REGULAR MEETING AGENDA

Date: 6/19/2017
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

None

F. Public Hearing

F1. Use Permit/Isabelle Cole/318 Pope Street:
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 regard to lot width in the R-1-U (Single Family Urban) zoning district. The property owner separately applied for a heritage tree removal permit for a heritage redwood, although that removal permit was denied by the City Arborist, and the Environmental Quality Commission (EQC) and City Council have upheld the City Arborist's action on appeal. An initial version of the proposed new residence was reviewed by the Planning Commission at the meeting of April 10, 2017. (Staff Report #17-038-PC)

F2. Use Permit/Scott Sattler/330 Nova Lane:
Request for a use permit to modify and add to an existing detached, non-conforming accessory building (garage) on a lot in the R-1-U (Single Family Urban) zoning district. The value of the work

would exceed 75 percent of existing replacement value in a 12-month period. (Staff Report #17-039-PC)

F3. Use Permit/1000 Middle Ave Project LLC/1000 Middle Avenue:
Request for a use permit to demolish an existing two-story single-family residence and build two new two-story single-family residences on a substandard lot with regard to lot width located in the R-3 (Apartment) zoning district. The project includes a request to remove a heritage black oak tree in the front yard as well as administrative review of a tentative parcel map to subdivide the project into two condominium units. (Staff Report #17-040-PC)

F4. Prezoning, Rezoning, General Plan Amendment, Tentative Map, Use Permit, Architectural Control, and Environmental Review/Leland Stanford Junior University/2111-2121 Sand Hill Road:
Request for pre-zoning of a portion of a 15.8-acre parcel presently located in unincorporated San Mateo County to the R-1-S (Single Family Suburban Residential) and C-1-C (Administrative, Professional and Research District, Restrictive) zoning districts. In addition, rezoning of the remaining portion of the parcel currently located in the R-1-S zoning district to the C-1-C zoning district. Also, a General Plan amendment to establish Low Density Residential and Professional and Administrative Offices land use designations for the portion of the parcel to be prezoned, and to change the land use designation from Low Density Residential to Professional and Administrative Offices for the portion of the parcel to be rezoned. Additionally, a request for a tentative map for a two parcel subdivision, one parcel containing an existing residence, the other containing an existing office building. In addition, a request for a use permit and architectural control to construct a new approximately 39,800-square-foot, two-story office building in the proposed C-1-C (Administrative, Professional and Research, Restrictive) zoning district, which would be on the same parcel as the existing office building. The project includes a Below Market Rate (BMR) Agreement for compliance with the City's Below Market Rate Housing Program. A retaining wall would be constructed within the required rear setback. The project includes a request to remove up to six heritage trees due to poor health and construction-related activities associated with the proposed project. The Planning Commission is a recommending body to the City Council who will be the final decision-making body on the proposed applications. The annexation of the 15.8-acre parcel into the City of Menlo Park is subject to approval by the Local Agency Formation Commission (LAFCo). (Staff Report #17-041-PC)

G. Informational Items

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

- Regular Meeting: July 17, 2017
- Regular Meeting: July 31, 2017
- Regular Meeting: August 14, 2017
- Regular Meeting: August 28, 2017

H. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 06/14/17)

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.

STAFF REPORT

Planning Commission
Meeting Date: **6/19/2017**
Staff Report Number: **17-038-PC**

Public Hearing: **Use Permit/Isabelle Cole/318 Pope Street**

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single Family Urban) zoning district, at 318 Pope Street. The recommended actions are contained within Attachment A.

Policy Issues

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

Background

Site location

The subject site is located at 318 Pope Street, between the intersections of Gilbert and Laurel Avenues, in the Willows. The subject parcel is surrounded on all sides by single-family homes that are also in the R-1-U zoning district. The surrounding area is a mixture of one and two-story homes, developed in a variety of architectural styles. At the left and rear, the parcel adjoins an alley that has access to Pope Street, Laurel Avenue, and Gilbert Avenue. A location map is included as Attachment B.

Previous Planning Commission and City Council review

On July 20, 2015, the Planning Commission approved a use permit to demolish the existing single-story, single-family residence and construct a new two-story, single-family residence on the subject property as requested by the previous property owners. However, the existing house was never demolished, and the current proposal consists of a new design, submitted by a new property owner.

The current property owner separately applied for a heritage tree removal permit for a heritage redwood in good condition at the right side of the property, approximately halfway between the front and rear property lines. That removal permit, submitted on September 6, 2016, was denied by the City Arborist on September 22, 2016, and on January 25, 2017, the Environmental Quality Commission (EQC) upheld the City Arborist's action on appeal. On February 9, 2017, the applicant appealed the EQC decision to the City Council.

On April 10, 2017, while the appeal of the EQC action on the heritage redwood was pending, the Planning

Commission reviewed an initial version of the currently proposed two-story residence for the subject property. The Planning Commission continued the use permit application with direction to return after the pending heritage tree removal permit appeal had been decided upon by the City Council and also provided direction to modify the residence. The April 10 minutes are available as Attachment G. As summarized in the minutes, the Commission directed the applicant to redesign the project to better fit on the site and to look at the overall appearance of the house, including the following key points:

- Right side elevation and monolithic feeling wall
- Roof design (too much variation in pitches and materials)
- Height (lower if possible)

On June 6, 2017, the City Council heard the appeal of the City Arborist's denial of the heritage tree removal permit and upheld the City Arborist's and the EQC's actions on appeal. The City Council's decision to uphold the City Arborist's and the EQC's denial of the heritage tree removal permit does not affect the feasibility of the current proposal as the proposed residence would be further away from the tree than the current residence and because tree preservation measures would be incorporated.

Analysis

Project description

The applicant is proposing to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence in the R-1-U (Single-Family Urban Residential) zoning district. The lot is substandard with regard to the lot width, and a two-story residence requires approval of a use permit. The existing, detached two-car garage located in the rear of the property, which is accessed from the alley, would remain and provide the required two off-street parking spaces.

The proposed residence would have a floor area of 3,203 square feet where 3,203.5 square feet is the floor area limit (FAL) and a building coverage of 26.7 percent where 35 percent is the maximum permitted. The proposed residence would have four bedrooms and five bathrooms, with three of the bedrooms and three of the bathrooms on the second floor. The house is proposed to be 27.5 feet in height, below the maximum permissible height of 28 feet, and the proposed structure would comply with daylight plane requirements. A rear at-grade patio would provide space for an outdoor barbeque and seating. A new six-foot wood fence would be added along both side property lines, in compliance with fence height limits.

The applicant indicates the property owners chose not to modify the proposed height as they do not wish to lower the proposed first floor plate height of nine feet or the second floor proposed plate of eight feet. As further discussed in the Flood Zone section of this report, due to Building Code requirements related to construction in the flood zone, the finished floor elevation must be at least one foot above the base flood elevation of 40 feet. In this case, the existing grade is approximately 37.3 feet, so the finished floor must be approximately 3.7 feet above the existing grade. Staff believes this is a reasonable response to the Planning Commission's direction, reflecting the unique constraints presented by the Flood Zone requirements in this area, although the Commission could require a specific height change as part of an approval action.

A data table summarizing parcel and project attributes is included as Attachment C. Relative to the original proposal's development standards, none of the data in the table as changed. The project plans, and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The applicant states that the proposed residence is designed in a modern farmhouse style. The previous design included painted horizontal wood siding, with standing seam metal on the first floor roof and asphalt shingles on the second floor roof. The applicant has revised the proposal to use only standing seam metal roofing, in response to direction from the Planning Commission. The current proposal still includes four different roof pitches. In the project description letter, the applicant notes that the difference between the upper pitches (7.5:12 and 8:12) is very subtle, and that the low pitch of the lower roof form would not be particularly visible. Staff generally agrees with this response, although the Planning Commission can require changes as part of an approval action. If the Commission requires such a change, staff recommends that the condition be as specific as possible, and would note that roof pitch changes can affect other elements such as plate heights and ridge lines.

The proposed casement windows would be simulated true divided light windows with painted wood trim. The applicant's redesign includes two bay windows along the right side elevation, for the purpose of making this wall feel less monolithic. With the applicant's redesign, the upper level windows along the right side would have minimum sill heights of three feet from the finished floor, with the exception of a window at the staircase, which would have a sill height of one foot above the stair landing. (The original design provided sill heights of four feet for windows along this elevation, with the exception of the window along the staircase that was also proposed with a sill height of one foot above the stair landing.) No changes are proposed to the upper level windows along the left side, adjacent to the alley, which would have sill heights of five feet. Additionally, no changes are proposed to the windows along the front and rear elevations, which would have upper level sill heights of three feet. These window sill heights would help minimize the potential for privacy concerns, especially given a proposed condition of approval, discussed below, that would increase the minimum right side setback of the proposed residence to 17.5 feet.

To address the siting of the proposed residence on the parcel, as well as the monolithic feel of the right-side wall, staff has added recommended condition of approval 4a, requiring the south-east (right-rear) corner of the proposed residence to be reduced by a rectangle measuring at least two-foot to the north and at least eleven-foot to the west, removing the proposed bay window in this corner, and retaining the two affected south facing windows without exceeding their proposed sizes or decreasing their proposed sill heights. This condition would decrease the size of the proposed media room on the first floor and proposed bedroom #2 on the second floor; however, staff believes both rooms would remain useable. As currently proposed, the interior width of bedroom #2 is 11 feet and this condition would reduce the size of the bedroom to 11 feet by 12 feet. This condition would leave a small area with a depth of 14 feet in the media room, which is currently proposed to be 14 feet by 14 feet, while most of the room would have a reduced depth of 12 feet.

If the project is approved with recommended condition of approval 4a, the applicant may choose to shift some of the interior walls slightly to optimize the floor plan within the building footprint. Staff believes such minor, interior changes would not affect the overall appearance of the residence as the proposed condition

requires the applicant to retain the two affected south facing windows without exceeding their proposed sizes or decreasing their proposed sill heights, and condition of approval 3a requires the rest of the residence to be developed in substantial conformance with the submitted plans. This condition would also reduce the proximity of the house to the heritage redwood along the right side of the property, and increase the minimum right side setback of the residence from 15.5 to 17.5 feet. This condition would also reduce the FAL of the house by 44 feet and the building coverage by 22 feet. Prior to including this as a condition of approval, staff recommended that the applicant include this type of footprint revision into their proposal, but this recommendation was not pursued. Staff also consulted with the City Arborist and Assistant Community Development Director (Building), who confirmed that such a revision was both feasible and likely to additionally protect the heritage tree.

The existing detached garage is accessed from the alley in the rear of the property, which would help the residence present an attractive face to Pope Street and maintain a large private outdoor space in the middle of the lot. No work is proposed on the existing garage.

Although the project would be a two-story residence, the applicant proposes varying projections and articulations to reduce the massing. The applicant has increased the cohesiveness of the design by proposing only standing seam metal roofing. Additionally, recommended condition of approval 4a would reduce the monolithic feeling of the right side wall. The location of the garage in the rear of the lot further reduces the massing and helps ensure that parking features do not dominate the frontage of this parcel.

Flood zone

The subject property is located within the “AE” zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, the finished floor must be at least one foot above the base flood elevation. The elevations (Attachments D10 and D11) show the base flood elevation (40.0 feet) in relation to the existing average natural grade (approximately 37.3 feet) and the finished floor (41.0 feet). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near this site, including six heritage size trees. Two heritage palms (trees #1 and #2) are street trees located in front of the property. Two heritage coast live oak trees (trees #3 and #4) are located in the front-right side of the property. The arborist report indicates that the heritage loquat (tree #7), located to the right of the existing garage, is in poor health. No heritage trees would be removed as a result of this proposal. Three existing non-heritage trees, located near the front-left side of the property, are proposed for removal to accommodate the proposed residence. No privacy impacts are expected from the removal of these trees as there are other trees in this portion of the lot, which is adjacent to an alley.

As noted earlier, the property owner separately applied for a heritage tree removal permit for the redwood tree. The City Arborist determined that this tree is in good condition and denied the removal permit. The EQC upheld the City Arborist’s action on appeal. The City Council heard an appeal of the EQC action on June 6, 2017 and upheld the EQC and City Arborist’s action. As discussed at the City Council hearing,

specific maintenance measures, including the installation of cables, irrigation during the dry season, selective pruning, and inspections every two years by a certified arborist, are required for the redwood tree and are included in recommended condition of approval 3g for the use permit request.

The City Council's decision to uphold the City Arborist's and the EQC's denial of the heritage tree removal permit does not affect the feasibility of the current proposal as the proposed residence would be further away from the tree than the current residence, and because relevant protection measures would be incorporated into the project. In addition, as part of the project review, the arborist report was enhanced with additional analysis and specificity, and an addendum report was provided detailing the limbs that would need to be pruned or removed from the heritage redwood tree (tree #5), located to the right of the proposed residence. The addendum report also includes protection measures for this tree including specific construction methods to protect the tree, such as requiring a pier and grade beam foundation in the vicinity of this tree, and supplemental irrigation. The proposed site improvements should not adversely affect any of the trees as tree protection measures in the arborist report and addendum report will be ensured through recommended condition 3g.

Parking

Two existing parking spaces on the left side of the property, within the front setback, would be resurfaced and reduced to one parking space in order to conform to Municipal Code requirements regarding vehicle storage in yards. This uncovered parking space would continue to be accessed from the alley. The existing, detached two-car garage located in the rear of the property, which is also accessed from the alley, would remain and provide the required two off-street parking spaces. Staff has not required conditions relating to recordation of an Access Alley Maintenance Agreement or alley repair, as those typically have been applied when parcels propose new parking on an alley, while here the parcel already has such access.

The existing garage is considered a legal nonconforming structure with a rear setback of approximately one foot, where five feet is required by the Zoning Ordinance. The garage is not parallel to the property line and a small portion of the left side wall intrudes approximately 0.3 feet into the adjacent alley, where a three foot setback is required. No work is proposed on the garage.

If the garage is replaced in the future, there is more than enough space in the rear of the lot to locate a new detached garage that complies with all relevant regulations. Condition 4b ensures that if the garage is removed, it would be replaced with two off-street parking spaces, at least one of which must be covered, that meet all applicable regulations.

Correspondence

The property owners indicated that they spoke with their neighbors about the original design and received positive feedback. Staff received three emails prior to the previous Planning Commission hearing, which are included as Attachment H. These emails addressed the heritage redwood tree removal that was pending at the time. Staff has not received any correspondence regarding the revised proposal.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are in keeping with those of the neighborhood. Although the project would be a two-story residence, the applicant proposes varying projections and articulations to reduce the massing. The applicant has increased the cohesiveness of the design by proposing only standing seam metal roofing. Additionally, recommended condition of approval 4a would reduce the monolithic feeling of the right side wall and provide additional space for the heritage redwood. Staff believes the recommended conditions of approval, as well as the applicant's modifications to the proposal, address the Planning Commission's direction for redesigning the project. The location of the garage in the rear of the lot further reduces the massing and helps ensure that parking features do not dominate the frontage. No heritage trees would be removed as part of this proposal. The proposed site improvements should not adversely affect any of the trees as tree protection measures in the arborist report and addendum report will be ensured through recommended condition 3g. Staff believes that the scale, materials, and style of the proposal are compatible with the neighborhood. 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 and Addendum
G. Planning Commission Excerpt Minutes – April 10, 2017

H. Correspondence

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Corinna Sandmeier, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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LOCATION: 318 Pope Street	**PROJECT NUMBER:** PLN2016-00110	**APPLICANT:** Isabelle Cole	**OWNER:** Isabelle Cole
REQUEST: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** June 19, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Tektive Design, consisting of 12 plan sheets, dated received June 2, 2017, and approved by the Planning Commission on June 19, 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 Kevin Kielty Arborist Services LLC, dated revised February 22, 2017, and the addendum report by Kevin Kielty Arborist Services LLC, dated February 22, 2017. In addition, the following maintenance

LOCATION: 318 Pope Street	**PROJECT NUMBER:** PLN2016-00110	**APPLICANT:** Isabelle Cole	**OWNER:** Isabelle Cole
REQUEST: Request for a use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-1-U (Single-Family Urban) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** June 19, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

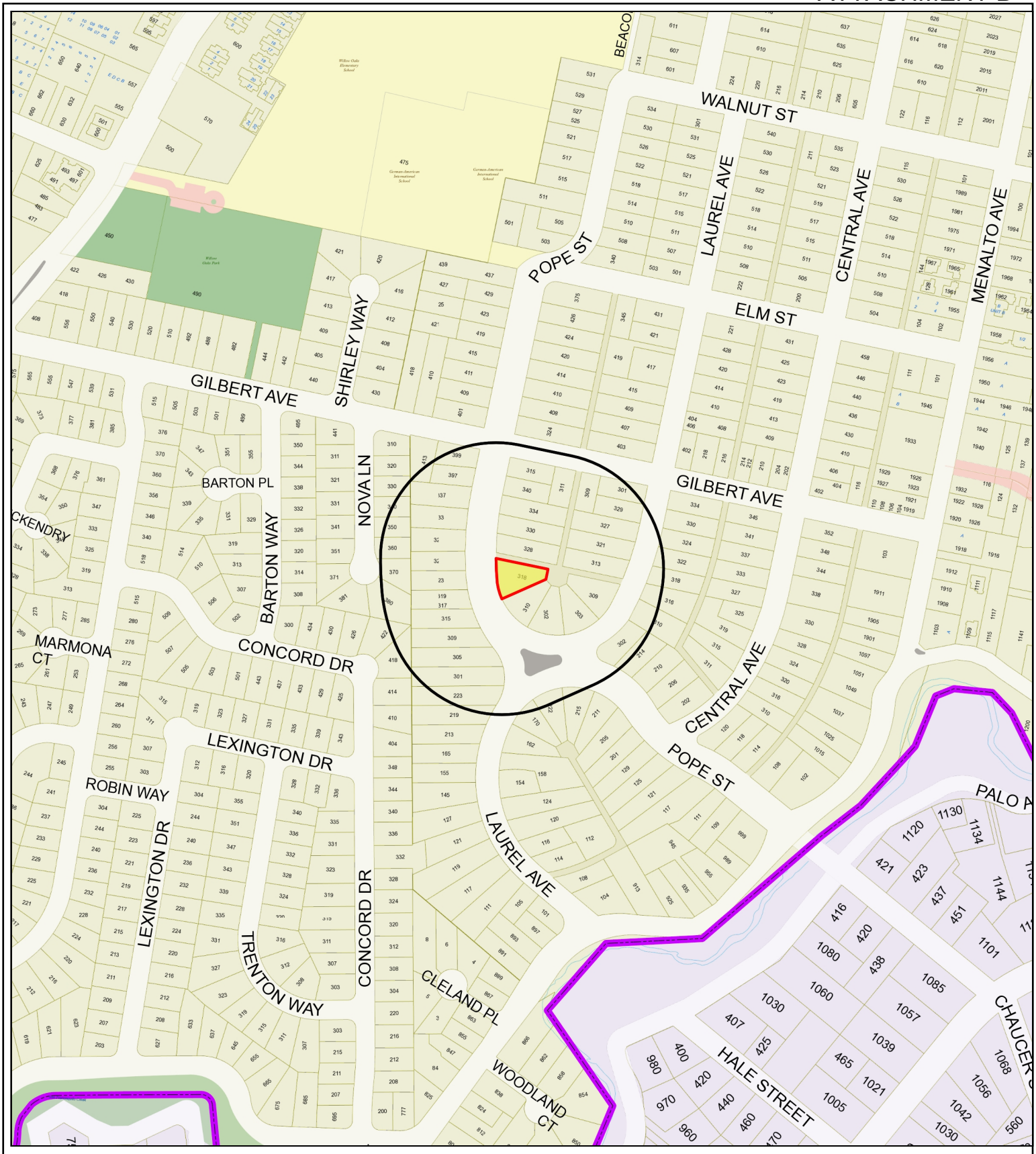
shall be conducted prior to building permit issuance and on an on-going basis after issuance:

i. Install cables in upper 2/3 of canopy
ii. During the dry season irrigate the tree with soaker hoses (especially during construction)
iii. Selectively prune branches to reduce end weight
iv. Monitor the crotches and overall health of the tree
v. Conduct a certified arborist inspection of the tree every 2 years

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

   a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the south-east (right-rear) corner of the proposed residence reduced by a rectangle measuring at least two-foot to the north and at least eleven-foot to the west, removing the proposed bay window in this corner, and retaining the two affected south facing windows without exceeding their proposed sizes or decreasing their proposed sill heights, subject to review and approval of the Planning Division.

   b. If the existing detached garage is removed, it shall be replaced with two off-street parking spaces, one of which must be covered, that meet all applicable regulations.



City of Menlo Park

Location Map
318 Pope Street

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CDS | Checked By: CDS | Date: 6/19/2017 | Sheet: 1

318 Pope Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	8,614.0 sf	8,614.00 sf	7,000.0 sf min.
Lot width	41.5 ft.	41.5 ft.	65.0 ft. min.
Lot depth	132.0 ft.	132.0 ft.	100.0 ft. min.
Setbacks			
Front	20.2 ft.	27.0 ft.	20.0 ft. min.
Rear	62.7 ft.	57.8 ft.	20.0 ft. min.
Side (left)	5.1 ft.	12.4 ft.	5.0 ft. min.
Side (right)	15.5 ft.	13.8 ft.	5.0 ft. min.
Building coverage	2,301.0 sf 26.7 %	1,974.0 sf 22.9 %	3,014.9 sf max. 35.0 % max.
FAL (Floor Area Limit)	3,203.0 sf	1,924.0 sf	3,203.5 sf max.
Square footage by floor	1,756.0 sf/1st floor 996.0 sf/2nd floor 451.0 sf/garage 94.0 sf/porches	1,473.0 sf/1st floor 451.0 sf/garage 50.0 sf/ porches	
Square footage of buildings	3,297.0 sf	1974.0 sf	
Building height	27.5 ft.	12.8 ft.	28.0 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		
Trees	Heritage trees: 6*	Non-Heritage trees: 9	New Trees: 0
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 3	Total Number of Trees: 12
	* Two heritage trees are street trees in the front of the property		

project title

COLE RESIDENCE

318 POPE STREET, MENLO PARK

project contacts

architect
Tektive Design
623 Guinda Street
Palo Alto, CA 94301
415.250.6052
Pearl Renaker
pearl@tektivedesign.com

owners
Isabelle & Scott Cole
318 Pope Street
Menlo Park, CA 94025

land surveyor
BKF Engineers
4670 Willow Road, Suite 250
Pleasanton, CA 94588
925.396.7700
contact: Steve Marello

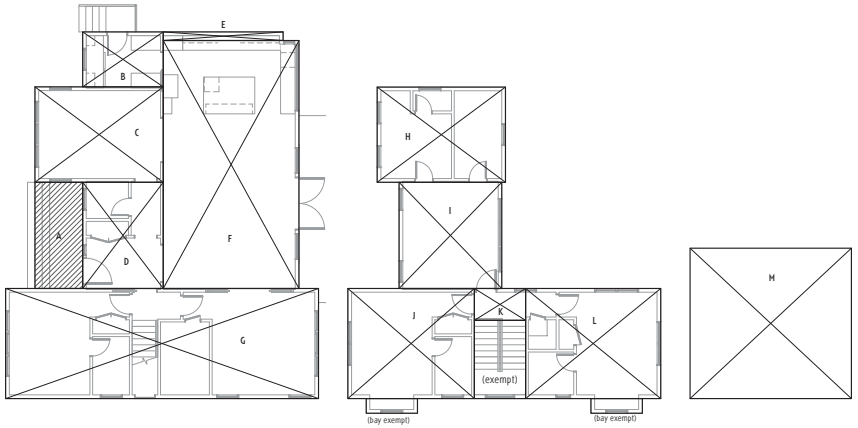
arborist
Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650.525.1464
contact: Kevin Kielty

tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

floor area blockout diagrams

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



first floor plan | second floor plan | garage plan

floor area tabulation			
region	dimensions		area
A (porch)	6'-6"	X 14'-6"	94 SF
B	11'-0"	X 7'-6"	83 SF
C	17'-6"	X 13'-0"	228 SF
D	11'-0"	X 14'-6"	160 SF
E	16'-4"	X 1'-2"	19 SF
F	18'-6"	X 33'-10"	626 SF
G	42'-8"	X 15'-0"	640 SF
H	17'-6"	X 13'-0"	228 SF
I	14'-0"	X 14'-6"	203 SF
J	17'-3"	X 15'-0"	259 SF
K	7'-0"	X 4'-4"	30 SF
L	18'-5"	X 15'-0"	276 SF
M (garage)	22'-0"	X 20'-6"	451 SF
first floor (B - G)			1756 SF
second floor (H - L)			996 SF
total floor area			3,203 SF
lot coverage (A-G + M)			2,301 SF

construction notes

Work hours are regulated by noise levels created during construction. The maximum noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.06 Noise.

1. Any and all excessively annoying, loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.

2. Construction Activities:
   a) Construction activities are limited to the hours of eight (8) a.m. and six (6) p.m. Monday through Friday.
   b) Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the hours of nine (9) a.m. and five (5) p.m.
   c) A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030, shall be posted at all entrances to a construction site upon the commencement of construction, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above ground level and shall consist of a white background with black letters.
   d) Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.06.040 (b)

general notes

1. These drawings are copyright Tektive Design, Inc., and shall not be used on any other project without written consent.

2. Contractor shall not scale dimensions off drawings. Follow written dimensions only. The general contractor shall verify all dimensions, site and grade conditions prior to commencement of work. Contractor shall notify the design professional immediately of any discrepancy on these plans and specifications.

3. Should an error appear in the drawings or specifications, or in work done by others affecting this work, notify the design professional at once. If the contractor proceeds with work affected without instructions from the design professional, the contractor shall make good any resulting damage or defect.

4. The general contractor, in accordance with generally accepted construction practices, shall assume responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. The contractor and subcontractors shall maintain the job site in a clean, orderly condition, free of debris and litter. Operations shall be confined to the site areas permitted by permit & law.

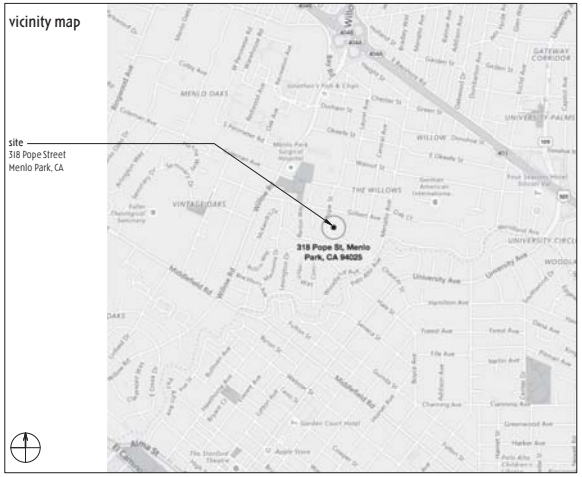
5. No portion of the work requiring a shop drawing or sample submission (per the request of the owner or design professional) may be commenced until the submission has been reviewed and approved. All such portions of the work shall be in accordance with the approved shop drawings & samples.

sheet index

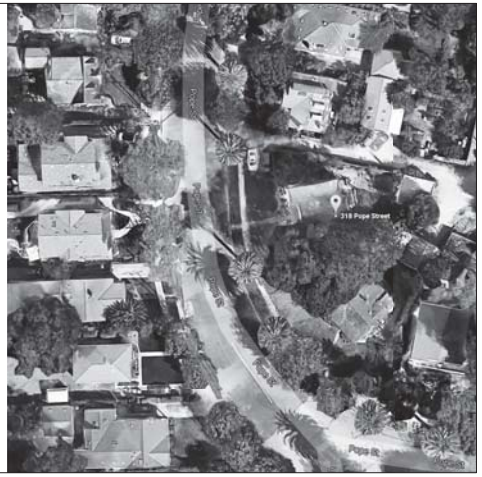
a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

vicinity map



aerial view



project description

Demolish (e) single-story single-family residence.

Build new two-story single-family residence. (E) 2-car garage to remain.

Install NFPA 13-D fire sprinkler system throughout residence, under a separate building permit.

code compliance

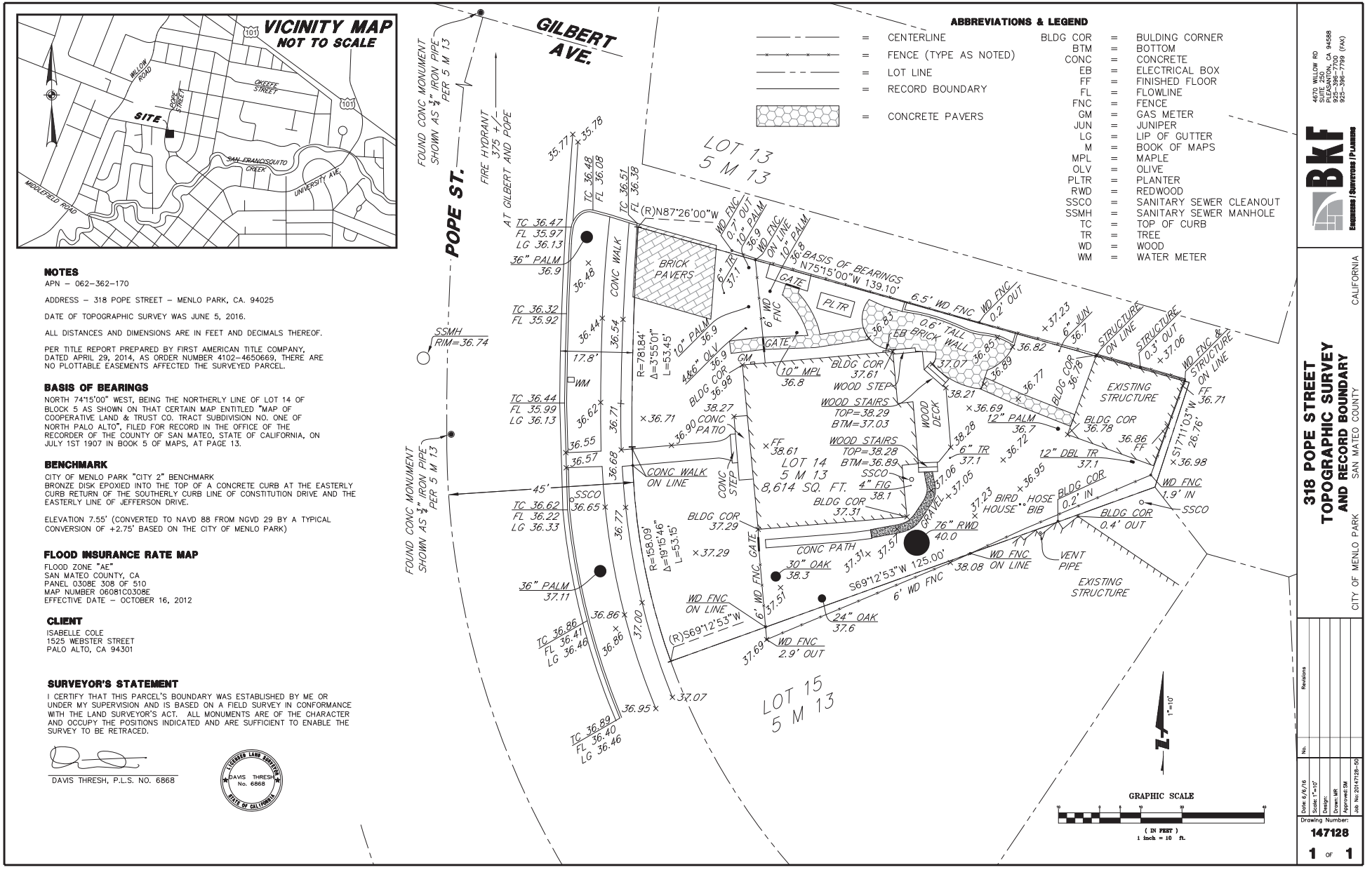
2016 California Building Code
2016 California Residential Code
2016 California Plumbing Code
2016 California Mechanical Code
2016 California Electrical Code
2016 California Energy Code
2016 California Green Building Standards
2016 California Fire Code

project information

A.P.N.:	062.362.170
occupancy:	R-3 / U (garage)
construction type:	V-B
zone:	R-1-U
flood zone:	AE 40.0
setbacks	
front:	20'
rear:	20'
side:	5'
max height:	28'
site analysis	
A. lot area:	8,614 sf
B. max. floor area:	3,203 sf
C. (e) house:	1,473 sf
D. (e) garage:	451 sf
E. (e) front porch:	50 sf
(e) floor area (C+D):	1,924 sf
(e) lot coverage (C+D+E):	(23%) 1,974 sf
F. (n) first floor:	1,756 sf
G. (n) second floor:	996 sf
H. (n) covered front porch:	94 sf
proposed floor area (D+F+G):	3,203 sf
proposed lot coverage (D+F+H):	(27%) 2,301 sf
I. hardscape areas:	(10%) 850 sf
K. landscape (A - D - F - H - I):	(63%) 5,463 sf

parking: 2 covered spaces

title: cover
version: DR4A
scale: n.t.s.
job: 1605
date: 2017.05.17
sheet: A0.1



NOTES

APN – 062–362–170

ADDRESS – 318 POPE STREET – MENLO PARK, CA. 94025

DATE OF TOPOGRAPHIC SURVEY WAS JUNE 5, 2016.

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PER TITLE REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, DATED APRIL 29, 2014, AS ORDER NUMBER 4102–4650669, THERE ARE NO PLOTTABLE EASEMENTS AFFECTED THE SURVEYED PARCEL.

BASIS OF BEARINGS

NORTH 74°15'00" WEST, BEING THE NORTHERLY LINE OF LOT 14 OF BLOCK 5 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF COOPERATIVE LAND & TRUST CO. TRACT SUBDIVISION NO. ONE OF NORTH PALO ALTO", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON JULY 1ST 1907 IN BOOK 5 OF MAPS, AT PAGE 13.

BENCHMARK

CITY OF MENLO PARK "CITY 2" BENCHMARK
BRONZE DISK EPOXIED INTO THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE AND THE EASTERLY LINE OF JEFFERSON DRIVE.

ELEVATION 7.55' (CONVERTED TO NAVD 88 FROM NGVD 29 BY A TYPICAL CONVERSION OF +2.75' BASED ON THE CITY OF MENLO PARK)

FLOOD INSURANCE RATE MAP

FLOOD ZONE "AE"
SAN MATEO COUNTY, CA
PANEL 0308E 308 OF 510
MAP NUMBER 06081C0308E
EFFECTIVE DATE – OCTOBER 16, 2012

CLIENT

ISABELLE COLE
1525 WEBSTER STREET
PALO ALTO, CA 94301

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.

DAVIS THRESH, P.L.S. NO. 6868

LICENSED LAND SURVEYOR DAVIS THRESH No. 6868 STATE OF CALIFORNIA

BKF Engineers | Surveyors | Planners
4670 WILLOW RD
SUITE 250
PLEASANTON, CA 94588
925-396-7700
925-396-7799 (FAX)

318 POPE STREET TOPOGRAPHIC SURVEY AND RECORD BOUNDARY

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

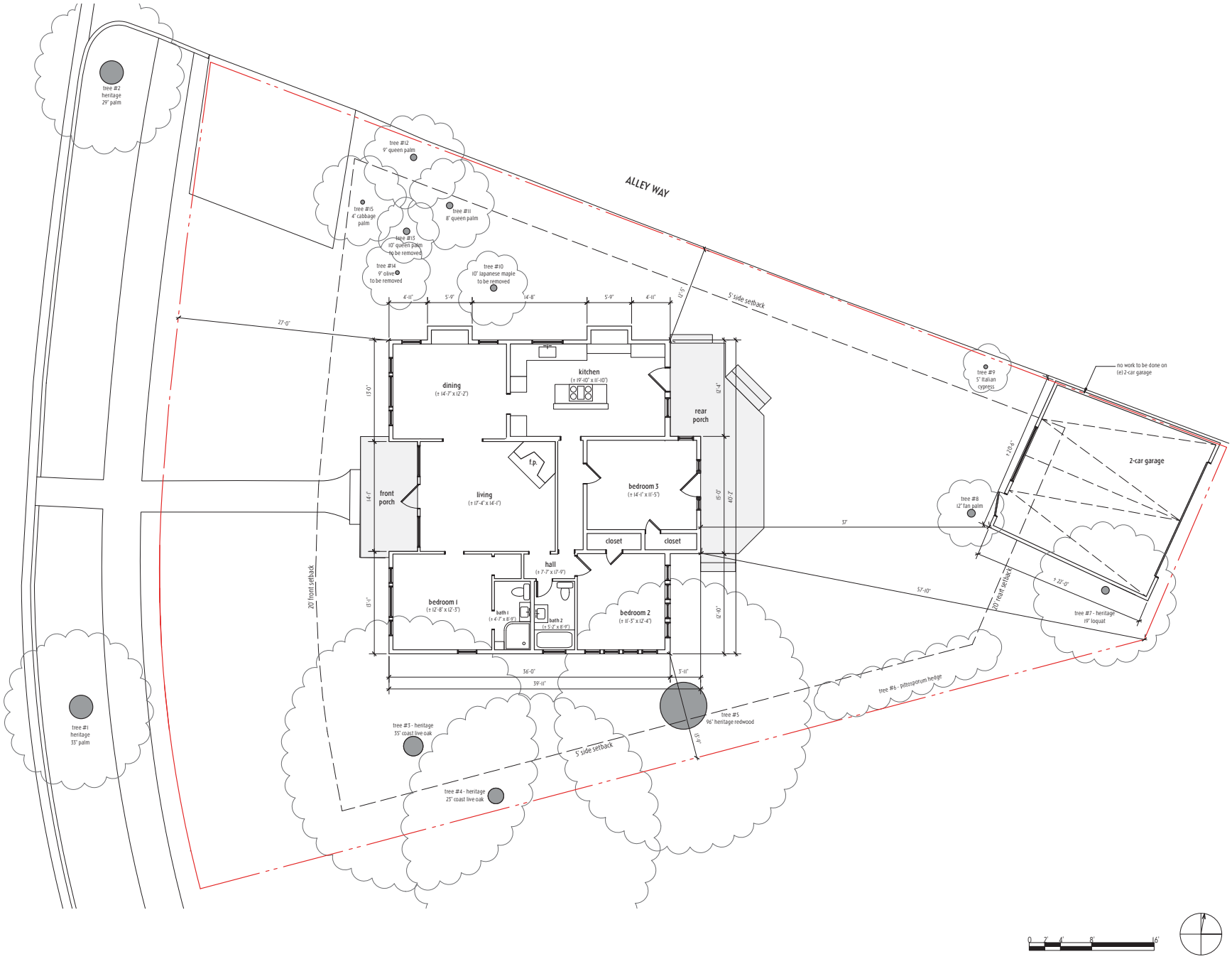
No.	Revisions

Date: 6/6/16
Scale: 1"=10'
Design:
Drawn: MR
Approved: SM
Job No: 20147128-SD

Drawing Number: 147128

1 OF 1

D2



tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: existing site/ floor plan

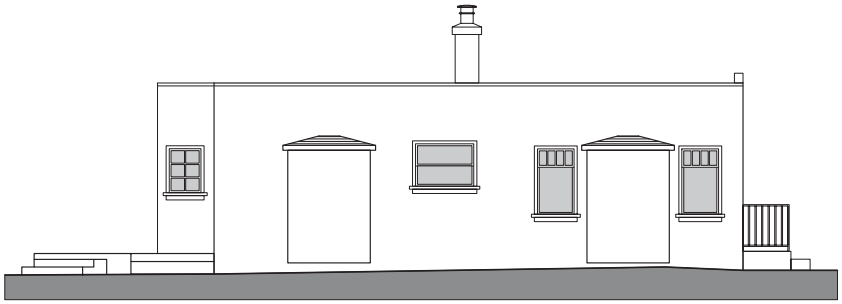
version: DR2

scale: 3/16" = 1'-0"

job: 1605

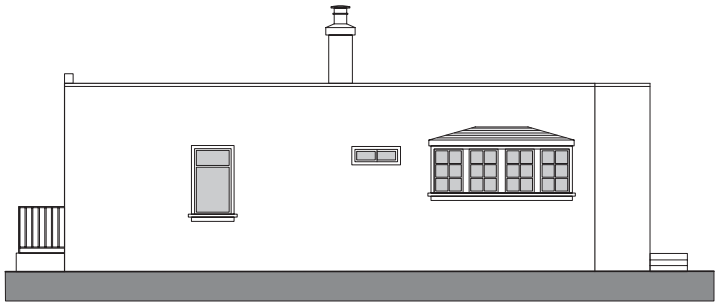
date: 2017.03.24

sheet: A0.2



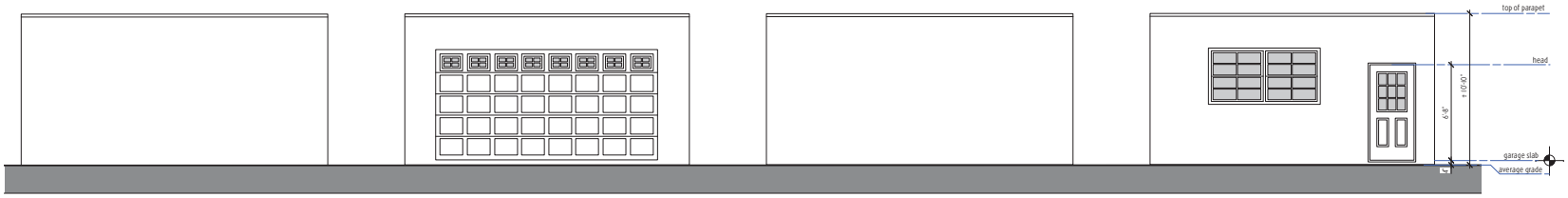
2 north (alley side) elevation
scale: 1/4" = 1'-0"

1 west (Pope Street/front) elevation
scale: 1/4" = 1'-0"



4 south (side) elevation
scale: 1/4" = 1'-0"

3 east (rear) elevation
scale: 1/4" = 1'-0"



5 detached garage elevations
scale: 1/4" = 1'-0"

0 2' 4' 8' 16'

tektive design
623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title
existing elevations

version
DR2

scale
1/4" = 1'-0"

job
1605

date
2017.03.24

sheet
A0.3

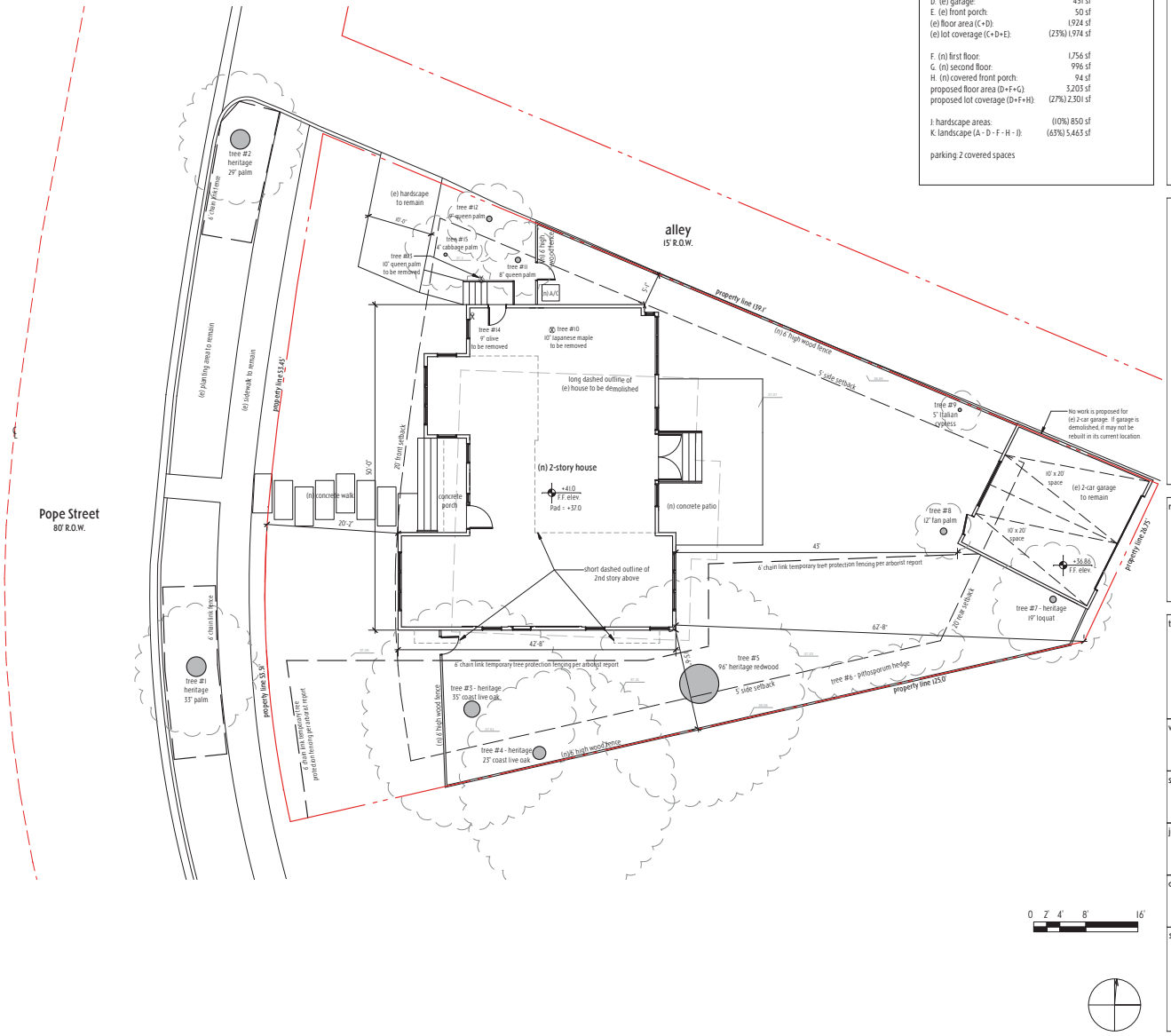
project information

A.P.N.:	062.362.170
occupancy:	R-3 / U (garage)
construction type:	V-B
zone:	R-1-U
flood zone:	AE 40.0

site analysis

A. lot area:	8,614 sf
B. max. floor area:	3,203 sf
C. (e) house:	1,473 sf
D. (e) garage:	451 sf
E. (e) front porch:	50 sf
(e) floor area (C+D):	1,924 sf
(e) lot coverage (C+D+E):	(23%) 1,974 sf
F. (n) first floor:	1,756 sf
G. (n) second floor:	996 sf
H. (n) covered front porch:	94 sf
proposed floor area (D+F+G):	3,203 sf
proposed lot coverage (D+F+H):	(27%) 2,301 sf
J. hardscape areas:	(10%) 850 sf
K. landscape (A - D - F - H - J):	(63%) 5,463 sf

parking: 2 covered spaces



tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: site plan

version: DR4A

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

job: 1605

date: 2017.05.17

sheet: A1.1

1 streetscape
scale: 1/16" = 1'-0"

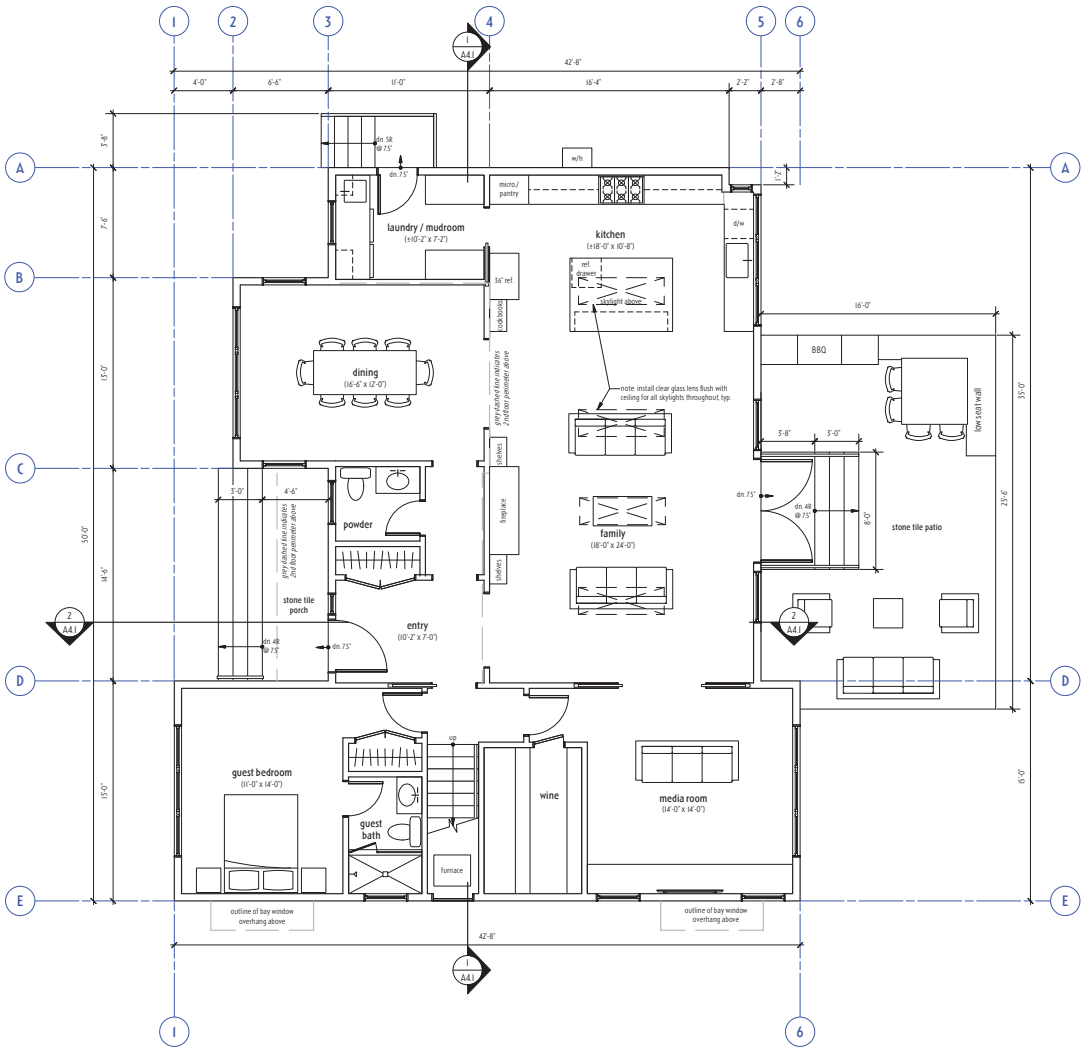
2 area plan
scale: 1" = 20'-0"

tektive design
623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: area plan & streetscape
version: DR2
scale: varies
job: 1605
date: 2017.03.24
sheet: A1.2



0 2' 4' 8' 16'

tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: first floor plan

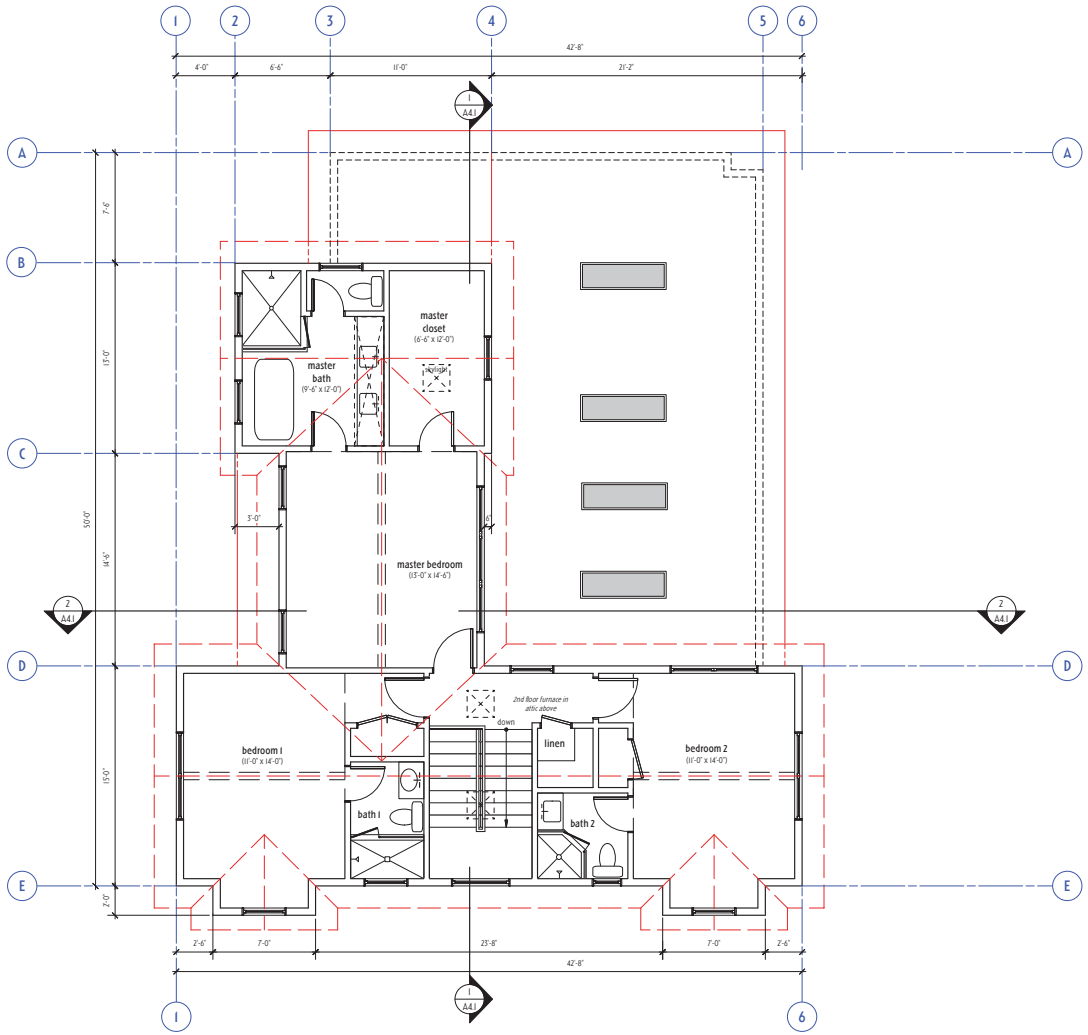
version: DR4A

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

job: 1605

date: 2017.05.17

sheet: A2.1



0 2' 4' 8' 16'

tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title
second floor plan

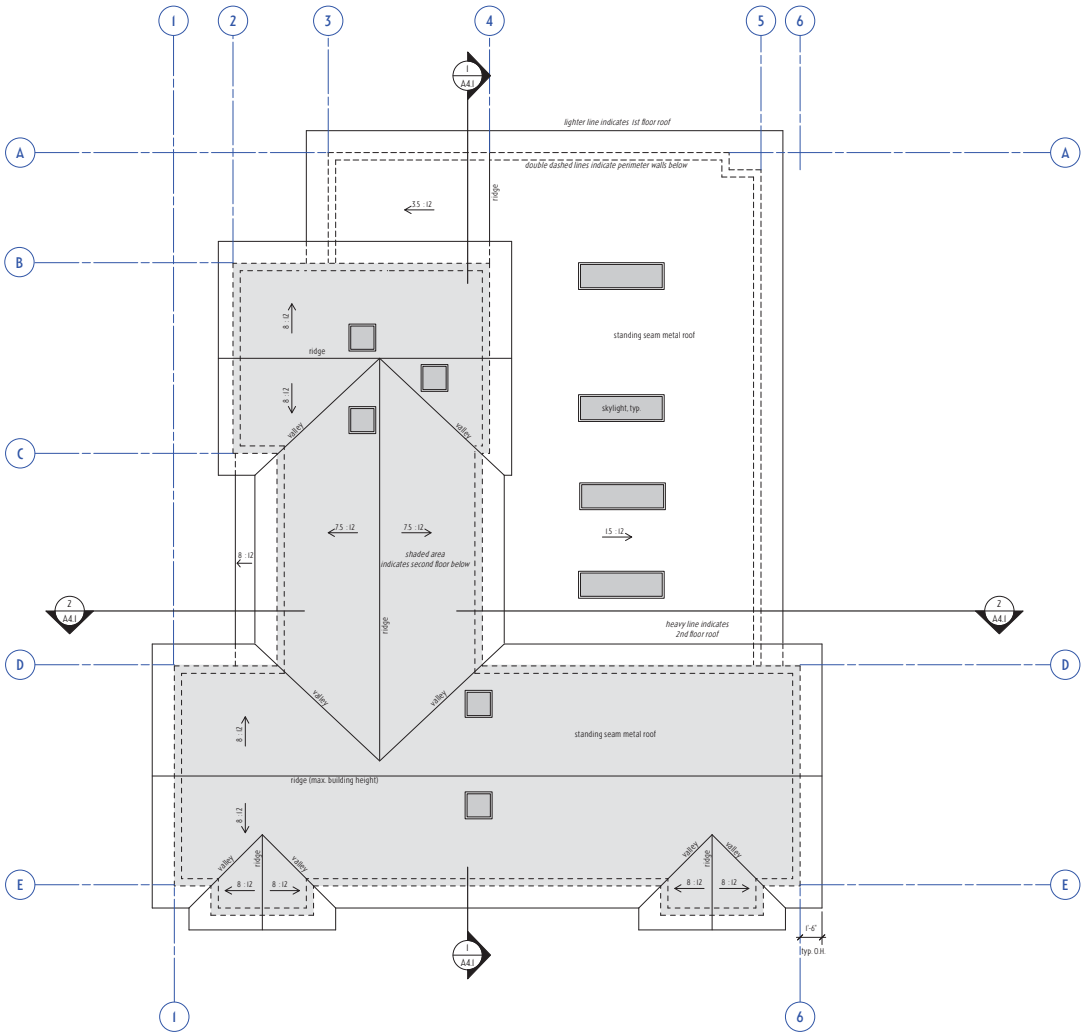
version
DR4A

scale
1/4" = 1'-0"

job
1605

date
2017.05.17

sheet
A2.2



tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:

COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: roof plan

version: DR4A

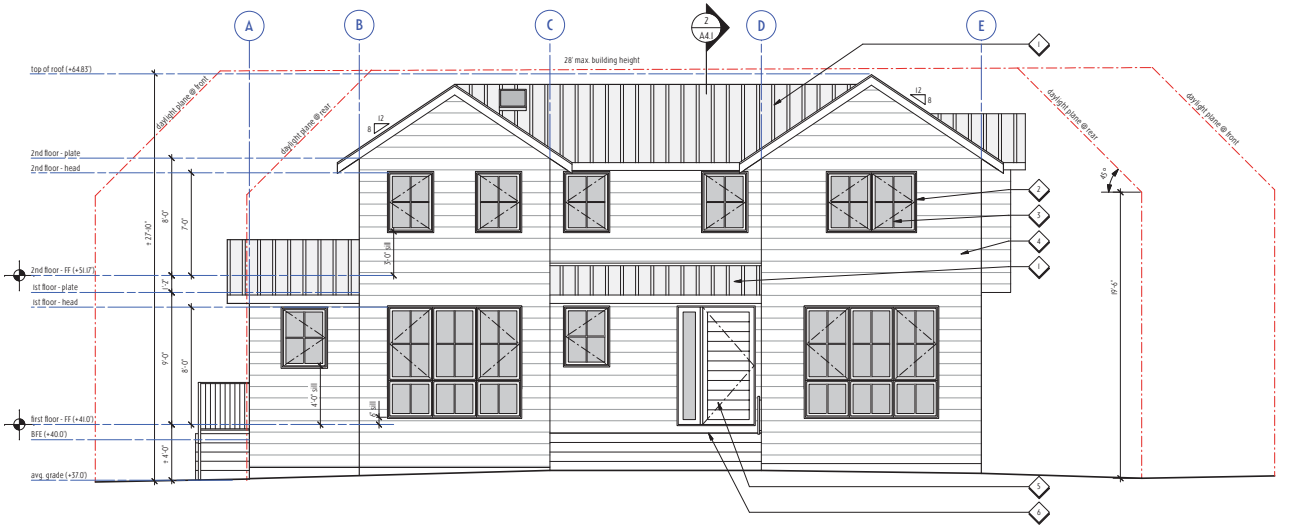
scale: 1/4" = 1'-0"

job: 1605

date: 2017.05.17

sheet: A2.3

0 2' 4' 8' 16'



1 west (front) elevation

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

2 east (rear) elevation

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

key notes:

1. standing seam metal roof
2. painted wood trim surrounding windows and doors
3. metal clad wood windows with simulated divided lites with mullions on both exterior & interior, and spacer bars between glass, typ.
4. painted wood T&G siding
5. stain grade wood entry door and sidelite
6. concrete porch and steps with stone tile finish

0 2' 4' 8' 16'

tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:

COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: front & rear elevations

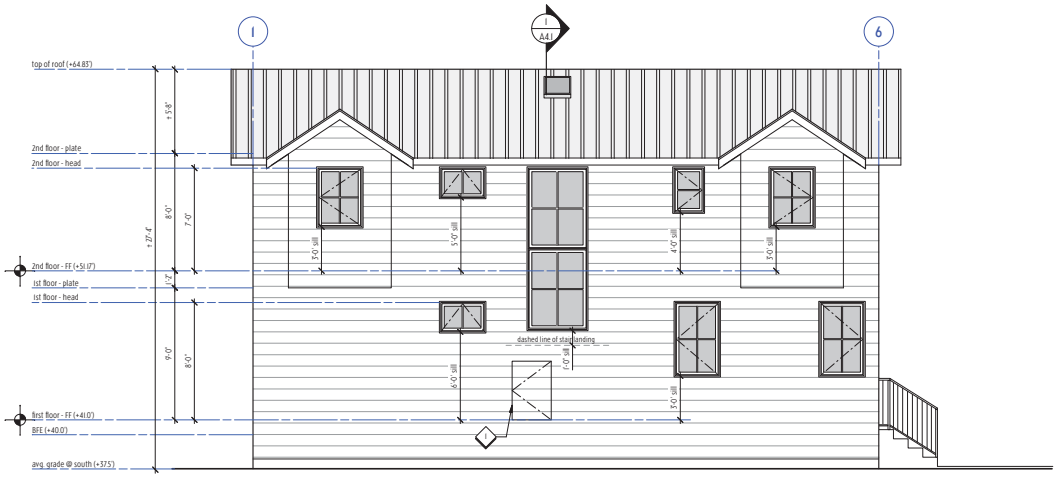
version: DR4A

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

job: 1605

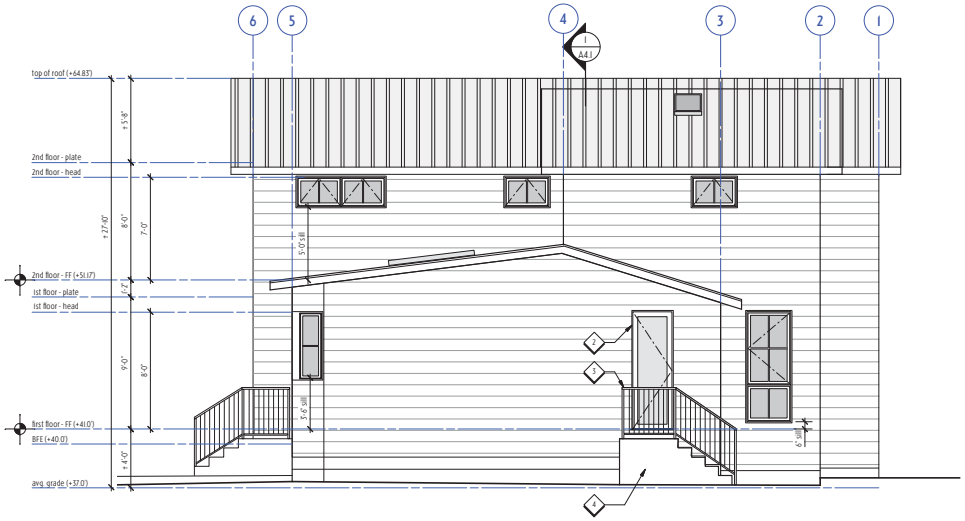
date: 2017.05.17

sheet: A3.1



1 south (side) elevation

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



2 north (alley side) elevation

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

0 2' 4' 8' 16'

key notes:

1. painted wood access door for furnace.
2. metal clad wood door, matching windows, with translucent privacy glass (light shade).
3. painted steel railing
4. concrete landing and steps with stone tile finish

tektive design

623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: side elevations

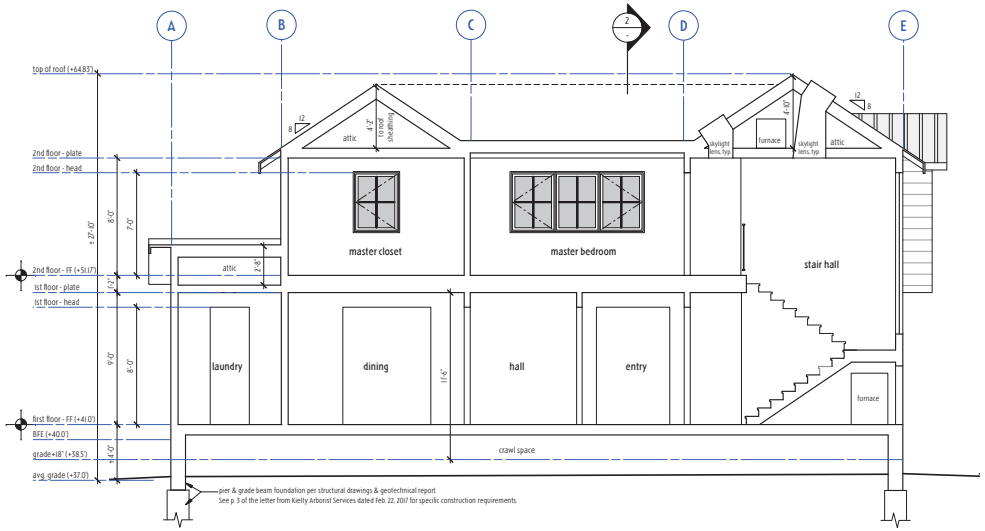
version: DR4A

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

job: 1605

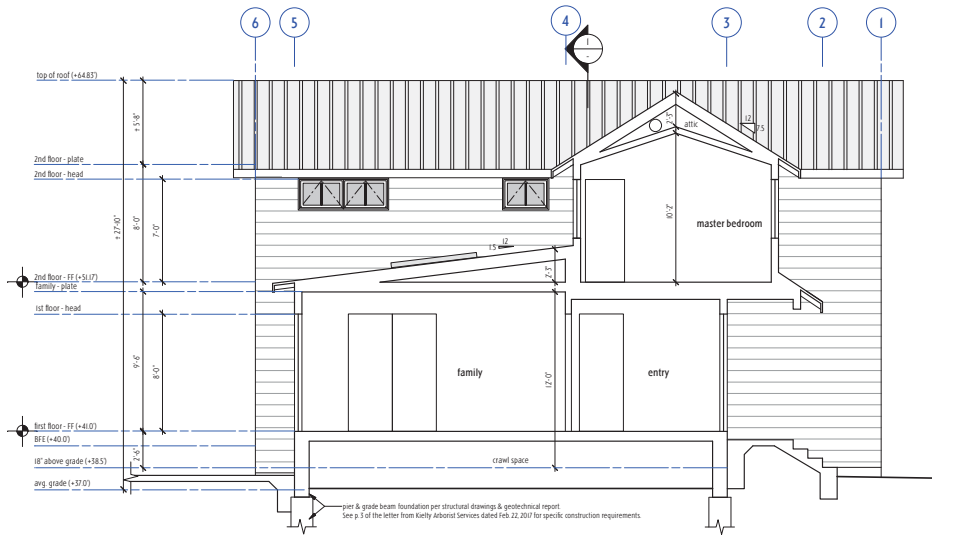
date: 2017.05.17

sheet: A3.2



1 north-south building section

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



2 east-west building section

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

0 2' 4' 8' 16'

note: clear glass lens to be installed flush with the main ceiling plane underneath all skylight shafts throughout house. No clear ceiling areas > 12 feet in height are allowed.

tektive design
623 Guinda Street
Palo Alto, CA 94301
p: 415.250.6052
f: 415.520.0219

a new residence for the:
COLE FAMILY
318 POPE STREET
MENLO PARK, CA 94025

revisions

title: building sections

version: DR4A

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

job: 1605

date: 2017.05.17

sheet: A4.1

Project Description (updated May 2017)
318 Pope Street, Menlo Park, CA 94025

The applicant is requesting use permit approval to construct a new two-story single-family residence of 2,752 sf in the R-1-U zoning district. The existing single-story Mediterranean style residence of 1,473 sf would be demolished, while the existing 451 sf two-car detached garage off of the alley would be retained. The lot is an unusual triangular shape, so while its maximum dimensions are about 139' in depth and 105' in width, the width at the rear setback line is 41'-6", rendering the lot substandard with respect to width. The lot size is 8,614 sf, substantially over the required minimum lot size of 7,000 sf.

The new home would be sited largely over the footprint of the existing home, but closer to both Pope Street and the adjacent alley, in order to provide some separation distance from the heritage trees on the south side of the property. The proposed residence complies with all setback and daylight plane requirements. The two-story massing of the south side of the home is shielded from the neighboring property by two very large heritage oak trees and a large heritage redwood tree. On the alley side to the north, the home steps down into a 1-story volume. The lot is in the flood zone (AE 40.0), so building code requires that the first floor be set approximately 4 feet above the adjacent grade (1 foot above base flood elevation), which has the unfortunate effect of increasing the overall height of the building. The first floor plate height is 9' and the second floor plate is only 8', so the owners would not like to reduce the building height further.

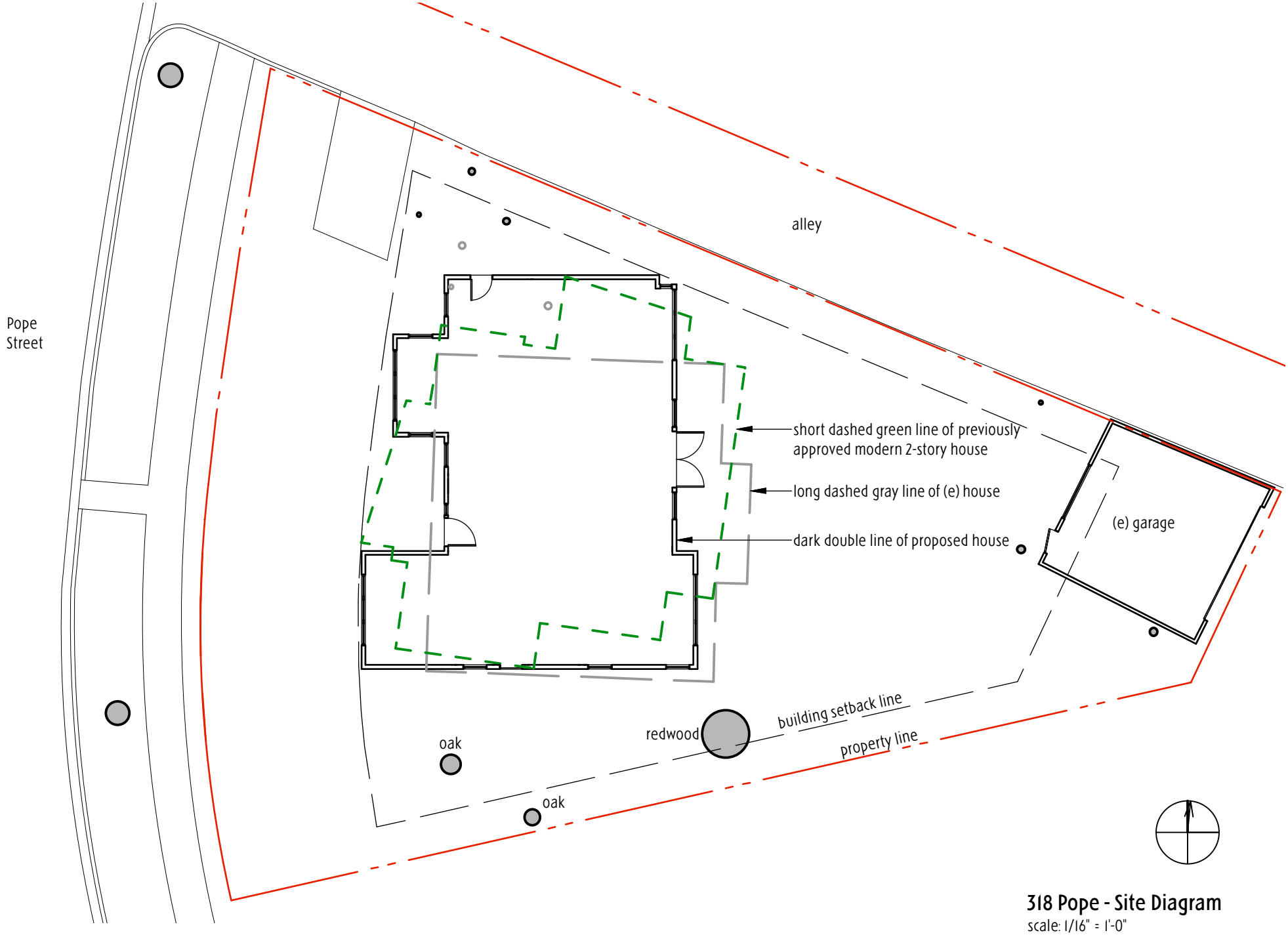
The proposed residence is designed in a modern farmhouse style that is compatible with other homes in the neighborhood, which are a mix of 1- and 2-story homes in a variety of styles and ages. The exterior material will be painted horizontal wood siding. The casement windows will be wood with exterior metal cladding for ease of maintenance, with painted wood trim. The windows will include simulated divided lite grids where the mullions are expressed both on the interior & exterior of the glass. The standing seam metal roof will have a combination of hip and gabled forms.

At the April 10th Planning Commission meeting, unfortunately most of the discussion and comments focused on the homeowners' application to remove the heritage redwood tree which is close to the southeast corner of the house. A few neighbors voiced their concerns about removing the tree altogether. One speaker expressed concern that the proposed house is located too close to the redwood tree. The existing house on the site has coexisted with the redwood tree for the last 90-plus years, and provides direct evidence that the tree's growth is in fact not negatively impacted by a house being located nearby. This situation is very different from proposing to site a house near a redwood tree which has grown for its entire life in an open field with nothing nearby. The proposed house has been designed so that its footprint in the areas closest to the tree is inside the footprint of the existing house, with a little bit of extra space for construction working clearance. Redwood trees tend to have shallow roots, so the foundation of the existing house has functioned as a root barrier to impede root growth in that direction. Moreover, the project arborist has recommended a pier and grade beam foundation for the new residence. The grade beams only extend 6" below grade (considerably shallower than the existing foundation), and the piers of this foundation have the flexibility to be located at the time of construction so as to avoid major tree roots. There is only minimal trimming of the redwood tree canopy needed to create clearance for the new construction. Extensive tree protection measures have been recommended by both the project and city arborists, and incorporated into the plans. The city arborist has signed off on the project, which is a statement that the continued health of the tree is compatible with the location of the house.

At the Planning Commission meeting, Commissioner Kahle expressed some specific concerns about the design of the house itself. He commented that the roof design felt unorganized, with two different roof materials and four different roof pitches. The homeowners had seen and admired the eclecticism of another 2-story farmhouse in the neighborhood, which prompted some of these design elements. However, in the interest of simplification, the design has been revised to incorporate the standing seam metal roof throughout. As for the roof pitches, the difference between the 8:12 and 7.5:12 pitches at the upper roof is quite subtle and will not be visually apparent, and this slight adjustment helps make the overall roof form more aesthetically pleasing. The low pitched roof at the rear of the first floor will not be readily visible to passers-by, and enables better natural lighting for the home.

Commissioner Kahle also commented on the right side (south elevation) of the house, saying that the wall appeared too blank, lacking in bays or articulation. In response, two bay windows have been added at the second floor bedrooms on that side. Another option considered was to create a single larger bay window at the staircase in the middle of the elevation. It is less desirable to create deviations in the first floor footprint; having a straight grade beam at that location provides greater flexibility in locating the foundation piers so as to avoid roots from the nearby heritage trees.

Commissioner Kahle and Commissioner Onken also asked to reconsider the siting of the project on the lot. A diagram of the site is attached, overlaying the footprint of the existing house, the proposed house, and an earlier proposal for a modern styled home on the site that was approved by the Planning Commission for the previous owners. The south side of the lot is a no-go zone because of the two large heritage oak trees as well as the redwood tree. The rear of the lot becomes quite narrow, and building a house more towards the rear would not leave much of a usable back yard space. The area towards the front of the lot and extending towards the north property line is the most logical place to site a house. During the initial schematic design phase, as well as more recently, we considered other possibilities. Significantly modifying the siting of the house necessitates a complete redesign, and results in functional and aesthetic tradeoffs that the homeowners are reluctant to make. For example, shifting the house towards the north side of the lot results in a design that looks more narrow and unbalanced from the street. Most of the houses in the neighborhood, including those on wedge-shaped lots, do tend to have basically rectangular footprints. The modern house footprint notched the southeast corner of the house back from the redwood tree an additional five feet relative to the current proposal, but that was a completely different design for different owners, and as presented earlier in this letter, we do not believe that changing the house design to create a few feet of additional separation from the redwood tree would result in a material positive difference in the future health of the tree. In terms of overall fit with the neighborhood context, we believe that the farmhouse style we are proposing with a traditional pitched gabled roof is a better fit than a boxy modern design with a flat roof and canted walls.



318 Pope - Site Diagram
scale: 1/16" = 1'-0"

Kielty Arborist Services LLC

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

June 3, 2016, Revised December 14, 2016, Revised February 1, 2017, Revised February 22, 2017

Isabelle Cole
1525 Webster Street
Palo Alto CA 94301

Site: 318 Pope, Menlo Park

Dear Ms. Cole,

As requested on Tuesday, May 17, 2016, I visited the above site to inspect and comment on the trees. A new home is planned for this site and your concerns as to the future health and safety of the trees has prompted this visit

Method:
The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). A condition rating of 1 – 100 was assigned to each tree representing form and vitality using the following scale:

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**P**	Canary island palm *(Phoenix canariensis)*	33.1	80	65/20	Good vigor, good form, street tree, in planting pit, well maintained.
2**P**	Canary island palm *(Phoenix canariensis)*	28.9	80	65/20	Good vigor, good form, street tree, in planting pit, well maintained.
3**P**	Coast live oak *(Quercus agrifolia)*	34.9	70	65/40	Good vigor, fair form, 9 feet from the corner of existing home, suppressed by large redwood, heavy to south west, good crotches throughout tree, hangs over home.
4**P**	Coast live oak *(Quercus agrifolia)*	23.5	45	30/45	Fair vigor, poor form, heavily suppressed by surrounding trees, heavy lateral limbs, no room for vertical growth.
5**P**	Redwood *(Sequoia sempervirens)*	95.7	45	120/45	Fair vigor, poor form, multi leader at 15 feet, 3.5 feet from corner of existing home, cables installed, included bark on all sides of crotch, bulging can be seen in included bark area, leaders heavy in opposite directions, leader closest to neighbors home has a significant lean.
6	Pittosporum hedge *(Pittosporum eugenioides)*	4.0	60	20/10	Good vigor, fair form, good screen, 40 foot long hedge consisting of trees under 4 inches in diameter.
7**P**	Loquat *(Eriobotrya japonica)*	19.3	30	25/20	Poor vigor, poor form, in decline, codominant at 1 foot with a poor crotch formation.
8	Fan palm *(Washingtonia robusta)*	12.3	80	8/8	Good vigor, good form, easily moved.
9	Italian cypress *(Cupressus sempervirens)*	5.0	80	30/5	Good vigor, good form, easily moved.
10**R**	Japanese maple *(Acer palmatum)*	10.4	45	20/10	Fair vigor, poor form, multi leader at base, dieback in canopy.
11	Queen palm *(Syagrus romanzoffiana)*	8.4	50	15/8	Good vigor, good form, easily moved.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
12	Queen palm *(Syagrus romanzoffiana)*	9.6	10	15/8	Poor vigor, poor form, decay at base, failed tree.
13**R**	Queen palm *(Syagrus romanzoffiana)*	10.3	50	15/8	Good vigor, good form, easily moved.
14**R**	Olive *(Olea europaea)*	9.6	50	15/10	Good vigor, poor form, multi leader at base, staked for support.
15	Cabbage palm *(Cordyline australis)*	4.0	50	15/10	Good vigor, good form, easily moved.

Indicates neighbors trees* **P-*Indicates protected tree* **R-***Indicates tree proposed for removal.*

Summary:

The trees on site are a mix of imported and native trees. The majority of the trees are in fair condition with a few poor trees. Trees #1 and #2 are both Canary island palm trees located in a sidewalk planting strip. They have been well maintained and will need to be protected as they are city managed street trees. Tree protection fencing shall totally enclose the planting strip so that compaction does not occur to the soil near these trees. No impacts are expected.

Showing palm tree #1

Coast live oak tree #3 is a protected tree in the city of Menlo Park. This tree is 9 feet from the corner of the existing home. The tree is suppressed by the large redwood tree #5 and as a result is heavy away from tree #5 to the south west. Some of this trees canopy is over the existing home. A new 2 story home is being designed in the same general location as the existing home but moved slightly farther away from the trees on this side of the property. Some minor trimming may be needed to facilitate the construction of a second story. Any trimming to be done shall be done by a licensed tree care provider and stay underneath 25% of the trees total foliage to be removed. This trimming will benefit the trees health and form as the tree is heavy in the direction of the home and trimming is recommended regardless of the proposed construction. Tree protection fencing for this tree is to be placed as close to the existing foundation of the home as possible and to a distance of 10X the trees diameter where possible. All tree protection measures must be in place before the start of any proposed work, including demolition. If access to the back of the property is needed and tree protection fencing would be restricting access, a landscape barrier should be installed in order to protect roots growing beneath the soil from compaction. Landscape barriers consist of wood chips spread to a depth of 6 inches with plywood placed on top. This will reduce the risk of compaction to the soil and provide access when needed.

Coast live oak tree #4 is in poor condition as the tree is heavily suppressed by surrounding trees. This tree has no room to grown in vertical height and as a result has developed large lateral leaders. This tree will need maintenance pruning every 3 years in order to lighten heavy end weight of the trees leaders, and to keep the leaders at a manageable size through reduction cuts.

Showing included bark area

Mature redwood #5 has poor form and is the reason for its poor condition rating. This tree has a large trunk with a diameter of 95.7. The tree is codominant with 3 leaders starting at 15 feet. These 3 leaders all share apical dominance and have created poor crotches with included bark at 15 feet. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree grows the narrow union will essentially fill with bark and create a growing area of structural weakness in the tree. This tree was denied for removal by the environmental commission meeting. Because of this trees poor growth form and the trees target at a failure being the home or neighbors home, I am recommending this tree to be heavily pruned every 3-5 years depending on annual shoot growth. Topping the trees by 25 feet is also a viable option to reduce failure risk. Also, multiple cables shall be installed to offer extra support.

The proposed home will be further away than the existing home. During demolition tree protection fencing for this tree shall be placed as close as possible to the existing foundation. All demolition equipment must work away from this tree. The site arborist must be on site when the foundation near this tree is to be removed. The existing home likely acted as a root barrier for this tree. After demolition tree protection fencing shall be extended out to the proposed foundation area. The proposed foundation near this tree shall consist of a pier and grade beam type foundation. Piers must be hand dug to a depth of 3 feet, and the grade beam must also be dug by hand. Grade beam depth shall stay as minimal as possible and not exceed 1 foot below existing grade. Impacts to this tree are expected to be minor to nonexistent as the proposed home is set back further than the existing home. A soaker hose is recommended to be placed beneath the dripline of this tree and be turned on once a month during the dry season for 4-6 hours at a time.

Loquat tree #7 is of protected size in the city of Menlo Park. This tree is in obvious decline as more than 50% of its foliage is dead. Also this tree has a poor crotch formation. No mitigation measures would improve the health of this tree.

The remaining trees on the property are not of protected size in the city of Menlo Park. If they are to be retained they should be protected in the same manner as the protected trees on site. The only trees on site proposed for removal are trees #10,13 and 14(non protected trees). The following tree protection plan will help to insure that the trees will survive the construction.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection zones, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site.

Because the majority of the protected trees on site are on the south side of the property, the entire south side of the property should be fenced off. Below is a diagram showing the recommended tree protection fencing locations for the protected trees on site.

Green areas represent areas fenced off by tree protection fencing

The trunk of redwood tree #5 will need to be protected. Wrap the trunk with orange plastic snow fencing, creating a 2-inch thick layer of padding from the base of the tree to 8 feet up the trunk. Attach 8-foot long 2x4 boards upright, side by side, to the outside of the orange plastic fencing, with no more than 3 inches between boards. The roots of redwood tree will also require special protection measures to reduce risk of soil compaction. A 6-inch layer of coarse wood chip mulch should be spread below the dripline of the tree, excluding chips from the footprint of the new home. Lay ½ inch plywood on top of mulch and attach boards together to minimize movement.

Root Cutting and Grading

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The over dig for the foundation should be reduced as much as possible when roots are encountered.

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. This includes large redwood #5. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. The native oak trees on site will not require irrigation unless their root zones are traumatized.

Demolition

All tree protection must be in place prior to the start of demolition. Demolition equipment must enter the project from the existing driveway. If vehicles are to stray off the drive the area within the dripline of a protected tree must be covered with 6 inches of chips and steel plates or 11/4 inch plywood. The city of Menlo Park requires inspections before demolition and before construction to make sure the trees are being well protected.

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

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist: _____
Kevin R. Kielty

Date: February 22, 2017

Kielty Arborist Services LLC

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

February 22, 2017

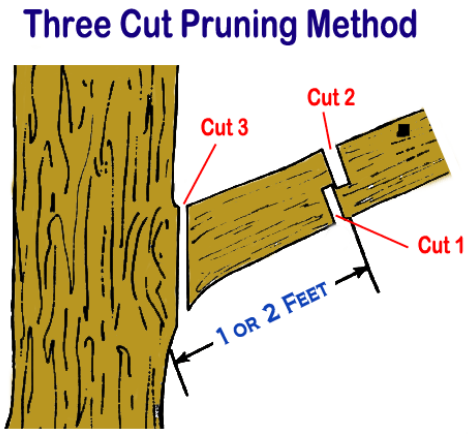
Isabelle Cole
1525 Webster Street
Palo Alto CA 94301

Site:318 Pope, Menlo Park

Dear Ms. Cole,

As requested on Monday, February 6, 2017, I was asked to provide an addendum report addressing city comments provided. Limbs that will need to be pruned/removed in order to provide construction clearance for the new 2-story home will be identified in this report. This addendum will also describe the method of pier installation for the pier and on-grade beam foundation.

Limbs that need to be removed for construction clearance:
Two 1-2 inches diameter limbs on redwood tree #5 will need to be removed in order to raise the canopy to facilitate construction of a second story. It is recommended to remove the entire limb rather than making a heading cut. Both of the limbs to be removed are on the north side of the tree and grow towards the existing home. Because only 2 limbs are being removed the percentage of foliage to be removed is very low(less than 1%). As a general rule of thumb pruning shall not exceed 25% of the trees foliage. The redwood tree is healthy and expected to tolerate this kind of pruning.



Pruning must be done by a licensed tree care provider and certified arborist. These limbs should be removed using a sharp hand saw. The two branches to be removed will be removed at their point of origin, close to the trunk without cutting into the branch bark ridge or collar, or leaving a stub. Sometimes redwood limbs do not have a well-defined branch bark ridge or collar, and is likely underneath the thick bark. In this case the cut shall be made back to the trunk of the tree. The cut made shall not damage the bark of the redwood tree. The final cut shall result in a flat surface with adjacent bark firmly attached. The tree branches to be removed shall be removed in such a manner so as not to cause damage to other parts of the tree or to other plants or property. Branches too large to support with one hand shall be precut using the 3-cut method to avoid splitting

of the wood or tearing of the bark. Where necessary, ropes or other equipment shall be used to lower large branches or portions of branches to the ground. Wound treatments should not be used to cover wounds or pruning cuts.

Red arrows indicate what branches are to be removed. The red line indicates where the cut shall be made (back to the trunk)

The site arborist must be on site when the pruning work is to take place in order to witness the work and to document the work. The site arborist is required to submit a monitor report within 48 hours of the proposed pruning work. It is the contractor's responsibility to contact the site arborist. At this time this is the only pruning to take place during construction.

Large redwood tree #5 will need to have its trunk protected as well as the addition of tree protection fencing. The trunk of the redwood tree shall be wrapped with orange plastic snow fencing, creating a 2-inch thick layer of padding from the base of the tree to 8 feet up the trunk. Attach 8-foot long 2x4 boards upright, side by side, to the outside of the orange plastic fencing, with no more than 3 inches between boards. Root protection/soil compaction mitigations must also be applied to redwood tree #5. Spread a 4-6 inch layer of coarse wood chip mulch beneath the dripline of the tree, excluding chips from the footprint of the new home. Lay ½ inch plywood on top of mulch and attach boards together to minimize movement.

The proposed home will be further away than the existing home. During demolition tree protection fencing for the protected trees on the south side of the property shall be placed as close as possible to the existing foundation. Tree protection for all of the protected trees shall be installed prior to any demolition or construction activity at the site. All demolition equipment must work away from these trees. The site arborist must be on site when the foundation near this

tree is to be removed. The existing home likely acted as a root barrier for these trees. After demolition tree protection fencing, shall be extended out to the proposed foundation area. The proposed foundation near the protected trees on the south side of the property shall consist of a pier and on-grade beam type foundation. Piers must be hand dug to a depth of 3 feet, and the grade beam depth must also be dug by hand. Grade beam depth shall stay as minimal as possible and shall not rest no lower than six inches below the existing grade. Piers should be limited in diameter and quantity on the south side of the property. The design should include the ability to adjust its position a few inches one way or the other to minimize root damage if large roots are encountered during the hand digging of piers to a depth of 3 feet. Impacts to this tree are expected to be minor to nonexistent as the proposed home is set back further than the existing home. The site arborist must be on site to document all excavation and grading that occurs within the dripline of a protected tree on site. The site arborist will be required to submit a monitor report within 48 hours of the site visit to document all excavation/grading needed when within the dripline of a protected tree on site. The site arborist must be on site to document all foundation work on the south side of the property. A soaker hose is recommended to be place beneath the dripline of redwood tree #5 and be turned on once a month during the dry season for 4-6 hours at a time. The native oak trees shall not be irrigated unless their root zones are traumatized.

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

Regular Meeting Minutes - EXCERPT

Date: 4/10/2017
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)

Absent: Susan Goodhue, Henry Riggs

Staff: Deanna Chow, Principal Planner, Corinna Sandmeier, Associate Planner

F. Public Hearing

F2. Use Permit/Isabelle Cole/318 Pope Street:
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 regard to lot width in the R-1-U (Single-Family Urban) zoning district. The property owner has separately applied for a heritage tree removal permit for a heritage redwood in good condition at the right side of the property, approximately halfway between the front and rear property lines. That removal permit has been denied by the City Arborist, and the Environmental Quality Commission (EQC) has upheld the City Arborist's action on appeal. The City Council will separately hear an appeal of the EQC action, tentatively scheduled for April 18, 2017. (Staff Report #17-018-PC)

Chair Strehl said there were many persons present to object to the proposed removal of the heritage redwood tree. She said the Planning Commission had no discretion regarding heritage tree removal and would take no action on it, noting that would be a separate review by the City Council and would occur Tuesday, April 18,

Staff Comment: Associate Planner Corinna Sandmeier said they had received a number of emails about the heritage tree since the staff report was published. She said the arborist report for the use permit application included protection measures for the heritage redwood with the requirement that excavation near the tree be done by hand and that the foundation piers would be placed to avoid large roots found near excavation.

