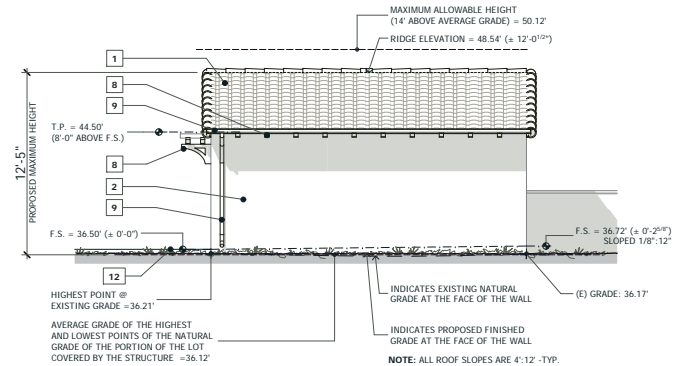
**PROPOSED GARAGE EXTERIOR ELEVATIONS**

DATE : 2-15-17  
SCALE : 1/4" = 1'-0"  
DRAWN BY : D.Z.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER  
**A-5.3**



**NORTHWEST ( FRONT) ELEVATION**

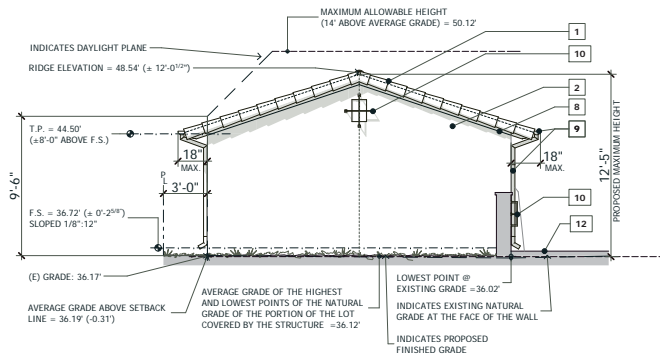


**SOUTHWEST (RIGHT SIDE) ELEVATION**

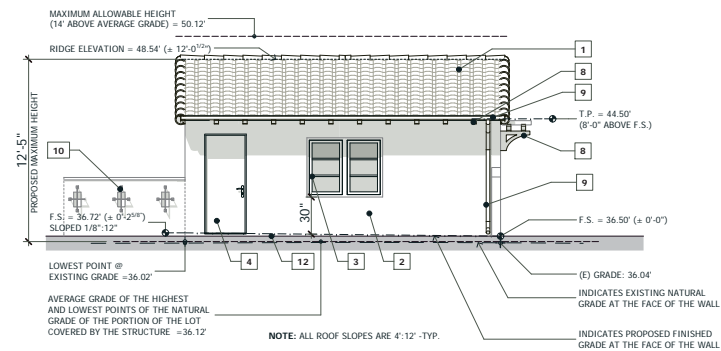
**EXTERIOR FINISHES**

- |                                   |  |  |
|-----------------------------------|--|--|
| 1 ROOF:                           | MISSION CLAY TILE - CAP AND PAN  | 8 RAFTER TAILS, BARGE BOARD, STAINED WOOD - BROWN  |
| 2 EXTERIOR WALLS:                 | COLOR INTEGRAL STUCCO PLASTER<br>WHITE HARD TROWELED FINISH  | ROOF DECKING @ D/HANGS,<br>BLOCKINGS, TRELLIS:   |
| 3 WINDOWS:                        | *MARVIN ULTIMATE PUSH OUT<br>FRENCH CASEMENT CLAD WOOD<br>W/SIMULATED DIVIDED LITES WITH<br>SPACE BAR - BRONZE COLOR | 9 GUTTERS & DOWNSPOUTS: 6" HALF ROUND COPPER GUTTERS AND<br>3" ROUND COPPER DOWNSPOUTS   |
| 4 DOORS:                          | *MARVIN ULTIMATE PUSH OUT<br>FRENCH CASEMENT CLAD WOOD<br>W/SIMULATED DIVIDED LITES WITH<br>SPACE BAR - BRONZE COLOR | 10 ARTISTIC IRON WORK, RAILINGS, AWNINGS: IRON - POWDER COATED<br>BLACK COLOR  |
| 5 ENTRY DOOR:                     | CUSTOM STAINED WOOD DOOR   | 11 STEPS, STAIRS, TERRACE, LIGHTWELL: TERRA COTTA STONE TILES<br>- BROWN COLOR   |
| 6 ARCHED ENTRY DOOR, PARAPET CAP: | CAST STONE   | 12 DRIVEWAY, WALKWAYS AND PATIOS PERMEABLE PAVERS: ECO-FRIENDLY SF-RIMA PERMEABLE<br>PAVEMENT* - TUMBLED TAN CHARCOAL<br>COLOR BY *BASALITE* |
| 7 GARAGE DOORS:                   | CUSTOM "CARRIAGE"<br>WOOD STAINED DOOR - BROWN   |  |

**NOTE:** ALL ELEVATIONS ARE UPDATED PER REVISED SURVEYOR'S TOPOGRAPHICAL INFORMATION.



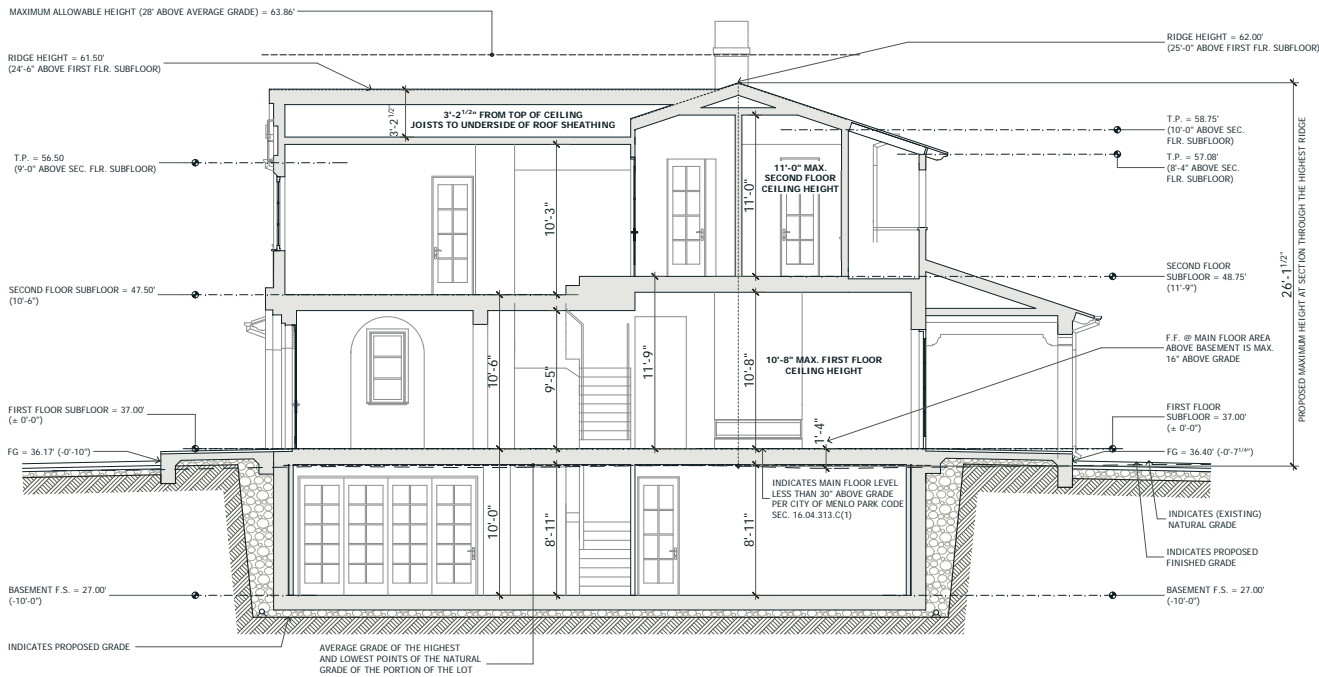
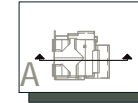
**SOUTHEAST ( REAR) ELEVATION**



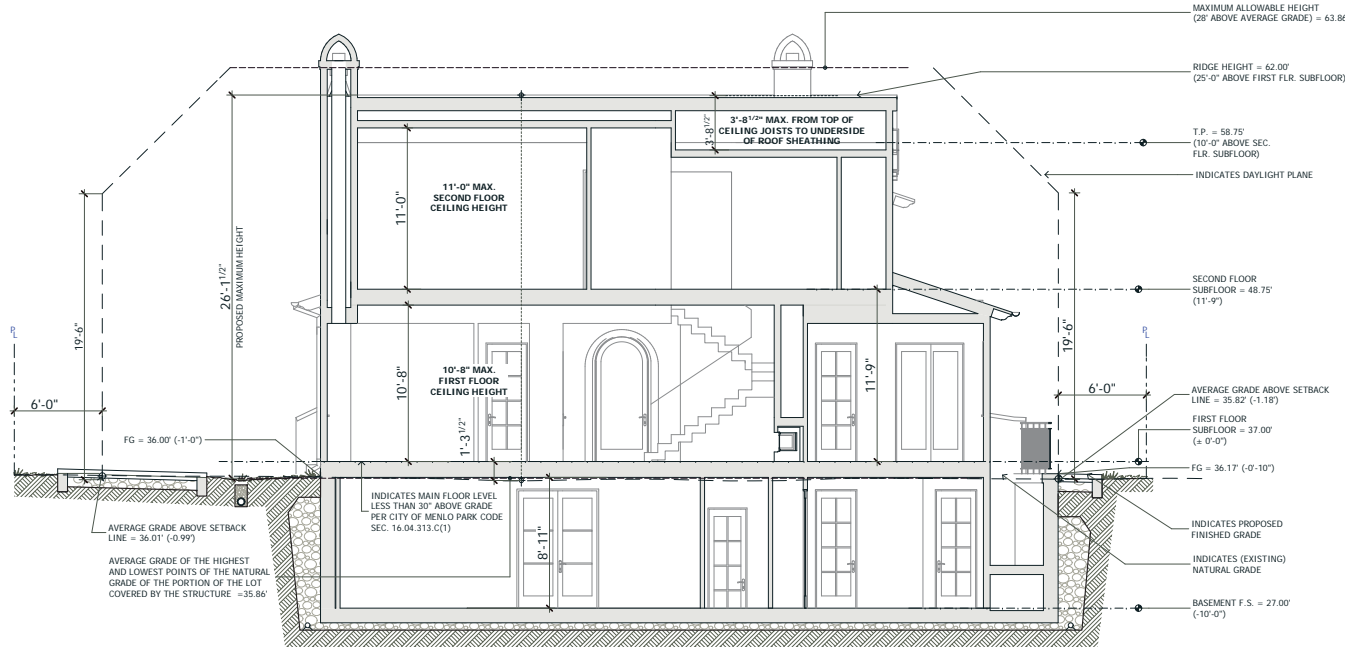
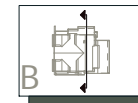
**NORTHEAST (LEFT SIDE) ELEVATION**

REVISIONS		
▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.
▲	PC3 2-15-17	D.Z.

**SECTION A**



**SECTION B**



**NOTE:** ALL ELEVATIONS ARE UPDATED PER REVISED SURVEYOR'S TOPOGRAPHICAL INFORMATION.

**MAIN RESIDENCE  
CROSS SECTIONS**

DATE : 2-15-17  
SCALE : 1/4" = 1'-0"  
DRAWN BY : DZ  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

**A-6.0**



METRO  
DESIGN  
GROUP

ARCHITECTURE-PLANNING-INTERIORS

1475 S BASCOM AVE SUITE 208  
CAMPBELL, CA 95008  
(408)711-1071 phone  
(408)711-1072 fax  
www.metroarchitects.com

The plans, ideas and design on this drawing are the property of the designer and shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

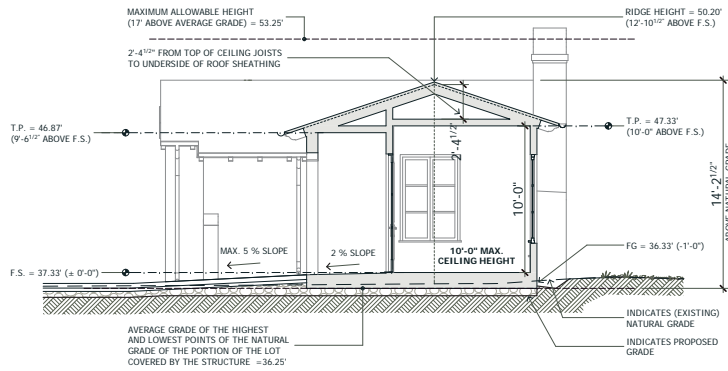
REVISIONS	
△ PC1 10-11-16	D.Z.
△ PC2 11-15-16	D.Z.
△ PC3 2-15-17	D.Z.

**SECONDARY  
DWELLING  
& GARAGE  
CROSS SECTIONS**

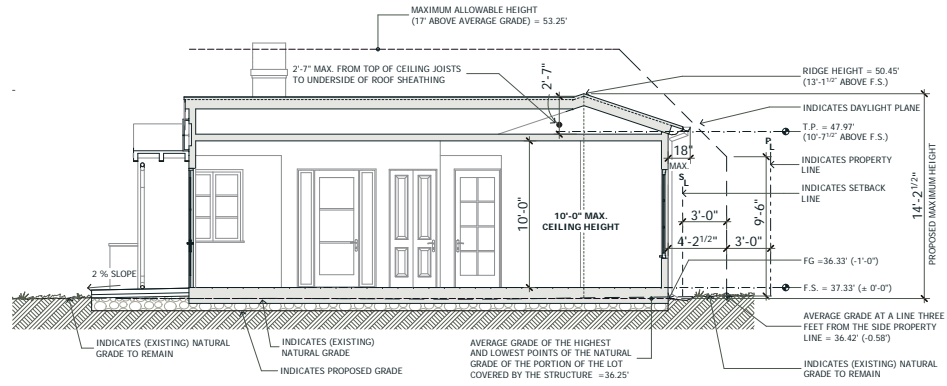
DATE : 2-15-17  
SCALE : 1/4" = 1'-0"  
DRAWN BY : DZ  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

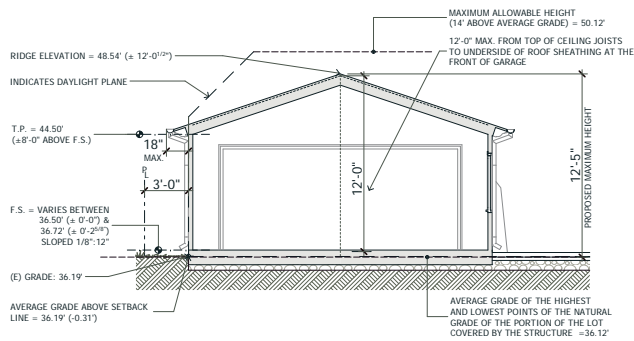
**A-6.1**



**SECONDARY DWELLING  
SECTION C**



**SECONDARY DWELLING  
SECTION D**



**GARAGE  
SECTION E**



**NOTE:** ALL ELEVATIONS ARE UPDATED  
PER REVISED SURVEYOR'S  
TOPOGRAPHICAL INFORMATION.

REVISIONS

▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.
▲	PC3 2-15-17	D.Z.

LEGEND

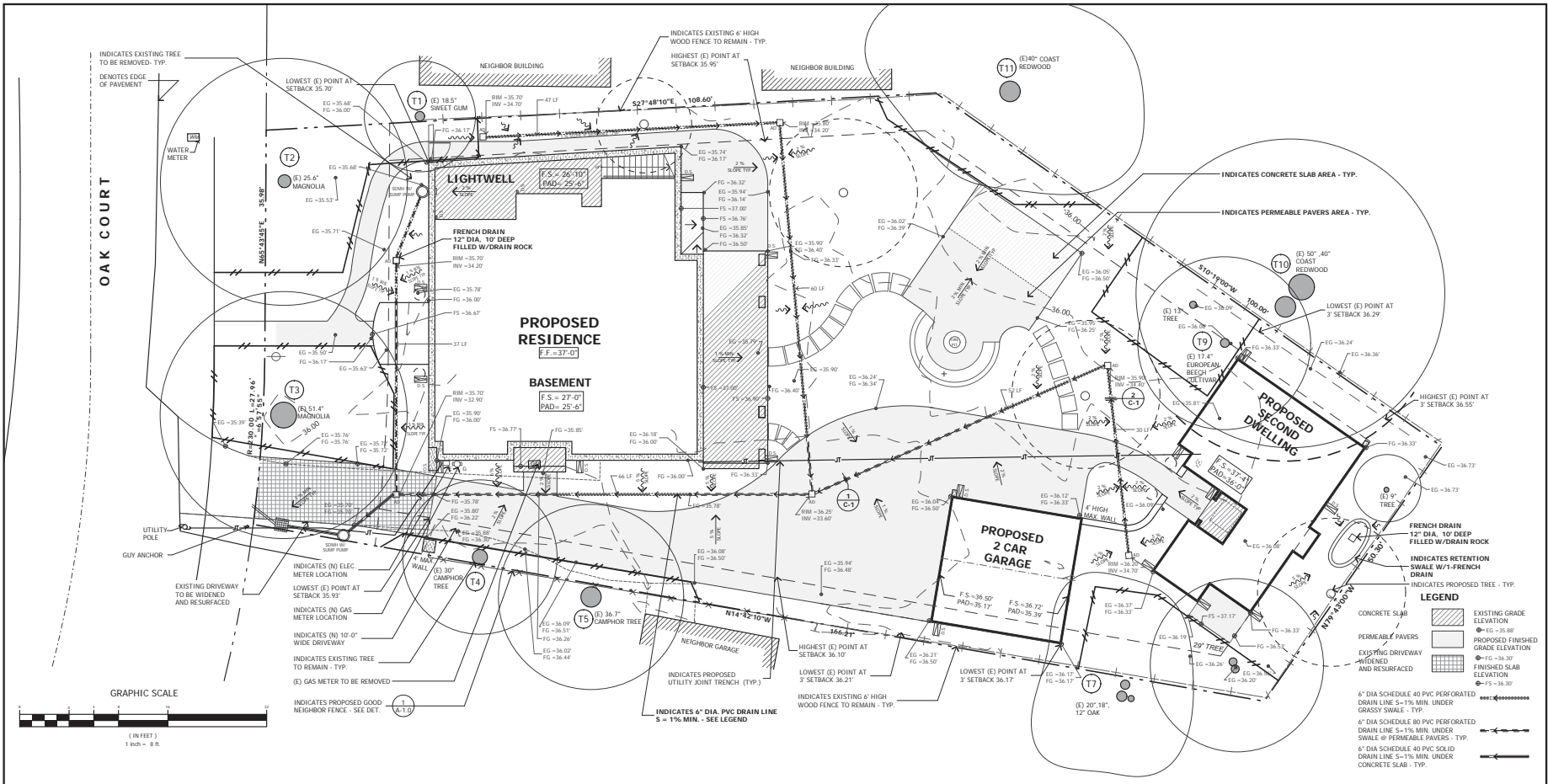
	EXISTING GRADE ELEVATION
	PROPOSED FINISHED GRADE ELEVATION
	PROPOSED SLAB ELEVATION
	PROPOSED DRIVEWAY AND RESURFACED
	CONCRETE SLAB
	PERMEABLE PAVERS
	EXISTING DRIVEWAY AND RESURFACED
	6" DIA SCHEDULE 40 PVC PERFORATED DRAIN LINE 5'-15" MIN. UNDER GRASSY SWALE - TYP.
	6" DIA SCHEDULE 80 PVC PERFORATED DRAIN LINE 5'-15" MIN. UNDER SWALE OF PERMEABLE PAVERS - TYP.
	6" DIA SCHEDULE 40 PVC SOLID DRAIN LINE 5'-15" MIN. UNDER CONCRETE SLAB - TYP.

**CONCEPTUAL GRADING AND DRAINAGE PLAN**

DATE : 4-21-17  
 SCALE : 1/8" = 1'-0"  
 DRAWN BY : D.Z.  
 CHECKED BY : TS  
 ARCHITECT : TOM SLOAN  
 PROJECT NO : 16624

SHEET NUMBER

**C-1**



**STANDARD GRADING PLAN NOTES**

- PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK GRADING ACTIVITIES, THE PERMITEE SHALL ARRANGE A PRE-CONSTRUCTION MEETING. THE MEETING SHALL INCLUDE THE CITY OF MENLO PARK GRADING INSPECTOR, THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK GRADING ACTIVITIES.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH. THIS APPROVAL DOES NOT CONFER ANY RIGHT OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS, ANY PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER PERMITS/APPROVALS SHALL BE OBTAINED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITEE SHALL MAINTAIN ALL STREETS, SIDEWALKS AND OTHER PUBLIC RIGHT OF WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PUBLIC PROPERTY. ALL ADJACENT PROPERTY, BOTH PUBLIC AND PRIVATE, SHALL BE MAINTAINED IN A CLEAN SAFE AND USABLE CONDITION.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICLES.
- THIS PLAN SHALL NOT APPROVE THE REMOVAL OF ANY TREES APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR EARTHWORK ACTIVITIES. UNOBSERVED OR UNAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
- ALL CONSTRUCTION SITE ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE BY OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.

**LEGEND**

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
CENTER LINE	---	---
SECTION LINE	---	---
EDGE OF PAVEMENT	---	---
CURB AND GUTTER	---	---
DRAINAGE FLOW DIRECTION	---	---
FENCE (TYP)	---	---
STORM DRAIN LINE	---	---
SANITARY MANHOLE	---	---
STORM MANHOLE	---	---
STANDARD HOODED INLET	---	---
LARGE HOODED INLET	---	---
FLAT GRATE INLET	---	---
GAS LINE	---	---
WATER LINE	---	---
GRADE ELEVATION	---	---
TREE	---	---
EXISTING GAS LINE TO BE REMOVED	---	---
NEW GAS LINE	---	---
NEW WATER LINE	---	---
NEW ELECTRICAL LINE	---	---
JOINT TRENCH	---	---
NEW SANITARY SEWER LINE	---	---

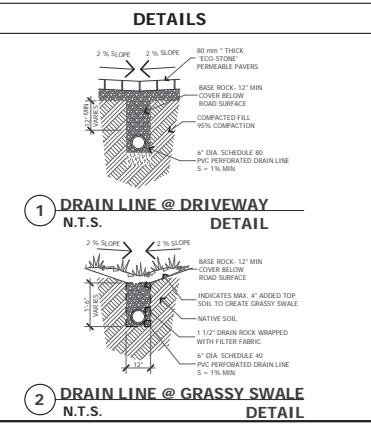
**NOTES**

**NOTE: GEOTECHNICAL FIELD INSPECTION -**  
 THE GEOTECHNICAL CONSULTANT SHALL INSPECT, TEST (AS NEEDED), AND APPROVE ALL GEOTECHNICAL ASPECTS OF THE PROJECT CONSTRUCTION. THE INSPECTIONS SHOULD INCLUDE, BUT NOT NECESSARILY BE LIMITED TO: SITE PREPARATION AND GRADING, SITE SURFACE AND SUBSURFACE DRAINAGE IMPROVEMENTS AND EXCAVATIONS FOR FOUNDATIONS AND RETAINING WALLS PRIOR TO THE PLACEMENT OF STEEL AND CONCRETE. THE CONSULTANT SHALL VERIFY THAT ALL MATERIALS PLACED ON SLOPING GRADING ARE PROPERLY KEYED AND BENCHED INTO SUPPORTIVE MATERIALS, AS NECESSARY.

**NOTES:**

- ALL ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS, WHICH ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPED AREAS AS SHEET FLOW.

TOPO SURVEY & CHRISTENSEN & PLOUFF LAND SURVEYING  
 CONTACT: KACIE A. PLOUFF PLS 9013  
 1250 OAKMEAD PARKWAY #210  
 SUNNYVALE, CA 94085  
 (408) 755-9784 PHONE



PROJECT NAME  
**445 OAK COURT  
RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS	
▲ PC1 10-11-16	D.Z.
▲ PC2 11-15-16	D.Z.
▲ PC3 2-15-17	D.Z.

**PRELIMINARY  
LANDSCAPE PLAN**

DATE : 4-21-17

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

DRAWN BY : DZ

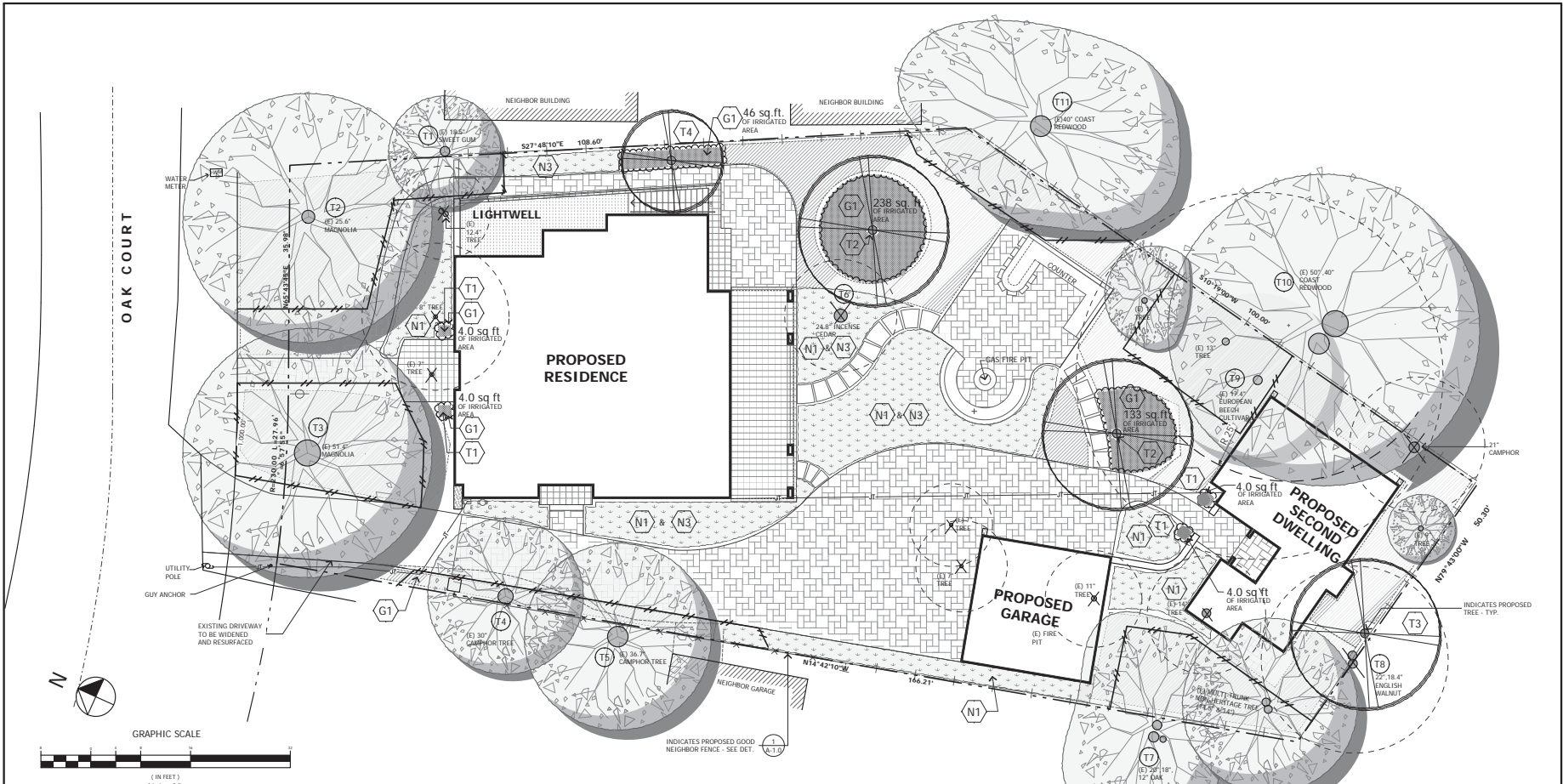
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16624

SHEET NUMBER

**L-1**



**PRELIMINARY LANDSCAPE PLAN** SCALE: 1/8" = 1'-0"

LEGEND	
PROPERTY LINE	EXISTING TREE TO REMAIN
(E) GRADE CONTOUR LINE	(E) 8" OAK
(E) FENCE TO REMAIN	MULCH - GROUND COVER AT IRRIGATED AREAS
(E) FENCE TO REMAIN	DECORATIVE MULCH - GROUND COVER AT NON-IRRIGATED AREAS
TREE PROTECTION FENCE	DROUGHT RESISTANT NATIVE GRASSES AND GROUND COVERS
PROPOSED BUILDING	NON-IRRIGATED AREAS
PROPOSED CONCRETE TO LIGHTWELL	PROPOSED TREE
PROPOSED PRECAST CONCRETE PAVEMENT SYSTEM @ PATIO/ WALKWAY DRIVEWAY	EXISTING TREE TO BE REMOVED
PROPOSED TILED AREAS	

EXISTING TREE LEGEND					
PER ARBORIST REPORT DATED 6/8/2016 PREPARED BY WALTER LEVISON					
TREE TAG NO.	GENUS & SPECIES	COMMON NAME	TREE SIZE	ON SITE/ OFF SITE	HERITAGE TREE STATUS
1	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	18.5"	OFF SITE	YES TO REMAIN
2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	25.4"	ON SITE	YES TO REMAIN
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	51.4"	ON SITE	YES TO REMAIN
4	CINNAMOMUM CAMPHORA	CAMPHOR TREE	30"	ON SITE	YES TO REMAIN
5	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36.7"	OFF SITE	YES TO REMAIN
6	CALOCEDRUS DECURRENS	INCENSE CEDAR	24.8"	ON SITE	YES TO BE REMOVED
7	QUERCUS AGRIFOLIA	COAST LIVE OAK	20", 18", 12"	OFF SITE	YES TO REMAIN
8	JUGLANS REGIA	ENGLISH WALNUT	22", 18.4"	ON SITE	YES TO BE REMOVED
9	FAGUS SYLVATICA	EUROPEAN BEECH CULTIVAR	17.4"	ON SITE	YES TO REMAIN
10	SEQUOIA SEMPERVIRENS	COAST REDWOOD	50", 40"	OFF SITE	YES TO REMAIN
11	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40"	OFF SITE	YES TO REMAIN

PLEASE SEE THE ARBORIST REPORT FOR MORE INFORMATION

PLANT LEGEND					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION
<b>NATIVE DROUGHT TOLERANT GRASSES AND GROUND COVERS</b>					
(N1)	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	IN FIELD	NON IRRIGATED AREAS
(N2)	ARTEMISA CALIFORNICA 'MONTANA'	CALIFORNIA SAGEBRUSH	1 GAL	IN FIELD	
(N3)	CEANOTHUS 'YANKEE POINT'	WILD LILAC	1 GAL	IN FIELD	
<b>GROUND COVER</b>					
(G1)	MULCH				MAXIMUM 500 SQ. FT. OF IRRIGATED AREA
<b>TREES - DESERT CONDITIONS, DROUGHT RESISTANT</b>					
(T1)	CUPRESSUS SEMPERVIRENS DWARF COMPACTA	DWARF ITALIAN CYPRESS	24" BOX	4	
(T2)	ULMUS 'MORTON'	ACCOLADE ELM	24" BOX	2	
(T3)	GINKGO BILOBA	MAIDENHAIR	24" BOX	1	
(T4)	PHOTINIA FRASERI	FRASIER PHOTINIA	24" BOX	1	

NOTE:  
TREE SIZES ON SHEET T-1:  
TOPOGRAPHIC AND BOUNDARY SURVEY HAVE BEEN MEASURED AT THE BASE OF THE TREES.

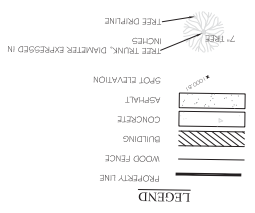
TREE SIZES ON SHEET A-1.0, A-1.1 & L-1:  
ARE CONSISTENT WITH THE ARBORIST REPORT (3.0 / PAGE 5):  
DIAMETER AT BREAST HEIGHT IN INCHES IS THE DIAMETER OF THE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND LEVEL IN INCHES, AS REQUIRED.

- NOTES:
- REQUIRED REPLACEMENT TREES: 3 TREES (1 TO 1 TREE REPLACEMENT RATIO / CITY ARBORIST RECOMMENDATION)
  - GROUNDCOVER AREAS - DENOTED G1 - MULCH - INDICATES MAXIMUM 500 SQ. FT. OF IRRIGATED AREA
  - GROUNDCOVER AREAS UNDER EXISTING TREES - NON-IRRIGATED DECORATIVE MULCH

N65°49'30"E  
142.00'

OAK COURT

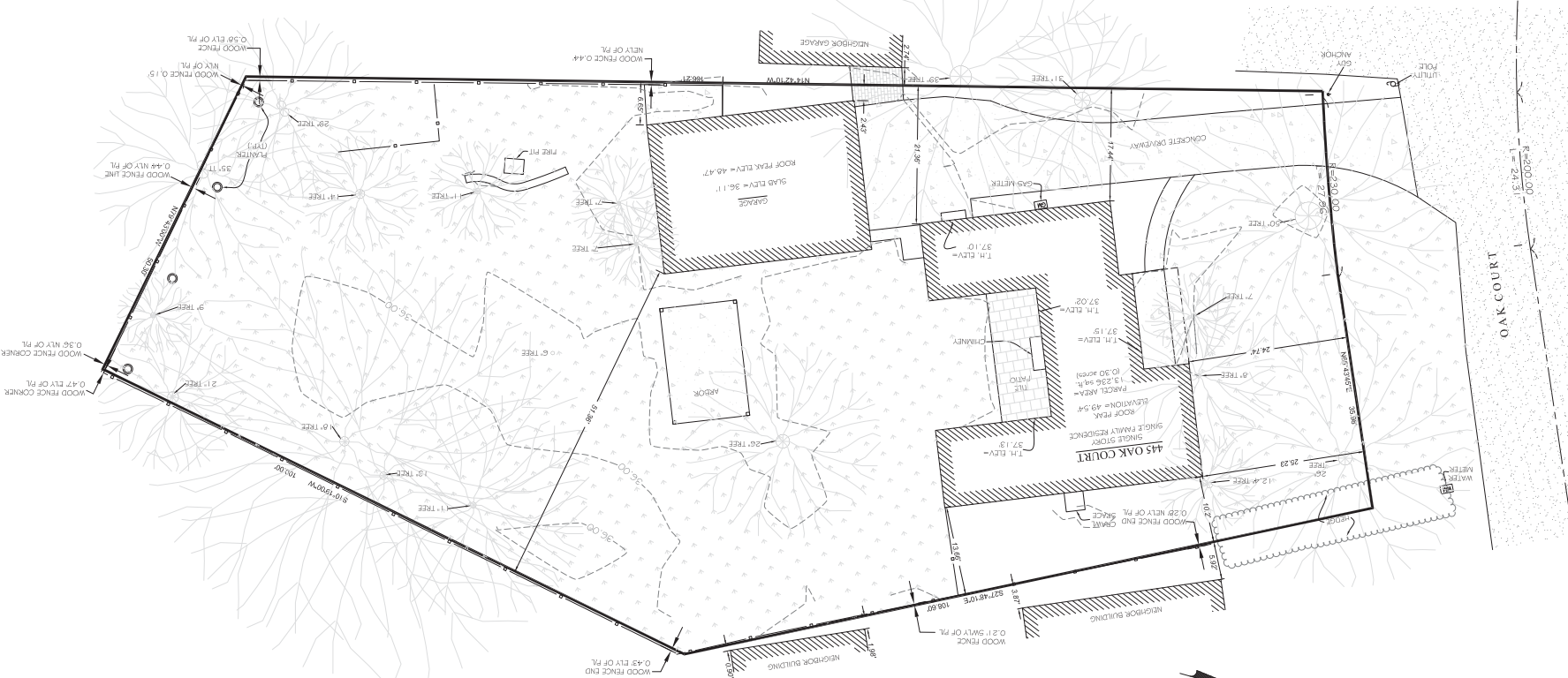
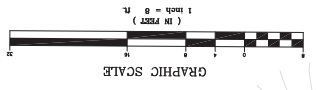
R=200.00  
L=50.26'



**LEGAL DESCRIPTION**  
LOT 5 AS SHOWN ON TRACT NO. 527, RECORDED IN BOOK 22 OF OFFICIAL MAPS PAGE 70, SAN MATEO COUNTY RECORDS.

**SURVEYOR'S NARRATIVE**  
AT THE REQUEST OF THE CLIENT, THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DETERMINING THE PROPERTY BOUNDARY, AND THE LOCATION OF IMPROVEMENTS AND ELEVATIONS ON THE SUBJECT TRACT NO. 927 WERE USED TO CONTROL THIS SURVEY.

**SURVEYOR'S NOTES**  
1. ELEVATIONS ARE ON ASSUMED DATUM, ASSUMED BENCHMARK IS LOCATED HEREON.  
2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY. SMALLER TREES AND SHRUBS ARE NOT SHOWN.  
3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.



**SURVEYOR'S CERTIFICATE**

1. I, KACIE A. FLOUFF, COUNTY OF SAN MATEO LAND SURVEYOR IN THE STATE OF CALIFORNIA, REF. NO. 90131, FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF BRIAN NGUYEN.



KACIE A. FLOUFF, PLS 9013

SHEET NO. 1 OF 1  
NCA-16-023

PROJECT: BOUNDARY & TOPOGRAPHIC SITE PLAN

445 OAK COURT, MENLO PARK  
COUNTY OF SAN MATEO  
STATE OF CALIFORNIA  
APN: 063-452-008

DATE: 08/17/2025  
DRAWING SCALE: 1"=40'  
PREPARED BY: KACIE A. FLOUFF  
APPROVED BY: [Signature]

**CHRISTENSEN & FLOUFF**  
LAND SURVEYING  
1250 SAGEHURST AVENUE, SUITE 200  
SAN MATEO, CA 94401  
• 650.370.0200 • www.christensenflouff.com





METRO  
DESIGN  
GROUP

445 Oak Court  
Menlo Park, CA 94025

## Project Description

Subsequent to the last public hearing in January 2017, my client had contacted several neighbors and met with them to work out issues raised throughout the City's design review process. The outcome of those meetings is that my client has been able to balance their personal needs with that of the neighbors and the result in a modified design that everyone can live with.

A few days after the first Planning Commission hearing, our Planner Kaitlin Meador, summarized the issues that neighbors raised at the hearing and recommended that we work together with the neighbors and redesign 4 key areas of the project. Each of the 4 items have been meticulously evaluated and reflected in the revised design.

The following are the areas and suggestions for modifying the plans:

1. The goal should be to reduce the height by 3' as this was the preference indicated by several Planning Commissioners. If you strongly feel that reducing the height 3' will negatively impact the proposed design, we can review alternative height reductions. However, if this is the case we would want to see elevations and/or rendering of the 3' height reduction and the proposed alternative to compare them.
2. If possible, considered communicating directly with the adjacent neighbor regarding their tree preference. The Planning Commissioners indicated that this was the only item that should require some work with the neighbors.
3. Specifically focus on the left side and how you can close this off to protect privacy.
4. I would recommend considering whether you are open to reducing some of the pavers even if they are 100% pervious. This will show a good faith effort to address the neighbor's and Planning Commissioner's concerns.

First, the overall height of the proposed 2-story single family home was reduced by 1.5 feet. The ceiling height at the ground floor was reduced by 6 inches. One of the owner's primary goals was to integrate the interior and exterior spaces. It is important to maintain an airy uplifting feeling in the space in order to blur the line between interior and exterior spaces through taller ceilings that provide an uplifting sense of space similar to the outdoors; however, the ceiling height was reduced by 0.5 feet. On the second floor, the wall height was reduced by 1.0 foot to bring the exterior wall height to

10.0 feet. According to the owner, it was revealed in a conversation with an adjacent neighbor that they spoke with an independent architect who confirmed that overall height reductions, even up to 3.0 feet, would not make a difference in terms of sky view accessibility. This very same point was discussed during the original public hearing, and the same sentiment was shared by several of the planning commissioners.

Second, to resolve the concerns over privacy, a mutually agreeable solution was achieved between my client and a neighbor. They collaborated on choosing a tree (*Photinia Fraseri*) that could accomplish agreeable features: species, maximum height, canopy diameter, low maintenance needs (drought resistant), and would not cause foundational problems. The location of the tree (T4) is strategically located on 445 Oak Court, between adjacent properties such that privacy would be maintained on both sides, and mitigating the visual impact of the proposed house.

Third, still on the topic of privacy, decorative wing walls were integrated onto each side of the master bedroom's balcony to limit visibility and screen any view to the neighbors located on either side. Additionally, to avoid concerns of these walls being too plain or unsightly, detailed fenestration has been integrated into the design of these walls to enhance the architecture and character.

Fourth, paved areas in the rear yard were reduced by approximately 800 square feet. The only paved areas that remain are strictly for: driveway, one covered patio, one uncovered patio, and a required parking spot for the accessible Secondary Dwelling.

In addition to addressing the modifications suggested above, the plans also reflect changes to the original topographic and boundary survey that had been prompted by a different boundary survey completed by the "rear-yard" neighbor that yielded differing property line locations. Nonetheless, both neighbors and their respective surveyors worked out an agreeable solution and the issue has been effectively resolved. As such, this resulted in shifting the Secondary Dwelling forward by several inches and is reflected in the current plans. The project's consulting arborist completed a review of the updated plans and concluded that the modifications would have zero impact on any heritage trees.

Lastly, collaborations with another adjacent neighbor took place on the topic of a future good neighbor fence. It was mutually agreed that in lieu of extending the entire wooden fence down the shared property line where existing trees are located and would create a circuitous fence line, they worked out a solution to integrate boxwood hedges with the mature trees to create a beautifully landscaped boundary.

Respectfully Submitted,



Tom Sloan AIA  
Metro Design Group

**Assessment of and Recommendations for  
Eleven (11) Trees at and Adjacent to**

**445 Oak Court  
Menlo Park, California**

Prepared for:  
Mr. Brian Nguyen, Property Owner  
445 Oak Court

Field Visit:  
Walter Levison, Consulting Arborist (WLCA)  
6/6/2016

Report by WLCA  
Version: 9/7/2016

## Table of Contents

<b>1.0 Summary</b>	<b>3</b>
<b>2.0 Assignment &amp; Background</b>	<b>5</b>
<b>3.0 City of Menlo Park: What Private Trees are Protected?</b>	<b>5</b>
<b>4.0 Recommendations</b>	<b>6</b>
<b>5.0 Author's Qualifications</b>	<b>11</b>
<b>6.0 Assumptions and Limiting Conditions</b>	<b>12</b>
<b>7.0 Certification</b>	<b>13</b>
<b>8.0 Digital Images</b>	<b>13</b>
<b>9.0 Tree Data by WLCA</b>	<b>19</b>
<b>10.0 Tree Location and Protection Map Markup by WLCA</b>	<b>24</b>

## 1.0 Summary

Walter Levison, Consulting Arborist (WLCA) tagged and assessed 11 tree specimens at and adjacent to 445 Oak Court, Menlo Park, California which are considered to be heritage size trees per the City of Menlo Park ordinance governing private trees.

The following is an overview of my findings and recommendations regarding the trees, provided in matrix format for ease of understanding. All eleven trees are protected "heritage trees" per the definition in the City of Menlo Park private tree ordinance:

<p>1. Total trees assessed by WLCA.</p>	<p>11 (Tags #1 through #11)</p>
<p>2. Trees on-site vs. off-site.</p>	<p>On-site: 2, 3, 4, 6, 8, 9.</p> <p>Off-site: 1, 5, 7, 10, 11.</p> <p>Off-site tree #1 is in poor overall condition. The project team will be directed to apply water to this tree's open soil root zone areas on a regular basis, to offset any impacts from site work. The proposed walkway within the canopy dripline will be built over-grade as a no-dig system per my discussions with the property owner. WLCA does not expect this tree to be impacted by site work.</p> <p>Off-site tree #5 is in fair overall condition. The proposed new driveway near this tree will be constructed by peeling out old asphalt only, without any excavation of, or alteration of the existing old baserock base section. WLCA does not expect the tree to be impacted. WLCA will direct contractor staff to irrigate the tree's root zone as best possible during construction, given the existing constraints of root zone impermeability.</p> <p>Off-site tree #7 will be fenced off with a very large root protection zone, and is not expected to be impacted by proposed site work.</p> <p>Off-site trees #10 and #11 are within an area where special raft slab foundation work will occur over grade, without any expected cuts to grade. I have requested that the project team place or otherwise build all duct work and other items (e.g. BBQ and pizza area) above grade such that the root zone areas within the canopy driplines of these two trees should remain as-is with no excavation of the soil surface for base preparation. This will help preserve the existing root systems of these two trees which extend westward into the 445 Oak Court work area.</p>
<p>3. Trees to be retained per current proposed site plan.</p>	<p>#1, 2, 3, 4, 5, 7, 9, 10, 11.</p>

<p>4. Trees to be removed per current proposed site plan.</p>	<p>#6, 8.</p>
<p>5. Additional trees recommended to be removed by author due to very poor overall condition (i.e. high risk of failure and impact, short expected useful remaining lifespan, etc.).</p>	<p>Neighbor-tree #1 is suggested to be removed due to potential high risk of failure and impact.</p>
<p>6. Suggested adjustments to the proposed site plan to optimize survival of retention trees. Note that the author has <u>not</u> reviewed utility plans, grading plans, drainage plans, etc. as of the date of writing.</p>	<p><b>Tree #1 (if retained):</b> Keep all new walkway excavation minimized to the uppermost few inches of the soil profile (e.g. 3 inches max. cut below existing soil grade elevations). Heavy-irrigate open soil areas at limit of construction to promote root health.</p> <p><b>Trees #3, 4, and #5:</b> Keep all new driveway renovation activity limited to surfacing renovation only (e.g. asphalt peel-off, etc.). Leave all existing baserock materials intact as-is, without removal of or excavation into the baserock base section.</p> <p><b>Tree #7:</b> This tree was not previously plotted on the site plan, and will require a significantly large radius root protection zone area such as 15 to 20 feet radius from trunk in all directions. Toward this end, all utilities and other trenched-in items will need to be bundled and located offset at least 20 feet or more from the multiple trunks of this tree to avoid root damage and root loss.</p> <p><b>Trees #9 &amp; #10:</b> Utilize a raft-type foundation (i.e. a structural slab-type foundation) or another foundation type that does not involve any cuts whatsoever below existing soil grade elevations within 25 feet of the trunk edge of this tree, for construction of the proposed 2<sup>nd</sup> dwelling.</p> <p>Minimum offset of chain link root protection zone fence is typically 25 to 35 feet radius from trunk edge for high value trees of the trunk and canopy size exhibited by tree #10. Therefore, an offset of 25 feet would be considered a bare minimum, and almost negligence. Toward this end, use of a raft-type foundation footing or other “no dig, no cut” type foundation for the 2<sup>nd</sup> dwelling will be specified such that there are no foundation items that would involve any excavation for any reason. In other words:</p> <ul style="list-style-type: none"> <li>• No excavation within 25 feet of tree for crawl space.</li> <li>• No excavation within 25 feet of tree for duct work or electrical work.</li> <li>• No trenching within 25 feet of tree for utilities, drain lines, irrigation, etc.</li> <li>• No excavation within 25 feet of tree for perimeter beam footings.</li> <li>• No excavation within 25 feet of tree for the slab itself.</li> </ul>

	<p><b>Tree #11:</b> The proposed new BBQ, walkway, and pizza oven should either be moved an additional 5 to 10 feet farther west of trunk edge (from current proposed locations) in order to better offset these items from trunk, such that the wide-extending root zone and low-hanging canopy dripline can be better preserved and protected (Optimal distance of all of these items would be 15 to 25 feet offset from trunk), or build up all foundation work over existing grade in a manner that requires zero excavation cut depth for base section installation. See recommendations section for more details.</p>
--	---

## 2.0 Assignment & Background

Walter Levison, Consulting Arborist (WLCA) was retained by the property owner to tag and assess all heritage trees on site and within 10 feet of the property lines of 445 Oak Court, Menlo Park, California. WLCA was further directed to prepare a formal written arborist report for submittal to the City as part of the submittal package related to a proposed single family residential site plan for this property.

The site survey was performed as a visual assessment only. Heights and canopy spread diameters were estimated visually. Trees were tagged at eye level using racetrack shaped aluminum tags numbering “1” through “11”.

Tree images are archived in section 8.0.

Tree data are located in a spreadsheet in section 9.0.

A tree location map markup is located in section 10.0. This sheet shows existing trees noted by tag number, and contains markings indicating the author’s suggested fence routing and/or other protection items that are designed to optimize tree survival based on arboriculture Best Management Practices. The sheet used to prepare the tree map is a PDF format architectural rendering provided by the property owner on 6/5/2016.

Note that the locations of trees #1, 7, 10, and 11 are “rough plotted” by WLCA, and are not considered accurate. These trees were not previously noted on the architectural rendering of the site plan reviewed by WLCA.

## 3.0 City of Menlo Park: What Private Trees are Protected?

All privately-owned trees meeting one of the following qualifications are considered protected heritage trees in the City of Menlo Park, per the City’s tree ordinance governing privately-owned trees as stated on the official City website:

- a. All species with at least one mainstem measuring 15.0 inches diameter at 4.5 feet above grade.
- b. Native oak species with at least one mainstem measuring 10.0 inches diameter at 4.5 feet above grade.

Per these definitions, all eleven trees in this study are considered “heritage trees”, and cannot be removed without a formal City tree removal permit.

## 4.0 Recommendations

### 1. Project Arborist ("PA"):

#### Initial Signoff

It is suggested that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to City of Menlo Park planning division, Attn: project planner.

(If applicable): Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

"The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in a monthly site activity report sent to the Town. A mandatory Monthly Tree Activity Report shall be sent at least once monthly to the City planner associated with this project, beginning with the initial tree protection verification approval letter".

### 2. Special Project Arborist Monitoring:

The PA shall pay special attention to **neighbor trees #1, 5, 7, 10, and #11** to help ensure that impacts to those trees from site work on 445 Oak Court are minimized as best possible. **Irrigation water** will be applied on multiple neighboring properties as necessary to help boost soil moisture within the root zones of the trees.

The PA shall monitor asphalt removal work along the driveway footprint between **trees #3, 4, and #5** in order to verify that existing baserock and base section materials remain as-is without disturbance.

The PA shall advise the project team on temporary irrigation of trees both on site and on neighboring properties.

The PA shall advise the project team on pruning of roots measuring 1-inch diameter and larger, within 20 feet of any survey tree to be retained on site and on neighboring properties.

### 3. Project Team Actions or Clarifications Requested:

- i. Tree Removal: Obtain formal City tree removal permits for heritage **trees #6 & #8**. Mitigate for the loss of the trees as required by Staff planners.
- ii. Utilities and Drainage: Project team shall route all proposed new trenched items such as utilities, drain pipes, etc. to at least 25 feet offset from the trunks of **all trees** being retained (refer to the arborist's tree protection map markup in this report).



- iii. New Landscape and Irrigation: Project team shall verify the types, trench depths, etc. of all irrigation main lines, valves, laterals, pop-ups, etc. (if any proposed) within 20 to 25 feet of **all trees** being retained on and adjacent to 445 Oak Ct.

Project team shall use only flexible poly tubing type irrigation pipes for all areas within 20 linear feet of **all trees** being retained on and adjacent to 445 Oak Ct.

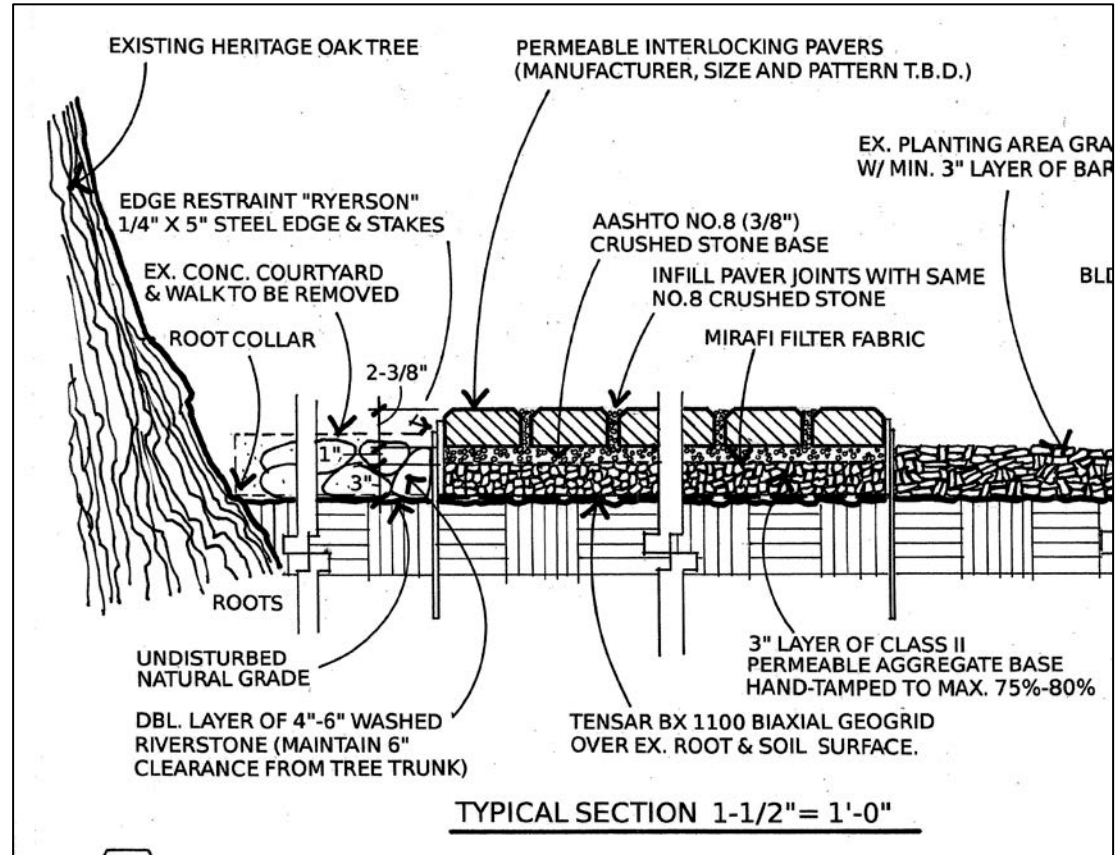
Project team shall verify that locations of proposed new tree plantings are at least 20 feet offset from **all trees** being retained on and adjacent to 445 Oak Ct.

- iv. Proposed 2<sup>nd</sup> Dwelling vs. Trees #9 & #10: Utilize a no-dig, no-cut type raft foundation (structural slab) per the current proposed site plan, that involves absolutely zero excavation below existing soil grade for any reason within 25 feet of the trunk edge of the trees.

Project contractor shall maintain a heavy 1x/week irrigation regime within the designated root protection zone, using garden hoses, etc. to provide at least 100 gallons once weekly to both **beech #9 and neighbor redwood #10**, within the temporary fenced off area.

- v. Proposed BBQ/Pizza Oven/Walkway vs. Redwood #11: All proposed work west of neighbor-owned redwood #11 shall be relocated to at least 15 to 25 feet offset from the trunk edge of the tree. If work shall occur within 15 feet of the trunk edge, then baserock base section shall be built completely over grade as a "no dig" zero excavation system to avoid all root loss to this neighbor tree.

Project contractor shall maintain a heavy 1x/week irrigation regime within the designated root protection zone, using garden hoses, etc. to provide at least 100 gallons once weekly to this neighbor tree within the temporary fenced off area.



vi. Driveway Renovations:

- Phase all proposed driveway renovation to the very end of project to allow the existing surfacing to remain during site plan work as a soil protection buffer.
- Per current plan, restrict driveway renovation work to scarification of the existing surfacing without cutting into the old baserock. Do not allow machinery bucket teeth to cut below the bottom elevation of the asphalt surfacing material when peeling out the existing old asphalt.
- Use a specification such as a no-dig type walkway/driveway spec to renovate in a tree root-friendly manner (i.e. no dig, no cut) without any cuts below existing top of baserock (see side cut view image above).

This specification utilizes Tensar Corp's BX-1100 biaxial geogrid which is a lateral load transferring material that looks like a two-dimensional plastic web. The web is pinned down over grade, and baserock and other materials are tamped down over it. This is the gold standard of tree root protection, and is locally available through Reed & Graham geosynthetics division. The biaxial geogrid disperses load forces laterally, to provide significant strength which allows for the baserock base section to be thinned by as much as 50% per the Tensar Corp official website.

- Irrigate alongside the new asphalt as necessary (i.e. within the fenced off root protection zone areas), on a 1x/week heavy basis, paying special attention to neighbor **tree #5** west of the driveway edge.
- Avoid use of any deep cut type edging. All edging installation along the west side of the driveway shall be restricted to 4 inches total height only, with maximum 2 inches depth of cut below top of baserock.

vii. Proposed Walkway:

The proposed walkway within the canopy dripline of neighbor tree #1 will be constructed over-grade as a no-dig system without any excavation for baserock installation.

4. Trunk Buffer Protection:

Prior to demolition commencement, install a trunk buffer around the lowermost 8 feet of the trunks of **magnolia #2 & #3, camphors #4 & #5, and beech #9.**

Wrap approximately 20 to 40 wraps of orange plastic snow fencing around the trunk between grade and 8 feet above grade to create a padding at least 1 to 2 inches thickness.



Stand 2x4 wood boards upright, side by side, around the entire circumference of the trunk. Affix using duct tape (do not use wires or ropes). See spec image at right.

5. Chain Link Fencing Protection:

Erect five-foot tall chain link fence on seven-foot long, two-inch diameter iron tube posts pounded 24 inches into the ground (see sample image at right).

**Pre-demolition fence: Per the red dashed lines on the tree map mark-up in the author's arborist report (routes may be subject to change, depending on the finalized alignments of work items). Fencing for magnolia #2: to be determined (i.e. as far out from trunk edge of tree #2 as possible).**

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction . No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

**No storage, staging, work, or other activities will be allowed inside the RPZ except with PA monitoring.**

6. Signage: The RPZ fencing shall have one sign affixed with UV-stabilized zip ties to the chain link at eye level for every 20-linear feet of fencing, minimum 8"X11" size each, plastic laminated (wordage can be adjusted):



# TREE PROTECTION ZONE FENCE ZONA DE PROTECCION PARA ARBOLES

**-NO ENTRE SIN PERMISO-  
-LLAME EL ARBOLISTA-**

**DO NOT MOVE OR REMOVE FENCE  
WITHOUT WRITTEN PERMISSION FROM THE  
PROJECT ARBORIST**

**PROJECT ARBORIST:  
TELEFONO CELL:**

**EMAIL:**

7. Irrigation Temporary During Construction:

Apply temporary irrigation to certain specified trees being retained, at a frequency and duration or total output to be specified by the project arborist (PA).

Method of water delivery can be soaker hose, emitter line, garden hose trickle, water truck, tow-behind water tank with spray apparatus, etc. Image at right shows a sample system where the contractor installed over-grade PVC irrigation piping which fed pop-up risers timed to automatically activate twice or three times a week for heavy soaking of the trees' entire open soil root systems.

Initial suggestion by the PA is 1x/week heavy irrigation of **site trees #2, 3, 4, and #9, and neighbor-owned trees #5, 10, and #11**, at a rate of 100 gallons per week per tree throughout the root zone areas being protected by fencing. Irrigate on a single day for maximum root zone moisture absorption.

**Neighbor tree #1** will require 1x/weekly irrigation of open soil root zone areas, possibly including neighbor-owned property sections.

In regards to neighbor-owned **redwoods #10 and #11**, irrigation systems may already be in place on the neighbor property, applied via an automatic timer system, but additional heavy irrigation is recommended to mitigate for loss of roots in the west sections of the root zones where construction work will occur on 445 Oak Court property.

General contractor shall keep an irrigation log book on site for viewing by the project arborist (PA) to verify when individual trees are being irrigated, volumes of water applied, etc.

8. Pruning (if applicable):

All pruning shall be performed only by, or under direct full time supervision of an ISA-Certified Arborist, and shall conform to the most current iteration of the American National Standard Institute pruning guidelines and accompanying ISA Best Management Practices / Pruning booklet:

- ANSI A300 (Part 1) tree, shrub, and other wood plant maintenance / standard practices (*pruning*). 2001.
- Best Management Practices / Tree Pruning: companion publication to the ANSI A300 Part 1: tree, shrub, and other wood plant maintenance / standard practices (*pruning*). International Society of Arboriculture. 2002.

Suggested Pruning Prescription: (None suggested at the time of writing, other than vertical clearance and horizontal clearance pruning as needed, such as on **beech #9**).



9. Root Pruning:

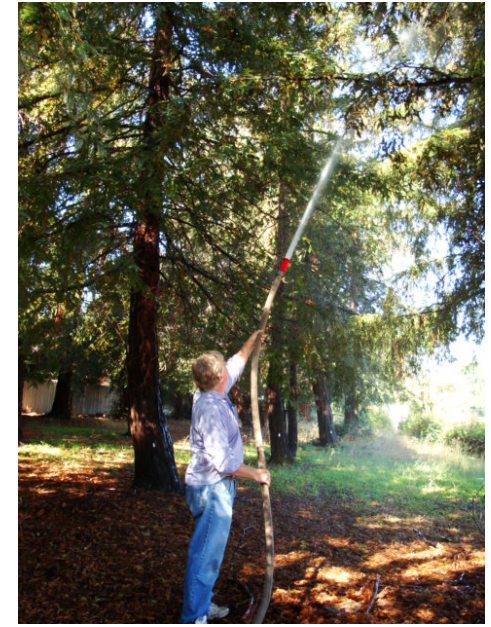
If woody roots measuring greater than 1-inch in diameter are encountered within 20-feet of any tree being retained during site work, contractors shall immediately alert the project arborist. **Do not prune roots without direct supervision by the PA.**

Woody roots shall not be shattered or broken in any way as a result of site activities. Shattered or broken areas shall be hand dug back into clear healthy root tissue and re-severed at right angles to root growth direction under the direct supervision of the project arborist (PA). Immediately (same day) backfill over roots and heavily irrigate (same day) after backfill to saturate the uppermost 24 inches of the soil profile.

10. Water Spray:

Spray off foliage of all trees within 30 feet of construction activity using a very high power garden hose or a pressure washer system set on low pressure to wash both the upper and lower surfaces of foliage. This helps keep the gas portals (stomata) unclogged for better gas exchange which is crucial for normal tree function (see image at right in which a fire hose system was used to wash approximately 50 redwood tree specimens in Sunnyvale during a one year long demolition period).

Spray should be applied approximately twice yearly, or when ambient airborne dust concentration is unusually high.



## 5.0 Author's Qualifications

- Continued education through The American Society of Consulting Arborists, The International Society of Arboriculture (Western Chapter), and various governmental and non-governmental entities.
- Contract Town Arborist, Town of Los Gatos, California  
Community Development Department / Planning Division  
2015-present
- Tree Risk Assessment Qualified (ISA TRAQ Course Graduate, Palo Alto, California)
- Millbrae Community Preservation Commission (Tree Board)  
2001-2006
- ASCA Registered Consulting Arborist #401
- ASCA Arboriculture Consulting Academy graduate, class of 2000

- Associate Consulting Arborist  
Barrie D. Coate and Associates  
4/99-8/99
- Contract City Arborist, City of Belmont, California  
Planning and Community Development Department  
5/99-present
- ISA Certified Arborist #WC-3172
- Peace Corps Soil and Water Conservation Extension Agent  
Chiangmai Province, Thailand 1991-1993
- B.A. Environmental Studies/Soil and Water Resources  
UC Santa Cruz, Santa Cruz, California 1990

(My full curriculum vitae is available upon request)

## 6.0 Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:

- a. information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection; and
- b. the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

*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 to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. 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 any 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, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

## 7.0 Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant



## 8.0 Digital Images

WLCA archived images of the survey trees on 6/6/2016:



Sweetgum #1 on neighbor's property as viewed from the street.



Magnolia #2 at the northeast corner of the property, as viewed from the street. This tree is proposed by the project team to be removed.





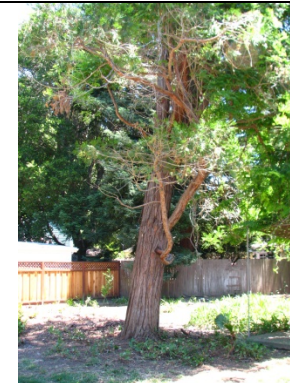
Magnolia #3 located adjacent to the existing driveway. The drive profile is buckled and raised above original grade due to roots apparently extended through the baserock below the drive. If this drive is renovated, the root system of this tree will be severely damaged, which could kill the tree. This is a subject for further discussion.



Magnolia #3 at left side of image, and camphors #4 and #5 along the right side of the drive at right side of image, as viewed from the street. The camphors are also threatened with severe root destruction if the driveway is renovated in a manner that involves excavation of and replacement of the old baserock in which the root systems are likely extended horizontally.



Looking north at camphor #5. Note how the root system extends both east and west through the old driveways of the 445 Oak Ct property and the neighbor's property to the west. Again, if the driveway of 445 Oak Ct is renovated using standard methods such as excavation of the old baserock, the root systems of the trees will be severely damaged, and the trees could rapidly decline and die prematurely.



Cedar #6 is in very poor condition, and is proposed to be removed by the project team.



Coast live oak #7 is a neighbor tree to be retained.



Coast live oak #7 has three mainstems (trunks) which are buried in fill soil, and require hand-excitation (this is a neighbor tree).



Walnut #8 to be removed.



Canopy view of walnut #8, showing very poor live twig density.



Beech tree #9 proposed by the project team to be removed. Note the close proximity of tree #9 to neighbor-owned coast redwood #10 in the background at right side of image.



View of the mid-elevation canopy of neighbor-owned coast redwood #10.



Coast redwood #10 as viewed from 445 Oak Ct. looking east at the wood property line fence. Note that the root system of this tree extends far westward into the project area, and will require that we maintain a very significant offset distance between the trunk edge and the proposed new 2<sup>nd</sup> dwelling foundation footing construction (e.g. 20 to 25 feet, etc.).



The mainstem (trunk) shown just behind the wood property line fence is coast redwood #11 owned by the neighbor to the east. This tree, as with redwood #10, is located very close to the property line, and has a root system that extends horizontally far into the 445 Oak Ct. project area.



Neighbor-owned coast redwood #11 canopy view from 445 Oak Ct.

## 9.0 Tree Data by WLCA

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	Heritage Tree?	(R)remove Tree	(S)save Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
1	<i>Liquidambar styraciflua</i> (NEIGHBOR TREE)	Sweetgum	18.5	--	--	18.5	50/18	30/30	30% Poor	Yes		X		Minor to moderate (depends on depth of cut for pathway.					Codominant mainstems fork with bark inclusion issue at 12 feet (possible high risk of failure and impact). Poor live twig density. Suggest removal.	5 to 7 feet.	RPZ, W (if retained by neighbor owner)
2	<i>Magnolia grandiflora</i>	Southern magnolia	25.6	--	--	25.6	35/40	45/40	40% Poor	Yes		X		Impacts from proposed work assumed less than significant. Tree was originally to be removed. WLCA assumes all utilities routed to far from trunk.					Sunscald damage noted along upper sides of limbs.  Ganoderma fungal fruiting body noted at root crown, indicating likely decay issue at trunk base.	To be determined.	TB, RPZ, W
3	<i>Magnolia grandiflora</i>	Southern magnolia	51.4	--	--	51.4	50/40	60/60	60% Fair	Yes		X		Minor to moderate (depends on depth of cut for driveway excavation if renovated)					Roots appear to be intact and growing under the existing older driveway. These roots may be damaged or destroyed if the old baserock is replaced during driveway renovation.	5 to 15 feet radius on various sides (see map)	TB, W, RPZ, and limit driveway work to asphalt repair only, without any cuts into old baserock.

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	Heritage Tree?	(R)remove Tree	(S)ave Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction)	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
4	<i>Cinnamomum camphora</i>	Camphor tree	30.0	--	--	30.0	30/25	65/45	55% Fair	Yes		X		Possible severe impacts if excavate for baserock renovation during driveway work.					Tree was previously top pruned. Poor to moderate live twig density. Roots are assumed to extend though the old baserock of the existing driveway.	(As shown on map in this report).	TB, W, RPZ, and limit driveway work to asphalt repair only, without any cuts into old baserock.
5	<i>Cinnamomum camphora</i>	Camphor tree	36.7	--	--	36.7	30/30	75/55	65% Fair	Yes		X		Possible severe impacts if excavate for baserock renovation during driveway work.					Tree was previously top pruned. Poor to moderate live twig density. Roots are assumed to extend though the old baserock of the existing driveway.	(As shown on map in this report).	TB, W, RPZ, and limit driveway work to asphalt repair only, without any cuts into old baserock.
6	<i>Calocedrus decurrens</i>	Incense cedar	24.8	--	--	24.8	40/18	20/20	20% Very Poor	Yes	X		(Tree to be removed per site plan)	South east	South east			Codominant mainstems with bark inclusion at 16 feet. Very poor twig density. Author suggests removal.	---	---	
7	<i>Quercus agrifolia</i> (NEIGHBOR TREE)	Coast live oak	20	18	12	50	45/30	80/65	75% Good	Yes		X	Minor					Proposed work appears to be limited enough and offset enough from this tree that the root system will remain basically intact.	15 to 20 feet radius (see author's tree map markup in this report)	RPZ	
8	<i>Juglans regia</i>	English walnut	22	18.4	--	40.4	40/30	15/15	15% Very Poor	Yes	X		(Tree to be removed)	South	South			Poor live twig density, with advanced dieback evident. Author recommends removal of tree.	---	---	

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	Heritage Tree?	(R)remove Tree	(S)ave Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction )	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
9	<i>Fagus sylvatica</i>	European beech cultivar	17.4	--	--	17.4	45/28	85/65	75% Good	Yes		X		Impacts from proposed work unknown. Tree was originally to be removed. WLCA assumes all utilities routed to far from trunk. Raft slab foundation will encroach within canopy dripline.	West	West			Good live twig density.  Tree has phototropic lean and lopsidedness due to presence of other trees to east.	See map.	TB, RPZ, W
10	<i>Sequoia sempervirens</i> (NEIGHBOR TREE)	Coast redwood	Est. 50	Est. 40	--	Est. 90	70/50	85/75	80% Good	Yes		X		Possible severe impacts due to proposed new 2 <sup>nd</sup> dwelling foundation footprint within canopy dripline.					Canopy extends at high elevation into the proposed work area, with a radius of 20 to 25 feet southwest of trunk.  Root crown not visible during assessment from afar, but assume that entire root system is healthy and intact in all directions as of the date of writing.  The appraised value of this tree is approximately \$48,000.	15 to 50 feet radius from trunk in various directions (25 foot offset from trunk to foundation of 2 <sup>nd</sup> dwelling, if using a floating no-dig type foundation).	RPZ, W, and push proposed 2 <sup>nd</sup> dwelling foundation footprint to farther southwest to optimize root zone preservation. Optimal location of the 2 <sup>nd</sup> dwelling is 18 to 20 feet from trunk edge of this tree.

Tree Tag Number	Genus & Species	Common Name	Trunk1 Diameter	Trunk2 Diameter	Trunk3 Diameter	Sum of All Trunk Diameters	Height & Canopy Spread (Ft.)	Health & Structural Rating (100% Each)	Overall Condition Rating (0 to 100%)	Heritage Tree?	(R)remove Tree	(S)save Tree	(D)isposition Unclear	Severity of Impacts Expected from Site Plan Related Work	Lopsided Canopy (note direction)	Trunk Lean (note direction )	Girdling Roots	Buried Root Crown	Pests and Disease Presence, and Other Notes	SUGGESTED ROOT PROTECTION FENCE RADIUS (Ft.)	MAINTENANCE AND PROTECTION CODES
11	<i>Sequoia sempervirens</i> (NEIGHBOR TREE)	Coast redwood	Est. 40	--	--	Est. 40	85/40	85/85	85% Good	Yes		X		Possible severe impacts to canopy and root system due to proposed new walkway, BBQ, and pizza oven.					Canopy extends at least 10 feet westward over the property line fence, hanging down to 1 or 2 feet above grade elevation. Root system assumed intact and extended at least 40 feet westward from trunk.  The appraised value of this tree is approximately \$22,000.	15 to 20 feet radius from trunk in various directions (see author's tree map in this report).	RPZ, W, and push proposed BBQ, walkway, and pizza oven farther west to optimize root zone preservation.  Limit walkway excavation to 4 inches total cut below existing soil grade elevation.



## Tree Maintenance and Protection Codes Used in Data Table:

RPZ: Root protection zone fence, chain link, with 2" diameter iron posts driven 24" into the ground, 6 to 8 feet on center max. spacing.

RB: Root buffer consisting of wood chip mulch laid over existing soil as a 12 inch thick layer, overlain with 1 inch or greater plywood strapped together with metal plates. This root buffer or soil buffer should be placed over the entire width of the construction corridor between tree trunks and construction.

RP: Root pruning. Prune woody roots measuring greater than or equal to 1 inch diameter by carefully back-digging into the soil around each root using small hand tools until an area is reached where the root is undamaged. Cleanly cut through the root at right angle to the root growth direction, using professional grade pruning equipment and/or a Sawzall with wood pruning blade. Backfill around the cut root immediately (same day), and thoroughly irrigate the area to saturate the uppermost 24 inches of the soil profile.

BDRP: Back-dig root pruning: Hand-dig around the broken root, digging horizontally into the open soil root zone until a clean, unbroken, unshattered section of the root is visible. Proceed as per 'root pruning'.

RCX: Root crown excavation. Retain an experienced arborist to perform careful hand-digging using small trowels or other dull digging tools to uncover currently-buried buttress root flares. Digging shall occur between trunk edge and at least two (2) feet horizontal from trunk edge. The final soil elevation will be at a level such that the tree's buttress roots visibly flare out from the vertical trunk.

TB: Trunk buffer consists of 20-40 wraps of orange plastic snow fencing to create a 2 inch thick buffer over the lowest 8 feet of tree trunk (usually takes at least an entire roll of orange fencing per each tree). Lay 2X4 wood boards vertically, side by side, around the entire circumference of the trunk. Secure buffer using duct tape (not wires).

F: Fertilization with slow-release Greenbelt 22-14-14 tree formula, as a soil injection application using a fertilizer injection gun. This brand and formulation is commonly used by reputable tree care companies in the Bay Area. Apply at label rate and injection hole spacing.

M: 4-inch thick layer of chipper truck type natural wood chips (example source: Lyngso Garden Supply, self pick-up). Do not use bark chips or shredded redwood bark.

W: Irrigate using various methods to be determined through discussion with General Contractor. Irrigation frequency and duration to be determined through discussion and/or per directions in this report. Native oak species typically require 1x/month irrigation, while other tree species tend to prefer 2x/month or 4x/month moderate to heavy irrigation during construction.

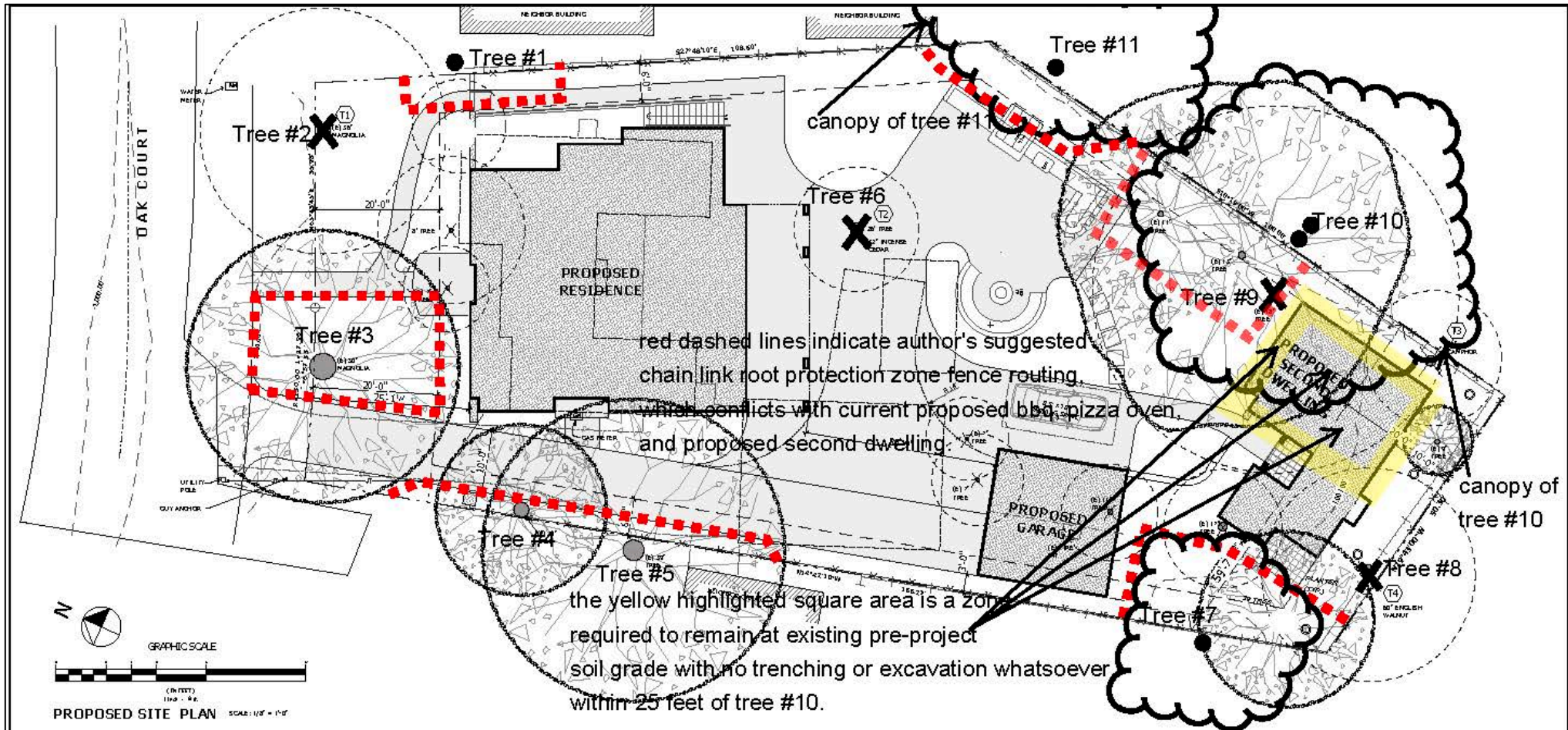
P: Pruning per specifications noted elsewhere. All pruning must be performed only under direct site supervision of an ISA Certified Arborist, or performed directly by an ISA Certified Arborist, and shall conform to all current ANSI A300 standards.

MON: A Project Arborist must be present to monitor specific work as noted for each tree.

