



REGULAR MEETING AGENDA

Date: 7/31/2017
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. Reports and Announcements

Under “Reports and Announcements,” staff and Commission members may communicate general information of interest regarding matters within the jurisdiction of the Commission. No Commission discussion or action can occur on any of the presented items.

D. Public Comment

Under “Public Comment,” the public may address the Commission on any subject not listed on the agenda, and items listed under Consent Calendar. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

- E1. Approval of minutes from the June 19, 2017, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/William Smith/1105 Almanor Avenue:
Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, in association with the partial demolition, remodeling, and addition of first- and second-story additions to an existing nonconforming single-story, single-family residence in the R-1-U (Single-Family Urban) zoning district. The proposed expansion and remodeling would exceed 50 percent of the existing replacement value in a 12 month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. ([Staff Report #17-049-PC](#))
- F2. Use Permit Revision/Steve Schwanke/824 Cambridge Avenue:
Request for a use permit revision for a first-floor addition to an existing two-story single-family residence on a substandard lot with respect to width in the R-2 (low density apartment) zoning

district. The previous use permit was approved in 1992. ([Staff Report #17-050-PC](#))

- F3. Use Permit/Andrew Young/1060 San Mateo Drive:
Request for a use permit to construct a first-floor addition, and perform interior and exterior modifications to an existing nonconforming, single-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district. The work would exceed 75 percent of the existing replacement value in a 12-month period. The project previously received a building permit for a more limited scope of work; however, the proposed revisions would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore, require a use permit. ([Staff Report #17-051-PC](#))

G. Regular Business

- G1. City of Menlo Park/Transportation Master Plan Oversight and Outreach Committee Nomination of a Planning Commissioner to serve as a representative on the Transportation Master Plan Oversight and Outreach Committee for potential Council appointment on August 29, 2017. ([Staff Report #17-052-PC](#))

H. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: August 14, 2017
 - Regular Meeting: August 28, 2017
 - Regular Meeting: September 11, 2017
 - Regular Meeting: September 25, 2017

I. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the “Notify Me” service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at (650) 330-6702. (Posted: 07/26/17)

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

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

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

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



REGULAR MEETING MINUTES - DRAFT

Date: 6/19/2017
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Drew Combs called the meeting to order at 7:01 p.m.

B. Roll Call

Present: Andrew Barnes, Drew Combs (Chair), Susan Goodhue (arrived at 7:03 p.m.), Larry Kahle (Vice Chair), John Onken, Henry Riggs, Katherine Strehl

Staff: Thomas Rogers, Principal Planner; Corinna Sandmeier, Associate Planner; Sunny Chao, Assistant Planner; Yesenia Jimenez, Associate Planner; Tom Smith, Associate Planner

C. Reports and Announcements

Principal Planner Thomas Rogers reported that the City Council at its June 6, 2017 meeting held a public hearing on the City's annual budget, which was now scheduled for adoption at its June 20, 2017 meeting. He said at the Council's June 20 meeting they also would hold a study session on an affordable housing project on Willow Road sponsored by MidPen Housing. He noted that Commissioner Susan Goodhue had arrived at 7:03 p.m. He said additionally at the June 20 meeting, the Council would have a consent item to approve the Station 1300 project's final map, which was a subdivision related action.

D. Public Comment

None

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](#))

Staff Comment: Associate Planner Corinna Sandmeier said after the staff report was finalized staff received an email from John Kadwany regarding the heritage tree removal. She said as noted in the project description the City Council denied the application for the heritage tree removal.

Applicant Presentation: Pearl Renaker, Tektive Design, said she was the project architect for the property owners, Scott and Isabelle Cole. She apologized for not being able to attend the April 10, 2017 Commission meeting when the application was originally discussed. She said she watched the hearing and would like to address some of the concerns raised by Commissioners and neighbors. She said in response to Commissioner Kahle's comment about the roof complexity that they have changed the roof to be standing seam metal throughout. She said in response to his request to have more articulation on the right side of the house they added two bay windows for the bedrooms at the side of the second floor. She said another option they would be open to instead would be to add a larger single bay window at the staircase in the middle of the right side. She said a great deal of discussion at the prior hearing had focused on the redwood tree near the southeast corner of the house. She said as noted by staff that tree would remain. She said the tree's continued good health was compatible with the protection measures. She said it was supported by the project arborist and the preservation and protection plan was subject to the review and approval of the City's arborist. She said the right side of the existing house had been next to the tree for the last 90 years. She said the tree was accustomed to those conditions and its roots had grown around the existing foundation. She said the footprint of the new house design for the areas closest to that tree was within the footprint of the existing house with some extra space for working clearance. She said they would use a pier and grade beam foundation as the grade beams would be significantly shallower than the existing foundation. She said piers would be drilled periodically and dug by hand near the redwood tree's roots.

Ms. Renaker said the staff recommendation to move the corner of the house two feet away from the tree was not meaningful as the tree roots could extend 80 to 100 feet around the tree. She said also removing a slice of the house would disrupt the architectural design and make the media room significantly less feasible. She said the two-story gables were a key element of the farmhouse style the owners were seeking. She said regarding Commission comments to look at different sitings for the house that they had done that earlier in the design process. She said they evaluated again after the April hearing. She said the Commission should have a diagram overlaying the proposed footprint of the new house with the existing house and to the modern house design that was approved a couple of years prior. She said similarities to their project design were apparent such as avoiding building on the south side of the lot because of the redwood and two heritage oak trees. She said building into the rear yard was difficult as the lot there became much narrower. She said also the owners would like to preserve that space for outdoor living and a private rear yard. She said expanding the existing house to the north toward the alley and toward the front property line ended as the most logical choice. She asked the Commission to approve the house in the same site as presented in April.

Commissioner Larry Kahle asked about the size and profile of the siding and if the corners were mitered. Ms. Renaker said that they were proposing siding with a little bit of a groove with blind nails in between, and that the corners probably would be mitered.

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

Commission Comment: Commissioner Kahle said his previous comments were that the front elevation was very attractive but he had concerns about the sides. He said personally he would favor the single bay window gable at the side of the staircase rather than the two smaller gables. He said he would also support the applicant's request to not notch the corner of the house as it would not reflect what would happen with the roof lines. He said his concern was not with the length of the wall but how to break it up to make it more interesting. He said he was glad they now had only one roof material.

Commissioner Henry Riggs said the project would fit with the neighborhood. He suggested the applicants consider window dressing for the stairwell as he thought it might prove to be a privacy issue for them. He said he tended to agree with Commissioner Kahle not to require the notching of the home as additional protection for the redwood tree.

Commissioner Andrew Barnes said the staff report on page 4 talked about the tree and redesigning that corner of the house to increase distance between it and the tree. Associate Planner Sandmeier said the City's arborist had approved the project's arborist report as adequate with the protection measures. She said that staff showed the City's arborist the condition Commissioner Barnes was referencing and he confirmed that it would probably be beneficial to the tree to have the corner of the house further away from it. Principal Planner Rogers said that the condition was added more to address the Commission's direction about the monolithic perception of the wall than tree protection and absent that direction, staff probably would not have added the condition.

Commissioner Barnes said he was fine with the height noting the project was in the flood zone. He said he appreciated the change in roof pitches and materials. He said the standard tree protection measures would be adequate.

Commissioner John Onken said the house seemed large due in large part to the raised grade due to the flood zone and the odd shape of the lot as it tapered to the rear. He said proper measures were being taken to protect the redwood tree. He said regarding privacy concerns that the house was far enough away from other houses to not be a problem. He moved to approve the findings and approve the use permit as recommended by staff but without the project specific condition 4.a.

Commissioner Kahle said he would second the motion but asked if Commissioner Onken would be willing to specify one large bay window at the stair landing rather than two smaller ones as suggested by the architect. Commissioner Onken said he would if Commissioner Kahle felt strongly about adding it as a condition. Commissioner Kahle said he did feel strongly about it and suggested that the change be reviewed by staff, with the option to notify the Commission if anything was questionable.

Commissioner Riggs said he would vote against the motion as he did not support designing from the dais. He said he was not opposed to the project.

ACTION: Motion and second (Onken/Kahle) to approve the item as recommended in the staff report with the following modifications; passes 5-0 with Commissioners Goodhue and Riggs opposed.

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 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.**~~

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing a single bay window at the stairs, along the south elevation, 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.

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](#))

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

Applicant Presentation: Chris Kunding said that his father-in-law owned the house and that he and his wife lived there and wanted to add some additional space for their growing family.

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

Commission Comment: In response to a question from Commissioner Strehl, Mr. Kunding said the existing front home has three bedrooms and two bathrooms.

Replying to Commissioner Riggs, Assistant Planner Chao said that the applicant wanted the additional space at this time for an office and a playroom and were aware that they could apply in the future for a use permit revision for a secondary dwelling unit.

Commissioner Strehl asked if the parking requirement could be accommodated if they applied for a use permit revision in the future for a secondary dwelling unit. Assistant Planner Chao said that if they did apply they would have to provide an additional parking space for a secondary dwelling unit and that could be a tandem space.

Chair Combs said that initially the application was for additional storage and asked how the transition to office and playroom space occurred. Mr. Kundinger said originally the project was proposed as an office and playroom. He said that FEMA however would require 12-inch freeboard above grade for that use but would not if the space was used for storage so they were applying to use the space for storage and to accommodate the office and playroom in the house.

Commissioner Kahle said he was very unhappy with the proposed design as it looked like an addition as its materials and roofline were not the same as the main house. He said he was dubious that it would be storage since there was a full bathroom.

Commissioner Barnes said that the space would have a finished bathroom and shower but be used for storage and those were incongruent uses.

Chair Combs said he was skeptical of the office and playroom use as the unit would have a full bathroom but now having heard it was storage thought it was an illogical use of space.

Commissioner Strehl asked what the FEMA requirement would be for its use as a playroom and office. Principal Planner Rogers suggested that the Commission consider the proposed design as presented noting that if the existing building was conforming that this project would not have come before the Commission. Replying to Chair Combs, Principal Planner Rogers said that a unit needed a kitchen to be a living unit.

Commissioner Riggs moved to approve the project. Commissioner Strehl seconded the motion. She said in the Willows that a number of accessory buildings were being used as secondary dwelling units without going through the approval processes. She said it was important for neighbors to bring to the City's attention if the use changes in that way.

Commissioner Onken said he would not be able to support the project noting that they would be endorsing a workaround.

Chair Combs said the Commission had received conflicting information about the use and the Commission had a right to get validated information.

Commissioner Barnes said he was supportive of people using land appropriately and he had some struggles with the conflicting use proposal but noted that if it was on a conforming lot it would have been approved for a building permit.

ACTION: Motion and second (Riggs/Strehl) to approve the item as recommended in the staff report; passes 5-1-1 with Commissioner Kahle opposing and Commissioner Onken abstaining.

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

- 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](#))

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

Questions of Staff: Commissioner Kahle asked what the maximum height was in this zoning district. Associate Planner Jimenez said it was 35 feet. Commissioner Kahle confirmed that the property was not in the flood zone.

Neelu Yadav introduced herself and Raj Yadav as the project architects with Yadav Design Group.

She introduced Ravinder Sethi and Nadeem Zafar, the property owners. She said that they would remove the existing two-story residence and replace it with two new modest sized two-story residences on the R-3 lot.

Commissioner Kahle said the first floor grade elevation was two-feet and two inches above the adjacent grade and asked if the grade could be lower. Mr. Yadav said it could be lower. He said it was the comfortable level for this traditional size of house however.

Commissioner Goodhue said the bird's eye view in schematic B2 showed that there was a wide curb cut for the garage space and then a wider curb cut for the driveway. She said looking at schematic 2, which was the view from the southeast corner, it appeared that a driver would have to do a funny maneuver to park a car in front of the garage.

Ms. Yadav said the curb cut was 12 foot. She said where the curb met the property line it was wider but otherwise it lined up with the edge of the building.

Commissioner Kahle noted a IPE siding on the front and asked if that was a screen applied to the wall as it looked like there was a window behind that and a bathroom on the second floor. Mr. Yadav said the idea was to make it into a screen type having a distance between the IPE wood and the stucco behind to provide depth and screen the bathroom window. Commissioner Kahle confirmed that it was the same siding used on the entry as there appeared to be an opening on the sides with the screen.

Chair Combs opened the public hearing.

- Tom Rice, Menlo Park, said he was representing the property owners of the multi-family unit next door and the people who live there. He said their concern was with the driveway line and the fence as the fence extends the length of the driveway and into the backyard and was shared with the Alice Lane properties. He said the whole driveway line that technically was on the subject property was lined with trees that provide screening particularly to the neighboring unit 3. He said the drawing showing the trees did not show much of the oleander shrubs that were actually taller than many of the trees and provided a great deal of privacy. He asked that the protection of privacy for the future owners of the subject property and current neighbors be addressed. He said the use of the word modest to describe the two new buildings was not accurate as currently there was only one home and there would be two large homes in the future that would affect his property and Alice Lane backyards.

Chair Combs closed the public hearing.

Commission Comment: Commissioner Onken said a car backing out of the garage for unit 2 would have to back up 100 feet and asked if that was seen as an issue. Associate Planner Jimenez said the Transportation Division looked at the turning radius affirmatively. Commissioner Onken said when cars were parked in the designated spaces there would be no turning radius.

Commissioner Goodhue noted correspondence from a neighbor about the fence that was recently installed. She asked if prior to the fence the properties had shared asphalt. Mr. Sethi said the fence was partial and came out of the back of the property about halfway. He said the front piece of the fence was shared. He said half of their house was exposed to the right property, which was a four-unit apartment building. He said after he bought the property he moved the fence forward following

City's advice to keep the fence back twenty feet from the property line. He said a fair amount of the fence in the front was four foot high and that he had talked to the other property owners about the fence. Replying to Commissioner Goodhue, Mr. Sethi said they intended to keep the fence and provide privacy. Commissioner Goodhue asked if the driveway would be replaced. Mr. Sethi said they would use pavers. Commissioner Goodhue asked if they would put landscaping along the fence on their side. Mr. Sethi said they would.

Commissioner Kahle said the neighbor spoke about the plantings along the fence and asked if those were proposed to stay. Mr. Sethi said they would keep the plantings and most likely add some plants that were nicer than oleander to provide even more privacy. Commissioner Kahle asked if there was enough room in the driveway. Mr. Sethi said he was referring to the west side and not along the driveway. Ms. Yadav said along the driveway they could not do much planting but would use vines. She said they would keep the sight view fence height in the front.

Commissioner Kahle said it was an attractive project. He said they had four materials facing the street and he would prefer that it only be three and that he did not think the stone was really necessary. He said he thought the project was tall and as the finished floor was two-feet above grade he would like the grade lowered at least one foot. He said on the front perspective there was a band on both sides that separated the finished materials and that stopped lower than the sloping roof over the garage. He suggested raising the band up so it aligned with the top of the sloping roof on both sides. He referred to the middle top perspective drawing on sheet A1.0A. Mr. Yadav and Ms. Yadav said they could work on that.

Commissioner Onken asked about the IPE siding on the front of the house. He said in the perspectives and elevations it goes up along the gable ends as just a panel and a similar piece was to the side of the stone entry. Mr. Yadav said the IPE was added to soften the exterior as was not warm aesthetically with a lot of stucco, wood siding and stone. He said they had wanted to add something natural on the front and the side, which was very prominent, but not to incur great expense for the property owners. He said working with staff they decided to do the same treatment on the balcony side and on all sides. Commissioner Onken said for the stairwell window the material wrapped but not on the front entry door. Mr. Yadav said if they wrapped it as siding there was no lightness to the visual effect. He said they were playing with application of the same material to create lightness.

Commissioner Barnes said he liked the project and thought its design picked up the modern home across the street. He asked if they would contemplate coming down to 28 foot rather than 29 foot height.

Commissioner Goodhue said she liked the project and appreciated having two houses where there was now only one. She said it was in the correct zoning for multiple units. She said she tended to like the stone mixed with the wood and stucco. She said she was concerned with the other siding on the stairwell as it popped out but the architect's explanation about the use of that material helped her understand somewhat better. She said it was a very nice project and would certainly be an improvement over the current state of the property. She said she had concerns with people trying to back their cars out onto Middle Avenue.

Commissioner Riggs said the project had brought up a variety of comments. He said usually he recoiled from El Dorado stone being applied to one façade but that in this case it was well used. He said on the elevation where the belly band came in under the garage roof it appeared the stone

wrapped 12-inches and suggested it might be simpler to take the stone up to the soffit and stop the belly band there. He suggested doing some test panels with the pinkish beige siding. He said the details would matter on this project so that the wood panels including how the ends were cut clean, the mitered joints on the bay window, the garage door materials and proportions including the transom and the closed soffits needed to be carried through the construction process with thought as it would make a difference between well done small homes (small for Menlo Park) and homes that looked like builder homes. He said he would wait for other Commissioner comments before he made a motion.

Commissioner Strehl questioned why Commissioners Kahle and Barnes wanted the height reduced as the home as proposed at 29 feet was well below the 35-foot height maximum in the zoning district.

Commissioner Onken said that the two windows in the second story bedrooms were probably not a problem as they were located almost 30 feet away from neighbors. He said he was fine with the mixed materials and thought the ipe screening on the front would be interesting. He said he was happy to make a motion to make the findings to approve the use permit.

Mr. Yadav said the left side elevation showed that most of the building was 28-feet two-inches in height and it was only toward the rear one-third of the building that the height became 29-feet two inches.

Commissioner Riggs said he would like to second the motion. Chair Combs asked if there had been a motion as he had heard Commissioner Onken said he would be happy to make a motion. Commissioner Onken moved to approve the project as recommended in the staff report; Commissioner Riggs seconded the motion.

Commissioner Barnes said regarding the height that it was well below the maximum height for the zoning district but within the context of single-family residences in Menlo Park that 28-foot height was the norm. He said it was a recommendation only.

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

1. Make a finding that the project is categorically exempt under Class 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.
 - 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.
- 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](#))

Staff Comment: Associate Planner Tom Smith said that six pieces of correspondence had been received since the publication of the staff report and were available at the dais. He said in general the correspondences pointed to traffic conditions, speed limits, safety concerns related to Sand Hill Road, Santa Cruz Avenue, Alpine Road, and other intersections in the vicinity, the value of park and recreational uses on the site versus proposed office uses, safe routes to school and how traffic might affect that, and the jobs and housing imbalance in the community and whether this project fully addressed that.

Commissioner Onken said he needed to recuse himself due to a potential conflict of interest.

Questions of Staff: Chair Combs asked what a property tax exchange negotiation was. Associate Planner Smith said Stanford recently filed an annexation application with LAFCo. He said one of the first steps was an estimate made by the County Controller as to the total taxable revenue generated within the proposed annexation area. He said after they have that amount the City and County would discuss how that should be allocated to cover the different services required by the annexation proposal.

Commissioner Strehl asked what services the County would provide and asked about the criteria of how much would go to the City and how much to the County. Associate Planner Smith said he was not sure but in general this was a very urbanized area and about 250 feet of Sand Hill Road would be incorporated as a result of the project as well as about a third of the intersection of Sand Hill Road and Santa Cruz Avenue which would make a couple of traffic lights the City's as well as some pavement. He said negotiations would be about these relatively small areas that would be annexed into the City but in addition there was police service, park and recreation and similar things to consider.

Commissioner Strehl asked if Menlo Park Fire District already covered this area whether it was annexed into Menlo Park or not. Associate Planner Smith confirmed that was correct.

Applicant Presentation: John Donahoe, Associate Director of Planning and Entitlement for Stanford Real Estate, made a brief PowerPoint presentation. He said the project itself was a 39,000 square foot office building. He said the site was a legal parcel running from Alpine Road along Sand Hill Road, somewhat triangular that included the former Buck estate, which was now used as Stanford's Provost's residence, and the Hewlett Foundation building developed several years ago and zoned in the County as residential estate zoning. He said a PG&E gas easement was located along the length of one segment of their property and adjacent to that was the Stanford Hills Subdivision, originally constructed in 1959. He said the Stanford Hills park was also owned by Stanford with a long term ground lease to the City of Menlo Park and had been constructed shortly after subdivision construction.

Mr. Donahoe said the annexation, general plan amendment and rezoning was needed because they wanted to look at the development of the vacant portion of the property. He said there was an existing memorandum of understanding between the County of San Mateo and the City of Menlo Park that said in these kinds of areas that urban development should occur within urban boundaries. He said they were looking at creating residential zoning for the Provost home and commercial zoning for the remainder of the parcel.

Mr. Donahoe said that the existing access road off Sand Hill Road only went to the Hewlett Foundation and no further. He said it did not go all the way to Alpine Road. He said the project included a two-story class 1 office building and would have two-level below grade parking and some above grade parking. He said they have been working with the Hewlett Foundation administrators and the Stanford Hills Subdivision residents on this project. He said they would provide two additional BMR units on another Stanford project within the City rather than do in-lieu fees for this project. He said the project has generous setbacks and they would plant 91 more trees. He said they designed the building to be compatible and complementary to the Hewlett Foundation building. He said the Stanford Hills Homeowners Association (HOA) asked them to delete the clerestory from this project although that was an aspect of the Hewlett Foundation building. He said greatest physical constraint in assigning the commercial zoning to this parcel next to an existing neighborhood was it must have 75 foot setback from the residential and that included also a 35-foot PG&E easement and a 75-foot setback from Sand Hill Road. He said as mentioned they would plant 91 new trees including 46, 72-inch box giant sequoia trees along the rear but not within the 35 foot PG&E easement. He said they would also plant seven water gum trees, also an evergreen, closer to the building at the request of the HOA. He said they were discussing with PG&E to put a solid fence around their vault and trees for screening.

Chair Combs opened the public hearing.

- Janet Davis said she has lived on Alpine Road for 50 years. She said her broad concern was the jobs and housing imbalance in San Mateo County. She said Stanford had done a study and had identified this area as a site for affordable housing for lower paid SLAC and Stanford University employees who would be close enough to walk or bike to work. She said her local concern was with traffic. She said the area of Sand Hill Road and Alpine Road was chaotic. She said the traffic study done was just magical thinking and there was a particular problem with the Alpine and Sand Hill Road intersection and was a death trap for bicyclists and cars. She said construction trucks used Alpine Road as it has no traffic lights. She said public transit was practically non-existent. She said there were inconsistent speed signs that needed addressing. She asked what the \$180,866 for transportation impact fees would be used for.
- Ron Snow, Stanford Avenue, said his understanding was that the Hewlett Foundation building had been allowed to be developed but the rest of property could not be. He said he thought the applicant was positioning to incorporate the land into Menlo Park to avoid that understanding. He suggested looking at the original agreement for the use of the property. He said the traffic study for the project was very flawed. He said the site had 163 parking spaces but apparently only 30-40 cars adding to the volumes at peak hours. He said that there would be several hundred cars leaving and going into that parking lot during the day. He said pedestrians cause delays for autos turning from Sharon Heights and that a right hand turn light was needed to turn right into the property. He said he met with the Mayor of Menlo Park and the County's Board of Supervisors about the need for traffic mitigation in this area. He said the area needed more affordable housing and not more office space.

- Molly Glennan, unincorporated Menlo Park, said that the increase in traffic referred to Alpine and Sand Hill Roads but impacted Santa Cruz Avenue and the Alameda as well. She said that there was a big disconnect between the traffic study and what was there. She said people chose to live in that area for the small town life style and the quality of life was being impacted. She said over the last five years residents had seen phenomenal traffic increases driven by developments such as Stanford's.
- Mark Trail, president, Stanford Hills HOA, said their association had 78 homes, 15 of which border the development. He said they had two main concerns if the development went forward and that was included in their April 23rd letter, and that was mitigation of construction noise and dust and what hours work would be conducted. He said the residents on Branner suffered from construction fatigue due to PG&E's 24/7 work to replace their pipeline that included the use of stadium lights. He said people moved to the front of their houses to get away from the lights and one elderly neighbor was so fatigued from the construction impacts that she stumbled and died. He said they also wanted adequate privacy screening from the project. He suggested seeing if the building could be moved further forward toward Sand Hill Road to allow for thicker vegetation screening. He thanked Stanford for engaging with the HOA and conducting several meetings.
- William Greenleaf, 2372 Branner Drive, said he lived in one of the closest houses to the project. He said that Stanford has a conflict of interest as it owned the land upon which the Stanford Hills residences were located and has expressed interest in acquiring houses when they go on the market. He said they might be putting themselves ahead of the market through extending the lease agreement. He said Stanford could be perceived to benefit from any actions that might temporarily or permanently depress the market value of the Stanford Hills residences. He said the project proposal needed careful review.

Chair Combs closed the public hearing.

Commission Comment: Commissioner Strehl asked if there was any understanding or agreement on the designation of use for this property that existed at some point in the past. Associate Planner Smith said the Hewlett Foundation development went through a use permit process with the County and noted he was not familiar with the conditions that might have been attached. He said the property was zoned for residential and he believed that there might be some requirement about what types of office uses were permitted.

Mr. Donahue said this property was not part of the Stanford founding grant property but was owned by the Buck and Meyer family for decades. He said when the last members of the family passed in the late 1970s they dedicated the property to Stanford. He said the Hewlett Foundation was developed based upon a particular zoning section in San Mateo County zoning that allowed for philanthropic organizations to build within residential zoning. He said the lease with the Hewlett Foundation required that they remain a philanthropic organization but that did not coincide with their proposal. He said they could have developed a residential property on the vacant part of this parcel. He said in 2012 the City in updating its Housing Element had looked at this site for potential as high density residential but was ultimately rejected. He said they then came back with this proposal.

Commissioner Strehl confirmed with Mr. Donahoe that this project and the Hewlett Foundation did not have access now and would not get through this development project access to Alpine Road through the parcel. She confirmed with him also that the two BMR units for this project would be above and beyond what was proposed for the other pending project. She asked what the estimate was for employee count. Mr. Donahoe said they expected one employee per 300 square feet or about 133 employees.

Commissioner Kahle noted for the record that he was friends with Mark Trail, one of the speakers, and that they have a mutual friend who lived on the back side of Branner Drive. He said he had not received the traffic study that other Commissioners seemed to have and referred to concerns about the adequacy of the traffic study. Associate Planner Smith said based on the criteria the City has for determining whether proposed development would worsen conditions at intersections that there would be a very minimal increase in existing conditions and would not downgrade the existing conditions at the site. He said that Transportation Division staff was present as well as a representative from Hexagon, the consultants that had done the traffic analysis.

Commissioner Kahle asked Mr. Donahoe to pull up the slide showing the 75 foot setbacks. He asked why the building could not be shifted more towards Sand Hill Road and away from the PG&E easement and the residences behind that. Mr. Donahoe said that the Hewlett Foundation had a ground lease over the property and already through discussion with Hewlett Foundation a portion of Stanford's project would go some distance over the other's property. He said the neighbors had said that they did not want to see parking in the setback area. He said also a 75 foot turnaround for emergency services was needed so they were a little constricted in that area. He said they figured out what they could do within the setbacks and worked with Hewlett Foundation to push that as much as they could. Commissioner Kahle asked about the left side restriction for the Hewlett Foundation building. Mr. Donahoe showed the lease line on a slide. Commissioner Kahle asked what the limitations for moving the building over there were. Mr. Donahoe said that the subject property would have two levels of underground parking but needed surface parking as well. He said they also had to locate the trash enclosure in an appropriate location.

Commissioner Kahle said the trips generated for peak a.m. and p.m. hours did not equate with two below parking floors and surface parking, and two ingresses and egresses. Mr. Donahoe said that the project was meeting the parking requirement for the zoning. He said the Hewlett Foundation's vacant area to the left was their parking reserve, which was currently landscaped. Commissioner Kahle asked why there were two accesses and two egresses. Mr. Donahoe said that if they had more of a rectangular building and more efficient alignment of the two below grade parking levels they might have been able to have one access and egress. He said they tried to configure one access and one egress but found they would lose more parking spaces in doing that.

Commissioner Goodhue asked in reference to the County and the residential zoning allowance for philanthropic organizations why the County had not kicked the Hewlett Foundation project over to the City for annexation at that time as being in a more urban area. Mr. Donahoe said the Buck Meyer estate was donated to Stanford but without any maintenance funds associated with it. He said Stanford's lease money from the Hewlett Foundation was used to renovate the estate.

Commissioner Goodhue asked for the record the number of employees at the Hewlett Foundation currently. Mr. Donahoe said there were approximately 200 employees. Commissioner Goodhue asked about their TDM program. Mr. Donahoe said that the Hewlett Foundation did not have a TDM requirement but they offered TDM programs. He said Stanford has offered the use of surface

parking to the Foundation as needed for certain events so the parking landscape reserve would be kept as such. Commissioner Goodhue confirmed with Mr. Donahoe that this property's use would not impact trip counts for Stanford University.