Questions of Staff: Commissioner Onken asked about the status of the actions of the EQC regarding the heritage tree. Associate Planner Sandmeier said the heritage tree removal permit was denied by the City Arborist, and the EQC upheld the denial. She said the consideration of the

appeal of the EQC's denial was tentatively scheduled for April 18 before the City Council but the date might change.

Commissioner Barnes asked why the two permits were being run in parallel. Associate Planner Sandmeier said the property owner submitted the heritage tree removal permit application before the use permit application. She said usually those applications were made at the same time but done separately this time as the proposed residence design and construction would not affect the tree.

Replying to Chair Strehl, Associate Planner Sandmeier confirmed that the previous use permit approval for this site was for a two-story residence. Chair Strehl also confirmed that the approved use permit for a two-story did not have a request for a tree removal permit.

Chair Strehl noted the Commission had received a number of email correspondences that was before them for consideration.

Applicant Presentation: Scott Cole, property owner, introduced his wife Isabelle. He said they had lived in Palo Alto for 27 years and were in the process of downsizing. He said their architect was on vacation with her family. He said the structure they were proposing was a contemporary, modern farmhouse. He said they wanted a very light home and to keep it very simple. He said their previous home was a very heavy Mediterranean-style home. He said they liked the neighborhood and had been through a number of design revisions for the project. He said the site has an alley that separated it from neighbors and on the other side of the property were two oaks and a redwood tree that would provide screening. He said the lot was fan shaped and he thought that would give them and their neighbors privacy. He said they bought the property assuming the heritage redwood tree would stay. He said the house was designed to exist with the tree.

Commissioner Onken confirmed the applicant had seen the previously approved design.

Chair Strehl asked why they were trying to get a permit to remove the tree. Ms. Isabelle Cole, property owner, said they bought the property with no intention to remove the tree. She said they were required to get an arborist report and the arborist told them the tree was unstable because it has three dominant co-leaders or three trees growing out of one trunk. She said their arborist and another arborist found the tree was unstable. She said the City Arborist and other arborists agreed on the consequence of the failure of the tree. She said as homeowners that was not a risk they wanted to take.

Chair Strehl opened the public hearing.

Public Comment:

- Katie Hadrovich, Pope Street, said she lived next door to the project property. She said she never received one public notice related to 318 Pope Street for either the previous owner's project or this project proposal. She said her neighbors received a notice the past Saturday about this hearing and she did not receive a notice. She said her concern about the project proposal was this was a very big house for people who were downsizing. She said residents of the existing home were not families and the car parking created logistical problems for her home's parking and access. She said she was concerned with how this home would be parked and if it would be adequate for the number of bedrooms proposed and visitors.

Chair Strehl suggested that staff could follow up on the notification for this project. She said also if they had problems parking because of this property to call the City's Code Enforcement division.

Principal Planner Chow said with every discretionary use permit they notice twice: once when the application is filed with a link to the plans and a request to provide comments if any. She said that was done in the first week after receiving the application. She said for a single-family home application like this the noticing was to all occupants and property owners within a 300-foot radius. She said the second notice was before the public hearing is done and generally sent out 17 days before the actual meeting date. She said they would need to see if there was a glitch if property owners only received those notices the past Saturday. She said the noticing radius was the same. She said they also publish legal notices in the newspaper.

- Gordon Cruikshank, Pope Street, said his home was right across the alley from the project site. He said the tree was one issue. He said one issue he has about the planning of Menlo Park was more projects maxing out development on lots allowed under code. He said there needed to be a discussion about this. He said he would prefer the project to be one-story. He said he was neutral about the tree and if, and when it failed, he hoped it didn't fall onto his property.

- Joe Ashton, Laurel Avenue, said his property was behind the proposed project. He said they and his neighbors use the alleyway and several homes have garages or driveways in the back. He said he expected the alley would get blocked by this project, noting that had happened before when people used the area for parking. He said they got a letter from the property owners identifying themselves as empty nesters. He said he had just gotten the letter with what was being proposed a couple of days ago and the project would be 3,200 square feet with five bathrooms. He said such a structure didn't fit within their little community and the parking situation from this project could get out of control. He said they were really concerned with the massiveness of the structure.

- Scott Marshall, O'Connor Street, said he is an Environmental Quality Commissioner and had been one of the Commissioners at the meeting when they denied the tree removal permit. He said the proposed design was within six feet of the redwood tree and that meant the tree would be destroyed. He said that the design should protect the heritage tree. He was concerned that approving this design would set a precedent for others that they could build and remove healthy heritage trees doing a similar process.

- Robert Brooks, Pine Street, said he looked at the tree today and had never seen a healthier tree. He said it was the most dominant tree in the treescape and made for a beautiful treescape. He said it would be a shame to lose it and every accommodation to save it would be in order.

Chair Strehl closed the public hearing.

Commission Comment: Commissioner Onken said he would like the applicants to discuss safeguards for the tree and to clarify they were keeping the existing garage and not building a new garage. He asked how the access and parking affected their planning.

Mr. Cole said the first issue was whether the project design conformed to having a tree next to the home. He said the design assumed the tree's presence. He said the project design prior to theirs

for this site also had to honor a very large tree next to the house and it was approved. Ms. Cole said the idea raised by one of the speakers that they bought this property to get around the heritage tree ordinance was untrue and the issue was safety concerns related to the stability of the tree.

Commissioner Kahle noted a notch within the kitchen on the site plan. He asked if the notch was made to get the house farther away from the tree or whether it could be enlarged even more to move the house even farther away from the tree. Mr. Cole said he would have to ask his architect.

Replying to Commissioner Combs, Principal Planner Chow said that ordinarily heritage tree permit applications and use permit applications were made concurrently. She said in this instance the use permit application included the tree and had preservation measures to protect it. She said she recalled one instance some years prior that involved a heritage redwood tree that was located in the center of a property and was reviewed by the City Council as to whether the house should be designed around it or whether the house could be approved as proposed. She said a third party architect was used and the Planning Commission had to consider alternative designs based on keeping the tree.

Chair Strehl confirmed with staff that the staff report did not include the City Arborist's report. Principal Planner Chow said the applicant's arborist report was included and the City Arborist had reviewed it. Chair Strehl said the City Arborist did not concur with the applicant's arborist report. Principal Planner Chow said in the applicant's arborist report in the packet the tree was to remain and they concurred with the tree protection measures. Chair Strehl said the applicant's arborist report indicated the tree was in poor form and poor condition. Associate Planner Sandmeier said the City Arborist found the tree to be in good condition and when reviewing the project arborist report he reviewed whether the tree protection measures were adequate. She said she did not think he commented on the grading for each of the trees.

Commissioner Barnes said the community concern was that should the tree remain and the house get constructed as proposed that the damage to the roots and tree would be irreparable. He noted Mr. Marshall's assertion that a tree being six feet away from new construction was problematic. He said he wanted assurance from staff that the distance as proposed was not only appropriate but best practices for construction. Associate Planner Sandmeier said that the information was from the City Arborist and he indicated that the tree would not be harmed by the construction. Commissioner Barnes confirmed with staff that her response included the correctness of the construction techniques for this project for tree protection.

Commissioner Barnes asked about liability should the tree fall. Principal Planner Chow said that she could not answer and that would be a question for the City Attorney. She said the two arborists who reviewed indicated the best construction method to preserve the tree was to do hand excavation and to then determine best place for laying the foundation based on root location – she recited the specific findings related to the latter.

Commissioner Combs said he would be most comfortable continuing this item because of the contingency of the heritage tree removal permit application.

Commissioner Onken said he could ignore the tree permit as this was not within the Commission's remit. He said it had been explained that the home was not contingent upon the removal of the tree. He said he was fine with letting the tree removal permit go through the City's channels. He

said he appreciated the neighbors' concerns with the project noting there had been issues with the alley. He said the Commission looked at project designs so as not to exacerbate issues with the alley problems. He said the comments on empty nesters and the number of bathrooms were of no concern to the Commission. He said the project was before the Commission because of a substandard lot and the house design had to fit better on the lot. He said he thought the previously approved project fit better. He said this house was taller because of the flood zone but the footprint was rectangular and kind of graceless. He said regardless of the tree he would like the project continued to redesign to fit the lot better.

Commissioner Kahle said it was not the Commission's business who would occupy a home upon construction. He said it was hard to separate the issue of the tree from the use permit application. He said he thought it would make sense to continue the item until the tree issue was decided. He said regarding the proposed house design that he appreciated the nine-foot and eight-foot ceilings on the first and second floor and the massing from the front. He said the house did feel tall and his biggest concern with the curved frontage was the very visible view of the right side as he thought it would look like a monolithic wall. He said he had some concerns with four different roof pitches and two different roof materials as it felt disorganized and could be refined better. He said the front elevation was very nice. He said if possible he would like the height reduced. He said he would support a motion to continue.

Commissioner Combs moved that the item be continued until City Council has made a decision about the removal of the heritage tree. He said he was open to additional direction. Commissioner Kahle said he would second the motion to continue with the direction that the applicant look at the siting of the house on the property and the overall appearance of the house,

Chair Strehl asked how long the continuance would take to come back to the Commission. Principal Planner Chow said they would need to confer with the applicants to see how soon their team could do revised plans and staff would then review. She said they were projecting out a month or two for Planning Commission meetings with known items. She said it could be at least a couple of months.

ACTION: Motion and second (Combs/Kahle) to continue the item with the following direction; passes 5-0 with Commissioners Goodhue and Riggs absent.

- Return after heritage removal permit appeal has been decided upon by City Council
- Redesign the project to fit on the site better and to look at the overall appearance of the house including:
    - Right side elevation and monolithic feeling wall
    - Roof design (too much variation in pitches and materials)
    - Height (lower if possible)

Chair Strehl suggested in the future that if there was a pending appeal of a heritage tree permit application denial to have a decision on that before the use permit was considered by the Planning Commission.

H. Adjournment

Chair Strehl adjourned the meeting at 8:30 p.m.

Staff Liaison: Deanna Chow, Principal Planner

Recording Secretary: Brenda Bennett

Approved by the Planning Commission on May 8, 2017

From: Sandmeier, Corinna D
To: kate zablocki
Subject: RE: redwood tree at 318 Pope St
Date: Thursday, April 6, 2017 5:47:00 PM

Ms. Zablocki,

Thank you for your email. I'm the project manager for the use permit application. The property owner has applied for a heritage tree removal permit separately from the use permit application to construct a new two-story residence on a substandard lot. This heritage tree removal permit has been denied by the City Arborist and EQC, and is subject to pending City Council review. The City Council's decision on the appeal of the EQC action does not affect the feasibility of the use permit proposal as the proposed residence would be further away from the heritage redwood tree than the current residence and protection measures described in the arborist report and addendum report would protect the tree. The City Council will separately hear an appeal of the EQC action, tentatively scheduled for April 18, 2017.

Please let me know if you have any questions.

Corinna Sandmeier
Associate Planner, City of Menlo Park
650-330-6726
cdsandmeier@menlopark.org

From: kate zablocki [mailto:zoomblocki@gmail.com]
Sent: Thursday, April 06, 2017 2:28 PM
To: _Planning Commission
Subject: redwood tree at 318 Pope St

Dear Commissioners

Please save this heritage treet !! DO NOT LET THE TREE BE REMOVED !! Whatever plans the homeowners
have should accommodate the tree,

Sincerely
kate zablocki
318 Laurel Avenue (one block from above tree)
Menlo Park

From: Sandmeier, Corinna D
To: EDUARDO PELEGRI-LLOPART
Subject: RE: Heritage tree on 318 Pope Street
Date: Friday, April 7, 2017 10:04:00 AM

Mr. Pelegri-Llopart,

Thank you for your email. I'm the project manager for the use permit application scheduled for the April 10th Planning Commission hearing. The property owner has applied for a heritage tree removal permit separately from the use permit application to construct a new two-story residence on a substandard lot. This heritage tree removal permit has been denied by the City Arborist and EQC, and is subject to pending City Council review. The City Council's decision on the appeal of the EQC action does not affect the feasibility of the use permit proposal as the proposed residence would be further away from the heritage redwood tree than the current residence and protection measures described in the arborist report and addendum report would protect the tree. The City Council will separately hear an appeal of the EQC action, tentatively scheduled for April 18, 2017.

Please let me know if you have any questions.

Corinna Sandmeier
Associate Planner, City of Menlo Park
650-330-6726
cdsandmeier@menlopark.org

From: EDUARDO PELEGRI-LLOPART [mailto:epelegrillopart@gmail.com]
Sent: Thursday, April 06, 2017 8:01 PM
To: Curtin, Clay J; _Planning Commission
Subject: Heritage tree on 318 Pope Street

Dear Planning Commission for the City of Menlo Park,
Dear Sustainability Manager for the City of Menlo Park

I am a resident of The Willows, at 413 Gilbert Avenue. We moved to that location in 1998; we are within a block of 318 Pope. I regularly walk through The Willows streets and back alleys, while walking the dog, usually twice a day, and all the trees of The Willows are a key component of the character of our neighborhood. From our backyard we can see two of the big redwoods in our area, the one on 318 Pope and that on 327 Pope. Our next door neighbor, on 310 Nova Ln, has several redwoods.

The City of Menlo park has a Heritage Tree Ordinance; its purpose is described as:

"The City of Menlo Park desires to protect and preserve the scenic beauty and natural environment of the city, prevent erosion of topsoil and sedimentation in waterways, encourage quality development, provide shade and wildlife habitat, counteract pollutants in the air and decrease wind velocities and noise"

I believe this particular redwood tree is an excellent example of these properties. The tree is healthy and beautiful. I see the top of the tree on 327 and I regularly see large raptors there, I live by the trees in 310 Nova lane and I know how many birds and squirrels live there. I expect the ecosystem on 318 Pope to be similar. I know that the property has changed owners twice recently; I appreciate that the owner that bought in 2014 carefully planned a house that would preserve the tree. I don't see why the new owners, that bought in 2016, cannot do the same.

The City of Menlo Park created the Ordinance for a reason; if we don't apply it here, under what case will it apply? Please help us preserve the trees in The Willows.

Thanks,

- Eduardo Pelegri-Llopart, 413 Gilbert Avenue.

From:	Sandmeier, Corinna D
To:	Brielle Johnck
Cc:	Katherine Strehl; Drew Combs
Subject:	RE: Request to change agenda April 10 meeting
Date:	Tuesday, April 4, 2017 9:37:00 AM

Brielle,

The application before the Planning Commission on April 10th is an entirely different design than the proposal that was approved in 2015. You're welcome to come by and view the plan set with the current proposal. We're open until 5:30 today.

Sincerely,
Corinna Sandmeier
Associate Planner, City of Menlo Park
650-330-6726
cdsandmeier@menlopark.org

From: Brielle Johnck [mailto:gabriellejohnck@gmail.com]
Sent: Monday, April 03, 2017 7:25 PM
To: Sandmeier, Corinna D
Cc: Katherine Strehl; Drew Combs
Subject: Re: Request to change agenda April 10 meeting

Thanks Corinna,
I believe the confusion is based on the fact that the Current Applicant Scott and Isabelle Cole have submitted to the EQC their design for the property and it is none other than the design created, submitted and approved in 2015 by Timothy Gudgel. The architect is AWORKS from San Francisco. I have compared the two plans (one approved in 2015 and the other attached to the EQC application for the tree removal).

Is the new application before the Planning Commission on April 10 only because the old approval has expired and there are no other changes? As you know the notice is brief and absent of any details about the application itself. May I come to the office and view the use permit application?

Thank you
Brielle Johnck

> On Apr 3, 2017, at 6:51 PM, Sandmeier, Corinna D <cdsandmeier@menlopark.org> wrote:
>
> Ms. Johnck,
>
> I'm the project manager for this use permit application. Thank you for highlighting that the staff report for the previous proposal at 318 Pope Street was not available with the online Planning Commission agenda from 2015, we'll

add the correct staff report so it's available online. As you know, on July 20, 2015, the Planning Commission approved a use permit to demolish the existing single-story, single-family residence and construct a new two-story, single-family residence at 318 Pope Street as requested by the previous property owners. However, the existing house was never demolished and the use permit approval has expired. The current proposal consists of a new design, submitted by a new property owner.

The current property owner has applied for a heritage tree removal permit separately from the use permit application to construct a new two-story residence on a substandard lot. This heritage tree removal permit has been denied by the City Arborist and EQC, and is subject to pending City Council review. The City Council's decision on the appeal of the EQC action does not affect the feasibility of the use permit proposal as the proposed residence would be further away from the heritage redwood tree than the current residence and protection measures described in the arborist report and addendum report would protect the tree. As the Planning Commission and City Council hearings are independent of each other, we believe the Planning Commission hearing on the use permit application does not need to be delayed until after the City Council hearing on the appeal of the EQC denial of the heritage tree removal permit.

Please let me know if you have any other questions.

Corinna Sandmeier
Associate Planner, City of Menlo Park
650-330-6726
cdsandmeier@menlopark.org

From: Brielle Johnck [mailto:gabriellejohnck@gmail.com]
Sent: Friday, March 31, 2017 9:49 AM
To: Katherine Strehl
Cc: Drew Combs; _CCIN
Subject: Request to change agenda April 10 meeting

Ms. Strehl and Mr. Combs,
As Chair and Vice Chair of the Planning Commission I ask that you remove from the April 10, 2017 Agenda a review of 318 Pope St use/permit issue. This hearing is premature in that a tree removal permit will be heard by the Council on April 25, 2017. The siting plan for this house depends on the decision the Council will make regarding the removal of heritage trees on the property.

This property and its plans were heard by the Planning Commission on July 20, 2015 when a prior owner was seeking a use permit. At that time, the trees in question were protected as heritage trees. Please note that the Staff Report attached to the minutes to this Planning Commission meeting is for a different application, not 318 Pope St. Please ask that this error be corrected. I am interested in seeing the site design done in July 2015 so as to compare it with the site design requested by the current applicant Scott Cole.

This is a difficult parcel that comes with a complex growth of heritage trees and

careful attention needs to be given to the permits granted. I believe that the Planning Commission reviewing the plans before the Council makes its decision regarding the removal of the redwood tree is premature.

Brielle Johnck

STAFF REPORT

Planning Commission
Meeting Date: **6/19/2017**
Staff Report Number: **17-039-PC**

Public Hearing: **Use Permit/Scott Sattler/330 Nova Lane**

Recommendation

Staff recommends that the Planning Commission approve a use permit to modify and add to an existing detached, non-conforming accessory building (garage) on a lot in the R-1-U (Single-Family Urban) zoning district at 330 Nova Lane. The value of the work would exceed 75 percent of existing replacement value in a 12-month period. 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 330 Nova Lane in the Willows neighborhood. Using Nova Lane in the north-south orientation, the subject property is on the east side of Nova Lane between Gilbert Avenue and the cul-de-sac of Nova Lane. The subject parcel has substandard lot width, depth, and area, although it is not considered to be a substandard lot since the development is single-story and the lot area is greater than 5,000 square feet. A location map is included as Attachment B.

Adjacent parcels are also zoned R-1-U and in the Federal Emergency Management Agency (FEMA) flood zone. Nearby properties predominantly feature single-story, single-family residences, although two-story residences can also be found along Nova Lane 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.

Analysis

Project description

The subject site is currently occupied by a single-story residence and a detached garage that is nonconforming with regard to the right and rear setbacks and daylight plane for accessory buildings. The applicant is proposing to maintain and remodel the existing 360-square-foot accessory building and add 198 square feet as storage space. The garage is considered a historical one-car garage as it was built with access only for one car, with a single-car garage door and a sliding window on the other half of its front façade. The garage also has an interior width of less than 18 feet, and the placement of the main residence

does not allow vehicular access to the left side of the garage, even if a two-car garage door were added. Therefore, this is considered an existing legal nonconforming parking situation for the single-family residence as it does not meet the one covered and one uncovered parking spaces required in residential zones. The proposed garage would maintain one accessible parking space.

The existing nonconforming walls and roof at the right and rear sides of the accessory building are proposed to remain with the wall and roof framing retained, but all areas of new construction would comply with current setback requirements and other development standards of detached accessory buildings. The addition and remodeling would result in a bathroom and two rooms labeled as "storage" on the plans, although the project description letter clarifies that they would be used as an office and playroom. The structure would not be considered a secondary dwelling unit under the Zoning Ordinance's definition, as no kitchen would be included. Under the current Zoning Ordinance, converting the structure to secondary dwelling use would require a use permit as the lot area is less than 6,000 square feet.

The total floor area and building coverage of the existing residence and proposed accessory building would all be below the maximum amounts permitted by the Zoning Ordinance. The size, setbacks, separation between buildings, and height of the accessory building would all be in compliance and well within its limits. A data table summarizing parcel and project attributes with setbacks and building height noted of the main dwelling, not the accessory building, 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 accessory building features a one-car garage with an asphalt shingle gabled roof, a wood garage door, a wood sliding window with wood trim, and stucco siding. The proposed accessory building addition would run along the rear three-foot setback for accessory buildings. The maximum proposed eave overhang would be one foot, one-and-three-quarter inches, which would not exceed the maximum allowed encroachment of 18 inches for architectural projections encroaching into setbacks less than 10 feet. The proposed roof over the addition would primarily be a gabled roof overlapping onto existing building with a three-sloped gazebo roof at the north end of the addition. The proposed fenestration would be aluminum clad, wood interior windows with wood trim and wood doors. Additionally, there would be two skylights over the addition, which would provide natural light and promote privacy. The proposed roof would be asphalt shingle to match existing material, and the proposed material of the addition portion of the building would be vinyl siding to match the siding material of the main dwelling.

Staff believes that the scale, materials, and style of the proposed accessory building are consistent with that of the main residence and broader neighborhood. Staff notes that the vinyl siding and roof integration may not be ideal for all projects, but staff recognizes that the project would include material and roof variation in the addition and remodel. In addition, the expanded and remodeled accessory structure would not be particularly visible, given its low scale and location in the rear yard.

Trees and landscaping

Currently, there are three trees on or near the project site, all of which are non-heritage size and proposed to remain.

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 $25,200, meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than $18,900 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 $38,495.90. Based on this estimate, the proposed project exceeds 75 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 delivered letters describing the proposal to their adjacent rear neighbors and discussed and showed the plans to their adjacent right and left neighbors. A copy of the letter they sent to their adjacent rear neighbors is included as part of the project description letter. Staff has not received correspondence on the proposed project.

Conclusion

Staff believes that the asphalt shingle gabled roofs, vinyl siding, and aluminum clad wood windows with wood trim would create a design for the proposed accessory building that would be consistent with the main dwelling and compatible with similar structures in the greater neighborhood. The accessory building would also be limited in scale and visibility. There are no heritage trees on or near the project site. The total floor area and building coverage for the site, and the size and height of the proposed accessory building would all be below the maximum amounts permitted by the Zoning Ordinance, and the new addition would be within the setback 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

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

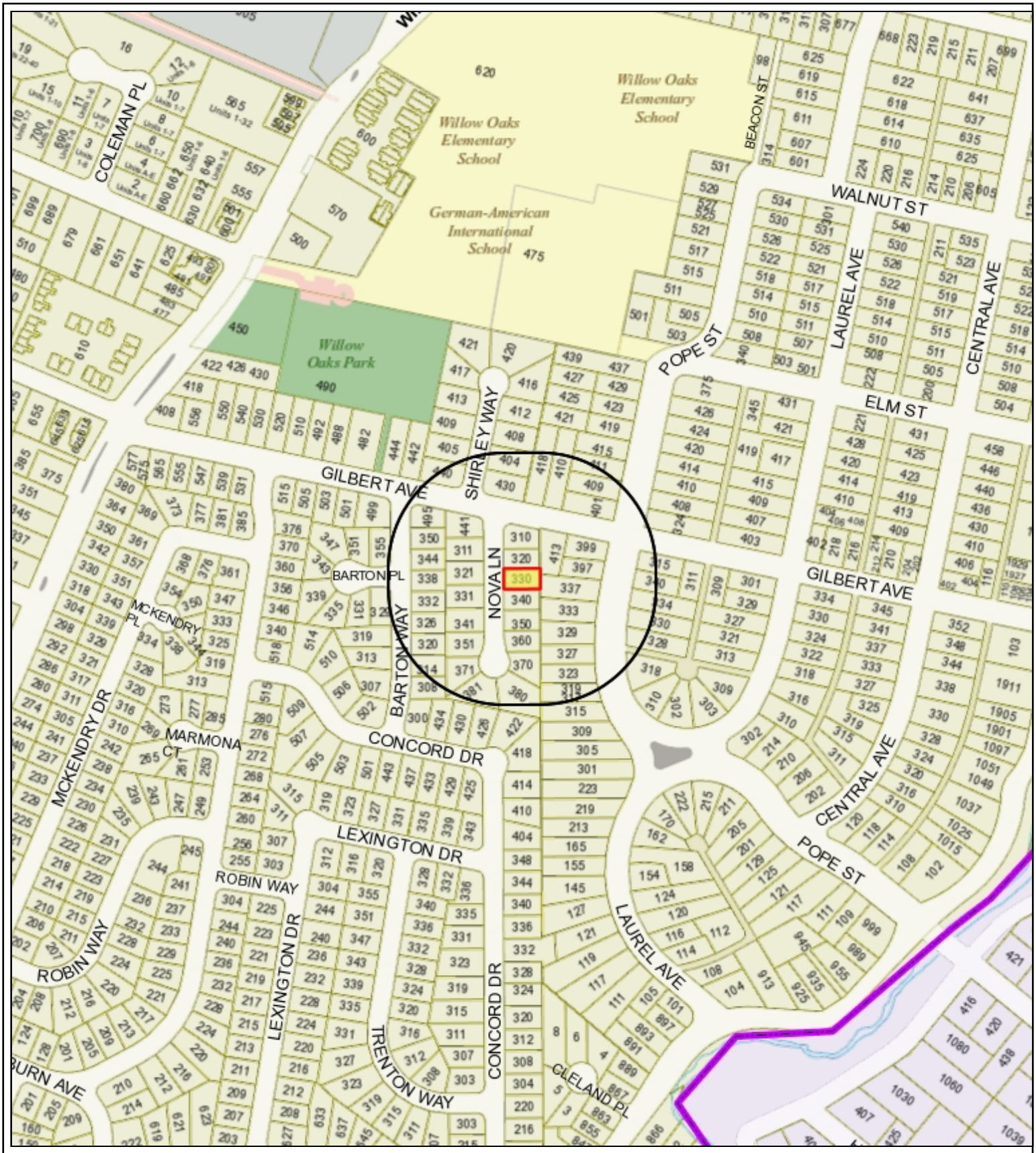
Report reviewed by:
Thomas Rogers, Principal Planner

330 Nova Lane – Attachment A: Recommended Actions

LOCATION: 330 Nova Lane	**PROJECT NUMBER:** PLN2017-00007	**APPLICANT:** Scott Sattler	**OWNER:** Scott and Kathryn Sattler Trust
REQUEST: Request for a use permit to modify and add to an existing, detached, non-conforming accessory building (garage) on a lot in the R-1-U (Single-Family Urban) zoning district. The value of the work would exceed 75 percent of existing replacement value in a 12-month period.			
DECISION ENTITY: Planning Commission	**DATE:** June 19, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Christopher Tripoli Architect consisting of seven plan sheets, dated received June 8, 2017, and approved by the Planning Commission on June 19, 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.



City of Menlo Park

Location Map
330 Nova Lane

Scale: 1:4,000 | Drawn By: SYC | Checked By: THR | Date: 6/19/2017 | Sheet: 1

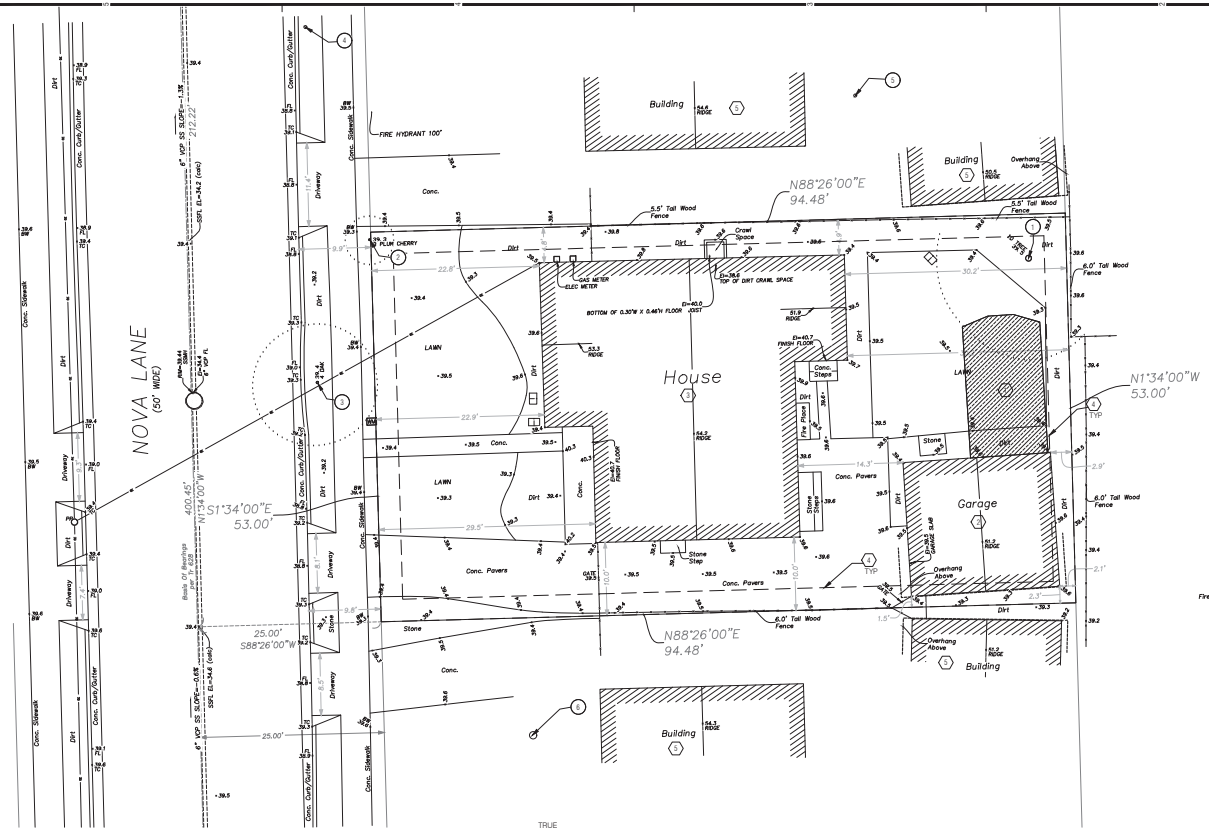
330 Nova Lane – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	5,007 sf	5,007 sf	7,000 sf min.
Lot width	53 ft.	53 ft.	65 ft. min.
Lot depth	94.5 ft.	94.5 ft.	100 ft. min.
Setbacks*			
Front	22.8 ft.	22.8 ft.	20 ft. min.
Rear	30.2 ft.	30.2 ft.	20 ft. min.
Side (left)	4.8 ft.	4.8 ft.	5.3 ft. min.
Side (right)	10 ft.	10 ft.	5.3 ft. min.
Building coverage	1,933.5 sf 38.6 %	1,933.5 sf 38.6 %	2,002 sf max. 40 % max.
FAL (Floor Area Limit)	1,867.8 sf	1,670.1 sf	2,800 sf max.
Square footage by floor	1,660.3 sf/1st 207.5 sf/garage 65.7 sf/porch	1,310.1 sf/1st 360 sf/garage 65.7 sf/porch	
Square footage of buildings	1,933.5 sf	1,735.8 sf	
Building height*	14.7 ft.	14.7 ft.	28 ft. max.
Parking	1 covered	1 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		

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

**Includes two trees in the right-of-way.

*Setbacks and building height are calculated for the main dwelling per standard procedures, although note that the accessory building (garage) is the subject building of this proposal and has different limits as specified in the staff report.



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

1 A1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

TRUE NORTH

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

2 A1 EXISTING STREETSCAPE ELEVATION
SCALE: 1/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
3/16" = 1'-0"

3 A1 EXISTING STREETSCAPE ELEVATION
SCALE: 3/16" = 1'-0"

#	SITE KEY NOTES
1	NEW ADDITION - 197.67 SF
2	EXISTING GARAGE - 360 SF
3	EXISTING MAIN HOUSE - 1,310 SF
4	CITY ZONING ORDINANCE REQUIRES A SETBACK OF 3'-0" FOR ANY ACCESSORY BUILDING.
5	ADJACENT STRUCTURES NOT ON PROPERTY

PLANNING DATA	
LOT:	5,007 SF
APN:	062-343-310
ZONE:	R1-U
ALLOWABLE LOT COVERAGE -	2,002 SF (40%)
ALLOWABLE FAL -	2,800SF
EXISTING HOUSE:	1,310 SF
EXISTING GARAGE:	360 SF
TOTAL:	1670 SF
ADDITION:	197.67 SF
COVERED PORCH:	65.67 SF
LAND COVERED BY STRUCTURE	1933.34 SF (38.6%)
LANDSCAPING -	2,072.26 SF (41.4%)
PAVED SURFACES	1,001.4 SF (20%)
PARKING:	1-COVERED

NOTE: ALL GRADES TO REMAIN NATURAL

#	EXISTING TREE SCHEDULE
1	10" CALLERY PEAR - NON HERITAGE
2	3" PLUM CHERRY - NON HERITAGE
3	4" OAK - NON HERITAGE
4	5" PLUM CHERRY - NON HERITAGE
5	5" CALLERY PEAR - NON HERITAGE
6	12" JAPANESE MAPLE - NON HERITAGE

consultant

project title

SATTLER REMODEL
330 NOVA LANE
MENLO PARK, CA

client

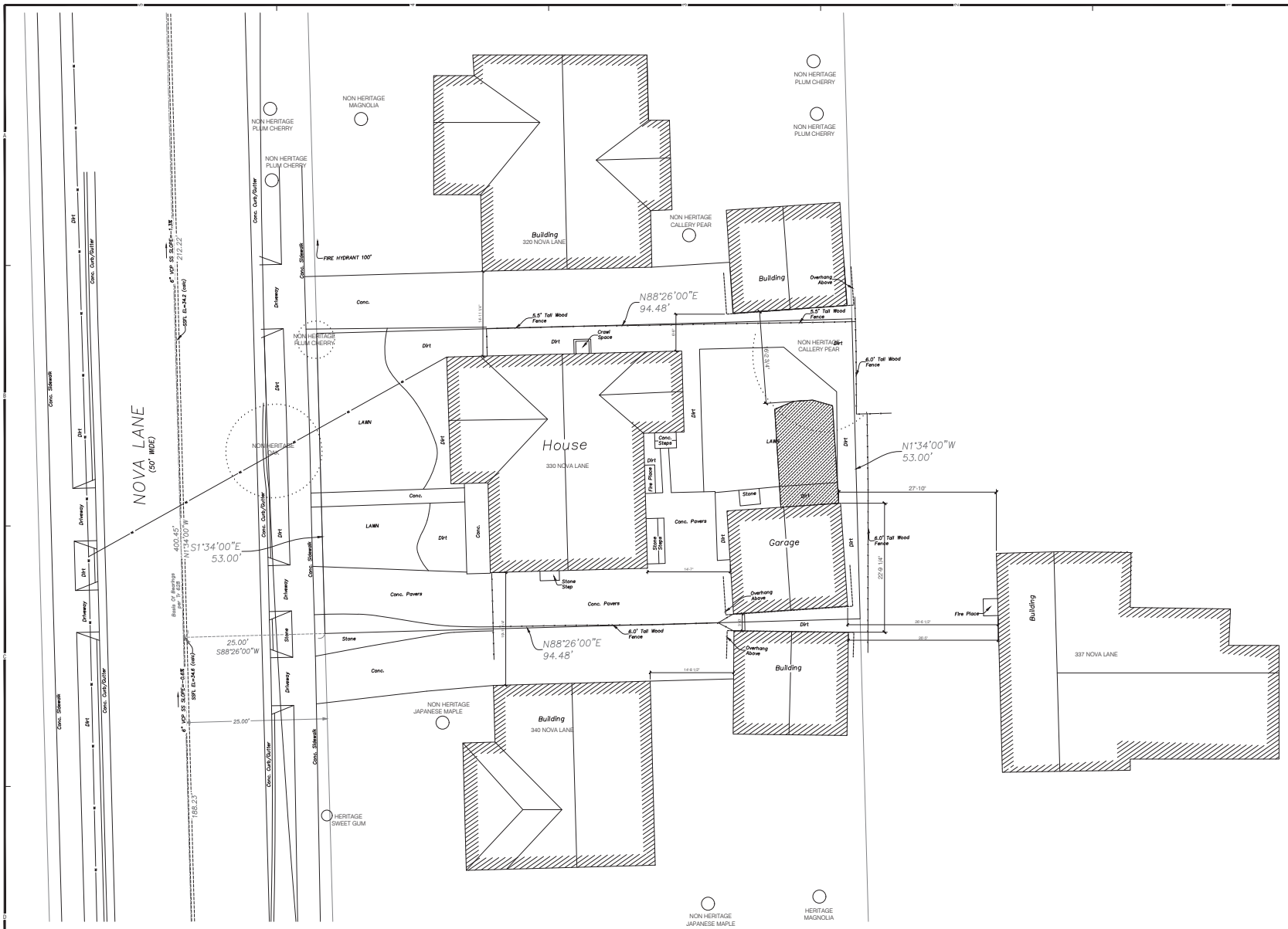
seal

no.	date	issued for

project no.	date
330.00	05.03.17
drawn	checked
KEL	---

sheet title
ARCHITECTURAL SITE PLAN AND ELEVATIONS

A1



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

TRUE NORTH

consultant

project title

SATTLER REMODEL
330 NOVA LANE
MENLO PARK, CA

client

seal

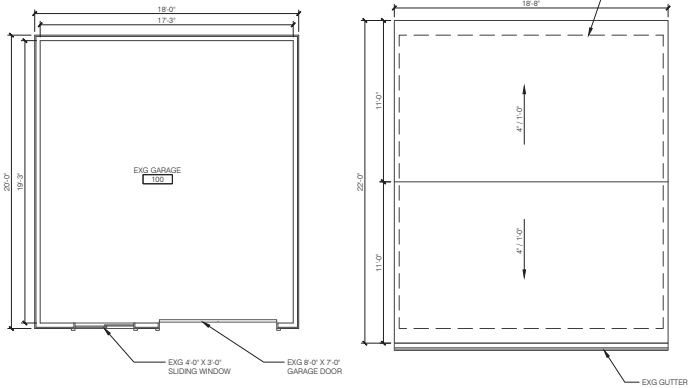
no.	date	issued for

project no.	date
330.00	05.03.17
drawn	checked
KEL	---

sheet title
AREA SITE PLAN

A1.1

D2



1 A2 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

2 A2 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

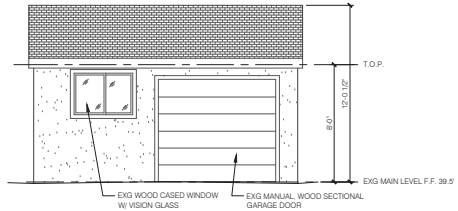
0 2 4 8
SCALE: 1/4" = 1'-0"

3 A2 DEMO FLOOR PLAN
1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

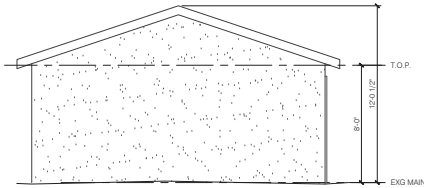
4 A2 DEMO ROOF PLAN
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"



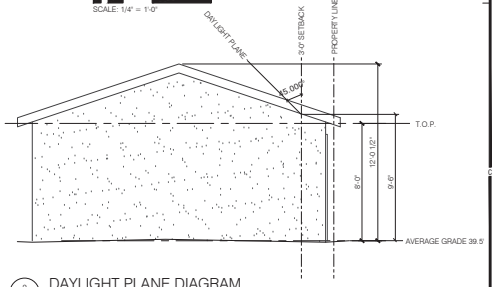
5 A2 EXISTING FRONT/WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"



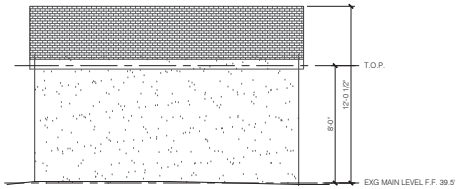
6 A2 EXISTING LEFT/NORTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"



9 A2 DAYLIGHT PLANE DIAGRAM
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

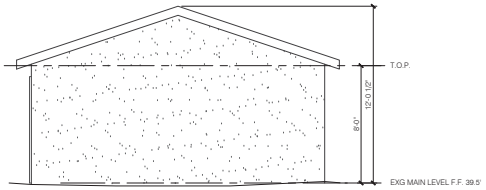


7 A2 EXISTING REAR/EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

NOTE:
AVERAGE NATURAL GRADE = 39.5'
HEIGHT OF GARAGE = 12' - 1/2" ABOVE A.N.G

NOTE:
EXG GARAGE MATERIALS:
- RED ASPHALT SHINGLES
- DARK BLUE GRAY PLASTER OVER 2X4 WOOD CONSTRUCTION, TYP
- WHITE WOOD TRIM



8 A2 EXISTING RIGHT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2 4 8
SCALE: 1/4" = 1'-0"

consultant

project title

SATTLER
REMODEL
330 NOVA LANE
MENLO PARK, CA

client

seal

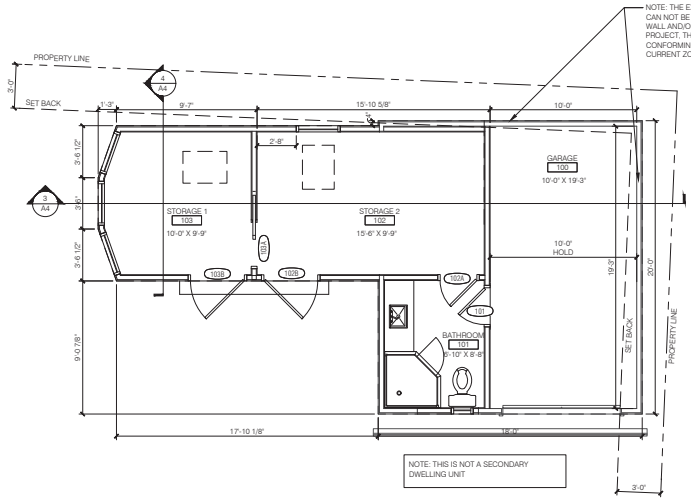
no.	date	issued for

project no.	date
330.00	05/03/17
drawn	checked
KEL	---

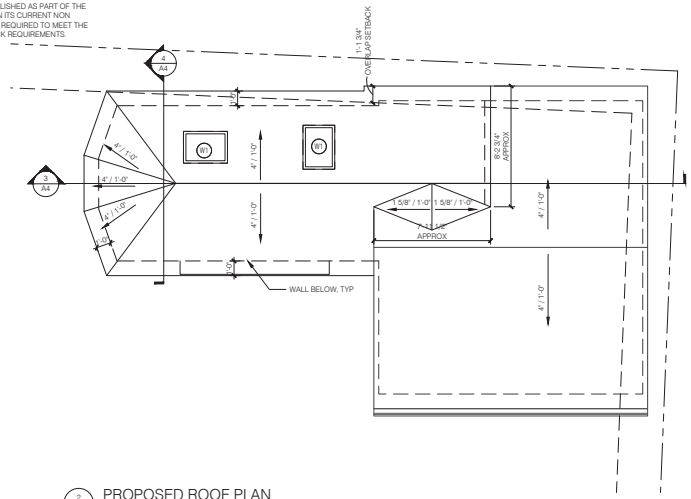
sheet title
EXG FLOOR PLANS AND ELEVATIONS

A2

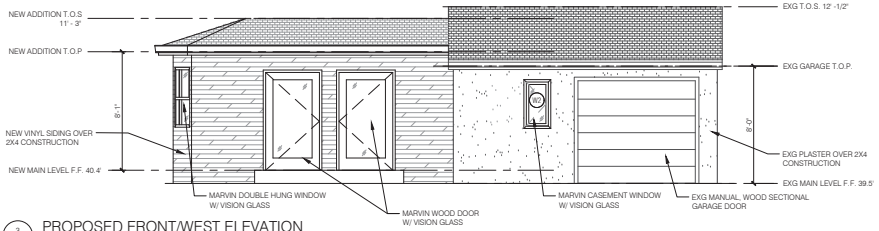
D3



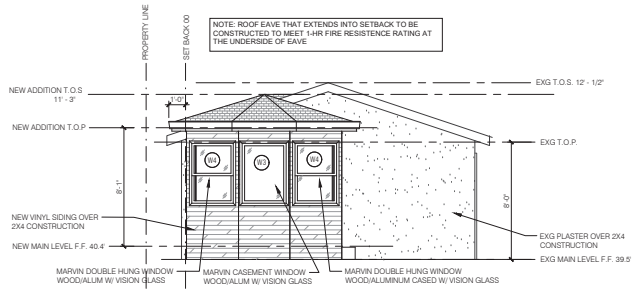
1 A3 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



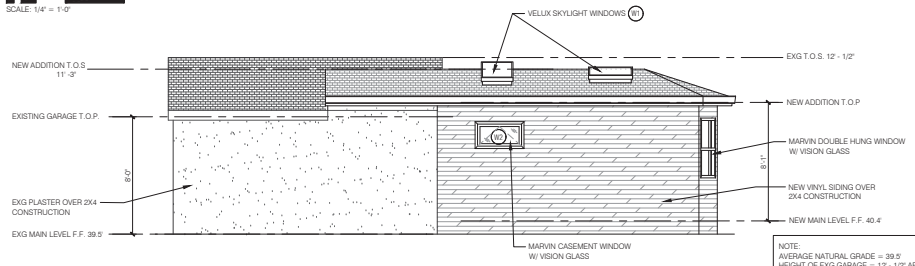
2 A3 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



3 A3 PROPOSED FRONT/WEST ELEVATION
SCALE: 1/4" = 1'-0"



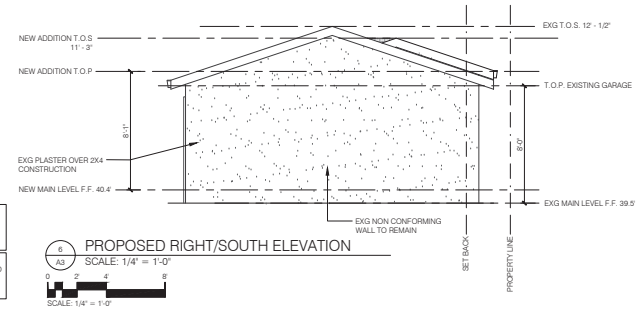
4 A3 PROPOSED LEFT/NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 A3 EXISTING REAR/EAST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
AVERAGE NATURAL GRADE = 39.5'
HEIGHT OF EXG GARAGE = 12' - 1/2" ABOVE A.N.G
HEIGHT OF NEW ADDITION = 11'- 3" ABOVE A.N.G

NOTE:
FINAL COLORS AND MATERIAL SELECTIONS OF NEW ADDITION TO BE COMPLEMENTARY TO EXISTING FINISHES AND CONSISTENT WITH THE ARCHITECTURAL DESIGN OF THE EXG HOUSE



6 A3 PROPOSED RIGHT/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

consultant

project title

SATTLER REMODEL
330 NOVA LANE
MENLO PARK, CA

client

seal

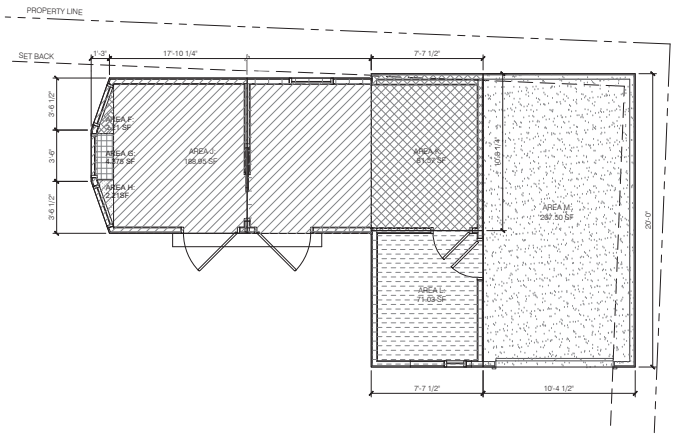
no.	date	issued for

project no.	date
330.00	05.03.17
drawn	checked
KEL	---

sheet title
PROPOSED FLOOR PLANS AND ELEVATIONS

A3

D4



1 A4 FLOOR AREA PLAN - GARAGE AND ADDITION
SCALE = 1/4" = 1'-0"

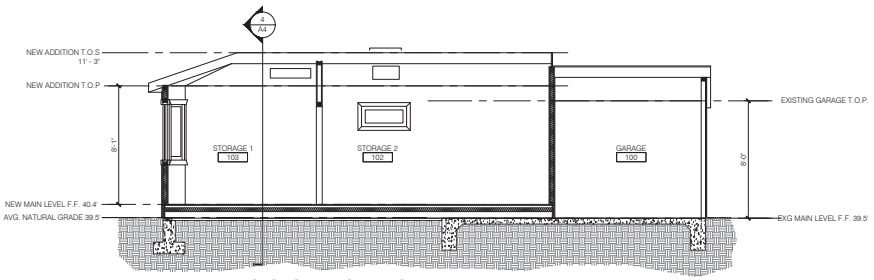
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

A2.2 - Floor Area Limit Calculations

Tag		Name	Size	Area (sq ft)
E		Additional Storage	(See polygons below)	197.75
	F	NE bay window Polygon	1-3" x 3'-6.5"	2.21
	G	N bay window Polygon	1-3" x 3'-6"	4.375
	H	NW bay window Polygon	1-3" x 3'-6.5"	2.21
	J	Main storage Polygon	17-10.25" x 10'-7"	188.95
K		Remodel of Garage Storage	7'-7.5" x 10'-8.25"	81.57
L		Remodel of Garage Bathroom	7'-7.5" x 9'-3.75"	71.03
M		Remodel of Garage	10'-4.5" x 20'-0"	207.5
			Total Garage Area	557.85

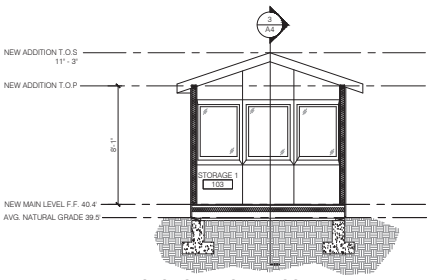
Allowable Building Area	
Total House Area	765.35
Total Garage Area	746.8
Total FAL Area	1862.85
Lot Size	5007
Allowable Lot Coverage - 40%	2002
Allowable FAL	2800

NOTE:
AVERAGE NATURAL GRADE = 39.5'
HEIGHT OF EXG GARAGE = 12' - 1/2" ABOVE A.N.G
HEIGHT OF NEW ADDITION = 11'-3" ABOVE A.N.G



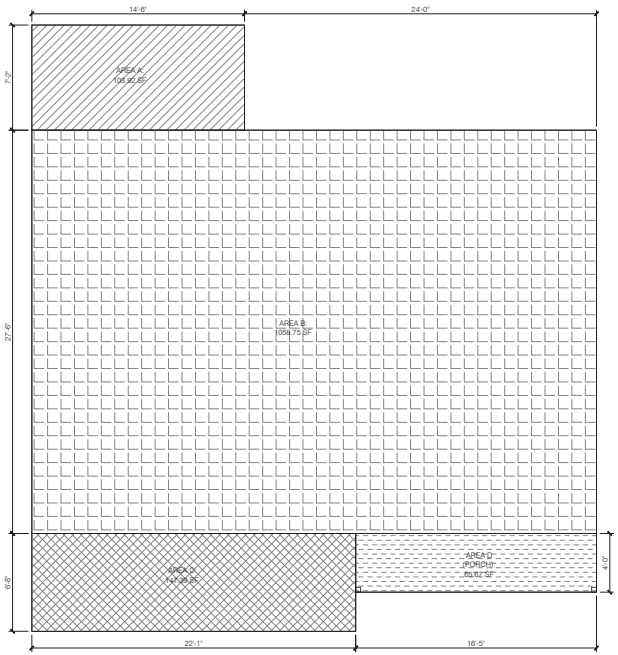
3 A4 SECTION - EAST / WEST
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



4 A4 SECTION - NORTH / SOUTH
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



2 A4 FLOOR AREA PLAN - MAIN HOUSE
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

A2.2 - Floor Area Limit Calculations

Tag	Name	Size	Area (sq ft)
A	Main House	14'-6" x 7'-2"	104
B	Main House	38'-6" x 27'-6"	1059
C	Main House	22'-1" x 6'-8 3/32"	147
D	Main House (porch)	16'-5" x 4'	65.67
		Total House Area	1375.67

consultant

project title

SATTLER REMODEL
330 NOVA LANE
MENLO PARK, CA

client

seal

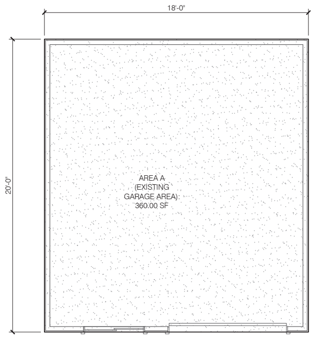
no.	date	issued for

project no.	date
330.00	05.03.17
drawn	checked
KEL	---

sheet title
AREA PLANS AND SECTIONS

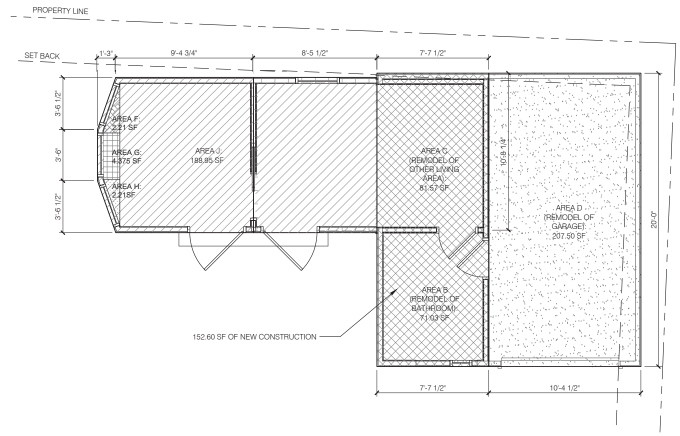
A4

D5



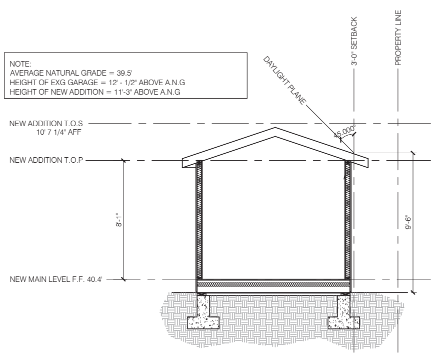
2 A4 NON CONFORMING STRUCTURE AREA
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



2 A5 PROPOSED PLAN - CONFORMING AND NON CONFORMING
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



3 A5 DAYLIGHT PLANE DIAGRAM
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

OPENING SCHEDULE

WINDOW		GLASS TYPE	
MARK	NOMINAL SIZE		REMARKS
W1	25 1/2" X 37 1/2"	IMPACT	SKYLIGHT - VELUX VCS-2234-1333
W2	18" X 35 $\frac{1}{8}$"	VISION	CASEMENT - MARVIN CN 1836
W3	36" X 47 $\frac{1}{8}$"	VISION	STATIONARY - MARVIN CN 3648
W4	36"X47 $\frac{1}{8}$"	VISION	DOUBLE HUNG - MARVIN

DOOR SCHEDULE

DOOR				FRAME	
MARK	ROOM	SIZE	TYPE	TYPE	REMARKS
101	BATHROOM	2'-6" x 6'-8"	WD	WD	SOLID CORE
102A	PLAYROOM	2'-6" X 6'-8"	WD	WD	HOLLOW CORE
102B	PLAYROOM	3'-8" X 6'-8"	WD/GL	WD	MARVIN ULTIMATE OUTSWING FRENCH DOOR - LEFT HAND CN 3668
103A	OFFICE	3'-0" X 6'-8"	WD	WD	POCKET DOOR
103B	OFFICE	3'-8" X 6'-8"	WD/GL	WD	MARVIN ULTIMATE OUTSWING FRENCH DOOR - RIGHT HAND CN 3668

consultant

project title

**SATTLER REMODEL
330 NOVA LANE
MENLO PARK, CA**

client

seal

no.	date	issued for

project no.: 330.00
date: 05.03.17
drawn: KEL
checked: ---

sheet title: AREA FLOOR PLAN

A5

D6

Project Description

Purpose: As our family grows in size, and I (the father) continue to work from home, the space we have to live and work in is tight. The purpose of this proposed project is to add square footage to our property in the most time- and cost-efficient manner in order to build a home office and a playroom for our two year-old son and for the child we are expecting in July 2017. Additionally, we would like to add on an additional bathroom for convenience with these two new functional spaces.

Scope of work: The scope of the work will entail adding an additional 200 sq feet onto the existing garage to allow for the construction of a home office and half of a playroom. The other half of the playroom and the bathroom will come from converting half of the existing one-car garage.

Architectural style, materials, colors and construction methods: The construction, architectural style, materials and colors will stay consistent with the current structures to maintain a cohesive look and feel.

Basis for site layout: Working from home is challenging with young children. Having an office located outside the main house will be extremely beneficial for my productivity and for our family's day to day functioning. Additionally, having a playroom and extra room for storage will be very helpful as our family grows.

Existing and proposed use: Currently the portion of the garage proposed to be converted is being used as storage. The space we are proposing for the addition is unused yard space. The proposal will turn unused space into functional space, adding significant value to our everyday lives.

Outreach to neighboring properties: We live on Nova Lane and our neighbors are our extended family. There are 15 kids under the age of 12 on the street, and we can't imagine being part of a better community. We are so very lucky! We watch each other's kids, host joint diners, and share our space with the community at least weekly. Because we value our community so highly we want to adapt our current property to meet our changing needs as opposed to moving, which would also be challenging given the current housing market. We have discussed and reviewed the plans with the owner and tenants (David Weiss, Suzanne and Bob Pellican) at 320 Nova Lane (to our left). We have also discussed and reviewed the plans with Amanda Bower and Alex Flint (the owners) at 340 Nova Lane (to our right). We have also discussed our plans with Eduardo at 413 Gilbert Ave and offered a plan review if he wanted to come by our house. He supported the project. Finally, we delivered a letter to 337 Pope St behind us. We have not received any feedback (negative or positive) from this neighbor. Included is the letter we delivered.

Dear <neighbors names>,

My wife (Amelia) and I will be remodeling part of our garage with the intention of having extra storage space. As an adjacent neighbor, we would like to make you aware of the remodel and encourage you to ask any questions or stop by to discuss our plans further with us.

In summary, we will be adding on approximately 180sq ft along the back setback of our property and remodeling a portion of the existing garage. We expect the remodel to happen sometime in late summer or early fall, but the actual timing depends on the planning process.

A simple outline of the remodel is pictured below:

Please let me know if you have any questions.

Regards,
Chris Kundinger
651-334-5832
330 Nova Lane
Menlo Park, CA 94025

STAFF REPORT

Planning Commission
Meeting Date: **6/19/2017**
Staff Report Number: **17-040-PC**

Public Hearing: **Use Permit/1000 Middle Avenue Project LLC/1000 Middle Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing two-story single-family residence and build two new two-story, single-family residences on a substandard lot with regard to lot width located in the R-3 (Apartment) zoning district. The project includes a request to remove a heritage black oak tree in the front yard as well as administrative review of a tentative parcel map to subdivide the project into two condominium units. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located at 1000 Middle Avenue, between Yale Road and Fremont Street in the vicinity of the Allied Arts neighborhood. A location map is included as Attachment B. The immediate neighborhood contains a mixture of apartments and single-family residences. Along this stretch of Middle Avenue, the northern side (in which the subject property lies) is zoned R-3, while the properties across the street are zoned R-1-U (Single-Family Urban Residential). Both parcels on either side of the subject property are developed with apartments. A wide variety of architectural styles are present in the neighborhood, including traditional and contemporary, including a modern-style single-family residence directly across the street at 455 Yale Road.

Analysis

Project description

The property is currently developed with a two-story single-family residence with an attached carport at the rear. The lot is substandard due to not meeting the minimum lot width of 65 feet in the R-3 district, with a width of 50 feet. The applicant is proposing to remove the existing residence to construct two new two-story, single-family residences with attached one-car garages. In addition, the applicant proposes to remove a heritage black oak tree and subdivide the project in order to create two condominium units. For

new construction, minor subdivisions can be approved administratively, if a project obtains use permit approval by the Planning Commission. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residences would be nearly identical, with three bedrooms and two-and-one-half bathrooms each, and the same general layout. Each unit would also be the same size, with a total of 1,605 square feet on two floors. The first-story living space would feature an open floor kitchen, dining and family room area, and a laundry alcove in the garage. The second-story living space would be comprised of three bedrooms, a loft and a terrace. A slight variation between the two units would be found on the ground floor, in which Unit #1 (front) would have a fireplace on the left side elevation, and Unit #2 (rear) would have the fireplace on the rear elevation, in order to make efficient use of each unit's respective yard space.

The proposed project adheres to all Zoning Ordinance regulations including setbacks, lot coverage, gross floor area, height, and parking. In addition, the proposed terraces would comply with balcony setback requirements.

Design and materials

The proposed residences would be constructed in a contemporary architectural style, using a wide variety of materials. The exterior walls be clad in a combination of smooth finish integral colored stucco and horizontal lap siding, while stacked stone and ipe wood siding would be used as accent material. All exterior doors, windows, and the window trim would be made of wood, complementing the ipe siding. A standing seam metal roof, a metal garage door with glass panels, and a metal terrace railing would add to the variation.

The applicant has taken several measures to reduce the perceived massing of the two two-story buildings. On the first floor of both units, the front wall of the great room to the left of the entry porch would be pulled out to provide a single-story element with a roof that visually divides the façade. On the second floor of both units, the front wall of bedroom #1 would be set back at the front from bedroom #2 on the opposite side of the structure, and the master bathroom, located at the rear of the structure, would also be set back along the right side elevation. An architectural feature surrounding the staircase window would help break up the first and second story walls, also on the right side. On the left side elevation, the terraces would be located in the middle of the second-floor, providing balance, and also helping breaking up the walls. The roof would be comprised of two separate, non-intersecting planes to further break up the structure and to add visual interest.

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

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report determines the present condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. As part of

the project review process, the arborist report was revised several times to include greater detail and to address comments from the City Arborist. The report includes specific guidelines for the proposed driveway removal, particularly if roots are found during construction. Although several trees' root zones would be impacted by the asphalt removal, the report finds that the removal of the existing home and driveway would benefit some of the trees in the long term, as their root zones would be in a more natural state, which would allow for better oxygen and water penetration into the soil. The report concludes that the impact on trees during the construction process should be minimal. All recommendations identified in the arborist report shall be implemented and have been included as condition 3g.

There are 15 trees located on or near the property, three of which are heritage trees. A heritage tree removal permit application was submitted by the applicant on June 3, 2016 to remove a black oak (tree #3) that is located near the front property line and would be located in the middle of the proposed driveway. The City Arborist has tentatively approved the removal of this tree, despite being in overall good health, since it would be located in the middle of the proposed driveway. No other trees would be removed, and seven new trees would be planted, including a heritage replacement tree that would be planted along the front of the property a short distance away from the oak tree to be removed.

The demolition of the existing residence and the construction of the new home are not anticipated to adversely affect the nearby heritage trees.

Parking and circulation

In order to meet off-street parking requirements, each residence would have a one-car garage and an uncovered parking space. The existing driveway would be removed and a new, expanded driveway that would be shared in common would be constructed in order to serve the two garages and uncovered spaces. Despite the expansion, the project would still be under the maximum allowed paving for vehicular access in the R-3 zoning district since permeable pavers, which count at a reduced 50 percent rate, are proposed for the driveway.

Correspondence

The applicant has indicated in the project description letter that the property owner visited several neighbors on Middle Avenue and Yale Road to discuss the project. The letter further indicates that property owner showed the neighbors the renderings of the proposed homes and that their response was positive.

Staff received correspondence from a neighboring property owner on the right, at 980 Middle Avenue, who expressed concerns about the proposed project (Attachment G). She inquired about the potential of asbestos exposure during the demolition of the home. Building Division staff informed the neighbor that any asbestos, if found, would have to be abated by a licensed abatement contractor prior to the demolition of the structure. Staff was recently contacted by this same neighbor again, but with regard to a fence that she claims was recently put up between the subject property and her property. The applicant confirmed with staff that a solid redwood fence was installed, which complies with Zoning Ordinance maximum height limits. The neighbor also expressed concern over the proposed removal of the heritage oak tree on the subject property and the protection of trees on her own property, near the adjoining property line. Staff

informed the neighbor that the oak tree removal has been approved by the City Arborist, after an evaluation was conducted, and that an arborist report has determined that the impact on trees during construction should be minimal. In addition, staff told the neighbor that the report provides recommendations for tree preservation and that the recommendations are included as conditions of approval for the project. Staff did not receive any other correspondence from the public.

Conclusion

Staff believes that the design, scale and materials of the proposed residences are compatible with the surrounding neighborhood. The variety of the materials, the accent features, along with the second-story offsets, would provide visual interest and help limit the perceived mass of the two structures. The floor area, building coverage and height of the proposed residences would all be at or below the maximum amounts permitted by the Zoning Ordinance. Nearby heritage trees would be protected in accordance with the revised arborist report. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

A. Recommended Actions
B. Location Map
C. Data Table
D. Project Plans
E. Project Description Letter
F. Arborist Report
G. 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:
Yesenia Jimenez, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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LOCATION: 1000 Middle Avenue	**PROJECT NUMBER:** PLN2016-00063	**APPLICANT:** 1000 Middle Ave Project LLC	**OWNER:** 1000 Middle Ave Project LLC

REQUEST: Request for a use permit to demolish an existing two-story single-family residence and build two new two-story single-family residences on a substandard lot with regard to lot width located in the R-3 (Apartment) zoning district. The project includes a request to remove a heritage black oak tree in the front yard as well as administrative review of a tentative parcel map to subdivide the project into two condominium units.

DECISION ENTITY: Planning Commission	**DATE:** June 19, 2017	**ACTION:** TBD

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

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. Development of the project shall be substantially in conformance with the plans prepared by Yadav Design Group, consisting of 22 plan sheets, dated received June 8, 2017, and approved by the Planning Commission on June 19, 2017, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

LOCATION: 1000 Middle Avenue	**PROJECT NUMBER:** PLN2016-00063	**APPLICANT:** 1000 Middle Ave Project LLC	**OWNER:** 1000 Middle Ave Project LLC
REQUEST: Request for a use permit to demolish an existing two-story single-family residence and build two new two-story single-family residences on a substandard lot with regard to lot width located in the R-3 (Apartment) zoning district. The project includes a request to remove a heritage black oak tree in the front yard as well as administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	**DATE:** June 19, 2017	**ACTION:** TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			

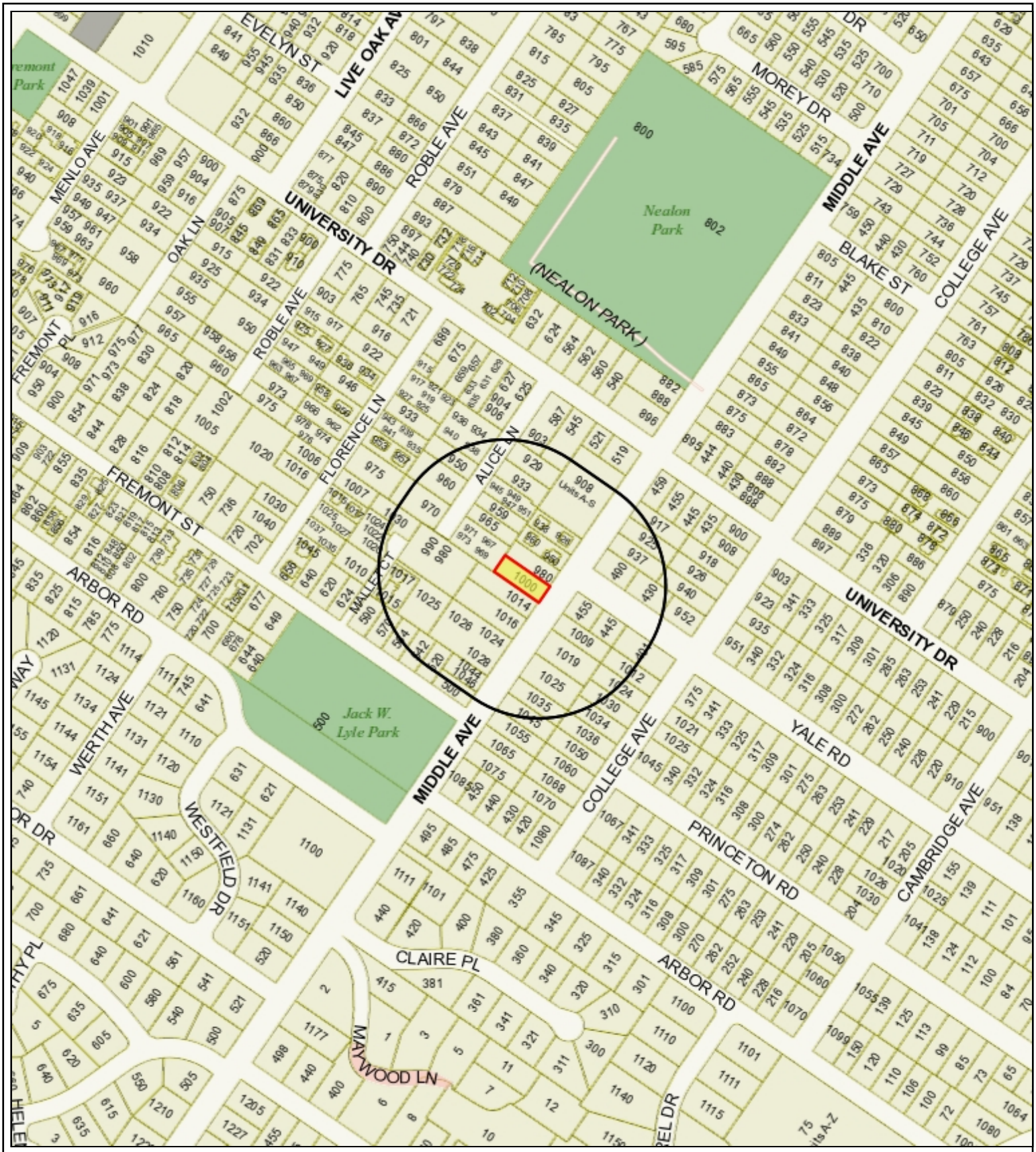
ACTION:

g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations in the arborist report by Mayne Tree Expert Company, Inc. revised on February 9, 2017.

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

a. Prior to building permit issuance, the applicant shall pay the Transportation Impact Fee, currently estimated at $3,139.49, as required by the Transportation Division.

b. Prior to the recordation of the parcel map, the applicant shall pay the Recreation-in-Lieu fee of $78,400, as required by the Engineering Division.



City of Menlo Park

Location Map
1000 Middle Avenue

Scale: 1:4,000 | Drawn By: YJ | Checked By: YJ | Date: 6/19/2017 | Sheet: 1

1000 Middle Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,174 sf	7,174 sf	7,000 sf min.
Lot width	50.9 ft.	50.9 ft.	70 ft. min.
Lot depth	141.1 ft.	141.1 ft.	100 ft. min.
Setbacks			
Front	20 ft.	35.8 ft.	20 ft. min.
Rear	15 ft.	27 ft.	15 ft. min.
Side (left)	11.8 ft.	5.1 ft.	10 ft. min.
Side (right)	10 ft.	10.6 ft.	10 ft. min.
Building coverage	2,079.4 sf 29 %	1,488 sf 20 %	2,152.2 sf max. 30 % max.
FAR (Floor Area Ratio)	3,210.6 sf	2,040 sf	3,228.3 sf max.
Landscaping	4,117.4 sf 57.4 %	1,020 sf 14.2 %	3,587 sf 50 % min.
Paving	976 sf 13.6 %	2783.6 sf 38.5 %	1,434.8 sf 20 % max.
Square footage by floor			
Unit #1	783.1 sf/1st 815.2 sf/2nd 215.3 sf/garage 34.4 sf/porches 7.0 sf/fireplace	1,488 sf/1st 552 sf/2nd 885 sf/carport	
Unit #2	783.1 sf/1st 815.0 sf/2nd 215.3 sf/garage 183.4 sf/porches 7.0 sf/fireplace		
Square footage of buildings	3,196.6 sf	2,925 sf	
Building height			35 ft. max.
Unit #1	29 ft.	24 ft.	per unit
Unit #2	29 ft.		
Parking	2 covered/2 uncovered	2 covered	1 covered/1 uncovered per unit
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		

Trees	Heritage trees*	3	Non-Heritage trees	12	New Trees 7
	Heritage trees proposed for removal	1	Non-Heritage trees proposed for removal	0	Total Number of Trees 21

*Includes two trees on the adjacent property on the right

1000 MIDDLE AVENUE PROJECT LLC

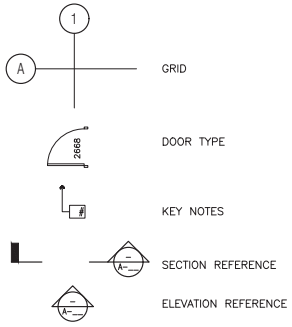
1000 MIDDLE AVENUE, MENLO PARK, CALIFORNIA

VICINITY MAP

NOTE:

PROJECT SHALL COMPLY WITH THE FOLLOWING:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE #23-2016
2016 CALIFORNIA PLUMBING CODE #23-2016
2016 CALIFORNIA ELECTRICAL CODE #23-2016
2016 CALIFORNIA FIRE CODE EDITION #24-2016
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE #23-2016
2016 CALIFORNIA RESIDENTIAL CODE #23-2016
2016 ENERGY EFFICIENCY STANDARDS (TITLE 24) #23-2016
APPLICABLE STATE AND CITY CODES & ORDINANCES
NFPA 13D 2016 EDITION

GENERAL SYMBOLS



DURING CONSTRUCTION:

1. PRIOR TO INSPECTION OF ROOF SHEATHING, THE APPLICANT OR APPLICANT'S REPRESENTATIVE SHALL REQUEST AN INSPECTION OF THE RESIDENCE BY THE PROJECT PLANNER IN ORDER TO ENSURE COMPLIANCE WITH ALL OF THE ARCHITECTURAL DETAILING OF THE BUILDING AS SPECIFIED IN THE APPROVED DRAWINGS.

2. CONSTRUCTION HOURS IN ACCORDANCE WITH SECTION 8-2205 OF THE FREMONT MUNICIPAL CODE, AND NOTES TO THIS EFFECT SHALL BE PLACED ON THE COVERT SHEET OF THE CONSTRUCTION PLANS AS FOLLOWS:

a. MONDAY- FRIDAY 7.00 AM TO 7.00 PM
b. SATURDAY & HOLIDAY 9.00 AM TO 6.00 PM
C. SUNDAY,NO CONSTRUCTION ACTIVITY ALLOWED

3. FIRE DEPARTMENT ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
4. PROVIDE AN EMERGENCY TELEPHONE ON THE JOBSITE PRIOR TO ANY CONSTRUCTION.

INDEX OF DRAWINGS

PROJECT DIRECTORY

ARCHITECT & LANDSCAPE ARCHITECT
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FAX 510-438-0433

SURVEYOR
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CIVIL ENGINEER
VIT HANACEK, PE
2912 VESSING RD
PLEASANT HILL, CA 94523
PHONE 925-262-7401
FAX 925-952-7812
V.HANACEK@YAHOO.COM

PROJECT DATA:

APN#:	071-302-310
ZONING:	R-3
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	TYPE V-B, W/ AUTO SPRINKLER SYSTEM
LOT SIZE:	7,174 SF
LOT COVERAGE:	2,080.6 SF 29% (30% MAX)
FLOOR AREA RATIO:	45% (45% MAX)
PARKING & DRIVEWAY:	1,952 SF PERMEABLE PAVERS; COUNTED AT 50% 976 SF MAX 1,434.8 SF (20%)
LANDSCAPE & OPEN SPACE:	4,117.4 SF (50% MIN = 3,587 SF)
UNIT 1 & 2 TOTAL GROSS FLOOR AREA:	1,605.25 SF
MAX. FLOOR AREA BOTH UNITS:	3,210.5 SF (3,228 SF MAX)
EXISTING UNIT	
TOTAL FLOOR AREA	2,040 SF
GROUND FLOOR AREA	1,540 SF
SECOND FLOOR AREA	550 SF
BUILDING COVERAGE	2,044 SF
PROPOSED UNIT 1 AND 2	
TOTAL FLOOR AREA	3210.5 SF (1605.25X2)
GROUND FLOOR AREA	790.05 SF EA. UNIT
SECOND FLOOR AREA	815.2 SF EA. UNIT
BUILDING COVERAGE	2080.6 SF (1040.3X2)
TOTAL PARKING SPACES	4
COVERED -GARAGE	2
UNCOVERED	2

PROJECT DESCRIPTION/ SCOPE OF WORK:

DEMOLISH THE EXISTING SINGLE FAMILY DWELLING AND BUILD (2) TWO STORY, 1,600+ SQ FT OPEN-CONCEPT STYLE UNITS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS OF THE CITY, CALIFORNIA CODE AND UBC 2001 EDITION.
2. ALL DOORS LEADING TO UNHEATED SPACES TO BE WEATHER STRIPPED.
3. ALL SWINGING DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS OR UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR FILTRATION. MANUFACTURED WINDOWS OR SLIDING DOORS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH CALIFORNIA ADMINISTRATION CODE TITLE 24 PART 6 SEC. 20-1403 (D) FOR RESIDENTIAL BUILDINGS.
4. ALL WALLS, CEILINGS/ROOF ASSEMBLIES AND FLOORS WHICH SEPARATE CONDITIONED AREAS OR OUTSIDE CONDITIONS, SHALL BE INSULATED AS FOLLOWS: PRIOR TO FINAL INSPECTION, BOTH INSULATION INSTALLER AND CONTRACTOR SHALL CERTIFY THAT INSULATION IS INSTALLED IN CONFORMANCE WITH CALIFORNIA CODE TITLE 24. CARD SHALL BE POSTED CONSPICUOUSLY IN THE BUILDING. ALL AIR SUPPLY AND AIR RETURN DUCT WORK SHALL HAVE TRANSVERSE AND FITTING JOINTS. SEALED DUCTS LOCATED IN UNCONDITIONED SPACES SUCH AS GARAGES, ATTICS AND CRAWL SPACES ETC. SHALL BE INSULATED.
5. ALL EXHAUST FANS SHALL HAVE BACK DRAFT DAMPER.
6. EXTERIOR PLYWOOD TO BE TREATED AND ERECTED, IN ACCORDANCE WITH THE A.P.A. RECOMMENDATIONS.
7. ALL WINDOWS TO BE DOUBLE PANE WINDOWS SOLAR BRONZE GLASS. U.O.N.
8. ALL GUTTERS RWL AND FLASHING TO BE PAINTED.
8. WALL PAINT/FINISH AND OTHER FLOOR MATERIALS TO BE SELECTED BY OWNER/ ARCHITECT.
9. ALL EXTERIOR TRIMS TO MATCH (E).
10. ALL INTERIOR DOORS TO BE 1-3/8" HOLLOW CORE OR AS SELECTED BY OWNER U.O.N..
11. GYP. BD. TO BE ½" (U.O.N) THROUGHOUT THE BUILDING WITH TAPERED EDGE. USE NO TEXTURE ON AREAS WITH WALL PAPER, PANELING TILE OR OTHER MATERIAL TO BE APPLIED OVER GYP. BD. WATER RESISTANT GYP. SHALL BE USED IN THE BATHROOMS OR WET AREAS.
12. SHEET METAL WORK MATERIAL: GALV. (ZINC COATED).
13. FLASHING EXPOSED 1.2 OUNCE COATED - 26 GA.
    FLASHING CONCEAL 1.2 OUNCE COATED - 28 GA.
    DOWNSPOUTS 1.25 OUNCE COATED - 26 GA.
    GUTTERS - 1.2 OUNCE COATED - 26 GA.
14. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.
15. DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF EXISTING STRUCTURAL COLUMNS UNLESS OTHERWISE NOTED.
16. AT EXISTING OPENINGS TO BE FILLED OR WHERE INTERIOR WINDOWS HAVE BEEN REMOVED, ALIGN FACE OF NEW INFILL GYPSUM BOARD PARTITIONS WITH FACE OF EXISTING GYPSUM BOARD PARTITIONS UNLESS OTHERWISE NOTED.
17. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION OR INSTALLATION.
18. PROTECT ALL INTERIOR AND EXTERIOR BUILDING ELEMENTS TO REMAIN.
19. CONTACT OWNER FOR DESCRIPTION OF OWNER FURNISHED, CONTRACTOR INSTALLED EQUIPMENT.
20. OUTLETS OUTSIDE AND IN THE BATHROOMS OR WET AREAS ARE REQUIRED TO BE PROTECTED WITH A GROUND FAULTED INTERRUPTED DEVICE.
21. TEMPERED SAFETY GLASS IS REQUIRED AT ALL SLIDING GLASS DOORS, GLASS LESS THAN 18" FROM FLOOR, SHOWER AND TUB ENCLOSURES AND AT ANY HAZARDOUS LOCATION FOR GLAZING SUBJECT TO HUMAN IMPACT.
22. TUB AND SHOWER ENCLOSURES & PLASTIC MATERIALS SHALL BE APPROVED SHATTER PROOF MATERIAL.
23. PROVIDE APPROVED WEATHERPROOF FLASHING AT ALL OPENINGS IN EXTERIOR WALLS SUCH AS DOORS, WINDOWS, SKYLIGHTS, VENTS, PIPES, DUCTS ETC.
24. ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL OR CEILING COVERING.
25. PROVIDE FURNACE AND WATER HEATER WITH SEISMIC ANCHOR STRAP.

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ISSUE FOR CITY REVIEW

1000 MIDDLE AVE PROJECT LLC

1000 MIDDLE AVE
MENLO PARK, CA

Job Number	15220.00
Drawn by	NY
Checked by	RY
Scale	AS SHOWN
Date	11/24/15

Revisions		
	REVISED	02/22/16
	REVISED	03/01/16
	ISSUE-CITY REVIEW	03/28/16
	ISSUE-DEVELOPMENT PERMIT	06/03/16
	ISSUE-PLAN CHECK CMNTS	08/25/16
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	CITY REVIEW	03/28/17
	CITY REVIEW	04/26/17

Sheet Title

COVER SHEET

Sheet Number

A-1.0

of Sheets

1 BIRD'S EYE VIEW

2 VIEW FROM SE CORNER ON MIDDLE ROAD

3 VIEW FROM SW CORNER ON MIDDLE ROAD

4 VIEW FROM OPEN SPACE BETWEEN 2 UNITS

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Sheet Title

3-D VIEWS

Sheet Number

A-1.0a

Of Sheets

SURVEYORS 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.

NAME

AUGUST 17, 2016
DATE

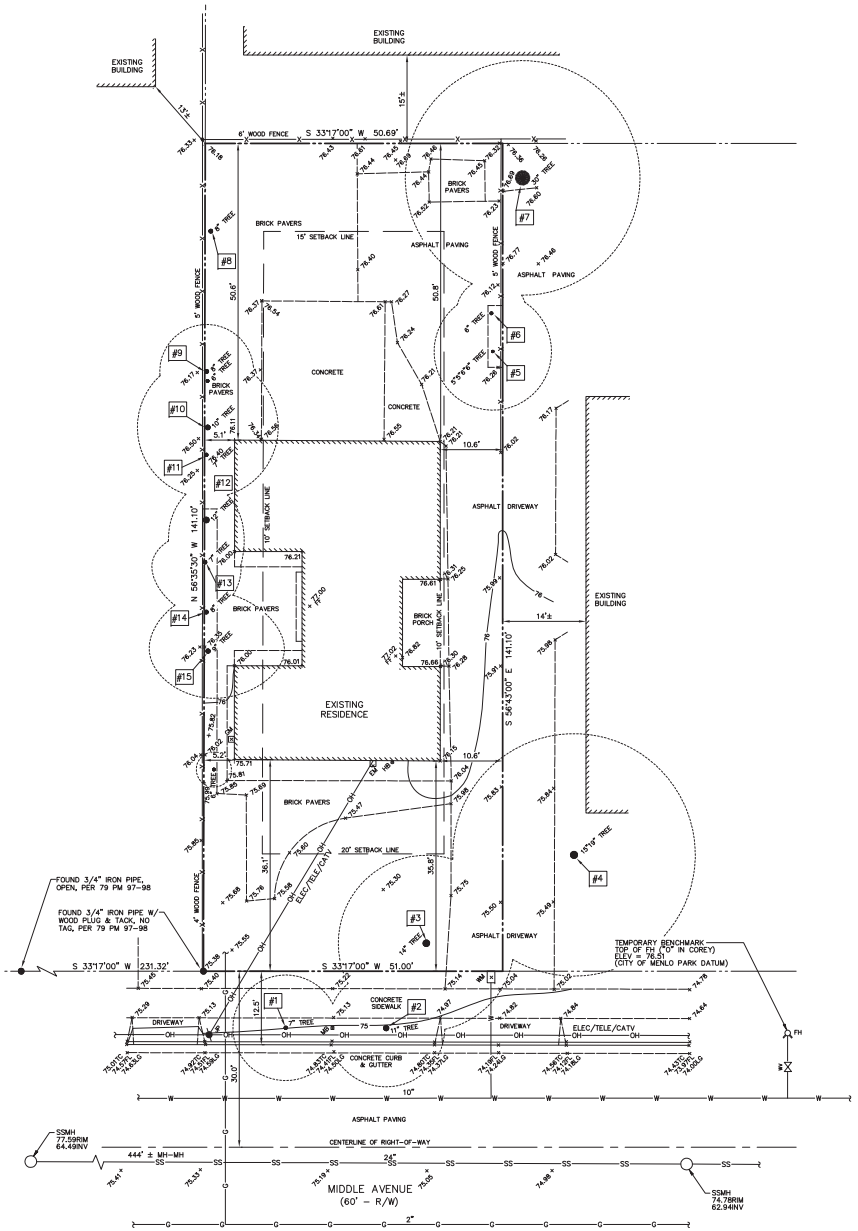
LICENSED LAND SURVEYOR — ROBERT J. DAINS — No. 8227 — EXPIRES 12/31/17 — STATE OF CALIFORNIA

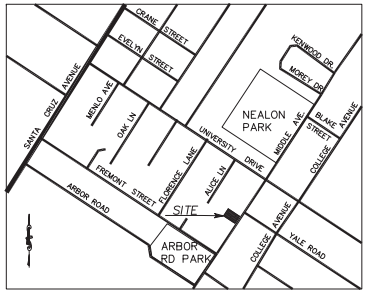
TITLE REPORT:

BASED ON A REVIEW OF THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE, DATED OCTOBER 8, 2014, TITLE NO. FWTO-3471401861-MA, NO EASEMENTS WERE FOUND.

TREE DESIGNATION NUMBERS:

THE TREE DESIGNATION NUMBER SHOWN ON THIS PLAN CORRESPOND TO THE ARBORIST REPORT PREPARED BY MAYNE TREE EXPERT COMPANY, INC., DATED JUNE 16, 2016.





VICINITY MAP
(NOT TO SCALE)

LEGEND

	PROPERTY LINE
CATV	CABLE TELEVISION
ELEC	ELECTRIC
EM	ELECTRIC METER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HB	HOSE BIBB
INV.	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MB	MAIL BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TELE	TELEPHONE
WM	WATER METER
WV	WATER VALVE
12" TREE	TREE W/ SIZE
X X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "X".