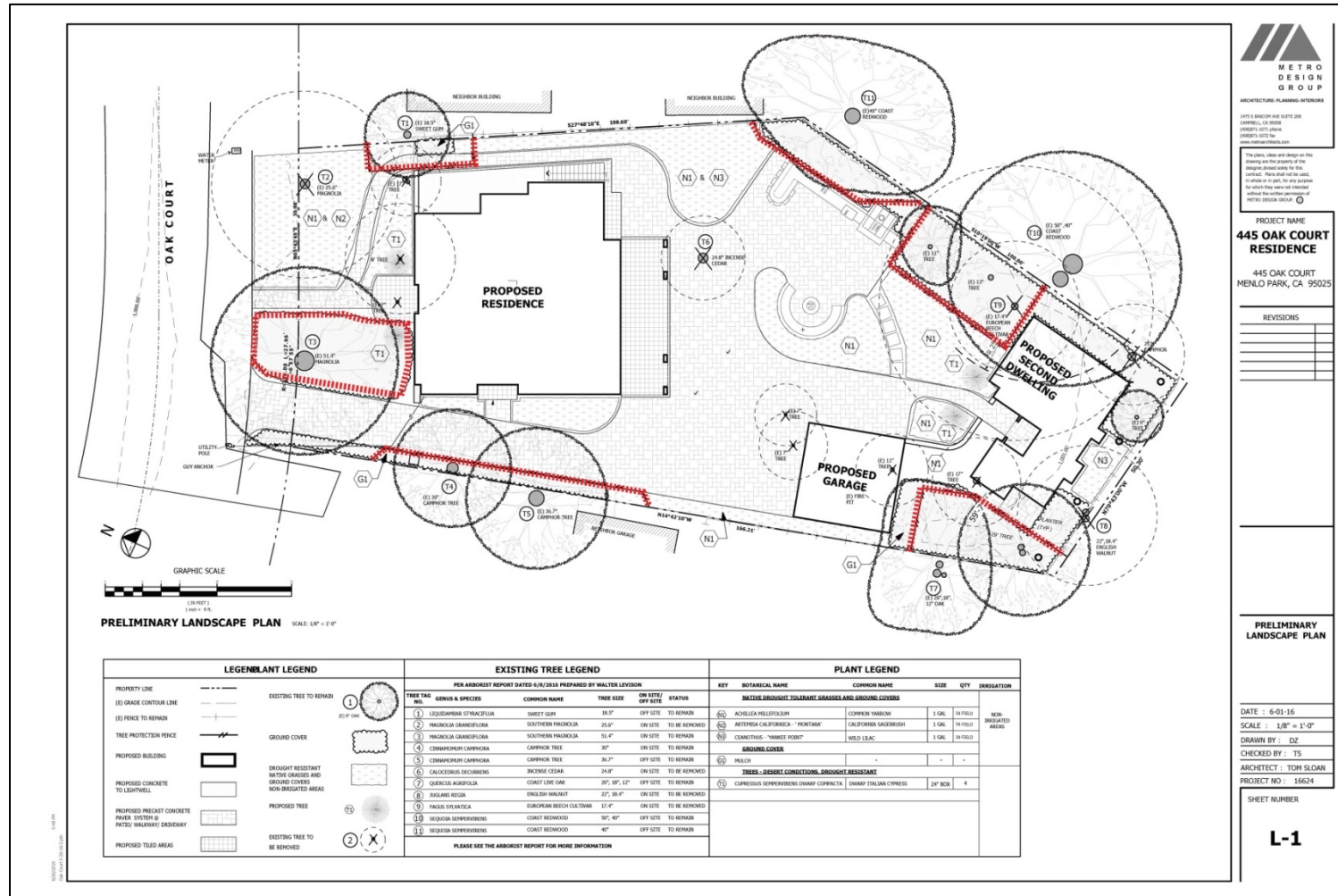
## 10.0 Tree Location and Protection Map Markup by WLCA

Note that the locations of trees #1, 7, 10, and 11 are “rough plotted” by WLCA, and are not considered accurate.

Note also that site trees #2 and #9 are now to be retained and protected per WLCA’s recent discussions with the owner, even though they are shown as being removed on the below sheets. Fencing route for tree #2 is to be determined.



Below is the most current version of the landscape plan sheet L-1 dated 6/1/2016. Again, trees #2 and #9 are now proposed to be retained and protected per the owner, even though they are shown below as being removed. Fencing route for tree #2 will be determined.



Note that the fencing around front yard magnolia #3 may need to be removed completely prior to landscape development, in order to allow for groundcover installation.



5/3/2017

## Arborist Memo / Tree #9 at 445 Oak Court, Menlo Park, CA

To whom it may concern:

The author Walter Levison, Consulting Arborist or "WLCA" was retained by the owner of the above-noted property to perform various tree studies over the past few years related to a proposed residential redevelopment plan.

Most recently, WLCA was asked to comment on the adjustment of a proposed structure to within closer distance to tree #9 than was originally proposed on site plan sheets. WLCA originally noted this tree as a removal in the first iteration of the arborist report for this property, due to its close proximity to the structure.

The original distance from trunk edge to foundation footing edge was approximately 5.0 feet, which was already relatively very close to the foundation footing proposed. However, the team was planning on using a raft slab footing for the structural foundation, which avoids digging into the ground below existing grade, and instead simply sits over grade as a "floating" system (typical raft slab design).

The new distance from trunk edge of tree #9 to foundation edge is approximately 2.5 to 3.0 feet. The main additional concern that this poses is more related to the long term structural integrity of the foundation footing than it is a tree root preservation issue.

I have suggested to the property owner that use of a cardboard "void form" type foundation in this area of the proposed new raft slab footing be considered, as it would allow us to keep an actual three dimensional foundation void in place in the immediate vicinity of the tree #9 trunk and root plate. The owner has agreed to use this type of footing, and the details will be developed by the project architect (not available for review at the time of writing). A void window will be created at the foundation area nearest the tree trunk in order to minimize future conflicts between the foundation and the tree as the tree expands root tissue and trunk tissue over time.

### Assumptions and Limiting Conditions

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised and evaluated as through free and clean, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinance, statutes, or other government regulations.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Unless required by law otherwise, the possession of this report or a copy thereof does not imply right of publication or use for any other purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initiated designation conferred upon the consultant/appraiser as stated in his qualifications.

This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, drawings, and photographs in this report, being intended for visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by engineers, architects, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of



said information on any drawings or other documents does not constitute a representation by Walter Levison to the sufficiency or accuracy of said information.

Unless expressed otherwise:

information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection;

and

the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

Loss or alteration of any part of this report invalidates the entire report.

*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 to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. 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 any 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, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

Signature of Consultant

Walter Levison, Consulting Arborist



**Maguire**  
TREE CARE, INC.

## **EVALUATION AND REQUEST FOR REMOVAL PERMITS ON 4 TREES**

Report Prepared for:

Brian Nguyen  
445 Oak Ct.  
Menlo Park, CA

Report Prepared by:

Paul Maguire  
Maguire Tree Care, Inc.  
ISA Certified Arborist #5204A  
Friday, April 15, 2016

## ASSIGNMENT

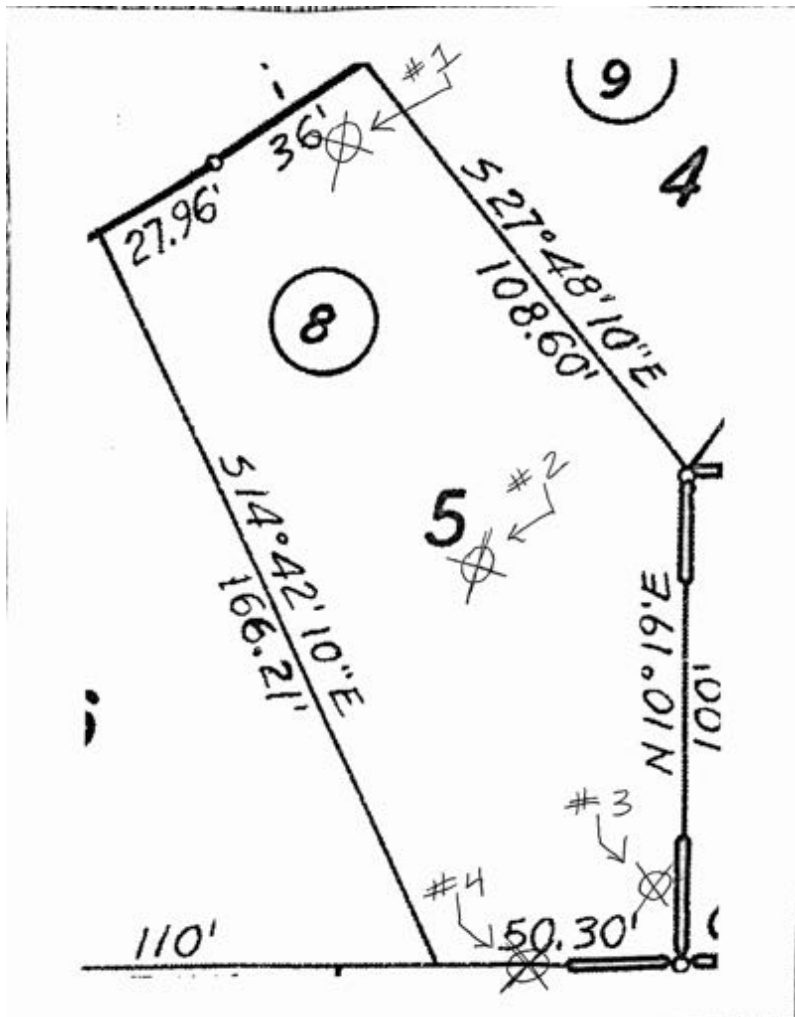
I was asked by Brian Nguyen to do an on site visit of his property located at 445 Oak Ct. in Menlo Park to asses and prepare a report, with the ultimate goal of obtaining a permit to remove 4 trees that stand on his property. I made my site visit on Wednesday, April 13 20016.

## OBSERVATIONS

### Site Description

Location of property is 445 Oak Ct in Menlo Park. This home was built in 1941, and is on a lot that is approximately 13,600 SQ FT. The home has a detached garage.

The lot is flat, and has numerous mature trees on the property. The following image is the parcel map of the property, and shows the approximate locations of the 4 trees we are requesting for removal permits.



## Tree Descriptions

### Tree 1: Southern Magnolia (*Magnolia grandiflora*)

DBH 36", approximately 40' tall with a canopy spread of 30'. This tree has a heart rot conk on the base of the trunk, near ground level. The overall condition of this tree is rated as medium. New growth looks to be weak, and there is a substantial amount of die off in the canopy, especially at the top. I am suspecting that the fungus on the trunk is responsible for this condition.

This tree has extensive surface rooting, which is quite common with this species. Because of the major mass of roots in front of the home, the sewage drain pipe coming from the house and going to the street is completely clogged. My client went to the City to see what his options were to fix this problem. Option one is to re route and replace the sewage line. Because there are two Magnolias in the front yard (the other tree is very significant in size), the routing of the pipe to the street cannot be straight, and would need to go between the two trees, causing damage to the root systems of both trees and putting both at risk. The other option is to route the sewage line close to the neighbors property, which my client understandably does not want to do. The third and final option is to remove the subject Magnolia and route the new line near this tree, and avoid the roots from the other Magnolia in the front yard. This seems like the best long term plan, and would preserve the much more significant Magnolia.



The picture to the right shows the subject tree. The two photos on the next page show the fungal growth on the base as well as the extensive network of surface roots. Looking above, you can see the sunken bark where the white conk is growing on the trunk.





Tree 2: Incense Cedar (*Calocedrus decurrens*)

DBH 32", approximately 40' tall with a canopy spread of 20'. This tree is being, and has been, engulfed by a rather large and old Wisteria which has caused significant die off of this tree. I would suspect that the wisteria vine has been tangled up in this tree for the past 10-15 years, as the vine has made it all the way to the top of the Cedar. The main reason for requesting a removal permit on this tree is because the new home design would place this tree right in the middle of the new home.

I would rate the condition of this tree as poor. The combination of drought, age and the wisteria climbing the tree have all contributed to the poor current health of this tree. Below shows a few shots of the tree, a profile and a view into the canopy.



Tree 3: Camphor (*Cinnamomum camphora*)

Not much to say about this tree, other than it's dead. There is only a section of standing trunk, with no branches on the tree at all. Appears to have been dead for quite a few years. Bark is falling off the trunk.



Tree 4: English Walnut (*Juglans regia*)

DBH 60" approximately 45' tall and 40' wide. This tree splits into two main leads at 36" above grade. The front lead is 22", and the back stem is 24". The condition of this tree at the time of my viewing was extremely poor. There was little to no leaf out going on.

This tree also appears to split my clients property and the back neighbors property, and is growing between the back fence line. The majority of this tree hangs over the back neighbors home, with very little branching coming into my clients yard. I also noted very heavy bird damage on the trunk of this tree, which is quite common. I was also told the back neighbor would like to have this tree removed. Here is a profile shot of the tree, and the pictures on the following pages show canopy views.







It should be noted that there are 3 other very significant trees on the property. As mentioned, there is a second very large Magnolia tree in the front yard. This tree is at the front/left corner of the lot, next to the driveway.

In the back yard, there are two very nice Beech trees. One is a Copper Beach, and the second is a sort of Weeping Beech variety. Both large trees. I rate the condition of these three trees to be very good. The Magnolia tree in front is one of the nicest Magnolia trees I have seen.

### **CONCLUSION**

Based on my findings and the information that was provided to me, I find it's a very reasonable request to be allowed to remove the 4 subject trees. Because the front Magnolia tree has some problems, and the fact that it is causing significant problems with the sewage lines, it is in the best interest of the client to have this tree removed which will provide the long term solution to future sewage issues and would avoid trenching and damaging the roots from the other Magnolia in the front yard.

In the back yard, its apparent that the English Walnut is in very bad shape and is becoming quite a liability to both my client and his back neighbor. The tree is very heavily leaning over the back neighbors roof line.

The Camphor is dead.

The Incense Cedar is in poor condition, is engulfed in Wisteria and sits in the middle of the proposed new home build plan.

### **RECCOMENDATIONS**

I recommend that the 4 trees be removed, with suitable replacement trees being installed after the construction of the new home. I also recommend that the front Magnolia be removed as soon as possible so that my client can deal with the major sewage problem affecting his home.

If I can be of further assistance, please do not hesitate to call.

Respectfully submitted,

Paul Maguire  
Maguire Tree Care, Inc.

## ADDENDUM

After completion of the report, more information was provided by my client with the location of the current sewage drain line from his home to the street. As suspected, the line exits the front/left corner of the house and travels directly under the Magnolia Tree's (tree 1) trunk and root system. Below is a mock up photo showing where the sewage line exits the house. This location was confirmed by two independent Plumbers, who have been unsuccessful so far at clearing the blockage in the sewage line.







This photo is raw sewage that is pooling up because of the clogged lines



The below letter is from the plumber who is working on trying to clear the line, and is having a very difficult time doing so.



Lic # 978643

---

Customer Name: Brian Nguyen  
Site Address: 445 Oak Court, Menlo Park, CA 94025  
Phone: (650) 269 - 6300  
Email: [brian.nguyen@gmail.com](mailto:brian.nguyen@gmail.com)

Dear Mr. Nguyen:

Over the last couple of days, my plumbing team has attempted to resolve your drain clog issue(s). The clog is significant. Even with the use of the industrial drain cleaner machine, we cannot clear it. We discovered that the 3" cast iron pipe has either been blocked or ruptured by the large trees in the front.

The best way to resolve this is by replacing the sewage pipe from the house to the sewer main at the street. This will require careful work around the tree and its roots, which may require special authorization and permitting from the City of Menlo Park.

Sorry for inconvenience that you are not able to live in your house. We will try our very best to resolve this issue as soon as possible...

Sincerely,

Hai Do  
Lic # 978643

Hai Do | Contractor License # 978643 | DO CONSTRUCTION | 75 Southsea Ct. San Jose, CA 95138 | (408) 595-2544

This is a very large problem, and because there are two very large Magnolia trees in the front, this problem would more than likely re occur. As you can see from the sewage exit line, working around that tree is extremely difficult. This next picture shows the placement of the other Magnolia in the front yard. I think its best to remove Magnolia number one, as previous stated, and route the line in an area where its clear of major roots. This would also reduce any impact on the larger Magnolia tree.





REGULAR MEETING MINUTES - EXCERPT

**Date:** 1/9/2017  
**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 7:00 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; Kaitie Meador, Associate Planner; Yesenia Jimenez, Associate Planner; Tom Smith, Associate Planner

**F. Public Hearing**

**F2. Use Permit/Brian Nguyen/445 Oak Ct:**

Request for a use permit for the construction of a new two-story single-family residence with a basement, detached two-car garage, and secondary dwelling unit on a substandard lot with respect to width in the R-1-U (Single Family Urban Residential) Zoning District. The proposal includes the removal of two heritage trees. ([Staff Report #17-001-PC](#))

Staff Comment: Associate Planner Kaitie Meador said there were no changes to the staff report but noted that five additional letters had been received and distributed to the Commission and made available to the public.

Applicant Presentation: Mr. Brian Nguyen introduced his fiancée Virginia noting they were Bay area natives and had bought their property as they wanted to live close to family and work. He said their design proposal was for a classic Spanish California design that would be harmonious with the neighborhood. He said the home was proposed as four bedroom, four bathrooms and a basement with one bedroom and one bathroom. He said they were also proposing a one-story, one bedroom, one bathroom secondary dwelling unit that would be ADA compliant noting that unit would be for his parents. He said in their culture it was the responsibility and privilege to take care of the older generation. He said they were proposing removal of an English walnut tree and cedar tree both in very poor health. He said they also had permission for removal of a camphor tree and a magnolia tree. He said the magnolia tree had been a great plumbing problem for them when they moved into the home in February 2016. He said after six months of consultation with arborists and plumbers and opposition from neighbors to remove the magnolia tree they had resolved the issue and kept the magnolia tree. He said they had reached resolution with neighbors on privacy concerns by raising the bedroom balcony railing to 42-inches, raising the secondary dwelling unit's

window heights, planting cypress trees along the east border, and using translucent glass on selected second floor windows. He said over the last seven months he and his fiancée had done outreach with their neighbors. He said to date they had received eight letters of support.

Mr. Tom Sloane, project architect, said the legal width in this zoning district was 65-feet and depth was 100-feet. He said at the rear of this property was a very small area that did not meet the 65-foot width requirement. He said they did a shadow study for winter from noon to 3 p.m. and provided visual representation showing that impact was minimal to neighbors.

Commissioner Larry Kahle asked if they had considered combining the detached garage and secondary dwelling unit. Mr. Sloane said they had not considered that. He said they wanted to have a detached garage to keep it out of the view of the street and to narrow the profile of the primary home. He said the secondary dwelling unit in the rear was low profile and tucked among the trees. Commissioner Kahle said the ceilings were 10 to 11 feet on the first floor and nine feet on the second floor. He asked if they would consider lowering the plate heights to lower the overall height and reduce massing impact. Mr. Nguyen said they were within the height limits and there were no driving factors to reduce the plate heights. He said he could discuss the possibility with his fiancée and architect.

Chair Strehl confirmed with staff that the property was not within the flood zone.

#### Public Hearing:

- David Jones said that two other speakers (both named Anna) had donated their three minutes to him. He said his property was adjacent to the subject property. He said they opposed the use permit application for three specific reasons and two neighborhood reasons: 1) loss of privacy 2) loss of solar access 3) loss of significant sky view; and 1) changing the character of the neighborhood, and 2) loss of heritage trees. He said they hired an architectural firm to demonstrate visually the impacts to their home from a second story residence next door. He said he would present the visuals and would not review the details in the letter he had submitted. He showed slides of views from the subject property second floor windows onto his property. He showed a video demonstrating shadow impact on November 21 from 11 a.m. until sunset. He said after 1:10 p.m. their family room would be in shadow or one-third of the daytime hours in winter, and even more hours in the spring and summer. He noted increased energy need impacts and loss of sky view. He said the best solution was for the neighbor to build a one-story home scaled back in square footage and with everything done possible to protect the heritage trees on the property.
- Edurne, Mr. Jones' wife, said their backyard was the only outdoor place in their home where they have privacy. She said with the proposed development that privacy would be gone for both their backyard and their home were visible through the proposed second story windows and balcony. She said they were very concerned as this was the area they entertained. She said the proposal for cypress trees was not a solution as those would take a long time to grow. She asked that the Commission not approve a two-story design.
- Candace Hathaway said she had lived in her home over 30 years and 21 of 44 neighbors on Oak Court had written regarding their concerns with this project proposal. She said Oak Court was a small country lane right off of San Francisquito Creek and one of the original neighborhoods in Menlo Park. She said her home was a farmhouse built in 1911 and this area

was one of the few areas able to maintain a pastoral quality. She said the homes were a variety of architectural styles but bound together by massing and scale that created an identity and character in the neighborhood. She said the proposed project was truly massive and out of context with the home being almost three times the size of other homes on the court. She said it was 70% larger than the largest existing home on the court. She said there were no other full basements in the homes on the court and they flooded terribly when the creek topped. She said she had to buy flood insurance. Replying to Chair Strehl's request to wrap her comments up, Ms. Hathaway said she had three minutes donated by Virginia. She said the removal of the magnolia had been repealed when protested against by neighbors but the plans submitted with the application removed the magnolia tree. She said the applicants indicated the tree was distressed and might need to be removed. She said the concern was the tree would be removed sooner than necessary so the area could be paved for additional parking. She asked the Commission to consider the project proposal in the context of the neighborhood and ask the applicant to modify the design to be more harmonious.

- Tamara Striffler said her property on Woodland was directly behind the development. She said her concern was privacy. She said there had been a lack of discussion about the secondary dwelling unit and heritage trees noting her back deck would look directly into that structure. She said she was concerned with her children's privacy. She said the parking for the project seemed to have only three spaces. She said her concern was the amount of paving and the potential for the property to become a rental and problems associated with that use.
- John Kelley said the proposal was for 8,000 square feet of building and paved area, which he said was excessive. He said the proposed home was much bigger than any of the other homes on the street. He said if neighbors' concerns were not addressed at the Commission level, neighbors would appeal to the City Council.
- Chuck Bernstein said he lived across from the subject property, and he opposed it. He said the eight letters of support mentioned by the property owners were actually not in support but expressions of appreciation for communicating. He said he thought the property was being redeveloped for resale noting everything proposed was maxed out or close to it. He said the lot was substandard and they would be building right up to neighbors' lots. He said it was not clear what the intrusions from the basement would be. He said he had provided the Commission with a letter and asked that they consider requiring the project to be reduced including the second floor, the driveway and parking
- Valentina Cogoni said she had lived many years on Oak Court and owned two homes there. She said Mr. Nguyen had said the home was in line with the vision of Oak Court, but it was not. She said although it was a beautiful design it did not fit with the neighborhood. She suggested it would work in the hills of Los Gatos or Woodside with a lot of land. She said her home was 850 square feet and she lived very well. She said neighbors when they remodeled took their neighbors into consideration.
- Margaret Kim said they bought a home on Oak Court that was 1400 square feet, and noted that her family has two teenage boys and a large dog. She said they love the new school and the community. She said she appreciated the property owners' efforts to communicate and try to save trees but said she had similar concerns as other neighbors. She said she hoped the applicants would reduce the size of the house, scale it back and listening to neighbors' concerns.

Chair Strehl closed the public hearing.

Commission Comment: Commissioner John Onken asked staff to clarify whether the property was in the flood zone. Principal Planner Rogers said he had reviewed at the City's GIS map, and this property and those in the immediate vicinity were outside of the flood zone.

Commissioner Combs said Mr. Jones had talked a great deal about solar access. He asked if the City had any regulations regarding this and what a neighbor might expect. Associate Planner Meador said there were provisions to protect solar access including setback and daylight plane requirements. Commissioner Combs confirmed with staff that the proposed project met guidelines and requirements protecting solar access. Principal Planner Rogers said as the architect mentioned the substandard width only occurred at the back corner of the property. He said if this was a standard lot they would have been able to build out to the setbacks and the daylight plane on both sides without any Planning Commission review.

Commissioner Kahle said he thought the entry way gable might be the cause of concern about mass. He asked if the applicants had discussed reducing the floor to ceiling heights and if they would reconsider the front elevation to minimize its apparent mass.

Mr. Sloane said they thought the center of the home being the greatest height did not create impact unless there was a view. He said reducing the home two feet down for instance would probably result in their proposal remaining in an appellant situation. He said the opposition was a well-organized group and unless they chose to not do a second story the group would not be satisfied.

Commissioner Riggs noted a rather large amount of paving on the site plan and asked what the standard for pervious pavers was. Principal Planner Rogers said the zoning district did not establish any standards for the pavers but the Engineering Division had standards regarding storm water outflow, with credit given for pervious pavers. He said those pavers had to specifically be designed as pervious pavers and be able to transfer water through them.

Commissioner Drew Combs referred to the architect's comment about not changing the design as the neighbors' opinions would not change and asked if they were opposed to making changes. Mr. Sloane said they had discussed taking the height down one foot per floor and that would not substantially change the essence of the project. He said they had done their shadow studies. He said the video shown by one of the speakers actually showed shadow cast by a tree. Mr. Sloane said the upper story windows of concern were in the closet and the toilet room. He said they were obscured glass but they could remove them all together. Chair Strehl said that would leave a flat wall. Mr. Sloane said that they had proposed the windows there for articulation.

Chair Strehl asked about the neighbor's concern that there would be a view into their master bedroom from the project's deck. Mr. Nguyen said they had discussed this that with the neighbor and the conclusion was they would raise the rail height and plant cypress trees along the property line in addition to installing a lattice on the east wall of the deck, which would completely block their view of the neighbor's property. Chair Strehl said cypress trees were large and would impact solar access even more. Mr. Nguyen said in the discussion with that neighbor there was no mention of solar access until comments made today.



Commissioner Susan Goodhue asked what size cypress trees would be planted. Mr. Sloane said 24-inch box. He said the trees would establish quickly but when transplanted from larger boxes their growth would be slower.

Commissioner Riggs made remarks about regulations and neighborhood concern with projects proposed to the maximum standards allowed, and recommended that neighborhoods where that was a concern consider petitioning the City Council for a zoning overlay for their neighborhood. He suggested that for a zoning overlay of Oak Court they might want to ask for a significantly lower daylight plane standard, even 10-foot lower. He said if a majority of the neighbors agreed that restriction would apply to all homes, not just the subject property. He said the City Council historically had listened to such applications noting the zoning overlay for Felton Gables and Lorelei Manor. He said without a new set of rules, people were allowed to build under the existing rules. He said whatever the outcome for this project, he would like the cypress trees to be reconsidered as he did not think any property line in Menlo Park deserved 30 of them as it would create a wall that would get higher every year for a century. He said one or two medium trees appropriately placed would address some of the privacy concern. He suggested those be planted on the neighbor's property at 465 Oak Court as the angle would not have to be as high to provide view relief from the subject property's second floor to the neighbor's landscaped area. He said there seemed to be a great deal of paving proposed but legally. He said he thought the left side of the second story balcony needed to be enclosed and might need more than lattice. He said the proposed house like its neighbor at 444 Oak Court was larger than other neighbors' homes and was quite a classic design, which most of the other homes were not. He said unlike the property at 444 Oak Court this lot was only average size with average setbacks. He said the house design was handsome and agreed with the architect that squeezing the second floor in would not be an advantage aesthetically. He said the proposed home was architecturally better than most homes proposed in Menlo Park and was built to the standards.

Commissioner Andrew Barnes said the lot was over 13,000 square feet with a relatively reasonable building coverage of 25.5% and significantly less than what was allowable for the parcel. He said the applicant was maxing out on the Floor Area Limit (FAL). He said from a materials and style viewpoint, the project was well done. He said the first and second floor setbacks were greater than what was required, was within the daylight plane, had reasonable articulation, and the applicants had shown responsiveness to the neighbors. He said regarding the heritage tree removals that previously he had served on the Environmental Quality Commission. He said there were two things they focused on when looking at projects with proposed tree removals and that was the existing canopy and the canopy that would come in later. He said regarding the existing canopy, the trees to be removed were reported to be in poor health and the standards for preservation and protection of other trees within the project and on neighbors' lots looked to be extensive. He said regarding the canopy to come in there were 24-inch box replacement trees. He concluded that although the project was not what the neighbors wanted it was not an aberration.

Commissioner John Onken said he wanted to echo Commissioner Riggs' suggestion for neighbors to apply for a zoning overlay. He said the house as proposed, and outside of neighbors' comments, accomplished much of what the Planning Commission wanted a project to do, noting the use of glazed glass to reduce privacy concerns and putting the setback a bit further from the property line. He said in many ways the project was perfectly acceptable but was in a slightly more sensitive location than other parts of Menlo Park. He said the basement did not count toward floor area and if it flooded that was the property owner's problem and not the neighbors'. He said he was relying

on the arborist's report and the tree protection plan to preserve heritage trees. He said he would like to see a reduction of the overall height of the structure, noting that even with a three foot height reduction the result would be a gracious looking house. He said the loss of the windows on the side would create an apartment wall impact. He said he would like the project to be continued with a reduction in height as part of a redesign.

Commissioner Kahle said he generally agreed with Commissioner Onken's comments. He said the project was a very well-designed house and the struggle was with the neighborhood context. He said the tipping point for him was the overall height and mass. He said it seemed top-heavy and the entry gable seemed massive. He said if that could be addressed he could support the project.

Chair Strehl said in the past the Commission has looked at the context of the neighborhood and sent a project back for redesign to better fit the character of the neighborhood. She said the home was well-designed but she understood the next door neighbor's concerns. She said she agreed with Commissioners Onken and Kahle that reducing the height by three feet would hopefully address some of the neighbors' concerns. She suggested looking at more suitable replacement trees than cypress trees. She said putting trees on the neighbors' property might not be feasible or desirable. She said she would like the project to be continued to have the applicant work with the neighbors to have a redesign to lower the height of the house.

Commissioner Goodhue said she agreed with much of what had been said by other Commissioners, but did not think lowering the height three feet would satisfy the neighbors. She said she drove by the lot that day and it was an incredible tree-studded area. She said she did not know that lowering the home three feet would make a difference as there was a large tree that would filter the view of the front façade. She said she agreed with the comment to not remove the windows on the side as that would create a big, tall blank wall. She said the organized neighbors cared about their community and questioned the property owners' motive for building. She asked that they consider the project from the applicants' perspective, and regardless of whether the design was maxing out or the home was being built for spec, the applicants had worked within the current regulations for the zoning district. She said if those needed to be changed the neighbors could pursue the overlay process mentioned by Commissioner Riggs.

Commissioner Combs said he met with Mr. Nguyen and his fiancé and with Mr. Jones. He said he agreed that reducing the height might not get the project to where it would be acceptable to the neighbors. He said that the applicants' position and the neighbors' positions were very far apart. He said he would like to vote upon the project as proposed rather than putting the applicants through the process of trying to make modifications to satisfy the neighbors for approval that well might be appealed by the neighbors anyway.

Commissioner Barnes said if there was an opportunity to relook at the project that the amount of pavers was something he hoped could be reduced as that would be helpful for the project.

Commissioner Onken said that 30 or more cypress trees around the perimeter could feel very oppressive once they were grown. He referred to a house on Santa Margarita Avenue facing Seminary Oaks Park between Nash and Gilbert which was a mock Tuscan design with cypress trees on both sides. He said the trees created a large black tunnel feeling space that was oppressive to the property owners and neighbors. He said the backyard's openness was important to everyone.

Commissioner Riggs said he thought the neighborhood would benefit from a reduction in building height of at least two, if not three feet and did not foresee a downside to the architecture to do that. He said that could be done without the project needing to come back before the Commission. He said efforts to mollify the organized opposition was good for the neighborhood and making a height reduction change would make the project more defensible in front of City Council if that was needed. He made a motion to approve the project with a condition to reduce the building height on the second story two or three feet and that tree plantings be worked out with the neighbors. Commissioner Kahle seconded the motion. Commissioner Riggs said the motion should include additional screening on the balcony east side. Chair Strehl asked about the pavers. Commissioner Riggs said he really thought that was up to engineering but he would prefer less pavers.

Commissioner Onken said because of the design he would prefer to see the project come back with a design two to three feet lower so they could see how that worked between the first and second stories, with the fenestration, gables, and the home's front tall slender look. Commissioner Riggs asked if he would entertain having that emailed to the Commission for conformance findings. Commissioner Onken said he thought the proper way to review a change to a project of this scale would be for it to come back to the Commission for a hearing. Chair Strehl said she would prefer that. Commissioner Kahle said as the maker of the second he would prefer to see the project again.

Commissioner Riggs said he would amend his motion to continue the application requesting a reduction in height of two feet, rethinking the trees, being more specific about the balcony, and reconsider the pavers. Commissioner Barnes said the pavers were an internal feature and did not have to be part of the motion as it had been called out to the applicants for consideration. He asked if they should specify the height reduction as to where it was hoped it would end up. Chair Strehl suggested three feet. Commissioner Riggs asked if lowering the ceiling height two feet was enough. Commissioner Onken said he would like an eave height reduction of three feet whether the applicants wanted to remove that from the first or second story, or some combination.

Commissioner Combs said the motion had moved from an approval with conditions to a continuance. He said he disagreed with Commissioner Onken that lowering the height would require the project to come back for a Commission hearing particularly with the statement that he did not care what portion the height was removed from.

Chair Strehl said Commissioner Riggs had moved to continue the project for redesign and Commissioner Kahle had seconded with the redesign to include lowering the height of the building, to consider different screening trees rather than the 30 cypress trees, balcony screening, and reconsideration of the paving.

Commissioner Goodhue, through the Chair, asked the applicant if reducing the height was something they were open to considering. Chair Strehl noted the applicants were nodding affirmatively. Commissioner Goodhue said the neighborhood had indicated it would appeal whatever action the Commission took. Chair Strehl said she had not heard that nor thought they should make that assumption. Commissioner Goodhue said she thought they might be prolonging a process that might well be appealed anyway and suggested that the points mentioned were all good things to be considered but questioned whether the project with those changes would really need to come back to the Commission but might rather be considered through the email conformance process.

Commissioner Riggs, through the Chair, asked staff when they might see the project again if it was continued. Principal Planner Rogers said it was dependent on the applicants' responsiveness and expected the second February meeting would be the earliest it could be noticed. He said for the public's benefit he noted that the City Attorney had stated a continuance was not appealable, and that any appealable action could occur only for an approval or denial of a project

**ACTION:** Motion and second (Riggs/Kahle) to continue the project for redesign to a future Commission meeting date with the following direction to the applicants; passes 4-2-1 with Commissioners Combs and Goodhue opposed, and Commissioner Riggs abstaining.

- Reduce the building height by approximately three feet
- Consider different screening trees other than cypress trees,
- Screen balcony on the second story
- Reconsider the amount of paving

## H. Adjournment

Chair Strehl adjourned the meeting at 9:37 p.m.

Staff Liaison: Thomas Rogers, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on February 6, 2017



PROJECT NAME  
**445 OAK COURT RESIDENCE**  
445 OAK COURT  
MENLO PARK, CA 95025

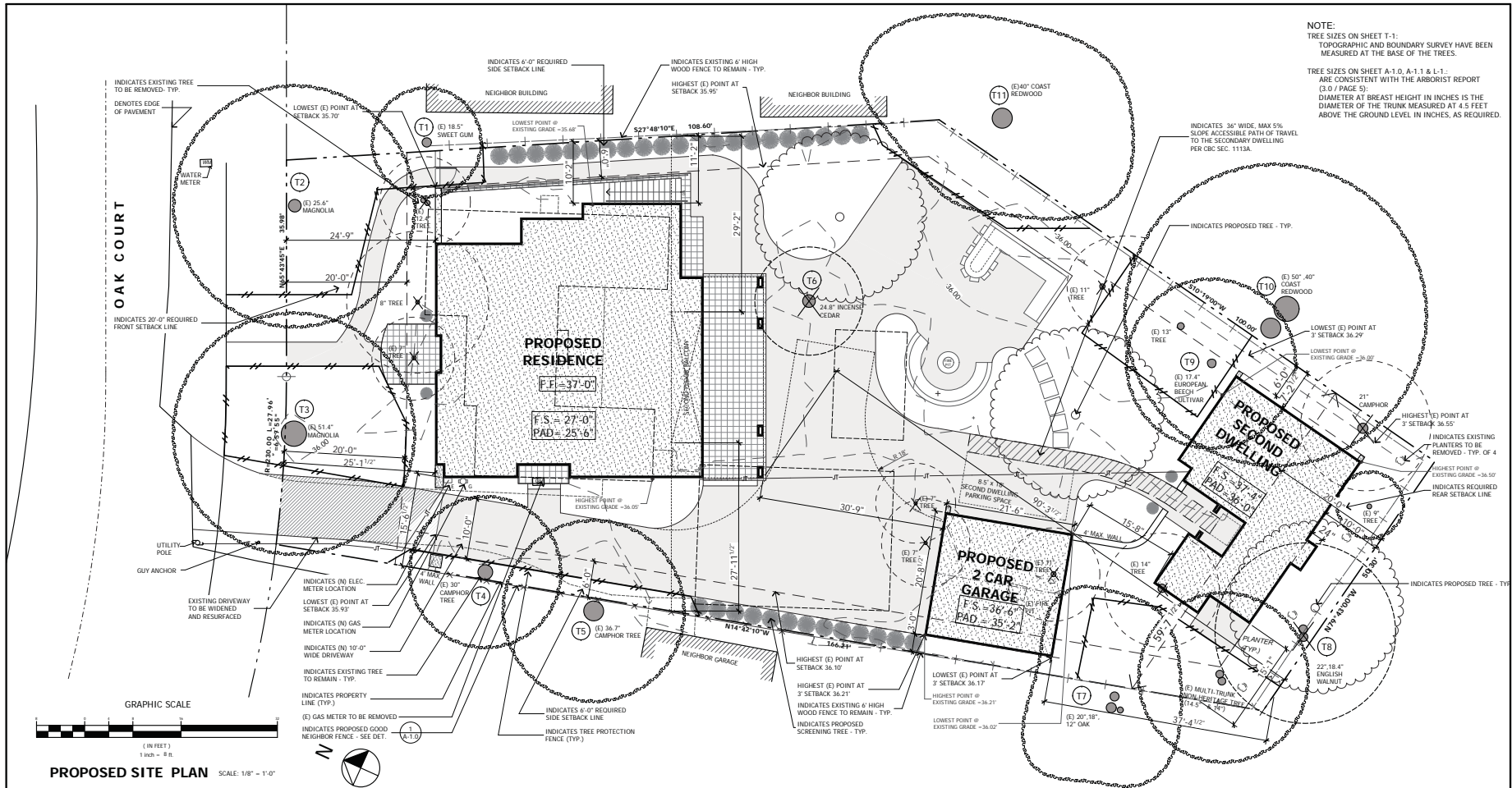
REVISIONS	
▲ PC1 10-11-16	D.Z.
▲ PC2 11-15-16	D.Z.

### PROPOSED SITE PLAN

VICINITY MAP  
PROJECT INFORMATION  
PROJECT AREA TABULATION  
SITE PLAN LEGEND  
DATE : 11-15-16  
SCALE : 1/8" = 1'-0"  
DRAWN BY : DZ  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

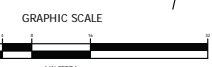
SHEET NUMBER

**A-1.0**



**NOTE:**  
TREE SIZES ON SHEET T-1:  
TOPOGRAPHIC AND BOUNDARY SURVEY HAVE BEEN MEASURED AT THE BASE OF THE TREES.  
TREE SIZES ON SHEET A-1.0, A-1.1 & L-1.1 ARE CONSISTENT WITH THE ARBORIST REPORT (3.0 / PAGE 5).  
DIAMETER AT BREAST HEIGHT IN INCHES IS THE DIAMETER OF THE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND LEVEL IN INCHES, AS REQUIRED.

OAK COURT



### SITE PLAN LEGEND

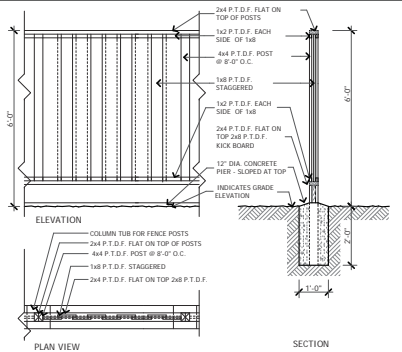
PROPERTY LINE	---	EXISTING DRIVEWAY WIDENED AND RESURFACED	
SETBACK LINE	---	PROPOSED PAVERS AREAS	
(E) GRADE CONTOUR LINE	- - -	PROPOSED HARDSCAPE	
EXISTING FENCE TO REMAIN	---+---	EXISTING TREE TO REMAIN	(E)12" OAK
PROPOSED FENCE	---X---	EXISTING TREE TO BE REMOVED	(E)12" OAK
EXISTING HOUSE TO BE REMOVED	---+---	EXISTING TREE TO BE REMOVED	(E)18" OAK
EXISTING HARDSCAPE TO BE REMOVED	---+---	EXISTING TREE TO BE REMOVED	(E)18" OAK
JOINT TRENCH	---+---	EXISTING HERITAGE TREE TO BE REMOVED	
TREE PROTECTION FENCING	---+---	PROPOSED TREE	
PROPOSED RESIDENCE			

### SITE ANALYSIS

LOT GROSS AREA : = 13,236 SQ. FT. (0.30 AC)  
LOT NET AREA : = 13,236 SQ. FT. (0.30 AC)  
ALLOWABLE FLOOR AREA:  
2,800 SQ. FT. + 25% (13,236 SQ. FT. - 7,000 SQ. FT.) =  
= 2,800 SQ. FT. + 1,559 SQ. FT. = 4,359 SQ. FT.  
MAIN RESIDENCE FLOOR AREA:  
FIRST FLOOR AREA : = 1,847.27 SQ. FT.  
SECOND FLOOR AREA : = 1,366.06 SQ. FT.  
TOTAL : = 3,213.33 SQ. FT.  
PROPOSED RESIDENCE : = 3,213.73 SQ. FT.  
PROPOSED SEC. DWELLING : = 696.98 SQ. FT.  
PROPOSED GARAGE : = 445.64 SQ. FT.  
TOTAL : = 4,357.95 SQ. FT.  
NO ATTIC SPACE OVER 5'-0"

LAND COVERED BY STRUCTURES: 3,371.23 SQ. FT. 25.47 %  
LANDSCAPING: 4,810.18 SQ. FT. 36.34 %  
PAVED SURFACES: 5,054.59 SQ. FT. 38.19 %  
PARKING SPACES: 2 COV / 1 UNCOV  
ALL GRADES TO REMAIN NATURAL

### GOOD NEIGHBOR FENCE DETAIL



### VICINITY MAP



PROJECT NAME  
**445 OAK COURT RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

REVISIONS

△	PC1 10-11-16	D.Z.
△	PC2 11-15-16	D.Z.

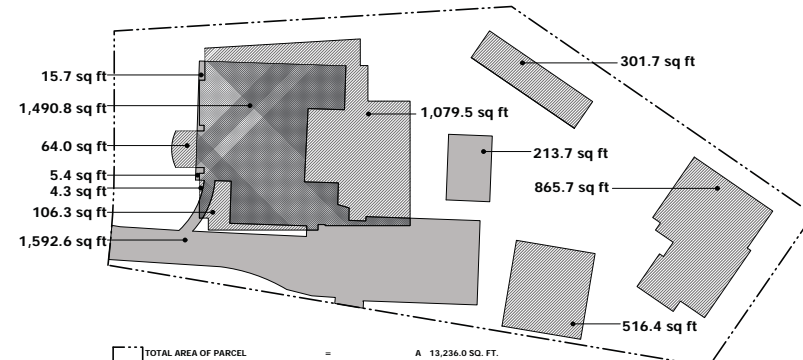
AREA PLAN

IMPERVIOUS AREA CALCULATION  
STREETSCAPE

DATE : 11-15-16  
SCALE : AS NOTED  
DRAWN BY : DZ  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 16624

SHEET NUMBER

**A-1.1**

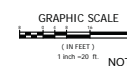
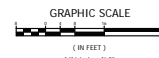


□	TOTAL AREA OF PARCEL	=	A	13,236.0 SQ. FT.
□	EXISTING PERVIOUS AREA	=	B	9,917.8 SQ. FT.
□	EXISTING IMPERVIOUS AREA	=	C	3,318.2 SQ. FT.
□	EXISTING % IMPERVIOUS	=	D	25.06 %
■	(E) IMPERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	=	E	1,490.8 SQ. FT.
■	(F) PERVIOUS AREA TO BE REPLACED W/ NEW IMPERVIOUS AREA	=	F	2,937.9 SQ. FT.
■	NEW IMPERVIOUS AREA	=	E + F = G	4,428.7 SQ. FT.
■	(H) IMPERVIOUS AREA TO BE REPLACED W/ NEW PERVIOUS AREA	=	H	1,827.4 SQ. FT.
■	NET CHANGE IN IMPERVIOUS AREA	=	F - H = I	1,110.5 SQ. FT.
■	PROPOSED PERVIOUS AREA	=	B - I = J	8,807.3 SQ. FT.
■	PROPOSED IMPERVIOUS AREA	=	C + I = K	4,428.7 SQ. FT.
■	VERIFY THAT J + K = A	=	8,807.3 SQ. FT. + 4,428.7 SQ. FT. =	13,236.0 SQ. FT.
■	PROPOSED % IMPERVIOUS	=	L	33.46 %

IMPERVIOUS AREA CALCULATION

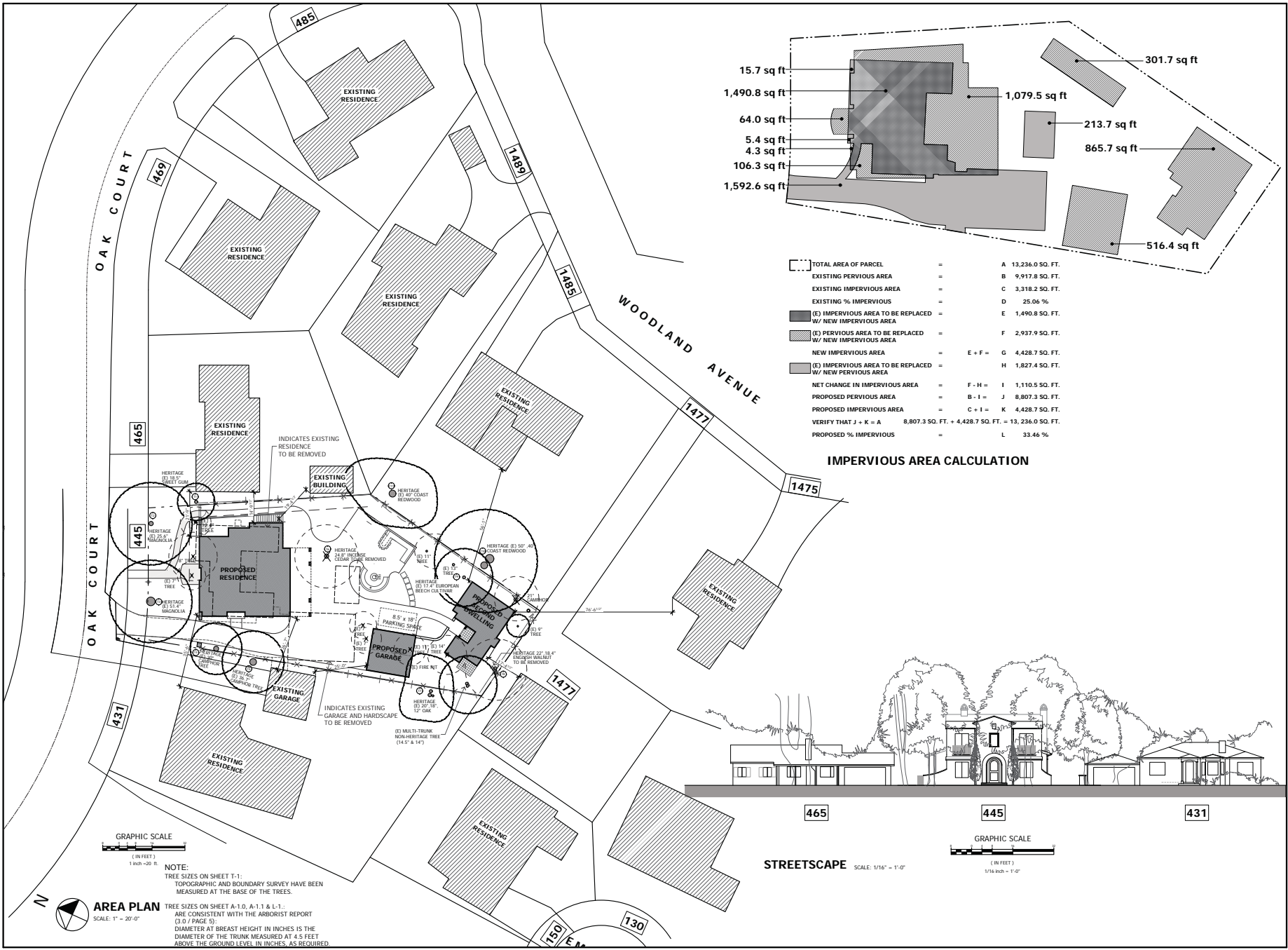


STREETSCAPE SCALE: 1/16" = 1'-0"



NOTE:  
TREE SIZES ON SHEET T-1:  
TOPOGRAPHIC AND BOUNDARY SURVEY HAVE BEEN MEASURED AT THE BASE OF THE TREES.  
TREE SIZES ON SHEET A-1.0, A-1.1 & L-1:  
ARE CONSISTENT WITH THE ARBORIST REPORT (3.0 / PAGE 3).  
DIAMETER AT BREAST HEIGHT IN INCHES IS THE DIAMETER OF THE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND LEVEL IN INCHES, AS REQUIRED.

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



REVISIONS

NO.	DESCRIPTION	DATE
1	PC1 10-11-16	D.Z.
2	PC2 11-15-16	D.Z.

**PROPOSED  
EXTERIOR  
ELEVATIONS**

DATE : 11-15-16

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

DRAWN BY : D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

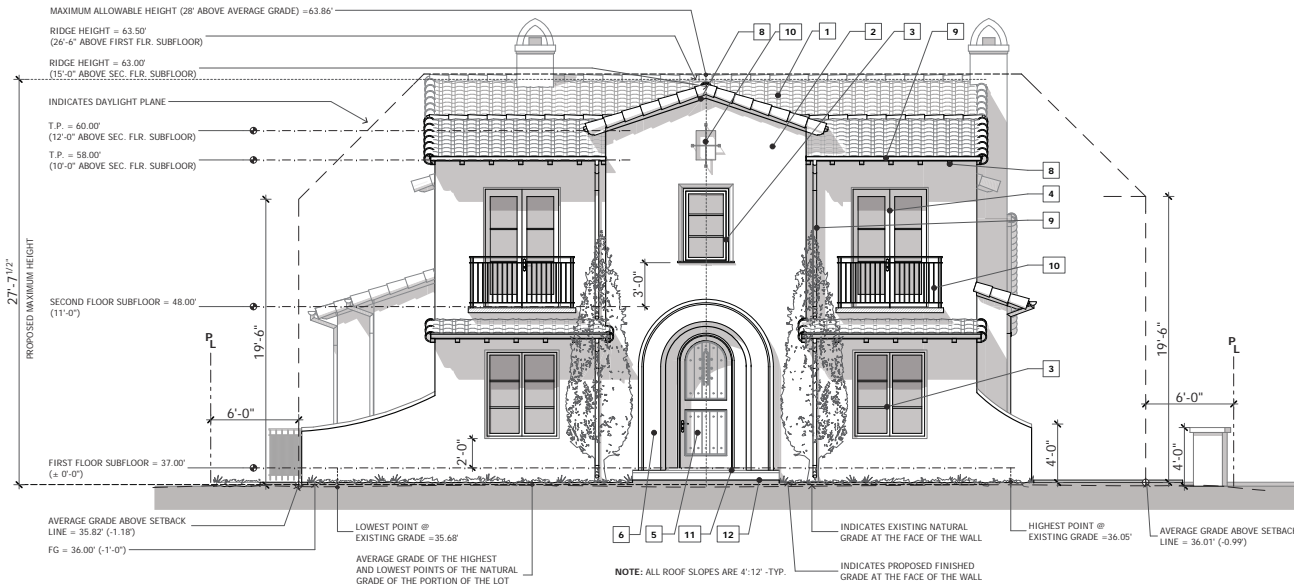
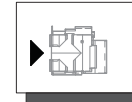
PROJECT NO : 16624

SHEET NUMBER

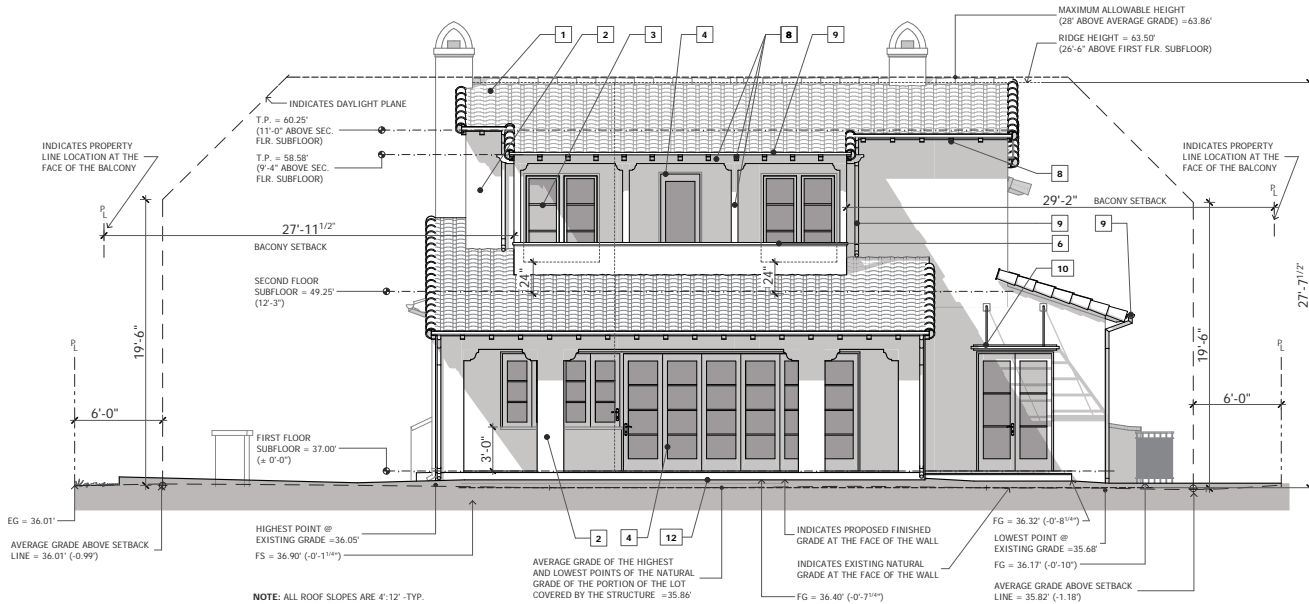
**A-5.0**

**EXTERIOR FINISHES**

- 1 ROOF: MISSION CLAY TILE - CAP AND PAN
- 2 EXTERIOR WALLS: COLOR INTEGRAL STUCCO PLASTER  
WHITE HARD TROWELED FINISH
- 3 WINDOWS: 'MARVIN' ULTIMATE PUSH OUT  
FRENCH CASEMENT CLAD WOOD  
W/SIMULATED DIVIDED LITES WITH  
SPACE BAR - BRONZE COLOR
- 4 DOORS: 'MARVIN' ULTIMATE PUSH OUT  
FRENCH CASEMENT CLAD WOOD  
W/SIMULATED DIVIDED LITES WITH  
SPACE BAR - BRONZE COLOR
- 5 ENTRY DOOR: CUSTOM STAINED WOOD DOOR
- 6 ARCHED ENTRY DOOR,  
PARAPET CAP: CAST STONE
- 7 GARAGE DOORS: CUSTOM 'CARRIAGE'  
WOOD STAINED DOOR - BROWN
- 8 RAFTER TAILS, BARGE BOARD,  
ROOF DECKING @ O/HANGS,  
BLOCKINGS, TRELLIS: STAINED WOOD - BROWN
- 9 GUTTERS & DOWNSPOUTS: 6" HALF ROUND COPPER GUTTERS AND  
3" ROUND COPPER DOWNSPOUTS
- 10 ARTISTIC IRON WORK,  
RAILINGS, AWNINGS: IRON - POWDER COATED  
BLACK COLOR
- 11 STEPS, STAIRS, TERRACE,  
LIGHTWELL: TERRA COTTA STONE TILES  
- BROWN COLOR
- 12 DRIVEWAY, WALKWAYS AND  
PATIOS PERMEABLE PAVERS: ECO-FRIENDLY 'SF-RIMA' PERMEABLE  
PAVEMENT - 'TUMBLER TAN CHARCOAL  
COLOR BY 'BASALITE'



**NORTHWEST ( FRONT ) ELEVATION**



**SOUTHEAST ( REAR ) ELEVATION**

REVISIONS		
▲	PC1 10-11-16	D.Z.
▲	PC2 11-15-16	D.Z.

**PROPOSED EXTERIOR ELEVATIONS**

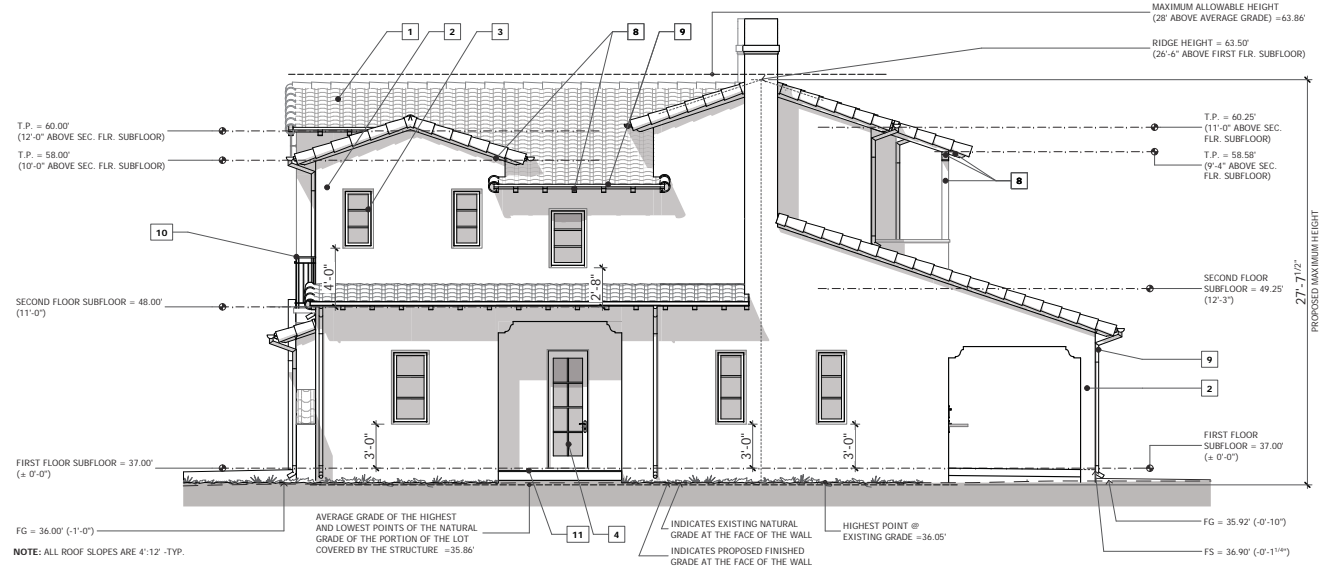
DATE : 11-15-16  
 SCALE : 1/4" = 1'-0"  
 DRAWN BY : D.Z.  
 CHECKED BY : TS  
 ARCHITECT : TOM SLOAN  
 PROJECT NO : 16624

SHEET NUMBER

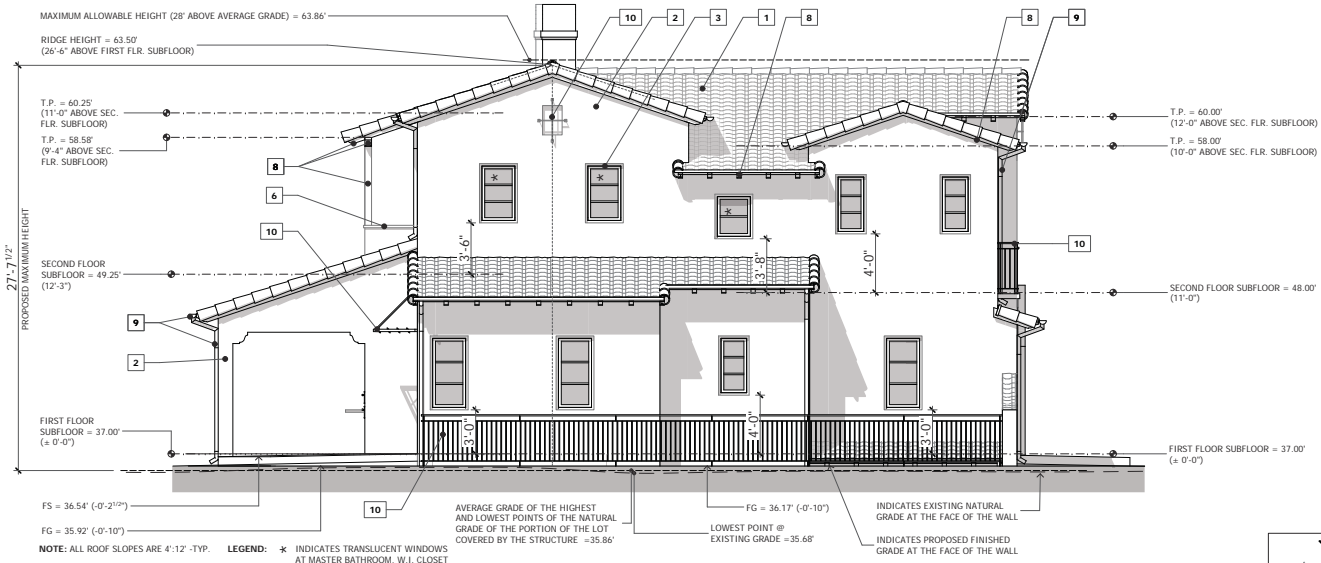
**A-5.1**

**EXTERIOR FINISHES**

- 1 ROOF: MISSION CLAY TILE - CAP AND PAN
- 2 EXTERIOR WALLS: COLOR INTEGRAL STUCCO PLASTER WHITE HARD TROWELED FINISH
- 3 WINDOWS: \*MARVIN ULTIMATE PUSH OUT FRENCH CASEMENT CLAD WOOD W/SIMULATED DIVIDED LITES WITH SPACE BAR - BRONZE COLOR
- 4 DOORS: \*MARVIN ULTIMATE PUSH OUT FRENCH CASEMENT CLAD WOOD W/SIMULATED DIVIDED LITES WITH SPACE BAR - BRONZE COLOR
- 5 ENTRY DOOR: CUSTOM STAINED WOOD DOOR
- 6 ARCHED ENTRY DOOR, PARAPET CAP: CAST STONE
- 7 GARAGE DOORS: CUSTOM "CARRIAGE" WOOD STAINED DOOR - BROWN
- 8 RAFTER TAILS, BARGE BOARD, ROOF DECKING @ O/HANGS, BLOCKINGS, TRELLIS: STAINED WOOD - BROWN
- 9 GUTTERS & DOWNSPOUTS: 6" HALF ROUND COPPER GUTTERS AND 3" ROUND COPPER DOWNSPOUTS
- 10 ARTISTIC IRON WORK, RAILINGS, AWNINGS: IRON - POWDER COATED BLACK COLOR
- 11 STEPS, STAIRS, TERRACE, LIGHTWELL: TERRA COTTA STONE TILES - BROWN COLOR
- 12 DRIVEWAY, WALKWAYS AND PATIOS PERMEABLE PAVERS: ECO-FRIENDLY SF-RIMA PERMEABLE PAVEMENT - TUMBLE TAN CHARCOAL COLOR BY \*BASALITE\*



**SOUTHWEST ( RIGHT SIDE) ELEVATION**



**NORTHEAST ( LEFT SIDE) ELEVATION**

NOTE: ALL ROOF SLOPES ARE 4:12 -TYP. LEGEND: \* INDICATES TRANSLUCENT WINDOWS AT MASTER BATHROOM, W.I. CLOSET AND BATH #2.



The plans, ideas and design on this drawing are the property of the designer and shall not be used, in whole or in part, for any purpose for which they were not intended without the written permission of METRO DESIGN GROUP.

PROJECT NAME  
**445 OAK COURT RESIDENCE**  
 445 OAK COURT  
 MENLO PARK, CA 95025

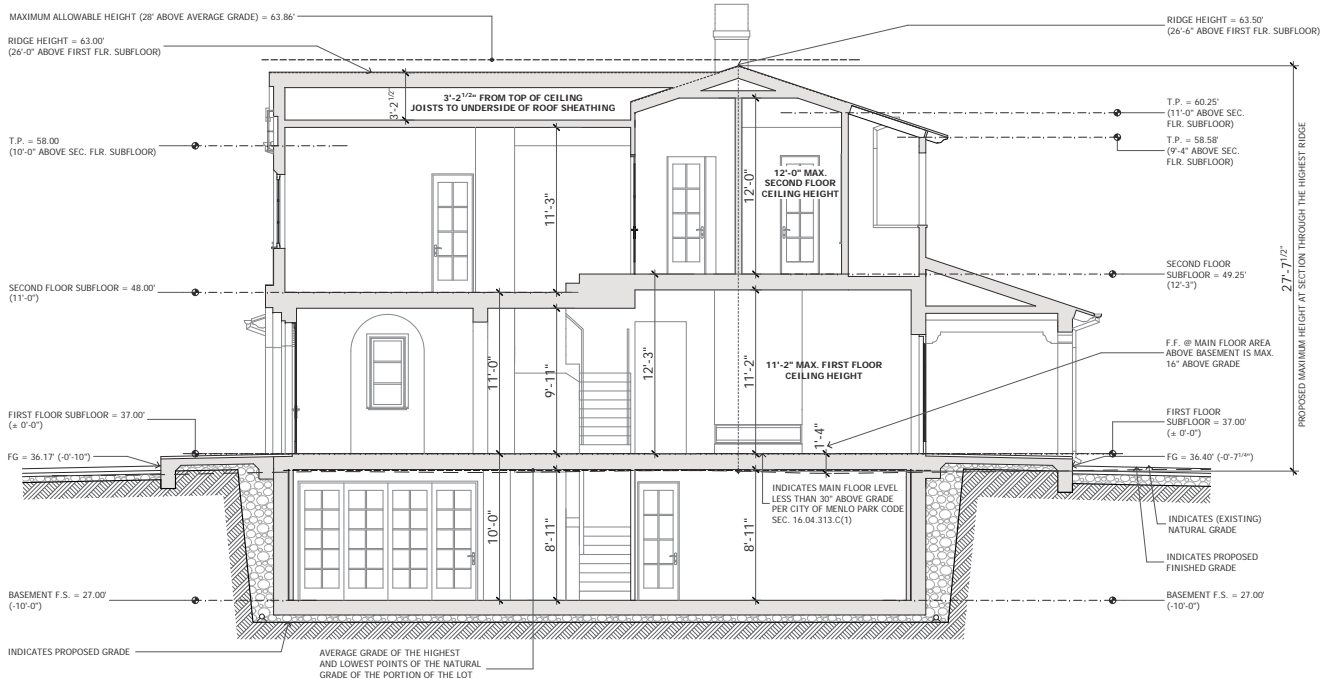
REVISIONS	
△ PC1 10-11-16	D.Z.
△ PC2 11-15-16	D.Z.

**MAIN RESIDENCE CROSS SECTIONS**

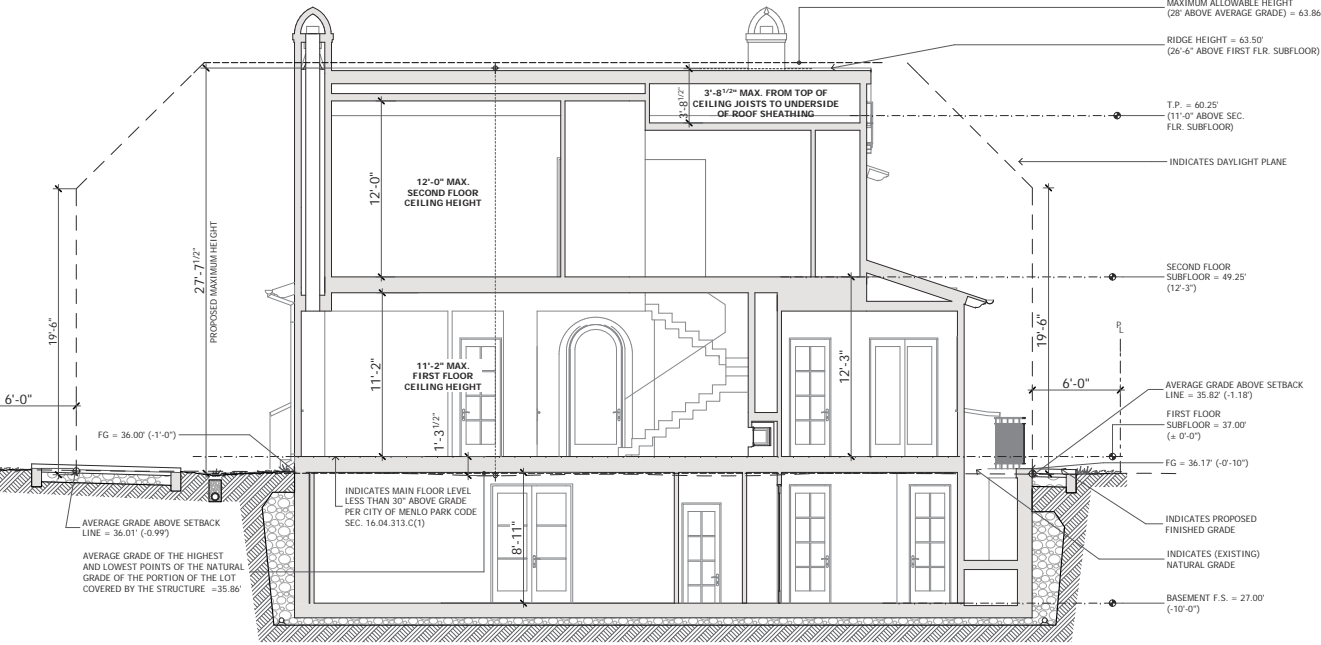
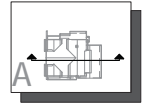
DATE : 11-15-16  
 SCALE : 1/4" = 1'-0"  
 DRAWN BY : DZ  
 CHECKED BY : TS  
 ARCHITECT : TOM SLOAN  
 PROJECT NO : 16624

SHEET NUMBER

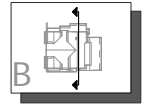
**A-6.0**



**SECTION A**



**SECTION B**



**NOTE:** ALL ELEVATIONS ARE UPDATED PER REVISED SURVEYOR'S TOPOGRAPHICAL INFORMATION.

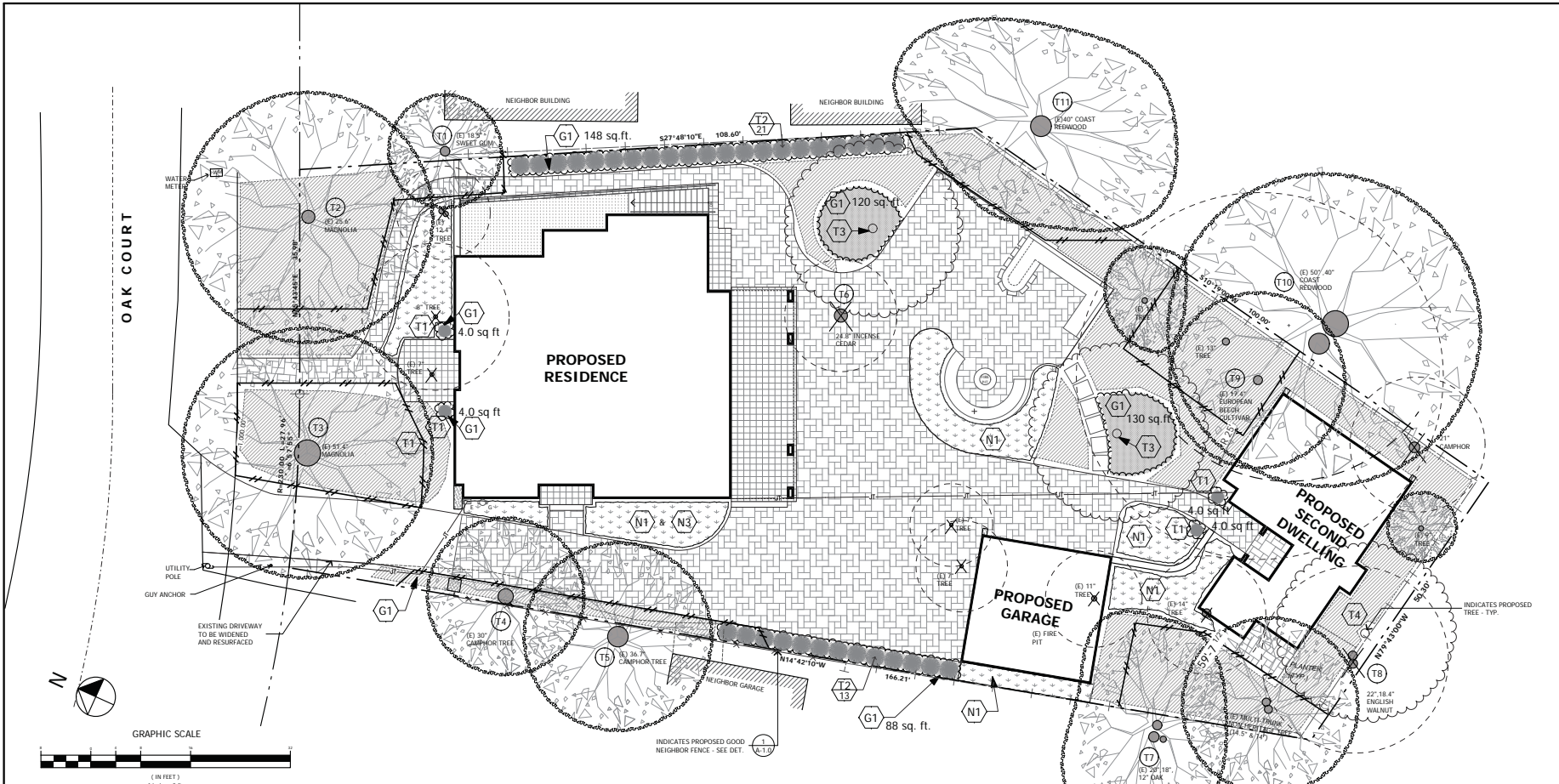
**PROJECT NAME**  
**445 OAK COURT RESIDENCE**

445 OAK COURT  
MENLO PARK, CA 95025

**REVISIONS**

NO.	DESCRIPTION	DATE
1	PC1 10-11-16	D.Z.
2	PC2 11-15-16	D.Z.

**PRELIMINARY LANDSCAPE PLAN**



**PRELIMINARY LANDSCAPE PLAN** SCALE: 1/8" = 1'-0"

LEGEND	
PROPERTY LINE	EXISTING TREE TO REMAIN
(E) GRADE CONTOUR LINE	(E) 8" CM
(E) FENCE TO REMAIN	MULCH - GROUND COVER AT IRRIGATED AREAS
(E) FENCE TO BE REMOVED	DECORATIVE MULCH - GROUND COVER AT NON-IRRIGATED AREAS
TREE PROTECTION FENCE	DROUGHT RESISTANT NATIVE GRASSES AND GROUND COVERS
PROPOSED BUILDING	NON-IRRIGATED AREAS
PROPOSED CONCRETE TO LIGHTWELL	PROPOSED TREE
PROPOSED PRECAST CONCRETE PAVEMENT SYSTEM @ PATIO/ WALKWAY/ DRIVEWAY	EXISTING TREE TO BE REMOVED
PROPOSED TILED AREAS	

EXISTING TREE LEGEND					
PER ARBORIST REPORT DATED 6/8/2016 PREPARED BY WALTER LEVISON					
TREE TAG NO.	GENUS & SPECIES	COMMON NAME	TREE SIZE	ON SITE/ OFF SITE	HERITAGE TREE STATUS
1	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	18.5"	OFF SITE	YES TO REMAIN
2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	25.4"	ON SITE	YES TO REMAIN
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	51.4"	ON SITE	YES TO REMAIN
4	CINNAMOMUM CAMPHORA	CAMPHOR TREE	30"	ON SITE	YES TO REMAIN
5	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36.7"	OFF SITE	YES TO REMAIN
6	CALOCEDRUS DECURRENS	INCENSE CEDAR	24.8"	ON SITE	YES TO BE REMOVED
7	QUERCUS AGRIFOLIA	COAST LIVE OAK	20", 18", 12"	OFF SITE	YES TO REMAIN
8	JUGLANS REGIA	ENGLISH WALNUT	22", 18.4"	ON SITE	YES TO BE REMOVED
9	FAGUS SYLVATICA	EUROPEAN BEECH CULTIVAR	17.4"	ON SITE	YES TO REMAIN
10	SEQUOIA SEMPERVIRENS	COAST REDWOOD	50", 40"	OFF SITE	YES TO REMAIN
11	SEQUOIA SEMPERVIRENS	COAST REDWOOD	40"	OFF SITE	YES TO REMAIN

PLANT LEGEND					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY	IRRIGATION
<b>NATIVE DROUGHT TOLERANT GRASSES AND GROUND COVERS</b>					
N1	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	IN FIELD	NON IRRIGATED AREAS
N2	ARTEMISA CALIFORNICA 'MONTANA'	CALIFORNIA SAGEBRUSH	1 GAL	IN FIELD	
N3	CEANOTHUS 'YANKEE POINT'	WILD LILAC	1 GAL	IN FIELD	
<b>GROUND COVER</b>					
G1	MULCH				MAXIMUM 500 SQ. FT. OF IRRIGATED AREA
<b>TREES - DESERT CONDITIONS, DROUGHT RESISTANT</b>					
T1	CUPRESSUS SEMPERVIRENS DWARF COMPACTA	DWARF ITALIAN CYPRESS	24" BOX	4	
T2	CUPRESSUS SEMPERVIRENS 'MONSHEL'	DWARF ITALIAN CYPRESS	24" BOX	24	
T3	ULMUS 'MORTON'	ACCOLADE ELM	24" BOX	2	
T4	GINKGO BILOBA	MAIDENHAIR	24" BOX	1	

**NOTE:**  
TREE SIZES ON SHEET T-1:  
TOPOGRAPHIC AND BOUNDARY SURVEY HAVE BEEN MEASURED AT THE BASE OF THE TREES.

TREE SIZES ON SHEET A-1.0, A-1.1 & L-1:  
ARE CONSISTENT WITH THE ARBORIST REPORT (3.0 / PAGE 5):  
DIAMETER AT BREAST HEIGHT IN INCHES IS THE DIAMETER OF THE TRUNK MEASURED AT 4.5 FEET ABOVE THE GROUND LEVEL IN INCHES, AS REQUIRED.