Commissioner Barnes noted that the Hewlett Foundation produced no tax revenue. He asked about tax revenue for the new development use and whether there would be a requirement to lease to a company that would generate tax revenue. Mr. Donahoe said the project was viewed as a net gain fiscally as it was an investment property for Stanford and not intended to be occupied by Stanford. He said any tax revenues would ultimately go to the City once the annexation was complete. Commissioner Barnes asked if there was anything memorializing that this project and the Middle Plaza project would not be use used by Stanford and its affiliates. Mr. Donahoe said they could not guarantee the future. He said Stanford owned a lot of property on Sand Hill Road and did not occupy much of it. He said it makes more economic sense to lease property for income purposes.

Commissioner Barnes asked how big the Sand Hill submarket from leasable square footage office space was. Mr. Donahoe said he was told \$1.3 million. Commissioner Barnes confirmed they were talking about 40,000 to 1.3 million square feet. He asked why the first floor was seven feet below grade on the back side. Mr. Donahoe said an average grade was calculated, and that the site was relatively flat. He said they were not suppressing too much other than to go below two levels for a garage. He said with that there would be some grading and a need immediately adjacent to that area for some bio-infiltration areas. Mr. Barnes asked about the comment that upgrading the pedestrian crossing from the project site to the Sharon Heights Plaza would cause impacts to traffic flow. Mr. Donahoe said he would defer to the City.

Kristiann Choy, City of Menlo Park Transportation Division, Senior Transportation Engineer, said they would look at the crosswalk design and whether to change the phasing there. She said the intersection operated successfully currently and they didn't expect to need to change the phasing to operate very differently.

Chair Combs said Stanford owned the Stanford Hills development land and asked about a comment that Stanford's interest in developing the subject property might intersect with their long term interest regarding the housing development. He asked if there was a connection between this plan and long term plans for those homes.

Mr. Steve Elliott, Stanford Real Estate, said Stanford owned lands under the Stanford Hills subdivision, and had entered into an agreement with all the property owners for a lease extension some time ago. He said he disagreed with the claim that there was conflict or some economic interest for Stanford regarding this project and that subdivision. He said the creation of this office building would not only screen Sand Hill Road but also the operations of Sharon Heights plaza. He said that was seen by many as an improvement. He said their landscape and tree screening would not only screen their building but Sand Hill Road as well.

Commissioner Riggs suggested for the proposed crosswalk across Sand Hill Road that the applicant research and provide a two-level timing one for able bodied pedestrians and bicyclists and the other for disabled persons to not impede traffic flow. He said he appreciated the work that went into the site planning and the architecture to complement the Hewlett Foundation building. He asked if there would be exposed rafter tails on the new building similar to the Hewlett Foundation building. He said the 11 by 17 rendering did not show any rafter tails but sheet A1.7 did. The

project architect, Mr. Chow, said the building would have the same rafter tails as the Hewlett Foundation building.

Commissioner Riggs asked if the driveway was the conflict with oaks 93 and 97. Mr. Donahoe said there should be a tree disposition in the packet. Commissioner Riggs asked if that showed the driveway superimposed. Mr. Donahoe suggested looking at the grading and drainage plan C4.1. He said staff had recommended a condition to either redesign or transplant the tree. He said they prefer to transplant the tree.

Commissioner Riggs suggested staffing that in Appendix F, sheet F12, requirement 51, the first bullet for dust control requiring that exposed surfaces shall be watered two times a day that they add a clause unless the area had already been watered by falling rain. Associate Planner Smith said he believed that could be added to the clause.

Commissioner Riggs said the project proposal was a good design and that the applicant had made good efforts to respond to neighbors. He said he was supportive of the project.

Commissioner Strehl asked if the applicants anticipated one or more tenants in the building. Mr. Donahoe said the intent was one tenant but the building was flexible enough to accommodate two tenants. Commissioner Strehl asked about tenant amenities such as eating facilities. Mr. Donahoe said that would be part of the tenant improvements discussion; he noted that showers in the parking garage were planned. Commissioner Strehl asked if large oak trees could be successfully transplanted. Mr. Donahoe said these trees were not large trees compared to other trees that they have successfully transplanted. He said he expected transplanting them to the triangular area of the parcel.

Commissioner Strehl said the speed limit signs between Santa Cruz Avenue and the Alameda should be consistent. Ms. Choy noted that Santa Cruz Avenue and the Alameda to the north were all within the County jurisdiction. She said that the County recently lowered its speed limit on Alpine Road and the City removed its sign that indicated a higher speed. She said she would request the County remove conflicting speed signs.

Commissioner Strehl said she had asked the applicant about TDM and that they work with the Hewlett Foundation to encourage carpooling, car sharing, bicycling and walking to minimize traffic impacts on Sand Hill Road and Santa Cruz Avenue.

Chair Combs said that speakers indicated they understood that in the development of the Hewlett Foundation through the County that any other development in the area would be properties within the City's jurisdiction. He said as this property was not within the City's jurisdiction the residents' sense was that it would not be developed. He said this proposal to annex the property into the City for development seemed somewhat like a fast move to them. Mr. Donahoe said he did not think this was true. He said the property was currently in the County's residential zoning. He said his comment earlier about urban area was a general description. He said the question was if development occurred within which jurisdiction should it be done and not whether you could or should not develop. He said the City when looking at its Housing Element considered the parcel for high density housing which indicated there was no prohibition on development there. He said at that time neighbors were concerned with R3 high density zoning on that parcel. He said he had examined the lease information they have with the Hewlett Foundation and researched County ordinances in place at the time of the Hewlett Foundation development. He said the zoning to

permit development in residential zoning for philanthropic organizations remained. Chair Combs said that to develop a commercial building here however that they needed to change the zoning. Mr. Donahoe said they could have done the same process they were proposing through the City through the County instead.

Chair Combs asked if the project had been developed with the County whether the City have had any way to provide input and control. Principal Planner Rogers said the County does environmental review for project development. He said notifications of that review are sent to the City for properties with some adjacency. He said the City would basically have the same rights as any other interested party but with no right of approval as the development was happening in another jurisdiction.

Mr. Elliott said the Hewlett Foundation ground lease for their parcel was from Stanford. He said with that they went forward about 20 years ago or so to work with the County to develop the property. He said Stanford was not the developer of that property. He said the three and a half acres for this proposal was not part of that other development discussion. He said there was no discussion that this part of the parcel would never be developed.

Commissioner Barnes asked what mitigations for traffic impacts were being contemplated. Ms. Choy said the traffic analysis was done according to the City's Transportation Impact Guidelines and followed the City's standards of significance for traffic impacts. She said the project was found to not have any significant traffic impacts. She said the only recommendation the City made was about the crosswalk at Sand Hill Road and the Sharon Park project driveway intersection. She said it did not have a fourth crosswalk leg and with this development there was an expected increase in pedestrian traffic to and from the southeast and on the other side of the intersection.

Commissioner Barnes asked about TDM and alternates to auto travel for the project. Mr. Donahoe said creating an alliance with the Hewlett Foundation on that was important as more mass was needed for successful van and carpools. He said public transit up and down Sand Hill Road could be better. He said Stanford has a Marguerite shuttle that served SLAC. Commissioner Barnes asked if they would monitor trip counts from the site. Mr. Donahoe said they would not and that was more of the City's purview.

Commissioner Barnes said they had been tasked with making sure the project was aligned with the General Plan. He said that Plan said that any new office use must make provisions for adequate off street parking. He said this project with its underground parking did a good job of removing on street parking needs. He said they had already talked about mitigating traffic impacts and developing effective alternatives to auto commuting. He said in regards to adhering to acceptable architectural standards that he liked the proposed building design and its reference to the neighboring Hewlett Foundation building. He said regarding protecting adjacent neighbors from uses with negative impacts that although neighbors here would prefer a one-story building the proposed building was screened. He said the applicant had made changes to make it work for the site and address neighbors' concerns. He said he was inclined to support the project.

Commissioner Kahle said that the projected trip generation for the project did not seem believable and asked how it was calculated. Ms. Choy said the City uses the Institute of Transportation Engineer's trip generation publication. She said because the size of the proposed project was on the smaller side than a lot of the surveys done for the standard trip rate that they had their traffic control team do surveys of office buildings of similar size in the area to determine the trip rate. She

said the peak trip generation was for only one hour in the a.m. or one hour in the p.m. Replying to Commissioner Kahle, she said they looked at an a.m. peak period of 7 to 9 a.m. and p.m. peak period of 4 to 6 p.m. and arrived at the peak hour count. She said the team surveyed one site per day and looked at three sites. Commissioner Kahle said that did not seem adequate.

Commissioner Kahle said the site plan and front elevation showed a gable on the left side but on the left elevation in the section it looked like a hip. He said to match the Hewlett Foundation building he wanted to make sure there was no gable. Mr. Chow, the project architect, said it was all hip. Commissioner Kahle suggested they correct the site plan and front elevation.

Commissioner Kahle asked if the maximum height for the zoning was 35 feet above natural grade. Associate Planner Smith said that was correct and the project height was 31 and half feet. Commissioner Kahle asked about addressing concerns regarding noise and what were the construction hours. Associate Planner Smith said the City's construction hours were 8 a.m. to 6 p.m. Monday through Friday and there was a condition for the generation of a noise plan before any construction or grading work began. He said a notice would be sent to neighbors that would specify that affected residents should be contacted for development of that plan and to have a manager as part of the project development that could be contacted in case of noise complaints throughout the construction process. Commissioner Kahle said there was a request for a story pole and asked if there was any value using those. Principal Planner Rogers said that was a fairly regularly made request but the City has found that renderings had gotten to the point that they were much more accurate and helpful than a frame like a story pole. He said how people related to buildings was influenced by surface finish and materials. He said a frame only can give an inaccurate representation of a building's overall feel.

Commissioner Kahle said it was an attractive building and tied in well with the Hewlett Foundation building. He said he would prefer that the building be sited away as much as possible from the residences. He said the landscaping shared tonight was adequate. He said he would encourage HOA and Stanford however to continue to work on that together so it was satisfactory.

Commissioner Riggs said he would like to make a motion but first asked the applicant if they would be willing to look into a cross walk signal having two separate possible intervals and provide it for this project. Mr. Elliott said they would be happy to look into it and if possible as a City requirement.

Commissioner Riggs moved to make the recommendation to the City to make the findings for the zoning change, use permit and other recommendations to the City Council as drafted in the staff report. Commissioner Strehl seconded the motion. She said she also would like to recommend to the City Council that they make sure TDM measures were implemented when the building was occupied. Commissioner Riggs suggested requesting a lease clause that would require TDM. Mr. Elliott said they had not had that in previous approvals but it sounded like something the City was moving towards. Commissioner Riggs said for tenant improvements there would be a building application and that application was reviewed by staff. He asked if TDM would be requested at that time for tenant improvements. Associate Planner Smith said not under current practice. Commissioner Riggs asked what level of TDM Commissioner Strehl wanted. Commissioner Strehl said comparable to other businesses of similar size.

Chair Combs asked what information Council received regarding the Commission's recommendation for approval. Principal Planner Rogers said as a general practice they try to get the minutes prepared for such items but noted that the longer the discussion in the minutes they

less likely Council would review it. He said if the Commission wanted to highlight something that it should be part of the recommendation.

Commissioner Riggs said he thought they could also recommend to Council that TDM be required as a tenant lease condition.

Commissioner Barnes said Stanford has a robust business park TDM program. He suggested to not looking at this as an independent project with its own infrastructure to develop the TDM but to roll it into the Stanford Business Park. Commissioner Strehl said that the Stanford Business Park was some distance from this project and was too specific she thought. She said she would prefer that the City Council address it for this development. Commissioner Riggs suggested recommending that a TDM requirement be part of the tenant lease for the project.

ACTION: Motion and second (Riggs/Strehl) to recommend approval actions as recommended in the staff report with one additional recommendation; passes 6-0 with Commissioner Onken recused.

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)

Rezoning

3. Introduce an Ordinance of the City of Menlo Park, Rezoning 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) **and add a new condition for TDM.**

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).

G. Informational Items

G1. Future Planning Commission Meeting Schedule

Principal Planner Rogers noted that Commissioners Onken and Strehl would be absent for the July 17 meeting and reviewed the quorum requirements.

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

H. Adjournment

Chair Combs adjourned the meeting at 10:03 p.m.

Staff Liaison: Principal Planner Thomas Rogers

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date: 7/31/2017

Staff Report Number: 17-049-PC

Public Hearing: Use Permit/William Smith/1105 Almanor Avenue

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, in association with the partial demolition, remodeling, and addition of first- and second-story additions to an existing nonconforming single-story, single-family residence in the R-1-U (Single-Family Urban) zoning district, at 1105 Almanor Avenue. The proposed expansion and remodeling would exceed 50 percent of the existing replacement value in a 12 month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The recommended actions are 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 1105 Almanor Avenue, an interior lot between Pierce Road and Newbridge Street. A location map is included as Attachment B. The subject property is near buildings in the R-3 (Apartment) zoning district such as the Cummings Park Christian Methodist Episcopal Church, which is opposite the subject property at the corner of Almanor Avenue and Pierce Road. The subject property is also adjacent to many one-story and two-story, single-family ranch style residences that are also in the R-1-U zoning district. The subject property is substandard with a lot area of 4,708 square feet where the minimum lot area in the R-1-U zoning district is 7,000 square feet. The minimum lot width is also substandard.

Analysis

Project description

The applicant is proposing to partially demolish and remodel an existing single-story residence. The left side of the building encroaches into the required five-foot side setback, making it a nonconforming structure with regard to the provisions of the Zoning Ordinance. The applicant would add floor area to the rear of the first floor and construct a new second floor. The additions would comply with all setback requirements, and the framing members of the nonconforming walls and roof would be retained.

The proposal includes renovations to the interior of the residence by partially demolishing the two existing bedrooms, hallway and bathroom at the rear of the house, and adding floor area to the first floor to create a new stairway, master bedroom suite, office and dining area. The existing shed at the rear of the property would be reduced in size to accommodate the proposed additional floor area without exceeding the maximum allowed building coverage.

The subject parcel is 4,708 square feet in size. In the R-1-U zoning district, the FAL of lots with less than 5,000 square feet of area shall be determined by the use permit process. Within this zoning district, the maximum FAL is 2,800 square feet for lots between 5,000 and 7,000 square feet of lot area. For such lots, the maximum FAL represents between 56 and 40 percent of the lot area, respectively. For the subject parcel, the proposed FAL of 2,291 square feet represents 48.7 percent of the lot area, almost exactly in the middle of the FAL range allowed for lots that are between 5,000 and 7,000 square feet in size.

Lots with less than 5,000 square feet of area are considered substandard lots. The floor area of the addition would represent more than 50 percent of the existing FAL on the parcel and would be considered a new structure subject to use permit approval. The remodeling, demolition, and additions also would exceed 50 percent of the existing replacement value in a 12-month period, as discussed in more detail in the Valuation section.

The house is proposed to be 22 feet, seven inches in height, well below the maximum permissible height of 28 feet, and the proposed structure would comply with daylight plane requirements. The second floor would be inset 43 feet, 11 inches from the front property line and 31 feet from the rear property line. The parking would remain nonconforming; however, the driveway would provide one usable, unofficial parking space, and parking nonconformities may be permitted to remain on remodel/expansion projects. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The applicant proposes to maintain the existing style of the home while expanding and enhancing its usability. The new second floor would feature stucco siding to match the existing siding of the first floor. The new vinyl windows would have simulated divided lites and painted trim. As specified in the window notes on the elevations, existing windows without grids would remain, and the existing windows with between-the-glass grids would be replaced with a simulated divided lite windows to match the new ones.

The second floor windows facing the side yards would have sill heights of 40 or 64 inches. The second floor would be inset on the right and the front elevations, which would reduce the perception of mass from the street frontage. The overall aesthetic would be a modest traditional residential style, which would be consistent with the existing residence and others in the vicinity. Staff believes that the scale, materials, and design of the residence would be consistent with the architectural style of the surrounding neighborhood.

Trees and landscaping

There is one heritage oak and one heritage redwood tree in the front the subject property. The remaining trees on the lot are non-heritage sized trees along the left side property line. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of these trees. The report contains a reference to only the first-floor addition. However, the City's consulting arborist has reviewed the report and confirmed that its conclusions are accurate for the full project, including the second-floor addition. The proposed project is not anticipated to adversely affect any of the heritage trees, as the construction would not be located close to the redwood or oak tree, and tree protection measures would be ensured through standard condition 3g.

Valuation

The City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. The City has determined that the replacement cost of the existing structure would be \$201,450, meaning that the applicant would be allowed to propose new construction and remodeling at this site totaling less than approximately \$151,088 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 \$195,200. Based on this estimate, the proposed project exceeds 50 percent of the replacement cost of the existing structure, therefore requiring use permit approval by the Planning Commission.

Correspondence

Staff has not received any items of correspondence on the proposed project. However, the applicant has provided documentation (Attachment G) that the neighbor on the right side of the subject site has seen the proposed plans.

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the surrounding neighborhood. The proposed FAL would be within the range that is allowed for larger lots. The applicant has set the second floor back from the first floor of the proposed residence, helping reduce the perception of mass. Heritage trees would be protected through measures specified in the arborist report. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

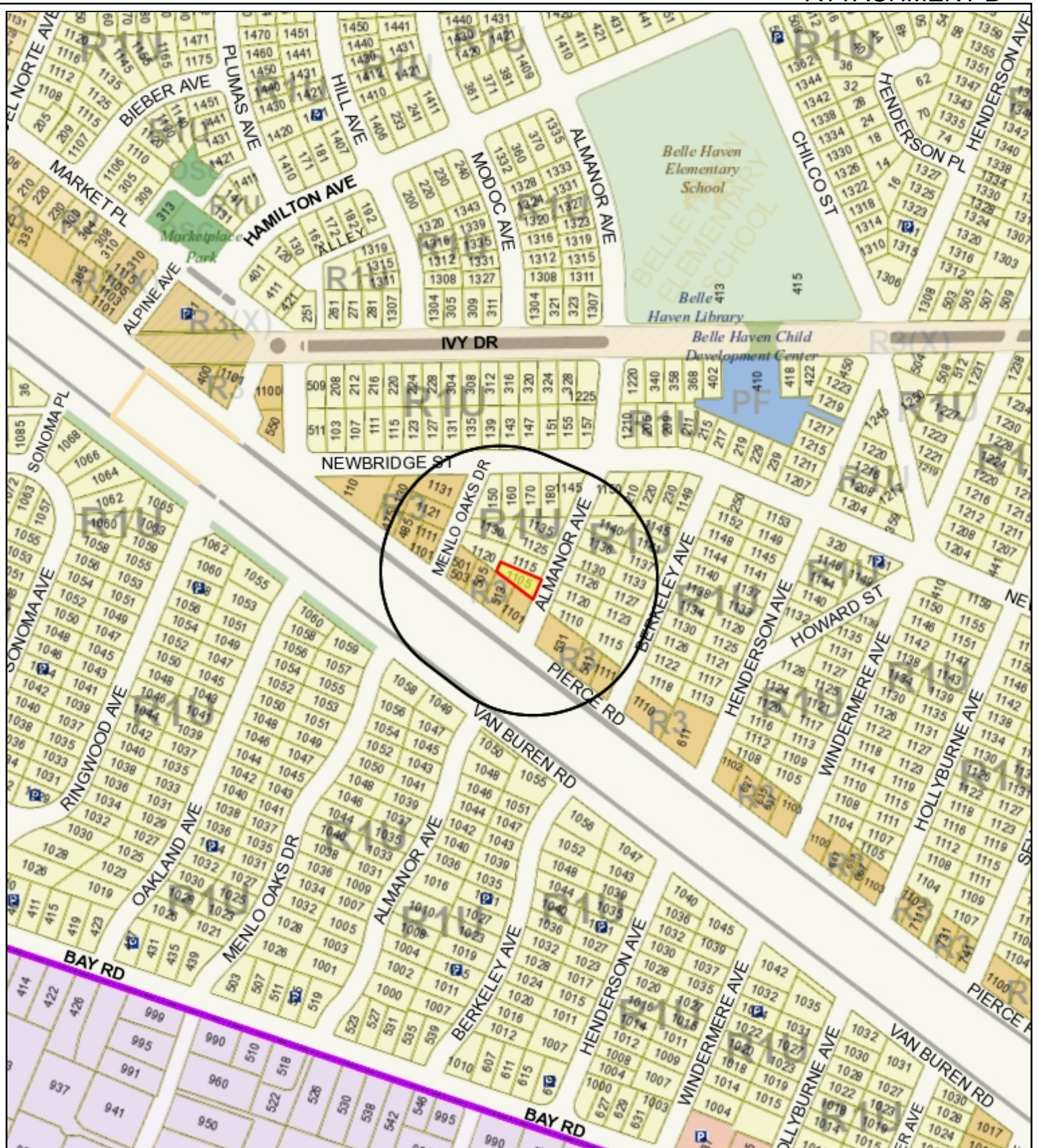
Michele T. Morris, Assistant Planner

Report reviewed by:

Thomas Rogers, Principal Planner

1105 Almanor Avenue – Attachment A: Recommended Actions

LOCATION: 1105 Almanor Avenue	PROJECT NUMBER: PLN2017-00040	APPLICANT: William Smith	OWNER: William and Mary Smith
REQUEST: Request for a use permit to determine the Floor Area Limit (FAL) of a lot with less than 5,000 square feet of area, associated with the partial demolition, remodeling, and addition of first- and second-story additions to an existing nonconforming single-story, single-family residence in the R-1-U (Single-Family Urban) zoning district. The proposed expansion and remodeling would exceed 50 percent of the existing replacement value in a 12 month period. The proposal would also exceed 50 percent of the existing floor area and is considered equivalent to a new structure.			
DECISION ENTITY: Planning Commission	DATE: July 31, 2017	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION:			
<ol style="list-style-type: none"> 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current 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: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by ClearStory Construction, consisting of nine plan sheets, dated received July 19, 2017, and approved by the Planning Commission on July 31, 2017 except as modified by the conditions contained herein, subject to review and approval by the Planning Division. b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Advance Tree Care, dated April 6, 2017. 			



CITY OF
MENLO PARK

City of Menlo Park
Location Map
1105 ALMANOR AVE



Scale: 1:4,000

Drawn By: MTM

Checked By: THR

Date: 7/31/2017

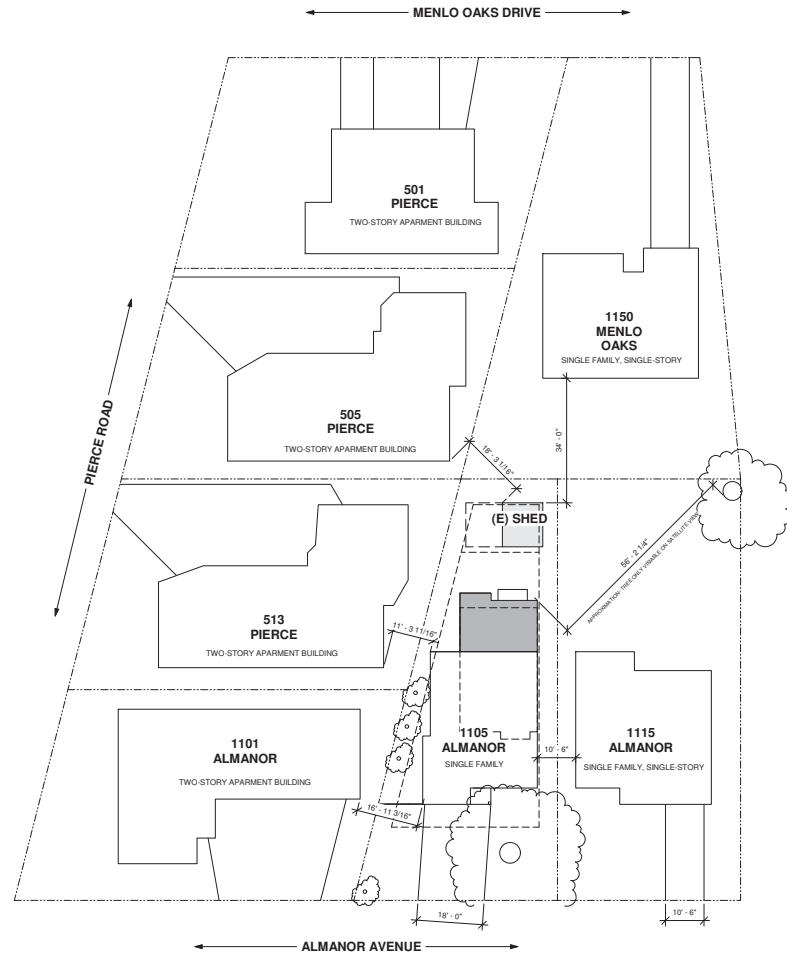
Sheet: 1

1105 Almanor Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	4,708 sf	4,708 sf	7,000 sf min.
Lot width	50.5 ft.	50.5 ft.	65 ft. min.
Lot depth	115.7 ft.	115.7 ft.	100 ft. min.
Setbacks			
Front	26.2 ft.	26.2 ft.	20 ft. min.
Rear	31.1 ft.	47.1 ft.	20 ft. min.
Side (left)	3.6 ft.	3.6 ft.	5 ft. min.
Side (right)	5.4 ft.	5.4 ft.	5 ft. min.
Building coverage	1,642 sf	1,450 sf	1,647.8 sf max.
	34.9 %	30.8 %	35 % max.
FAL (Floor Area Limit)	2,291 sf	1,425 sf	Established by use permit
Square footage by floor	1,230 sf/1 st 674 sf/2 nd 255 sf/garage 132 sf/acc. buildings 25 sf/porch	918 sf/1 st 255 sf/garage 252 sf/acc. buildings 25 sf/porch	
Square footage of building	2,316 sf	1,450 sf	
Building height	22.6 ft.	14.1 ft.	28 ft. max.
Parking	1 covered	1 covered	1 covered/1 uncovered

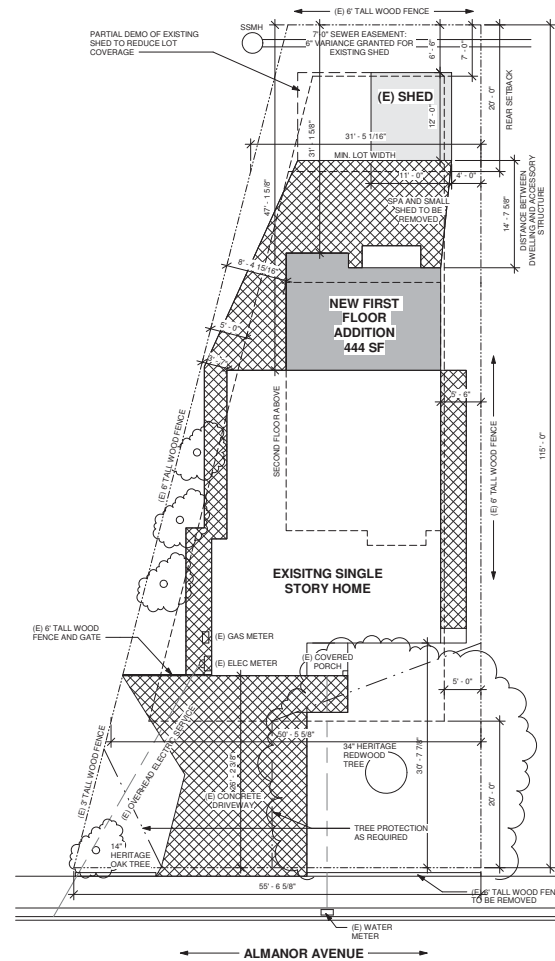
Trees					
Heritage trees	2	Non-Heritage trees	3	New Trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	5

AREA PLAN



NEW CONSTRUCTION - AREA PLAN
1/16" = 1'-0"

SITE PLAN



NEW CONSTRUCTION - SITE PLAN
1/8" = 1'-0"

SCOPE OF WORK

REMOVE PORTION OF EXISTING REAR SHED TO REDUCE LOT COVERAGE. NEW MASTER SUITE ADDITION (312 SF) TO FIRST FLOOR. SECOND FLOOR ADDITION (674 SF) CONSISTING OF TWO BEDROOMS AND ONE BATHROOM.