LOT AREA:

= 7,174 SQ. FT. ±
= 0.165 ACRES ±

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE
-	CITY COMMENTS	RJD	8/17/16
-	ADDED MONUMENT LOCATION/DATA	RJD	5/25/16

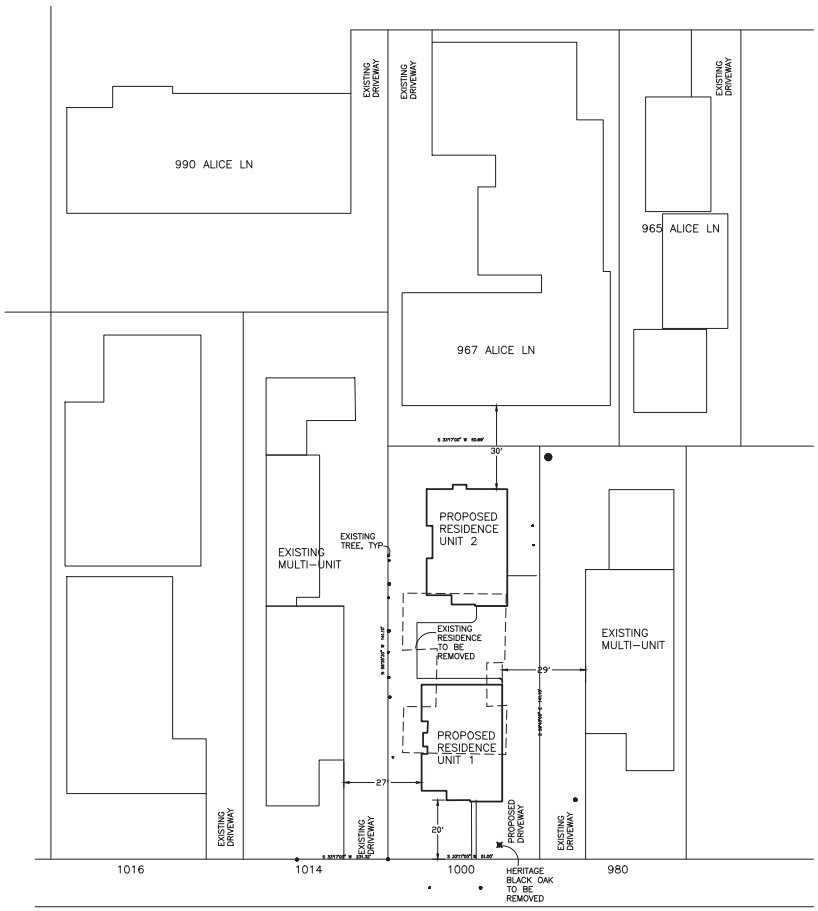
DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR:
RAVI SETHI

BOUNDARY & TOPOGRAPHIC SURVEY PLAN
1000 MIDDLE AVENUE
A.P.N. 071-302-310
LOT 64, 9 MAPS 9
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	02-12-15
DRAWING NO.	15-518
SHEET	1 OF 1

D3



AREA PLAN

SCALE: 1"=20'

0' 5' 10' 20' 40'

STREETSCAPE

SCALE: 1/16"=1'

0' 4' 8' 16' 48'

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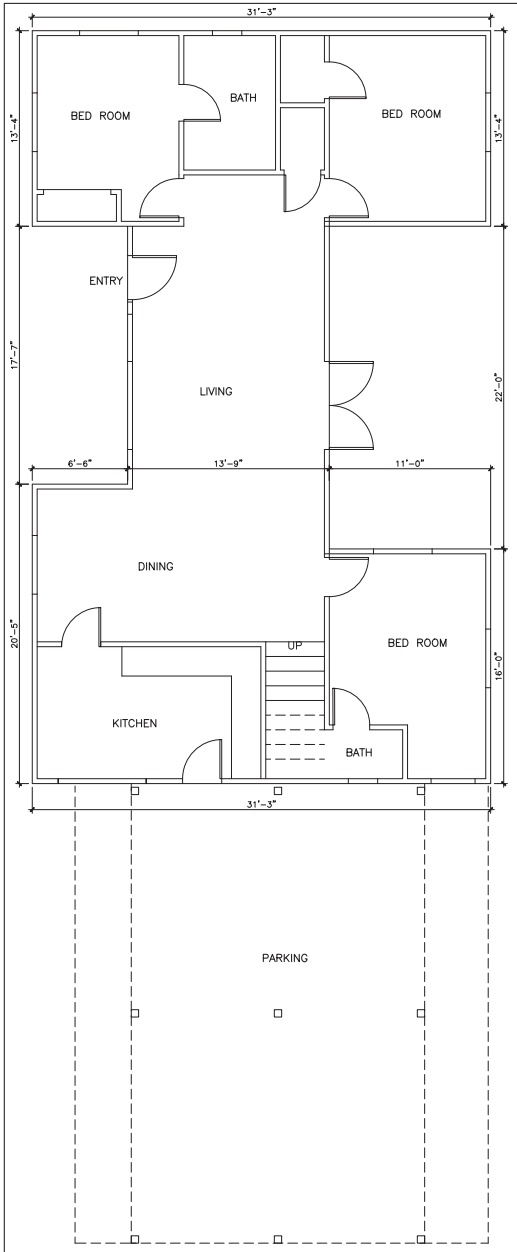
Sheet Title

AREA PLAN & STREETSCAPE

Sheet Number

A-1.1

Of Sheets



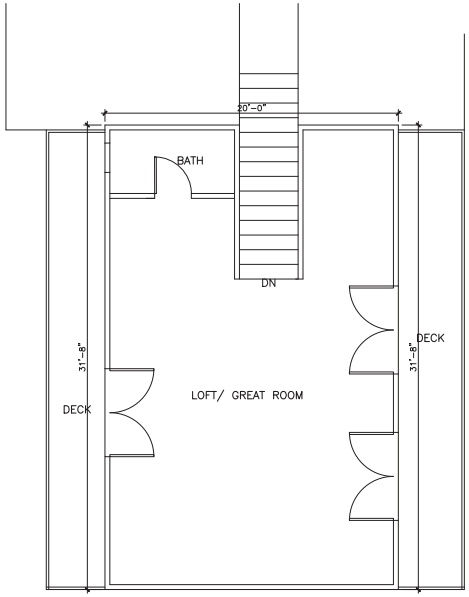
1 **GROUND FLOOR PLAN - EXISTING**
1/4"=1'-0"

FRONT ELEVATION

RIGHT SIDE (DRIVEWAY) ELEVATION

REAR ELEVATION

LEFT SIDE ELEVATION



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

SCALE: 1/4"=1'

0' 1' 2' 4' 8'

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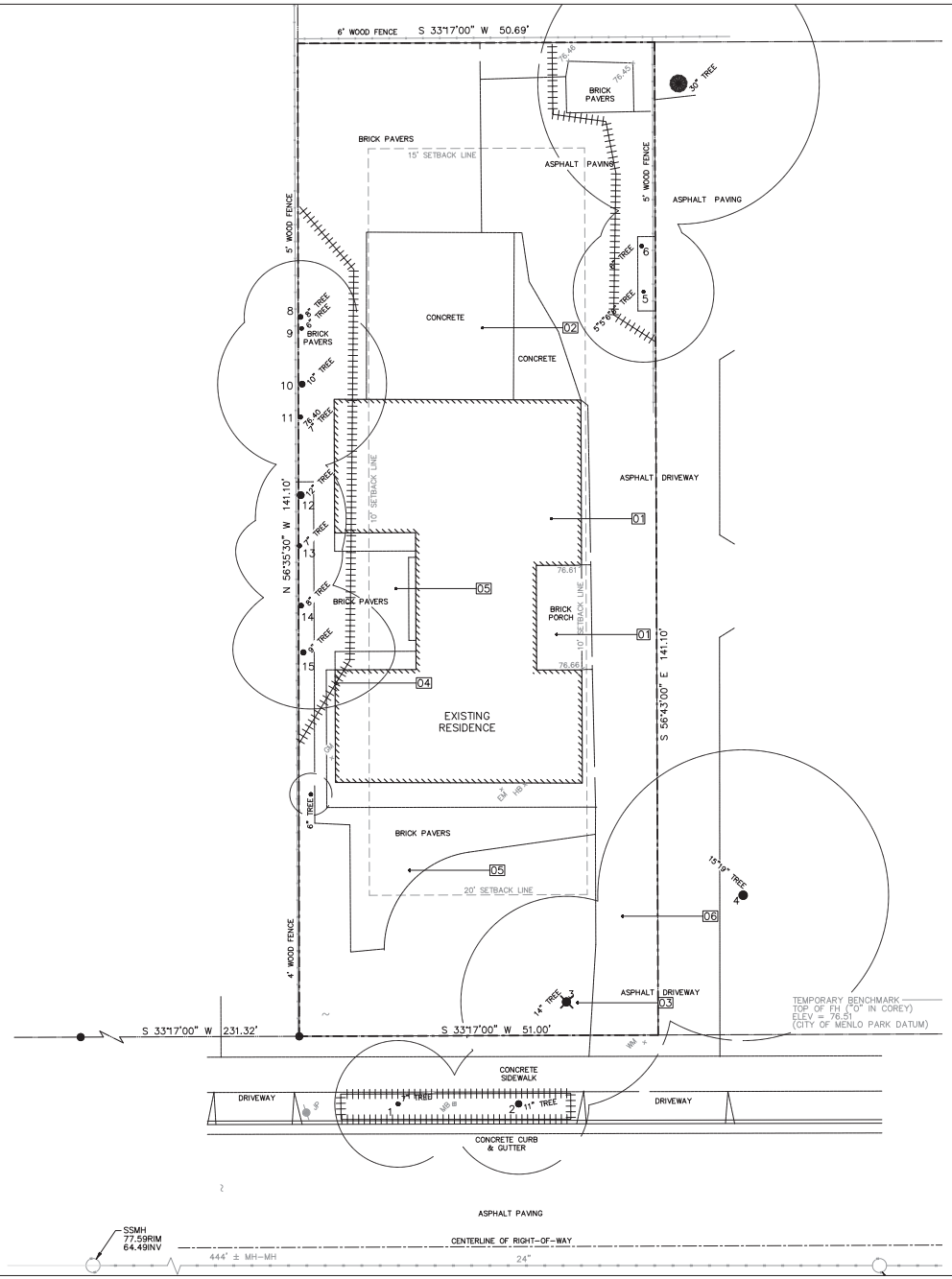
Sheet Title

EXISTING FLOOR PLAN & ELEVATIONS

Sheet Number

A-1.1a

Of Sheets



LEGEND

PROPERTY LINE

SETBACK LINES

TREE PROTECTION FENCING

TREE TRUNK & SIZE - SEE SURVEY

TREE NUMBERS - SEE ARBORIST REPORT

EXISTING TREE TO BE REMOVED

NOTE: CONFORM TO CITY OF MENLO PARK TREE PROTECTION SPECIFICATIONS FOR ALL OF THE TREES IDENTIFIED ON THE SITE PLAN INCLUDING TREE #4 AND TREE #7 WHICH ARE LOCATED ON NEIGHBORING PROPERTIES

EXISTING TREE SPECIES:

TREE #	SPECIES	COMMENTS
1	MODESTO ASH	
2	MODESTO ASH	
3.	BLACK OAK	HERITAGE TREE
4	COAST LIVE OAK	HERITAGE TREE
5	HOLLYWOOD JUNIPER	
6	HOLLYWOOD JUNIPER	
7	DEODAR CEDAR	HERITAGE TREE
8	BAY LAUREL	
9	HOLLYWOOD JUNIPER	
10	HOLLYWOOD JUNIPER	
11	HOLLYWOOD JUNIPER	
12	HOLLYWOOD JUNIPER	
13	HOLLYWOOD JUNIPER	
14	HOLLYWOOD JUNIPER	
15	HOLLYWOOD JUNIPER	

DEMOLITION PLAN NOTES:

01. DEMO (E) 2 STORY RESIDENCE AND DISPOSE OFF ALL SPOILS PER CITY OF MENLO PARK REQS.
02. DEMO (E) CONCRETE PAVING AND RECYCLE/ DISPOSE PER CITY OF MENLO PARK REQS.
03. REMOVE (E) TREE: REFER TO ARBORIST REPORT AND RECOMMENDATIONS.
04. PROTECT (E) TREES; INSTALL TREE PROTECTION FENCING PER ARBORIST REPORT.
05. REMOVE (E) BRICK PAVING AND RECYCLE/ DISPOSE PER CITY OF MENLO PARK REQS
06. REMOVE (E) ASPHALT PAVING AND DISPOSE PER CITY OF MENLO PARK REQS

SCALE: 1/8"=1'

0' 2' 4' 8' 16'

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CITY REVIEW	03/28/17
CITY REVIEW	04/26/17

Sheet Title

EXISTING/ DEMO SITE PLAN

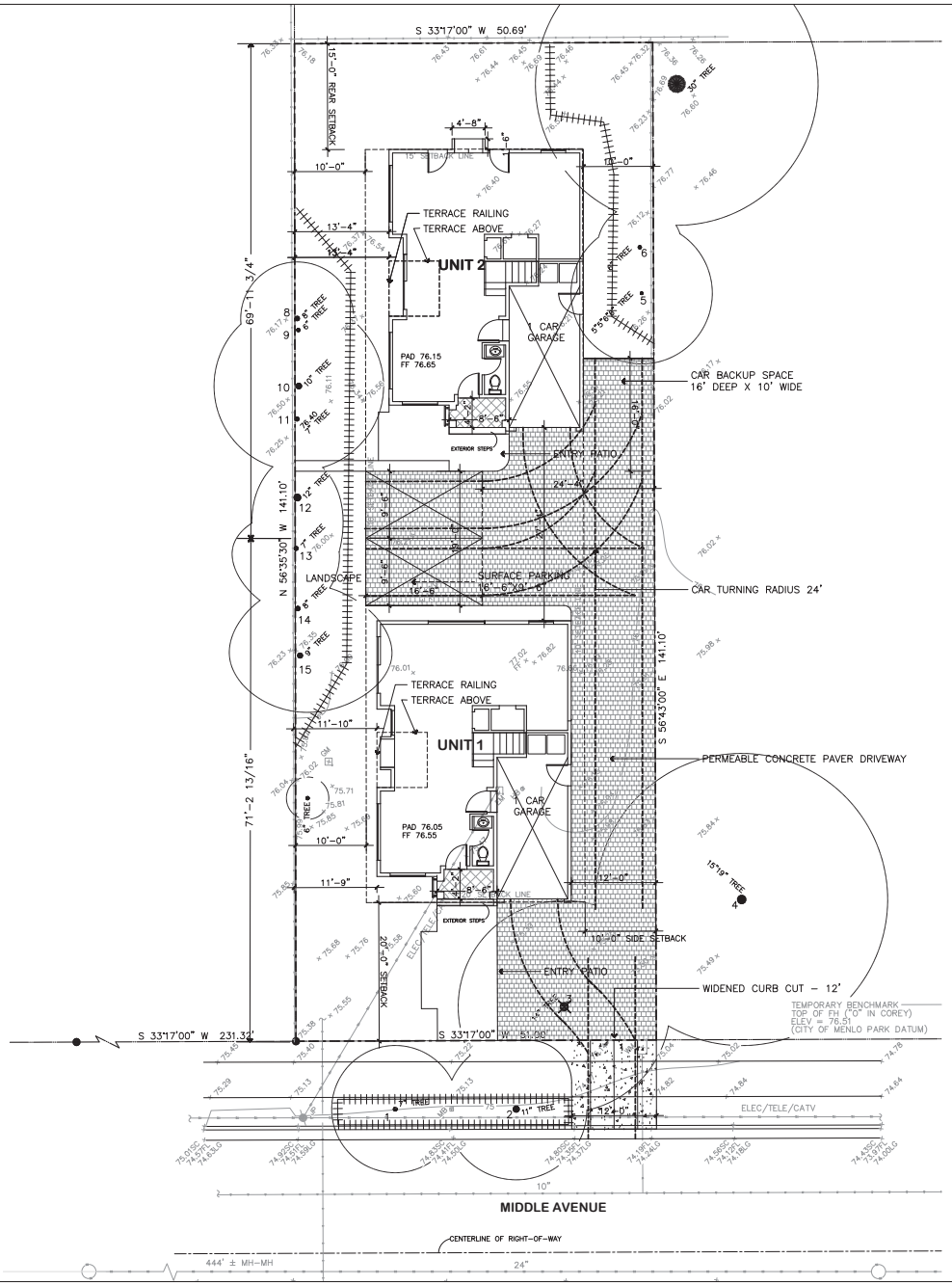
Sheet Number

A-1.1b

Of Sheets

EXISTING TREE SPECIES:

TREE #	SPECIES	COMMENTS
1	MODESTO ASH	
2	MODESTO ASH	
3.	BLACK OAK	HERITAGE TREE
4	COAST LIVE OAK	HERITAGE TREE
5	HOLLYWOOD JUNIPER	
6	HOLLYWOOD JUNIPER	
7	DEODAR CEDAR	HERITAGE TREE
8	BAY LAUREL	
9	HOLLYWOOD JUNIPER	
10	HOLLYWOOD JUNIPER	
11	HOLLYWOOD JUNIPER	
12	HOLLYWOOD JUNIPER	
13	HOLLYWOOD JUNIPER	
14	HOLLYWOOD JUNIPER	
15	HOLLYWOOD JUNIPER	



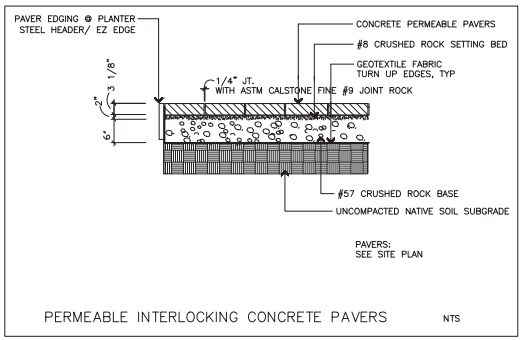
LEGEND

- PROPERTY LINE
- SETBACK LINES
- PARKING & DRIVEWAY - PERMEABLE PAVERS
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
- TREE TRUNK & SIZE - SEE SURVEY
- TREE NUMBERS - SEE ARBORIST REPORT

NOTE: CONFORM TO CITY OF MENLO PARK TREE PROTECTION SPECIFICATIONS FOR ALL OF THE TREES IDENTIFIED ON THE SITE PLAN INCLUDING TREE #4 AND TREE #7 WHICH ARE LOCATED ON NEIGHBORING PROPERTIES

PROJECT DATA:

APN#:	071-302-310
ZONING:	R-3
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	TYPE V-B, W/ AUTO SPRINKLER SYSTEM
LOT SIZE:	7,174 SF
LOT COVERAGE:	2,080.6 SF 29% (30% MAX)
FLOOR AREA RATIO:	45% (45% MAX)
PARKING & DRIVEWAY:	1,952 SF PERMEABLE PAVERS; COUNTED AT 50% 976 SF MAX 1,434.8 SF (20%)
LANDSCAPE & OPEN SPACE:	4,117.4 SF (50% MIN = 3,587 SF)
UNIT 1 & 2 TOTAL GROSS FLOOR AREA:	1,605.25 SF
MAX. FLOOR AREA BOTH UNITS:	3,210.5 SF (3,228 SF MAX)
EXISTING UNIT TOTAL FLOOR AREA GROUND FLOOR AREA SECOND FLOOR AREA BUILDING COVERAGE	 2,040 SF 1,540 SF 550 SF 2,044 SF
PROPOSED UNIT 1 AND 2 TOTAL FLOOR AREA GROUND FLOOR AREA SECOND FLOOR AREA BUILDING COVERAGE	 3210.5 SF (1605.25X2) 790.05 SF EA. UNIT 815.2 SF EA. UNIT 2080.6 SF (1040.3X2)
TOTAL PARKING SPACES COVERED -GARAGE UNCOVERED	4 2 2



PERMEABLE INTERLOCKING CONCRETE PAVERS NTS

SCALE: 1/8"=1'

0' 2' 4' 8' 16'

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ISSUE FOR CITY REVIEW

1000 MIDDLE AVE PROJECT LLC

1000 MIDDLE AVE
MENLO PARK, CA

Job Number	15220.00
Drawn by	NY
Checked by	RY
Scale	AS SHOWN
Date	11/24/15

Revisions		
	REVISED	02/22/16
	REVISED	03/01/16
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	ISSUE-PLAN CHECK CMNTS	08/25/16
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	CITY REVIEW	04/26/17

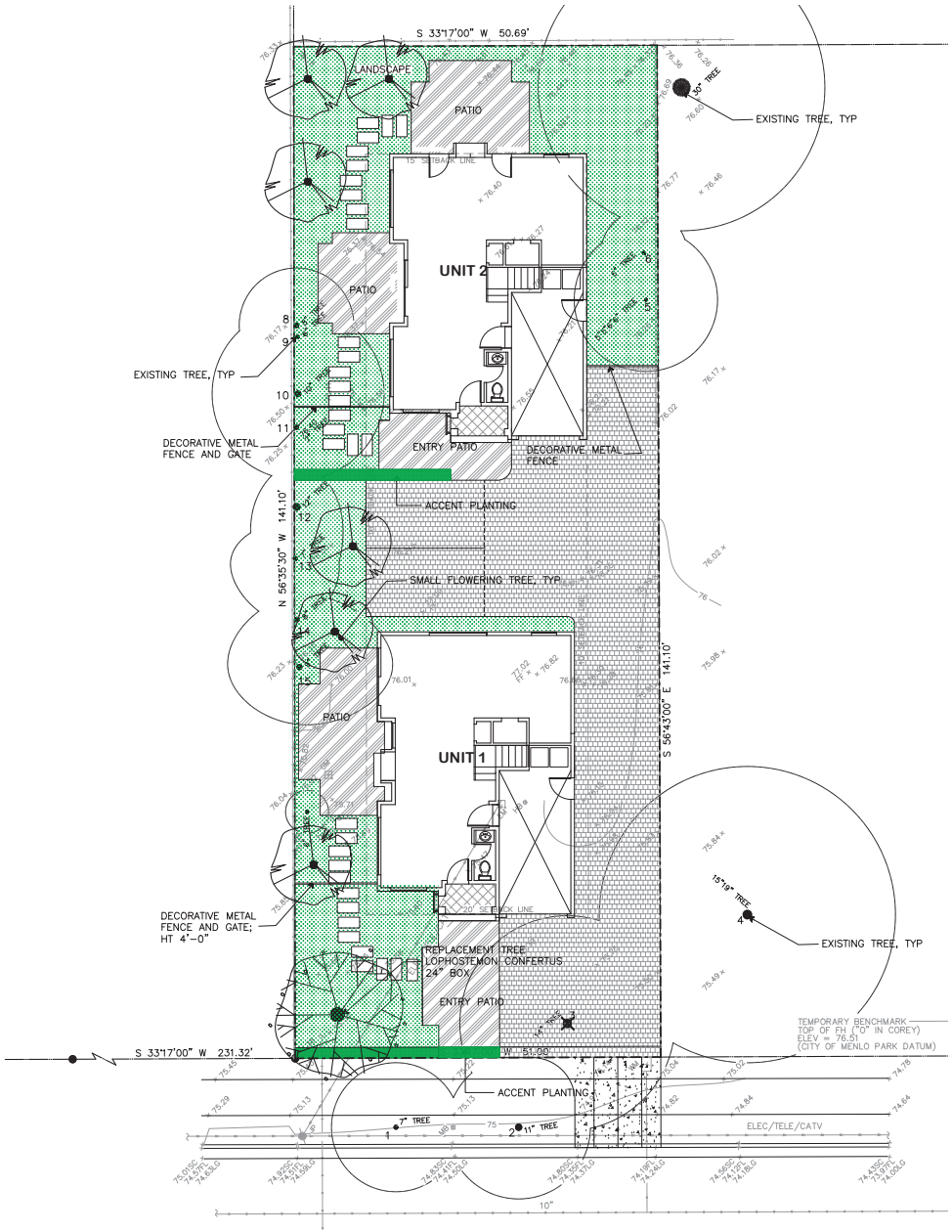
Sheet Title

SITE PLAN

Sheet Number

A-1.2

Of Sheets



LEGEND

- PROPERTY LINE
- PLANTING - DROUGHT RESISTANT SHRUBS AND GROUNDCOVERS
- LANDSCAPE AREA - ACCENT/ PRIVACY SCREEN
- LANDSCAPE AREA - PATIO
- PARKING & DRIVEWAY - PERMEABLE PAVERS
- PROPOSED SMALL FLOWERING TREE - KWANZAN CHERRY OR LAGERSTROEMIA INDICA
- PROPOSED REPLACEMENT TREE-LOPHOSTEMON CONFERTUS
- EXISTING TREE TO BE REMOVED
- 9" TREE — TREE TRUNK & SIZE - SEE SURVEY
- 15 — TREE NUMBERS - SEE ARBORIST REPORT

EXISTING TREE SPECIES:

TREE #	SPECIES	COMMENTS
1	MODESTO ASH	
2	MODESTO ASH	
3.	BLACK OAK	HERITAGE TREE
4	COAST LIVE OAK	HERITAGE TREE
5	HOLLYWOOD JUNIPER	
6	HOLLYWOOD JUNIPER	
7	DEODAR CEDAR	HERITAGE TREE
8	BAY LAUREL	
9	HOLLYWOOD JUNIPER	
10	HOLLYWOOD JUNIPER	
11	HOLLYWOOD JUNIPER	
12	HOLLYWOOD JUNIPER	
13	HOLLYWOOD JUNIPER	
14	HOLLYWOOD JUNIPER	
15	HOLLYWOOD JUNIPER	

SCALE: 1/8"=1'

0' 2' 4' 8' 16'

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CITY REVIEW	04/26/17

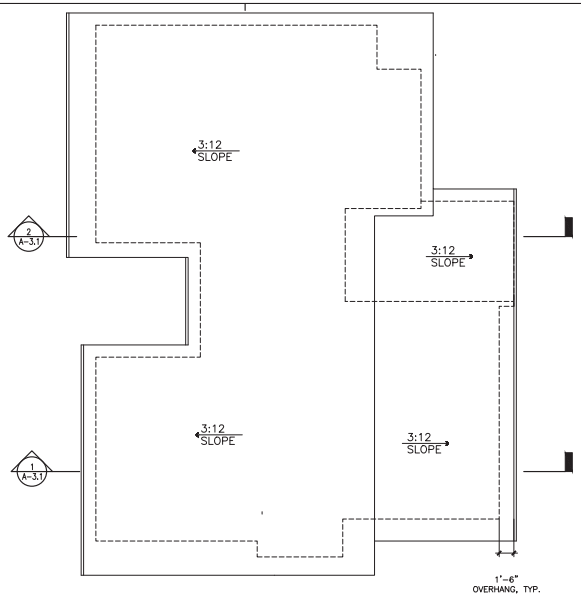
Sheet Title

LANDSCAPE PLAN

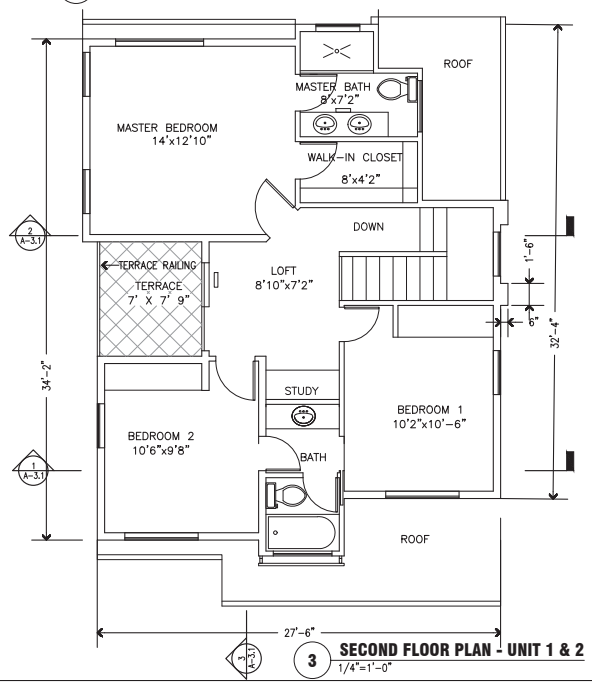
Sheet Number

L-1.0

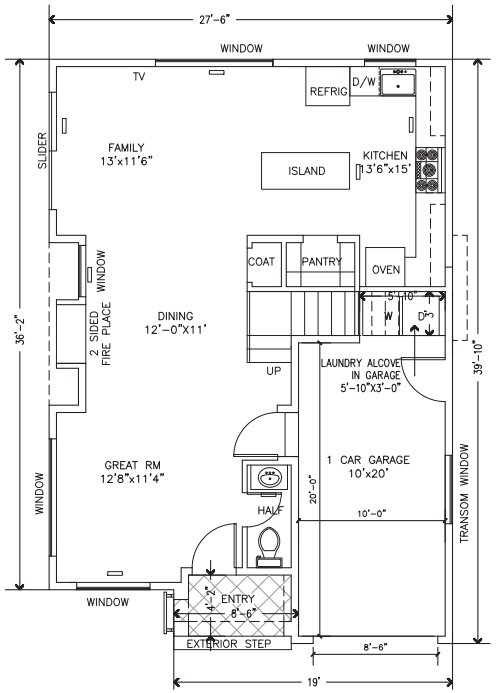
Of Sheets



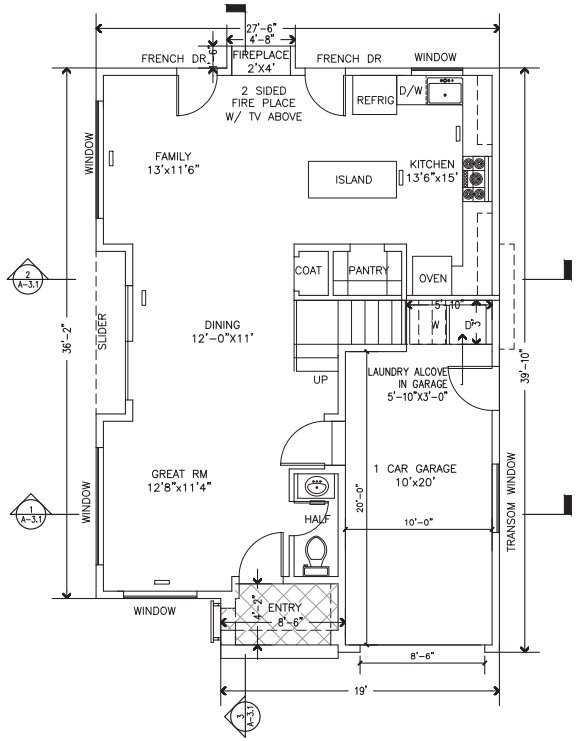
4 ROOF PLAN - UNIT 1 & 2
1/4"=1'-0"



3 SECOND FLOOR PLAN - UNIT 1 & 2
1/4"=1'-0"



2 GROUND FLOOR PLAN - UNIT 1
1/4"=1'-0"



1 GROUND FLOOR PLAN - UNIT 2
1/4"=1'-0"

SCALE: 1/4"=1'

0' 1' 2' 4' 8'

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	CITY REVIEW	03/28/17
	CITY REVIEW	04/26/17

Sheet Title

FLOOR PLANS ROOF PLAN

Sheet Number

A-2.0

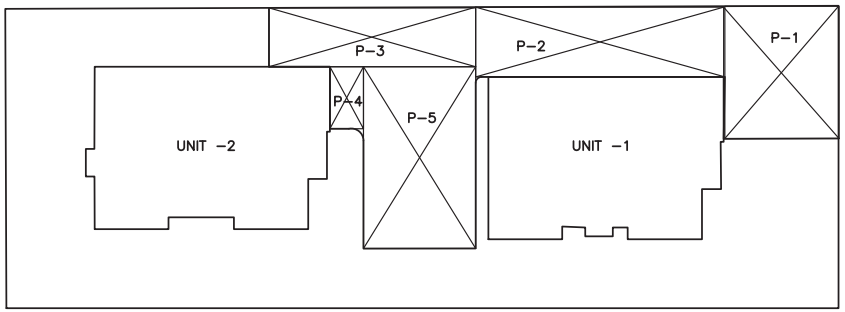
Of Sheets

GROSS FLOOR AREA CALCULATION:

AREA	DIMENSIONS	SF
A	27'-6"X12'-6"	343.8
B	15'X11'	165
C	10'-6"X6'-4"	66.5
D	17'X11'-7"	197
D-1	9'-6"X1'	9.5
E-1	1'-6"X6"	0.75
E-2	1'X6"	0.5
G	1'-6"X4'-8"	7
H	14'-6"X13'-10"	201
I	8'-8"X12'-6"	108
I-1	5'-8"X3'	17
J	9'-8"X7'-2"	69.2
J-1	6'-5"X8"	4.2
K	12'-6"X11'	137
L	5'-10"X13'7"	79.2
M	10'-7"X16'-10"	178.1
N	5'-4"X3'-6"	18.5
O	1'-6"X6"X2X2	3
TOTAL GROSS FLOOR AREA		1605.25
TOTAL BOTH UNITS		3210.5

BUILDING COVERAGE CALCULATION:

AREA	DIMENSIONS	SF
E GARAGE	20'-6"X10'-6"	215.25
F PORCH	7'-6"X4'-2"	31.24
F1 PORCH	1'X3'-2"	3.16
(A+B+C+D+D1) +E1+E2+ G		790.05
BLDG COVERAGE		1039.7
TOTAL BOTH UNITS		2079.4



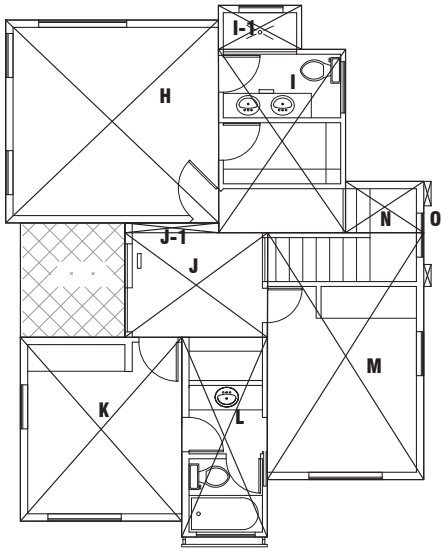
4 **SITE PLAN**
1"=10'

SCALE: 1"=10'
0' 2.5' 5' 10' 30'

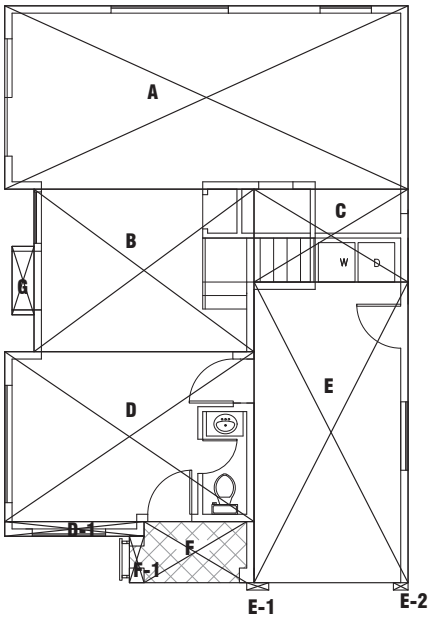
NORTH

SITE AREA CALCULATION:

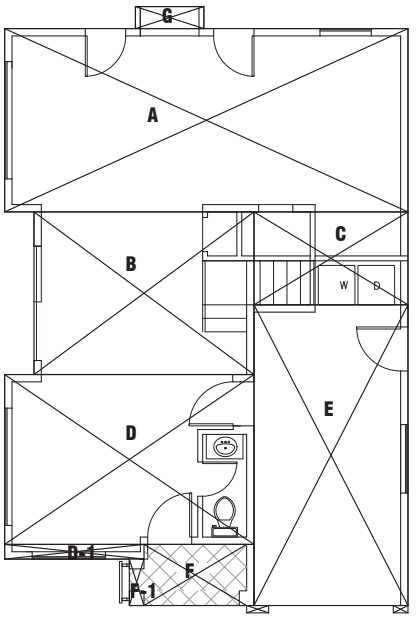
AREA	DIMENSIONS	SF
PAVING		
P-1	20'X22'-6"	450
P-2	42'-3"X12'	507
P-3	10'X35'	350
P-4	5'-8"X10'-6"	59
P-5	30'-10"X19'	586
TOTAL PAVING AREA		1952
PERMEABLE PAVER ALLOWANCE 50%		976 (MAX ALLOWED 20% OF LOT AREA 1,434.8 SF)
TOTAL BLDG COVERAGE		2080.6
TOTAL SITE AREA		7174
TOTAL LANDSCAPE AREA		4117.4 (MIN REQ'D 50% OF LOT AREA 3,587 SF)



3 **SECOND FLOOR PLAN - UNIT 1 & 2**
1/4"=1'-0"



2 **GROUND FLOOR PLAN - UNIT 1**
1/4"=1'-0"



1 **GROUND FLOOR PLAN - UNIT 2**
1/4"=1'-0"

SCALE: 1/4"=1'
0' 1' 2' 4' 8'

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RAMESH S. YADAV
No. C-29612
EXP. 08-31-15
RENEWAL DATE
STATE OF CALIFORNIA

ISSUE FOR CITY REVIEW

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1000 MIDDLE AVE
MENLO PARK, CA

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	CITY REVIEW	04/26/17

Sheet Title

GROSS FLOOR AREA & BLDG COVERAGE

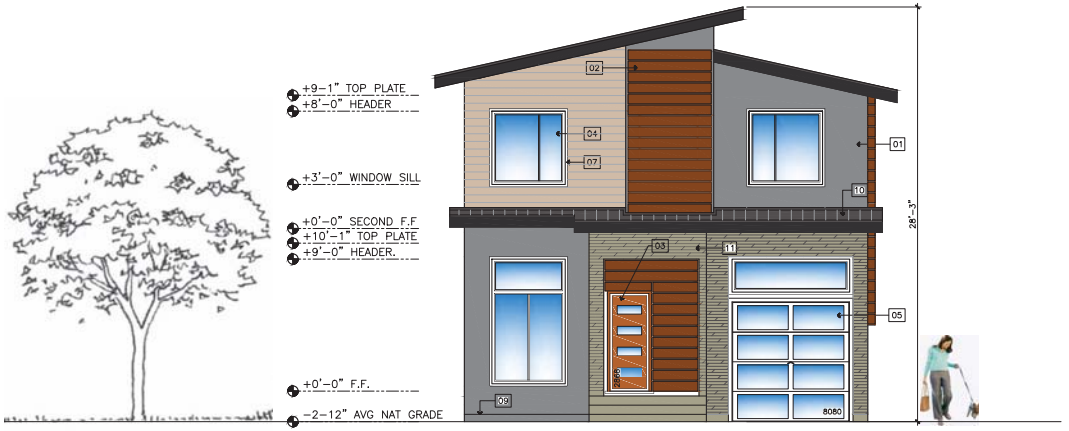
Sheet Number

A-2.1

Of Sheets

ELEVATION/ SECTION NOTES:

01. EXTERIOR WALL: STUCCO.
02. EXTERIOR WALL: 1x8 "PE" WOOD SIDING, NATURAL STAIN.
03. EXTERIOR DOOR: THERMATRU DOOR OR EQUAL – FIBERGLASS.
04. WINDOWS / SLIDING PATIO DOORS: ANDERSEN WOOD OR EQUAL. TRANSPARENT GLAZING. TYP.
05. GARAGE DOOR: METAL PAINTED W/ GLASS INSERT ROLL UP SECTIONAL GARAGE DOOR.
06. PAINTED METAL HANDRAIL 42" HIGH U.N.O.
07. PAINTED WOOD TRIM, TYPICAL.
08. EXISTING GRADE LINE.
09. A WEEP SCREED SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON WALLS COVERED WITH EXTERIOR PLASTER. THE SCREED SHALL BE PLACED A MIN. 4" ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
10. ROOF: METAL; COLOR DARK BRONZE
11. EXTERIOR WALL ACCENT MATERIAL: NANTUCKET STACKED STONE BY ELDORADO STONE
12. FIREPLACE: INDOOR–OUTDOOR GAS; TWILIGHT II BY HEAT N GLO



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

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

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Sheet Title

ELEVATIONS

Sheet Number

A-3.0

Of Sheets

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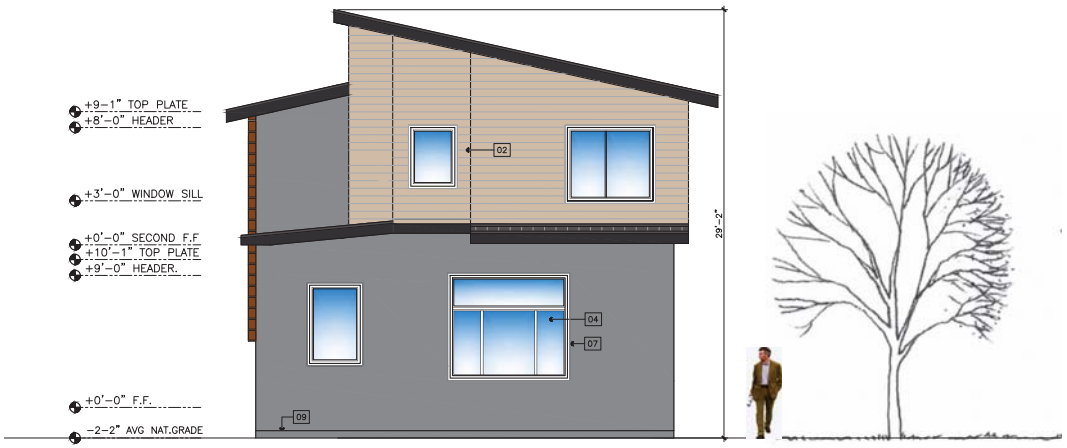
07. PAINTED WOOD TRIM, TYPICAL.
08. EXISTING GRADE LINE.
09. A WEEP SCREED SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON WALLS COVERED WITH EXTERIOR PLASTER. THE SCREED SHALL BE PLACED A MIN. 4" ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
10. ROOF: METAL; COLOR DARK BRONZE
11. EXTERIOR WALL ACCENT MATERIAL: NANTUCKET STACKED STONE BY ELDORADO STONE
12. FIREPLACE: INDOOR–OUTDOOR GAS; TWILIGHT II BY HEAT N GLO



1 BACK ELEVATION
1/4"=1'-0"

2 RIGHT SIDE ELEVATION (DRIVEWAY)
1/4"=1'-0"

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Sheet Title

ELEVATIONS

Sheet Number

A-3.0a

Of Sheets

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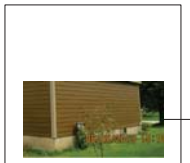
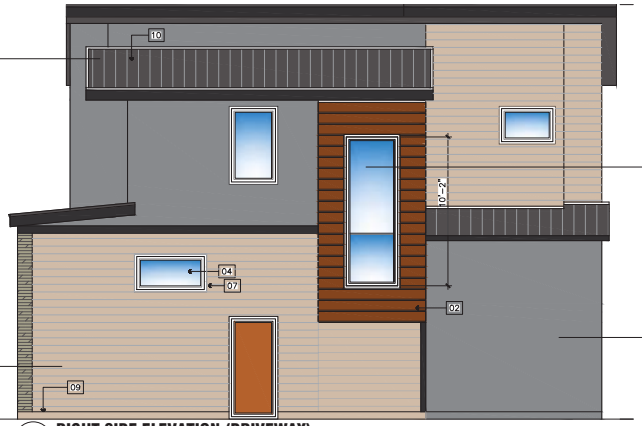
07. PAINTED WOOD TRIM, TYPICAL.
08. EXISTING GRADE LINE.
09. A WEEP SCREED SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON WALLS COVERED WITH EXTERIOR PLASTER. THE SCREED SHALL BE PLACED A MIN. 4" ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.
10. ROOF: METAL; COLOR DARK BRONZE
11. EXTERIOR WALL ACCENT MATERIAL: NANTUCKET STACKED STONE BY ELDORADO STONE
12. FIREPLACE: INDOOR–OUTDOOR GAS; TWILIGHT II BY HEAT N GLO

METAL ROOF – DARK BRONZE



EXTERIOR WALLS MATERIAL 2: LAP SIDING BY JAMES HARDIE; COLOR TUSCAN GOLD



1 RIGHT SIDE ELEVATION (DRIVEWAY)
1/4"=1'-0"

WINDOWS – CASEMENT; ANDERSEN OR EQUAL

EXTERIOR WALLS: STUCCO WITH INTEGRAL COLOR; LA HABRA TUXEDO; FINISH SMOOTH

BALCONY RAILING – METAL, HORIZONTAL PICKETS, MATCH ROOF COLOR

INDOOR–OUTDOOR GAS FIREPLACE– TWILIGHT II BY HEAT'N'GLO

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

ACCENT MATERIAL – ELDORADO STONE NANTUCKET STACKED STONE

ACCENT SIDING – IPE GARAGE DOOR – GLASS PANELS

EXTERIOR DOOR: WOOD DOORS; URBAN DOOR COLLECTION BY ROGUE VALLEY

SCALE: 1/4"=1'

0' 1' 2' 4' 8'

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

NORTH

YADAV DESIGN GROUP
4231 Business Center Dr.
Suite 9, Fremont, Ca 94538
voice 510.870.2340
fax 510.438.0455
www.yadavdesign.com
Architecture

GENERAL NOTES

1. Dimensions are to face of finish wall/curb or centerline of existing structural columns unless otherwise noted.
2. Contractor to verify all existing dimensions in the field prior to construction or installation.
3. Contact owner for description of owner furnished, contractor installed equipment.
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LICENSED ARCHITECT RAMESH S. YADAV C-29612 EXP. 08-31-15 RENEWAL DATE STATE OF CALIFORNIA

ISSUE FOR CITY REVIEW

1000 MIDDLE AVE PROJECT LLC

1000 MIDDLE AVE
MENLO PARK, CA

Job Number	15220.00
Drawn by	NY
Checked by	RY
Scale	AS SHOWN
Date	11/24/15

Revisions		
	REVISED	02/22/16
	REVISED	03/01/16
	ISSUE-CITY REVIEW	03/28/16
	ISSUE-DEVELOPMENT PERMIT	06/03/16
	ISSUE-PLAN CHECK CMNTS	08/25/16
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	CITY REVIEW	09/29/16
	CITY REVIEW	11/08/16
	CITY REVIEW	03/28/17
	CITY REVIEW	04/26/17

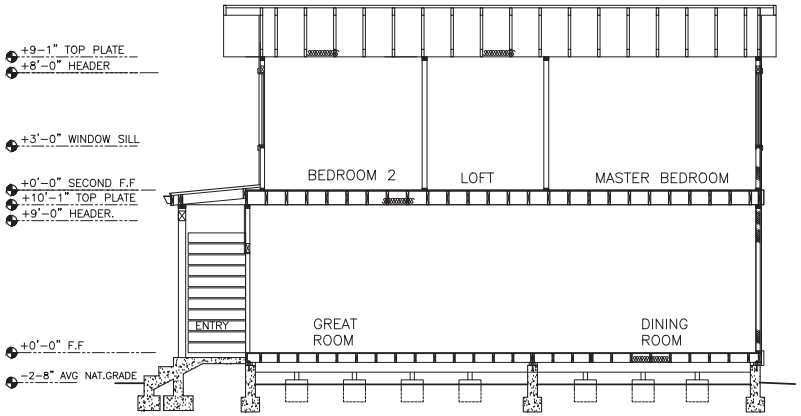
Sheet Title

EXTERIOR MATERIALS

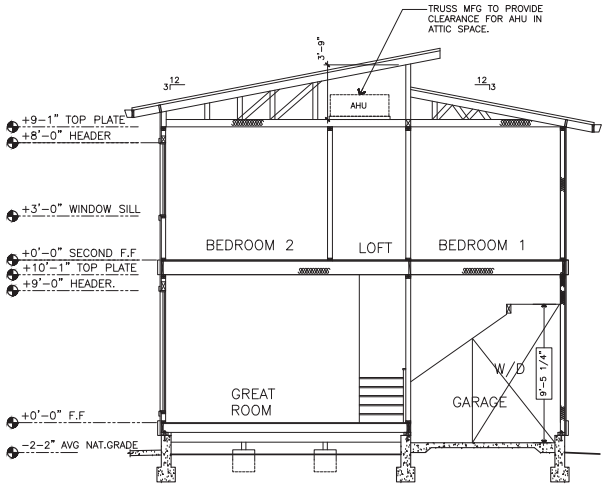
Sheet Number

A-3.1

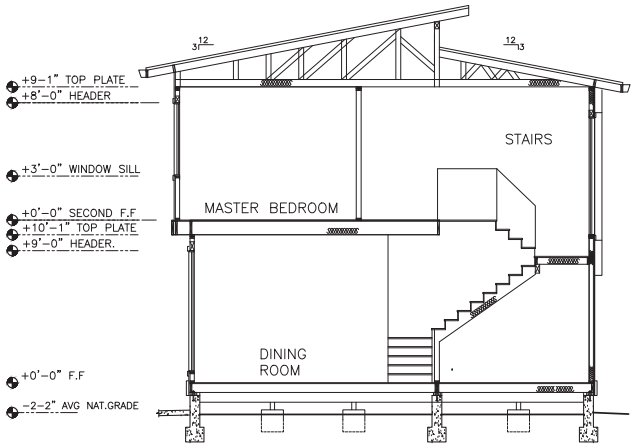
Of Sheets



3 BUILDING SECTION
1/4"=1'-0"



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



2 BUILDING SECTION
1/4"=1'-0"

SCALE: 1/4"=1'

0' 1' 2' 4' 8'

NORTH

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LICENSED ARCHITECT
RAJEEV S. YADAV
C-29612
EXP. 08-31-17
RENEWAL DATE
STATE OF CALIFORNIA

ISSUE FOR CITY REVIEW

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1000 MIDDLE AVE
MENLO PARK, CA

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	CITY REVIEW	09/29/16
	CITY REVIEW	11/08/16
	CITY REVIEW	03/28/17
	CITY REVIEW	04/26/17

Sheet Title

BUILDING SECTIONS

Sheet Number

A-3.2

Of Sheets

SURVEYORS 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.

NAME

MAY 8, 2017
DATE

LICENSED LAND SURVEYOR ROBERT J. DAINS No. 8227 EXPIRES 12/31/17 STATE OF CALIFORNIA

TITLE REPORT:

BASED ON A REVIEW OF THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE, DATED OCTOBER 8, 2014, TITLE NO. FWTO-3471401861-MA, NO EASEMENTS WERE FOUND.

TREE DESIGNATION NUMBERS:

THE TREE DESIGNATION NUMBER SHOWN ON THIS PLAN CORRESPOND TO THE ARBORIST REPORT PREPARED BY MAYNE TREE EXPERT COMPANY, INC., DATED JUNE 16, 2016.

BASIS OF BEARINGS:

THE BEARING OF NORTH 33°17'00" EAST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MIDDLE AVENUE, AS SHOWN ON THAT SUBDIVISION MAP FILED IN VOLUME 9 OF MAPS AT PAGE 9, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

CITY BENCHMARK:

ELEVATIONS SHOWN HEREON ARE BASED ON CITY BENCHMARK REFERENCE: "H-7-1910", USGS ELEVATION 72.264

ASSESSOR'S PARCEL NO.

071-302-310

EXISTING AND PROPOSED ZONING:

R3

EXISTING AND PROPOSED LAND USE:

RESIDENTIAL: EXISTING NO. OF UNITS = 1
PROPOSED NO. OF UNITS = 2

REQUIRED SETBACKS:

FRONT: 20'
SIDE: 10'
REAR: 15'

UTILITIES SERVICES:

WATER:	CAL-WATER
SANITARY SEWER:	WEST BAY SANITARY DISTRICT
GAS & ELECTRICAL:	P.G. & E
TELEPHONE:	AT & T
FIRE:	MENLO PARK

LEGAL DESCRIPTION:

LOT 64, "STANFORD PARK ANNEX", VOLUME 9 OF MAPS AT PAGE 9.

LANDSCAPE NOTE:

THOSE AREAS NOT COVERED BY BUILDINGS, CONCRETE OR PAVING ARE LANDSCAPE AREAS.

UTILITY NOTE:

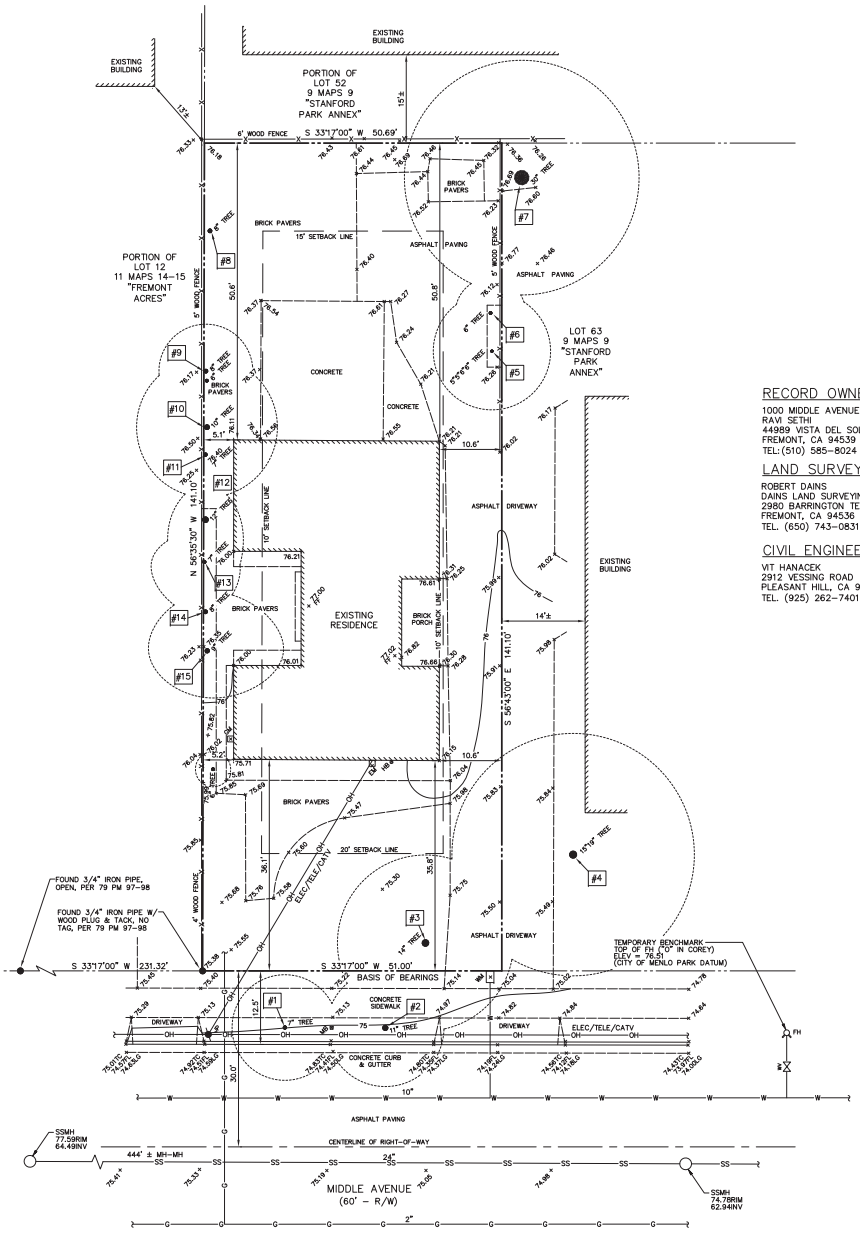
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "X".

LOT AREA:

= 7,174 SQ. FT. ±
= 0.165 ACRES ±



RECORD OWNER/SUBDIVIDER:

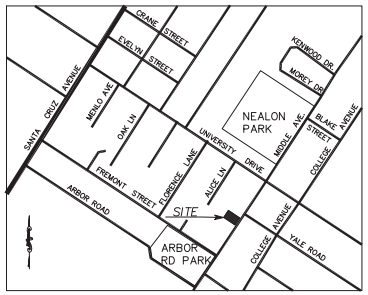
1000 MIDDLE AVENUE PROJECT LLC
RAVI SETHI
44989 VISTA DEL SOL
FREMONT, CA 94539
TEL: (510) 585-8024

LAND SURVEYOR:

ROBERT DAINS
DAINS LAND SURVEYING
2980 BARRINGTON TERRACE
FREMONT, CA 94536
TEL. (650) 743-0831

CIVIL ENGINEER:

VIT HANACEK
2912 VESSING ROAD
PLEASANT HILL, CA 94523
TEL. (925) 262-7401



LOCATION MAP
(NOT TO SCALE)

LEGEND

	PROPERTY LINE
CATV	CABLE TELEVISION
ELEC	ELECTRIC
EM	ELECTRIC METER
E.U.C.A.	EXCLUSIVE USE COMMON AREA
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HB	HOSE BIBB
INV.	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MB	MAIL BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TELE	TELEPHONE
WM	WATER METER
WV	WATER VALVE
12" TREE	TREE W/ SIZE
X X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE

SHEET INDEX

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

NO.	DESCRIPTION	BY:	DATE
-	CITY COMMENTS	RJD	2/23/17

DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR:
RAVI SETHI

TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES
1000 MIDDLE AVENUE
APN 071-302-310
LOT 64, 9 MAPS 9
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	12/2/16
DRAWING NO.	15-518

TM-1

D15

SURVEYORS 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.

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071-302-310

EXISTING AND PROPOSED ZONING:

R3

EXISTING AND PROPOSED LAND USE:

RESIDENTIAL: EXISTING NO. OF UNITS = 1
PROPOSED NO. OF UNITS = 2

REQUIRED SETBACKS:

FRONT: 20'
SIDE: 10'
REAR: 15'

UTILITIES SERVICES:

WATER:	CAL-WATER
SANITARY SEWER:	WEST BAY SANITARY DISTRICT
GAS & ELECTRICAL:	P.G. & E
TELEPHONE:	AT & T
FIRE:	MENLO PARK

LEGAL DESCRIPTION:

LOT 64, "STANFORD PARK ANNEX", VOLUME 9 OF MAPS AT PAGE 9.

LANDSCAPE NOTE:

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UTILITY NOTE:

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FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE "X".

LOT AREA:

= 7,174 SQ. FT. ±
= 0.165 ACRES ±

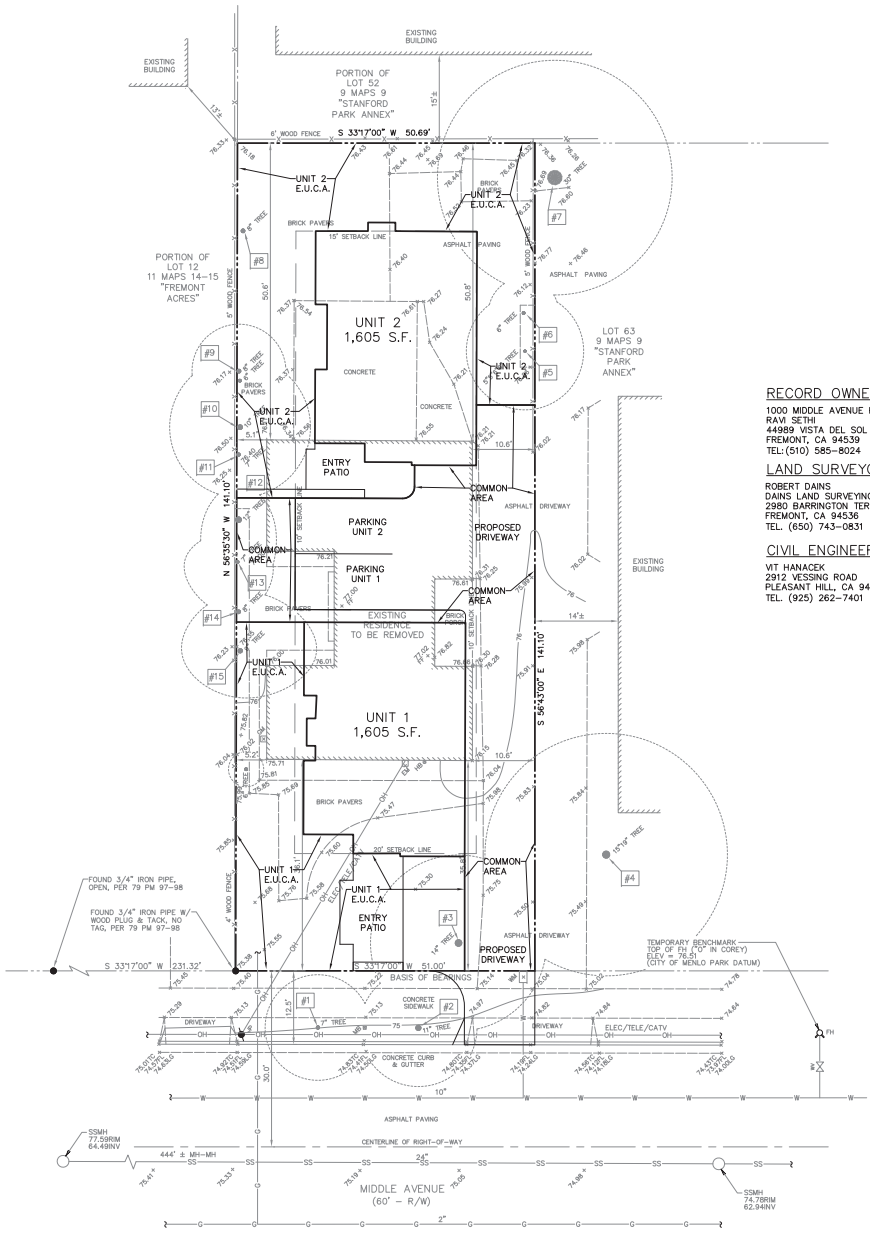
PROPOSED UNIT FLOOR AREAS:

UNIT 1:

FIRST FLOOR	790.05 S.F.
SECOND FLOOR	815.20 S.F.

UNIT 2:

FIRST FLOOR	790.05 S.F.
SECOND FLOOR	815.20 S.F.



RECORD OWNER/SUBDIVIDER:

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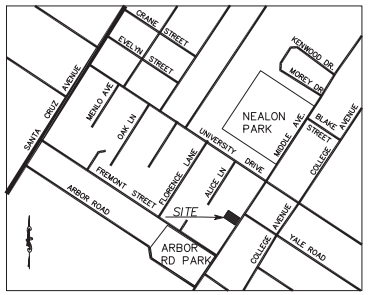


LOCATION MAP
(NOT TO SCALE)

LEGEND

	PROPERTY LINE
CATV	CABLE TELEVISION
ELEC	ELECTRIC
EM	ELECTRIC METER
E.U.C.A.	EXCLUSIVE USE COMMON AREA
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
GM	GAS METER
HB	HOSE BIBB
INV.	INVERT
JP	JOINT UTILITY POLE
LG	LIP OF GUTTER
MB	MAIL BOX
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TELE	TELEPHONE
WM	WATER METER
WV	WATER VALVE
12" TREE	TREE W/ SIZE
X X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE

SHEET INDEX

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

REV	DESCRIPTION	BY:	DATE
-	CITY COMMENTS	RJD	5/01/17
-	CITY COMMENTS	RJD	2/23/17

DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR:
RAVI SETHI

TENTATIVE PARCEL MAP
FOR CONDOMINIUM PURPOSES
1000 MIDDLE AVENUE
APN 071-302-310
LOT 64, 9 MAPS 9
SAN MATEO COUNTY
MENLO PARK CALIFORNIA

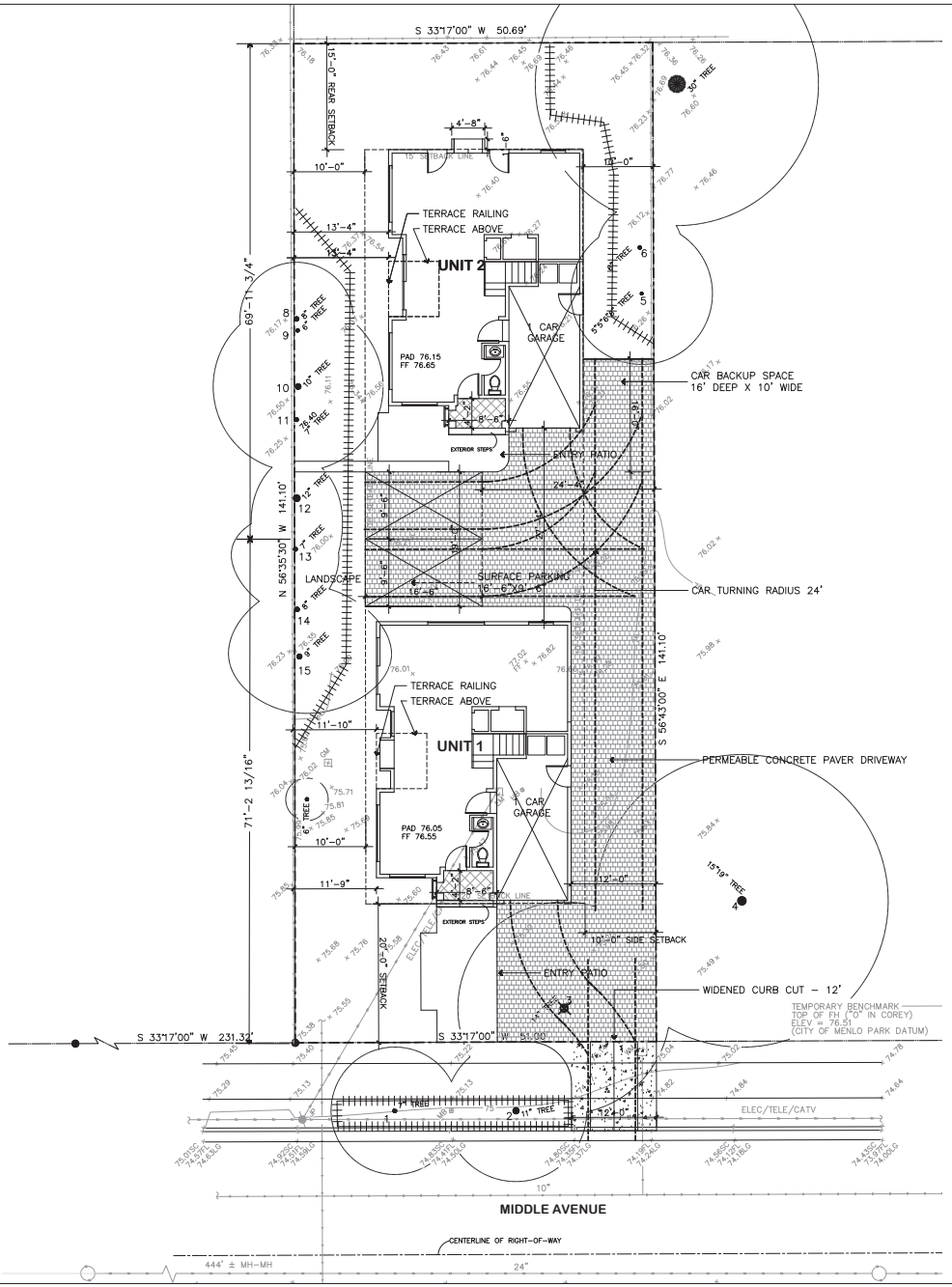
DRAWN BY:	RJD
DESIGNED BY:	---
CHECKED BY:	RJD
SCALE:	1"=10'
DATE:	12/2/16
DRAWING NO.	15-518

TM-2

D16

EXISTING TREE SPECIES:

TREE #	SPECIES	COMMENTS
1	MODESTO ASH	
2	MODESTO ASH	
3.	BLACK OAK	HERITAGE TREE
4	COAST LIVE OAK	HERITAGE TREE
5	HOLLYWOOD JUNIPER	
6	HOLLYWOOD JUNIPER	
7	DEODAR CEDAR	HERITAGE TREE
8	BAY LAUREL	
9	HOLLYWOOD JUNIPER	
10	HOLLYWOOD JUNIPER	
11	HOLLYWOOD JUNIPER	
12	HOLLYWOOD JUNIPER	
13	HOLLYWOOD JUNIPER	
14	HOLLYWOOD JUNIPER	
15	HOLLYWOOD JUNIPER	



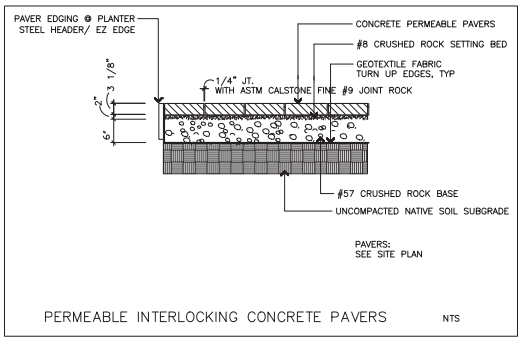
LEGEND

- PROPERTY LINE
- SETBACK LINES
- EASEMENT LINE
- PARKING & DRIVEWAY - PERMEABLE PAVERS
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING
- TREE TRUNK & SIZE - SEE SURVEY
- TREE NUMBERS - SEE ARBORIST REPORT

NOTE: CONFORM TO CITY OF MENLO PARK TREE PROTECTION SPECIFICATIONS FOR ALL OF THE TREES IDENTIFIED ON THE SITE PLAN INCLUDING TREE #4 AND TREE #7 WHICH ARE LOCATED ON NEIGHBORING PROPERTIES

PROJECT DATA:

APN#:	071-302-310
ZONING:	R-3
OCCUPANCY:	R-3, U
CONSTRUCTION TYPE:	TYPE V-B, W/ AUTO SPRINKLER SYSTEM
LOT SIZE:	7,174 SF
LOT COVERAGE:	2,080.6 SF 29% (30% MAX)
FLOOR AREA RATIO:	45% (45% MAX)
PARKING & DRIVEWAY:	1,952 SF PERMEABLE PAVERS; COUNTED AT 50% 976 SF MAX 1,434.8 SF (20%)
LANDSCAPE & OPEN SPACE:	4,117.4 SF (50% MIN = 3,587 SF)
UNIT 1 & 2 TOTAL GROSS FLOOR AREA:	1,605.25 SF
MAX. FLOOR AREA BOTH UNITS:	3,210.5 SF (3,228 SF MAX)
EXISTING UNIT	
TOTAL FLOOR AREA	2,040 SF
GROUND FLOOR AREA	1,540 SF
SECOND FLOOR AREA	550 SF
BUILDING COVERAGE	2,044 SF
PROPOSED UNIT 1 AND 2	
TOTAL FLOOR AREA	3210.5 SF (1605.25X2)
GROUND FLOOR AREA	790.05 SF EA. UNIT
SECOND FLOOR AREA	815.2 SF EA. UNIT
BUILDING COVERAGE	2080.6 SF (1040.3X2)
TOTAL PARKING SPACES	4
COVERED -GARAGE	2
UNCOVERED	2



PERMEABLE INTERLOCKING CONCRETE PAVERS NTS

SCALE: 1/8"=1'

0' 2' 4' 8' 16'

NORTH

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	CITY REVIEW	03/28/17
	CITY REVIEW	04/26/17

Sheet Title

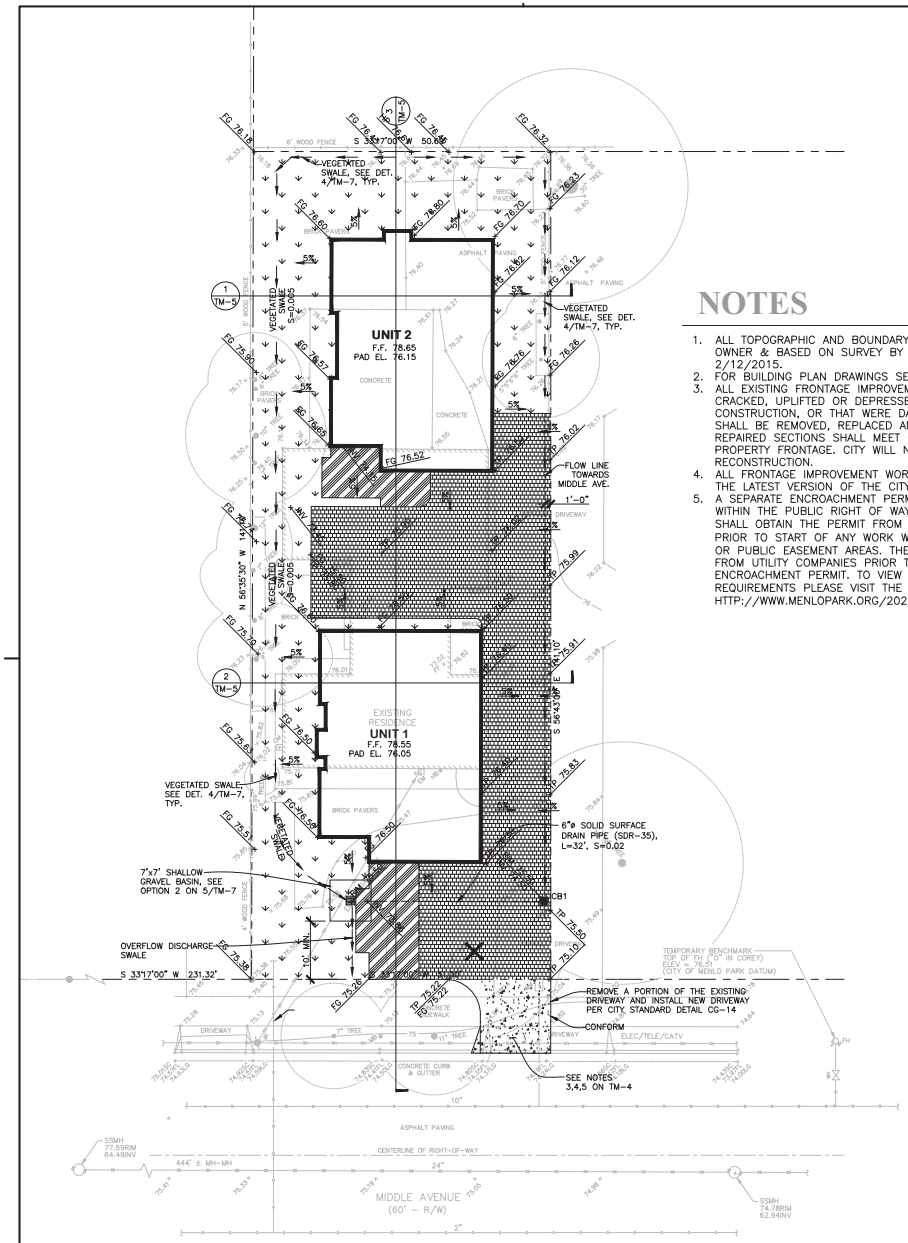
SITE PLAN

Sheet Number

A-1.2

Of Sheets

D17



1 SITE GRADING AND PAVING PLAN
SCALE: 1"=10'

NOTES

1. ALL TOPOGRAPHIC AND BOUNDARY INFORMATIONS WERE PROVIDED BY OWNER & BASED ON SURVEY BY DAINS LAND SURVEYING, DATED 2/12/2015.
2. FOR BUILDING PLAN DRAWINGS SEE ARCHITECTURAL DRAWINGS.
3. ALL EXISTING FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
4. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
5. A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT. TO VIEW ENCROACHMENT PERMIT REQUIREMENTS PLEASE VISIT THE CITY'S WEBSITE AT: HTTP://WWW.MENLOPARK.ORG/202/ENCROACHMENT-PERMITS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALTIC CONCRETE
BFPD	BACKFLOW PREVENTION DEVICE
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BSMT	BASEMENT
BW	BACK OF WALK
CB	CATCH BASIN
C&G	CURB & GUTTER
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
COO	CITY OF OAKLAND
COR	CORNER
C.Y.	CUBIC YARDS
DI	DRAINAGE INLET
DIP	DUCTILE IRON PIPE
DW	DOMESTIC WATER
D/W	DRIVEWAY
E	EAST
(E) EX	EXISTING
EBMUD	EAST BAY MUD
EFG	EXISTING FINISH GRADE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FLR	FLOOR
FND	FOUND
FS	FIRE SERVICE OR FINISHED SURFACE ELEVATION
G	GAS
GB	GRADE BREAK
GS	GROUND SURFACE ELEVATION
GV	GAS VALVE
HC	HANDICAP
HCR	HANDICAP RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
IRR	IRRIGATION
JP	JOINT POLE
JT	JOINT TRENCH
LAT	LATERAL
LG	LIP OF GUTTER
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
(N)	NEW
N	NORTH
NE	NORTH EAST
NO	NUMBER
NW	NORTH WEST
OPT	OPTION
OVE	OVERHEAD ELECTRIC
PC	POINT OF CURVATURE
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRK	PARKING
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
RPBPD	REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
S	SLOPE OR SOUTH
SAP	SEE ARCHITECTURAL PLANS
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SE	SOUTH EAST
SEP	SEE ELECTRICAL PLANS
SERV	SERVICE
SF	SQUARE FEET
SFPP	SEE FIRE PROTECTION PLANS
SGR	SEE GEOTECHNICAL REPORT
SHT	SHEET
SJTP	SEE JOINT TRENCH PLANS
SL	STREET LIGHT
SLP	SEE LANDSCAPE PLANS
SMP	SEE MECHANICAL PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSLP	SEE STREET LIGHT PLAN
SSML	SANITARY SEWER MANHOLE
SSP	SEE STRUCTURAL PLAN
STA	STATION
STD	STANDART
SW	SOUTH WEST
S/W	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
THK	THICK
THRU	THROUGH
TOP	TOP OF PIPE
TRANS	TRANSFORMER
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
W/	WITH
W/	WATER
WM	WATER METER
W	WEST
WV	WATER VALVE

LEGEND

- (N) CONC. PAVEMENT
- (N) PERMEABLE PAVERS
- (N) LANDSCAPED ENTRY PATIO
- (N) LANDSCAPING
- (N) CONTOUR LINES
- BUILDING OUTLINE
- S71°15'W 183.65' PROPERTY LINE
- (E) TREE TO BE REMOVED

CUT AND FILL VOLUME [C.YD.]

	CUT [C.Y.]	FILL [C.Y.]
CRAWL SPACE	19.3	

IMPERVIOUS AREA [SF]

		(N) AREA [S.F.]	(E) AREA [S.F.]
IMPERVIOUS AREA	– HOUSE	2084	1590
	– AC DRIVEWAY	0	1641
	– BRICK WALKWAY	0	1786
	– CONCRETE PATIOS	0	616
TOTAL IMPERVIOUS AREA		2084	5633
		(N) AREA [S.F.]	(E) AREA [S.F.]
PERVIOUS AREA	– PERMEABLE PAVERS	1945	0
	– LANDSCAPING	3162	1558
TOTAL PERVIOUS AREA		5107	1558

LOCATION MAP

NORTH

Vit Hanacek, PE
2912 Vessing Rd.
Pleasant Hill, CA 94523
Tel. (925) 262-7401
Fax. (925) 952-7812
v.hanacek@yahoo.com

REGISTERED PROFESSIONAL ENGINEER VITOLD HANACEK C 75786 EXP. 06/30/18 CIVIL STATE OF CALIFORNIA

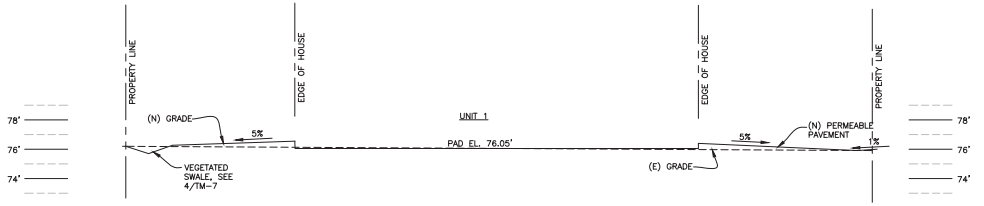
ISSUANCE AND REVISIONS: NO.	DATE	DESCRIPTION
	10/26/2016	PERMIT SET
1	02/10/2017	PC COMMENTS 1/30/2017
2	04/28/2017	PC COMMENTS 4/17/2017
3		
4		
5		
6		

PROJECT NAME:
RAVI SETHI RESIDENCE
1000 MIDDLE AVE.
MENLO PARK, CA

SHEET TITLE:
PRELIMINARY SITE GRADING, PAVING AND DRAINAGE PLAN

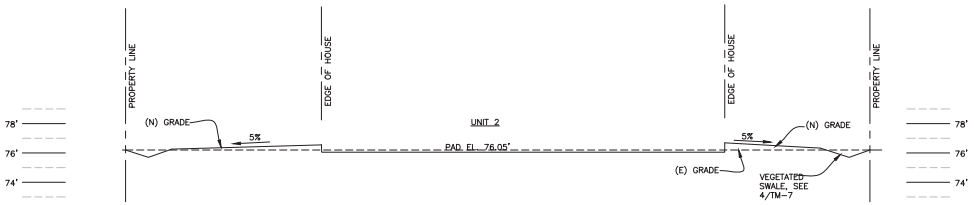
SHEET NO.:
TM-4

PROJECT: 16-0965



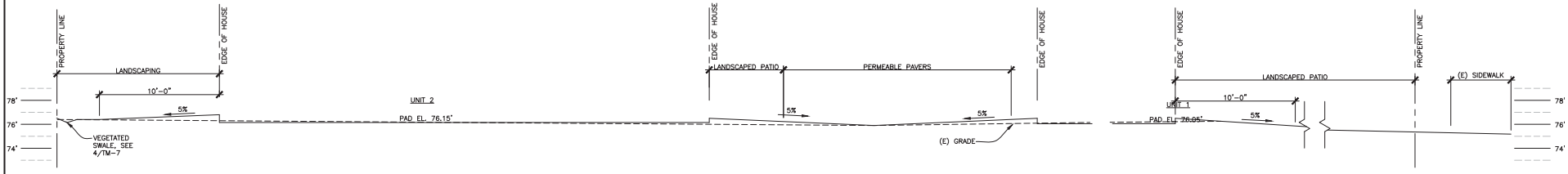
2 SITE SECTION

SCALE: 1/4"=1'



1 SITE SECTION

SCALE: 1/4"=1'



3 SITE SECTION

SCALE: 1/4"=1'

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STATE OF CALIFORNIA

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4		
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6		

PROJECT NAME:

RAVI SETHI RESIDENCE

1000 MIDDLE AVE.
MENLO PARK, CA

SHEET TITLE:

SITE SECTIONS

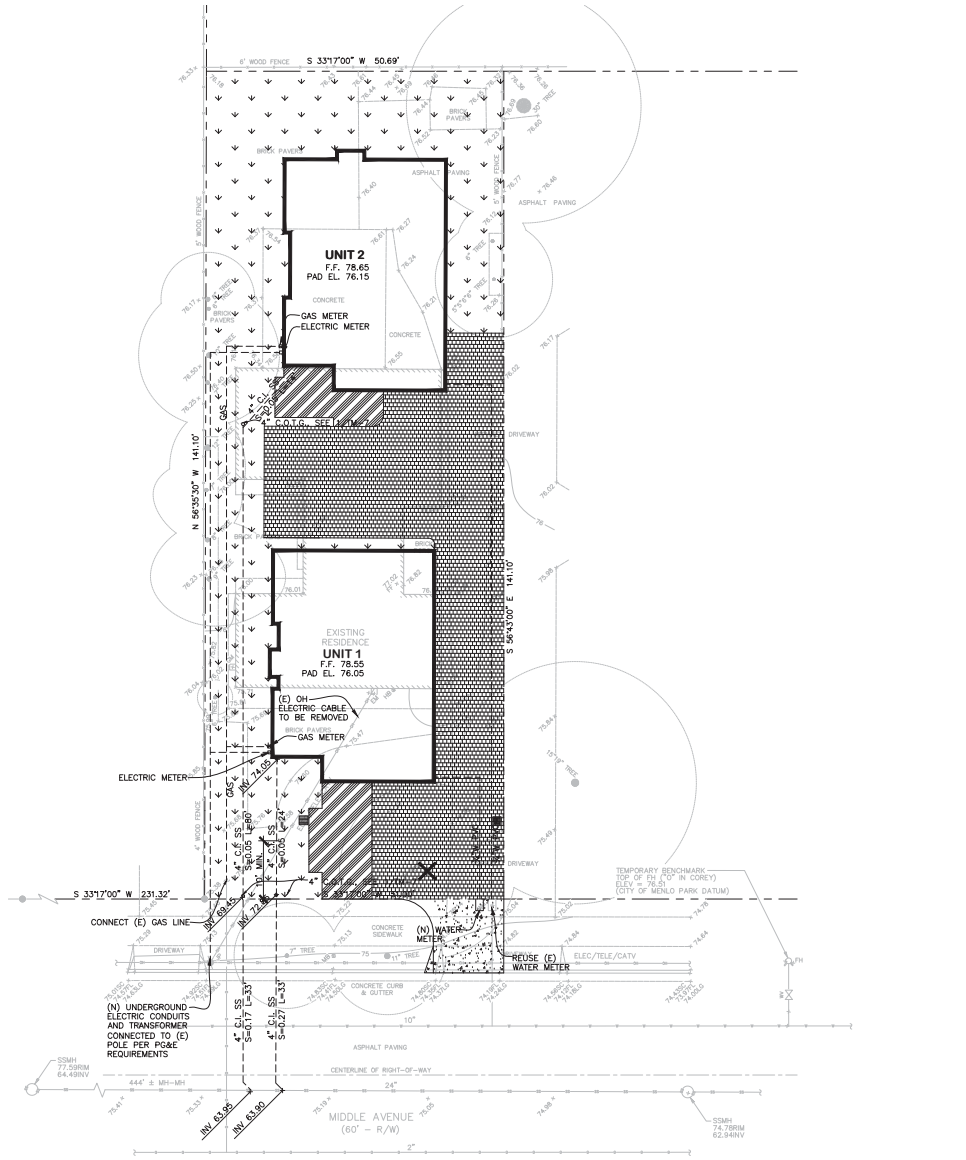
SHEET NO.:

TM-5

PROJECT: 16-0965

NOTES

1. MAINTAIN 1 FOOT VERTICAL CLEARANCE BETWEEN WATER LINES AND SANITARY SEWER LINES AT THE CROSSING POINTS. THE WATER LINES SHALL BE ABOVE THE SANITARY SEWER LINES.
2. ALL TRENCHES WITHIN THE CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B AND ST-16 WHERE APPLICABLE.



1 / – SITE UTILITIES PLAN

SCALE: 1"=10'

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v.hancak@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
VITALIY HANCAK
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EXP. 06/30/18
CIVIL
STATE OF CALIFORNIA

ISSUANCE AND REVISIONS:

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PROJECT NAME:

RAVI SETHI RESIDENCE

1000 MIDDLE AVE.
MENLO PARK, CA

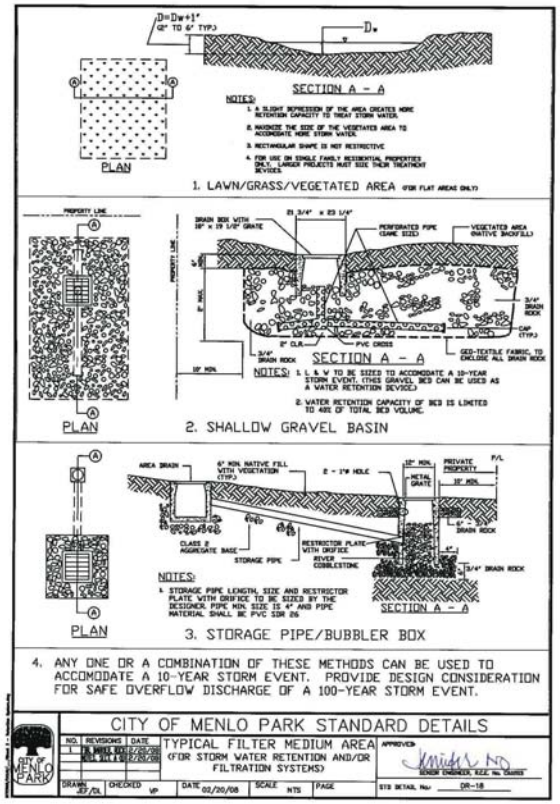
SHEET TITLE:

PRELIMINARY SITE UTILITIES PLAN

SHEET NO.:

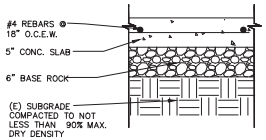
TM-6

PROJECT: 16-0965



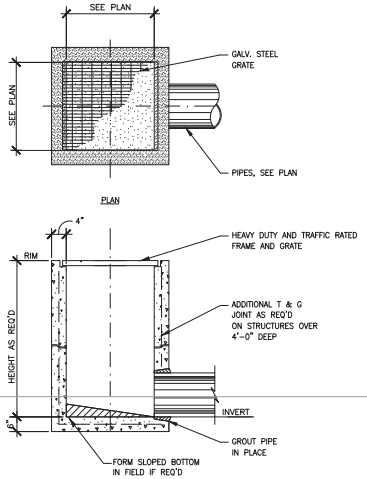
5 SHALLOW GRAVEL BASIN DETAIL
NOT TO SCALE

PERMEABLE INTERLOCKING PAVERS

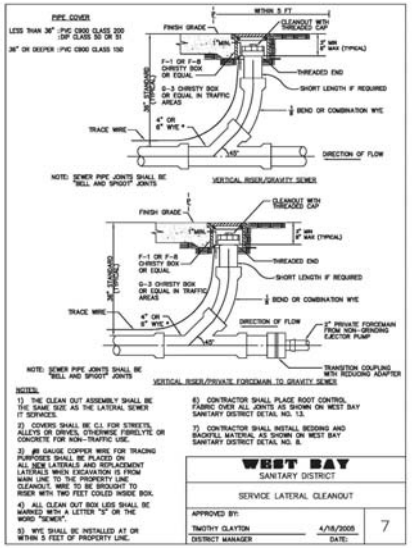


6" CONCRETE DRIVEWAY

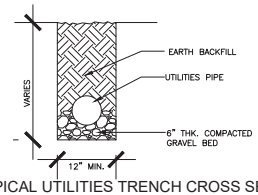
3 PAVEMENT SECTIONS
NOT TO SCALE



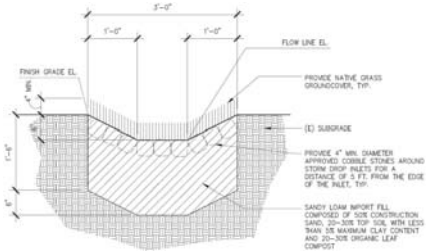
6 CATCH BASIN
NOT TO SCALE



1 TYPICAL SANITARY SEWER CLEANOUT
NOT TO SCALE



2 TYPICAL UTILITIES TRENCH CROSS SECTION (ON PRIVATE PROPERTY ONLY)
NOT TO SCALE



4 TYPICAL VEGETATED SWALE
NOT TO SCALE

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REGISTERED PROFESSIONAL ENGINEER
VITOMIR HANACEK
C 75786
EXP. 09/30/18
CIVIL
STATE OF CALIFORNIA

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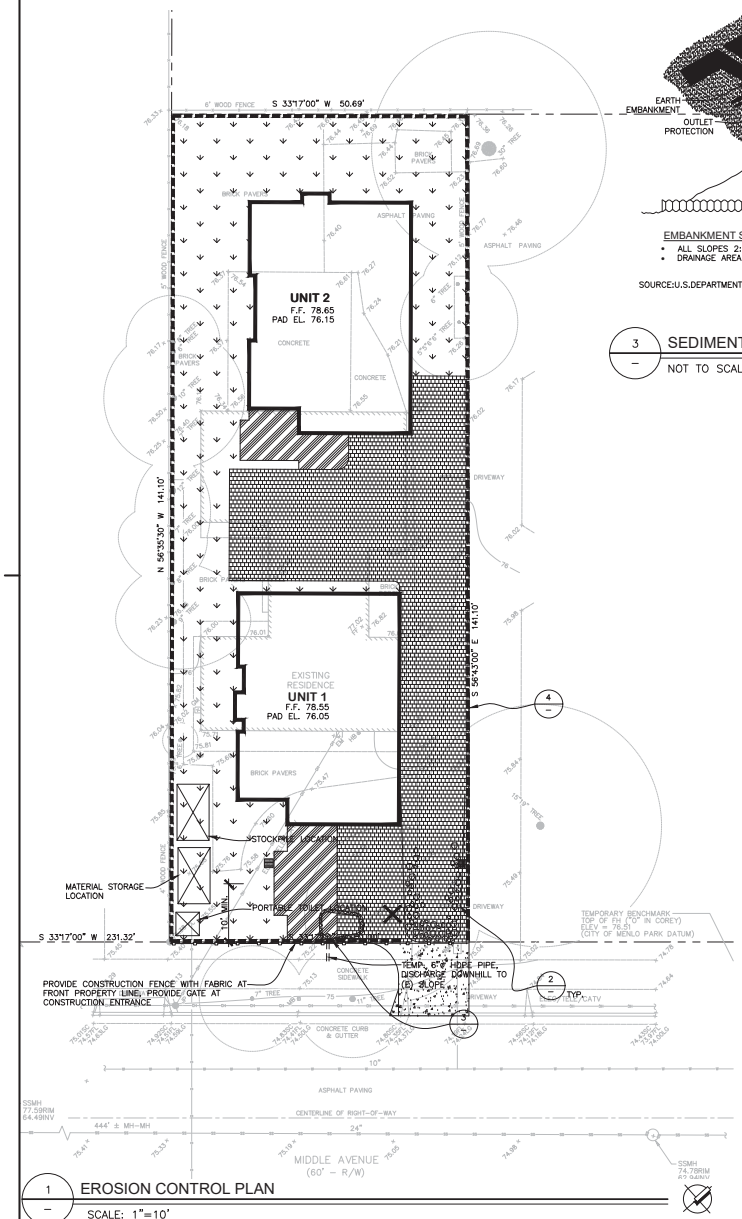
PROJECT NAME:
RAVI SETHI RESIDENCE
1000 MIDDLE AVE.
MENLO PARK, CA

SHEET TITLE:
CIVIL DETAILS

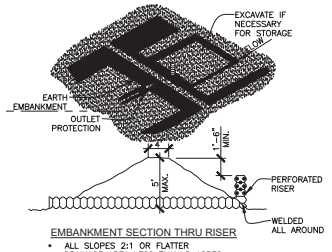
SHEET NO.:
TM-7

PROJECT: 16-0965



1 — EROSION CONTROL PLAN

SCALE: 1"=10'



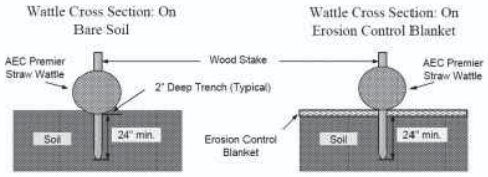
EMBANKMENT SECTION THRU RISER

- ALL SLOPES 2:1 OR FLATTER
- DRAINAGE AREA LESS THAN 5 ACRES

SOURCE:U.S.DEPARTMENT OF AGRICULTURE [REF.NO.1]

3 — SEDIMENT TRAP

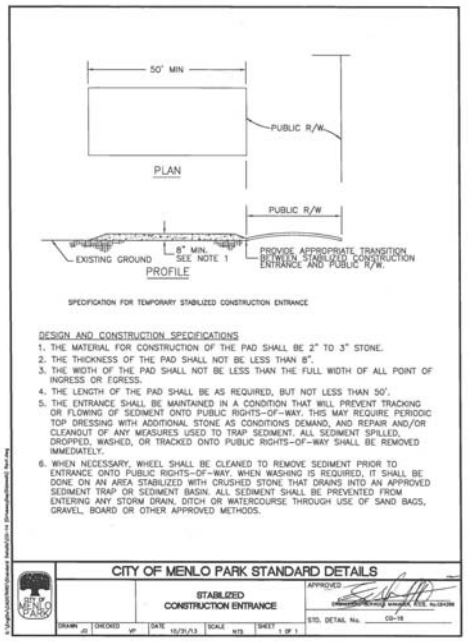
NOT TO SCALE



Notes:
1. Drawings are not to scale.
2. Ends of Wattles shall be turned slightly up slope.
3. Recommended stakes are 1 1/8" wide x 1 1/8" thick x 36" long. Stakes shall not extend above the straw wattle more than 2".