DATE : 11-15-16

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

DRAWN BY : DZ

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16624

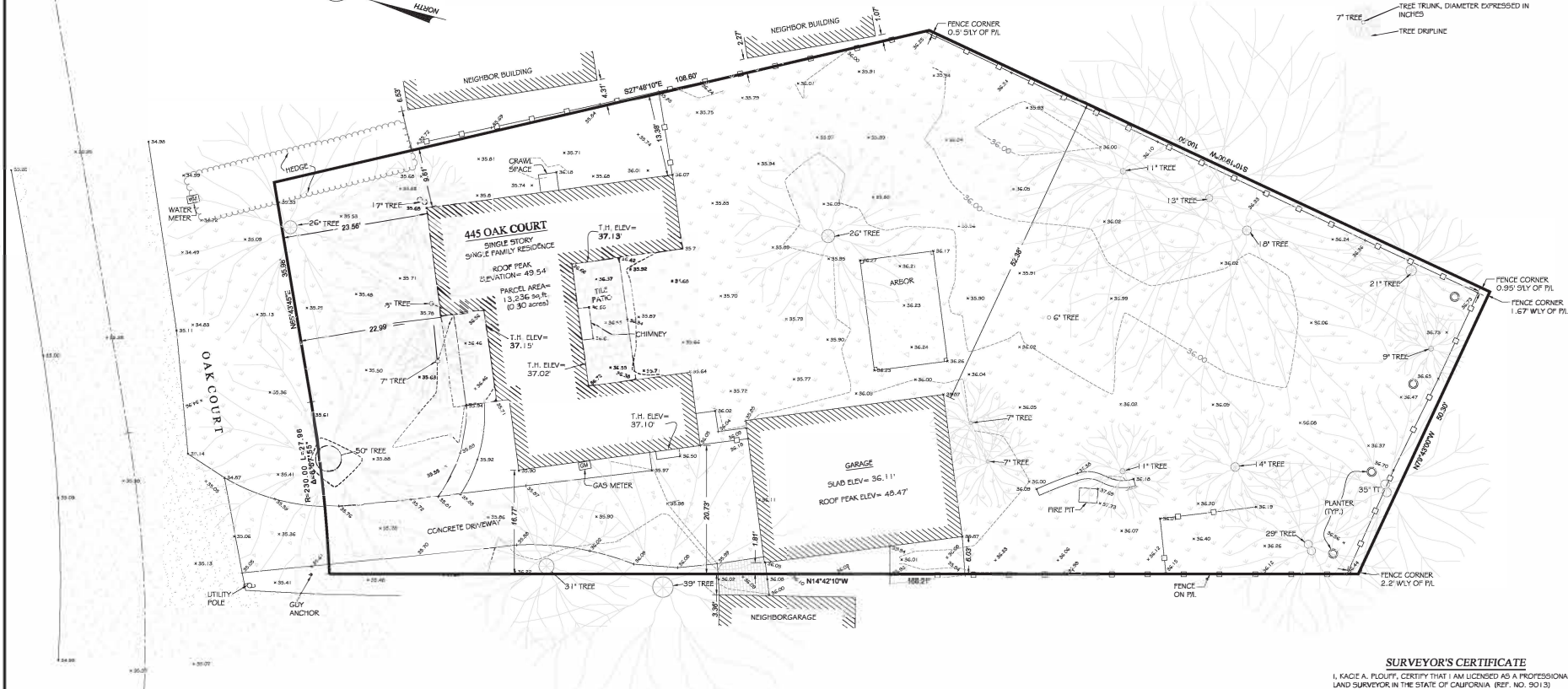
SHEET NUMBER

**L-1**



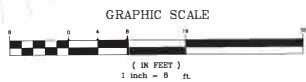
**LEGEND**

- PROPERTY LINE
- WOOD FENCE
- BUILDING
- CONCRETE
- ASPHALT
- SPOT ELEVATION
- TREE TRUNK, DIAMETER EXPRESSED IN INCHES
- 7' TREE
- TREE DRIFLINT



**LEGAL DESCRIPTION**  
 LOT 5 AS SHOWN ON TRACT NO. 527, RECORDED IN BOOK 22 OF OFFICIAL MAPS PAGE 70, SAN MATEO COUNTY RECORDS.

**SURVEYOR'S NARRATIVE**  
 AT THE REQUEST OF THE CLIENT, THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF DETERMINING THE PROPERTY BOUNDARY, AND THE LOCATION OF IMPROVEMENTS AND ELEVATIONS ON THE SUBJECT PROPERTY. EXISTING MONUMENTS AND TIES AS SHOWN ON TRACT NO. 527 WERE USED TO CONTROL THIS SURVEY.



**SURVEYOR'S CERTIFICATE**  
 I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013). I FURTHER CERTIFY THAT THIS PLAN REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF BRIAN NGUYEN.



- SURVEYOR'S NOTES**
1. ELEVATIONS ARE ON ASSUMED DATUM. ASSUMED BENCHMARK IS LOCATED HEREON.
  2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
  3. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

CHRISTENSEN & PLOUFF  
 LAND SURVEYING  
 1500 SANDHILL DRIVE, SUITE 100  
 SAN MATEO, CA 94401  
 TEL: 650.275.0791 FAX: 650.275.0792

DATE: 01/20/2024  
 DRAWING SCALE: 1"=40'  
 PREPARED BY: KACIE PLOUFF  
 APPROVED BY: [Signature]  
 PLOT NAME:

445 OAK COURT, MENLO PARK  
 COUNTY OF SAN MATEO  
 STATE OF CALIFORNIA  
 APN: 063-452-008

**BOUNDARY & TOPOGRAPHIC SITE PLAN**

PROJECT NO.:  
 NCA-16-025  
 SHEET NO.:  
 1 OF 1

**From:** [Steven Van Jepmond](#)  
**To:** [Meador, Kaitlin M](#)  
**Subject:** Comment From Neighbor on 445 Oak Ct Use Permit  
**Date:** Thursday, January 05, 2017 11:21:59 AM

---

Hello Kaitie,

We strongly support the proposals for 445 Oak Ct. We are neighbors and just looked at the plans. The project appears to be a beautiful upgrade to our neighborhood.

We have heard of opposition from others due to the additional elevations.

But most home upgrades/new projects these days are multi level. The 445 Oak Ct project appears to be a conservative design that is completely appropriate and fits in beautifully on that spot.

Thank you,

Steven Van Jepmond  
424 French Ct

**From:** [Christen, Anthony](#)  
**To:** [Planning Commission](#)  
**Subject:** 445 Oak Court  
**Date:** Monday, January 09, 2017 3:37:21 PM

---

Dear Members of the Planning Commission,

I am writing you with regard to the proposed redevelopment plan for 445 Oak Court.

I can certainly appreciate neighbors wanting to improve their properties and their right to do so, as well as the trickledown effect that property improvements can have on a street or neighborhood values in general. However, it appears to me that this proposed property at 445 Oak Court is out of scale for the character of the street and neighborhood.

I am supportive of redevelopment and encourage the owners of 445 Oak Court to redevelop their property. However, I would hope that they could create a comfortable home for themselves while still offering consideration to the neighborhood character and scale. For example, 331 Oak Court was redeveloped last year, and at 3,600 SF, is large by Oak Court standards. However, since it is one story, set back from the street, and developed into the depth of the lot, the scale is still modest from street view.

I don't have any specifics regarding the right size, shape, style, above/below ground SF ratio, placement on the property, etc., to offer as what should be considered appropriate, but it is my hope that the finished home looks like part of the neighborhood from street level regardless of scale.

Thank you,

Anthony Christen  
Owner 304 Oak Court, MP

The information in this electronic mail message is the sender's confidential business and may be legally privileged. It is intended solely for the addressee(s). Access to this internet electronic mail message by anyone else is unauthorized. If you are not the intended recipient, any disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it is prohibited and may be unlawful.

The sender believes that this E-mail and any attachments were free of any virus, worm, Trojan horse, and/or malicious code when sent. This message and its attachments could have been infected during transmission. By reading the message and opening any attachments, the recipient accepts full responsibility for taking protective and remedial action about viruses and other defects. The sender's company is not liable for any loss or damage arising in any way from this message or its attachments.

Nothing in this email shall be deemed to create a binding contract to purchase/sell real estate. The sender of this email does not have the authority to bind a buyer or seller to a contract via written or verbal communications including, but not limited to, email communications.

January 9, 2017

Members of the Planning Commission  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025

Re: Use Permit Application and Proposed Development at 445 Oak Court

To the Commissioners of the Menlo Park Planning Commission:

While we are supportive of the many remodels and residential redevelopments in our neighborhood, we have serious concerns about the project proposed for 445 Oak Court. The applicants are asking the Commission to allow a “maxed out” development on a sub-standard lot.

We are asking that the application *not be approved as submitted*, and that the Commission direct the applicant to make modifications that would address the following concerns:

1. The development is too massive and dramatically out of context. It is 6,139 square feet, which is 2.6 times larger than the average home on Oak Court and 70% larger than the largest existing home on Oak Ct.
2. The architecture has little attenuation. The proposed 2-story main residence is 27' high, sheer-wall, stucco “cube” prominently placed close to the street and neighboring property. This detracts from the character of our neighborhood and it negatively impacts the quality of life for adjacent homeowners.
3. The health of the heritage trees is threatened. 11 mature trees, on both the subject property and neighboring properties, are impacted by the placement of the three buildings and the excavation required to build a full basement. Of particular concern are the magnolias and camphor trees in the front of the house, and the neighbor's 2 redwood sequoias next to the back property line.

As a substandard lot, 445 Oak Court must undergo a “discretionary review” and that allows the Planning Commission to consider the impact on adjacent properties and the neighborhood context. We ask that you use this opportunity to work with the applicants to modify their plans to fit the context of the neighborhood we all enjoy.

Thank you for your consideration.

Oak Court Neighbors

David Jones & Edurne Jorda, 465 Oak Ct (adjacent property)  
Alex & Tamara Striffler, 1485 Woodland Avenue (adjacent property)  
Candace Hathaway & Chuck Bernstein, 444 Oak Ct (adjacent property)  
John Kelly, 428 Oak Ct (adjacent property)  
Bita & Bob Arabian, 468 Oak Ct  
Virginia Davis, 469 Oak Ct  
Katherine & Courtney Bryant, 472 Oak Ct  
Gale & Ray Beach, 488 Oak Ct  
Joni & Chris Weseloh, 401 Oak Ct  
Adela Gotz, Oak Ct

Julie & Spencer Shanson, 309 Oak Ct  
Terry Haught, Alyssa Haught, 315 Oak Ct  
Amy Gerstein & Richard Heitze, 323 Oak Ct  
Noel & Fred Berghout, 324 Oak Ct  
Karen Greig & Mike Frank, 325 Oak Ct  
Laurie & Trevor Hall, 389 Oak Ct  
Sandra Harvey & Mark Boyko, 391 Oak Ct  
Mary & Dan FitzSimons, 220 Oak Ct  
Cara McMains, 223 Oak Ct  
Marie-Pierre & Remmelt, 226 Oak Ct  
Ana & Nelson Pedreiro, 230 Oak Ct  
Monica & Paul Chua, 164 Oak Ct  
Ana Pedros, 141 Oak Ct

Charles D. Bernstein  
444 Oak Court  
Menlo Park, CA 94025  
650-325-3365

January 9, 2017

Planning Commission  
City of Menlo Park  
701 Laurel Street  
Menlo Park, CA 94025-2483  
*[Also sent to [planning.commission@menlopark.org](mailto:planning.commission@menlopark.org)]*

Re.: Item #2-Objection to Use Permit Application  
For 445 Oak Court

Dear Commissioners:

I have lived at 444 Oak Court, directly across from the subject property, since 1975. I have resided in the neighborhood since 1968.

Please do not allow the Community Development staff to dictate what you can and cannot consider in your discussion of 445 Oak Court:

*Several comments reference to the applicant's motivations for developing the property; however, this speculation is not relevant for the Planning Commission. (Staff Report, p. 4, ¶2)*

The long-term consequences of your actions are entirely relevant. It is the short-term horizon of staff and spec developers that should be considered irrelevant. As a long-term resident, I intend to defend the long-term perils of this application.

If complying with all minimum standards of R-1-U were the issue, this matter would not be an agenda item tonight. Further, if complying with the rules were the issue, there would be no need for a Planning Commission, whose members are tasked with being reasonable and using common sense in the decisions they make. It is precisely because good sense is needed that this hearing is being held. There is nothing "automatic" about approving the application.

Normal single-family properties have 10' setbacks. The R-1-U zoning was created to permit the inclusion of properties into Menlo Park that were in previously unincorporated areas. The zoning permits lower minimums



standards because otherwise too many properties would not be buildable. However, in certain cases—and this is one of those cases—a use permit is required to ensure that the proposed design will protect the interests of neighboring properties. Because the subject application does not do so, it should be denied.

I would like to cite four observations that will justify the denial of the application:

**1. The staff report makes erroneous conclusions:**

*Although the two-story residence requires use permit review by the Planning Commission, the secondary dwelling unit is a permitted use, as it would meet all applicable standards in the Zoning Ordinance. (Staff Report, p. 2, ¶2)*

This suggests that the secondary dwelling must be considered separately from the totality of the entire application. This is false. The secondary dwelling would not be a permitted use if the primary dwelling is not permitted, and the entire impact of both dwellings must be considered.

**2. The staff report is an example of advocacy rather than analysis:**

a. I sent a letter on January 2 reiterating my opposition to the project. That letter was not included in "correspondence," leaving the possible impression that my August 15 opposition, which I renewed, was no longer relevant given the "changes" made by the applicant.

b. The following "conclusion" is made in the Staff Report:

*Staff believes the scale ... [is] compatible with the neighborhood. (Staff Report, p. 4, ¶5)*

One has only to look at the analysis contained in David Jones' January 2 letter to you (p. G10) to understand that the staff's belief is unsupported by any facts.

c. No mention is made in the Staff Report for intrusions into the setbacks (e.g., for basement exiting) and they are not apparent in the drawings. The size and depth of these potential intrusions further threatens tree roots, yet

nothing is said about them in any of the arborists' reports.

d. The Staff report cites a neighborhood concern and, presumably a "change" that mitigated it:

*Concerns with outdoor BBQ and pizza oven ventilation and air quality. (Staff Report, p. 4, ¶1)*

*Applicant removed outdoor BBQ and pizza oven from the plans. (Staff Report, p. 4, ¶3)*

What is barely mentioned, though, is the comment that "the proposed project also includes an outdoor built-in fire pit and counter area with seating" (Staff Report, p. 2, ¶2). In other words, the outdoor kitchen remains, backed right up against neighboring properties. One can only speculate how long it will be before the BBQ and oven reappear on the counter. In other words, the staff appears to have responded to neighbor concerns, but the response is only superficial.

**3. All mitigations cited are temporary and unenforceable in the long term.**

The apparent removals of the BBQ and pizza oven, immediately above, are clear examples of the unenforceable nature of the mitigations. There are others:

a. One of the "changes" made by the applicant is the following:

*Applicant intends to add lattice with vegetation to balcony to screen views. (Staff Report, p. 4, ¶3)*

What assurance is there that this change will remain in the future, if indeed it even takes places initially?

b. The Staff Report addresses some threats to next-door privacy:

*However, the lower sill heights of the master bedroom windows would be obscured by the three foot tall solid balcony railing. In addition, to further mitigate possible privacy impacts on the left elevation, the master bathroom and closet windows would be designed with translucent glazing. (Staff Report, p. 2, ¶6)*

Again, there is no assurance that these details could not be changed during a remodel (or unpermitted repair), thereby eliminating the so-called safeguards.

c. The Staff Report details how trees will be protected:

*No-dig systems must be used and all excavation must be limited to the uppermost few inches of the soil, leaving the baserock intact. (Staff Report, p. 3, ¶2)*

While this procedure may work in the short term during construction, there is no assurance that a routine driveway-repaving project would not result in excavations that damage heritage trees in the future.

**4. Parking and the driveway are inadequate for the potential use.**

It is conceivable, even likely, that the main house residents would possess three or four vehicles (currently, the two residents park three vehicles on their property); the secondary dwelling unit could easily require two vehicles. There is a two-car garage and only 45 feet (adequate for only two cars) of frontage available for on-street parking. There simply is not enough space to jockey six or more vehicles on the subject property without overflowing onto neighboring properties.

The current parking rules were made before the advent of secondary units and Airbnb. If used for the latter, the six bedrooms, with their own bathrooms, could easily require six to 10 parking spaces. It is essential to consider what is possible in terms of future use, something the Staff Report fails to do. It seems obvious that this property is destined for more intensive use than the traditional Menlo Park house.

\* \* \* \* \*

In sum, the applicant's intentions for the property are relevant to the Planning Commission's discretionary decision regarding the plans for a substandard property. By maximizing the use of the property under the R-1-U rules, the applicant is unable to provide for neighborhood concerns regarding tree survival, privacy, and self-containment of the project's impacts.

Letter to Planning Comm. re 445 Oak Court, 1/9/17, p. 5

I ask that you defer approval of a use permit until the applicant does two or more of the following:

- Eliminate the basement (thereby reducing the threat to neighboring trees)
- Set back the second story to preserve privacy
- Require sufficient parking and driveway flow to accommodate the movement of five to six vehicles, at a minimum.

Thank you for exercising your good judgment in the face of an uncritical Staff Report.

If you have any questions, you may reach me at my office (650-424-1155, X1).

Yours truly,



Charles D. Bernstein  
650-424-1155 (w)  
cbernstein@headsup.org

CDB/ms

**From:** [Wendy Dai](#)  
**To:** [Meador, Kaitlin M](#)  
**Subject:** Comment to 445 Oak Ct project  
**Date:** Thursday, March 02, 2017 10:35:43 AM

---

Dear Kaitlin,

We want to take back our support letter to 445 Oak Ct project because of the disagreement about the boundary line.

We are the neighbor on 1477 Woodland Ave. We did a land boundary survey recently. There is a discrepancy about the boundary line between our survey and 445's survey. We did not know 445 draw the boundary line 2 feet into our lot. Also, we did not know support means they could reduce the setback to us to 5 feet. In this circumstances, before 445 and we reach a consensus, we decide to take back our support letter.

Thank you very much for all your help.

Have a great day.

Best,  
Wendy



## STAFF REPORT

### Planning Commission

Meeting Date: 5/22/2017

Staff Report Number: 17-031-PC

Public Hearing: Use Permit/Leila Osseiran/1074 Del Norte Avenue

### Recommendation

Staff recommends that the Planning Commission approve a use permit to partially demolish, remodel, and add a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot with respect to width in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. 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 1074 Del Norte Avenue in the Flood Triangle neighborhood. Using Del Norte Avenue in the north-south orientation, the subject property is on the east side of Del Norte Avenue between Iris Lane and Oakwood Place. A location map is included as Attachment B. The parcel is trapezoid-shaped, and adjoins an unused, fenced-off alley to the left. This alley is considered public right-of-way, although the adjacent properties appear to be using it as an extension of their yards. Staff reviewed whether this use of the alley was subject to City approval, but records were inconclusive at this point. However, the alley is not part of the use permit application as no work besides the removal of the existing shed is proposed in the alleyway. It is not included in the property's lot size, and setbacks are measured from the property lines.

The subject property is surrounded by single-family residences that are primarily single-story, although two-story residences can also be found along Del Norte Avenue and throughout the neighborhood. Older residences in the neighborhood are generally one story in height, while the two-story residences are a combination of newer residences and older residences with second floor additions. Single-story residences in the neighborhood tend to have a ranch architectural style, while two-story residences tend to have a contemporary architectural style. Nearby properties are also single-family residences in the R-1-U (Single Family Urban) district except for Flood Park, which is zoned OSC (Open Space and Conservation), and the Haven Family House at 260 Van Buren Road, which is a transitional housing use.

## **Analysis**

### ***Project description***

The subject site is currently occupied by a single-story residence that is nonconforming with regard to the left side yard setback. The applicant is proposing to maintain and remodel the existing 1,685-square-foot residence of three bedrooms and two bathrooms, while constructing a new first floor addition of approximately 693 square feet at the rear of the existing attached garage and constructing a new second floor addition of approximately 803 square feet. With the new addition, the residence would become a four-bedroom, four-bathroom home. An existing shed, partly in the rear yard and partly in the unused alley, is proposed for removal.

The existing nonconforming walls at the left side of the residence are proposed to remain with the wall framing retained, but all areas of new construction would comply with current setback requirements and other development standards of the R-1-U zoning district.

The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance. The height in particular would be well within its limit, at 23 feet, three inches, where 28 feet may be permitted. 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 existing residence features a single-story house with hipped roofs, an attached garage, and sliding and picture windows, which are characteristic of the ranch style. For the first floor additions, there is a portion that would be added on the left rear side of the existing residence and another portion that would be added where the existing covered patio is on the right rear side of the existing residence. The second floor addition would be located more towards the right side of the first floor and roughly centered on the parcel. The second-story windows on the right side elevation have a minimum sill heights of four feet, five inches to promote privacy for the adjacent right neighbor.

As described by the applicant, the new residence would be a modern style, featuring a two-story house with composite shingle hipped roofs, wood and stucco siding, and vinyl windows. The massing of the front façade would be split up by use of different materials, with stucco siding at the center defining the entrance of the home and part of the second level, and wood siding used on the other elements. The distinction between wood and stucco siding continues on the three other elevations to add depth and dimension to the design. The garage and front entry door would be wood and provide consistency in the design with the side lites of the door echoing the design of the garage door. All windows on the house would be vinyl with wood trim.

The second story addition would be set in on all sides from the building footprint of the first floor to lessen the massing of the second floor. Staff believes that the scale, materials, and style of the proposed residence are consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

### ***Trees and landscaping***

Currently, there are fourteen trees on or near the project site, which consists of six heritage trees and eight non-heritage trees. All of these trees are proposed to remain. The construction of the proposed addition and remodel is not anticipated to adversely affect the heritage trees located on the property, right-of-way, and

adjacent left property, given that the construction is not located within their driplines. Standard heritage tree protection measures will be ensured through recommended condition 3g.

### **Valuation**

To calculate the replacement and new construction costs on which the use permit threshold is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be \$290,260, meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than \$140,130 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 \$457,180. 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.

### **Correspondence**

In the project description letter (Attachment E), the applicant states that they contacted the neighbors listed in the letter and showed them the plans. Staff has also received correspondence on the proposed project from the adjacent right side neighbor at 1072 Del Norte Avenue (Attachment F). The neighbor has stated his concerns regarding any debris and dust from the construction of the first and second floor additions potentially affecting his health. The Building Division does not require dust control mitigation for single family residences, but staff has forwarded the neighbor's letter to the applicant and architect to see if any mitigation measures may be placed to address the neighbor's concern. The applicant has discussed with the concerned neighbor and proposed the following mitigation measures: internal demolition, spraying the surfaces with water during external demolition, offering to pay for accommodations during the demolition of existing roof closest to neighbor's property, using a covered debris disposal, conducting any wood sawing within the existing structure and away from the neighbor's property, and sealing all windows when interior work is done. These measures have been added to the project description letter, which will allow staff to ensure they are implemented as part of the construction.

### **Conclusion**

Staff believes that the composite shingle hipped roofs, variation in stucco and wood siding, and inset second floor create a design for the proposed residence that would be compatible with those of the greater neighborhood. No heritage tree impacts are anticipated. The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance, and the new additions would be within the setback and daylight plane requirements. Staff recommends that the Planning Commission approve the proposed project.

### **Impact on City Resources**

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

### **Environmental Review**

The project is categorically exempt under Class 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. Correspondence

### **Disclaimer**

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

### **Exhibits to Be Provided at Meeting**

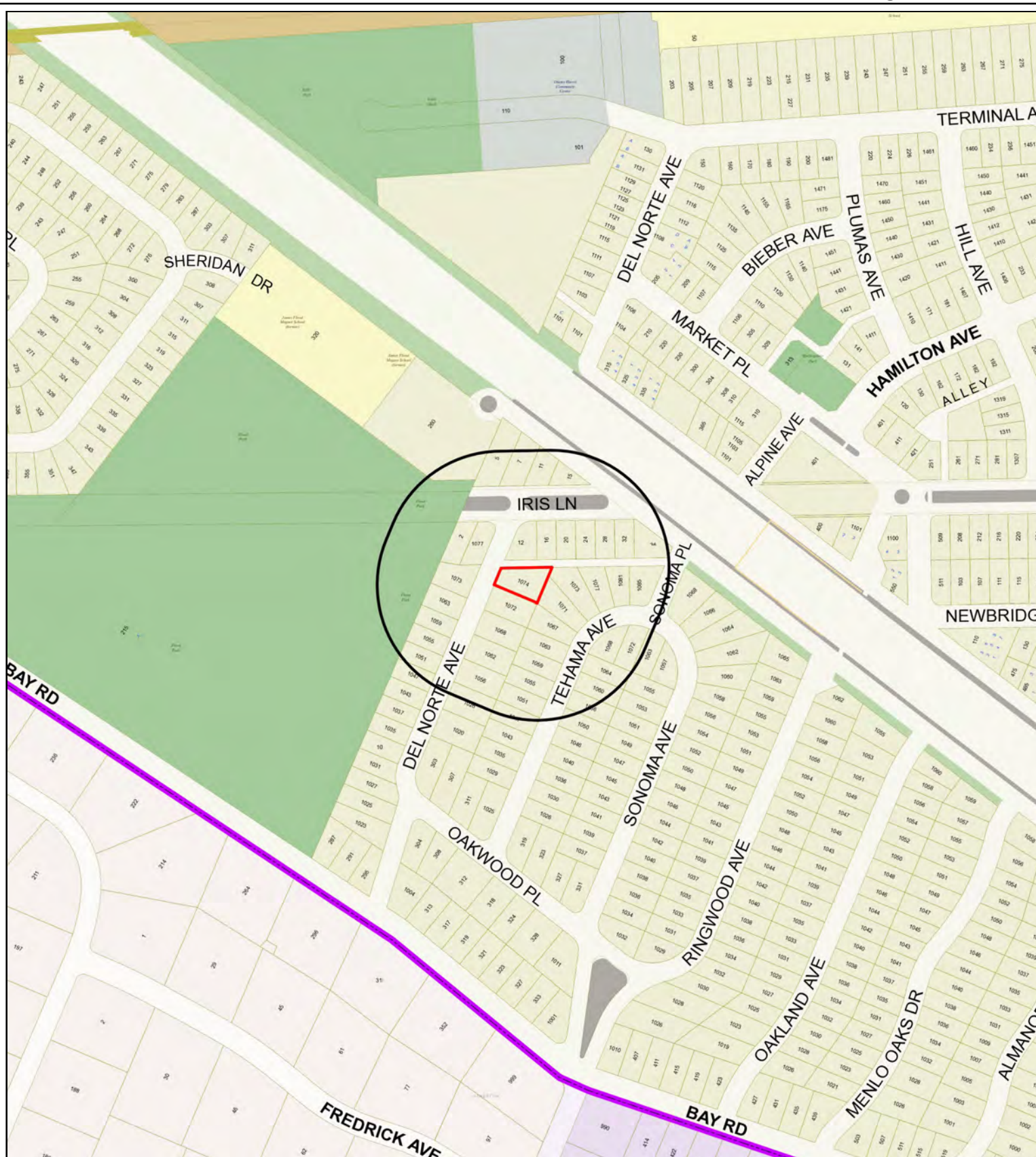
None

Report prepared by:  
Sunny Chao, Assistant Planner

Report reviewed by:  
Thomas Rogers, Principal Planner

## 1074 Del Norte Avenue – Attachment A: Recommended Actions

<b>LOCATION:</b> 1074 Del Norte Avenue	<b>PROJECT NUMBER:</b> PLN2016-00122	<b>APPLICANT:</b> Leila Osseiran	<b>OWNER:</b> Leila Osseiran
<b>REQUEST:</b> Request for a use permit to partially demolish, remodel, and add a second story addition to an existing nonconforming single-story, single-family residence on a substandard lot with respect to width in the R-1-U (Single-Family Urban) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> May 22, 2017	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<b>ACTION:</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Approve the use permit subject to the following <b>standard</b> conditions: <ol style="list-style-type: none"> <li>a. Development of the project shall be substantially in conformance with the plans prepared by Walid Nazzal and Associates consisting of 12 plan sheets, dated received May 4, 2017, and approved by the Planning Commission on May 22, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.</li> </ol> </li> </ol>			



City of Menlo Park  
 Location Map  
 1074 Del Norte Avenue



Scale: 1:4,000

Drawn By: SYC

Checked By: THR

Date: 5/22/2017

Sheet: 1

	<b>PROPOSED PROJECT</b>	<b>EXISTING PROJECT</b>	<b>ZONING ORDINANCE</b>
Lot area	8,709 sf	8,709 sf	7,000 sf min.
Lot width	54.6 ft.	54.6 ft.	65 ft. min.
Lot depth	125.5 ft.	125.5 ft.	100 ft. min.
Setbacks			
Front	24.6 ft.	24.6 ft.	20 ft. min.
Rear	29 ft.	35.1 ft.	20 ft. min.
Side (left)	4.6 ft.	4.6 ft.	5.4 ft. min.
Side (right)	6.3 ft.	6.3 ft.	5.4 ft. min.
Building coverage	2,410 sf 28 %	2,317 sf 27 %	3,048 sf max. 35 % max.
FAL (Floor Area Limit)	3,181 sf	1,712 sf	3,227.3 sf max.
Square footage by floor	1,900 sf/1st 803 sf/2nd 478 sf/garage 17.1 sf/fireplace 15.5 sf/porches	1,234 sf/1st 478 sf/garage	
Square footage of buildings	3,213.6 sf	1,712 sf	
Building height	23.3 ft.	14 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*	6	Non-Heritage trees**	8	New Trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	14

\*Includes two trees in the right-of-way and two trees on the adjacent left property.

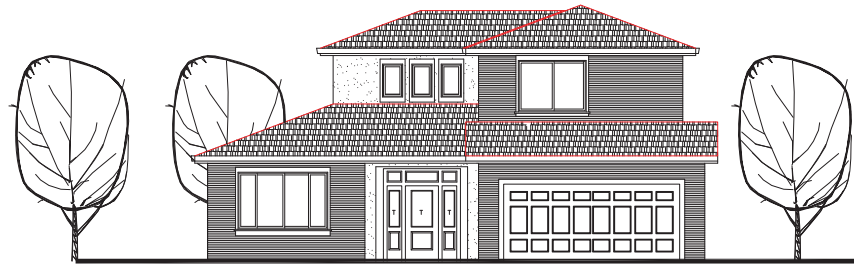
\*\*Includes three trees on the adjacent left property.

# HOFMANN RESIDENCE

## SECOND FLOOR ADDITION

1074 DEL NORTE  
MENLO PARK- CA  
APN # 062 032 250

## ARCHITECTURAL AND SITE REVIEW



REVISIONS	Date



The plans, specs and design on this drawing are the property of the associate WAJID NAZZAL. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

SINGLE FAMILY HOME  
SAN JOSE, CA

### DIRECTORY

**OWNER**  
ANDREAS HOFMANN  
LEILA DSSEIRAN  
1074 DEL NORTE  
MENLO PARK, CA  
(408)250-4620  
andreas.hofmann@gmail.com

**ARCHITECTURAL**  
WALID NAZZAL & ASSOCIATES  
5120 GRAVES AVE,  
SAN JOSE, CA 95129  
(408)772-6096  
architect.wn@gmail.com

**STRUCTURAL:**  
PLATINUM ENGINEERING SOLUTIONS  
10648 N. HWY 41  
MADERA, CA 93638  
(559)433-6433  
nsalem@platinumengineering.com

**SURVIVOR-CIVIL ENGINEERING**  
SMP ENGINEERS  
1534 CARDB LANE,  
LOS ALTOS, CA 94024  
(650)941-8055  
smpengineers@yahoo.com

**ENERGY CONSULTANT**  
FRI ENERGY CONSULTANTS  
21 HARRISON AVENUE, SUITE 210  
CAMPBELL, CA 95008  
PH: (408) 866-1620  
NICK  
EMAIL: FRITITLE2@GMAIL.COM

### DRAWING INDEX

#### SITE PLAN

SHEET	CONTENTS
CS	TITLE SHEET
A.0	SURVEY MAP
A.1	SITE PLAN
A.2	AREA PLAN
A.3	EXISTING FLOOR PLAN
A.4	1ST-FLOOR PLAN
A.5	2ND-FLOOR PLAN
A.6	ROOF PLAN
A.7	ELEVATIONS- (FRONT & REAR)
A.8	ELEVATIONS- (SIDES)
A.9	BUILDING SECTIONS (AA - BB)
A.10	NONCONFORMING STRUCTURES

### PROJECT DESCRIPTION

**SITE ADDRESS:**  
OCCUPANCY GROUP- R-1-U  
TYPE OF CONSTRUCTION V-B  
NUMBER OF STORIES ... 2  
PARCEL NO. 062-032-250  
ZONING : RESIDENTIAL  
LAND USE: SINGLE FAMILY HOME

• **LOT AREA:**  
**LOT DIMENSIONS :**

46'-3"
131'-0"
98'-11"
120'-0"

**GROSS AREA:** 8709 SF

1ST FLOOR AREA	2578.00 SQ. FT.
2nd FLOOR AREA	803.00 SQ. FT.
TOTAL FLOOR AREA	3181.00 SQ. FT.

**FAL (Floor Area Limits)**

LOT AREA = 8709 SQ. FT.
FIRST 7000 SF OF LOT = 2800 SF
FAL = 8709 - 7000 X 0.25 = 2900
= 3827.25 SF MAX.
PROPOSED = 3181.00 SF

TOTAL BUILDING COVERAGE 2410 SQ. FT. 27.7 %

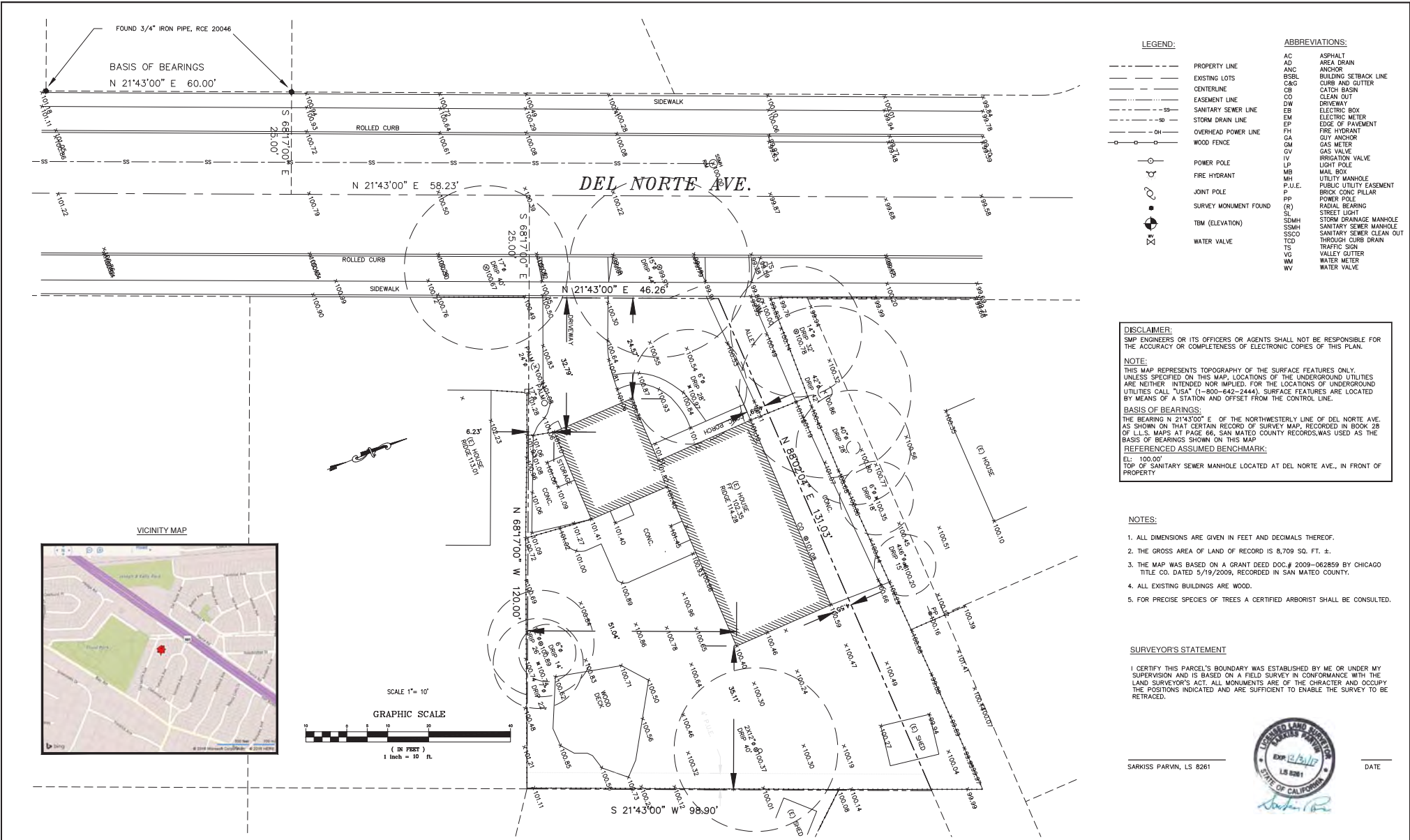
### IMPERVIOUS AREA TABLE

TOTAL AREA OF PARCEL		A	8709	ft <sup>2</sup>
EXISTING PERVIOUS AREA		B	5400 <td>ft<sup>2</sup></td>	ft <sup>2</sup>
EXISTING IMPERVIOUS AREA		C	3309	ft <sup>2</sup>
EXISTING % IMPERVIOUS	$\frac{C}{A} \times 100$	D	37.99	%
EXISTING IMPERVIOUS AREA TO BE REPLACED WITH NEW IMPERVIOUS AREA		E	357	ft <sup>2</sup>
EXISTING PERVIOUS AREA TO BE REPLACED WITH NEW IMPERVIOUS AREA		F	409	ft <sup>2</sup>
NEW IMPERVIOUS AREA (CREATING AND/OR REPLACING) If greater than 10,000 sf a hydrology report must be submitted.	E + F	G	766	ft <sup>2</sup>
EXISTING IMPERVIOUS AREA TO BE REPLACED WITH NEW PERVIOUS AREA		H	368	ft <sup>2</sup>
NET CHANGE IN IMPERVIOUS AREA	F - H	I	41	ft <sup>2</sup>
PROPOSED PERVIOUS AREA	B - I	J	5359	ft <sup>2</sup>
PROPOSED IMPERVIOUS AREA verify that J = K = A	C + I	K	3350	ft <sup>2</sup>
PROPOSED % IMPERVIOUS	$\frac{K}{A} \times 100$	L	38.46	%

HOFMANN RESIDENCE  
1074 DEL NORTE  
MENLO PARK, CA  
APN: 062 032 250  
COVER SHEET

DRAWN WN  
DATE 11/28/16

SHEET  
CS



**LEGEND:**

---	PROPERTY LINE	AC	ASPHALT
- - - -	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
○	POWER POLE	EB	ELECTRIC BOX
○	FIRE HYDRANT	EM	ELECTRIC METER
○	JOINT POLE	EP	EDGE OF PAVEMENT
○	SURVEY MONUMENT FOUND	FH	FIRE HYDRANT
○	TBM (ELEVATION)	GA	GUY ANCHOR
○	WATER VALVE	GM	GAS METER
		GV	GAS VALVE
		IV	IRRIGATION VALVE
		LP	LIGHT POLE
		MB	MAIL BOX
		MH	UTILITY MANHOLE
		P.U.E.	PUBLIC UTILITY EASEMENT
		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
		VC	VALLEY GUTTER
		WM	WATER METER
		WV	WATER VALVE

**ABBREVIATIONS:**

**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 21°43'00" E OF THE NORTHWESTERLY LINE OF DEL NORTE AVE. AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP, RECORDED IN BOOK 28 OF L.L.S. MAPS AT PAGE 66, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

**REFERENCED ASSUMED BENCHMARK:**  
EL: 100.00'  
TOP OF SANITARY SEWER MANHOLE LOCATED AT DEL NORTE AVE., IN FRONT OF PROPERTY

- NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
  2. THE GROSS AREA OF LAND OF RECORD IS 8,709 SQ. FT. ±.
  3. THE MAP WAS BASED ON A GRANT DEED DOC# 2009-062859 BY CHICAGO TITLE CO. DATED 5/19/2009, RECORDED IN SAN MATEO COUNTY.
  4. ALL EXISTING BUILDINGS ARE WOOD.
  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 PARVN, LS 8261



DATE

1074 Del Norte Ave.  
Menlo Park  
APN: 062-032-250



**SMP ENGINEERS**  
CIVIL ENGINEERS—LAND SURVEYORS  
1534 Carob Lane Los Altos, CA 94024  
Tel. (650) 941-8055 Fax (650) 941-8755

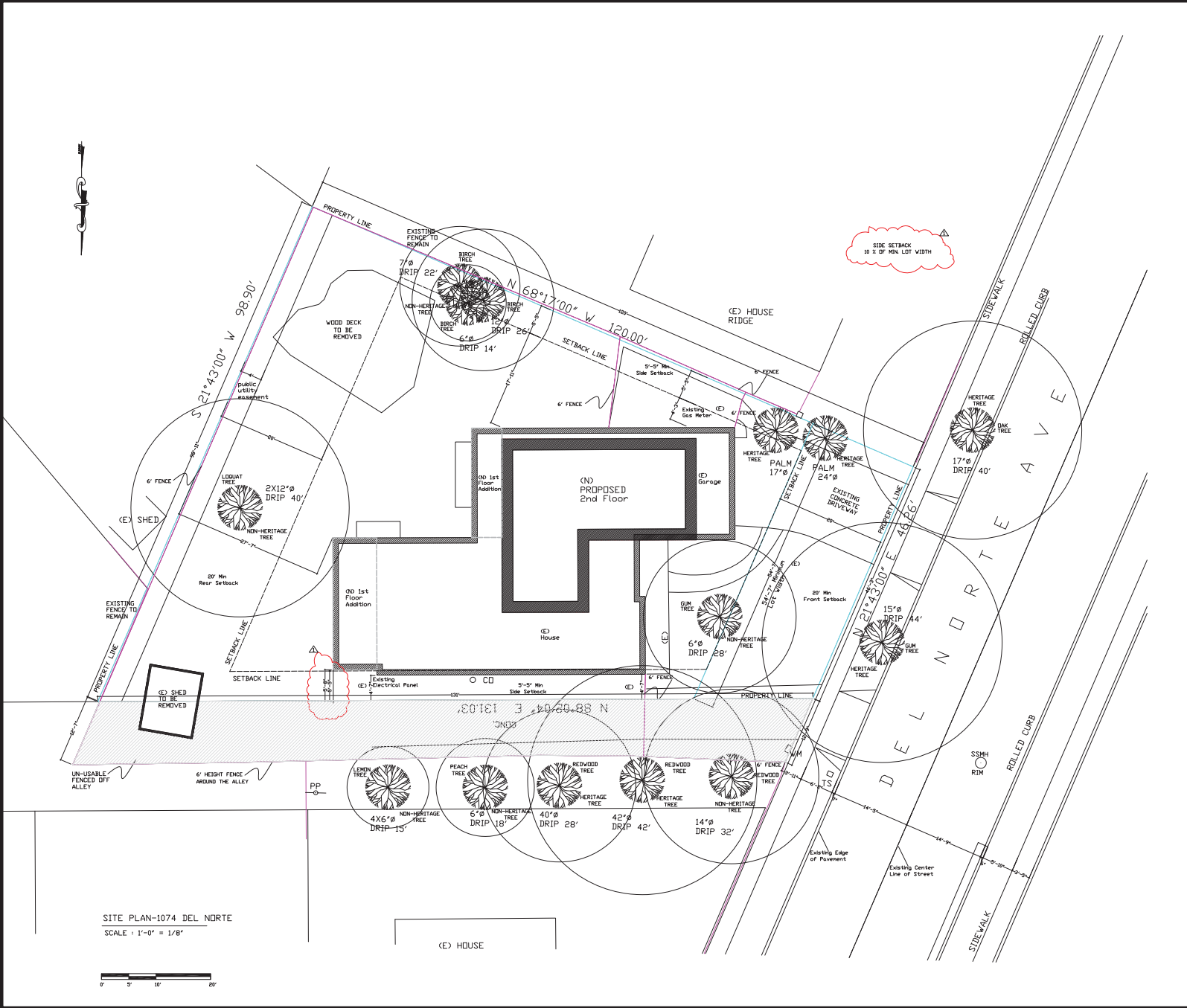
Scale: 1" = 10'  
Prepared by:  
Checked by:  
Date: 7/26/2016  
Project No: 216070

**TOPOGRAPHIC SURVEY MAP**

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF MENLO PARK



**CODE AND REGULATION**

2013 California Green Building Code.  
 2013 CRC, CBC, CEC, CPC, CMC,  
 and 2013 CA Energy Code.  
 a. California Fire Code 2013 Edition  
 b. California Building Code 2013 Edition  
 c. California Mechanical Code 2013 Edition

**SCOPE OF WORK**  
 2ND FLOOR ADDITION and REMODELING

**PROJECT DESCRIPTION**

OWNER : ANDREAS & LEILA HOFMANN  
 SITE ADDRESS: 1074 DEL-NORTE, CA  
 OCCUPANCY GROUP: R-1-U  
 TYPE OF CONSTRUCTION VB  
 NUMBER OF STORIES ... 2  
 APN: A 062 032 250  
 ZONING : RESIDENTIAL  
 LAND USE: SINGLE FAMILY HOME



VICINITY MAP



PARCEL MAP

**SITE ANALYSIS**  
 Zoning: R-1-U

LOT AREA	8709	SQ. FT.
ALLOWABLE FLOOR AREA	3227.25	SQ. FT.
Floor 7000 sf of the lot = 2800 Sq.Ft. FAL = (8709 - 7000) X 0.25 + 2800		
PROPOSED FIRST FLOOR AREA	2388.00	SQ. FT.
PROPOSED SECOND FLOOR AREA	803.00	SQ. FT.
TOTAL PROPOSED FLOOR AREA	3,191.00	SQ. FT.
LAND COVERED BY STRUCTURES	27.66%	
LANDSCAPING	60.17%	
PAVED SURFACES	12.11%	
PARKING SPACES	2 CAR-GARAGE	
ALL GRADES TO REMAIN NATURAL		



**WALID NAZZAL & Associates**  
 Design - Planning  
 GEORGE CHAMMAS-PE  
 5180 Graves Ave.  
 San Jose, CA 95129  
 (408)772-6096  
 ARCHITECTS@wngsll.com

REVISIONS

No.	Date	Description
1	11/28/16	Issue for Permit



**NOTE**  
 The plans, fees and design on this drawing are the property of the associate WA Nazzal. These drawings are divided solely for this contract. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

**SINGLE FAMILY HOME**  
 SAN JOSE, CA

**HOFMANN RESIDENCE**  
 1074 DEL NORTE  
 MENLO PARK, CA  
 APN: A 062 032 250  
**SITE PLAN**

SCALE : 1/8" = 1'  
 DRAWN WN  
 DATE 11/28/16

**SHEET**  
**A.1**



**WALID NAZZAL**  
 & Associates  
 Design - Planning  
 GEORGE CHAMMAS-PE  
 5120 Graves Ave.  
 San Jose, CA 95129  
 (408)772-6096  
 wna@nazzal.com

Date: 11/28/16  
 Revision: 1



**NOTE**  
 The plans, ideas and design on this drawing are the property of the associate WA, Walid Nazzal. Divided solely for this contract. Plans shall not be used, in whole or in part for any purpose for which they were not intended without written permission of the architect.

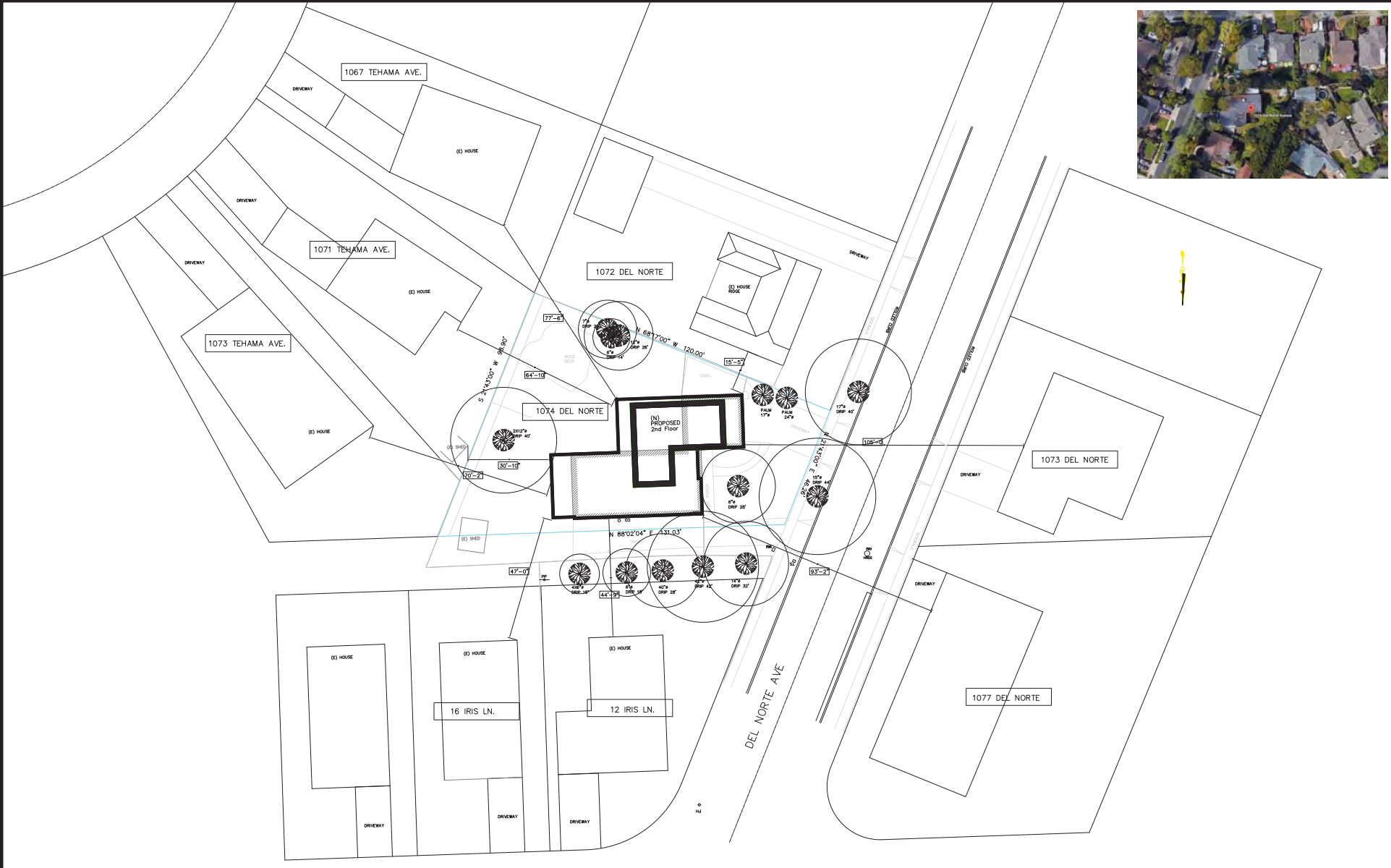
SINGLE FAMILY HOME  
 SAN JOSE, CA

**HOFMANN RESIDENCE**  
 1074 DEL NORTE  
 MENLO PARK, CA  
 APR. 002 003 250  
 AREA PLAN

SCALE : 1/16" = 1'  
 DRAWN: WN  
 DATE: 11/28/16

SHEET

**A.2**



AREA PLAN-1074 DEL NORTE  
 SCALE : 1" = 0" = 1/16"







WALID NAZZAL  
& Associates  
Design - Planning  
George Channas-PE  
5150 Graves Ave.  
San Jose, CA 95129  
(408)772-6096  
ARCHITECT@walidna.com

REVISIONS

Date 02.07.17



NOTE  
The plans, specs and design on this drawing are the property of the associate WA. Walid Nazzal. Any reuse, reproduction, or distribution of these plans without the written permission of the architect is strictly prohibited.

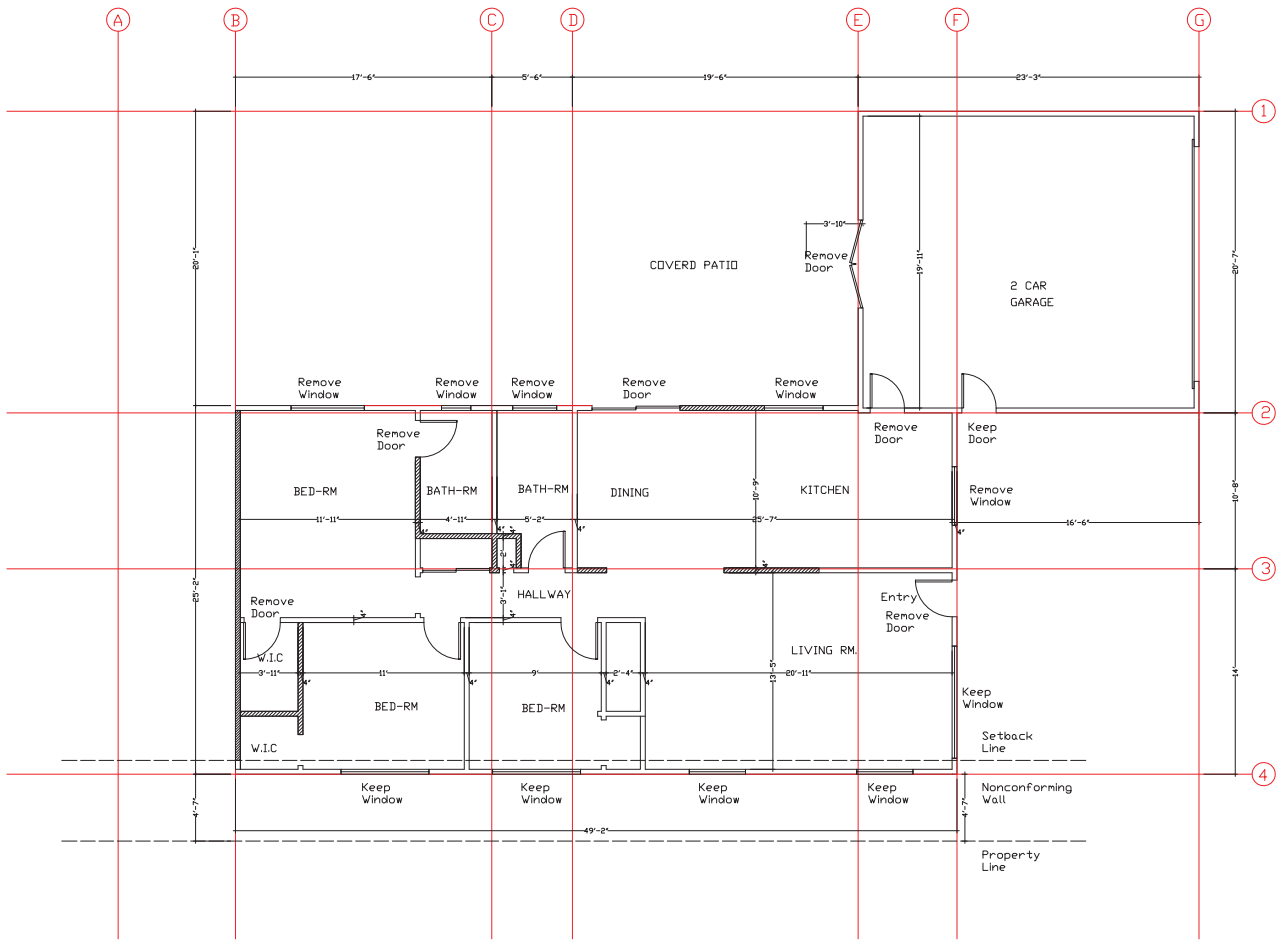
NEW ADDITION  
SINGLE FAMILY HOME  
MENLO PARK, CA

HOFMANN RESIDENCE  
1074 BEL NORTIE AVE  
MENLO PARK, CA  
94025  
EXISTING FLOOR PLAN  
& DEMOLITION PLAN



SCALE : 1/4" = 1'  
DRAWN WN  
DATE 11/28/16

SHEET

A.3



EXISTING-FLOOR PLAN  
SCALE : 1'-0" = 1/4"

WALL TO BE REMOVED   
WALL TO REMAIN 

NOTE  
EXISTING NONCONFORMING WALL CANNOT BE DEMOLISHED PAST THE FRAMING MEMBERS. IF THE WALL IS DEMOLISHED AS PART OF THE PROJECT, IT CANNOT BE REBUILT IN ITS CURRENT NONCONFORMING LOCATION, AND WILL BE REQUIRED TO MEET THE CURRENT ZONING ORDINANCE SETBACK REQUIREMENTS.



WINDOWS SCHEDULE-FIRST FLOOR					
WINDOW	SIZE WxH	TYPE	STYLE	COUNT	LOCATION
(A)	6'X3'	Egress	SLIDING	2	OFFICE/BED-RM
(B)	3'X5'	-	HUNG	3	KITCHEN LIVING
(C)	4'X4'	-	HUNG	2	FAMILY-RM
(D)	2'-6'X5'	Tempered	CASEMENT	2	MASTER-BR
(E)	2'X3'	Tempered	CASEMENT	2	BATH
(F)	8'X5'	Tempered	SLIDING	1	LIVING-RM

DOORS SCHEDULE -FIRST FLOOR					
DOOR	SIZE WxH	TYPE	MATERIAL	COUNT	LOCATION
(1)	5'-8"X8'-0"	Single 2-sides	Glass w/ Frame	1	ENTRY
(2)	2'-6"X6'-8"	LEFT Single	Wood	4	OFFICE/BATH RM
(3)	2'-6"X6'-8"	RIGHT Single	Wood	1	BATH-RM2
(4)	8'-0"X8'-0"	DOUBLE FRENCH	Wood GLASS	1	MASTER-BR
(5)	2'-4"X6'-8"	Single	GLASS	1	PANTRY
(6)	2'-6"X6'-8"	Single-R 20th-rated	Wood	1	GARAGE
(7)	2'-6"X6'-8"	LEFT Single	Wood	1	GARAGE
(8)	12'X8'	FOLDING (S)panel	Glass	1	LIVING

LIGHTING CALC-FIRST FLOOR			
AREA	AREA SQ. FT.	WINDOW SQ. FT.	MIN. 10% REQ.
ENTRY, STAIRCASE	264 SQ. FT.	(3) 1'-8"X2'-10"= 14+ SF.	26.4 SQ. FT.
OFFICE	90 SQ. FT.	6'X5'=30 SQ. FT.	14.4 SQ. FT.
DINING	160 SQ. FT.	(2)1'-6"X5'-0"=15 SF.	16.0 SQ. FT.
Family-RM	170 SQ. FT.	6'-0" X 5'-0"= 30 SF.	17.0 SQ. FT.
Living RM.	220 SQ. FT.	(4) 3'-0"X8'-0"= 96 SF.	22.0 SQ. FT.
Kitchen	225 SQ. FT.	(2) 3'-0"X5'-0"=30 SF.	2.5 SQ. FT.
MASTER-BR	226 SQ. FT.	(2)2'-6"X8'+(8'X8")=104 SF.	22.6 SQ. FT.
BED-RM2	110 SQ. FT.	6'-0" X 5'-0"= 30 SF.	11.0 SQ. FT.
TOTAL	1465 SQ. FT.	349 SQ. FT.	132 SQ. FT.

**WATER HEATER NOTE**  
Provide seismic anchorage for water heater. Strapping shall be at least 2x4 spaced every 17 1/2" and the lower 1/3 of its vertical dimension.

**CLOTHES DRYER NOTE**  
Maximum length of clothes dryer vent to not exceed 50' feet, including 90 degree elbows per IRC 903.2.2.

**SHOWER AND BATH-TUBER CONDITION**  
Shower and bath-tuber condition shall be provided with building contract. Check of the waterproofing balance on the waterproofing along with type IRC 903.2.8.

**NOTE**  
Shower and bath-tuber condition shall be provided with building contract. Check of the waterproofing balance on the waterproofing along with type IRC 903.2.8.

**NOTE**  
The Ventilation to have the lowest rating of 1 zero.

**NOTE**  
An approved backdoor shall be provided by the manufacturer. The door shall be 18-inches above the elevation of the work approval mark. IRC 703.2.

**NOTE**  
Smoke Alarm in all bedrooms and the combo smoke and carbon monoxide detector in the hall outside of the bedrooms to be hard wired and interconnected. Per IRC 903.2.5. "See 903.2.5 section for details"

**NOTE**  
Provide Minimum 2" side and top clearance for the door. Provide access way to be provided to the equipment. 30" deep working platform or grade surface in front of the service side of the appliance.

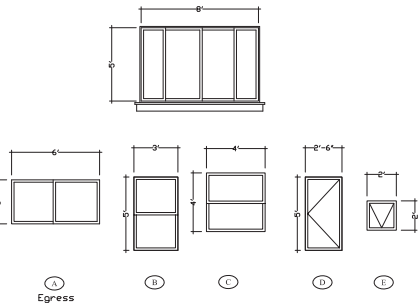
**NOTE**  
An approved backdoor shall be provided by the manufacturer. The door shall be 18-inches above the elevation of the work approval mark. IRC 703.2.

**NOTE**  
The Ventilation to have the lowest rating of 1 zero.

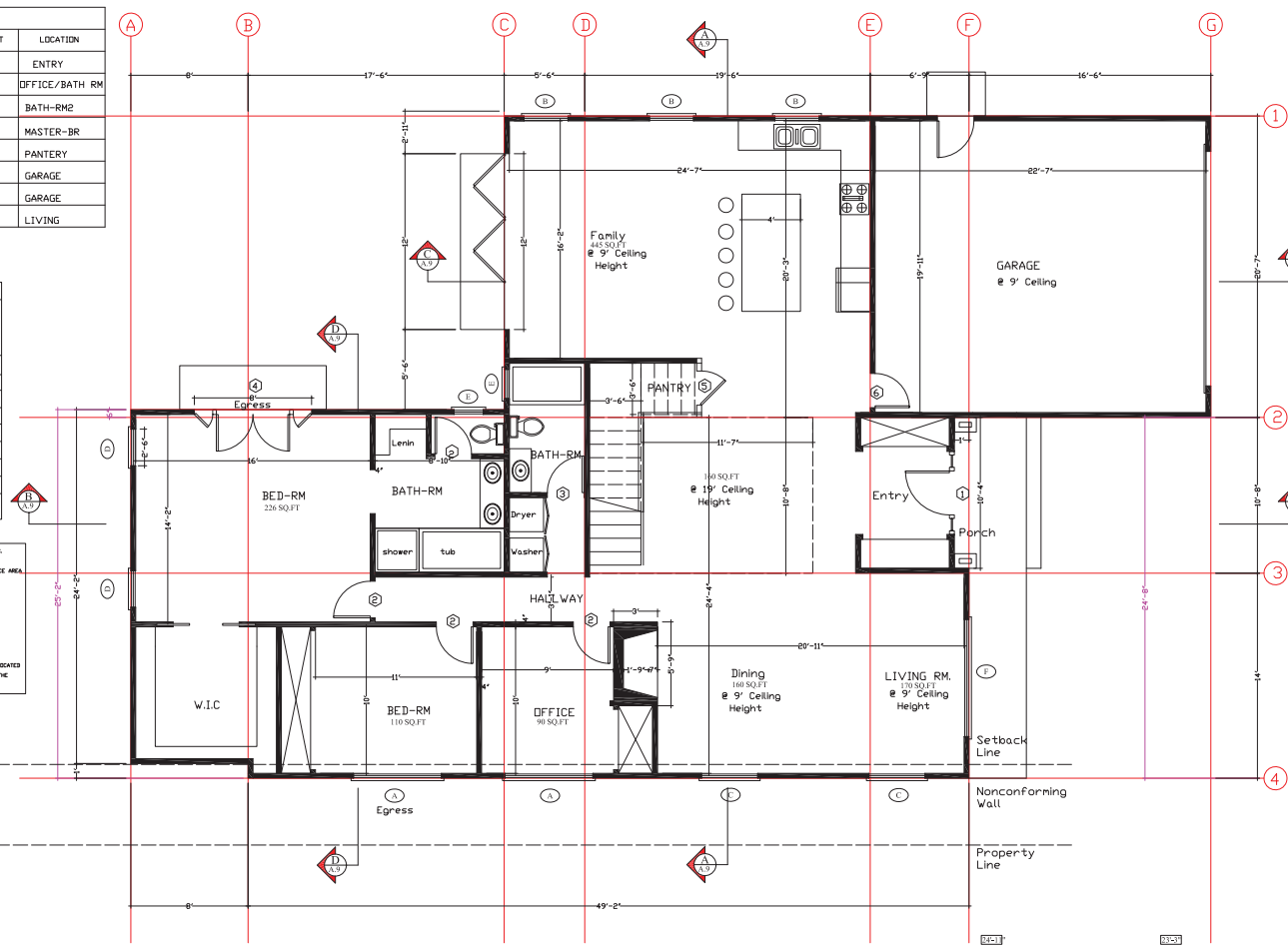
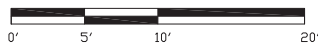
**NOTE**  
An approved backdoor shall be provided by the manufacturer. The door shall be 18-inches above the elevation of the work approval mark. IRC 703.2.

**NOTE**  
The Ventilation to have the lowest rating of 1 zero.

**NOTE**  
An approved backdoor shall be provided by the manufacturer. The door shall be 18-inches above the elevation of the work approval mark. IRC 703.2.

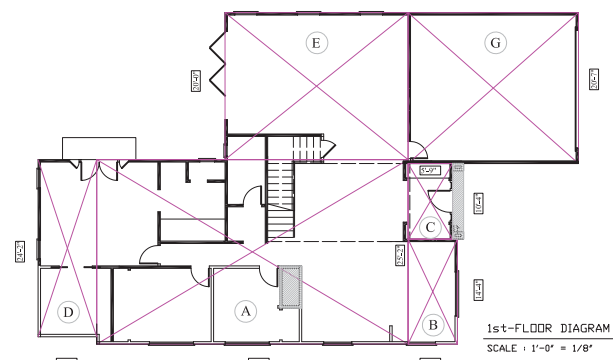


1st-FLOOR PLAN  
SCALE : 1'-0" = 1/4"



FIRST FLOOR AREA

AREA	SQ. FT.
A Living (E)	42'-5" X 25'-2" = 1068.04
B Living (E)	6'-8" X 14'-4" = 96.57
C Living (E)	5'-8" X 10'-4" = 59.13
D Living (N)	8'-4" X 24'-2" = 193.28
E Living (N)	24'-1" X 20'-0" = 500.10
G Garage (E)	23'-7" X 20'-7" = 478.60
Fireplace (E)	3'-4" X 5'-0" = 17.10
TOTAL FIRST FLOOR AREA:	(A+B+C+D+E+G) - Fireplace Area
	2395.10 + 17.10 = 2412.20 SQ. FT.
TOTAL BUILDING COVERAGE:	1st Floor Area + Fireplace + Porch
	2378 + 17.10 + 15.45 = 2410.55 SQ. FT.



1st-FLOOR DIAGRAM  
SCALE : 1'-0" = 1/8"

**W**  
WALID NAZZAL & Associates  
Design - Planning  
George Chamas-PE  
5120 Graves Ave.  
San Jose, CA 95129  
(408)772-6096  
w@cnctc.com

REVISIONS
Date: 02/07/17

**REGISTERED PROFESSIONAL ENGINEER**  
WALID NAZZAL  
C 9867  
Exp. 8-30-18  
CIVIL  
STATE OF CALIFORNIA

**NOTE**  
The plans, specifications and design on this drawing are the property of the associate. All third parties, divided solely for this contract. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

NEW ADDITION  
SINGLE FAMILY HOME  
MENLO PARK, CA

HOFMANN RESIDENCE  
1074 DEL NORTE AVE  
MENLO PARK, CA  
APR 08 09 200

FIRST FLOOR PLAN

SCALE : 1/4" = 1'  
DRAWN: WN  
DATE: 11/28/16

SHEET  
**A.4**



**WALID NAZZAL & Associates**  
 Design - Planning  
 George Chamas-PE  
 5120 Graves Ave.  
 San Jose, CA 95129  
 (408)772-0796  
 wna@nazzal.com

REVISIONS

Date: 02/07/17



**NOTE**  
 The plans, fees and design on this drawing are the property of the associate WAJ Nazzal. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

NEW ADDITION  
 SINGLE FAMILY HOME  
 MENLO PARK, CA

HOFMANN RESIDENCE  
 1074 BEL NURTE AVE  
 MENLO PARK, CA  
 94025  
 2ND FLOOR

SCALE : 1/4" = 1'  
 DRAWN : WN  
 DATE : 11/28/16

SHEET

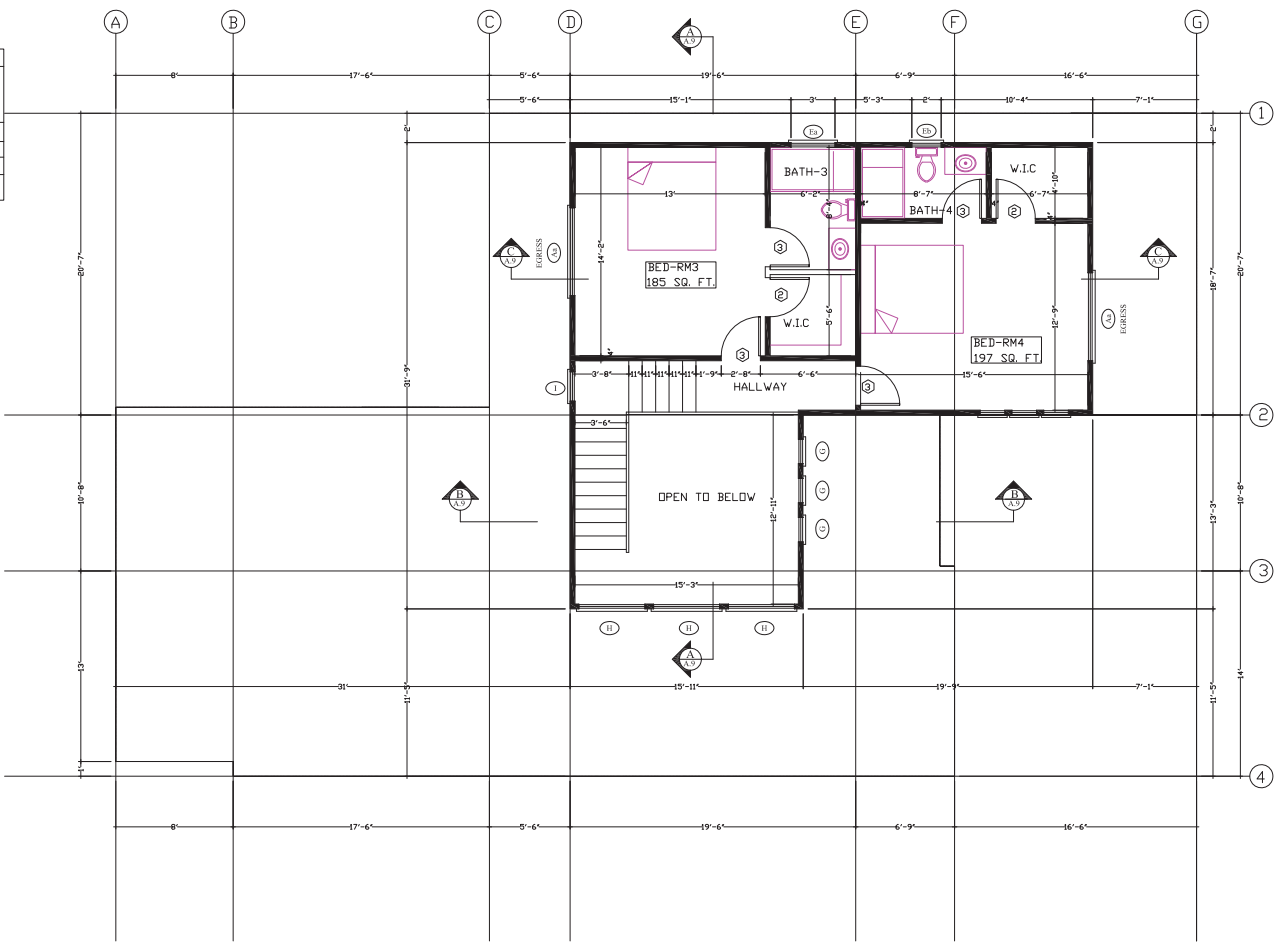
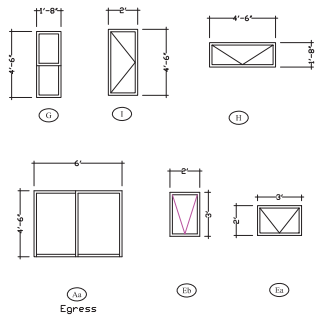
**A.5**

LIGHTING CALC-SECOND FLOOR.			
AREA	AREA SQ. FT.	WINDOW SQ. FT.	MIN. 10% REQ.
BED-RM3	210 SQ. FT.	6'x5'=30 SQ. FT.	21.0 SQ. FT.
BED-RM4	192 SQ. FT.	6'x5'=30 SQ. FT.	19.2 SQ. FT.
HALLWAY-OPEN AREA	226 SQ. FT.	3x) 1'-8"x2'-10"= 14+ SF	26.0 SQ. FT.
TOTAL	628 SQ. FT.	74 SQ. FT.	66.2 SQ. FT.

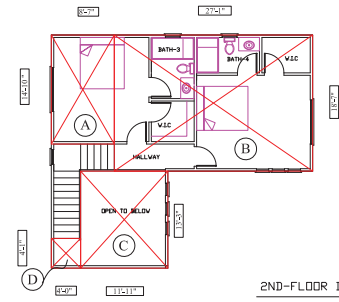
WINDOWS SCHEDULE-FIRST FLOOR					
WINDOW	SIZE WxH	TYPE	STYLE	COUNT	LOCATION
(A)	6'x4'-6"	Egress	SLIDING	2	BED-RM 3 & 4
(B)	3'x2'	Temperd	CASEMENT	1	BATH 3
(C)	2'x3'	Temperd	CASEMENT	1	BATH 4
(D)	1'-8" X 4'-6"	Temperd	FIXED	3	HALLWAY
(E)	4'-6" X 1'-8"	Temperd	CASEMENT	3	HALLWAY
(F)	2'-0" X 4'-6"	Temperd	CASEMENT	1	STAIRS

DOORS SCHEDULE -FIRST FLOOR					
DOOR	SIZE WxH	TYPE	MATERIAL	COUNT	LOCATION
(G)	2'-6"x6'-8"	LEFT Single	Wood	2	BED & BATH
(H)	2'-6"x6'-8"	RIGHT Single	Wood	4	BED & BATH

**NOTE**  
 2ND FLOOR WINDOWS TO BE 3'-6" ABOVE FINISHED FLOOR



AREA	SQ. FT.
A living (N) 8'-7" X 14'-10"	127.60
B living (N) 27'-1" X 18'-7"	502.30
C living (N) 11'-11" X 13'-3"	157.20
D living (N) 4'-0" X 4'-1"	16.20
<b>TOTAL 2ND FLOOR AREA</b>	<b>803 SQ. FT.</b>

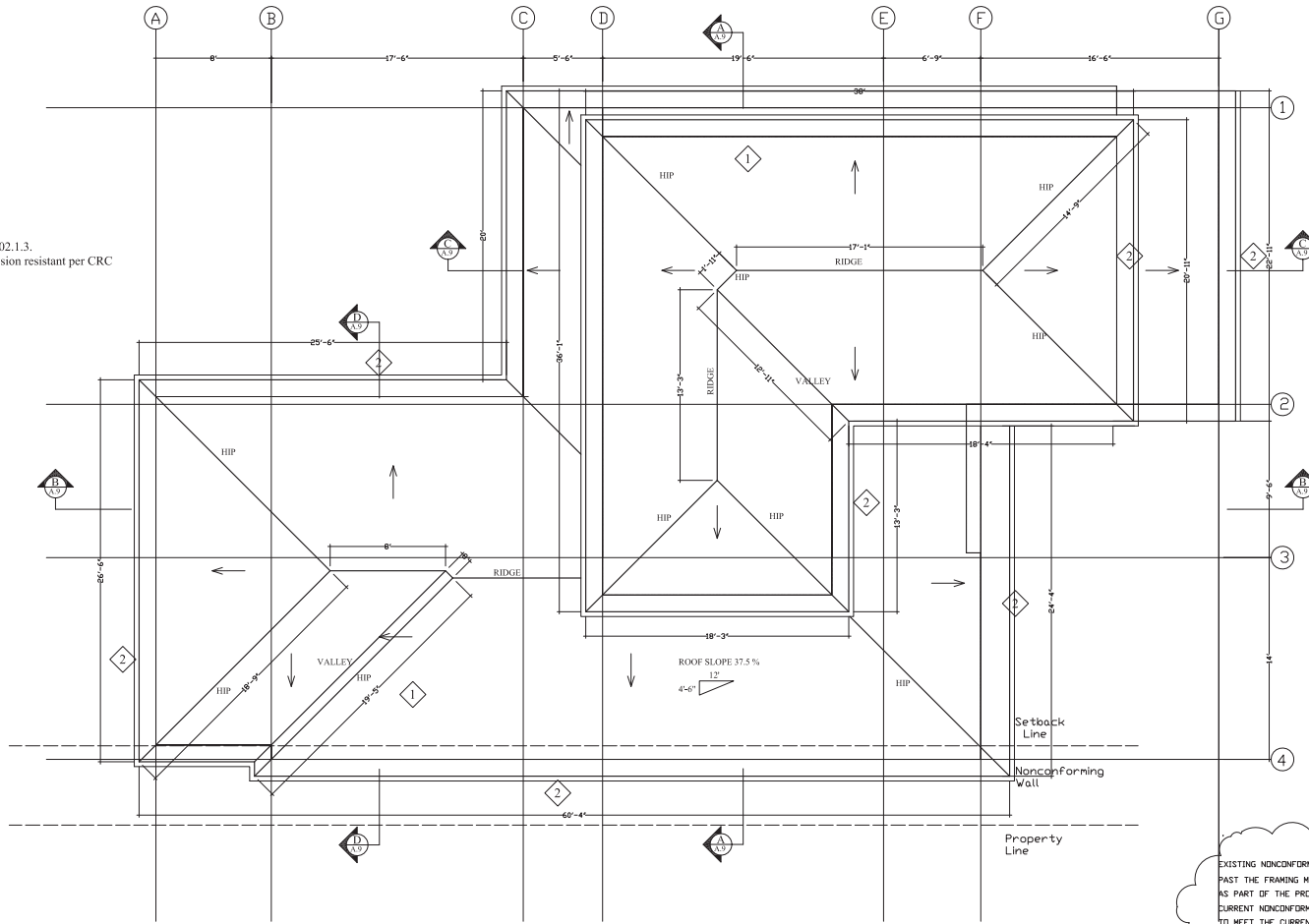


**2ND-FLOOR PLAN**  
 SCALE : 1'-0" = 1/4"

**2ND-FLOOR DIAGRAM**  
 SCALE : 1'-0" = 1/8"

ROOF ATTIC VENTILATION				
AREA	ATTIC SQ. FT.	FREE AREA REQUIRED (SQ. INCHES 1/130)	NET FREE AREA PROVIDED	TOTAL PROVIDED
2ND FLOOR ATTIC	803 SQ. FT.	803/150=5.35 Sq.Ft. 5.35 X 144 = 765.12 Sq.In.	ROOF VENTS=11 X 76 = 836 SQ.IN.	836 SQ. INCHES
1ST. FLOOR ATTIC	2405-803=1602 SQ. FT.	1602/150=10.68 Sq.Ft. 10.68 X 144 = 1537.90 Sq.In.	ROOF VENTS=21 X 76 = 1596 SQ.IN.	1596 SQ. INCHES

NOTE  
Min. class 'C' roofing on the plan CRC R902.1.3.  
The fasteners for the roofing shall be corrosion resistant per CRC R905.2.5.