SHEET INDEX

- A-0 PROJECT INFORMATION, SITE PLAN & AREA PLAN
- C-1 SURVEY
- A-1 FLOOR AREA CALCS, STREETScape & IMPERVIOUS CALCS
- A-2 EXISTING/DEMO PLAN & ROOF PLAN
- A-3 FLOOR PLANS
- A-4 FRONT & REAR ELEVATIONS
- A-5 ELEVATIONS
- A-6 ELEVATIONS
- A-7 SECTIONS & NON-CONFORMING SF BLOCKS

PROJECT DATA TABLE

PROPERTY ADDRESS: 1105 ALMANOR AVENUE
 ASSESSOR'S PARCEL NO. (APN): 062-022-090
 ZONE DISTRICT: R1U
 NET LOT AREA: 4708 SF
 ALLOWABLE FAL: TBD
 PROPOSED FAL: 2291 SF
 ALLOWABLE LOT COVERAGE: 1648 SF
 PROPOSED LOT COVERAGE: 1642 SF
 CONTEXTUAL FRONT SETBACK: NO
 FLOOD ZONE: NO
 HISTORIC DISTRICT: NO
 AVERAGE FRONT SETBACK: 20'-0"
 OCCUPANCY GROUP: R3U
 TYPE OF CONSTRUCTION: VB
 NUMBER OF STORIES: 2
 SPRINKLERED BUILDING: YES

GENERAL REQUIREMENTS

1. ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON DRAWING SPECIFICATIONS.
 ALL WORK SHALL CONFORM TO THE CODES BELOW:
 2016 CODES
 CALIFORNIA BUILDING CODE
 CALIFORNIA RESIDENTIAL CODE
 CALIFORNIA PLUMBING CODE
 CALIFORNIA MECHANICAL CODE
 CALIFORNIA ELECTRICAL CODE
 CALIFORNIA ENERGY CODE
 CALIFORNIA GREEN BUILDING CODE
 CALIFORNIA FIRE CODE
 CALIFORNIA REFERENCE STANDARD CODE
 ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS
2. ON SITE VERIFICATIONS OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. GIVEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS AND DETAILS OVER GENERAL DRAWINGS.
4. FINAL GRADING SHALL NOT BE DONE UNTIL JOB IS NEARLY COMPLETE AND ALL DEBRIS HAS BEEN CLEARED FROM SITE. GRADE AND PAVE TO LEVEL, SHOWN OR DIRECTED AND PROVIDE UNIFORM DRAINAGE AWAY FROM THE STRUCTURE, 2% MINIMUM AWAY FROM FOUNDATION.
5. MINIMUM 50% OF CONSTRUCTION WASTE MUST BE DIVERTED PER CALGREEN 4-4081
6. EDUCATIONAL MATERIALS, OPERATION AND MAINTENANCE MANUAL AND OTHER IMPORTANT INFORMATION TO BE PROVIDED TO OCCUPANTS AND OWNERS TO ENSURE BUILDINGS AND EQUIPMENT ARE PROPERLY MAINTAINED PER CALGREEN SECTION 4.410.1
7. PROJECT MUST MEET TITLE 24 REQUIREMENTS PER CALGREEN A4.201.1

VICINITY MAP



DATE	7/19/2017
SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	PROJECT INFORMATION, SITE PLAN & AREA PLAN
SHEET NUMBER	A-0

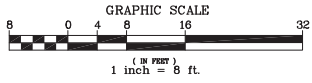
CLEARSTORY
 CONSULTANTS
 781 CHANNING AVENUE
 SAN FRANCISCO, CA 94107
 (415) 774-8888

These plans are for design and construction only. The contractor is responsible for making the project meet local municipal and state codes. The contractor shall show all dimensions and take accurate measurements in the field.

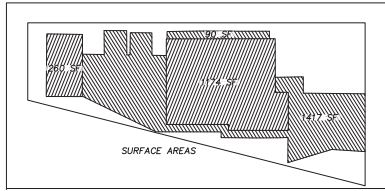
REVISIONS

ARCHITECTURAL DESIGN:
 CLEARSTORY CONSULTANTS
 SAN FRANCISCO, CA
 STRUCTURAL ENGINEERING:
 CLEARSTORY CONSULTANTS
 SAN FRANCISCO, CA
 ENERGY CONSULTANT:
 TBD

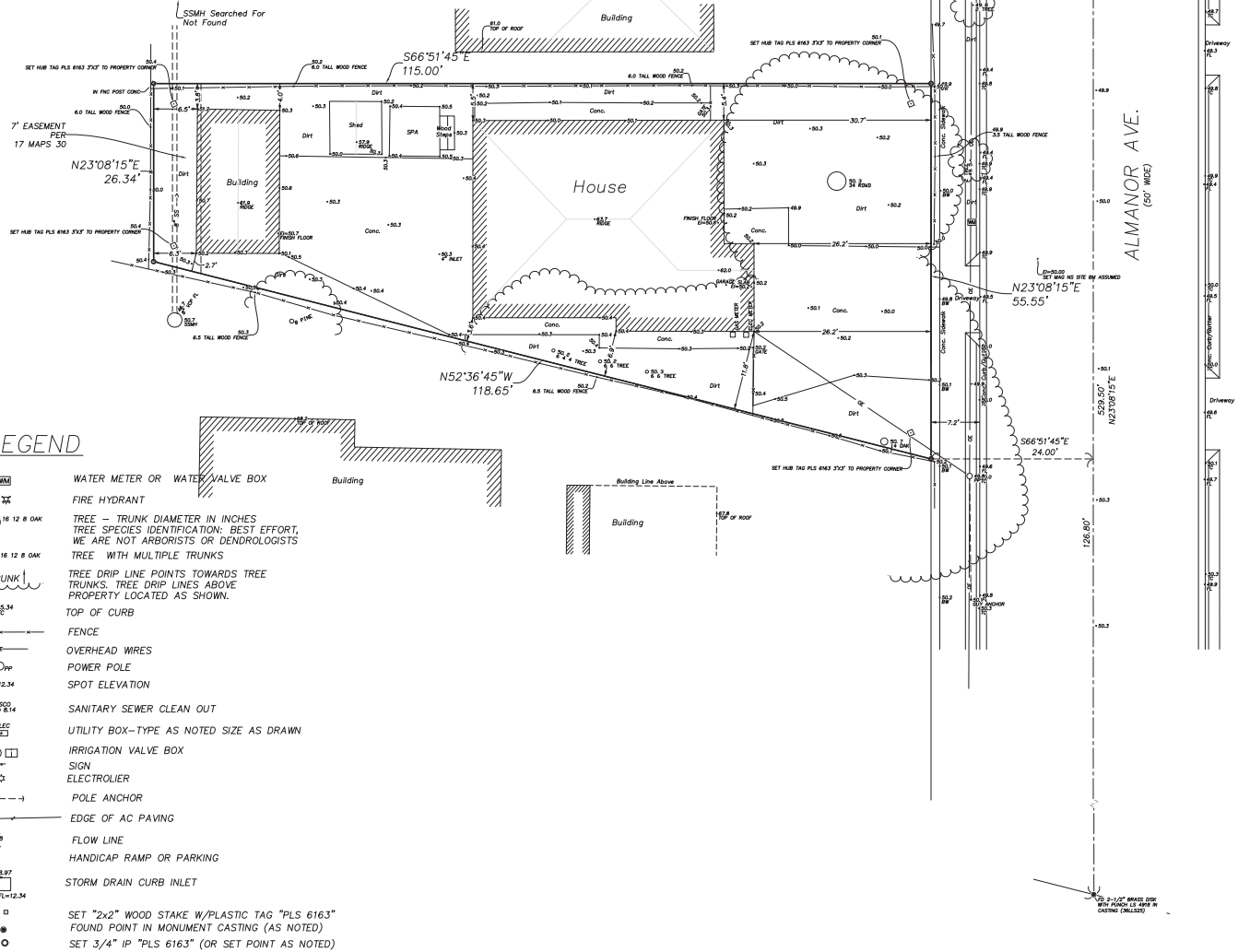
MASTER SUITE & SECOND FLOOR ADDITION
 1105 ALMANOR AVENUE
 MENLO PARK, CALIFORNIA



5-31-2016

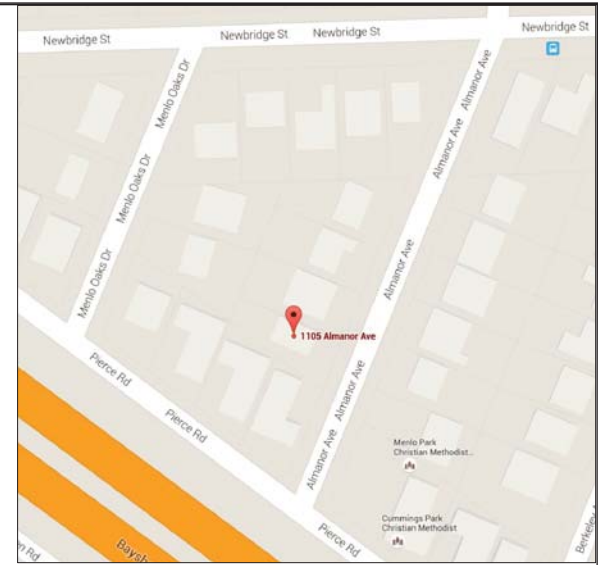


ABBREVIATIONS
 AC ASPHALT
 RW RACK OF WALK
 CONC. CONCRETE
 TC TOP OF CURB
 FL FLOW LINE
 SDMH STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE



LEGEND

- WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- TREE WITH MULTIPLE TRUNKS
- TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- SANITARY SEWER CLEAN OUT
- UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- IRRIGATION VALVE BOX
- SIGN
- ELECTROLINER
- POLE ANCHOR
- EDGE OF AC PAVING
- FLOW LINE
- HANDICAP RAMP OR PARKING
- STORM DRAIN CURB INLET
- SET "2x2" WOOD STAKE W/PLASTIC TAG "PLS 6163" FOUND POINT IN MONUMENT CASTING (AS NOTED)
- SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)



NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORD
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: ASSUMED DATUM POINT AS SHOWN
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS

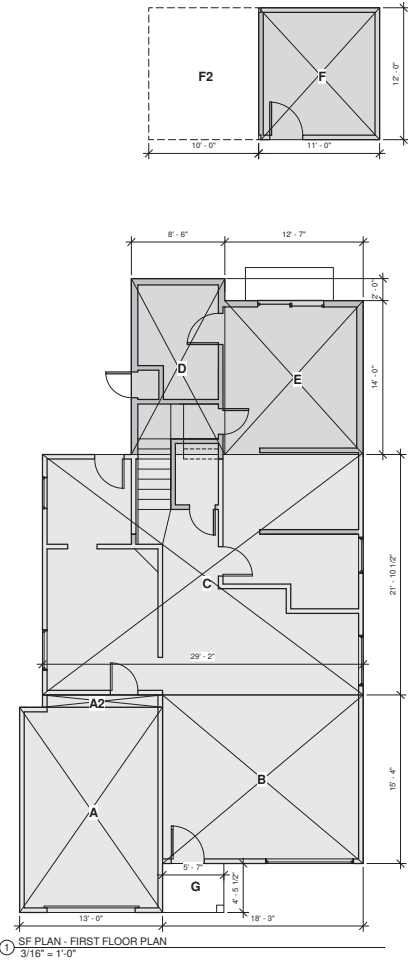
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Tom Mack Hammond

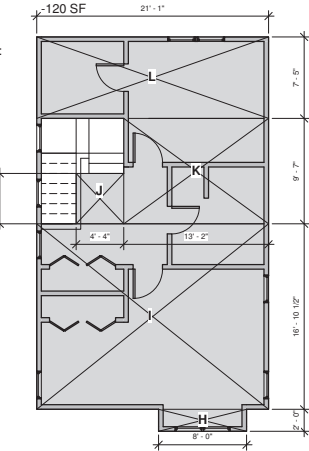
SURVEY
 1105 ALMANOR AVE.
 MENLO PARK
 APN: 062-022-090
 LOT 13, BLOCK 34, 17 MAPS 30
 LOT AREA: 4,708 SQ. FT
 GROSS AND NET

L. Wade Hammond
 Licensed Land Surveyor
 No. 6163
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112 Fax: (510) 991-8054
 wade@whlandsurveyor.com

PROPOSED FAL AND LOT COVERAGE

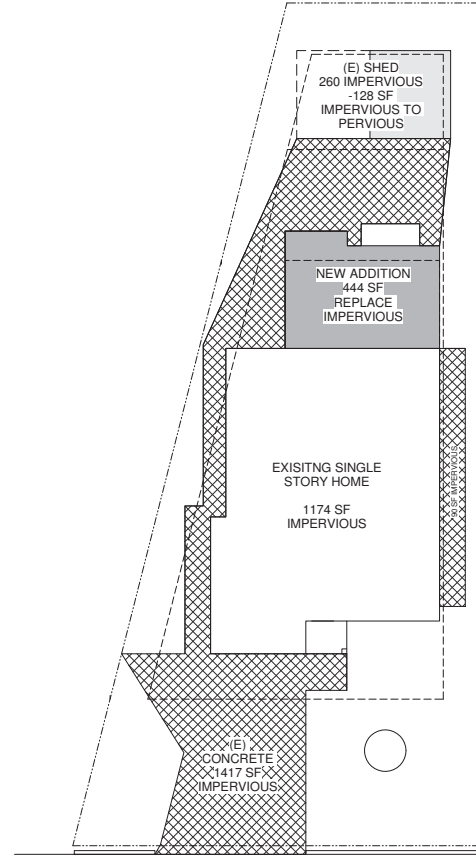


FLOOR AREA LIMIT:		LOT COVERAGE:	
2291 SF TOTAL		1642 SF TOTAL	
EXISTING SF: 1173 SF		EXISTING SF: 1173 SF	
GARAGE (255)		A: 243	
A: 243		A2: 12	
A2: 12		B: 280	
FIRST FLOOR (918)		C: 638	
B: 280		NEW FIRST FLOOR: 564 SF	
C: 638		D: 136	
NEW FIRST FLOOR: 564 SF		E: 176	
D: 136		F: 132 (SHED)	
E: 176		F2: 120 (SHED TO BE REMOVED)	
F: 132 (SHED)		G: PORCH 25 SF	
F2: 120 (SHED TO BE REMOVED)		REMOVED: -120 SF	
NEW SECOND FLOOR: 674 SF		F2: -120	
H: 16		ALLOWABLE LOT COVERAGE:	
I: 356		4708*35%=1648 SF	
J: 20			
K: 126			
L: 156			
REMOVED:			
F2: -120			
ALLOWABLE FAL:			
DETERMINED BY			
USE PERMIT			



② SF PLAN - SECOND FLOOR PLAN
3/16" = 1'-0"

IMPERVIOUS CALCULATIONS

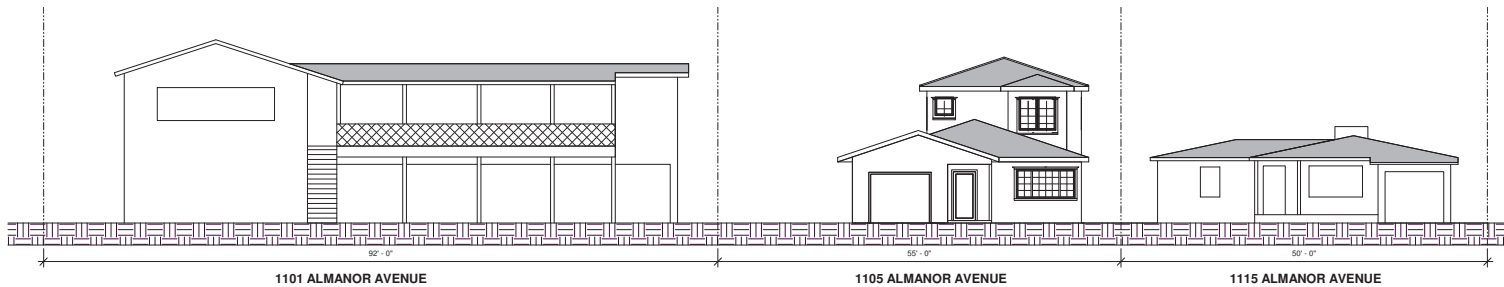


NOTE:
EXISTING CALCULATIONS PER SURVEY

EXISTING IMPERVIOUS SF:	
HOUSE:	1174
DRIVEWAY AND PATIO:	1417
RIGHT SIDE:	90
SHED:	260
TOTAL:	2995/63.6%
NEW IMPERVIOUS SF:	
SHED REMOVAL:	-128
NEW TOTAL:	2867/60.9%

NEW CONSTRUCTION - IMPERVIOUS
CALCS
① 1/8" = 1'-0"

STREETSCAPE



③ ALMANOR STREETSCAPE
1/8" = 1'-0"

CLEARSTORY
ARCHITECTURE
781 CHANNING AVENUE
PACIFIC PALMS SPRING, CA 91761
sarah@clearstory.com
(650)475-6888

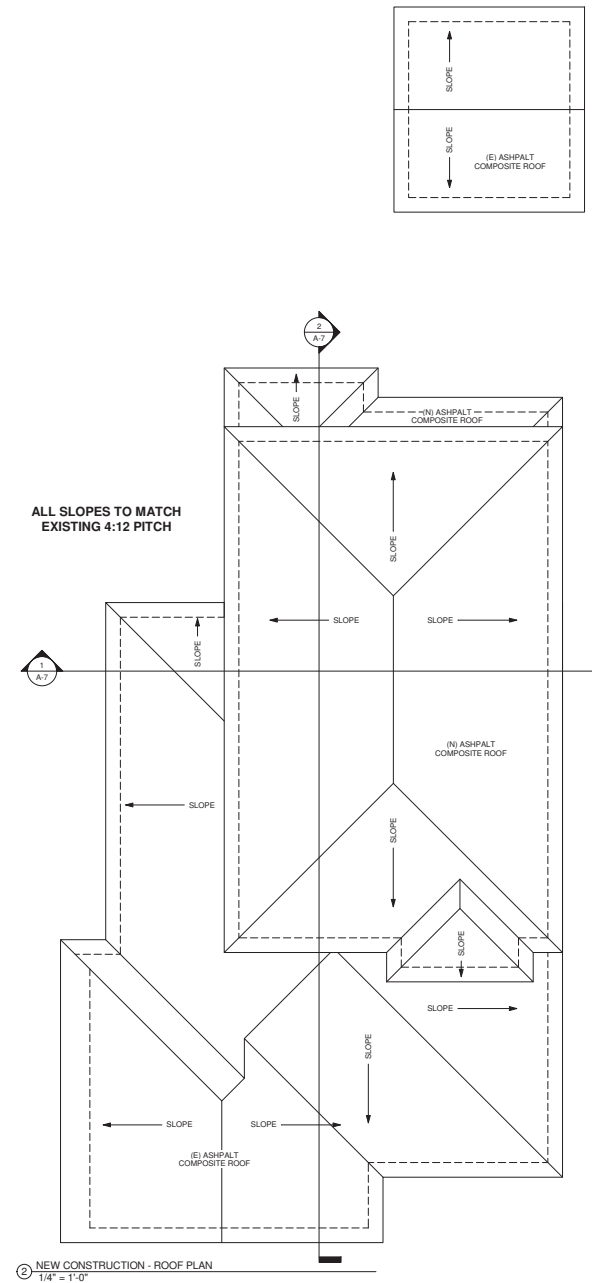
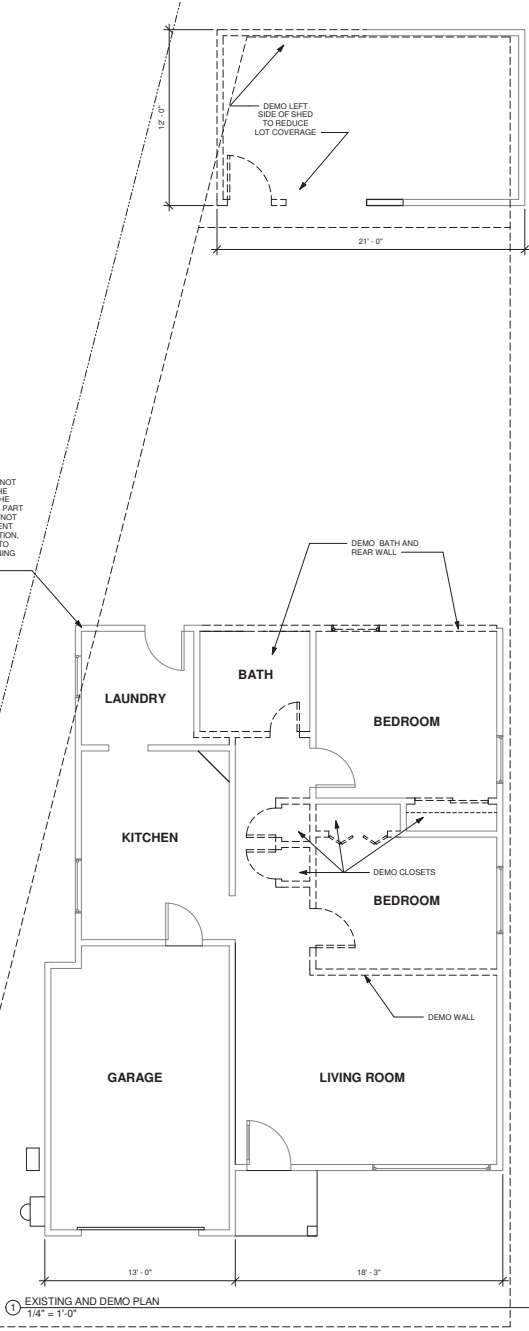
REVISIONS

ARCHITECTURAL DESIGN:
CLEARSTORY ARCHITECTURE
SAVANNAH@CLEARSTORY.COM
STRUCTURAL ENGINEERING:
SAVANNAH@CLEARSTORY.COM
ENERGY CONSULTANT:
150

MASTER SUITE & SECOND FLOOR ADDITION
1105 ALMANOR AVENUE
MENLO PARK, CALIFORNIA

DATE	7/19/2017
SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	FLOOR AREA CALCULATIONS & STREETSCAPES
SHEET NUMBER	A-1

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



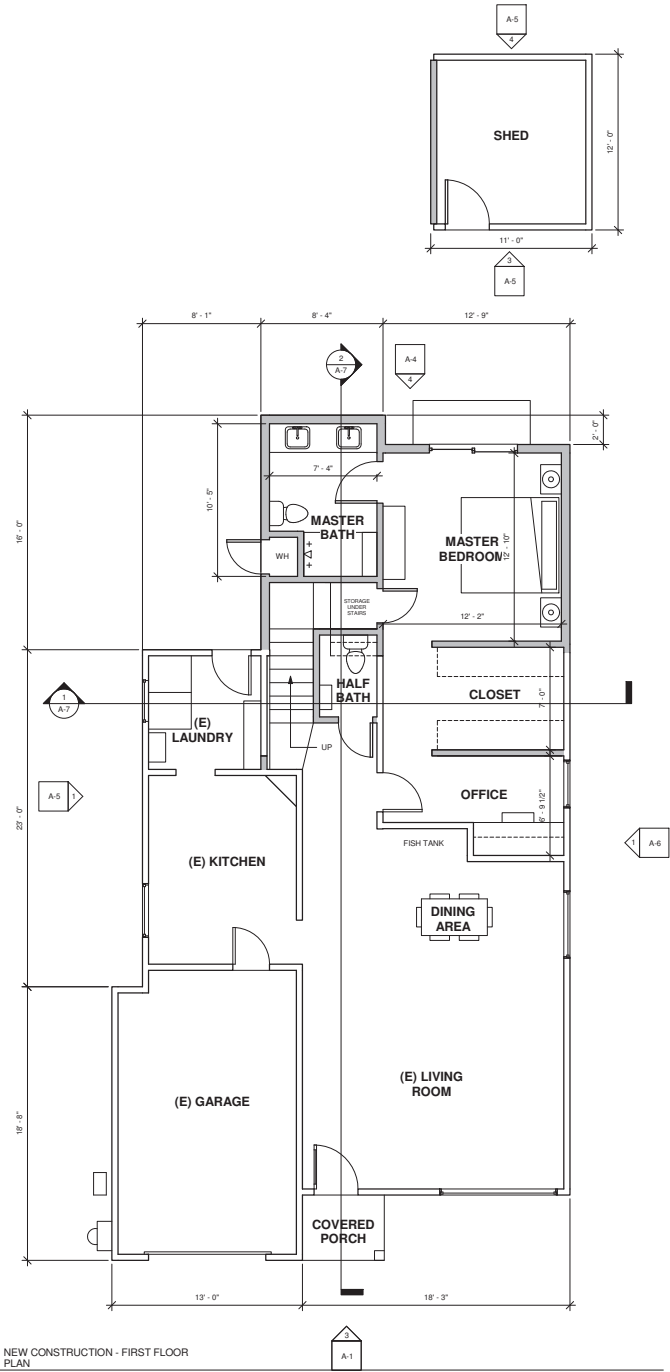
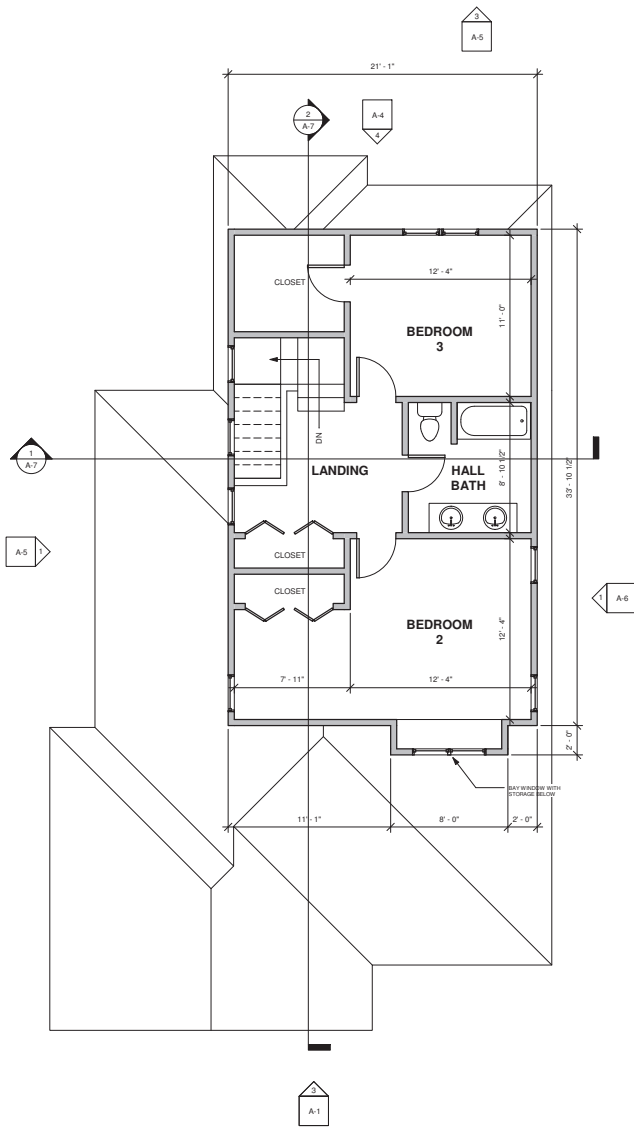
These plans are for design and construction only. The contractor is responsible for making the project meet local municipal and state requirements. The contractor is responsible for taking accurate measurements in the field.