4 — STRAW WATTLE SECTION

NOT TO SCALE



2 — STABILIZED CONSTRUCTION ENTRANCE

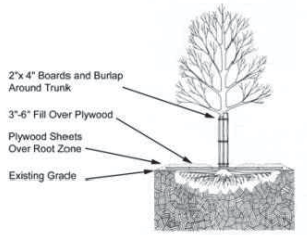
NOT TO SCALE

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. PHASE GRADING OPERATIONS TO REDUCE DISTURBED AREAS AND TIME OF EXPOSURE.
2. NO SITE GRADING SHALL BE ALLOWED BETWEEN OCTOBER 15TH AND APRIL 15TH UNLESS APPROVED EROSION CONTROL MEASURES ARE IN PLACE.
3. LIMIT ON-SITE CONSTRUCTION ROUTES AND STABILIZE CONSTRUCTION ENTRANCE(S). SEE DETAIL 2/TM-8.
4. NOT USED
5. THE APPLICANT SHALL GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER, WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
6. ALL DIRT, GRAVEL, RUBBISH, REFUSES AND GREEN WASTE FROM THE SIDEWALK, STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE SHALL BE REMOVED. DURING WET WEATHER, THE APPLICANT SHOULD AVOID DRIVING VEHICLES OFF PAVED AREAS AND OTHER OUTDOOR WORK.
7. THE SIDEWALK AND PUBLIC STREET PAVEMENT ADJOINING THE PROJECT SITE SHALL BE BROOM SWEPT ON A DAILY BASIS. CAKED ON MUD OR DIRT OR DIRT SHALL BE SCRAPED FROM THESE AREAS BEFORE SWEEPING.
8. THE APPLICANT SHALL INSTALL FILTER MATERIALS (SUCH AS SANDBAGS, FILTER FABRIC, ETC.) AT THE STORM DRAIN INLET NEAREST THE DOWNSTREAM SIDE OF THE PROJECT SITE PRIOR TO: 1) START OF THE RAINY SEASON (OCTOBER 15), 2) SITE DEWATERING ACTIVITIES, OR 3) STREET WASHING ACTIVITIES, 4) SAW CUTTING ASPHALT OR CONCRETE, IN ORDER TO RETAIN ANY DEBRIS OR DIRT FLOWING INTO THE CITY STORM DRAIN SYSTEM. FILTER MATERIALS SHALL BE MAINTAINED AND/OR REPLACED AS NECESSARY TO ENSURE EFFECTIVENESS AND PREVENT STREET FLOODING. FILTERED PARTICLES SHALL BE DISPOSED OF IN THE TRASH.
9. PROVIDE 2 FT. DEEP TEMPORARY SEDIMENT TRAPS AS SHOWN; SEE DETAIL 3/TM-8.
10. COVER STOCKPILED SOIL AND LANDSCAPING MATERIALS WITH SECURED PLASTIC SHEETING AND DIVERT RUNOFF AROUND THEM.
11. ONCE GRADING IS COMPLETED, STABILIZE THE DISTURBED AREAS USING PERMANENT VEGETATION AS SOON AS POSSIBLE. (HAND SEEDING)
12. CONDUCT ROUTINE INSPECTIONS OF EROSION CONTROL MEASURES ESPECIALLY BEFORE AND IMMEDIATELY AFTER RAINSTORMS, AND REPAIR IF NECESSARY.
13. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE SAND BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED DROP INLET SEDIMENT TRAPS.
14. WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS ON CONSTRUCTION SITES, USE DRY SWEEPING METHODS WHERE POSSIBLE. IF WATER MUST BE USED TO FLUSH PAVEMENT, COLLECT RUNOFF TO SETTLE OUT SEDIMENTS AND PROTECT STORM DRAIN INLETS.
15. USE EROSION CONTROL BLANKETS FOR TEMPORARY SLOPE PROTECTION.

LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- STRAW BALE DIKE
- CONSTRUCTION FENCE
- DIKE
- UNLINED SWALE
- PAVED SWALE
- ROCK-LINED SWALE
- UNLINED WATERWAY
- GRASSED WATERWAY
- PAVED WATERWAY
- ROCK-LINED WATERWAY
- SEDIMENT TRAP
- SEDIMENT BASIN
- PIPE SLOPE DRAIN
- PAVED FLUME
- STORM DRAIN OUTLET PROTECTION
- RIPRAP
- CHECK DAM
- SUBSURFACE DRAIN
- SEEDING
- STRAW MULCHING
- HYDRAULIC SEEDING AND MULCHING
- PUNCHED STRAW
- LIMITS OF CLEARING AND GRADING
- STRAW WATTLES
- (E) TREE TO BE REMOVED



5 — TEMPORARY TREE PROTECTION DETAIL

NOT TO SCALE

Vit Hanacek, PE
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Pleasant Hill, CA 94523
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Fax. (925) 952-7812
v.hanacek@yahoo.com

REGISTERED PROFESSIONAL ENGINEER — VITOMIR HANACEK — C 75786 — EXP. 06/30/18 — CIVIL — STATE OF CALIFORNIA

ISSUANCE AND REVISIONS:

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PROJECT NAME:

RAVI SETHI RESIDENCE
1000 MIDDLE AVE.
MENLO PARK, CA

SHEET TITLE:

EROSION CONTROL PLAN AND DETAILS

SHEET NO.:

TM-8

PROJECT: 16-0965

1000 Middle Ave Project LLC

• Purpose of the proposal • Scope of work • Architectural style, materials, colors, and construction methods • Basis for site layout • Existing and proposed uses • Outreach to neighboring properties

We are proposing to build two units (front and back) similar to the projects done in the immediate neighborhood to enhance the desirability of the location, which has an existing single family home that was built in 1940. Properties on either side are multi-unit. The scope of work is to tear down the existing dwelling and build two story, 1600+ sq. ft., open concept, contemporary style units that have gorgeous features. Accent features include stacked stone, Ipe wood siding, horizontal metal balcony railing, glass panel garage door and metal roof. Horizontal Hardie panel siding and stucco walls work together to achieve a harmonized exterior look.

The contemporary architecture style is replacing the existing in a majority of new construction in the City. 455 Yale Road directly across the street is an example and our project follows the direction of the current City development. Another current example in the vicinity is on Bay Laurel.

The lot is long and narrow so we have designed the project to have one unit in the front and one in the back. The front unit has street frontage and has outdoor space on the side and the access is designed accordingly. The back unit enjoys a private back yard.

Neighborhood Outreach

The owner visited the following addresses in the neighborhood, and talked with the people available. The methodology was to pick immediate neighbors on the same street and corner homes across the street on Yale/Middle Ave intersection.

928 & 948 Middle Ave (Similar to our project , Front and back units)
950 & 960 middle Ave (Similar to our project, Front and back units)
980 Middle Ave (4 apartments)
1000 Middle Ave (our project location
1014 Middle Ave (4 apartments)
455 Yale Rd (single family)
490 Yale Rd (single family)

We gave a color image of the outlook of the proposed homes. We got good response from all of them. We did leave them our phone numbers to call us for any future feedback. The only response we heard is from the city (Yesenia) that occupant of 950 Middle Ave had some asbestos removal question. Yesenia appropriately mentioned that any asbestos, if detected, will be removed by a licensed company during construction. I have e-mailed to Anna Salas (950 Middle Ave occupant) to invite her to send us any other feedback to us so we can consider it in our project execution.

Mayne Tree Expert Company, Inc.

ESTABLISHED 1931 — STATE CONTRACTOR'S LICENSE NO. 276793

CERTIFIED FORESTER • CERTIFIED ARBORISTS • PEST CONTROL • ADVISORS AND OPERATORS

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400
FACSIMILE: (650) 593-4443
EMAIL: info@maynetree.com

June 16, 2016
(Revised December 20, 2016 & February 9, 2017)

Mr. Ravi Sethi
44989 Vista Del Sol
Fremont, CA 94539

Dear Mr. Sethi,

RE: 1000 MIDDLE AVENUE, MENLO PARK

At your request, on June 15, 2016, I reviewed the proposed construction plans associated with the above-referenced address. The purpose of my review was to determine the extent of the construction project and what impact it will have on the trees that are located on the site and within 10 feet of the property line.

During my review of the proposed plans, I determined the existing building will be torn down completely, the lot will be subdivided, and two new buildings will be constructed on the property.

All of the existing trees on the property will remain, except for tree #3, which will be significantly impacted by the installation of the new driveway and will need to be removed.

Tree #1 should not be impacted by the proposed construction project.

Tree #2 will have roughly 10 percent of its root zone impacted by the widening of the driveway by about 1 foot.

Tree #4 is located on the neighboring property, approximately 10 feet away from the property line. Fifty percent of this tree's root zone is covered by the neighboring driveway that runs parallel with the property line fence. On the opposite side of the property line fence, on the client's property, is an additional driveway that is to be replaced. Both of these driveways are already compacted due to years of traffic. The likelihood of significant roots growing under one compacted driveway and continuing into the neighboring client's compacted driveway is low. (**Please note that tree #3 was previously located near this area and is planned to be removed. Roots may exist from this tree after its removal.**)

Therefore, care should be taken when removing the client's existing driveway to identify any roots larger than 2 inches in diameter. If any 2-inch diameter roots are found during the excavation, work should be temporarily postponed and the project arborist should be called to inspect, document, and make a final decision as to the proper way to mitigate the exposed root(s). The installation of the new pavers will help with water and oxygen filtration into the soil.

Trees #5 and #6 will have approximately 60 percent of their root zones impacted by the removal of the existing asphalt. After the asphalt is removed, their root zones will be in a more natural state and will have better access to oxygen and future organic material. In short, these trees will benefit from the proposed construction project. Some trimming of their upper canopies may need to be completed to allow the construction project to continue safely and to allow adequate space for the new buildings and driveways.

Tree #7 is located on the neighboring property within 10 feet of the property line. About 25 percent of this tree's root zone will be partially impacted by the removal of the asphalt and a brick patio. All hardscape including asphalt, concrete, and brick shall be removed by hand when within the dripline of this tree. After the asphalt is removed, its root zone will be in a more natural state and have better access to oxygen and future organic material. In short, this tree will benefit from the proposed construction project. Removal of the large deadwood present and end weight reduction of the lateral limbs that overhang the client's property is recommended to minimize the potential for future failures to occur.

Trees #8-#15 are all located along the left side of the property. These trees currently have 40 to 50 percent of their root zones covered by a brick patio or the existing home. With removal of the home and the brick patio, these trees will have more natural root zones and have better access to oxygen and future organic material. In short, these trees will benefit from the proposed construction project. Some trimming of their upper canopies may need to be completed to allow the construction project to continue safely and to allow adequate space for the new buildings and driveways.

Summary

Only one tree will need to be removed to allow the construction project to continue as planned and that is tree #3, which is located within the proposed driveway.

The remaining trees on this site will benefit, in the long term, from the removal of the existing home and driveway. The impact on the trees during the construction process should be minimal. Minor routine tree maintenance to reduce end weight of the lateral limbs and reshaping the tree canopies will be needed to allow proper access near the trees and clearance for the new construction.

Overall, the trees will benefit from a more open root zone that will allow better oxygen/water penetration into the soil and more nutrient availability in the future.

CITY OF MENLO PARK TREE PROTECTION SPECIFICATIONS

1. A 6-inch layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12 inches from the trunk.

2. A protective barrier of 6-foot chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or the City Arborist, but not closer than 2 feet from the trunk of any tree. Fence posts shall be 1.5 inches in diameter and are to be driven 2 feet into the ground. The distance between posts shall not be more than 10 feet. This enclosed area is the Tree Protection Zone (TPZ).

3. **PLEASE NOTE:** The majority of the Tree Protection Fencing will need to be installed after the demolition due to the limited area to install the fencing and the close proximity to the brick patios, asphalt driveway and existing home. I have drawn in on the provided site plan the approximate location of the Tree Protection Fencing. Only trees #1 and #2 will need to have fencing installed prior to demolition.

4. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the Project Arborist or City Arborist.

5. **Avoid the following conditions.**
   DO NOT:
   a. Allow runoff or spillage of damaging materials into the area below any tree canopy.
   b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
   c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
   d. Allow fires under and adjacent to trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain, or rope to trees or shrubs.
   g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
   h. Apply soil sterilants under pavement near existing trees.

6. Only excavation by hand or compressed air shall be allowed within the driplines of trees. Machine trenching shall not be allowed.

7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2 inches, the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn, and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but, where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2 inches or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. The root is to be protected with dampened burlap.

8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.

10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.

11. Any damage due to construction activities shall be reported to the Project Arborist or City Arborist within six hours so that remedial action can be taken.

12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.

13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is recommended that the site arborist provide periodic inspections during construction. Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

All tree work performed as a result of this report should be accomplished by a qualified licensed tree care professional. If I can be of further assistance, please contact me at my office. I believe this report is accurate and based on sound arboricultural principles and practices.

Sincerely,

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:pmd

Tree Survey

Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Modesto Ash	7.6	50	25	18	Root crown covered; moderate amount of interior deadwood; codominant top at 15 feet.
2	Modesto Ash	11.8	45	25	21	Root crown covered; sprouts around the base; large dead limb over the street; slight lean to the southwest; moderate amount of deadwood present.
3	Black Oak	17.5	50	40	33	**Heritage Tree**: Codominant at 10 feet; mistletoe in the canopy; routinely side-pruned by PG&E; minor amount of interior deadwood.
4	Coast Live Oak	28.0 (est.)	50	40	36	**Heritage Tree**: No tag; located on the neighboring property; two-stem at 2 feet with included bark; old wound on the trunk at 2 feet; 50% of root zone is covered by asphalt driveway.
5	Hollywood Juniper	12.0 (est.)	45	10	18	Three stems at base; minor amount of interior deadwood.
6	Hollywood Juniper	5.8	45	8	12	Root crown covered; leans to the southeast; minor amount of interior deadwood.
7	Deodar Cedar	38.0 (est.)	40	55	42	**Heritage Tree**: Codominant at 8 feet with included bark; 70% of root zone is covered by asphalt driveway; abundance of large deadwood present; heavy lateral limbs; good cabling candidate; located on the neighboring property; no tag.
8	Bay Laurel	8.0 (est.)	50	12	12	Two-stem at base; root crown covered; thick healthy canopy.
9	Hollywood Juniper	8.4	45	18	24	Root crown covered; leans to the southeast over the neighbor's property.
10	Hollywood Juniper	6.7	40	15	12	Root crown covered; leans to the east slightly; curved trunk.

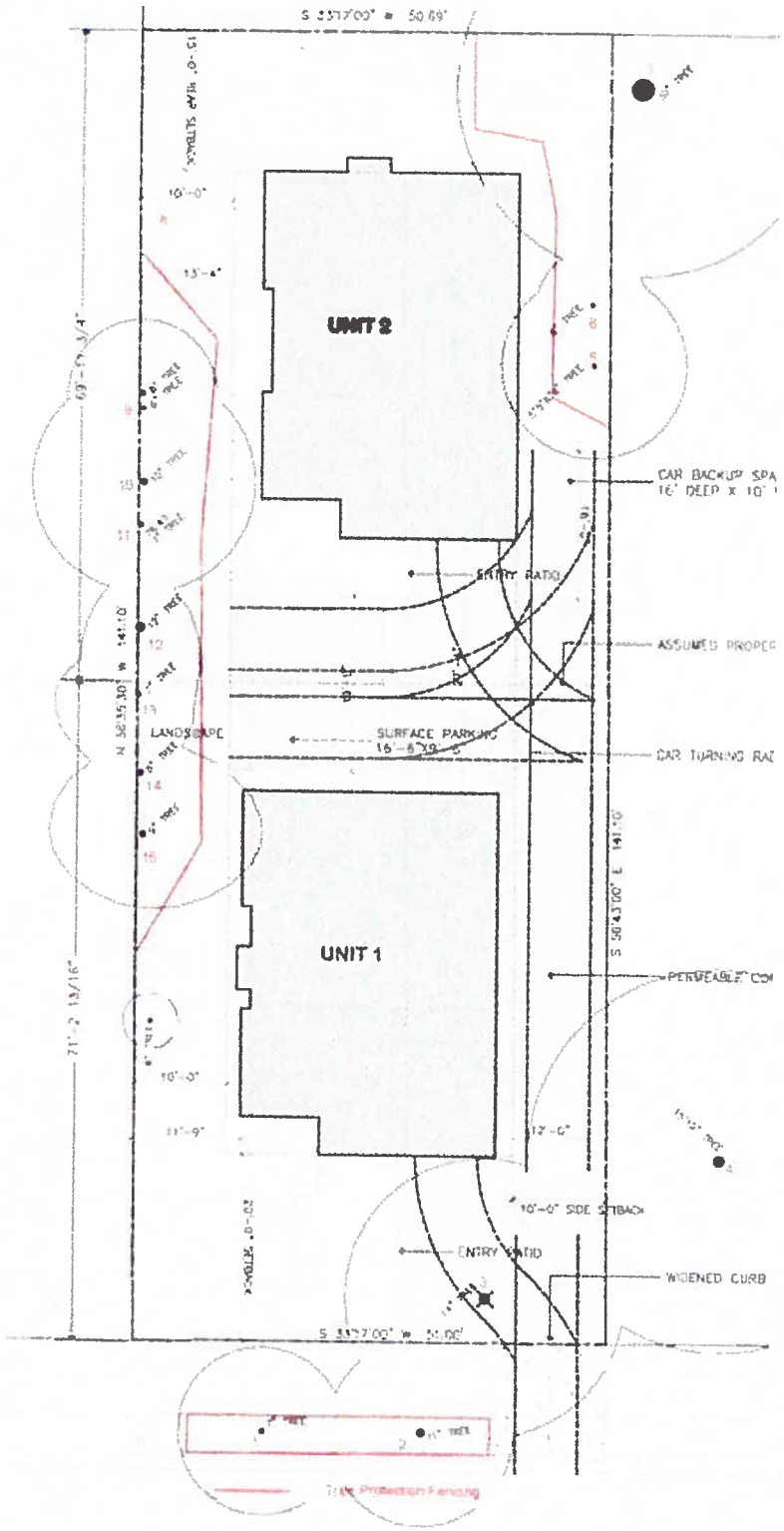
Tree #	Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
11	Hollywood Juniper	12.4	45	18	24	Roots lifting the brick patio; healthy canopy; previously topped at 18 feet
12	Hollywood Juniper	12.3	45	20	30	Root crown covered; leans to the east; minor amount of interior deadwood; growing over the neighbor's property.
13	Hollywood Juniper	7.5	40	15	18	Root crown covered; leans to the east; growth suppressed by adjacent trees.
14	Hollywood Juniper	9.7	40	18	21	Root crown covered; leans to the east; codominant at 6 feet; suppressed growth.
15	Hollywood Juniper	10.8	40	18	24	Root crown covered; top leans to the north; minor amount of interior deadwood.

Method

Each tree was identified and given a number. This number was scribed onto a metal foil tag and placed at eye level on the trunk of the tree. This identification number was also placed onto the provided site map to show the approximate locations of the trees on the site. The diameter of each tree was found by measuring 54 inches off the natural grade, as described in the Menlo Park Heritage Tree Ordinance. The height and canopy spread for each tree has been estimated to show its approximate dimensions. A condition rating was also given to each tree. This rating is based on form and vitality and can be further defined by the following table:

0	–	29	Very Poor
30	–	49	Poor
50	–	69	Fair
70	–	89	Good
90	–	100	Excellent

Lastly, a comments section is included to give more individual detail about each tree.


UNIT 2
UNIT 1
CAR BACKUP SPA
16' DEEP x 10'
ENTRY RATIO
ASSUMED PROPER
SURFACE PARKING
16'-6"X9'-6"
CAR TURNING RAI
LANDSCAPE
PERVEABLE CON
10'-0" SIDE SETBACK
ENTRY RATIO
WIDENED CURB
Tree Protection Fencing

Jimenez, Yesenia

From: Salas, Anna <anna.salas@cbnorcal.com>
Sent: Monday, June 12, 2017 3:35 PM
To: Jimenez, Yesenia
Subject: Re: [SPAM SUSPECT] FW: 1000 Middle Ave, Menlo Park

Hi Yesenia,

Thank you for your email. I left you a voice message today.
1) We are concern with the share fence in between our property.
The owner immediately after he purchased put up a horrible fence. Is this going to stay?
2) Must the oak tree be removed?
3) there are other trees that we have very close to the fence. One is a beautiful pine on our property that is close to the share fence in the back and we want to make sure it won't be damage.

Thank you,
Anna
Sent from my iPhone

Jimenez, Yesenia

From: Lafrance, Ron J
Sent: Wednesday, November 02, 2016 7:17 AM
To: Salas, Anna
Cc: Earl Girbovan; Jimenez, Yesenia
Subject: RE: 1000 Middle Ave, Menlo Park

Follow Up Flag: Follow up
Flag Status: Completed

Anna,

The project is going through the Conditional Use permit (CUP) process with the Planning Division. You can view the plans at our offices. Yesenia Jimenez is the planner assigned to the project. If you have questions about the project or the CUP process please contact Yesenia.

Thanks,

Ron

From: Salas, Anna [mailto:anna.salas@cbnorcal.com]
Sent: Tuesday, November 1, 2016 12:44 PM
To: Lafrance, Ron J <RJLafrance@menlopark.org>
Cc: Earl Girbovan <egirbovan@netzero.com>
Subject: Re: 1000 Middle Ave, Menlo Park

Ron,
Thank you for your reply! Are we going to be notify when the demolition will take place?
We share a driveway with this property and we want properly notify our tenants.
By the way, is the project approved? Can we view the proposed plan is available?
Thank you in advance!

Sincerely,
Anna

Sent from my iPhone

On Nov 1, 2016, at 8:24 AM, "Lafrance, Ron J" <RJLafrance@menlopark.org> wrote:

> Ana,
>
> All asbestos has to abated by a licensed abatement contractor prior to the demolition of the structure. Lead only becomes airborne if a painter is sanding the paint. Since the structure is being demolished, airborne should not be an issue.
>
> Thanks,
>
> Ron

G2

From: Salas, Anna [mailto:anna.salas@cbnorcal.com]
Sent: Monday, October 31, 2016 4:56 PM
To: Lafrance, Ron J <RJLafrance@menlopark.org>
Cc: Earl Girbovan <egirbovan@netzero.com>
Subject: 1000 Middle Ave, Menlo Park

Hi Ron,
I am sending this email with the concerns voiced by our tenants at 980 Middle Ave, in reference the proposed tearing down of the old existing property. Our property is right next door with a newborn child, and the parents are very concerned with lead and/or asbestos dust when the property is demolished.

Please let us know how the owner plans to avoid lead exposure when they do the tear down.

Thank you in advance.

Sincerely,

Anna

Anna Salas
Realtor
Cell: (650) 714-1141
eFax: (650) 249-5515
Coldwell Banker Real Estate
12029 Saratoga-Sunnyvale Road
Saratoga, CA 95070
BRE 00431211
I have not verified any of the information contained in attached documents that were prepared by other people.

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.

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **6/19/2017**
Staff Report Number: **17-041-PC**

Public Hearing: **Prezoning, Rezoning, General Plan Amendment, Tentative Map, Use Permit, Architectural Control, and Environmental Review/Leland Stanford Junior University/2111-2121 Sand Hill Road**

Recommendation

Staff recommends that the Planning Commission review and provide a recommendation that the City Council make the necessary findings and take actions for approval of the 2111-2121 Sand Hill Road project (also known as "2131 Sand Hill Road"), as outlined in Attachment A. The Planning Commission should provide a recommendation to the City Council on the following entitlements and environmental review components of the proposed project:

1. **Environmental Review** to analyze potential environmental impacts of the project in the Mitigated Negative Declaration (MND), pursuant to the California Environmental Quality Act (CEQA) (Attachment B);
2. **Prezoning** of a 14.9-acre portion of a 15.8-acre parcel presently located in unincorporated San Mateo County to the R-1-S (Single Family Suburban Residential) and C-1-C (Administrative, Professional and Research, Restrictive) zoning districts (Attachment C);
3. **Rezoning** of the remaining portion of the parcel currently located in the R-1-S zoning district to the C-1-C zoning district (Attachment D);
4. **General Plan Amendment** to establish Low Density Residential and Professional and Administrative Offices land use designations for the portion of the parcel to be pre-zoned, and to change the land use designation from Low Density Residential to Professional and Administrative Offices for the portion of the parcel to be rezoned (Attachment E);
5. **Tentative Map** to create a two parcel subdivision, one parcel containing an existing residence, the other containing an existing office building (Attachment F);
6. **Use Permit** to construct a new approximately 39,800-square-foot, two-story office building in the proposed C-1-C zoning district, which would be located on the same parcel as the existing office building, and to excavate within the required rear setback to construct a retaining wall (Attachment F);
7. **Architectural Control** to review the design of the proposed office building and site improvements (Attachment F);
8. **Below Market Rate (BMR) Housing Agreement** for compliance with the City's Below Market Rate Housing Program (Attachment G); and
9. **Heritage Tree Removal Permits** to allow the removal of up to six heritage trees (Attachment H).

The proposed annexation of the property into the City of Menlo Park is subject to approval by the San Mateo County Local Agency Formation Commission (LAFCO) following action by the City Council.

Policy Issues

The proposed project requires the Planning Commission and City Council to consider the merits of the

project, including consistency with the City's current General Plan, Municipal Code, and other adopted policies and programs. The Commission and Council will also need to determine whether the positive aspects of the project balance the need for any additional municipal services or improvements associated with annexation of the parcel and development of the proposed office building. The Commission and Council will need to consider the prezoning and General Plan amendment to determine the zoning and land use designations that will apply to the property if it is annexed into the city. The Commission and Council will also need to consider rezoning a portion of the site presently located within the city's corporate boundaries for consistency with the prezoning of the remainder of the parcel. Further, the Commission and Council will need to consider architectural control, use permit and tentative map findings. In addition, resolutions regarding heritage tree removal permits and the BMR Housing Agreement for the project will need to be considered. The Planning Commission is a recommending body on the proposed project and the City Council is the final decision-making body. The policy issues summarized here are discussed in greater detail throughout the staff report.

Background

Annexation process

The annexation of unincorporated parcels to cities in California is regulated by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 ("CKH Act"). The CKH Act strengthens the role of LAFCO in each county in California, giving it the ability to review, approve, or deny proposals for incorporations/formations, annexations, and other boundary changes for cities, counties, and special districts. LAFCOs are composed primarily of elected officials from the county and local cities, local special districts, and/or members of the general public.

For the proposed project, the San Mateo County LAFCO has identified the following steps for the annexation of the subject parcel into the Menlo Park jurisdictional boundaries:

1. The applicant and sole landowner, Leland Stanford Junior University ("Stanford"), must file an application for annexation with LAFCO after consultation with the city and the LAFCO executive officer. This step was completed by the applicant on June 9, 2017.
2. The Planning Commission must review the requested entitlements for the project and make a recommendation to the City Council. The CKH Act requires the proposed prezoning to be consistent with the city's General Plan and located within the City's sphere of influence (SOI), as determined by LAFCO. Although the subject parcel is located within the city's designated SOI, the city's General Plan does not designate an anticipated land use for the parcel. Therefore, the requested entitlements for the project include a General Plan amendment to establish land uses consistent with the existing and proposed development on the site. The proposed project is also subject to CEQA review and requires an initial study, which has been prepared. The potential environmental impacts of the project are described in the MND, and must be considered by the Commission as part of the requested set of actions.
3. Following the submittal of Stanford's application to LAFCO and the Planning Commission review of the requested entitlements, the City and County are required to negotiate the allocation of property tax revenues during a 60-day mandatory negotiation period. If agreement is not reached, an alternative mediation and arbitration process would be required by statute.
4. The City Council must review the Planning Commission's recommendation on the project entitlements, including the prezoning, rezoning, General Plan amendment, environmental review, and other items as noted in Attachment A, and also adopt the property tax exchange negotiated with the county.
5. The San Mateo County Board of Supervisors must adopt the property tax exchange.
6. If the application is accepted by LAFCO as complete and the City and County adopt the property tax

exchange, the LAFCO executive officer would issue a certificate of filing and set a hearing date for the LAFCO Commissioners to review the proposed annexation within 90 days.
7. LAFCO may approve, conditionally approve, or deny the proposed annexation, or continue the proposal for up to 70 days to collect more information.
8. If the annexation is approved by LAFCO, the executive officer would issue a certificate of completion, which would be recorded 30 days after approval. The recordation date would be considered the effective date of the annexation.

Site location

The project site consists of one 15.8-acre legal parcel (five assessor's parcels) addressed 2111-2121 Sand Hill Road and located primarily in the West Menlo Park community of unincorporated San Mateo County. The project also includes an unincorporated section of Sand Hill Road as well as an unincorporated portion of the intersection of Sand Hill Road and Santa Cruz Avenue at the northeast edge of the site. A location map is included as Attachment I, and an annexation boundary map is included as Attachment J.

This report refers to compass directions by considering Sand Hill Road in a predominantly east-west direction adjacent to the project site. The project site is located on the south side of Sand Hill Road and is bordered on the east by Alpine Road and Santa Cruz Avenue. From east to west, the parcel narrows to a point adjacent to Stanford Hills Park. Neighboring land uses include retail zoned C-2 (Neighborhood Shopping) and associated with the Sharon Heights Shopping Center, single- and two-family residences zoned R-3-A (Garden Apartment Residential) and R-2 (Low Density Apartment), and mixed-use developments in unincorporated San Mateo County across Sand Hill Road to the north; recreational uses zoned R-1-S and associated with the Stanford Golf Course across Santa Cruz Avenue and Alpine Road to the east; single-family residential uses zoned R-1-S in the Stanford Hills neighborhood to the south; and parks and recreation uses zoned OSC (Open Space and Conservation) associated with Stanford Hills Park to the west. The site is adjacent to the existing Menlo Park city limits along the majority of its Sand Hill Road frontage, and completely adjacent to existing Menlo Park properties on all other sides.

At present, the eastern portion of the project site contains the 8,125-square-foot Meyer-Buck House, a two-story residence constructed in 1920, and two accessory buildings used for storage. The Meyer-Buck House serves as the Stanford University provost's residence. The east-central portion of the project site contains a 50,676-square-foot, two-story office building that serves as the headquarters of the William and Flora Hewlett Foundation ("Hewlett Foundation"), a non-profit private charitable organization. The Hewlett Foundation currently leases approximately 7.1 acres of the site. The western half of the parcel is vacant, aside from a Pacific Gas and Electric Company (PG&E) valve station at the southwest corner of the lot. In addition, a 0.9-acre PG&E easement runs along the southern boundary of the parcel. The easement is located within the City of Menlo Park boundary and is zoned R-1-S.

Analysis

The project proposal requires the review and consideration of new land use entitlements and associated agreements. A discussion of the proposed project, as well as required land use entitlements and agreements, is provided in more detail in the following sections.

Project description

Stanford is proposing to prezone the unincorporated portion of the project site and request annexation into the City of Menlo Park through the process described in the Background section of this report. The applicant is also requesting to subdivide the parcel, maintaining the Meyer-Buck House on a 3.9-acre, R-1-S-zoned

parcel at the eastern end of the project site, and creating an 11.9-acre, C-1-C-zoned parcel containing the existing Hewlett Foundation office building and a vacant area on the western half of the site.

The portion of the parcel containing the 0.9-acre, 35-foot-wide PG&E easement would be rezoned from R-1-S to C-1-C to maintain consistency with the rest of the parcel. No changes are proposed to the Meyer-Buck House or Hewlett Foundation buildings. The existing buildings on the site would be considered existing legal structures, and would be treated equivalent to having received appropriate approvals from the City of Menlo Park. Any changes proposed for the existing buildings or sites in the future would be required to comply with the regulations of the proposed zoning districts and all other applicable City requirements in effect at that time.

The applicant is also concurrently requesting a use permit and architectural control to construct a new two-story office building on the undeveloped western portion of the property if the annexation and related project entitlements are approved. The proposed building would be approximately 39,800 square feet of gross floor area (GFA) in size, with 159 parking spaces provided between two levels of below-grade parking and a small surface parking lot. There are no permitted uses within the C-1-C zoning district, but professional, administrative, and executive offices are allowed as conditional uses, subject to obtaining a use permit.

The total square footage of the existing and proposed office buildings on the proposed C-1-C-zoned parcel would be 87,774 square feet of GFA, or a floor area ratio (FAR) of 18.5 percent, below the maximum 25 percent FAR permitted for a C-1-C-zoned property. The maximum building coverage of both office buildings on the site would be 10.2 percent, below the maximum 20 percent building coverage permitted in the C-1-C zoning district. The proposed office building would comply with all other development regulations in the C-1-C zoning district, including the required setbacks and maximum building height. Project plans are included as Attachment K and a project description letter is included as Attachment L.

A more detailed discussion of the proposed project, as well as required land use entitlements and agreements, is provided in the following sections.

Prezoning

The subject site currently has split zoning designations in unincorporated San Mateo County. The Meyer-Buck House and grounds are partially located in the R-1,S-9 (One-Family Residential, Residential Density Number 9) district, which permits the development of single-family dwellings, parks, crop farms, and large residential day care facilities, among other uses. More intense uses, such as churches, schools, libraries, fire stations, golf courses, non-commercial clubs, and plant nurseries are allowed with a use permit. The remainder of the unincorporated parcel is located in the R-E, S-9 (Residential Estates, Residential Density Number 9) district, which generally permits the same uses as the R-1, S-9 district, but without the ability to obtain a use permit to develop golf courses, non-commercial clubs, plant nurseries, or certain other uses.

The CKH Act requires that the city prezone a parcel prior to LAFCO's consideration of an annexation request. The applicant is requesting R-1-S zoning for the proposed Meyer-Buck House parcel. The R-1-S development regulations are generally comparable with the density and permitted residential uses of the current R-1, S-9 zoning on the subject site. In addition, adjacent residential uses in the Stanford Hills neighborhood are also zoned R-1-S. For the remainder of the site, including the existing Hewlett Foundation building and vacant western portion of the parcel, the applicant is requesting C-1-C zoning, which would better complement the existing office land use on the site and permit the development of a second office building, if a use permit and other associated entitlements are granted by the City Council. C-1-C zoning is a common zoning designation for parcels with office uses along Sand Hill Road. A draft prezoning ordinance and map are included as Attachment C.

The table below provides a comparison between the basic development standards of the subject site's existing zoning designations and the proposed zoning designations. In some respects, development under the C-1-C zoning designation could be potentially less intense in form and density than other uses allowed under the existing San Mateo County zoning for the site, if it was subdivided.

Table 1: Zoning District Comparison				
	Meyer-Buck Residence Parcel		Office Buildings Parcel	
	R-E, S-9	R-1-S	R-1, S-9	C-1-C
Floor Area Limit (FAL)/Floor Area Ratio	No Limit	25.7 percent*	No Limit	25 percent
Building Coverage	No Limit	35 percent	No Limit	20 percent
Setbacks				
Front	20 feet	20 feet	20 feet	75 feet
Side, Interior	10 feet	10 feet	10 feet	30 feet
Side, Corner	10 feet	12 feet	10 feet	75 feet
Rear	20 feet	20 feet	20 feet	75 feet
Building Height	36 feet	30 feet	36 feet	35 feet
Parking	1 to 2 spaces	1 to 2 spaces	2 spaces	1 space per 250 s.f. GFA

***** This value represents the maximum allowed FAL of the proposed 3.9-acre Meyer-Buck parcel. Depending on the lot area of an R-1-S-zoned parcel, the floor area limit varies on a non-ratio basis.

Rezoning

As previously mentioned, a 0.9-acre, 35-foot deep portion of the project parcel, which serves as a PG&E easement, runs along the southern border of the parcel, and serves as access to the PG&E valve station located at the western end of the site. This easement is located within the Menlo Park corporate limits and is zoned R-1-S. In order to allow for unified development on the parcel within a single zoning district, the applicant is proposing that the portion of the parcel covered by the easement be rezoned C-1-C to match the prezoning requested for the adjacent area of the site. A draft rezoning ordinance and map are included as Attachment D.

General Plan amendment

State law requires that LAFCO's decision regarding a proposed annexation to a city must be based on the General Plan and prezoning of the city. The proposed project meets Policy LU-1.1 of the General Plan, which promotes cooperation with appropriate agencies to assure a coordinated land use pattern in Menlo Park and the surrounding area. The proposed project has been developed with input from relevant agencies including LAFCO and California Water Service, and will require a property tax negotiation with San Mateo County as part of the annexation process. The project is located within an existing urbanized area in the city's SOI and the proposed annexation would simplify jurisdictional and administrative boundaries as described in the Planning Boundaries section of the General Plan Land Use Element. In addition, the General Plan identifies the area in the vicinity of the project as an employment center for the city, and the

existing and proposed uses on the site would be compatible with this designation.

In order to ensure consistency between the General Plan and prezoning for the project site, the applicant is requesting an amendment to establish the General Plan land use designations for the project. The R-1-S district's corresponding General Plan designation is Low Density Residential, and the C-1-C district's corresponding General Plan designation is Professional and Administrative Offices. For the portion of the parcel that would be rezoned, the applicant is requesting to change the General Plan land use designation from Low Density Residential to Professional and Administrative Offices. A draft General Plan amendment ordinance and map are included as Attachment E. The proposed General Plan amendment would ensure consistency between the proposed zoning and General Plan designations subsequent to LAFCO action on the project.

Design and materials

Site layout

The new office building would be situated on the vacant western half of the proposed C-1-C-zoned parcel and would front onto Sand Hill Road. The public entry to the building would face the existing curved driveway onto the property from Sand Hill Road, and would be delineated by an entry court and covered arcade leading to a lobby. Pedestrian access to the building would be by a walkway running adjacent to the existing driveway onto the project site and across a new emergency vehicle and passenger vehicle driveway that would wrap around the northern and western sides of the proposed building. The proposed building would sit approximately 400 feet west of the existing Hewlett Foundation building, and would be separated by areas of existing surface parking and vacant land set aside as a landscape parking reserve for the Hewlett Foundation building. The landscape parking reserve area is proposed to remain without any modifications.

Architectural character

The proposed office building draws many references from the existing Hewlett Foundation building. The applicant states that the building has been designed in a contemporary style with Craftsman influences, including hipped roofs and exposed rafter tails. The design's form and massing as seen from the street would be low and long, with rectangular elements and hipped rooflines projecting the building forward toward the center of the front façade. A line of mature trees proposed to remain along the Sand Hill Road frontage, in combination with the required 75-foot front setback, could limit visibility of the 31-foot, six-inch tall building from the street.

The first story would have nine-foot-tall windows that would appear similar to glass doors, but would not be operable. The windows would be clustered primarily in groups of four between regularly-spaced columns around all sides of the building. The second story would have six-foot, six-inch tall windows with two-foot, six-inch sill heights spaced at regular intervals between the columns around all sides of the building.

Aside from the entrance arcade at the front of the building, the proposed structure would feature additional covered arcades along the rear and western first-story façades of the building. Along the rear of the building, adjacent to the single-family residences in the Stanford Hills neighborhood, the proposed arcade would set the first-floor windows back approximately 10 additional feet beyond the 75-foot required rear setback. In addition, the first floor would be depressed up to seven-and-a-half feet below grade, and a retaining wall would be constructed within the rear setback. The excavation for the retaining wall within a required setback requires a use permit. The proposed retaining wall would have low visibility at the rear of the site, and impacts on existing trees to remain on the site would be minimal.

Second-story balconies would be located above the arcades on the front and east sides of the building. The

balcony at the east-rear corner of the building would be located 85 feet from the adjacent single-family residential zoning district, where a 30-foot minimum balcony setback is required by the Zoning Ordinance. Mechanical equipment would be located within a well created by the roof parapet, and would be screened from view at eye level with the top of the parapet, as required by the Zoning Ordinance.

Materials
The proposed office building replicates much of the existing Hewlett Foundation building that would be located on the same parcel. Smooth-texture stucco in a neutral beige tone would be the primary cladding material, with horizontal score lines running along the first- and second-story exteriors and vertical score lines at the building corners. Windows would have aluminum frames with tinted vision glass. The roof materials would be ribbed metal in a green-blue color tone with wood rafter tails painted to complement the stucco color.

Hardscapes on the site would be primarily composed of interlocking concrete pavers, with differentiation between the pavers for the surface parking lot and proposed emergency vehicle and passenger vehicle driveway versus the building entry court and arcades. Decomposed granite would be used to create a jogging path leading from the building to the far western edge of the site adjacent to Stanford Hills Park.

Trash and recycling
Building management would take the trash and recycling to an enclosure near the center of the parking lot east of the building, where compaction and collection would take place. This trash enclosure would be located in the proposed location to help reduce potential noise to the adjacent residential uses. The plans have been reviewed and tentatively approved by the City's refuse collector, Recology.

Summary
Staff believes that the proposal would produce a new office building with appropriate references to the architectural style of the existing building on the same parcel. The proposed street-facing facades would be reasonably articulated, and arcades and balconies would promote additional visual interest. Underground parking would have a positive impact on the overall character of the site development by minimizing the bulk and massing associated with an above-grade garage or additional paving from a larger surface lot. The building entrance would be clearly defined by the site layout, and usable open spaces would be provided for a variety of functions.

Parking and circulation

Vehicular
The majority of the 159 parking spaces associated with the proposed building would be provided in a two-level underground garage. The garage would have one access ramp off of the proposed new emergency vehicle and passenger vehicle driveway in front of the proposed building, as well as a secondary entry to the garage at the western-rear corner of the building that would connect to the surface parking lot. The secondary garage entrance would be set back more than 35 feet from the nearest residential property line. The overall garage circulation would allow vehicles to enter or exit from the garage using any of the access ramps. A small surface parking lot with 40 spaces would also be provided for the office uses at the eastern end of the site. Pedestrian access to the garage levels would be provided by elevators and stairs integrated into the buildings, as well as by an open stairway in the arcade at the rear of the building.

Bicycle
The project would provide bicycle parking in both short-term and long-term configurations. Short-term bicycle parking would be provided via racks beneath the eastern building arcade, adjacent to the surface parking lot. Long-term bicycle parking would be located on the upper garage level, with access provided

both by the garage ramps as well as the elevators and stairs. Similar to vehicular parking, covered bicycle parking is exempt from FAR calculations. The office building garage would include a changing and shower room, helping encourage bicycling as a transportation option.

Pedestrian

The project would include enhancements to the pedestrian environment in the vicinity of the proposed office building. Western and southern crosswalks would be added to provide full pedestrian access across the Sand Hill Road and Sharon Park Drive intersection. The project would install a five-foot wide private sidewalk leading from the Sand Hill Road frontage to the entry court of the proposed building. The proposed arcades would provide covered access around portions of the building, and a four-foot wide decomposed granite path would loop around the western edge of the site for the benefit of employees walking the site. The existing pedestrian path along the Sand Hill Road frontage of the site would also be improved and maintained as part of the project.

Trees and landscaping

Heritage Tree Removals

The applicant has submitted an arborist report prepared by HortScience, Inc. (Attachment M), evaluating 90 trees on and near the subject property, including 44 heritage trees. The report determines the condition, discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. The original submittal for the proposed development requested the removal of 11 heritage trees. However, in an effort to retain existing screening vegetation on the site and preserve as many trees as possible, the applicant reduced the requested number of heritage tree removals to six as shown in the Tree Disposition Notes and Table included in the plan set (sheet C-3.3). A summary of the heritage trees requested for removal is contained below.

Table 2: Requested Heritage Tree Removals

Heritage Tree	Diameter	Suitability for Preservation	Reason for Request	City Arborist Determination
Tree #53: Italian stone pine	18, 11 inches	Low	Construction impacts / poor condition	Remove
Tree #54: River red gum	20, 19, 16 inches	Low	Poor condition	Remove
Tree #93: Valley oak	12, 8 inches	High	Construction impacts	Retain or transplant
Tree #96: Winged elm	15 inches	Low	Poor condition	Remove
Tree #97: Valley oak	6, 4, 2 inches	High	Construction impacts	Retain or transplant
Tree #101: Monterey pine	17 inches	Low	Construction impacts / poor condition	Remove

The Italian stone pine (tree #53) proposed for removal is a street tree located five feet from a water meter and near a proposed private sidewalk onto the project site, and is also in poor condition. The City Arborist has recommended tentative approval to remove the tree due to its low suitability for preservation. Because the tree is located within the public right of way, the City Arborist is recommending condition of approval 42, which would require replacement of the tree with a 24-inch box container specimen within the right of way

on Sand Hill Road using the City-approved street tree list for species selection.

The applicant proposes to remove the river red gum (tree #54), also a street tree, due to its poor health. The tree is anticipated to decline regardless of management. Consequently, the City Arborist has recommended tentative approval for the removal of this tree with the same condition of approval 42 as tree #53.

Two valley oaks (trees #93 and #97) proposed for removal both have a high suitability for preservation, but were proposed for removal because of their locations near or within the path of the proposed emergency vehicle and passenger vehicle driveway in front of the proposed building. The City arborist has recommended that design alternatives with the proposed driveway be explored to retain the trees, or that the trees be transplanted elsewhere on the site, as proposed in condition of approval 43.

The applicant also proposes to remove a winged elm (tree #96) due to its poor condition. Similar to tree #54, the winged elm is expected to decline regardless of management and has a low suitability for preservation. Accordingly, the City Arborist has recommended tentative approval for the removal of this tree.

Finally, the applicant proposes to remove a Monterey pine (tree #101), which is located near a proposed pedestrian path at the western edge of the site, but is also considered to have poor structure that would not be abated with treatment. The City Arborist has recommended tentative approval for the removal of this tree.

The applicant is proposing to provide eight heritage tree replacements, which represents a ratio of two replacement trees for every tree removed. The proposed heritage tree replacements would include two giant sequoia trees at the rear western edge of the property, which could provide additional screening for adjacent residences over time, and four coast live oaks to be located within the public right-of-way to replace the heritage street trees proposed for removal.

The project complies with the C-1-C zoning requirement that a minimum of 30 percent of the building site be occupied by landscaping, such as trees, shrubs, ornamental grasses, and other vegetation. The preliminary landscape plan shows that approximately 91 new trees would be planted throughout the site, including 27 giant sequoias within the required rear setback. These giant sequoias would replace existing small redwood and maple trees proposed for removal, which were originally planted as a mitigation for a previous PG&E pipeline project. Other new trees proposed to be planted on-site would consist of deodar cedar (15 gallon), water gum (15 gallon), thornless honey locust (24-inch box), Columbia sycamore (15 gallon), chanticleer flowering pear (24-inch box), coast live oak (24-inch box) and sterling silver linden (15 gallon) species. A variety of shrubs, perennials, and ornamental grasses would also be planted throughout the site in the vicinity of the proposed building, surface parking lot, and pedestrian path at the western edge of the site.

Tentative map

The applicant is requesting approval of a tentative map to divide the existing single legal parcel into two legal parcels, one containing the existing Meyer-Buck House, and the other containing the existing and proposed office buildings. Both parcels would be standard lots that would meet the minimum lot area and dimensions for their respective proposed zoning designations. State law outlines five factors that the Planning Commission and City Council may consider in reviewing the request for minor subdivisions.

The first consideration is whether the proposed subdivision is in conformance with the City's General Plan. As stated in a previous section, the proposed project includes General Plan amendments to establish and modify land use designations for the subject property. The General Plan designation for the proposed 3.9-

acre, R-1-S zoned parcel containing the Meyer-Buck House would be Low Density Residential. The General Plan designation for the proposed 11.9-acre, C-1-C-zoned parcel containing the existing and proposed office buildings would be Professional and Administrative Offices. For the portion of the parcel that would be rezoned, the applicant is requesting to change the General Plan land use designation from Low Density Residential to Professional and Administrative Offices. The proposed General Plan amendment would ensure consistency between the proposed zoning and General Plan designations subsequent to LAFCO action on the project. The proposed subdivision would not conflict with General Plan goals and policies, and would comply with the Zoning Ordinance and Subdivision Ordinance.

The second factor to consider is whether the site of the subdivision is physically suitable for the proposed type or density of the development. The proposed subdivision would meet all applicable regulations of the Subdivision Ordinance as well as all development regulations pertaining to the dimensions and lot area of the R-1-S and C-1-C zoning districts, respectively. The proposed R-1-S-zoned lot would contain one existing single-family residence and two accessory buildings, with site access off of Alpine Road across a proposed access easement over the adjacent proposed C-1-C-zoned parcel. No changes are contemplated to the residence or grounds as part of this project. The proposed C-1-C-zoned lot would contain the existing office building and a proposed new office building with existing access off of Sand Hill Road. No changes are contemplated to the existing office building as part of this project. The creation of the two lots is consistent with the different existing and proposed uses on the site. In addition, the proposed subdivision would remedy the existing split jurisdictional boundaries, land uses, and zoning designations that presently exist on the parcel.

The third and fourth factors are concerned with whether the design of the subdivision or proposed improvements is likely to cause substantial environmental damage or serious public health problems. The proposed subdivision is located within a fully urbanized area and all necessary utilities are readily available. In addition, the development of the properties would need to adhere to specific conditions of the Engineering Division, all applicable building codes and requirements of other agencies such as the Sanitary District, Menlo Park Fire Protection District, and other utility companies. Adherence to the conditions and all applicable codes would eliminate substantial or serious environmental or public health impacts.

The final factor to consider is whether the proposed subdivision would conflict with any public access easements. The subject site contains existing public access easements along its Sand Hill Road and Alpine Road frontages. The proposed subdivision would not modify or conflict with the existing public access easements. Emergency vehicle access and private access and utility easements would be recorded as part of the final map for the project, but would not conflict or impede upon existing public access easements.

Staff has reviewed the tentative parcel map and has found the map to be in compliance with State and City regulations subject to the conditions outlined in Attachment F. The applicant would need to apply for the parcel map within two years of the approval date of the tentative parcel map.

Below Market Rate (BMR) housing

The applicant is required to comply with Chapter 16.96 of City's Municipal Code, ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("BMR Guidelines"), as the project would exceed 10,000 square feet of new gross floor area of commercial uses. Specifically, the BMR requirement for the project would be two BMR units, or the payment of a BMR in lieu fee. Residential use of the property is not permitted in the C-1-C zoning district and would not be consistent with the Professional and Administrative Offices General Plan land use designation of the proposed office building, and no changes are being contemplated to the Buck-Meyer House or grounds. Consequently, the development of on-site BMR units has not been contemplated as part of the proposed

project.

However, the applicant owns other properties in Menlo Park where residential uses are permitted. In particular, the applicant is proposing a project at 300-550 El Camino Real (also known as the Middle Plaza at 500 El Camino Real project) that includes a mix of office, retail, and up to 215 residential units, which is currently under review by staff. The applicant has agreed to fulfill the BMR requirements for the 2111-2121 Sand Hill Road project through the provision of two off-site BMR units as part of the Middle Plaza at 500 El Camino Real project, in addition to any BMR units or in lieu fees required as part of that project.

On February 1, 2017, the Housing Commission reviewed the proposal and recommended approval, with the condition that the project applicant return to the Housing Commission in two years to provide a project status update.

If the Middle Plaza at 500 El Camino Real project is not constructed for any reason, the applicant would have the ability to develop two BMR units on another residentially-zoned parcel owned by the applicant or partner with another developer to provide two BMR units as part of a different project. If, after diligent pursuit, no feasible options to construct two BMR units as part of another project are identified, the applicant would be permitted to pay the applicable in lieu fee seven years after the date of issuance of a building permit for the construction of the proposed office building at 2111-2121 Sand Hill Road. A draft City Council resolution approving the BMR Agreement is included as Attachment G.

Correspondence

Staff has received four items of correspondence regarding the project since the Planning Commission public hearing was scheduled (Attachment N). The correspondence states concerns that the project will create additional traffic and exacerbate safety issues on Alpine Road related to conflicting speed limit signs posted by the city and county, as well as use of the Meyer-Buck House driveway entrance off of Alpine Road to perform illegal U-turns. The correspondence also indicates safety concerns regarding pedestrians and cyclists sharing the multi-use path east of Santa Cruz Avenue and Alpine Road in the vicinity of Junipero Serra Boulevard.

Next steps

As a next step, the City and County will negotiate a property tax exchange, prior to any City Council hearing on the project. This process has not yet been initiated by LAFCO, but is anticipated to occur in June 2017. The outcome of the property tax exchange negotiation will provide the City Council with additional information in deciding whether to prezone the property and approve the additional requested entitlements.

Conclusion

The proposed project is located within an existing urbanized area in the city's sphere of influence, and the proposed prezoning would simplify jurisdictional and administrative boundaries in the vicinity of the project if annexation is granted by LAFCO. Staff believes that the proposed changes to the site's General Plan and zoning designations would also make the land uses consistent with the current and anticipated future uses of the site. The project would result in the construction of a new office building with architectural references to an existing office building to be located on the same parcel. The proposed office building would meet the zoning regulations of the C-1-C zoning district, including required 75-foot front and rear setbacks, and, in some respects, could be potentially less intense in form and density than other uses allowed under the existing San Mateo County zoning for the site, if it was subdivided. The site would be landscaped extensively and planted with approximately 91 trees, with consideration given to screening the proposed building from adjacent residential uses south of the project site.

Staff recommends that the Planning Commission recommend that the City Council approve the prezoning, rezoning, General Plan amendment, tentative map, use permit, architectural control, and heritage tree removal permits. Staff further recommends that the Planning Commission recommend that the City Council adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project. Staff recommends that the Planning Commission recommend approval to the City Council of all the actions outlined in Attachment A.

Impact on City Resources

The proposed project is located in an urbanized area with existing urban services and development patterns. The scope of the proposed annexation includes a small portion of Sand Hill Road and a portion of the intersection of Santa Cruz Avenue and Sand Hill Road, as shown in Attachment J. The City's Public Works Department has conducted a preliminary evaluation of the public right of way that would be incorporated into the City of Menlo Park and believe that no additional improvements or modifications would be necessary.

The proposed project would result in the construction of a new office building, which may create additional tax revenue for the city if the building is occupied by a for-profit business or corporation. The existing residence and office building on the project site are owned by Stanford, and the Hewlett Foundation leases the existing office building as a non-profit private organization, so no tax revenue from the existing occupants on the site could be expected.

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. In addition, the proposed development would be subject to payment of a Transportation Impact Fee (TIF). These required fees were established to account for projects' proportionate obligations.

Environmental Review

An Initial Study and Mitigated Negative Declaration, collectively referred to as the MND, have been prepared and circulated for public review in compliance with CEQA. The public review period began on April 3, 2017 and ended on April 24, 2017. The MND was made available for review at the Planning Division office and library reference desk during business hours, as well as on the City's website (http://www.menlopark.org/DocumentCenter/View/13267). The members of the Planning Commission also received a copy of the Notice of Availability at the beginning of the public review and comment period.

Staff received three items of correspondence regarding the MND from the San Mateo County Planning and Building Department, Stanford Hills Home Owners Association, and unincorporated San Mateo County resident Janet Davis, which are included as Attachment O. The correspondence covers the following general concerns:

- Requests from San Mateo County to expand the scope of the annexation to include unincorporated parcels located across Sand Hill Road at 2108 and 2128 Sand Hill Road; to consider adjusting the MND trip generation rates upward and use an alternative trip distribution; and to condition the project to require construction related equipment to use Sand Hill Road in lieu of Alpine Road, and require the project to physically prevent illegal left turns off of northbound Alpine Road into the Meyer-Buck House estate;
- Concerns from the Sand Hill Home Owners Association about a lack of proposed landscaping along

the rear setback of the proposed office building project; a request to move the proposed building closer to Sand Hill Road, which would require a variance; concerns regarding construction and permanent increased noise levels related to the proposed building; lighting and privacy concerns related to the proposed building; concerns regarding increased traffic associated with the project; and concerns related to a proposed mechanical equipment penthouse at the top of the building, which has been removed in the most recent plans for the project;

- Concerns from Janet Davis, a resident of unincorporated San Mateo County, regarding the cumulative impacts of Stanford projects on the Peninsula related to traffic and housing; claims that the applicant is seeking annexation to avoid the terms of a use permit previously granted by San Mateo County; concerns regarding increased traffic potential on Sand Hill Road and Alpine Road; and suggested mitigations primarily related to traffic and housing.

Staff discussed the potential expansion of the annexation boundary with the applicant and LAFCO staff. However, due to uncertainty regarding the additional property owners' willingness to be voluntary annexed into the City of Menlo Park as well as applicant concerns about revising the project at such a late stage, the applicant has requested that the annexation boundary remain as originally proposed, subject to LAFCO review and approval.

The C-1-C zoning regulations proposed for the new office building include some of the largest required setbacks in the City's Zoning Ordinance. The applicant has ensured that the 75-foot front and rear setbacks would be met by the proposed development without any variance requests. The applicant has also proposed a number of new trees and screening plants on the property, with special attention given to the rear of the site, where no fewer than 27 new giant sequoias would be planted. The planting of these trees has been included as condition of approval 44. Furthermore, a lighting plan would be required with a building permit for the proposed office building (condition of approval 41), providing the location, architectural details, and specifications for all exterior lighting, as well as a photometric study to minimize glare and spillover onto adjacent properties.

A construction noise plan would be required to reduce construction noise levels emanating from the site and minimize disruption to existing noise-sensitive receptors in the project vicinity, as required by condition of approval 41. An acoustical consultant will review mechanical noise for the proposed building and determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements. Mechanical equipment will be selected to reduce impacts on surrounding uses to meet the City's noise level requirements (condition of approval 49).

The MND utilizes trip generation rates based on local data collected from office buildings with similar GFA in Menlo Park, including an existing office building on Sand Hill Road. These rates are based on observed characteristics within the community and may more accurately represent anticipated trip generation rates for the project than the standard Institute of Transportation Engineers (ITE) rates. The trip distribution used for the MND is consistent with transportation impact analyses completed for other projects in Menlo Park. In addition, the applicant will submit plans to develop signalized pedestrian crossings across the west and south legs of the Sharon Park Drive/Sand Hill Road intersection (condition 33). The applicant will also install bike racks and shower/changing rooms as part of the project. These measures may encourage more pedestrian and bicycle trips to and from the project site versus vehicular trips. The MND finds that there are no potentially significant transportation/traffic impacts related to the proposed project.

According to the analysis in the Initial Study, the project would result in potentially significant impacts related to air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, and noise and vibration. These impacts are expected to be mitigated to a less-

than-significant level through implementation of mitigation measures identified in the Initial Study and MND. The mitigation measures have been incorporated into a Mitigation Monitoring and Reporting Program (MMRP) for the project, included in Attachment B.

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. Notice of the MND availability was also provided to agencies and jurisdictions of interest.

Attachments

A. Findings and Recommended Actions for Approval
B. Draft Resolution Adopting Findings Required by the California Environmental Quality Act
C. Draft Ordinance Approving the Prezoning
D. Draft Ordinance Approving the Rezoning
E. Draft Resolution Amending the General Plan to Change the Land Use Designation
F. Draft Resolution Approving the Use Permit, Architectural Control, and Tentative Map
G. Draft Resolution Approving the BMR Agreement
H. Draft Resolution Approving the Heritage Tree Removal Permits
I. Location Map
J. Annexation Boundary Map
K. Project Plans
L. Project Description Letter
M. Arborist Report
N. Correspondence (Non MND Comments)
O. MND Comments
P. Hyperlink: 2131 Sand Hill Road MND - http://www.menlopark.org/DocumentCenter/View/13267

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 Boards

Report prepared by:
Tom Smith, Associate Planner

Report reviewed by:
Deanna Chow, Principal Planner

DRAFT – June 19, 2017

FINDINGS AND RECOMMENDED ACTIONS FOR APPROVAL

2111-2121 Sand Hill Road Project

The Planning Commission recommends that the City Council take the following actions:

Environmental Review

1. Make the following findings relative to the environmental review of the proposal and adopt the Mitigated Negative Declaration:

   a. A Mitigated Negative Declaration has been prepared and circulated for public review in accordance with current State CEQA Guidelines;

   b. The City Council has considered the Mitigated Negative Declaration prepared for the proposal and any comments received during the public review period; and

   c. Based on the Initial Study prepared for the Mitigated Negative Declaration and any comments received on the document, there is no substantial evidence that the proposed project will have a significant effect on the environment.

2. Adopt a Resolution Adopting a Mitigated Negative Declaration and Adopting a Mitigation Monitoring and Reporting Program for the Properties Located at 2111 and 2121 Sand Hill Road (Attachment B)

Prezoning

3. Introduce an Ordinance of the City of Menlo Park, Prezoning All That Certain Parcel of Land Being the Whole of the Parcel at 2111 and 2121 Sand Hill Road and Additional Land, Situated in the County of San Mateo, State of California, and More Particularly Described in Exhibit A (Attachment C)

General Plan Map Amendments

4. Adopt a Resolution Amending the General Plan to Establish and Modify Land Use Designations for Properties Located at 2111 and 2121 Sand Hill Road (Attachment E)

Rezoning

5. Introduce an Ordinance of the City of Menlo Park, Rezoning Property with Assessor's Parcel Numbers 074-331-210 and 074-321-110 (Attachment D)

Use Permit

6. 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.

7. Approve the Use Permit for construction of a new office building in the C-1-C zoning district (Attachment F).

Architectural Control

8. 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 structures 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; and

    e. The proposed project is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.

9. Approve the proposed design of the new building and site improvements (Attachment F).

Tentative Map

10. Make findings that the proposed tentative map is technically correct and in compliance with all applicable State regulations, City General Plan, Zoning and Subdivision Ordinances, and the State Subdivision Map Act (Attachment F).

Below Market Rate Housing

11. Adopt a Resolution Approving a Below Market Rate Housing Agreement with Leland Stanford Junior University for the Project at 2111 and 2121 Sand Hill Road (Attachment G)

Heritage Tree Removal Permit

12. Adopt a Resolution Approving Heritage Tree Removal Permits for the Properties Located at 2111 and 2121 Sand Hill Road (Attachment H).

DRAFT – June 19, 2017

RESOLUTION NO. _XXXX_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK ADOPTING A MITIGATED NEGATIVE DECLARATION AND ADOPTING A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROPERTIES LOCATED AT 2111 AND 2121 SAND HILL ROAD

WHEREAS, Leland Stanford Junior University ("Project Sponsor") submitted an application to prezone and rezone properties located at 2111 and 2121 Sand Hill Road and construct a new office building and associated site improvements at 2121 Sand Hill Road in the City of Menlo Park ("City"); and

WHEREAS, an Initial Study and Mitigated Negative Declaration (collectively "Mitigated Negative Declaration") were prepared based on substantial evidence analyzing the potential environmental impacts of the Project; and

WHEREAS, a Notice of Completion was filed with the State Clearinghouse on April 3, 2017; and

WHEREAS, the Mitigated Negative Declaration was released for public comment beginning April 3, 2017 and ending April 24, 2017; and

WHEREAS, the Planning Commission held a duly noticed public hearing on June 19, 2017 to review and consider the Mitigated Negative Declaration and the Project, at which all interested persons had the opportunity to appear and comment, and the Planning Commission voted affirmatively to recommend adoption of the Mitigated Negative Declaration and adoption of the Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council held a duly noticed public hearing on ____, 2017 to review and consider the Mitigated Negative Declaration and the Project, at which all interested persons had the opportunity to appear and comment; and

WHEREAS, the Mitigated Negative Declaration, public comments, and all other materials which constitute the record of proceedings upon which the City Council's decision is based are on file with the City Clerk, Menlo Park City Hall, 701 Laurel Street; and

WHEREAS, the City Council finds that the Mitigated Negative Declaration is complete and adequate pursuant to the California Environmental Quality Act, and that the City Council has considered and reviewed all information contained in it; and

WHEREAS, the City Council finds on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment

and that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby adopts the Mitigated Negative Declaration and adopts the Mitigation Monitoring and Reporting Program for the Project, attached hereto as Exhibit A.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the ___ day of _____, 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHERE OF, I have hereunto set my hand and affixed the Official Seal of said City on this ___ day of _____, 2017.

ATTEST:

_____
Pamela Aguilar, City Clerk

Exhibit A

MITIGATION AND MONITORING PROGRAM

2111-2121 SAND HILL ROAD – ANNEXATION

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
Air Quality						
MM AIR-1.1: Measures to Control Dust Emissions: The contractor shall implement the following Best Management Practices that are required of all projects: • All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 miles per hour. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning, Building, and Engineering Divisions	Plan review and approval	Once for the preparation of the technical assessment	Initials:_____ Date:_____

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.						
MM AIR-2.1: Selection of Construction Equipment: The project shall develop a plan demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 85 percent reduction in $PM_{2.5}$ exhaust emissions or more. Such equipment selection would include the following requirements: • All mobile diesel-powered off-road equipment larger than 25 horsepower and operated on the site for more than two days continuously shall, at a minimum, be equipped with California Air Resources Board-certified Level 3 Diesel Particulate Filters or meet U.S. Environmental Protection Agency particulate matter emissions standards for Tier 4 engines or equivalent, and/or • Use of alternatively-fueled equipment (e.g., Liquefied Petroleum Gas [LPG]-powered lifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures listed above provided that these measures are approved by the City and demonstrated to reduce community risk impacts to a less than significant level.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning and Building Divisions	Plan review and approval	Prior to approval and during scheduled site visits	Initials:_____ Date:_____

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
• Measures to be used shall be approved by the City of Menlo Park Community Development Department prior to issuance of grading permits, and demonstrated to reduce community risk impacts to less than significant.						
Biological Resources						
MM BIO-1.1: Worker Environmental Awareness Training: Prior to any construction activities, an approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include descriptions of Nuttall's woodpecker, its habitat, importance of the species, and the limits of work boundaries associated with the project.	Project applicant	During the building permit and site development review process and prior to permit issuance	A qualified biologist approved by the City of Menlo Park Planning Division	Plan review and approval	Once for the selection of the approved biologist and scheduling of training	Initials:_____ Date:_____
MM BIO-1.2: Nesting Bird Avoidance: To the greatest extent feasible, vegetation removal and construction activities shall be completed between September 1 and February 14, to avoid the general nesting period for birds.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning Division	Plan review and approval	Prior to approval and during scheduled site visits	Initials:_____ Date:_____
MM BIO-1.3: Preconstruction Survey: A preconstruction nesting bird survey shall be completed by a qualified biologist prior to vegetation removal or any construction-related activity (including site preparation) that occurs during the nesting season (February 15 through August 31) in order to determine if nesting birds and their territories are located within 500 feet of the project site. If no special status bird nests are identified with 500 feet during the preconstruction survey, construction-related activities will be allowed to proceed.	Project applicant	During the building permit and site development review process and prior to permit issuance	A qualified biologist approved by the City of Menlo Park Planning Division	Plan review and approval	Once for the preparation of a biological assessment and again, if determined further assessment is required as specified in this mitigation measure	Initials:_____ Date:_____
MM BIO-1.4: Buffer Zone: If active nests are observed during the preconstruction survey, the project applicant, in coordination with City staff as appropriate, shall establish no-disturbance buffer zones around the nests, with the size to be	Project applicant	During the building permit and site development review process and	A qualified biologist approved by the City of Menlo	Plan review and approval	Once for the preparation of a biological assessment and	Initials:_____ Date:_____

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
determined in consultation with California Department of Fish and Wildlife (usually 100 feet for perching birds and 300 feet for raptors). The no-disturbance buffer will remain in place until the biologist determines that the nest is no longer active or the nesting season ends.		prior to permit issuance	Park Planning Division		again, if determined further assessment is required as specified in this mitigation measure	
MM BIO-2.1: Tree Replacement: The applicant shall offset the loss of trees by planting replacement trees at the project site. Two replacement trees per Heritage tree, and one replacement tree per non-Heritage tree, shall be planted, for a total of 25 replacement trees. If additional trees are removed due to project impacts, replacement trees will be required at the same ratios.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning Division and City Arborist	Plan review and approval	Once at the time of plan review and approval	Initials:_____ Date:_____
MM BIO-2.2: Tree Preservation Measures: All existing on-site trees to remain shall be trimmed and fertilized by a licensed arborist prior to commencement of grading or demolition operations.	Project applicant	During the building permit and site development review process and prior to permit issuance	A licensed arborist approved by the City of Menlo Park Planning Division	Plan review and approval	Once prior to commencement of grading or demolition	Initials:_____ Date:_____
MM BIO-2.3: Tree Protection Measures: A Tree Protection Zone of at least ten feet shall be established around each tree to be preserved. No grading, excavation, construction, or storage of materials shall occur within that zone.	Project applicant	During the building permit and site development review process and prior to permit issuance	A licensed arborist approved by the City of Menlo Park Planning Division	Plan review and approval	Once prior to commencement of grading or demolition	Initials:_____ Date:_____
Cultural Resources						

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
MM CUL-1.1: Discovery of Cultural Materials: If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, all work within 50 feet of the find shall halt and the City must be notified. A qualified archaeologist and Native American representative shall inspect and evaluate the findings within 24 hours of discovery. Prehistorical material might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, milling slabs); and battered-stone tools such as hammerstones and pitted stones. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, shall develop a treatment plan that could include site avoidance, capping, or data recovery.	Project applicant	During construction	Qualified archeologist approved by the City of Menlo Park Planning Division	Plan review and approval	Once at time of preliminary assessment and again, if determined further assessment is required as specified in this mitigation measure	Initials:_____ Date:_____
MM CUL-2.1: Discovery of Paleontological Resources: In the event that a fossil is discovered during construction of the project, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. The City shall be notified if any fossils are discovered. Treatment may include preparation and recovery of fossil material so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project proponent shall be responsible for implementing the recommendations of the paleontologist.	Project applicant	During construction	Qualified archeologist approved by the City of Menlo Park Planning Division	Plan review and approval	Once at time of preliminary assessment and again, if determined further assessment is required as specified in this mitigation measure	Initials:_____ Date:_____
MM CUL-3.1: Discovery of Human Remains: In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner shall be notified immediately and shall	Project applicant	During construction	Qualified archeologist approved by the City of Menlo Park Planning Division	Plan review and approval	Once at time of preliminary assessment and again, if determined further	Initials:_____ Date:_____

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
then determine whether the remains are Native American. If the Coroner determines that the remains are Native American, he/she shall within 24 hours notify the Native American Heritage Commission (NAHC), who will notify the person the NAHC identifies as the Most Likely Descendant (MLD) of the deceased Native American. If the MLD does not make recommendations regarding the disposal of the remains within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance.					assessment is required as specified in this mitigation measure	
Geology and Soils						
MM GEO-1.1: Engineering Measures: To reduce the potential for damage to the planned at-grade structures, footings shall extend below the zone of seasonal moisture fluctuation. In addition, moisture changes shall be limited by using positive drainage away from the building as well as limiting landscaping watering. If the expansive clay layer is encountered beneath concrete flatwork, pavements, or pavers, the non-expansive fill layer shall be increased.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Building Division	Plan review and approval	Once at time of preliminary assessment and again, if determined further assessment is required as specified in this mitigation measure	Initials:_____ Date:_____
MM GEO-1.2: Construction Moisture Conditioning: To minimize soil volume changes, the contractor shall keep all exposed expansive soil subgrade (and also trench excavation side walls) moist until protected by overlying improvements (or trenches are backfilled). If expansive soils are allowed to dry out significantly, reconditioning may require several days of re-wetting, or deep scarification, moisture conditioning, and re-compaction.	Project applicant	During construction	City of Menlo Park Building Division	Scheduled site visits and inspections	Once at time of preliminary assessment and again, if determined further assessment is required as specified in this mitigation measure	Initials:_____ Date:_____

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
Hazards and Hazardous Materials						
MM HAZ-1.1: Soil and Groundwater Sampling: Prior to issuance of a grading permit, the project shall complete focused sampling and analysis under the oversight of the San Mateo County Health System, or other appropriate oversight agency, in accordance with a Work Plan prepared by a qualified professional and approved by the oversight agency. The Work Plan shall be approved prior to site clearing or excavation and include appropriate risk-based screening levels for comparison of the sampling results.	Project applicant	During the building permit and site development review process and prior to permit issuance	The appropriate "Oversight Agency" designated by the City of Menlo Park Planning Division	Plan review and approval	Prior to construction and during regularly scheduled site inspections	Initials:_____ Date:_____
MM HAZ-1.2: Hazardous Materials Disposal: If evidence of a hazardous material is discovered during construction (or pre-construction soil testing), work will be stopped in the immediate area and soil samples will be collected and analyzed by a qualified environmental professional to determine the type and extent of release and potential health effects to construction workers. The analytical results will be compared against applicable hazardous waste criteria, and if necessary, the investigation will provide recommendations regarding management and disposal of affected soil (and groundwater). Any contaminated soil and/or groundwater found in concentrations above developed thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. Special health and safety measures and/or soil management procedures may also be required during project construction.	Project applicant	During the building permit and site development review process and prior to permit issuance	Licensed environmental professional in accordance with RWQCB, DTSC, and SMCEHD approved by the City of Menlo Park Planning Division	Plan review and approval	Prior to construction and during regularly scheduled site inspections	Initials:_____ Date:_____
MM HAZ-1.3: Soil Characterization: Soil materials removed from the site shall be characterized and disposed of according to the California Hazardous Waste Regulations. Contaminated soil that exceeds regulatory thresholds shall be handled by trained personnel using appropriate protective equipment and	Project applicant	During grading and construction	The appropriate "Oversight Agency" designated by the City of Menlo	Plan review and approval	Prior to construction and during regularly scheduled site inspections	Initials:_____ Date:_____

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
engineering and dust controls, in accordance with local, State and federal laws. Any contaminated soils that are removed from the site shall be disposed of at a licensed hazardous materials disposal site.			Park Planning Division			
MM HAZ-1.4: Hazardous Materials Cleanup: If detected at levels that exceed regulatory thresholds, the extent of contamination shall be identified, and recommendations for a Health and Safety Plan, Soil Management Plan, and methods for cleanup shall be implemented, as applicable. This work shall be performed under the oversight of a regulatory agency, such as the San Mateo County Health System, Regional Water Quality Control Board, or the Department of Toxic Substances Control, with copies of all documentation provided to the City of Menlo Park**.**	Project applicant	During grading and construction	The appropriate "Oversight Agency" designated by the City of Menlo Park Planning Division	Plan review and approval	Prior to construction and during regularly scheduled site inspections	Initials:_____ Date:_____
Hydrology and Water Quality						
MM HYD-1.1: State of California Construction General Permit: A Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for construction projects disturbing one acre or more of land. Proof of coverage under the Construction General Permit (CGP) shall be attached to the building plans.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning, Building, and Engineering Divisions	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____
MM HYD-1.2: Best Management Practices: The project will implement Best Management Practices (BMPs) to control the discharge of stormwater pollutants including sediments associated with construction activities in accordance with the SWPPP and National Pollutant Discharge Elimination System (NPDES) requirements. The project shall prepare an Erosion Control Plan to the satisfaction of the City of Menlo Park Public Works Department. The Erosion Control Plan may include but is not limited to BMPs specified in the Manual of Standards Erosion	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning, Building, and Engineering Divisions	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
and Sediment Control. The project shall implement the following erosion and sediment control measures where appropriate: • Control and prevent the discharge of all potential pollutants and non-stormwater discharges to storm drains and watercourses; • Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater; • Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated; • Train and provide BMP instruction to all employees and subcontractors; • Protect all storm drain inlets in the vicinity of the site using sediment controls such as berms, fiber rolls, or filters; • Limit construction access routes and stabilize designated access points; • Delineate with field marker clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses; • Complete clearing and earth moving activities only during dry weather; • Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits; • Trap sediment on-site using sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.; • Divert on-site runoff around exposed areas; divert off-site runoff around the site using swales and dikes; and • Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.						

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
MM HYD-1.3: Outdoor Storage Areas (Including Garbage Enclosures): Outdoor storage areas (for storage of equipment or materials which could decompose, disintegrate, leak, or otherwise contaminate stormwater runoff), including garbage enclosures, shall be designed to prevent the run-on of stormwater and runoff of spills by all of the following: • Paving the area with concrete or other non-permeable surface; • Covering the area; and • Sloping the area inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in outdoor storage areas.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning, Building, and Engineering Divisions	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____
MM HYD-2.1: Municipal Regional Permit: The project shall comply with the requirements of the Municipal Regional Permit (MRP), as well as other local, state, and federal requirements. The project shall comply with provision C.3 of the MRP, which provides performance standards for the management of stormwater for new development, and any new requirements.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Engineering Division	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____
MM HYD-2.2: Landscape Design: For non-residential buildings, landscape design shall minimize runoff and promote surface filtration. Examples include: • No steep slopes exceeding 10 percent; • Using mulches in planter areas without ground cover to avoid sedimentation runoff; • Installing plants with low water requirements; and • Installing appropriate plants for the location in accordance with appropriate climate zones.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Planning and Engineering Divisions	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
MM HYD-2.3: Efficient Irrigation: For residential and non-residential buildings, common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: • Setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; • Employing multi-programmable irrigation controllers; • Employing rain shutoff devices to prevent irrigation after significant precipitation; • Use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and • Use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Engineering Division	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____
MM HYD-2.4: Stormwater Treatment: Stormwater runoff shall be directed to approved permanent treatment controls as described in the San Mateo County "C.3 Stormwater Technical Guidance." The County's guidelines also describe the requirement to select Low Impact Development (LID) types of stormwater controls and the types of projects that are exempt from this requirement. LID treatment measures include rainwater harvesting, infiltration, evapotranspiration, and biotreatment. Biotreatment is allowed only if it is infeasible to treat the specified amount of runoff with rainwater harvesting, infiltration, and evapotranspiration.	Project applicant	During the building permit and site development review process and prior to permit issuance	City of Menlo Park Engineering Division	Plan review and approval	Once for the preparation of the plans	Initials:_____ Date:_____
Noise and Vibration						
MM NOI-1.1: Mechanical Equipment Selection: A qualified acoustical consultant shall review final site plans, building elevations, and floor plans prior to issuance of building permits to	Project applicant	During the building permit and site development review process and	City of Menlo Park Planning Division	Plan review and approval	Once prior to plan review and approval	Initials:_____ Date:_____

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
calculate expected interior noise levels as required by City policies and State noise regulations. Mechanical equipment shall be selected to reduce impacts on surrounding uses to meet the City's noise level requirements. The acoustical consultant shall review mechanical noise, as these systems are selected, to determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and installation of noise barriers, such as enclosures and parapet walls, to block the line-of-sight between the noise source and the nearest receptors. Results of the acoustical consultant's analysis, including the description of the necessary noise control treatment, shall be submitted to the City along with the building plans and approved prior to issuance of any building permits.		prior to permit issuance				
MM NOI-2.1: Construction Work Hours: Reasonable regulation of the hours of construction, as well as regulation of the arrival and operation of heavy equipment and the delivery of construction materials, are necessary to protect the health and safety of persons, promote the general welfare of the community, and maintain quality of life. Construction activities will be completed in accordance with the provisions of the City's Municipal Code, which limits construction work to between the hours of 8:00 AM and 6:00 PM Monday through Friday and prohibits construction on weekends and holidays.	Project applicant	During construction	City of Menlo Park Planning Division	Plan review and approval	Once prior to plan review and approval, and during scheduled site visits	Initials:_____ Date:_____
MM NOI-2.2: Best Management Practices: The construction crew shall develop a construction noise plan to reduce construction noise levels emanating from the site and minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity. BMPs will include, but are not limited to, the following available controls:	Project applicant	Prior to the issuance of construction permits	City of Menlo Park Planning Division	Plan review and approval	Once for preparation of acoustical studies as outlined in the mitigation measure	Initials:_____ Date:_____

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
• Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment from adjoining sensitive land uses. Temporary noise barrier fences would provide a five dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receptor and if the barrier is constructed in a manner that eliminates any cracks or gaps. • Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. • Unnecessary idling of internal combustion engines shall be strictly prohibited. • Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far from sensitive receptors as is feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used. Any enclosure openings or venting shall face away from sensitive receptors. • Utilize "quiet" air compressors and other stationary noise sources where technology exists. • Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction. • Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land						

MITGATION MONITORING OR REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Party Responsible for Implementation	Implementation Trigger/Timing	Agency Responsible for Monitoring	Monitoring Action	Monitoring Frequency	Verified Implementation
uses so that construction activities can be scheduled to minimize noise disturbance. • Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.						

DRAFT – June 19, 2017

ORDINANCE NO. XXXX

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK PREZONING ALL THAT CERTAIN PARCEL OF LAND BEING THE WHOLE OF THE PARCEL AT 2111 AND 2121 SAND HILL ROAD AND ADDITIONAL LAND, SITUATED IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A

The City Council of the City of Menlo Park does hereby ORDAIN as follows:

SECTION 1. The zoning map of the City of Menlo Park is hereby amended to prezone all that certain real property in the County of San Mateo and State of California, more particularly described and shown in Exhibit A, from County zoning R-1, S-9 and R-E, S-9 to City zoning R-1-S (Single Family Suburban Residential) and C-1-C (Administrative, Professional and Research District, Restrictive), respectively.

SECTION 2. A Mitigated Negative Declaration was prepared for the project and adopted by the City Council on _____, 2017 through Resolution No. ____, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines.

SECTION 3. No subsequent change shall be made to the General Plan for the annexed territory or zoning that is not in conformance to the prezoning designations for a period of two years after the completion of the annexation, unless the City Council makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the prezoning in the application to the San Mateo County Local Agency Formation Commission.

SECTION 4. This Ordinance shall be published once within fifteen (15) days of its adoption in The Daily News, a newspaper of general circulation, printed, published and circulated in the City of Menlo Park, and shall become effective thirty (30) days from the date of adoption by the City Council or the effective date of LAFCO approval of the annexation, whichever date is later.

INTRODUCED on the _____ day of _____, 2017.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said Council on the _____ day of _____, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Mayor

ATTEST:

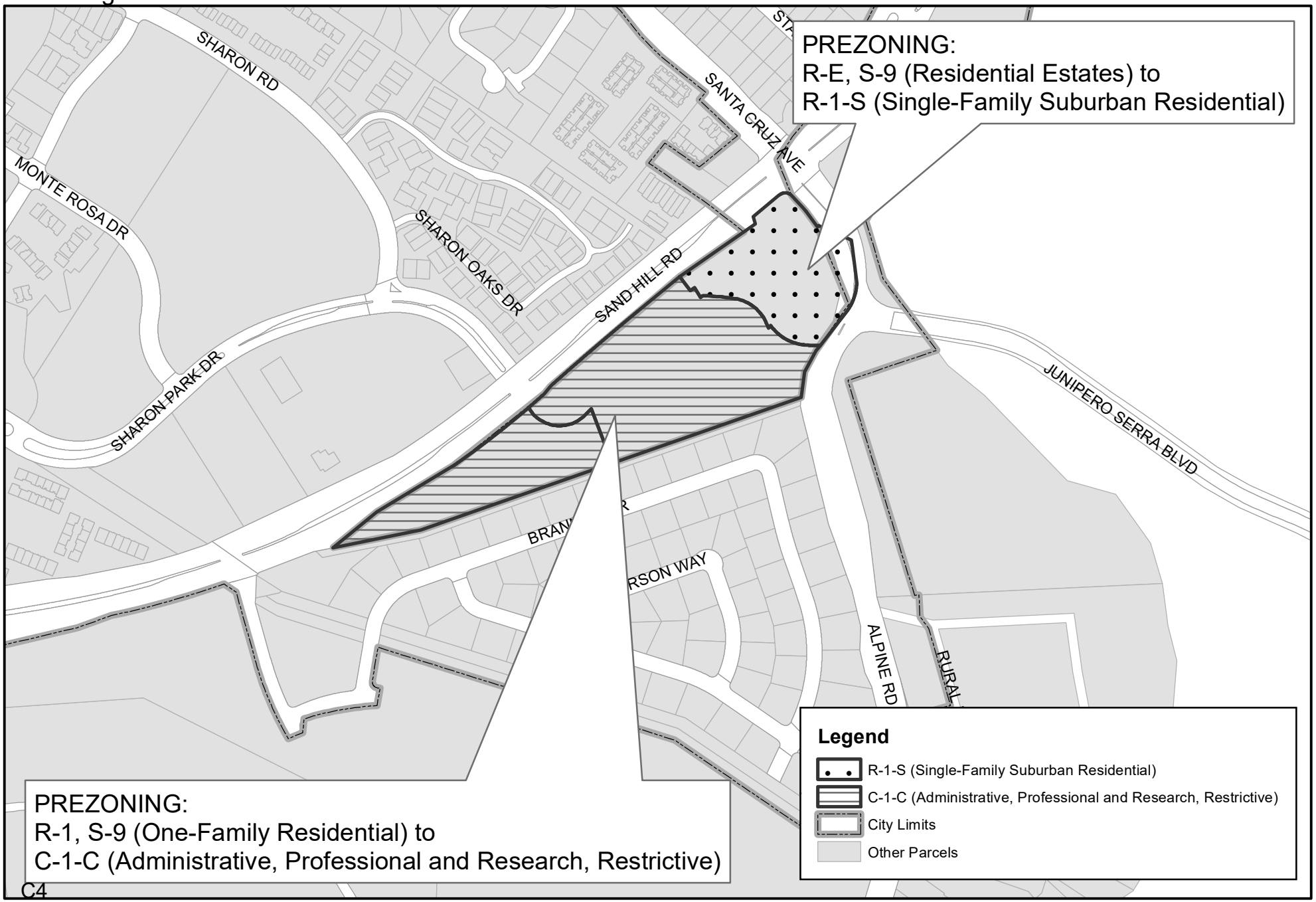
_____
Pamela Aguilar, City Clerk

Exhibit A

Prezoning – 2111 and 2121 Sand Hill Road Project

CITY OF MENLO PARK

2111-2121 Sand Hill Road
Prezoning



DRAFT – June 19, 2017

ORDINANCE NO. _XXXX_

AN ORDINANCE OF THE CITY OF MENLO PARK REZONING PROPERTY WITH ASSESSOR'S PARCEL NUMBERS 074-331-210 AND 074-321-110

The City Council of the City of Menlo Park does ordain as follows:

SECTION 1. The zoning map of the City of Menlo Park is hereby amended such that certain real properties with Assessor's Parcel Numbers 074-331-210 and 074-321-110 are rezoned to the C-1-C (Administrative, Professional and Research, Restrictive) district as more particularly described and shown in Exhibit A.

SECTION 2. A Mitigated Negative Declaration was prepared for the project and adopted by the City Council on _____, 2017 through Resolution No. ____, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines.

SECTION 3. This ordinance shall become effective thirty (30) days from the date of adoption by the City Council or the effective date of LAFCO approval of the annexation, whichever date is later. Within fifteen (15) days of its adoption, the ordinance shall be posted in three (3) public places within the City of Menlo Park, and the ordinance, or a summary of the ordinance prepared by the City Attorney, shall be published in a local newspaper used to publish official notices for the City of Menlo Park prior to the effective date.