### ROOF PLAN

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

#### ROOF PLAN NOTES

- ① COMPOSITION ROOFING
- ② GALVANIZED SHEET METAL GUTTER

#### GENERAL NOTES

1. ALL ROOF DRAINAGE SHALL BE MIN. 2% (1/4" PER FOOT)
2. FIBERGLASS ROOF INSULATION SHALL BE KRAFT FACED WITH A MAXIMUM PERM RATING OF 1 OR A POLYETHYLENE VAPOR BARRIER WITH A MAXIMUM PERM RATING OF 1 SHALL BE INSTALLED ON THE WARM SIDE OF THE CEILING.

#### ROOF LEGEND

- EYBROW DORMER VENT 4"x19"  
(NET FREE AIR FLOW 50 SQ. IN.)
- D.S. GALVANIZED SHEET METAL DOWNSPOUT.  
CONNECT TO STORM DRAIN SYSTEM

NOT  
EXISTING NONCONFORMING WALL CANNOT BE DEMOLISHED  
PAST THE FRAMING MEMBERS. IF THE WALL IS DEMOLISHED  
AS PART OF THE PROJECT, IT CANNOT BE REBUILT IN ITS  
CURRENT NONCONFORMING LOCATION, AND WILL BE REQUIRED  
TO MEET THE CURRENT ZONING ORDINANCE SETBACK REQUIREMENTS.

REVISIONS	Date
	02/07/17



NOTE  
The plans, fees and design on this drawing are the property of the associate WAJ walid nazzal. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

NEW ADDITION  
SINGLE FAMILY HOME  
MENLO PARK, CA

HOFMANN RESIDENCE  
1074 DEL NORTE AVE  
MENLO PARK, CA  
40% SEE SEE 200  
ROOF PLAN

SCALE : 1/4" = 1'  
DRAWN WN  
DATE 11/28/16

SHEET  
**A.6**



**WALID NAZZAL & Associates**  
 Design - Planning  
 George Chamas-PE  
 5100 Graves Ave.  
 San Jose, CA 95129  
 (408)772-6096  
 ARCHITECTS@WNAAG.COM

REVISIONS

Date

02/27/17



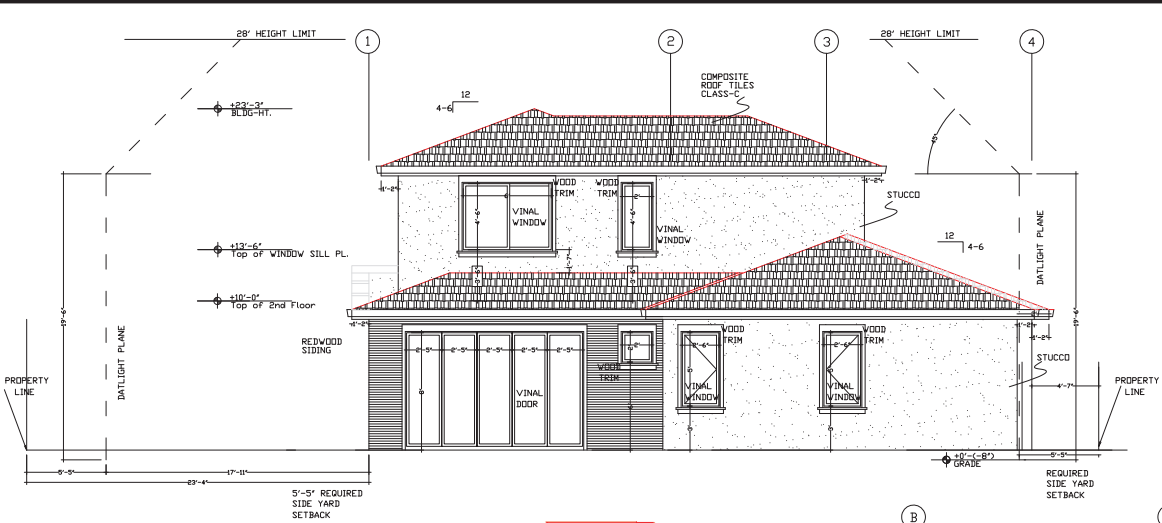
The plans, fees and design on this drawing are the property of the associate WA Nazzal & Associates. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

NEW ADDITION  
 SINGLE FAMILY HOME  
 MENLO PARK, CA

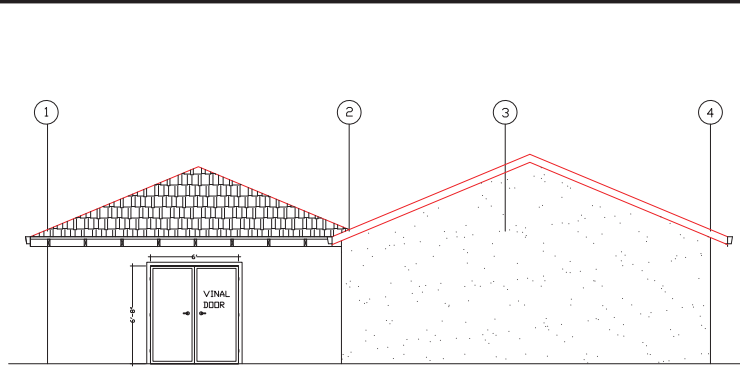
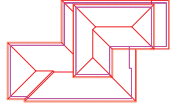
HOFMANN RESIDENCE  
 1074 DEL NORTE AVE  
 MENLO PARK, CA  
 APN 062 032 250  
 PROPOSED & EXISTING  
 ELEVATIONS

SCALE : 1/4" = 1'  
 DRAWN WN  
 DATE 11/28/16

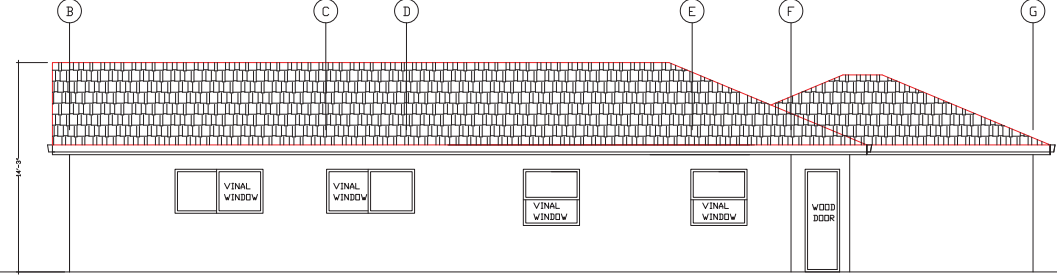
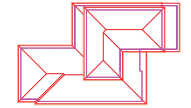
SHEET  
**A.7**



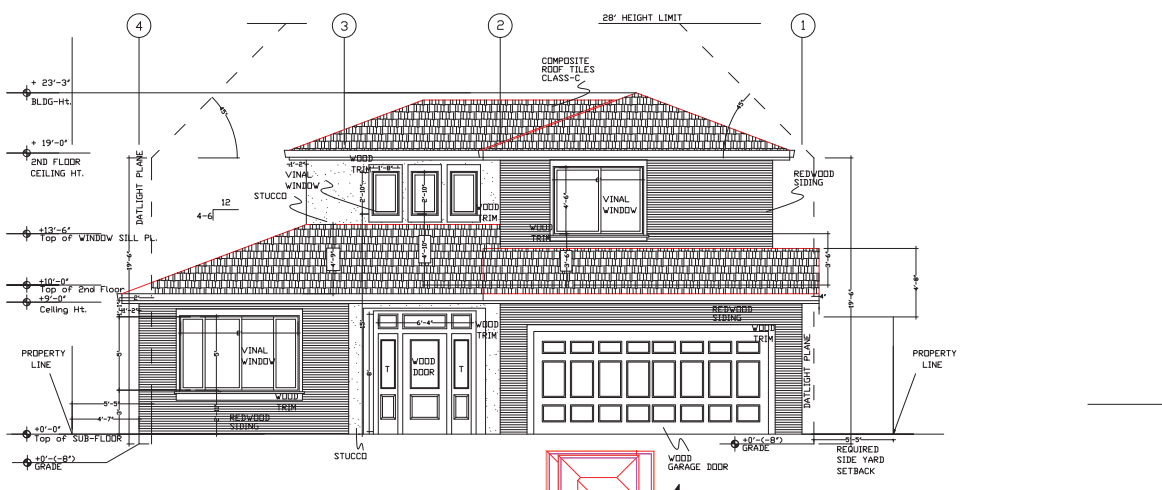
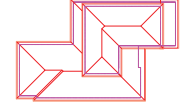
PROPOSED-REAR ELEVATION (East)  
 SCALE : 1/4"=1'-0"



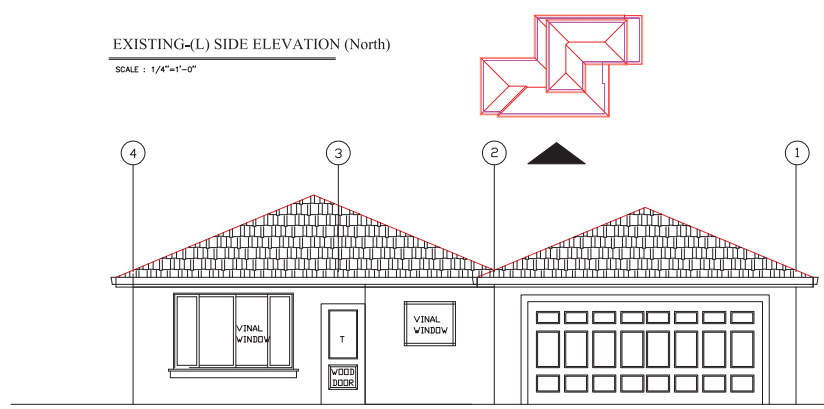
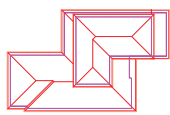
EXISTING-REAR ELEVATION (East)  
 SCALE : 1/4"=1'-0"



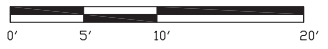
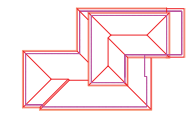
EXISTING-(L) SIDE ELEVATION (North)  
 SCALE : 1/4"=1'-0"



PROPOSED-FRONT ELEVATION (West)  
 SCALE : 1/4"=1'-0"



EXISTING-FRONT ELEVATION (West)  
 SCALE : 1/4"=1'-0"





**WALID NAZZAL & Associates**  
 Design - Planning  
 George Chamas-PE  
 5120 Graves Ave.  
 San Jose, CA 95129  
 (408)772-6299  
 ARCHITECT@walidna.com

REVISIONS

Date 02/07/17



The plans, fees and design on this drawing are the property of the associate. All rights reserved. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

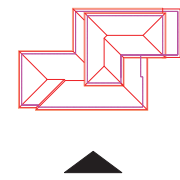
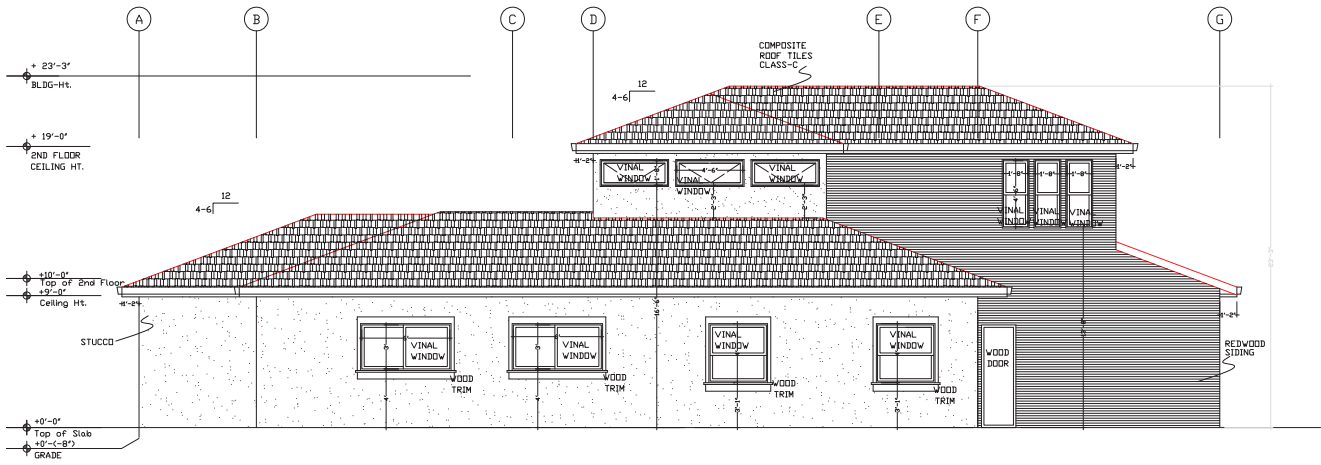
NEW ADDITION  
 SINGLE FAMILY HOME  
 MENLO PARK, CA

HOFMANN RESIDENCE  
 1074 DEL NORTE AVE  
 MENLO PARK, CA  
 APN 062 032 250  
 PROPOSED & EXISTING  
 ELEVATIONS

SCALE : 1/4" = 1'  
 DRAWN WN  
 DATE 11/28/16

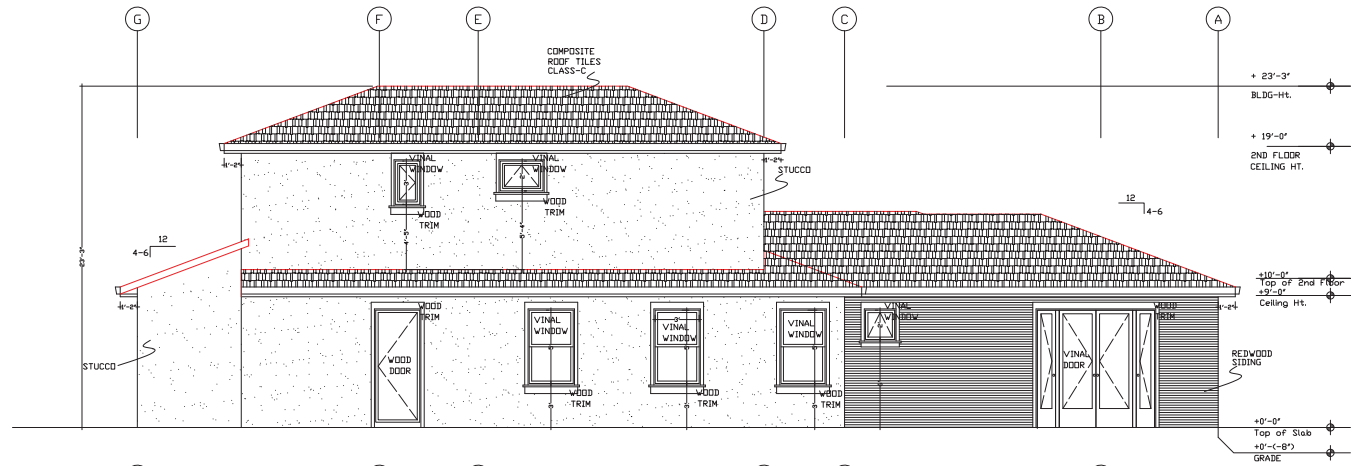
SHEET

A.8



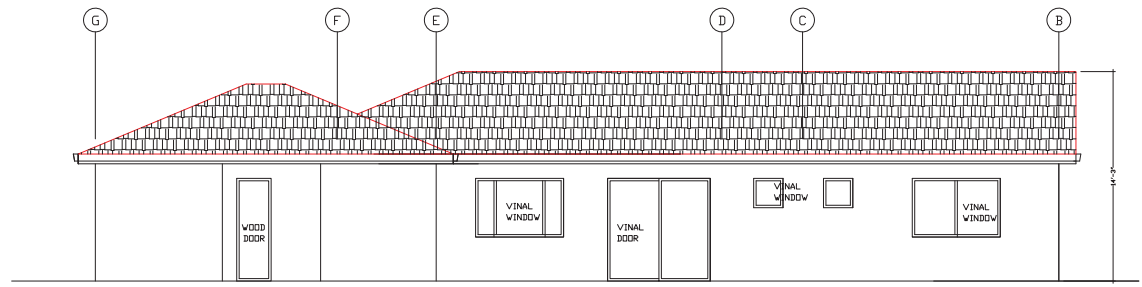
PROPOSED-(L) SIDE ELEVATION (North)

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



PROPOSED-(R) SIDE ELEVATION (South)

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



EXISTING-(R)SIDE ELEVATION (South)

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





WALID NAZZAL & Associates

Design - Planning

George Chamas-PE

5120 Graves Ave.

San Jose, CA 95129

408772-6079

Architects@wna1.com

REVISIONS

Date

02.07.17



The plans, ideas and design on this drawing are the property of the associate WAID NAZZAL. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

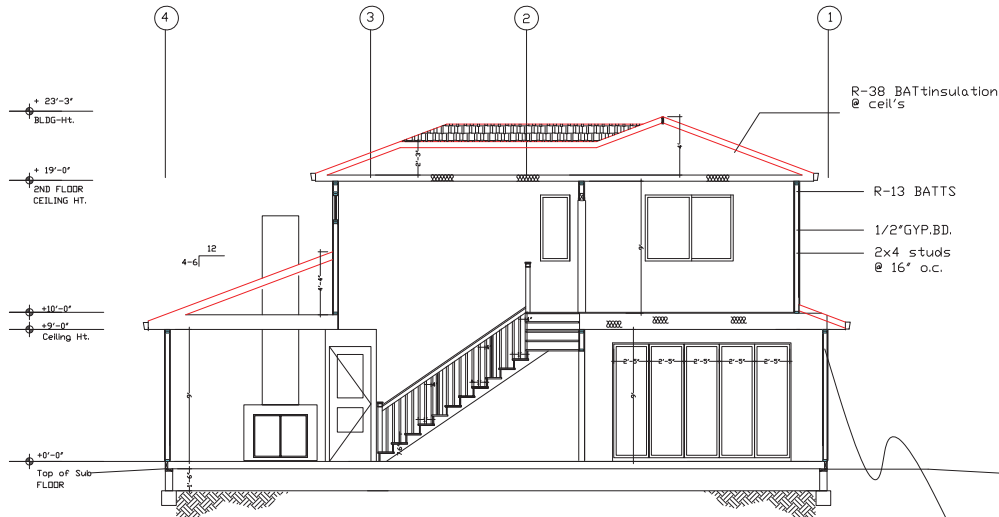
NEW ADDITION  
SINGLE FAMILY HOME  
MENLO PARK, CA

HOFMANN RESIDENCE  
1074 DEL NURTE AVE  
MENLO PARK, CA  
APN: 062 032 250  
BUILDING SECTIONS

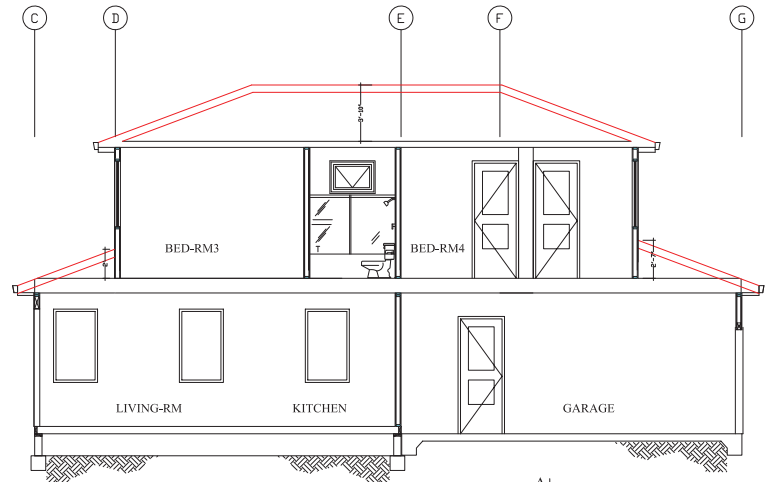
SCALE: 1/4" = 1'  
DRAWN: WN  
DATE: 11/28/16

SHEET

A.9

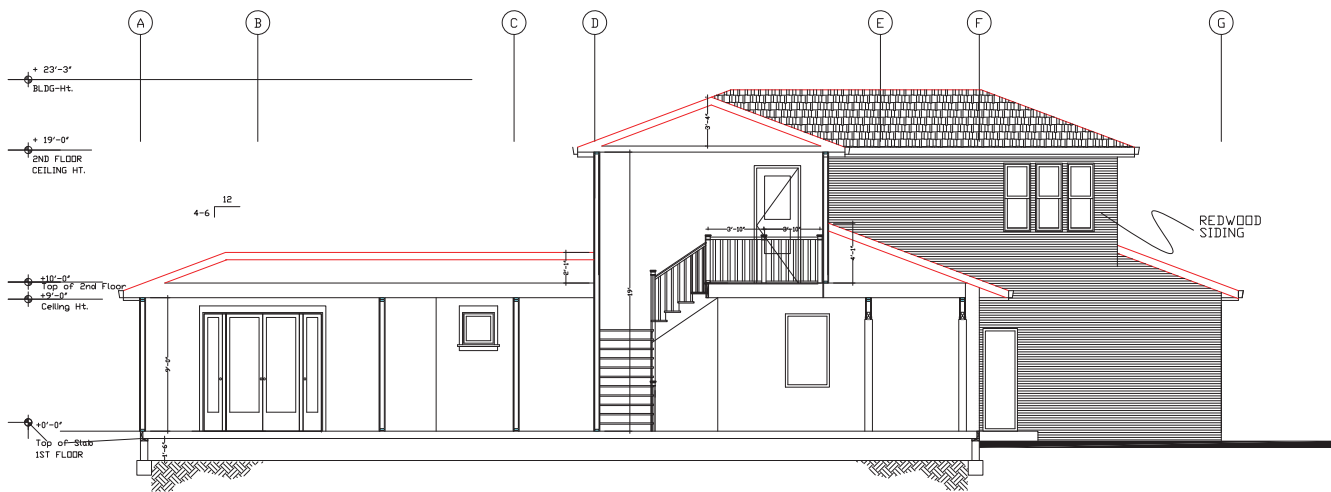
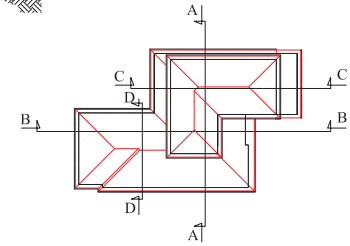


SECTION - AA  
SCALE: 1/4"=1'-0"

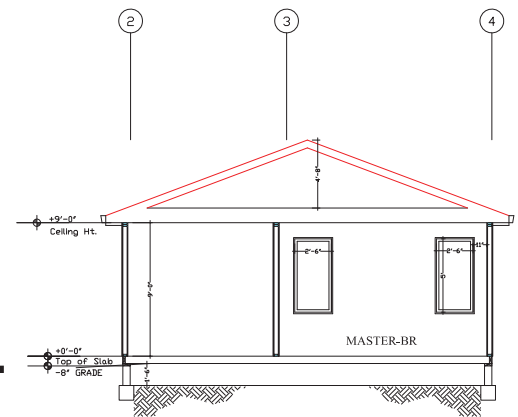


SECTION - CC  
SCALE: 1/4"=1'-0"

3 coat cement plaster ov/  
paper backed woven wire or equivalent material  
2 layers of type D paper.

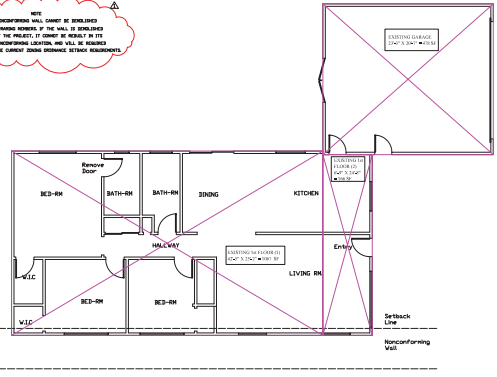


SECTION - BB  
SCALE: 1/4"=1'-0"

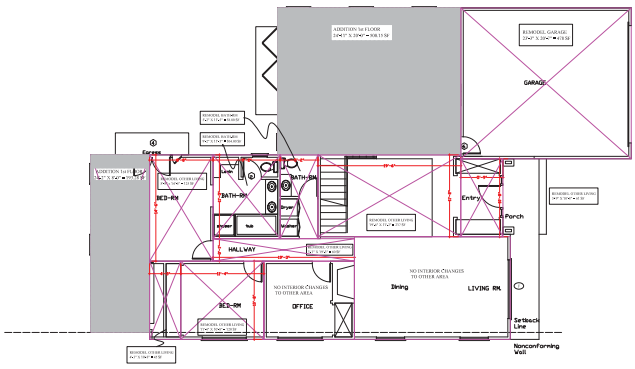


SECTION - DD  
SCALE: 1/4"=1'-0"

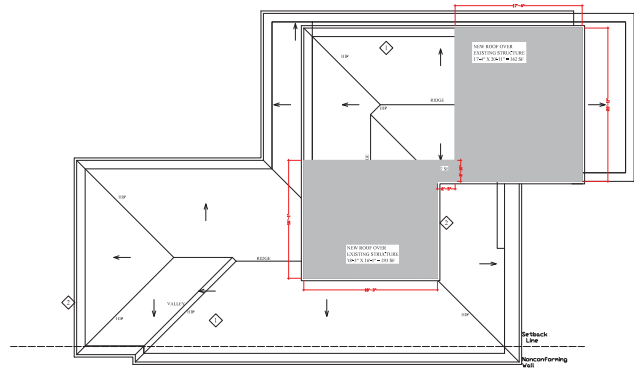
NOTE:  
EXISTING NONCONFORMING WALL CORNER AT INTERSECTION WITH THE EXISTING PORTION OF THE WALL IS TO BE MAINTAINED AS PART OF THE PROJECT. IT SHOULD BE KEPT IN ITS CURRENT NONCONFORMING LOCATION AND WILL BE MAINTAINED TO MEET THE CURRENT ZONING ORDINANCE SETBACK REQUIREMENTS.



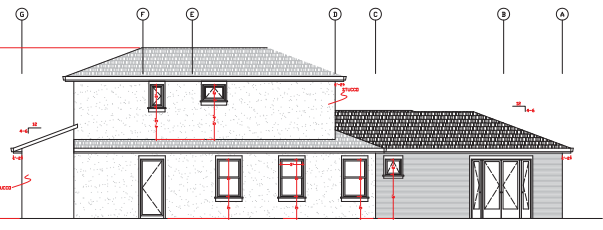
EXISTING FIRST FLOOR  
SCALE: 1"=0' = 1/8"



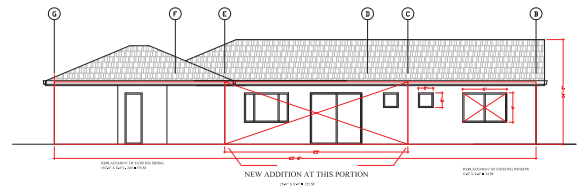
PROPOSED FIRST FLOOR  
SCALE: 1"=0' = 1/8"



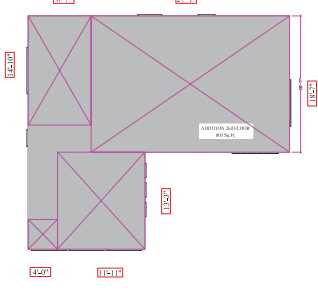
PROPOSED ROOF PLAN  
SCALE: 1"=0' = 1/8"



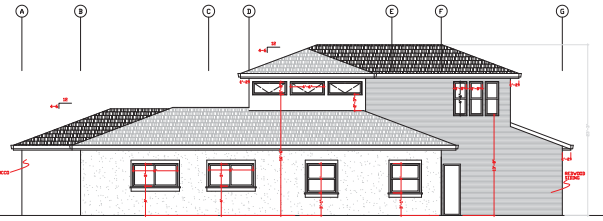
PROPOSED (L) SIDE ELEVATION (South)  
SCALE: 1/4"=1'



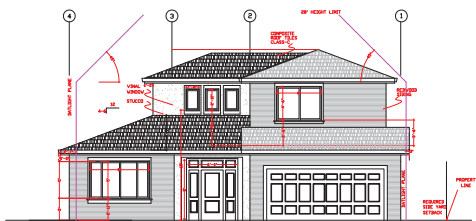
EXISTING (L) SIDE ELEVATION (South)  
SCALE: 1/4"=1'



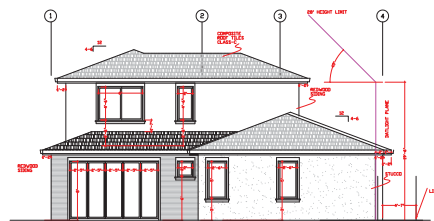
PROPOSED 2nd FLOOR  
SCALE: 1"=0' = 1/8"



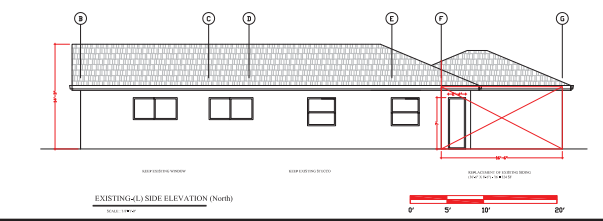
PROPOSED (L) SIDE ELEVATION (North)  
SCALE: 1/4"=1'



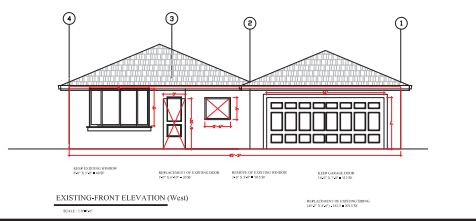
PROPOSED FRONT ELEVATION (West)  
SCALE: 1/4"=1'



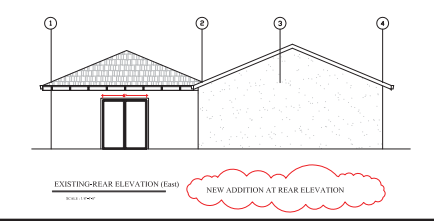
PROPOSED REAR ELEVATION (East)  
SCALE: 1/4"=1'



EXISTING (L) SIDE ELEVATION (North)  
SCALE: 1/4"=1'



EXISTING FRONT ELEVATION (West)  
SCALE: 1/4"=1'



EXISTING REAR ELEVATION (East)  
SCALE: 1/4"=1'

NONCONFORMING STRUCTURE  
NEW WORK VALUE CALCULATION

ADDRESS: 1074 DEL NORTE  
CASE NO.: PLN2016-102  
50% OF EXISTING VALUE \$ 140,130.00  
75% OF EXISTING VALUE \$ 210,195.00  
VALUE OF PROPOSED PROJECT \$ 457,380.00 163%

EXISTING DEVELOPMENT			
Non-Conforming Structure	Square Footage	Construction Cost	Existing Value
Existing 1st Floor	1,234 X	\$ 200/Sq. Ft.	\$ 246,800.00
Existing 2nd Floor	0 X	\$ 200/Sq. Ft.	\$ 0
Existing Basement	0 X	\$ 200/Sq. Ft.	\$ 0
Existing Garage	478 X	\$ 70/Sq. Ft.	\$ 33,460.00
<b>Total</b>	<b>1,712</b>		<b>\$ 280,260.00</b>

PROPOSED DEVELOPMENT			
Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1- New Square Footage			
1st Floor Addition	693 X	\$ 200/Sq. Ft.	\$ 138,600.00
2nd Floor Addition	803 X	\$ 200/Sq. Ft.	\$ 160,600.00
Basement Addition	0 X	\$ 200/Sq. Ft.	\$ 0
Garage Addition	0 X	\$ 70/Sq. Ft.	\$ 0

Category 2- Remodel of Existing Square Footage			
Remodel of	Square Footage	Construction Cost	Development Value
Remodel of Kitchen	0 X	\$ 130/Sq. Ft.	\$ 0
Remodel of Bathrooms	162 X	\$ 130/Sq. Ft.	\$ 21,060.00
Remodel of Living Areas	628 X	\$ 100/Sq. Ft.	\$ 62,800.00
Remodel of Garage	478 X	\$ 35/Sq. Ft.	\$ 16,730.00

Category 3- Exterior Modifications to Existing Structure			
Modification	Square Footage	Construction Cost	Development Value
New Roof Structure Over Existing	662 X	\$ 35/Sq. Ft.	\$ 23,170.00
Replacement of Existing Masonry Pier	54 X	\$ 35/Sq. Ft.	\$ 1,890.00
Replacement of Existing Siding	640 X	\$ 35/Sq. Ft.	\$ 22,400.00
<b>Total</b>	<b>1,356</b>		<b>\$ 47,460.00</b>

**W**  
WALID NAZZAL & Associates  
Design - Planning  
George Channas-PE  
5100 Graves Ave.  
San Jose, CA 95129  
408772-6296  
ARCHITECT: walidn@gmail.com

REVISIONS

Date	Description
02.07.17	



NOTE:  
The plans, ideas and design on this drawing are the property of the associate. All work created, revised solely for this contract. Plans shall not be used in whole or in part for any purpose for which they were not intended without written permission of the architect.

NEW ADDITION  
SINGLE FAMILY HOME  
MENLO PARK, CA

HOFMANN RESIDANCE  
1074 DEL NORTE AVE  
MENLO PARK, CA  
408 406 0505  
NONCONFORMING STRUCTURE CALCS.

SCALE: 1/8" = 1'  
DRAWN: WN  
DATE: 04/06/17

SHEET  
**A.10**



Hoffmann residence

February 16, 2017

1074 Del Norte Ave,

Menlo Park, California

### **Project Description**

It is the desire of the owners to add space to the common rooms such as the kitchen, the dining room, the family room and the kitchen. It is also their desire to enlarge the master bedroom and add two more bedrooms to meet their family plans.

The scope of work consists of adding two bedrooms, enlarging the existing master bedroom, changing the location of and enlarging the kitchen and adding a family room and enlarging the living room.

### **Architectural style, material, colors and construction method**

The architectural style is modern hip roof style with composite roofing and wood siding with vinyl windows. The main theme of the colors shall be earth color. Construction method shall be light frame platform construction.

Plans were developed to satisfy the owners' requirements and, in the same time, meet the City ordinance with respect to set backs, building height and the Floor Area Limit (FAL) as stipulated in the City zoning.

The use of the building does not change. The existing use is for single family dwelling and the proposed use is single family dwelling.

### **Outreach to neighboring properties**

The neighbors in the under listed properties were contacted in person by the owners and were made aware of the planned alterations as they were shown the plans and none of the neighbors objected to the alterations. Neighbors that have been contacted live at the following addresses:

1073 Del Norte

1072 Del Norte

12 Iris Lane

1071 Tehama

1073 Tehama and

1077 Del Norte

Regards,

Walid Nazzal

Associate AIA

Please also see attachment of email dated received May 16, 2017 stating agreed mitigation measures to address the neighbor at 1072 Del Norte Avenue's concern regarding dust and debris affecting his health.

## Chao, Sunny Y

---

**From:** Andreas Hofmann <andreas.hofmann@gmail.com>  
**Sent:** Tuesday, May 16, 2017 3:14 PM  
**To:** Chao, Sunny Y; Walid Nazzal; Josef; Leila Osseiran  
**Subject:** Re: 1074 Del Norte Avenue - correspondence from 1072 Del Norte Avenue neighbor

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Sunny,

I met with my neighbor, Mr Bruce McPhee this afternoon to discuss his concerns regarding our planned construction project. In his own words, he understands our reasons and the need for renovation and did not want to prevent us from starting the project but wanted his concerns heard and learn what measures we would take to minimize particularly dust during the construction.

I shared with him the following measures we are prepared to take:

1. Demolition
  1. Internal demolition. When internal demolition is done the windows and doors of the house shall be sealed with plastic to keep any dust generated inside the house.
  2. Demolition of the exterior walls. This shall be done after the interior demolition is done and the house is thoroughly cleaned. During external demolition we will take every precaution to reduce the generation of dust by ensuring the surfaces and surrounding areas are sprayed with water
  3. Demolition of the existing roof. This demolition shall be done as quickly as possible especially the roof that is close to 1072 Del Norte. For utmost comfort, I offered to pay for the accommodation in a local hotel for 2 to 3 days until demolishing is done.
  4. Debris disposal. We will have a debris disposal container that shall be covered to minimize any dust generated by wind
2. New construction.
  1. The exterior shell shall be done first. Any wood sawing shall be done within the existing not demolished walls and which are away from the neighbor.
  2. When interior work is done all windows shall be sealed

I explained the above to Mr McPhee and he was satisfied with our measures and thankful that his concerns were addressed.

What are the next steps ? I offered to drive Mr McPhee to the public hearing on Monday but he declined.

How do we now remove this letter as an obstacle to the approval of our permit ?

Thanks,  
Andreas

On Tue, May 16, 2017 at 1:43 PM, Chao, Sunny Y <[SYChao@menlopark.org](mailto:SYChao@menlopark.org)> wrote:

Hi Andreas,

May 15, 2017

City of Menlo Park Planning Commission  
701 Laurel Street  
Menlo Park, California

RECEIVED  
MAY 15 2017  
CITY OF MENLO PARK  
BUILDING

Dear Sirs:

My comments refer to the Use Permit for construction at 1074 Del Norte Ave. I live next door at 1072 Del Norte. The common fence between the Northeast side of my property and 1074 is about eight feet from my house. The facing wall of the property at 1074 is four to six feet on the other side. Thus, there is only approximately fifteen feet between the structures. My bathroom and bedroom are both on this side of my house. I open my bathroom window frequently to air it out. I open my bedroom window for ventilation and to cool the room on warm summer nights.

I am concerned the debris and dust from demolition and construction will cause air pollution all around my house. I am 83 years old and in fragile health. Such pollution would affect my lifestyle and could adversely affect my health. It may even be life-threatening.

I am asking the City and the contractor to do whatever is possible to eliminate the debris and dust from the air that I must breathe. The Osseirans are moving away during the construction. I cannot afford to move away. Please do what you can to protect the air that I have to breathe.

Respectfully,



Bruce McPhee  
1072 Del Norte Ave.  
Menlo Park, CA



## STAFF REPORT

### Planning Commission

**Meeting Date:** 5/22/2017  
**Staff Report Number:** 17-032-PC

**Public Hearing:** Use Permit/Ami Nixon/1834 Doris Drive

### Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing single-story home, and build a new two-story residence with a basement on a substandard lot with respect to width in the R-1-S (Single Family Suburban) zoning district at 1834 Doris Drive. 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 Doris Drive, between Stanford Avenue and Lemon Street in the West Menlo neighborhood. A location map is included as Attachment B. The surrounding area contains a mixture of older and newer residences, of both single-story and two-story designs. A wide variety of architectural styles are present in the neighborhood, including ranch and modern farmhouse styles. All parcels in the neighborhood are also in the same R-1-S zoning district.

### Analysis

#### *Project description*

The property is currently developed with a one-story, ranch-style single-family residence with an attached two-car garage at the rear. The lot is substandard due to not meeting the minimum lot width of 80 feet in the R-1-S district, with a width of 73 feet as measured at the rear setback. 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 six full bathrooms and two half-bathrooms. The first-story living space would feature an open floor kitchen, dining and family room area; and a mudroom, guest bedroom, and laundry area. The second-story living space would be comprised of three

bedrooms, three bathrooms, and a secondary laundry area. The basement would have a secondary guest bedroom, a media room, gymnasium, storage area, a bar and wine cellar. A sunken terrace is also proposed, which would be accessed from a billiards room in the center of the basement. The sunken terrace and a lightwell at the right-rear corner of the structure would adhere to setback requirements, so use permit approval of excavation within yards would not be required. At the rear of the property, two covered porches and a patio are proposed.

The proposed project adheres to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking. The front setback in particular would well exceed the minimum requirement, which would help the new home align with the adjacent residences. The existing single-car driveway would be removed and replaced with a two-car driveway that would be tapered at the front in order to retain an existing heritage magnolia tree. A set of concrete pads would be added to the right of the driveway in order to help cars back out of the garage and potentially complete a three-point turn instead of backing out into the street.

### ***Design and materials***

The applicant has indicated that the proposed residence would be designed in a transitional style of architecture, with classic forms and modern details, and Georgian style influences. From staff's perspective, the style is similar to other recent residences that have been described as "modern farmhouses." The exterior materials would primarily consist of wood, with horizontal and vertical cedar wood siding, square wood columns, and a sectional wood garage door with vertical slats. The casement windows would also be wood clad with wood trim, and they would have true simulated divided lights. The front door is proposed to be clad in both wood and glass, while the roof would be clad in standing seam metal. Although the attached garage would be front-loading, it would be set back approximately seven and-a-half feet from the front wall of the home and approximately 41 feet from the front property line, which would help deemphasize it as a design feature.

To minimize the overall massing of the new two-story building, the upper floor would be offset from the first floor walls all around and it would be somewhat centered over the first floor. The massing would be further broken down by using a lower level roof line at the front, with a shed roof over the garage that would soften the front facing gable ends. Twelve screening trees are proposed along the perimeter of the property to aid in promoting privacy between the property and the adjoining residences. Six trees are proposed along the right side property line adjoining a two-story residence at 1834 Doris Drive. Two screening trees are proposed along the left side property line bordering a single-story residence at 1844 Doris Drive, and four would be placed along the rear of the property to provide screening for a two-story residence located behind the subject property. The screening trees would be strategically placed near the proposed second-story windows and an outdoor barbeque area.

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

### ***Trees and landscaping***

There are 18 trees located on or near the property, three of which are heritage trees. One non-heritage

tree is proposed to be removed, and 13 new evergreen trees would be planted at the site. The sole heritage tree on the property is the magnolia tree near the existing and proposed driveway. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the magnolia tree and the non-heritage trees on site. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation, including specific recommendations to preserve the magnolia tree and minimize impacts to it from the construction of the new driveway. The report was revised during the project review process, to provide additional detail and specificity. All recommendations identified in the arborist report shall be implemented and have been included as condition 3g. The demolition of the existing residence and the construction of the new home are not anticipated to adversely affect the magnolia tree or the other nearby heritage trees.

### ***Correspondence***

The applicant has stated that the property owners discussed the proposed project with their neighbors across the street and on the three adjacent lots. The project description letter submitted to staff indicates the neighbor on the right at 1824 Doris Drive had only one concern. She inquired if any second story windows would face into her master bedroom and whether any screening would be provided, if so. The property owners state that they let the neighbor know that the only window facing her two-story residence is a bathroom window, which would not directly align with her master bedroom, and would be screened with either frosted glass or a fabric window treatment. In addition, the owners also let her know that mature screening trees would be provided along the side. The applicant informed staff that the neighbor was satisfied with the proposed screening options. Staff would like to note that although the second-story bathroom window on the right side elevation is fairly large, it would be set back approximately 16 feet away from the side property line and approximately 27 feet total from left side building wall of the residence at 1824 Doris Drive. A neighbor at the rear also wanted to ensure that privacy would be maintained at her home, and the property owners informed her that four trees are proposed at the rear to provide screening.

Staff has not received any correspondence for the project.

### ***Conclusion***

Staff believes that the scale and materials of the proposed residence are compatible with the surrounding neighborhood. The architectural style of the proposed residence would also be consistent with the surrounding neighborhood and is generally attractive. 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 submitted arborist report, and new landscaping would be planted to provide privacy screening. 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:

Yesenia Jimenez, Associate Planner

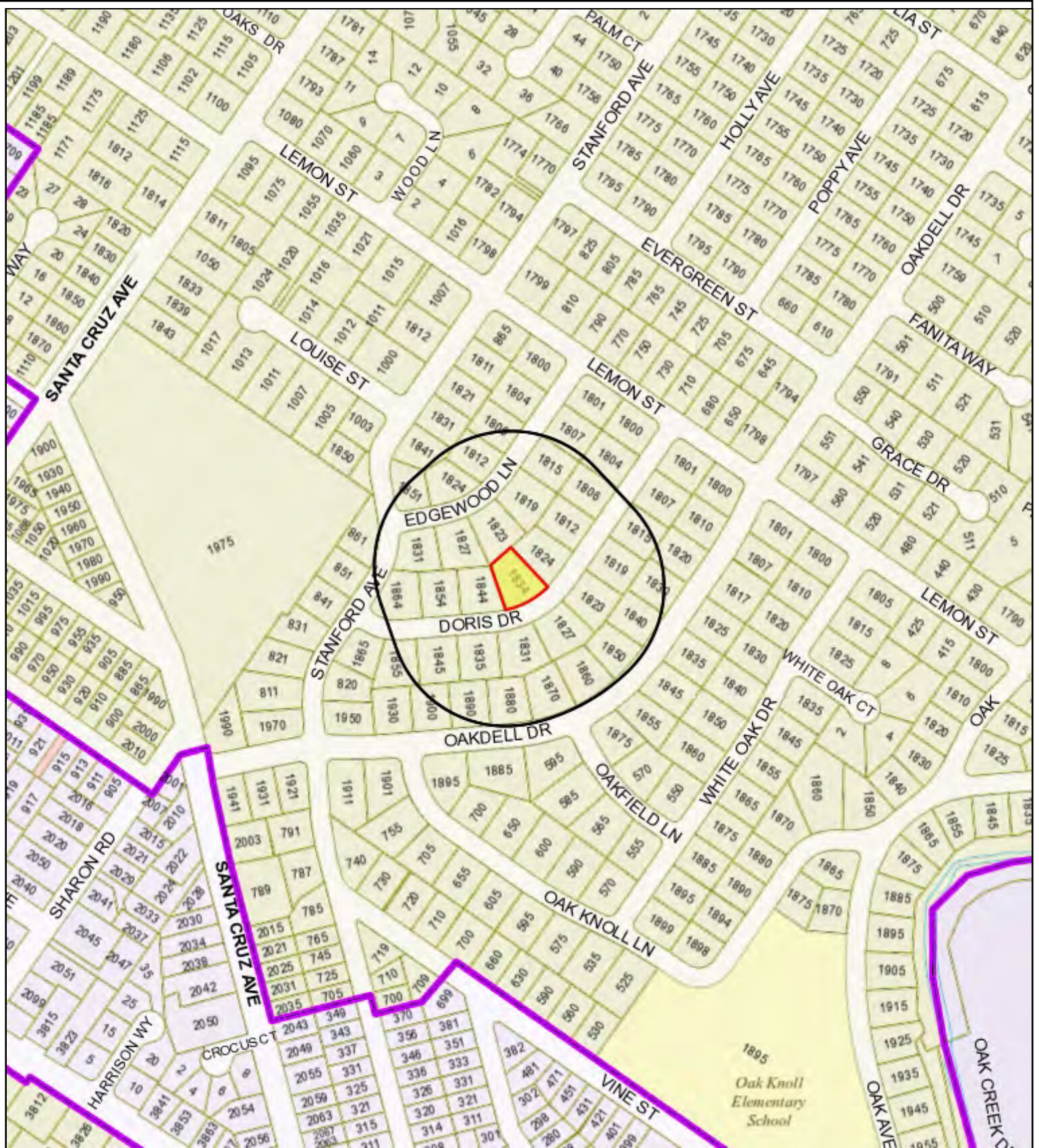
Report reviewed by:

Thomas Rogers, Principal Planner

## 1834 Doris Drive – Attachment A: Recommended Actions

<b>LOCATION:</b> 1834 Doris Drive	<b>PROJECT NUMBER:</b> PLN2017-00002	<b>APPLICANT:</b> Ami Nixon	<b>OWNERS:</b> Jake and Katya Mizrahi
<b>REQUEST:</b> Request for use permit to demolish a single-story, single family residence and build a new two-story residence with a basement on a substandard lot with regard to lot width in the R-1-S (Single Family Suburban) zoning district.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> May 22, 2017	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<b>ACTION:</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Approve the use permit subject to the following <b>standard</b> conditions: <ol style="list-style-type: none"> <li>a. Development of the project shall be substantially in conformance with the plans prepared by SDG Architecture, consisting of 16 plan sheets, stamped received on May 10, 2017, and approved by the Planning Commission on May 22, 2017, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.</li> </ol> </li> </ol>			





CITY OF MENLO PARK

City of Menlo Park  
 Location Map  
 1834 Doris Drive



Scale: 1:4,000

Drawn By: YJ

Checked By: YJ

Date: 5/10/2017

Sheet: 1

1834 Doris Drive – Attachment C: Data Table

	<b>PROPOSED PROJECT</b>	<b>EXISTING PROJECT</b>	<b>ZONING ORDINANCE</b>
Lot area	10,869 sf	10,869 sf	10,000 sf min.
Lot width	73 ft.	73 ft.	80 ft. min.
Lot depth	133.8 ft.	133.8 ft.	100 ft. min.
Setbacks			
Front	27.5 ft.	40 ft.	20 ft. min.
Rear	36 ft.	19.5 ft.	20 ft. min.
Side (left)	12.2 ft.	11 ft.	10 ft. min.
Side (right)	11 ft.	21.8 ft.	10 ft. min.
Building coverage	2,963.5 sf 27.3 %	2,671.9 sf 24.6 %	3,804 sf max. 35 % max.
FAL (Floor Area Limit)	3,749 sf	2,411 sf	3,767 sf max.
Square footage by floor	1,972.7 sf/1st 1,332.9 sf/2nd 443.5 sf/garage 2,352.8 sf/basement 527.2 sf/porches 20.1 sf/fireplace	1,905.5 sf/1st 506 sf/garage 80 sf/shed 167.6 sf/porches 12.8 sf/fireplace	
Square footage of buildings	6,649.2 sf	2,671.9 sf	
Building height	27.9 ft.	15.8 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	3*	Non-Heritage trees	15**	New Trees	13
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	1	Total Number of Trees	30

\* Includes two heritage trees on adjacent property

\*\*Includes eleven non-heritage trees on adjacent property



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA

**PROJECT INFORMATION**

SITE DATA:

ADDRESS: 1834 DORIS DRIVE  
A.P.N.: 071-122-060  
ZONING: R1-S  
OCCUPANCY GROUP: R-3/U  
TYPE CONSTRUCTION: VB  
PARKING: 2 SPACES - (1 COVERED MIN.)  
FLOOD ZONE: NO  
FIRE HAZARD ZONE: NO  
FIRE SPRINKLERS: YES  
LOT AREA: 10,869 SQ. FT.  
25 ACRES  
REQUIRED SETBACKS:  
FRONT - 20'-0"  
REAR - 20'-0"  
SIDES - 10'-0"  
MAXIMUM HEIGHT: 28'-0"  
MAXIMUM BUILDING COVERAGE: TWO-STORY: 35% = 3,804.15 SQ. FT.  
MAXIMUM F.A.L.: 2,800 + [(10,869-7000)/25]SQ.FT. = 3,767.25 SQ. FT.  
DAYLIGHT PLANE: SIDE SETBACK - 19'-6" 45 DEG

DESIGN DATA:

FLOOR AREA SUMMARY (F.A.L.):

FIRST FLOOR AREA 1,972.68 SQ. FT.  
SECOND FLOOR AREA 1,332.91 SQ. FT.  
TOTAL LIVING AREA 3,290.00 SQ. FT.  
GARAGE 443.49 SQ. FT.  
TOTAL FLOOR AREA = 3,740.08 SQ. FT.  
3,749.08 SQ. FT. < 3,767.25 SQ. FT.

BASEMENT 2352.78 SQ. FT.  
TOTAL SQ. FT. = 6,101.86 SQ. FT.  
3,749.08 SQ. FT. < 3,767.25 SQ. FT.

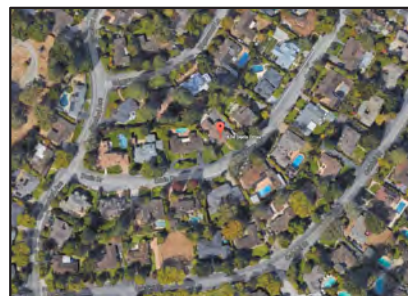
BUILDING COVERAGE SUMMARY:

FIRST FLOOR 1,972.68 SQ. FT.  
GARAGE 443.49 SQ. FT.  
FIRE PLACE/CHIMNEY 20.09 SQ. FT.  
PORCHES 527.20 SQ. FT.  
TOTAL AREA 2,963.46 SQ. FT.  
2,963.46 SQ. FT. < 3,804.15 SQ. FT.  
27% OF LOT AREA

PROPOSED SETBACKS: FRONT - 27'-5"  
REAR - 46'-5"  
SIDES - 11'-0" RIGHT  
12'-2" LEFT  
HEIGHT: 27'-11"



CONCEPTUAL RENDERING



SITE MAP LOCATION  
IMAGE COURTESY OF GOOGLE EARTH

**OWNER**

JAKE & KATYA MIZRAHI  
2546 WASHINGTON STREET  
SAN FRANCISCO, CA 94115

**SHEET INDEX**

SHEET	DESCRIPTION
AA-0	COVER SHEET
AA-1	AREA PLAN & STREETScape ELEVATION
D-1	EXISTING/DEMOLITION SITE PLAN
A-1	SITE PLAN
A-2	EXISTING FIRST FLOOR PLAN (TO BE DEMOLISHED)
A-3	PROPOSED BASEMENT FLOOR PLAN
A-4	PROPOSED FIRST FLOOR PLAN
A-5	PROPOSED SECOND FLOOR PLAN
A-6	PROPOSED ROOF PLAN
A-7	PROPOSED FLOOR AREA CALCULATION
A-8	EXISTING EXTERIOR ELEVATIONS
A-9	PROPOSED EXTERIOR ELEVATIONS
A-10	PROPOSED EXTERIOR ELEVATIONS
A-11	BUILDING SECTIONS
A-12	BUILDING SECTIONS
SU-1	SURVEY

**SUPPLEMENTAL DOCUMENTS**

ARBORIST REPORT  
IMPERVIOUS AREA WORKSHEET  
STORMWATER REQUIREMENT CHECKLIST  
REQUEST FOR EVALUATION FOR POTENTIAL HISTORIC SIGNIFICANCE DATA SHEET

**CONSULTANTS**

**SURVEYOR**  
LEA & BRAZE ENGINEERING  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
510.887.4086

**ARBORIST:**  
KIELTY ARBORIST SERVICES  
P.O. BOX 6187  
SAN MATEO, CA 94403  
650.525.1464

**CIVIL ENGINEER:**  
CLIFF BECHTEL & ASSOCIATES  
901 WILATERMIRE STREET  
BELMONT, CA 94002  
650.333.0103

**INTERIOR DESIGNER:**  
TAYLOR FORD DESIGN  
3701 SACRAMENTO STREET, NO. 407  
SAN FRANCISCO, CA 95118  
415.750.1607

NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA

**STATUS**

ISSUED FOR USE PERMIT

**REVISIONS**

03.17.17 AP

**CONTENTS**

COVER SHEET

**DATE:**

01.13.17

**DRAWN:**

SDG

**JOB:**

16-110

**SHEET:**

AA-0



STREET SCAPE 1/16"=1'-0"



AREA PLAN 1"=20'



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA

STATUS:  
ISSUED FOR USE PERMIT

REVISIONS:  
△ 03.17.17 AF

CONTENTS:  
AREA PLAN & STREETSCAPE ELEVATION

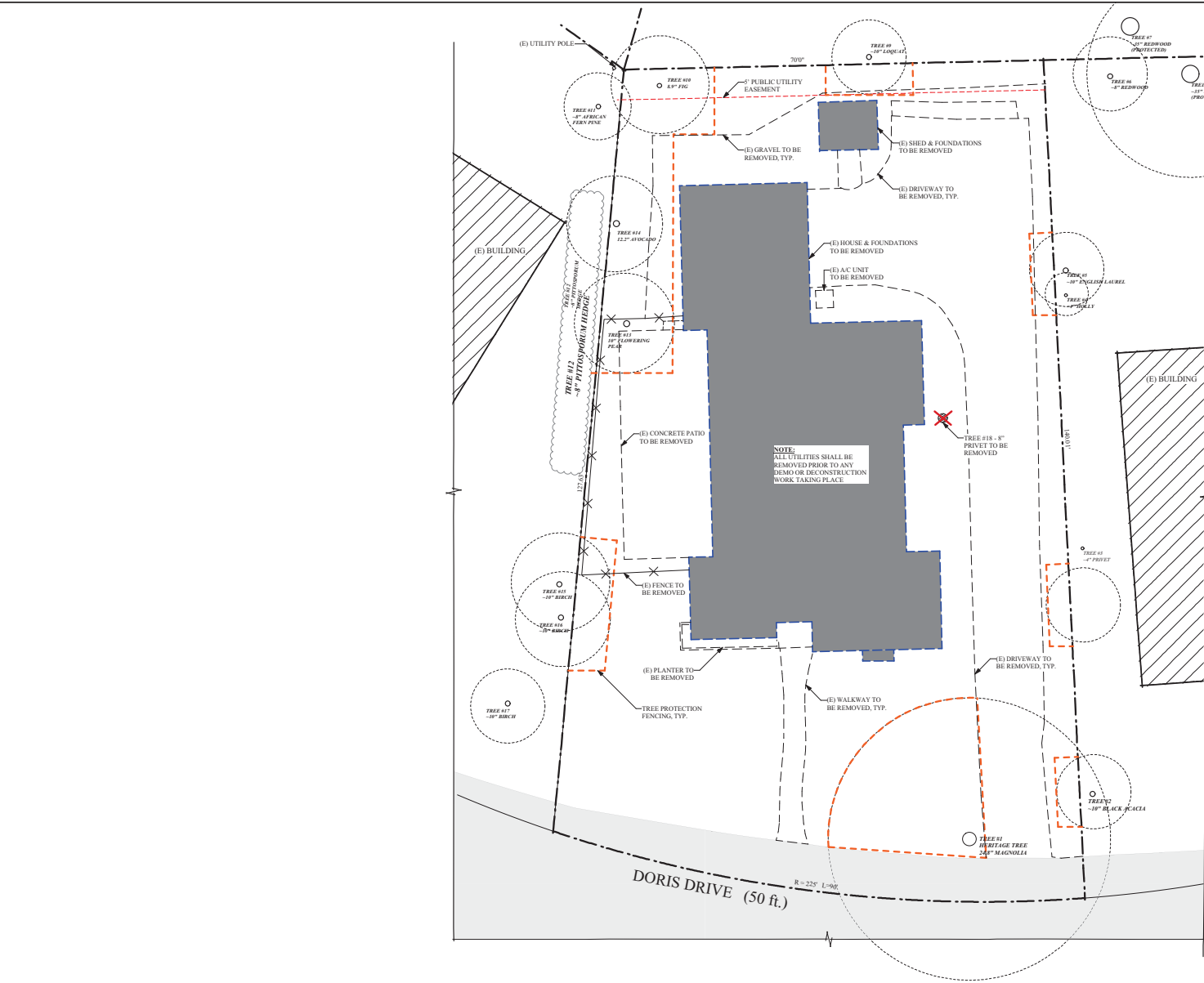
DATE:  
01.13.17

DRAWN:  
SDG

JOB:  
16-110

SHEET:

AA-1



**EXISTING/DEMO SITE PLAN**

**SITE ANALYSIS**

ZONE: R-1-S  
 LOT AREA: 10,869 SQ. FT.  
 ALLOWABLE FLOOR AREA: 2,800 + [(10,869-7000)/25]SQ.FT. = 3,767.25 SQ. FT.  
 NO ATTIC SPACE OVER 5'-0"

EXISTING FIRST FLOOR AREA: 1,905.49 SQ. FT.  
 EXISTING ATTACHED GARAGE AREA: 506.00 SQ. FT.  
 EXISTING SHED AREA: 80.00 SQ. FT.  
 TOTAL EXISTING FLOOR AREA: 2,671.90 SQ. FT.

PROPOSED FIRST FLOOR AREA: 1,927.78 SQ. FT.  
 PROPOSED SECOND FLOOR AREA: 1,332.91 SQ. FT.  
 PROPOSED ATTACHED GARAGE AREA: 443.49 SQ. FT.  
 TOTAL PROPOSED FLOOR AREA: 3,749.08 SQ. FT.

3,749.08 SQ. FT. < 3,767.25 SQ. FT. OK

EXISTING LAND COVERED BY STRUCTURES: 24.5%  
 EXISTING PAVED SURFACES: 36.6%  
 EXISTING LANDSCAPED AREA: 38.9%  
 EXISTING PARKING SPACES: (2) COVERED

TREE NOTE: EXISTING TREES REFERENCED TO ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, DATED JANUARY 10, 2017 (REVISED MARCH 9, 2017)

**LEGEND**

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PAVING TO BE REMOVED
- EXISTING FENCE TO BE REMOVED
- TREE PROTECTION FENCING, 6' TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE TO REMAIN

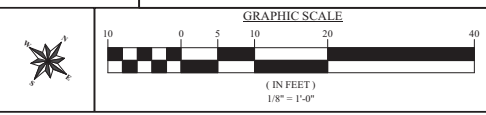
NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIFLINES SHOWN ARE ONLY APPROXIMATE. DRIFLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

**TREE PROTECTION NOTES :**

TP-1. ALL TREE PROTECTION FENCING TO BE 6'-0" HIGH METAL CHAIN LINK FENCING.

TP-2. ALL FENCING SHALL BE PLACED AT THE DIRECTION OF THE PROJECT ARBORIST - KEVIN KIELTY AND APPROVED BY THE CITY PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION WORK.

TP-3. ALL FENCING SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT OR APPROVED FOR REMOVAL BY THE ARBORIST.



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
 1834 DORIS DRIVE  
 MENLO PARK, CALIFORNIA

**STATUS**  
 ISSUED FOR USE PERMIT

**REVISIONS**  
 △ 03.17.17 AF

**CONTENTS:**  
 EXISTING / DEMO SITE PLAN

**DATE:**  
 01.13.17

**DRAWN:**  
 SDG

**JOB:**  
 16-110

**SHEET:**



**PROPOSED SITE PLAN**

**SITE ANALYSIS**

ZONE: R-1-S  
 LOT AREA: 10,869 SQ. FT.  
 ALLOWABLE FLOOR AREA: 2,800 + [(10,869-7000)/25]SQ.FT. = 3,767.25 SQ. FT.  
 NO ATTIC SPACE OVER 5'-0"

EXISTING FIRST FLOOR AREA: 1,905 SQ. FT.  
 EXISTING ATTACHED GARAGE AREA: 506.00 SQ. FT.  
 EXISTING SHED AREA: 80.00 SQ. FT.  
 TOTAL EXISTING FLOOR AREA: 2,491.00 SQ. FT.

PROPOSED FIRST FLOOR AREA: 1,927.78 SQ. FT.  
 PROPOSED SECOND FLOOR AREA: 1,332.91 SQ. FT.  
 PROPOSED ATTACHED GARAGE AREA: 443.49 SQ. FT.  
 TOTAL PROPOSED FLOOR AREA: 3,749.08 SQ. FT.

3,749.08 SQ. FT. < 3,767.25 SQ. FT. OK

EXISTING LAND COVERED BY STRUCTURES: 24.5%  
 EXISTING PAVED SURFACES: 36.6%  
 EXISTING LANDSCAPED AREA: 38.9%  
 EXISTING PARKING SPACES: (2) COVERED

PROPOSED LAND COVERED BY STRUCTURES: 27%  
 PROPOSED PAVED SURFACES: 28.5%  
 PROPOSED LANDSCAPED AREA: 44.5%  
 PROPOSED PARKING SPACES: (2) COVERED

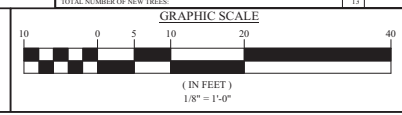
NOTE: ALL GRADES TO REMAIN NATURAL

TREE NOTE: EXISTING TREES REFERENCED TO ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES, DATED JANUARY 10, 2017

**LEGEND**

- PROPOSED PAVED DRIVEWAY
- OUTLINE OF PROPOSED FIRST FLOOR
- OUTLINE OF PROPOSED SECOND FLOOR
- EXISTING STRUCTURE TO BE REMOVED
- STONE PATIO / HARDSCAPE
- OUTLINE OF LIGHTWELL AREA
- EXISTING TO BE REMOVED
- EXISTING FENCE TO REMAIN
- BUILDING SETBACK LINE
- TREE PROTECTION FENCING; 6" TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)
- SPOT ELEVATION - NATURAL GRADE
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIFLINES SHOWN ARE ONLY APPROXIMATE. DRIFLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.
- PROPOSED TREE - SEE SCHEDULE
- TYPE OF TREE NUMBER OF TREES

PERIMETER/SCREENING PLANTING SCHEDULE				
SYMBOL	GENUS SPECIES	COMMON NAME	QTY	SIZE
SH	OLEA EUROPAEA	SWAN HILL OLIVE	5	2 1/2" BOX
PE	PITOSPORUM ULAGOIDES	LEMONGRASS	8	2 1/2" BOX
TOTAL NUMBER OF NEW TREES			13	



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
 1834 DORIS DRIVE  
 MENLO PARK, CALIFORNIA

STATUS  
 ISSUED FOR USE PERMIT

REVISIONS  
 03.17.17 AF

CONTENTS:  
 SITE PLAN

DATE:  
 01.13.17

DRAWN:  
 SDG

JOB:  
 16-110

SHEET:  
 A-1



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA

STATUS  
ISSUED FOR  
USE PERMIT

REVISIONS

CONTENTS:  
EXISTING FLOOR  
AND ROOF PLANS  
(TO BE DEMOLISHED)

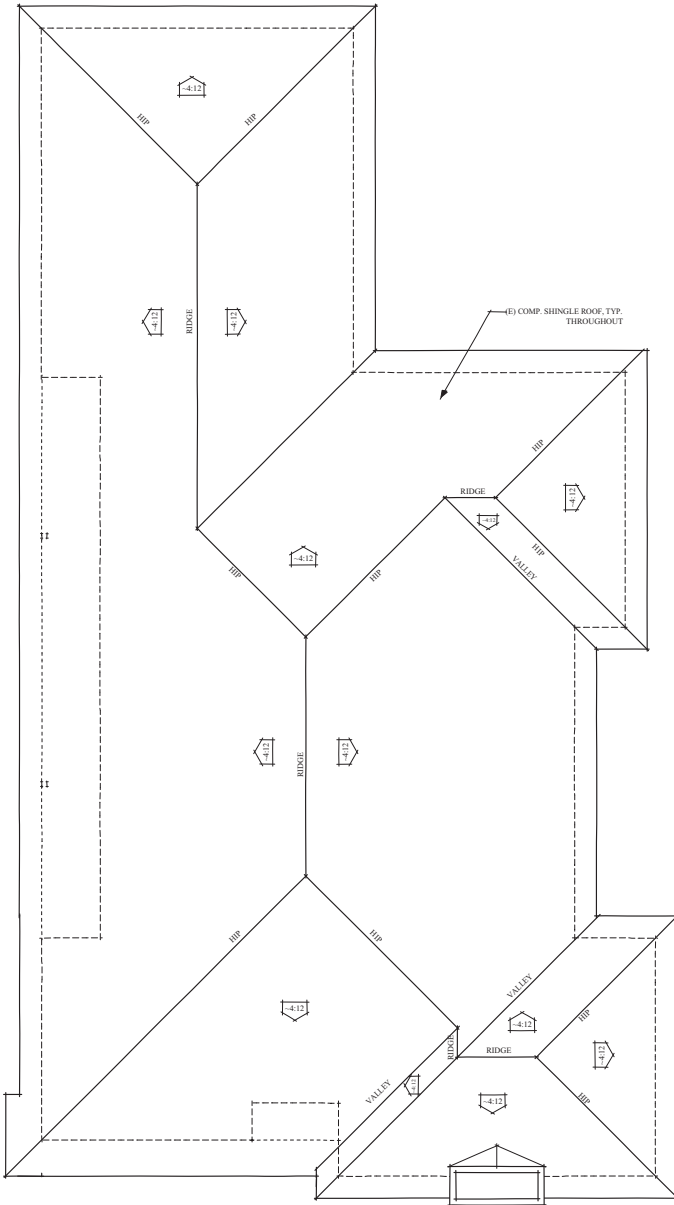
DATE:  
01.13.17

DRAWN:  
SDG

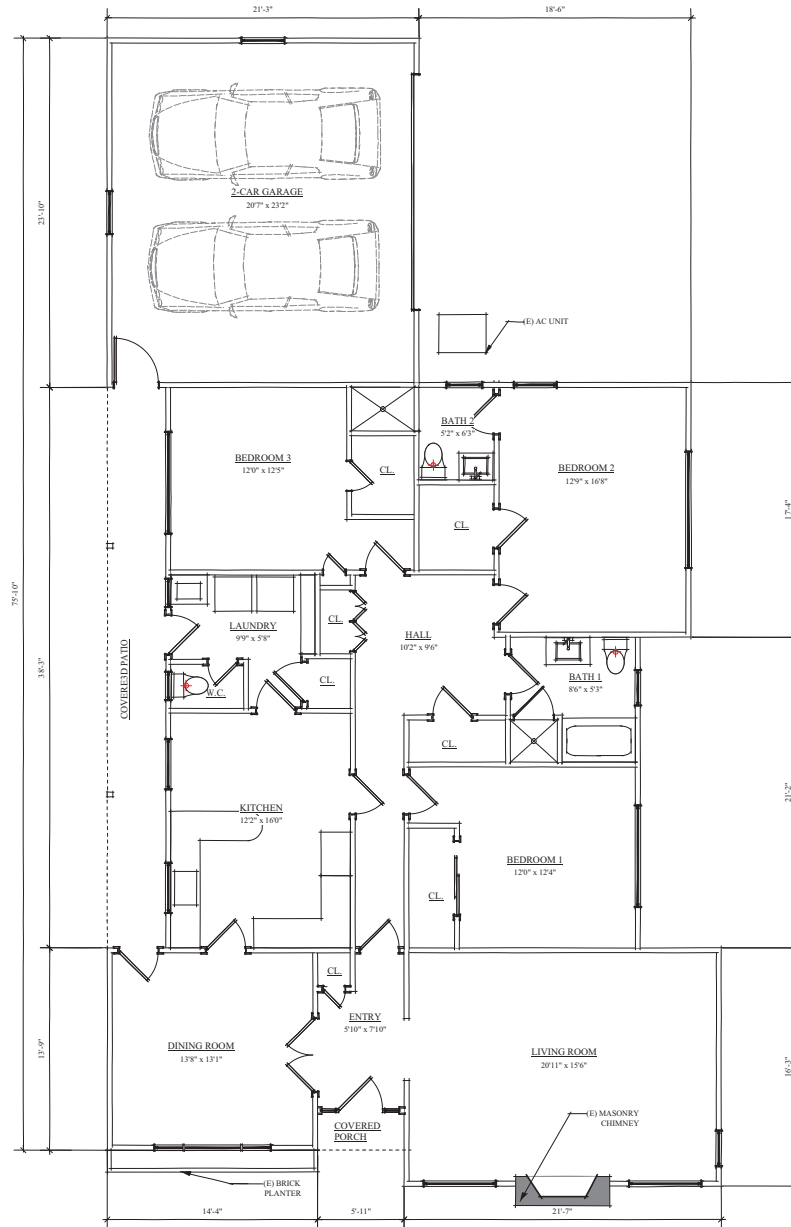
JOB:  
16-103

SHEET:

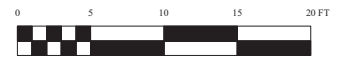
A-2



EXISTING ROOF PLAN (TO BE DEMOLISHED)



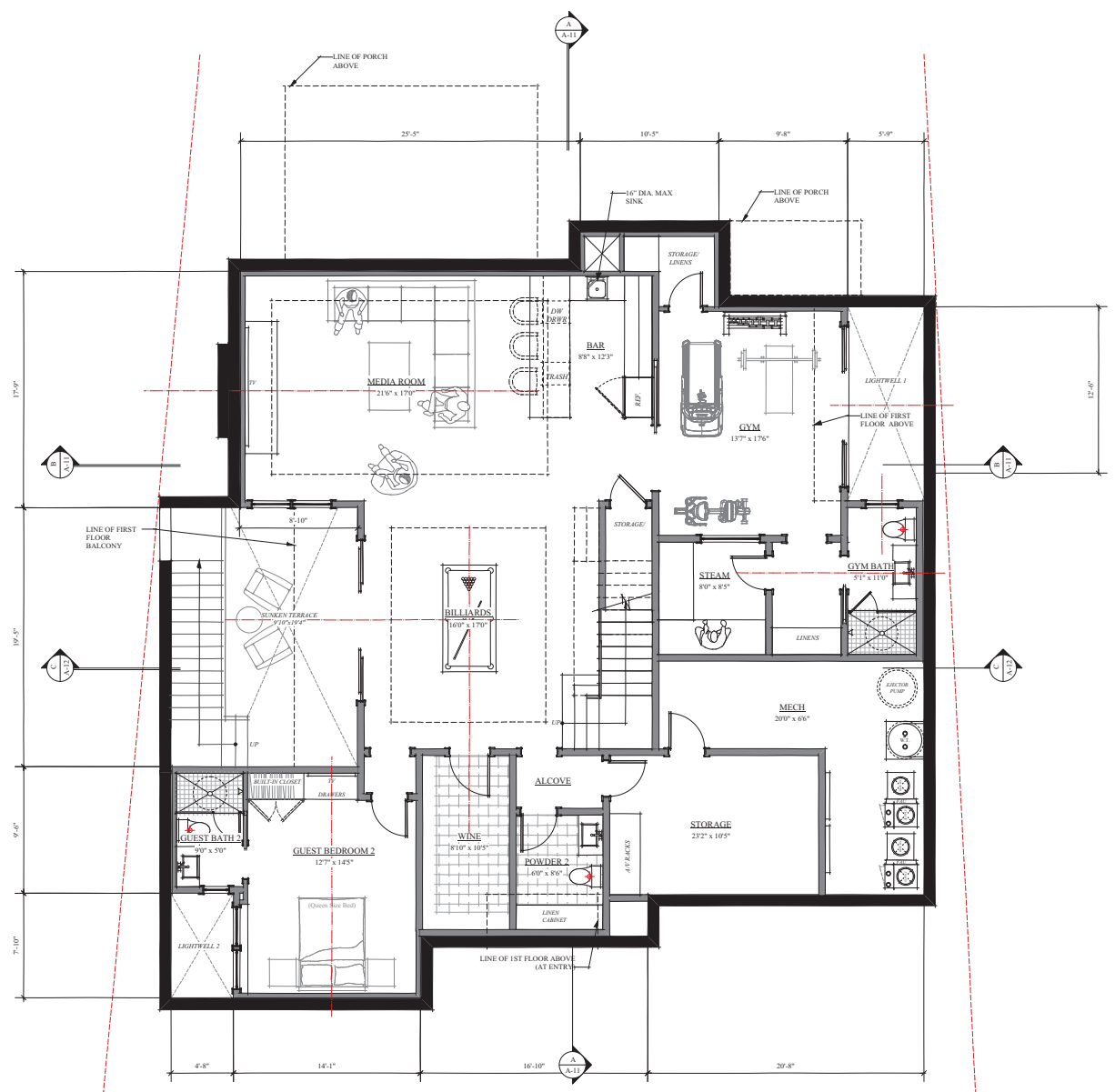
EXISTING FIRST FLOOR (TO BE DEMOLISHED)



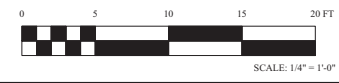
SCALE: 1/4" = 1'-0"



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA



**PROPOSED BASEMENT FLOOR PLAN**



**STATUS**

ISSUED FOR  
USE PERMIT

**REVISIONS**

△ 03.17.17 AF

**CONTENTS:**

PROPOSED BASEMENT  
FLOOR PLAN

**DATE:**

01.13.17

**DRAWN:**

SDG

**JOB:**

16-110

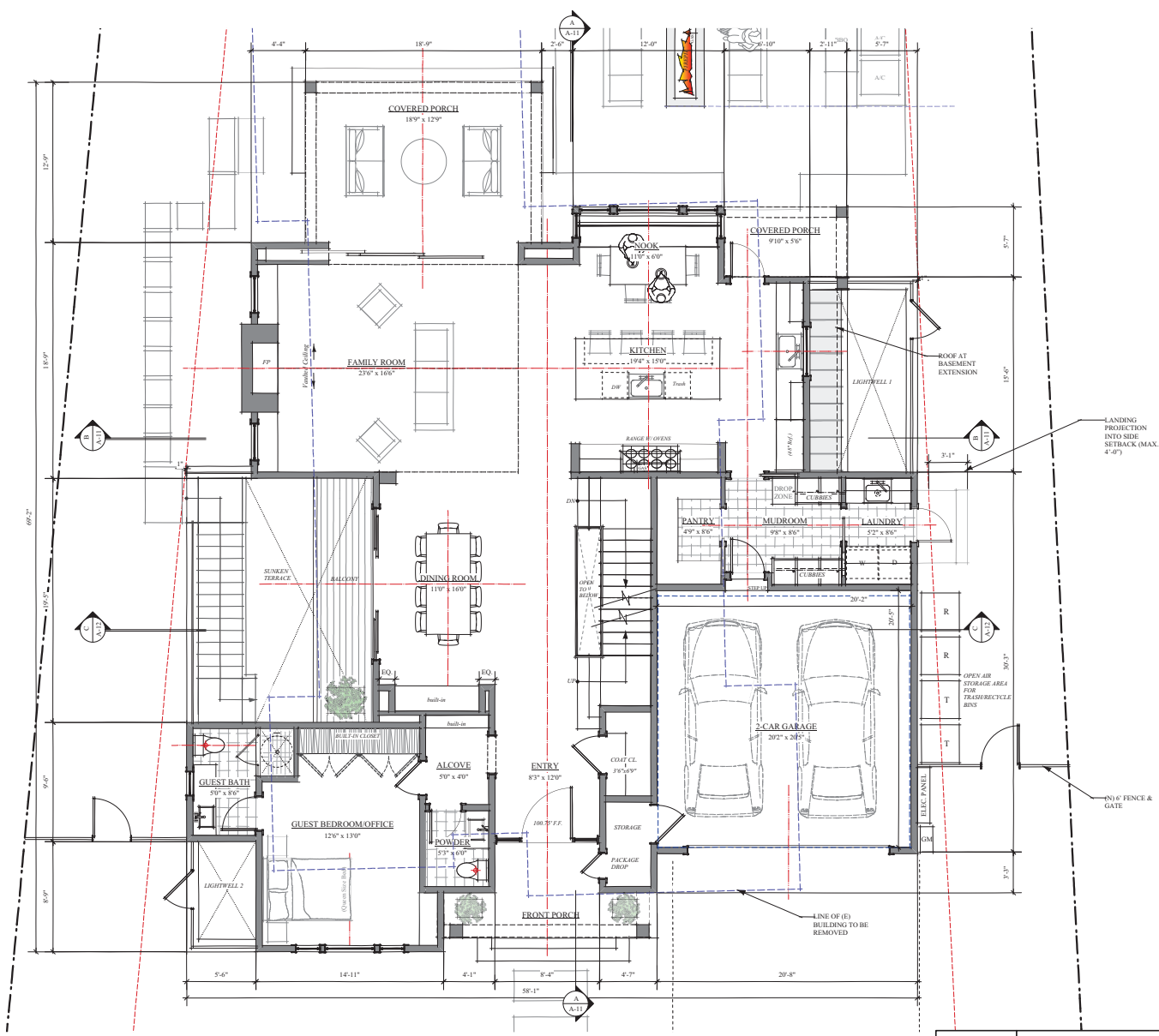
**SHEET:**

**A-3**

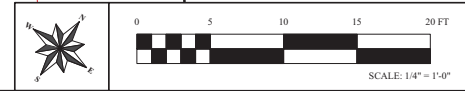




NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA



PROPOSED FIRST FLOOR PLAN



STATUS  
ISSUED FOR  
USE PERMIT

REVISIONS  
△ 03.17.17 AF

CONTENTS:  
PROPOSED FIRST  
FLOOR PLAN

DATE:  
01.13.17

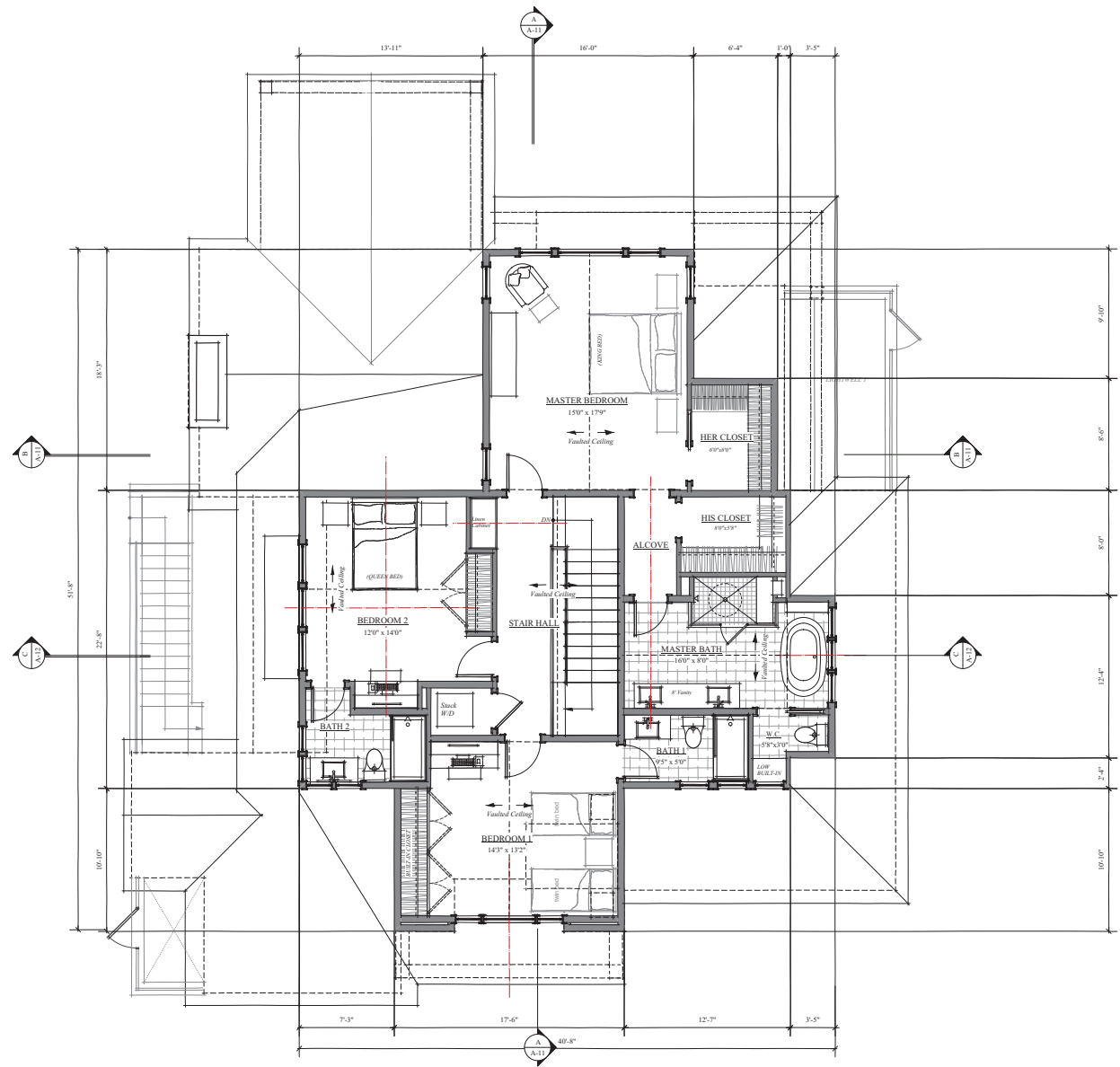
DRAWN:  
SDG

JOB:  
16-110

SHEET:  
A-4



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA



**PROPOSED SECOND FLOOR PLAN**



**STATUS**  
ISSUED FOR  
USE PERMIT

**REVISIONS**  
△ 03.17.17 AF

**CONTENTS:**  
PROPOSED SECOND  
FLOOR PLAN

**DATE:**  
01.13.17

**DRAWN:**  
SDG

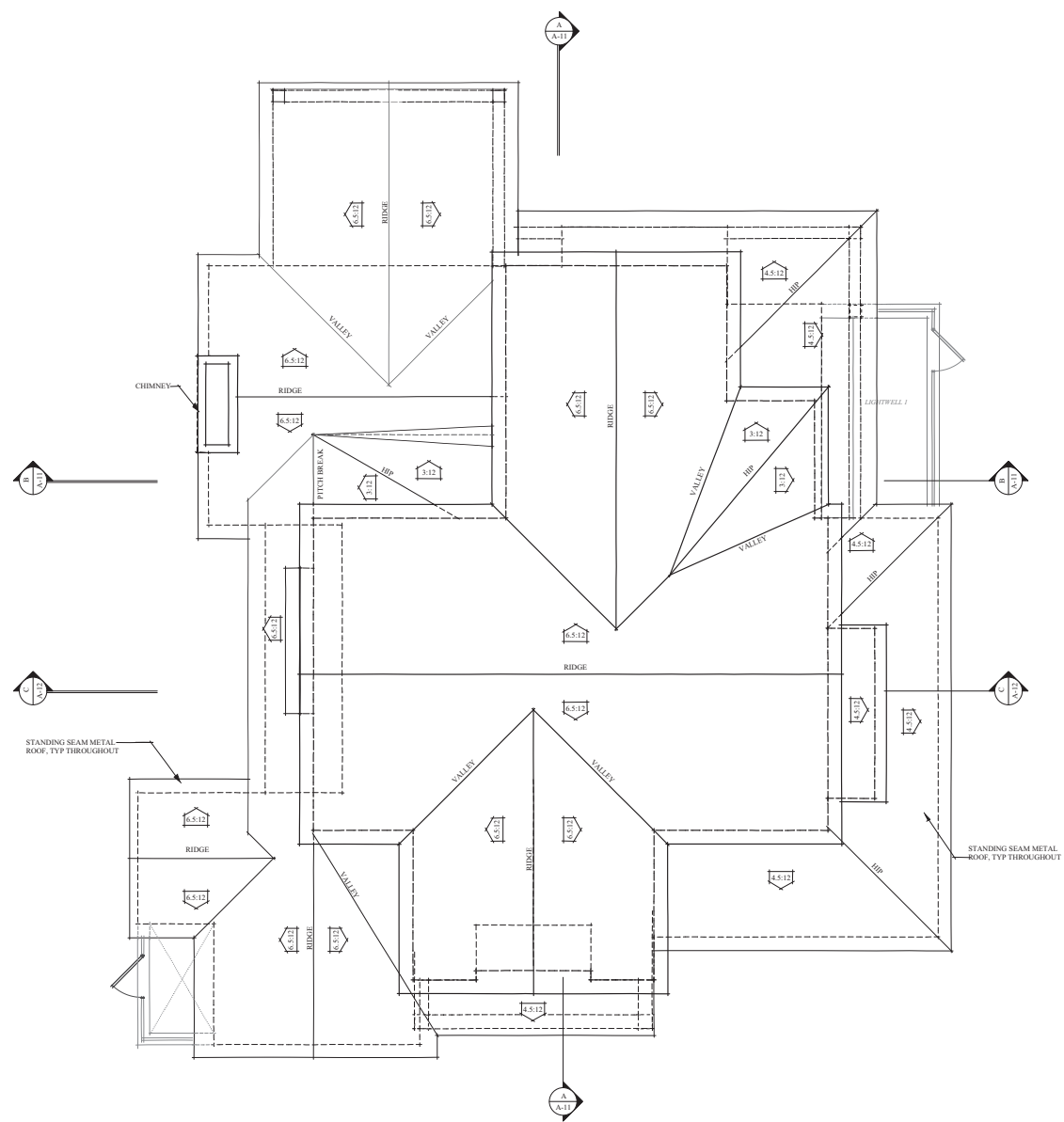
**JOB:**  
16-110

**SHEET:**

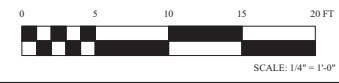
**A-5**



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA



**ROOF PLAN**



**STATUS**

ISSUED FOR  
USE PERMIT

**REVISIONS**

△ 03.17.17 AF

**CONTENTS:**

PROPOSED ROOF  
PLAN

DATE:  
01.13.17

DRAWN:  
SDG

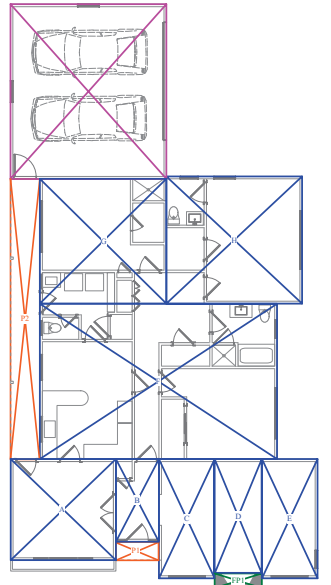
JOB:  
16-110

SHEET:

**A-6**



EXISTING SHED



EXISTING FIRST FLOOR PLAN

**EXISTING FLOOR AREA SUMMARY:**

FIRST FLOOR AREA	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
TOTAL FLOOR AREA =	2,411.49 SQ. FT.