REVISIONS

ARCHITECTURAL DESIGN:
 CLEARSTORY CONSTRUCTION
 SAM@CLEARSTORY.COM
 STRUCTURAL ENGINEERING:
 CLEARSTORY CONSULTANTS
 180

MASTER SUITE & SECOND FLOOR ADDITION
 1105 ALAMOND AVENUE
 MENLO PARK, CALIFORNIA

DATE 7/19/2017
SCALE: AS SHOWN
DRAWN: SBP
SHEET NAME EXISTING DEMO FLOOR PLAN & ROOF PLAN
SHEET NUMBER A-2



CLEARSTORY
 CONSULTING ENGINEERS
 781 CHANNING AVENUE
 PALM BEACH, FLORIDA 33480
 sarah@clearstory.com
 (650)475-6888

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REVISIONS

MANUFACTURER, DESIGN, AND CONSTRUCTION CONSULTING ENGINEERING AND ENERGY CONSULTANT:
 CLEARSTORY CONSULTING ENGINEERS
 781 CHANNING AVENUE
 PALM BEACH, FLORIDA 33480
 (650)475-6888

MASTER SUITE & SECOND FLOOR ADDITION
 FLOOR PLANS
 1105 ALAMOND AVENUE
 MENLO PARK, CALIFORNIA

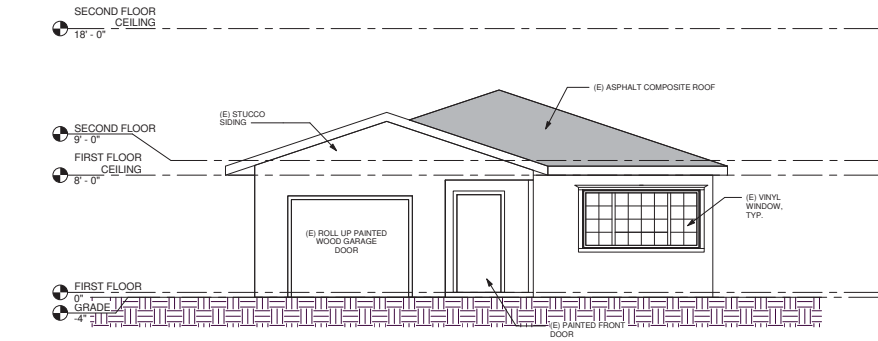
DATE
 7/19/2017

SCALE:
 AS SHOWN

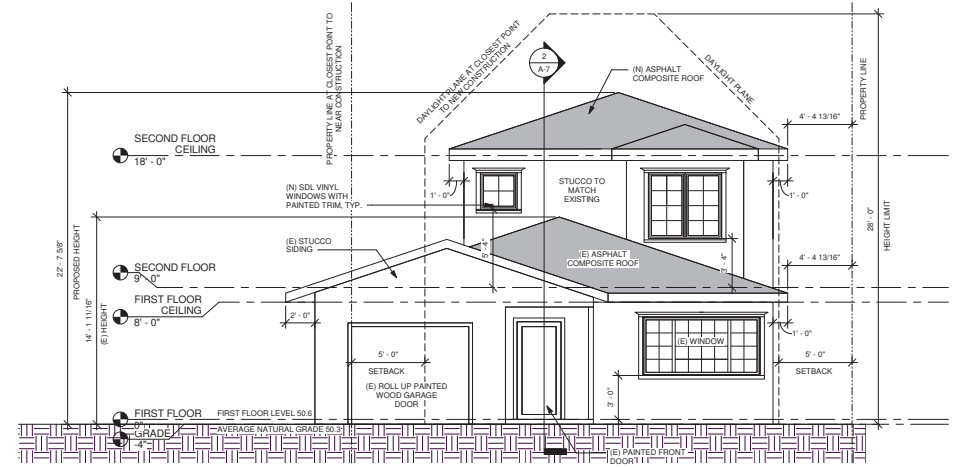
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 SBP

SHEET NAME
 FLOOR PLANS

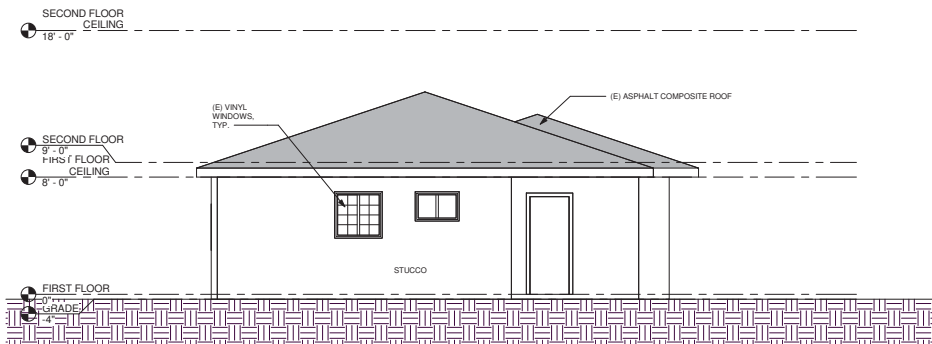
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A-3



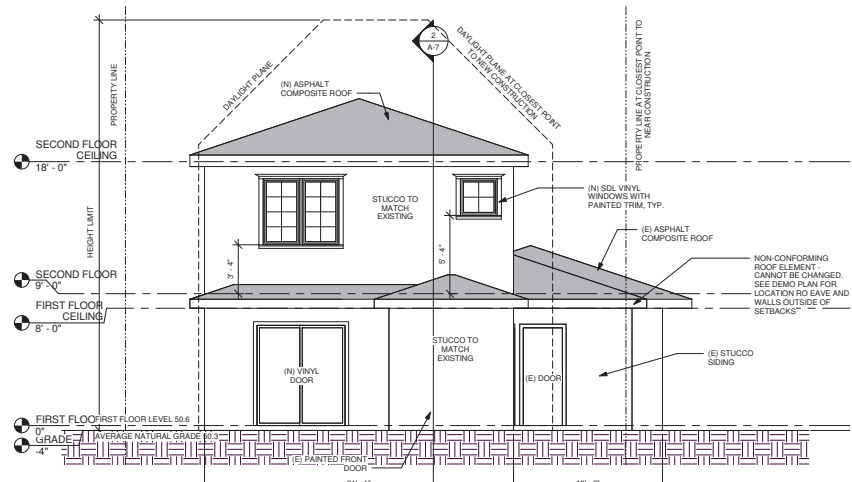
1 EXISTING FRONT ELEVATION
1/4" = 1'-0"



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



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



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

WINDOW NOTES	
ALL NEW WINDOWS VINYL-BASHES WITH SIMULATED DIVIDED LIGHT (INTERIOR AND EXTERIOR SIMULATED DIVIDED LIGHT WITH SPACE BAR BETWEEN GLASS).	
EXISTING WINDOWS WITH NO DIVIDED LIGHTS TO REMAIN.	
EXISTING WINDOW WITH GGG GRILL BETWEEN GLASS TO BE REPLACED WITH NEW SIMULATED DIVIDED LIGHT WITH SPACE BAR BETWEEN GLASS.	

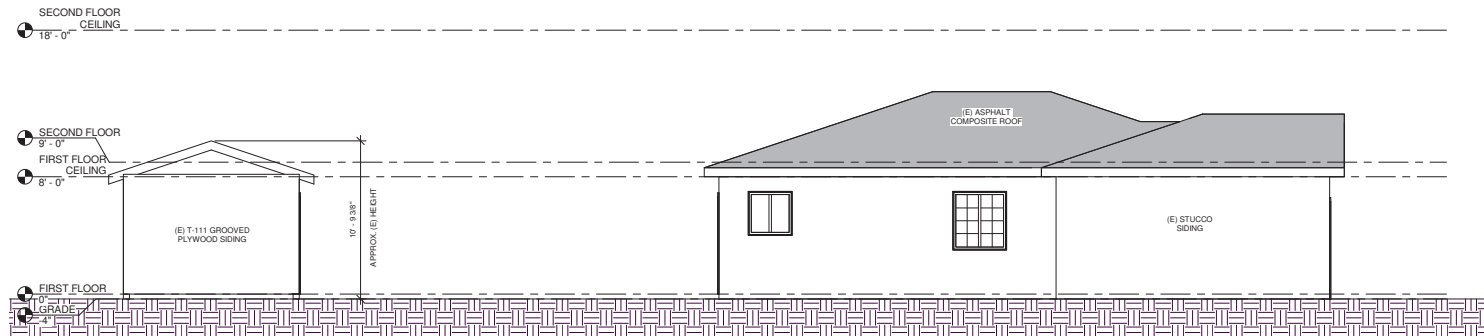
These plans are for design and construction only. The contractor is responsible for making the project meet local municipal and state codes. All dimensions shown are approximations. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

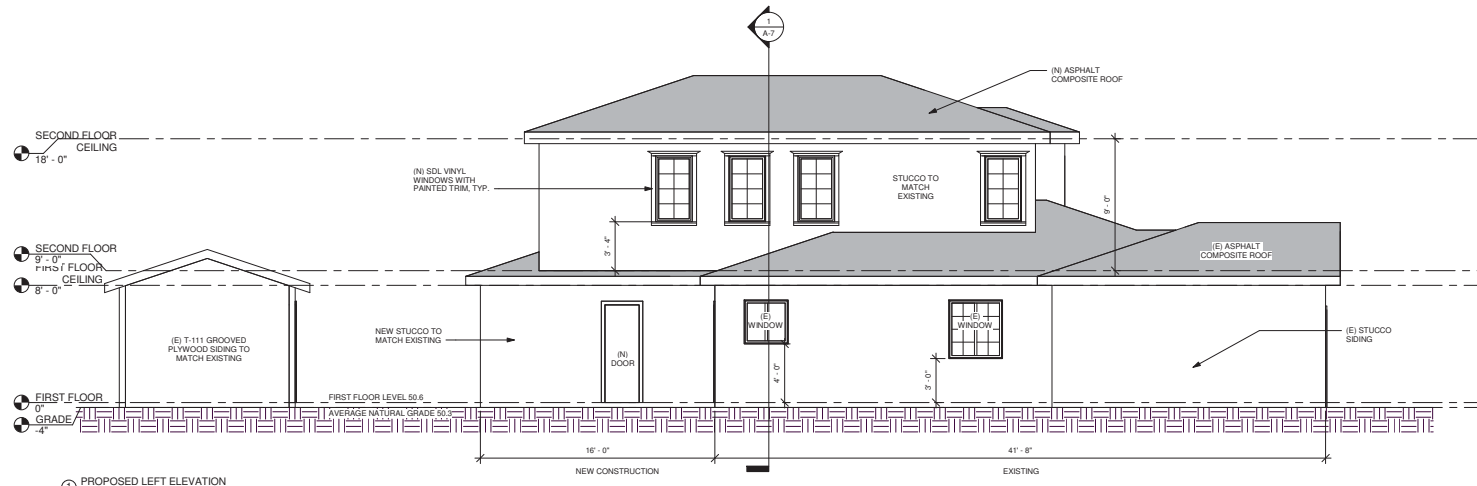
ARCHITECTURAL DESIGN:
CLEARSTORY CONSTRUCTION
SARAH@CLEARSTORY.COM
STRUCTURAL ENGINEERING:
CLEARSTORY CONSTRUCTION
100
ENERGY CONSULTANT:
CLEARSTORY CONSTRUCTION

MASTER SUITE & SECOND FLOOR ADDITION
1105 ALAMOND AVENUE
MENLO PARK, CALIFORNIA

DATE	7/19/2017
SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	FRONT AND REAR ELEVATIONS
SHEET NUMBER	A-4

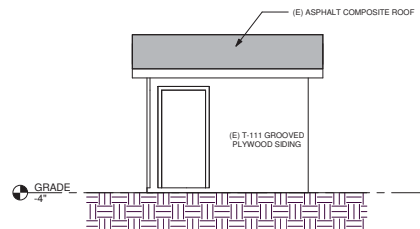


2 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"

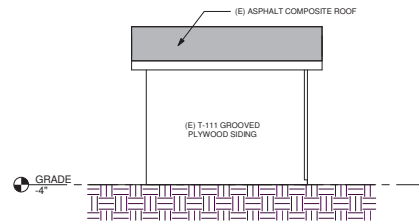


1 PROPOSED LEFT ELEVATION
1/4" = 1'-0"

WINDOW NOTES
ALL NEW WINDOWS VINYL SASHES WITH SIMULATED DIVIDED LIGHT INTERIOR AND EXTERIOR SIMULATED DIVIDED LIGHT WITH SPACE BAR BETWEEN GLASS.
EXISTING WINDOWS WITH NO DIVIDED LIGHTS TO REMAIN.
EXISTING WINDOW WITH GGG (GRILL BETWEEN GLASS) TO BE REPLACED WITH NEW SIMULATED DIVIDED LIGHT WITH SPACE BAR BETWEEN GLASS.



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



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

These plans are for design and construction purposes only. The contractor is responsible for making the project meet local municipal and state codes. The contractor shall show all measurements. The general contractor is responsible for taking accurate measurements in the field.

REVISIONS

MANUFACTURED RESIDENTIAL ARCHITECTURE
CLEARSTORY CONSTRUCTION
SANTA ANA, CALIFORNIA
STRUCTURAL ENGINEERING:
CLEARSTORY CONSTRUCTION
150
ENERGY CONSULTANT:

MASTER SUITE & SECOND FLOOR ADDITION

1105 ALVARADO AVENUE
MENLO PARK, CALIFORNIA

DATE
7/19/2017

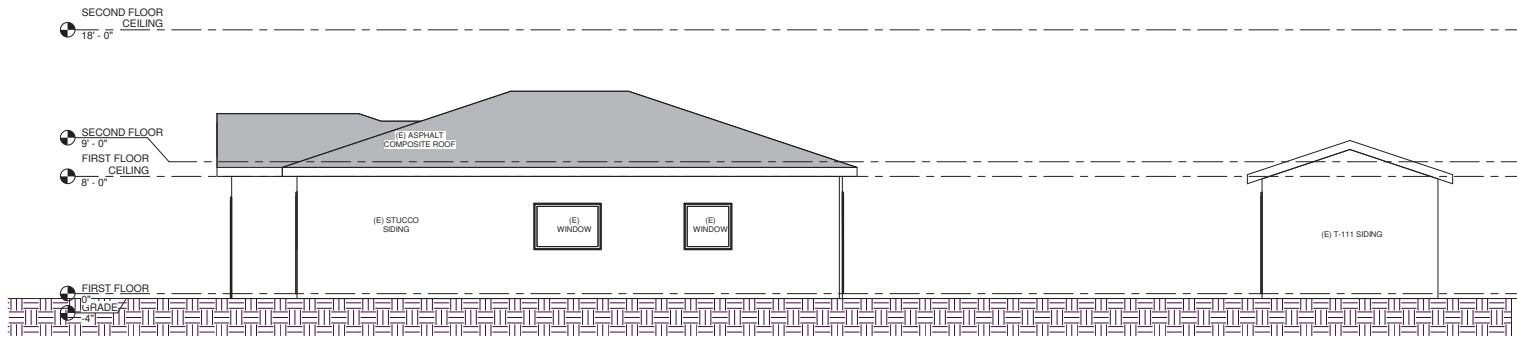
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AS SHOWN

DRAWN:
SBP

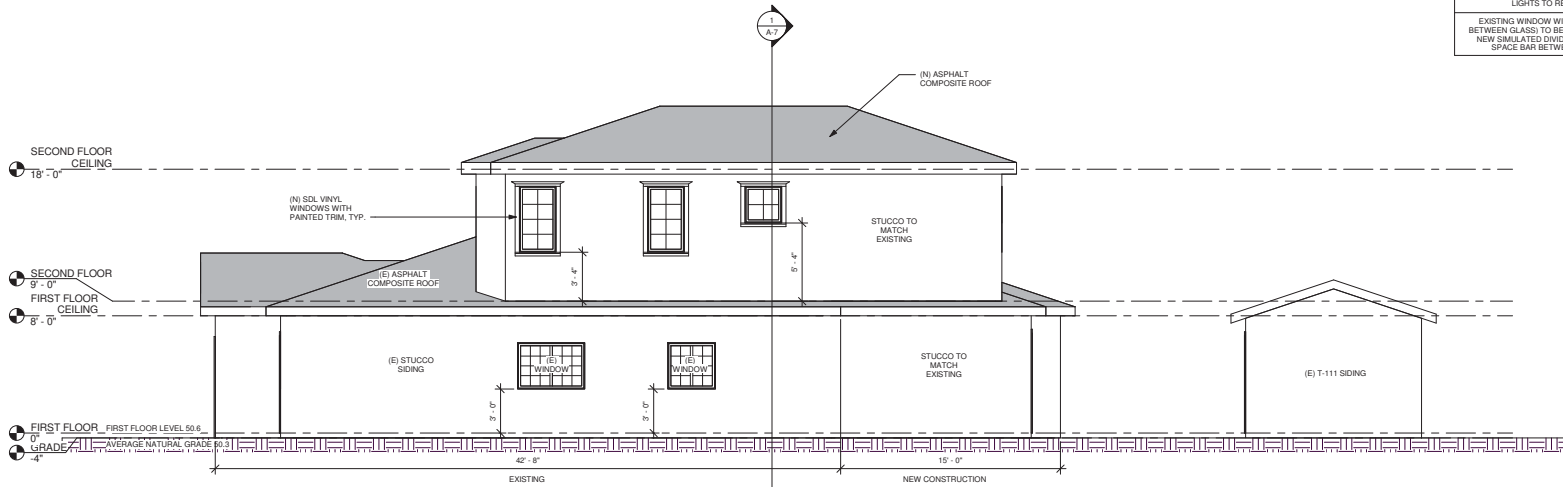
SHEET NAME
ELEVATIONS

SHEET NUMBER

A-5



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



① PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

WINDOW NOTES
ALL NEW WINDOWS VINYL SASHES WITH SIMULATED DIVIDED LIGHT (INTERIOR AND EXTERIOR SIMULATED DIVIDED LIGHT WITH SPACE BAR BETWEEN GLASS).
EXISTING WINDOWS WITH NO DIVIDED LIGHTS TO REMAIN.
EXISTING WINDOW WITH GRG (GRILL BETWEEN GLASS) TO BE REPLACED WITH NEW SIMULATED DIVIDED LIGHT WITH SPACE BAR BETWEEN GLASS.

These plans are for design and construction only. The contractor is responsible for making the project meet local municipal and state requirements. The contractor is responsible for taking accurate measurements in the field.

REVISIONS

ARCHITECTURAL DESIGN:
CLEARSTORY CONSTRUCTION
SAM@CLEARSTORY.COM
STRUCTURAL ENGINEERING:
CLEARSTORY CONSTRUCTION
180

MASTER SUITE & SECOND FLOOR ADDITION
1105 ALVARADO AVENUE
MENLO PARK, CALIFORNIA

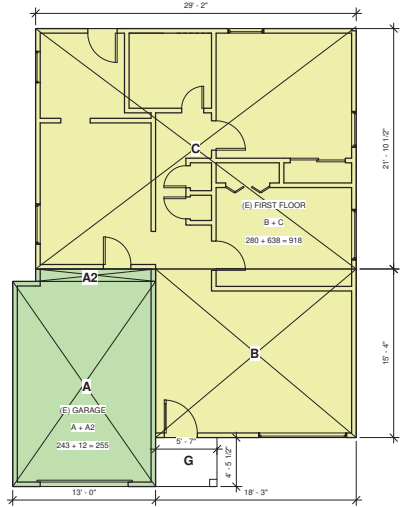
DATE
7/19/2017

SCALE:
AS SHOWN

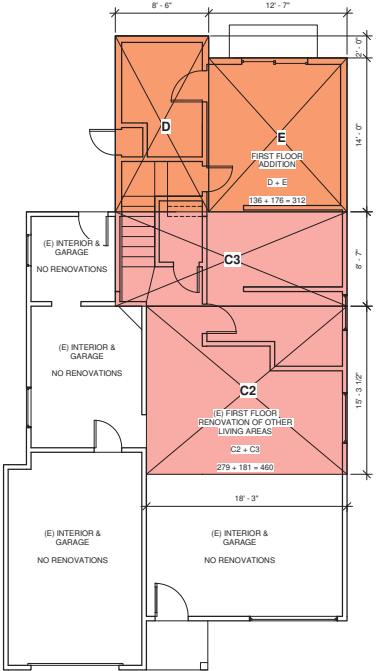
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SBP

SHEET NAME
ELEVATIONS

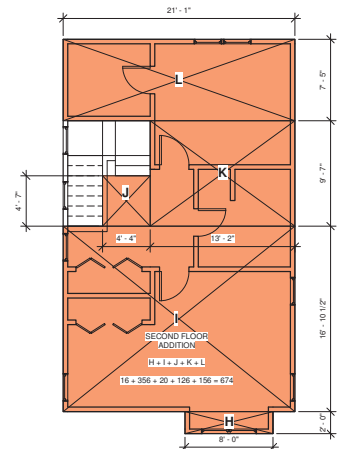
SHEET NUMBER
A-6



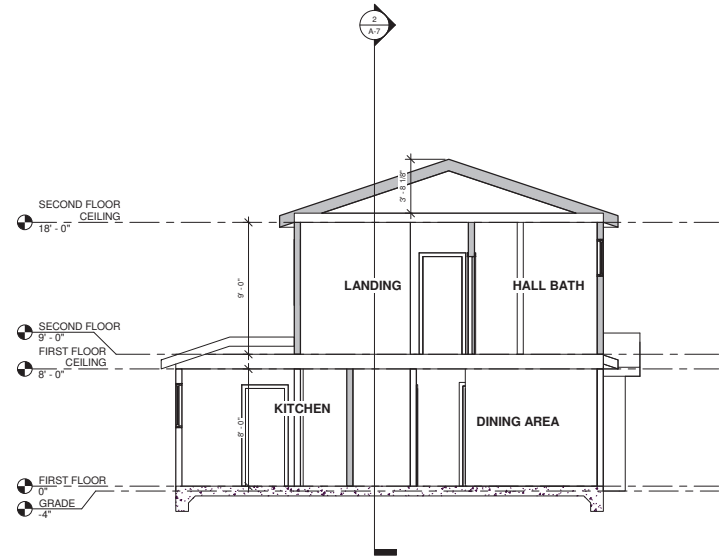
⑤ NON-CONFORMING - EXISTING SF PLAN
3/16" = 1'-0"



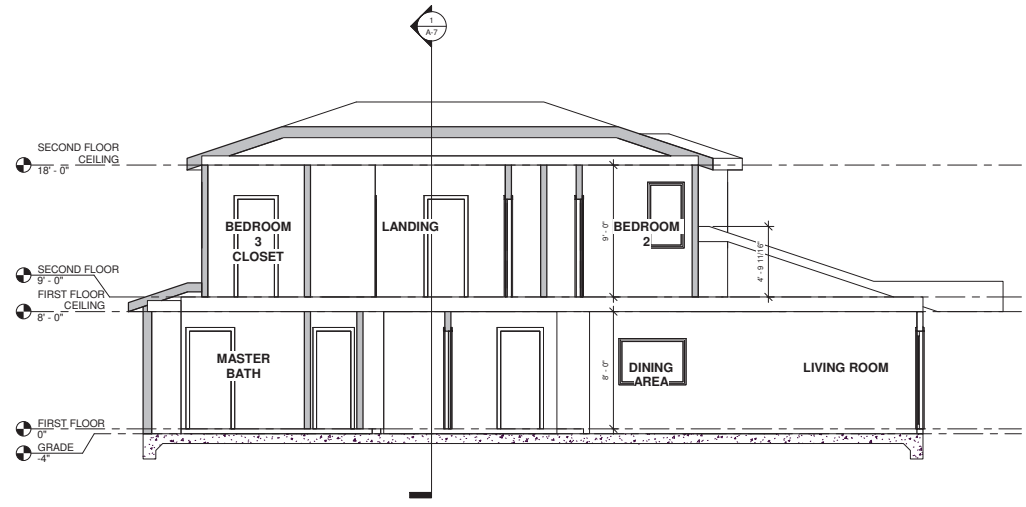
③ NON-CONFORMING - SF PLAN - FIRST FLOOR PLAN
3/16" = 1'-0"



④ NON-CONFORMING - SF PLAN - SECOND FLOOR PLAN
3/16" = 1'-0"



① Section 1
1/4" = 1'-0"



② Section 2
1/4" = 1'-0"

These plans are for design and construction purposes only. The contractor is responsible for making the project meet local municipal and state requirements. The contractor is responsible for taking accurate measurements in the field.

REVISIONS

MANUFACTURER, DESIGN, ARCHITECTURE, ENGINEERING, CONSTRUCTION, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, PROJECT MANAGEMENT, SPECIALTY CONTRACTING, SURVEILLANCE, TESTING, TRAFFIC ENGINEERING, VIBRATION MONITORING, ENERGY CONSULTANT.

1105 ALAMANDOR AVENUE
MENLO PARK, CALIFORNIA

MASTER SUITE & SECOND FLOOR ADDITION

DATE	7/19/2017
SCALE:	AS SHOWN
DRAWN:	SBP
SHEET NAME	SECTIONS & NON-CONFORMING SF BLOCKS
SHEET NUMBER	A-7



RECEIVED

APR 13 2017

CITY OF MENLO PARK
BUILDING781 Channing Avenue
Palo Alto, CA 94301
650-475-6868
sarah@clear-story.com

April 7, 2017

City of Menlo Park
Community Development Department
Planning Division**Project Description Letter:** 1105 Almanor Avenue

Dear Menlo Park Planning Division,

1105 Almanor Avenue is an unassuming ranch that has remained mostly architecturally untouched for the majority of its existence. The Smith-Logans have outgrown its small stature and would like to minimally expand its size. The current home is an 1173 square foot ranch with two bedrooms and one bath (including the garage). The couple is proposing to add 444 sf on the first floor to create a functional master suite with ADA usability. They would also like to add two bedrooms and one bath within a new second floor (680 sf). This would make the home a simple three bedrooms, two and a half bath home.

There is a partially permitted structure ("shed") in the rear of the property. The shed will be reduced in size to limit lot coverage. It will also be added to the use permit and permitted project to be included in approved floor area. Though the shed sits several inches into the rear sewer easement, the homeowner has received written approval from the easement owner for an exception.

The new additions will retain the same simplistic style of the original home. Stucco siding and modest vinyl windows will keep with the neighborhood, budget and aesthetic. Hip roofs with composite asphalt shingles will continue throughout the addition.

Mr. Smith and Ms. Logan are excited to expand their home to meet their needs as a couple but still remain in the neighborhood they love.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SP', is written over the word 'Sincerely,'.

Sarah Potter
ClearStory Construction

Advanced Tree Care

P. O. Box 5326 Redwood City, CA 94063

1105 Almanor Ave., Menlo Park

April 6, 2017

William Smith
1105 Almanor Ave
Menlo Park, CA 94025

Date: April 6, 2017

Site: 1105 Almanor Ave, Menlo Park

Dear William,

At your request I visited the above site for the purpose of inspecting and commenting on the Regulated trees around the property. A new first floor addition is planned, prompting the need for this tree protection report.

Method:

The location of the trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

If you have any questions, please don't hesitate to call. Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coastal redwood <i>Sequoia sempervirens</i>	39.1"	50/30	50	Healthy but topped, multiple condition, Regulated
2	Valley oak <i>Quercus lobata</i>	19.1"	30/20	65	Good health+condition, pruned for PGE, Regulated
3	Pittosporum <i>Pittosporum eugenioides</i>	11.7"	20/15	60	Fair health+condition Not Regulated
4	Pittosporum <i>Pittosporum eugenioides</i>	8.6"	20/15	60	Fair health+condition Not Regulated
5	Pittosporum <i>Pittosporum eugenioides</i>	11.9"	20/15	60	Fair health+condition Not Regulated

Summary:

The trees on the site are a variety of natives and non-natives.

There are 2 Regulated Trees, #s 1 and 2, both are in the front of the property and a good distance away from the construction.

Tree #1 is in good health and fair condition. It has been topped several times, leading to multiple co-dominant stems

Tree # 2 is in good health and condition

Tree #s 3, 4 and 5 are not Regulated trees and can be removed if desired.

Tree Protection Plan

The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall.