INTRODUCED on the __ day of ____, 2017.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said Council on the __ day of ____, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Mayor

ATTEST:

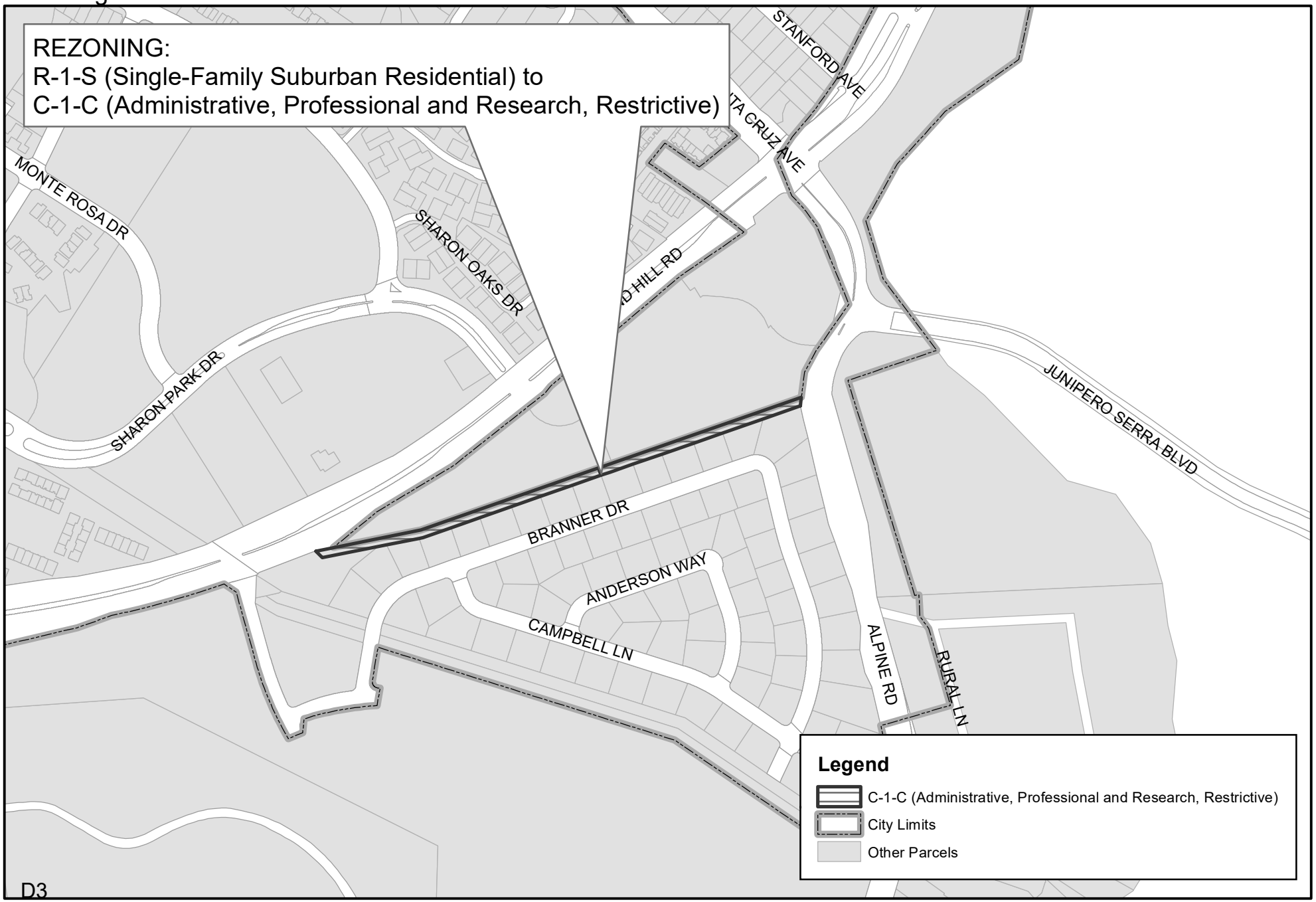
_____
Pamela Aguilar, City Clerk

Exhibit A

Rezoning – 2111 and 2121 Sand Hill Road Project

CITY OF MENLO PARK

2111-2121 Sand Hill Road
Rezoning



DRAFT – June 19, 2017

RESOLUTION NO. _XXXX_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK AMENDING THE GENERAL PLAN TO ESTABLISH AND MODIFY LAND USE DESIGNATIONS FOR PROPERTIES LOCATED AT 2111 AND 2121 SAND HILL ROAD

WHEREAS, the Planning Commission of the City of Menlo Park has considered the adoption of an amendment to the General Plan to establish a Low Density Residential land use designation for certain property located at 2111 Sand Hill Road (Assessor's Parcel Number 074-450-050); and to establish a Professional and Administrative Offices land use designation for certain property located at 2111 and 2121 Sand Hill Road (Assesor's Parcel Numbers 074-450-040 and 074-450-030); and

WHEREAS, the Planning Commission of the City of Menlo Park has considered the adoption of an amendment to the General Plan to change the land use designation for certain property with Assessor's Parcel Numbers 074-331-210 and 074-321-110 to Professional and Administrative Offices; and

WHEREAS, on the ___ day of ____, 2017, the City Council of the City of Menlo Park adopted the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the 2111 and 2121 Sand Hill Road Project; and

WHEREAS, the provisions of the Government Code, 65350, et. seq. have been complied with; and

WHEREAS, the City Council has considered the comments of the Planning Commission in regard to amending the General Plan;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City Menlo Park that the General Plan Amendment to change the land use designation for the project site particularly described in Exhibit A, be adopted.

This resolution shall take effect upon the effective date of Ordinance No. __ prezoning properties located at 2111 and 2121 Sand Hill Road and other property described therein.

I, Pamela Aguilar, City Clerk of the City of Menlo Park, do hereby certify that the above and foregoing Resolution was duly and regularly passed and adopted at a meeting by said Council on the __ day of ____, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City, this _____ day of _____, 2017.

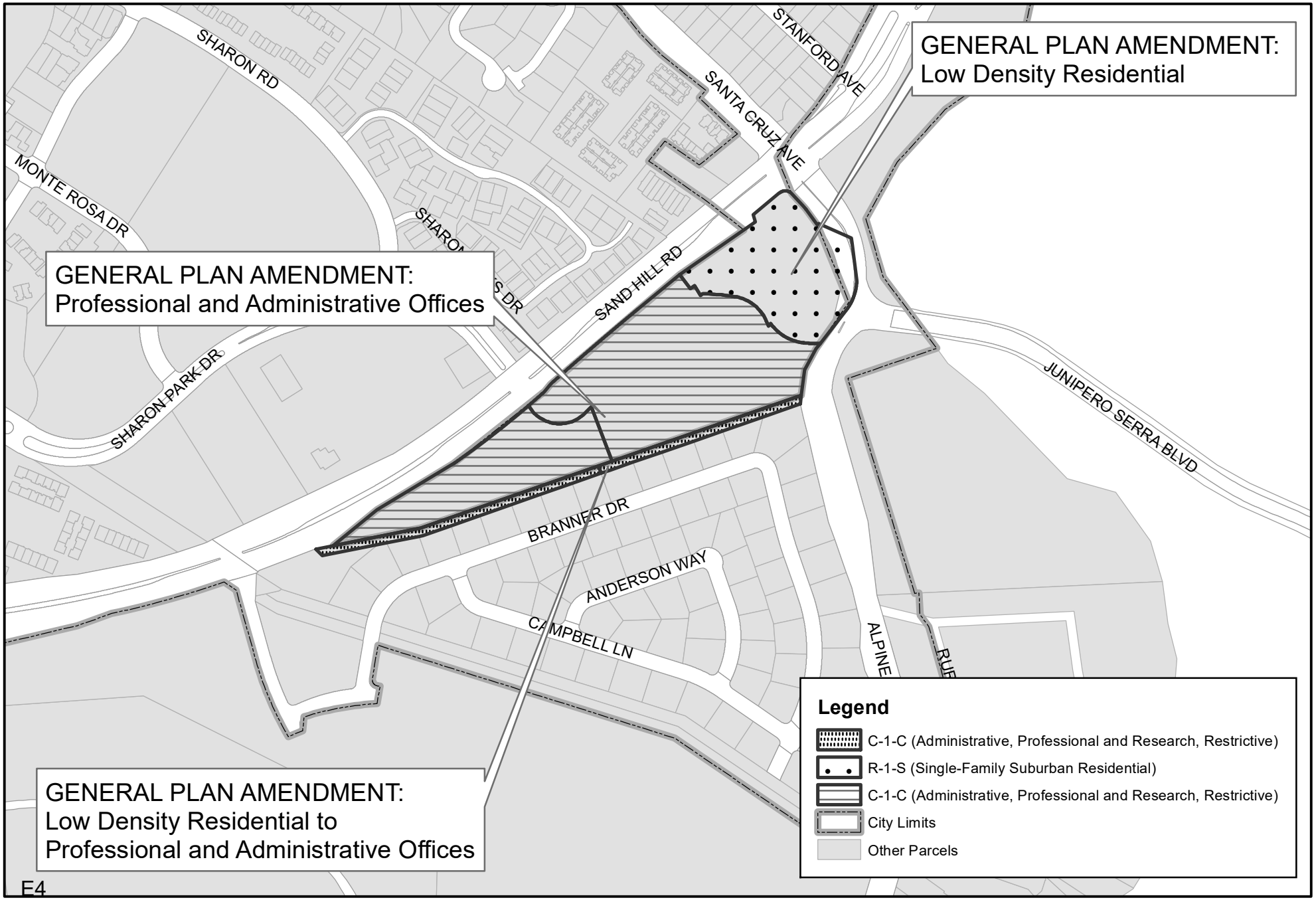
_____
Pamela Aguilar
City Clerk

Exhibit A

General Plan Map Amendment – 2111 and 2121 Sand Hill Road Project

CITY OF MENLO PARK

2111-2121 Sand Hill Road
General Plan Amendment



DRAFT – June 19, 2017

RESOLUTION NO._XXXX_

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING FINDINGS AND CONDITIONS FOR ARCHITECTURAL CONTROL, USE PERMIT, AND TENTATIVE MAP FOR THE PROJECT LOCATED AT 2111 AND 2121 SAND HILL ROAD

WHEREAS, the City of Menlo Park ("City") has received an application from Leland Stanford Junior University ("Applicant"), to create a two parcel subdivision, one parcel containing an existing residence, the other containing an existing office building; to construct a new approximately 39,800-square-foot, two-story office building that would be located on the same parcel as the existing office building, with 159 parking spaces between two levels of underground parking and a small surface lot; and to excavate within the required rear setback to construct a retaining wall; and

WHEREAS, the findings and conditions for Architectural Control, Use Permit, and Tentative Map would ensure that all City requirements are applied consistently and correctly as part of the project's implementation; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, a Mitigated Negative Declaration was prepared for the project and adopted by the City Council on ___ , 2017, through Resolution No._____, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on June 19, 2017 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the findings and conditions for Architectural Control, Use Permit, and Tentative Map; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on ___, 2017 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve the findings and conditions for Architectural Control, Use Permit, and Tentative Map.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the conditions for Architectural Control, Use Permit, Tentative Map,

and other related entitlements attached hereto as Exhibit A and incorporated herein by this reference.

This resolution shall take effect upon the effective date of Ordinance No. __ prezoning properties located at 2111 and 2121 Sand Hill Road and other property described therein.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the _____ day of _____, 2017, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of ____, 2017.

_____
Pamela Aguilar, MMC
City Clerk

EXHIBIT A

DRAFT – June 19, 2017

Conditions of Approval

Prezoning, Rezoning, General Plan Amendment, Tentative Map, Use Permit, Architectural Control, and Environmental Review

2111-2121 Sand Hill Road Project

Conditions

1. Development of the project shall be substantially in conformance with the plans by ArchiRender Architects, SANDIS, and Lauderbaugh Associates dated received by the Planning Division on May 30, 2017 consisting of 49 plan sheets, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

2. The Prezoning and Rezoning shall become effective thirty days from the date of adoption by the City Council or the effective date of LAFCO's approval of the annexation, whichever date is later.

3. The General Plan Amendment shall not become effective until the applicant's annexation application with San Mateo Local Agency Formation Commission (LAFCO) is approved.

4. The Use Permit, Architectural Control, and Tentative Map shall become effective after the Prezoning and Rezoning become effective.

5. The Use Permit shall expire one year from the date of LAFCO approval if the applicant does not submit a complete building permit application for the project within that time. The Community Development Director may extend this date per Municipal Code Section 16.82.170.

6. The Tentative Map approval shall expire two years from the date of City Council approval. The City Council may extend this date per Municipal Code Section 15.20.070.

7. Minor modifications to building exteriors and locations, fence styles and locations, and significant landscape features may be approved by the Community Development Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved use permit and architectural control, and will not have an adverse impact on the

character and aesthetics of the site. The Director may refer any request for revisions to the plans to the Planning Commission for architectural control approval. A public hearing could be called regarding such changes if deemed necessary by the Planning Commission.

8. Major modifications to building exteriors and locations, fence styles and locations, and significant landscape features may be allowed subject to obtaining an architectural control permit from the Planning Commission.

9. Major revisions to the development plan which involve expansion or intensification of development require use permit and/or architectural control revisions and public hearings by the Planning Commission.

10. Applicant shall comply with the Subdivision Map Act and Chapter 15 of the City's Municipal Code.

11. All public improvements shall be designed and constructed to the satisfaction of the City Engineer.

12. The project shall comply with all aspects of the California Building Code in effect at the time of building permit application.

13. The applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

14. The applicant shall comply with all West Bay Sanitary District, Menlo Park Fire Protection District, California Water, Recology, and utility companies' regulations that are directly applicable to the project.

15. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance, the recommendations of the arborist report, and the requirements of the Mitigation Monitoring and Reporting Program.

16. The applicant shall offset the loss of trees by planting replacement trees at the project site. Two replacement trees per Heritage tree, and one replacement tree per non-Heritage tree, shall be planted, for a total of 25 replacement trees. If additional trees are removed due to project impacts, replacement trees will be required at the same ratios. (Mitigation Measure BIO-2.1)

17. A Tree Protection Zone of at least ten feet shall be established around each tree to be preserved. No grading, excavation, construction, or storage of materials shall occur within that zone. (Mitigation Measure BIO-2.3)

18. To the greatest extent feasible, vegetation removal and construction activities shall be completed between September 1 and February 14, to avoid the general nesting period for birds.

    A preconstruction nesting bird survey shall be completed by a qualified biologist prior to vegetation removal or any construction-related activity (including site preparation) that occurs during the nesting season (February 15 through August 31) in order to determine if nesting birds and their territories are located within 500 feet of the project site. If no special status bird nests are identified with 500 feet during the preconstruction survey, construction-related activities will be allowed to proceed.

    If active nests are observed during the preconstruction survey, the project applicant, in coordination with City staff as appropriate, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with California Department of Fish and Wildlife (usually 100 feet for perching birds and 300 feet for raptors). The no-disturbance buffer will remain in place until the biologist determines that the nest is no longer active or the nesting season ends. (Mitigation Measures BIO-1.2, BIO-1.3, BIO-1.4)

19. Concurrent with the application submittal for a Parcel Map, the applicant shall submit covenants, conditions, and restrictions (CC&Rs) for the approval of the City Engineer and the City Attorney. The CC&Rs shall include the following provisions:
    - All heritage trees shall be maintained pursuant to the Heritage Tree Ordinance.
    - The CC&Rs shall provide for funding and provision of maintenance of all common facilities, such as streets and utilities, not accepted for maintenance by a public agency.
    - The CC&Rs shall describe how the storm water BMPs associated with privately owned improvements and landscaping shall be funded and maintained by the owner.

20. Concurrent with the application submittal for a Parcel Map, the applicant shall revise the project datum and construction documents to the NAVD 88 datum to meet the City standard, subject to review and approval of the Engineering Division.

21. Prior to approval of the Parcel Map, the applicant shall resolve any factors within the limits of the site that may require easement dedications and/or other instruments for access and utilities, subject to review and approval by the Engineering Division

22. Concurrent with the application submittal for the first building permit associated with the project, the project construction crew shall provide a construction noise plan for the duration of the project to reduce construction noise levels emanating from the site and minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity. Best Management Practices (BMPs) shall include, but are not limited to, the following available controls:
    - Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment from adjoining sensitive land uses. Temporary noise

barrier fences would provide a five dBA noise reduction if the noise barrier interrupts the line-of-sight between the noise source and receptor and if the barrier is constructed in a manner that eliminates any cracks or gaps.

- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Unnecessary idling of internal combustion engines shall be strictly prohibited.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far from sensitive receptors as is feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used. Any enclosure openings or venting shall face away from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
  (Mitigation Measure NOI-2.2)

23. Concurrent with the submittal of a complete building permit application, a Notice of Intent (NOI) and Stormwater Pollution Prevention Plan (SWPPP) shall be prepared for construction projects disturbing one acre or more of land. Proof of coverage under the Construction General Permit (CGP) shall be attached to the building plans. (Mitigation Measure HYD-1.1)

24. Concurrent with the submittal of a complete building permit application, the applicant shall submit an Erosion Control Plan to the satisfaction of the City of Menlo Park Public Works Department. The project will implement Best Management Practices (BMPs) to control the discharge of stormwater pollutants including sediments associated with construction activities in accordance with the SWPPP and National Pollutant Discharge Elimination System (NPDES) requirements. The Erosion Control Plan may include but is not limited to BMPs specified in the Manual of

Standards Erosion and Sediment Control. The project shall implement the following erosion and sediment control measures where appropriate:

- Control and prevent the discharge of all potential pollutants and non-stormwater discharges to storm drains and watercourses;
- Store, handle, and dispose of construction materials/wastes properly to prevent contact with stormwater;
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated;
- Train and provide BMP instruction to all employees and subcontractors;
- Protect all storm drain inlets in the vicinity of the site using sediment controls such as berms, fiber rolls, or filters;
- Limit construction access routes and stabilize designated access points;
- Delineate with field marker clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses;
- Complete clearing and earth moving activities only during dry weather;
- Use sediment controls or filtration to remove sediment when dewatering and obtain all necessary permits;
- Trap sediment on-site using sediment basins or traps, earthen dikes or berms, silt fences, check dams, soil blankets or mats, covers for soil stockpiles, etc.;
- Divert on-site runoff around exposed areas; divert off-site runoff around the site using swales and dikes; and
- Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.

(Mitigation Measure HYD-1.2)

25. Concurrent with the submittal of a complete building permit application, the applicant shall demonstrate that outdoor storage areas (for storage of equipment or materials which could decompose, disintegrate, leak, or otherwise contaminate stormwater runoff), including garbage enclosures, have been designed to prevent the run-on of stormwater and runoff of spills by all of the following:
    - Paving the area with concrete or other non-permeable surface;
    - Covering the area; and
    - Sloping the area inward (negative slope) or installing a berm or curb around its perimeter. There shall be no storm drains in outdoor storage areas.

    (Mitigation Measure HYD-1.3)

26. Concurrent with the submittal of a complete building permit application, the applicant shall demonstrate that the project complies with the requirements of the Municipal Regional Permit (MRP), as well as other local, state, and federal requirements, subject to review and approval by the Engineering Division. The project shall comply with provision C.3 of the MRP, which provides performance standards for the management of stormwater for new development, and any new requirements. (Mitigation Measure HYD-2.1)

27. Concurrent with the submittal of a complete building permit application, the applicant

shall submit plans demonstrating that landscape design shall minimize runoff and promote surface filtration, subject to review and approval by the Engineering and Planning Divisions. Examples include:

- No steep slopes exceeding 10 percent;
- Using mulches in planter areas without ground cover to avoid sedimentation runoff;
- Installing plants with low water requirements; and
- Installing appropriate plants for the location in accordance with appropriate climate zones.

(Mitigation Measure HYD-2.2)

28. Concurrent with the submittal of a complete building permit application, the applicant shall submit plans demonstrating that common areas shall employ efficient irrigation to avoid excess irrigation runoff, subject to review and approval by the Engineering Division. Examples include:
    - Setting irrigation timers to avoid runoff by splitting irrigations into several short cycles;
    - Employing multi-programmable irrigation controllers;
    - Employing rain shutoff devices to prevent irrigation after significant precipitation;
    - Use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and
    - Use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways.

    (Mitigation Measure HYD-2.3)

29. Concurrent with the submittal of a complete building permit application, the applicant shall submit plans demonstrating that stormwater runoff shall be directed to approved permanent treatment controls as described in the San Mateo County "C.3 Stormwater Technical Guidance," subject to review and approval of the Engineering Division. The County's guidelines also describe the requirement to select Low Impact Development (LID) types of stormwater controls and the types of projects that are exempt from this requirement.

    LID treatment measures include rainwater harvesting, infiltration, evapotranspiration, and biotreatment. Biotreatment is allowed only if it is infeasible to treat the specified amount of runoff with rainwater harvesting, infiltration, and evapotranspiration. (Mitigation Measure HYD-2.4)

30. Concurrent with the submittal of a complete building permit application, the applicant shall submit a tree preservation plan to address the protection of existing heritage tree(s) to remain, detailing the location of and methods for all tree protection measures, as described in the arborist report. The project arborist shall submit a letter confirming adequate installation of the tree protection measures. The applicant shall retain an arborist throughout the term of the project, and the project arborist shall submit periodic inspection reports to the Building Division. The heritage tree preservation plan shall be subject to review and approval by the Planning Division

prior to issuance of a grading and/or building permit.

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

32. Concurrent with the submittal of a complete building permit application, the applicant shall submit a parking plan demonstrating that all visitor parking will be provided in the proposed surface parking lot, subject to review and approval of the Transportation Division.

33. Concurrent with the submittal of a complete building permit application, the applicant shall submit plans to develop signalized pedestrian crossings across the west and south legs of the Sharon Park Drive/Sand Hill Road intersection, subject to review and approval of the Transportation Division.

34. Concurrent with the submittal of a complete building permit application, the applicant shall submit a construction parking management plan that addresses where construction-related vehicles will be parked, subject to review and approval by the Transportation and Engineering Divisions.

35. Concurrent with the submittal of a complete building permit application, the improvement plans submitted shall demonstrate that all potential utility conflicts have been potholed with actual depths recorded, subject to review and approval by the Engineering Division.

36. Concurrent 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.

37. Concurrent with the submittal of a complete building permit application, the applicant shall submit a draft “Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement” with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and shall be recorded with the San Mateo County Recorder’s Office prior to building permit final inspection.

38. Concurrent with the submittal of a complete building permit application, the applicant shall submit an Off-Site Improvements Plan for review and approval of the

Engineering Division. The Off-Site Improvements Plan shall include all improvements within public right-of-way including water and sanitary sewer. The Off-Site Improvements Plan shall be approved prior to issuance of a building permit.

39. Concurrent with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to issuance of a building permit.

40. Concurrent with the submittal of a complete building permit application, a design-level geotechnical investigation report shall be submitted to the Building Division for review and confirmation that the proposed development fully complies with the California Building Code. The report shall determine the project site's surface geotechnical conditions and address potential seismic hazards. The report shall identify building techniques appropriate to minimize seismic damage.

41. Concurrent with the submittal of a complete building permit application, the applicant shall submit a lighting plan, providing the location, architectural details and specifications for all exterior lighting subject to review and approval by the Planning Division. The lighting plan shall provide a photometric study to minimize glare and spillover onto adjacent properties, and is subject to review and approval by the Planning Division.

42. Concurrent with the submittal of a complete building permit application, the applicant shall submit revised landscaping plans indicating that two heritage street trees, identified as trees #53 and #54 in the arborist report and plans, shall be replaced with 24-inch box specimens within the right-of-way on Sand Hill Road and maintained by the property owner during the establishment phase (two years after planting), subject to the review and approval of the City Arborist. The City-approved street tree planting list shall be used for species selection.

43. Concurrent with the submittal of a complete building permit application, the applicant shall submit revised landscaping plans indicating that two valley oak heritage trees, identified as trees #93 and #97 in the arborist report and plans, shall be retained with necessary design modifications to a proposed driveway on the site, or shall be transplanted elsewhere on the site, subject to the review and approval of the City Arborist and Planning Division.

44. Concurrent with the submittal of a complete building permit application, the applicant shall submit revised landscaping plans indicating that 27 three- to six-inch redwood and maple trees previously planted at the rear of the property shall be replaced on a minimum one-to-one ratio with minimum 48-inch box containerized specimens to achieve screening for properties on Branner Drive, subject to review and approval of the City Arborist.

45. Concurrent with the submittal of a complete building permit application, the applicant shall submit a detailed landscape plan, including the size, species, and location of trees and plantings, and irrigation plan for review and approval by the Planning Division and the Public Works Department. The applicant shall provide documentation indicating the amount of irrigated landscaping for the Project. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). If this project is creating more than 5,000 square feet of irrigated landscaping, per the City's Water Efficient Landscape Ordinance (Municipal Code 12.44) the irrigation system is required to have a separate water service. The landscaping shall be installed prior to final building inspection.

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

47. Concurrent with the submittal of a complete building permit application, the applicant's design professional shall evaluate the Project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer. Post-construction runoff into the storm drain shaII not exceed pre-construction runoff levels, subject to review and approval of the Engineering Division.

48. Concurrent with the submittal of a complete building permit application, the applicant shall submit engineered Improvement Plans (including specifications and engineering cost estimates), for approval by the City Engineer, showing the infrastructure necessary to serve the Project. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities, traffic control devices, retaining walls, sanitary sewers, and storm drains, pump/lift stations, street lightings, common area landscaping, and other project improvements.

49. Concurrent with the submittal of a complete building permit application, the applicant shall submit documentation from a qualified acoustical consultant who has reviewed final site plans, building elevations, and floor plans to calculate expected interior noise levels as required by City policies and State noise regulations. Mechanical equipment shall be selected to reduce impacts on surrounding uses to meet the City's noise level requirements. The acoustical consultant shall review mechanical noise, as these systems are selected, to determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements. Noise reduction measures could include, but are not limited to, selection of equipment that emits low noise levels and installation of noise barriers,

such as enclosures and parapet walls, to block the line-of-sight between the noise source and the nearest receptors. The analysis and results of the acoustical consultant's analysis, including the description of the necessary noise control treatment, shall be submitted for review and approval by the Planning Division prior to issuance of any building permits. (Mitigation Measure NOI-1.1)

50. To reduce the potential for damage to the planned at-grade structures, footings shall extend below the zone of seasonal moisture fluctuation. In addition, moisture changes shall be limited by using positive drainage away from the building as well as limiting landscaping watering. If the expansive clay layer is encountered beneath concrete flatwork, pavements, or pavers, the non-expansive fill layer shall be increased. (Mitigation Measure GEO-1.1)

51. Prior to grading and/or building permit issuance, the following actions shall be included in the dust emission control plan, subject to review and approval by the Planning, Building, and Engineering Divisions:
    - All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    - All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    - All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    - All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
    - All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
    - Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes. Clear signage shall be provided for construction workers at all access points.
    - All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
    - Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
      (Mitigation Measure AIR-1.1)

52. Prior to grading and/or building permit issuance, the following actions shall be included in the project plans and specifications, demonstrating that the off-road equipment used on-site to construct the project would achieve a fleet-wide average 85 percent reduction in PM2.5 exhaust emissions or more, subject to review and approval by the Planning and Building Division. Such equipment selection would include the following requirements:
    - All mobile diesel-powered off-road equipment larger than 25 horsepower and

operated on the site for more than two days continuously shall, at a minimum, be equipped with California Air Resources Board-certified Level 3 Diesel Particulate Filters or meet U.S. Environmental Protection Agency particulate matter emissions standards for Tier 4 engines or equivalent, and/or

- Use of alternatively-fueled equipment (e.g., Liquefied Petroleum Gas [LPG]-powered lifts), alternative fuels (e.g., biofuels), added exhaust devices, or a combination of measures listed above provided that these measures are approved by the City and demonstrated to reduce community risk impacts to a less than significant level.
- Measures to be used shall be approved by the City of Menlo Park Community Development Department prior to issuance of grading permits, and demonstrated to reduce community risk impacts to less than significant.

(Mitigation Measure AIR-2.1)

53. Prior to grading and/or building permit issuance, an approved biologist will conduct a training session for all construction personnel. At a minimum, the training will include descriptions of Nuttall's woodpecker, its habitat, importance of the species, and the limits of work boundaries associated with the project. The credentials of the biologist and any training materials to be used shall be subject to review and approval by the Planning Division.
(Mitigation Measure BIO-1.1)

54. Prior to grading and/or building permit issuance, all existing on-site trees to remain shall be trimmed and fertilized by a licensed arborist subject to review by the City Arborist. (Mitigation Measure BIO-2.2)

55. Prior to grading and/or building permit issuance, the project shall complete focused sampling and analysis under the oversight of the San Mateo County Health System, or other appropriate oversight agency, in accordance with a Work Plan prepared by a qualified professional and approved by the oversight agency. The Work Plan shall be reviewed and approved by the Planning and Building Divisions prior to site clearing or excavation and include appropriate risk-based screening levels for comparison of the sampling results. (Mitigation Measure HAZ-1.1)

56. Prior to building permit issuance, the applicant shall pay the applicable Transportation Impact Fee (TIF) for the project. Based on preliminary estimates in 2016, the fee was estimated to be $180,616.30. The fee is adjusted annually on July 1 based on the Engineering News Record Bay Area Construction Cost Index.

57. Prior to building permit issuance, all applicable Public Works fees shall be paid according to the City of Menlo Park Master Fee Schedule.

58. Prior to building permit issuance, the applicant shall coordinate with California Water Company to confirm that the existing water mains and service laterals meet the domestic and fire flow requirements of the project. If the existing water main and service laterals are not sufficient as determined by California Water Company,

applicant may, as part of the project, be required to construct and install new water mains and service laterals sufficient to meet such requirements.

59. Prior to building permit issuance, applicant shall coordinate with West Bay Sanitary District to confirm the existing sanitary sewer mains and service laterals have sufficient capacity for the project. If the existing sanitary sewer mains and service laterals are not sufficient as determined by West Bay Sanitary District, applicant may, as part of the project, be required to construct and install new sanitary sewer mains and service laterals sufficient to meet such requirements.

60. Prior to building permit issuance, the applicant shall comply with the requirements of Chapter 12.48 (Salvaging and Recycling of Construction and Demolition Debris) of the City of Menlo Park Municipal Code.

61. Prior to issuance of each applicable building permit, the applicant shall pay the applicable Building Construction Street Impact Fee.

62. Prior to commencing any work within the right-of-way or public easements, the applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.

63. Reasonable regulation of the hours of construction, as well as regulation of the arrival and operation of heavy equipment and the delivery of construction materials, are necessary to protect the health and safety of persons, promote the general welfare of the community, and maintain quality of life. Construction activities will be completed in accordance with the provisions of the City's Municipal Code, which limits construction work to between the hours of 8:00 AM and 6:00 PM Monday through Friday and prohibits construction on weekends and holidays. (Mitigation Measure NOI-2.1)

64. If construction is not complete by the start of the wet season (October 1 through April 30), the applicant shall implement a winterization program to minimize the potential for erosion and sedimentation. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of much onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction.

65. If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, all work within 50 feet of the find shall halt and the City must be notified. A qualified archaeologist and Native American representative shall inspect

and evaluate the findings within 24 hours of discovery. Prehistorical material might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, milling slabs); and battered-stone tools such as hammerstones and pitted stones. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, shall develop a treatment plan that could include site avoidance, capping, or data recovery. (Mitigation Measure CUL-1.1)

66. In the event that a fossil is discovered during construction of the project, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. The City shall be notified if any fossils are discovered. Treatment may include preparation and recovery of fossil material so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The project proponent shall be responsible for implementing the recommendations of the paleontologist. (Mitigation Measure CUL-2.1)

67. In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site within a 50-foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The San Mateo County Coroner shall be notified immediately and shall then determine whether the remains are Native American. If the Coroner determines that the remains are Native American, he/she shall within 24 hours notify the Native American Heritage Commission (NAHC), who will notify the person the NAHC identifies as the Most Likely Descendant (MLD) of the deceased Native American. If the MLD does not make recommendations regarding the disposal of the remains within 48 hours, the owner shall, with appropriate dignity, reinter the remains in an area of the property secure from further disturbance. (Mitigation Measure CUL-3.1)

68. To minimize soil volume changes, the contractor shall keep all exposed expansive soil subgrade (and also trench excavation side walls) moist until protected by overlying improvements (or trenches are backfilled). If expansive soils are allowed to dry out significantly, reconditioning may require several days of re-wetting, or deep scarification, moisture conditioning, and re-compaction. (Mitigation Measure GEO-1.2)

69. If evidence of a hazardous material is discovered during construction (or pre-construction soil testing), work will be stopped in the immediate area and soil samples will be collected and analyzed by a qualified environmental professional to determine the type and extent of release and potential health effects to construction workers. The analytical results will be compared against applicable hazardous waste criteria, and if necessary, the investigation will provide recommendations

regarding management and disposal of affected soil (and groundwater). Any contaminated soil and/or groundwater found in concentrations above developed thresholds shall be removed and disposed of according to California Hazardous Waste Regulations. Special health and safety measures and/or soil management procedures may also be required during project construction. (Mitigation Measure HAZ-1.2)

70. Soil materials removed from the site shall be characterized and disposed of according to the California Hazardous Waste Regulations. Contaminated soil that exceeds regulatory thresholds shall be handled by trained personnel using appropriate protective equipment and engineering and dust controls, in accordance with local, State and federal laws. Any contaminated soils that are removed from the site shall be disposed of at a licensed hazardous materials disposal site. (Mitigation Measure HAZ-1.3)

71. If detected at levels that exceed regulatory thresholds, the extent of contamination shall be identified, and recommendations for a Health and Safety Plan, Soil Management Plan, and methods for cleanup shall be implemented, as applicable. This work shall be performed under the oversight of a regulatory agency, such as the San Mateo County Health System, Regional Water Quality Control Board, or the Department of Toxic Substances Control, with copies of all documentation provided to the City of Menlo Park. (Mitigation Measure HAZ-1.4)

72. Prior to building permit final inspection, any public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division.

73. Prior to building permit final inspection, all agreements shall be recorded with the San Mateo County Recorder's Office, and shall run with the land.

74. Prior to building permit final inspection, the applicant shall execute and record a maintenance agreement for irrigation facilities in the City right-of-way. Irrigation, if any, shall comply with City Standard Details LS-1 through LS-19.

75. Prior to building permit final inspection, the asphalt pedestrian pathway along project frontage shall be removed and replaced to the satisfaction of the City Engineering Division.

76. Prior to building permit final inspection, the applicant shall prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats, subject to review and approval of the Engineering Division.

77. Prior to building permit final inspection, a landscape audit report shall be submitted to the Engineering Division.

DRAFT – June 19, 2017

RESOLUTION NO. XXXX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING THE BELOW MARKET RATE HOUSING AGREEMENT BETWEEN THE CITY OF MENLO PARK AND LELAND STANFORD JUNIOR UNIVERSITY

WHEREAS, the City of Menlo Park ("City") received an application from Leland Stanford Junior University ("Developer"), to prezone and rezone properties located at 2111 and 2121 Sand Hill Road and construct a new office building and associated site improvements at 2121 Sand Hill Road in the City of Menlo Park, among other related project entitlements; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, a Mitigated Negative Declaration was prepared for the project and adopted by the City Council on ___ , 2017, through Resolution No._____, in accordance with the provisions of the California Environmental Quality Act and CEQA Guidelines; and

WHEREAS, the Developer and the City desire flexibility to allow for the provision of off-site units instead of payment of an in-lieu fee, and the Below Market Rate Housing Agreement (BMR Agreement) has been structured accordingly; and

WHEREAS, after notice having been lawfully given, a public meeting was scheduled and held before the Housing Commission of the City of Menlo Park on February 1, 2017 to review the draft BMR Agreement term sheet whereat all persons interested therein might appear and be heard; and

WHEREAS, the Housing Commission of the City of Menlo Park having fully reviewed, and considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend the Planning Commission of the City of Menlo Park to approve the BMR Agreement; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on June 19, 2017 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the BMR Agreement; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on the ___ day of _____, 2017 whereat all persons interested therein might appear and be heard.

WHEREAS, on the ____ day of _____, 2017 the City Council of the City of Menlo Park ("City") has read and considered that certain Below Market Rate Housing Agreement ("BMR Agreement") between the City and Leland Stanford Junior University ("Developer") that satisfies the requirement that Developer comply with Chapter 16.96 of the City's Municipal Code and with the Below Market Rate Housing Program Guidelines.

NOW, THEREFORE**,** the City Council of the City does RESOLVE as follows:

1. Public interest and convenience require the City to enter into the Agreement described above.

2. The City of Menlo Park hereby approves the Agreement and the City Manager is hereby authorized on behalf of the City to execute the Agreement.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the _____ day of_____, 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____day of _____, 2017.

_____

Pamela Aguilar
City Clerk

This document is recorded for the benefit of the City of Menlo Park and is entitled to be recorded free of charge in accordance with Sections 6103 and 27383 of the Government Code

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Menlo Park
Attn: City Clerk
701 Laurel Street
Menlo Park, CA 94025

DRAFT BELOW MARKET RATE HOUSING AGREEMENT

This Below Market Rate Housing Agreement ("Agreement") is made as of this ___ day of _____, 2016 by and between the City of Menlo Park, a California municipality ("City") and Leland Stanford Junior University, ("Applicant"), with respect to the following:

RECITALS

A. Applicant owns that certain real property located in the City of Menlo Park and unincorporated San Mateo County, State of California, consisting of approximately 15.8 acres, more particularly described in Exhibit A, attached hereto and incorporated herein by this reference, Assessor's Parcel Numbers: 074-450-030, 074-450-040, 074-450-050, 074-331-210 and 074-321-110, and more commonly known as 2111 and 2121 Sand Hill Drive, Menlo Park, California ("Property").

B. The Property is to be annexed into the City of Menlo Park and currently contains multiple buildings with a combination of housing and office uses, comprising approximately 57,183 square feet of gross floor area. The Meyer-Buck House (2111 Sand Hill Road) was constructed in 1920, and an office building (2121 Sand Hill Road) was constructed after receiving a use permit from the County of San Mateo. No changes are proposed to the existing structures on the site. Therefore, these buildings are not part of this Agreement.

C. Applicant proposes to create a two parcel subdivision, one parcel containing the existing residence and the other containing the existing office building, and to construct a new two-story office building on the same parcel as the existing office building, approximately 39,800 square feet of gross floor area in size ("Project").

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

Agreement is a condition precedent to the approval of the applications and the issuance of a building permit for the Project.

E. Residential use of the portion of the Property where the Project is proposed is not allowed by the applicable zoning regulations of the proposed Project parcel zoning. Furthermore, no changes are being contemplated to the Buck-Meyer House or grounds on the proposed adjacent parcel where residential uses would be permitted. However, Applicant owns other sites within the City that are zoned to permit residential land uses. In particular, a project is being developed for one of the Applicant-owned sites at 500 El Camino Real, which will include BMR units and a number of other residential units.

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

NOW, THEREFORE, the parties agree as follows:

1. Based on the applicant's ownership of residentially-zoned parcels in the City of Menlo Park and proposed development of a project with up to seven BMR units and a number of other residential units at 500 El Camino Real, Applicant is permitted to satisfy the BMR requirement for the 2121-2131 Sand Hill Road project by (a) delivering two additional off-site units as part of the 500 El Camino Real project or combining resources with other applicants to deliver off-site units elsewhere in the city of Menlo Park, or (b) by payment of an in lieu fee seven years after the date of issuance of a building permit for the construction of the office building at 2131 Sand Hill Road, if after diligent pursuit no feasible options to construct two BMR units as part of another project are identified. The BMR in lieu fee is estimated at $615,170.70

   The applicable in lieu fee is that which is in effect on the date the payment is made. Payment shall be made for each phase within 30 days of the Outside Delivery Date, as identified in paragraph 3. The in lieu fee will be calculated as set forth in the tables below; however, the applicable fee for the Project will be based upon the amount of square footage within Group A and Group B at the time of payment, the applicable fee that is in effect, and the number of units provided by Applicant. The estimated in-lieu fee and required units, based on Fiscal Year 2016-2017 in-lieu fees, per each individual building are outlined below:

BMR In Lieu Fee Calculation			
	Fee per square foot	Square feet	Component fees
Existing Building - Office	$15.57	0	$0.00
Existing Building - Non-Office	$8.45	0	$0.00
Proposed Building - Office	$15.57	39,510	$615,170.70
Proposed Building - Non-Office	$8.45	0	$0.00
BMR In-Lieu Fee Option			**$615,170.70**

2. Nothing in this Agreement shall obligate Applicant to proceed with the Project. Applicant will not be obligated to deliver off-site units or pay the in lieu fee before the City issues a building permit for the Project. Instead, the Applicant will satisfy the obligations under the BMR Ordinance and Guidelines as set forth in Paragraph 3 below.

3. Within seven years of the date the City issues the first building permit for each building ("Outside Delivery Date"), Applicant shall have the right (but not the obligation) to deliver off-site units that meet the requirements of the BMR Ordinance and Guidelines to satisfy, in whole or in part, Applicant's BMR Obligations. If Applicant delivers off-site units that satisfy Applicant's BMR Obligations prior to the Outside Delivery Date, it will have no further payment or delivery obligations for this Agreement. If a partial number of required units are provided, the Applicant would pay the per unit equivalent fee for the remaining BMR Obligation for that phase. If Applicant does not deliver off-site units sufficient to satisfy Applicant's BMR Obligations prior to the Outside Delivery Date, then, within 30 days of the Outside Delivery Date, Applicant must pay the City the BMR in-lieu fee adjusted annually or the appropriate fee based on the number of units provided.

   For purposes of clarification, (a) rental units that are maintained as BMR units in accordance with the City's BMR Guidelines for at least 55 years satisfy the BMR Ordinance and Guidelines and (b) Applicant may deliver off-site units by directly developing a residential project or having a third party deliver or agree to deliver BMR units to the City on Applicant's behalf, provided any units delivered by a third party on Applicant's behalf shall be additional BMR units for such project and shall not count toward the BMR requirement and/or any density bonus calculation for such project where the BMR units are provided.

4. Any off-site BMR units shall be restricted to Low Income Households, which shall mean those households with incomes that do not exceed eighty percent (80%) of San Mateo County median income, adjusted for family size, as

established and amended from time to time by the United States Department of Housing and Urban Development.

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

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

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

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

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

10. Any and all obligations or responsibilities of the Applicant under this Agreement shall terminate upon the payment of the required fee.

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

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

CITY OF MENLO PARK	Leland Stanford Junior University
By: _____	By: _____
City Manager	Its:

[Notarial Acknowledgements to be added for recording purposes]

DRAFT – June 19, 2017

RESOLUTION NO. __XXXX__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING HERITAGE TREE REMOVAL PERMITS FOR THE PROPERTIES LOCATED AT 2111 AND 2121 SAND HILL ROAD

WHEREAS, on November 20, 2015 and June 14, 2017, the City of Menlo Park ("City") received applications from Leland Stanford Junior University ("Project Sponsor") for the removal of six heritage trees at the property located at 2111 and 2121 Sand Hill Road ("Project Site") as more particularly described and shown in "Exhibit A"; and

WHEREAS, the requested tree removals are necessary in order to redevelop the Project Site; and

WHEREAS, the removal of Heritage Trees within the City is subject to the requirements of Municipal Code Chapter 13.24, Heritage Trees; and

WHEREAS, the City Arborist reviewed the requested tree removals on September 27, 2016 and on June 12, 2017; and

WHEREAS, the City Arborist determined that two of the Heritage Trees are impeding the redevelopment of the Project Site and are in poor condition; and

WHEREAS, the City Arborist determined that two of the Heritage Trees proposed for removal are in poor health and have poor structure; and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on June 19, 2017, whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the Heritage Tree Removal Permits; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on _____, 2017 whereat all persons interested therein might appear and be heard; and

WHEREAS, the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to approve the Heritage Tree Removal Permits.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Heritage Tree Removal Permits for trees #53, #54, #96, and #101 as described on sheet C-3.3 of the proposed plans and attached by this reference herein as Exhibit A, which shall be valid until _____, and can be extended for a period of one-year by the Community Development Director if requested by the applicant.

I, Pamela Aguilar, City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the _____ day of _____, 2017, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____day of _____, 2017.

_____
Pamela Aguilar
City Clerk

ARBORIST REPORT NOTE

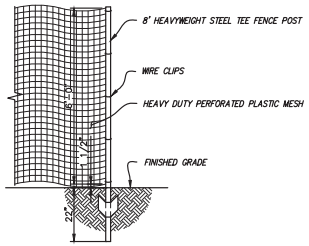
TREE DISPOSITION DATA AND PROTECTION REQUIREMENTS ARE PER ARBORIST REPORT TITLED "ARBORIST REPORT 2131 SAND HILL ROAD MENLO PARK, CA" PREPARED BY HORTSCIENCE INC. DATED SEPTEMBER 8, 2015

TREE REMOVAL NOTES

1. THE LOCATION OF ALL SERVICE RUNS SUCH AS WATER SUPPLY, SEWER, ELECTRICITY, TELEPHONES, CABLE, GAS, STORM DRAIN LINES, ETC. SHALL BE ASCERTAINED BEFORE TREE REMOVAL WORK IS STARTED. WHERE SUCH LINES WILL BE AFFECTED BY TREE REMOVAL, OR WHERE TREE REMOVAL MACHINERY WILL BE WORKING NEARBY, LINES SHOULD BE CAREFULLY SEALED OFF, PROTECTED OR DIVERTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE NECESSARY PRECAUTIONARY ACTIONS.
2. REMOVE ONLY THOSE TREES INDICATED ON THIS PLAN TO BE REMOVED. TREES INDICATED TO BE REMOVED SHALL HAVE ALL ROOTS AND STUMP REMOVED TO A DEPTH OF 24" BELOW GRADE.

TREE PROTECTION NOTES

1. THE GENERAL CONTRACTOR SHALL TAKE THE FOLLOWING STEPS TO PRESERVE AND PROTECT ALL EXISTING TREES SHOWN TO REMAIN:
   - A. PRIOR TO COMMENCEMENT OF DEMOLITION, GRADING AND CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED AT THE DRIP LINE OF EACH TREE TO BE PRESERVED. REFER TO DETAIL. FENCED AREAS SHALL NOT BE VIOLATED DURING CONSTRUCTION.
   - B. ALL EXISTING ON SITE TREES INDICATED TO REMAIN SHALL BE TRIMMED BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF DEMOLITION OF GRADING OPERATIONS. ALL BROKEN OR BRUISED BRANCHES AND DEAD WOOD SHALL BE REMOVED. ALL CUTS OVER ½" DIAMETER SHALL BE PAINTED WITH "TREE SEAL" OR APPROVED EQUAL. IN NO CASE SHALL ANY TREE BE TOPPED.
   - C. ALL EXISTING ON SITE TREES INDICATED TO REMAINS SHALL BE FERTILIZED BY ROOT INJECTION BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF GRADING OR DEMOLITION OPERATIONS.
2. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. NO GRADING IS PERMITTED WITHIN THE DRIP-LINE OF ANY TREE INDICATED TO REMAIN. NO DEBRIS OR MATERIALS SHALL BE STOCKPILED AROUND THE BASE OF THE TREES. NO TRADESMAN SHALL DUMP DEBRIS OR FLUIDS WITHIN THE DRIP-LINE OF ANY TREES (PLASTER, PAINT, THINNER, ETC.). ALL TREES SHALL BE FENCED BY THE GENERAL CONTRACTOR TO AVOID COMPACTION OF THE TREE'S ROOT SYSTEM AND DAMAGE TO THE BARK. THE FENCE SHALL BE SIX FEET HIGH, AND EXTEND OUT TO THE DRIP-LINE OF THE TREE.
3. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE WATERED BY THE GENERAL CONTRACTOR CONTINUOUSLY DURING THE COURSE OF CONSTRUCTION. IF POTABLE WATER IS NOT AVAILABLE ON THE SITE, A WATERING TRUCK SHALL BE EMPLOYED TO ACCOMPLISH THE WATERING.
4. DO NOT DISTURB SURFACE SOIL WITHIN TREE DRIP-LINE EXCEPT AS MANDATED BY CONSTRUCTION PLANS.
5. DURING PERIODS OF EXTENDED DROUGHT, SPRAY OAK TREES TO REMOVE ACCUMULATED CONSTRUCTION DUST AND DEBRIS.
6. GRADE IN LINES RADIAL TO THE EXISTING TREE RATHER THAN TANGENTIAL. IF ROOTS ARE ENCOUNTERED WHILE GRADING, CUT THEM CLEANLY WITH A SAW. DO NOT RIP THEM WITH GRADING EQUIPMENT.
7. DO NOT ATTEMPT DEMOLITION OF TREES WITH GRADING EQUIPMENT WHEN TREES THAT ARE TO BE PRESERVED ARE IN THE VICINITY.



NOTES:

1. THE DRIPLINE OF EACH TREE TO BE PROTECTED SHALL BE ENCLOSED WITH A 6' HIGH TEMPORARY FENCE. FENCE FABRIC SHALL BE HEAVY DUTY PERFORATATED, BRIGHT COLORED, PLASTIC MESH. FENCE STAKES SHALL BE 8' HEAVY WEIGHT STEEL TEE FENCE POSTS DRIVEN 22" INTO GRADE.

TREE PROTECTION DETAIL 1
N.T.S.

TREE DISPOSITION TABLE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree	Condition 1=poor 5=excellent	Remove or Tree Protection Zone (ft)	Suitability for Preservation
51	Italian stone pine	29	Yes	3	20	Moderate
52	Coast live oak	13	Yes	4	20	Moderate
53	**Italian stone pine**	**18,11**	**Yes**	**2**	**Remove**	**Low**
54	**River red gum**	**20,19,16**	**Yes**	**2**	**Remove**	**Low**
55	River red gum	21	Yes	3	15	Low
56	Coast live oak	9	No	3	10	Moderate
57	Coast live oak	13,12,10	Yes	4	10	Low
58	Valley oak	11	Yes	4	15	Moderate
59	Valley oak	10	Yes	3	15	Low
60	Blue oak	9,6	Yes	3	15	Moderate
61	Blue oak	6	No	3	10	Low
62	Coast live oak	10	Yes	3	10	Low
63	Coast live oak	8	No	3	10	Low
64	Coast live oak	7,5,4	No	3	10	Low
65	Coast live oak	11	Yes	2	10	Low
66	Coast live oak	9	No	3	10	Moderate
67	Valley oak	8,4	No	3	15	Low
68	Coast live oak	10	Yes	4	10	Moderate
69	Coast live oak	8,7,7,6,5	Yes	4	10	Moderate
70	Coast live oak	6,4,3	No	3	10	Low
71	Coast live oak	8	No	3	10	Low
72	Winged elm	6,5,4	No	3	10	Moderate
73	Winged elm	6,4,4	No	3	10	Moderate
74	Valley oak	8	No	3	10	Moderate
75	Coast live oak	11	Yes	3	15	Low
76	Valley oak	10	Yes	4	15	Moderate
77	Coast live oak	9	No	3	10	Low
78	Valley oak	36	Yes	3	30	Moderate
79	Manna gum	36	Yes	3	20	Moderate
80	Coast live oak	8	No	3	10	Moderate
81	Coast live oak	16	Yes	3	15	Moderate
82	Coast live oak	7	No	4	10	High
83	Monterey pine	18	Yes	2	15	Low
84	Monterey pine	14,13,7	Yes	2	15	Low
85	Monterey pine	9,7,7,5	No	2	10	Low
86	Monterey pine	18	Yes	2	15	Low
87	Monterey pine	11	No	2	10	Low
88	Coast live oak	8,5,4	Yes	4	10	High
89	Coast live oak	6	No	4	Remove	High
90	Coast live oak	8,7,5	Yes	4	10	High
91	Coast live oak	9	No	4	Remove	High
92	Coast live oak	9	No	4	Remove	High
93	**Valley oak**	**12,8**	**Yes**	**4**	**Remove**	**High**
94	Coast live oak	6,3	No	4	Remove	High

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree	Condition 1=poor 5=excellent	Remove or Tree Protection Zone (ft)	Suitability for Preservation
95	Winged elm	7,5	No	1	Remove	Low
96	**Winged elm**	**15**	**Yes**	**1**	**Remove**	**Low**
97	**Valley oak**	**6,4,2**	**Yes**	**4**	**Remove**	**High**
98	Winged elm	8,5	No	1	Remove	Low
99	Winged elm	6,4	No	1	Remove	Low
100	Winged elm	7	No	2	Remove	Low
101	**Monterey pine**	**17**	**Yes**	**3**	**Remove**	**Low**
102	Valley oak	9,6	Yes	2	10	Low
103	Valley oak	7	No	2	10	Low
104	Coast live oak	14,13,9	Yes	3	10	Low
105	Coast live oak	9	No	1	10	Low
106	Coast live oak	10	Yes	3	10	Moderate
107	Coast live oak	14	Yes	4	15	Moderate
108	Valley oak	10	Yes	3	10	Moderate
109	Coast live oak	10	Yes	3	10	Moderate
110	Coast live oak	10	Yes	3	10	Low
111	Coast live oak	17	Yes	4	15	Moderate
112	Coast live oak	13	Yes	2	10	Low
113	Holly oak	8,8	No	3	10	Low
114	Holly oak	9,7,5	No	3	10	Low
115	Holly oak	6	No	3	10	Moderate
116	Coast live oak	9	No	3	10	Moderate
117	Southern magnolia	30	Yes	4	10	High
118	Coast live oak	8	No	4	10	High
119	Camphor, 20	20	Yes	3	10	Moderate
120	Holly oak	14	No	2	10	Low
121	Holly oak	6	No	4	10	High
122	Mt. Atlas pistache	36	Yes	4	10	High
123	Coast live oak	15	Yes	3	15	Moderate
124	Coast live oak	18	Yes	4	10	High
125	Coast live oak	12	Yes	3	15	Moderate
126	Silver dollar gum	24	Yes	4	10	High
127	Coast live oak	9	No	5	10	High
128	Silk oak	36	Yes	4	10	Moderate
129	Purpleleaf plum	8	No	3	10	Moderate
130	Purpleleaf plum	8	No	2	10	Low
131	African fern pine	6	No	4	10	High
132	Coast live oak	10,8	Yes	4	15	High
133	Winged elm	6,4	No	2	10	Low
134	Coast live oak	17	Yes	3	15	Moderate
135	Olive	7	No	3	10	Low
138	Coast redwood	6	No	5	Remove	Moderate
158	Coast redwood	6	No	5	Remove	Moderate
160	Coast redwood	6	No	5	Remove	Moderate
166	Coast redwood	6	No	4	Remove	Moderate
168	Coast redwood	6	No	5	Remove	Moderate

HERITAGE TREE REPLACEMENT

ArchiRender Architect
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mail@archirender.com 510-585-6445

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DATE MARCH 2 , 2017

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-17

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
2	08/26/2016	Planning Resubmittal 1	
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

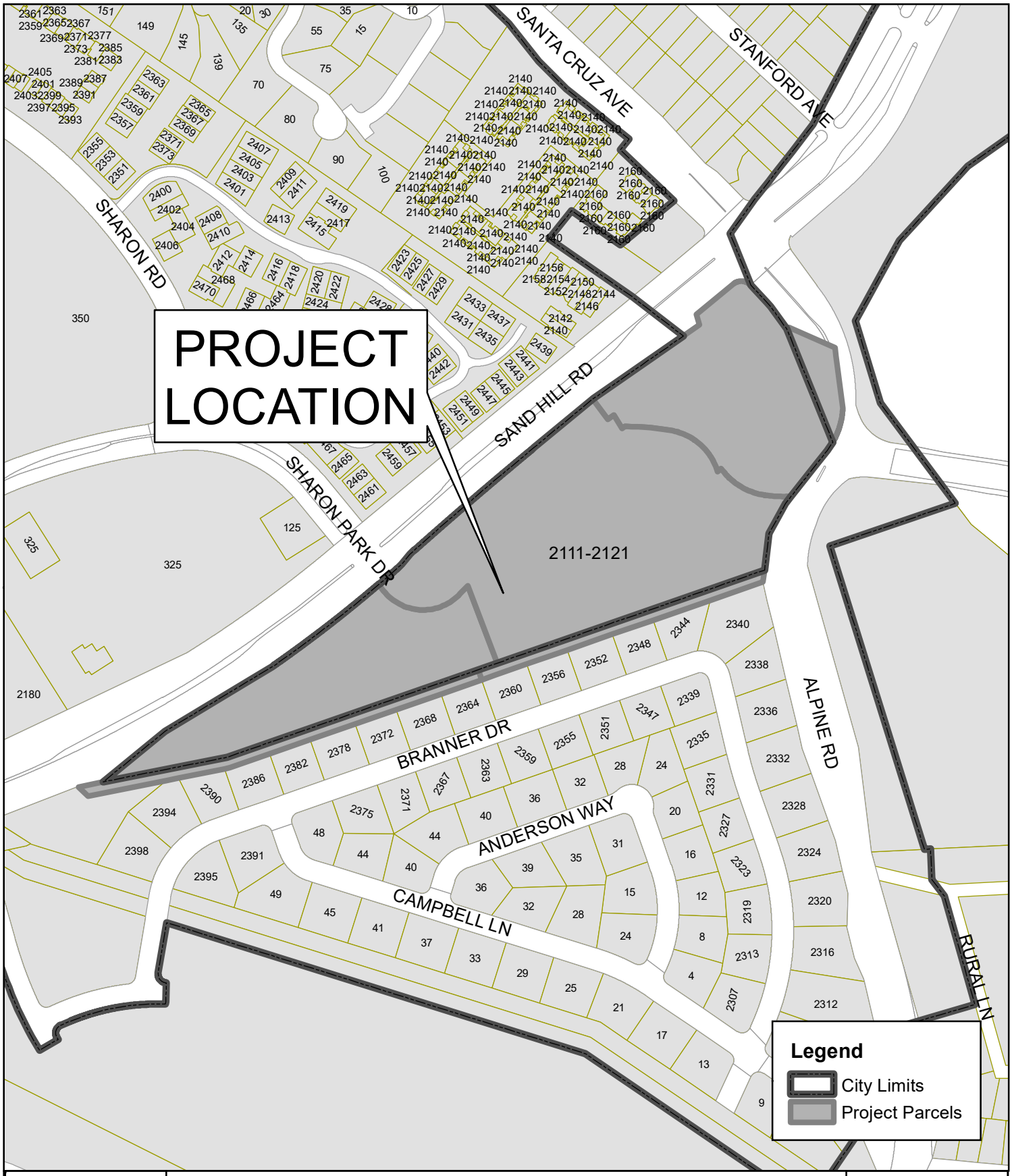
TREE DISPOSITION NOTES & TABLE

Project Number: 215102
Date: 05/30/2017
Scale N.T.S.

C-3.3

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C3.0 TREE DISPOSITION.dwg Date:May 25, 2017 - 11:14am, ddorcich

H3



CITY OF MENLO PARK

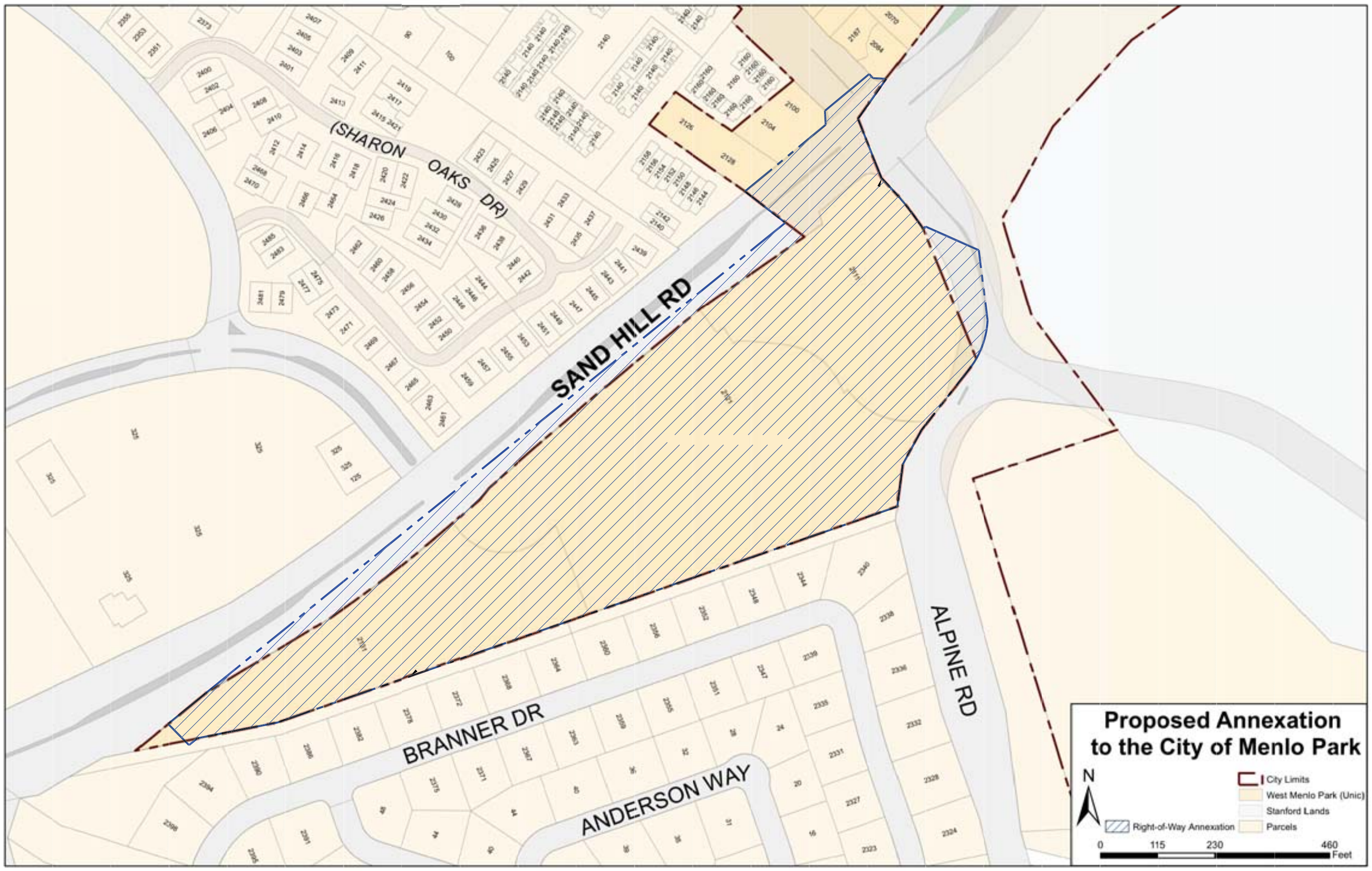
LOCATION MAP

2111-2121 SAND HILL ROAD

DRAWN: TAS CHECKED: THR DATE: 06/19/17 SCALE: 1" = 300' SHEET: 1

N

ATTACHMENT J



SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 S. Winchester Blvd, Suite 200, Campbell, CA 95008 I P. 408.636.0900 I F. 408.636.0999 I www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 05/30/17
SCALE: N.T.S
DRAWN BY: DD
APPROVED BY: SY
DRAWING NO.:

No.	REVISION/ISSUE	DATE	BY

PROPOSED ANNEXATION
TO THE CITY OF MENLO PARK
EXHIBIT

2131 SAND HILL ROAD
SAN MATEO CALIFORNIA

SHEET EX-1 OF 1 SHEETS

File: X:\P\215102\ENG\2131 SANDHILL ROAD\EXHIBIT\Annexation Exhibit.dwg Date:May 25, 2017 - 12:43pm, ddorcich

2131 SAND HILL ROAD

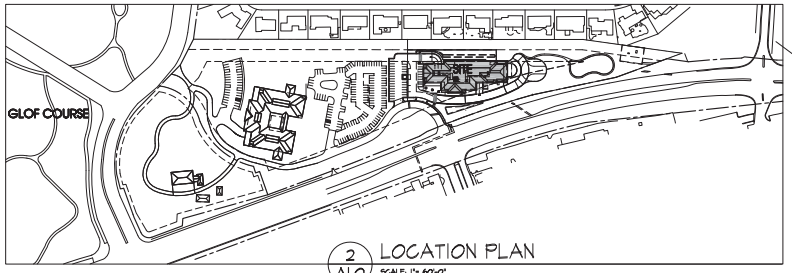
OFFICE BLDG MENLO PARK, CALIFORNIA

PLANNING SUBMITTAL 05/30/2017

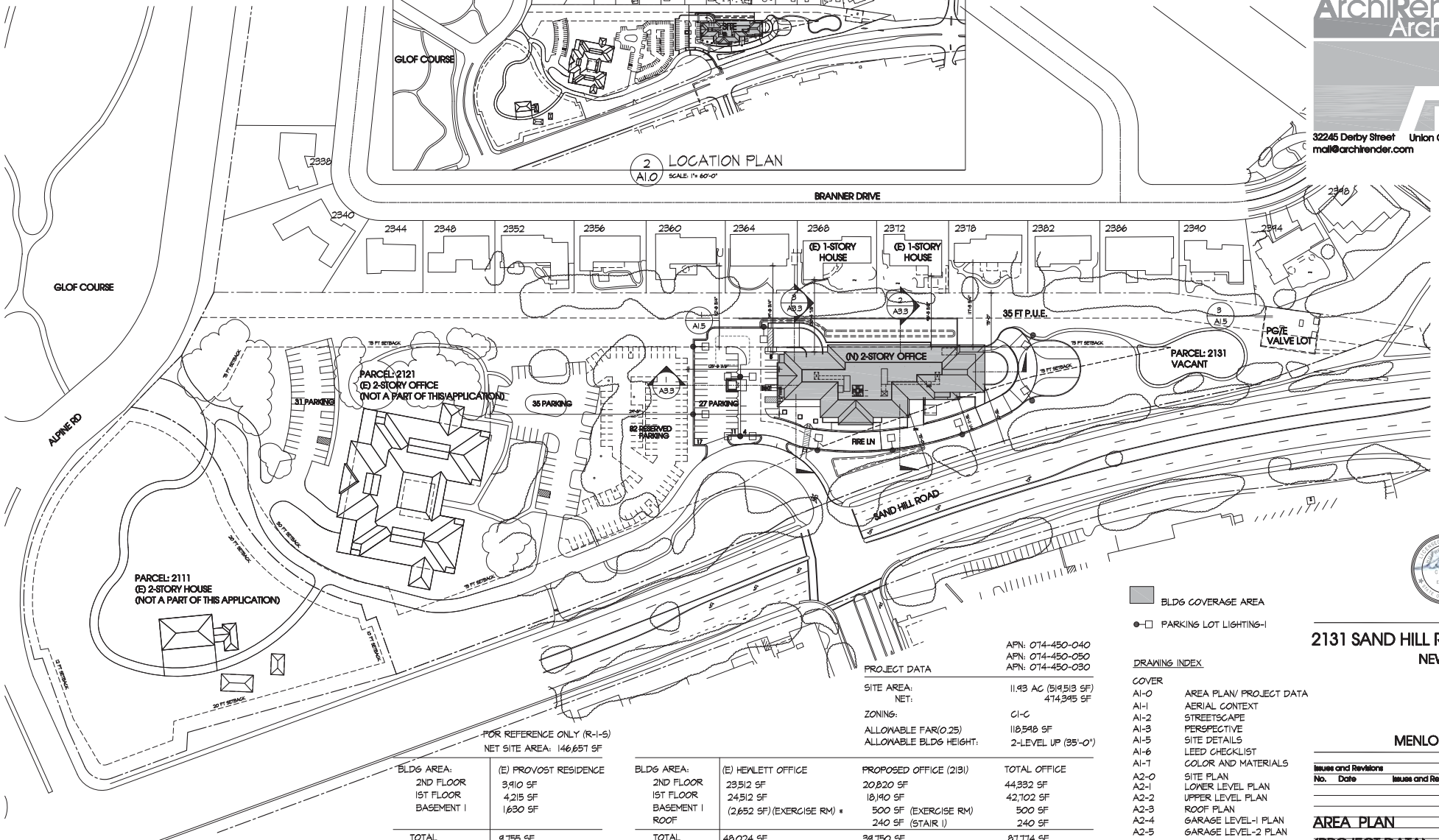
STANFORD UNIVERSITY
STANFORD , CA

ArchiRender
510-585 6445 . archirender.com

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445



2 A1.0 LOCATION PLAN
SCALE: 1"= 60'-0"



1 A1.0 AREA PLAN
SCALE: 1"= 60'-0"

BLDG COVERAGE AREA

PARKING LOT LIGHTING-1

PROJECT DATA	APN: 074-450-040 APN: 074-450-050 APN: 074-450-030
SITE AREA: NET:	11.93 AC (519,513 SF) 474,345 SF
ZONING:	C1-C
ALLOWABLE FAR(0.25)	118,598 SF
ALLOWABLE BLDG HEIGHT:	2-LEVEL UP (35'-0")

FOR REFERENCE ONLY (R-1-S)
NET SITE AREA: 146,657 SF

BLDG AREA:	(E) PROVOST RESIDENCE
2ND FLOOR	3,910 SF
1ST FLOOR	4,215 SF
BASEMENT 1	1,630 SF
TOTAL	9,755 SF
WELL HOUSE(STORAGE)	934 SF
UTILITY SHED	100 SF
TOTAL	10,789 SF
PARKING: REQ'D:	2
PROPOSED:	
AT GRADE	
GARAGE	

BLDG AREA:	(E) HEWLETT OFFICE	PROPOSED OFFICE (2131)	TOTAL OFFICE
2ND FLOOR	23,512 SF	20,820 SF	44,332 SF
1ST FLOOR	24,512 SF	18,190 SF	42,702 SF
BASEMENT 1	(2,652 SF) (EXERCISE RM) *	500 SF (EXERCISE RM)	500 SF
ROOF		240 SF (STAIR 1)	240 SF
TOTAL	48,024 SF	39,750 SF	87,774 SF
F.A.R.:			0.185 (<0.25)
COVERAGE:			10.2% (<20%)
PARKING: REQ'D:	192	159	351
PROPOSED:			
AT GRADE	66	40	106
GARAGE	44	119	163
RESERVED	82		82
DEDUCTION	11		
	203	159	362 (1/250)

* APPROVED BY SM COUNTY, BUT NOT COUNTED AS FAR

DRAWING INDEX

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

AREA PLAN
(PROJECT DATA)

Project Number:	2014A112
Date:	05/30/2017
Scale	1"=60'-0"

A1.0

K2

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mail@archirender.com 510-585-6445

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

AERIAL CONTEXT

Project Number:	2014A112
Date:	05/30/2017
Scale	-

A1.1

K3

STREETSCAPE ALONG SAND HILL RD

VIEW FROM STREET INTERSECTION

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

STREETSCAPE

Project Number:	2014A112
Date:	05/30/2017
Scale	-

A1.2

K4

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VIEW TOWARD MAIN ENTRANCE

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

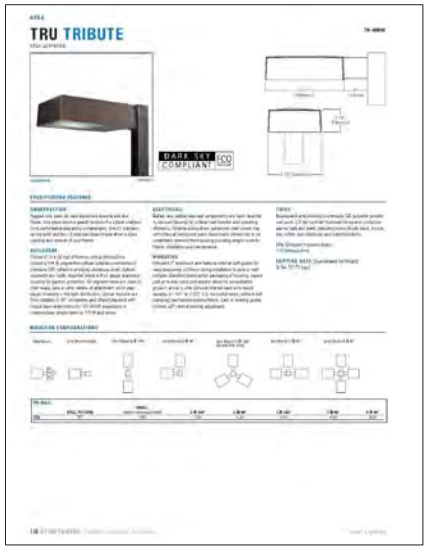
Issues and Revisions			
No.	Date	Issues and Revisions	By

PERSPECTIVE

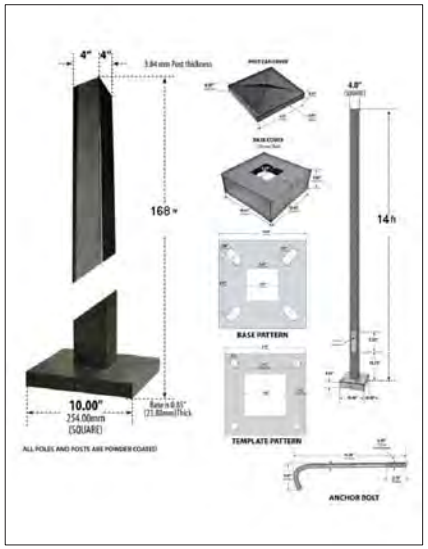
Project Number:	2014A112
Date:	05/30/2017
Scale	-

A1.3

K5

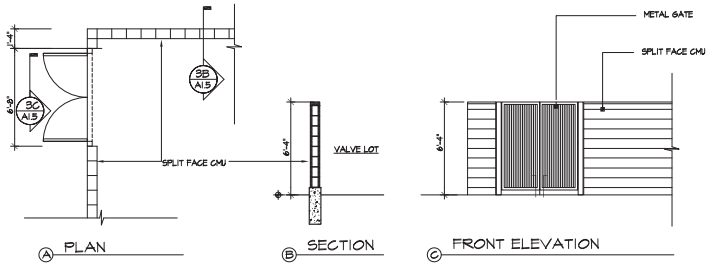


PROPOSED

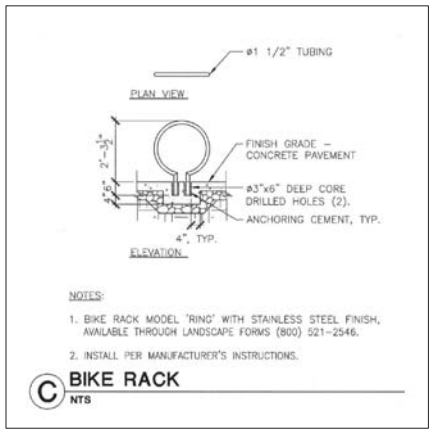


HP SITE

4 / A1.5 EXTERIOR LIGHT FIXTURE
SCALE: -

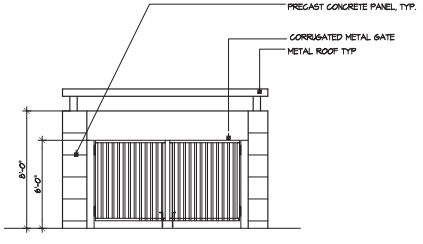


3 / A1.5 PGE VALVE LOT
SCALE: 1/4" = 1'-0"

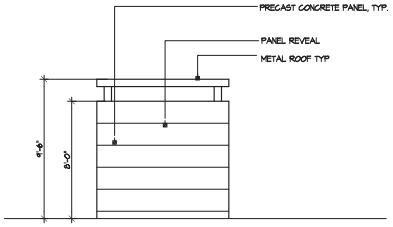


C BIKE RACK
NTS

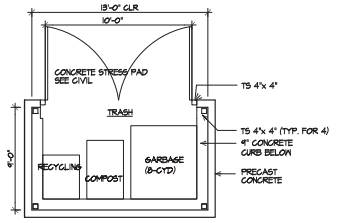
D BIKE LOCKER
NTS



C FRONT ELEVATION



B SIDE ELEVATION



A PLAN

CONTAINER NOTE:
ALL RECYCLING AND SOLID WASTE CONTAINTERS WITHIN THE ENCLOSURE SHALL BE METAL, OR STATE FIRE MARSHAL LISTED NON-METALLIC.

1 / A1.5 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"

TRANSFORMER ENCLOSURE SIM.

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

SITE DETAILS

Project Number:	2014A112
Date:	05/30/2017
Scale	-

A1.5

K6

LEED v4 for BD+C: Core and Shell
Project Checklist

Project Name: 2131 Sand Hill Road New Office
Date: 2/05/2017

Y	?	N			
			Credit	Integrative Process	1
11	4	5	**Location and Transportation**		20
			Credit	LEED for Neighborhood Development Location	20
	1	2	Credit	Sensitive Land Protection	2
1		2	Credit	High Priority Site	3
5	1		Credit	Surrounding Density and Diverse Uses	6
3	1	2	Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1	1		Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1
8	2	1	**Sustainable Sites**		11
Y			Prereq	Construction Activity Pollution Prevention	Required
	1		Credit	Site Assessment	1
1		1	Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1
5	2	4	**Water Efficiency**		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
2	1		Credit	Outdoor Water Use Reduction	2
3	1	2	Credit	Indoor Water Use Reduction	6
		2	Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1
14	7	12	**Energy and Atmosphere**		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
3	1	2	Credit	Enhanced Commissioning	6
5	4	9	Credit	Optimize Energy Performance	18
	1		Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
	1	2	Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2
6	4	4	**Materials and Resources**		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
3	1	2	Credit	Building Life-Cycle Impact Reduction	5
	1	1	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
	2		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
1			Credit	Construction and Demolition Waste Management	2
7	2	1	**Indoor Environmental Quality**		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke (ETS)	Required
1	1	1	Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
1			Credit	Daylight	1
1			Credit	Quality Views	1
4	2	0	**Innovation**		6
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1
0	4	0	**Regional Priority**		4
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
	1		Credit	Regional Priority: Specific Credit	1
63	27	57	**TOTALS**	Possible Points:	110

Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

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

Project: 2131 Sand Hill Road
ArchiRender Project No. 2014A112
Subject: LEED-V4 Scorecard

Feb 27, 2017

I've attacheda LEED-V4 scorecard for 2131 Sand Hill Road project showing 55 points, or a five point margin above the bottom threshold for LEED-V4 Silver.

The building owner has committed verbally to all of the points shown in the scorecard. It is my professional opinion that they should be able to achieve a LEED-CS Silver rating.

However, please note that the final determination is not in my control and will be made by a third-party anonymous review team, assigned to the 2131 Sand Hill Road project team by the Green Building Certification Institute.

Please call me with any questions at (510) 585-6445 or via email at hhsiao@archirender.com

Sincerely,

Hulwen Hsiao AIA, LEED AP
Principal

ArchiRender

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

C-28246
EXP. 6/30/17

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

LEED
CHECKLIST

Project Number:	2014A112
Date:	05/30/2017
Scale	-

A1-6

PROPOSED MATERIALS AND COLOR

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EXISTING HEWLETT PACKARD FOUNDATION

METAL ROOF AND GUTTERS W/ WOOD RAFTER TAILS

ALUM GLAZING SYSTEM

STUCCO EXTERIOR WALL TYP.

STUCCO COLUMNS TYP.

PROPOSED OFFICE BUILDING

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

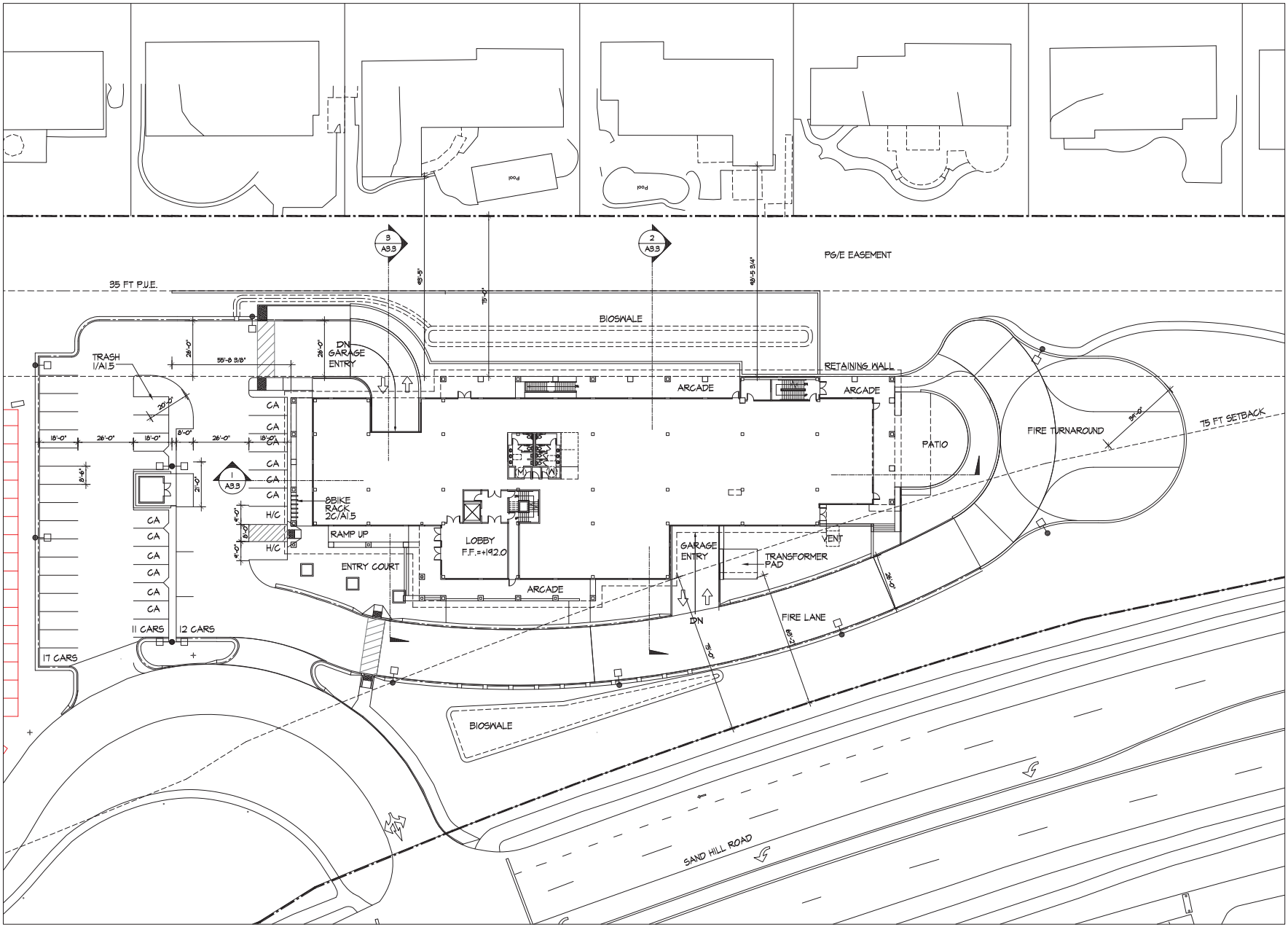
Issues and Revisions

No.	Date	Issues and Revisions	By

COLOR AND MATERIALS

Project Number:	2014A112
Date:	05/30/2017
Scale	-

A1.7



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

0 20 50 100 FT

K9

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SITE LEGEND:

- PARKING LOT LIGHTING-1
- BIKE RACK
- BIKE LOCKER (IN GARAGE)

PARKING: PROPOSED: 159 (TOTAL)

H/C	6
CLEAR AIR (8%) -CA	13
ELEC VEHICLE (3%)-VE (IN GARAGE)	5

BIKE 16

RACK (UNDER ARCADE)	8
LOCKER (IN GARAGE)	8

LANDSCAPE NOTE:
TREES AND PLANTING- SEE LANDSCAPE PLAN
TREE REMOVAL- SEE TREE DISPOSITION PLAN

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

SITE PLAN

Project Number:	2014A112
Date:	05/30/2017
Scale	1"=20'-0"

A2.0

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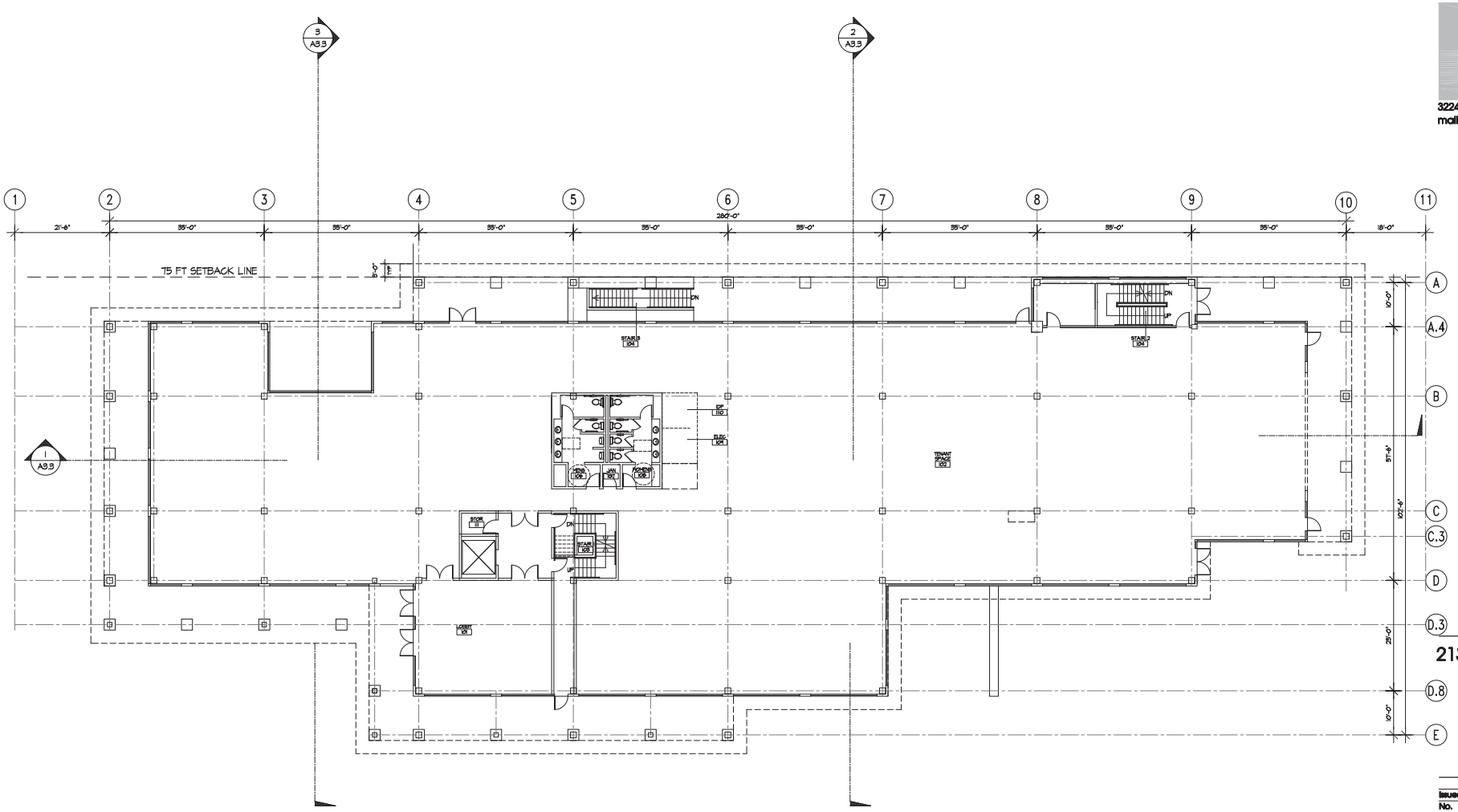
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445



2131 SAND HILL ROAD
NEW OFFICES
MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By

1ST FLOOR PLAN

Project Number:	2014A112
Date:	05/30/2017
Scale	3/32"=1'-0"

A2.1

1 A2.1 1ST FLOOR PLAN
SCALE: 3/32"= 1'-0"

0 10 20 50 FT

K10

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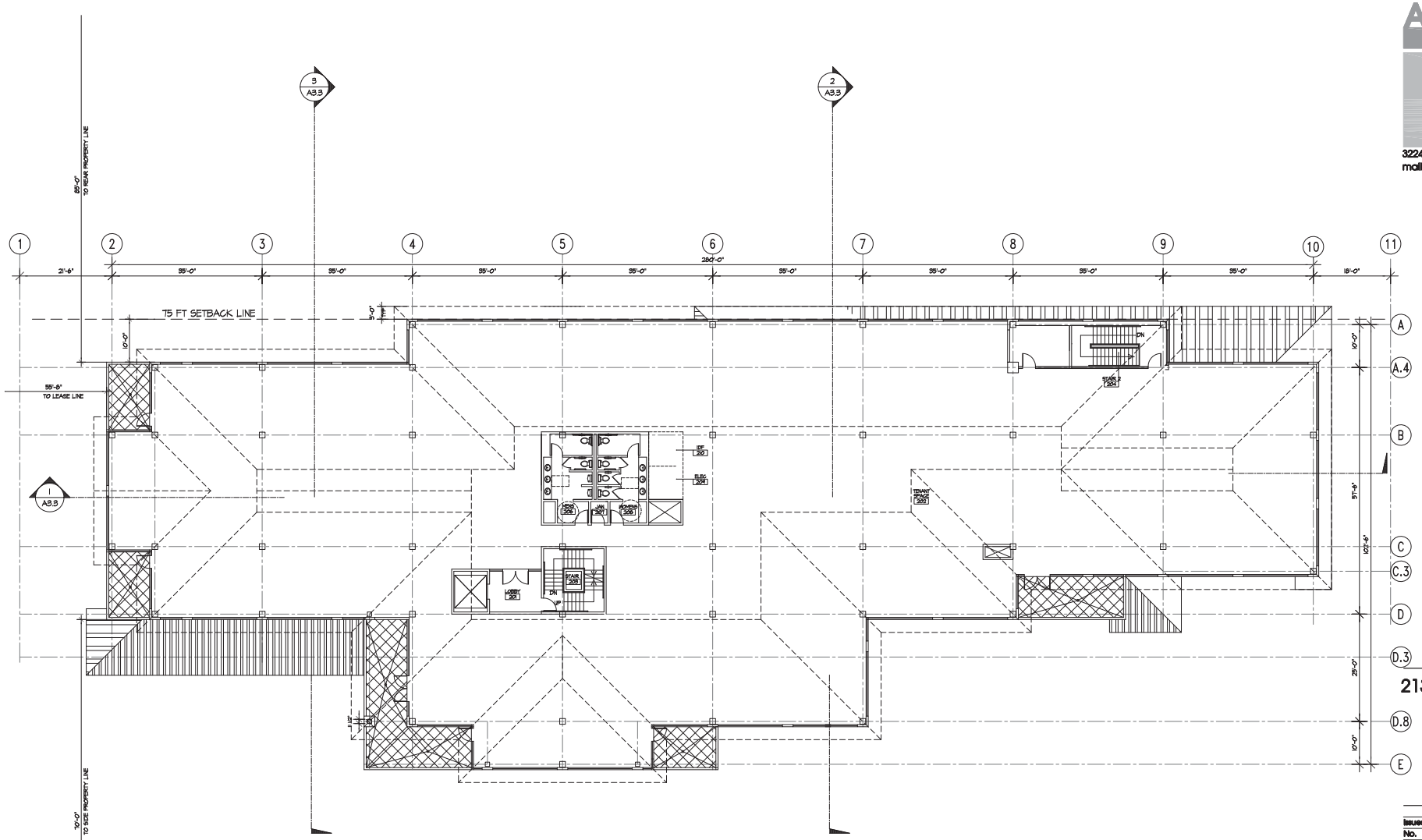

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By

2ND FLOOR PLAN

Project Number:	2014A112
Date:	05/30/2017
Scale	3/32"=1'-0"

A2.2

1 A2.2 2ND FLOOR PLAN
SCALE: 3/32"= 1'-0"

0 10 20 50 FT

K11

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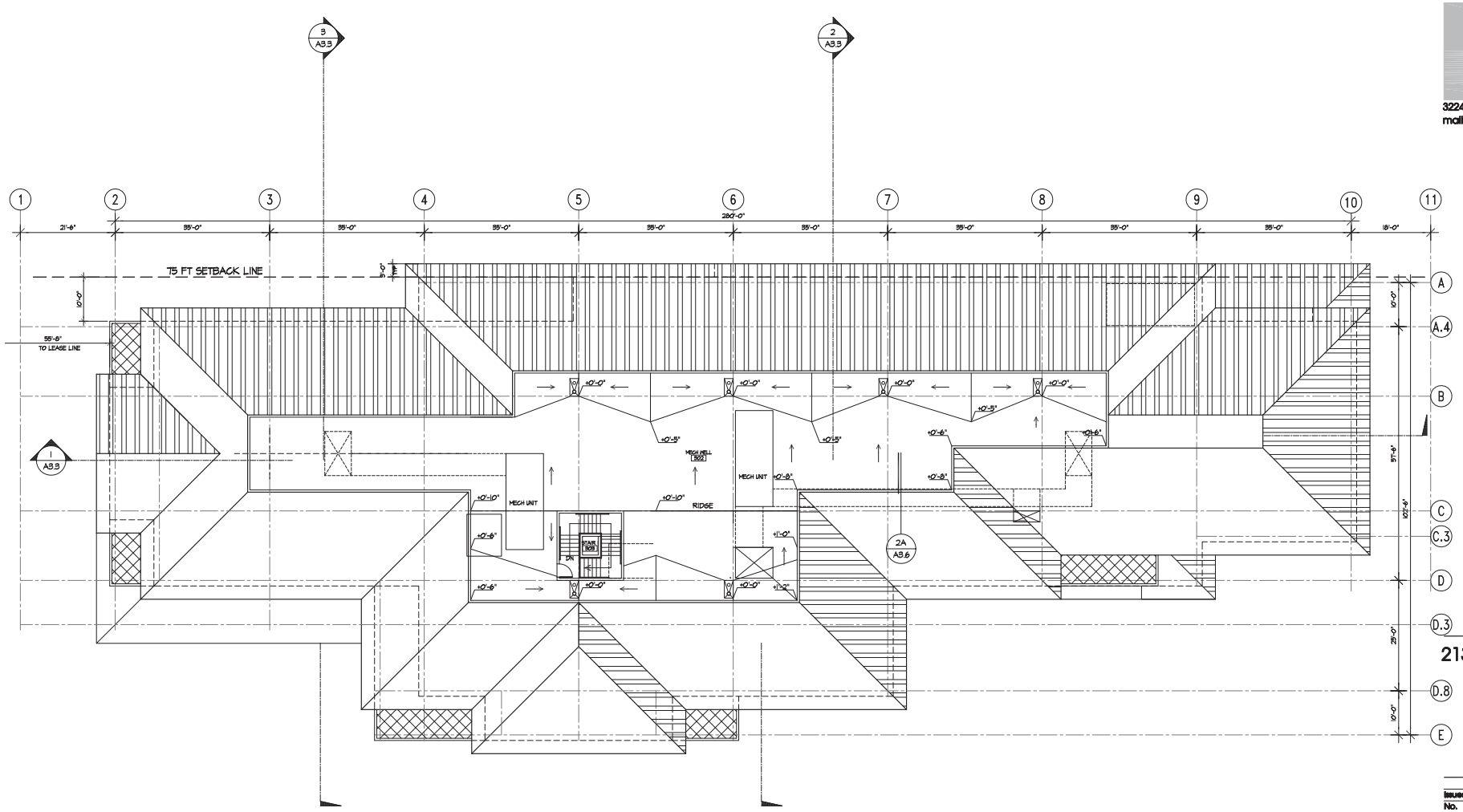