**EXISTING LOT COVERAGE SUMMARY:**

FIRST FLOOR	1,905.49 SQ. FT.
GARAGE	506.00 SQ. FT.
FIRE PLACE/CHIMNEY	12.83 SQ. FT.
PORCHES	167.58 SQ. FT.
SHED	80.00 SQ. FT.
TOTAL AREA:	2,671.9 SQ. FT.
2,671.9 SQ. FT. < 3,780 SQ. FT.	

**(E) FIRST FLOOR:**

AREA	DIMENSIONS	TOTALS
A	14'-04" X 13'-09"	197.70 SQ. FT.
B	05'-10" X 11'-03"	66.31 SQ. FT.
C	07'-06" X 16'-03"	121.87 SQ. FT.
D	06'-05" X 13'-06"	80.48 SQ. FT.
E	07'-06" X 16'-03"	121.87 SQ. FT.
F	32'-04" X 21'-02"	684.38 SQ. FT.
G	17'-03" X 17'-00"	293.33 SQ. FT.
H	18'-06" X 17'-04"	320.66 SQ. FT.
TOTAL		1,905.49 SQ. FT.

**(E) ATTACHED GARAGE:**

AREA	DIMENSIONS	TOTALS
GI	21'-03" X 23'-10"	506.00 SQ. FT.
TOTAL		506.00 SQ. FT.

**(E) COVERED PORCHES:**

AREA	DIMENSIONS	TOTALS
PI	05'-10" X 02'-06"	14.28 SQ. FT.
PJ	06'-00" X 28'-03"	167.58 SQ. FT.
TOTAL		167.58 SQ. FT.

**FIREPLACES:**

AREA	DIMENSIONS	TOTALS
PK	06'-08" X 02'-06"	12.83 SQ. FT.
TOTAL		12.83 SQ. FT.

**DETACHED SHED:**

AREA	DIMENSIONS	TOTALS
SL	16'-02" X 05'-00"	80.00 SQ. FT.
TOTAL		80.00 SQ. FT.

FLOOR AREA VERIFICATION

**BASEMENT (NOT INCLUDED IN CALCS):**

AREA	DIMENSIONS	TOTALS
Z1	12'-01" X 07'-10"	111.07 SQ. FT.
Z2	16'-10" X 03'-03"	51.39 SQ. FT.
Z3	16'-00" X 06'-08"	117.67 SQ. FT.
Z4	12'-00" X 10'-11"	124.07 SQ. FT.
Z5	08'-10" X 17'-11"	150.48 SQ. FT.
Z6	16'-00" X 17'-00"	290.07 SQ. FT.
Z7	10'-03" X 20'-03"	210.17 SQ. FT.
Z8	09'-07" X 14'-07"	130.96 SQ. FT.
TOTAL		232.78 SQ. FT.

**FIREPLACES:**

AREA	DIMENSIONS	TOTALS
TP-1	02'-10" X 07'-00"	20.09 SQ. FT.
TOTAL		20.09 SQ. FT.

**ATTACHED GARAGE:**

AREA	DIMENSIONS	TOTALS
GI	20'-03" X 21'-03"	443.49 SQ. FT.
TOTAL		443.49 SQ. FT.

**COVERED PORCHES:**

AREA	DIMENSIONS	TOTALS
P1	04'-00" X 03'-00"	12.83 SQ. FT.
P2	04'-07" X 03'-00"	10.12 SQ. FT.
P3	08'-04" X 07'-00"	62.42 SQ. FT.
P4	04'-10" X 16'-05"	93.88 SQ. FT.
P5	05'-10" X 05'-00"	24.82 SQ. FT.
P6	18'-00" X 12'-00"	219.15 SQ. FT.
P7	03'-00" X 13'-06"	46.50 SQ. FT.
TOTAL		527.20 SQ. FT.

**FIRST FLOOR:**

AREA	DIMENSIONS	TOTALS
A	05'-06" X 09'-00"	52.31 SQ. FT.
B	14'-11" X 18'-03"	272.46 SQ. FT.
C	04'-07" X 13'-00"	55.17 SQ. FT.
D	05'-04" X 09'-07"	50.77 SQ. FT.
E	04'-06" X 17'-00"	61.95 SQ. FT.
F	16'-03" X 19'-11"	323.42 SQ. FT.
G	06'-04" X 19'-11"	126.49 SQ. FT.
H	20'-08" X 08'-11"	186.82 SQ. FT.
I	09'-08" X 05'-03"	50.81 SQ. FT.
J	07'-07" X 07'-00"	51.04 SQ. FT.
K	09'-08" X 06'-00"	60.24 SQ. FT.
L	27'-11" X 18'-03"	509.63 SQ. FT.
M	12'-00" X 02'-10"	23.97 SQ. FT.
N	06'-10" X 15'-00"	103.91 SQ. FT.
TOTAL		1,972.68 SQ. FT.

**SECOND FLOOR:**

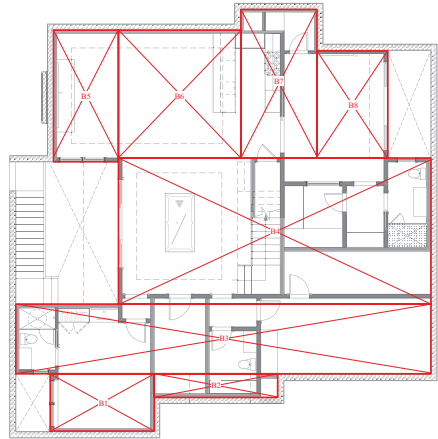
AREA	DIMENSIONS	TOTALS
AA	04'-00" X 10'-10"	49.50 SQ. FT.
BB	08'-04" X 10'-02"	84.60 SQ. FT.
CC	04'-07" X 10'-10"	49.50 SQ. FT.
DD	19'-00" X 23'-07"	451.50 SQ. FT.
EE	18'-01" X 04'-00"	71.07 SQ. FT.
FF	01'-05" X 12'-00"	62.76 SQ. FT.
GG	01'-00" X 10'-01"	69.84 SQ. FT.
HH	13'-01" X 18'-00"	241.47 SQ. FT.
II	06'-04" X 05'-06"	33.88 SQ. FT.
JJ	16'-00" X 18'-03"	292.00 SQ. FT.
TOTAL		1,332.91 SQ. FT.

**FLOOR AREA SUMMARY:**

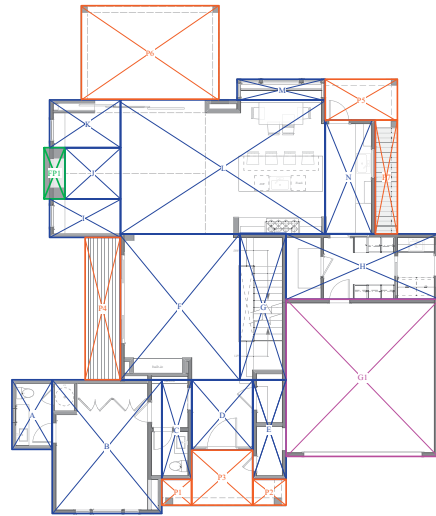
FIRST FLOOR AREA	1,972.68 SQ. FT.
SECOND FLOOR AREA	1,332.91 SQ. FT.
TOTAL LIVING AREA	3,290.00 SQ. FT.
GARAGE	443.49 SQ. FT.
TOTAL FLOOR AREA =	3,749.08 SQ. FT.
3,749.08 SQ. FT. < 3,767.25 SQ. FT.	
BASEMENT	232.78 SQ. FT.
TOTAL SQ. FT. =	6,101.86 SQ. FT.

**BUILDING (LOT) COVERAGE SUMMARY:**

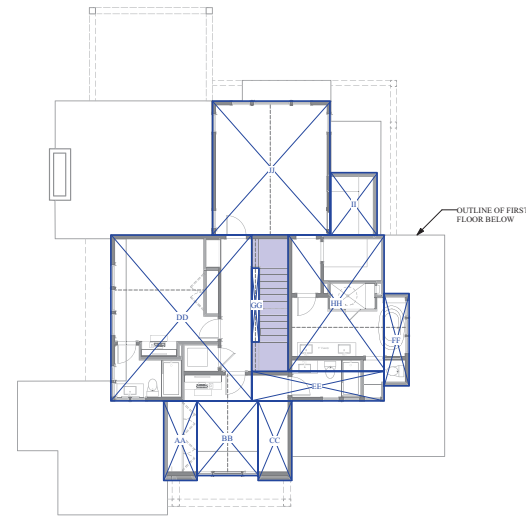
FIRST FLOOR	1,972.68 SQ. FT.
GARAGE	443.49 SQ. FT.
FIRE PLACE/CHIMNEY	20.09 SQ. FT.
PORCHES	527.20 SQ. FT.
TOTAL AREA:	2,963.46 SQ. FT.
2,963.46 SQ. FT. < 3,804 SQ. FT.	
27% BUILDING COVERAGE	



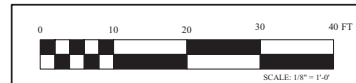
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



STATUS:  
ISSUED FOR USE PERMIT

REVISIONS:  
03.17.17 AP

CONTENTS:  
FLOOR AREA CALCULATIONS

DATE:  
01.13.17

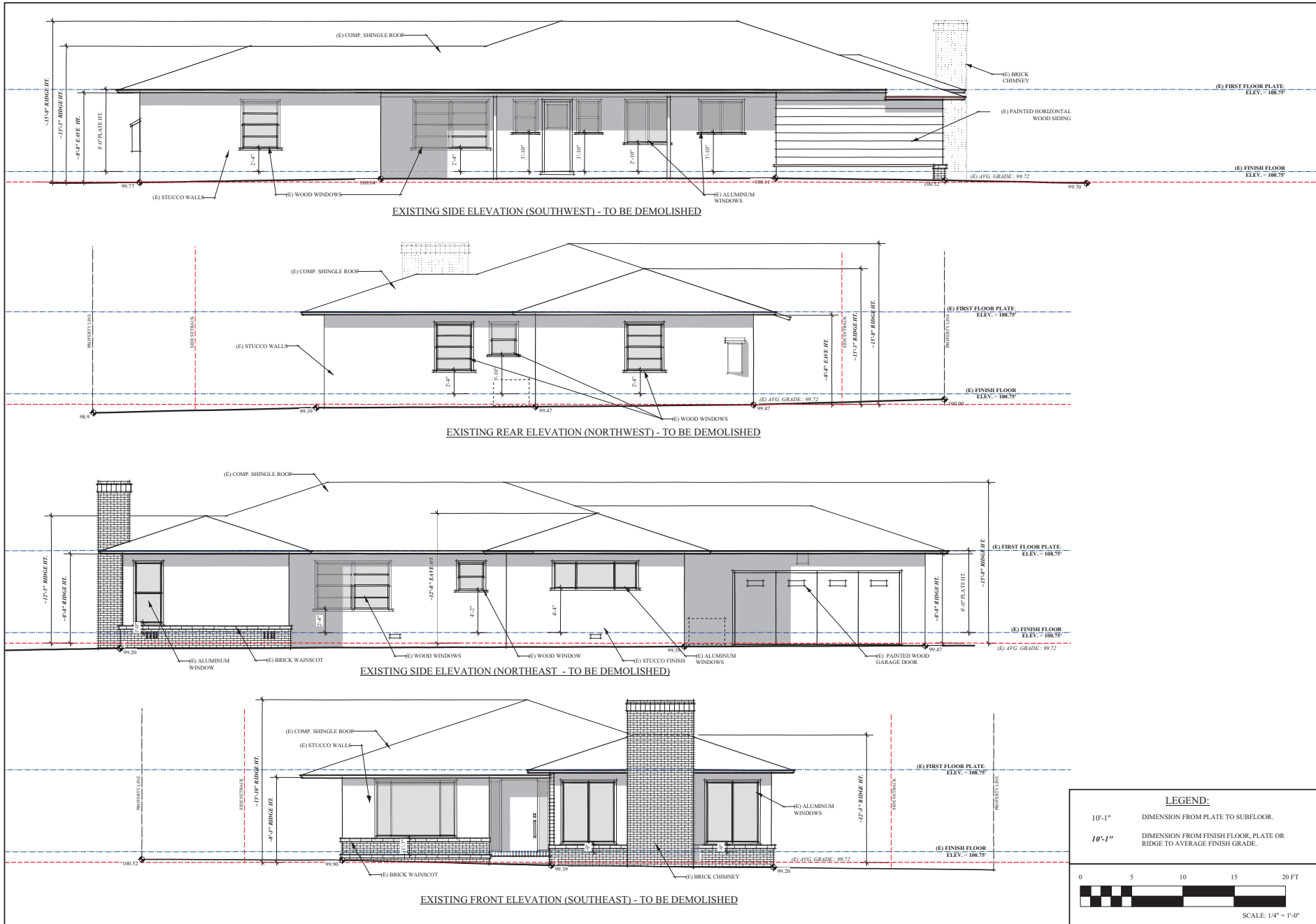
DRAWN:  
SDG

JOB:  
16-110

SHEET:  
A-7



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA



STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

△ 03.17.17 AF

CONTENTS

EXISTING ELEVATIONS

DATE:

01.13.17

DRAWN:

SDG

JOB:

16-103

SHEET:

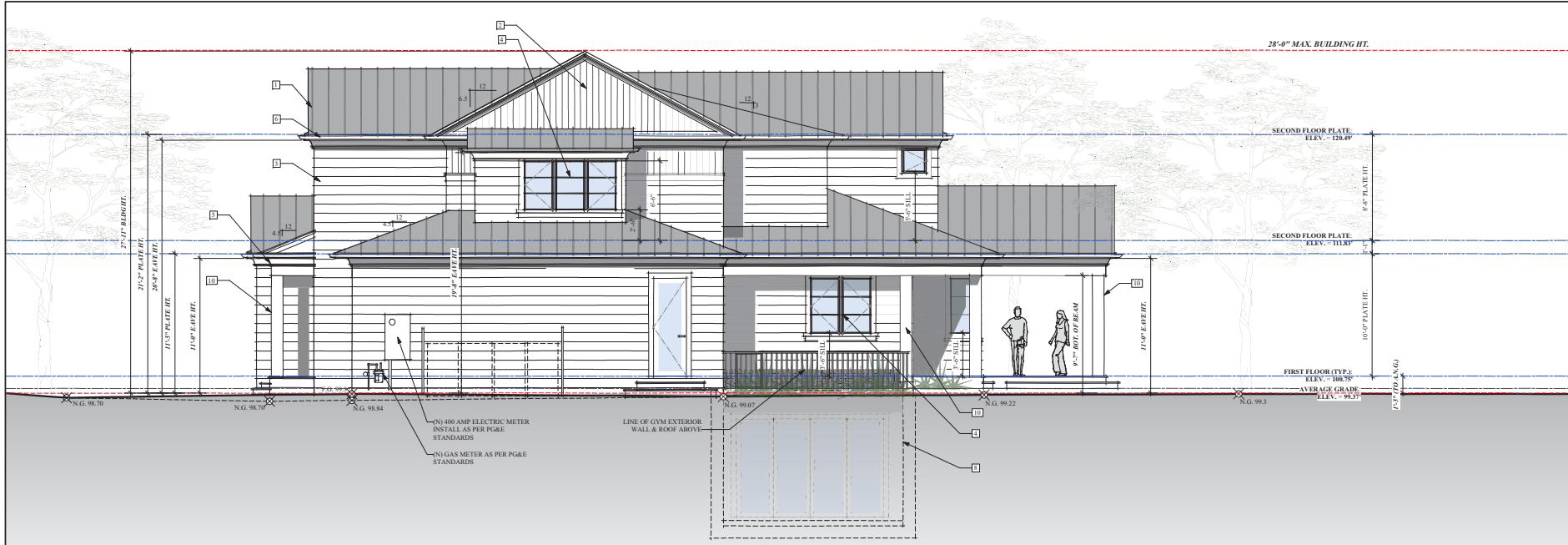
A-8

**LEGEND:**

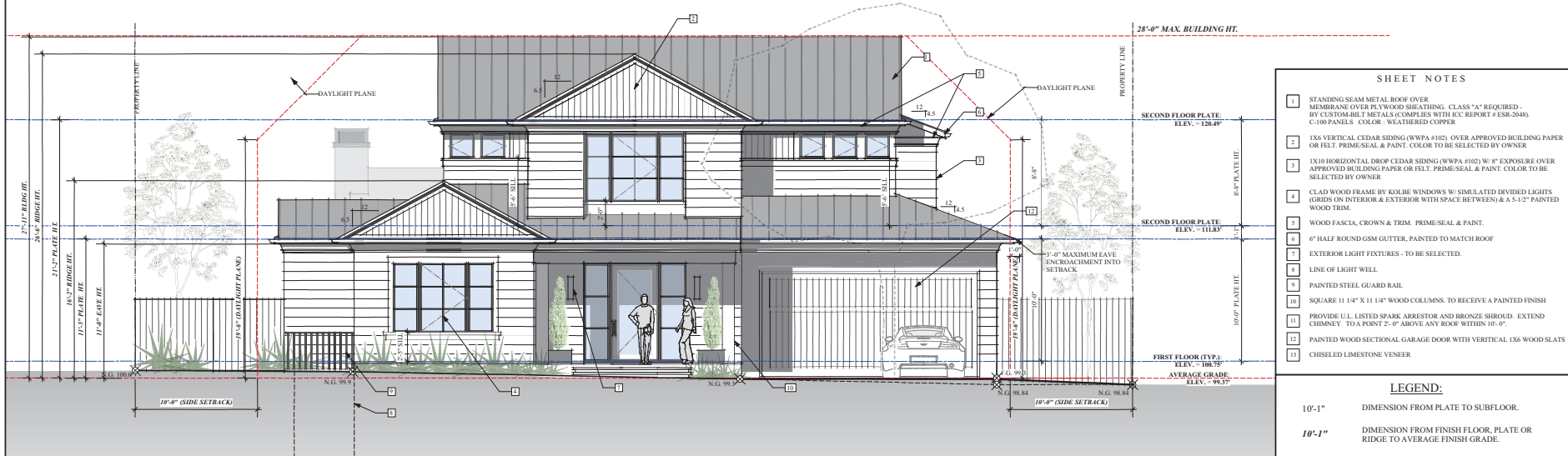
10'-1" DIMENSION FROM PLATE TO SUBFLOOR.

10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

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



PROPOSED SIDE ELEVATION (NORTHEAST)



PROPOSED FRONT ELEVATION (SOUTHEAST)

**SHEET NOTES**

- STANDING SEAM METAL ROOF OVER MEMBRANE OVER PLYWOOD SHEATHING. CLASS "A" REQUIRED - BY CUSTOM-BUILT METALS (COMPLIES WITH ICC REPORT # ESR-3048). C-100 PANELS COLOR: WEATHERED COPPER
- 1X6 VERTICAL CEDAR SIDING (W/PA #102) OVER APPROVED BUILDING PAPER OR FELT. PRIME-SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
- 1X10 HORIZONTAL DROP CEDAR SIDING (W/PA #102) W/ 4" EXPOSURE OVER APPROVED BUILDING PAPER OR FELT. PRIME-SEAL & PAINT. COLOR TO BE SELECTED BY OWNER
- CLAD WOOD FRAME BY KOLBE WINDOWS W/ SIMULATED DIVIDED LIGHTS (GLIDS ON INTERIOR & EXTERIOR WITH SPACE BETWEEN) & A 5-1/2" PAINTED WOOD TRIM
- WOOD FASCIA, CROWN & TRIM. PRIME-SEAL & PAINT.
- 6" HALF ROUND GSM GUTTER, PAINTED TO MATCH ROOF
- EXTERIOR LIGHT FIXTURES - TO BE SELECTED.
- LINE OF LIGHT WELL
- PAINTED STEEL GUARD RAIL
- SQUARE 1 1/4" X 1 1/4" WOOD COLUMNS. TO RECEIVE A PAINTED FINISH
- PROVIDE U.L. LISTED SPARK ARRESTOR AND BRONZE SHROUD. EXTEND CHIMNEY TO A POINT 2'-0" ABOVE ANY ROOF WITHIN 10'-0".
- PAINTED WOOD SECTIONAL GARAGE DOOR WITH VERTICAL 1X6 WOOD SLATS
- CHISELED LIMESTONE VENER

**LEGEND:**

10'-1" DIMENSION FROM PLATE TO SUBFLOOR.  
 10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

0 5 10 15 20 FT

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



NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
 1834 DORIS DRIVE  
 MENLO PARK, CALIFORNIA

STATUS  
 ISSUED FOR  
 USE PERMIT

REVISIONS  
 03.17.17 AF

CONTENTS  
 PROPOSED EXTERIOR  
 ELEVATIONS

DATE:  
 01.13.17

DRAWN:  
 SDG

JOB:  
 16-103

SHEET:  
 A-9





NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA

STATUS  
ISSUED FOR  
USE PERMIT

REVISIONS

CONTENTS:

BUILDING SECTIONS

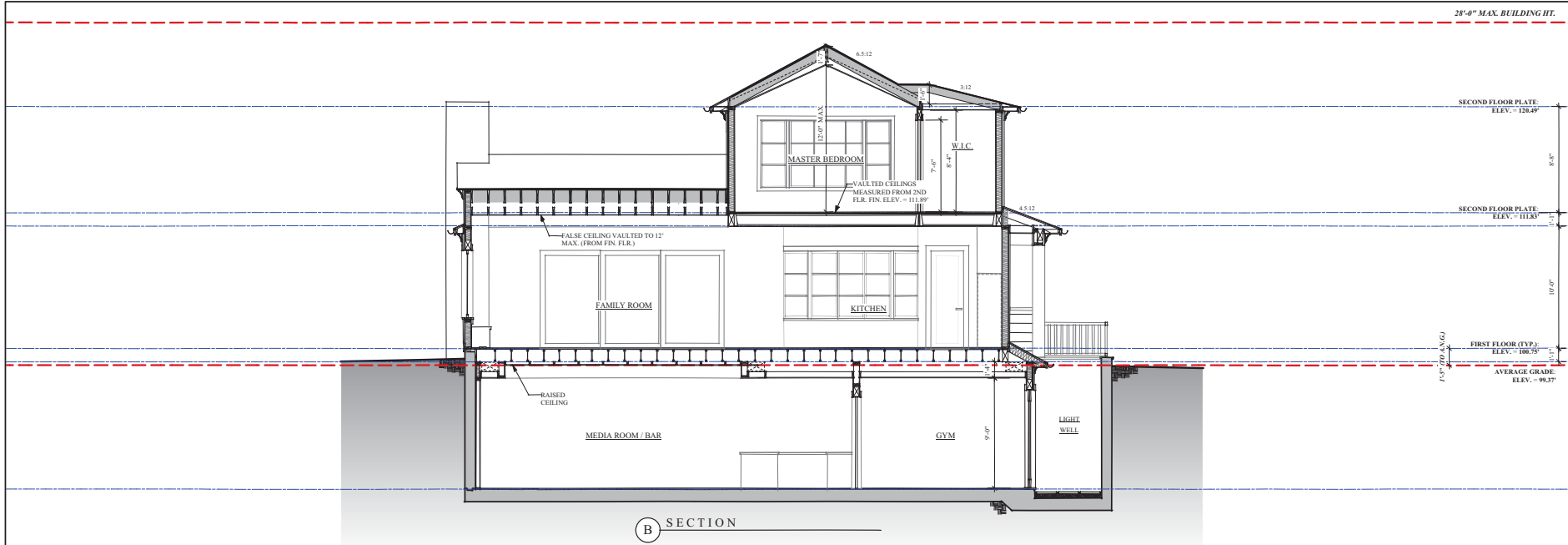
DATE:  
01.13.17

DRAWN:  
SDG

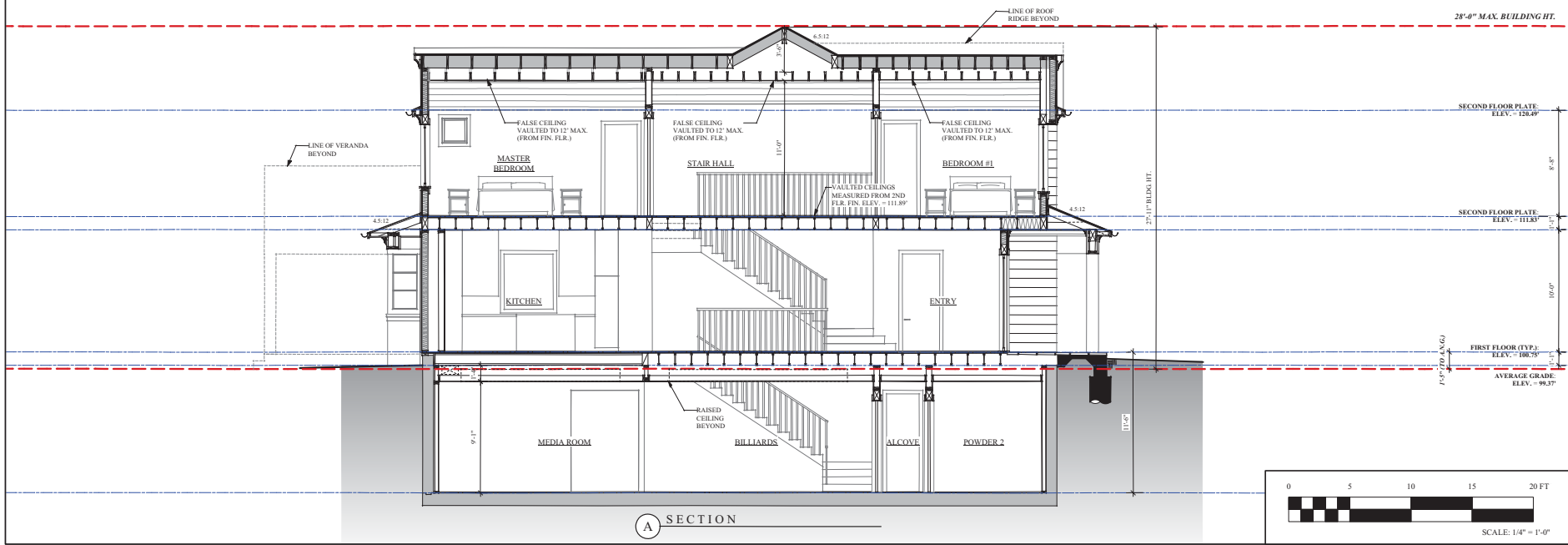
JOB:  
16-103

SHEET:

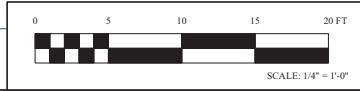
A-11



**B SECTION**



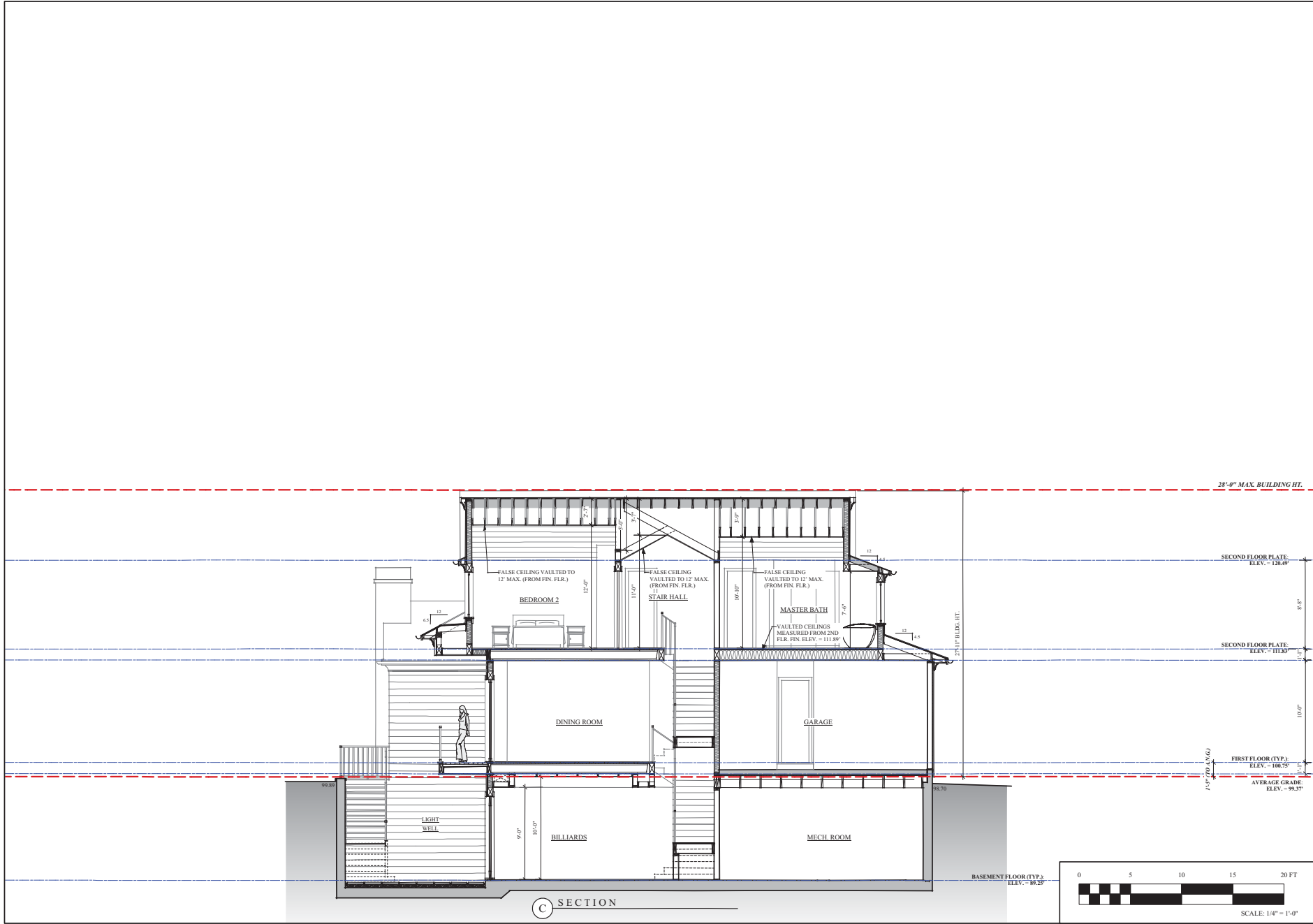
**A SECTION**







NEW SINGLE FAMILY HOME:  
**MIZRAHI RESIDENCE**  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA



STATUS

ISSUED FOR  
USE PERMIT

REVISIONS

CONTENTS

BUILDING SECTIONS

DATE:

01.13.17

DRAWN:

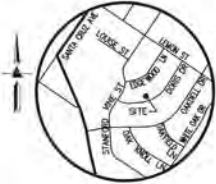
SDG

JOB:

16-103

SHEET:

A-12



VICINITY MAP  
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- - - EASEMENT LINE
- EC ELECTRICAL/CABLE TV OVERHEAD LINE
- ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- X FENCE LINE
- SS SANITARY SEWER LINE
- T TELEPHONE OVERHEAD LINE
- FF FINISH FLOOR
- FL FLOW LINE
- INV INVERT
- M- MULTIPLE TRUNKS
- RCP REINFORCED CONCRETE PIPE
- RP ROOF PEAK
- TC TOP OF CURB
- TOS TOP OF SLAB
- TRW TOP OF RETAINING WALL
- VCP VETRIFIED CLAY PIPE
- EM ELECTRICAL METER
- FM FIRE HYDRANT
- GM GAS METER
- GM GUY ANCHOR
- JP JOINT POLE
- SMH SANITARY SEWER MANHOLE
- WM WATER METER
- WV WATER VALVE
- BENCHMARK
- SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- RIVER ROCK
- ORR-LINE
- TREE TYPE AND SIZE AS NOTED

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.

DATE: 3/9/17  
MICHAEL W. THOMPSON  
L.S. NO. 9023



BASIS OF BEARINGS

THE BEARING SOUTH 44°15'50" EAST BETWEEN FOUND MONUMENTS ALONG THE WESTERLY LINE OF LOT 23 AS SHOWN ON "DANDELL MANOR MAP NO. 3", FILED IN BOOK 30 OF MAPS AT PAGE 15, SAN MATEO COUNTY RECORDS IS THE BASIS 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.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

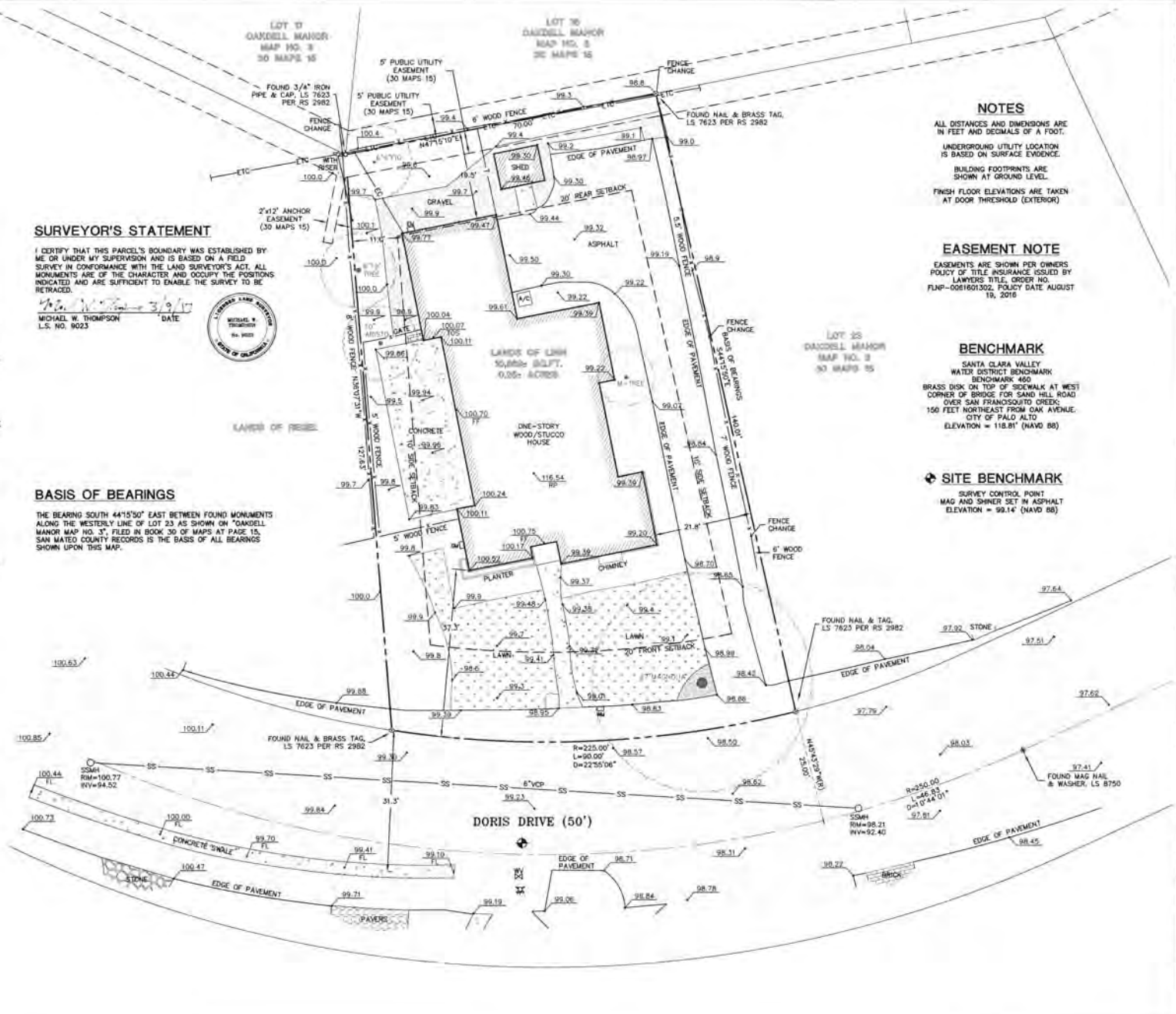
EASEMENTS ARE SHOWN PER OWNERS POLICY OF TITLE INSURANCE ISSUED BY LAWYERS TITLE, ORDER NO. FLNP-0681603302, POLICY DATE AUGUST 19, 2016

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK  
BENCHMARK 460  
BRASS DISK ON TOP OF SIDEWALK AT WEST CORNER OF BRIDGE FOR SAND HILL ROAD OVER SAN FRANCISCO CREEK; 150 FEET NORTHEAST FROM OAK AVENUE, CITY OF PALO ALTO  
ELEVATION = 118.81' (NAVD 88)

SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHNER SET IN ASPHALT  
ELEVATION = 99.14' (NAVD 88)



LEA & BRAZE ENGINEERING, INC.  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA 94025  
(650) 321-1300  
(650) 321-1301  
(650) 321-1302  
(650) 321-1303  
(650) 321-1304  
(650) 321-1305  
(650) 321-1306  
(650) 321-1307  
(650) 321-1308  
(650) 321-1309  
(650) 321-1310  
(650) 321-1311  
(650) 321-1312  
(650) 321-1313  
(650) 321-1314  
(650) 321-1315  
(650) 321-1316  
(650) 321-1317  
(650) 321-1318  
(650) 321-1319  
(650) 321-1320  
(650) 321-1321  
(650) 321-1322  
(650) 321-1323  
(650) 321-1324  
(650) 321-1325  
(650) 321-1326  
(650) 321-1327  
(650) 321-1328  
(650) 321-1329  
(650) 321-1330  
(650) 321-1331  
(650) 321-1332  
(650) 321-1333  
(650) 321-1334  
(650) 321-1335  
(650) 321-1336  
(650) 321-1337  
(650) 321-1338  
(650) 321-1339  
(650) 321-1340

1834 DORIS DRIVE  
MENLO PARK, CALIFORNIA  
SAN MATEO COUNTY  
APR 07/13-22-06

TOPOGRAPHIC SURVEY

MONUMENTS & TIES	BY
DATE	BY
JOB NO.	2160765
DATE	09-22-18
SCALE	1" = 10'
FIELD BY	JN
DRAWN BY	JN
SHEET NO.	

SU1  
01 OF 01 SHEETS



**City of Menlo Park**  
**Planning Department**  
**Att: Yesenia Jimenez, Assistant Planner**  
 701 Laurel Street  
 Menlo Park, CA 94025

January 9, 2017 (revised March 17, 2017)

**RE: 1834 Doris Drive Use Permit PLN2017-0002**  
**Project Description**

This proposal is to submit for a Use Permit approval for a new two-story single-family residence on an existing non-conforming lot. The existing ranch style one-story home is proposed to be demolished. The neighborhood has a mixture of 2-story and 1-story homes with a mixture of architectural styles ranging from the California ranch-style to modern farmhouses.

The proposed project is a transitional style two-story home with a full basement and attached 2-car garage. This home will include 5 bedrooms, 6 bathrooms and 2 powder rooms, an open floor plan for the Dining, Family and Kitchen area as well as a Media Room and Gym. A covered front porch and veranda at the rear provide areas for family, friends and neighbors to gather. The proposed exterior building materials are horizontal & vertical wood siding, wood columns and trim painted white. The house is to have dark grey clad windows and a weathered copper standing seam metal roof. Offsetting the second floor back from the first floor and a lower level roof line (gable and shed) break up the massing and reflects the scale of the homes in the neighborhood.

The existing property to the right (1824 Doris) is a 2-story and the property to the left (1844 Doris) is a 1-story home. With the proposed 2-story massing on the Northeastern (right) side and a 1-story mass on the southwestern (left) side the proposed project creates a transition between the adjacent properties. The majority of the proposed house front aligns with where the existing house stands and relates to the adjacent houses setbacks (greater than the required 20' front setback). A reduction of paving and new landscape screening at the rear yard will create a lush environment for entertaining. Plantings are proposed along the rear property line to screen from the adjacent 2-story property directly behind the subject lot (1823 Edgewood).

Listed below are the correspondence descriptions for the neighborhood outreach that the property owners have noted:

1. The subject property owner, Katya Mizrahi met with Gabrielle Kohn, whose home faces the front of the subject property, at 1827 Doris Drive on the morning of January 27, 2017. Katya walked her through the plans, which were submitted to the Planning Department for the Use Permit submittal. Gabrielle Kohn stated that it seemed like a very nice house and did not express any concerns about the house.
2. On that same morning, Katya Mizrahi also met with Mindy Kilpatrick, who lives at 1823 Edgewood Lane, the neighboring property to the rear. The owner also walked her through the same plans that were submitted to the Planning Department. Mindy Kilpatrick was very friendly. She also expressed no concerns about the house. She mentioned that no one lives in the second-floor room that will face our house, as her daughter has moved out of the house. She said that she wanted to make sure that the privacy was maintained on the first floor of her house. We agreed that we wanted to make sure that we maintained her privacy and our own privacy with respect to her house.



3. On January 27<sup>th</sup>, the subject property owners mailed a note to Elaine Kartalis, the adjacent neighbor at 1824 Doris Drive. The subject property owners had never met her but offered to share the plans with her and left their contact information in the letter. The Mizrahi's (property owner) received an email from Elaine on February 6 and a reply to our response on February 7. Elaine was very nice and mentioned that the only thing she wanted to know was if there would be a window facing into her master bedroom and whether we would be planting mature trees to the extent that a window was facing her master bedroom. She mentioned that she would be willing to plant the mature screening trees to the extent we were not going to do that. Here is our response to her email "There is only one window on the second level facing your side and it is a master bath window. It will have a privacy screen for everyone's sake (either frosted glass or fabric window treatment). We are also planning on planting mature screening trees along side between our properties."
4. The subject property owners met with the adjacent neighbor at 1844 Doris, Anne and Jim Regal on February 8<sup>th</sup>. The Regal's have been the most welcoming neighbors. The Mizrahi's walked through the submitted plans in detail with them. The Regal's mentioned the proposed house looked lovely and that they did not have any concerns about what they saw in the plans. They mentioned that they have a mature tree on their property that camouflages an unattractive utility pole and that they wanted to make sure that the tree was not damaged during our construction process. We agreed to make sure the tree did not get damaged as part of the process. It is definitely in our best interest for the tree to continue to hide the utility pole.

**Any additional comments or questions, please feel free to contact me directly.  
Thank you!**

**Ami Ferreira  
SDG Architecture, Inc.**

## Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

January 10, 2017, Revised March 9, 2017

SDG ARCHITECTURE

Attn: Ami Ferreira

876 Kaynyne Avenue

Redwood City, CA 94063

Dear Mrs. Ferreira,

As requested on Wednesday, December 28, 2016 I visited the above site to inspect and comment on the trees. A new home with a basement is planned for this site and your concern for the future health and safety of the trees has prompted this visit.

### 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). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1834 Doris 3/9/17

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1P	Magnolia ( <i>Magnolia grandiflora</i> )	24.8	70	30/20	Good vigor, fair form, close proximity to street and driveway, heavy surface roots damaging hardscapes.
2*	Black acacia ( <i>Acacia melanoxylon</i> )	10est	45	30/15	Fair vigor, poor form, codominant at 5 feet, invasive, 2 feet from property line.
3*	Privet ( <i>Ligustrum japonicum</i> )	4est	50	15/10	Fair vigor, fair form, 1 foot from property line.
4*	Holly ( <i>Ilex aquifolium</i> )	4est	45	12/6	Fair to poor vigor, poor form, codominant at 7 feet.
5*	English laurel ( <i>Prunus laurocerasus</i> )	10est	50	12/12	Fair vigor, fair form, 4 feet from property line.
6*	Redwood ( <i>Sequoia sempervirens</i> )	8est	80	40/12	Good vigor, good form, 6 feet from property line.
7*P	Redwood ( <i>Sequoia sempervirens</i> )	35est	55	85/15	Fair to poor vigor, fair form, drought stressed, 12 feet from property line.
8*P	Redwood ( <i>Sequoia sempervirens</i> )	35est	55	85/15	Fair to poor vigor, fair form, drought stressed, 12 feet from property line.
9*	Loquat ( <i>Eriobotrya japonica</i> )	10est	45	15/20	Fair vigor, poor form, hedged, topped.
10	Fig ( <i>Ficus carica</i> )	8.9@base	40	8/15	Poor vigor, poor form, codominant at base, topped.
11*	African fern pine ( <i>Afrocarpus gracilior</i> )	8est	50	25/10	Fair vigor, poor form, suppressed.
12*	Pittosporum hedge ( <i>Pittosporum eugenioides</i> )	6est	60	12/30	Fair vigor, fair form, hedge pruned.
13	Flowering pear ( <i>Pyrus kawakamii</i> )	10.0	55	15/10	Fair vigor, fair to poor form, decay at base, old tree.
14	Avocado ( <i>Persea americana</i> )	12.2	40	12/8	Fair vigor, poor form, decay at base, topped, history of limb loss, in decline.

1834 Doris 3/9/17

(3)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
15*	Birch ( <i>Betula pendula</i> )	10est	60	25/12	Fair vigor, fair form, 10 feet from property line est.
16*	Birch ( <i>Betula pendula</i> )	10est	60	25/12	Fair vigor, fair form, 3 feet from property line est.
17*	Birch ( <i>Betula pendula</i> )	10est	60	25/12	Fair vigor, fair form, 8 feet from property line est.
18	Privet ( <i>Ligustrum japonicum</i> )	8@base	45	10/6	Fair vigor, poor form, codominant at base, hedge pruned, against home.

\*-Indicates neighbor trees

**P**-Indicates protected tree by city ordinance(over 15 inches in diameter)

**Summary:**

The trees on site are a mix of imported trees. Both neighboring properties have trees close to the property line that serve as a good screens. Most of these trees are young, small hedge like trees. The neighbor to the east has 3 redwood trees located near the rear of the property. Two of these trees are protected trees by city ordinance. No construction is proposed in close proximity to these trees. The existing pavement near the property line is proposed to be removed. The area close to the trees will be a landscaped area instead of a compacted area covered with concrete. This will benefit the trees as the trees roots will have more room to stretch into the yard and the trees will receive more water through annual rainfall. All pavement to be removed when within 20 feet of these trees will need to be removed by hand. A jackhammer can be used to break the material into small hand manageable sized pieces. The soil underneath the pavement will likely need to be loosened. Because roots may have grown into this area, all soil should be loosened using an air spade so that no existing roots are damaged. This should take place when within 20 feet of the neighbor's redwood trees. The neighbors redwood trees will not be impacted from the proposed work if the above recommendations are put into place.



A new driveway is proposed on this site. The existing driveway is located to the east of magnolia street tree #1. The proposed plan shows a new driveway located on the opposite side of the existing driveway (to the west of the street tree). The existing driveway near magnolia street tree #1 is to remain in place as long as possible throughout the construction process. A portion of the driveway will need to be removed to facilitate the construction of the home. This portion is far from the street tree and is not expected to impact the tree. During the construction process, parking and staging of materials can take place on the existing driveway as the roots in this area are being protected by the existing driveway. During the construction of the home tree protection fencing shall be placed at the sidewalk edge and the existing driveway edge and be extended to outside the dripline of the magnolia street tree. To the left is a diagram showing tree protection fencing location for the construction of the home.

When removing the driveway at the end of the project, great care must take place to ensure future survival of the magnolia street tree. The driveway material must be removed by hand when working within 20 feet of the magnolia tree. A jackhammer can be used to break the material into small hand manageable sized pieces. Base rock should also be removed by hand. This will reduce impacts to the roots that may have grown into this material. Existing soil underneath the driveway may need to be loosened as it is likely highly compacted. This should be done with an air spade so that roots are not damaged. A high quality compost should also be amended into the compacted soil.

At the end of the project when it is time to start working on the new driveway, the site arborist shall be called out to the site to talk with the construction personnel that will be constructing the new driveway, so that everyone understands how this work should be completed. It is important to understand that magnolia trees as a species have a large amount of surface roots. All excavation for the new driveway when underneath the trees dripline will need to be done with the use of an air spade in combination with hand tools. When excavating by air, all roots shall remain exposed and damage free for the site arborist to view. The excavation depth needed for base rock shall be reduced as much as possible in order to reduce impacts to the tree. No roots shall be cut without the site arborist consent. Structural soil shall be used as a base rock material. Structural soil can be packed around the existing roots and compacted to engineering standards while still allowing for future root growth. This will eliminate the need to cut roots in the required base rock area. Leveling sand can then be placed on top of the structural soil. Pervious pavers are recommended as the driveway material, as pavers can be reduced in thickness in areas where surface roots are protruding out of the base rock area. Average paver thickness is usually between 3-6 inches. Roots that have grown into the grade at where the actual paver will sit are the only roots that may need to be cut. This is why it is important to reduce thickness of the paver when possible so roots can be preserved. The site arborist must be on site to witness all



driveway work. It is the contractors responsibility to contact the site arborist before the driveway work is to take place.

During the excavation of the driveway, if roots are to be exposed for longer than 4 hours all roots will need to be wrapped with burlap and kept moist so they do not dry out. An irrigation plan will need to be put into place as a part of the mitigation measures for this tree. 2 weeks before the driveway work is to take place the tree should be deep watered by a licensed tree care provider. 200 gallons of clean water should be injected into the trees root zone. Once the driveway work is completed irrigation shall be applied on top of the pavers through a soaker hose. The soaker hose should be turned on for 4 hours at a time every 2 weeks during the dry season for the following year.

A basement is planned for this site. The basement ramp to access the basement area during construction shall be as far from the magnolia street tree as possible (on the other side of the property). The basement area near the front of the home, when in close proximity to the magnolia street tree, will require vertical shoring, as the standard OSHA cut for basements would likely impact the root zone of the magnolia street tree. The following tree protection plan will help to insure the future health of the trees on site.

#### **Tree Protection Plan:**

##### Tree protection fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 6-foot-tall metal chain link supported by 2-inch diameter poles pounded into the ground. The location for protective fencing should be as close to the dripline as possible while still allowing room for construction to safely continue. No equipment or materials should be stored or cleaned inside protection zones. Tree protection for the neighbors redwood trees will not be needed as the area adjacent to the trees on the property is covered by pavement. Trees that are not protected but are planned to be retained should also be protected in the same manner.

##### Landscape Buffer

Where tree protection does not cover the entire root zone of the trees a landscape buffer consisting of wood chips spread to a depth of six inches will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

##### Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

Inspections

This site shall be inspected by the site arborist before the start of demolition to make sure all tree protection measures are in place, and before construction is to take place. (Required by the city) This site should also be inspected during all proposed work within 20 feet of the magnolia street tree. Kielty Arborist Services can be reached at 650-515-9783 (Kevin), 650-532-4418 (David), or by email at kkarbor0476@yahoo.com. It is the contractors responsibility to contact the site arborist.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty  
Certified Arborist WE#0476A

David P. Beckham  
Certified Arborist WE#10724A







**STAFF REPORT**

**Planning Commission**

**Meeting Date:** 5/22/2017

**Staff Report Number:** 17-033-PC

**Regular Business:** **Consideration of General Plan Consistency for the 2017-18 Projects of the Five-Year Capital Improvement Plan**

**Recommendation**

Staff recommends that the Planning Commission adopt Resolution No. 2017-01 determining that the 5-Year Capital Improvement Plan's projects for Fiscal Year (FY) 2017-18 are consistent with the General Plan (Attachment A).

**Policy Issues**

State law (Government Code Section 65401) requires the City planning agency (Planning Commission) to review the City's Capital Improvement Plan (CIP) and determine whether the projects are consistent with the City's General Plan.

**Background**

The 5-Year CIP provides a link between the City's General Plan and various master planning documents and budgets, providing a means for planning, scheduling and implementing capital and comprehensive planning projects. The plan includes long-range projects as well as near-term projects that will be budgeted in the upcoming fiscal year.

Although the 5-Year CIP includes projects in upcoming fiscal years, the Planning Commission is being asked to determine General Plan consistency for only the FY 2017-18 projects at this time. The Planning Commission will have opportunities to review the CIP and determine consistency each year.

On June 20, 2017, the City Council will review the 5-Year CIP and projects planned for FY 2017-18 that are included in the City Manager's Proposed 2017-18 Budget. Preceding this, the City will hold a public workshop on the Budget on June 6, 2017.

**Analysis**

Staff has identified the General Plan goal and/or policy that most directly pertains to each project. Overall, staff finds that the proposed projects do not directly or indirectly conflict with the General Plan goals and policies.

The project descriptions and General Plan reference for each can be found as Exhibit A, attached to the

proposed Resolution 2017-01.

### **Impact on City Resources**

CIP projects require an allocation of staff time and funds to support community engagement, design and construction, which will occur as a part of the annual budget adoption process.

### **Environmental Review**

The potential environmental impacts associated with the FY 2017-18 projects in 5-Year CIP will be considered for each individual project as part of its implementation.

### **Public Notice**

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

### **Attachments**

- A. Draft Resolution of the Planning Commission Determining that the 5-Year Capital Improvement Plan's Fiscal Year 2017-18 Projects re Consistent with the General Plan
  - I. Exhibit A: City of Menlo Park 5-Year CIP - Projects for Consideration in Fiscal Year 2017-18

### **Exhibits to Be Provided at Meeting**

None

Report prepared by:  
Azalea Mitch, City Engineer

Reviewed by:  
Justin Murphy, Public Works Director

**DRAFT RESOLUTION NO. 2017-01**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK  
DETERMINING THAT THE FIVE-YEAR CAPITAL IMPROVEMENT PLAN'S FISCAL  
YEAR 2017-18 PROJECTS ARE CONSISTENT WITH THE GENERAL PLAN**

WHEREAS, the Planning Commission of the City of Menlo Park has reviewed the Fiscal Year 2017-18 projects of the Five-Year Capital Improvement Plan (CIP); and

WHEREAS, the Planning Commission has held a public meeting on this subject on May 22, 2017, having provided public notification by publishing the agenda in accordance with the Brown Act and related procedures; and

WHEREAS, the Planning Commission of the City of Menlo Park has determined that all of the current CIP projects correlate with adopted goals of the City's General Plan, as shown in the attached Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park hereby determines that the Five-Year Capital Improvement Plan's Fiscal Year 2017-18 projects are consistent with the General Plan.

I, Arlinda Heineck, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted by a majority of the total voting members of the Planning Commission of the City of Menlo Park at a meeting held by said Commission on the 22nd day of May, 2017, by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSTAIN:	Commissioners:
ABSENT:	Commissioners:

I further certify that the foregoing copy is a true and correct copy of the original of said resolution on file in the office of the Community Development Department, City Hall, Menlo Park, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City this 22nd day of May, 2017.

---

Arlinda Heineck  
Community Development Director  
City of Menlo Park

DRAFT PC RESOLUTION NO. 2016-01 - Exhibit A:  
City of Menlo Park 5 Year CIP  
Projects for Consideration in Fiscal Year 2016-17

Project Name	Project Description
<b>General Plan Reference: Downtown / El Camino Real Goal LU-5</b>	
Strengthen Downtown and the El Camino Real Corridor as a vital, competitive shopping area and center for community gathering, while encouraging preservation and enhancement of Downtown's atmosphere and character as well as creativity in development along El Camino Real.	
Downtown Streetscape Improvement Project (Specific Plan)	The project will consist of planning and implementation of improvements in the downtown area per the Specific Plan considering the Chestnut Paseo and Santa Cruz Avenue Sidewalk and the development of new streetscape plans. The project will be comprised of four components which will consist of meeting with Downtown businesses and customers for an early implementation of a pilot sidewalk widening project. The second component will include development of the pilot plans for implementation of other elements of the specific plan. The third component will be the implementation of the pilot plan and the fourth component will be development of a master plan for the downtown area.
<b>General Plan Reference: Open Space Goal LU-6</b>	
Preserve open-space lands for recreation; protect natural resources and air and water quality; and protect and enhance scenic qualities.	
Park Improvements (Minor)	The project addresses minor improvements to parks, such as repairing fences, irrigation systems, play equipment, resodding portions of the field and adding sand and fibar (engineered wood fiber) to play equipment areas.
Parks and Recreation Master Plan Update	This project will consist of community engagement activities to get input from the public in developing an update of the Parks and Recreation Master Plan (1999) and eventually establishing priorities for the Measure T Fund for a potential third phase of bond funds in fiscal year 2017-18.
Park Playground Equipment	This project will address playground improvements prioritized in a 2015 comprehensive Playground Safety Inspection Report, beginning with Burgess Park, Willow Oaks Park and Nealon Park. In addition to meeting updated California Safety Standards, the new playgrounds may incorporate theme-based educational and interactive components.
<b>General Plan Reference: Sustainable Services Goal LU-7</b>	
Promote the implementation and maintenance of sustainable development, facilities and services to meet the needs of Menlo Park's residents, businesses, workers, and visitors.	
Climate Action Plan Implementation	The City first adopted a Climate Action Plan (CAP) in 2009, and in 2013 the City set a greenhouse gas (GHG) reduction target of 27% from 2005 levels by 2020. Annually, the City completes a greenhouse gas inventory and adopts a five-year climate action plan strategy to assess progress towards the GHG reduction target. The purpose of this project is to provide an annual funding source to continue implementation of the CAP programs and strategies.
Green Infrastructure Plan	As part of the new stormwater municipal regional permit, the City will be required to develop a Green Infrastructure (GI) Plan that identifies areas throughout the watershed that can be disconnected from the storm system to reduce storm runoff and improve water quality. The regulations expect this effort to span four years. During the first year, or Phase 1 of this project, the City will be required to develop and approve the GI framework. Prioritization and mapping of potential areas for GI will be required during the second year. As part of this effort, the study will require an assessment of the land uses in the watershed and a hydraulic evaluation of the City's existing stormwater system. In the third and fourth years, the GI Plan is to be finalized and submitted to the State for approval.
Belle Haven CDC Kitchen and Bathroom Remodel	This project consists of the remodel of the classrooms, bathrooms and kitchens. The work will involve the replacement of the carpet and linoleum flooring, kitchen countertops, sinks, faucets and stoves and microwaves. More child friendly toilets will also be installed.
City Buildings (Minor)	Annual allocation for minor building improvements extending the life of systems and equipment in all City buildings, not including replacement or significant renovation.
Library Space Planning Conceptual Design	This project expands on the Library Space Needs Study and Library Strategic Plan and will develop the preferred conceptual alternative to the next level. The work involves architectural planning and design, and landscape design. Deliverables from the project include a rendered site plan, conceptual floor plans with furniture layouts, building sections, exterior elevations, and digital renderings of the exterior and interior.
Aquatic Center Maintenance	This annually funded program includes minor improvements under \$100,000 extending the useful life of systems, infrastructure and equipment in City aquatic facilities at the Burgess Pool and the Belle Haven Pool. Typical improvements include heater and heat exchanger replacement, circulation pump replacement, minor pool deck repairs, chemical room and chemical equipment repairs, valve and pump repairs, fencing repairs and ADA lift replacements.

DRAFT PC RESOLUTION NO. 2016-01 - Exhibit A:  
 City of Menlo Park 5 Year CIP  
 Projects for Consideration in Fiscal Year 2016-17

Project Name	Project Description
<b>General Plan Reference: Sustainable Services Goal LU-7 (Continued)</b>	
Promote the implementation and maintenance of sustainable development, facilities and services to meet the needs of Menlo Park's residents, businesses, workers, and visitors.	
Bedwell Bayfrton Park Gas and Leachate Collection Systems Repair	This project improves existing gas collection and leachate systems serving the former landfill at Bedwell Bayfront Park and includes several phases. Replacing gas extraction wells and installing a new leachate pumping system to comply with best management practices are included to increase methane capture and reduce greenhouse gas emissions.
Civic Center Campus Improvements	This project includes design and construction of improvements to the Civic Center Campus such as additional outdoor seating, parking lot modifications, Ravenswood bike lane extension and sidewalk modification, gatehouse landscaping, minor landscaping and irrigation in the Library parking lot.
Tennis Court Maintenance	This annual program maintains the City's fifteen tennis courts according to a maintenance schedule including full reconstruction of every court every twelve years with interim work including crack repair and court resurfacing.
Automated Water Meter Reading	This project will involve selecting appropriate technology and installing the initial phase of automated meter reading infrastructure for Menlo Park Municipal Water.
Reservoir No. 2 Roof Replacement	The roof on Reservoir 2 is deteriorating and is at the end of its life expectancy. This project is to replace the old roof.
Water Main Replacement	This recurring project involves replacement and improvements to the Menlo Park Municipal Water distribution system. The locations of work are determined through maintenance records and as needed to support other major capital projects such as the emergency water supply project. In future years, the water main replacement schedule will be based on the Water System Master Plan, scheduled for completion in 2017.
Water System Master Plan	The Water Master Plan needs to be updated to be consistent with the new housing element, create a water model to evaluate major development projects and establish fair share cost for water system distribution upgrades, water rate study, inventory of aging infrastructure to establish a 5-, 10-, and 20-year CIP program and project priorities.
<b>General Plan Reference: Safe Transportation System Goal CIRC-1</b>	
Provide and maintain a safe, efficient, attractive, user-friendly circulation system that promotes a healthy, safe, and active community and quality of life throughout Menlo Park.	
Middle Avenue Caltrain Crossing Study	This project will provide a grade separated crossing through the Caltrain railway to create a pedestrian and bicycle connection and bridge the gap between east and west Menlo Park. The crossing will be located near Middle Avenue, connecting Alma Street near Burgess Park to El Camino Real at the proposed open space plaza as identified in the El Camino Real/Downtown Specific Plan. This crossing would improve connectivity for neighborhoods on both sides of the Caltrain tracks with city amenities, schools and access to public transit and downtown Menlo Park. The project would expand on the undercrossing study completed in fiscal year 2007-08 where the preferred Middle Avenue crossing location was selected. This project would develop preliminary design alternatives, seek community feedback around a preferred alternative and complete environmental clearance.
Traffic Signal Modifications	This project modifies existing traffic signals on Middlefield Road at Ravenswood Avenue and Ringwood Avenue to improve bicycle/pedestrian safety and accessibility. A new traffic signal phase and equipment will be added to allow Menlo-Atherton High School students to cross Middlefield Road at Ravenswood Avenue to proceed directly west onto Ravenswood Avenue. This project would also evaluate the potential removal of the triangular median island on the southwest corner of Middlefield Road/Ravenswood Avenue.
Transportation Projects (Minor)	This annual project supports small transportation projects such as minor crosswalk enhancements, bicycle lane gap closures, traffic signal modifications and sign/stripping installations and restore routine maintenance levels for more timely response to resident complaints.



DRAFT PC RESOLUTION NO. 2016-01 - Exhibit A:  
 City of Menlo Park 5 Year CIP  
 Projects for Consideration in Fiscal Year 2016-17

Project Name	Project Description
<b>General Plan Reference: Safe Transportation System Goal CIRC-1 (Continued)</b> Provide and maintain a safe, efficient, attractive, user-friendly circulation system that promotes a healthy, safe, and active community and quality of life throughout Menlo Park.	
Willows Neighborhood Complete Streets	This project expands the previously identified Laurel Upper School Safe Routes to School Plan to address cut-through traffic concerns in the Willows neighborhood. The scope of the project is anticipated to include Safe Routes to Schools improvements to the Laurel Upper School enrollment area (extending across Willow Road) to facilitate travel by students to the school site, as well as cut-through traffic analysis in the Willows neighborhood (generally bounded by Woodland Avenue, Willow Road, U.S. 101 and University Avenue). The improvements would also benefit students traveling to other nearby schools.
Street Resurfacing	This ongoing project will include the detailed design and selection of streets to be resurfaced throughout the City during the fiscal year. This project will utilize the City's Pavement Management System to assess the condition of existing streets and assist in the selection process.
<b>General Plan Reference: Complete Streets Goal CIRC-2</b> Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders.	
Sidewalk Repair Program	This ongoing project consists of removing hazardous sidewalk offsets and replacing sidewalk sections that have been damaged by City tree roots in order to eliminate trip hazards.



## STAFF REPORT

### Planning Commission

**Meeting Date:** 5/22/2017

**Staff Report Number:** 17-034-PC

**Study Session:** Conditional Development Permit Amendment and Environmental Review/Hibiscus Properties, LLC/301-309 Constitution Drive

### Recommendation

Staff recommends that the Planning Commission receive a presentation from the applicant, solicit public comments, and review and provide feedback to City staff and the applicant team on the applicant's request for a conditional development permit (CDP) amendment to allow for modifications to the approved Facebook Campus Expansion Project, located at 301-309 Constitution Drive. The CDP was originally approved by the City Council on November 1, 2016.

### Policy Issues

The proposed CDP amendment requires the Planning Commission and City Council to consider the merits of the project, including project consistency with the City's current General Plan, Municipal Code, and other adopted policies and programs. The Commission and Council will also need to consider the proposed modified development standards and project phasing in the requested CDP amendment along with the environmental review associated with the proposed changes. At this time, the Planning Commission should focus on the changes to the site plan, the design of Building 22 and the proposed parking structure, and the modified project phasing, which are further outlined in this report.

### Background

#### *Site location*

Using Bayfront Expressway in an east to west orientation at the subject site and Willow Road in north to south orientation, the subject site extends from the corner of Chilco Street and Bayfront Expressway east toward Building 20, located at 1 Facebook Way, near the intersection of Willow Road and Bayfront Expressway. Chilco Street wraps around the western side and a portion of the southern side of the property. The campus is adjacent to Bayfront Expressway on the north across from the former salt ponds that are the subject of a forthcoming restoration project. To the west are commercial and industrial uses within the O (Office) zoning district, including the Facebook occupied buildings at 180-200 Jefferson Drive, and to the east is Building 20, located at the corner of Willow Road and Bayfront Expressway. To the south, across the Dumbarton Rail Corridor and Chilco Street, are the Onetta Harris Community Center and Menlo Park Senior Center, Beechwood School, Menlo Park Fire Protection District Station 77, single-family residences (R-1-U zoning district), and single-family residences in the Hamilton Park housing development (R-3-X zoning district). A location map identifying the entire Facebook West Campus is included as Attachment A.

## ***Project History***

In March of 2015, Hibiscus Properties, LLC, a wholly owned subsidiary of Facebook, Inc., submitted an application for the proposed redevelopment of the former TE Connectivity Campus. The TE Connectivity campus was originally developed by Raychem through a Master Site Plan. Following the Master Site Plan approval, two Conditional Development Permits (X districts) were established for two buildings on the campus to permit the heights of those specific buildings to exceed the M-2 zoning district height limit of 35 feet. The campus was originally approximately 80 acres in area, but in 2006 General Motors purchased 22 acres of the site, which now contains the recently completed Facebook Building 20.

In December 2014, prior to submittal of the application for comprehensive site redevelopment of the TE Campus (300-309 Constitution Drive), the Planning Commission approved a use permit to convert an existing approximately 180,108 square foot warehouse and distribution building to offices and ancillary employee amenities, now referred to as Building 23. Building 23 is located at 300 Constitution Drive, near the Constitution Drive entrance to the site along Chilco Street. Construction for Building 23 is complete and Facebook currently occupies the building.

In November of 2016, the City Council approved the land use entitlements and environmental review for the Facebook Campus Expansion Project, which encompassed the remainder of the TE Campus commonly referred to as 301-309 Constitution Drive. The approved project included two new office buildings encompassing approximately 962,400 square feet and a 200-room limited service hotel of approximately 174,800 square feet. The proposed project resulted in an increase of 121,300 square feet of gross floor area at the project site and the total build out (including Building 23) would result in approximately 1.3 million square feet of gross floor area. Since Building 23 was previously approved (300 Constitution Drive) it is not considered part of the previously approved project; however, for purposes of calculating FAR, building coverage, etc. Building 23 is included in the site calculations.

After approval of the Facebook Campus Expansion Project land use entitlements, the City Council approved the rezoning of the property from M-2(X) (General Industrial, Conditional Development) to O (Office) as part of its adoption of the ConnectMenlo General Plan and M-2 Area Zoning Ordinance update. However, the CDP and all other land use entitlements for the Facebook Campus Expansion Project continue to regulate the development at the site.