I do not think these trees require any protective fencing but if required by the City I recommend the TPZ's as follows:-

Tree # 1: TPZ should be at 15 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾

Tree # 2: TPZ should be at 10 feet from the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 ⁽⁶⁾



IMAGE 2.15-1
Tree Protection Fence at the Dripline

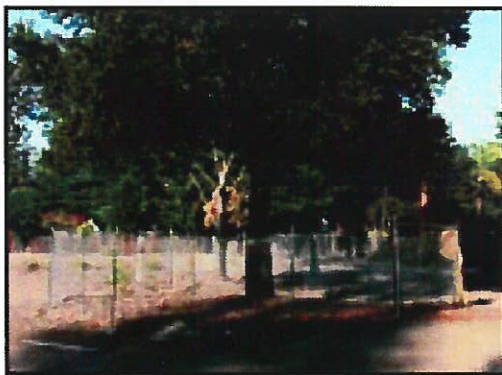
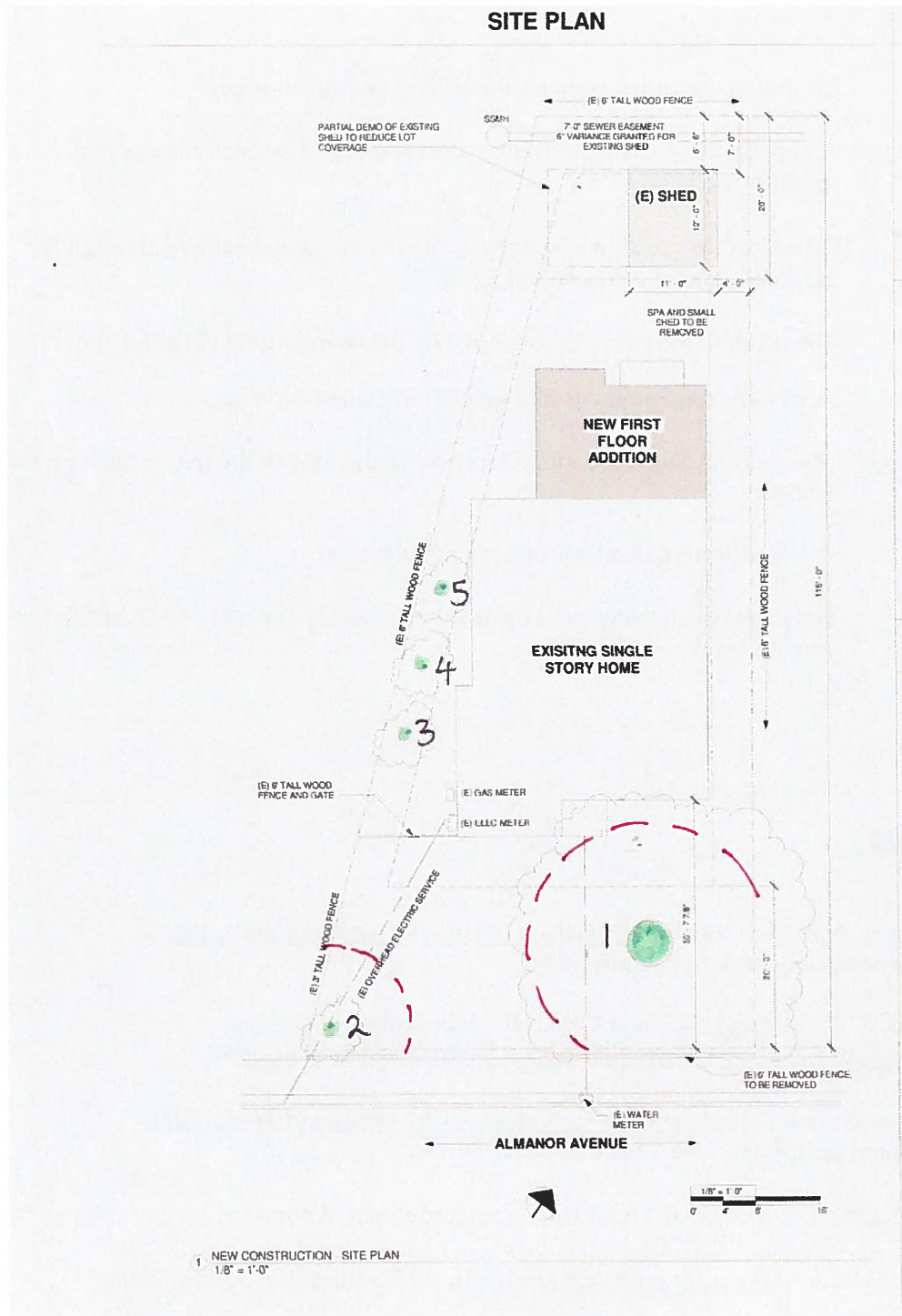


IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (*see Images 2.15-1 and 2.15-2*). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

3. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.
4. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.⁽²⁾
5. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.⁽²⁾
6. **Do Not:**⁽⁴⁾
 - a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.
7. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.⁽⁴⁾
8. Route pipes into alternate locations to avoid conflict with roots.⁽⁴⁾
9. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.⁽⁴⁾
10. Compaction of the soil within the dripline shall be kept to a minimum.⁽²⁾
11. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
12. Ensure upon completion of the project that the original ground level is restored



Location of protected trees and their Tree Protection Zones

Glossary

Canopy	The part of the crown composed of leaves and small twigs. ⁽²⁾
Cavities	An open wound, characterized by the presence of extensive decay and resulting in a hollow. ⁽¹⁾
Decay	Process of degradation of woody tissues by fungi and bacteria through the decomposition of cellulose and lignin ⁽¹⁾
Dripline	The width of the crown as measured by the lateral extent of the foliage. ⁽¹⁾
Genus	A classification of plants showing similar characteristics.
Root crown	The point at which the trunk flares out at the base of the tree to become the root system.
Species	A Classification that identifies a particular plant.
Standard height	Height at which the girth of the tree is measured. Typically 4 1/2 feet above ground level

References

(1) Matheny, N.P., and Clark, J.P. Evaluation of Hazard Trees in Urban Areas. International Society of Arboriculture, 1994.

(2) Harris, R.W., Matheny, N.P. and Clark, J.R.. Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines. Prentice Hall, 1999.

(3) Carlson, Russell E. Paulownia on The Green: An Assessment of Tree Health and Structural Condition. Tree Tech Consulting, 1998.

(4) Extracted from a copy of Tree Protection guidelines. Anon

(5) T. D. Sydnor, Arboricultural Glossary. School of Natural Resources, 2000

(6) D Dockter, Tree Technical Manual. City of Palo Alto, June, 2001

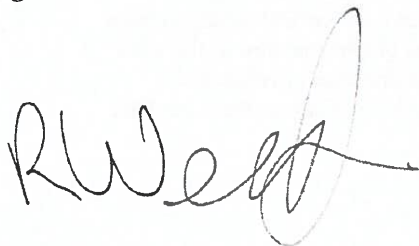
Certification of Performance⁽³⁾

I, Robert Weatherill certify:

- * That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;
- * That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- * That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- * That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- * That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- * That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a member of the International Society of Arboriculture and a Certified Arborist. I have been involved in the practice of arboriculture and the care and study of trees for over 15 years.

Signed



*Robert Weatherill
Certified Arborist WE 1936a*

Date: 4/6/17

Terms and Conditions(3)

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of Advanced Tree Care :

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Advanced Tree Care, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.
3. All reports and other correspondence are confidential, and are the property of Advanced Tree Care and it's named clients and their assignees or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Advanced Tree Care and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warrantee or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.
7. Advanced Tree Care has no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultants, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Advanced Tree Care or the consultant as to the sufficiency or accuracy of that information.

House plans for 1105 Almanor ave
Mary and William Smith
6507288433
captainsmitty@riptide.net

Name Louise Adams
Address 1115 Almanor Ave.
Address Menlo Park, CA 94025
Signature Fernie S. Adams

Name _____
Address _____
Address _____
Signature _____

Name _____
Address _____
Address _____
Signature _____

Name _____
Address _____
Address _____
Signature _____



STAFF REPORT

Planning Commission

Meeting Date: 7/31/2017

Staff Report Number: 17-050-PC

Public Hearing: Use Permit/Steve Schwanke/824 Cambridge Avenue

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit revision for a first-floor addition to an existing two-story single-family residence on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The previous use permit was approved in 1992. 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 824 Cambridge Avenue, between University Drive and El Camino Real, near the intersection of Cambridge Avenue and Cornell Road. A location map is included as Attachment B. The majority of the parcels on this portion of Cambridge Avenue are zoned R-2, with the exception of the lots on the corner of University Drive, which are zoned R-1-U (Single Family Urban Residential), and those at the intersection of Cambridge with El Camino Real, that are zoned R-3 (Apartment) and SP-ECR-D (El Camino Real/Downtown Specific Plan). The applicant has described the existing residence as modern-minimal traditional style. This architectural style is common in the Allied Arts neighborhood, where the surrounding homes are a mix of single-story and two-story, single-family residences.

Previous use permit

On July 20, 1992 the Planning Commission granted a use permit for the construction of a new two-story single family residence on a substandard lot with respect to lot width. The then-new single-family residence replaced an existing single-family residence.

Analysis

Project description

The subject site is currently occupied by a two-story residence with an attached garage. The applicant is proposing to remove an existing detached shed on the right side of the property, and construct additions to

the rear of the existing residence. 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 current proposal is relatively modest in scope, but because the previous project received a use permit, a revision is required.

The proposed residence would continue to be a three-bedroom home with three full bathrooms. Two additions are proposed at the rear of the first story. One addition is proposed at the rear on the right side of the home to expand the open kitchen/family room, and the second to expand the formal dining room at the center-rear. The overall layout of the existing residence will remain largely unchanged, with the exception of the two expanded spaces. The bedrooms of the home would remain on the second floor, with no changes proposed to that floor. The existing two-car garage at the right side of the house is proposed to remain; however, the ceiling will be raised to 12 feet above the floor level to reduce the attic area of five feet or greater above the garage. This change would not affect the exterior of the garage, but would result in a reduction of calculated floor area that would then allow for the additions. The required 20-foot depth for a garage would be maintained, and the existing nonconforming width of 18 feet, seven inches would remain unchanged.

All areas of new construction would comply with current setback requirements and other development standards of the R-1-S zoning district. The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance. An existing daylight plane intrusion on the left side, which meets relevant standards for such encroachments, would remain unchanged.

Design and materials

The existing residence is a modern-minimal traditional style featuring the use of painted horizontal wood siding, painted wood windows with divided lights, and a steep roof with dormers. The applicant is proposing to continue the use of those elements on the addition areas. At the rear, a large deck covered with a trellis connects the existing home to rear yard. The proposed addition to the right side of the house at the rear would relocate the existing fireplace on the first floor to a point nearer to the rear lot line. The second floor fireplace, would remain in the same location.

The rear addition at the center of the house would encroach modestly onto the deck to provide additional living space in the dining room, and an additional cabinet in the kitchen. The roof structure over the additions would be covered in composition roof shingles to match the existing conditions, and all of the new windows at the rear are proposed to match the existing painted wood true divided lite windows. New French doors are proposed at the center of the rear addition, to match the existing doors leading to the covered deck. A new walking path from the deck around the rear-right addition to the right side of the house is proposed with materials to match the existing conditions.

Staff believes that the scale, materials, and style of the proposed residence are consistent with the broader neighborhood, given the architectural styles and sizes of structures in the area. Neither of the addition areas would be visible from the public right-of-way. Visibility would also be limited from adjacent properties, due to the first floor location and existing fencing/landscaping.

Trees and landscaping

At present, there are 12 trees on or in close proximity to the project site. Four of these trees are heritage trees. All trees are proposed to remain. The construction of the proposed additions at the rear is not anticipated to adversely affect any of the existing trees located on the subject site or neighboring properties, given their limited scale and distance to trees. An arborist report is included as attachment F. Standard heritage tree protection measures will be ensured through recommended condition 3g.

Correspondence

Staff has received no correspondence regarding this proposal.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. The additions would feature materials that would match the existing residence, and visibility of the additions would be limited. No heritage tree impacts are anticipated, and the floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

- A. Recommended Actions
- B. Location Map
- C. Data Table

- D. Project Plans
- E. Project Description Letter
- F. Arborist Report

Disclaimer

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

Exhibits to Be Provided at Meeting

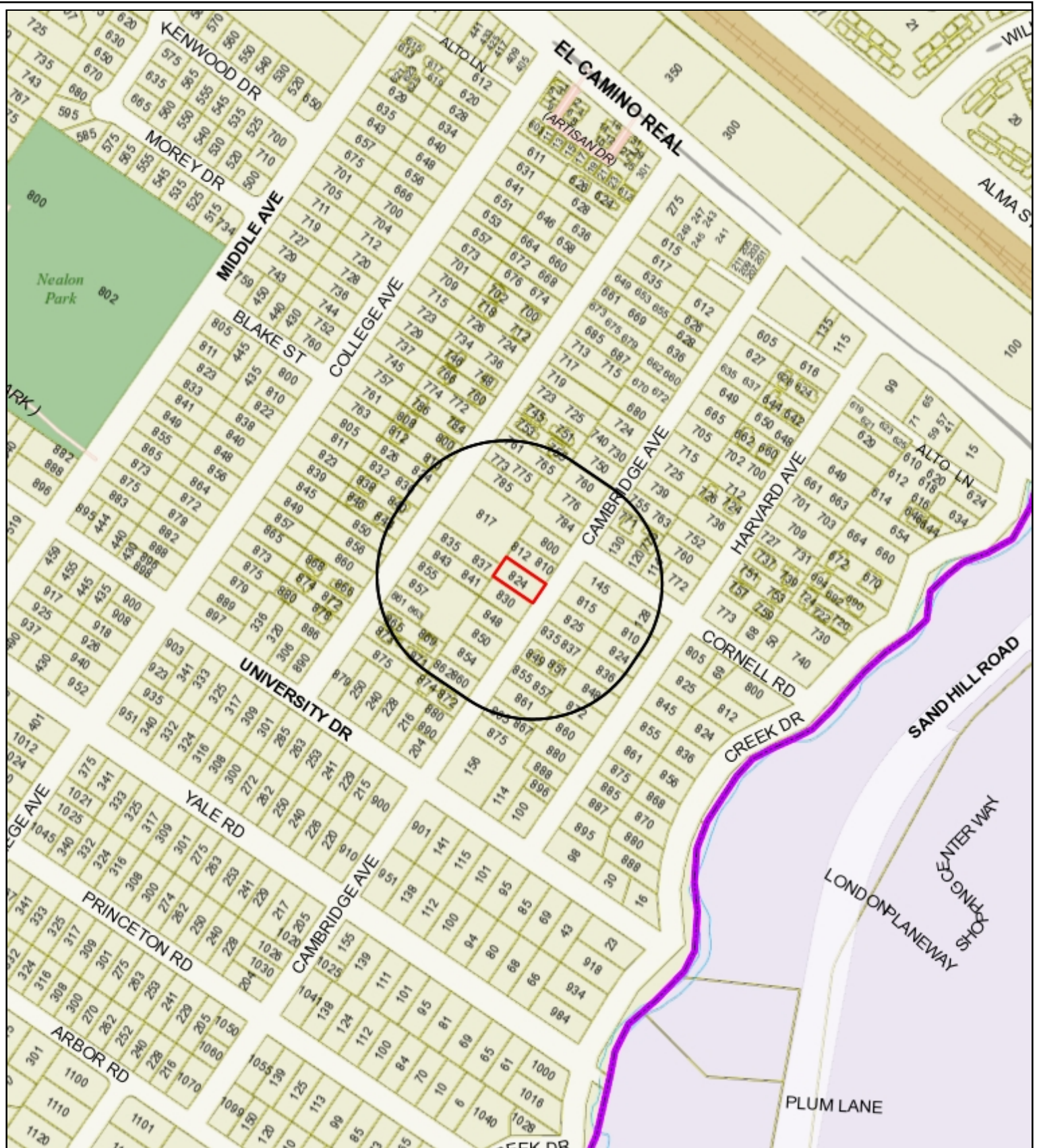
None

Report prepared by:
Ori Paz, Planning Technician

Report reviewed by:
Thomas Rogers, Principal Planner

824 Cambridge Avenue – Attachment A: Recommended Actions

LOCATION: 824 Cambridge Avenue	PROJECT NUMBER: PLN2017-00044	APPLICANT: Steve Schwanke	OWNER: Jed Solovin and Leslie Colvin
REQUEST: Request for a use permit revision for a first-floor addition to an existing two-story single-family residence on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The previous use permit was approved in 1992.			
DECISION ENTITY: Planning Commission	DATE: July 31, 2017	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Schwanke Architecture, consisting of 12 plan sheets, dated received July 18, 2017, and approved by the Planning Commission on July 31, 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 arborist report prepared by KIELTY Arborist Services LLC dated May 2, 2017, and the Heritage Tree Ordinance. 			



CITY OF
MENLO PARK

City of Menlo Park
Location Map
824 Cambridge Ave



Scale: 1:4,000

Drawn By: OP

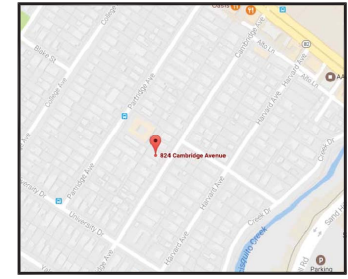
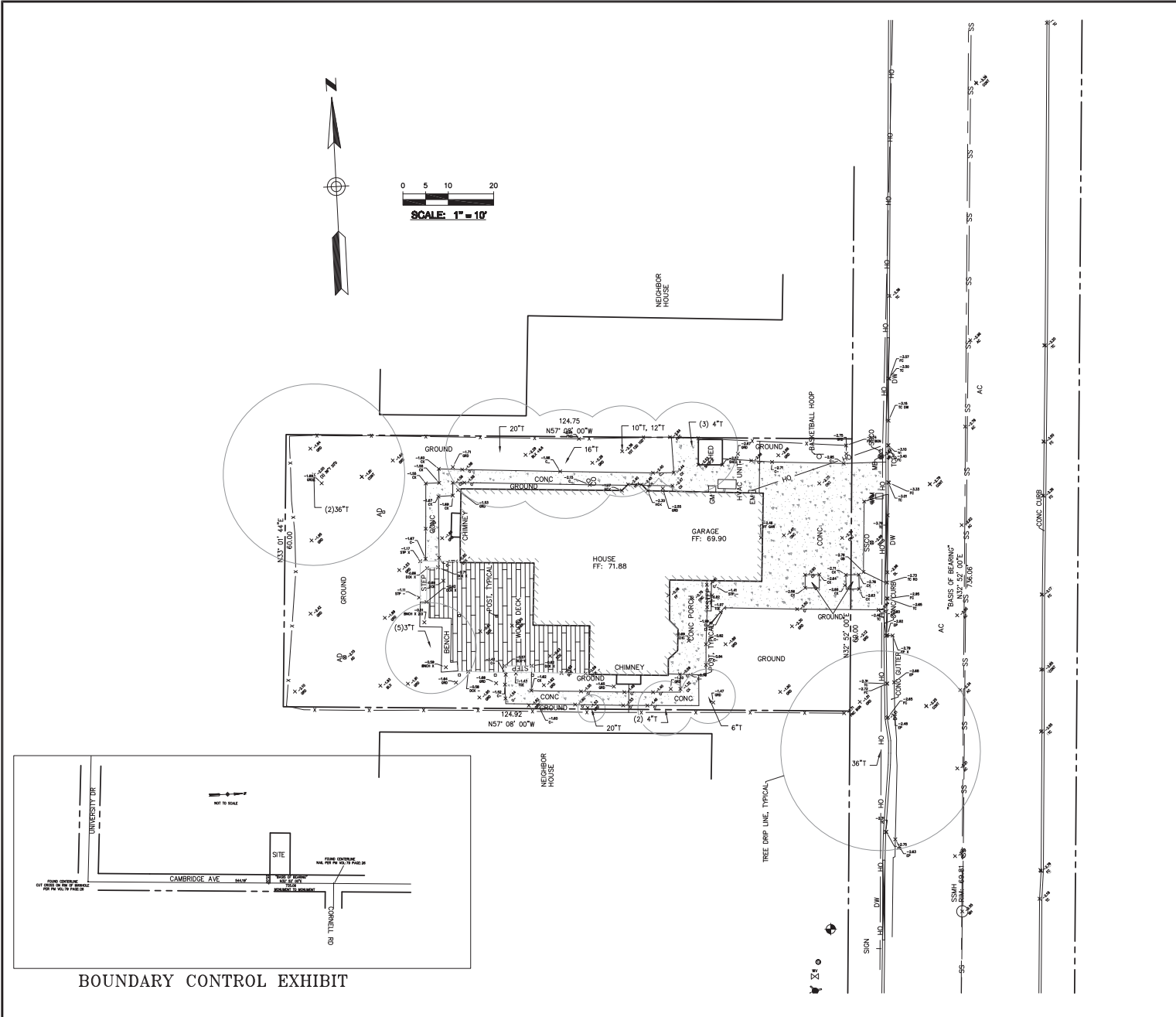
Checked By: THR

Date: 7/31/2017

Sheet: 1

824 Cambridge Avenue– Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	7,490.0 sf	7,490.0 sf	7,000 sf min.
Lot width	60.0 ft.	60.0 ft.	65.0 ft. min.
Lot depth	124.8 ft.	124.8 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	20.0 ft.	20.0 ft. min.
Rear	31.9 ft.	38.4 ft.	20.0 ft. min.
Side (left)	11.2 ft.	11.2 ft.	6.0 ft. min.
Side (right)	7.6 ft.	7.6 ft.	6.0 ft. min.
Building coverage	2,539.6 sf 33.9 %	2,469.9 sf 32.9 %	2,620.0 sf max. 35 % max.
FAL (Floor Area Limit)	2,993.2 sf	2,989.7 sf	2,994.0 sf max.
Square footage by floor	1,460.7 sf/1 st floor 1,063.3 sf/2 nd floor 389.7 sf/garage 79.5 sf/attic 630.7 sf/porches 29.7 sf/fireplace	1,324.2 sf/1 st floor 1,063.3 sf/2 nd floor 389.7 sf/garage 183.5 sf/attic 29.0 sf/shed 630.7 sf/porches 29.7 sf/fireplaces	
Square footage of buildings	3,653.6 sf	3,650.1 sf	
Building height	24.4 ft.	24.4 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: 4	Non-Heritage trees: 8	New Trees: 0
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 12



VICINITY MAP

SITE INFO:

APN: 071-405-130
 ADDRESS: 824 CAMBRIDGE AVE, MENLO PARK 94025
 COUNTY OF SAN MATEO
 LOT:
 LOT 55 BLOCK: 7 BOOK (RSM): 8 PAGE: 46
 LOT AREA: 7490 SQ FT

BASIS OF BEARING:

RECORD INFORMATION WAS USED, PER RECORD MAP, BOOK: 7 PAGE: 46 WHICH IS FILED IN THE COUNTY OF SAN MATEO RECORDER'S OFFICE.

EASEMENTS:

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY CLARK CIVIL. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

PROJECT BENCHMARK:

CITY OF MENLO PARK BENCHMARK
 BM #7
 DISC FOUND
 ELEV= 65.71
 (NAVD 88 DATUM)

SITE BENCHMARK:

SURVEY CONTROL
 SET MAG NAIL
 ELEVATION=69.55'
 (NAVD 88 DATUM)

BOUNDARY NOTE

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.

LEGEND & NOTES:

1. FINISH FLOOR = FF
2. SEWER CLEAN OUT = SSCO
3. TEM (ELEVATION =) =
4. MAIL BOX = MB
5. SURVEY MONUMENT =
6. WATER VALVE =
7. FIRE HYDRANT =
8. CONCRETE = CONC
9. ELECTRIC METER = EM
10. FENCE LINE =
11. TREE (TYPE NOT SPECIFIED) =
12. WATER METER = WM
13. GAS METER = GM
14. ASPHALT = AC
15. THROUGH CURB DRAIN = TCD
16. SANITARY SEWER MANHOLE = SSMH
17. SEWER LINE = SS
18. CENTER LINE =
19. DRIVE-WAY = DW
20. JOINT POLE =
21. CATCH BASIN = CB
22. AREA DRAIN = AD
23. BOUNDARY LINE =
24. MAN HOLE = MH



CLARK CIVIL ENGINEERING
 DESIGN • CONSULTING • SURVEY
 3200 Wilbur Ave. Redwood Bluffs, CA
 PH: 415-236-4450 FAX: 510-372-0259

824 CAMBRIDGE AVE.
MENLO PARK, CALIFORNIA

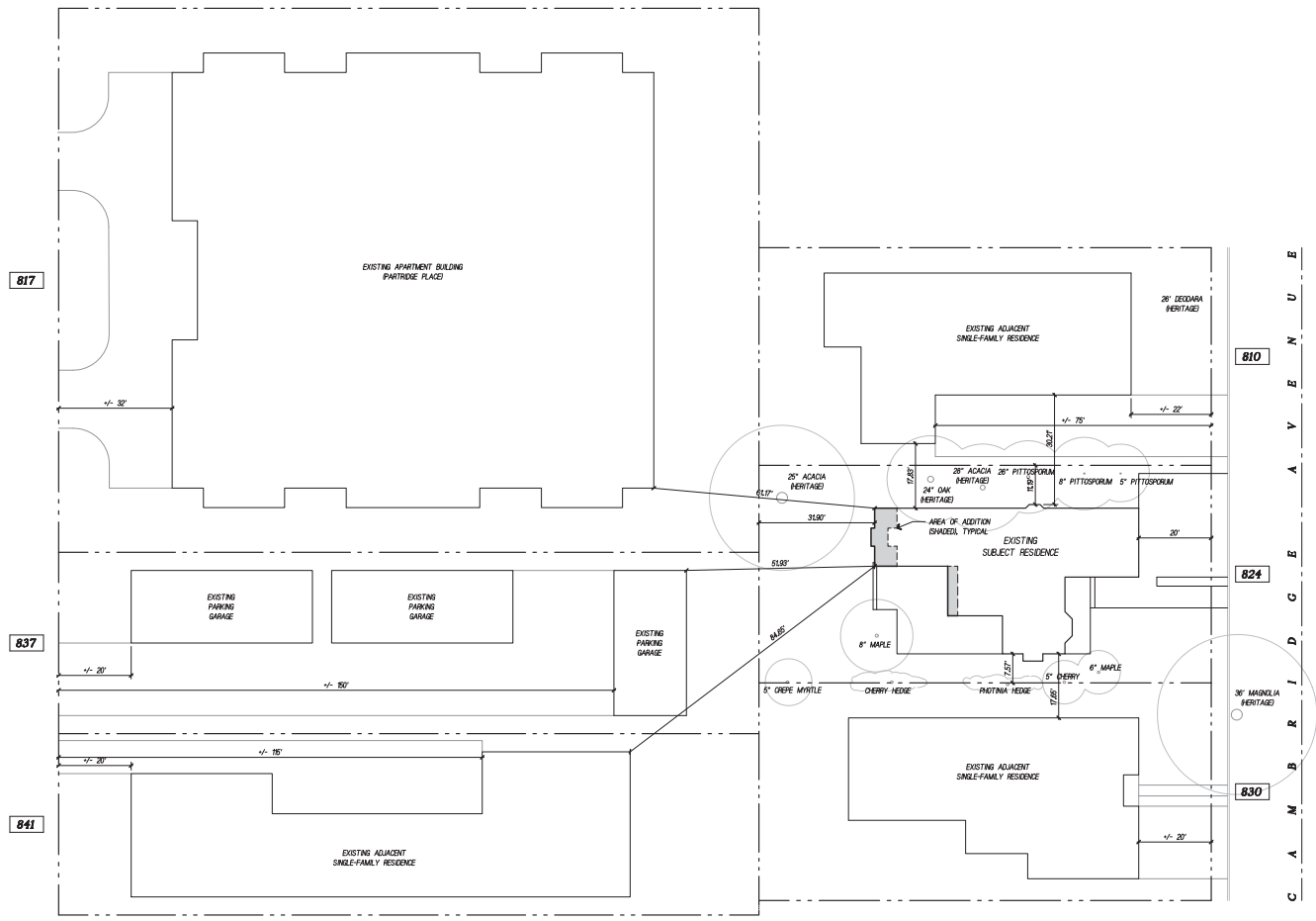
TOPOGRAPHIC AND
BOUNDARY SURVEY

REVISIONS	BY
6-9-2017	WC

JOB NO: 217009
 DATE: 4/17/17
 SCALE: 1" = 10'
 REVIEWED BY: WCC
 DRAWN BY: DR
 SHEET NO:

TP01

P
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AREA PLAN - 824 CAMBRIDGE AVENUE

75 ARBOR ROAD
MENLO PARK, CALIFORNIA
94025-5350
(650) 321-4348
stev@schwank.com

SCHWANK
ARCHITECTURE



824 CAMBRIDGE AVE.
MENLO PARK, CALIFORNIA 94025
A.P.N.: 071-405-130

Colvin-Solomon Residence
REMODEL and ADDITION

REV	DATE
PLNG	03/27/2017

SCALE: 1/8" = 1'-0"
FILE: 0017-10.DWG
PLAN:

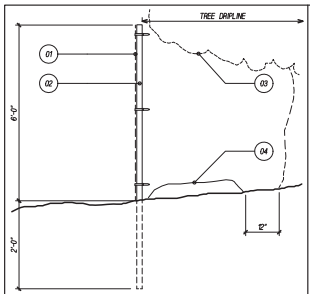
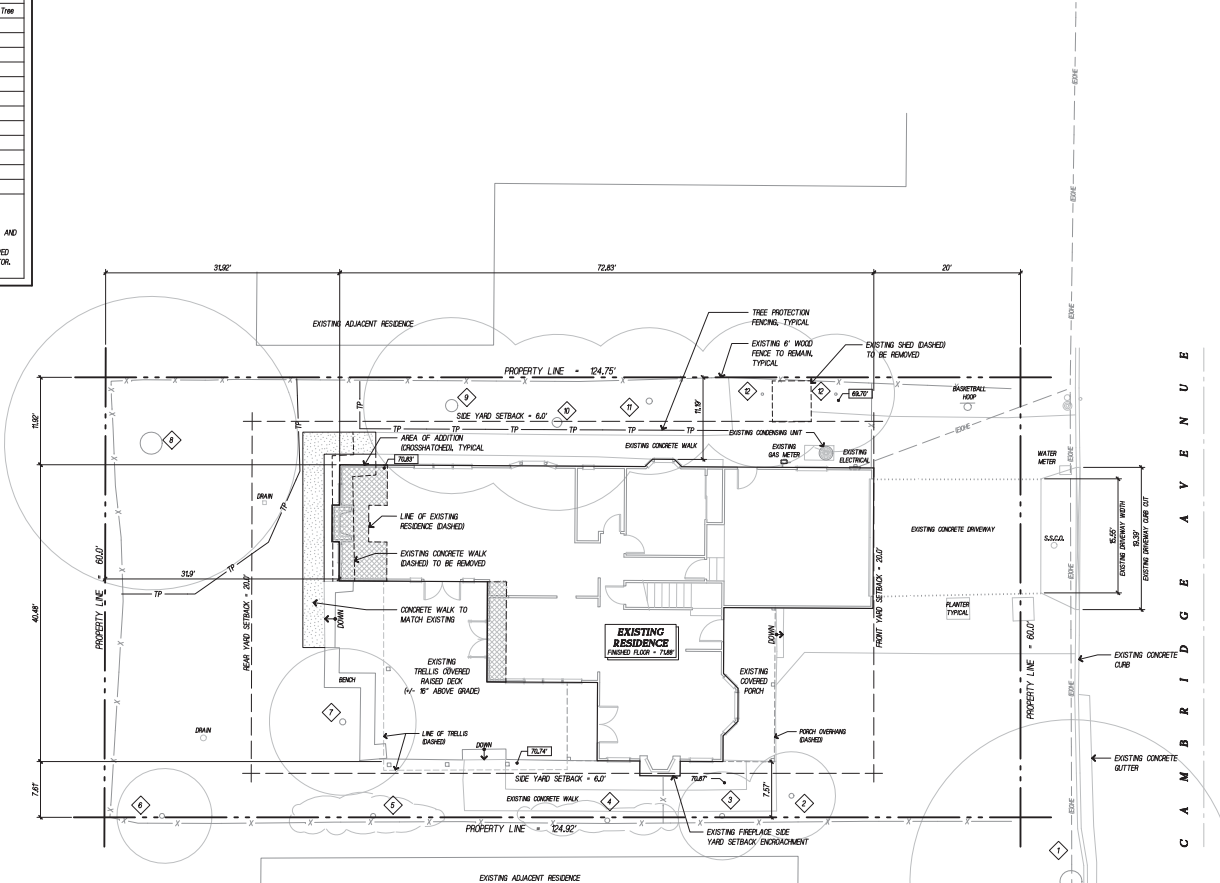
Area Plan
AS.00

TREE SCHEDULE

TREE NUMBER	SPECIES	SIZE	REMOVE	RETAIN	PROTECT	NOTES
1	Southern Magnolia	36"		X		Neighbor Tree
2	Japanese maple	5.5'		X		
3	Carolina cherry	4.9'		X		
4	Photinia	5.3'		X		
5	Carolina cherry	6.7'		X		
6	Crape myrtle	4.2'		X		
7	Japanese maple	6.1'		X	X	
8	Black acacia	25.6"		X	X	
9	Coast live oak	24.2"		X	X	
10	Black acacia	28.1"		X	X	
11	Pittosporum	25.8"		X		
12	Pittosporum	8.0"		X		
13	Pittosporum	5.9"		X		

NOTES

- A. TREE SCHEDULE BASED ON Kelly Arborist Services, May 2, 2017.
- B. REFER TO ARBORIST REPORT FOR INFORMATION REGARDING PROTECTION, PRUNING, AND MAINTENANCE OF TREES DURING CONSTRUCTION.
- C. NON-HERITAGE TREES MARKED AS "RETAIN" AND "PROTECT" MAY NOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.