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By

ROOF FLOOR PLAN

Project Number:	2014A112
Date:	05/30/2017
Scale	3/32"=1'-0"

A2.3

1 A2.3 ROOF FLOOR PLAN
SCALE: 3/32"= 1'-0"

0 10 20 50 FT

K12

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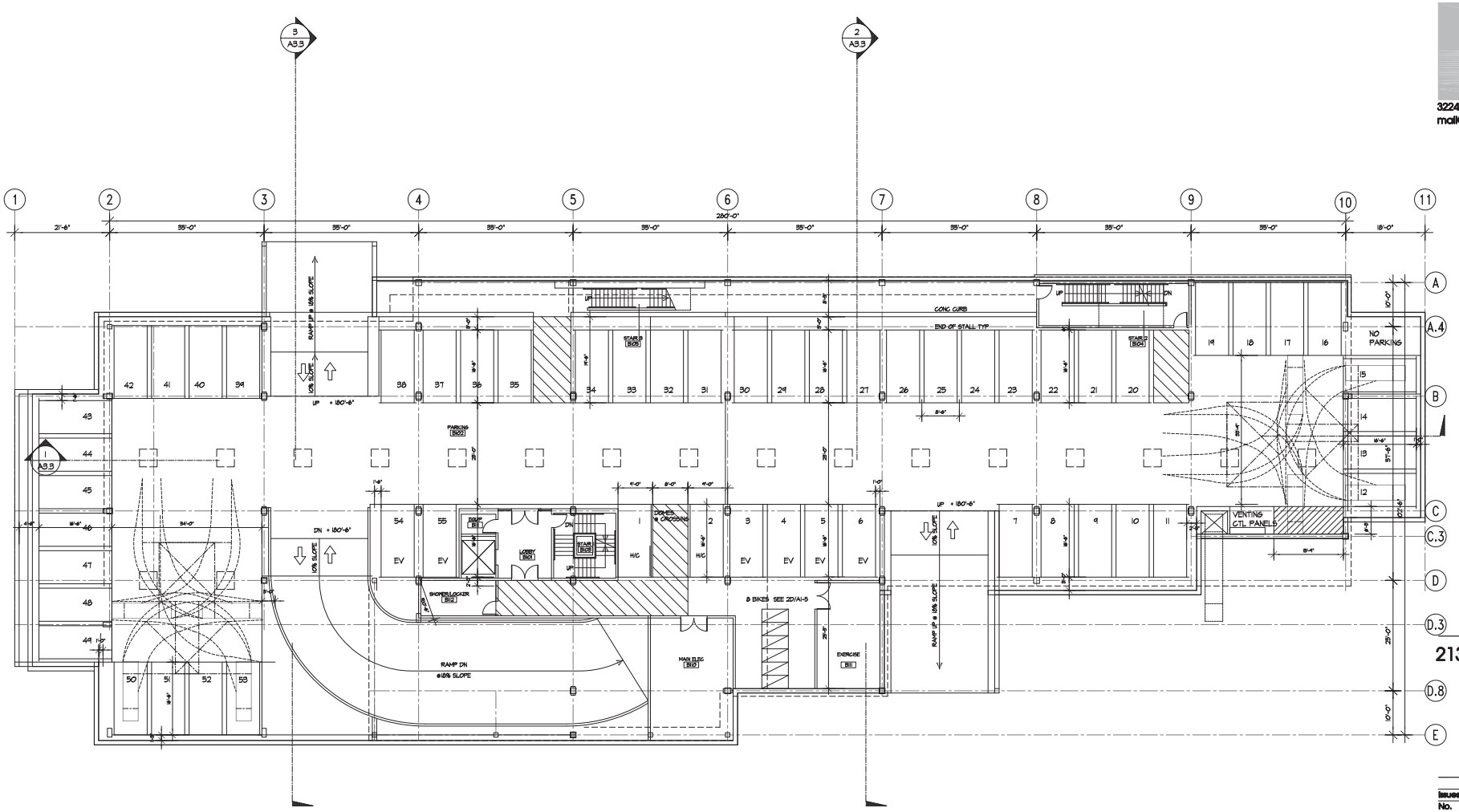

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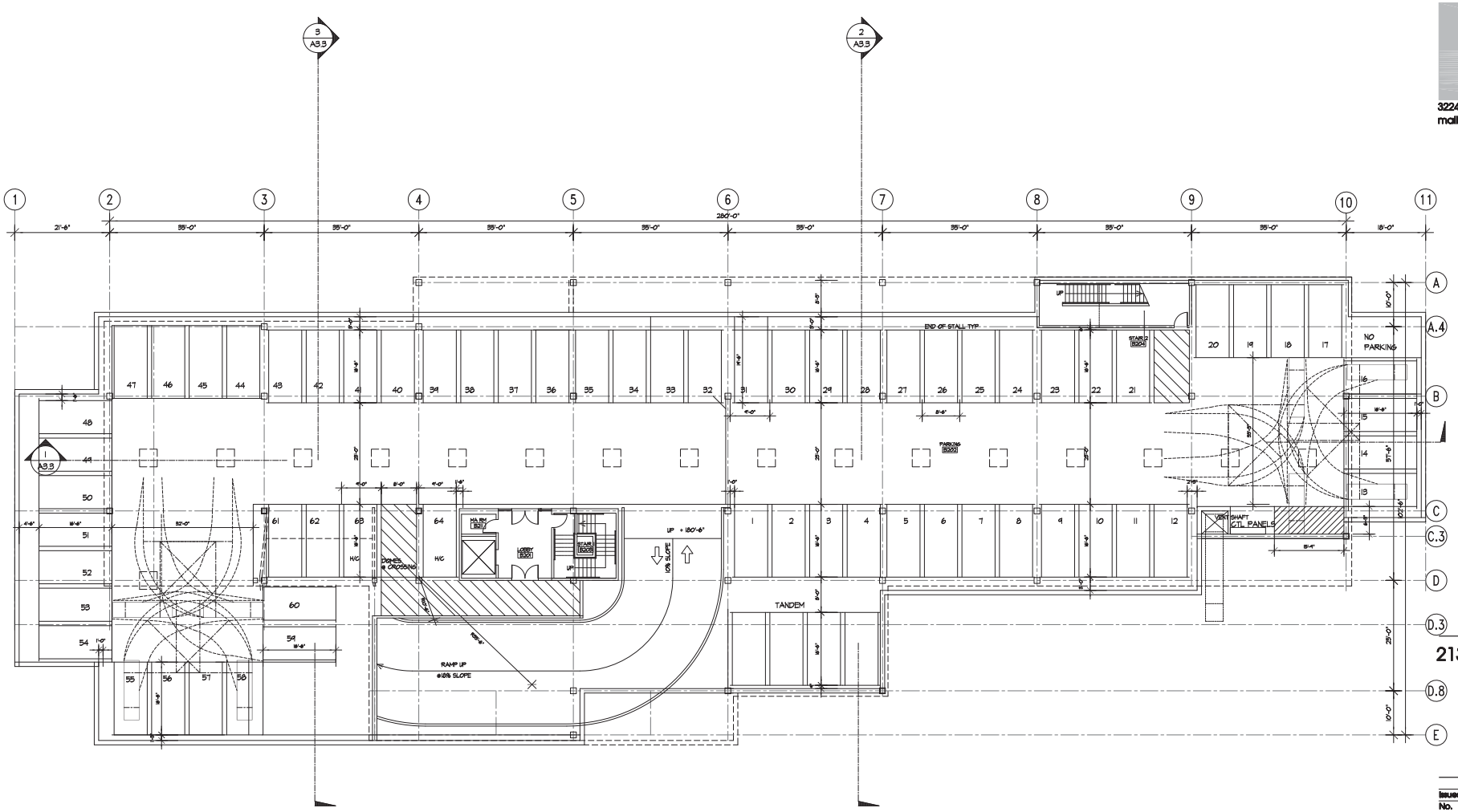
mail@archirender.com 510-585-6445



LEVEL 2
TOTAL PARKING: 64
H/C 2

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By

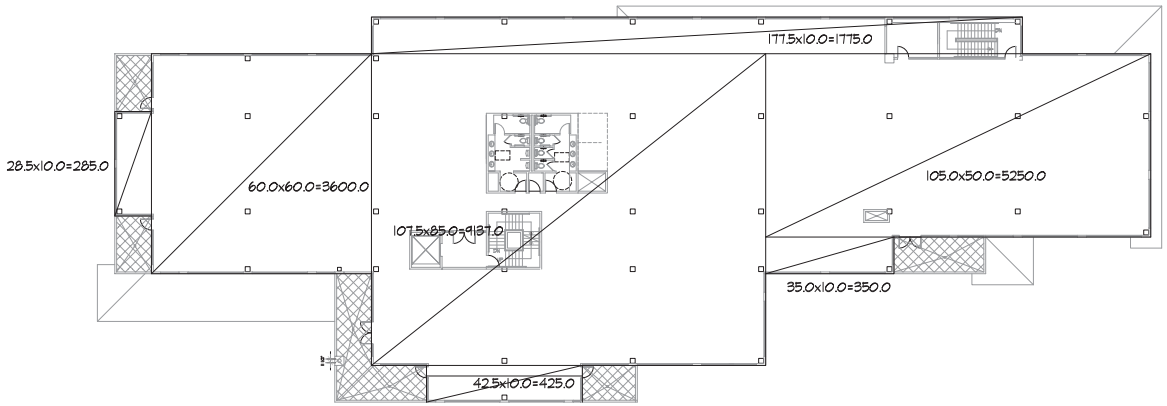
BASEMENT FLOOR PLAN
LEVEL-2

Project Number:	2014A112
Date:	05/30/2017
Scale	3/32"=1'-0"

A2.5

1 / A2.5 BASEMENT-2 FLOOR PLAN
SCALE: 3/32"= 1'-0"

0 10 20 50 FT

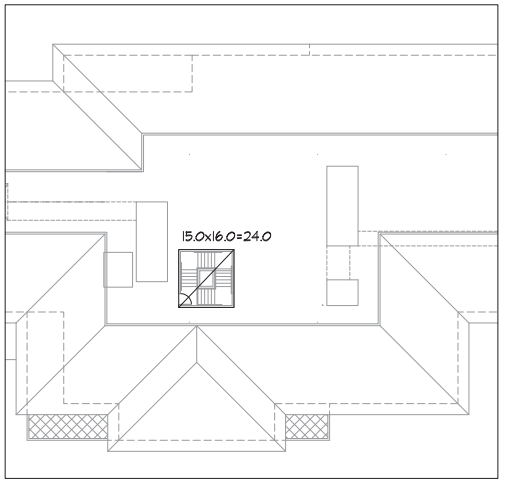


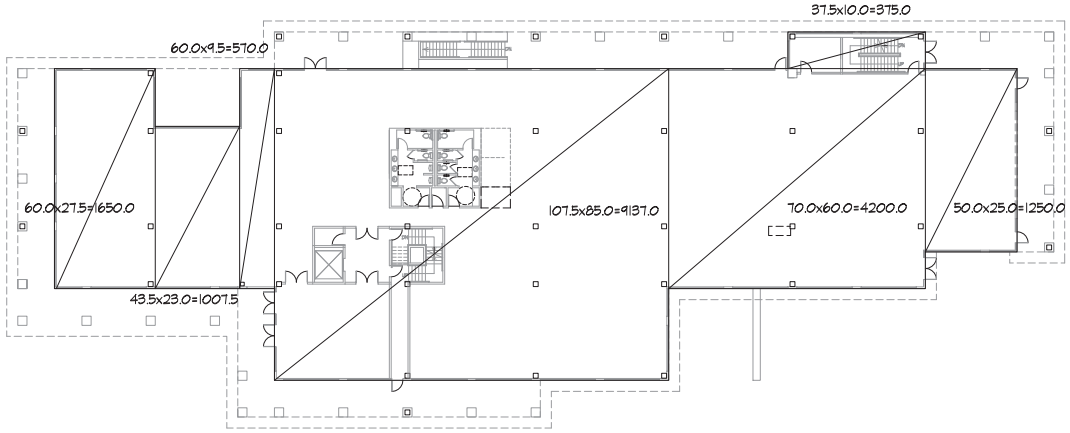
177.5x10.0=1775.0
105.0x50.0=5250.0
35.0x10.0=350.0
42.5x10.0=425.0
107.5x85.0=9137.0
60.0x60.0=3600.0
28.5x10.0=285.0

2ND FLOOR: 20,820.0 SF

15.0x16.0=240.0

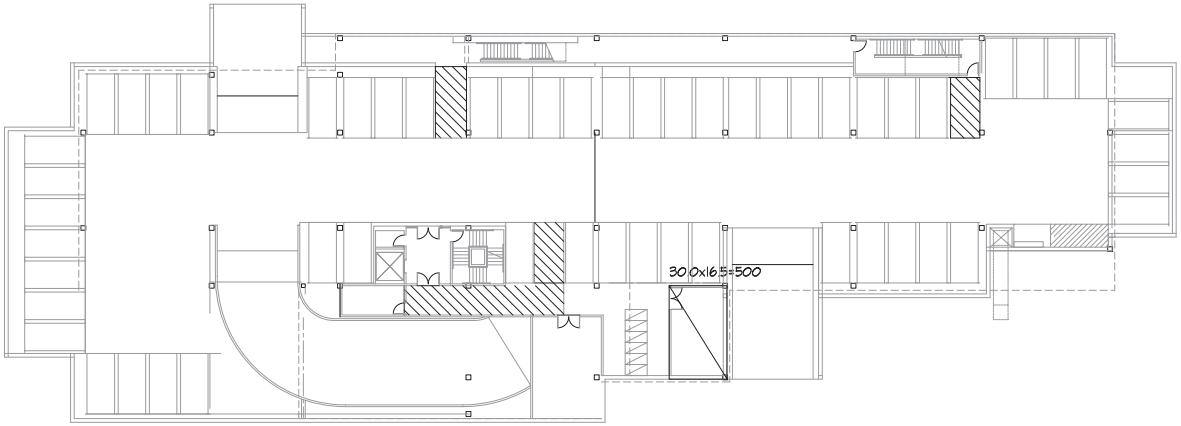
ROOF 1: 240.0 SF





37.5x10.0=375.0
50.0x25.0=1250.0
70.0x60.0=4200.0
107.5x85.0=9137.0
43.5x23.0=1007.0
60.0x27.5=1650.0
60.0x9.5=570.0

1ST FLOOR: 18,190.0 SF



30.0x16.5=500

BASEMENT 1: 500.0 SF

1 A2.6 AREA CALCULATION PLAN

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

0 10 30 60 FT

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mail@archirender.com 510-585-6445

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

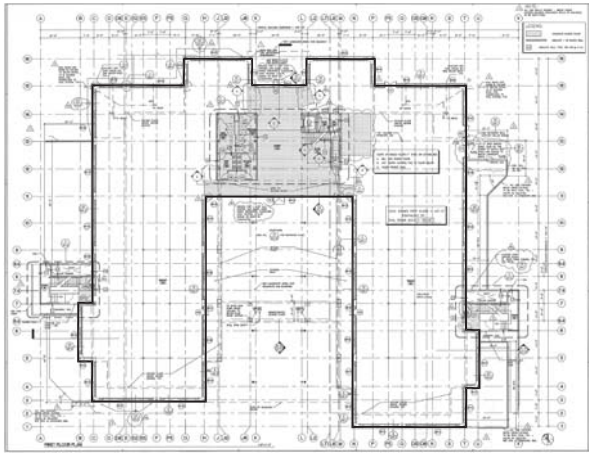
No.	Date	Issues and Revisions	By

AREA CALCULATION PLANS

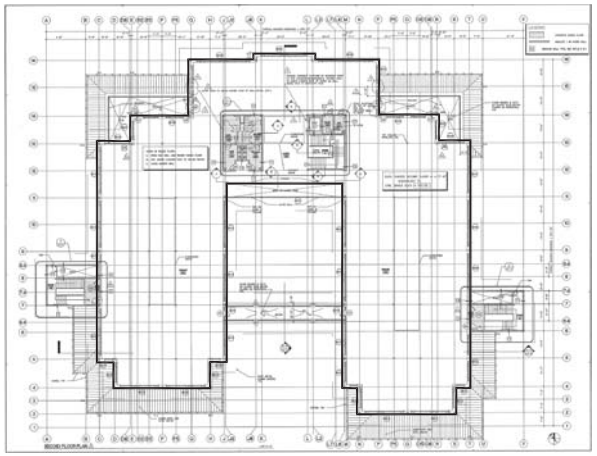
Project Number:	2014A112
Date:	05/30/2017
Scale	1/16"=1'-0"

A2.6

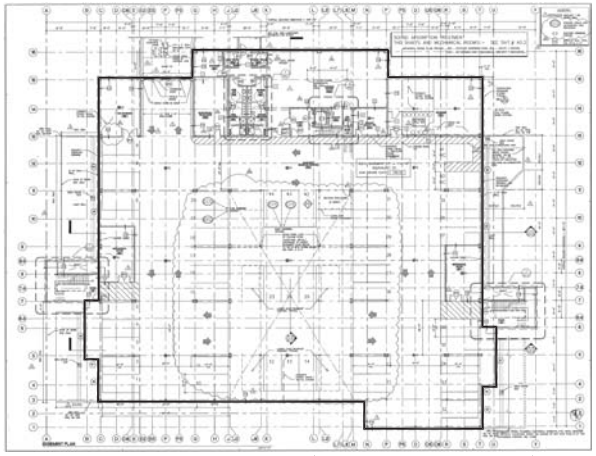
K15



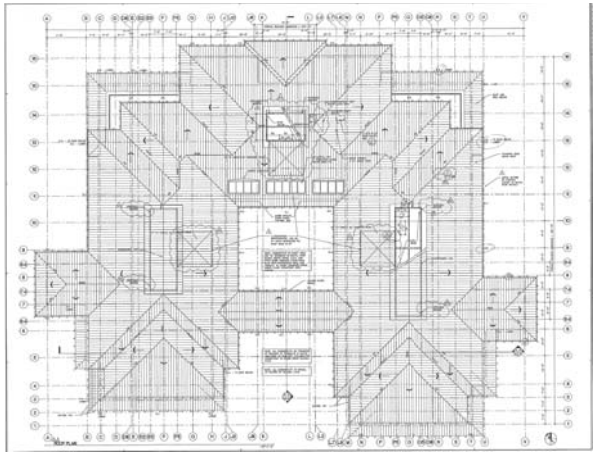
1ST FLOOR - 24,512 SF



2ND FLOOR - 23,512 SF



GARAGE - 35,108 SF (INCLUDE 2,652 SF EXERCISE RM)



ROOF - 0 SF

1 / A2.7 GFA DIAGRAM

SCALE: 1"= 30'-0"

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GROSS FLOOR AREA

1ST FLOOR	24,512 SF
2ND FLOOR	23,512 SF
TOTAL	48,024 SF
BASEMENT	35,108 SF

2131 SAND HILL ROAD

NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

HEWLETT FOUNDATION BLDG

FGA DIAGRAM

(RERFERENCE ONLY)

Project Number:	2014A112
Date:	05/30/2017
Scale	1"=30'-0"

A2.7

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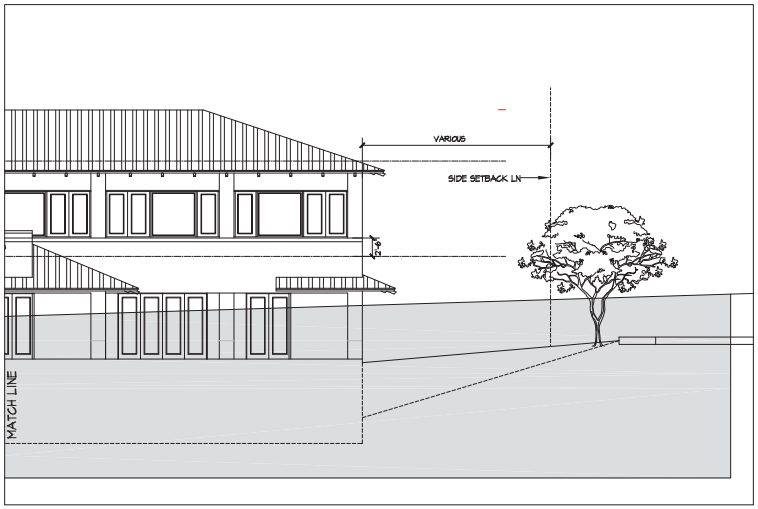
1 A3.1 FRONT ELEVATION (FROM SANDHILL ROAD)
SCALE: 1/8"= 1'-0"



2 A3.1 LEFT ELEVATION
SCALE: 1/8"= 1'-0"

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By

ELEVATIONS

Project Number:	2014A112
Date:	05/30/2017
Scale	1/16"=1'-0"

A3.1

K17

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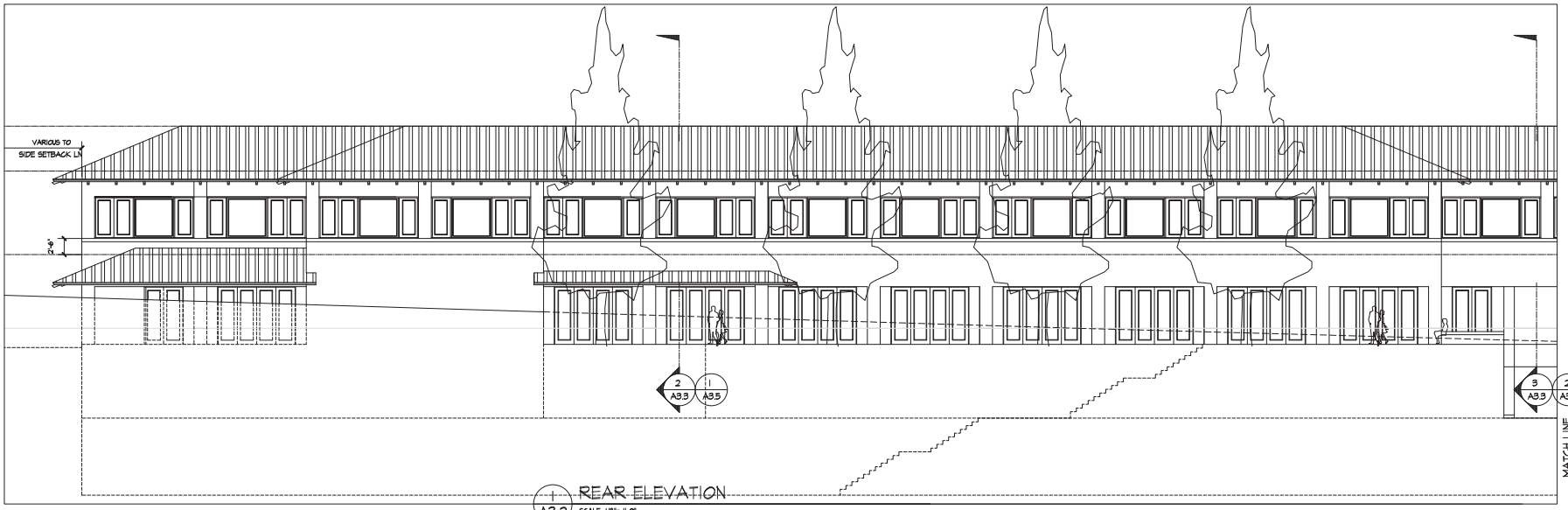
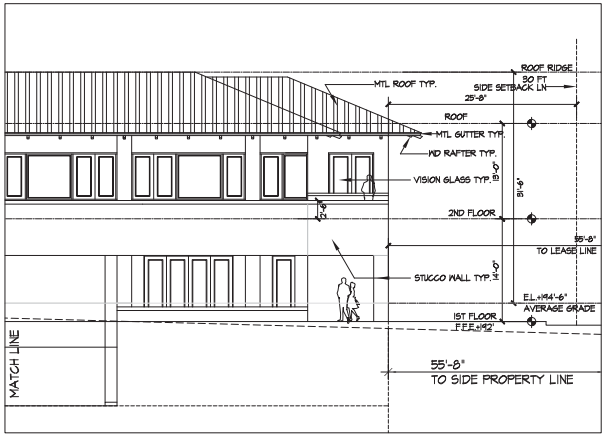
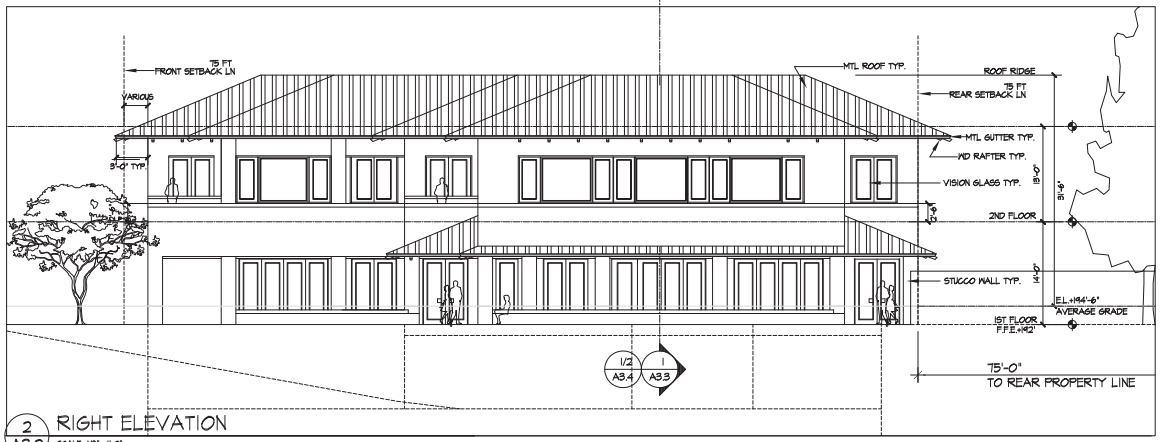


1 A3.2 REAR ELEVATION
SCALE: 1/8"= 1'-0"





2 A3.2 RIGHT ELEVATION
SCALE: 1/8"= 1'-0"

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

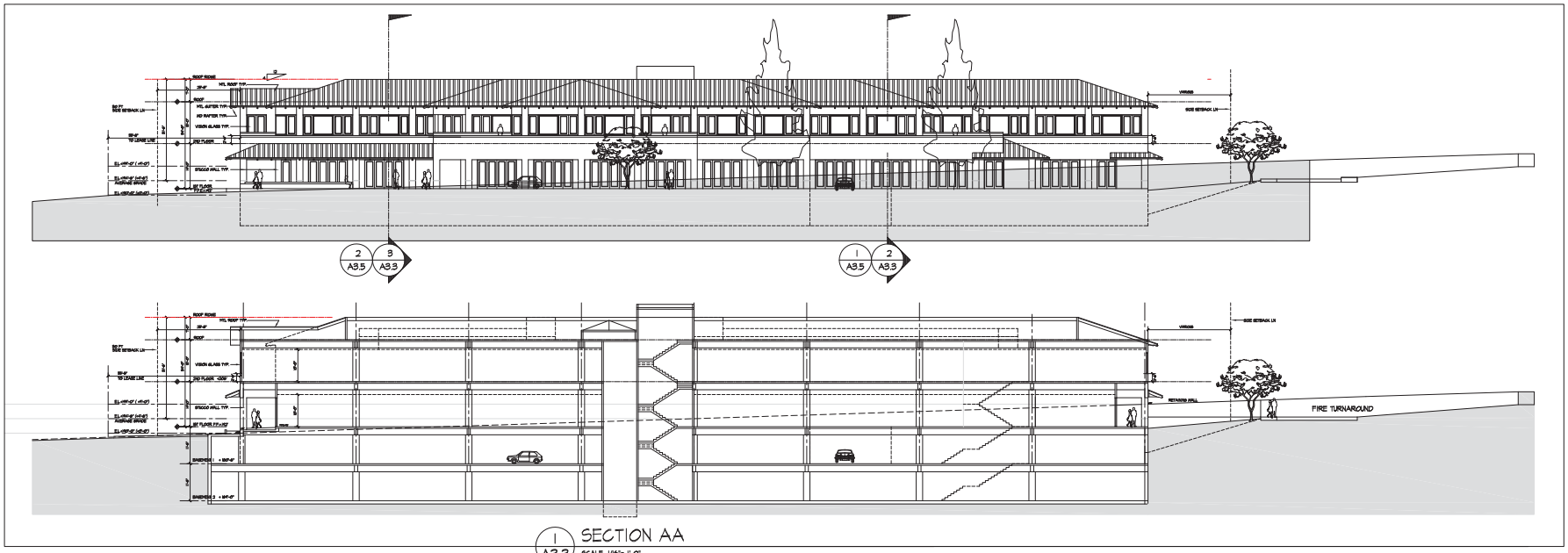
Issues and Revisions

No.	Date	Issues and Revisions	By

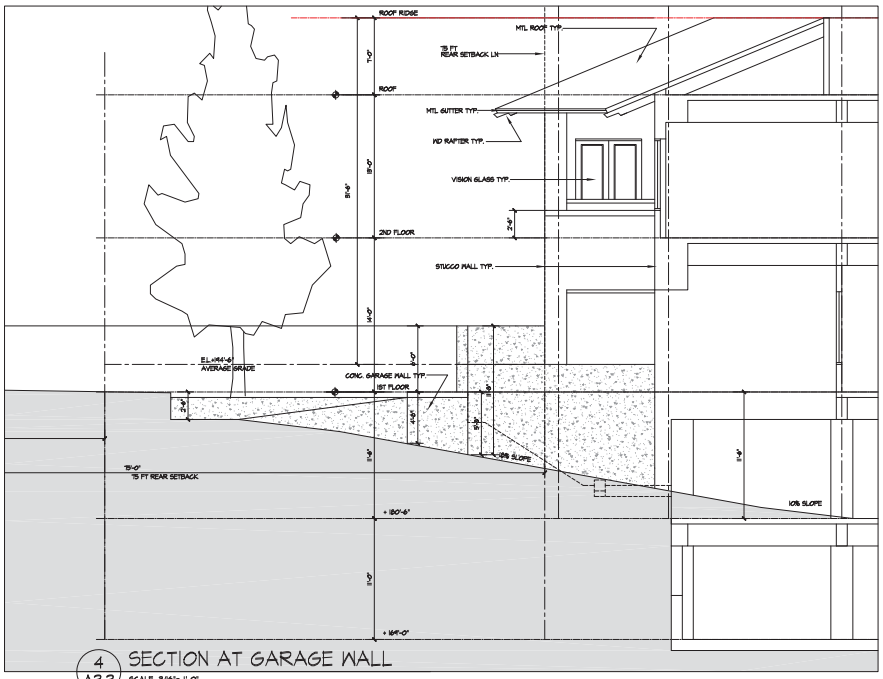
ELEVATIONS

Project Number:	2014A112
Date:	05/30/2017
Scale	1/16"=1'-0"

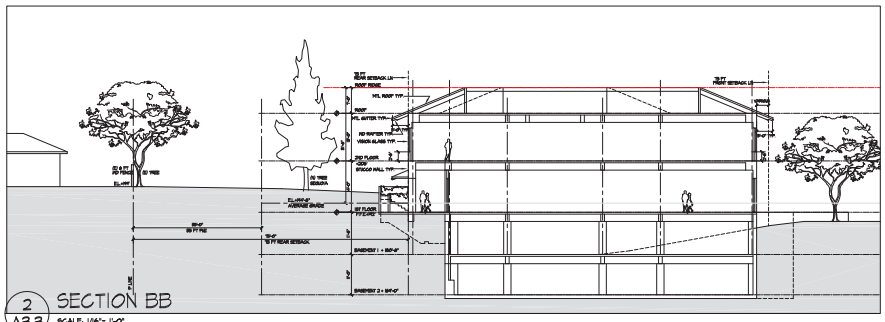
A3.2



1 A3.3 SECTION AA
SCALE: 1/16" = 1'-0"



4 A3.3 SECTION AT GARAGE WALL
SCALE: 3/16" = 1'-0"



2 A3.3 SECTION BB
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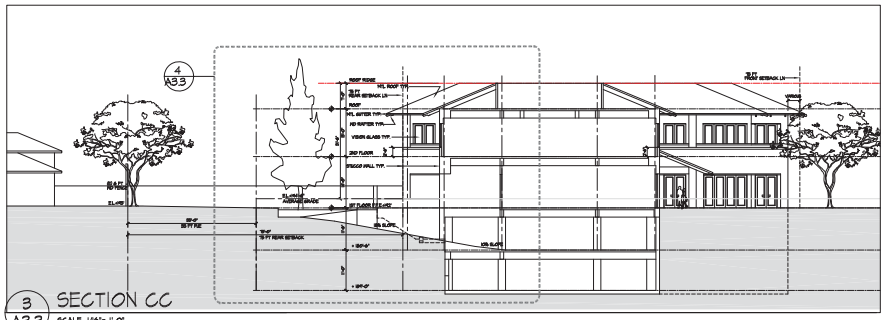

3 A3.3 SECTION CC
SCALE: 1/16" = 1'-0"

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

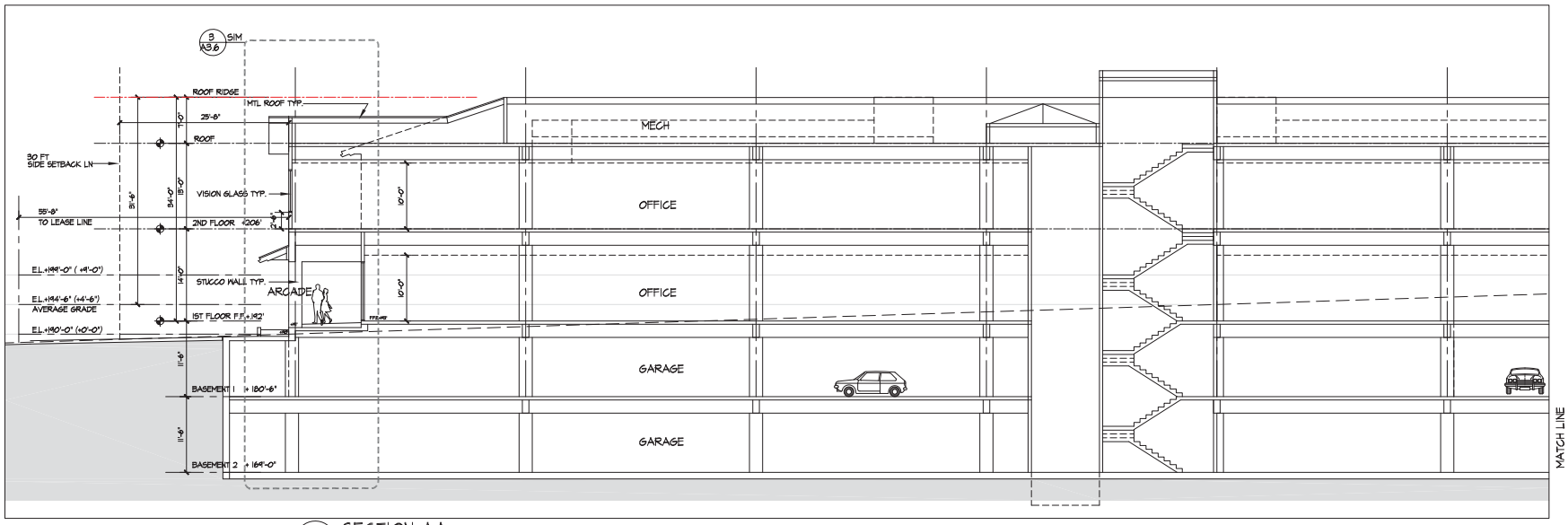
No.	Date	Issues and Revisions	By

ELEVATIONS
SECTIONS

Project Number:	2014A112
Date:	05/30/2017
Scale	1/16"=1'-0"

A3.3

K19



1 A3.4 SECTION AA

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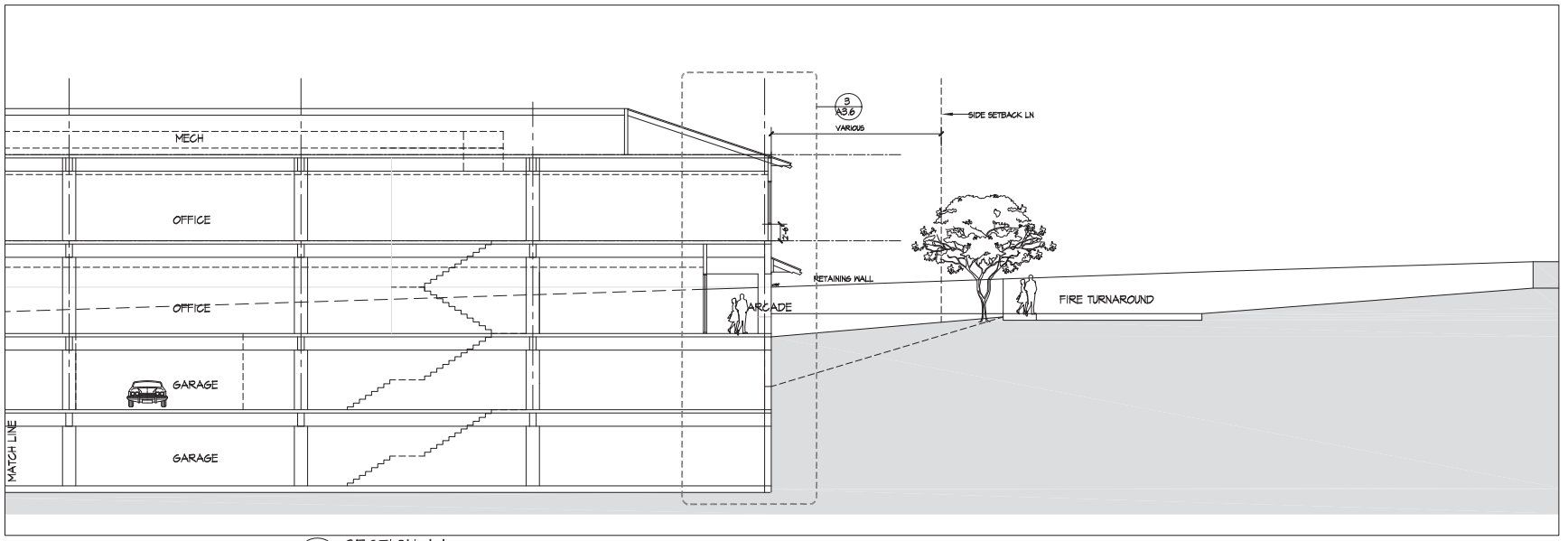

2 A3.4 SECTION AA

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

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

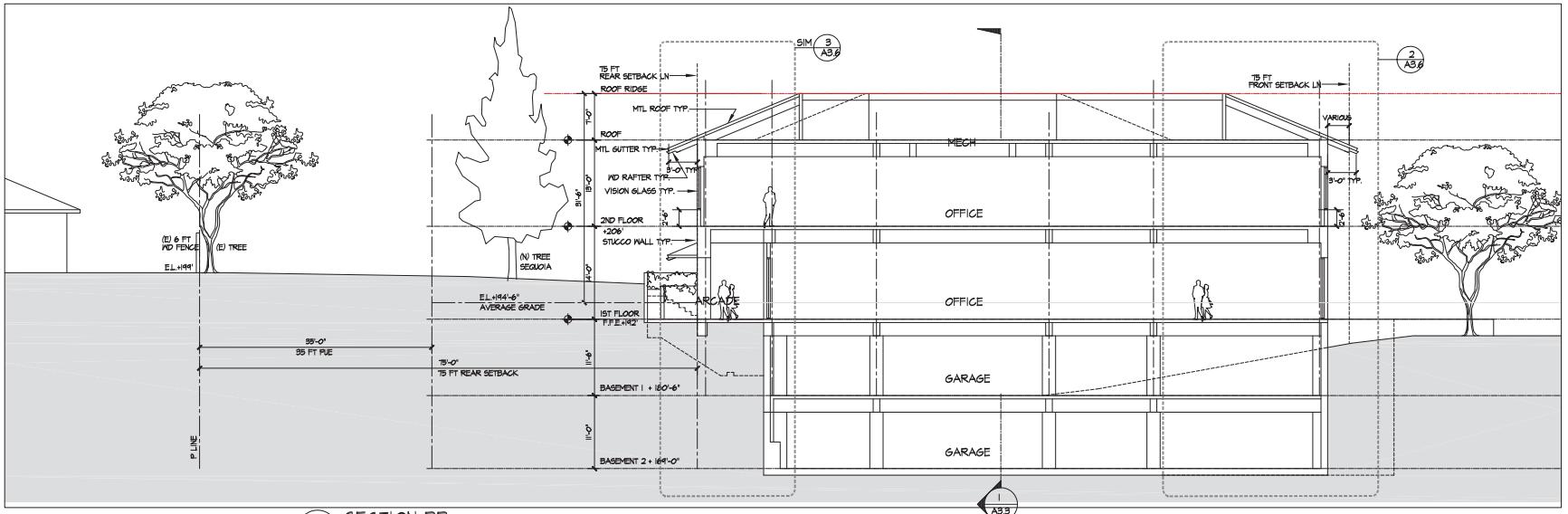
Issues and Revisions

No.	Date	Issues and Revisions	By

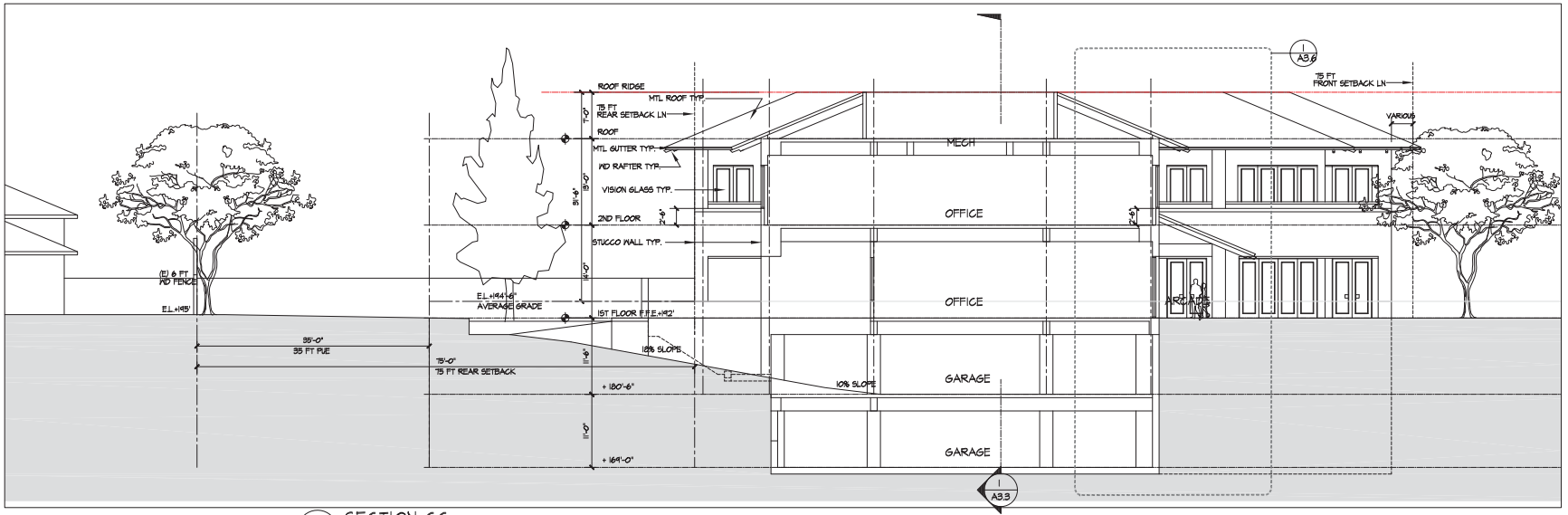
SECTIONS

Project Number:	2014A112
Date:	05/30/2017
Scale	1/16"=1'-0"

A3.4



1/A3.5 SECTION BB
SCALE: 1/8"= 1'-0"



2/A3.5 SECTION CC
SCALE: 1/8"= 1'-0"

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

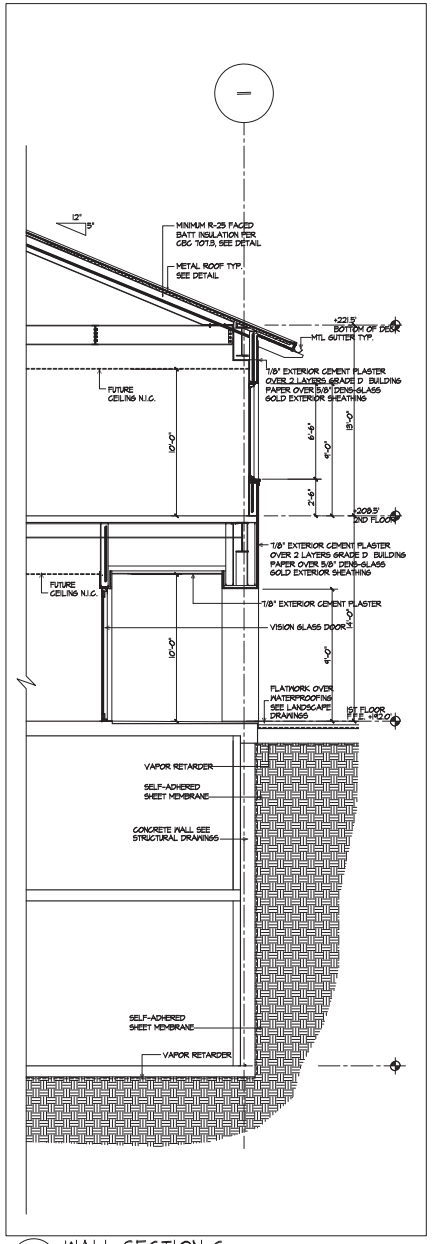
No.	Date	Issues and Revisions	By

SECTIONS

Project Number:	2014A112
Date:	05/30/2017
Scale	1/16"=1'-0"

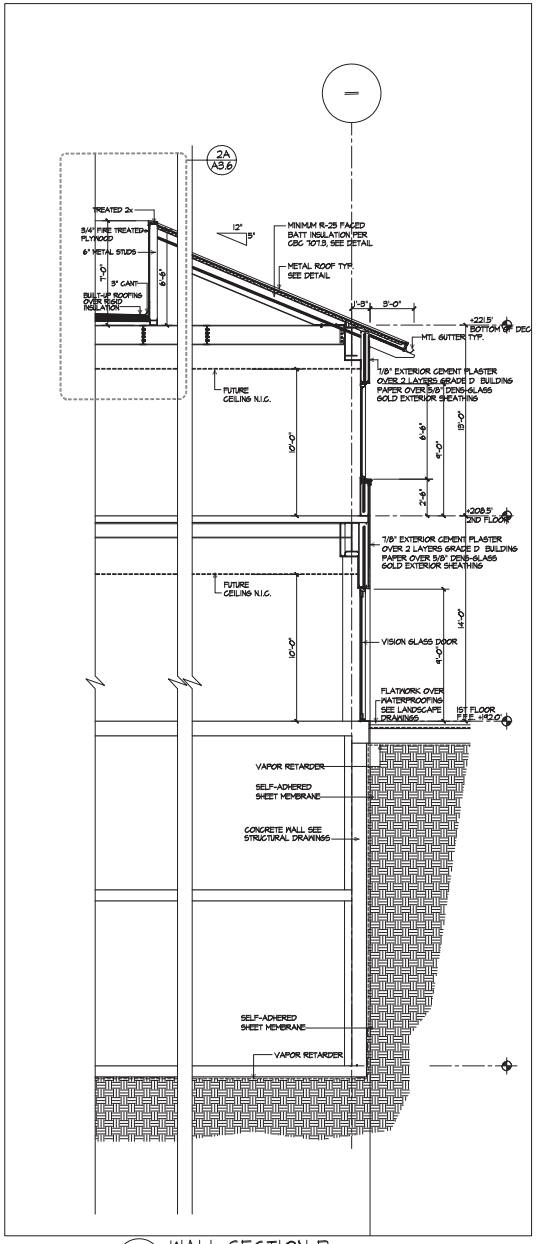
A3.5

K21



3 A3.6 WALL SECTION C

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



2 A3.6 WALL SECTION B

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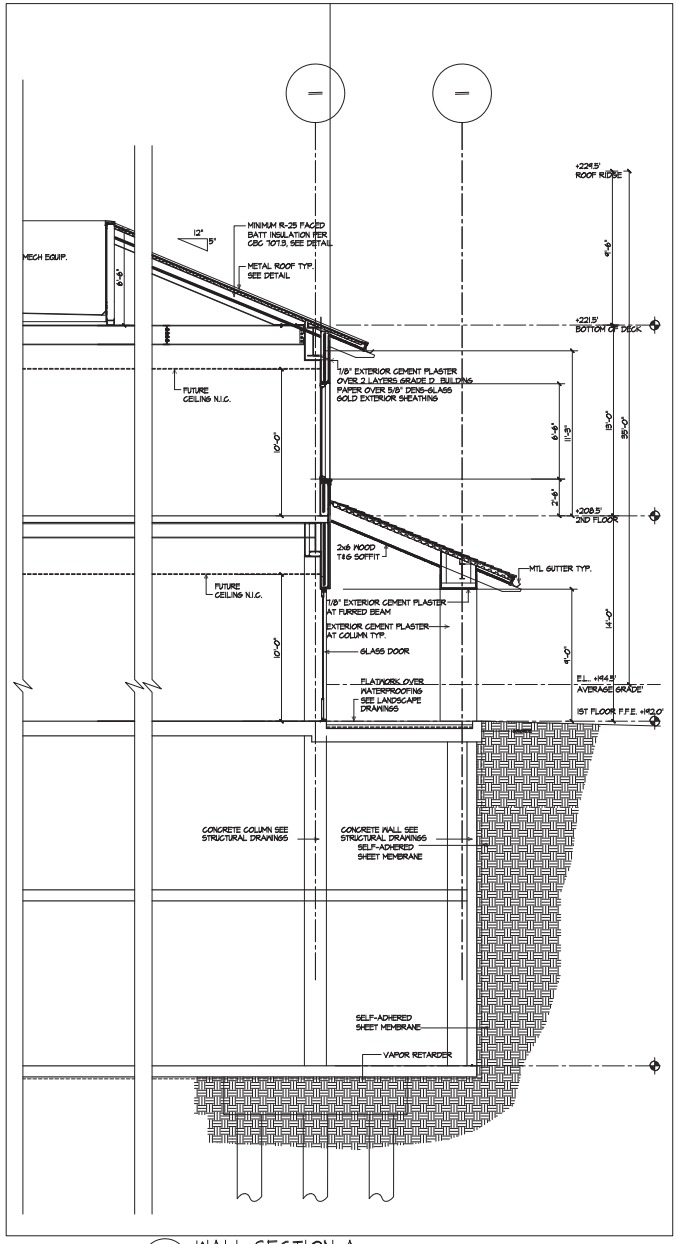

1 A3.6 WALL SECTION A

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

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C-28246 EXP. 6/30/17

2131 SAND HILL ROAD
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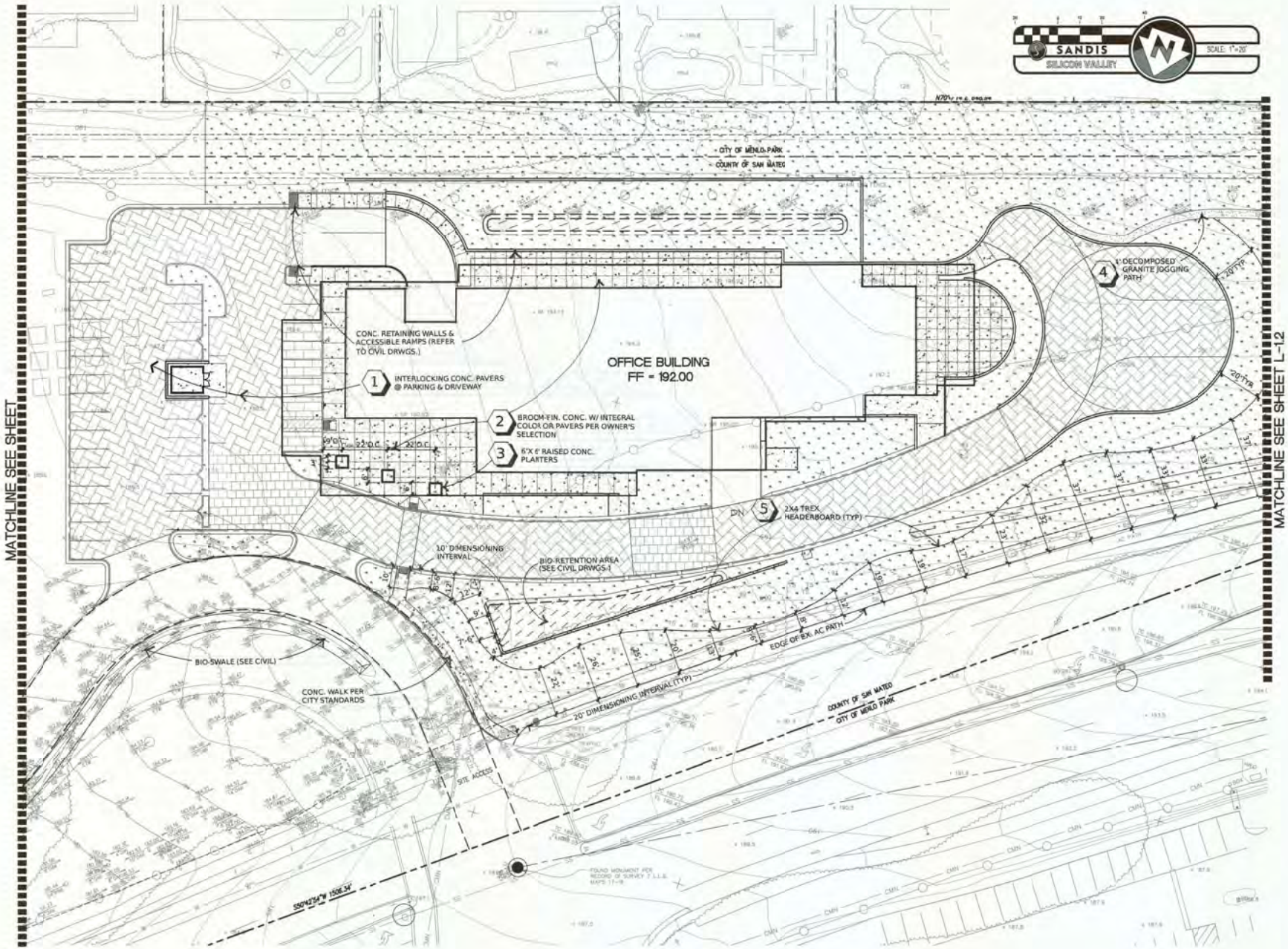
Issues and Revisions

No.	Date	Issues and Revisions	By

WALL SECTIONS

Project Number:	2014A112
Date:	05/30/2017
Scale	1/4"=1'-0"

A3.6



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DATE MAY 30, 2017

REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH STATE OF CALIFORNIA

JAMES W. LAUDERBAUGH
CA LIC. NO. 2415

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
2	08/26/2016	Planning Resubmittal 1	
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

LANDSCAPE CONSTRUCTION PLAN

Project Number:	215102
Date:	05/30/2017
Scale	1" = 20'

L-1.1

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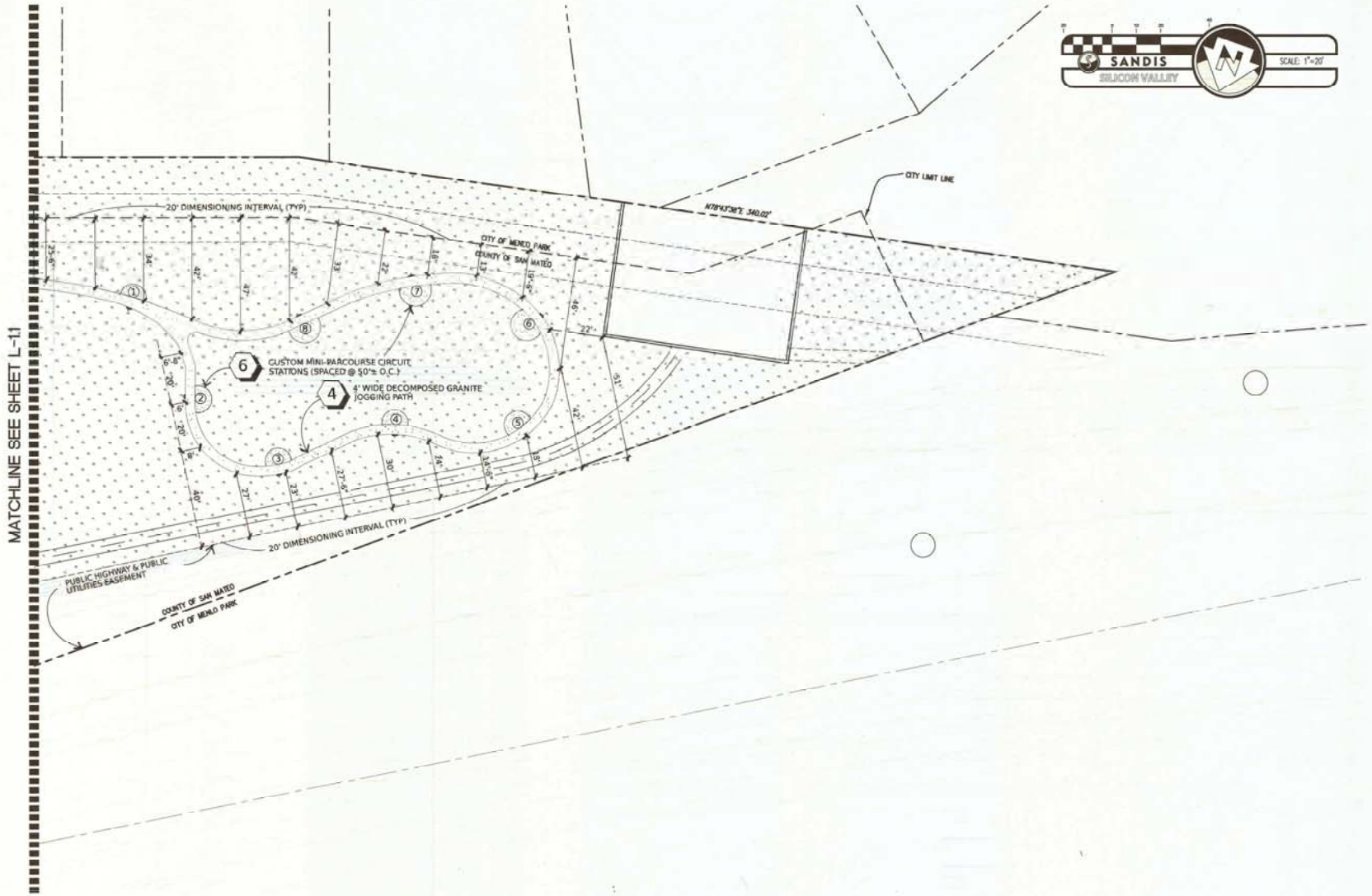

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DATE: MAY 30, 2017

REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH LIC. NO. 2415 STATE OF CALIFORNIA

JAMES W. LAUDERBAUGH
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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
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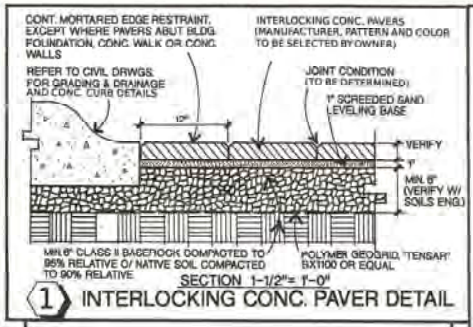
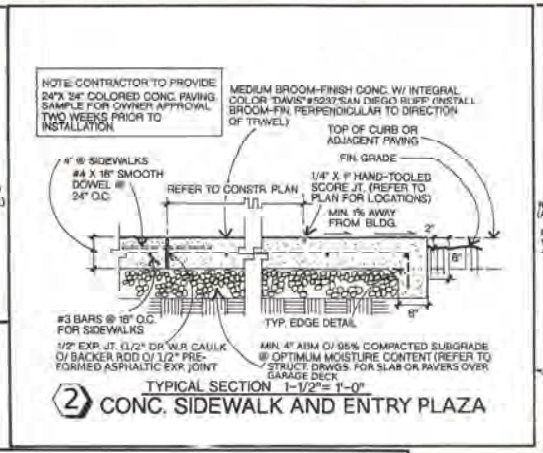
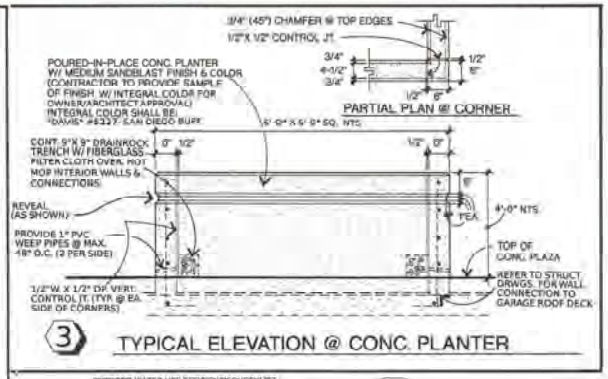
LANDSCAPE CONSTRUCTION PLAN

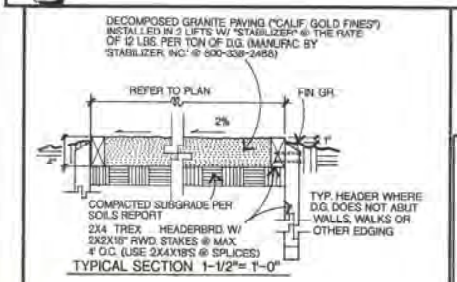
Project Number:	215102
Date:	05/30/2017
Scale	1" = 20'

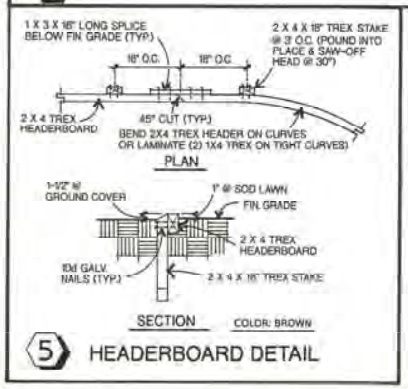
L-1.2

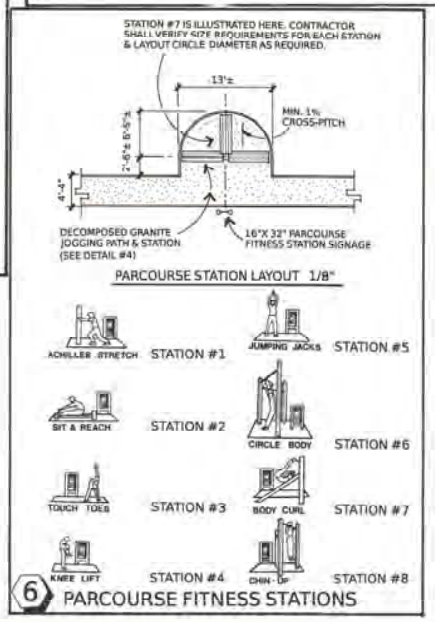












OUTDOOR WATER USE EFFICIENCY CHECKLIST

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DATE: MAY 30, 2017

REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH No. 2415 STATE OF CALIFORNIA

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

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1	12/04/2015	Planning Submittal	
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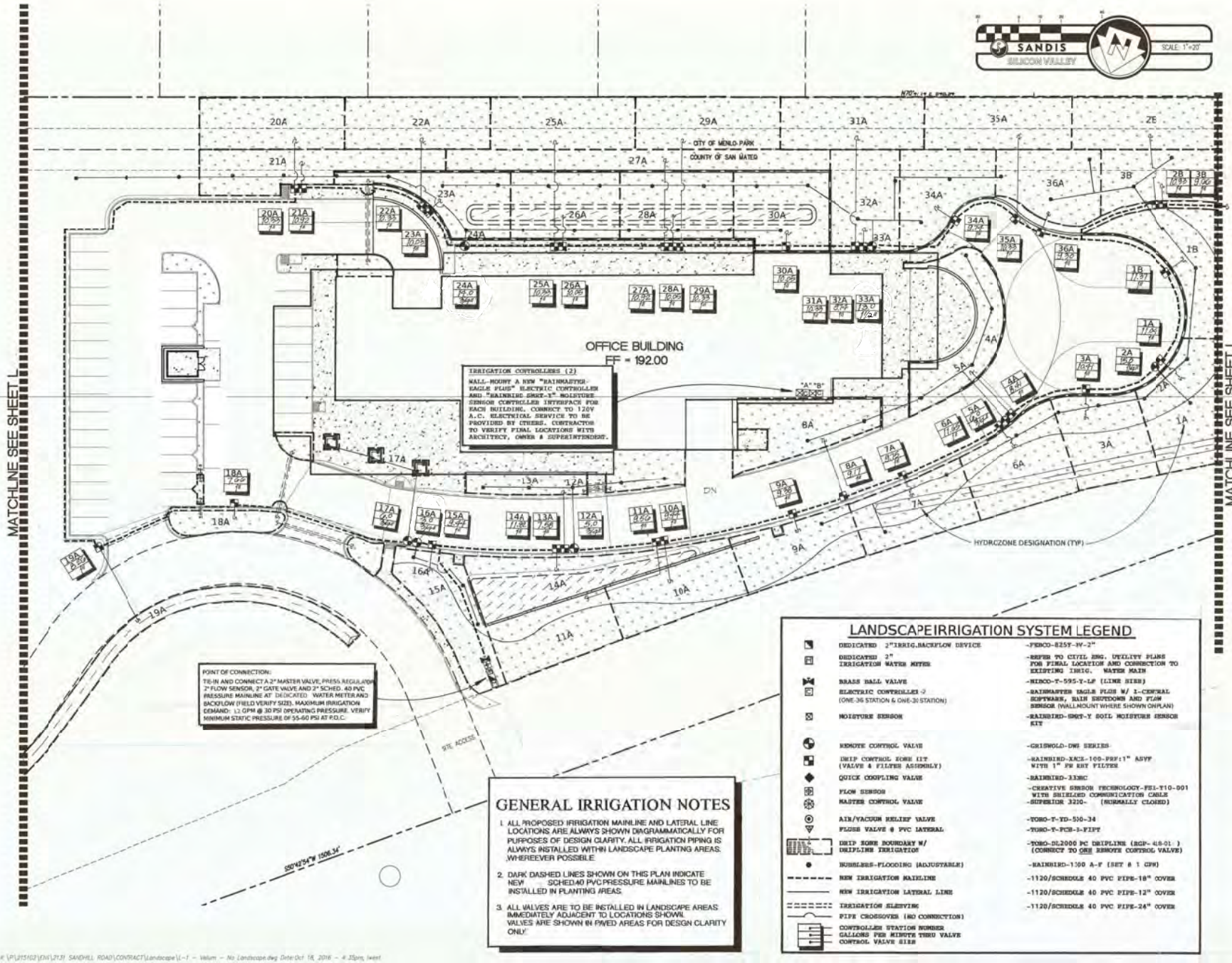
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

LANDSCAPE CONSTRUCTION DETAILS & IRRIGATION WATER-USE CALCULATIONS

Project Number: 215102
Date: 05/30/2017
Scale: NO SCALE

L-1.3



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DATE MAY 30, 2017

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

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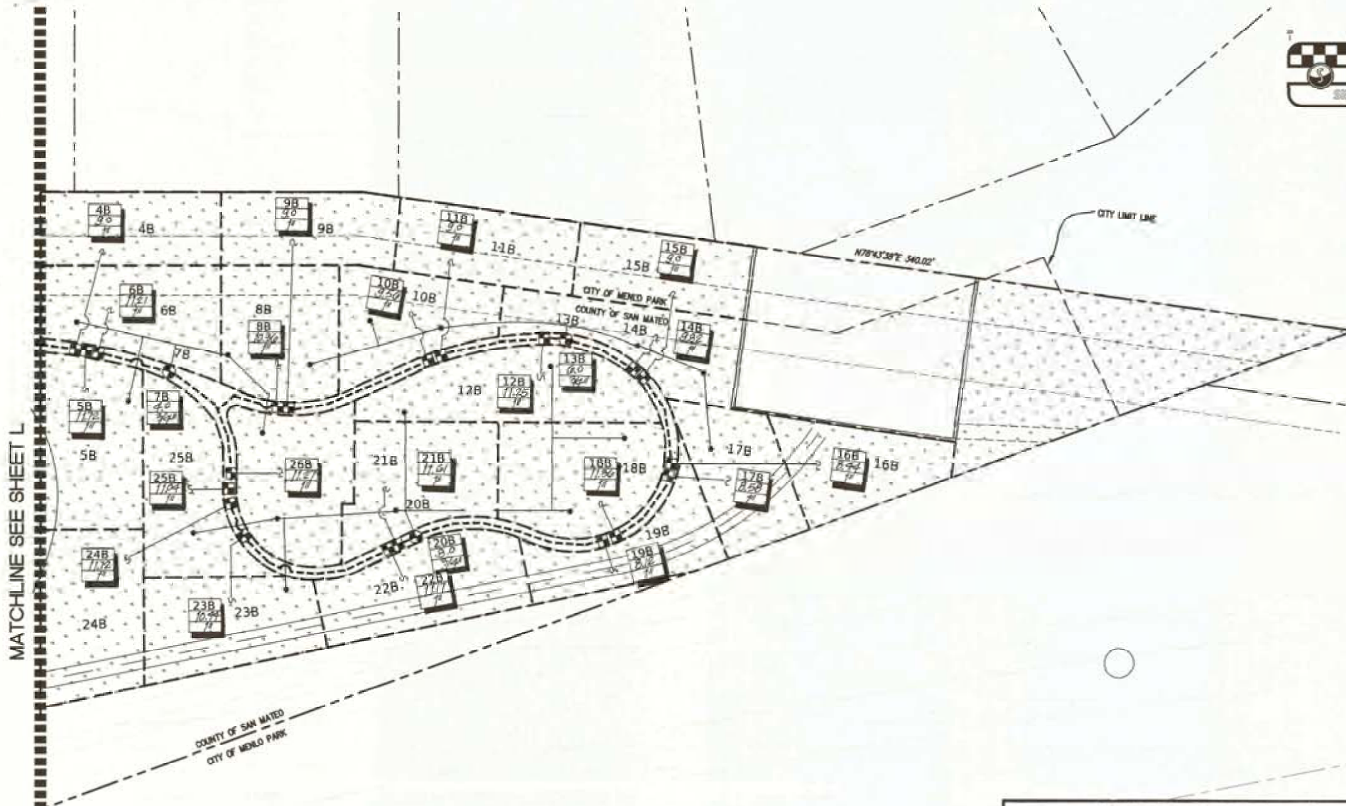
5	05/30/2017	Planning Resubmittal 4	

LANDSCAPE IRRIGATION PLAN

Project Number: 215102
Date: 05/30/2017
Scale 1" = 20'

L-2.0



SANDIS
SILICON VALLEY
SCALE: 1"=20'

LANDSCAPEIRRIGATION SYSTEM LEGEND

	DEDICATED 2"IRRIG.BACKFLOW DEVICE	-FEBCO-825Y-BV-2"
	DEDICATED 2" IRRIGATION WATER METER	-REFER TO CIVIL ENG. UTILITY PLANS FOR FINAL LOCATION AND CONNECTION TO EXISTING IRRIG. WATER MAIN
	BRASS BALL VALVE	-NIBCO-T-595-Y-LF (LINE SIZE)
	ELECTRIC CONTROLLER -2 (ONE-36 STATION & ONE-30 STATION)	-RAINMASTER EAGLE PLUS W/ I-CENTRAL SOFTWARE, RAIN SHUTDOWN AND FLOW SENSOR (WALL-MOUNT WHERE SHOWN ON PLAN)
	MOISTURE SENSOR	-RAINBIRD-SMRT-Y SOIL MOISTURE SENSOR KIT
	REMOTE CONTROL VALVE	-GRISWOLD-DWS SERIES
	DRIP CONTROL ZONE KIT (VALVE & FILTER ASSEMBLY)	-RAINBIRD-XACZ-100-PRF:1" ASVF WITH 1" PR RBY FILTER
	QUICK COUPLING VALVE	-RAINBIRD-33DNC
	FLOW SENSOR	-CREATIVE SENSOR TECHNOLOGY-FSI-T10-001 WITH SHIELDED COMMUNICATION CABLE
	MASTER CONTROL VALVE	-SUPERIOR 3200- (NORMALLY CLOSED)
	AIR/VACUUM RELIEF VALVE	-TORO-T-YD-500-34
	FLUSH VALVE & PVC LATERAL	-TORO-T-FCH-H-FIPT
	DRIP ZONE BOUNDARY W/ DRIPLINE IRRIGATION	-TORO-DL2000 PC DRIPLINE (RGP- #18-01) (CONNECT TO ONE REMOTE CONTROL VALVE)
	BUBBLERS-FLOODING (ADJUSTABLE)	-RAINBIRD-1300 A-F (SET @ 1 GPM)
	NEW IRRIGATION MAINLINE	-1120/SCHEDULE 40 PVC PIPE-18" COVER
	NEW IRRIGATION LATERAL LINE	-1120/SCHEDULE 40 PVC PIPE-12" COVER
	IRRIGATION SLEEVING	-1120/SCHEDULE 40 PVC PIPE-24" COVER
	PIPE CROSSOVER (NO CONNECTION)	
	CONTROLLER STATION NUMBER GALLONS PER MINUTE THRU VALVE CONTROL VALVE SIZE	

GENERAL IRRIGATION NOTES

1. ALL PROPOSED IRRIGATION MAINLINE AND LATERAL LINE LOCATIONS ARE ALWAYS SHOWN DIAGRAMMATICALLY FOR PURPOSES OF DESIGN CLARITY. ALL IRRIGATION PIPING IS ALWAYS INSTALLED WITHIN LANDSCAPE PLANTING AREAS WHEREEVER POSSIBLE.
2. DARK DASHED LINES SHOWN ON THIS PLAN INDICATE NEW SCHED40 PVC PRESSURE MAINLINES TO BE INSTALLED IN PLANTING AREAS.
3. ALL VALVES ARE TO BE INSTALLED IN LANDSCAPE AREAS IMMEDIATELY ADJACENT TO LOCATIONS SHOWN. VALVES ARE SHOWN IN PAVED AREAS FOR DESIGN CLARITY ONLY.

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DATE MAY 30, 2017

REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH STATE OF CALIFORNIA

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

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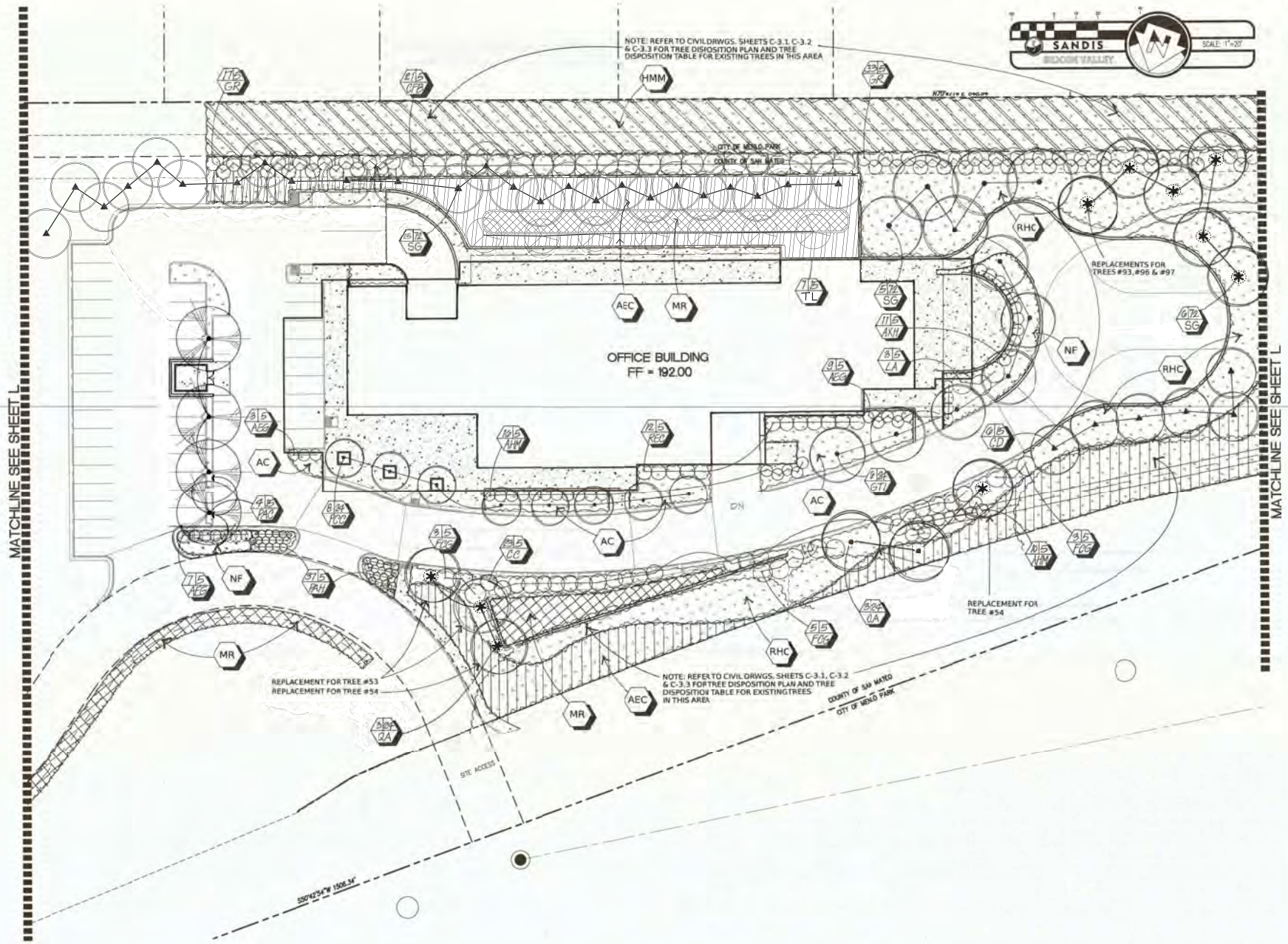
5	05/30/2017	Planning Resubmittal 4	

LANDSCAPE IRRIGATION PLAN

Project Number 215102
Date: 05/30/2017
Scale 1"=20'

L-2.1

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\Landscape\L-1 - Vellum - No Landscape.dwg Date:Oct 18, 2016 - 4:35pm, lwost



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DATE MAY 30, 2017

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JAMES W. LALDERBAUGH
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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

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1	12/04/2015	Planning Submittal	
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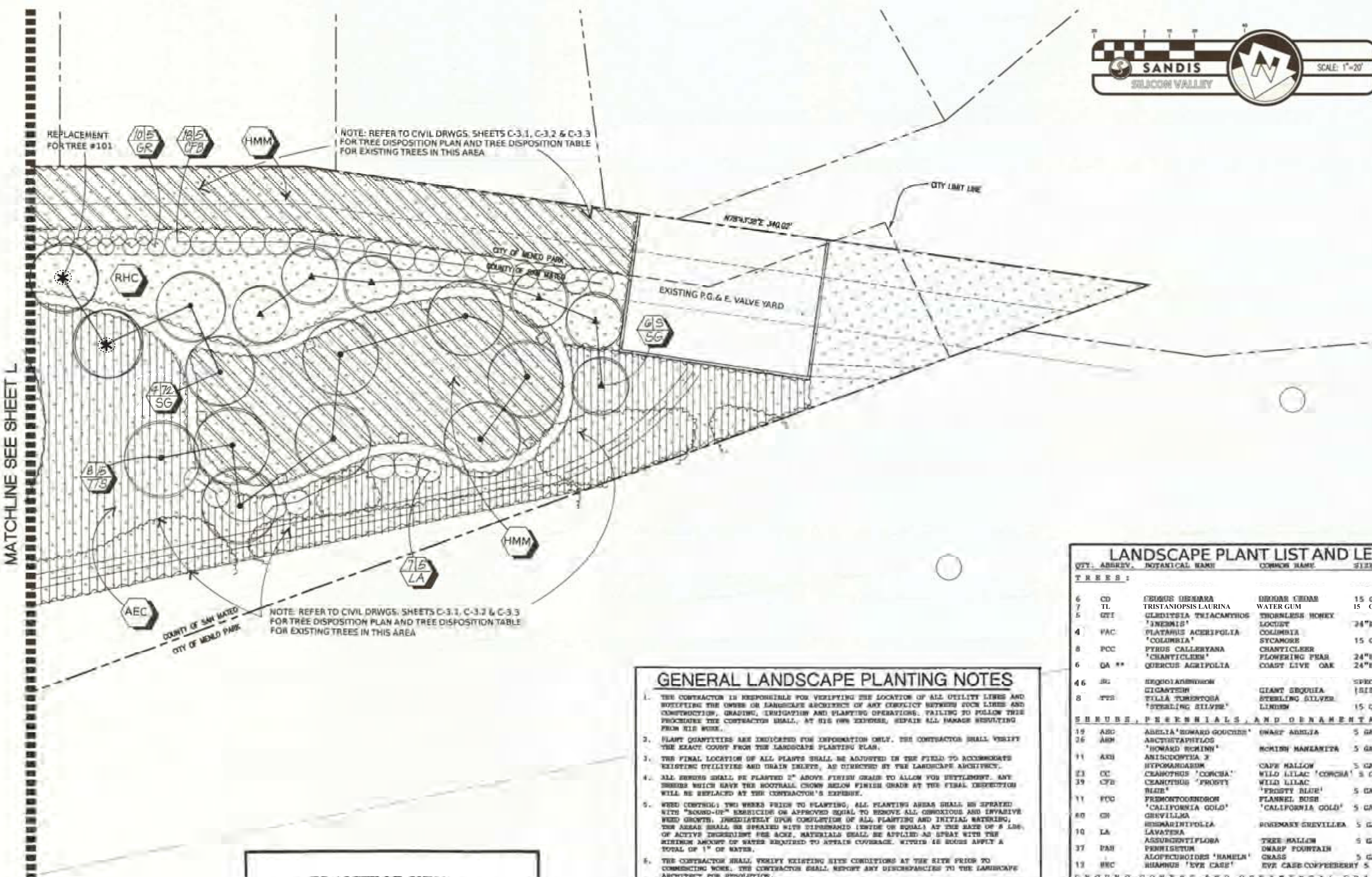
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

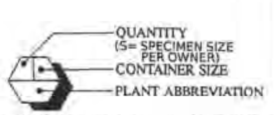
LANDSCAPE PLANTING PLAN

Project Number:	215102
Date:	05/30/2017
Scale	1" = 20'

L-3.0



PLANTING KEY



✻ = REPLACEMENT TREES PER CITY REQUIREMENTS

GENERAL LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITY LINES AND NOTIFYING THE OWNER OR LANDSCAPE ARCHITECT OF ANY CONFLICT BETWEEN SUCH LINES AND CONSTRUCTION, GRADING, IRRIGATION AND PLANTING OPERATIONS. FAILING TO FOLLOW THIS PROCEDURE THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REPAIR ALL DAMAGE RESULTING FROM HIS WORK.
2. PLANT QUANTITIES ARE INDICATED FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT COUNT FROM THE LANDSCAPE PLANTING PLAN.
3. THE FINAL LOCATION OF ALL PLANTS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE EXISTING UTILITIES AND DRAIN INLETS, AS DIRECTED BY THE LANDSCAPE ARCHITECT.
4. ALL SHRUBS SHALL BE PLANTED 2" ABOVE FINISH GRADE TO ALLOW FOR SETTLEMENT. ANY SHRUBS WHICH HAVE THE ROOTBALL CROWN BELOW FINISH GRADE AT THE FINAL INSPECTION WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WEED CONTROL: TWO WEEKS PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE SPRAYED WITH "ROUND-UP" HERBICIDE OR APPROVED EQUAL TO REMOVE ALL OBNOXIOUS AND INVASIVE WEED GROWTH. IMMEDIATELY UPON COMPLETION OF ALL PLANTING AND INITIAL WATERING, THE AREAS SHALL BE SPRAYED WITH DIPHENAMID (ENIDE OR EQUAL) AT THE RATE OF 8 LBS. OF ACTIVE INGREDIENT PER ACRE. MATERIALS SHALL BE APPLIED AS SPRAY WITH THE MINIMUM AMOUNT OF WATER REQUIRED TO ATTAIN COVERAGE. WITHIN 48 HOURS APPLY A TOTAL OF 1" OF WATER.
6. THE CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS AT THE SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.
7. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM 2" DEEP LAYER OF NITROGEN STABILIZED SMALL REDWOOD OR FIR BARK CHIPS AS PLANTING MULCH. (EXCEPT IN TURF AREAS)
8. PLANTING PERCOLATION TEST: FILL HOLES WITH WATER, AND IF WATER HAS NOT PERCOLATED OUT COMPLETELY AFTER 30 MINUTES, PROVIDE DRAIN HOLES FILLED WITH SOIL MIX TO INSURE PERCOLATION. AUGER BORE DRAIN HOLES TO PENETRATE ANY HARD PAN AND A MINIMUM OF 12" INTO UNDISTURBED PERVIOUS SOIL.
9. REFER TO LANDSCAPE PLANTING SPECIFICATIONS ON SHEET L-4 FOR GENERAL WORKMANSHIP REQUIREMENTS, SOIL CONDITIONING AND BACKFILL, PLANTING METHODS, MAINTENANCE, AND GUARANTEES, AS THEY APPLY TO THIS PROJECT. NOT ALL SECTIONS OF THESE SPECIFICATIONS WILL BE PERTINENT TO THIS PROJECT.
10. ALL PLANT MATERIAL WILL BE REVIEWED AND APPROVED ON-SITE PRIOR TO PLANTING.
11. THE CONTRACTOR SHALL PROVIDE A SOILS TEST PRIOR TO START OF WORK, CONDUCTED BY A SOIL TESTING COMPANY, WHICH SHALL PROVIDE INFORMATION ON THE SOIL TYPE INCLUDING HORTICULTURAL SUITABILITY OF THE SOIL, THE PERCENTAGE OF ORGANIC MATTER, A MEASURE OF PH, A MEASURE OF TOTAL SOLUBLE SALTS AND SOIL INFILTRATION RATE. THE SOILS TEST SHALL INCLUDE RECOMMENDATIONS FOR AMENDING AND PREPARING THE SOIL FOR PLANTING.

LANDSCAPE PLANT LIST AND LEGEND

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS
TREES:						
6	CD	CEDRUS DEODARA	DEODAR CEDAR	15 GAL.	@20'O.C.	LOW
7	TL	TRISTANIOPSIS LAURINA	WATER GUM	15 GAL.	STANDARD	LOW
5	GTI	GLEDITSIA TRIACANTHOS 'INERMIS'	THORNLESS HONEY LOCUST	24"BOX	STANDARD	LOW
4	PAC	PLATANUS ACERIFOLIA 'COLUMBIA'	COLUMBIA SYCAMORE	15 GAL.	STANDARD	LOW
8	PCC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER FLOWERING PEAR	24"BOX	STANDARD	MOD.
6	QA **	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	STANDARD	LOW
46	SG	SEQUOIADENDRON GIGANTEUM	GIANT SEQUOIA	SPECIMEN (SIZE BY OWNER)		MOD.
8	TTS	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	15 GAL.	STANDARD	MOD.
SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES:						
19	AEG	ABELIA 'EDWARD GOUCHER'	DWARF ABELIA	5 GAL.	@ 5'O.C.	LOW
26	AHM	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	5 GAL.	@ 5'O.C.	LOW
11	AXH	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	5 GAL.	@ 5'O.C	MOD.
23	CC	CEANOTHUS 'CONCHA'	WILD LILAC 'CONCHA'	5 GAL.	@8'O.C.	LOW
39	CFB	CEANOTHUS 'FROSTY BLUE'	WILD LILAC 'FROSTY BLUE'	5 GAL.	@10'O.C.	LOW
11	FCG	FREMONTODENDRON 'CALIFORNIA GOLD'	FLANNEL BUSH 'CALIFORNIA GOLD'	5 GAL.	@ 8'O.C.	LOW
40	GR	GREVILLEA ROSMARINIFOLIA	ROSEMARY GREVILLEA	5 GAL.	@ 6'O.C.	LOW
10	LA	LAVATERA ASSURGENTIFLORA	TREE MALLOW	5 GAL.	@ 9'O.C.	LOW
37	PAH	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	5 GAL.	@ 3'O.C.	LOW
12	REC	RHAMNUS 'EVE CASE'	EVE CASE COFFEEBERRY	5 GAL.	@ 7'O.C.	LOW
GROUND COVERS AND ORNAMENTAL GRASSES:						
	AC	ASARUM CAUDATUM	WILD GINGER	LINERS/POTS	@ 12"O.C.	LOW
	AEC	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	@ 36"O.C.	LOW
	MR	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	@ 30"O.C.	LOW
	NF	NEPETA FAASSENII	CATMINT	1 GAL.	@ 24"O.C.	LOW
	RHC	ROSMARINUS 'HUNTINGTON CARPET'	PROSTRATE ROSEMARY	1 GAL.	@ 36"O.C.	LOW
	HMM	HYDROSEEDED MEADOW MIX : 65%-6 WEEKS FESCUE (VULPIA MICROSTACHYS) 20%-SPANISH TREFOIL (LOTUS PURSHIANUS),15%-WILDFLOWER MIX: CALIFORNIA POPPY (ESCHSCHOLZIA CALIFORNICA), LUPINE (LUPINUS SUCCULENTUS) & TIDY TIPS (LAYIA PLATYGLOSSA) SEED RATE: 60 LBS/ACRE, WOOD FIBER: MIN.1,800 LBS/ACRE, FERTILIZER: (16-20-0): 450 LBS/ACRE, STABILIZER: AS PROVIDED WITH HYDROSEED MULCH WITH TACKIFIER: MIN.80 LBS/ACRE. SEED AVAILABLE: PACIFIC COAST SEED: (925)373-4417 OR DELTA GROWERS: (209)931-0684.				