## **Analysis**

### ***Project description***

Buildings at 301-306 Constitution Drive and the chemical transfer facility building would need to be demolished to allow for the construction of Building 22, based on the previously approved site plan associated with the CDP. Therefore, TE Connectivity would need to completely vacate the site to allow for the construction of Building 22. Facebook has stated that its current lease agreement with TE Connectivity extends to September 2022, with options for TE to leave prior to the end of the current lease agreement. Since TE Connectivity could be at the site through September 2022, Facebook has modified the project site plan to allow for TE Building 305 to continue to be located on site, while allowing for the concurrent construction and occupancy of Building 22. Therefore, on February 7, 2017, Hibiscus Properties, LLC on behalf of Facebook, submitted an application to amend the CDP for the Facebook Campus Expansion

Project and commence the associated environmental review. The project plans are included in Attachment B. The proposed revised project includes the following modifications from the previously approved CDP:

- Modify the design of Building 22 to encompass a four-story building of approximately 449,500 square feet of gross floor area (maximum approved under previous CDP) with a reduced building footprint;
- Relocate the surface parking beneath Building 22 into a stand-alone eight-story parking garage structure;
- Increase the maximum height (as measured from finished grade) of the parking garage structure from 75 feet in height to approximately 83 feet, with the parking deck limited to a maximum of 75 in height, for the following:
  - Safety railing
  - Screening of vehicles
- Increase in the height of Building 21 to approximately 87 feet to allow for skylights to exceed the 75 foot height limit;
- Construct new electric vehicle charging facilities (encompassing approximately 97,500 square feet of site area) for Facebook’s fleet of electric shuttle buses and trams;
- Increase the amount of private landscaped open space by approximately five acres after the demolition of Building 305;
- Retain Building 305 and associated manufacturing operations in an interim phase prior to TE’s lease expiration;
- Reduce the required parking for Building 22 and 23 by approximately 20 spaces during the interim phase; and
- Modify the timeline for delivery of the full extent of the publicly accessible open space to accommodate the retention of Building 305 in the interim phase.

Section 6 (Modifications) of the previously approved CDP sets up the review process for modifications to the approved project. The review process includes four distinct scenarios based on the extent of the proposed project revisions:

Section	Title	Acting Body
6.1.1	Substantially Consistent Modifications	Planning Division Staff
6.1.2	Minor Modifications	Planning Division Staff with notification to Planning Commission and subject to Commissioner request for additional review
6.1.3	Major Modifications	Planning Commission
6.1.4	Design Review	Planning Commission; Limited to review of architectural review of Building 22 and Hotel, provided project plans consistent with CDP
6.1.5	CDP Amendments	City Council, with review and recommendation by Planning Commission

Section 6.1.5 (Conditional Development Permit Amendments) states that a CDP amendment is required for the following modifications:

- The relaxation of development standards outlined in Section 2 (of the CDP);

- Material changes to the uses identified in Section 3 (of the CDP); or
- Material modifications to the conditions of approval identified in Sections 7, 9, 10, 11, 12, 13, 14, and 15 (of the CDP).

The proposed revisions to the project would result in material modifications to the conditions of approval, modifications of allowed uses (parking garage structure and on-site recharging facility and vehicle storage), the relaxation of some development standards, and would generally not be consistent with the project description in the CDP. Therefore the proposed revised project would require a CDP amendment, as set forth in Section 6.1.5. In addition to amending the CDP, the Development Agreement (DA) for the project would also need to be revised to ensure that the DA is consistent with the amended CDP. Further, the DA would need to be revised to ensure that the expected timing for economic benefits negotiated with the previously approved project is realized. As staff continues to review the project, modifications to additional land use entitlements, such as the heritage tree removal permits and Below Market Rate (BMR) Housing Agreement, may also need to be revised.

The proposed revised project would comply with the maximum floor area ratio (FAR), maximum building coverage, minimum parking spaces, and minimum setbacks of the previously approved CDP. The proposed revised project would reduce the overall building coverage. In addition, the proposed revised project would increase the landscaping on-site with the modified footprint of Building 22. The revised project would comply with the FAR limits of the previously approved CDP. However, the proposed project would result in an increase in height for specific features of the parking garage structure and Building 22. In addition, due to the request to develop Building 22 while retaining Building 305, the minimum parking requirement would not be met in the interim phase; however, the final build out would meet the minimum parking requirement of the CDP. The table below identifies the development standards of the approved CDP and the proposed modifications to the CDP for the revised project proposal.

<b>Conditional Development Permit Amendment (Development Standards Comparison Table)</b>		
<b>Development Standard</b>	<b>Approved CDP (Buildings 21, 22, 23, and Hotel)</b>	<b>Proposed Revised CDP (Buildings 21, 22, 23, and Hotel)</b>
Front Setback	Min 40 feet	Min 40 feet
Side Setback	Min 40 feet	Min 40 feet
Rear Setback	Min 40 feet	Min 40 feet
Lot Coverage	55 percent	<b>44 percent</b>
Floor Area Ratio (FAR)	45 percent Offices; 55 percent Other Uses (Hotel)	45 percent Offices; 55 percent Other Uses (Hotel)
Height	75 feet	<b>87 feet for Building 22 (Skylight)</b> <b>83 feet for Parking Structure (Safety railing and screening)</b>
Parking	3,533 spaces	3,533 spaces; 3,288 spaces in interim (reduction of 20 spaces)

As part of the proposed revised project, the applicant has committed to demolishing Building 305 within one year from when TE vacates the site and also has agreed to not renew or extend TE’s current lease to

ensure that TE vacates the site by September 2022 at the latest. The applicant has submitted a project description letter (Attachment C) that describes the proposed modifications and overall project proposal in more detail.

### Revised Site Plan

The previously approved project would have been constructed in two phases. Phase 1, which is currently under construction, includes the construction of Building 21. In addition, Facebook is required to apply to Caltrans and other applicable reviewing agencies for the appropriate permits for the bicycle and pedestrian bridge during Phase 1. Phase 2 included the construction of Building 22 and the hotel, along with the bicycle and pedestrian bridge and publicly accessible open space. Under the previously approved project, the bicycle and pedestrian bridge and publicly accessible open space would be required to be completed prior to occupancy of Building 22.

The proposed modifications would shift the footprint of Building 22 north of Building 305 toward Bayfront Expressway. The proposed building would still be set back 95 feet from Bayfront Expressway. Building 22 would have a reduced footprint but would be four stories in height, which would allow for the same amount of gross floor area as the previously approved project. Building 22 would include reduced floor to ceiling heights, which would allow the majority of the building to comply with the 75 foot height limit of the approved CDP, with the exception of the skylights that would extend beyond the maximum height limit and are further discussed later in the report. In contrast to Buildings 20 and 21, the revised Building 22 would have an at grade first floor instead of being constructed on a podium over surface parking. Building 22 would be connected to Building 21 through an open air bridge and also would be connected to the proposed parking structure through open air bridges on each floor. The applicant is proposing to relocate the at grade parking into an eight-story parking garage structure that would be located to the west of Building 22 and along Bayfront Expressway. The parking garage would accommodate approximately 1,736 parking spaces for Building 22 and Building 23. The final site plan (post demolition of Building 305 and subsequent construction of the hotel) would accommodate the minimum required 3,533 parking spaces, consistent with the approved CDP. In the interim phase, parking would be reduced to below the minimum approved number of parking spaces for Building 22 and 23 by approximately 20 spaces; however, the Trip Cap Monitoring and Enforcement Policy would continue to apply to the site.

The hotel would still be located in the northwest corner of the site, near the corner of Chilco Street and Bayfront Expressway. The applicant is not proposing any changes to the hotel at this time and the hotel would be subject to a future architectural review by the Planning Commission. The hotel would not be able to be constructed until demolition of Building 305, due to the floor area ratio (FAR) limits on the property. Upon demolition of Building 305 approximately five acres of private landscaping and open space for employees and a new electric vehicle charging facility for buses and shuttles would be constructed in the general area of Building 305. The electric vehicle charging area would encompass approximately 97,500 square feet of site area. The electric vehicle charging area would include solar photovoltaic canopies. Due to the location of the lease lines for TE Connectivity, the full extent of the previously approved 2-acre publicly accessible open space would not be completed until demolition of Building 305.

### Design and materials

The proposed modifications would result in a smaller footprint for Building 22 with four levels instead of a

single large floor plate with a smaller mezzanine. The proposed Building would be designed around an enclosed atrium that would extend lengthwise through the building, creating an open space within the building with natural light. The atrium would be enclosed in a glass skylight that would run the length of the building. As stated previously, the skylight for the atrium would exceed the 75 foot height limit and therefore, require a CDP amendment to allow for the maximum height of the building to extend to 87 feet. The building massing would be broken up with multiple step backs and landscaping on the exterior terraces, specifically along the southern façade of the building. While the project plans are preliminary, Building 22 would generally be clad in glass curtain walls with ceramic frit glazing, insulated metal panels, or standing seam metal panels. The insulated and standing seam metal panels would be either grey or white, similar to Buildings 20 and 21. The glass curtain walls would have grey painted aluminum mullions. The mechanical enclosures are proposed to be white metal mesh, which needs to be further evaluated by staff to determine if it would provide adequate screening of the mechanical equipment. The at-grade generator (located between Building 22 and the parking garage structure) is also proposed to be screened using painted metal mesh. The entryways on all levels would contain wood panel decking. The proposed project includes three exterior canopy structures along the southern side of the building. The canopy at the western edge of the building would be primarily used for outdoor seating for the on-site food service and the other two canopy areas would be located across the EVA lane from Building 22 and provide additional shade areas for employees. The applicant has not identified the materials or colors for the canopies at this time. The materials and colors for Building 22 would be comparable to those utilized on Building 20 and 21. A color and materials board will be distributed at the Planning Commission meeting.

#### Parking Garage Structure

The approved site plan includes 3,533 parking spaces for Buildings 21, 22, 23 and the hotel in surface parking lots. The proposed office buildings and hotel in the previously approved project would be built on podiums over surface parking. In the revised project, Building 22 would include an at grade first floor, which would displace parking. The proposed revisions would include an eight story parking structure to accommodate the loss of surface parking below Building 22. The parking structure would be constructed concurrent with Building 22 and contain all required parking for Building 22, as well as parking for Building 23. The proposed parking structure would be concrete and the applicant is proposing to treat the exterior of the parking structure with a vegetated screen. The proposed project would have plantings at each level that would be trained to climb a metal mesh screen. The metal mesh screen would be grey vinyl coated metal mesh. The preliminary plans identify what a mature green screen could look like; however, the currently proposed density of the vines may not be able to meet the building code requirement for openings. As a result, the applicant is working with the City's Building Division to determine the extent of the plantings over the openings and the amount of vegetation may need to be reduced to comply with the required openings for ventilation. Further, City staff is evaluating the long term maintenance implications and viability of the green screen on the exterior of the parking structure. The garage structure would be connected to Building 22 with bridges on each level. In addition, the applicant is proposing a solar photovoltaic canopy above the upper parking deck. As stated previously, the solar photovoltaic canopy is exempt from the height limit; however, the screening and safety railing are not and therefore, necessitate a CDP amendment for the height of the garage structure.

### Increase in Height

As part of the proposed modifications, the applicant is requesting to increase the maximum height for the parking garage structure to approximately 83 feet and Building 22 to approximately 87 feet from the previously approved maximum height of 75 feet. The increase in height would be limited to the safety railing and screening of vehicles on the parking structure and to the proposed atrium skylight on Building 22. For the parking garage structure, the upper parking deck would be limited to 75 feet above grade with the screening and railing extending beyond the 75 foot height limit. The solar canopy above the parking deck is exempt from the maximum height limit per the approved CDP, and would extend to approximately 84 feet, six inches above finished grade. Building 22 would be designed to comply with the maximum height limit of 75 feet, with the exception of the skylight over the inner atrium, which would extend to approximately 87 feet in height.

### ***Trees and landscaping***

The previously approved project included the removal of all 770 trees onsite, 274 of which are heritage trees. The proposed project would continue to remove the approved heritage trees and plant the minimum required number of replacement trees, per the CDP. As the project is further refined, the City will be evaluating the tree disposition plans, proposed heritage tree removals, and arborist's evaluation of the health and impacts of the trees to determine if the revised site plan contains any feasible opportunities to preserve heritage trees that warrant preservation. In addition to the heritage tree removals and replacements, the revised site plan would increase the landscaping at the site from the previously approved project. The applicant has stated that the proposed project would increase the landscaping and open space at the site by five acres after demolition of Building 305. The increased landscaping and open space would be for employee use and not available to the public. The approved 2-acre publicly accessible open space would be constructed between Buildings 21 and 22. In the interim phase, Building 305 would limit the ability of the applicant to construct the full extent of the public open space. During the interim phase, the public plaza would be constructed along with some of the bio-treatment areas and landscaping; however, some additional pathways and landscaping would not be able to be constructed until after demolition of Building 305 and the surrounding parking area. Therefore, the full 2-acres of the publicly accessible open space would not be constructed prior to occupancy of Building 22. The public open space would be partially constructed prior to occupancy of Building 22 and would be completed after demolition of Building 305. The CDP would need to be amended to identify the timing for the completion of the open space.

### ***Planning Commission Review***

The Planning Commission should receive a presentation from the applicant team, take public comment on the proposed revised project, ask clarifying questions of the applicant team, and provide comments on the proposal to the applicant and staff. As part of its review of the project proposal, staff developed the following questions/guidance for the Commission's consideration and discussion:

- Provide feedback on the appropriateness of relocating Building 22 toward Bayfront Expressway.
- Provide feedback on the architectural design of the parking structure, including the increase in height, proposed architecture and use of a green screen, and location on the site.
- Review and provide feedback on the proposed overall design, including the color and materials of the



- modified Building 22.
- Provide direction on the proposed increase in height for Building 22, specifically the appropriateness of the increase in height for the skylights and the extent of the increase.
  - Provide feedback on the inclusion of an approximately 2.25-acre EV charging lot for buses and shuttles.
  - Provide feedback on the private landscaping/open space in the general footprint of Building 305.
  - The proposed revised project would modify the timing for the delivery of the full extent of the publicly accessible open space. Does the Commission have any comments on the modified timing of the delivery of the open space?

### **Correspondence**

Staff has not received any items of correspondence on 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**

An EIR was prepared for the previously approved project. The proposed revised project is being evaluated for consistency with the previously certified EIR. If the proposed revised project is consistent with the certified EIR, then an addendum to the EIR will be prepared for review and consideration of the Planning Commission and City Council as part of the overall project review process.

### **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 quarter mile radius of the subject property.

### **Attachments**

- A. Location Map
- B. Project Plans
- C. Project Description Letter

The previously approved CDP and DA are available for review on the City-maintained project page at the following link: <http://menlopark.org/995/Facebook-Campus-Expansion-Project>.

### **Disclaimer**

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

viewing at the Community Development Department.

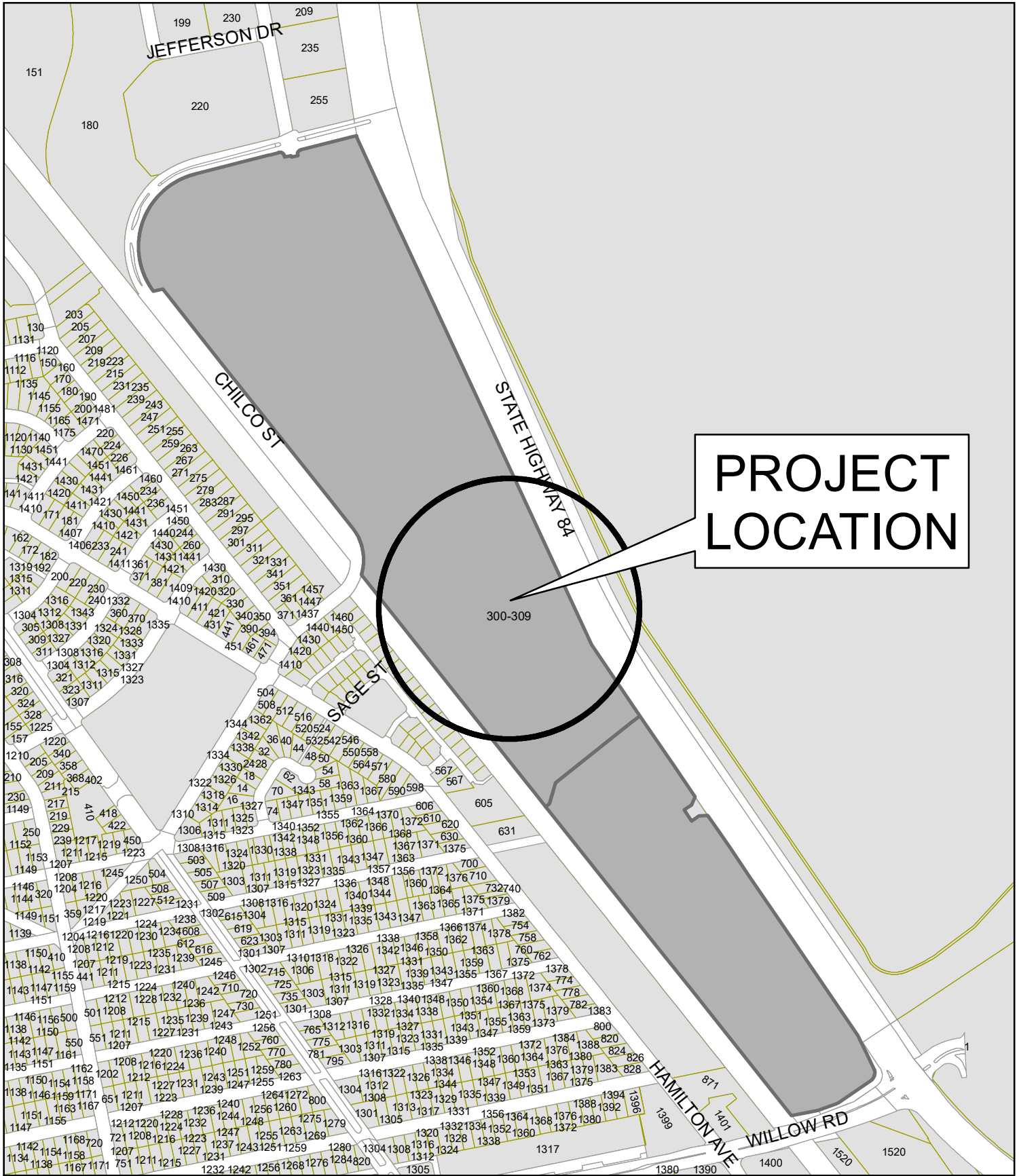
**Exhibits to Be Provided at Meeting**

Color and Materials Board

Report prepared by:  
Kyle Perata, Senior Planner

Report reviewed by:  
Deanna Chow, Principal Planner

THIS PAGE INTENTIONALLY LEFT BLANK



**PROJECT  
LOCATION**

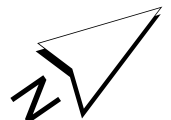


# CITY OF MENLO PARK

## LOCATION MAP

### 300-309 CONSTITUTION DRIVE & 1 FACEBOOK WAY

DRAWN: TAS CHECKED: KTP DATE: 05/22/17 SCALE: 1" = 300' SHEET: 1



An aerial photograph of a large, modern building complex, likely a campus expansion. The building features a central courtyard area with a light blue sky visible through the structure. The surrounding area includes greenery and parking lots. The image is slightly blurred, emphasizing the overall layout and design.

FACEBOOK CAMPUS EXPANSION

BUILDING 22 DESIGN REVIEW &  
REQUEST FOR CDP AMENDMENT

PROJECT 2015-007  
PREPARED BY GEHRY PARTNERS  
MAY 15, 2017

# ***FACEBOOK CAMPUS EXPANSION***

*Prepared By:  
Gehry Partners, LLP*

***BUILDING 22 DESIGN REVIEW &  
REQUEST FOR CDP AMENDMENT  
MAY 15, 2017***

DRAWING SHEET INDEX			SCALE
SHEET #	SHEET TITLE		
A0-01	PROJECT DATA		NTS
<b>A1 REGIONAL PLANS</b>			
A1-01	EXISTING REGIONAL PLAN		1"=300'
A1-02	PROPOSED REGIONAL PLAN INTERIM PHASE		1"=300'
A1-03	PROPOSED REGIONAL PLAN FINAL PHASE		1"=300'
<b>A1-1 SITE PLANS</b>			
A1-11	EXISTING SITE PLAN		1"=150'
A1-12	PROPOSED SITE PLAN INTERIM PHASE		1"=150'
A1-13	PROPOSED SITE PLAN FINAL PHASE		1"=150'
A1-14	PREVIOUS SITE PLAN APPROVED 11/01/2016		1"=150'
<b>A2 BUILDING 22 &amp; PARKING STRUCTURE FLOOR PLANS</b>			
A2-01	BUILDING 22 FLOOR PLAN LEVEL 01		1/32"=1'-0"
A2-02	BUILDING 22 FLOOR PLAN LEVEL 02		1/32"=1'-0"
A2-03	BUILDING 22 FLOOR PLAN LEVEL 03		1/32"=1'-0"
A2-04	BUILDING 22 FLOOR PLAN LEVEL 04		1/32"=1'-0"
A2-05	BUILDING 22 ROOF PLAN		1/32"=1'-0"
A2-10	PARKING STRUCTURE LEVEL 01 & 02		1/32"=1'-0"
A2-11	PARKING STRUCTURE LEVEL 03 - 07		1/32"=1'-0"
A2-12	PARKING STRUCTURE ROOF PLAN		1/32"=1'-0"
A2-13	DETAIL OF TYPICAL PARKING SPACE		NTS
<b>A3 SECTIONS &amp; ELEVATIONS + MODEL PHOTOGRAPHS</b>			
A3-01	BUILDING 21, 22, & HOTEL SITE SECTIONS		AS NOTED
A3-02	BUILDING 21, 22, & HOTEL SITE SECTIONS		AS NOTED
A3-03	BUILDING 21, 22, & HOTEL SITE SECTIONS		AS NOTED
A3-04	BUILDING 21 ELEVATIONS		1"=25'-0"
A3-05	BUILDING 21 ELEVATIONS		1"=25'-0"
A3-06	BUILDING 21 ELEVATIONS		1"=25'-0"
A3-07	BUILDING 21 ELEVATIONS		1"=25'-0"
A3-08	BUILDING 22 NORTH & SOUTH ELEVATIONS		1"=50'-0"
A3-09	BUILDING 22 EAST ELEVATION		1/16"=1'-0"
A3-10	BUILDING 22 WEST BUILDING ELEVATION		1/16"=1'-0"
A3-11	BUILDING 22 PARTIAL SOUTH BUILDING ELEVATION		1/16"=1'-0"
A3-12	BUILDING 22 PARTIAL NORTH BUILDING ELEVATION		1/16"=1'-0"
A3-13	BUILDING 22 PARTIAL NORTH BUILDING ELEVATION		1/16"=1'-0"
A3-14	BUILDING 22 PARTIAL NORTH BUILDING ELEVATION		1/16"=1'-0"
A3-15	PARKING STRUCTURE EAST BUILDING ELEVATION		1/16"=1'-0"
A3-16	PARKING STRUCTURE WEST BUILDING ELEVATION		1/16"=1'-0"
A3-17	PARKING STRUCTURE SOUTH BUILDING ELEVATION		1/16"=1'-0"
A3-18	PARKING STRUCTURE NORTH BUILDING ELEVATION		1/16"=1'-0"
A3-20	MODEL PHOTOGRAPHS		NTS
A3-21	MODEL PHOTOGRAPHS		NTS
A3-22	MODEL PHOTOGRAPHS		NTS
A3-23	MODEL PHOTOGRAPHS		NTS
<b>A4 PHASING PLANS</b>			
A4-01	PARKING PHASE 1 EXISTING & BLDG 22 UNDER CONSTRUCTION		1"=150'
A4-02	PARKING PHASE 2 INTERIM PHASE / HOTEL UNDER CONSTRUCTION		1"=150'
A4-03	PARKING PHASE 3 FINAL PHASE		1"=150'
<b>T1 TRAFFIC DIAGRAM INTERIM PHASE</b>			
T1-01	INTERIM PHASE OVERLAY		AS NOTED
T1-02	FINAL PHASE OVERLAY		AS NOTED
T1-03	INTERIM PHASE INTERNAL VEHICLE ACCESS		AS NOTED
T1-04	FINAL PHASE INTERNAL VEHICLE ACCESS		AS NOTED
T1-05	INTERIM PHASE INTERNAL BICYCLE CIRCULATION		AS NOTED
T1-06	FINAL PHASE INTERNAL BICYCLE CIRCULATION		AS NOTED
T1-07	INTERIM PHASE EMPLOYEE SHUTTLE BUS NORTHBOUND		AS NOTED
T1-08	FINAL PHASE EMPLOYEE SHUTTLE BUS NORTHBOUND		AS NOTED
T1-09	INTERIM PHASE EMPLOYEE SHUTTLE BUS SOUTHBOUND		AS NOTED
T1-10	FINAL PHASE EMPLOYEE SHUTTLE BUS SOUTHBOUND		AS NOTED
T1-11	INTERIM PHASE EMPLOYEE INTRA CAMPUS TRAM		AS NOTED
T1-12	FINAL PHASE EMPLOYEE INTRA CAMPUS TRAM		AS NOTED
T1-13	INTERIM PHASE TRUCK ACCESS		AS NOTED
T1-14	FINAL PHASE TRUCK ACCESS		AS NOTED
T1-15	INTERIM PHASE EMERGENCY VEHICLE ACCESS		AS NOTED
T1-16	FINAL PHASE EMERGENCY VEHICLE ACCESS		AS NOTED
T1-17	FINAL PHASE REGIONAL BICYCLE ACCESS		AS NOTED
T1-18	FINAL PHASE REGIONAL VEHICULAR ACCESS		AS NOTED
T1-19	FINAL PHASE REGIONAL PEDESTRIAN ACCESS		AS NOTED
<b>L1 LANDSCAPE PLANS</b>			
L1-01	PROPOSED LANDSCAPE PLAN INTERIM PHASE		AS NOTED
L1-02	PROPOSED LANDSCAPE PLAN FINAL PHASE		AS NOTED

	Previously Approved Project	MPK 22 Design Review & CDP Amendment Interim Phase	MPK 22 Design Review & CDP Amendment Final Phase
SITE AREA TOTAL (SF)	3,503,608	3,504,041	3,504,041
MPK20 Site AREA (SF)	963,680	959,565	959,565
TE SITE AREA (SF)	2,539,928	2,544,476	2,544,476
Building Coverage (SF)	1,838,665	1,743,136	1,545,961
Building Coverage (%)	52%	50%	44%
MPK20 (GFA)	433,555	433,555	433,555
MPK21 (GFA)	512,900	512,900	512,900
MPK22 (GFA)	449,500	449,500	449,500
MPK23 (GFA)	180,108	180,108	180,108
BLDG 305 (GFA)		289,718	
Hotel (GFA)	174,800		174,800
Total Office (GFA)	1,576,063	1,576,063	1,576,063
Office FAR	0.45	0.45	0.45
Total Mixed Use (GFA)	1,750,863	1,865,781	1,750,863
Mixed Use FAR	0.50	0.53	0.50
Parking Stalls			
MPK21	1,476	1,495	1,495
MPK22	1,294	0	0
MPK23	518	57	57
Parking Garage		1,736	1,736
Hotel	245		245
Total Parking Stalls	3,533	3,288	3,533

GEHRY PARTNERS, LLP  
 ARCHITECT  
 12541 BEATROVE STREET  
 LOS ANGELES, CALIFORNIA 90048  
 (310) 442-3000

CONSULTANTS

FACEBOOK  
 OWNER  
 1 HACKER WAY  
 MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
 PROJECT DATA

PROJECT NUMBER  
 2015-007  
 SCALE

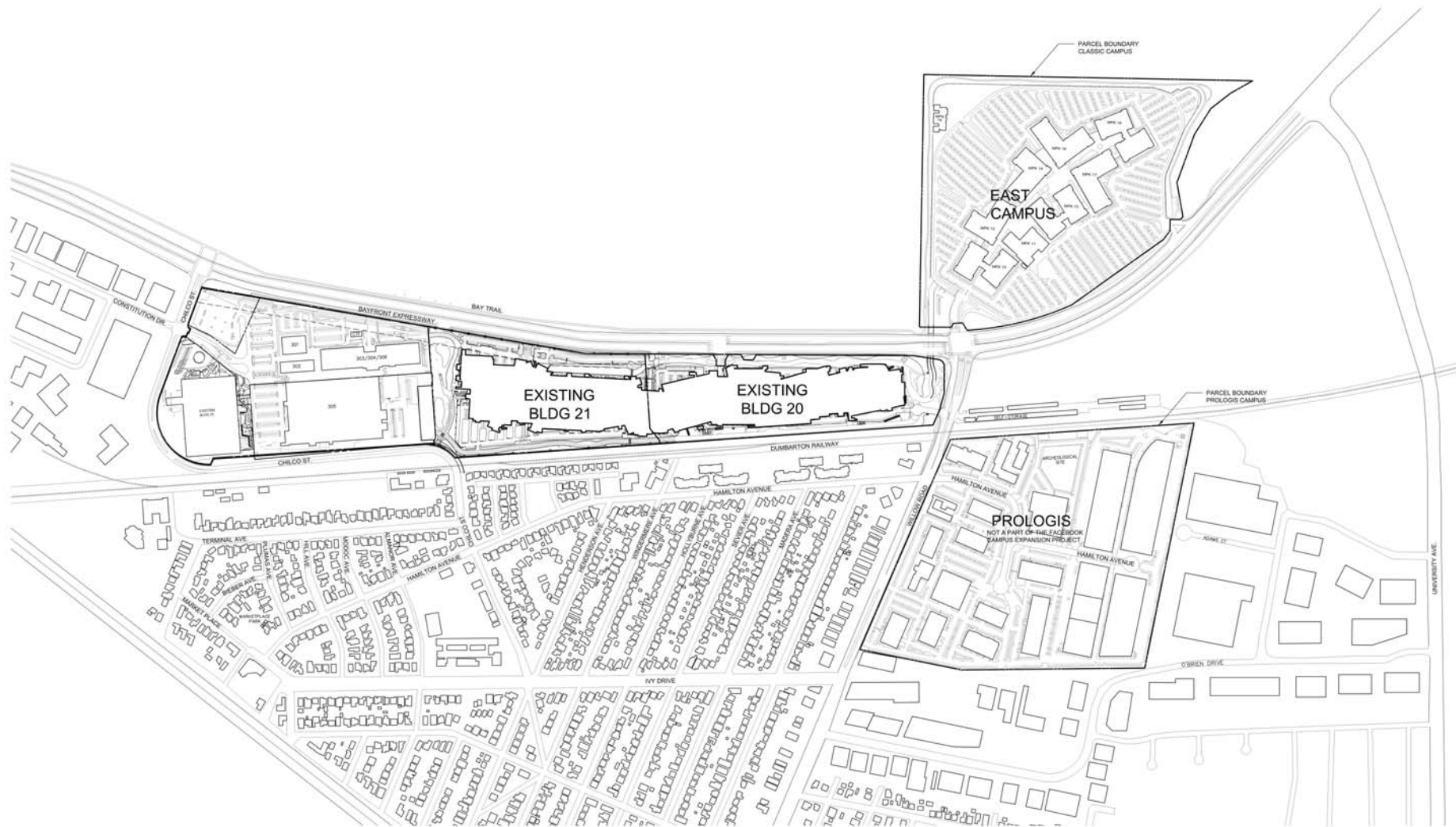
SHEET NUMBER

A0-01

MAY 15, 2017  
 1/4" = 1' SHEET SIZE: N.E.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

© GEHRY PARTNERS, LLP





**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12511 BELINDA STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000

**FACEBOOK**  
 OWNER  
 170001 WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**EXISTING REGIONAL PLAN**

PROJECT NUMBER  
 2015-007

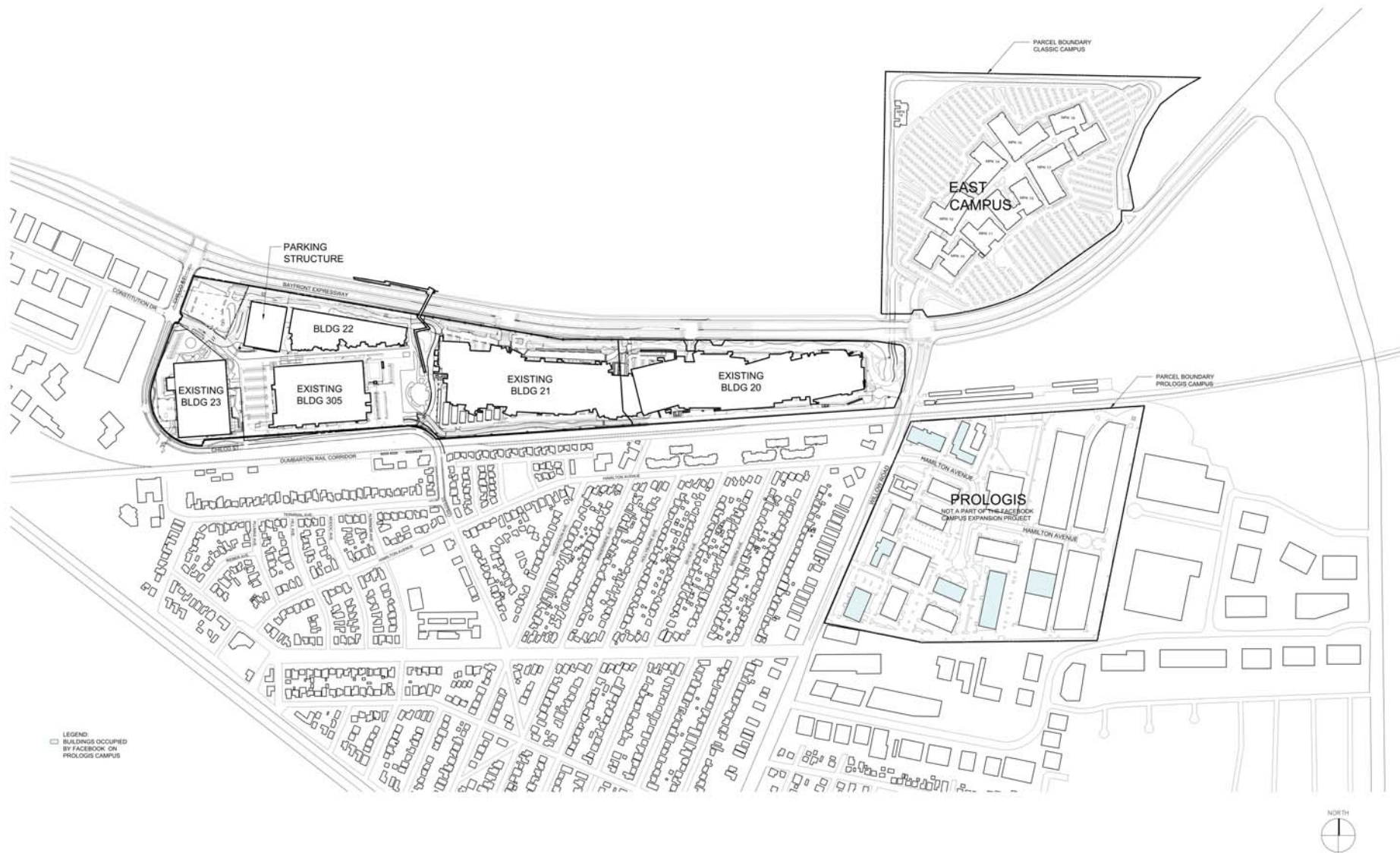
SCALE  
 1" = 300'

MAY 15, 2017

11x17 SHEET SIZE: N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A1-01**

© GEHRY PARTNERS, LLP



GEHRY PARTNERS, LLP  
 ARCHITECT  
 1241 BRADSHAW STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (213) 462-3000

CONSULTANTS

FACEBOOK  
 OWNER  
 1700 L STREET, N.W.  
 MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

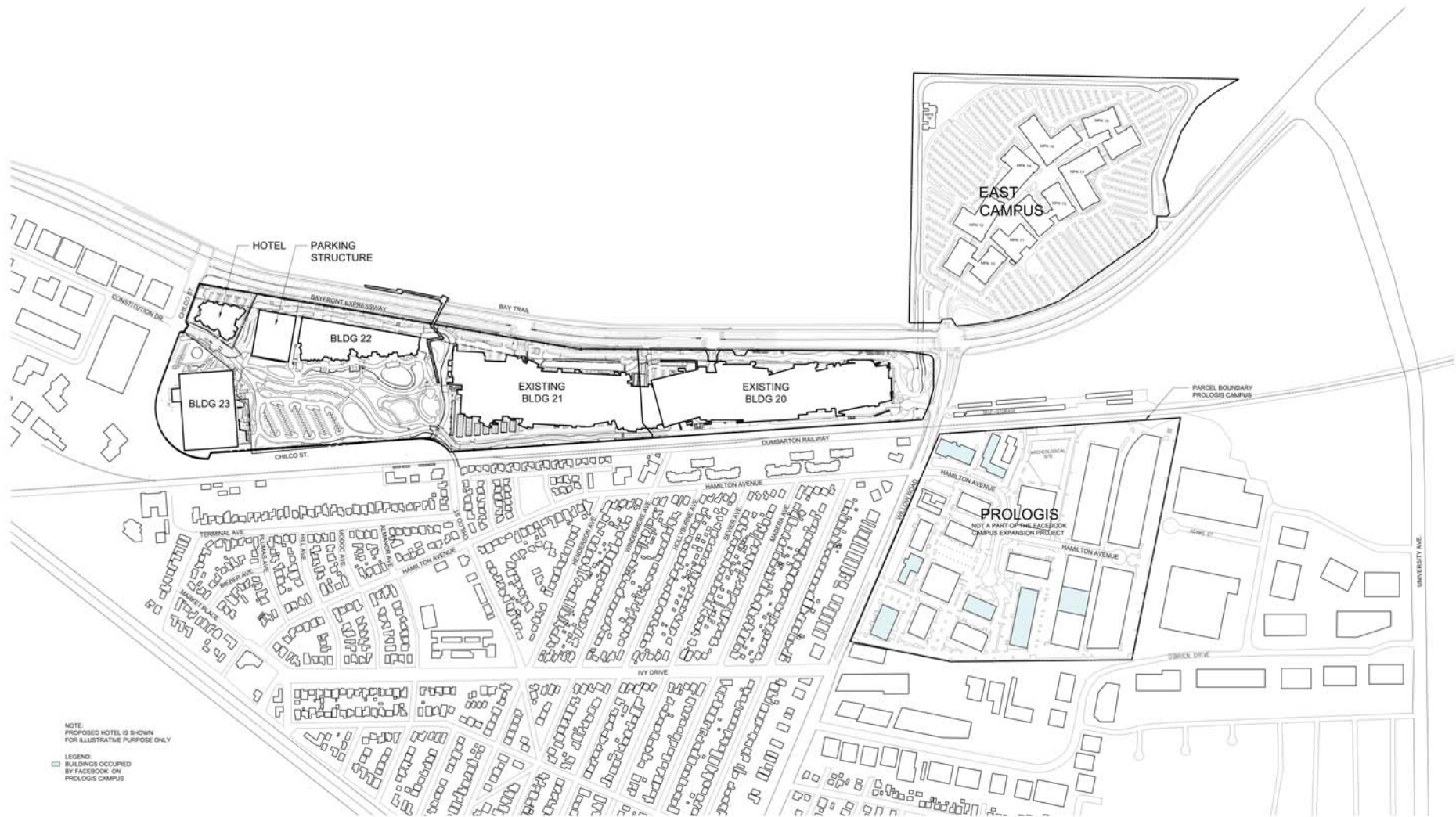
TITLE  
 PROPOSED REGIONAL PLAN  
 INTERIM PHASE

PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 300'  
 MAY 15, 2017  
 11x17 SHEET SIZE: N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A1-02

© GEHRY PARTNERS, LLP



NOTE:  
PROPOSED HOTEL IS SHOWN  
FOR ILLUSTRATIVE PURPOSE ONLY

LEGEND:  
BUILDINGS OCCUPIED  
BY FACEBOOK ON  
PROLOGIS CAMPUS

GEHRY PARTNERS, LLP  
ARCHITECT  
1241 BRADSHAW STREET  
LOS ANGELES, CALIFORNIA 90068  
(310) 462-3000

FACEBOOK  
OWNER  
1700 L STREET, N.W.  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

PROPOSED REGIONAL PLAN  
FINAL PHASE

PROJECT NUMBER  
2015-007

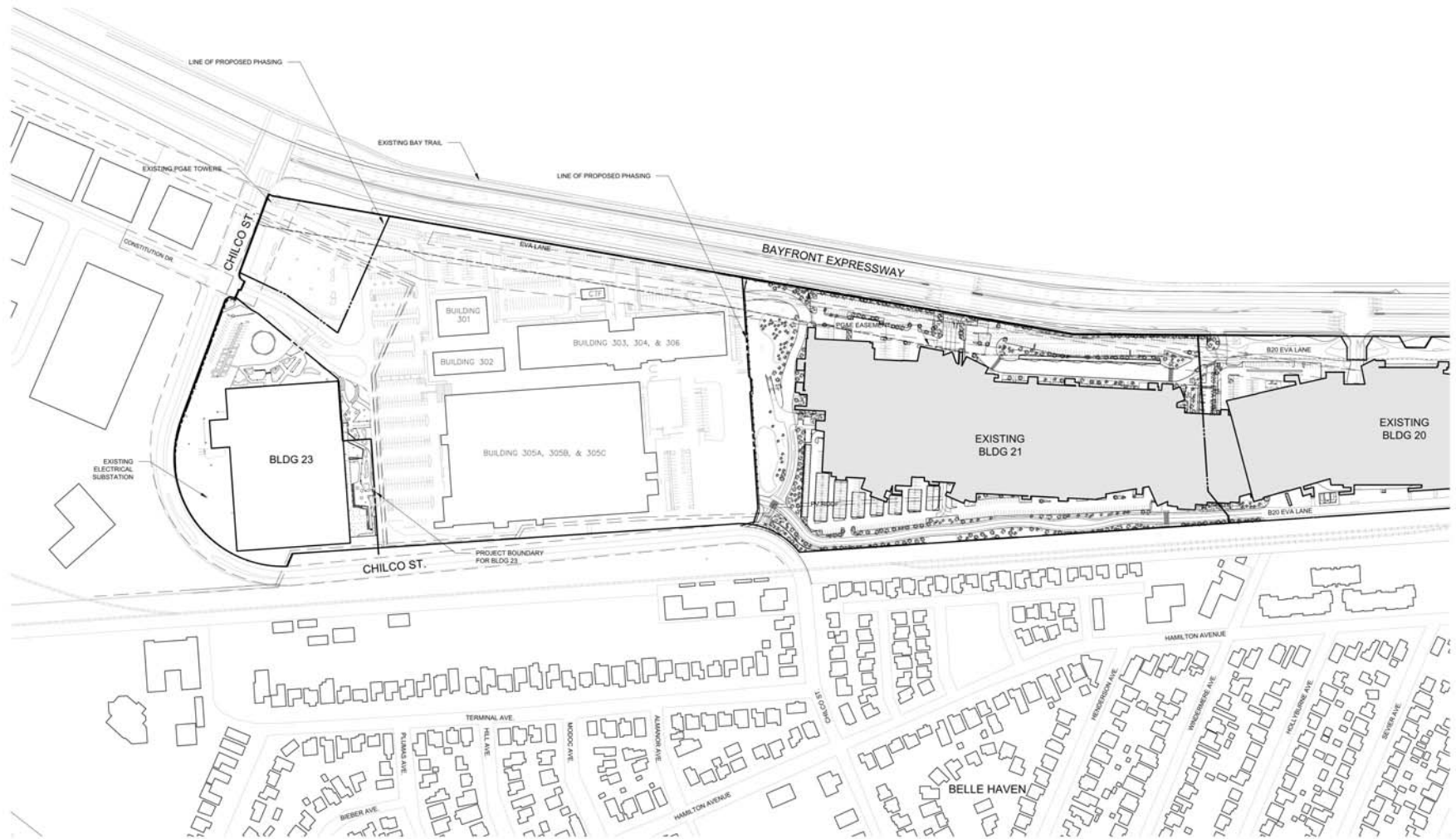
SCALE  
1" = 300'

MAY 15, 2017

THIS SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
A1-03

© GEHRY PARTNERS, LLP



**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BELTLINE STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000

CONSULTANTS

**FACEBOOK**  
 OWNER  
 1 HAWKES WAY  
 MENLO PARK, CALIFORNIA 94025

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**EXISTING SITE PLAN**

PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 150'  
 MAY 15, 2017  
THIS SHEET IS IN N.T.S. SCALE  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

**A1-11**

© GEHRY PARTNERS, LLP



**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BELTLINE STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000

**FACEBOOK**  
 OWNER  
 1 HACKER WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**PROPOSED SITE PLAN**  
**INTERIM PHASE**

PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 150'  
 MAY 15, 2017  
11x17 SHEET SIZE, N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

**A1-12**

© GEHRY PARTNERS, LLP



NOTE: PROPOSED HOTEL IS SHOWN FOR ILLUSTRATIVE PURPOSE ONLY



<p><b>GEHRY PARTNERS, LLP</b> ARCHITECT 1241 WESTSIDE STREET LOS ANGELES, CALIFORNIA 90068 (310) 462-3000</p> <p><b>FACEBOOK</b> OWNER 1 HACKER WAY MENLO PARK, CALIFORNIA 94025</p>	<p>CONSULTANTS</p> <p><b>Facebook Campus Expansion</b> Facebook Building 21, 22 &amp; Hotel Site 300-309 Constitution Drive</p>	<p>TITLE</p> <p><b>PROPOSED SITE PLAN</b> FINAL PHASE</p>	<p>PROJECT NUMBER</p> <p>2015-007</p> <p>SCALE</p> <p>1" = 150'</p> <p>MAY 15, 2017</p> <p>11x17 SHEET SIZE, N.T.S. ORIGINAL SHEET SIZE: 24" x 36"</p>	<p>SHEET NUMBER</p> <p><b>A1-13</b></p> <p>© GEHRY PARTNERS, LLP</p>
--	---	---	--	--



# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

PREVIOUSLY PROPOSED SITE PLAN | A1-14

SCALE : 1"= 150'  
 11X17 SCALE IS 1"=300'  
 SEPTEMBER 02, 2016



1 LEVEL 1  
1/32" = 1'-0"

GEHRY PARTNERS, LLP  
ARCHITECT  
12541 BEARING STREET  
LOS ANGELES, CALIFORNIA 90068  
(310) 482-3000

FACEBOOK  
OWNER  
1 HACKER WAY  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
BUILDING 22  
FLOOR PLAN LEVEL 01

PROJECT NUMBER  
2015-007

SCALE  
1/32" = 1'-0"

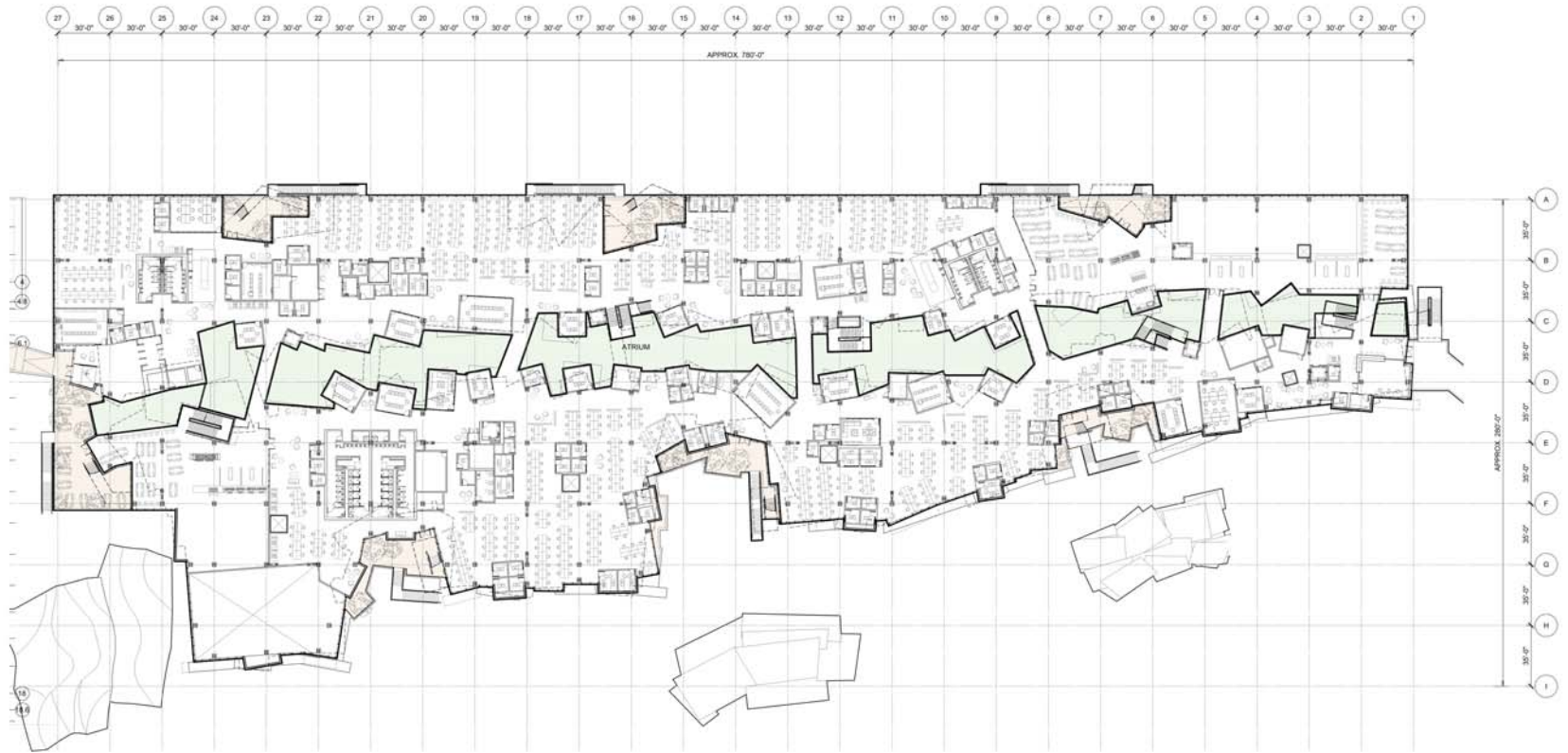
MAY 15, 2017

THIS SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 34" x 36"

SHEET NUMBER  
A2-01

© GEHRY PARTNERS, LLP





LEGEND  
 ATRIUM  
 TERRACE

1 LEVEL 2  
 1/32" = 1'-0"

GEHRY PARTNERS, LLP  
 ARCHITECT  
 12511 BELTWAY STREET  
 LITTLE ROCK, ARKANSAS 72205  
 (501) 482-3000

FACEBOOK  
 OWNER  
 1700 BROADWAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

BUILDING 22  
 FLOOR PLAN LEVEL 02

PROJECT NUMBER  
 2015-007

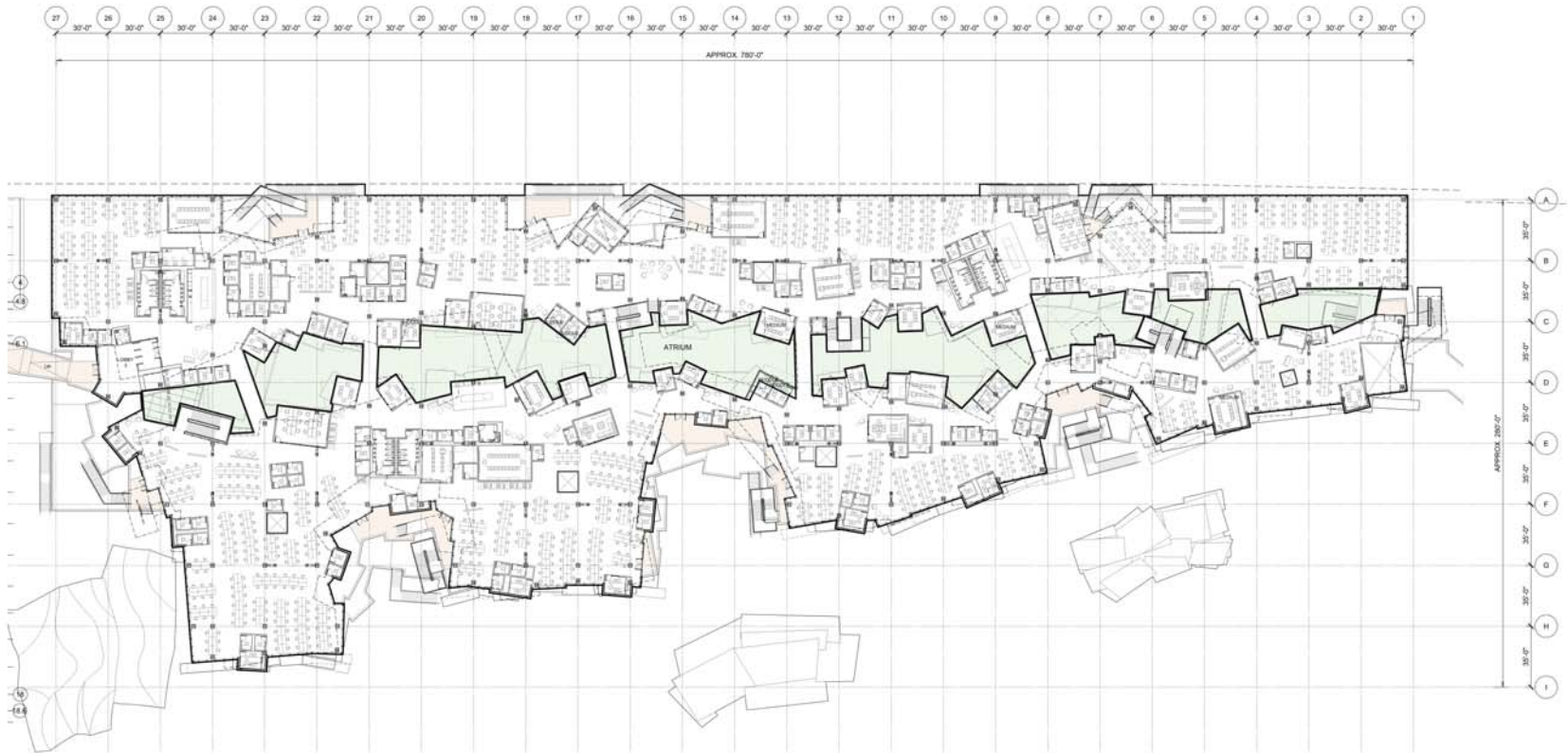
SCALE  
 1/32" = 1'-0"

MAY 15, 2017

11x17 SHEET SIZE, N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
 A2-02

© GEHRY PARTNERS, LLP



LEGEND  
 ATRIUM  
 TERRACE

1 LEVEL 3  
 1/32" = 1'-0"

GEHRY PARTNERS, LLP  
 ARCHITECT  
 12511 BELLAIR STREET  
 LOS ANGELES, CALIFORNIA 90038  
 (310) 482-3000

FACEBOOK  
 OWNER  
 1 HACKER WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

BUILDING 22  
 LEVEL 03 FLOOR PLAN

PROJECT NUMBER  
 2015-007

SCALE  
 1/32" = 1'-0"

MAY 15, 2017

11x17 SHEET SIZE, N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
 A2-03

© GEHRY PARTNERS, LLP



LEGEND  
 ATRIUM  
 TERRACE

1 LEVEL 04  
 1/32" = 1'-0"

GEHRY PARTNERS, LLP  
 ARCHITECT  
 12511 BELTWAY STREET  
 LITTLE ROCK, ARKANSAS 72205  
 (501) 482-3000

FACEBOOK  
 OWNER  
 1 TRADES WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

BUILDING 22  
 LEVEL 04 FLOOR PLAN

PROJECT NUMBER  
 2015-007

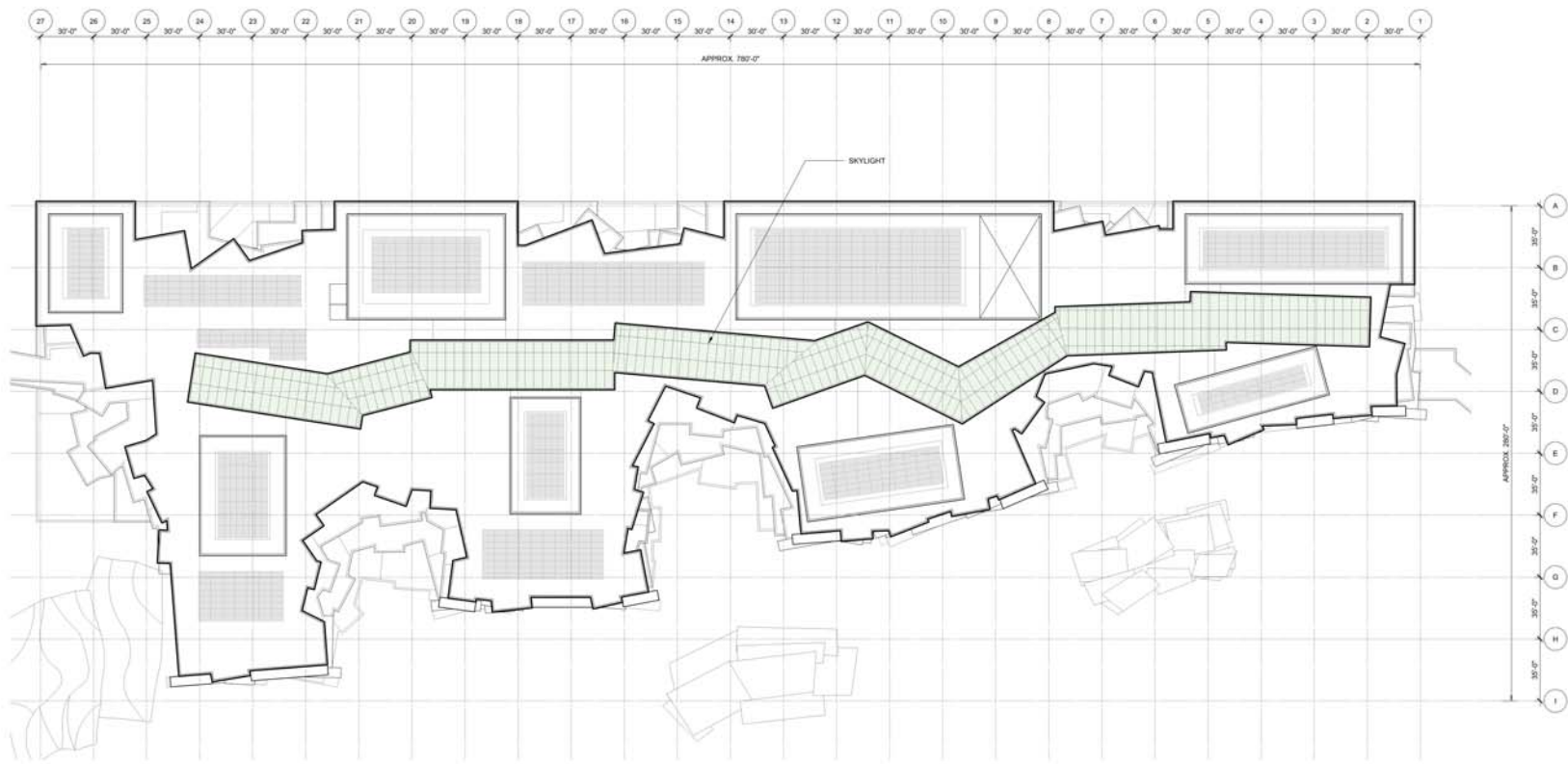
SCALE  
 1/32" = 1'-0"

MAY 15, 2017

11x17 SHEET SIZE, N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
 A2-04

© GEHRY PARTNERS, LLP



1 ROOF  
1/32" = 1'-0"

**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12511 BELLAIR STREET  
 LOS ANGELES, CALIFORNIA 90028  
 (310) 482-3000  
  
**FACEBOOK**  
 OWNER  
 1 TRADES WAY  
 MENLO PARK, CALIFORNIA 94025

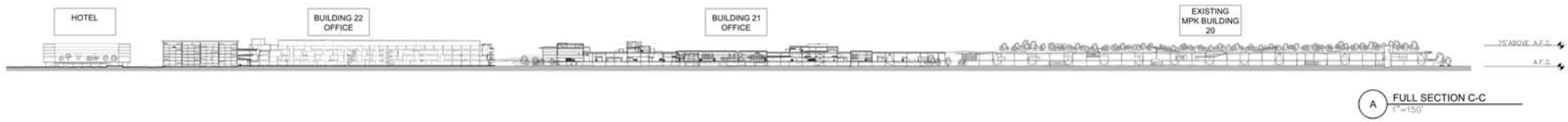
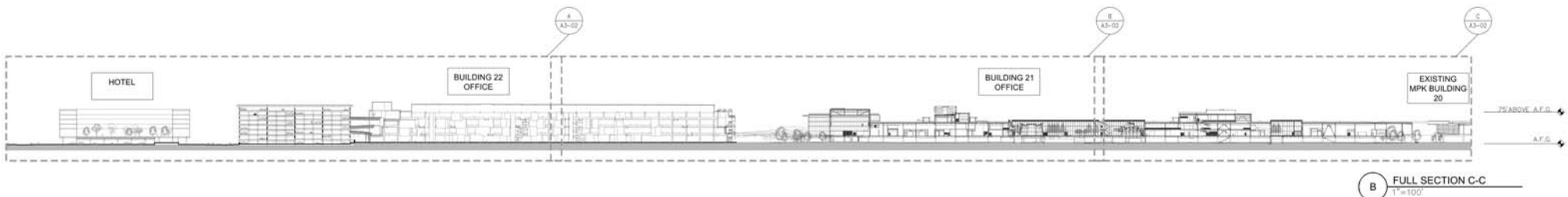
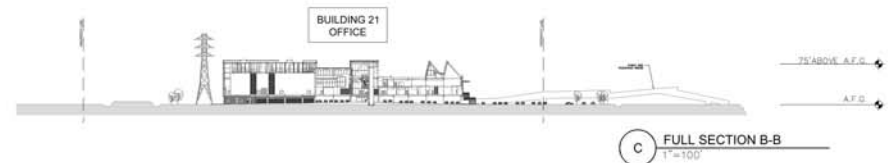
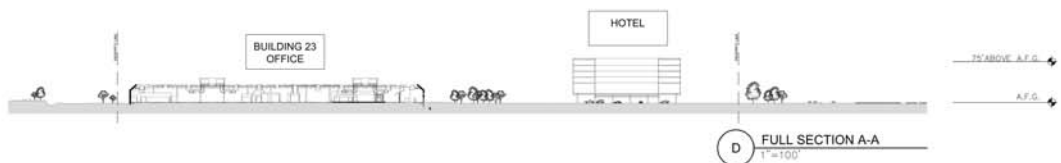
CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

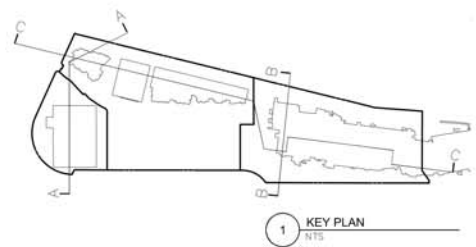
TITLE  
**BUILDING 22**  
**ROOF PLAN**

PROJECT NUMBER  
 2015-007  
  
 SCALE  
 1/32" = 1'-0"  
  
 MAY 15, 2017  
11x17 SHEET SIZE, N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A2-05**  
  
© GEHRY PARTNERS, LP



**NOTES:**  
 1. PROPOSED HOTEL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY  
 2. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT



**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BELTLINE STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000

**FACEBOOK**  
 OWNER  
 1700 L STREET, N.W.  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

**BUILDING 21,22 & HOTEL**  
 SITE SECTIONS

PROJECT NUMBER  
 2015-007

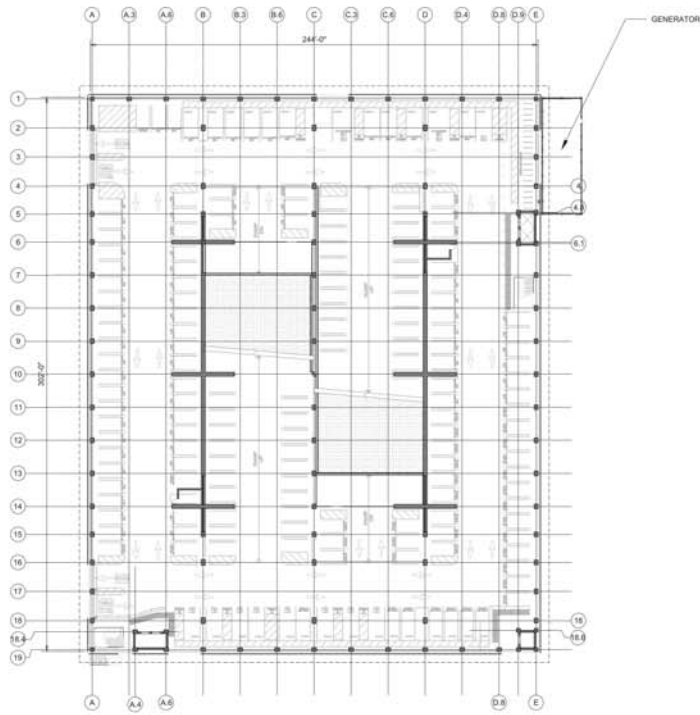
SCALE  
 AS NOTED

MAY 15, 2017

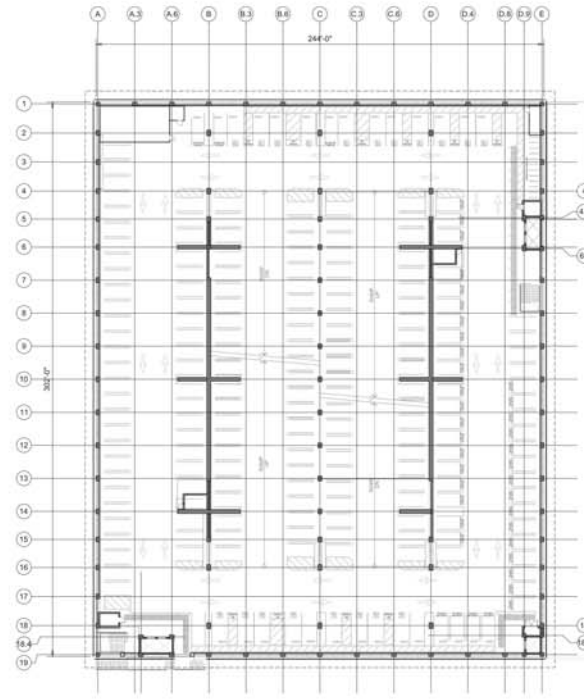
1/4" = 1' SHEET SIZE: 11" x 17"  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A3-01**

© GEHRY PARTNERS, LLP



1 LEVEL 1  
1/32" = 1'-0"



2 LEVEL 2  
1/32" = 1'-0"

GEHRY PARTNERS, LLP  
ARCHITECT  
12541 BEAUNUE STREET  
LIVE ANGELES, CALIFORNIA 90504  
(310) 482-2000

FACEBOOK  
OWNER  
1 HAWES WAY  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

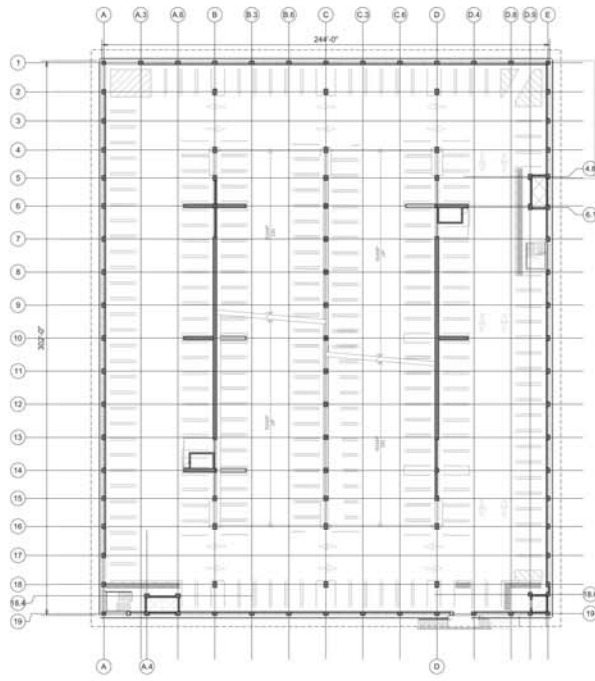
TITLE  
LEVEL 1 & 2  
MPK-22

PROJECT NUMBER  
2015-007  
SCALE  
1/32" = 1'-0"  
MAY 15, 2017  
THIS SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 24" x 36"

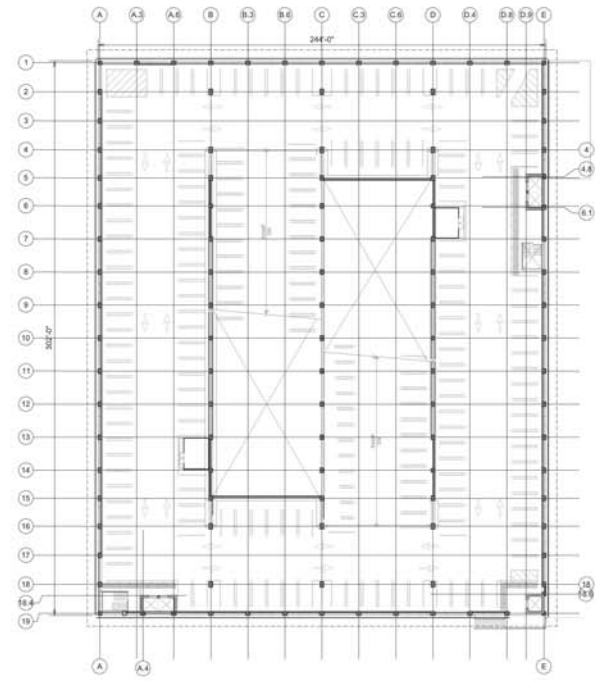
SHEET NUMBER

A2-10

© GEHRY PARTNERS, LLP



1 TYP. FLOOR 3-7  
1/32" = 1'-0"



2 LEVEL 8  
1/32" = 1'-0"

GEHRY PARTNERS, LLP  
ARCHITECT  
12911 BELINDA STREET  
LOS ANGELES, CALIFORNIA 90068  
CITY 482-3000

CONSULTANTS

FACEBOOK  
OWNER  
1 HAZARD WAY  
MENLO PARK, CALIFORNIA 94025

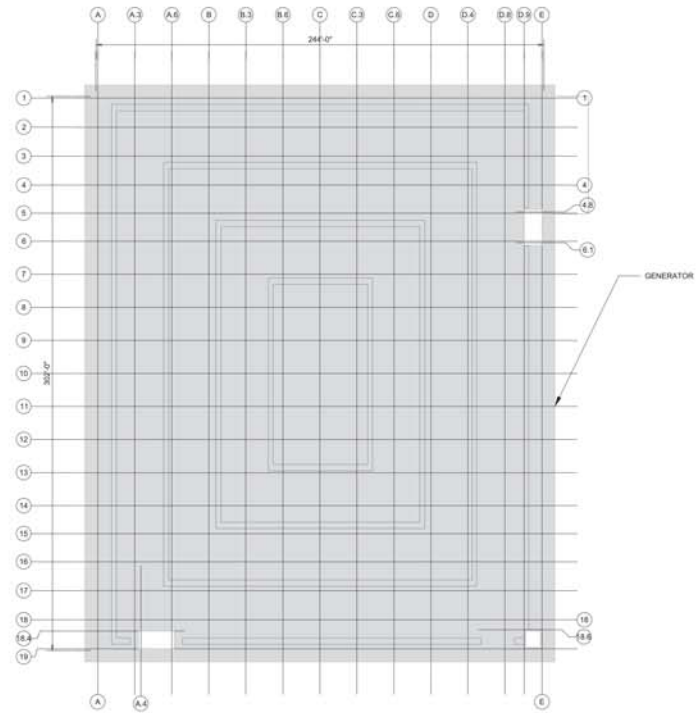
Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
LEVEL 3 - 7  
MPK-22

PROJECT NUMBER  
2015-007  
SCALE  
1/32" = 1'-0"  
MAY 15, 2017  
THIS SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 34" x 36"

SHEET NUMBER  
A2-11

© GEHRY PARTNERS, LLP



1 ROOF  
1/32"=1'-0"

GEHRY PARTNERS, LLP  
ARCHITECT  
12541 BEAUFINE STREET  
LOS ANGELES, CALIFORNIA 90068  
(310) 482-2000

FACEBOOK  
OWNER  
1 HAWKES WAY  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
ROOF  
MPK-22

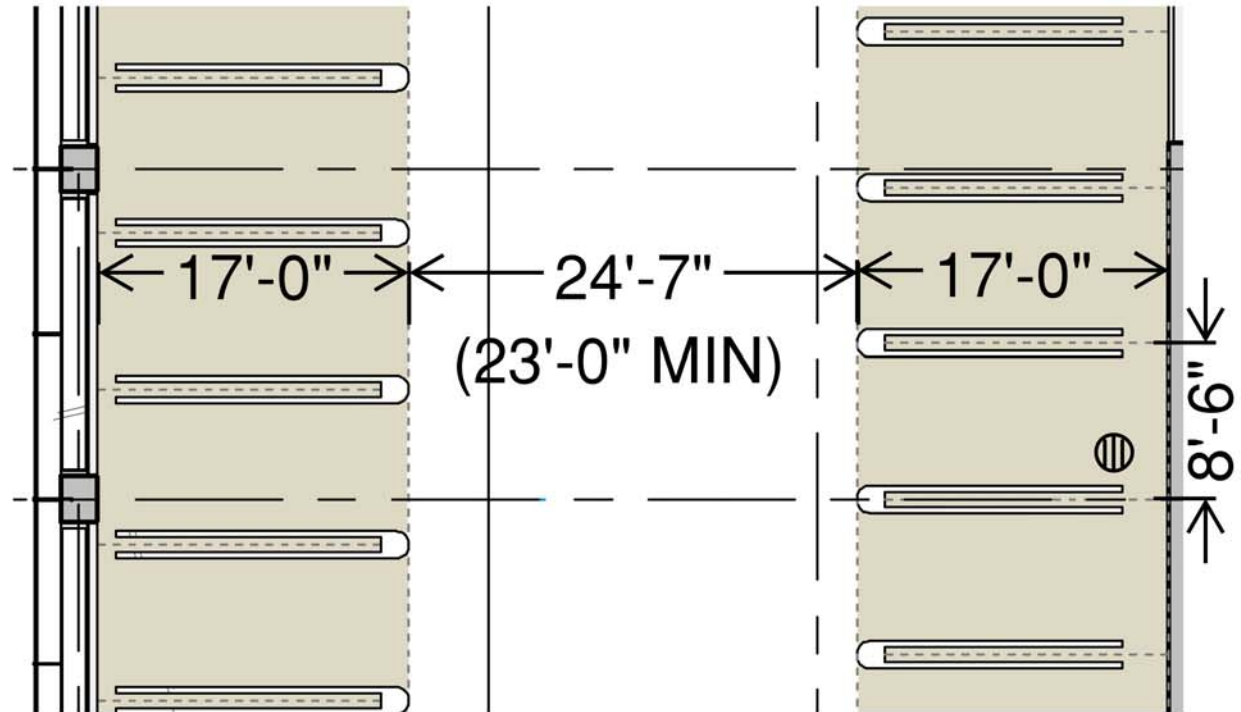
PROJECT NUMBER  
2015-007  
SCALE  
1/32" = 1'-0"  
MAY 15, 2017  
THIS SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A2-12

© GEHRY PARTNERS, LLP





GEHRY PARTNERS, LLP  
 ARCHITECT  
 1234 MAIN STREET  
 LOS ANGELES, CALIFORNIA 90048  
 (213) 452-3000

CONSULTANTS

FACEBOOK  
 OWNER  
 1 HOOVER WAY  
 MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

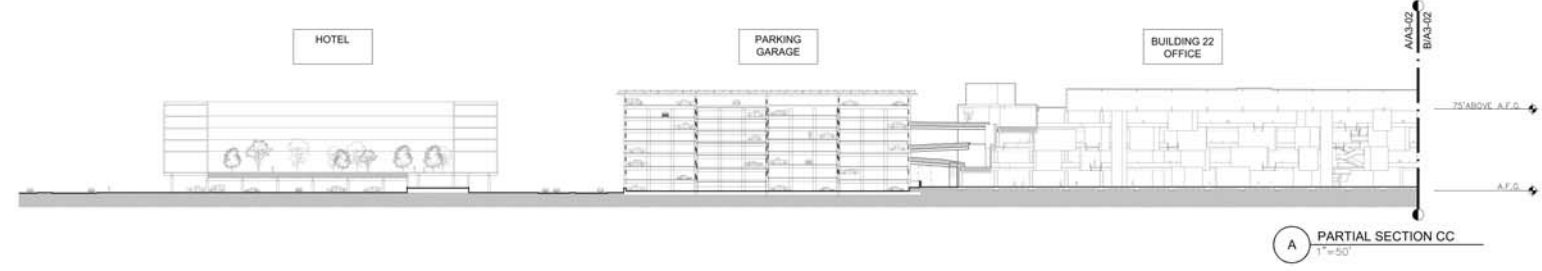
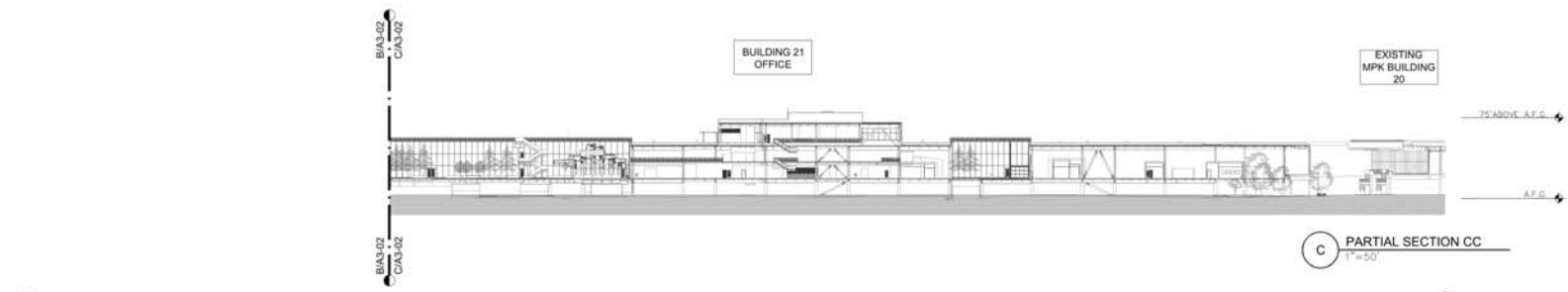
DETAIL OF TYPICAL  
 PARKING SPACE

PROJECT NUMBER  
 2015-007  
 SCALE  
 MAY 15, 2017  
 THIS SHEET SIZE: N.E.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

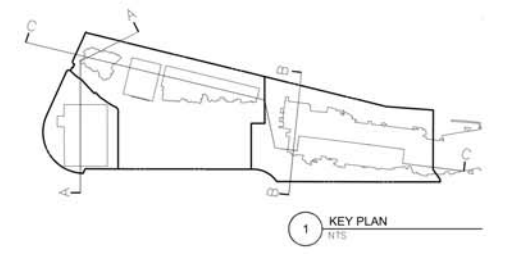
SHEET NUMBER

A2-13

© GEHRY PARTNERS, LLP



**NOTES:**  
 1. PROPOSED HOTEL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 2. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT.