CHAIN LINK FENCING
 01 1" GAP
 02 6" O.C. MINIMUM TO 9" O.C. MAX.
 03 TREE SHOWN AS 6" O.C. MAX.
 04 6" LAYER OF COARSE MULCH OR WOODCHIPS

NOTES
 A. TREE PROTECTION FENCING (TPF) MAY BE LOCATED WITHIN THE DRIFLINE OF THE TREE BUT NO CLOSER THAN 2" FROM THE TRUNK IF ALLOWED BY ARBORIST.
 B. MOVABLE BARRIERS OF CHAIN LINK FENCING MAY BE USED AT THE DISCRETION OF THE PROJECT AND CITY ARBORIST.
 C. CONTRACTOR SHALL OBTAIN A COPY OF CITY OF MENLO PARK "TREE PROTECTION SPECIFICATIONS" FOR COMPLETE LIST OF REQUIREMENTS FOR TREE PROTECTION

TREE PROTECTION FENCING SCALE: 3/4" = 1'-0"
 OF-DETAILS/TPF/tree-protection

NOTE
 IT IS UNLAWFUL FOR ANY PERSON TO DAMAGE OR HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER, INCLUDING (WITHOUT LIMITATIONS) VEHICLES, MACHINERY, BUILDING SUPPLIES, OR MATERIALS (INCLUDING FUELS) DURING ANY CONSTRUCTION OR RENOVATION OF STRUCTURES ON THE PARCEL.

AVERAGE NATURAL GRADE = 70.54'

SITE NOTES

- A. AIR CONDITIONING CONDENSER IS EXISTING TO REMAIN.
- B. REMOVE AND REPLACE ALL GRASSER, ADDRESSSED, UNLIFTED, OR OTHERWISE DAMAGED FRONTAGE IMPROVEMENTS ALONG THE ENTIRE PROJECT FRONTAGE FIELD VERTICALLY.
- C. ALL FRONTAGE IMPROVEMENTS DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPLACED.
- D. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT-OF-WAY.

SITE LEGEND

- X- EXISTING 6'-0" WOOD PERIMETER FENCE
- TP- TREE PROTECTION FENCING PER MENLO PARK CITY STANDARDS - TO REMAIN FOR DURATION OF CONSTRUCTION
- WM WATER METER - VERIFY EXISTING SIZE WITH CITY OF MENLO PARK
- SS02 SANITARY SEWER CLEANOUT
- OE- EXISTING OVERHEAD ELECTRICAL
- ◇ TREE NUMBER - REFER TO TREE SCHEDULE

SITE ANALYSIS

REFER TO AP/AD FOR PLANNING DATA SHEET
 ADDRESS: 824 CAMBRIDGE AVENUE
 ACCESSOR'S PARCEL NUMBER: 071-405-013
 ZONE: R-2
 SITE AREA: 7,490 S.F.
ALLOWABLE
 BUILDING COVERAGE (BS2): 2,621 S.F.
 F.A.L. (402): 2,996 S.F.
 SECOND FLOOR F.A.L.: 1,023 S.F.
 MAXIMUM BUILDING HEIGHT: 28'-0"
 DAYLIGHT PLANE: 45° at 19'-6" FROM GRADE AT SETBACK

PROPOSED
 BUILDING COVERAGE: 2,540 S.F. (83.92%)
 AREAS:
 LOWER FLOOR EXISTINGS: 1,776 S.F.
 LOWER FLOOR (ADDITION): 136 S.F.
 UPPER FLOOR: 1,063 S.F.
 ATTIC > S1: 80 S.F.
 TOTAL: 2,955 S.F.

STRUCTURE COVERAGE: 25.5 %
 PAVING COVERAGE: 32.0 %
 LANDSCAPE COVERAGE: 42.5 %
 PARKING SPACES: 2 COVERED
 ALL GRADES TO REMAIN NATURAL

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 (650) 321-4348
 steve@schwanke.com

SCHWANKE
 ARCHITECTURE



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 A.P.N.: 071-405-130

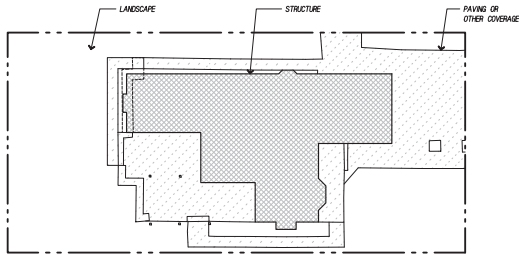
Colvin-Solomon Residence
 REMODEL and ADDITION

REV:	DATE:
PLNG:	03/27/2017
Δ:	06/08/2017

SCALE: 1/8" = 1'-0"
 FILE: colvin-solomon
 PLAN:

Site Plan
 AS.01

SITE PLAN - 824 CAMBRIDGE AVENUE

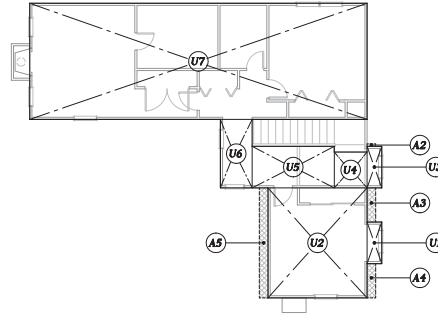


SITE AREAS

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

SITE PLAN AREAS:

STRUCTURE COVERAGE:	1900 S.F. (25.5%)
PAVING COVERAGE:	2402 S.F. (32.0%)
LANDSCAPE COVERAGE:	3179 S.F. (42.5%)



UPPER FLOOR PLAN

LOWER FLOOR AREA

HABITABLE AREA:

L1	(2.00' x 4.5') = (2.00' x 2.00')	= 13.00 S.F.
L2	5.83' x 10.67'	= 62.21 S.F.
L3	5.50' x 9.00'	= 54.78 S.F.
L4	5.83' x 10.67'	= 62.21 S.F.
L5	32.42' x 29.58'	= 956.39 S.F.
L6	(3.00' x 1.00') + (1.00' x 1.00')	= 4.00 S.F.
L7	18.12' x 15.83'	= 286.84 S.F.
L8	1.96' x 5.42'	= 10.62 S.F.
L9	1.96' x 5.42'	= 10.62 S.F.

NON-HABITABLE AREA:

G1 (GARAGE)	20.33' x 19.17'	= 389.73 S.F.
-------------	-----------------	---------------

TOTAL LOWER FLOOR AREA: 1958.48 S.F.

UPPER FLOOR AREA

HABITABLE AREA:

U1	2.00' x 5.67'	= 11.34 S.F.
U2	13.50' x 15.00'	= 202.50 S.F.
U3	2.00' x 5.67'	= 11.34 S.F.
U4	4.46' x 4.88'	= 21.77 S.F.
U5	11.21' x 5.67'	= 63.56 S.F.
U6	4.33' x 9.33'	= 40.40 S.F.
U7	45.00' x 15.83'	= 712.35 S.F.

TOTAL UPPER FLOOR AREA: 1063.26 S.F.

ATTIC AREA OVER 5' (CROSSHATCHED)

A1	20.33' x 2.48'	= 50.42 S.F.
A2	1.18' x 6.33'	= 7.48 S.F.
A3	1.18' x 4.67'	= 5.51 S.F.
A4	1.18' x 4.67'	= 5.51 S.F.
A5	1.18' x 15.00'	= 17.70 S.F.

TOTAL ATTIC AREA OVER 5': 79.54 S.F.

FLOOR AREA TOTALS

LOWER FLOOR PLAN	1958.48 S.F.
UPPER FLOOR PLAN	1063.26 S.F.
ATTIC > 5'	79.54 S.F.

TOTAL FLOOR AREA (F.A.L.): 2999.28 S.F.

COVERED PORCH (SHADED)

P1	(7.00' x 21.00') - 1.11'	= 134.00 S.F.
P2	28.83' x 18.67'	= 537.62 S.F.
P3	13.83' x 13.67'	= 189.06 S.F.

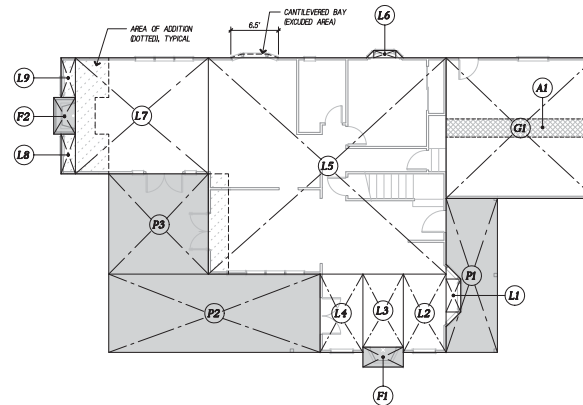
OTHER COVERED AREAS (SHADED)

F1 (FIREPLACE)	5.58' x 2.71'	= 14.91 S.F.
F2 (FIREPLACE)	5.00' x 2.96'	= 14.80 S.F.

ADDITIONAL COVERAGE AREA:

LOWER FLOOR COVERAGE:	689.24 S.F.
	1858.48 S.F.

TOTAL BUILDING COVERAGE: 2639.64 S.F.



LOWER FLOOR PLAN

BLOCK AREA DIAGRAMS and PLANNING DATA SHEET



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ARCHITECTURE



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MENLO PARK
CALIFORNIA 94025
A.P.N.: 071-405-130

Colvin-Solomon Residence
REMODEL and ADDITION

RE: DATE:

PLNG 03/27/2017

06/09/2017

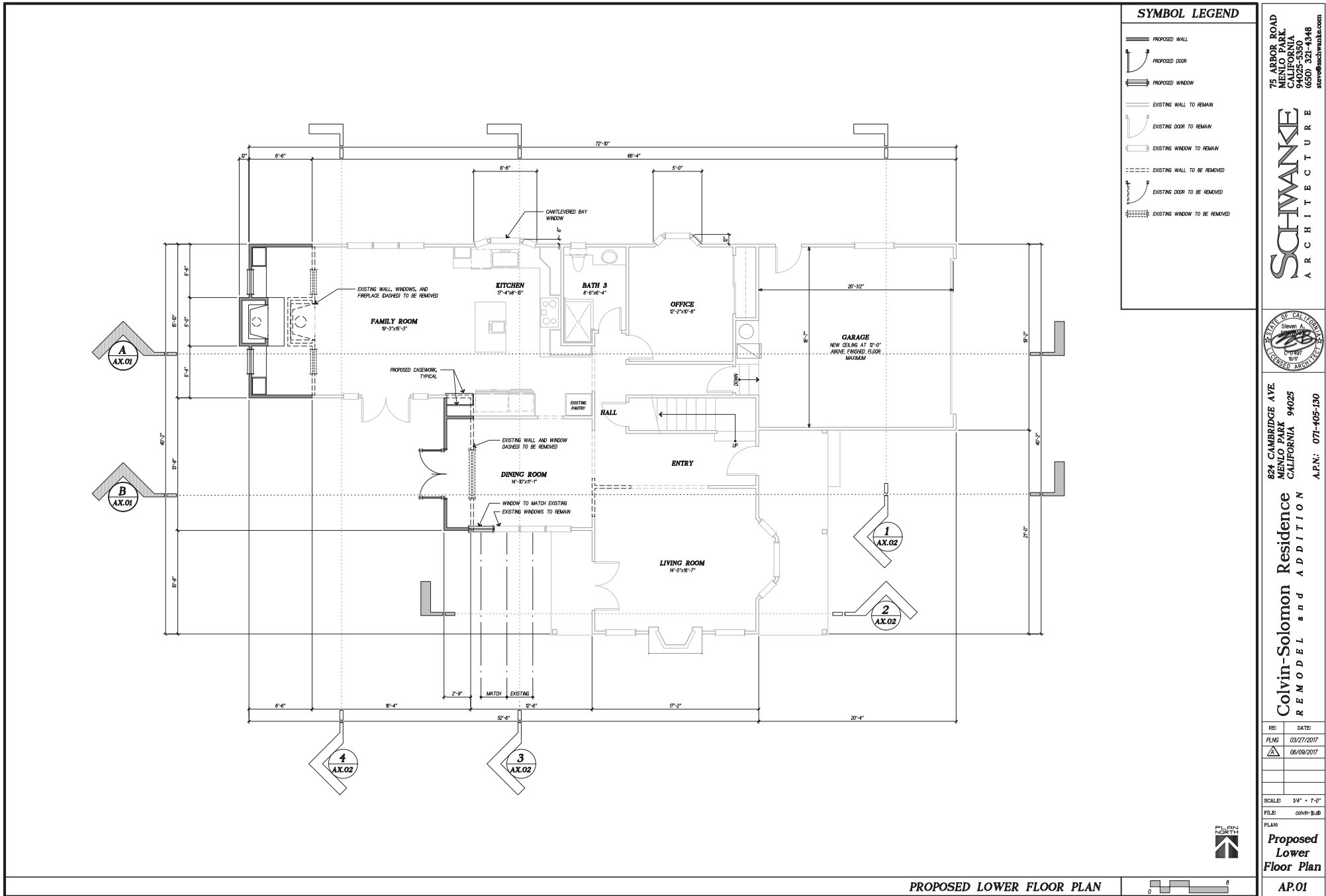
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FILE: colvin-ndb

PLAN:

Block Area Diagrams

AP.00



SYMBOL LEGEND

- PROPOSED WALL
- PROPOSED DOOR
- PROPOSED WINDOW
- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

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Colvin-Solomon Residence
 REMODEL and ADDITION

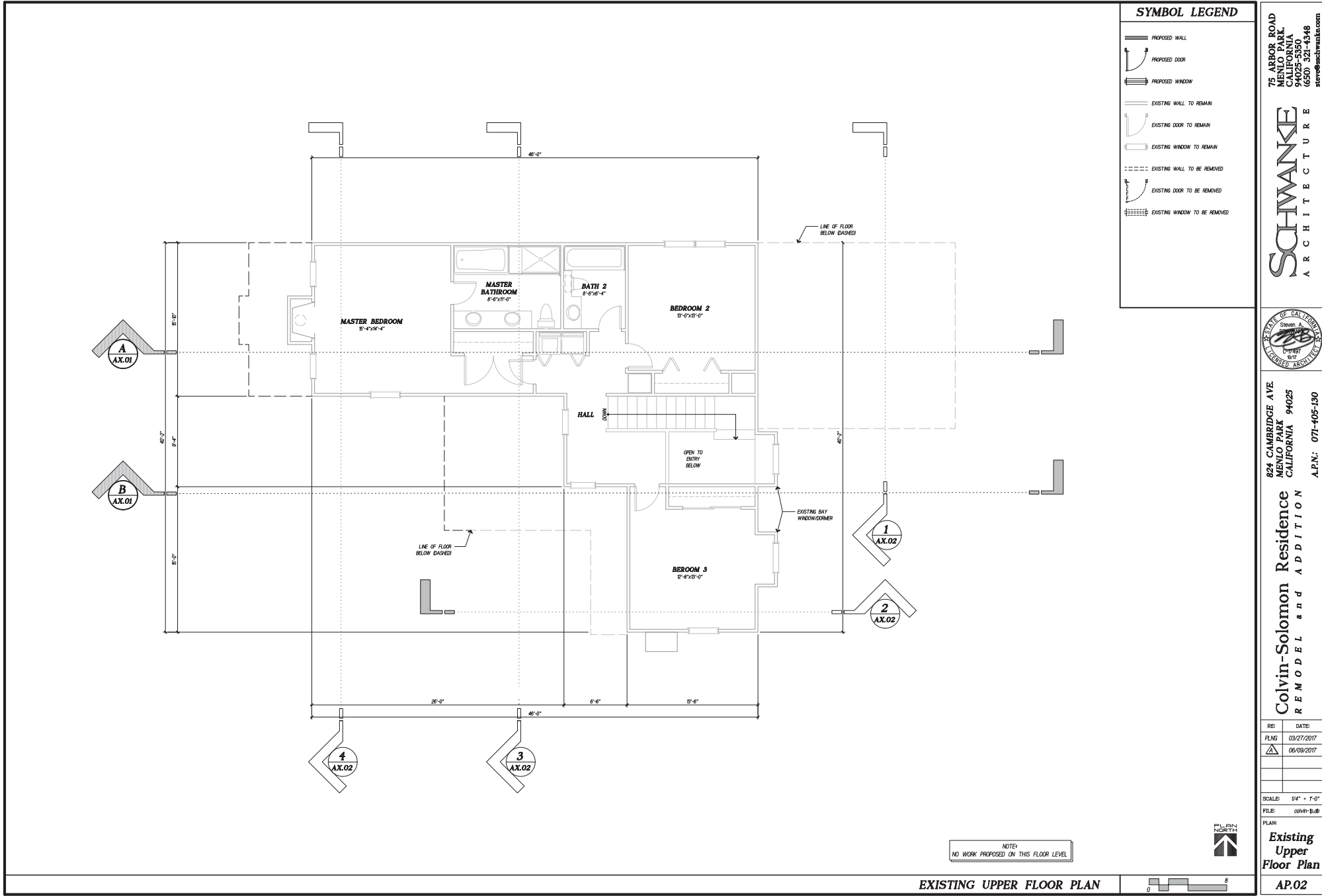
RE:	DATE:
PLNG	03/27/2017
△	06/09/2017

SCALE: 1/4" = 1'-0"
 FILE: 00191-P.D.B.
 PLAN:

Proposed Lower Floor Plan
 AP.01

PROPOSED LOWER FLOOR PLAN





SYMBOL LEGEND

- PROPOSED WALL
- PROPOSED DOOR
- PROPOSED WINDOW
- EXISTING WALL TO REMAIN
- EXISTING DOOR TO REMAIN
- EXISTING WINDOW TO REMAIN
- EXISTING WALL TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED

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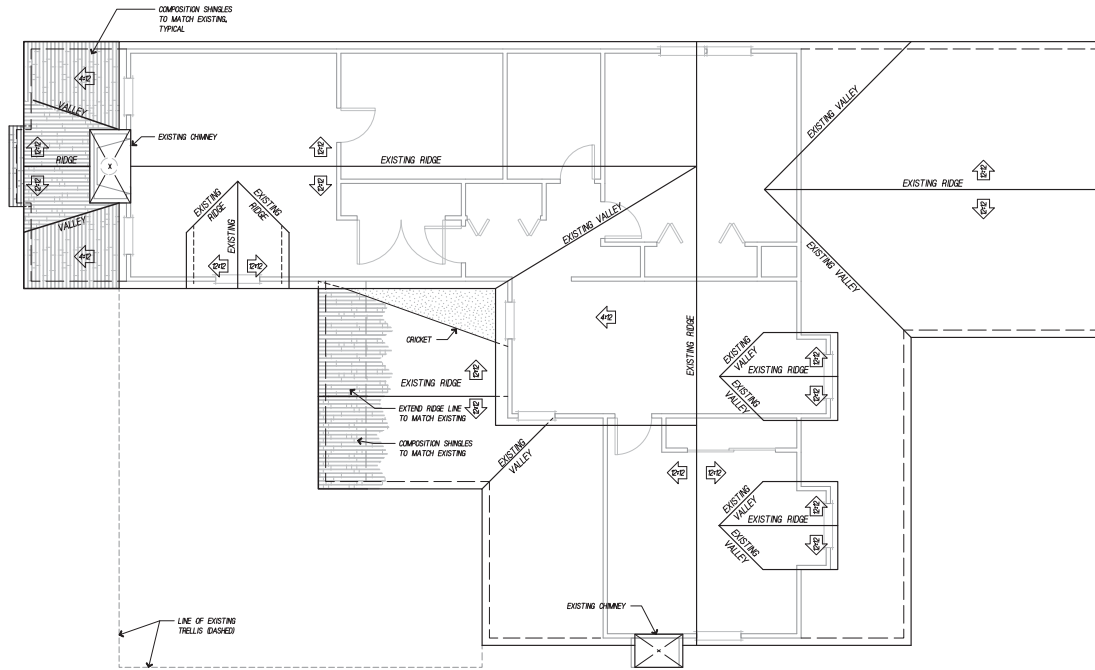
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 MENLO PARK 94025
 CALIFORNIA
 A.P.N.: 071-405-130

Colvin-Solomon Residence
 REMODEL and ADDITION

RE:	DATE:
PLNG	03/27/2017
△	06/09/2017

SCALE: 1/4" = 1'-0"
 FILE: 00191-10.dwg
 PLAN:

Existing Upper Floor Plan
 AP.02



ROOF PLAN



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SCHWANKE
 ARCHITECTURE



824 CAMBRIDGE AVE.
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 CALIFORNIA 94025
 A.P.N.: 071-405-130

Colvin-Solomon Residence
 REMODEL and ADDITION

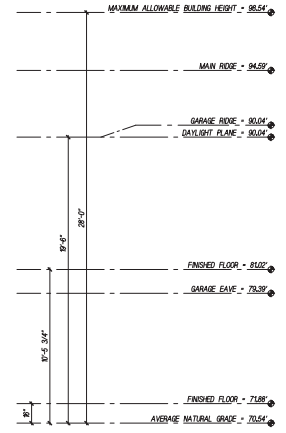
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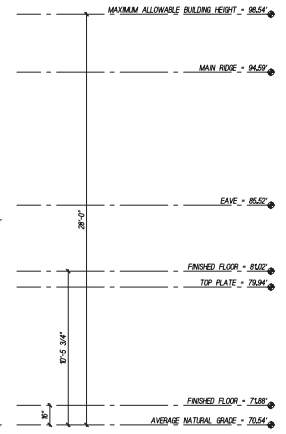
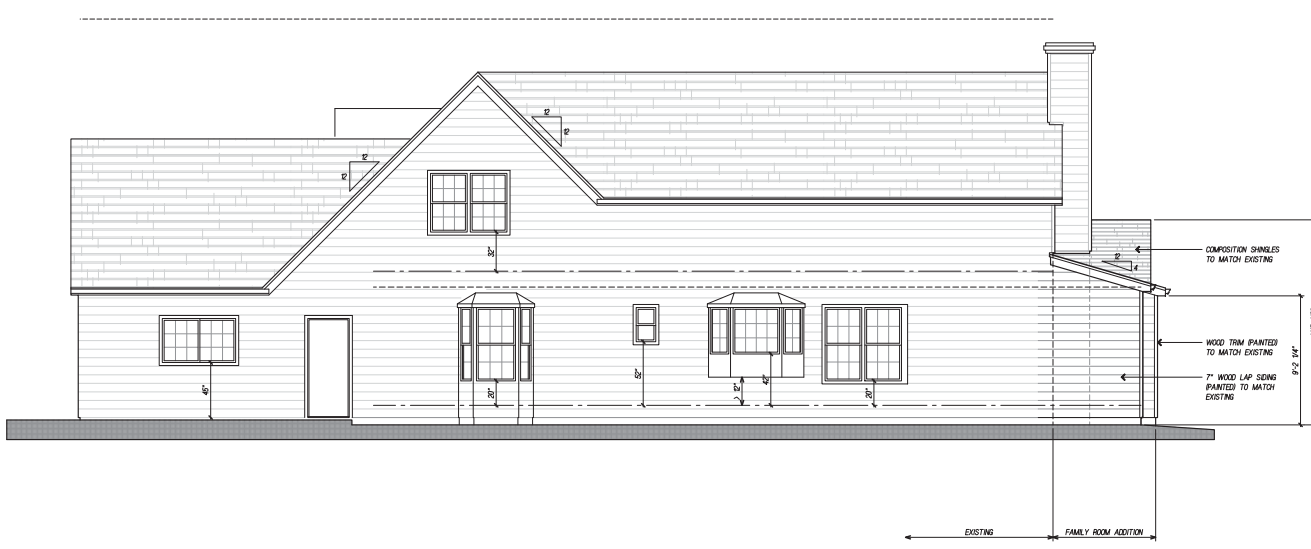
PLAN:

Roof Plan
 AR.01



EXISTING MATERIALS:
 ENTRY DOOR WOOD - PAINTED
 GARAGE DOOR WOOD - PAINTED
 WINDOWS WOOD - PAINTED (TITLE DIVIDED)
 PLANTER BOX WOOD - PAINTED