ArchiRender Architect
32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
1699 Palo Santo Drive
Campbell, California 95008
(408) 374-4963 f (408) 374-4963

DATE MAY 30, 2017
REGISTERED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH STATE OF CALIFORNIA
JAMES W. LAUDERBAUGH
CA LIC. NO. 2415

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

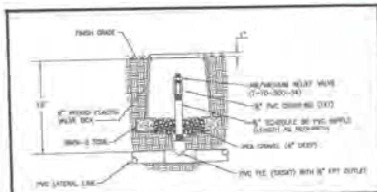
No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
2	08/26/2016	Planning Resubmittal 1	
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

LANDSCAPE PLANTING PLAN

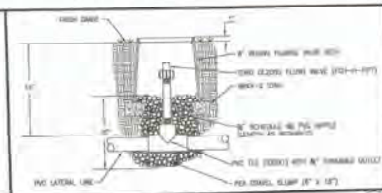
Project Number: 215102
Date: 05/30/2017
Scale 1" = 20'

L-3.1

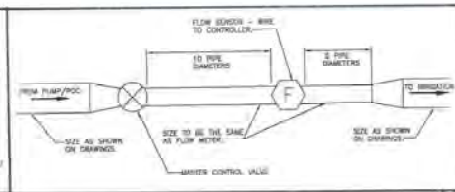
File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\Landscape\L-1 – Vellum – No Landscape.dwg Date:Oct 18, 2016 – 4:35pm, iwest



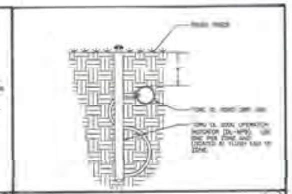
AIR/VACUUM RELIEF VALVE @ PVC LATERAL (1)



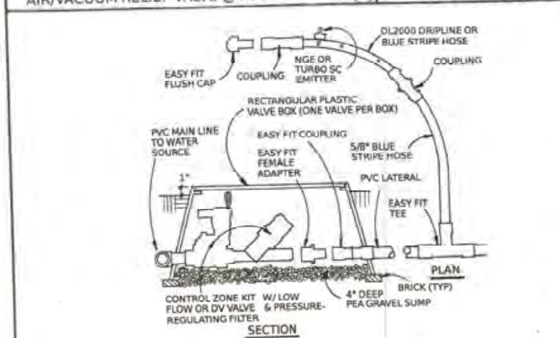
FLUSH VALVE @ PVC LATERAL (2)



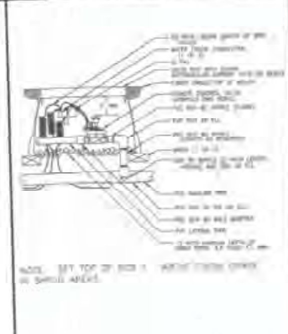
MASTER VALVE / FLOW SENSOR (3)



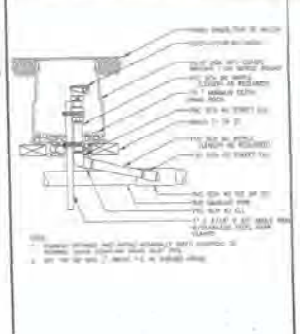
POPUP OPERATION INDICATOR (4)



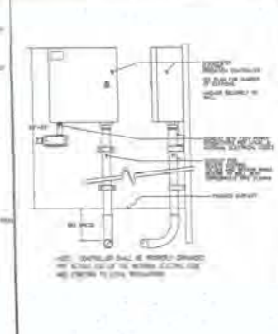
DRIP IRRIGATION CONTROL ZONE INSTALLATION (5)



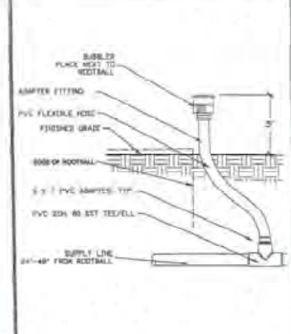
REMOTE CONTROL VALVE (6)



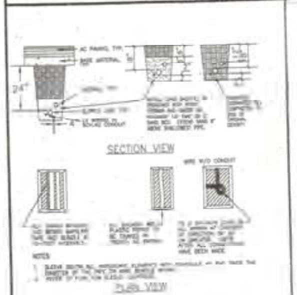
QUICK COUPLING VALVE (7)



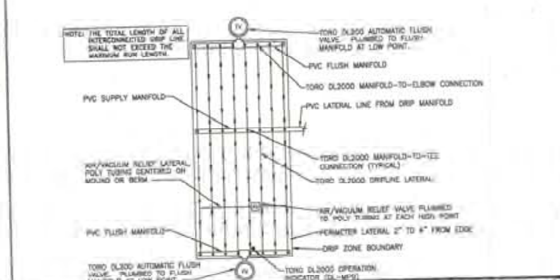
WALL-MOUNT CONTROLLER (8)



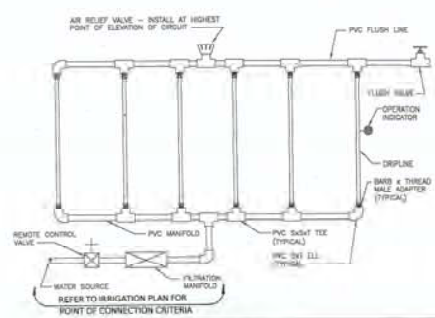
BUBBLER (9)



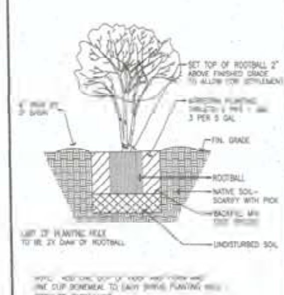
TRENCHING DETAILS (10)



CENTER FEED LAYOUT FOR SUB-SURFACE DRIP (11)



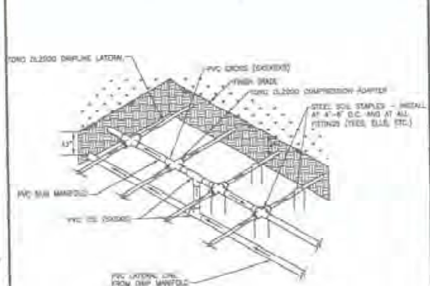
TORO SUB-SURFACE DRIPLINE INSTALLATION LAYOUT (12)



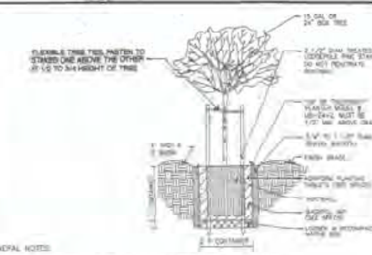
SHRUB PLANTING DETAIL (13)

IRRIGATION SYSTEM NOTES

[illegible]



TORO SUB-SURFACE CENTER MANIFOLD SUPPLY (14)



GENERAL NOTES:

[illegible]

TREE PLANTING DETAIL (15)

ArchiRender Architect

32245 Derby Street Union City, Ca 94587
mail@archirender.com 510-585-6445

LAUDERBAUGH ASSOCIATES
Landscape Architecture/Planning
425 Clyde Avenue
Mountain View, California 94043
(650) 691-0711 | (650) 691-0713

DATE MAY 30, 2017

LICENSED LANDSCAPE ARCHITECT JAMES W. LAUDERBAUGH STATE OF CALIFORNIA

JAMES W. LAUDERBAUGH
CA LIC. NO. 2415

2131 SANDHILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions

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LANDSCAPE IRRIGATION AND PLANTING DETAILS

Project Number: 215102
Date: 05/30/2017
Scale: NONE

L-3.2

OWNER-SUBDIVIDER

STANFORD UNIVERSITY
LANDS BUILDINGS AND REAL ESTATE
3160 PORTER DRIVE, STE. 200
PALO ALTO, CA 93404

SUBDIVIDER INTENT

PARCEL ONE: RESIDENTIAL USE
PARCEL TWO: COMMERCIAL USE

A SUBDIVISION OF THE PARCEL DESCRIBED IN THE TRUSTEE'S DEED RECORDED AUGUST 6, 1979 PER DOCUMENT NO. 44457AO AND THE 25 FEET WIDE STRIP OF LAND SHOWN ALONG THE NORTH BOUNDARY OF THE STANFORD HILLS FINAL MAP RECORDED IN BOOK 51 OF MAPS PAGE 21, OFFICIAL RECORDS OF SAN MATEO COUNTY

PROPERTY ADDRESS

2111, 2121 SAND HILL ROAD, MENLO PARK, CA
APN: 074-450-030, 074-450-040, 074-450-050,
074-321-110, 074-331-210

TITLE REPORT

THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-802152-SM RECORDED JULY 26, 2016

ZONING REPORT

EXISTING: R-E, S-9
PROPOSED: C-1-C

PER ZONING DISTRICT SUMMARY SHEET FROM THE CITY OF MENLO PARK, COMMUNITY DEVELOPMENT DEPT, PLANNING DIVISION. REVISED AUGUST 2013

SETBACKS

FRONT: 75'
REAR: 75'
INTERIOR: 30'

UTILITY COMPANIES

SANITARY SEWER – WEST BAY SANITARY SEWER DISTRICT
WATER – CITY OF MENLO PARK MUNICIPAL WATER DISTRICT
GAS – PG&E
ELECTRIC – PG&E
FIRE WATER – MENLO FIRE

LOT DEVELOPMENT

TWO LOT SUBDIVISION, FULLY DEVELOPED FOR RESIDENTIAL AND COMMERCIAL USE

CONDITIONS, COVENANTS, RESTRICTIVE RESERVATIONS

NO CC&Rs PROVIDED

FEMA FLOOD ZONE

UNMAPPED AREA, NON PRINTED FLOOD MAP BOUNDARY

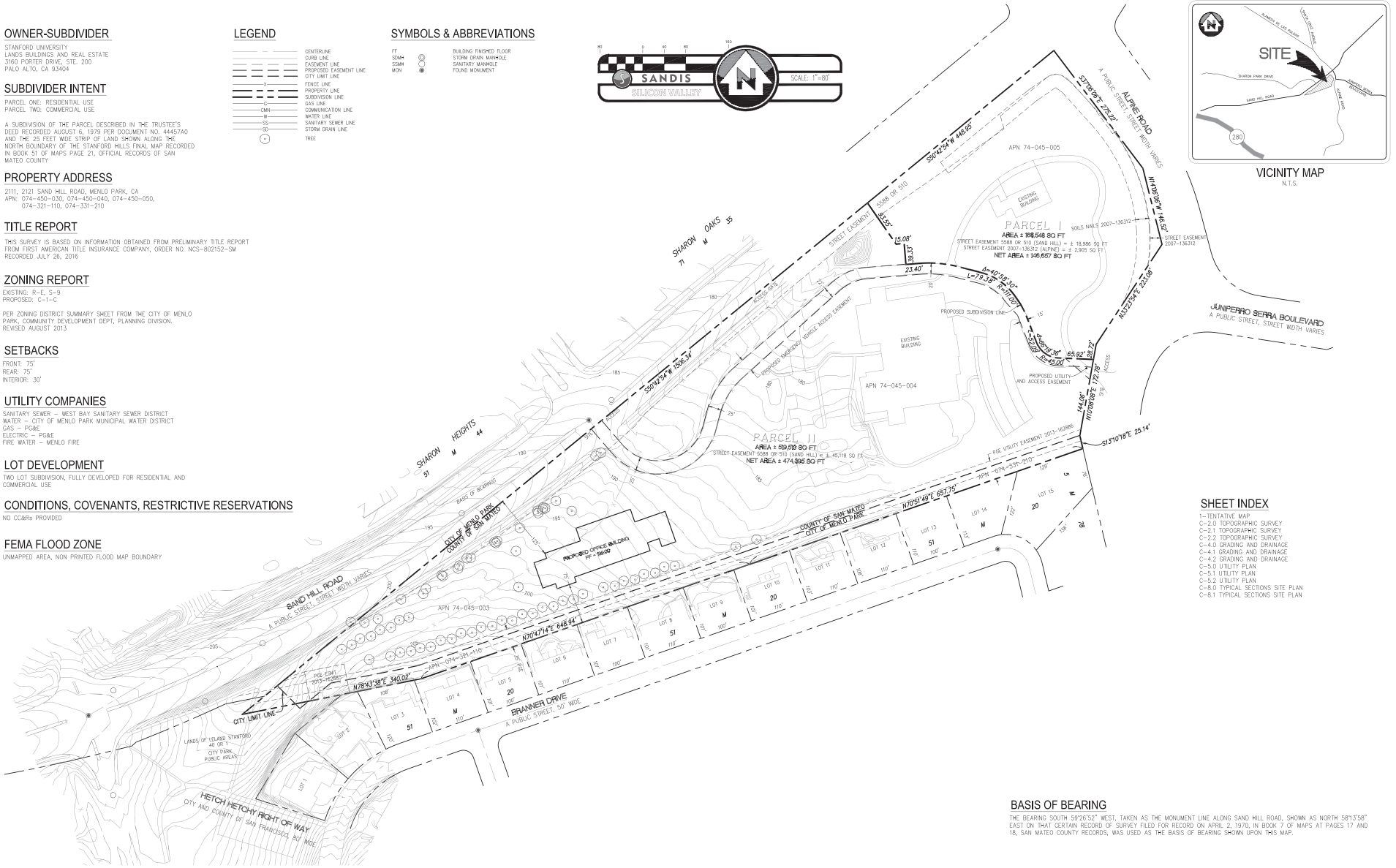
LEGEND

CENTERLINE
CURB LINE
EASEMENT LINE
PROPOSED EASEMENT LINE
CITY LIMIT LINE
FENCE LINE
PROPERTY LINE
SUBDIVISION LINE
GAS LINE
COMMUNICATION LINE
WATER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TREE

SYMBOLS & ABBREVIATIONS

FF BUILDING FINISHED FLOOR
SDMH STORM DRAIN MANHOLE
SSMH SANITARY MANHOLE
MON FOUND MONUMENT

SCALE: 1"=80'



BASIS OF BEARING

THE BEARING SOUTH 59°26'52" WEST, TAKEN AS THE MONUMENT LINE ALONG SAND HILL ROAD, SHOWN AS NORTH 58°13'58" EAST ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON APRIL 2, 1970, IN BOOK 7 OF MAPS AT PAGES 17 AND 18, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARING SHOWN UPON THIS MAP.

SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
1700 Winchester Boulevard, Campbell, CA 95008 | P. 408.636.0900 | F. 408.636.0999 | www.sandis.net
SILICON VALLEY · TRI-VALLEY · CENTRAL VALLEY · SACRAMENTO · EAST BAY/SF

DATE 5/20/2017
SCALE 1"= 80'
DRAWN BY RV
APPROVED BY SS
DRAWING NO. 215102

No.	REVISION/ISSUE	DATE	BY
1	CITY REVISIONS	11/29/16	RV
2	CITY REVISIONS	3/2/17	RV
3	CITY REVISIONS	5/30/17	DD

ELEVATION REFERENCE

STANFORD MONUMENT "S-129", A 2-1/2" BRASS DISK, WITH A PUNCH MARK, STAMPED "RCE 3776" IN MONUMENT WELL AT THE INTERSECTION OF STOCKFARM ROAD AND OAK ROAD PALO ALTO, CALIFORNIA.

ELEVATION = 112.54 FEET (NGVD29), PER RECORD OF SURVEY 747 MAPS 40-49, RECORDS OF SANTA CLARA COUNTY.

TENTATIVE MAP
FOR TWO LOT SUBDIVISION
2131 SAND HILL ROAD DEVELOPMENT
MENLO PARK CALIFORNIA

SHEET 1 OF 12 SHEETS

File: X:\P\215102\SURVEY\Mapping\TENTATIVE MAP\215102 TENT. ORIGINAL.dwg Date:May 26, 2017 - 9:16am, ddorcich

K31

CONSTRUCTION NOTES

1. ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE WITH THE LATEST EDITION OF THE CITY OF MENLO PARK STANDARD PLANS & SPECIFICATIONS AND THE LATEST CALTRANS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE POLICE AND FIRE DEPARTMENTS.
3. CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
4. CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
5. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY NOR THE DESIGN PROFESSIONAL ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
6. CONTRACTOR TO CONTACT UNDERGROUND SERVICE ALERT U.S.A. 800-227-2600 FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING WORK TO HAVE THE LOCATION OF EXISTING UNDERGROUND UTILITIES MARKED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE, AND PROTECT ALL UNDERGROUND FACILITIES.
7. THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
8. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
9. ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTORS EXPENSE.
10. ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
14. THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
15. STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
16. CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
17. CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
18. A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
19. ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
20. ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
21. CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

CONTRACTOR RESPONSIBILITY

CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLING PRIOR TO COMMENCING CONSTRUCTION.

SURVEY UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

ABBREVIATIONS

AB	–	AGGREGATE BASE
AC	–	ASPHALT CONCRETE
AD	–	AREA DRAIN
ADA	–	AMERICANS WITH DISABILITIES ACT
ASB	–	AGGREGATE SUBBASE
BC	–	BEGINNING OF CURVE
BFP	–	BACK FLOW PREVENTOR
BLDC	–	BUILDING CORNER
BLDG	–	BUILDING
BOD	–	BOTTOM OF DOCK
BOL	–	BOLLARD
BOS	–	BOTTOM OF STEP
BOW	–	FG @ BOTTOM OF WALL
BRC	–	BACK OF ROLL CURB
BVC	–	BEGIN VERTICAL CURVE
BW	–	BACK OF WALK
C	–	CONCRETE OR CIVIL
C&G	–	CURB AND GUTTER
CB	–	CATCH BASIN
CI	–	CURB INLET
CIP	–	CAST IRON PIPE
CL	–	CENTER LINE OR CLASS
CMP	–	CORRUGATED METAL PIPE
CO	–	CLEANOUT
CONC	–	CONCRETE
CONST	–	CONSTRUCTION OR CONSTRUCT
CY	–	CUBIC YARD
DCDA	–	DOUBLE CHECK DETECTOR ASSEMBLY
DI	–	DROP INLET
DIP	–	DUCTILE IRON PIPE
DOM	–	DOMESTIC
DW	–	DOMESTIC WATER
DWG	–	DRAWING
E	–	EAST
EC	–	END OF CURVE
EP	–	EDGE OF PAVEMENT
ER	–	END OF RETURN
EVC	–	END VERTICAL CURVE
ELEV	–	ELEVATION
EX., EXIST.	–	EXISTING
FC	–	FACE OF CURB
FDC	–	FIRE DEPARTMENT CONNECTION
FF	–	FINISHED FLOOR
FG	–	FINISHED GRADE
FH	–	FIRE HYDRANT
FL	–	FLOW LINE
FOUND	–	FOUNDATION
FS	–	FINISHED SURFACE
FT	–	FOOT
FW	–	FIRE WATER
G	–	GROUND ELEVATION
GB	–	GRADE BREAK
GV	–	GATE VALVE
HCR	–	ACCESSIBLE RAMP
HP	–	HIGH POINT
INV	–	INVERT ELEVATION
JP	–	JOINT POLE
JT	–	JOINT TRENCH
LIP	–	LIP OF GUTTER
LP	–	LOW POINT
LSA	–	LANDSCAPE ARCHITECT
MAX	–	MAXIMUM
MEP	–	MECHANICAL/ELECTRICAL/PLUMBING
MH	–	MANHOLE
MIN	–	MINIMUM
MPVC	–	MIDPOINT OF VERTICAL CURVE
MON	–	MONUMENT
N	–	NORTH
NO	–	NUMBER
NTS	–	NOT TO SCALE
P	–	PAVEMENT ELEVATION
PCC	–	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	–	POST INDICATOR VALVE
PL	–	PROPERTY LINE
PMH	–	POWER MANHOLE
POC	–	POINT ON CURVE
PP	–	POWER POLE
PRC	–	POINT OF REVERSE CURVATURE
PVC	–	POLYVINYL CHLORIDE PIPE
R	–	RADIUS
RC	–	RELATIVE COMPACTION
RCP	–	REINFORCED CONCRETE PIPE
RPPA	–	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	–	RIGHT OF WAY
S	–	SLOPE OR SOUTH
S.A.D.	–	SEE ARCHITECTURAL DRAWINGS
SB	–	SEDIMENT BASIN
SD	–	STORM DRAIN
SDCB	–	STORM DRAIN CATCH BASIN
SDMH	–	STORM DRAIN MANHOLE
S.E.D.	–	SEE ELECTRICAL DRAWINGS
SF	–	SILT FENCE
SG	–	SUBGRADE
S.L.D.	–	SEE LANDSCAPE DRAWINGS
S.M.D.	–	SEE MECHANICAL DRAWINGS
SMH	–	SIGNAL MANHOLE
S.P.D.	–	SEE PLUMBING DRAWINGS
SS	–	SANITARY SEWER
STA	–	STATION
STD	–	STANDARD
S/W	–	SIDEWALK
TC	–	TOP OF CURB
TD	–	TRENCH DRAIN
TOD	–	TOP OF DOCK
TOE	–	TOE OF SLOPE
TOS	–	TOP OF STAIR
TOW	–	FG @ TOP OF WALL
TS	–	TOP OF SLAB
TYP	–	TYPICAL
UON	–	UNLESS OTHERWISE NOTED
U/G	–	UNDERGROUND
VC	–	VERTICAL CURVE
WM	–	WATER METER
WV	–	WATER VALVE
W	–	WEST
WWF	–	WELDED WIRE FABRIC
W/	–	WITH

UNAUTHORIZED CHANGES AND USES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of the plans.

IMPROVEMENT PLANS FOR
2131 SAND HILL ROAD, MENLO PARK, CA

VICINITY MAP
N.T.S.

SURVEY NOTES:

1. THE TOPOGRAPHIC SURVEY WAS PREPARED BY BKF CIVIL ENGINEERS UNDER THE DIRECTION OF JOHN KOROYIAN, P.L.S. NO. 8883.
2. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
3. DATE OF FIELD SURVEY WAS MAY 26, 27 AND 29, 2015.
4. SITE AREA = 3.584 ACRES, MORE OR LESS.
5. THIS SITE IS LOCATED WITHIN COUNTY OF SAN MATEO AND CITY OF MENLO PARK. WESTERLY PORTION OF THE COUNTY AND CITY LIMIT LINES ARE SHOWN APPROXIMATELY.
6. NO TITLE REPORT WAS ISSUED FOR THIS SURVEY.

APN NUMBER:

074-450-030 AND 074-321-110.

EARTHWORK NOTE

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INCLUDE ALL MATERIAL AND LABOR REQUIRED WITHIN THE BID PRICE, FOR EARTHWORK CONSTRUCTION, TO CARRY OUT THE CUT/FILL AND/OR IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES SHOWN ON THE PLANS. CONTRACTOR IS TO DELIVER TO OWNER THE PROJECT IN A COMPLETE AND OPERATIONAL MANNER. EARTHWORK QUANTITIES SHOWN ON THE PLANS OR REPRESENTED BY THE ENGINEER ARE APPROXIMATE AND ARE FOR GRADING PERMIT APPROVAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ANY INVESTIGATION OR STUDIES THAT ARE REQUIRED BY THE CONTRACTOR TO SATISFY THIS REQUIREMENT. NO ADDITIONAL COMPENSATION SHALL BE PAID FOR SAID CUT/FILL AND/OR IMPORT/EXPORT.

FIRE SYSTEM NOTES

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

BENCHMARK:

STANFORD MONUMENT "5-129".

BEING FOUND 2-1/2" BRASS DISK, WITH A PUNCH MARK, STAMPED "RCE 3776" IN MONUMENT WELL AT THE INTERSECTION OF STOCKFARM ROAD AND OAK ROAD PALO ALTO, CALIFORNIA.

ELEVATION = 112.54 FEET, BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), PER RECORD OF SURVEY 747 MAPS 40-49, RECORDS OF SANTA CLARA COUNTY.

BASIS OF BEARINGS:

THE BEARING N70°46'33"E OF THE CENTER LINE OF BRANNER DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING SHOWN ON THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CCS83, CALIFORNIA ZONE 3, BY HOLDING THE NAD83 STATE PLANE COORDINATE VALUES OF CONTROL POINTS "5-120", "5-129" AND "5-107". SAID POINTS ARE SHOWN AND DESCRIBED IN THAT CERTAIN RECORD OF SURVEY FOR THE STANFORD MASTER SURVEY CONTROL NETWORK, FILED APRIL 10, 2002 IN BOOK 747 OF MAPS AT PAGES 40 THROUGH 49 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SHEET INDEX

Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged in connection with the performance of work on this project, excepting liability arising from sole negligence of design professional.

Consulting Engineers & Land Surveyors of California

811 Know what's below. Call before you dig.

LEGEND

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT	EP	
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	15" SD
PERFORATED PIPE		6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	4" FW
DOMESTIC WATER MAIN	6" DW	4" DW
CHILLED WATER MAIN	6" CHW	4" CHW
IRRIGATION LINE	2" IRR	4" IRR
HOT WATER SUPPLY & RETURN	HWS HWR	HWS HWR
STEAM LINE	ST	STM
TRENCH DRAIN		
CONDENSATE RETURN		CR
METAL BEAM GUARD RAIL		
SILT FENCE		
FLOW LINE		
CHAIN LINK FENCE	x x	x x
GAS MAIN	G	2" G
CAP AND PLUG END DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	
CONTOUR ELEVATION LINE	85	90 89
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		2% 1%
GAS METER		GM
GAS VALVE	GV	GV
WATER METER	WM	WM
WATER VALVE	WV	WV
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE		PIV
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
ELECTRIC AND SIGNAL		
AIR RELEASE VALVE		ARV
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORMCEPTOR		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE		
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		15 / C5.2 DETAIL REFERENCE / SHEET REFERENCE

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DATE MARCH 2 , 2017

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-17

2131 SAND HILL ROAD
NEW OFFICES
MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
2	08/26/2016	Planning Resubmittal 1	
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

COVER SHEET

Project Number:	215102
Date:	05/30/2017
Scale	N.T.S.

C1.0

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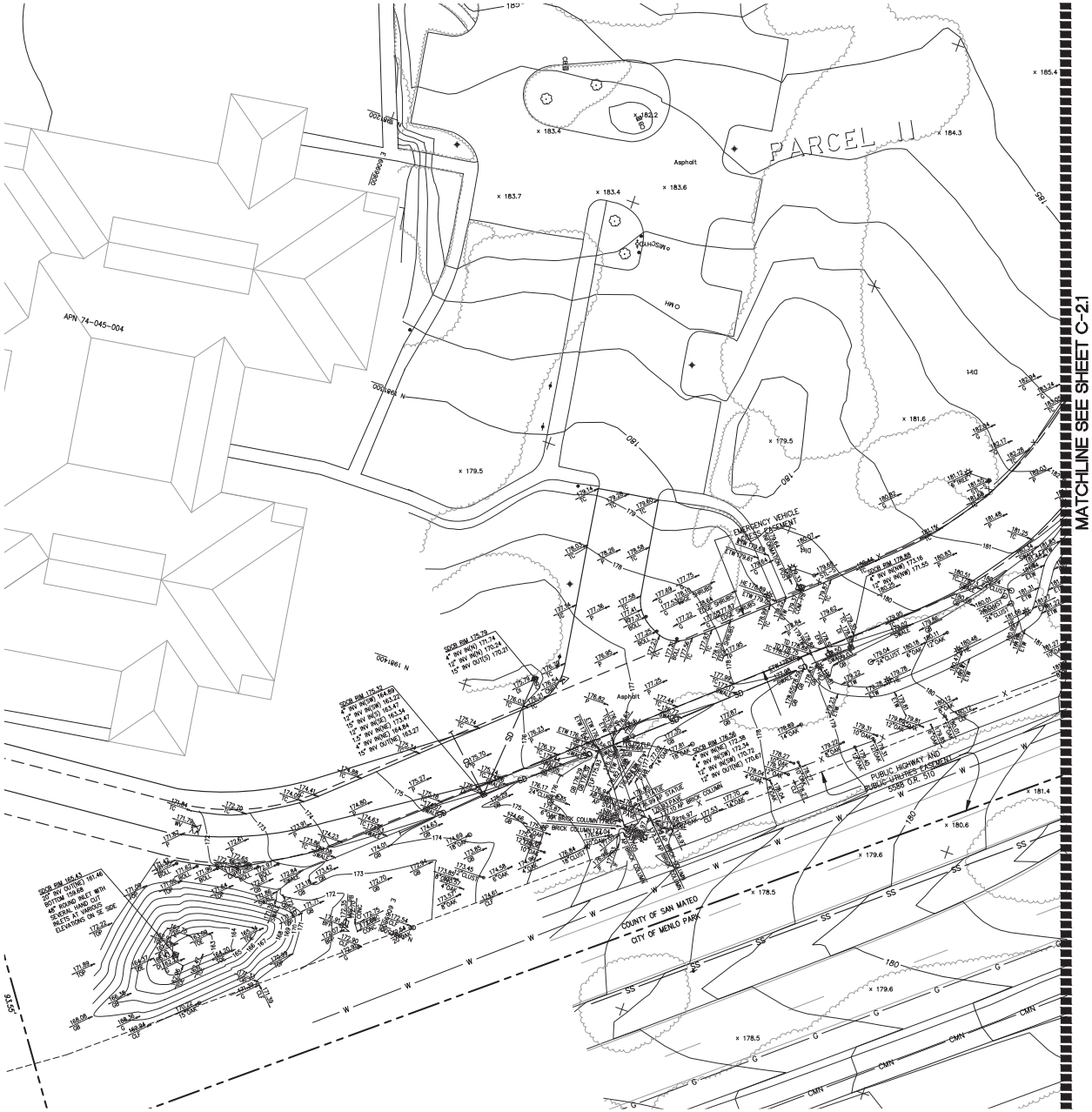

SANDIS
SILICON VALLEY
SCALE: 1"=20'

SURVEY NOTES:

THE TOPOGRAPHIC SURVEY WAS PREPARED BY BKF CIVIL ENGINEERS UNDER THE DIRECTION OF JOHN KOROYAN, P.L.S. NO. 8883.

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
2. DATE OF FIELD SURVEY WAS MAY 26, 27 AND 29, 2015.
3. SITE AREA = 11.926 ACRES, MORE OR LESS.
4. THIS SITE IS LOCATED WITHIN COUNTY OF SAN MATEO AND CITY OF MENLO PARK. WESTERLY PORTION OF THE COUNTY AND CITY LIMIT LINES ARE SHOWN APPROXIMATELY.

APN NUMBER:

074-450-030, 074-450-040, 074-450-050, 074-321-110, 074-331-210

BASIS OF BEARINGS:

THE BEARING N70°46'33"E OF THE CENTER LINE OF BRANNER DRIVE, BETWEEN FOUND MONUMENTS, AS SAID BEARING SHOWN ON THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), CCS83, CALIFORNIA ZONE 3, BY HOLDING THE NAD83 STATE PLANE COORDINATE VALUES OF CONTROL POINTS "S-120", "S-129" AND "S-107". SAID POINTS ARE SHOWN AND DESCRIBED IN THAT CERTAIN RECORD OF SURVEY FOR THE STANFORD MASTER SURVEY CONTROL NETWORK, FILED APRIL 10, 2002 IN BOOK 747 OF MAPS AT PAGES 40 THROUGH 49 INCLUSIVE, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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ELEVATION = 112.54 FEET, BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29), PER RECORD OF SURVEY 747 MAPS 40-49, RECORDS OF SANTA CLARA COUNTY.

TITLE REPORT

THIS SURVEY IS BASED ON INFORMATION OBTAINED FROM PRELIMINARY TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-802152-SM RECORDED JULY 26, 2016

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32245 Derby Street Union City, Ca 94587
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DATE MARCH 2 , 2017

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

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5	05/30/2017	Planning Resubmittal 4	

TOPOGRAPHIC SURVEY

Project Number:	215102
Date:	05/30/2017
Scale	1"=20'

C-2.0

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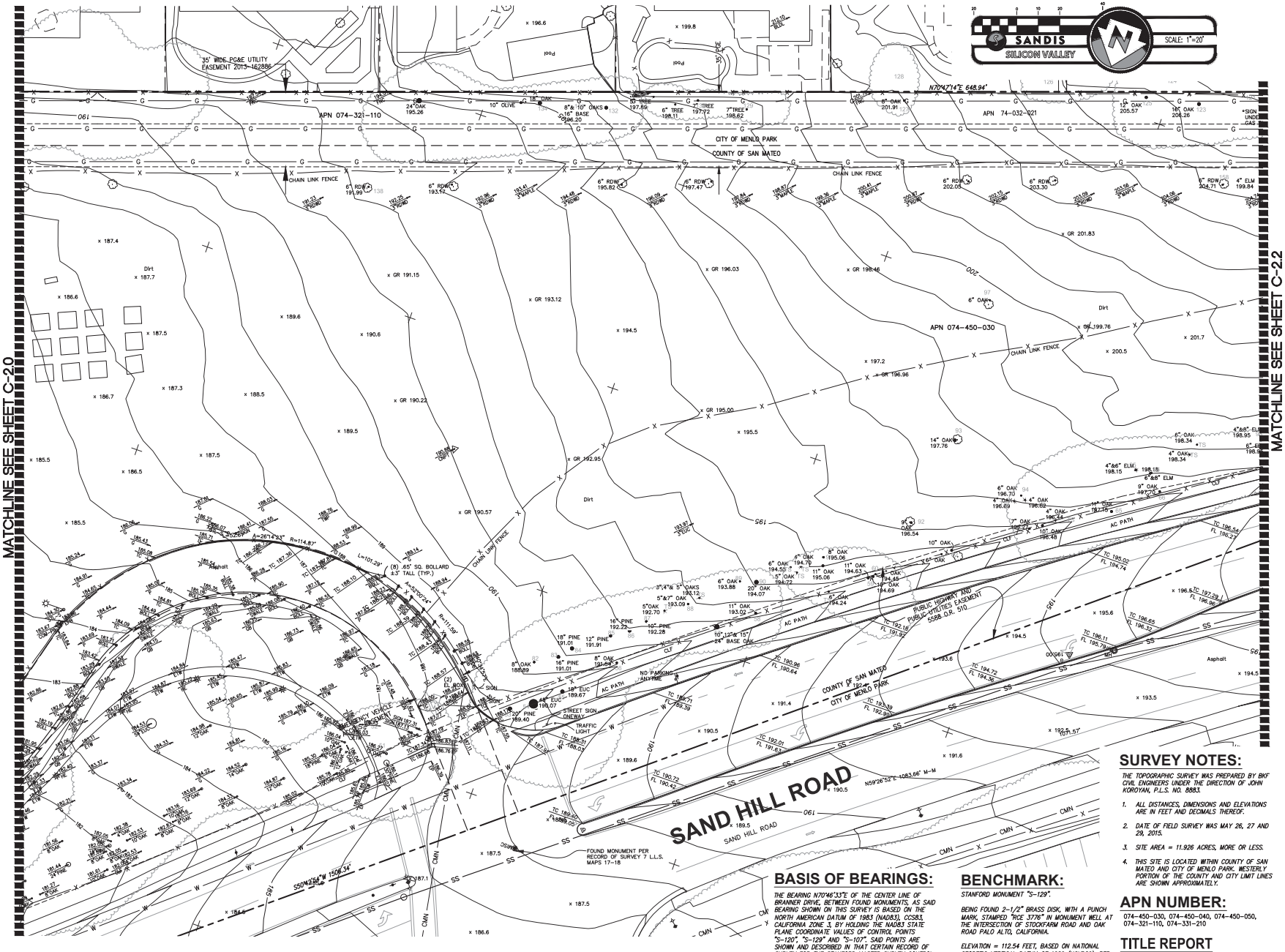

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BENCHMARK:

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BEING FOUND 2-1/2" BRASS DISK, WITH A PUNCH MARK, STAMPED "RCE 37767" IN MONUMENT WELL AT THE INTERSECTION OF STOCKFARM ROAD AND OAK ROAD PALO ALTO, CALIFORNIA.

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074-450-030, 074-450-040, 074-450-050, 074-321-110, 074-331-210

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TOPOGRAPHIC SURVEY

Project Number:	215102
Date:	05/30/2017
Scale	1"=20'

C-2.1

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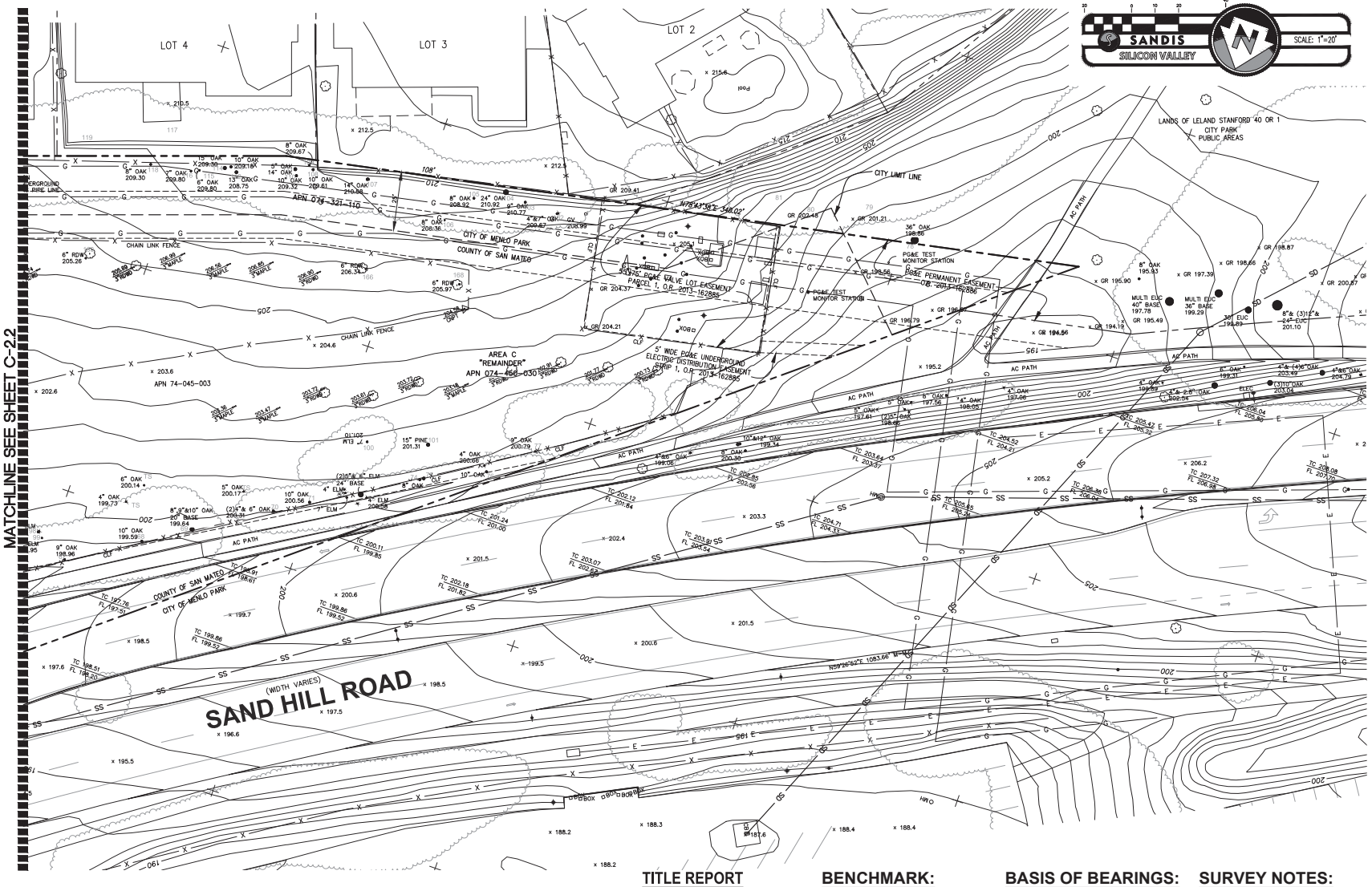

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TOPOGRAPHIC SURVEY

Project Number:	215102
Date:	05/30/2017
Scale	1"=20'

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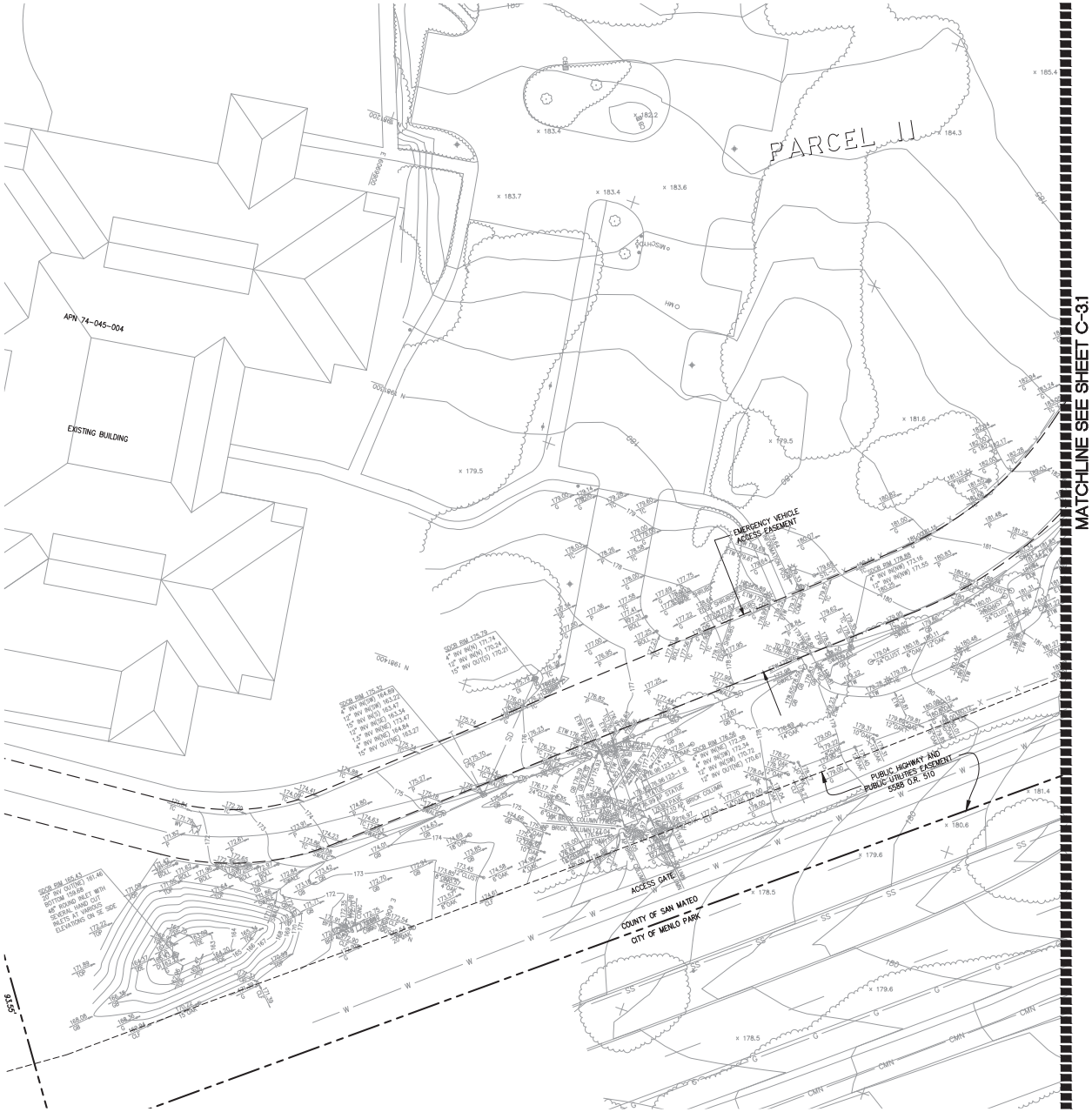

SANDIS SILICON VALLEY

SCALE: 1"=20'

ARBORIST REPORT NOTE

TREE DISPOSITION DATA AND PROTECTION REQUIREMENTS ARE PER ARBORIST REPORT TITLED "ARBORIST REPORT 2131 SAND HILL ROAD MENLO PARK, CA" PREPARED BY HORTSCIENCE INC. DATED SEPTEMBER 8, 2015

LEGEND

- # — TREE TAG NUMBER
- (#) — HERITAGE TREE TAG NUMBER
- X — REMOVE EXISTING TREE
- ✳ — REMOVE EXISTING HERITAGE TREE
- TREE PROTECTION ZONE (DIAMETER VARIES)
- HERITAGE TREE PROTECTION ZONE (DIAMETER VARIES)

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

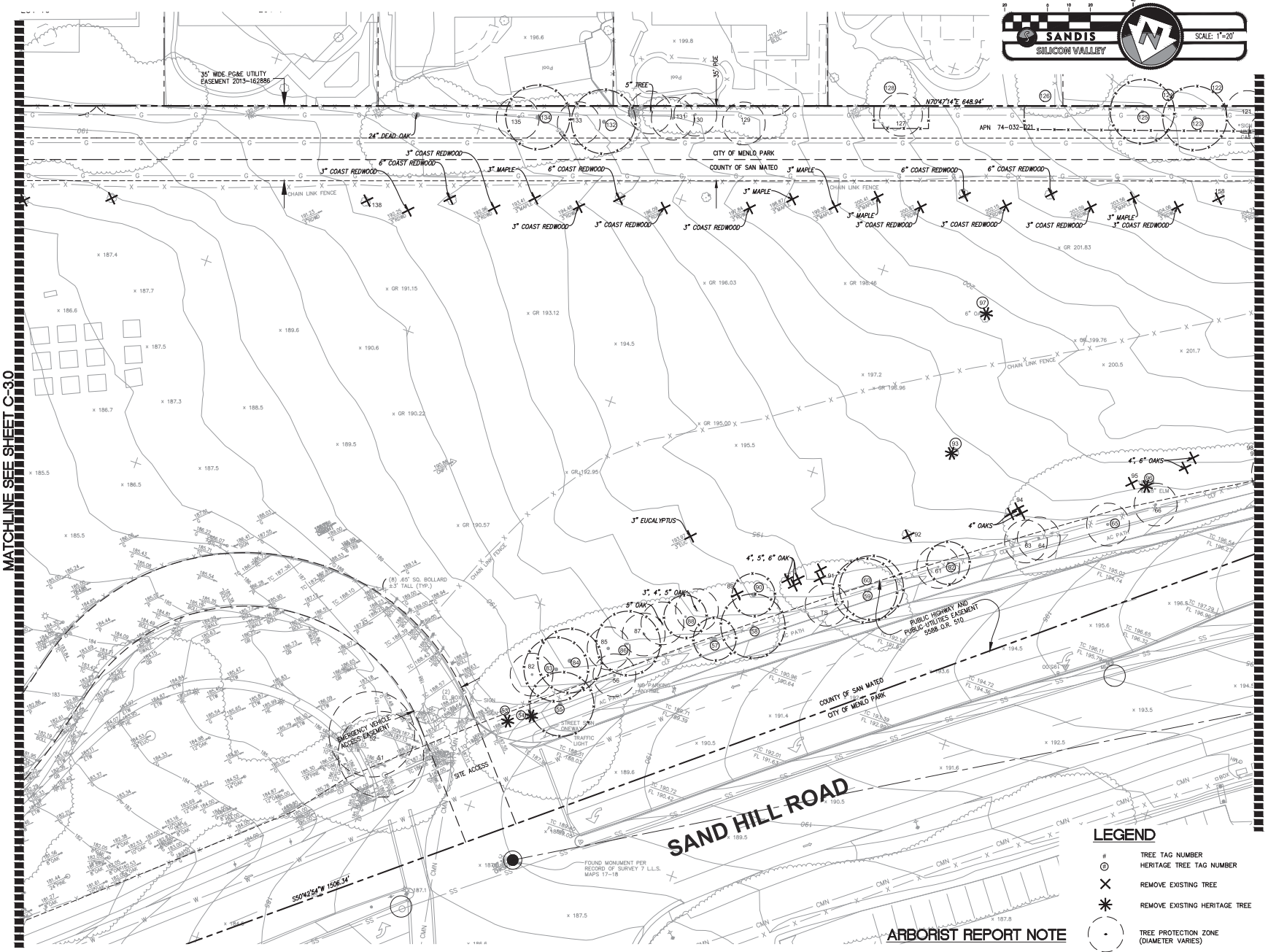
Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
2	08/26/2016	Planning Resubmittal 1	
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

TREE DISPOSITION PLAN

Project Number:	215102
Date:	05/30/2017
Scale	1"=20'

C-3.0

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C3.0 TREE DISPOSITION.dwg Date:May 25, 2017 - 11:13am, ddorcich



ARBORIST REPORT NOTE

TREE DISPOSITION DATA AND PROTECTION REQUIREMENTS ARE PER ARBORIST REPORT TITLED "ARBORIST REPORT 2131 SAND HILL ROAD MENLO PARK, CA" PREPARED BY HORTSCIENCE INC. DATED SEPTEMBER 8, 2015

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C3.0 TREE DISPOSITION.dwg Date:May 25, 2017 – 11:13am, ddorcich

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DATE MARCH 2, 2017

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-17

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

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TREE DISPOSITION PLAN

Project Number:	215102
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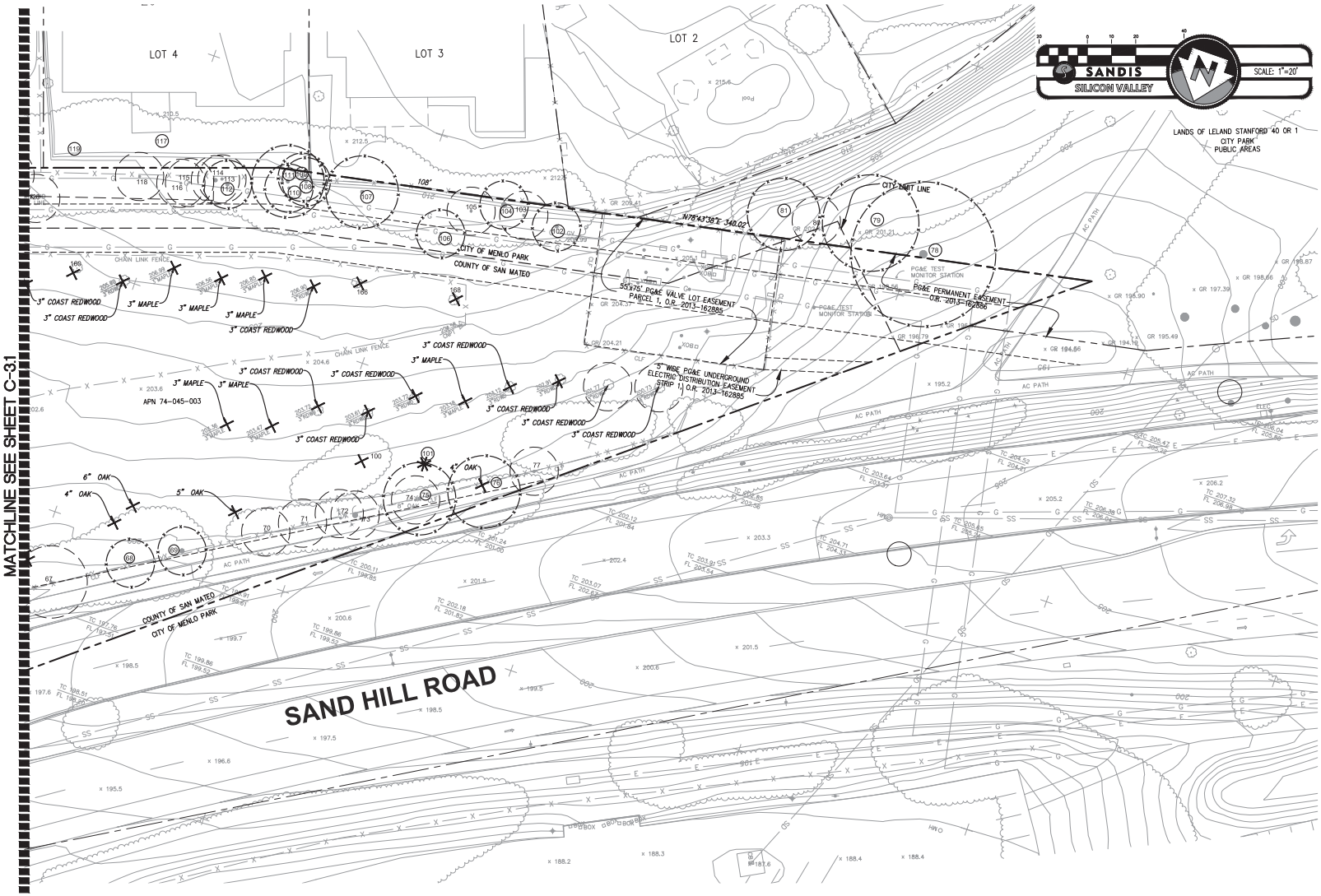
C-3.1



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LEGEND

- # — TREE TAG NUMBER
- (#) — HERITAGE TREE TAG NUMBER
- X — REMOVE EXISTING TREE
- ✱ — REMOVE EXISTING HERITAGE TREE
- TREE PROTECTION ZONE (DIAMETER VARIES)
- HERITAGE TREE PROTECTION ZONE (DIAMETER VARIES)

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TREE DISPOSITION PLAN

Project Number:	215102
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Scale	1"=20'

C-3.2

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C3.0 TREE DISPOSITION.dwg Date:May 25, 2017 - 11:14am, ddorcich

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TREE REMOVAL NOTES

1. THE LOCATION OF ALL SERVICE RUNS SUCH AS WATER SUPPLY, SEWER, ELECTRICITY, TELEPHONES, CABLE, GAS, STORM DRAIN LINES, ETC. SHALL BE ASCERTAINED BEFORE TREE REMOVAL WORK IS STARTED. WHERE SUCH LINES WILL BE AFFECTED BY TREE REMOVAL, OR WHERE TREE REMOVAL MACHINERY WILL BE WORKING NEARBY, LINES SHOULD BE CAREFULLY SEALED OFF, PROTECTED OR DIVERTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE NECESSARY PRECAUTIONARY ACTIONS.

2. REMOVE ONLY THOSE TREES INDICATED ON THIS PLAN TO BE REMOVED. TREES INDICATED TO BE REMOVED SHALL HAVE ALL ROOTS AND STUMP REMOVED TO A DEPTH OF 24" BELOW GRADE.

TREE PROTECTION NOTES

1. THE GENERAL CONTRACTOR SHALL TAKE THE FOLLOWING STEPS TO PRESERVE AND PROTECT ALL EXISTING TREES SHOWN TO REMAIN:

   A. PRIOR TO COMMENCEMENT OF DEMOLITION, GRADING AND CONSTRUCTION, TEMPORARY FENCING SHALL BE INSTALLED AT THE DRIP LINE OF EACH TREE TO BE PRESERVED. REFER TO DETAIL. FENCED AREAS SHALL NOT BE VIOLATED DURING CONSTRUCTION.

   B. ALL EXISTING ON SITE TREES INDICATED TO REMAIN SHALL BE TRIMMED BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF DEMOLITION OF GRADING OPERATIONS. ALL BROKEN OR BRUISED BRANCHES AND DEAD WOOD SHALL BE REMOVED. ALL CUTS OVER ½" DIAMETER SHALL BE PAINTED WITH "TREE SEAL" OR APPROVED EQUAL. IN NO CASE SHALL ANY TREE BE TOPPED.

   C. ALL EXISTING ON SITE TREES INDICATED TO REMAINS SHALL BE FERTILIZED BY ROOT INJECTION BY A LICENSED ARBORIST FOUR WEEKS PRIOR TO COMMENCEMENT OF GRADING OR DEMOLITION OPERATIONS.

2. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE PRESERVED AND PROTECTED DURING CONSTRUCTION. NO GRADING IS PERMITTED WITHIN THE DRIP-LINE OF ANY TREE INDICATED TO REMAIN. NO DEBRIS OR MATERIALS SHALL BE STOCKPILED AROUND THE BASE OF THE TREES. NO TRADESMAN SHALL DUMP DEBRIS OR FLUIDS WITHIN THE DRIP-LINE OF ANY TREES (PLASTER, PAINT, THINNER, ETC.). ALL TREES SHALL BE FENCED BY THE GENERAL CONTRACTOR TO AVOID COMPACTION OF THE TREE'S ROOT SYSTEM AND DAMAGE TO THE BARK. THE FENCE SHALL BE SIX FEET HIGH, AND EXTEND OUT TO THE DRIP-LINE OF THE TREE.

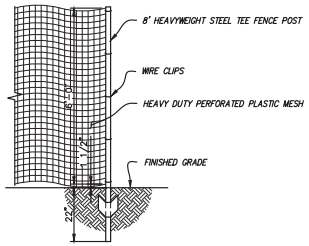
3. ALL EXISTING ON-SITE TREES INDICATED TO REMAIN SHALL BE WATERED BY THE GENERAL CONTRACTOR CONTINUOUSLY DURING THE COURSE OF CONSTRUCTION. IF POTABLE WATER IS NOT AVAILABLE ON THE SITE, A WATERING TRUCK SHALL BE EMPLOYED TO ACCOMPLISH THE WATERING.

4. DO NOT DISTURB SURFACE SOIL WITHIN TREE DRIP-LINE EXCEPT AS MANDATED BY CONSTRUCTION PLANS.

5. DURING PERIODS OF EXTENDED DROUGHT, SPRAY OAK TREES TO REMOVE ACCUMULATED CONSTRUCTION DUST AND DEBRIS.

6. GRADE IN LINES RADIAL TO THE EXISTING TREE RATHER THAN TANGENTIAL. IF ROOTS ARE ENCOUNTERED WHILE GRADING, CUT THEM CLEANLY WITH A SAW. DO NOT RIP THEM WITH GRADING EQUIPMENT.

7. DO NOT ATTEMPT DEMOLITION OF TREES WITH GRADING EQUIPMENT WHEN TREES THAT ARE TO BE PRESERVED ARE IN THE VICINITY.



NOTES:

1. THE DRIPLINE OF EACH TREE TO BE PROTECTED SHALL BE ENCLOSED WITH A 6' HIGH TEMPORARY FENCE. FENCE FABRIC SHALL BE HEAVY DUTY PERFORATATED, BRIGHT COLORED, PLASTIC MESH. FENCE STAKES SHALL BE 8' HEAVY WEIGHT STEEL TEE FENCE POSTS DRIVEN 22" INTO GRADE.

TREE PROTECTION DETAIL (1)
N.T.S.

TREE DISPOSITION TABLE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree	Condition 1=poor 5=excellent	Remove or Tree Protection Zone (ft)	Suitability for Preservation
51	Italian stone pine	29	Yes	3	20	Moderate
52	Coast live oak	13	Yes	4	20	Moderate
53	**Italian stone pine**	**18,11**	**Yes**	**2**	**Remove**	**Low**
54	**River red gum**	**20,19,16**	**Yes**	**2**	**Remove**	**Low**
55	River red gum	21	Yes	3	15	Low
56	Coast live oak	9	No	3	10	Moderate
57	Coast live oak	13,12,10	Yes	4	10	Low
58	Valley oak	11	Yes	4	15	Moderate
59	Valley oak	10	Yes	3	15	Low
60	Blue oak	9,6	Yes	3	15	Moderate
61	Blue oak	6	No	3	10	Low
62	Coast live oak	10	Yes	3	10	Low
63	Coast live oak	8	No	3	10	Low
64	Coast live oak	7,5,4	No	3	10	Low
65	Coast live oak	11	Yes	2	10	Low
66	Coast live oak	9	No	3	10	Moderate
67	Valley oak	8,4	No	3	15	Low
68	Coast live oak	10	Yes	4	10	Moderate
69	Coast live oak	8,7,7,6,5	Yes	4	10	Moderate
70	Coast live oak	6,4,3	No	3	10	Low
71	Coast live oak	8	No	3	10	Low
72	Winged elm	6,5,4	No	3	10	Moderate
73	Winged elm	6,4,4	No	3	10	Moderate
74	Valley oak	8	No	3	10	Moderate
75	Coast live oak	11	Yes	3	15	Low
76	Valley oak	10	Yes	4	15	Moderate
77	Coast live oak	9	No	3	10	Low
78	Valley oak	36	Yes	3	30	Moderate
79	Manna gum	36	Yes	3	20	Moderate
80	Coast live oak	8	No	3	10	Moderate
81	Coast live oak	16	Yes	3	15	Moderate
82	Coast live oak	7	No	4	10	High
83	Monterey pine	18	Yes	2	15	Low
84	Monterey pine	14,13,7	Yes	2	15	Low
85	Monterey pine	9,7,7,5	No	2	10	Low
86	Monterey pine	18	Yes	2	15	Low
87	Monterey pine	11	No	2	10	Low
88	Coast live oak	8,5,4	Yes	4	10	High
89	Coast live oak	6	No	4	Remove	High
90	Coast live oak	8,7,5	Yes	4	10	High
91	Coast live oak	9	No	4	Remove	High
92	Coast live oak	9	No	4	Remove	High
93	**Valley oak**	**12,8**	**Yes**	**4**	**Remove**	**High**
94	Coast live oak	6,3	No	4	Remove	High

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree	Condition 1=poor 5=excellent	Remove or Tree Protection Zone (ft)	Suitability for Preservation
95	Winged elm	7,5	No	1	Remove	Low
96	**Winged elm**	**15**	**Yes**	**1**	**Remove**	**Low**
97	**Valley oak**	**6,4,2**	**Yes**	**4**	**Remove**	**High**
98	Winged elm	8,5	No	1	Remove	Low
99	Winged elm	6,4	No	1	Remove	Low
100	Winged elm	7	No	2	Remove	Low
101	**Monterey pine**	**17**	**Yes**	**3**	**Remove**	**Low**
102	Valley oak	9,6	Yes	2	10	Low
103	Valley oak	7	No	2	10	Low
104	Coast live oak	14,13,9	Yes	3	10	Low
105	Coast live oak	9	No	1	10	Low
106	Coast live oak	10	Yes	3	10	Moderate
107	Coast live oak	14	Yes	4	15	Moderate
108	Valley oak	10	Yes	3	10	Moderate
109	Coast live oak	10	Yes	3	10	Moderate
110	Coast live oak	10	Yes	3	10	Low
111	Coast live oak	17	Yes	4	15	Moderate
112	Coast live oak	13	Yes	2	10	Low
113	Holly oak	8,8	No	3	10	Low
114	Holly oak	9,7,5	No	3	10	Low
115	Holly oak	6	No	3	10	Moderate
116	Coast live oak	9	No	3	10	Moderate
117	Southern magnolia	30	Yes	4	10	High
118	Coast live oak	8	No	4	10	High
119	Camphor, 20	20	Yes	3	10	Moderate
120	Holly oak	14	No	2	10	Low
121	Holly oak	6	No	4	10	High
122	Mt. Atlas pistache	36	Yes	4	10	High
123	Coast live oak	15	Yes	3	15	Moderate
124	Coast live oak	18	Yes	4	10	High
125	Coast live oak	12	Yes	3	15	Moderate
126	Silver dollar gum	24	Yes	4	10	High
127	Coast live oak	9	No	5	10	High
128	Silk oak	36	Yes	4	10	Moderate
129	Purpleleaf plum	8	No	3	10	Moderate
130	Purpleleaf plum	8	No	2	10	Low
131	African fern pine	6	No	4	10	High
132	Coast live oak	10,8	Yes	4	15	High
133	Winged elm	6,4	No	2	10	Low
134	Coast live oak	17	Yes	3	15	Moderate
135	Olive	7	No	3	10	Low
138	Coast redwood	6	No	5	Remove	Moderate
158	Coast redwood	6	No	5	Remove	Moderate
160	Coast redwood	6	No	5	Remove	Moderate
166	Coast redwood	6	No	4	Remove	Moderate
168	Coast redwood	6	No	5	Remove	Moderate

HERITAGE TREE REPLACEMENT

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DATE MARCH 2 , 2017

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

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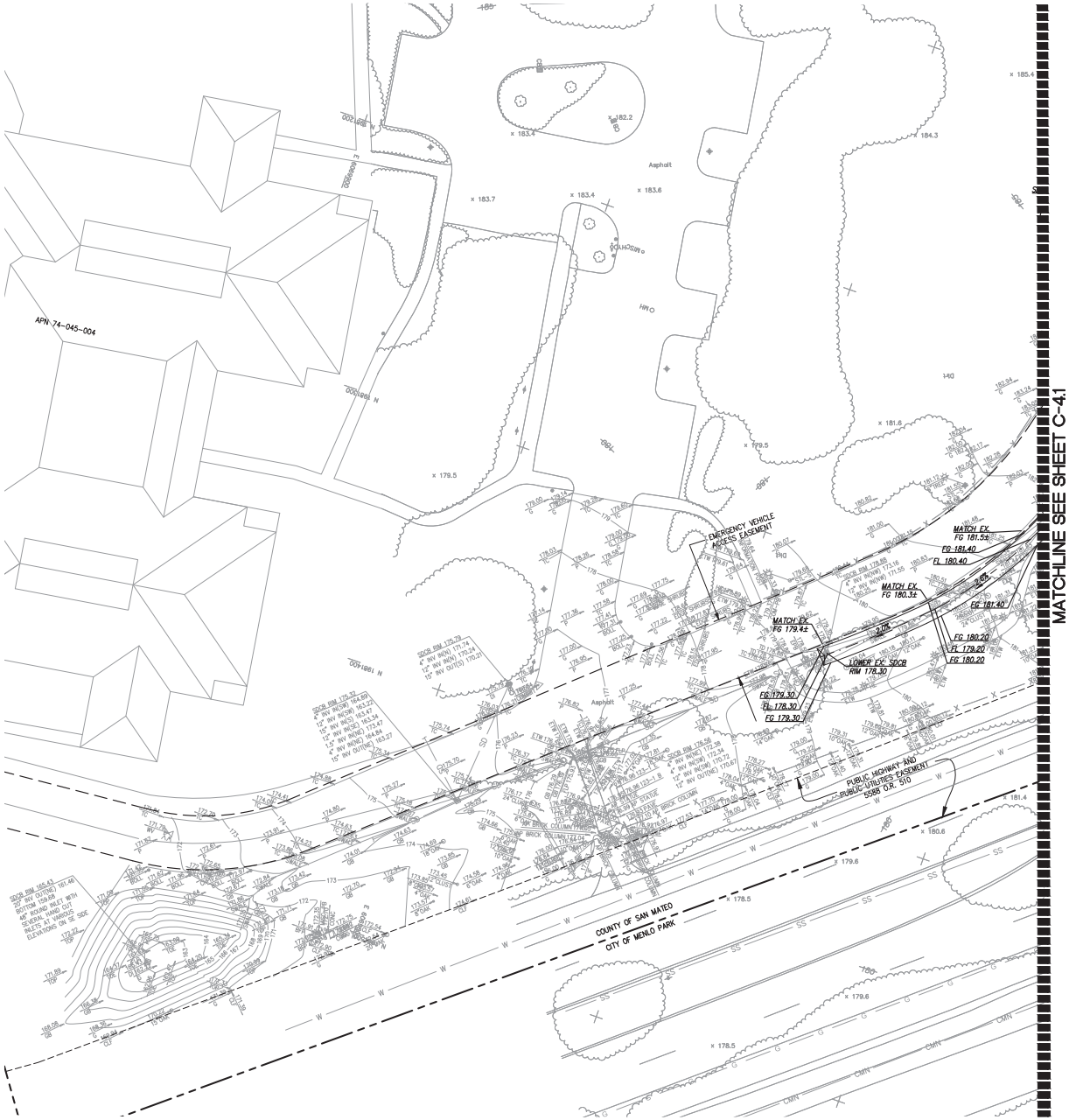
TREE DISPOSITION NOTES & TABLE

Project Number: 215102
Date: 05/30/2017
Scale N.T.S.

C-3.3

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C3.0 TREE DISPOSITION.dwg Date:May 25, 2017 - 11:14am, ddorcich



LEGEND

- CONCRETE PAVING
- VEHICULAR PERVIOUS PAVERS (ROADWAY)
- VEHICULAR IMPERVIOUS PAVERS
- AC PAVING
- LANDSCAPE
- ARCADE

GRADING NOTES:

A. CONTACT PUBLIC WORKS AT 650-330-6740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF GRADING.
B. GRADING SHALL FOLLOW THE SPECIFICATIONS IN THE SOILS REPORT DATED _____ [IF ANY]. CONTACT SOILS ENGINEER _____ (NAME) AT: _____ (PHONE).
C. GRADING OPERATIONS AND/OR DRAINAGE FACILITIES SHALL HAVE NO NEGATIVE IMPACT TO ANY HERITAGE TREE. OWNER ACKNOWLEDGES FACILITATION OF INFORMATION BETWEEN THE ENGINEER, PROJECT ARBORIST, AND CONTRACTOR WITH RESPECT TO THIS ITEM.
D. ALL GRADING DURING THE RAINY SEASON (OCTOBER 15TH THROUGH APRIL 15TH) REQUIRES AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.
E. MODIFICATIONS TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRE APPROVAL BY THE CITY IN ADVANCE OF THEIR CONSTRUCTION. REVISED PLAN SHALL BE GENERATED BY THE ENGINEER OR ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.
F. DEVIATIONS FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN INSPECTION MAY DELAY PUBLIC WORKS SIGNOFF FOR BUILDING OCCUPANCY.

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GRADING AND DRAINAGE PLAN

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C-4.0

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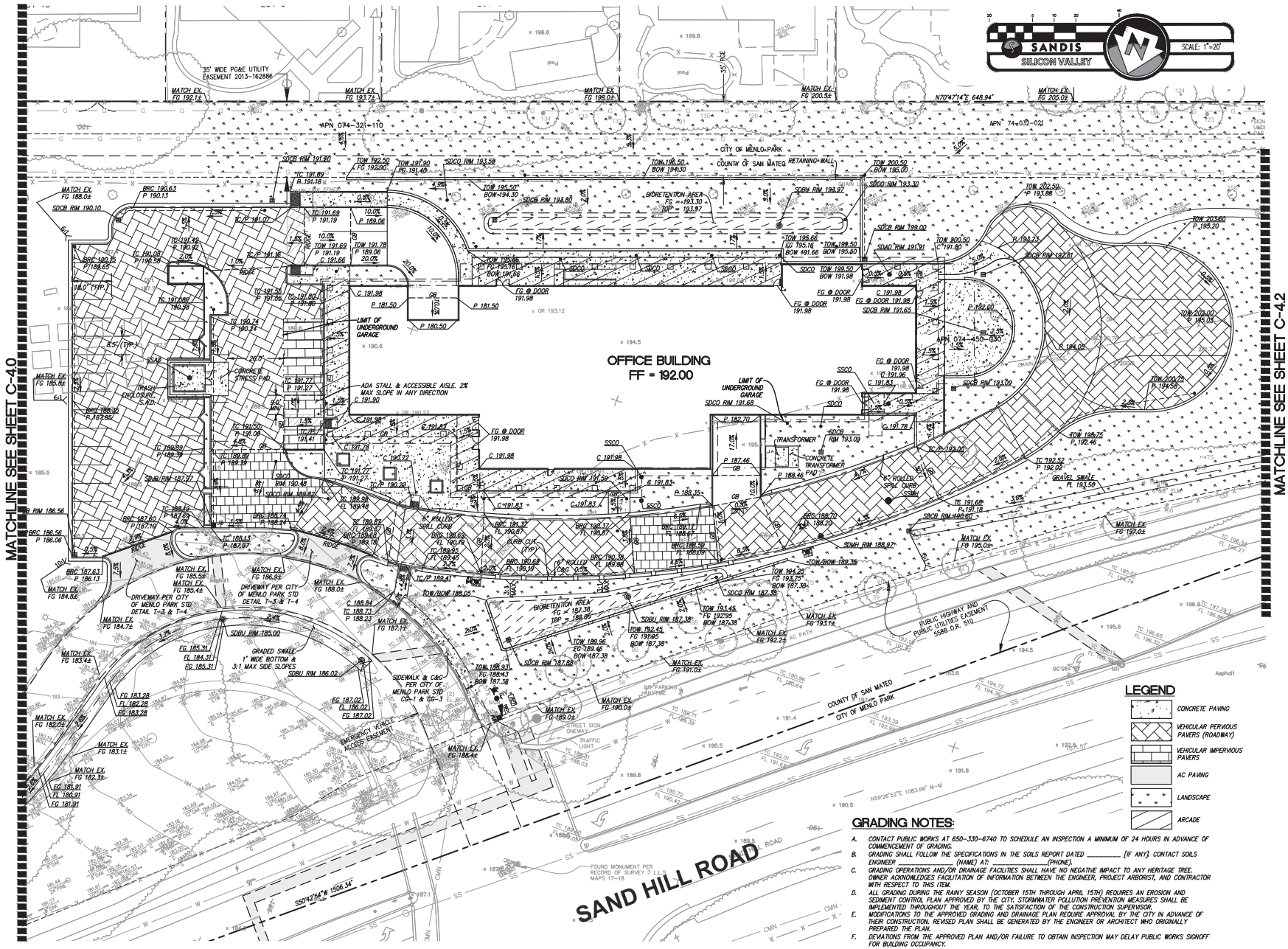

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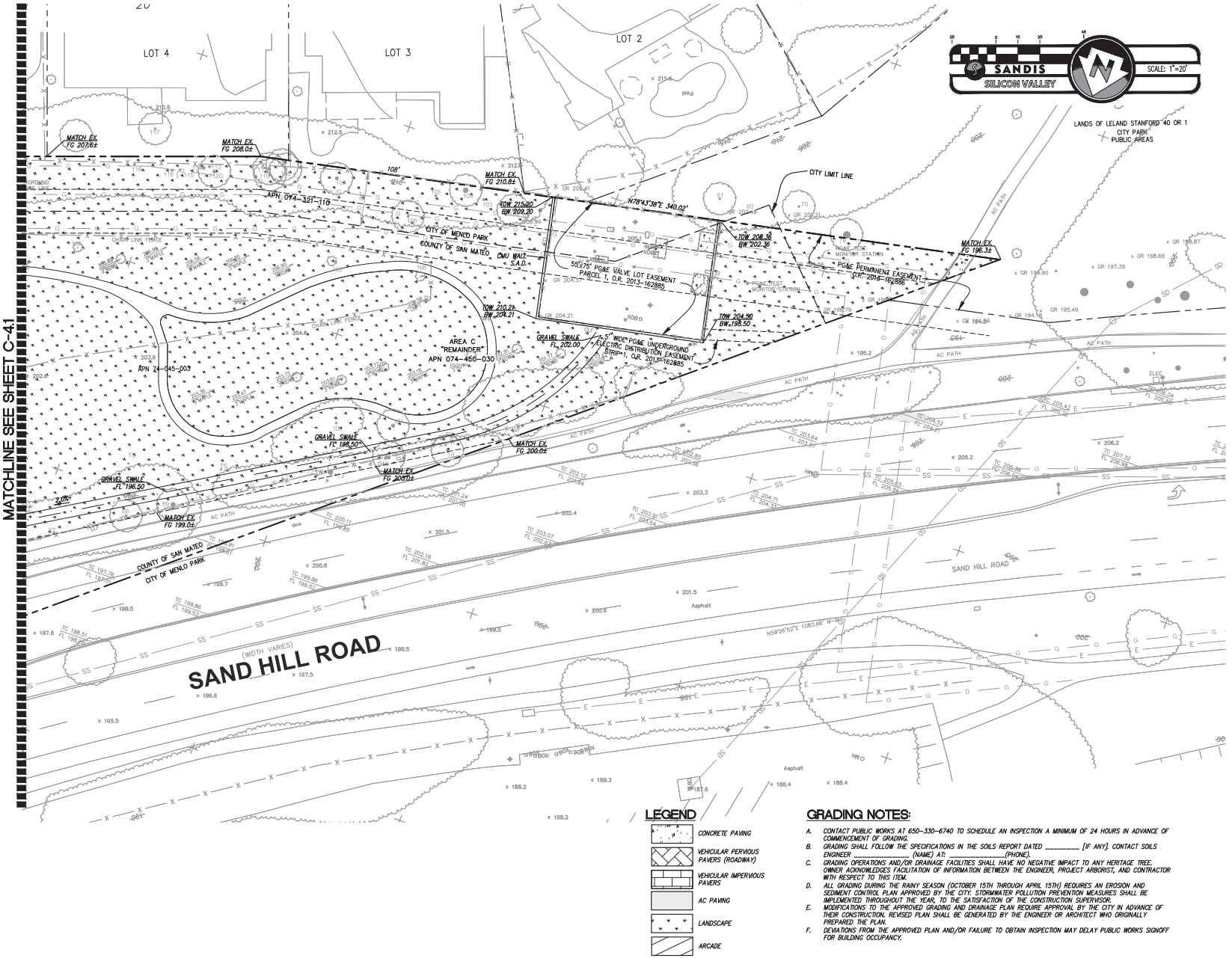

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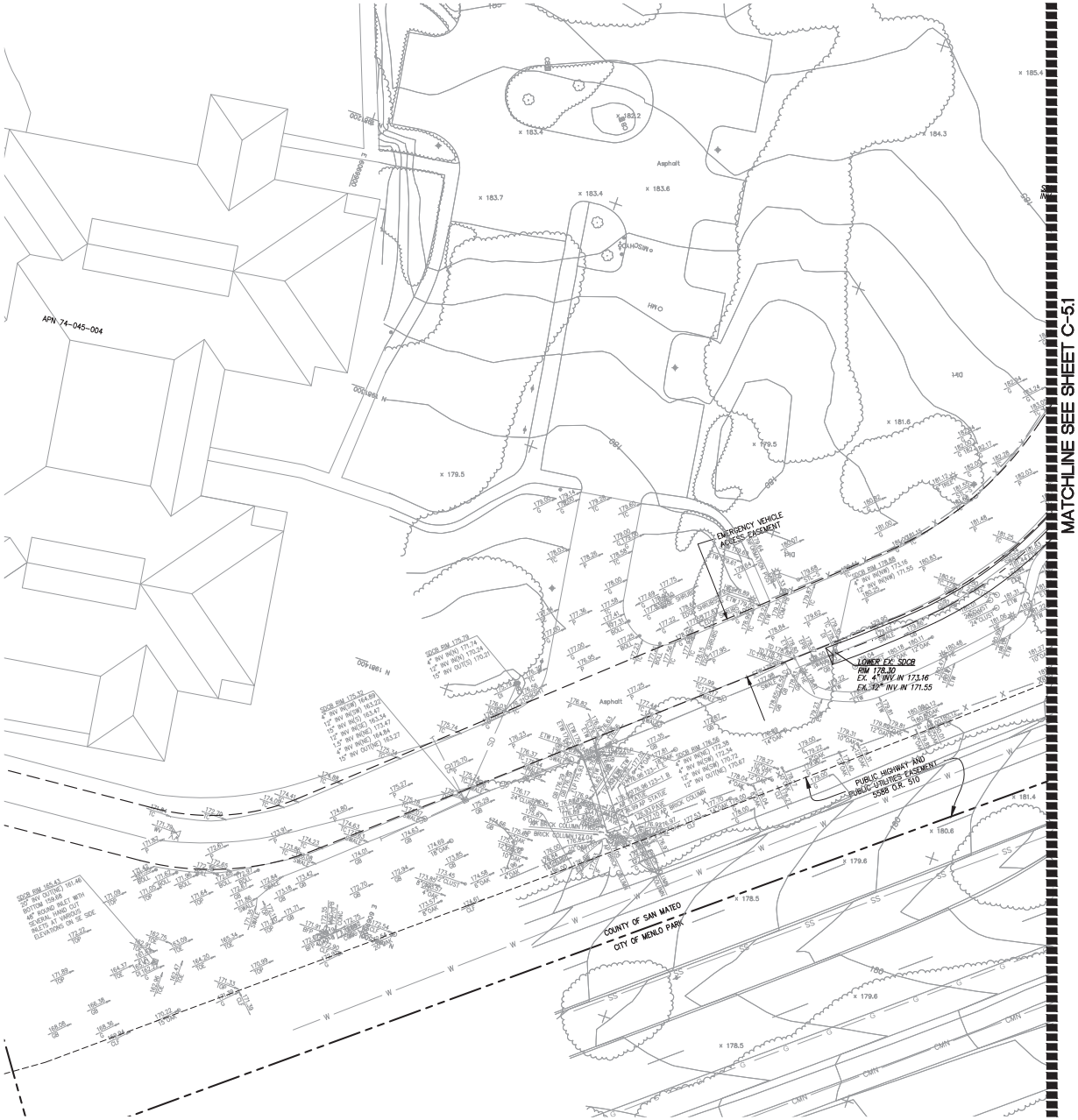

SANDIS
SILICON VALLEY
SCALE: 1"=20'

UTILITY NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO RESTORE ALL TRENCHES IN KIND UNLESS OTHERWISE SPECIFIED ON THIS SHEET.
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UTILITY/POTHOLE NOTE

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[redacted]

DATE MARCH 2 , 2017

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-17

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
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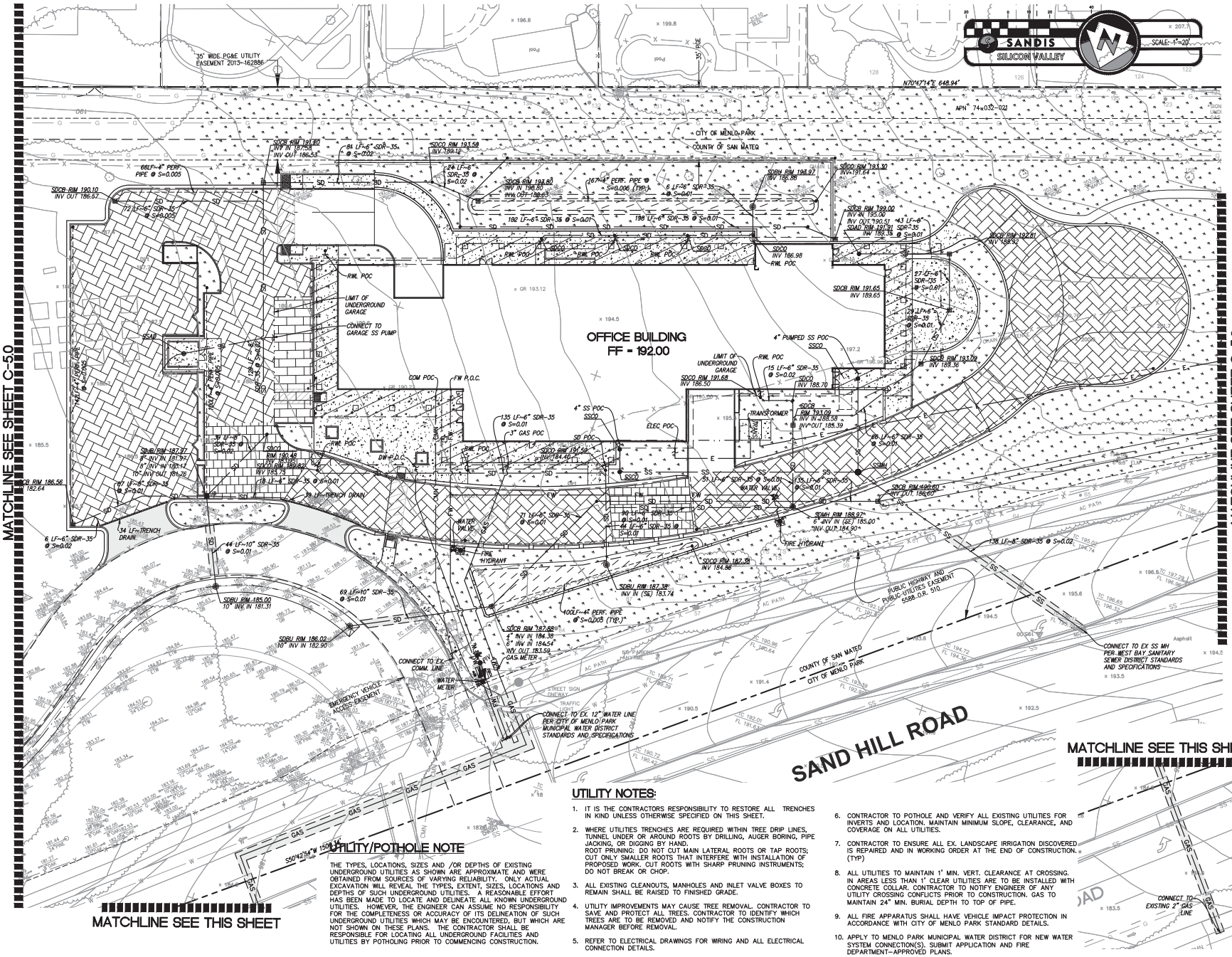
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

UTILITY PLAN

Project Number:	215102
Date:	05/30/2017
Scale	1"=20'

C-5.0

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C5.0 UTILITY.dwg Date:May 25, 2017 - 11:14am, ddorcich



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DATE MARCH 2 , 2017

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2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

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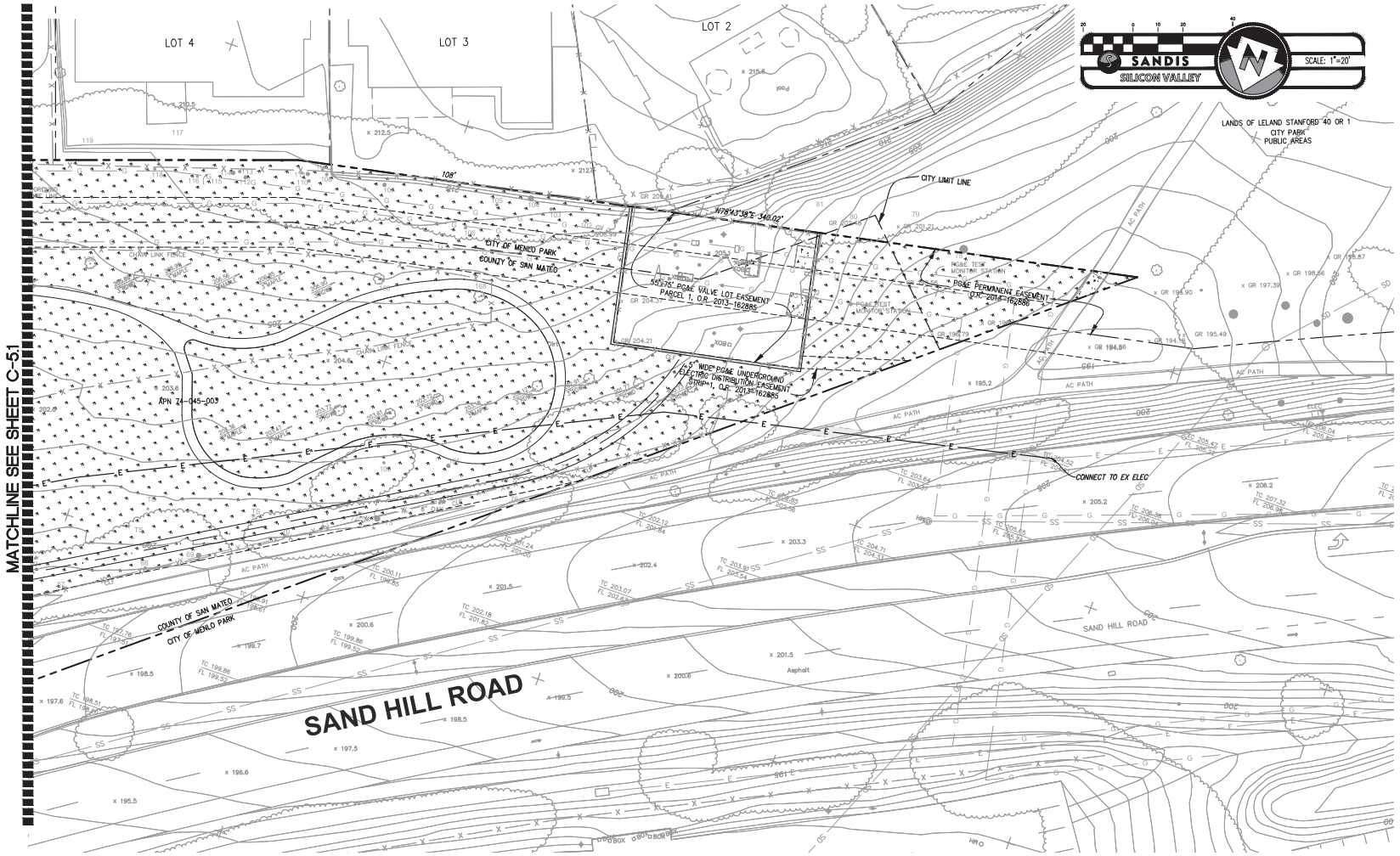
UTILITY PLAN

Project Number: 215102
Date: 05/30/2017
Scale 1"=20'

C-5.1

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C5.0 UTILITY.dwg Date:May 25, 2017 - 11:14am, ddorcich



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UTILITY PLAN

Project Number: 215102
Date: 05/30/2017
Scale 1"=20'

C-5.2

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C5.0 UTILITY.dwg Date:May 25, 2017 - 11:14am, ddorcich

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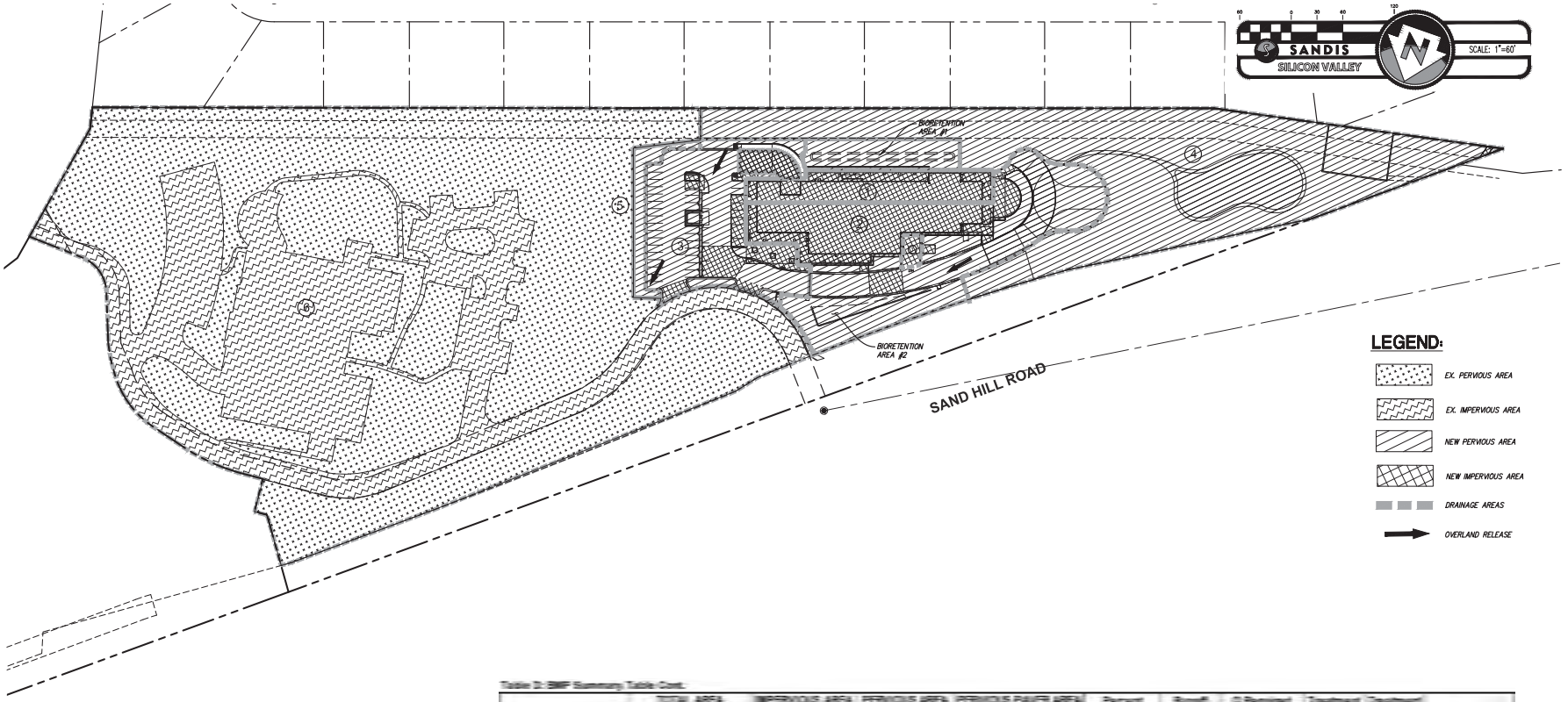

Table D: BMP Summary Table Cont.