**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12345 BLVD STREET  
 LOS ANGELES, CALIFORNIA 90008  
 (213) 482-3000

**FACEBOOK**  
 OWNER  
 1 ANDREWS BLVD  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

**BUILDING 21, 22 & HOTEL**  
 SITE SECTION

PROJECT NUMBER  
 2015-007

SCALE  
 AS NOTED

MAY 15, 2017

HAFT SHEET SIZE: A1A  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A3-02**

© GEHRY PARTNERS, LLP

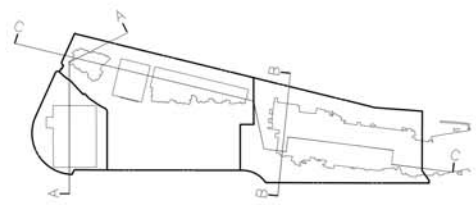


**B** FULL SECTION B-B  
1"=50'



**A** FULL SECTION A-A  
1"=50'

**NOTES:**  
 1. PROPOSED HOTEL IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
 2. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT.



**1** KEY PLAN  
N.T.S.

**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BEAUFORT STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000

**FACEBOOK**  
 OWNER  
 1 HACKER WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

**BUILDING 21,22 & HOTEL**  
 SITE SECTIONS

PROJECT NUMBER  
 2015-007

SCALE  
 AS NOTED

MAY 15, 2017

1:117 SHEET NO. N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

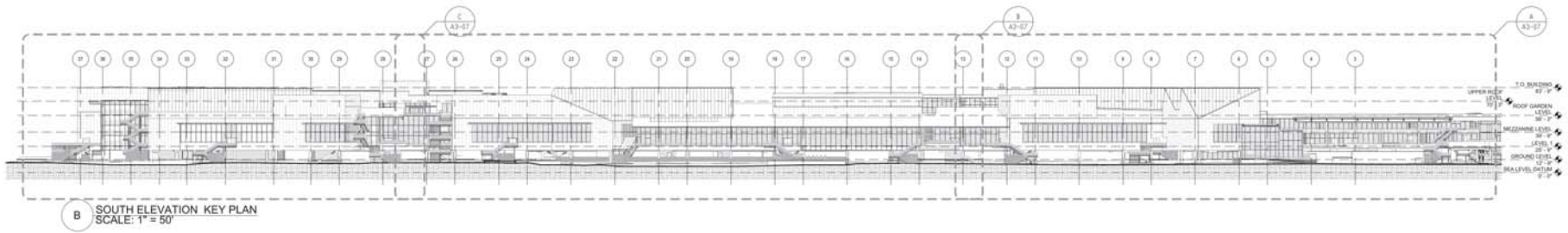
SHEET NUMBER  
**A3-03**

© GEHRY PARTNERS, LP

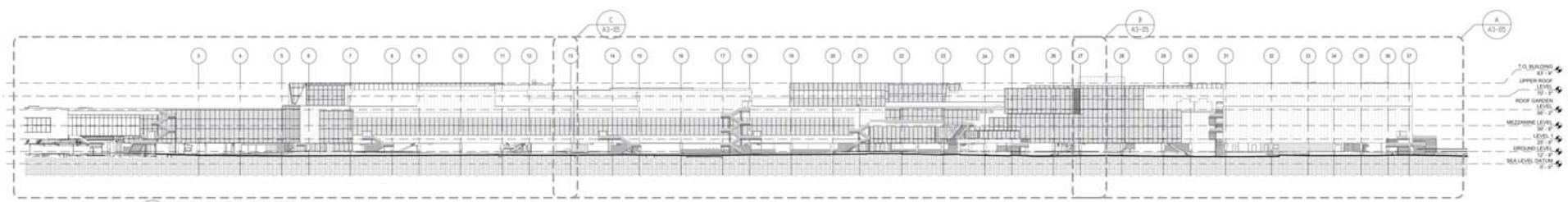
PREVIOUSLY APPROVED

**NOTES:**

1. BUILDING 21 ELEVATIONS ARE PREVIOUSLY APPROVED
1. THESE ELEVATIONS ARE SHOWN FOR CONTEXT ONLY AND ARE NOT PART OF THE PROJECT



B SOUTH ELEVATION KEY PLAN  
SCALE: 1" = 50'

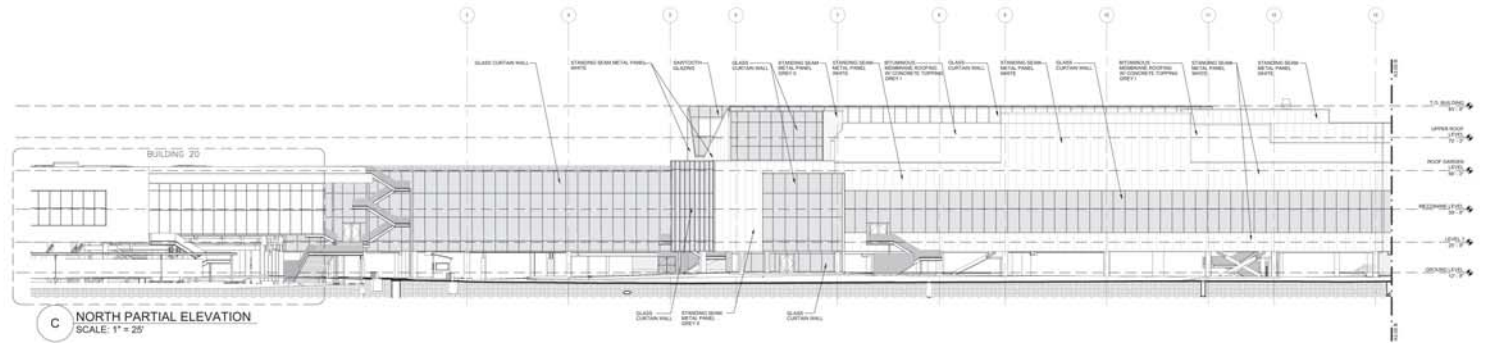


A NORTH ELEVATION KEY PLAN  
SCALE: 1" = 50'

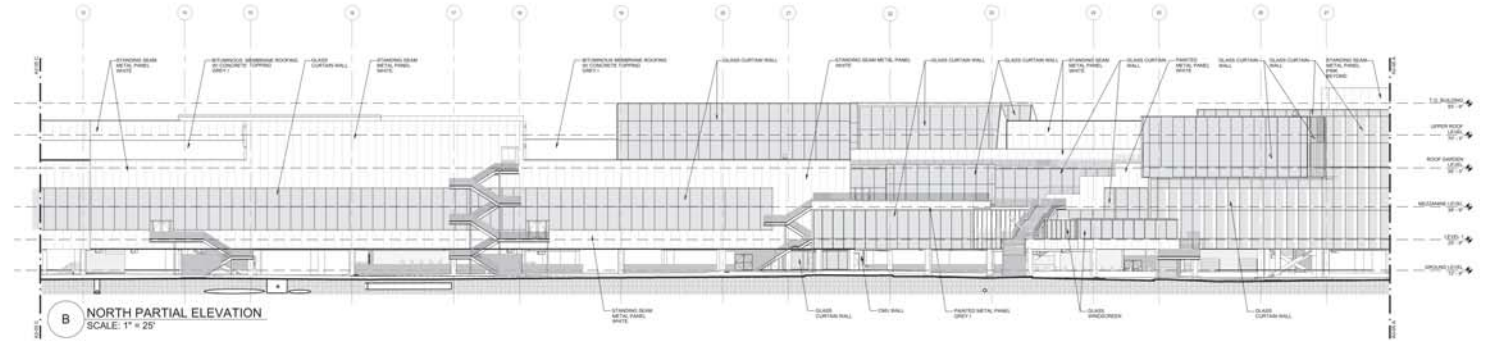
PREVIOUSLY APPROVED

<p>GEHRY PARTNERS, LLP ARCHITECT 1241 BELLAIR STREET LOS ANGELES, CALIFORNIA 90026 (310) 462-3500</p> <p>FACEBOOK OWNER 1 HAWKES WAY MENLO PARK, CALIFORNIA 94025</p>	<p>CONSULTANTS</p> <p>Facebook Campus Expansion Facebook Building 21, 22 &amp; Hotel Site 300-309 Constitution Drive</p>	<p>TITLE</p> <p>MPK21 NORTH &amp; SOUTH BUILDING ELEVATIONS</p>	<p>PROJECT NUMBER</p> <p>2015-007</p> <p>SCALE</p> <p>1" = 50'</p> <p>MAY 15, 2017</p> <p>11x17 SHEET SIZE: N.T.S. ORIGINAL SHEET SIZE: 24" x 36"</p>	<p>SHEET NUMBER</p> <p>A3-04</p> <p>© GEHRY PARTNERS, LLP</p>
---	--	---	---	---

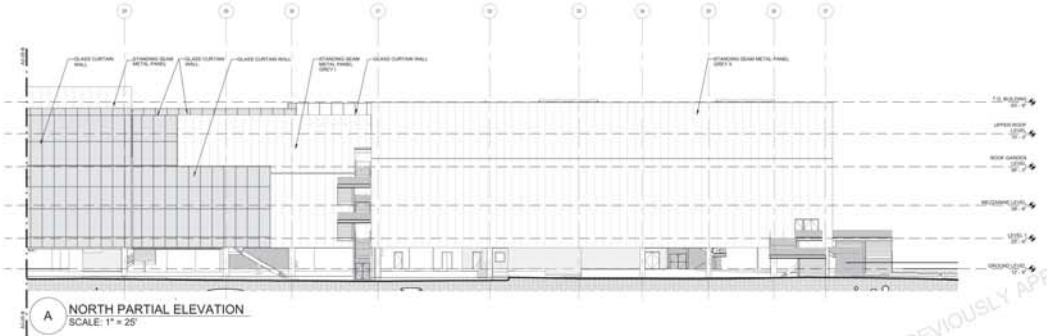
PREVIOUSLY APPROVED



C NORTH PARTIAL ELEVATION  
SCALE: 1" = 25'



B NORTH PARTIAL ELEVATION  
SCALE: 1" = 25'



A NORTH PARTIAL ELEVATION  
SCALE: 1" = 25'

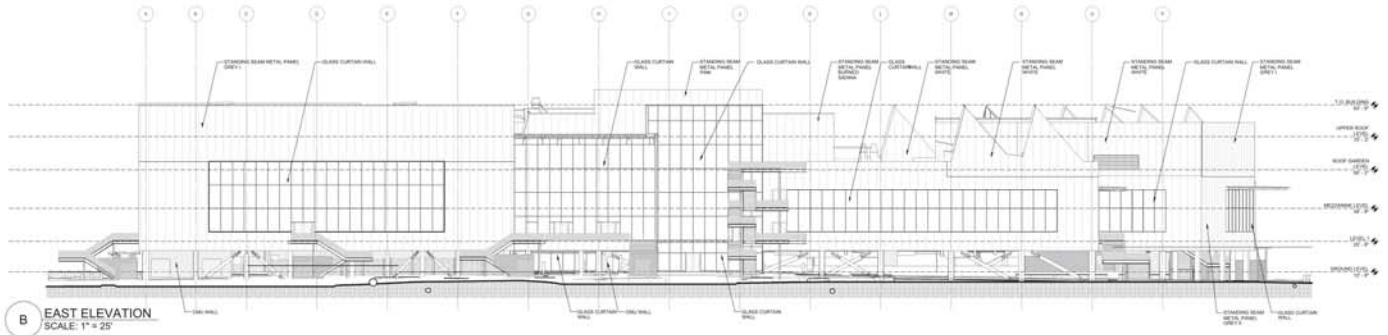
**NOTES:**  
1. BUILDING 21 ELEVATIONS ARE PREVIOUSLY APPROVED  
1. THESE ELEVATIONS ARE SHOWN FOR CONTEXT ONLY AND ARE NOT PART OF THE PROJECT

PREVIOUSLY APPROVED

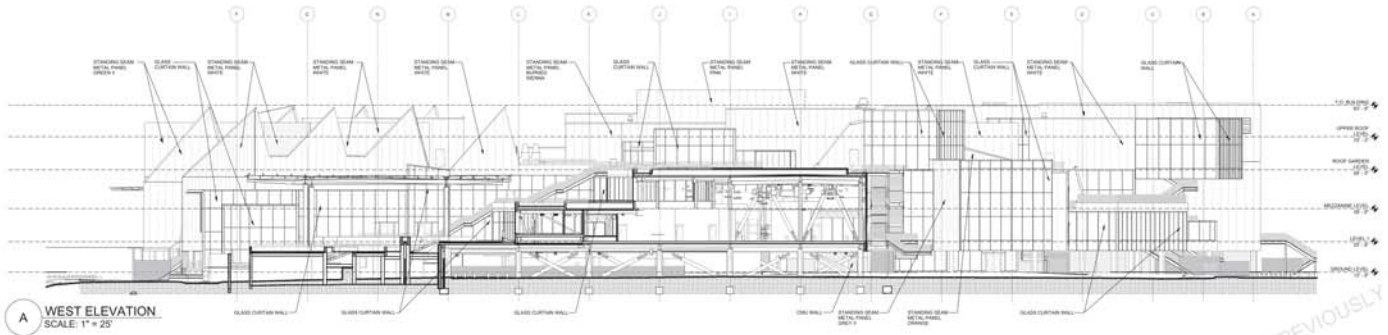
GEHRY PARTNERS, LLP ARCHITECT 1241 BROADWAY STREET LOS ANGELES, CALIFORNIA 90068 (213) 482-3500 FACEBOOK OWNER 1 HAWKES WAY MENLO PARK, CALIFORNIA 94025	CONSULTANTS	Facebook Campus Expansion Facebook Building 21, 22 & Hotel Site 300-309 Constitution Drive	MPK21 NORTH BUILDING ELEVATIONS	PROJECT NUMBER 2015-007 SCALE 1" = 25' REVISED 5/20/17 THIS SHEET IS IN THE ORIGINAL SHEET SIZE: 24" x 36"	SHEET NUMBER A3-05 © GEHRY PARTNERS, LLP
--	-------------	--	---------------------------------------	---	--

PREVIOUSLY APPROVED

**NOTES:**  
 1. BUILDING 21 ELEVATIONS ARE PREVIOUSLY APPROVED  
 2. THESE ELEVATIONS ARE SHOWN FOR CONTEXT ONLY AND ARE NOT PART OF THE PROJECT



**B EAST ELEVATION**  
 SCALE: 1" = 25'



**A WEST ELEVATION**  
 SCALE: 1" = 25'

PREVIOUSLY APPROVED

**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BELLAIR STREET  
 LOS ANGELES, CALIFORNIA 90024  
 (310) 462-3000

CONSULTANTS

**FACEBOOK**  
 OWNER  
 1 HAWKEYE WAY  
 MENLO PARK, CALIFORNIA 94025

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

**MPK21**  
 EAST & WEST  
 BUILDING ELEVATIONS

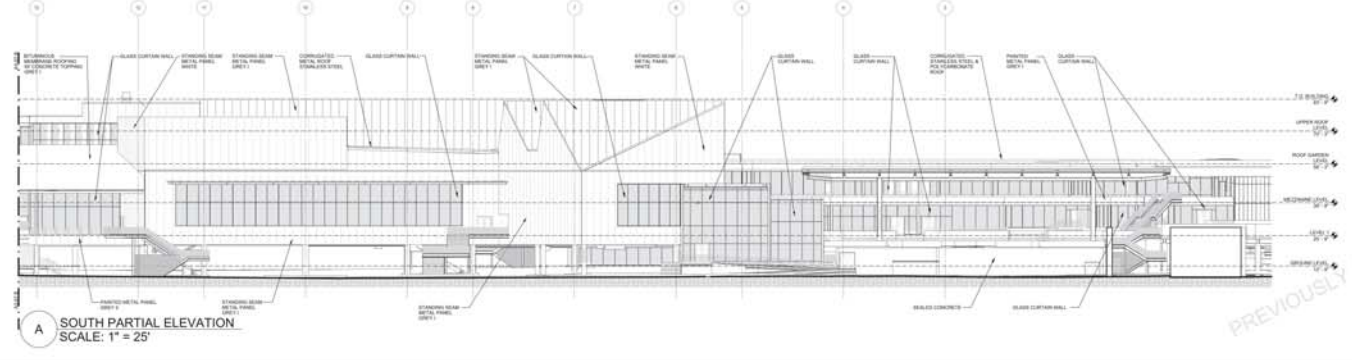
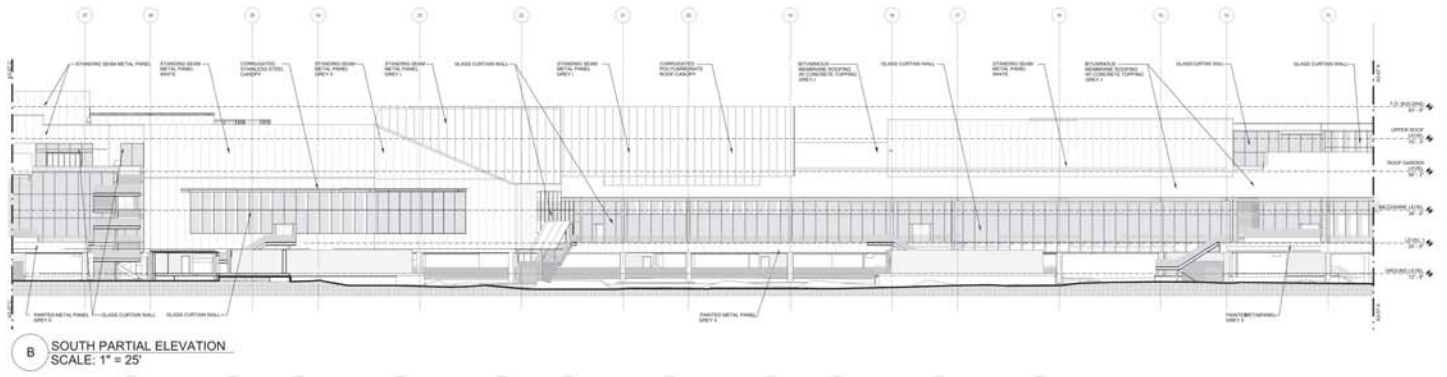
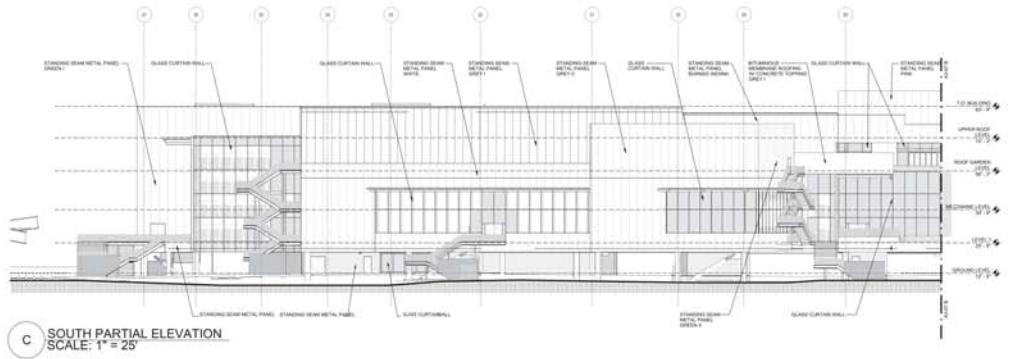
PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 25'  
 MAY 15, 2017  
 11x17 SHEET SIZE: N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A3-06**

© GEHRY PARTNERS, LLP

PREVIOUSLY APPROVED

**NOTES:**  
 1. BUILDING 21 ELEVATIONS ARE PREVIOUSLY APPROVED  
 1. THESE ELEVATIONS ARE SHOWN FOR CONTEXT ONLY AND ARE NOT PART OF THE PROJECT



PREVIOUSLY APPROVED

**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12511 BELLEVUE STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3500

**FACEBOOK**  
 OWNER  
 1 HAWKES WAY  
 MENLO PARK, CALIFORNIA 94025

CONULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

**MPK21**  
 SOUTH  
 BUILDING ELEVATIONS

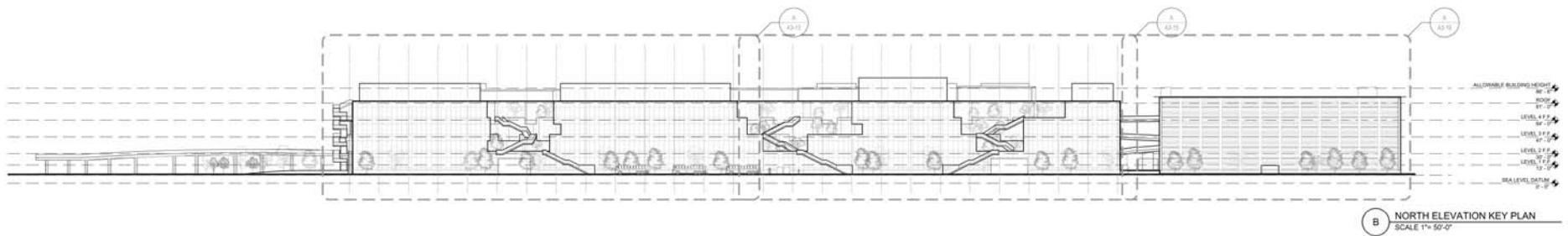
PROJECT NUMBER  
 2015-007

SCALE  
 1" = 25'

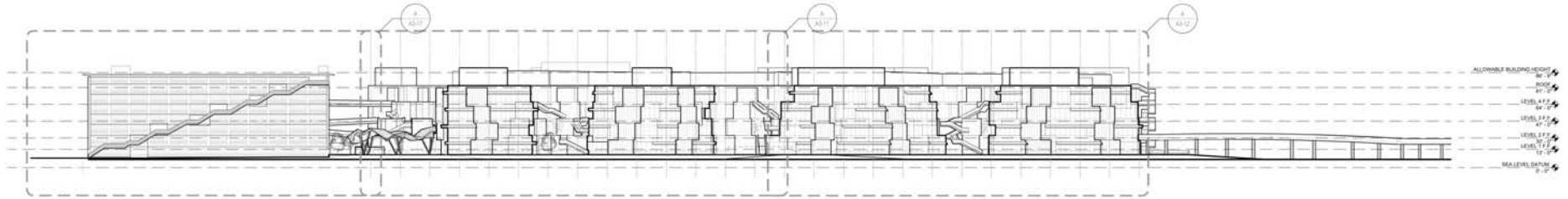
GRAPHIC SHEET SIZE  
 24" x 36"

SHEET NUMBER  
**A3-07**

© GEHRY PARTNERS, LLP



**B** NORTH ELEVATION KEY PLAN  
SCALE 1"=50'-0"



**A** SOUTH ELEVATION KEY PLAN  
SCALE 1"=50'-0"

**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12511 BELTWAY STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000  
  
**FACEBOOK**  
 OWNER  
 1 HACKER WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

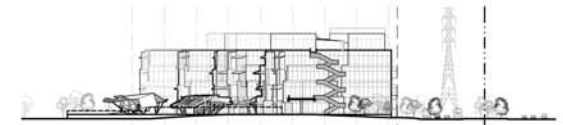
**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**MPK22**  
**NORTH AND SOUTH**  
**BUILDING ELEVATIONS**

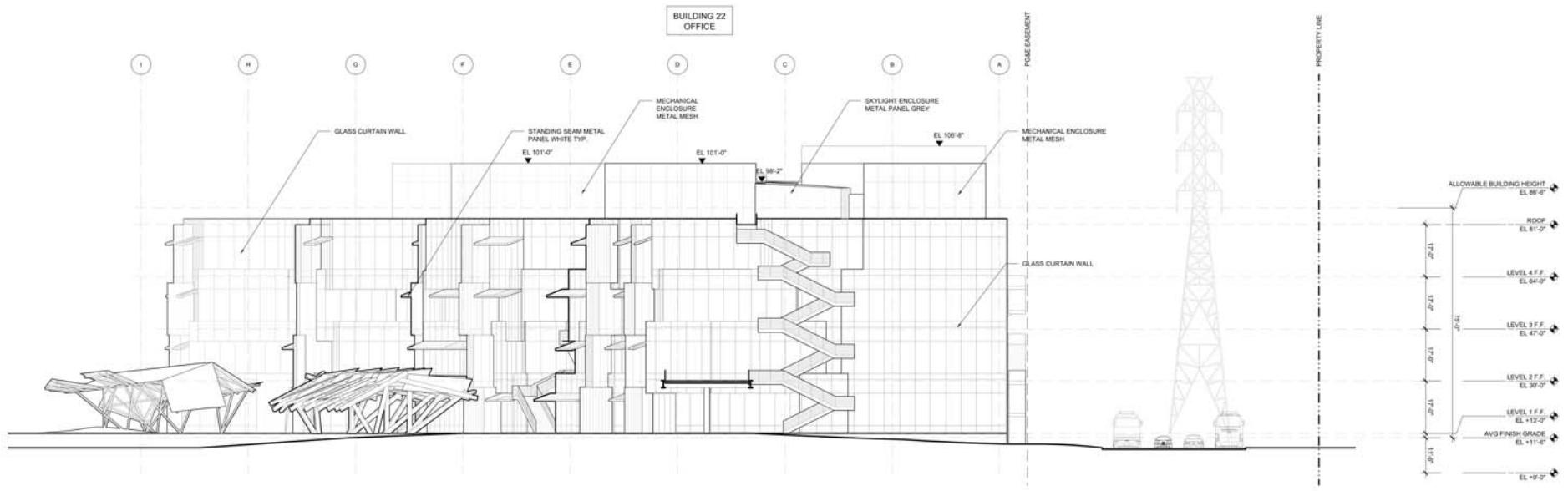
PROJECT NUMBER  
 2015-007  
 SCALE  
 1"=50'  
 MAY 15, 2017  
THIS SHEET SIZE: 34" x 36"  
ORIGINAL SHEET SIZE: 34" x 36"

SHEET NUMBER  
**A3-08**  
© GEHRY PARTNERS, LLP





**B** EAST ELEVATION WITH LANDSCAPE  
1/64" = 1'-0"



**A** EAST ELEVATION  
1" = 16'-0"

**NOTES:**  
 1. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT  
 2. LANDSCAPE REMOVED FOR CLARITY AS DIRECTED BY CITY OF MENLO PARK.

**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BAYVIEW STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000

**FACEBOOK**  
 OWNER  
 1 RAVENSWOOD WAY  
 MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**MPK22**  
**EAST BUILDING ELEVATION**

PROJECT NUMBER  
 2015-007

SCALE  
 1/16" = 1'-0"

MAY 15, 2017

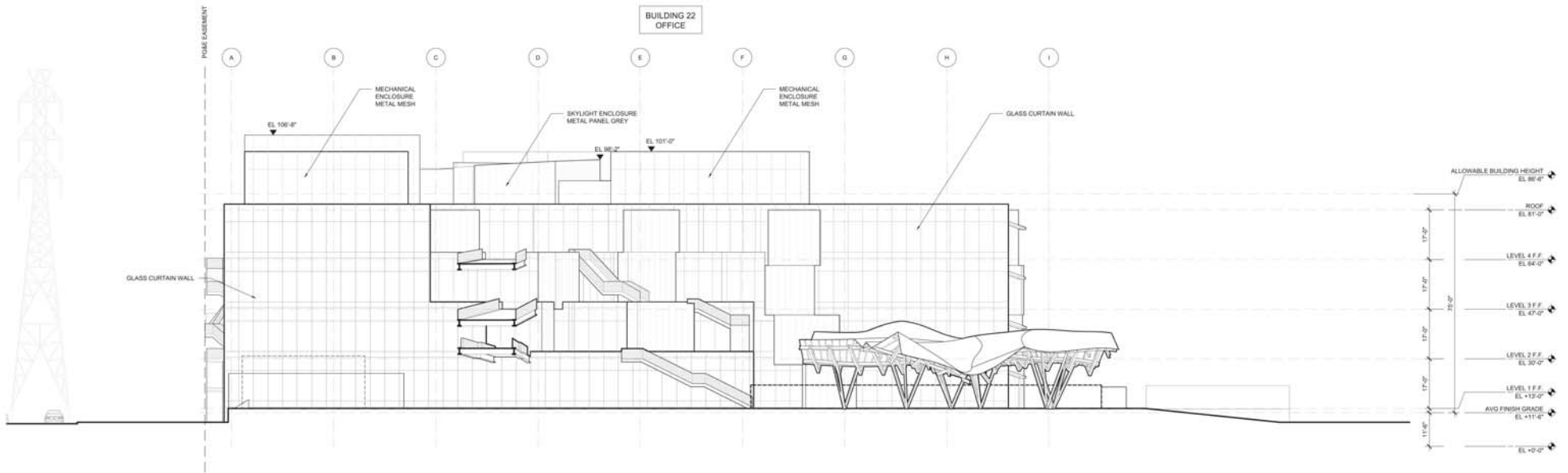
1/4" = 1'-0" SHEET SIZE: N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A3-09**

© GEHRY PARTNERS, LLP



**B** WEST ELEVATION WITH LANDSCAPE  
1/64" = 1'-0"



**A** WEST ELEVATION  
1/16" = 1'-0"

1. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT
2. LANDSCAPE REMOVED FOR CLARITY AS DIRECTED BY CITY OF MENLO PARK.

**GEHRY PARTNERS, LLP**  
ARCHITECT  
1241 BAYVIEW STREET  
LOS ANGELES, CALIFORNIA 90096  
(213) 482-3500

CONSULTANTS

**FACEBOOK**  
OWNER  
1 HACKER WAY  
MENLO PARK, CALIFORNIA 94025

**Facebook Campus Expansion**  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
**MPK22**  
WEST BUILDING ELEVATION

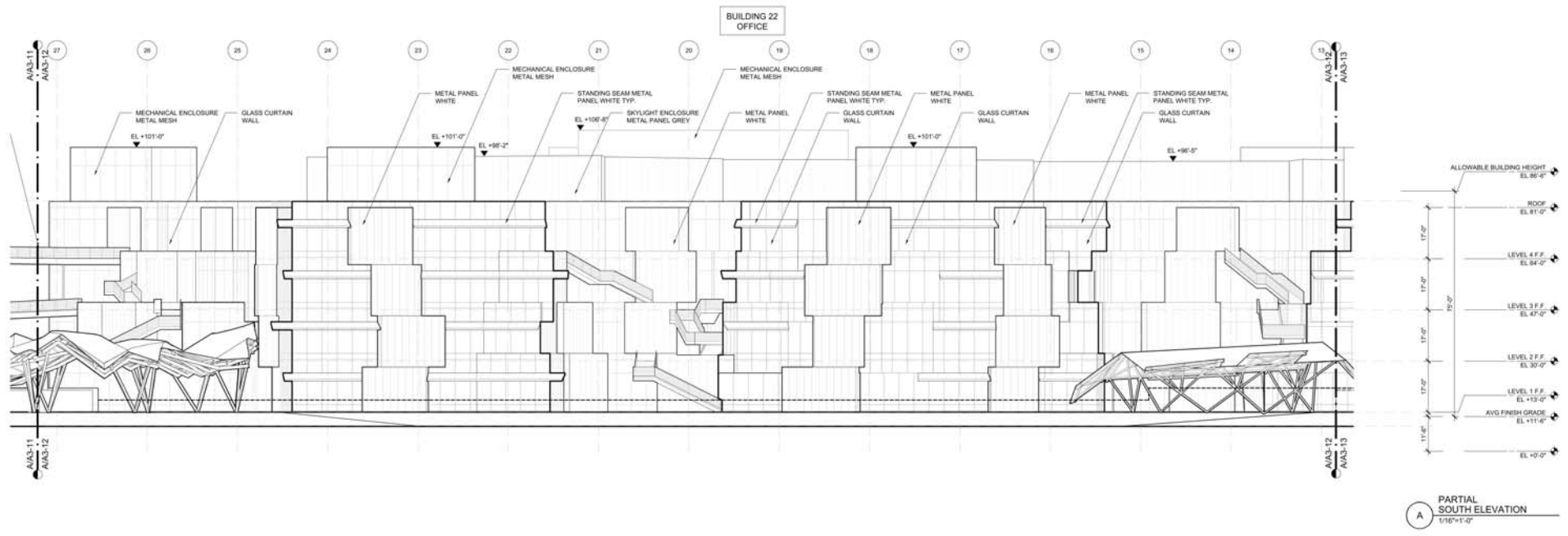
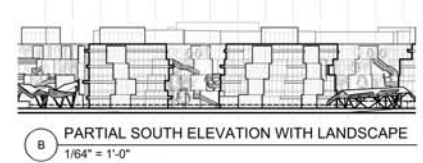
PROJECT NUMBER  
2015-007  
SCALE  
1/16" = 1'-0"

SHEET NUMBER

**A3-10**

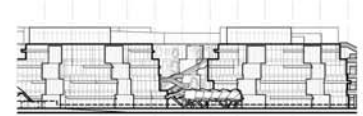
MAY 15, 2017  
1/4" X 11" SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 24" X 36"

© GEHRY PARTNERS, LLP

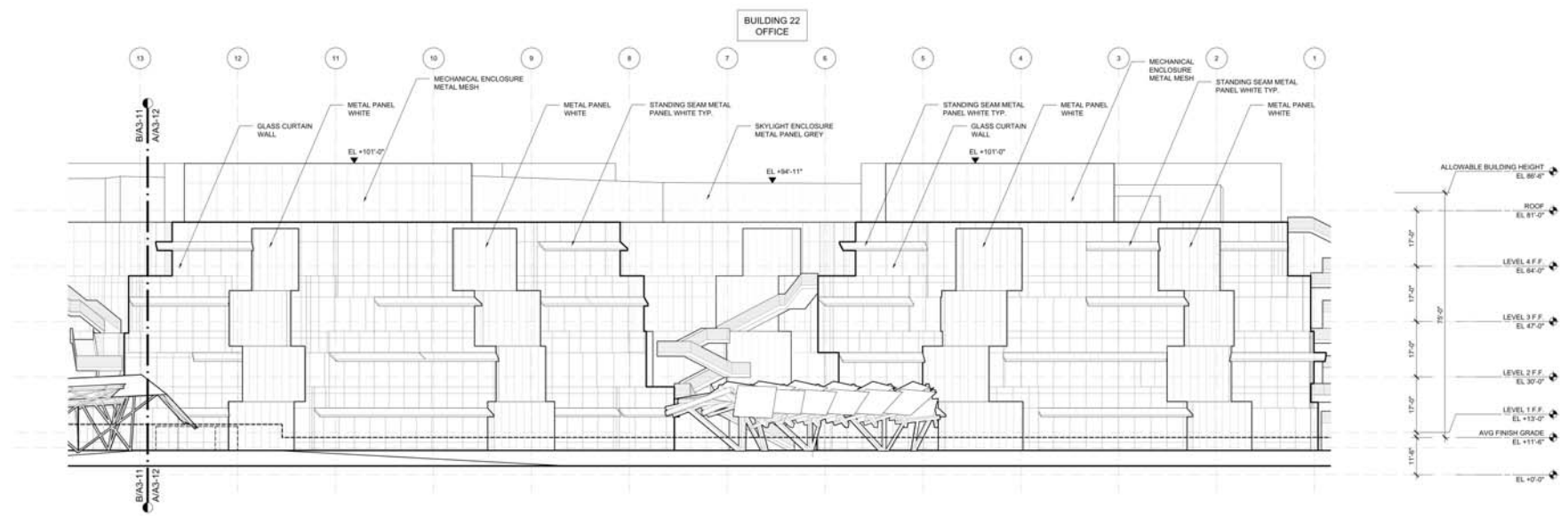


1. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT
2. LANDSCAPE REMOVED FOR CLARITY AS DIRECTED BY CITY OF MENLO PARK.

<p><b>GEHRY PARTNERS, LLP</b>          ARCHITECT          12541 BELTLINE STREET          LOST ANGELES, CALIFORNIA 90088          (310) 485-2000</p> <p><b>FACEBOOK</b>          OWNER          17000 W. AVENUE          MENLO PARK, CALIFORNIA 94025</p>	<p>CONSULTANTS</p> <p><b>Facebook Campus Expansion</b>          Facebook Building 21, 22 &amp; Hotel Site          300-309 Constitution Drive</p>	<p>TITLE</p> <p><b>MPK22</b>          SOUTH          BUILDING ELEVATIONS</p>	<p>PROJECT NUMBER          2015-007</p> <p>SCALE          1/16" = 1'-0"</p> <p>MAY 15, 2017</p> <p>PLAT SHEET SIZE: N.T.S.          DRAWING SHEET SIZE: 34" x 36"</p>	<p>SHEET NUMBER</p> <p><b>A3-11</b></p> <p>© GEHRY PARTNERS, LLP</p>
--	---	--	---	--



**B** PARTIAL SOUTH ELEVATION WITH LANDSCAPE  
1/64" = 1'-0"



**A** PARTIAL SOUTH ELEVATION  
1/16" = 1'-0"

1. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT  
2. LANDSCAPE REMOVED FOR CLARITY AS DIRECTED BY CITY OF MENLO PARK.

**GEHRY PARTNERS, LLP**  
ARCHITECT  
12541 BEAVERCREEK STREET  
LOS ANGELES, CALIFORNIA 90048  
(310) 485-2000

**FACEBOOK**  
OWNER  
17000 WILLOW ROAD  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

**Facebook Campus Expansion**  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

**MPK22**  
SOUTH  
BUILDING ELEVATIONS

PROJECT NUMBER  
2015-007

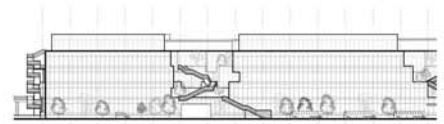
SCALE  
1/16" = 1'-0"

MAY 15, 2017

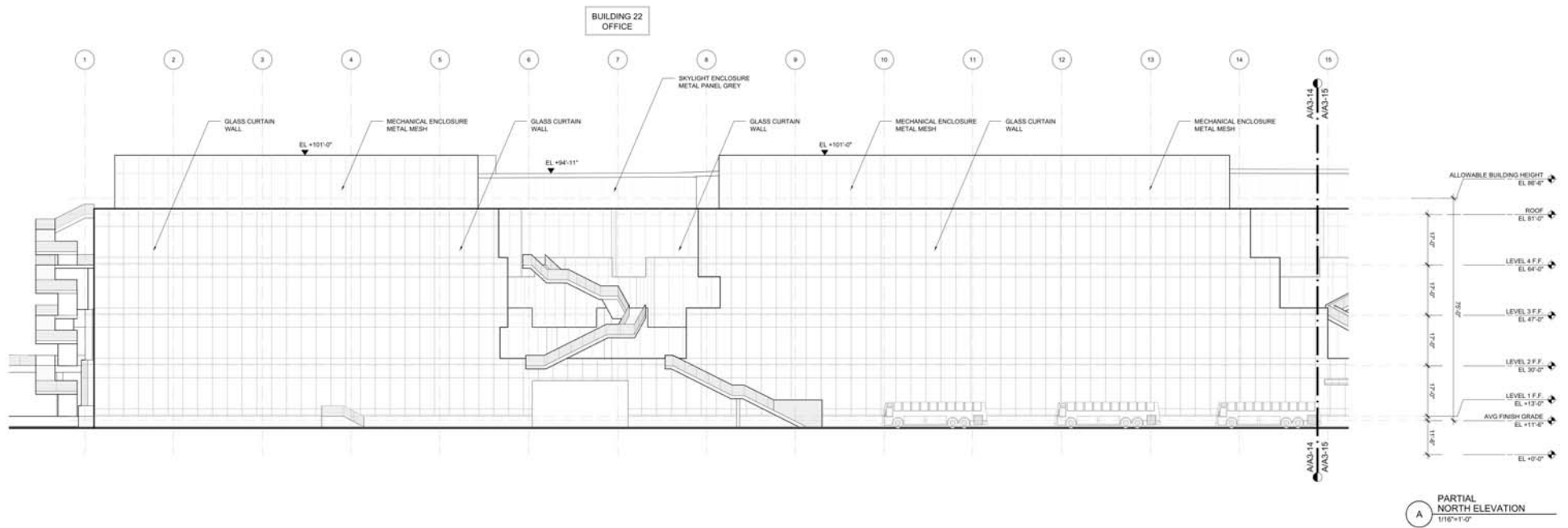
PLAT SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 34" x 36"

SHEET NUMBER  
**A3-12**

© GEHRY PARTNERS, LLP

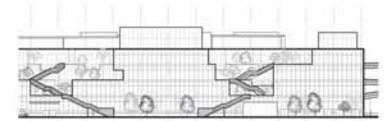


**B** PARTIAL NORTH ELEVATION WITH LANDSCAPE  
1/64" = 1'-0"

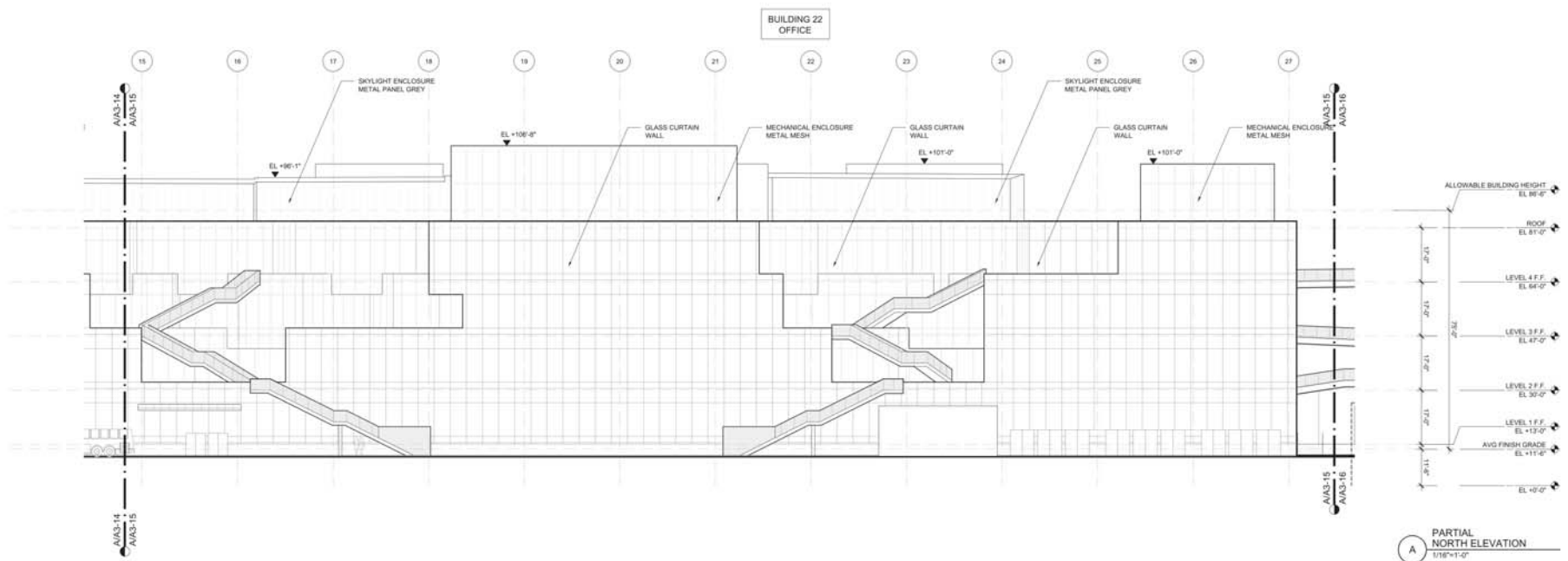


1. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT
2. LANDSCAPE REMOVED FOR CLARITY AS DIRECTED BY CITY OF MENLO PARK.

<p><b>GEHRY PARTNERS, LLP</b> ARCHITECT 12541 BELTLINE STREET LOS ANGELES, CALIFORNIA 90068 (310) 482-3000</p> <p><b>FACEBOOK</b> OWNER 1 HAWKES WAY MENLO PARK, CALIFORNIA 94025</p>	<p>CONSULTANTS</p> <p><b>Facebook Campus Expansion</b> Facebook Building 21, 22 &amp; Hotel Site 300-309 Constitution Drive</p>	<p>TITLE</p> <p><b>MPK22</b> <b>NORTH</b> <b>BUILDING ELEVATIONS</b></p>	<p>PROJECT NUMBER 2015-007</p> <p>SCALE 1/16" = 1'-0"</p> <p>MAY 15, 2017</p> <p>11x17 SHEET SIZE, N.T.S. ORIGINAL SHEET SIZE: 24" x 36"</p>	<p>SHEET NUMBER</p> <p><b>A3-13</b></p> <p>© GEHRY PARTNERS, LLP</p>
---	---	--	--	--



B PARTIAL NORTH ELEVATION WITH LANDSCAPE  
1/64" = 1'-0"



1. NO OCCUPIED FLOOR AREA ABOVE HEIGHT LIMIT
2. LANDSCAPE REMOVED FOR CLARITY AS DIRECTED BY CITY OF MENLO PARK.

GEHRY PARTNERS, LLP  
ARCHITECT  
12541 BEATRICE STREET  
LIFE JUNGLES, CALIFORNIA 94024  
(710) 452-2000

FACEBOOK  
OWNER  
1 HAWKES WAY  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

FILE  
MPK22  
NORTH  
BUILDING ELEVATIONS

PROJECT NUMBER  
2015-007  
SCALE  
1/16" = 1'-0"  
MAY 15, 2017  
THIS SHEET SIZE: N.T.S.  
DRAWING SHEET SIZE: 34" x 36"

SHEET NUMBER

A3-14

© GEHRY PARTNERS, LLP



NORTH WEST VIEW INTERIM PHASE



NORTH WEST VIEW FINAL PHASE

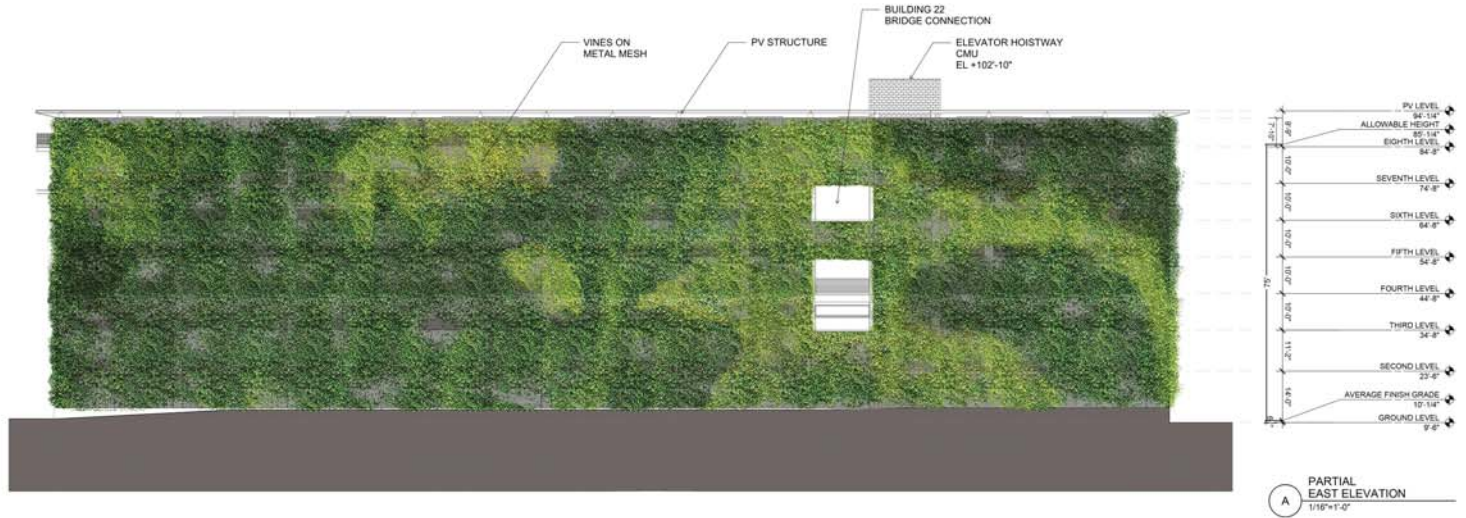




SOUTH WEST VIEW INTERIM PHASE



SOUTH WEST VIEW FINAL PHASE



WATRY DESIGN, INC.  
ARCHITECT  
208 GATEWAY PL, #500  
SAN JOSE, CA 95110  
408.502.7000

CONSULTANTS

FACEBOOK  
OWNER  
1 NASHOBY WAY  
MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
PARKING STRUCTURE  
EAST  
BUILDING ELEVATION  
(YEAR 3)

PROJECT NUMBER  
2015-007  
SCALE  
1/16" = 1'-0"

MAY 15, 2017  
1/16" SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 34" x 36"

SHEET NUMBER

A3-15

© GORRY PARTNERS, LLP



WATRY DESIGN, INC.  
ARCHITECT  
2080 GARDENWAY PL, #400  
SAN JOSE, CA 95119  
408.562.7000

CONSULTANTS

FACEBOOK  
OWNER  
1 HAYWARD WAY  
MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

TITLE  
PARKING STRUCTURE  
WEST  
BUILDING ELEVATION  
(YEAR 3)

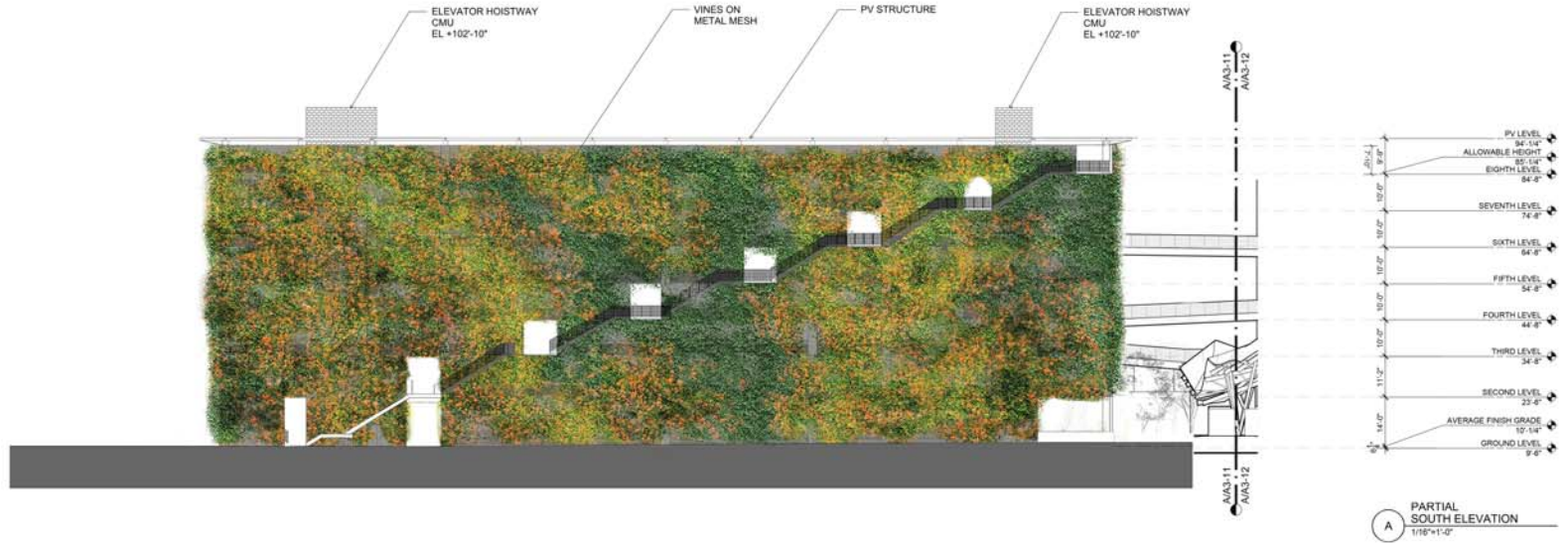
PROJECT NUMBER  
2015-007  
SCALE  
1/16" = 1'-0"

SHEET NUMBER

A3-16

MAY 15, 2017  
1/16" SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 34" x 36"

© GERRY PARTNERS, LLP



WATRY DESIGN, INC.  
ARCHITECT  
2080 GATEWAY PL, #300  
SAN JOSE, CA 95128  
FACEBOOK  
OWNER  
1700 CALIFORNIA STREET  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

MPK22  
SOUTH  
GARAGE ELEVATIONS  
(YEAR 3)

PROJECT NUMBER  
2015-007  
SCALE  
1/16" = 1'-0"

MAY 15, 2017  
1/4" = 1'-0" SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A3-17

© JERRY PARTNERS, LP



WATRY DESIGN, INC.  
ARCHITECT  
200 GARDENWAY PL, #500  
SAN JOSE, CA 95110  
408.562.7000

FACEBOOK  
OWNER  
1 HACKER WAY  
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion  
Facebook Building 21, 22 & Hotel Site  
300-309 Constitution Drive

FILE  
MPK22  
NORTH  
BUILDING ELEVATIONS  
(YEAR 3)

PROJECT NUMBER  
2015-007

SCALE  
1/16" = 1'-0"

MAY 15, 2017

THIS SHEET SIZE: N.T.S.  
ORIGINAL SHEET SIZE: 34" x 36"

SHEET NUMBER  
A3-18

© 2017 PARTNERS, LLP



KEY

	NUMBER OF SPACES
1 BUILDING 21	1,495
2 BUILDING 23	57
3 TOTAL	1,552



**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12541 BELLAIR STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000  
  
**FACEBOOK**  
 OWNER  
 1 TRADES WAY  
 MENLO PARK, CALIFORNIA 94025

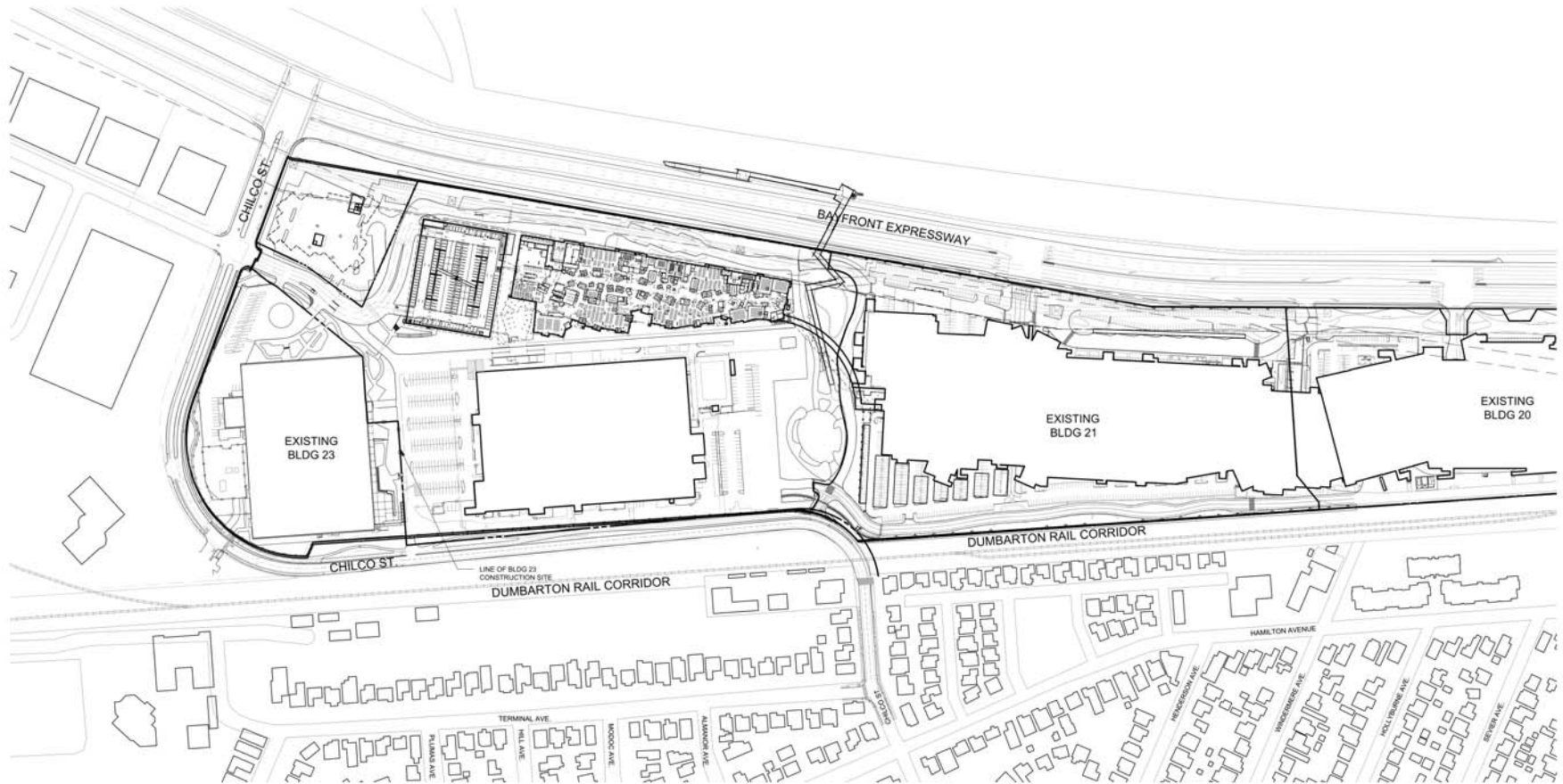
CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**PARKING PHASING 1**  
 MPK21 BUILT  
 MPK22 UNDER CONSTRUCTION

PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 150'  
 MAY 15, 2017  
THIS SHEET SIZE: 11x17  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A4-01**  
© GEHRY PARTNERS, LLP



KEY

	NUMBER OF SPACES
1 BUILDING 21	1,495
2 BUILDING 22	0
3 BUILDING 23	57
4 PARKING GARAGE	1,736
TOTAL	3,288



GEHRY PARTNERS, LLP  
 ARCHITECT  
 12541 BELLAIR STREET  
 LOS ANGELES, CALIFORNIA 90048  
 (310) 482-3000

CONSULTANTS

FACEBOOK  
 OWNER  
 1700 L STREET, N.W.  
 MENLO PARK, CALIFORNIA 94025

Facebook Campus Expansion  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

PARKING PHASING 2  
 INTERIM PHASE  
 HOTEL UNDER CONSTRUCTION

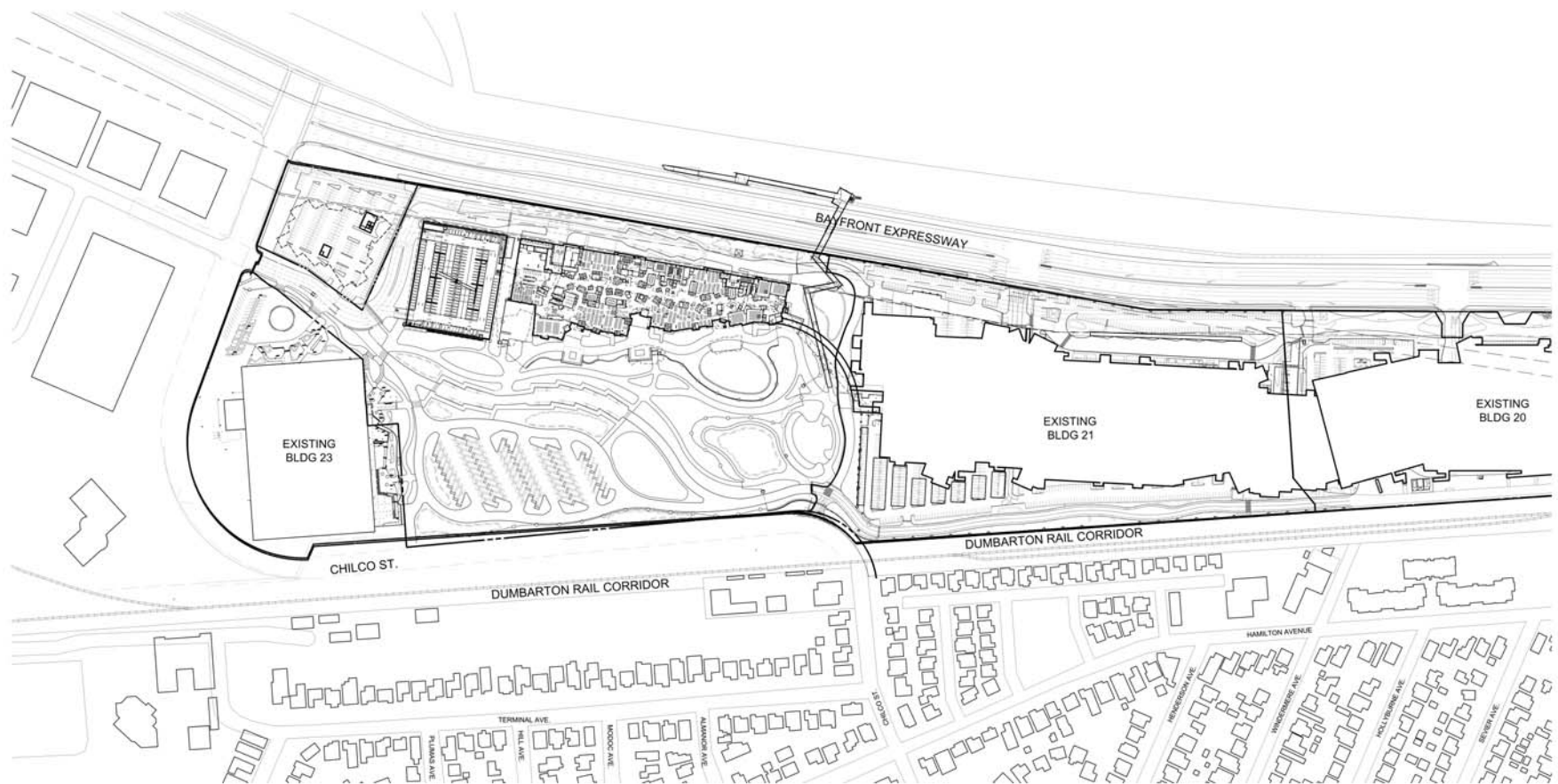
PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 150'  
 MAY 15, 2017  
 THIS SHEET IS IN N.T.S.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER

A4-02

© GEHRY PARTNERS, LLP





KEY

	NUMBER OF SPACES
1 BUILDING 21	1,495
2 BUILDING 22	0
3 BUILDING 23	57
4 PARKING GARAGE	1,736
5 HOTEL	245
TOTAL	3,533



**GEHRY PARTNERS, LLP**  
 ARCHITECT  
 12511 BELLAIR STREET  
 LOS ANGELES, CALIFORNIA 90068  
 (310) 482-3000  
  
**FACEBOOK**  
 OWNER  
 170015 WALKER DRIVE  
 MENLO PARK, CALIFORNIA 94025

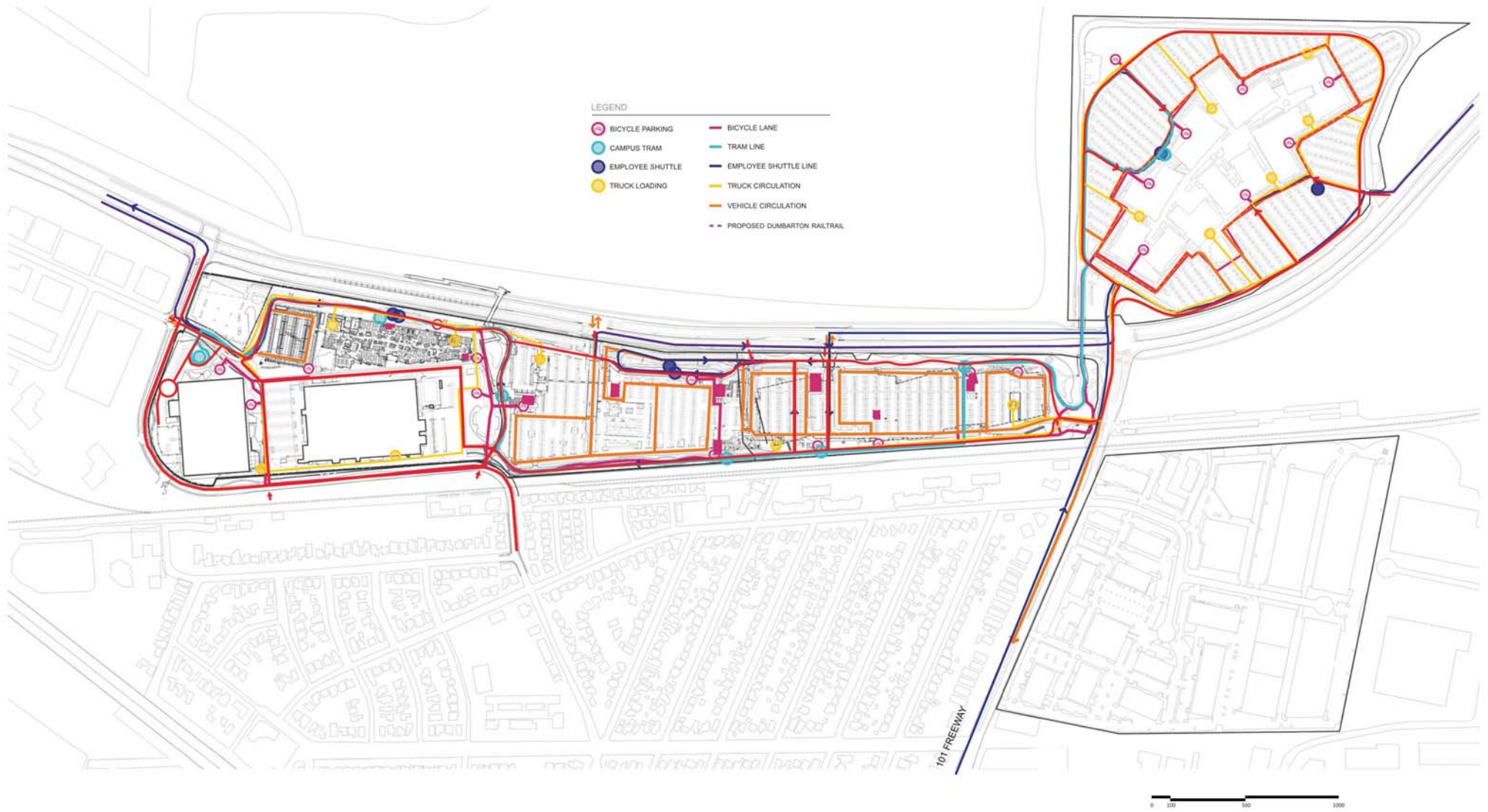
CONSULTANTS

**Facebook Campus Expansion**  
 Facebook Building 21, 22 & Hotel Site  
 300-309 Constitution Drive

TITLE  
**PARKING PHASING 3**  
**FINAL PHASE**

PROJECT NUMBER  
 2015-007  
 SCALE  
 1" = 150'  
 MAY 15, 2017  
THIS SHEET IS A PART OF A SET OF SHEETS.  
 ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER  
**A4-03**  
© GEHRY PARTNERS, LLP



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

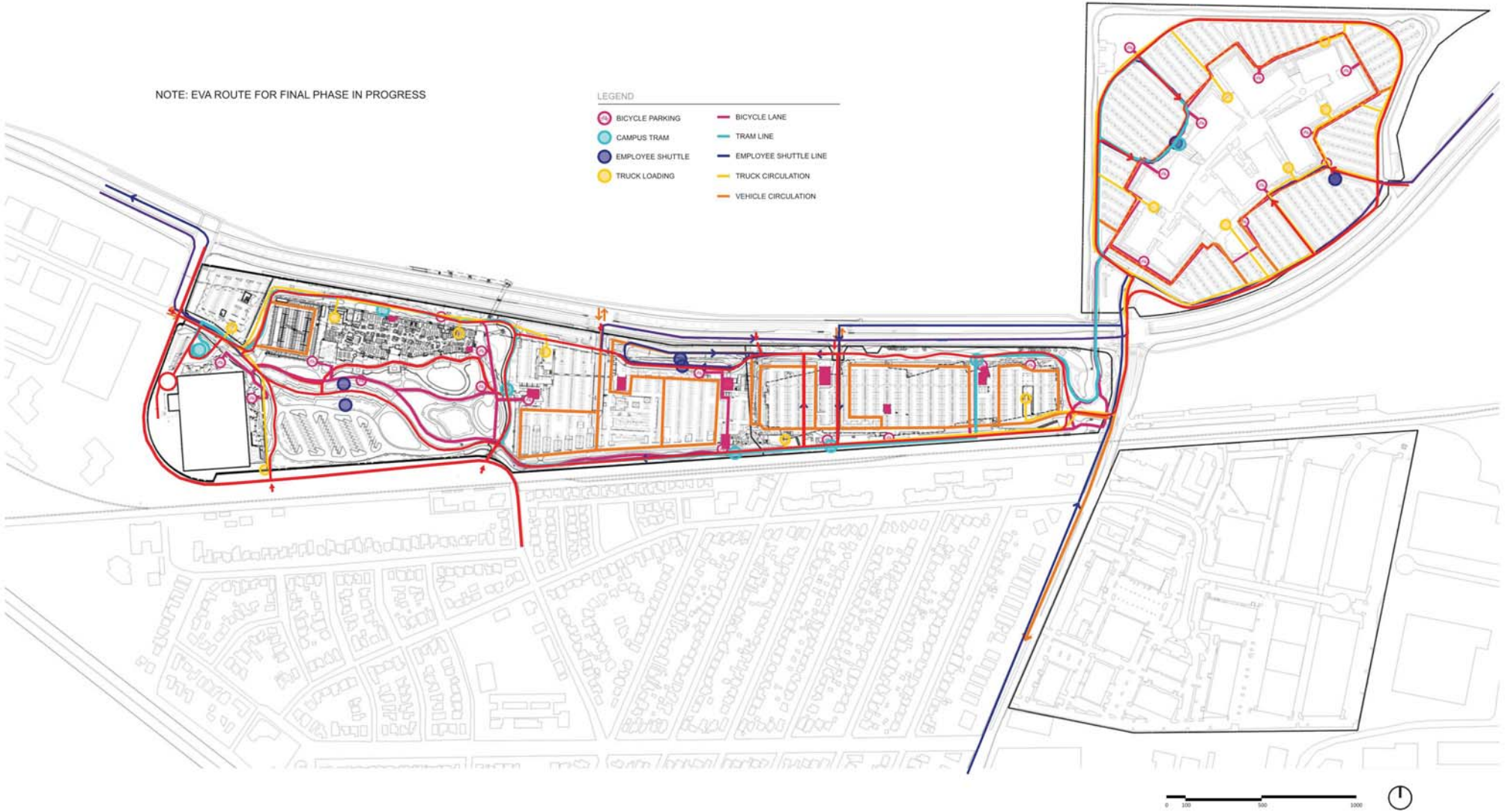
## T1-01 TRAFFIC DIAGRAMS - INTERIM OVERLAY

MAY 15, 2017

NOTE: EVA ROUTE FOR FINAL PHASE IN PROGRESS

LEGEND

- BICYCLE PARKING
- CAMPUS TRAM
- EMPLOYEE SHUTTLE
- TRUCK LOADING
- BICYCLE LANE
- TRAM LINE
- EMPLOYEE SHUTTLE LINE
- TRUCK CIRCULATION
- VEHICLE CIRCULATION

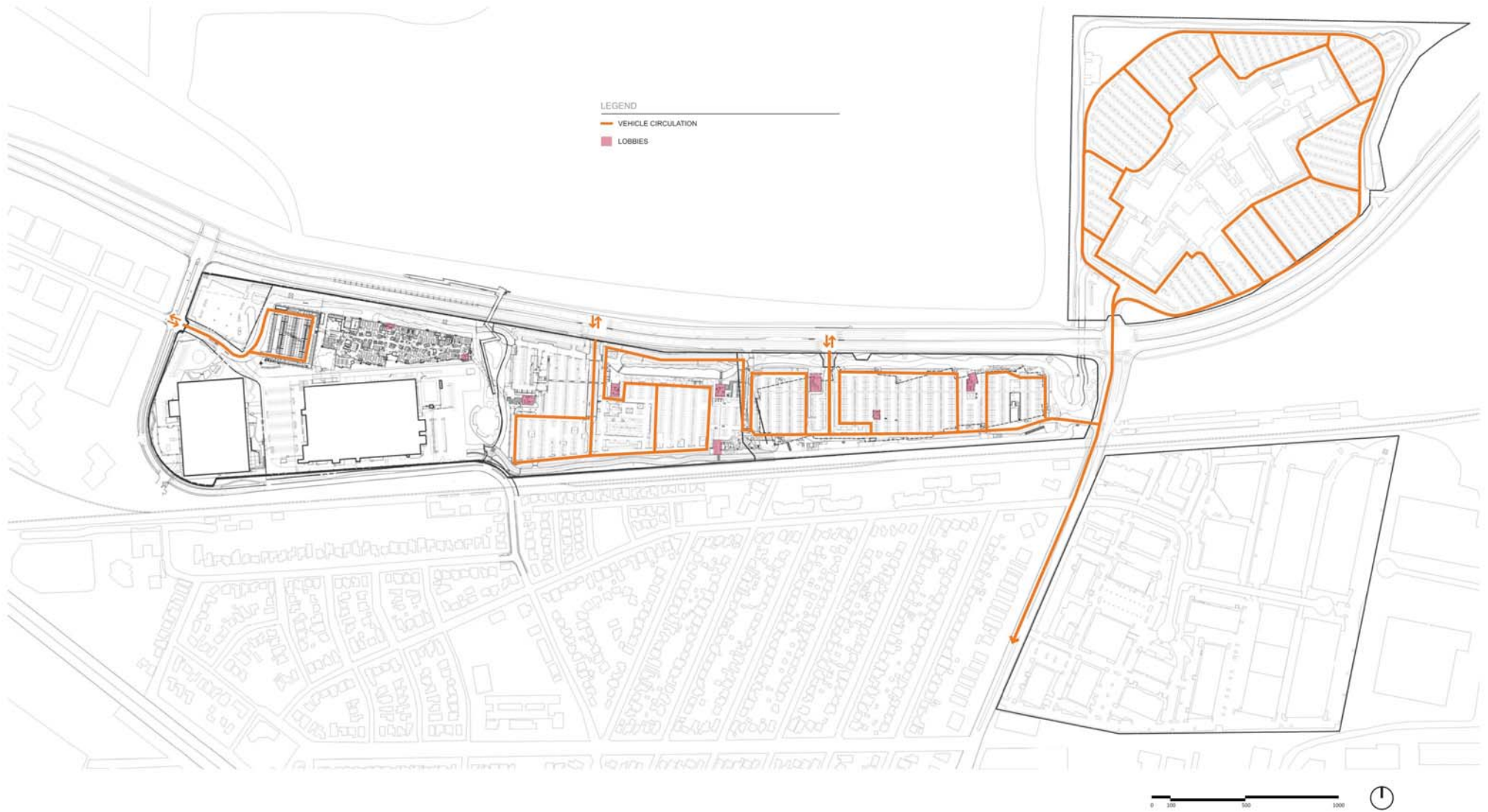


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## T1-02 TRAFFIC DIAGRAMS - FINAL OVERLAY