FRONT (SOUTHEAST) EXTERIOR ELEVATION



RIGHT SIDE (NORTHEAST) EXTERIOR ELEVATION

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SCHWANKE
 ARCHITECTURE



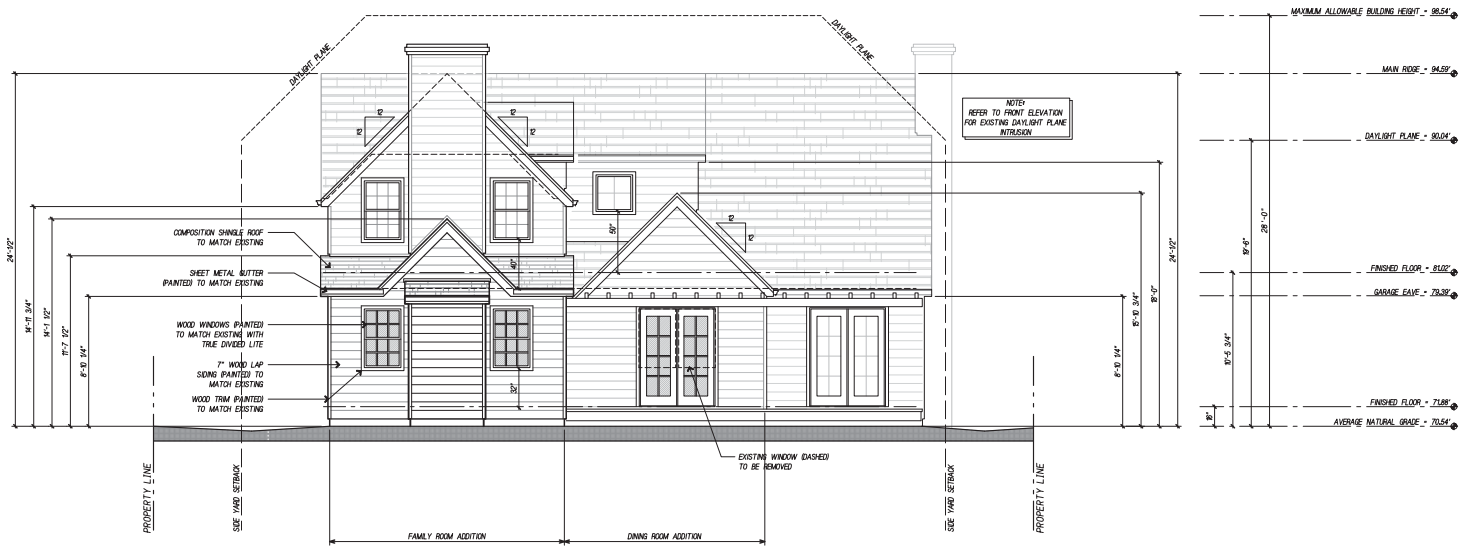
824 CLAMBRIDGE AVE
 MENLO PARK
 CALIFORNIA 94025
 A.P.N.: 071-405-130

Colvin-Solomon Residence
 REMODEL and ADDITION

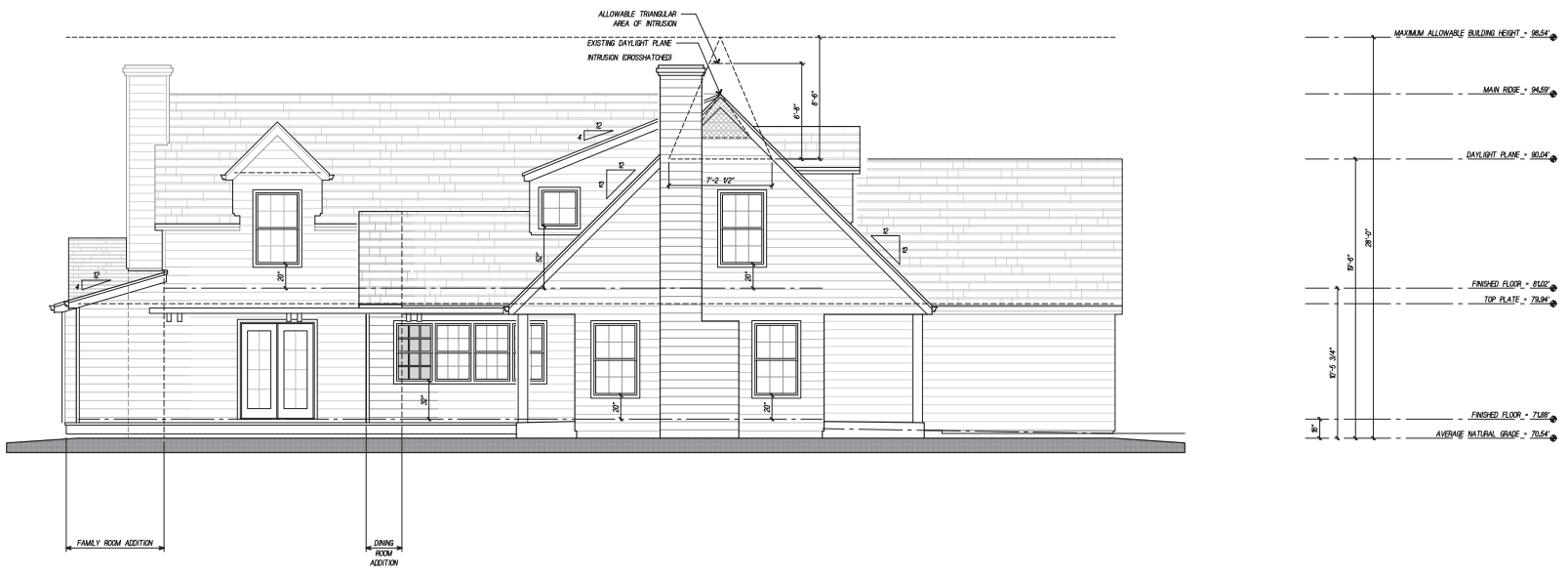
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PLNG	03/27/2017
Δ	06/08/2017

SCALE: 3/4" = 1'-0"
 FILE: colvin-3-20
 PLAN:

AE.01



REAR (NORTHWEST) EXTERIOR ELEVATION



LEFT (SOUTHWEST) SIDE EXTERIOR ELEVATION

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SCHWANKE
 ARCHITECTURE



EXISTING MATERIALS:
 PATIO DOOR WOOD - PAINTED
 WINDOWS WOOD - PAINTED (TRUE DIVIDED)

824 CLAMBRIDGE AVE
 MENLO PARK CALIFORNIA 94025
 A.P.N.: 071-405-130

Colvin-Solomon Residence
 REMODEL and ADDITION

RE:	DATE:
PLNG	03/27/2017
△	06/08/2017

SCALE: 1/4" = 1'-0"
 FILE: 00111-10-0
 PLAN:

Exterior Elevations

AE.02



810



824



830

CAMBRIDGE AVENUE STREETScape

SCALE 1/8" = 1'-0"



SCALE 1/4" = 1'-0"

EXISTING REAR ELEVATION



75 ARBOR ROAD
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SCHWANKE
ARCHITECTURE



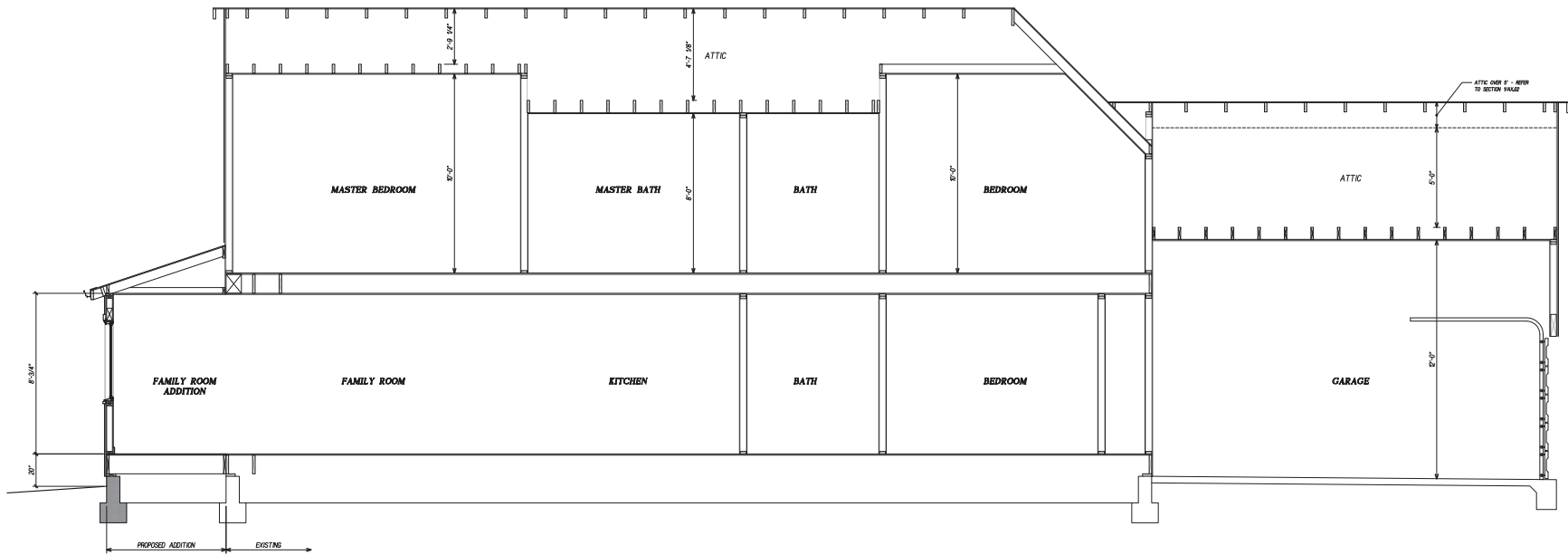
824 CAMBRIDGE AVE.
MENLO PARK CALIFORNIA 94025
A.P.N.: 071-405-130

Colvin-Solomon Residence
REMODEL and ADDITION

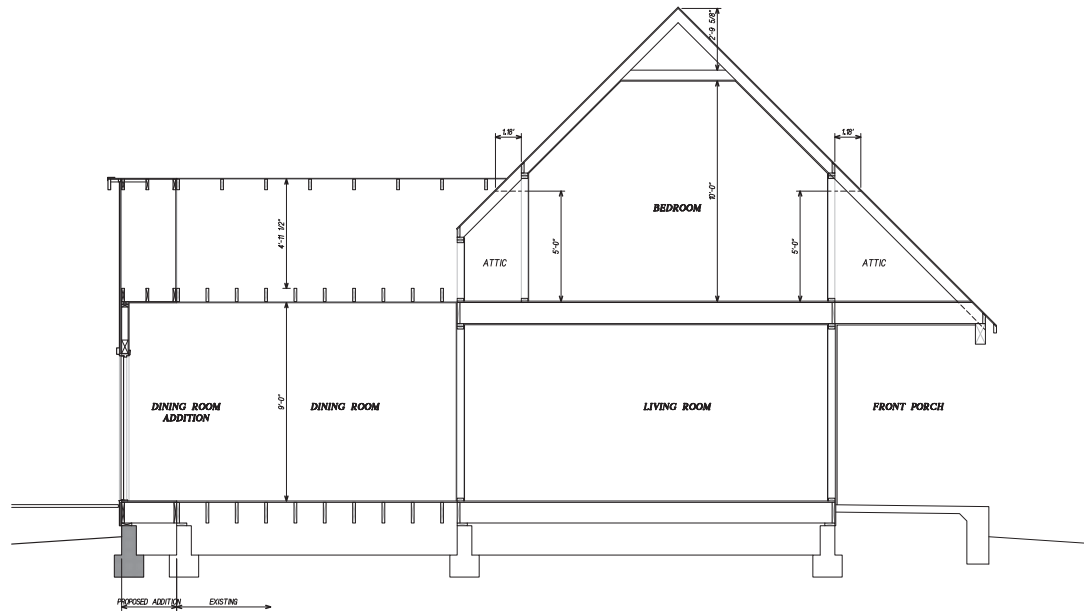
REV:	DATE:
PLNG	03/27/2017
△	06/08/2017

SCALE: As Noted
FILE: colvin-3a.dwg
PLAN:

Exterior Elevations
AE.03



BUILDING SECTION 'A'



BUILDING SECTION 'B'

75 ARBOR ROAD
MENDOTA PARK,
CALIFORNIA 94025-5350
(650) 321-4348
stere@schwanke.com

SCHWANKE
ARCHITECTURE



824 CAMBRIDGE AVE.
MENDOTA PARK
CALIFORNIA 94025
A.P.N.: 071-405-130

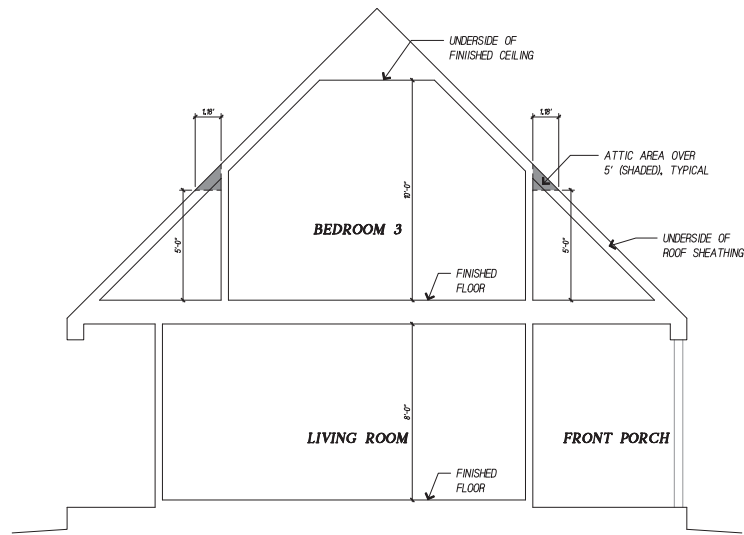
Colvin-Solomon Residence
REMODEL and ADDITION

REV	DATE
PLNG	03/27/2017
△	06/09/2017
△	06/22/2017

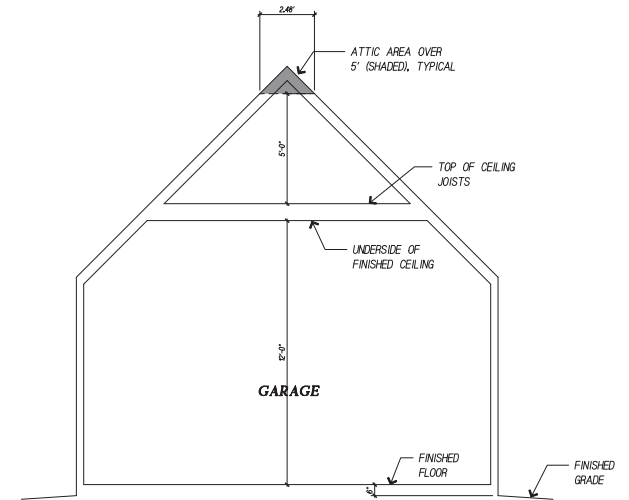
SCALE: 3/8" = 1'-0"
FILE: 001917-10.dwg

PLAN:
Building Section

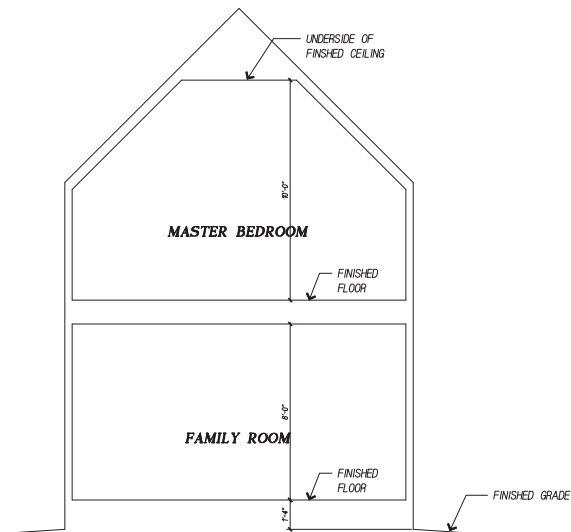
AX.01



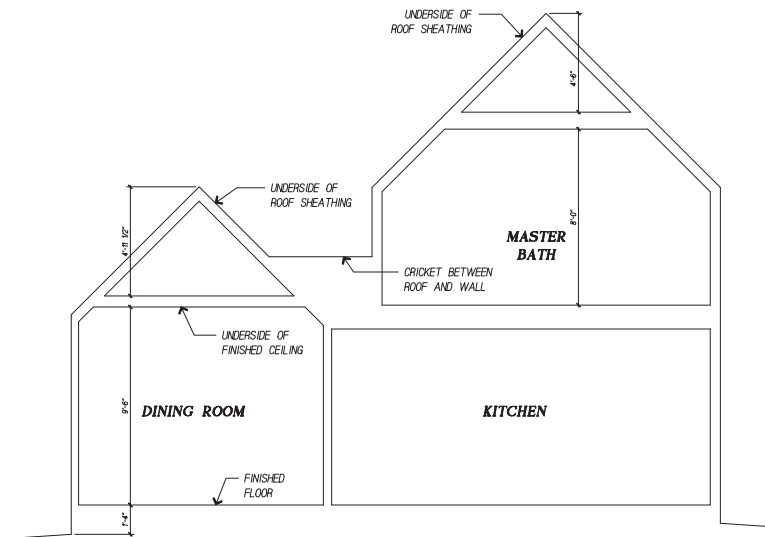
SECTION '2'



SECTION '1'



SECTION '4'



SECTION '3'

ATTIC AREA SECTIONS



75 ARBOR ROAD
MENLO PARK,
CALIFORNIA
94025-5350
(650) 321-4348
asere@schwanke.com

SCHWANKE
ARCHITECTURE



824 CAMBRIDGE AVE.
MENLO PARK
CALIFORNIA 94025
A.P.N.: 071-405-130

Colvin-Solomon Residence
REMODEL and ADDITION

RE:	DATE:
PLN:	03/27/2017
FILE:	06/09/2017

SCALE: 3/8" = 1'-0"
FILE: 00VH-10.D

PLAN:
Building Section

AX.02

75 ARBOR ROAD
MENLO PARK,
CALIFORNIA 94025
650 321-4348
FAX 650 321-0589

May 5, 2017

Colvin-Solomon Residence 824 Cambridge Avenue

Project Description

This is an existing two-story single family residence in the Allied Arts neighborhood of Menlo Park on an existing non-conforming lot. The width of the lot does not meet the current minimum for the R-2 zone.

Purpose of the Proposal:

This property has a previous use permit. This submittal is a use permit revision involving a minor addition to the Family Room and Dining Room.. Both of these additions are in the rear yard and involve only the lower floor of the dwelling.



Scope of Work:

The scope of the Family Room addition involves the removal of the existing rear wall of the Family Room, creating a new foundation for the addition and rebuilding the rear wall in the same style as the original. The addition for the Dining Room is similar in scope but smaller in area. There are no proposed changes to street side of the residence.

Architectural Style:

The existing residence is built in the Modern – Minimal Traditional style common in the Allied Arts neighborhood. This style is identified by the use of “traditional” materials including: painted horizontal wood siding, painted wood windows with divided lights, and a steep roof with dormers. It is the intent of this proposal to use the same elements and materials as the original. There will be no change to the existing style of the house or impact on the existing character of the surrounding neighborhood.

Existing and Proposed Uses:

The use of this dwelling will remain unchanged as a single family residence.

colvin-solomon project description.docx
05/05/17 2:41 PM

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

May 2, 2017

Schwanke Architecture
Attn: Mr. Steve Schwanke
75 Arbor Road
Menlo Park, CA 94025

Site: 824 Cambridge Avenue, Menlo Park, CA

Dear Mr. Schwanke,

As requested on Saturday, April 22, 2017, I visited the above site to inspect and comment on the trees. A new addition is planned for this site and your concern for the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

824 Cambridge Ave /11/21/16

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1*P	Southern magnolia (<i>Magnolia grandiflora</i>)	36est	60	30/60	Good vigor, poor-fair form, topped for line clearance.
2	Japanese maple (<i>Acer palmatum</i>)	5.5	65	20/20	Good vigor, poor-fair form, poor crotch at 3 feet.
3	Carolina cherry (<i>Prunus caroliniana</i>)	4.9	55	20/10	Fair vigor, poor form, largest of 4, hedge.
4	Photinia (<i>Photinia fraserii</i>)	5.3	50	20/10	Fair vigor, poor form, largest of 1, hedge.
5	Carolina cherry (<i>Prunus caroliniana</i>)	6.1	55	20/10	Good vigor, fair form, largest of 8, hedge.
6	Crepe myrtle (<i>Lagerstroemia indica</i>)	4.8	50	15/10	Good vigor, poor suppressed by hedge.
7	Japanese maple (<i>Acer palmatum</i>)	8.1	55	20/20	Good vigor, poor-fair form, poor crotch at 2 feet.
8P	Black acacia (<i>Acacia melanoxylon</i>)	25.1-25.6	45	40/50	Good vigor, poor form, poor crotch at 2 feet, supported by cables.
9P	Coast live oak (<i>Quercus agrifolia</i>)	24.2	55	50/45	Good vigor, poor-fair form, heavy to north over neighbor's.
10P	Black acacia (<i>Acacia melanoxylon</i>)	28.1	45	50/35	Good vigor, poor form, codominant at 4 feet with poor crotch, seam to the ground.
11P	Pittosporum (<i>Pittosporum eugenioides</i>)	25.8 @ base	50	30/25	Good vigor, poor form, codominant at 1 foot
12	Pittosporum (<i>Pittosporum eugenioides</i>)	8.0	55	20/15	Good vigor, fair form, makes a good screen.
13	Pittosporum (<i>Pittosporum eugenioides</i>)	5.9	50	20/15	Good vigor, fair form, makes a good screen. Leans north.

*-Indicates neighbor trees P indicates protected tree.

Summary:

The trees on site are a mix of one native oak and several imported trees. The trees are in poor-fair condition with no excellent trees. All of the trees are on the perimeter of the project, ideal for construction. The hedges on the southwest side consist of Carolina cherry and Photinia and provide a good screen. The large acacia #8 has a poor crotch formation and is in the need of maintenance. No impact from the planned addition is expected. The oak, acacia and pittosporums along the northeast side have a limited root zone due to the location of the existing home. Impacts are expected to be minor for these trees. The following tree protection plan should be executed to help protect the trees to be retained.

Tree Protection Plan:**Tree protection fencing**

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 6-foot-tall metal chain link supported by 2-inch diameter poles pounded into the ground. The location for protective fencing should be as close to the dripline as possible still allowing room for construction to safely continue. No equipment or materials should be stored or cleaned inside protection zones.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees a landscape buffer consisting of wood chips spread to a depth of six inches will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

824 Cambridge Ave /11/21/16

(4)

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A



STAFF REPORT

Planning Commission

Meeting Date: 7/31/2017

Staff Report Number: 17-051-PC

Public Hearing: Use Permit/Andrew Young/1060 San Mateo Drive

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to construct a first-floor addition, and perform interior and exterior modifications to an existing nonconforming, single-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district, at 1060 San Mateo Drive. The work would exceed 75 percent of the existing replacement value in a 12-month period. The project previously received a building permit for a more limited scope of work; however, the proposed revisions would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore, require a use permit. 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 1060 San Mateo Drive, on the corner of San Mateo and Wallea Drive near the intersection of San Mateo Drive and Santa Cruz Avenue. A location map is included as Attachment B. The subject parcel has substandard lot depth, 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. The parcel is a corner lot, with frontage on both San Mateo Drive and Wallea Drive. As the shorter of the two sides, San Mateo Drive is designated as the front lot line. All parcels on San Mateo Drive, east of Santa Cruz Avenue are also zoned R-1-S, while parcels to the west, on the other side of Santa Cruz Avenue, are zoned R-E (Residential Estate). The surrounding homes are a mix of single-story and two-story, single-family residences, and feature a variety of architectural styles including some craftsman and traditional ranch.

Building Permit

The applicant applied for a building permit on December 15, 2016, and the building permit was issued on April 6, 2017. The original scope of work did not include changes to the existing siding, and fell below the 75-percent value threshold for projects involving nonconforming structures, at 72 percent. Since issuance of the building permit, the applicant inquired about potential revisions to the approved permit to replace the siding. Staff explained the additional value of a revision to change out the siding would push the project

beyond the 75-percent threshold for work done to a nonconforming structure within 12 months and would require Planning Commission approval. The project team applied for the use permit to replace the siding. The proposed work, in combination with the previously-approved and currently-under-construction addition and interior modification work, would exceed the new work value threshold for a nonconforming structure. The building is currently under construction, and the project team has been cleared to continue construction of the approved building permit plans; however, they would not be able to remove or replace any siding unless the use permit request for the revision to the issued building permit to replace the siding is approved.

Analysis

Project description

The subject site is currently occupied by a single-story residence with an attached garage and one-car carport. The structure is nonconforming with regard to the left side and rear yard setbacks. The applicant has received a building permit to add approximately 110 square feet to the rear and 246 square feet to the front of the residence, and perform interior modifications. The applicant is now proposing to also replace all the siding on the exterior to renovate the existing structure. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would be a three-bedroom home with three full bathrooms, and a powder room near the entry. The existing nonconforming two-car garage at the right side of the house is proposed to remain, with a small expansion into it by the mud and laundry rooms that would connect the garage to the rest of the residence. The required 20-foot depth for a garage would be maintained, while the existing 18-foot width would remain unchanged. An existing covered porch to the right of the garage would be removed, with the paved area underneath it used as an uncovered parking space. As a result, the overall off-street parking would be conforming.

An addition to the rear to enclose an existing covered porch at the center and the removal of interior walls are proposed to create a large open kitchen/dining/family area that would connect to an outdoor patio at the rear. An addition for a study is proposed adjacent to the entry at the front, as well as a more prominent covered porch. The bedrooms of the home would be situated on the left side of the home, interior to the lot. The bedrooms would be separated from the open living space by a hallway leading to the master suite at the rear on the left side.

The existing nonconforming walls at the left and rear of the residence are proposed to remain with the wall framing retained, but all areas of new construction, including the proposed addition to the front for the entrance/study and the rear, for the expanded living/dining space would comply with current setback requirements and other development standards of the R-1-S zoning district.

The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance.

Design and materials

The existing residence is a traditional ranch home featuring the characteristic long, low profile, gabled roof and horizontal wood siding typical of this architectural style. The existing siding also features a brick base with stucco at the top. As part of the proposed project, the existing siding would be removed from the exterior of the entire house and replaced by new cedar shingles. As part of the approved building permit, the covered front entry is proposed to be filled in, and a larger front porch with wooden posts would balance the existing prominent two-car garage on the right. At the rear, an existing porch would be filled in by an addition, with a low deck extending into the rear yard. The roof structure over the additions would be covered in asphalt roof shingles to match the existing conditions. All of the new windows at the front are proposed to match the existing painted wood windows. New sliding doors are proposed at the center of the rear addition. A number of windows are proposed to be replaced with smaller windows at the rear.

Staff believes that the scale, materials, and style of the proposed residence are consistent with the broader neighborhood, given the architectural styles and sizes of structures in the area.

Trees and landscaping

At present, there are 27 trees on or in close proximity to the project site. Twenty-three of these trees are heritage trees. All trees are proposed to remain. The previously approved partial demolition of the existing residence and construction of the proposed additions and low deck at the rear are not anticipated to adversely affect any of the existing trees located on the subject site or neighboring properties, given that the majority of the proposed additions are within the footprint of the existing structure. An arborist report is included as Attachment F. The siding change would not materially affect the conclusions of the arborist report. The heritage tree protection measures will be ensured through recommended condition 3g.