	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		PERVIOUS PAVER AREA		Percent Impervious	Runoff Coefficient	Q Required (cfs)	Treatment Area	Treatment Available	Adequate Sizing
BIO-RETENTION AREAS	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.						
AREA 1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK
AREA 2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	OK

For Pervious Paver C.M volume using see Worksheets for Calculating Water Quality Design Volume.

	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		PERVIOUS PAVER AREA	
SELF-RETAINING AREA	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.
AREA 3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		PERVIOUS PAVER AREA	
SELF-TREATING	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.
AREA 4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
AREA 5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SUB TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		% Impervious
EXISTING AREA	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	%
AREA 6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

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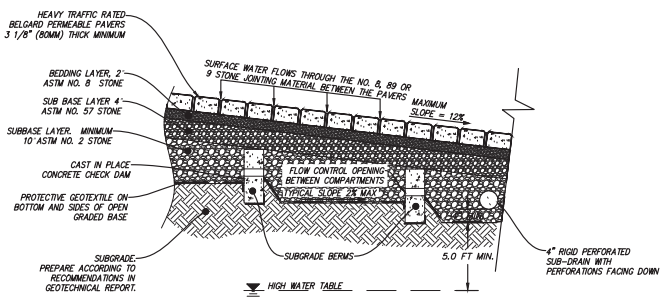
STORMWATER MANAGEMENT PLAN

Project Number:	215102
Date:	05/30/2017
Scale	1"=60'

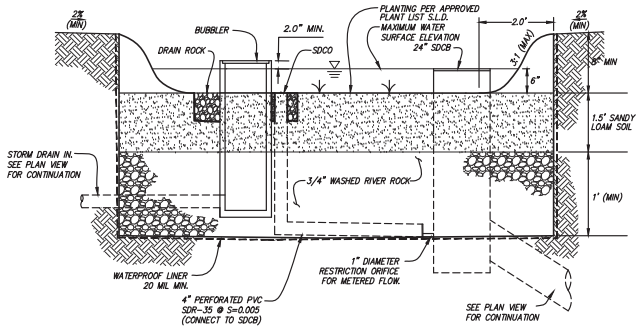
C-6.0

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C6.0 SWMP.dwg Date:May 25, 2017 - 11:14am, ddorcich



PERVIOUS PAVERS ON SLOPED CONDITION 2

N.T.S.



BIORETENTION AREA 1

N.T.S.

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STORMWATER MANAGEMENT PLAN DETAILS

Project Number:	215102
Date:	05/30/2017
Scale	NO SCALE

C-6.1

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

Construction Best Management Practices (BMPs)

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

Materials & Waste Management

Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

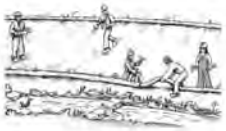
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



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

Contaminated Soils

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

Paving/Asphalt Work

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

Sawcutting & Asphalt/Concrete Removal

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

Concrete, Grout & Mortar Application

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

Landscaping

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

Painting & Paint Removal

Painting Cleanup and Removal

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

Dewatering

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

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

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DATE MARCH 2 , 2017

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-17

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

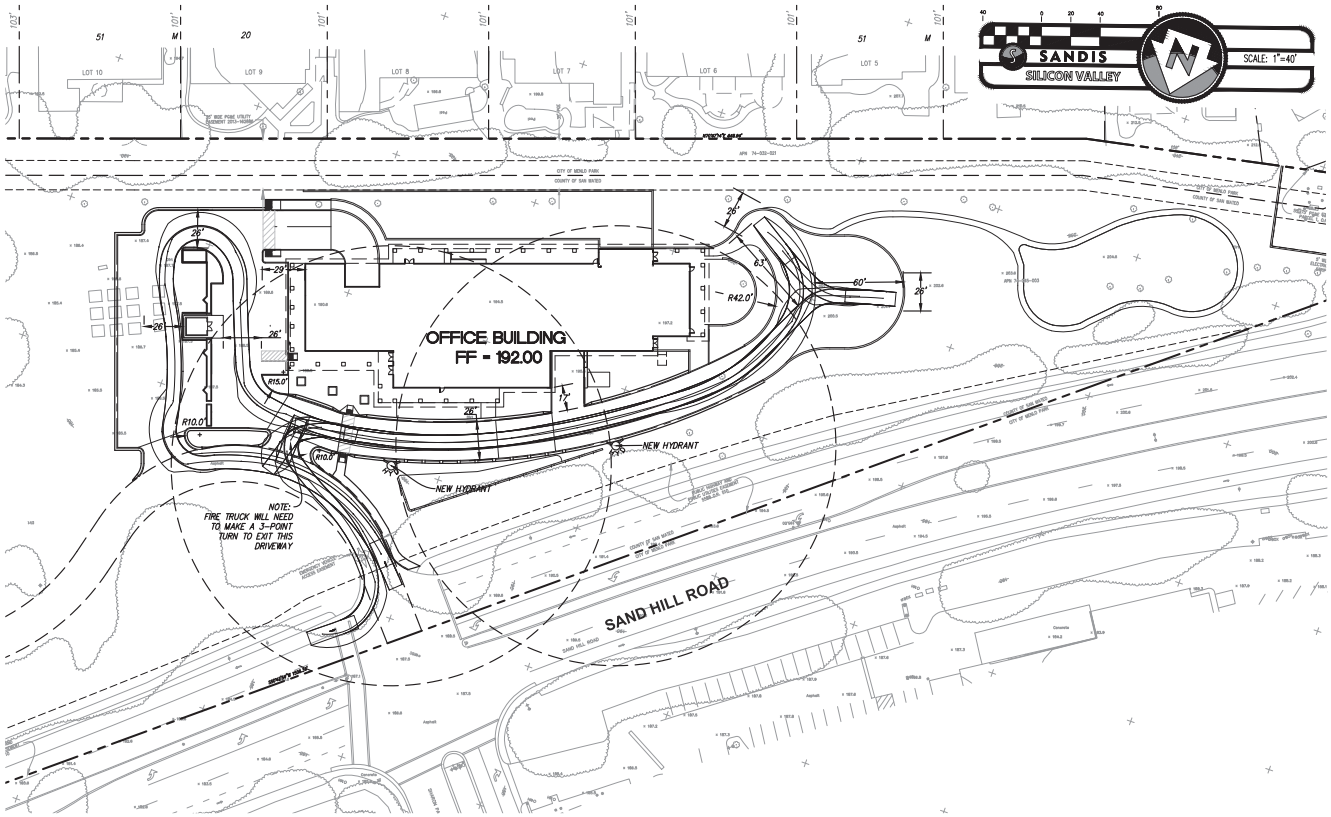
Issues and Revisions			
No.	Date	Issues and Revisions	By
1	12/04/2015	Planning Submittal	
2	08/26/2016	Planning Resubmittal 1	
3	11/22/2016	Planning Resubmittal 2	
4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

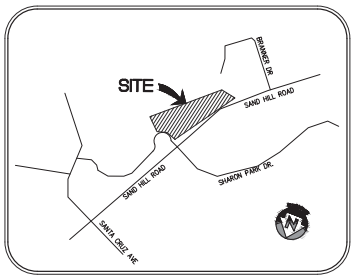
CONSTRUCTION BEST MANAGEMENT PRACTICES

Project Number:	215102
Date:	05/30/2017
Scale	NONE

C-6.2

File: X:\P\215102\ENG\2131 SANDHILL ROAD\CONTRACT\C6.0 SWMP.dwg Date:May 25, 2017 - 11:14am, ddorcich





VICINITY MAP

NOT TO SCALE

LEGEND:

R30 — TURNING RADIUS

FIRE TRUCK ACCESS LANE

CONSTRUCTION/FIRE TRUCK ACCESS ROUTES

150' HOSE REACH — PROPOSED FIRE HYDRANT

EXISTING HYDRANT NOTES

HYDRANT XX LOCATED AT _____ WAS TESTED BY STANFORD WATER DEPARTMENT ON _____ WITH THE FOLLOWING RESULTS:

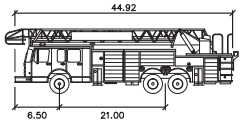
STATIC: XX PSI
RESIDUAL: XX PSI
FLOWING: XXXX GPM
CALCULATED FLOW AT 20 PSI : XXXX GPM

FIRE ANALYSIS NOTES

BUILDING TYPE: OFFICE BUILDING
TYPE CONST ASSUMED: V-B

PER CFC ANNEX'S B & C
FIRE FLOW REQUIRED: 1,500 GPM
FLOW DURATION: 2 HOURS

NO. HYDRANTS REQUIRED: 2
MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 250'
MAX EST. DISTANCE ~ 150'



MENLOPARK	FEET
WIDTH	: 8.50
TRACK	: 8.50
LOCK TO LOCK TIME	: 6.0
STEERING ANGLE	: 25.4

CONSTRUCTION NOTES:

1. THE BAY AREA QUALITY MANAGEMENT DISTRICT (BAAQMD) HAS IDENTIFIED A SET OF FEASIBLE PM0 CONTROL MEASURES FOR ALL CONSTRUCTION ACTIVITIES. THESE CONTROL MEASURES, AS PREVIOUSLY REQUIRED IN THE PROGRAM EIR, SHALL BE ADHERED TO DURING ALL CONSTRUCTION ACTIVITIES. (MITIGATION MEASURE AQ.1)
   - A. WATER ALL ACTIVE CONSTRUCTION AREA AT LEAST TWICE DAILY;
   - B. COVER ALL TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
   - C. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
   - D. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS, AND STAGING AREAS AT CONSTRUCTION SITES.
   - E. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIALS CARRIED ONTO ADJACENT PUBLIC STREETS,
   - F. HYDROSEED OR APPLY (NON-TOXIC) SOIL STABILIZERS TO INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS INACTIVE FOR TEN DAYS OR MORE).
   - G. ENCLOSE, COVER, WATER TWICE DAILY OR APPLY (NON-TOXIC) SOIL BINDERS TO EXPOSED STOCKPILES (DIRT, SAND).
   - H. LIMIT TRAFFIC SPEEDS ON UNPAVED ROADS TO 15 MPH.
   - I. INSTALL FIBER ROLLS, SAND BAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.
   - J. REPLANT VEGETATION IN DISTURBED AREAS AS QUICKLY AS POSSIBLE.
   - K. INSTALL WHEEL WASHERS FOR ALL EXITING TRUCKS, OR WASH OFF THE TIRES OF TRACKS OF ALL TRUCKS AND EQUIPMENT LEAVING THE SITE, AND
   - L. SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WINDS (INSTANTANEOUS GUSTS) EXCEED 25 MPH.
2. ALL CONSTRUCTION CONTRACTORS SHALL PROPERLY MAINTAIN THE EQUIPMENT WHERE FEASIBLE. USE "CLEAN FUEL" EQUIPMENT AND EMISSIONS CONTROL TECHNOLOGY (E.G. CNG FIRED ENGINES, CATALYTIC CONVERTERS, PARTICULATE TRAPS, ETC.) MEASURES TO REDUCE DIESEL EMISSION WOULD BE CONSIDERED FEASIBLE WHEN THEY ARE CAPABLE OF BEING USED ON EQUIPMENT. WITHOUT INTERFERING SUBSTANTIALLY WITH EQUIPMENT PERFORMANCE. (MITIGATION MEASURE AQ-2).
3. CONSTRUCTION DELIVERY TIMES / ROUTES
   - A. CONSTRUCTION MATERIALS AND FILL DIRT DELIVERED FROM OFF CAMPUS SHALL NOT BE DELIVERED BETWEEN THE HOURS OF 7:00 AM AND 9:00 AM AND 4:00 PM TO 6:00 PM ON WEEKDAYS.
   - B. TRUCKS BRINGING IN FILL DIRT AND BUILDING MATERIALS FOR THE PROJECT FROM OFF-SITE SHALL BE REQUIRED TO USE TRUCK ROUTES SHOWN ON FIGURE 3 OF THE INITIAL STUDY AS DESIGNATED BY THE CITIES OF PALO ALTO AND MENLO PARK.
4. NOISE CONTROL
   CONSTRUCTION PRACTICES SHALL COMPLY WITH THE REQUIREMENTS OF THE COUNTY OF SANTA CLARA NOISE CONTROL ORDINANCE AND ARE TO BE MONITORED BY THE GENERAL CONTRACTOR THROUGHOUT THE CONSTRUCTION PROCESS. THE SUP REQUIRES THE FOLLOWING MEASURES TO REDUCE OPERATIONAL NOISE DURING CONSTRUCTION.
   - A. MECHANICAL EQUIPMENT WITHIN 50 FEET OF A RESIDENCE SHALL BE ACOUSTICALLY ENGINEERED.
   - B. THE BUILDING DESIGN SHALL INCORPORATE DESIGN MEASURES TO LOCATE NOISE SOURCES SUCH AS LOADING ZONES, TRASH BINS AND MECHANICAL EQUIPMENT AS FAR AWAY FROM NOISE SENSITIVE RECEPTORS AS POSSIBLE.
   - C. ALL OPERATIONAL NOISE SOURCES SHALL COMPLY WITH THE COUNTY NOISE ORDINANCE.
   - D. THE CONTRACTOR SHALL COORDINATE PLANNED CLASSROOM RELOCATIONS PRIOR TO DEMOLITION OR SITE PREPARATION.
   - E. FOR CONSTRUCTION ACTIVITIES THAT WOULD AFFECT SENSITIVE NOISE RECEPTORS OFF-CAMPUS OR IN AREAS DESIGNATED CAMPUS RESIDENTIAL IN THE COMMUNITY PLAN, THE CONTRACTOR SHALL GIVE ADVANCED REGULAR NOTIFICATION OF CONSTRUCTION ACTIVITY SCHEDULED TO THE POTENTIALLY AFFECTED RESIDENTS.

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DATE MARCH 2 , 2017

CHAD J. BROWNING
R.C.E. NO. 68315, EXPIRES 9-30-17

2131 SAND HILL ROAD
NEW OFFICES

MENLO PARK, CA

Issues and Revisions			
No.	Date	Issues and Revisions	By
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4	03/02/2017	Planning Resubmittal 3	
5	05/30/2017	Planning Resubmittal 4	

FIRE ACCESS/ LOGISTICS PLAN

Project Number: 215102
Date: 05/30/2017
Scale 1"=40'

C-7.0

2131 Sand Hill Road
Project Description
December 4, 2015
Amended November 30, 2016

Project Description:
Stanford University, as property owner and applicant, seeks the necessary approvals to construct a 39,000 +/- square foot office building and related surface and underground parking on a vacant parcel located at 2131 Sand Hill Road. As part of this application, an additional 30 shared parking spaces in surface parking will be constructed for use by both the proposed project and the Hewlett Foundation.

- The subject property (APN# 740-450-030, -040 and -050) is located at the southeast corner of Sand Hill Road and Sharon Park Drive in unincorporated San Mateo County. This 15.80-acre (14.26-acre net) parcel is part of the original Meyer-Buck Estate site, which was gifted to Stanford in the late 1970's. Access to the property will be at the intersection of Sand Hill Road and an existing private drive across from Sharon Park Drive. The portions of the property are presently occupied by the office building for the William and Flora Hewlett Foundation, a non-profit corporation, and a single-family dwelling. The proposed project will be located on a vacant portion of the property.

Adjacent Land Uses:
- North: Sand Hill Road. (Beyond Sand Hill Road is the Sharon Park Shopping Center.)
- South: The Stanford Hills residential subdivision.
- East: Alpine Road, and beyond that, the Stanford Golf Course.
- West: Stanford Hills Park, leased to the City of Menlo Park, and maintained by the City of Menlo Park.

Architecture:
The proposed architecture of the site is contemporary Craftsman. The proposed building will be consistent with look and style of the William and Flora Hewlett Foundation building located immediately east of the project site.

The following approvals will be necessary:
- Annexation to the City of Menlo Park – The property is located within unincorporated San Mateo County, and will need to be annexed into Menlo Park. The current zoning is Residential – Estate with S-9 Overlay. After consultation with the City of Menlo Park and San Mateo County LAFCO, the entire legal parcel and a portion of the Sand Hill Road/Santa Cruz Avenue intersection will be.
- The applicant is requesting the following entitlements:
    - General Plan amendment (if necessary);
    - Pre-zoning and ultimately rezoning of the property to C-1-C and R-1-S;
    - Tentative map to bisect the property to correspond with the rezoning of the property;
    - Architectural approval of the proposed office building;
    - Heritage Tree Removal Permit;
    - Potential granting of variances related to placement of trash enclosures and average lot depth requirements; and
    - Appropriate environmental review.

ATTACHMENT M

Arborist Report

2131 Sand Hill Road

Menlo Park, CA

PREPARED FOR
Stanford Real Estate
3160 Porter Dr., Suite 200
Palo Alto, CA 94304

PREPARED BY:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566

September 8, 2015

Arborist Report
2131 Sand Hill Road
Menlo Park, CA

Table of Contents

List of Tables

Exhibits

Arborist Report
2131 Sand Hill Road
Menlo Park, CA

Introduction and Overview
Stanford Real Estate is planning to develop 2131 Sand Hill Road in Menlo Park, CA. Currently the site is an empty field with trees around the perimeter. Stanford plans to construct a commercial building in the center of the property. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the application to the City of Menlo Park.

This report provides the following information:

1. Evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Assessment of the trees that would be preserved and removed based on Stanford's development plans.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods
Trees were assessed on August 11, 2015. The survey included trees 6" in diameter and greater, located within and adjacent to the proposed project area. Off-site trees with canopies extending over the property line were included in the inventory. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 4.5' above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:

   5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Ninety (90) trees representing 18 species were evaluated (Table 1). For all species combined, trees were in fair (42%) to good (36%) condition with 22% in poor condition. Twelve (12) off-site trees were included in the assessment (#51, 52, 78-81, 117, 119, 122, 124, 126, 128). Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

Table 1. Condition ratings and frequency of occurrence of trees
2131 Sand Hill Road, Menlo Park, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
African fern pine	*Afrocarpus falcatus*	-	-	1	**1**
Camphor	*Cinnamomum camphora*	-	1	-	**1**
River red gum	*Eucalyptus camaldulensis*	1	1	-	**2**
Silver dollar gum	*Eucalyptus polyanthemos*	-	-	1	**1**
Manna gum	*Eucalyptus viminalis*	-	1	-	**1**
Silk oak	*Grevillea robusta*	-	-	1	**1**
Southern magnolia	*Magnolia grandiflora*	-	-	1	**1**
Olive	*Olea europaea*	-	1	-	**1**
Italian stone pine	*Pinus pinea*	1	1	-	**2**
Monterey pine	*Pinus radiata*	5	1	-	**6**
Mt. Atlas pistache	*Pistacia atlantica*	-	-	1	**1**
Purpleleaf plum	*Prunus cerasifera*	1	1	-	**2**
Coast live oak	*Quercus agrifolia*	3	19	17	**39**
Blue oak	*Quercus douglasii*	-	2	-	**2**
Holly oak	*Quercus ilex*	1	3	1	**5**
Valley oak	*Quercus lobata*	2	5	4	**11**
Coast redwood	*Sequoia sempervirens*	-	-	5	**5**
Winged elm	*Ulmus alata*	6	2	-	**8**
Total		**20**	**38**	**32**	**90**

Coast live oak was the most common species assessed (39 trees, 43% of the population). They were in fair (19 trees) to good (17 trees) condition with three trees in poor condition. Of the 29 single trunked coast live oak, the average trunk diameter was 11" and ranged from 6 to 18". Several of the coast live oaks (as well as the other species) growing along Sand Hill Road had grown around the fence so that portions of the chain link were embedded in the wood. The fence should be cut away from the trees that will be retained. I do not expect long-term negative effects if the trees are otherwise well structured. In some cases, however, for instance where the fence is embedded at the attachment of two trunks, the likelihood for the tree to fail at that point is increased (Photo 1).

Photo 1 - Coast live oak #57 was embedded in the fence at a codominant attachment, increasing the likelihood for failure potential at that location.

Eleven (11) valley oaks were assessed (12% of population). Their condition ranged from good (4 trees) to poor (2 trees) with five trees in fair condition. Of the seven single-trunked valley oaks, the trunk diameter ranged from 7 to 36" in diameter (average 13"). Valley oak #78 was one of the largest trees on site; it was in fair condition with extensive decay in some of its branches (Photo 2).

Eight winged elms were growing throughout the site. Their condition ranged from poor (6 trees) to fair (2 trees) with no trees in good condition. All trees were multi-trunked with many small sprouts from the base (Photo 3).

Six Monterey pines were growing near Sand Hill Road with poor structure, poor color and thin crowns (Photo 4).

Five recently planted coast redwoods were growing in the center of the property. These trees were in excellent condition with good form, good structure and dense crowns (Photo 5).

Several large off-site trees were growing in private backyards with canopy extending into the property. Of these the most notable were southern magnolia #117, Camphor #119, Mt. Atlas pistache #122, silver dollar gum #126 and silk oak #128 (Photo 6).

Photo 2 (upper left) – Valley oak #78 was one of the largest trees on site; it was in fair condition with extensive decay in some of its branches.

Photo 3 (upper right) – Several winged elm sprouts were growing near Sand Hill Road.

Photo 4 (lower) – Monterey pines #83-87 were in poor condition with poor form, structure and color.

Photo 5 - Coast redwood #168 had good form, good structure and a dense vigorous crown.

Photo 6 – Silk oak #128 was growing off-site with branches extending over coast live oak #127 which was growing on-site.

The City of Menlo Park Municipal Code Chapter 13.24 protects native oak trees 10" and greater and all trees 15" and greater in trunk diameter. Based on this definition, 44 *Heritage* trees were present. Tree *Heritage* status is identified in the ***Tree Assessment Form*** (see Exhibits).

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, Coast live oak # 1 likely will not tolerate construction impacts as well as the healthier coast live oak.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Coast live oak #112 is an example of such a tree.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast live oak is more tolerant of construction impacts than valley oak.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. Menlo Park is part of the Central West Floristic Province. Olive, purpleleaf plum and river red gum are identified as limited invasiveness.

  Limited invasiveness is defined as “species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.”

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment Forms*** in Exhibits, and Table 2). We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Table 2: Tree suitability for preservation
2131 Sand Hill Road, Menlo Park, CA

High These are trees with good health and structural stability that have the potential for longevity at the site. Eighteen (18) trees had high suitability for preservation:

Tag #	Species	Diameter
82	Coast live oak	7
88	Coast live oak	8,5,4
89	Coast live oak	6

Tag #	Species	Diameter
90	Coast live oak	8,7,5
91	Coast live oak	6,5,5
92	Coast live oak	9
93	Valley oak	12,8
94	Coast live oak	6,3
97	Valley oak	6,4,2
117	Southern magnolia	30
118	Coast live oak	8
121	Holly oak	6
122	Mt. Atlas pistache	36
124	Coast live oak	18
126	Silver dollar gum	24
127	Coast live oak	9
131	African fern pine	6
132	Coast live oak	10,8

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. Thirty-four (34) trees had moderate suitability for preservation:

Tag #	Species	Diameter
51	Italian stone pine	29
52	Coast live oak	13
56	Coast live oak	9
58	Valley oak	11
60	Blue oak	9,6
66	Coast live oak	9
68	Coast live oak	10
69	Coast live oak	8,7,7,6,5
72	Winged elm	6,5,4
73	Winged elm	6,4,4
74	Valley oak	8
76	Valley oak	10
78	Valley oak	36
79	Manna gum	36
80	Coast live oak	8
81	Coast live oak	16
106	Coast live oak	10
107	Coast live oak	14

Tag #	Species	Diameter
108	Valley oak	10
109	Coast live oak	10
111	Coast live oak	17
115	Holly oak	6
116	Coast live oak	9
119	Camphor	20
123	Coast live oak	15
125	Coast live oak	12
128	Silk oak	36
129	Purpleleaf plum	8
134	Coast live oak	17
138	Coast redwood	6
158	Coast redwood	6
160	Coast redwood	6
166	Coast redwood	6
168	Coast redwood	6

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Thirty-eight (38) trees had low suitability for preservation:

Tag #	Species	Diameter
53	Italian stone pine	18,11
54	River red gum	20,19,16
55	River red gum	21
57	Coast live oak	13,12,10
59	Valley oak	10
61	Blue oak	6
62	Coast live oak	10
63	Coast live oak	8
64	Coast live oak	7,5,4
65	Coast live oak	11
67	Valley oak	8,4
70	Coast live oak	6,4,3
71	Coast live oak	8
75	Coast live oak	11
77	Coast live oak	9
83	Monterey pine	18

Tag #	Species	Diameter
84	Monterey pine	14,13,7
85	Monterey pine	9,7,7,5
86	Monterey pine	18
87	Monterey pine	11
95	Winged elm	7,5
96	Winged elm	9,7
98	Winged elm	8,5
99	Winged elm	6,4
100	Winged elm	7
101	Monterey pine	17
102	Valley oak	9,6
103	Valley oak	7
104	Coast live oak	14,13,9
105	Coast live oak	9
110	Coast live oak	10
112	Coast live oak	13
113	Holly oak	8,8
114	Holly oak	9,7,5
120	Holly oak	14
130	Purpleleaf plum	8
133	Winged elm	6,4
135	Olive	7

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Preliminary Evaluation of Impacts and Recommendations

The *Tree Assessment* was the reference point for tree health, condition, and suitability for preservation. There were many desirable trees throughout the site to try work into the future landscape.

Detailed construction plans have yet to be prepared. I used the *Grading and Drainage Plan* created August 27, 2015 by Sandis to estimate impacts to trees. The plan includes building an office building, roads, parking lot, bioretention areas, pedestrian pathway and associated landscapes.

Because the majority of trees are around the perimeter and the building is located in the center of the property, opportunities for tree preservation are primarily around the perimeter of the property. Our analysis of preliminary plans indicates that 45 trees can be potentially preserved, 15 trees will be removed for construction, 14 trees should be removed because of poor condition and 16 trees could be removed for low suitability for preservation (Table 3).

Table 3: Tree disposition summary
2131 Sand Hill Road, Menlo Park, CA

Disposition	Impact	# of Trees	Table #
Potentially preserve	-	59	4
Remove	Construction	16	5
Remove	Poor condition	13	6
Remove	Low suitability for preservation	2	7

Potentially preserve

Fifty-nine (59) trees can be potentially preserved on this project (Table 4). Preservation of these trees is dependent on retaining sufficient space for the Tree Protection Zone (TPZ). A TPZ is designated for each tree indicating a distance at which construction impacts will have negative effects on the tree. Construction impacts such as grading, excavating, filling and trenching should be avoided within the TPZ of any tree to be preserved. As construction plans become more detailed these trees need to be re-evaluated to ensure that grading limits, trenching and other impacts will not cause them to decline. Trees are best preserved by following the Tree Preservation Guidelines.

Four trees (#112-114 and 135) were rated low suitability for preservation. They can be retained since no construction impacts are planned near them, but should be considered for removal and replacement with healthier more vigorous trees (Photo 7).

Photo 7 – Trees #112-114 had low suitability for preservation. These trees can be preserved to maintain their screening, or replaced with younger, healthier trees.

Table 4: Trees to be potentially preserved
2131 Sand Hill Road, Menlo Park, CA

Tag #	Species	Diameter	Disposition comments
51	Italian stone pine	29	Off-site, TPZ 20 feet
52	Coast live oak	13	Off-site, TPZ 20 feet
56	Coast live oak	9	10 feet from bioretention, depending on fence, TPZ 10 feet
58	Valley oak	11	7 feet from trash area, depending on fence, TPZ 15 feet
59	Valley oak	10	TPZ 15 feet, clip fence, prune tree
60	Blue oak	9,6	TPZ 15 feet
61	Blue oak	6	TPZ 10 feet, clip fence, prune tree
62	Coast live oak	10	TPZ 10 feet, clip fence, prune tree
63	Coast live oak	8	TPZ 10 feet, clip fence, prune tree
64	Coast live oak	7,5,4	TPZ 10 feet, clip fence, prune tree
66	Coast live oak	9	TPZ 10 feet
67	Valley oak	8,4	TPZ 15 feet, clip fence, prune tree
68	Coast live oak	10	TPZ 10 feet
69	Coast live oak	8,7,7,6,5	TPZ 10 feet
70	Coast live oak	6,4,3	TPZ 10 feet, clip fence, prune tree
71	Coast live oak	8	TPZ 10 feet, clip fence, prune tree
72	Winged elm	6,5,4	TPZ 10 feet
73	Winged elm	6,4,4	TPZ 10 feet
74	Valley oak	8	TPZ 10 feet
75	Coast live oak	11	TPZ 15 feet, clip fence, prune tree
76	Valley oak	10	TPZ 15 feet
77	Coast live oak	9	TPZ 10 feet, clip fence, prune tree
78	Valley oak	36	Off-site, TPZ 30 feet, consider approaching owner about pruning
79	Manna gum	36	Off-site, TPZ 20 feet
80	Coast live oak	8	Off-site, TPZ 10 feet
81	Coast live oak	16	Off-site, TPZ 15 feet
91	Coast live oak	6,5,5	TPZ 10 feet, 17 feet from trash area
92	Coast live oak	9	TPZ 10 feet, 15 feet from road
94	Coast live oak	6,3	TPZ 10 feet, 10 feet from transformer box
106	Coast live oak	10	TPZ 10 feet
107	Coast live oak	14	TPZ 15 feet
108	Valley oak	10	TPZ 10 feet
109	Coast live oak	10	TPZ 10 feet
110	Coast live oak	10	TPZ 10 feet
111	Coast live oak	17	TPZ 15 feet
112	Coast live oak	13	Consider removing and replacing

Tag #	Species	Diameter	Disposition comments
113	Holly oak	8,8	Consider removing and replacing
114	Holly oak	9,7,5	Consider removing and replacing
115	Holly oak	6	TPZ 10 feet
116	Coast live oak	9	TPZ 10 feet
117	Southern magnolia	30	Off-site, TPZ 10 feet from fence
118	Coast live oak	8	TPZ 10 feet
119	Camphor	20	Off-site, TPZ 10 feet from fence
121	Holly oak	6	TPZ 10 feet, prune branch
122	Mt. Atlas pistache	36	Off-site, TPZ 10 feet from fence
123	Coast live oak	15	TPZ 15 feet
124	Coast live oak	18	Off-site, TPZ 10 feet from fence
125	Coast live oak	12	TPZ 15 feet
126	Silver dollar gum	24	Off-site, TPZ 10 feet from fence
127	Coast live oak	9	TPZ 10 feet, 6 feet from pedestrian path
128	Silk oak	36	Off-site, 10 feet from pedestrian path, TPZ 10 feet from fence
129	Purpleleaf plum	8	TPZ 10 feet
131	African fern pine	6	TPZ 10 feet
132	Coast live oak	10,8	TPZ 15 feet
134	Coast live oak	17	TPZ 15 feet
135	Olive	7	Consider removing and replacing
160	Coast redwood	6	TPZ 10 feet
166	Coast redwood	6	TPZ 10 feet
168	Coast redwood	6	TPZ 10 feet, 5 feet from circular pedestrian area

Remove

Sixteen (16) trees need to be removed because of construction impacts (Table 5). These vary from biorentention basins to pedestrian pathways. Thirteen (13) trees should be removed because they are in poor condition (Table 6). These trees offer little benefit to the future landscape and should be replaced with healthier trees. Although trees #102, 103 and 105 have no construction impacts and offer screening to the neighbors, removing and replacing these trees would be a better option (Photo 8). If these trees cannot be replaced, they could be preserved to offer some level of screening but they need to be monitored for health and structure.

Two trees should be removed because they have a low suitability for preservation (Table 7). Tree #57 has chain link fence embed in an attachment (see Photo 1). Tree #104 is declining in health and all of the neighboring trees are being removed for poor condition which may destabilize #104 (Photo 8).

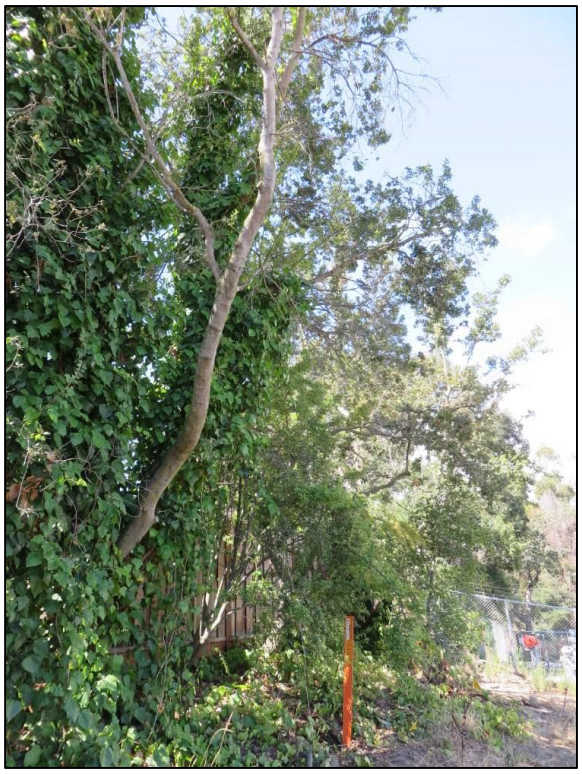

Photo 8 – Trees #102-105 are recommended for removal and replacement despite the screening offered to the neighbors.

Table 5: Trees recommended to be removed due to construction impacts. 2131 Sand Hill Road, Menlo Park, CA

Tag #	Species	Diameter	Disposition comments
53	Italian stone pine	18,11	5 feet from water meter, poor condition
55	River red gum	21	Storm drain pipeline, low suitability
82	Coast live oak	7	Within bioretention
83	Monterey pine	18	Within bioretention
84	Monterey pine	14,13,7	Within bioretention
85	Monterey pine	9,7,7,5	Within bioretention
86	Monterey pine	18	Within bioretention
87	Monterey pine	11	Within bioretention
88	Coast live oak	8,5,4	Within bioretention
89	Coast live oak	6	Within trash area
90	Coast live oak	8,7,5	Within trash area
93	Valley oak	12,8	Within road
97	Valley oak	6,4,2	Within building footprint
101	Monterey pine	17	10 feet from pedestrian circle, poor structure
138	Coast redwood	6	Within road
158	Coast redwood	6	Adjacent to circular pedestrian area

Table 6: Trees recommended to be removed due to poor condition
2131 Sand Hill Road, Menlo Park, CA

Tag #	Species	Diameter	Disposition comments
54	River red gum	20,19,16	Poor condition
65	Coast live oak	11	Poor condition
95	Winged elm	7,5	Poor condition
96	Winged elm	9,7	Poor condition
98	Winged elm	8,5	Poor condition
99	Winged elm	6,4	Poor condition
100	Winged elm	7	Poor condition
102	Valley oak	9,6	Poor condition
103	Valley oak	7	Poor condition
105	Coast live oak	9	Poor condition
120	Holly oak	14	Poor condition
130	Purpleleaf plum	8	Poor condition
133	Winged elm	6,4	Poor condition

Table 7: Trees recommended to be removed due to low suitability for preservation
2131 Sand Hill Road, Menlo Park, CA

Tag #	Species	Diameter	Disposition comments
57	Coast live oak	13,12,10	Fence embedded in attachment, 11 feet from bioretention
104	Coast live oak	14,13,9	Declining, neighboring trees being removed

Preliminary Tree Preservation Guidelines

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. A **Tree Protection Zone** shall be established around each tree to be preserved (Table 8). No grading, excavation, construction or storage of materials shall occur within that zone.

Table 8: Preliminary Tree Protection Zones
2131 Sand Hill Road, Menlo Park, CA

Tag #	TPZ	Tag #	TPZ
51	TPZ 20 feet	94	TPZ 10 feet
52	TPZ 20 feet	106	TPZ 10 feet
56	TPZ 10 feet	107	TPZ 15 feet
58	TPZ 15 feet	108	TPZ 10 feet
59	TPZ 15 feet	109	TPZ 10 feet
60	TPZ 15 feet	110	TPZ 10 feet
61	TPZ 10 feet	111	TPZ 15 feet
62	TPZ 10 feet	115	TPZ 10 feet
63	TPZ 10 feet	116	TPZ 10 feet
64	TPZ 10 feet	117	TPZ 10 feet from fence
66	TPZ 10 feet	118	TPZ 10 feet
67	TPZ 15 feet	119	TPZ 10 feet from fence
68	TPZ 10 feet	121	TPZ 10 feet
69	TPZ 10 feet	122	TPZ 10 feet from fence
70	TPZ 10 feet	123	TPZ 15 feet
71	TPZ 10 feet	124	TPZ 10 feet from fence
72	TPZ 10 feet	125	TPZ 15 feet
73	TPZ 10 feet	126	TPZ 10 feet from fence
74	TPZ 10 feet	127	TPZ 10 feet
75	TPZ 15 feet	128	TPZ 10 feet from fence
76	TPZ 15 feet	129	TPZ 10 feet
77	TPZ 10 feet	131	TPZ 10 feet
78	TPZ 30 feet	132	TPZ 15 feet
79	TPZ 20 feet	134	TPZ 15 feet
80	TPZ 10 feet	160	TPZ 10 feet
81	TPZ 15 feet	166	TPZ 10 feet
91	TPZ 10 feet	168	TPZ 10 feet
92	TPZ 10 feet		

2. Include trees to be preserved and **Tree Protection Zones (TPZs**) on all construction plans.

3. Project plans affecting the trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.

4. No underground services including utilities, sub-drains, water or sewer shall be placed in the **Tree Protection Zone**.

5. Irrigation systems must be designed so that no trenching will occur within the **Tree Protection Zone**.

6. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed.

2. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise canopies as needed for construction activities. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300). The Consulting Arborist will provide pruning specifications prior to site demolition. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.

3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Tree stumps shall be ground 12" below ground surface.

4. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. Tree pruning and removal should be scheduled outside of the breeding season to avoid scheduling delays. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

3. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.

4. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.

5. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

6. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist.

7. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **Tree Protection Zone**.

9. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

10. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks April through October is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 24".

Maintenance of impacted trees
Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, annual inspection for structural condition is recommended.

If you have any questions about my observations or recommendations, please contact me.

HortScience, Inc.

Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

Exhibits

Tree Assessment Plan

Tree Assessment Form

Tree Assessment Plan

2131 Sand Hill Road
Menlo Park, CA

Prepared for:
Stanford Real Estate
Palo Alto, CA

August 2015

No Scale

Notes:
Base map provided by:
BKF
San Jose, CA

Numbered tree locations with no survey point were approximately located in the field.

TS = (too small) tree less than 6" in diameter and not included in this assessment.

HORT SCIENCE

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Tree Assessment

2131 Sandhill Road
Menlo Park, CA
August 11, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
51	Italian stone pine	29	Yes	3	Moderate	Off-site; leaning west; asphalt to base of tree; girdling root; slightly thin crown.
52	Coast live oak	13	Yes	4	Moderate	Off-site. codominant trunks arise from 6 feet with included bark; one sided south; base one foot from #51; dense crown.
53	Italian stone pine	18,11	Yes	2	Low	Codominant trunks arise from 3 feet; leaning east; very thin crown; 3 feet from sidewalk.
54	River red gum	20,19,16	Yes	2	Low	Multiple trunks arise from 1 foot; thin crown; extensive dieback.
55	River red gum	21	Yes	3	Low	Leaning west; one sided west; extensive dieback.
56	Coast live oak	9	No	3	Moderate	Bushy; poorly pruned; at fence line; branches embedded in fence.
57	Coast live oak	13,12,10	Yes	4	Low	Multiple trunks arise from base; one sided south; pruned away from path; embedded in fence.
58	Valley oak	11	Yes	4	Moderate	Codominant trunks arise from 7 feet with included bark; minor dieback.
59	Valley oak	10	Yes	3	Low	Embedded in fence; dieback; leaning north.
60	Blue oak	9,6	Yes	3	Moderate	Codominant trunks arise from base; leaning north; minor dieback; embedded in fence.
61	Blue oak	6	No	3	Low	Small tree; leaning north; embedded in fence.
62	Coast live oak	10	Yes	3	Low	Multiple trunks arise from 10 feet; dieback; embedded in fence.
63	Coast live oak	8	No	3	Low	Narrow crown; leaning north; embedded in fence.
64	Coast live oak	7,5,4	No	3	Low	Multiple trunks arise from 3 feet; poorly pruned; embedded in fence.
65	Coast live oak	11	Yes	2	Low	Multiple trunks arise from 6 feet; poor form and structure; thin crown; borer damage.
66	Coast live oak	9	No	3	Moderate	One sided to north; dense crown; embedded in fence.
67	Valley oak	8,4	No	3	Low	Embedded in fence; dieback; leaning north.

Tree Assessment

2131 Sandhill Road
Menlo Park, CA
August 11, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
68	Coast live oak	10	Yes	4	Moderate	Codominant trunks arise from 5 feet; upright form; removed codominant trunks arise from base embedded in fence.
69	Coast live oak	8,7,7,6,5	Yes	4	Moderate	Multiple trunks arise from base; crown to ground; pruned away from sidewalk; branch embedded in fence.
70	Coast live oak	6,4,3	No	3	Low	Multiple trunks arise from 1 foot; embedded in fence; upright form.
71	Coast live oak	8	No	3	Low	Codominant trunks arise from 7 feet; crown to ground; embedded in fence.
72	Winged elm	6,5,4	No	3	Moderate	Many small sprouts growing together in one place; dieback.
73	Winged elm	6,4,4	No	3	Moderate	Many small sprouts growing together in one place; dieback.
74	Valley oak	8	No	3	Moderate	Leaning north; moderate dieback; decaying branch.
75	Coast live oak	11	Yes	3	Low	Multiple trunks arise from 7 feet; one sided west; embedded in fence.
76	Valley oak	10	Yes	4	Moderate	Leaning north; minor dieback; crook in trunk at 8 feet.
77	Coast live oak	9	No	3	Low	Codominant trunks arise from 10 feet; leaning north; embedded in fence.
78	Valley oak	36	Yes	3	Moderate	Codominant trunks arise from 7 feet; one sided west; multiple branches with extensive decay.
79	Manna gum	36	Yes	3	Moderate	Offsite; codominant trunks arise from 10 feet; lion tailed.
80	Coast live oak	8	No	3	Moderate	Offsite; leaning north; narrow upright form.
81	Coast live oak	16	Yes	3	Moderate	Offsite; leaning north; dense crown.
82	Coast live oak	7	No	4	High	Codominant trunks arise from 6 feet; good young tree; crown to ground.
83	Monterey pine	18	Yes	2	Low	Codominant trunks arise from 10 feet; thin crown; poor color.
84	Monterey pine	14,13,7	Yes	2	Low	Multiple trunks arise from 3 feet; poor form and structure; thin crown; poor color.
85	Monterey pine	9,7,7,5	No	2	Low	Multiple trunks arise from 3 feet; poor form and structure; thin crown; poor color.

Tree Assessment

2131 Sandhill Road
Menlo Park, CA
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HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
86	Monterey pine	18	Yes	2	Low	Multiple trunks arise from 5 feet; poor form and structure; thin crown; poor color.
87	Monterey pine	11	No	2	Low	Multiple trunks arise from 5 feet; poor form and structure; thin crown; poor color.
88	Coast live oak	8,5,4	Yes	4	High	Codominant trunks arise from base; bushy; crown to ground; dense crown.
89	Coast live oak	6	No	4	High	Bushy; crown to ground; dense crown.
90	Coast live oak	8,7,5	Yes	4	High	Multiple trunks arise from base; bushy; crown to ground; dense crown.
91	Coast live oak	6,5,5	No	4	High	Multiple trunks arise from 3 feet; bushy; crown to ground; dense crown.
92	Coast live oak	9	No	4	High	Codominant trunks arise from 5 feet; bushy; crown to ground; dense crown.
93	Valley oak	12,8	Yes	4	High	Codominant trunks arise from 3 feet; minor dieback; spreading crown.
94	Coast live oak	6,3	No	4	High	Codominant trunks arise from 3 feet; bushy; crown to ground; dense crown.
95	Winged elm	7,5	No	1	Low	Extensive dieback; declining.
96	Winged elm	9,7	No	1	Low	Extensive dieback; declining.
97	Valley oak	6,4,2	No	4	High	Multiple trunks arise from base; minor dieback; short.
98	Winged elm	8,5	No	1	Low	Extensive dieback; declining.
99	Winged elm	6,4	No	1	Low	Extensive dieback; declining.
100	Winged elm	7	No	2	Low	Extensive dieback; thin crown; declining.
101	Monterey pine	17	Yes	3	Low	Multiple trunks arise from 6 feet; poor color; thin crown.
102	Valley oak	9,6	Yes	2	Low	Codominant trunks arise from base; leaning heavily south; dieback; poor color.
103	Valley oak	7	No	2	Low	Codominant trunks arise from 4 feet; suppressed by #104; extensive dieback.

Tree Assessment

2131 Sandhill Road
Menlo Park, CA
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HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
104	Coast live oak	14,13,9	Yes	3	Low	Multiple trunks arise from base; covered in ivy; dieback; narrow upright form.
105	Coast live oak	9	No	1	Low	All but dead.
106	Coast live oak	10	Yes	3	Moderate	Crook in trunk at 4 feet; dense upright crown.
107	Coast live oak	14	Yes	4	Moderate	One sided south; narrow upright crown; dense crown.
108	Valley oak	10	Yes	3	Moderate	Growing in group of 4 trees; extremely narrow crown; dieback.
109	Coast live oak	10	Yes	3	Moderate	Growing in group of 4 trees; leaning south.
110	Coast live oak	10	Yes	3	Low	Growing in group of 4 trees; leaning north.
111	Coast live oak	17	Yes	4	Moderate	Growing in group of 4 trees; leaning south; semi-dominant tree.
112	Coast live oak	13	Yes	2	Low	Growing in group of 3 trees; poor form and structure.
113	Holly oak	8,8	No	3	Low	Growing in group of 3 trees; multiple trunks arise from 2 feet with poor attachment; sap sucker damage.
114	Holly oak	9,7,5	No	3	Low	Growing in group of 3 trees; poor form and structure; thin crown.
115	Holly oak	6	No	3	Moderate	Narrow upright thin crown; leaning south.
116	Coast live oak	9	No	3	Moderate	Thin narrow upright crown.
117	Southern magnolia	30	Yes	4	High	Offsite; slightly thin crown.
118	Coast live oak	8	No	4	High	Good young tree; bowed north away from crown of #117.
119	Camphor	20	Yes	3	Moderate	Offsite; thin crown; minor dieback.
120	Holly oak	14	No	2	Low	Codominant trunks arise from 10 feet with seam; thin crown; dieback.
121	Holly oak	6	No	4	High	Multiple trunks arise from 6 feet; half of cambium lost from branch; good vigor.
122	Mt. Atlas pistache	36	Yes	4	High	Offsite; multiple trunks arise from 5 feet; previously topped.
123	Coast live oak	15	Yes	3	Moderate	Corrected lean; low live crown ratio.

Tree Assessment

2131 Sandhill Road
Menlo Park, CA
August 11, 2015

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
124	Coast live oak	18	Yes	4	High	Offsite; slightly thin crown.
125	Coast live oak	12	Yes	3	Moderate	Codominant trunks arise from 8 feet with seam; thin crown; one sided south.
126	Silver dollar gum	24	Yes	4	High	Offsite; dense crown; moderate structure.
127	Coast live oak	9	No	5	High	Good young tree; under crown of #128.
128	Silk oak	36	Yes	4	Moderate	Offsite; codominant trunks arise from 4 feet; moderate structure.
129	Purpleleaf plum	8	No	3	Moderate	Multiple trunks arise from 5 feet; poor color; minor dieback.
130	Purpleleaf plum	8	No	2	Low	Multiple trunks arise from 5 feet; poorly pruned; minimal crown.
131	African fern pine	6	No	4	High	Codominant trunks arise from 6 feet; good vigor.
132	Coast live oak	10,8	Yes	4	High	Codominant trunks arise from base; dense crown.
133	Winged elm	6,4	No	2	Low	Stump sprout; declining.
134	Coast live oak	17	Yes	3	Moderate	Codominant trunks arise from 15 feet; dieback; thin flat crown.
135	Olive	7	No	3	Low	Poor form and structure; suppressed by #134.
138	Coast redwood	6	No	5	Moderate	Good young tree.
158	Coast redwood	6	No	5	Moderate	Good young tree.
160	Coast redwood	6	No	5	Moderate	Good young tree.
166	Coast redwood	6	No	4	Moderate	Good young tree.
168	Coast redwood	6	No	5	Moderate	Good young tree.

January 27, 2017

John D. Donahoe
Stanford University
Lands, Buildings and Real Estate
3160 Porter Drive, Ste. 200
Palo Alto, CA 93404

HORT SCIENCE

Subject: Addendum Letter, Arborist Report 2131 Sand Hill Road, Menlo Park

Dear Mr. Donahoe:

Stanford University is constructing a commercial building at 2131 Sand Hill Road. I wrote an Arborist Report dated September 8, 2015 for the project. The plans have changed and include a parking lot expansion approximately 60 feet to the east of the previous site boundary. You asked me to visit the site to determine if any additional trees may be impacted that were not included in the Arborist Report.

I visited the site on January 25, 2017 and assessed three additional trees using the same methods as described in the Arborist Report. Three trees were growing adjacent to the new parking lot area.

- Two young coast redwoods (6" trunk diameter) were growing along the access road in the south eastern corner of the site (#189 and 190). These trees were in excellent condition (Photo 1).
- One mature blue gum eucalyptus (59" trunk diameter) was growing to the north of the driveway (#191). This eucalyptus was a dominant tree in good condition with a wide spreading, dense crown (Photo 2).

The City of Menlo Park Municipal Code Chapter 13.24 protects native oak trees 10" and greater and all trees 15" and greater in trunk diameter. Based on this definition, blue gum #191 is *Heritage* and the two redwoods are not.

Photo 1 – Coast redwoods #189 and 190 (shown above) were young trees in excellent condition.

Photo 2 – Blue gum #191 was a mature blue gum growing in the northeastern corner of the project.

All three trees can be preserved based on my evaluation of the current development plans (*Grading and Drainage Plan,* Sandis 11/22/2016).

- Coast redwood #189 would be approximately 28 feet from the proposed parking lot.
- Coast redwood #190 would be approximately 6 feet from the proposed parking lot.
- Blue gum #191 would be approximately 27 feet from the proposed bioretention swale.

Root loss will likely occur for both trees #190 and 191. Based on current plans, I would expect the injury to be minor but as plans develop, impacts to trees should be re-evaluated. In order to preserve these three trees during development, I recommend a Tree Protection Zone around each tree in which no construction activity takes place. Tree Protection Zones are circular in shape with a radius given below for each tree (Figure 1).

- Coast redwood #189 – 5 feet
- Coast redwood #190 – 5 feet
- Blue gum #191 – 25 feet

If grading, excavation, compaction and construction must be performed within these zones, impacts should be re-evaluated or trees considered for removal.

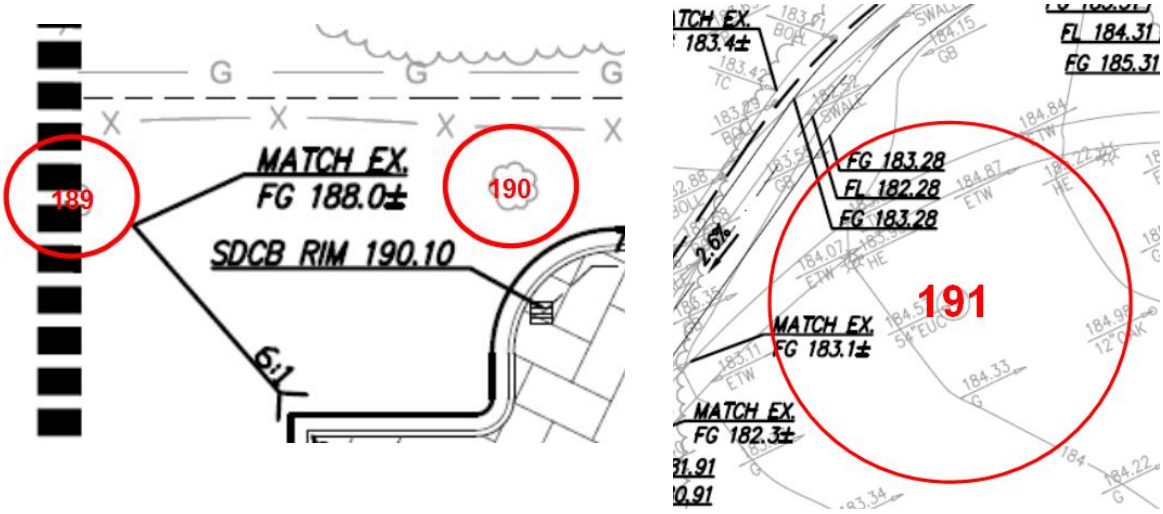

Figure 1 – The red circles show the approximate location of the Tree Protection Zones for trees #189-191.

Tree Protection Zones should be fenced with 6 ft. chain link fence. The preliminary tree preservation guidelines in the 2015 Arborist Report should be followed for these and all other trees to be preserved on this project.

If you have any questions about my observations or recommendations, please contact me.

Ryan Gilpin, M.S.
Environmental Analyst, HortScience Inc.
Certified Arborist #WE-10268A

Tree Assessment Plan

2131 Sand Hill Road
Menlo Park, CA

Prepared for:
Stanford Real Estate
Palo Alto, CA

August 2015, revised January 2017

No Scale

Notes

Basemap provided by BKF and Sandis

Numbered tree locations with no survey point were approximately located in the field

TS—(too small) trees less than 6” in diameter were not included in this assessment.

Area added to the assessment in 2017.

HORT SCIENCE
325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

2131 Sand Hill Road
Menlo Park, CA
January 25, 2017

HORT SCIENCE

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
189	Coast redwood	6	No	5	Moderate	Good young tree.
190	Coast redwood	6	No	5	Moderate	Good young tree.
191	Blue gum	59	Yes	4	Moderate	Multiple trunks arise from 20 feet; large dominant tree; several pruning wounds over 12 inch diameter; two stems fused together in two locations.

From:	Janet Davis
To:	Smith, Tom A; Diana Shu; Don Horsley; Michael Callagy; Keith, Kirsten; Mueller, Raymond
Cc:	Susie Cohen; Diana Gerba; Lennie Roberts; Rebecca Altamirano; Molly Glennen; Cheryl Phan; Ron Snow; Gunter Steffen
Subject:	MONDAY JUNE 19 hearing on Stanford"s Neg. Dec.
Date:	Wednesday, June 14, 2017 1:18:19 PM

REQUEST FOR MONDAY'S ND HEARING RE 2131-31 SAND HILL ROAD

I am requesting that the Traffic Engineer primarily responsible for the traffic study appear at the hearing to respond to concerns regarding the Engineering study.

Despite all the charts and statistics presented, the resulting report appears to be "magical thinking" by a firm totally unfamiliar with the area or any of the problems. I had noticed the rubber "ropes" spanning various neighborhood roads from time to time but, on my ***frequent daily*** trips around the area, did not see any **actual people** monitoring conditions. Nor, to my knowledge have there been any community meetings to discuss traffic problems other than the **county** initiated meeting called by Supervisor Don Horsley to address the problems in the unincorporated area along Santa Cruz Ave, and the small informal meeting with Kirsten Keith at a local coffee shop. The overall conclusion seems to be that since the area is totally out of control with respect to traffic, a few hundred more vehicles will make no difference!

By contrast **San Mateo County Supervisor Horsley, Assistant County Manager Callagy and Public Works Engineer Diana Shu,** when doing a study of the problems on Alpine Road, made visits to Alpine Road; walked the entire area; solicited input from residents of Stanford Weekend Acres, Ladera, the bicycle community; and Portola Valley; and had community meetings. At these meetings, attended by Stanford representatives; local law enforcement personnel from CHP; the San Mateo Sheriff's Dept. and the Fire Dept. were present. There were two full scale community meetings chaired by Kimley Horn and Public Works, **to identify problems and potential ameliorations**, ***prior*** to Kimley Horn even making suggestions for changes. Some of these changes have already taken place, such as the reduced speed limit and the installation of KEEP CLEAR signs along Alpine Road. In addition, Supervisor Horsley has been organizing a coordination of law enforcement activities in the area and further improvements are proposed.

MP Mayor, Kirsten Keith also held a small meeting with local residents recently to get input about concerns regarding the frequent accidents along Santa Cruz Avenue. She was given a list of mitigation requests and already managed to effect the removal of one conflicting traffic sign.

CONCERNS NOT ADDRESSED IN THE TRAFFIC REPORT:

The data concerning Santa Cruz Ave seems to have been collected on one day only, and seems to my observation, to be grossly erroneous.

How can the two short blocks of Santa Cruz Ave be categorized as a "minor arterial?" It does not fit the definition in the CVC. Plus, there is a senior living community and numerous driveways along the street?

How can you have 20,000+ vehicles going down the first leg of Santa Cruz from the Sand Hill intersection, but only 10,000 progressing to Alameda, when it is Alameda that is the main thoroughfare during both morning an d evening rush hours?

The number of potential employees/type of office appears to be missing which is highly relevant to type of traffic potentially emanating from such construction.
There do not appear to be data on the impact of traffic on at least the side roads off Santa Cruz in the University Park neighborhood, unless I missed it.
No listing of accidents along Sand Hill Road, seems to have been included, when there have been many, including a fatality in the recent past.
Garbage day problems along Santa Cruz and Alameda are not addressed nor the problems of lane changes between the two intersections
Inadequate signage for the hospital is not noted which causes many near misses at the Sand Hill/Santa Cruz intersection
The problems of cyclists in any area, especially between the two intersections, and their penchant for using the "trail" from Alpine and its associated dangers is not addressed
There is no reliable data on accidents in the larger immediate area
There seems to be no data that I found on the amount of time it takes for residents of University Park to enter or exit Santa Cruz Ave.
No data shown regarding parking problems vs. cyclists on Santa Cruz Ave;
There is no assessment of delays for emergency vehicles occasioned by the traffic back ups
The stated delay times at the intersections and the number of iterations it takes to clear the intersections at Alpine and Sand Hill/ is divorced from reality.
There is no analysis of construction trucks. For example, this morning as I was driving to Menlo Park, several construction dump trucks followed me down Alpine and made a left turn onto Sand Hill, which is a common practice to avoid the traffic lights on Sand Hill. Since the excavation of underground parking will require multiple dump trucks, there should be some analysis of this factor.
There is no analysis of law enforcement activities or discussion of the confusion caused by the multi-jurisdictional situation.
There is no mention of the problem of vehicles from the Hewlett Foundation exiting/entering the back gate on Alpine Road via an illegal U-turn.
There is no mention that I found regarding the inadequate traffic light at the entrance to the Hewlett Foundation opposite Safeway.
There is no mention of the delay for pedestrians crossing the Sand Hill intersection.
There is no allusion to the non-ADA compliance of nearby sidewalks, or the problems that the residents of the Menlo Commons have at the intersection of Santa Cruz/Sand Hill.
I found no assessment of cyclists using the various routes, whereas the county study found that around 800 cyclists use Alpine on a daily basis, and many of these would also use Sand Hill and Santa Cruz.
There is no discussion that I found as to the placement/problems of the cross walks on Santa Cruz Ave
There is no mention that I found regarding the number of service vehicles/visitors likely to visit the proposed facility.
The fact that only 8 bicycle parking places are to be provided belies the assertion that employees will reply on non-vehicular or mass transit.
The assessment of availability of mass transit is mere fantasy.
Existing traffic signs may have been included, but I did not see them. No mention is made of the conflicting signs along Santa Cruz.
It would be helpful to have some kind of input from the various law enforcement and fire personnel with respect to traffic impact.

BOTTOM LINE:
I believe the Traffic Study to be total wishful thinking. From my daily observation of traffic in this area for over half a century I believe the study to be useless from a practical point of view. This is why the Traffic Engineer should appear at the June 19th hearing and explain what exactly was studied and why the data presented is so far from reality.
Janet Davis June 14, 2017

From: Janet Davis
To: Smith, Tom A
Subject: Fw: OPPOSITION TO STANFORD"S NEG. DEC. RE BUCK ESTATE CONSTRUCTION
Date: Sunday, April 9, 2017 6:49:44 PM

----- Forwarded Message -----
From: Janet Davis <jadjadjad@sbcglobal.net>
To: Michael Callagy <mcallagy@smcgov.org>; Warren Slocum <wslocum@smcgov.org>; Don Horsley <dhorsley@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>; Diana Shu <dshu@smcgov.org>; Raymond Mueller <rdmueller@menlopark.org>; Dave Pine <dpine@smcgov.org>; Carole Groom <cgroom@smcgov.org>
Cc: Lennie Roberts <lennie@darwin.ptvy.ca.us>; Diana Gerba <dgerba@mac.com>; Susie Cohen <susiejco@gmail.com>; Ginger Holt <ginger@me.com>; Margaret Williams <margaretwilliams2010@gmail.com>; Arlene Lindblom <rglgeo@aol.com>
Sent: Sunday, April 9, 2017 5:02 PM
Subject: OPPOSITION TO STANFORD'S NEG. DEC. RE BUCK ESTATE CONSTRUCTION

COMMENTS ON STANFORD'S NEGATIVE DECLARATION
PROPOSING TO
ANNEX AND REZONE 2121 SAND HILL ROAD

WHAT IS SOUGHT:
To rezone 14.2 acres of land between Sand Hill and Alpine roads, and on one newly divided parcel, build a 39,510 sq. ft. , 2 story office building with 2 underground parking levels, and annex the resulting parcels to Menlo Park.

At present there are basically two parcels: the Buck Estate, home of the Provost, and the 48,000 sq. ft. Hewlett Foundation with a swath of meadow land.

The plan is to change the parcel boundaries so that there are ***three*** parcels. The present parcels involved are 074-450-030/040 comprising 9.7 acres currently zoned by the county as RES9 (residential estates). After annexation this would be rezoned to C-1-C (professional/administrative offices) . Presently 7.14 acres of this comprises the Hewlett Foundation. Parcel 074-0450-050 comprising 3.6 acres on which sits the Provost's home would be rezoned from County R1-S-9 to City R1-S. There are two additional parcels 074-321-110/210 totaling 0.9 acres that are zoned R1S by the City and appear to be a PGE easement.

INTRODUCTION:
Stanford University and the Medical Center provide extensive benefits, prosperity, culture, and world class medical care, to the surrounding area. However, the massive construction to accommodate these benefits has also come at a cost to the local community particularly in terms of traffic and dearth of housing. (See Appendix for references to recent projects)

The periphery of the campus falls within the purview of Santa Clara County, San Mateo County, Menlo Park and Palo Alto. When plans for construction surface, the University has been adept at playing one jurisdiction against another. In the past, one jurisdiction will approve a project that has a detrimental impact on another jurisdiction. Examples would include the first GUP, the C-1 trail, the intersection widenings and the hospital expansion. San Mateo County has been particularly derelict in its duty to require mitigations to lessen that impact.

Another problem is that Stanford treats each project as *discrete* without considering the cumulative effect. For example, it is analyzing this project as distinct and isolated from the massive impact of the 2018 GUP, the almost complete hospitals expansions, and the Menlo Park El Camino projects: all of which affect Sand Hill and Alpine Roads and the nearby communities and local streets.

At the same time, the University has essentially walled off the campus resulting in very few entrances for traffic. The main entrances to campus and the hospitals from I-280 are Campus Drive West (off Junipero Serra) and Sand Hill Road (to Welch or Arboretum) The result is a total traffic nightmare in West Menlo Park involving Alpine Road, Sand Hill Road, Alameda, Santa Cruz Avenue, Monte Rosa and all the side roads.

BACKGROUND:
The area was originally zoned as a residential estate and the main (historic) house was a private residence with a beautiful garden. When the owner died she bequeathed the estate to Stanford, and the terms of that bequest were not publicized, although it seems unlikely that she contemplated her garden morphing into a commercial center. The property became a

conference center until it was severely damaged in the Loma Prieta earthquake and remained vacant for some years. On May 19 1999, Stanford sought a Use Permit (PLN 1999-00331) for:

> *OFFICE HEADQUARTERS*
> *Use Permit*
> *SELF-RENEWING - No RENEWAL required* ***unless development intensifies*** *(non-minor UP Amendment is proposed)* ***or Violation occurs****. Use permit to allow development of a professional office headquarters for Hewlett Foundation, as allowed under Section 6500(c)6 for Institutions of a philanthropic or charitable nature*

This was eventually granted on Stanford's assertion that any sub-lessees would also be charitable institutions. It is not known if this is presently the case.

During discussions it was emphasized by Stanford that there would be very few vehicles since most employees would be using bicycles and that showers and bike parking facilities were part of the plan. It was also promised that the facility would be invisible from the road and that lighting would be minimal. It was also promised that the back gate to Alpine would not be used. None of this has transpired. There are many vehicles, the place is lit up like a Christmas tree at night, and the steel roof is like a giant mirror reflecting blinding light at certain times of day. Also, the Alpine Road gate is used for ingress and egress. Even Stanford logo vehicles make illegal U-turns from that gate across traffic to get to Junipero Serra.

During discussions local residents pushed for a pedestrian/bike path through the property and this was vehemently rejected by Stanford, and the Planning Dept. stated that this could be a Condition should the main house be resurrected as a conference center..

The terms of the Use Permit are the obvious reason that Stanford is now seeking to annex the property to the City of Menlo Park.

Subsequently, Stanford proposed renovation of the earthquake-damaged main house and classified it as a future single family home for the University's Provost, thus eliminating the provisions of a *discretionary* project which would have applied had it been classified as a Conference Center. Since the Provost is a distinguished person, the residence to all appearances, continued as a center for university functions.

ANNEXATION:

It is not strictly true to classify the property as an isolated island "surrounded by the City of Menlo Park." The structures at 2108 and 2128 Sand Hill are within County jurisdiction as are the homes along Sand Hill across from the golf course and most of those along Santa Cruz Ave. (Many of the residents along Santa Cruz have been trying *unsuccessfully* to have *their* properties annexed to the City) It would seem that the annexation request is a ploy to avoid the provisions of the Use Permit – as it would appear from the "Conditions" noted in the Countiy's Accela files!

HISTORIC BUILDING *The house is the historic Meyer-Buck Estate (presently the provost house for Stanford University); it was placed onto the County Historic Inventory on 2/20/2002. Any/all exterior/interior modifications shall be reviewed by the CDD, & possibly by the HRAB prior to approval of any BLD or PLN permits.* Applied | Notice | 05/23/2016
Proposed use *RJB: 1/26/15 Spoke with applicant at counter regarding use of property. The applicant is proposing the expensing the existing use of admin/offices for the HP Foundation located at APN 074-450-040. In speaking with DH, applicant would amending their existing use permit at APN 074-450-040 to incorporate the uses at the adjacent parcel. Told applicant that CEQA, especially traffic, would be a major factor in the approval of this project. Gave applicant parking and zoning information. Applicant also asked about rezoning the property. Would need rezoning and general plan amendment. The applicant also had a question about annexation into the City of Menlo Park.* Applied | Notice | 01/26/2015

It would also seem that there would be some significant tax issues to be sorted out by LAFCo should annexation be contemplated, since much of the development on Stanford lands is exempt.

Nowhere did I find any reference to what or who is intended to occupy such an office building should it be approved.

"MITIGATED" NEGATIVE DECLARATION:

The basic problem with this is that there are no ***meaningful*** mitigations. As pointed out by County staff the over-riding issue is traffic impact. The text asserts that the ND is directed only to the West side of the project, but even that is woefully inaccurate. The Sand Hill/Santa Cruz and Alpine/Junipero Serra intersections are perhaps the two most congested areas of the county and much of that traffic originates from Stanford. The other big omission is an analysis of truck traffic during construction.

Traffic Analysis:

This whole section is inadequate, highly flawed and in some instances totally inaccurate. San Mateo County is in the process of studying Alpine Road and the Santa Cruz Corridor because the traffic is at crisis levels and there have been a significant number of accidents.

At p. 113, section 4.10.3(b) "Impact Discussion" under the heading "City of Menlo Park," in the second paragraph it is

claimed that there "no significant traffic or transportation impacts were identified." That comment strains credulity.

Public Transport:

This is basically non-existent and it is deceptive to cite local bus routes since those buses do not operate at times that people need; the routes do not go where people need; and the travel time is too long. The SLAC bus is used by SLAC personnel coming from the railroad, but it is useless for people traveling via I-280. The same applies to the Marguerite shuttle. The one bus stop that exists on Sand Hill has no shelter and is hardly ever used. The other line is used by Menlo High School kids.

Bicycle Routes:

This section of the ND mischaracterizes the present situation. That which exists is highly dangerous. There have been cyclist fatalities on Alpine and Sand Hill. The gap between Alpine and Sand Hill intersections is a death trap for cyclists. There is no bike lane on Santa Cruz and this is highly dangerous. There is no way for cyclists to cross Alpine. The entrance to the "trail" from Junipero Serra to Welch road along the golf course is frequently blocked by cars turning onto lower Sand Hill. The so-called multi-use trail under the cantilevered section of Junipero Serra is poorly maintained, hazardous to cyclists and even more dangerous for pedestrians.

Vehicular Traffic:

Sand Hill is a virtual parking lot from El Camino to I-280 especially during morning rush hours and from about 3:30 to 6:00 p.m.

Santa Cruz Avenue: The study showed (Fig. 12) the portion of Santa Cruz Ave up to Alameda currently experiences 24,376 trips/day and estimates an additional 97 trips/day with the project. This would not seem insignificant to the residents already inundated with traffic in that vicinity, or to the cyclists battling thoughtless drivers.

Alameda is also jammed going towards SU in the morning from Woodside road to Sand Hill.

Alpine: Because Sand Hill traffic is so bad, many commuters use Alpine. Construction trucks use Alpine in preference to Sand Hill because there is at the moment a higher speed limit, no traffic lights and lack of traffic enforcement. (During the hospital expansion grading Alpine was getting up to 17 double semi dump trucks every minute) Alpine is one long bumper-to-bumper procession from I-280 (and expanding up the freeway) to Campus Drive West every morning from around 6 a.m. In the afternoon traffic is backed up starting around 3:15 all the way to I-280. There have been times when it takes 6 iterations of lights to get through the Alpine traffic signal. Frequently it is not possible to go through the light when green because traffic coming from Junipero Serra monopolizes the entire space between Alpine and Sand Hill. Another problem is that the left turn lane to access upper Sand Hill Road is blocked by an unnecessary "bulb out" midway to Sand Hill road.

Despite frequent complaints many vehicles from the Hewlett foundation use the back entrance onto Alpine, either to turn right or to make an illegal U-turn to the left.

Although the area of Alpine Road at the rear of the Buck estate is within the City of Menlo Park's jurisdiction, it is extremely rare that there is any traffic enforcement. The same is true although to a lesser extent, in the vicinity of the Sand Hill intersection.

Monte Rosa: This is indicated as an access to the site. However, to get to Monte Rosa one would have to use Valparaiso, Avy or another side road. Monte Rosa is already highly impacted and residents have sought Stop signs It is also close to La Entrada Middle School and Philipps Brooks School.

***Neg. Dec. Assessment of Parking in Relation to Traffic Impact*:**

This is particularly disingenuous. It is proposed to build a 2 story underground parking facility in additional to surface parking for visitors. If there are to be 163 parking spaces that could account for 326 trips/day plus lunch time or other trips.

Non Commuter Traffic:

Nowhere does it appear that there is any estimation of how many servicing vehicles or client cars would have to be accommodated.

Cumulative Impact:

CEQA Guidelines 15065(a)(3) states that

> **"The incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects and the effect of probably future projects**."

This requirement has been totally ignored. There should be an analysis of the cumulative effect of at the very least of the hospital expansions and the 2018 GUP. (See Appendix for list of projects)

San Mateo County Jobs/Homes Imbalance:

Adding yet another 39,510 sq. ft. office in addition to the existing 48,0000 sq. ft. Hewlett foundation office space where previously the entire 14+ acres **was zoned residential creates a huge and significant negative impact on the balance in an area where homes are in very short supply**. This is especially egregious when the proposed development site was listed by the city as a **possible site for affordable housing**. At the recent meeting in Palo Alto to discuss the university's GUP renewal many speakers from nearby communities, from the university's graduate community, and employees of SLAC urged the university to consider more (and affordable) housing for lower echelon employees and graduate students. This site would be better used for such employees who could bike or shuttle to work and reduce the long commute times and road congestion.

Inducement to Further Development:

Sand Hill Road is one of the most expensive sites for office leases in the U.S. The county has already converted residential property at 2108 and 2128 Sand Hill from residential to commercial. (A condition of such conversion at 2108 was that one structure be residential, but it is not even known if this condition has been fulfilled, since there seems from casual observation, no indication that the building in question is a home.)
Allowing this monumental rezoning would act as a further inducement for more intensive development along Sand Hill and possibly Alpine Roads.

Tree Study:
Although this is one of the most thorough and comprehensive study the County has seen, it would be nice (if this project is approved,) that those heritage trees proposed for elimination where they infringe on likely construction, could be relocated, as has been done at other projects in the county.

Paleontology Study:
There are fossils all over the area of various types. When SLAC was excavated several large mammals were unearthed. I have fossils in my garden. Nowhere is it specified what type or size of fossil would trigger a stoppage.

Emergency Services:
At present fire engines and ambulances are often held up at the Sand Hill and Alpine intersections. Adding yet more traffic to this highly congested area is only going to increase the dangers to residents and others who need their services.
When the MPPD have been alerted to traffic problems at the intersections the response has often been that traffic control is not their job. The CHP who have jurisdiction over Alpine Road have insufficient officers to handle the numerous problems that already exist.

Fire Lane/PGE Easement:
Parcels 074-321-110/210 comprising 0.9 acres appear to be also zoned R1-S. Presumably this is the old "Fire Lane" over the 109 gas line. Access to this is currently blocked by the PGE/ATT switching station and a utility pole. It was unclear from the ND where and what these lots constitute.

CONCLUSION & SUGGESTED MITIGATIONS:
This is an ill-conceived project both from an annexation and a rezoning point of view. If, however, it is approved there certainly need to be some very significant actual mitigations and conditions.
Most importantly there needs to be a pedestrian/bike lane over the 109 pipe line or through the facility at another location. This would require:
Pedestrian crossings at Junipero Serra and Alpine light activated
A pedestrian path around the base of the Buck estate to Sand Hill road
Construction to block off right turns at the Alpine entrance to the Estate
Ban on new office building using the Alpine entrance
Complete renovation of the path under the cantilevered section of Santa Cruz and elimination of bike travel and reconstruction of this path so that it is ADA compliant at the Alpine intersection.
Lowering of the speed limit at Alpine by the Buck Estate
Lengthening of the merge lane by the Buck Estate
Conversion of the traffic light opposite Sharon Road so that there is a right turn light coming out of the estate
A substantial payment towards the construction of low income housing
A requirement that any construction trucks only use Sand Hill road
Commitment that any new office tenants be non profit
Funding towards traffic improvements on Alpine Road
Removal of the "bulb out" in the gap between the two intersections that limits left turns

APPENDIX
STANFORD PROJECTS

Stanford's Neg. Decl. for Buck estate on Sand Hill road:
http://www.menlopark.org/1176/Mitigated-Negative-Declaration

Stanford 2018 GUP: https://gup.stanford.edu/the-project/overview
https://www.sccgov.org/sites/dpd/Programs/Stanford/Pages/CurrentProjects.aspx

Stanford's Hospital expansions (Hoover, SUMC, Lucile Packard children's hospital, basic medical facilities)
http://www.sumcrenewal.org/
http://www.sumcrenewal.org/projects/project-overview/packard-childrens

http://www.sumcrenewal.org/projects/project-overview

Stanford El Camino Project:
https://www.paloaltoonline.com/news/2017/02/27/stanford-submits-updated-plans-for-500-el-camino-real-development-in-menlo-park

Stanford golf Course (and catering)
https://golfcourse.stanford.edu/dining.htm

OTHER NEARBY STANFORD PROJECTS

Stanford's Primary Care facility on Alpine road:
https://stanfordhealthcare.org/medical-clinics/stanford-primary-care-portola-valley.html

Page Mill road facility:
https://med.stanford.edu/medfacilities/project-management/featured-projects/1520PageMill.html

1651 Page Mill road:
https://med.stanford.edu/medfacilities/project-management/featured-projects/1651-page-mill.html

3373 Hillview Ave Palo Alto:
http://www.warehamdevelopment.com/properties/by-location/paloalto-01-3373hillview.html

Stanford Imaging Center Palo Alto:
https://stanfordhealthcare.org/medical-clinics/imaging-clinic-stanford-medicine-imaging-center.html

Stanford Redwood City:
https://redwoodcity.stanford.edu

April 23, 2017

To the Menlo Park Planning Commission,

The letter is written on behalf of the Sanford Hills Home Owners Association, to express our opinions and concerns regarding the planned office development on Stanford land at 2131 Sand Hill Road adjacent to our homes.

First, it would seem appropriate to provide some background regarding our experience with construction in the adjacent land over the last 5 years, as this experience has produced what might be considered "construction fatigue." The extensive PG&E pipeline work in the utility easement that is part of the parcel that Stanford plans to develop directly abuts our neighborhood, and thus some residences were no more than 10 feet from this extremely heavy, industrial-scale construction. There is no better description of the inconvenience of this work carried out by PG&E other than that it was hellish. Construction was carried on both day and night, subjecting the neighborhood to constant and incessant vehicle motion alarms, engine noise, dust, light from football-stadium-style lights, and diesel exhaust. If there were a recognized exposure limit to the negative externalities of nearby construction, we individuals who live in Stanford Hills have certainly reached this limit. Considering this history, we would ask for careful and critical review of these plans by the Planning Commission to mitigate the effects of further significant construction activities on individuals who are already sensitized and highly affected by recent construction activities on the same parcel.

In addition, we would like to point out a conflict of interest that also ought to motivate a higher degree of scrutiny with respect to this project's impact on residential neighbors. Stanford does own the land upon which Stanford Hills residences sit. As part of a recent lease extension deal struck with Stanford Hills residents, Stanford has taken a preferred position ahead of other potential buyers of these properties, and has expressed a desire to acquire houses that go on the market in the Stanford Hills area (and has already acquired several of these houses). Because of this, Stanford could be perceived to benefit from any actions that might temporarily (if not permanently) depress the market value of these Stanford hills houses – actions such as this multi-year long construction project.

Below we enumerate a number of our specific concerns with this project proposal:

1) Landscape plans

We have significant concerns regarding the landscaping plans between the proposed building and the Stanford Hills neighborhood.

This project proposes to use a minimum statutory setback of 75' between a low density residential area and a large commercial office building. 35' of this setback is a utility easement controlled by PG&E. PG&E is in the process of removing effectively all vegetation in the easement area between Stanford Hills properties and the parcel to be developed. No new

plantings will be allowed within this 35’ region. Thus, depictions of existing screening vegetation in the submitted plans will very soon be inaccurate, as all trees within 35’ of Stanford Hills properties will be removed. Given this, the currently proposed plans for landscape screening between the building and adjacent homes comprise a single, non-staggered row of sequoia trees spaced at 25’ intervals as well as relatively small deciduous (Western Redbud) trees. This row of widely spaced trees is simply woefully inadequate for privacy screening. Furthermore, the above-ground parking lot, a major source of noise and light disturbance, would be shielded with only deciduous trees, providing no screening for a substantial portion of the year. In short, the proposed building will tower over the adjacent neighborhood with effectively no privacy screening for decades to come (if ever). We strongly advocate that the landscaping meant to screen this building from residential properties be revamped, starting from the principle that multiple layers of screening vegetation (with substantial height, given the constraints imposed by the easement) placed as close to Stanford Hills homes as possible are required for proper privacy screening.

Attaining an appropriate level of screening is challenging given the limitations of the easement, as trees closer to Stanford Hills homes would have a better screening geometry for the neighborhood than trees planted further away (i.e. closer to the proposed building). Therefore the 35’ easement highly reduces the effectiveness of the required 75’ setback space, making it challenging to properly landscape the area. We would urge the planning commission to consider using the edge of the easement, rather than the edge of the parcel, as the proper position to start setback measurement, as this would be more consistent with the intent of the setback requirement and allow for more adequate landscaping of a buffer zone between this commercial development and a low density residential area. We would also ask the commission to consider reducing the height and/or footprint of the proposed building.

One potential mechanism to increase the vegetation-usable setback of this project from Stanford Hills residences would be to move the proposed building closer to Sand Hill Road. We would note that at least two buildings on Sand Hill Rd in C-1-C zoning have 65’ (or perhaps smaller) setbacks. In our view, moving the building footprint toward Sand Hill Rd would have no negative consequences, and provide an additional useful area that might buffer this construction.

In sum, given that 35’ of the required 75’ setback from Stanford Hills is utility easement land that cannot be used to provide any landscaping privacy screen, we would advocate for 1) reimagining the current landscaping plan to include substantially more layered large, coniferous tree-based landscaping and 2) moving the building closer to Sand Hill Road to generate additional space for appropriate screening landscaping. Such a variance has precedent (other buildings along Sand Hill), and would conform more closely to the configuration of the Hewlett Foundation Building (which has an approximately 150’ setback from the nearest residential property).

We would also request for story pole placements on the site prior to plan approval to assess relative heights of roof line and roof top from the adjacent homes. Stanford has indicated that they will not grant this request unless specifically required to do so by the city of Menlo Park.

2) Construction and permanent noise

According the MND, construction noise at the adjacent residences is estimated to be in the 85-88 dba range (sufficient to cause permanent damage). Mitigation is expected to reduce this by 5 db, leaving it in a dangerous zone for constant exposure estimated to last 333 days per table 4.12-1 of the MND report. We view this as a highly significant quality of life issue for the neighborhood and request a more detailed and proactive approach toward minimizing construction noise. For example, a sound barrier to reduce the expected noise by 15-20 db would be more appropriate.

Page 124 of the MND "Parking Garage Traffic Noise" assumes all traffic noise post-construction will be below grade. This ignores the garage entrance at the southeast corner of the building. The garage opening is 24' wide. The garage ramp extends approximately 34' into the 40' landscape buffer leaving no room for adequate trees. The traffic study in the MND indicates two garage entrances are not necessary. We therefore object to this unnecessary source of light and noise. The second entry on the north side of the building does not have similar levels of noise or light concerns.

3) Office lighting and privacy

First and second floor lighting from the building will clearly be visible to houses, yet the MND essentially ignores this problem. No specific, proactive mitigation plan is discussed, which is concerning, especially given the highly problematic landscaping plan. We would request that to avoid light pollution (which has been a problem for the Hewlett building, which has a much larger setback and better, more mature landscaping) automated blinds for the internal portions of the building be activated after sunset, or that other specific mechanisms be enumerated prior to construction to avoid negative experiences our neighborhood has already had with the Hewlett building. We also request that the proposed building and parking lots use only low-to-the-ground lighting, which is both more energy efficient and pollutes less light into the adjacent neighborhood.

The second floor offices of the proposed building have a clear line of sight into the nearby homes. This is also not addressed in the MND. Unless (or until) solid vegetation blocks all visibility into the homes, we request shutters on the outside of the windows or other similar measures to protect the privacy of homeowners in the Stanford Hills neighborhood. As a second consideration, shutters will significantly reduce the heat on these south facing offices until the landscaping matures.

4) Traffic

Traffic generation is estimated in the MND to be 302 daily trips, with only 47 in the morning peak and 36 in afternoon peak. We find this to be a surprisingly low estimate for a building with 130+ occupants. We request that the assumptions that underlie these estimates be examined.

Furthermore, if the peak traffic is as light as indicated, there is little reason to have two garage entrances.

5) Building height variance

We see no reason for the height of the building to be allowed to be increased above the statutory limit for this zoning designation. The proposed “penthouse” is simply unnecessary, useless, and aesthetically unattractive embellishment, and contradicts Stanford's stated intent to screen the building as much as possible.

Conclusion

We respectively request that these issues be addressed prior to approval of any project. The aforementioned list is not intended to comprise an exhaustive list of issues that Stanford Hills residents have with the proposed construction. Given the draft status of the current plans, we reserve the right to comment on any other issues as they evolve and as new plans are generated.

We feel the best possible decision of the Planning Commission would be to place this project on hold for the near term while residents recover from previous construction activities and begin to re-landscape their lots to deal with the changes being caused by PG&E activities. However, if indeed the commission decides to move forward, we very much hope to work together to minimize impact on an already highly sensitized and previously impacted community.

Sincerely, on behalf of Stanford Hills Residents,

William Greenleaf, Ph.D., Chair, Adjacent land committee, Stanford Hills Home Owners Association, & Stacy Porter, MD
2372 Branner Drive
Menlo Park, CA 94025

Mark Trail, Stanford Hills Home Owners Association President
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Sue Bishop & Viole McMahon
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April 24, 2017

Tom Smith, Associate Planner
City of Menlo Park
Community Development Department
701 Laurel Street
Menlo Park, CA 94025

Dear Mr. Smith:

SUBJECT: Initial Study/Mitigated Negative Declaration Prezoning, Rezoning, General Plan Amendment, Stanford University – 2111-2121 Sand Hill Road

Thank you for the opportunity to review the proposed Initial Study/Mitigated Negative Declaration Prezoning, Rezoning, General Plan Amendment, Stanford University – 2111-2121 Sand Hill Road (MND). The MND was dated March 24, 2017 and received in our offices on April 3, 2017. San Mateo County Planning staff has reviewed the MND for consistency with the County's Planning and Zoning policies and the following staff comments are based on our review of the proposed project and MND.

The proposed project includes prezoning and annexation of a 14.2-acre property, currently in unincorporated San Mateo County, into the City of Menlo Park. The project also includes a 39,510 sq. ft., two-story office building with two levels of below grade parking on the 2.6-acre undeveloped portion of the property at 2131 Sand Hill Road. Parking would be provided in a surface parking lot located east of the building, and in a two-story, 119-space parking garage below the building. It will provide 40 surface parking spaces, for a total of 159 parking spaces. Eight bicycle racks would be located under the building arcade, and eight bicycle lockers would be included in the garage.

As you may know, the San Mateo County General Plan Policy 7.24 *Urban Unincorporated Areas Within City Sphere of Influence* states "encourage cities to annex urban unincorporated areas within designated city spheres of influence." County staff also believes that the City of Menlo Park should annex the PUD-Zoned parcels across the road and the portion of Sand Hill Road right-of-way immediately west the Santa Cruz Avenue-Sand Hill Road intersection. This would avoid a confusing, awkward configuration of jurisdiction at this location.

Review of Trip Generation Rates:

A. Surrounding Area Averages:

Trip generation for the proposed office building was estimated based on calculating the average trip generation rates for similar general office buildings in Menlo Park, based on square footage. Driveway counts for the office buildings at 2200 Sand Hill Road, 200 Middlefield Road, and 64 Willow Road were conducted in May and June 2016. The proposed office building is estimated to produce 47 trips during the AM peak hour, and 36 trips during the PM peak hour. Using the inbound and outbound splits calculated from similar offices, the project would generate 38 inbound and 9 outbound trips during the AM peak hour, and 4 inbound and 32 outbound trips during PM peak hour.

B. ITE Trip Generation:

ITE table (710) = 11.01 per 1000 sq ft weekday average rate
1.55 per 1000 average peak am
1.49 per 1000 average peak pm

Weekday total = 11.0*39.51 = 435
AM peak = 1.55*39.51 = 62 > 47 Hexagon estimates
PM peak = 1.49 * 39.51 = 59 > 36 Hexagon estimates

We believe that the MND trip generation rates should be adjusted upward to reflect potential future use conditions, at least to the extent that there is available on site parking.

C. Trip Distribution

The MND assumes that trip distribution will follow existing patterns. Page 13 of the traffic study turn movement diagram 4 shows 15 vehicles left turn from driveway and 6 right turn from driveway in the PM. Therefore 15/(15+6) = 70% will go WB Sand Hill and 30% will go EB Sand Hill then to Alpine Rd in the PM. An alternative trip distribution should be considered as well as it may or may not impact Intersection 2 and #3: Sand Hill/ Alpine/ Junipero Serra which is already at a LOS of D.

Direction	Distribution Proposed	Distribution Alternative Proposal
SB Alameda de las Pulgas	17%	17%
NB Alameda de las Pulgas	17%	17%
EB Sand Hill	20+33+8%=61%	20+33+8 = 61%
WB Sand Hill	20+33+8 = 61%	20+26+8 =54%
SB Alpine Rd	4%	11%
NB Alpine Rd	4%	4%
Misc other roads	No change	No change

Also please condition the project to include the following restrictions:

1) During construction (15 months) require construction related equipment, crews, etc., to use Sand Hill Road in lieu of Alpine Road in both directions. In particular, haul routes for excavated materials or imported materials should use Sand Hill Road to avoid unnecessary impacts to residents along Alpine Road.

2) Require the project to physically prevent illegal left turns off of northbound Alpine Road into the Buck Estates.

If you have any questions regarding the comments in this letter, please do not hesitate to contact me at 650/363-1865 or jlaclair@smcgov.org.

Sincerely,

Joseph LaClair
Planning Manager

JEL:aow – JELBB0203_WAN.DOCX