MAY 15, 2017

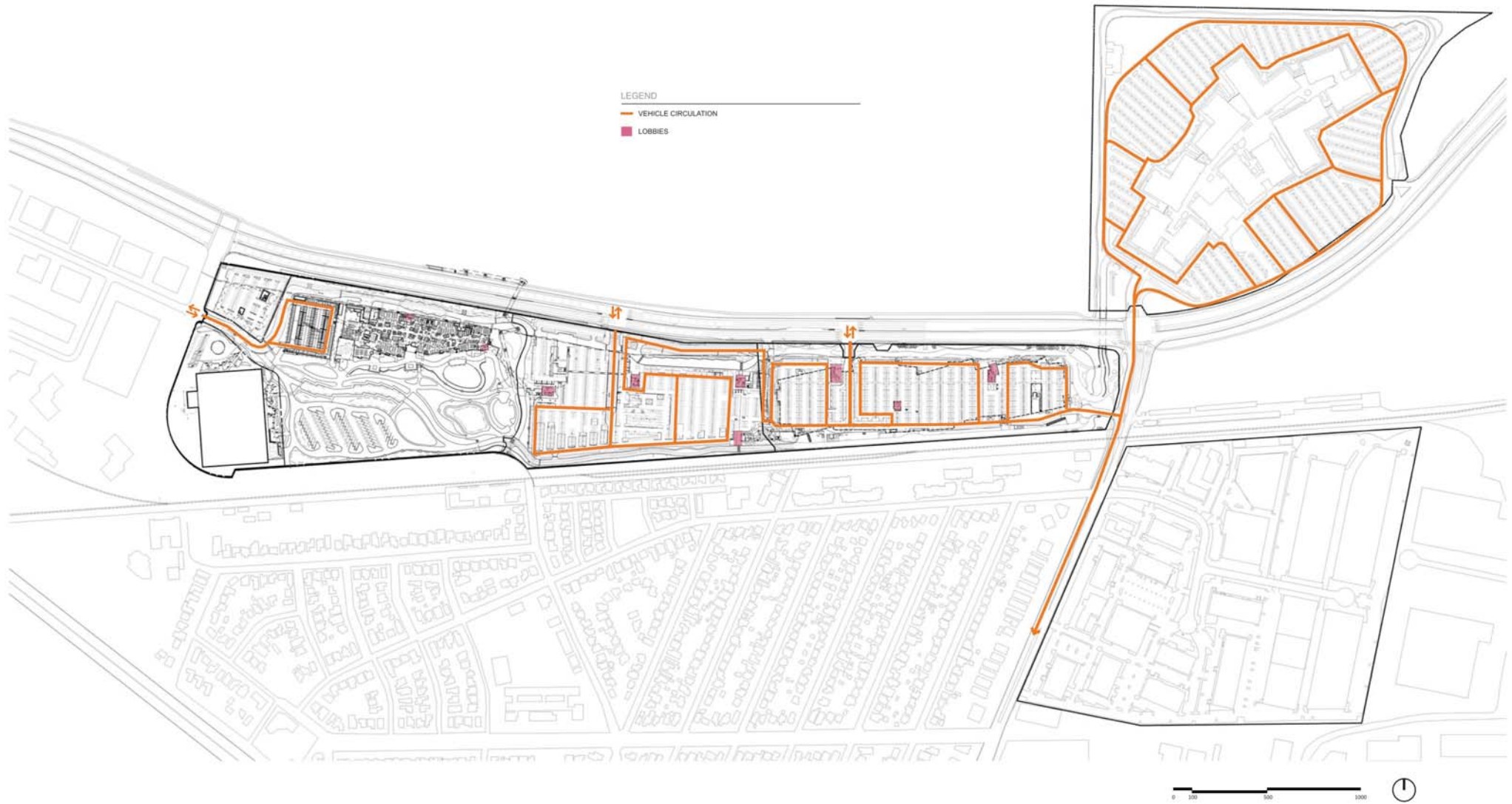


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-03 TRAFFIC DIAGRAMS - INTERIM INTERNAL VEHICLE ACCESS

MAY 15, 2017

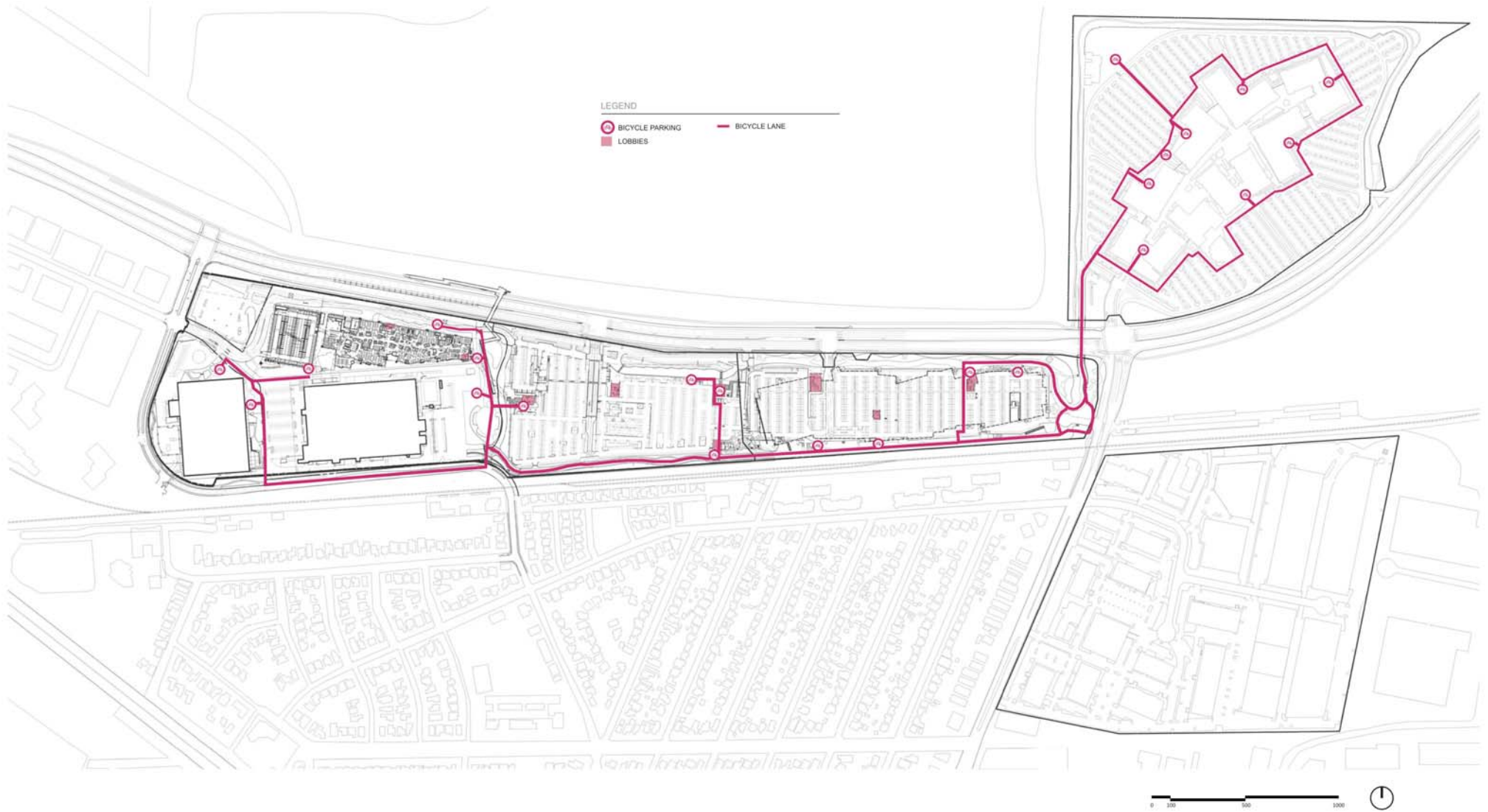


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-04 TRAFFIC DIAGRAMS - FINAL INTERNAL VEHICLE ACCESS

MAY 15, 2017

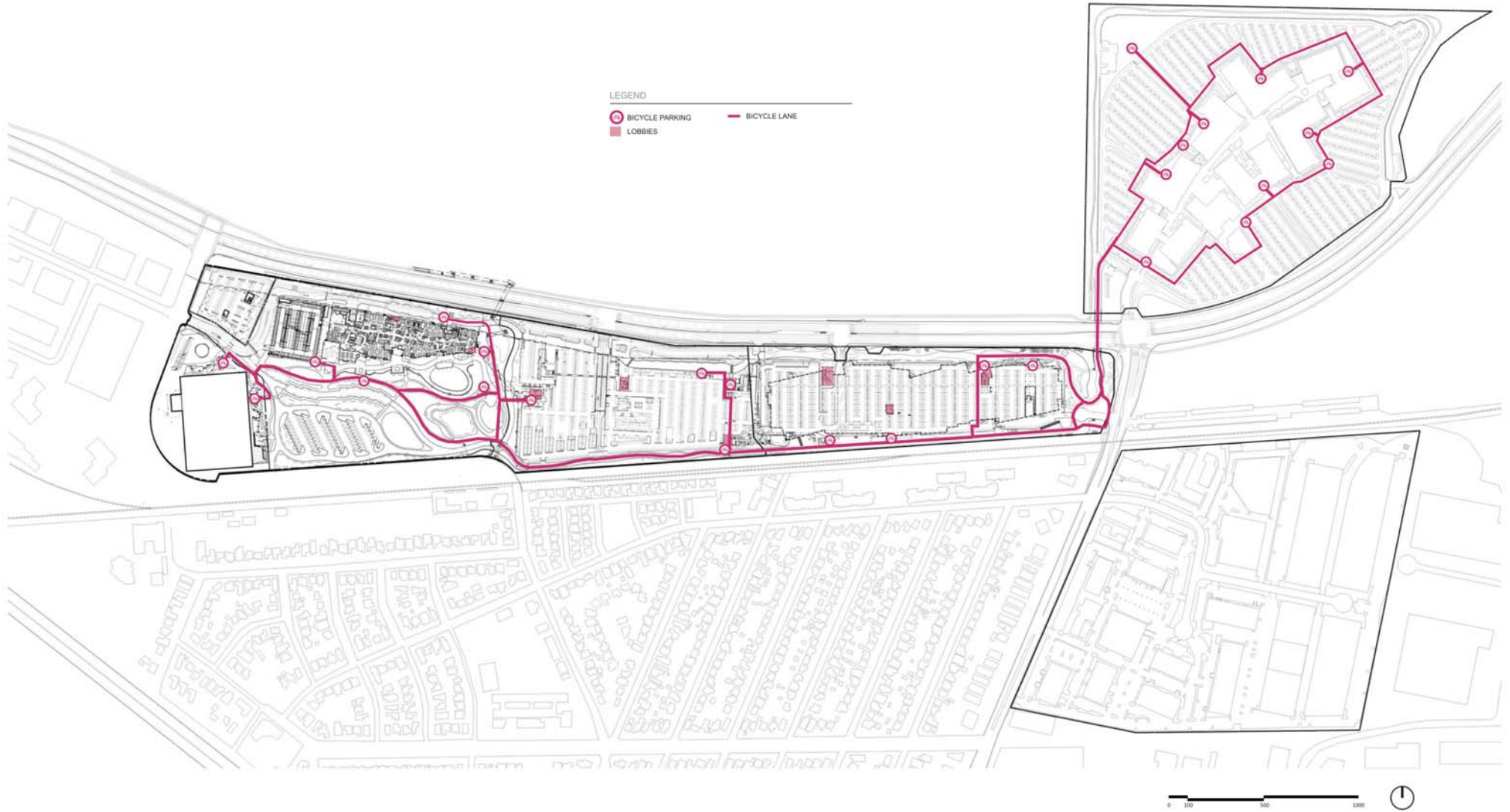


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-05 TRAFFIC DIAGRAMS - INTERIM INTERNAL BICYCLE CIRCULATION

MAY 15, 2017

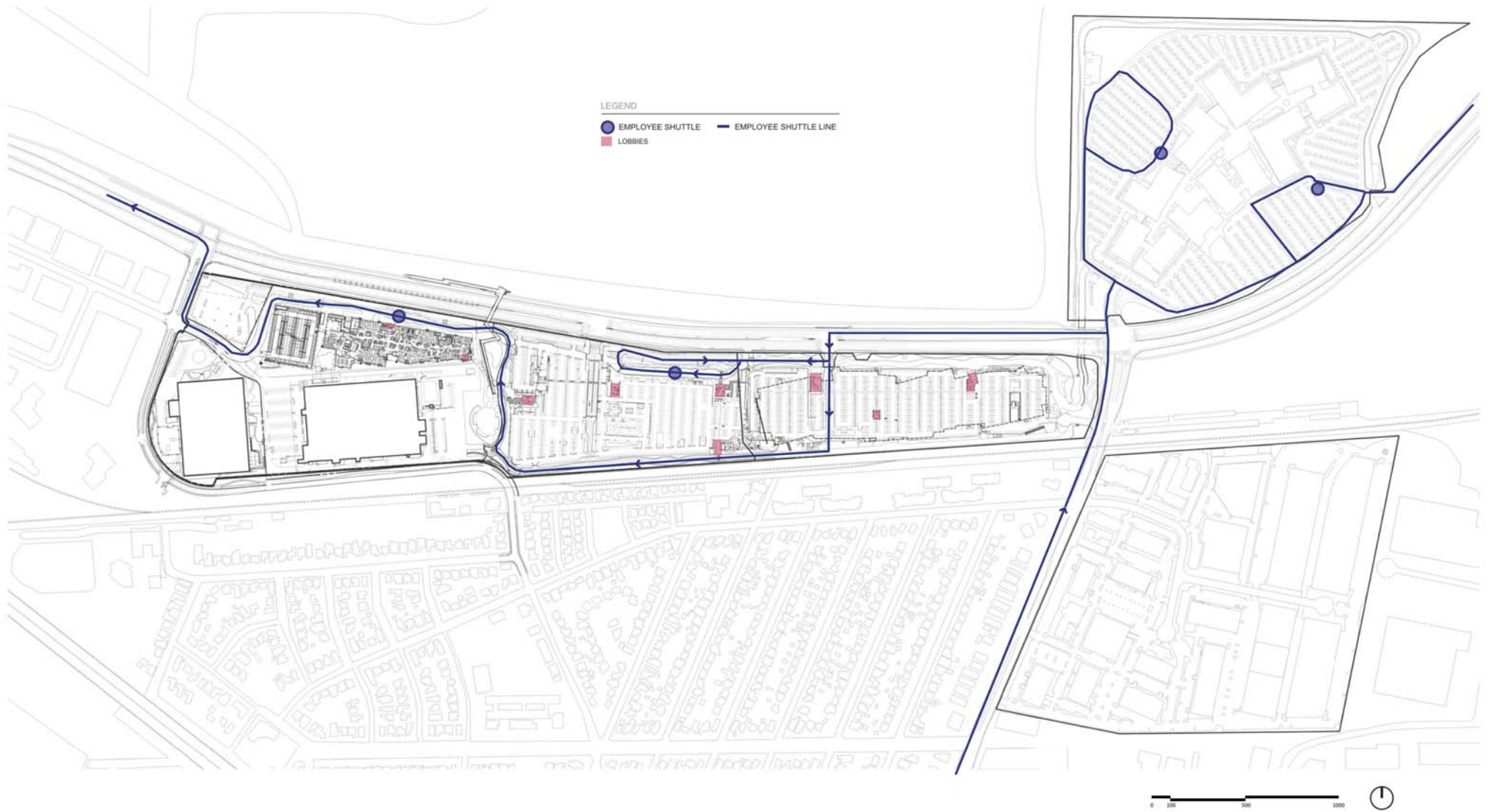


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-06 TRAFFIC DIAGRAMS - FINAL INTERNAL BICYCLE CIRCULATION

MAY 15, 2017



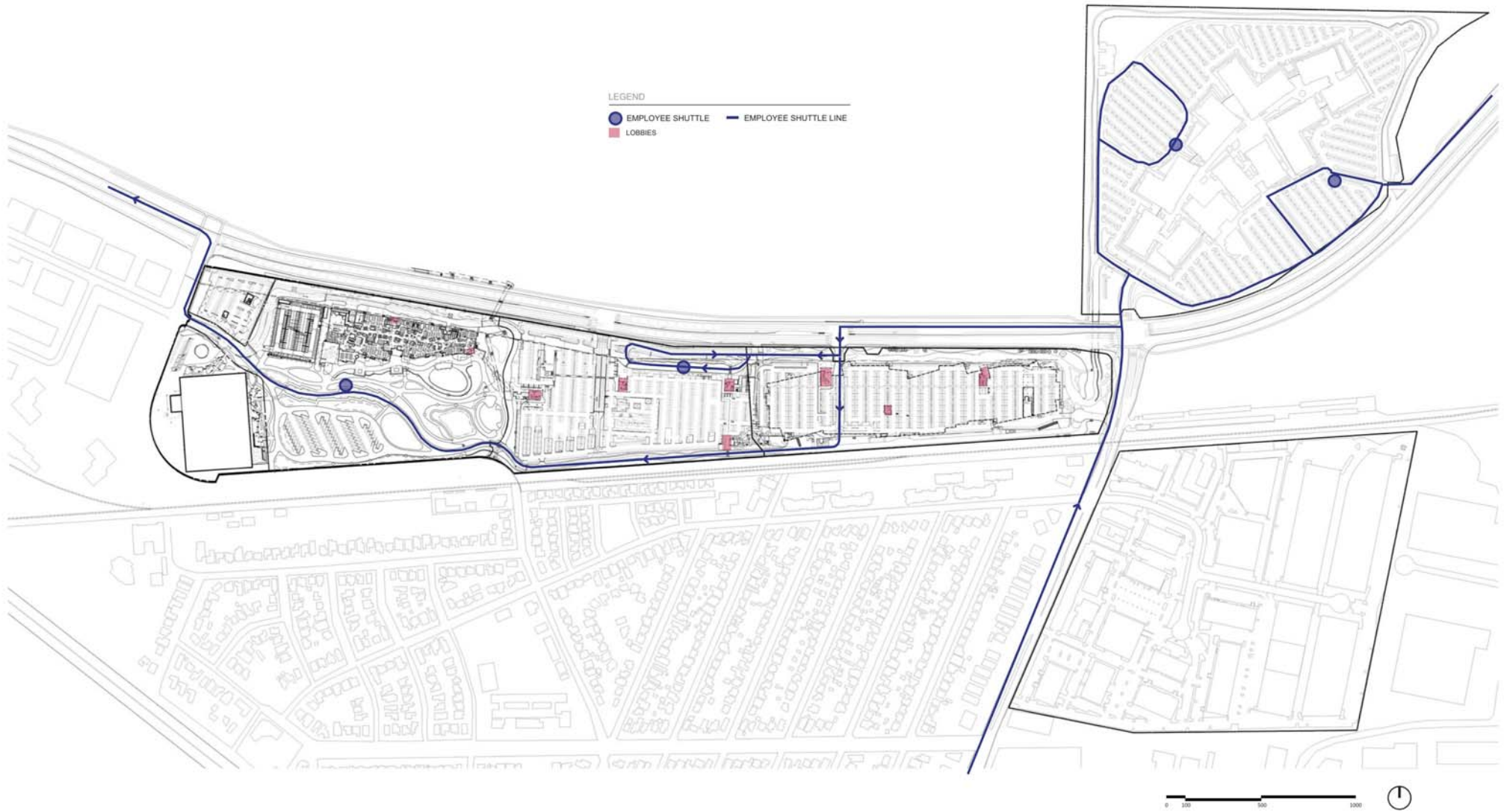
## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-07 TRAFFIC DIAGRAMS - INTERIM EMPLOYEE SHUTTLE BUS NORTHBOUND

MAY 15, 2017



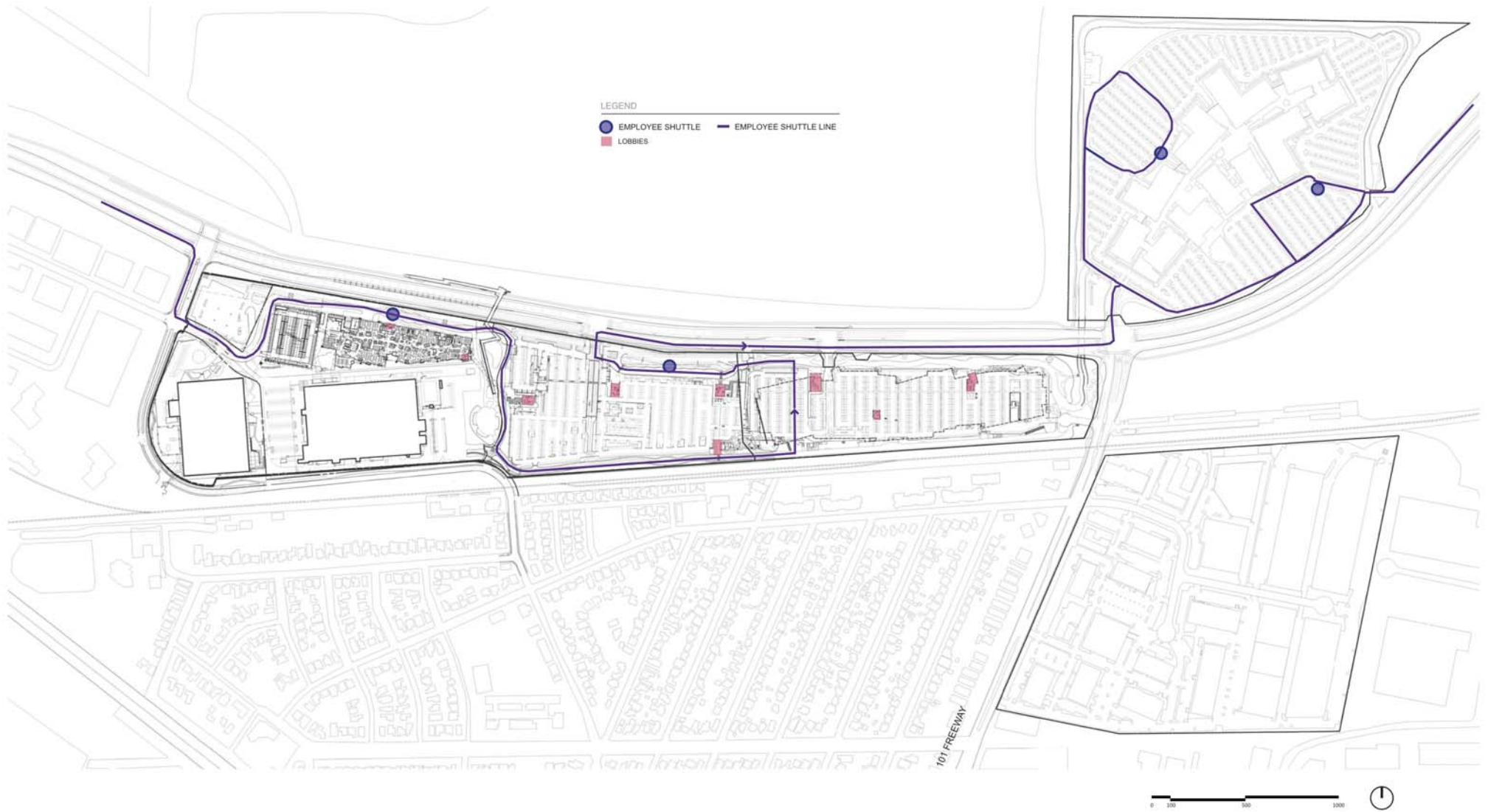


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-08 TRAFFIC DIAGRAMS - FINAL EMPLOYEE SHUTTLE BUS NORTHBOUND

MAY 15, 2017

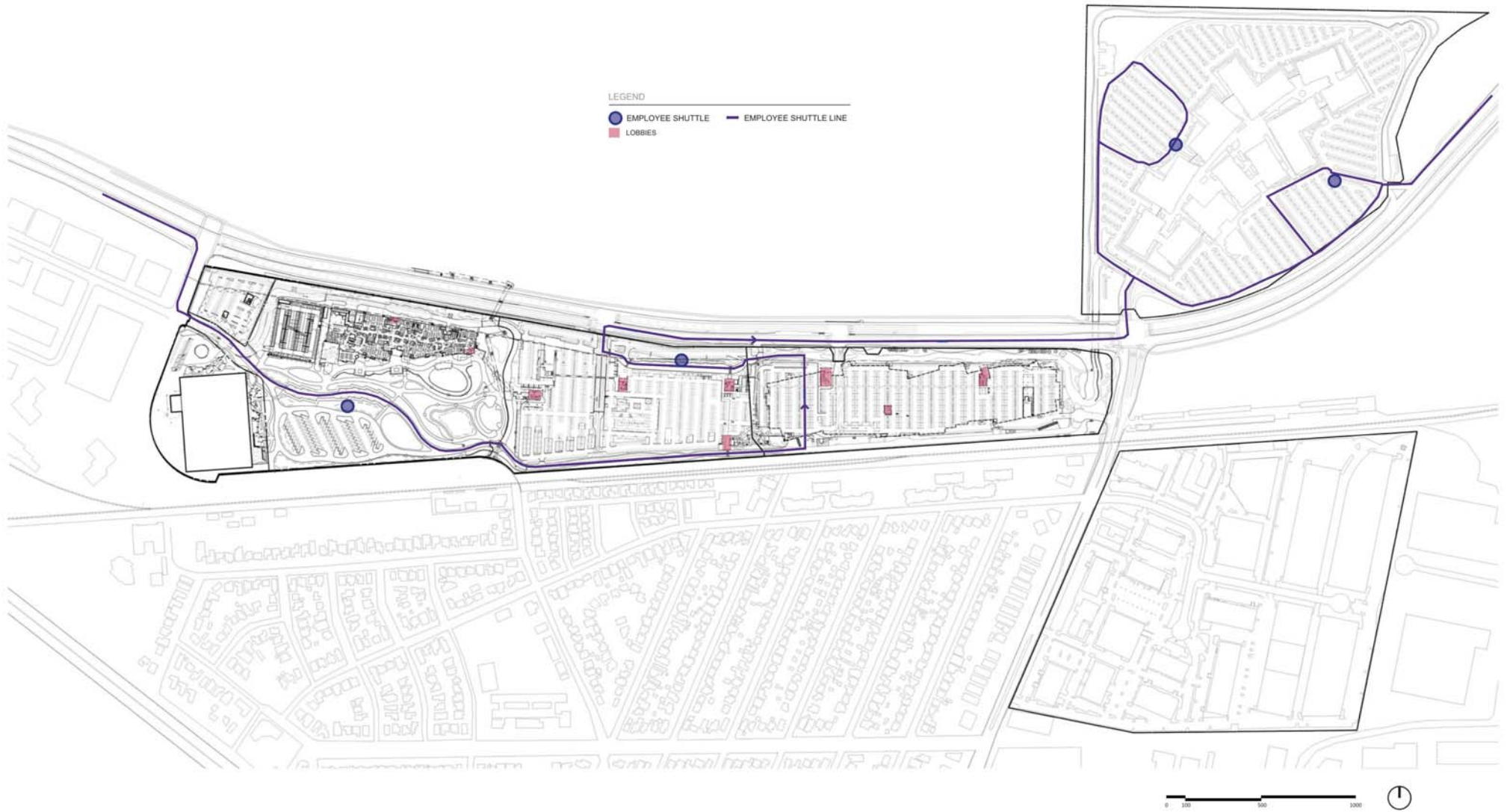


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-09 TRAFFIC DIAGRAMS - INTERIM EMPLOYEE SHUTTLE BUS SOUTHBOUND

MAY 15, 2017

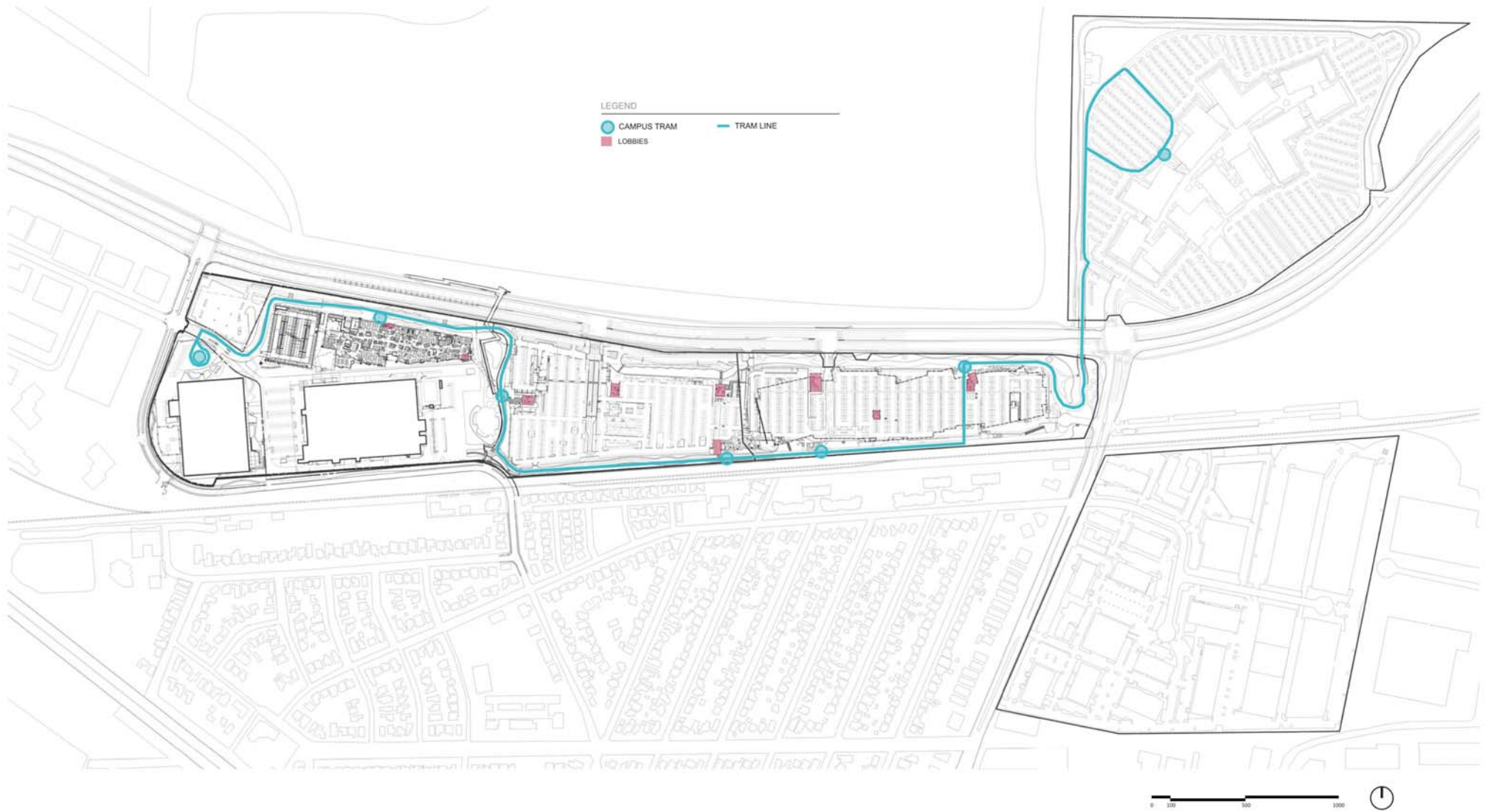


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-10 TRAFFIC DIAGRAMS - FINAL EMPLOYEE SHUTTLE BUS SOUTHBOUND

MAY 15, 2017

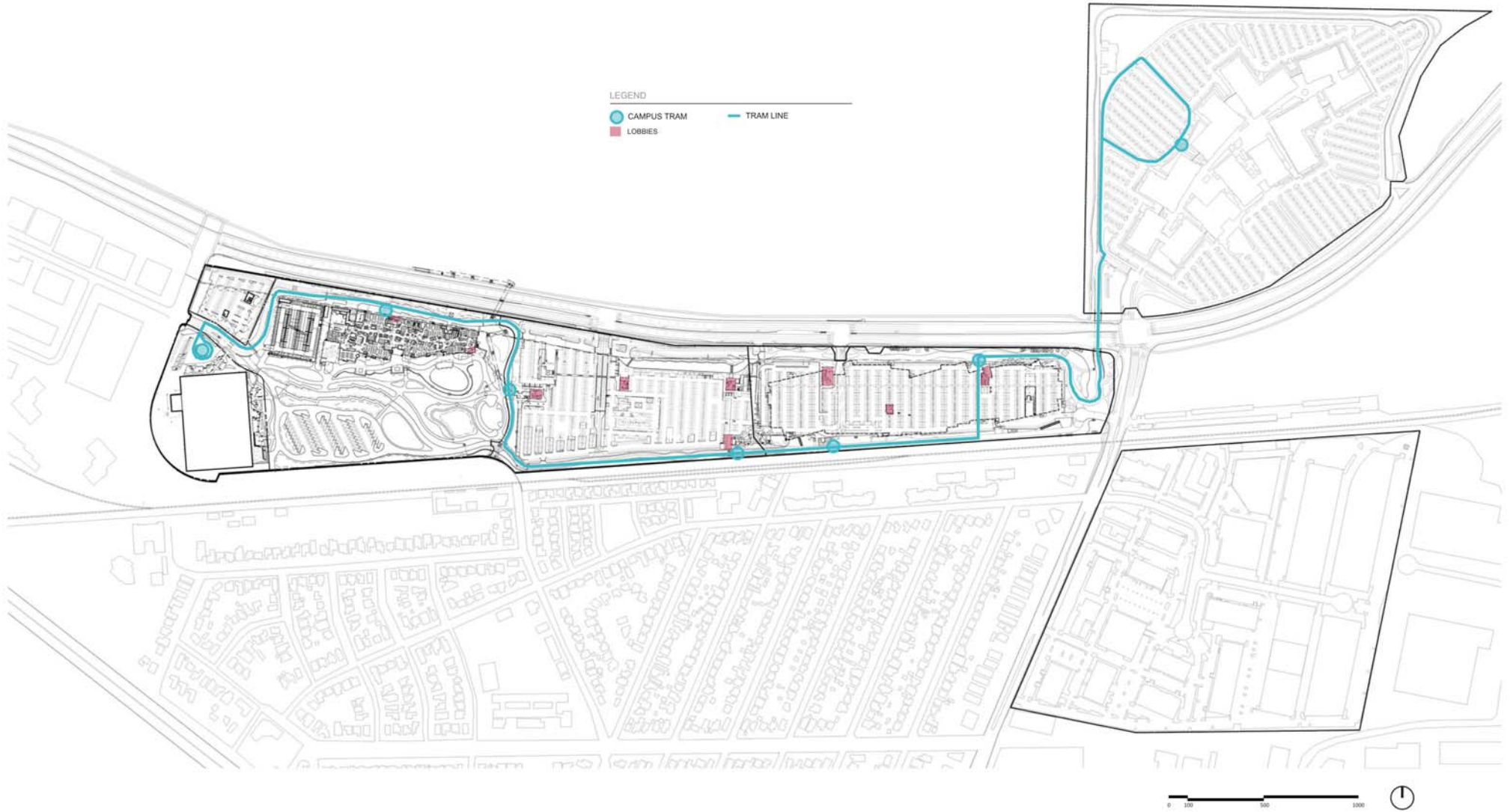


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-11 TRAFFIC DIAGRAMS - INTERIM EMPLOYEE INTRA CAMPUS TRAM

MAY 15, 2017

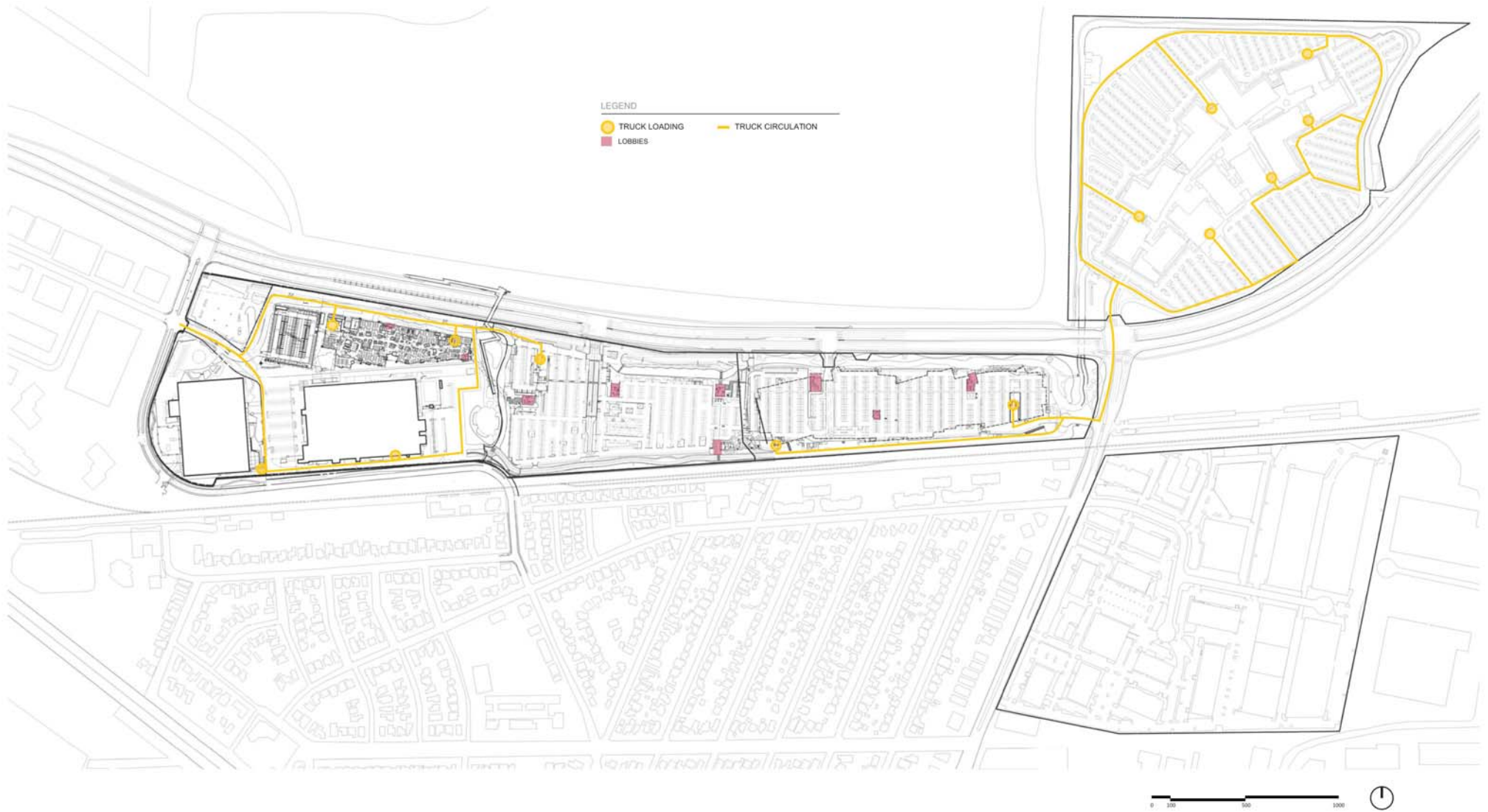


**Facebook Campus Expansion**

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

T1-12 TRAFFIC DIAGRAMS - FINAL EMPLOYEE INTRA CAMPUS TRAM

MAY 15, 2017

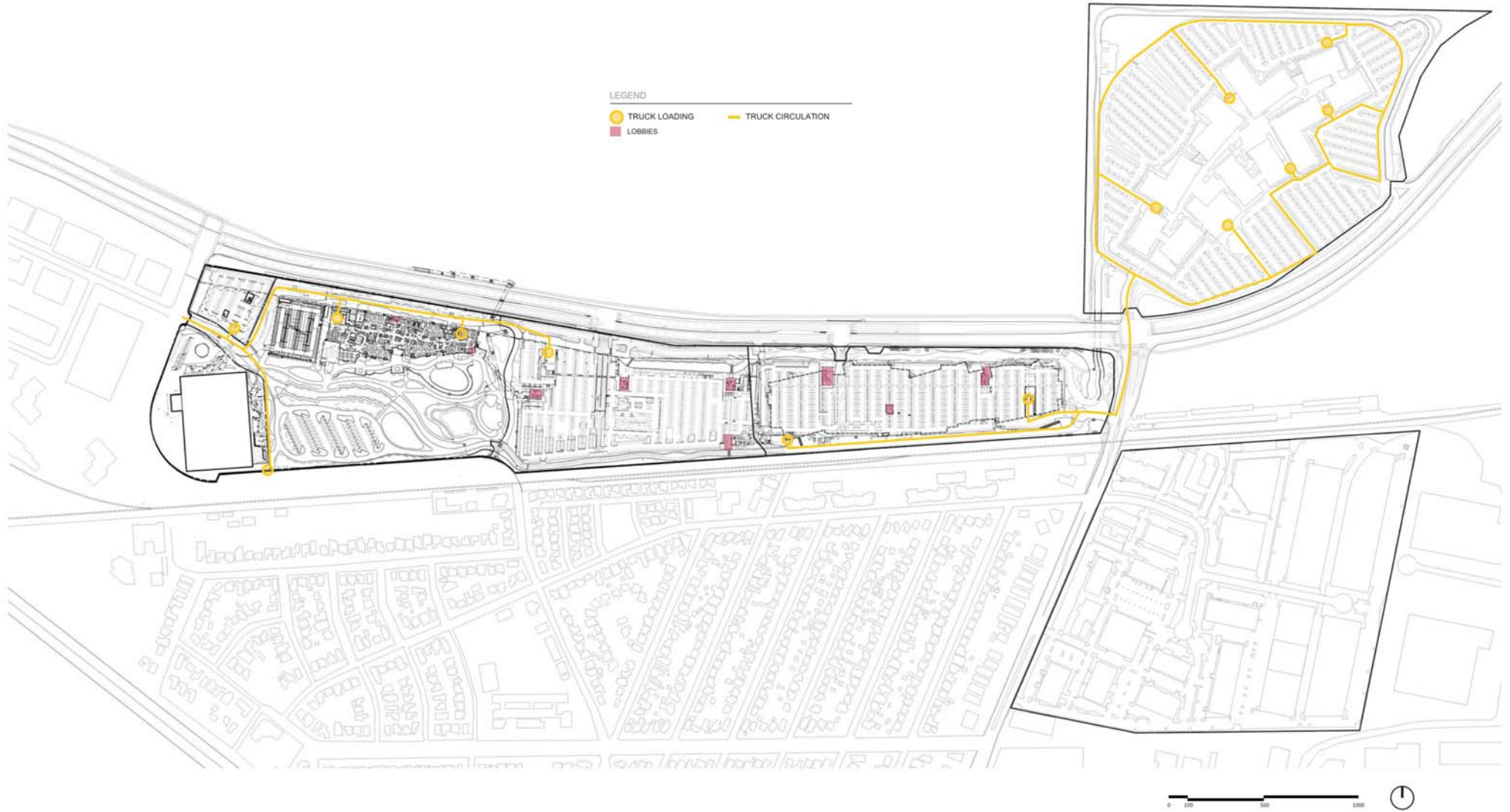


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-13 TRAFFIC DIAGRAMS - INTERIM TRUCK ACCESS

MAY 15, 2017

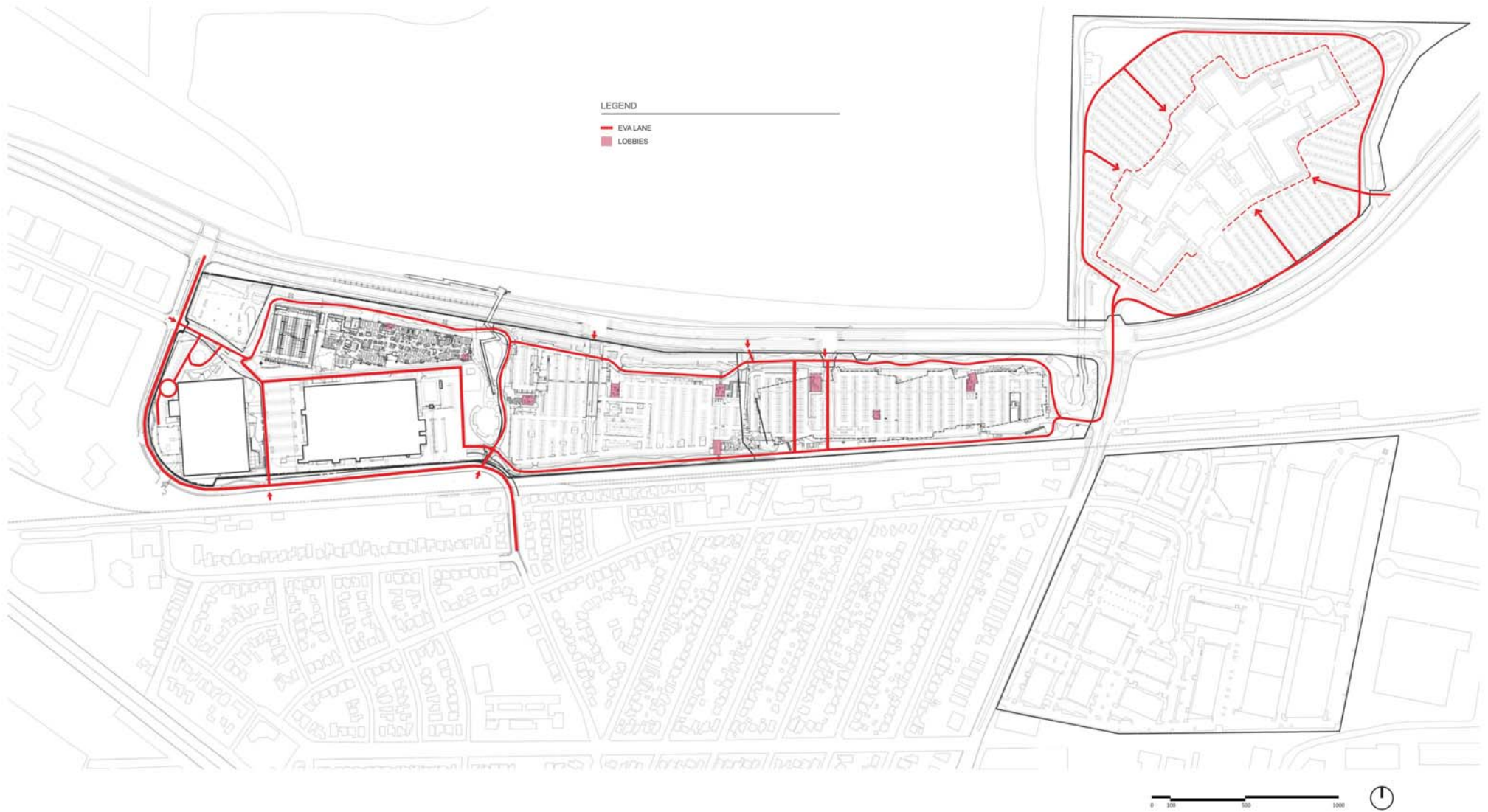


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-14 TRAFFIC DIAGRAMS - FINAL TRUCK ACCESS

MAY 15, 2017



**Facebook Campus Expansion**

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

T1-15 TRAFFIC DIAGRAMS - INTERIM EMERGENCY VEHICLE ACCESS

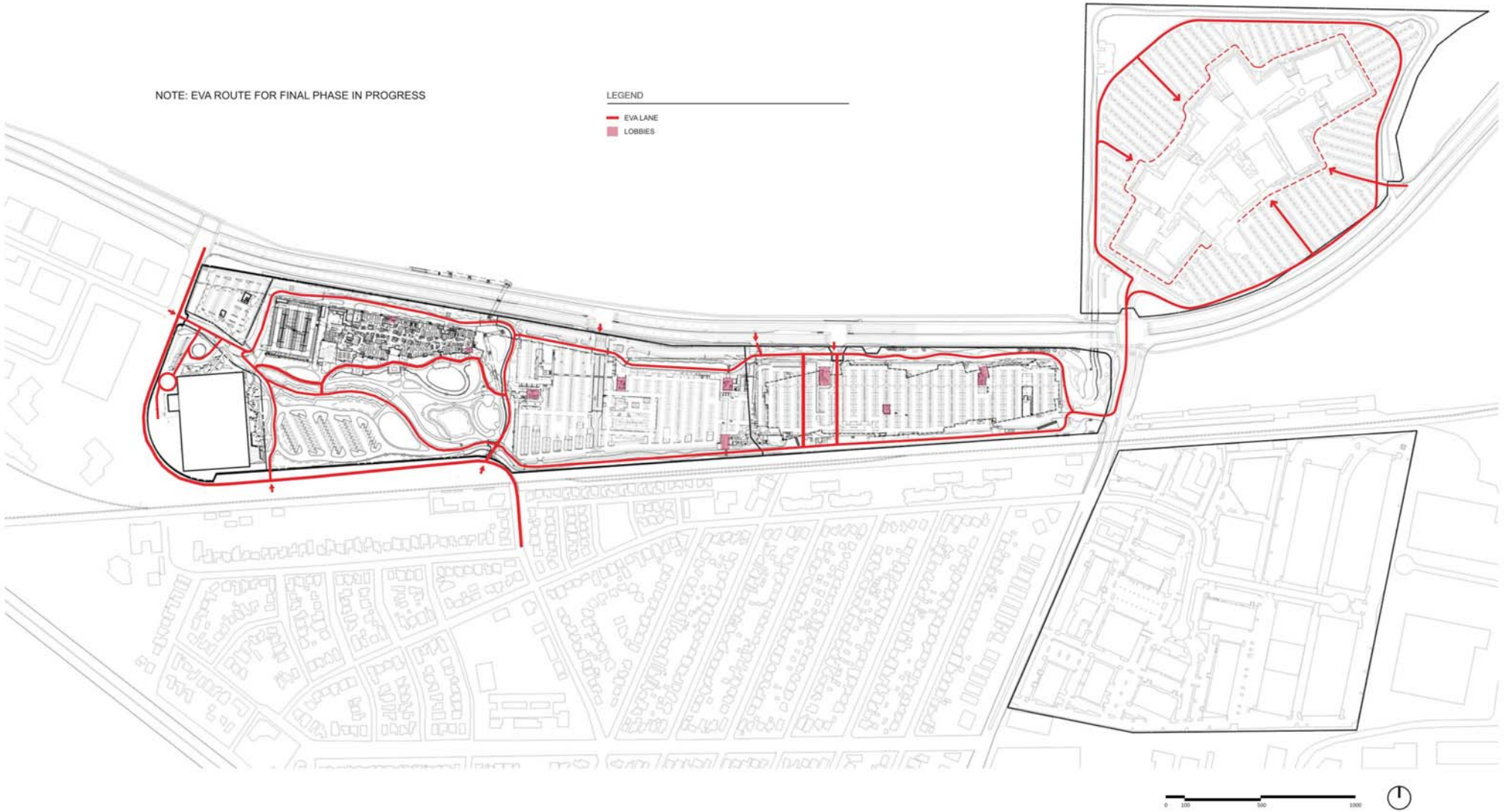
MAY 15, 2017



NOTE: EVA ROUTE FOR FINAL PHASE IN PROGRESS

LEGEND

- EVA LANE
- LOBBIES

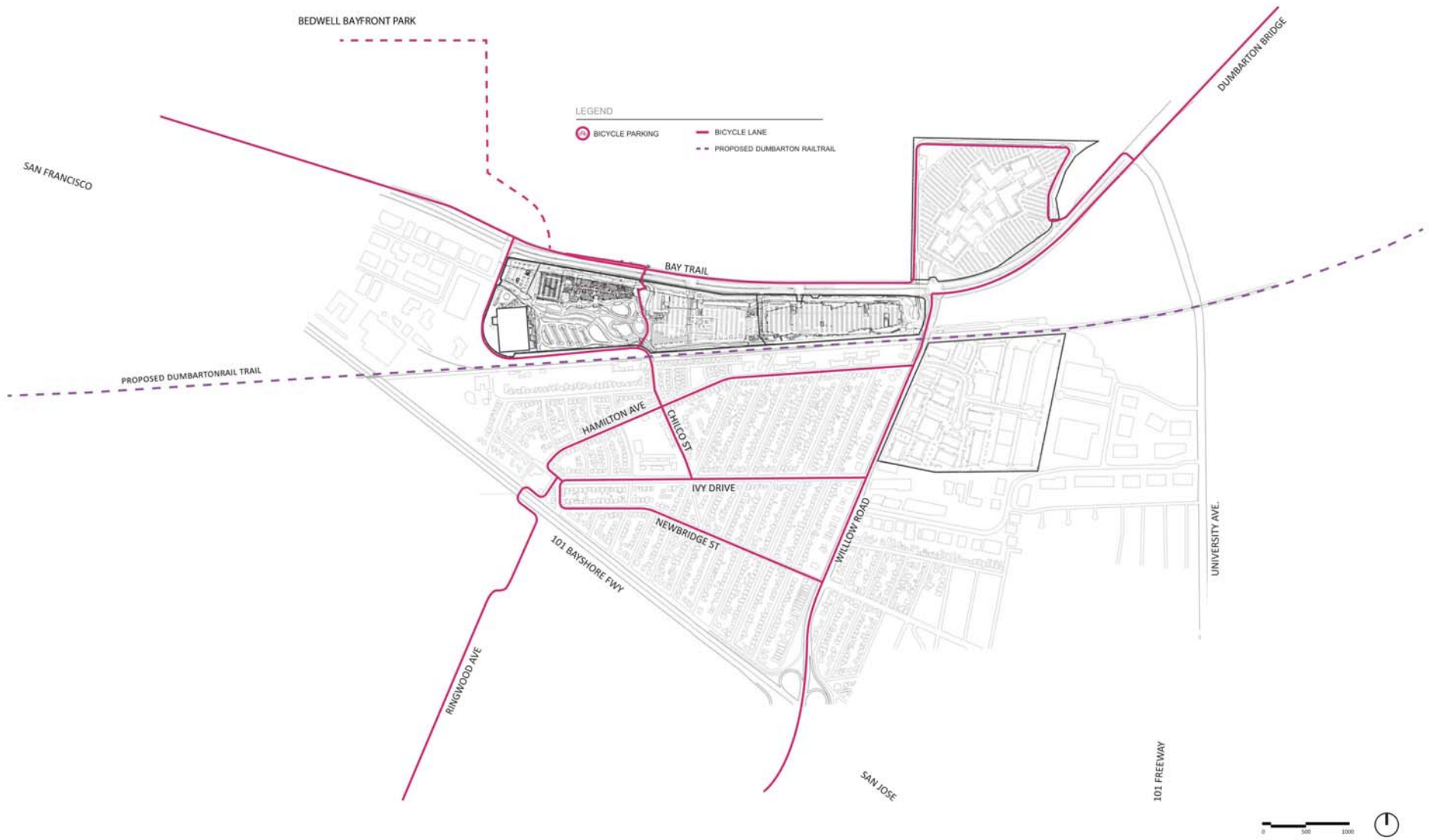


# Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
Gehry Partners, LLP

## T1-16 TRAFFIC DIAGRAMS - FINAL EMERGENCY VEHICLE ACCESS

MAY 15, 2017

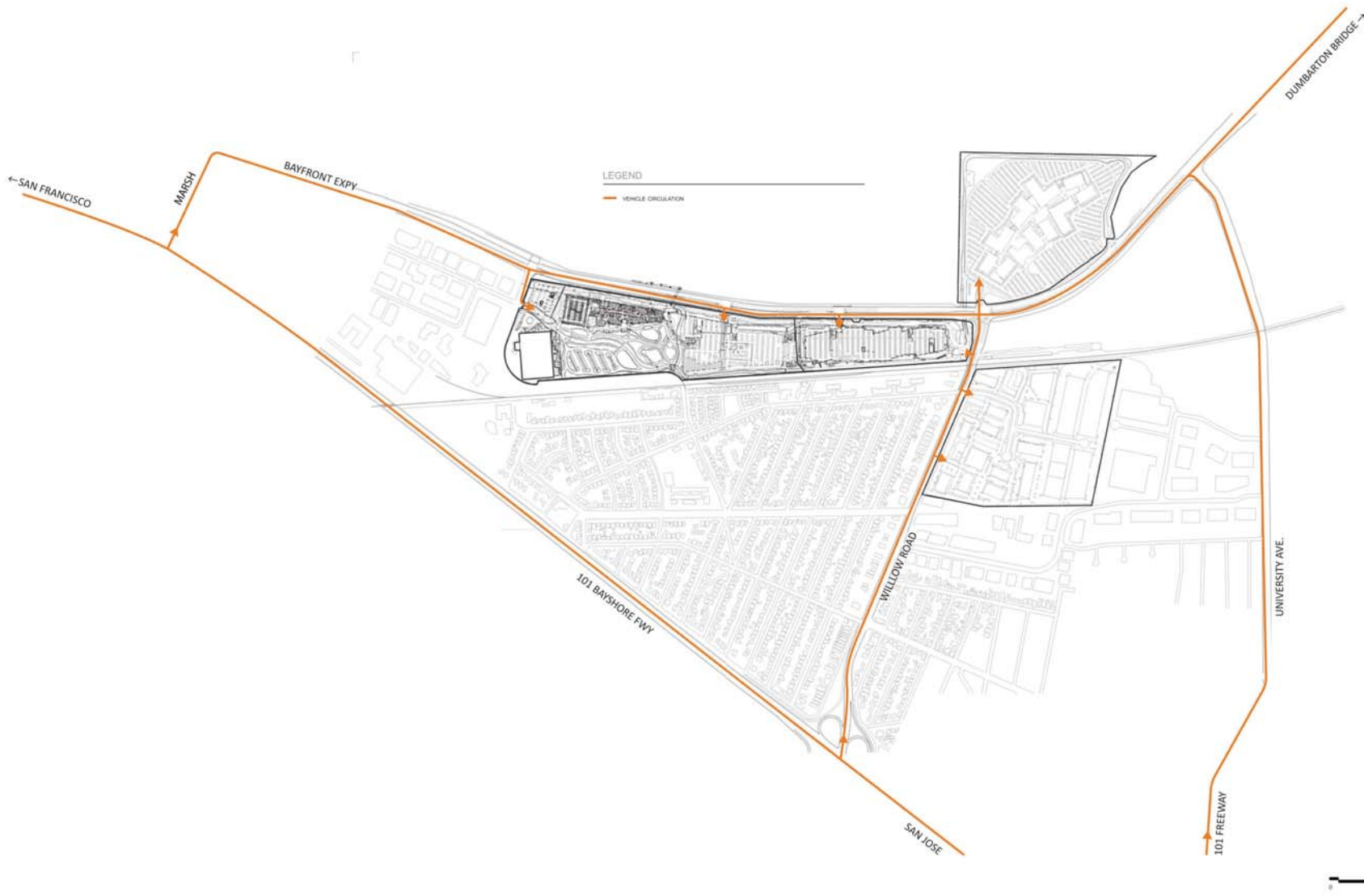


## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-17 TRAFFIC DIAGRAMS - FINAL REGIONAL BICYCLE ACCESS

MAY 15, 2017



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

## T1-18 TRAFFIC DIAGRAMS - FINAL REGIONAL VEHICULAR ACCESS

MAY 15, 2017



**Facebook Campus Expansion**

Buildings 21, 22 & Hotel Site  
 301-309 Constitution Drive, Menlo Park, California  
 Gehry Partners, LLP

**T1-19 TRAFFIC DIAGRAMS - FINAL REGIONAL PEDESTRIAN ACCESS**

MAY 15, 2017



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
CMG Landscape Architecture

INTERIM SITE PLAN

MAY 15, 2017



## Facebook Campus Expansion

Buildings 21, 22 & Hotel Site  
301-309 Constitution Drive, Menlo Park, California  
CMG Landscape Architecture

FINAL SITE PLAN

MAY 15, 2017

**Facebook Campus Expansion Project (Revised 4-25-17)****Building 22 Design Review and Request for Conditional Development Permit Amendment****Preliminary Project Description****I. Introduction**

Facebook is requesting design review for Building 22, as well as corresponding revisions to the site and phasing plan for the Facebook Campus Expansion Project. These changes generally include (i) shifting the parking program from surface parking beneath Building 22 into a stand-alone parking structure, (ii) reducing the footprint of Building 22, (iii) creating additional landscape reserve space, and (iv) installing new recharging facilities for Facebook's fleet of shuttle buses and trams. No material changes are proposed to the hotel, which has not yet been designed and construction of which is still anticipated to commence after TE vacates the site.

The revised program reflects a refined architectural design for Building 22 and a site plan that was designed to stay within the scope of the Environmental Impact Report (EIR) and CDP in order to avoid any significant new impacts or any substantial increase in the severity of previously identified impacts. Facebook is not requesting any new uses or square footage. None of the requested changes would affect Facebook's financial or other obligations under the CDP or Development Agreement.

As described below and based on preliminary conversations with City staff, Facebook believes that the proposed changes may require amendments to the Amended and Restated Conditional Development Permit Amendment for the Project.

As of April 27, 2017, this project description has been revised to include the following:

- Facebook will commit to demolishing Building 305 within twelve months of the date that TE vacates Building 305 (subject to receipt of all applicable permits and approvals, including any permits and approvals from state or federal agencies). In addition, Facebook agrees not to provide TE with any additional renewal or extension rights above and beyond what is in TE's existing lease (i.e., September 2022 will remain the "outside expiration date" for TE's lease).
- Facebook anticipates that there will be no net increase in the number of workers and visitors on-site during the interim period when Building 22 and Building 305 could both be occupied (which is anticipated to be no more than three years). TE currently has approximately 110 workers within Building 305 working in 8-hour shifts, 24 hours a day (for a total of approximately 330 employees). While this existing condition could remain through September 2022 if TE exercises its renewal right, at the latest, the number of TE workers on-site is anticipated to be less than the number of workers and guests anticipated to be present at the hotel.

**II. Background**

In November 2016, the City Council approved the Facebook Campus Expansion project. An EIR was prepared and certified to analyze the environmental impacts from the project pursuant to the

*Facebook Campus Expansion Project  
MPK 22 Design Review  
Preliminary Project Description*

California Environmental Quality Act (CEQA). The EIR analyzed the overall effects of the project and identified mitigation measures to mitigate the project's significant impacts where feasible.

The project approvals included a Development Agreement, the CDP, a zoning ordinance text amendment (to accommodate the proposed hotel), a lot line adjustment, heritage tree removal permits, and a below-market rate housing agreement, among other approvals (collectively, the Approvals). The City Council also adopted CEQA Findings and a Mitigation Monitoring and Reporting Program for the project, as well as a Statement of Overriding Considerations concluding that the project's substantial benefits outweigh its environmental effects.

The project as described in the EIR contains two office buildings (Buildings 21 and 22) and a 200 room hotel, as well as a pedestrian and bicycle bridge across the Bayfront Expressway and a new, approximately two-acre publicly accessible plaza and open space. As described in the EIR's project description and on the City's website for the project, the project would be phased in over time as the existing tenants (Pentair and TE Connectivity) vacate the site.

In November 2016, the Planning Commission and City Council approved Building 21 through the City's design review process, concurrently with their approval of the project. Facebook commenced construction of Building 21 in December 2016, and anticipates completing Building 21 in mid-2018.

**A. The Approved Project**

The approved project as described in the EIR and the Approvals involves two office buildings, comprising approximately 962,000 gsf of office and amenity uses, and a 200 room hotel to be constructed on a portion of a 58 acre site located at 300 to 309 Constitution Drive within the City of Menlo Park. The project is subject to a site-wide trip cap to limit the number of peak hour and daily trips to and from the site.

Pursuant to the CDP and the Approvals, development on the site is limited to a .45 FAR for office uses and a maximum of .55 FAR for all uses (including the hotel), a building height limit of 75', and a minimum requirement of 3,533 parking spaces for the two new office buildings, hotel, and Building 23.

**1. Building 21**

Building 21 will be located in the eastern portion of the Project site and contain approximately 512,900 gsf of office and event uses. Building 21 will be a multi-story building on a podium structure above an at-grade parking lot. Facebook commenced construction of Building 21 in December 2016 after City approval in November 2016.

No changes are proposed to Building 21, with the exception of the location of the proposed open-air bridge connecting Building 21 and Building 22.

**2. Building 22**

Building 22 will be located in the northwestern portion of the Project site and contain approximately 449,500 gsf of office and event uses, and be approximately 75 feet in height. At the time the EIR was



prepared and as described in the Approvals, Building 22 had not yet been designed and it was contemplated that design review for Building 22 would occur in the future.

As described in the EIR, Building 22 was anticipated to be similar to Building 21. It was to include a ground level that had multiple lobbies and parking spaces for approximately 1,294 vehicles, a first floor accommodating office and amenity space, and potentially a mezzanine level. Useable open space would be provided on the roof, which would include landscaped areas, walking paths, and HVAC equipment, similar to Building 21. An outdoor terraced area was also anticipated to be located adjacent to the food court/dining area on the south side of Building 22. The food court would be separated from the main level by the outdoor terraced area, which would allow for outdoor dining. It was also anticipated that Building 22 would be connected to Building 21 through an open-air bridge.

In late 2016, Facebook commenced the design process for Building 22. After reviewing more than fifty different design schemes prepared by Gehry Partners, Facebook selected a preferred design. The revised design for Building 22 is further described below, including changes from the conceptual design that was evaluated in the EIR.

### **3. Hotel**

The project includes a 200-room hotel that could be developed as part of a future phase near the corner of Chilco Street and SR 84. Although the hotel had yet to be designed, the EIR studied a maximum hotel envelope that provided approximately 73,200 gsf of hotel and support space, approximately 1,800 gsf of office space, approximately 13,700 gsf of amenities, and 86,100 gsf of circulation, wall, structure, and stair space. Included in the amenities would be food and beverage areas for the public, multi-function space, a fitness room, a pool, and deck areas. The hotel was also assumed to be approximately 75 feet in height.

No changes are proposed to the hotel, which still has not yet been designed and would be subject to a future design review process. Facebook has also been actively meeting with potential hotel developers/partners and expects to select a preferred developer/partner within the next 12-18 months.

### **4. Publicly Accessible Pedestrian and Bicycle Bridge; Publicly Accessible Plaza**

As part of the Approvals, Facebook committed to constructing a new publicly accessible pedestrian and bicycle bridge across the Bayfront Expressway and a two-acre publicly accessible park for passive recreational uses and community events.

No changes are proposed to the publicly accessible pedestrian and bicycle bridge or the public park in connection with the current application. However, the overall scope and geographic limits of the public park have been refined in consultation with City staff, and the updated plans have significantly expanded the usable footprint of the public park by adding an additional pedestrian path and passive recreation space into the area occupied by the original footprint of Building 22.

**B. Project Phasing and Schedule**

**1. MPK 21 (Phase 1)**

Phase 1 involves construction of Building 21 as well as the permitting and construction of the pedestrian and bicycle bridge. Consistent with the schedule identified in the EIR, grading and utility work for Building 21 began in late fall 2016, and foundation permits were issued in December 2016. The permitting process for the pedestrian and bicycle bridge is well underway. No changes are proposed with respect to construction of Phase 1 of the project.

**2. MPK 22 and Hotel (Phases 2 and 3)**

As described in the EIR and contemplated in the Approvals, construction of the project will be phased to allow existing tenants to continue operating. The construction schedule analyzed in the EIR contemplated that construction of Building 22 would start in early 2018 with demolition of Buildings 301-306 and the CTF, and that construction of the hotel would commence in early 2019. This schedule was proposed by Facebook in order to ensure the most conservative environmental analysis possible under a scenario in which the existing tenants on the site vacate prior to the expiration of their leases. Although Pentair has vacated the site, TE continues to occupy buildings 302, 303/304/306, 305, and the CTF, all of which are located within the western portion of the site. Level 10 construction currently occupies Building 301, but is anticipated to move into temporary construction trailer facilities in mid-2017.

TE's lease rights for Buildings 302, 303, 304, 305 and 306 and the CTF expires in September 2019. TE has one option to extend the term of its lease (as to any or all of the buildings) for an additional 3 years (i.e., until September 2022). TE also has the right to terminate its lease early (as to any or all of the buildings). If TE extends its lease for Building 305, there is also an incentive for TE to terminate its lease early (in September 2020); if TE elects not to exercise this early termination option and vacate Building 305 in September 2020, it will forego this incentive payment. At this time, it is anticipated that TE will vacate buildings 302, 303/304/306, and the CTF by mid-2017 and move into alternative facilities elsewhere in the Bay Area. However, TE is not anticipated to vacate Building 305 until later (i.e., in September 2020 – assuming TE elects to take advantage of its incentive option - or September 2022 at the latest). Facebook has had discussions with TE regarding a potential early termination of the lease of Building 305, too, but as of this time it does not appear that TE will surrender that building early as it remains necessary for TE's operations.

Because it now appears that TE may remain in Building 305 until September 2020 (or 2022 at the very latest), Facebook has made modifications to the site plan for Phase 2 and refined the design for Building 22 to allow construction to occur while Building 305 remains occupied. Accordingly, the anticipated construction phasing schedule is as follows:

**Phase 2**

Demolition of Buildings 301, 302, 303/304/306 and the CTF, would occur during Phase 2. It is anticipated that demolition would begin in mid-2017. Construction of the parking structure would start in late 2017 with grading and utility work followed immediately by the foundations and structure. The parking structure is anticipated to be complete in early 2019. Construction of Building 22 would start in mid-2018 with grading and utility

*Facebook Campus Expansion Project  
MPK 22 Design Review  
Preliminary Project Description*

work. Foundations would start in mid-2018, construction of the core and shell would start in late 2018, and tenant improvements would start in mid-2019. Construction of Building 22 is expected to be complete by late 2019.

**Phase 3**

Phase 3 would begin upon demolition of Building 305 which is anticipated to occur in late 2020 or late 2022 depending on when TE vacates the site.

If TE vacates Building 305 in September 2020, then construction of the hotel could start in late 2020 with demolition of the surface parking. Grading and utility work would start in early 2021, foundations would start in mid-2021, and construction of the core and shell would start in late 2021. Construction of the hotel would take approximately 18 months, with full buildout by mid-2022. Completion of the open space improvements and recharging facilities is anticipated to take approximately 12 months would be completed by late 2021.

If TE vacates Building 305 in September 2022, then construction of the hotel could start in late 2022 with demolition of the surface parking. Grading and utility work would start in early 2023, foundations would start in mid-2023, and construction of the core and shell would start in late 2023. Construction of the hotel would take approximately 18 months, with full buildout by mid-2024. Completion of the open space improvements and recharging facilities would be completed by late 2023.

**3. Other Timing Considerations under the Project Approvals.**

Neither the CDP nor the DA requires a specific phasing schedule (e.g., that demolition of Building 305 precede construction of Building 22). Section 4.4 (Timing) of the DA expressly states that “. . . no moratorium or other limitation affecting the development and occupancy of the Project or the rate, timing or sequencing thereof shall apply to the Project.” The only requirement with respect to TE’s lease occurs under the DA, which provides that Facebook’s transient occupancy tax guarantee payment obligation is triggered two years after the “TE Vacation Date.” That term is defined as the date lease agreement between Facebook and Tyco Electronics Corporation has been terminated and TE has vacated all buildings leased by TE on the Property, which is September 2022 (assuming TE exercises its extension option) unless TE agrees to terminate the lease and vacate the buildings early.

However, the City has expressed some concern about further delays that might arise if TE were able to extend the term of its lease beyond what is now permitted under the lease and a desire for more certainty surrounding the ultimate demolition of Building 305. In response to that concern, Facebook will commit to demolishing Building 305 within twelve months of the date that TE vacates Building 305 (subject to receipt of all applicable permits and approvals, including any permits and approvals from the Department of Toxic Substances Control and/or the U.S. Environmental Protection Agency). In addition, Facebook agrees not to renew or extend TE’s lease beyond the outside expiration date of September 2022 (assuming that TE exercises its existing renewal option and foregoes its incentive to vacate in 2020).

### **III. Building 22 Design and Changes to the Project**

In late 2016, Facebook requested that Gehry Partners undertake a reevaluation of the conceptual drawings for Building 22. Gehry Partners and Facebook determined that the footprint of the overall building could be reduced in size without altering the overall envelope or impact of the project, such that Building 22 would remain well within the previously approved footprints and square footage envelopes while accommodating TE's continued use of Building 305 through the end of its lease.

The revised project conforms to the permitted FAR limits, setback requirements, building coverage and minimum open space requirements, maximum height limit of 75', and total number of parking spaces permitted. In addition, the revised project does not require any change in the permitted uses, density or intensity of uses, provisions for the reservation or dedication of land, restrictions or requirements relating to subsequent discretionary actions, any monetary obligations of Facebook, or any conditions or covenants limiting or restricting the use of the site.

The only change with respect to the overall site calculations is that total building coverage (at full buildout) will be reduced from approximately 1,311,977 square feet (52% of the site) to 1,019,293 square feet (approx. 40% of the site). During the interim phase where Building 305 remains on-site, total building coverage will be approximately 1,216,530 square feet (approximately 48% of the site).

With respect to FAR limits, construction of Building 22 would not exceed the site's .45 FAR requirement for office uses. While Building 305 remains, total FAR on-site would remain below the site's .55 FAR limit. As contemplated in the Project Approvals, including the Development Agreement, construction of the hotel could commence after TE fully vacates the site, which would ensure that at no point in time would the site's FAR exceed 0.55.

#### **1. Building 22 Design Narrative**

The design for Building 22 contemplates a 75' tall, four-story office building with an adjacent parking structure to the west. Access to the building will be provided through lobbies that are located at the east, center, and west ends of the building. A bus and tram stop/terminal will be located north of the building. Pedestrian bridges will connect the west lobbies to the parking structure. The design approach aims to provide a highly functional office building for Facebook while respecting the characteristics of the adjacent neighborhood. The office program includes a variety of conference meeting rooms, offices, food service venues, and extensive support spaces, consistent with the program analyzed for Building 22 in the EIR. It is the design intent to bring as much natural light as possible into the office work spaces, including through the use of an interior atrium space that would extend throughout the building, and provide easy access to the outdoors. The office space is planned to consist of open floor plans totaling approximately 449,500 sf., also consistent with the CDP and EIR. The building is oriented to face the Belle Haven neighborhood south of the site, and aims to enhance the local environment with California native vegetation.

In addition, Facebook is anticipating requesting clarifications in the CDP to permit architectural skylights that would partially extend beyond the 75' foot height limit, which may entail corresponding revisions in the CDP. The current design anticipates that the skylights would not extend higher than the proposed rooftop mechanical equipment, and would not create additional visual obstruction.

Facebook therefore requests that this design feature be included as part of the City's design review process.

## **2. Parking Structure**

As discussed above, parking would be consolidated in a new 8-story, 75' tall parking structure (measured from average finished grade to the roof deck pursuant to Section 2.5 of the CDP), with rooftop railing and screening, elevator hoistways, and a solar canopy that would extend above the height limit as permitted under the CDP. The parking structure is currently anticipated to accommodate approximately 1,736 spaces, which conforms to the CDP's parking requirements.

With respect to the hotel, no change in the parking configuration is anticipated. Approximately 245 parking spaces would be provided at grade below the hotel and would be available for hotel employees and guests, consistent with the analysis provided in the EIR.

## **3. Intensity of Use**

No change in the intensity of the uses on-site is anticipated. While the existing conditions at Building 305 could remain for some limited duration while Building 22 is occupied, the total number of workers associated with Building 305 is well below the projected number of workers, visitors and guests for the hotel, and the site would remain subject to the peak hour and daily trip caps established in the CDP that apply to the entire site (including the existing buildings).

## **4. Site Access and Circulation**

No changes are proposed with respect to site access. Circulation on the western portion of the site would be refined to reflect the consolidation of parking for the office buildings in a new parking structure. Preliminary analysis from Fehr & Peers has confirmed that the proposed circulation would not create queuing issues or modify the conclusions reached in the traffic analysis conducted for the EIR. Truck access would continue to be provided through a controlled driveway on Chilco Street at Constitution Drive, and would serve TE's interim use of Building 305 so long as it occupies the premises.

## **5. Landscaping, Site Design and Open Space**

Compared to the proposed site plan evaluated in the EIR, the refined site plan would increase the amount of landscaping and other pervious materials on-site, and result in additional natural areas including stormwater treatment areas. The additional landscaped area would provide passive recreational space for workers, as well as provide flexibility and reserve space for potential future uses. No reduction in the amount of replacement trees is sought.

## **6. Final Site Plan post-Building 305 Demolition**

Although the scope of improvements that would be installed after Building 305 is demolished are still undergoing refinement, the current proposal is to replace the existing asphalt parking lots with additional landscaping, a shuttle and tram drop-off area, as well as recharging facilities for Facebook's shuttle buses and trams in an area previously identified as a surface parking lot. The unenclosed facility

would be screened and accommodate approximately 50 shuttle buses and up to 23 trams in the area located east of Building 23.

#### **IV. Modifications to the CDP**

Section 6 of the CDP addresses permitted modifications to the approved project plans and identifies four different types of modifications that are permitted, each of which follows a distinct approval process.

##### **A. “Substantially Consistent Modifications”**

Under Section 6.1.1 of the CDP, “substantially consistent modifications” to the project may be approved by the Community Development Director based on a determination that the proposed modifications are in substantial compliance with and/or substantially consistent with the Project Plans and the Project Approvals. Substantially consistent modifications are generally not visible to the public and do not affect permitted uses, density or intensity of use, restrictions and requirements relating to subsequent discretionary actions, monetary obligations, or material modifications to the conditions of approval.

##### **B. “Minor Modifications”**

Under Section 6.1.2 of the CDP, “minor modifications” to the approved plans may be approved by the Community Development Director (subject to Planning Commission review). Minor Modifications are similar to substantially consistent modifications, except that Minor Modifications are generally visible to the public and result in minor exterior changes to the Project aesthetics.

##### **C. “Major Modifications”**

Under Section 6.1.3 of the CDP, “major modifications” are defined as:

“[C]hanges or modifications to the Project that are not in substantial compliance with and/or substantially consistent with the Project Plans and Project Approvals. Major modifications include, but are not limited to, significant changes to the exterior appearance of the buildings or appearance of the Property, and changes to the Project Plans, which are determined by the Community Development Director (in his/her reasonable discretion) to not be in substantial compliance with and/or substantially consistent with the Project Plans and Project Approvals.”

Major modifications are subject to Planning Commission review and approval, based on a determination that the proposed modifications are compatible with other building and design elements or onsite/offsite improvements of the approved CDP and will not have an adverse impact on safety or the character and aesthetics of the site.

##### **D. Modifications that Require Council Approval and CDP Amendment**

Lastly, Section 6.1.5 of the CDP addresses three types of changes which would require a public amendments to the CDP by the City Council. These three types of changes which require Council approval include:

- Revisions to the project which involve relaxation of the development standards identified in Section 2;
- Material changes to the uses identified in Section 3; or
- Material modifications to the conditions of approval identified in 7 (Trip Cap), 9 (General Project Conditions), 10 (Undercrossing Improvements), 11 (Bicycle and Pedestrian Bridge), 12 (Public Open Space), 13 (On-Site Recycled Water), 14 (Access Parcel) or 15 (Mitigations Carried Forward from Building 20 Approval).

**E. The Changes to the Site Plan and Incorporation of a Parking Structure Constitute Conditional Development Permit Amendment to the CDP.**

As described above, Facebook is requesting several changes to the approved project plans,<sup>1</sup> including (i) the consolidation of surface parking for Buildings 22 and 23 into a parking structure, (ii) a reduction in the building footprint for Building 22 and a change in design from a one-story structure located on a podium above surface parking to a 4-story building (with no change in height), (iii) the addition of a shuttle, bus and tram recharging facility, and (iv) a revised site and circulation plan. These modifications involve significant changes to the exterior appearance of the buildings and the appearance of the property, as well as certain schematic changes to the overall project (specifically, the inclusion of a new parking structure and a dedicated space for recharging electric bus and tram vehicles).

As set forth above, the design for Building 22 and the proposed changes to the project have been planned to conform to the development standards in the CDP and the development envelope studied in the EIR (with the exception of the parking structure). No changes in the trip cap or permitted uses (or intensity) are requested. Facebook is also not requesting any increase in square footage nor the relaxation of any development standards in the CDP. Finally, the proposed changes to the project would result in an equally compelling design scheme and no adverse impacts on health or safety.

No revisions to relax the development standards in Section 2 of the CDP are sought, and Facebook is not seeking any material changes to the uses identified in Section 3. Facebook is also not seeking any material modifications to the conditions of approval. However, based on conversations with City staff, the proposed changes may require amending the following provisions of the CDP:

- **Section 1 (General Information):** revise the general description of the project to include references to a parking structure and the proposed bus/tram electric recharging space; clarify

---

<sup>1</sup> The CDP defines “Project Plans” as the “plans submitted by Gehry Partners, LLC dated September 20, 2016 consisting of 127 plan sheets, recommended for approval to the City Council by the Planning Commission on September 26, 2016 (Project Plans), and approved by the City Council on November 1, 2016, except as modified by the conditions contained herein and in accordance with Section 6 (Modifications) of [the CDP].”

that the existing structures on-site may continue to be occupied pending redevelopment of the site.

- **Section 2 (Development Standards):** No changes to the development standards, but amend the description of the project to make explicit reference to a parking structure and the proposed bus/tram electric recharging space. In addition, Facebook is requesting an additional exclusion from the building height limits to accommodate architectural skylights (provided that they extend no higher than any rooftop mechanical equipment). It may also be necessary to clarify that perimeter safety railings on the top level of the parking structure are permitted to exceed the height limit.
- **Section 3 (Uses):** Clarify that permitted uses include existing uses on-site (i.e., occupancy of the existing buildings by tenants prior to redevelopment), and that a bus/tram electric recharging space is an ancillary use.
- **Section 7 (Trip Cap):** Conforming changes to clarify that the trip cap applies to the entire TE Site, consistent with the existing Trip Cap Monitoring and Enforcement Policy.
- **Section 9 (Project Specific Conditions):** Technical changes to clarify that certain conditions apply to each “phase” of development as opposed to each “building,” and proposed changes to permit the partial use of Tier 2 and/or Tier 3 pile rigs modified with diesel particulate filters (with all remaining equipment to remain Tier 4), with no material difference in air quality emissions. The City previously approved the use of modified Tier 2 and Tier 3 pile rigs for Building 21 as a “substantially consistent modification” to the CDP after confirming that no material change in air quality emissions would occur; this analysis was peer reviewed by the City’s independent consultant, ICF.

In addition, to the extent that Building 305 will remain occupied by TE for an interim period while Buildings 21 and 22 are constructed and occupied, Building 305’s use is considered a non-conforming use and is thus permitted under the City’s zoning rules. To the extent that the phasing of demolition and building permits differs from the chronology contemplated in the EIR, Section 8 of the CDP gives the City Building Official the authority to determine the sequencing of building permits and sub-phases for each building/phase of construction. Nonetheless, clarifying revisions may be appropriate to clarify that Building 305 may remain occupied for the duration of TE’s lease term while other phases of the project are constructed.