Valuation

To calculate the replacement and new construction costs on which the use permit threshold is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be \$425,220 meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than \$318,915 in any 12-month period without applying for a use permit. While the initial application for the building permit fell below the 75-percent threshold, at 72 percent, the City has determined that the cumulative value of the proposed work would be approximately \$362,440, or 85 percent. 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

Staff has received no correspondence regarding this proposal.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. No heritage tree impacts are anticipated, and the floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the

Zoning Ordinance. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

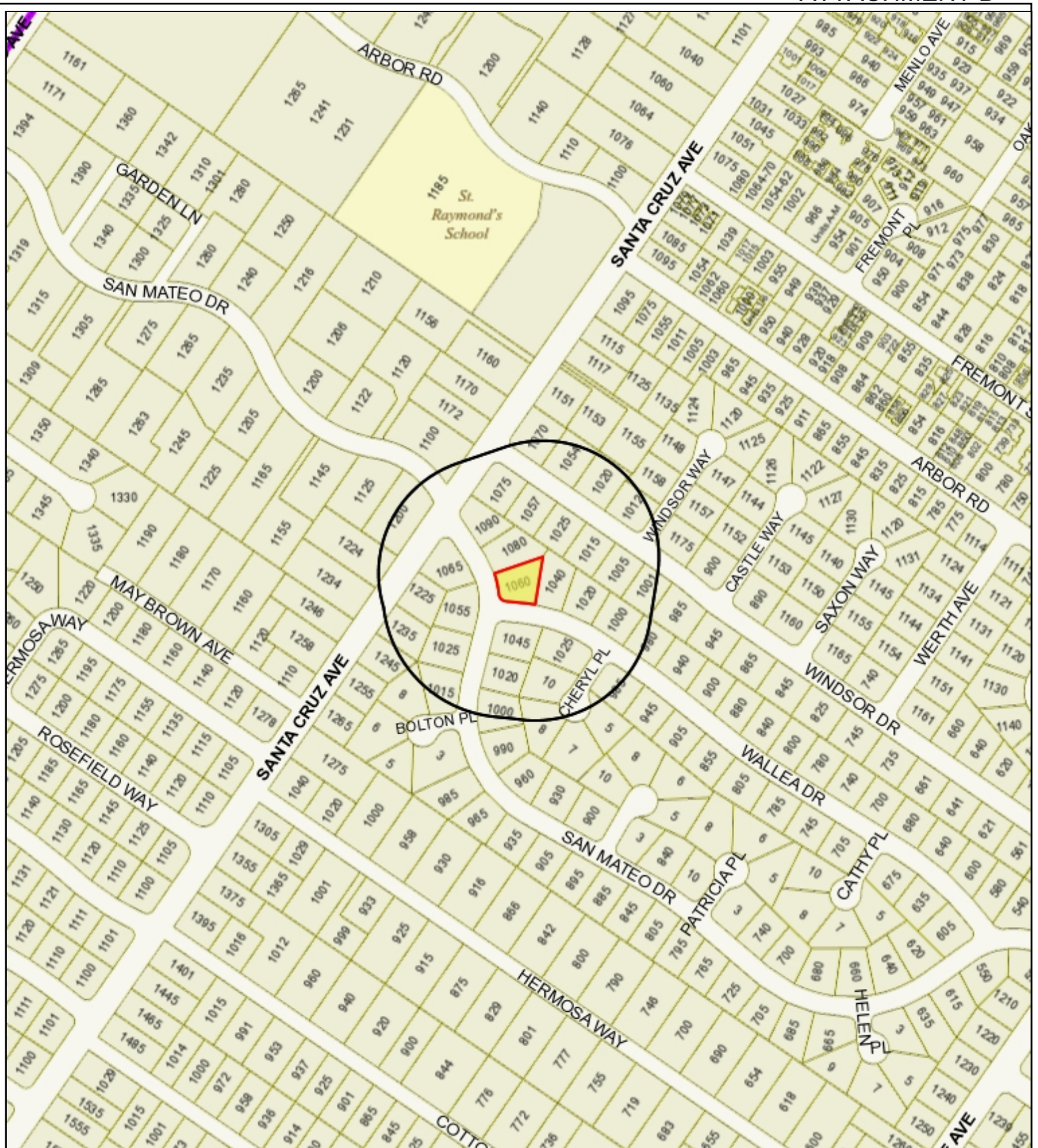
None

Report prepared by:
Ori Paz, Planning Technician

Report reviewed by:
Thomas Rogers, Principal Planner

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LOCATION: 1060 San Mateo Drive	PROJECT NUMBER: PLN2017-00052	APPLICANT: Andrew Young	OWNER: Elizabeth Stinson
REQUEST: Request for a use permit to construct a first-floor addition, and perform interior and exterior modifications to an existing nonconforming, single-story, single-family residence in the R-1-S (Single Family Suburban Residential) zoning district. The work would exceed 75 percent of the existing replacement value in a 12-month period. The project previously received a building permit for a more limited scope of work; however, the proposed revisions would exceed 75 percent of the replacement value of the existing nonconforming structure in a 12-month period and therefore, require a use permit.			
DECISION ENTITY: Planning Commission	DATE: July 31, 2017	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Young & Borlik Architects, Inc. consisting of 23 plan sheets, dated received July 26, 2017, and approved by the Planning Commission on July 31, 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 arborist report by Kieilty Arborist Services LLC dated December 13, 2016 and the Heritage Tree Ordinance. 			



City of Menlo Park
 Location Map
 1060 San Mateo Drive



Scale: 1:4,000

Drawn By: OP

Checked By: THR

Date: 7/31/2017

Sheet: 1

1060 San Mateo Drive– Attachment C: Data Table

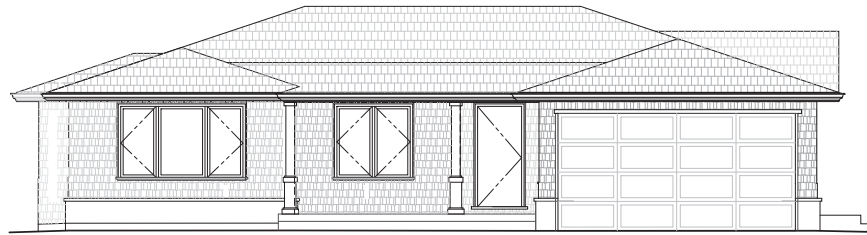
	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	10,219.0 sf	10,219 sf	10,000.0 sf min.
Lot width	89.8 ft.	89.8 ft.	80.0 ft. min.
Lot depth	92.4 ft.	92.4 ft.	100.0 ft. min.
Setbacks			
Front	23.0 ft.	29.8 ft.	20.0 ft. min.
Rear	16.6 ft.	16.6 ft.	20.0 ft. min.
Side (left)	9.8 ft.	9.8 ft.	10.0 ft. min.
Side (right)	22.7 ft.	12.7 ft.	12.0 ft. min.
Building coverage	2,924.5 sf 28.6 %	2,998.2 sf 29.3 %	3,604.7 sf max. 35.2 % max.
FAL (Floor Area Limit)	2,807.0 sf	2,789.0 sf	3,604.8 sf max.
Square footage by floor	2,419.6 sf/1 st floor 387.4 sf/garage 107.1 sf/porches 10.4 sf/fireplace	1,960.3 sf/1 st floor 463.3 sf/garage 365.4 sf/carport 209.2 sf/porches	
Square footage of buildings	2,924.5 sf	2,998.2 sf	
Building height	16.1 ft.	16.1 ft.	28.0 ft. max.
Parking	1 covered/1 uncovered	1 covered/1 uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 23*	Non-Heritage trees: 4	New Trees: 0
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 27
*Five heritage trees are located on neighboring properties to the rear and left.			

NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS," NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES.

STINSON RESIDENCE
MENLO PARK, CALIFORNIA

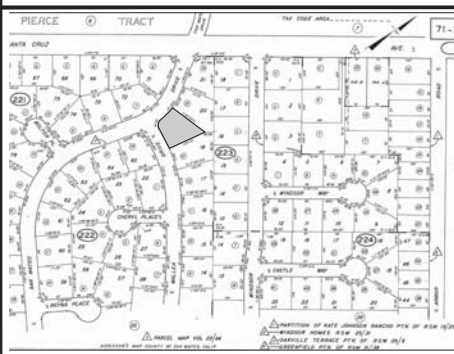
THE ARCHITECT HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCBs, OR OTHER TOXIC SUBSTANCES.

THE ARCHITECT IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.



PROPOSED FRONT ELEVATION

1/4" = 1'-0" 1



PARCEL MAP

6

ARCHITECT: YOUNG AND BORLIK ARCHITECTS, INC. 4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022

ARBORIST: KIELTY ARBORIST SERVICES LLC PO BOX 6187 SAN MATEO, CA 94403

- ARCHITECTURAL
A0.1 COVER SHEET, VICINITY MAP, AREA CALCS, SHEET INDEX, CONSULTANTS
A0.2 EXISTING SITE PLAN
A0.3 EXISTING SITE PLAN
A0.4 PROPOSED SITE PLAN
A0.5 FLOOR AREA CALCULATION SHEET
A0.5.1 AREA PLAN & NEIGHBORHOOD CONTEXT
A0.5.2 NEW WORK VALUATION CALCULATION
A0.5.3 NEW WORK VALUATION CALCULATION
A1.1 EXISTING FLOOR PLAN W/ DEMO
A1.2 EXISTING ROOF PLAN W/ DEMO
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED DIMENSION PLAN
A2.3 PROPOSED ROOF PLAN
A3.1 EXISTING AND PROPOSED FRONT ELEVATIONS
A3.2 EXISTING AND PROPOSED LEFT SIDE ELEVATIONS
A3.3 EXISTING AND PROPOSED RIGHT SIDE ELEVATIONS
A3.4 EXISTING AND PROPOSED REAR ELEVATIONS
A4.1 EXISTING AND PROPOSED BUILDING SECTIONS
A4.2 EXISTING AND PROPOSED BUILDING SECTIONS

SCOPE OF WORK

ONE STORY HOUSE FRONT AND REAR ADDITION AND INTERIOR REMODEL.

DEFERRED SUBMITTAL

NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT. PROVIDE FULL SPRINKLER COVERAGE IN THE ATTIC.

SUBMIT UTILITIES UPGRADE APPLICATION TO CPA UTILITIES.

STREET WORK UNDER SEPARATE PERMIT.

PROJECT DESIGN DATA: 2013 CALIFORNIA RESIDENTIAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA ELECTRIC CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA ENERGY CODE & 2013 CGSBC CODES

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

VICINITY MAP

5

CONSULTANTS

4

SHEET INDEX

3

PROJECT SUMMARY

2

Table containing project details: APN: 071 - 223 - 140, PROJECT ADDRESS: 1060 SAN MATEO DRIVE MENLO PARK, CA 94025, PROPERTY OWNER: LIZ STINSON, ZONING: R-1-S, LOT SIZE: 10,219 sf, BUILDING OCCUPANCY: R-1, U-1, TYPE OF CONSTRUCTION: TYPE V-B, HISTORIC STATUS: NO, FLOOD ZONE: NO, FIRE SPRINKLERS: YES (DEFERRED SUBMITTAL), ALLOWABLE F.A.L. LOT > 7,000 sf, 2800 sf + 25% EXCEEDED: 3,604.75 sf, LOT COVERAGE ALLOWABLE (1 STORY-35.2% NET LOT AREA): 3,605.75 sf, ALLOWABLE SECOND FLOOR AREA (50% F.A.L.): 1,802.38 sf, EXISTING FIRST FLOOR (CONDITIONED AREA): 1,960.3 sf, EXISTING ATTACHED GARAGE: 463.3 sf, EXISTING CARPORT: 365.4 sf, EXISTING PORCHES: 209.2 sf, TOTAL EXISTING FLOOR AREA: 2,423.6 sf, TOTAL EXISTING LOT COVERAGE: 2,998.2 sf, PROPOSED FIRST FLOOR (CONDITIONED AREA): 2,419.6 sf, PROPOSED ATTACHED GARAGE: 387.4 sf, TOTAL PROPOSED FLOOR AREA: 2,807 sf < 3,604.7 sf, PROPOSED COVERED FRONT PORCH: 107.0 sf, LOT COVERAGE: 2,924.5 sf < 3,604.75 sf

ISSUE LOG table with columns for Building Submittal, Planning Commission, and Planning Commission dates.

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



REMODEL AND ADDITION FOR: LIZ STINSON 1060 SAN MATEO DRIVE MENLO PARK, CA 94025

A.P.N. 071-223-140
CHECKED: A/EY DRAWN: C.H. AL
DATE: DEC 01 2016
BY: STINSON

A0.1

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DEMOLITION NOTES:
 1. OUTLINE OF EXISTING HOUSE SHOWN IN BLUE, OUTLINE OF PROPOSED ADDITION SHOWN IN ORANGE.

2. PRIOR TO DEMOLITION WALK THROUGH WITH OWNER AND VERIFY ANY REMOVED PLUMBING, LIGHTING, FINISHES, WINDOWS, DOORS, ETC. TO BE SAVED FOR REUSE OR RELOCATION.

3. VERIFY CITY REQ'D WASTE DIVERSION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.

4. PROVIDE FENCING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.

5. SEE ADDITIONAL DEMOLITION & FLOOR PLAN NOTES ON GENERAL NOTES SHEET A0.2

6. PRIOR TO DEMOLITION, VERIFY COMPLIANCE WITH E.P.A. REQ'D PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.

7. THE ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) REQUIRES THAT FIRMS PERFORMING RENOVATION, REPAIR, AND PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN PRE-1978 HOMES, CHILD CARE FACILITIES, AND SCHOOLS BE CERTIFIED BY E.P.A. AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY E.P.A.-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

<http://www.epa.gov/lead/pubs/renovation.htm>

8. CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION AND PROFESSIONAL CERTIFICATIONS.

BEFORE EXCAVATION CALL U.S.A

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION & CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. YOUNG & BORLIK ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

TREE PROTECTION NOTE
 1. TREE PROTECTION ZONES SHOULD BE ESTABLISHED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT.

2. FENCING FOR THE PROTECTION ZONES SHOULD BE 6 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH METAL POLES FOUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPACED NO MORE THAN 10 FEET APART ON CENTER. THE LOCATION FOR THE PROTECTION FENCING SHOULD BE AS CLOSE TO THE DRIPLINE AS POSSIBLE STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE.

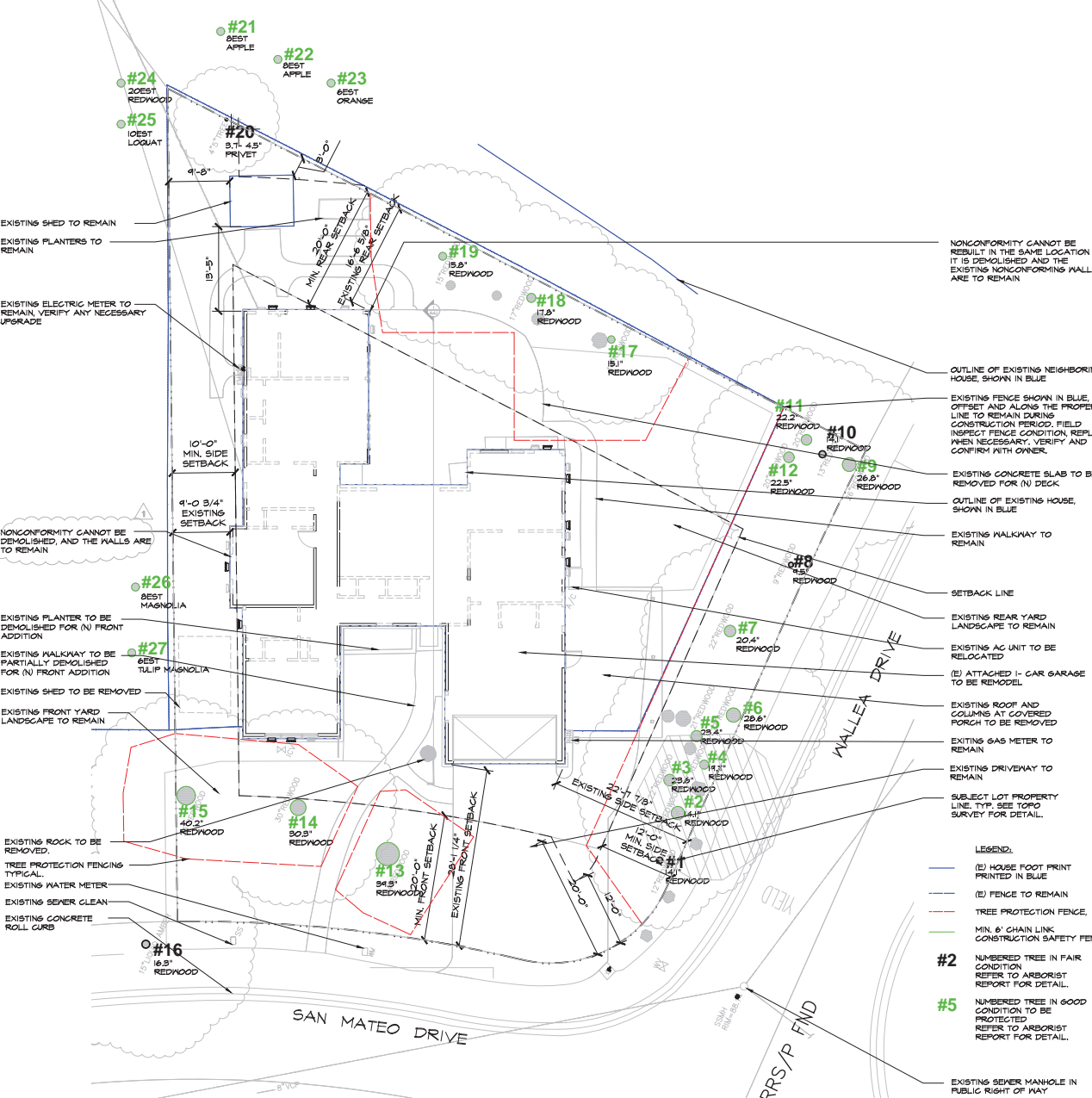
3. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING TREE PROTECTION ZONE - KEEP OUT. NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. AREAS OUTSIDE THE FENCING BUT STILL BENEATH THE DRIPLINE OF PROTECTED TREES WHERE FOOT TRAFFIC IS EXPECTED TO BE HEAVY, SHOULD BE MULCHED WITH 4 TO 6 INCHES OF CHIPPER CHIPS.

4. THE WOODEN FENCING WILL SUFFICE FOR THE NEIGHBOR'S TREES.

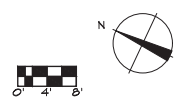
5. TRENCHING FOR IRRIGATION ELECTRICAL, DRAINAGE OR ANY OTHER REASON SHOULD BE HAND DUG WHEN BENEATH THE DRIPLINE OF PROTECTED TREES. HAND DIGGING AND CAREFULLY LAYING PIPES BELOW OR BESIDE PROTECTED ROOTS WILL DRAMATICALLY REDUCE ROOT LOSS OF DESIRED TREES THUS REDUCING TRAUMA TO THE ENTIRE TREE.

6. TRENCHES SHOULD BE BACKFILLED AS SOON AS POSSIBLE WITH NATIVE MATERIAL AND COMPACTED TO NEAR ITS ORIGINAL LEVEL. TRENCHES THAT MUST BE LEFT EXPOSED FOR A PERIOD OF TIME SHOULD ALSO BE COVERED WITH LAYERS OF BURLAP OR STRAIN WATTLE AND KEPT MOIST. PLYWOOD OVER THE TOP OF THE TRENCH WILL ALSO HELP PROTECT EXPOSED ROOTS BELOW.

7. NORMAL IRRIGATION SHOULD BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. THE IMPORTED TREES ON THIS SITE WILL REQUIRE IRRIGATION DURING THE WARM SEASON MONTHS. SOME IRRIGATION MAY BE REQUIRED DURING THE WINTER MONTHS DEPENDING ON THE SEASONAL RAINFALL. DURING THE SUMMER MONTHS THE TREES ON THIS SITE SHOULD RECEIVE HEAVY FLOOD TYPE IRRIGATION 2 TIMES A MONTH. DURING THE FALL AND WINTER 1 TIME A MONTH SHOULD SUFFICE. MULCHING THE ROOT ZONE OF PROTECTED TREES WILL HELP THE SOIL RETAIN MOISTURE, THUS REDUCING WATER CONSUMPTION.



EXISTING SITE PLAN



NONCONFORMITY CANNOT BE REBUILT IN THE SAME LOCATION IF IT IS DEMOLISHED AND THE EXISTING NONCONFORMING WALLS ARE TO REMAIN

OUTLINE OF EXISTING NEIGHBORING HOUSE, SHOWN IN BLUE

EXISTING FENCE SHOWN IN BLUE, TYP. OFFSET AND ALONG THE PROPERTY LINE TO REMAIN DURING CONSTRUCTION PERIOD. FIELD INSPECT FENCE CONDITION, REPLACE WHEN NECESSARY. VERIFY AND CONFIRM WITH OWNER.

EXISTING CONCRETE SLAB TO BE REMOVED FOR (N) DECK

OUTLINE OF EXISTING HOUSE, SHOWN IN BLUE

EXISTING WALKWAY TO REMAIN

SETBACK LINE

EXISTING REAR YARD LANDSCAPE TO REMAIN

EXISTING AC UNIT TO BE RELOCATED

(E) ATTACHED 1-CAR GARAGE TO BE REMODEL

EXISTING ROOF AND COLUMNS AT COVERED PORCH TO BE REMOVED

EXISTING GAS METER TO REMAIN

EXISTING DRIVEWAY TO REMAIN

SUBJECT LOT PROPERTY LINE, TYP. SEE TOPO SURVEY FOR DETAIL.

- LEGEND:**
- (E) HOUSE FOOT PRINT PRINTED IN BLUE
 - (E) FENCE TO REMAIN
 - TREE PROTECTION FENCE.
 - MIN. 6' CHAIN LINK CONSTRUCTION SAFETY FENCE
 - #2 NUMBERED TREE IN FAIR CONDITION REFER TO ARBORIST REPORT FOR DETAIL.
 - #5 NUMBERED TREE IN GOOD CONDITION TO BE PROTECTED REFER TO ARBORIST REPORT FOR DETAIL.

ISSUE LOG	
BUILDING SUBMITTAL	DEC. 6, 2010
PLANNING REVIEW	JAN. 28, 2011
BLOG-A-CLEVER REVIEW	MAR. 11, 2011
PLANNING COMMISSION	MAY 11, 2011
PLANNING COMMISSION	JULY 6, 2011

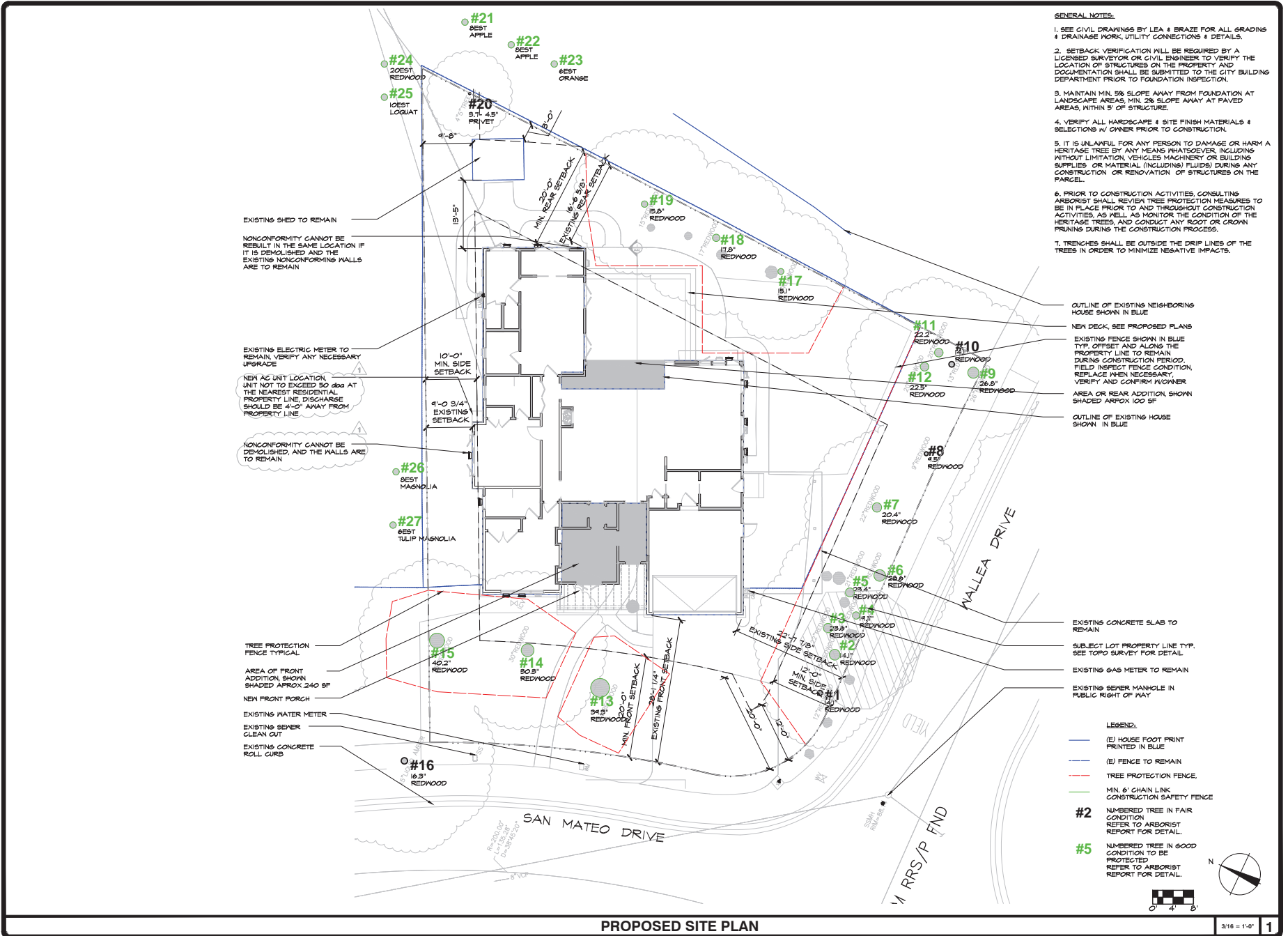
YOUNG AND BORLIK ARCHITECTS, INCORPORATED
 4902 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
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REMODEL AND ADDITION FOR:
LIZ STINSON
 1060 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140	
CHECKED BY: A.E.Y.	DATE: DEC 01 2016
DESIGNED BY: L.S.	DATE: DEC 01 2016
STINSON	

A0.3



ISSUE LOG

BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 28, 2017
BLOCK CROWN RM	MAY 17, 2016
PLANNING PERMITS	MAY 17, 2016
PLANNING COMMISSION	JULY 6, 2017

REMODEL AND ADDITION FOR:
LIZ STINSON
1060 SAN MATEO DRIVE
MENLO PARK, CA 94025

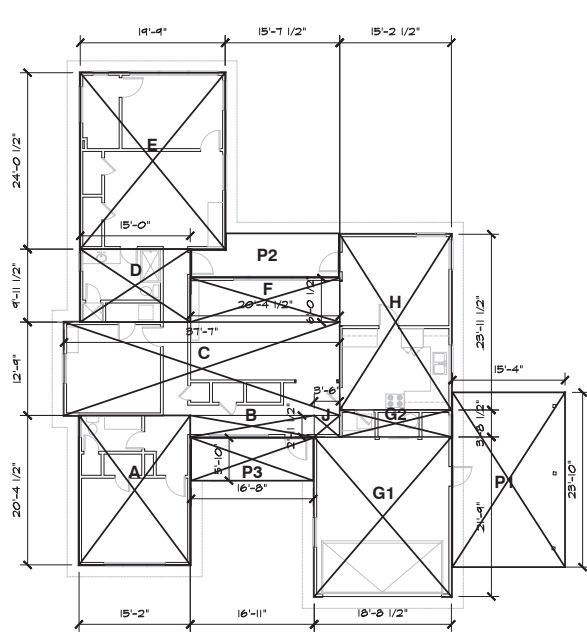
A.P.N. 071-223-140

CHECKED	DATE
AEY	DEC 01 2016
DESIGNED	DATE
STINSON	

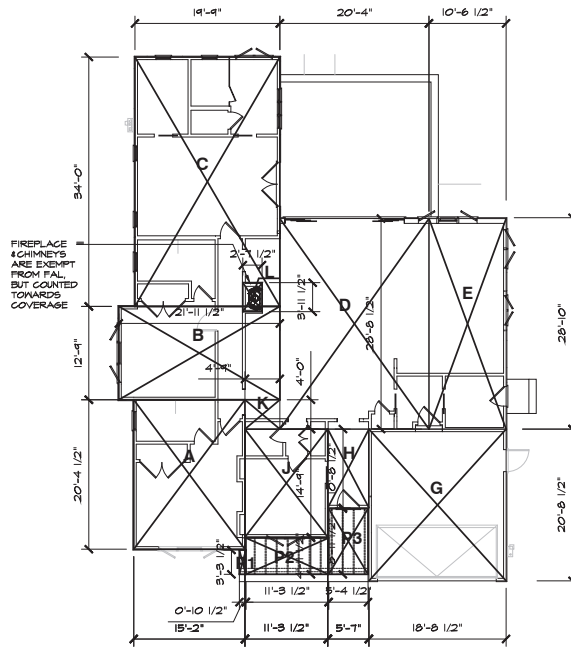
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D3



EXISTING FIRST FLOOR



PROPOSED FIRST FLOOR

Area Calculations				
EXISTING FIRST FLOOR CALCULATIONS (CONDITIONED)				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	15.17	20.38	309.0	
B	16.92	2.96	50.0	
C	37.58	12.75	479.2	
D	15.00	9.96	149.4	
E	10.75	24.04	474.8	
F	20.38	6.04	123.1	
G1	18.71	21.75	406.9	UNCONDITIONED (GARAGE)
G2	15.21	3.71	56.4	UNCONDITIONED (GARAGE)
H	15.21	23.96	364.4	
I	3.50	2.96	10.4	
J2(CARPORIT)	15.33	23.83	365.4	
EXISTING MAIN HOUSE FIRST FLOOR AREA (SF)			2,789.0	
EXISTING LOT COVERAGE				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
P2			112.2	
P3	16.7	5.8	97.2	
TOTAL COVERED AREA			209.5	
TOTAL LOT COVERAGE			2,998.48	
PROPOSED FIRST FLOOR CALCULATIONS (CONDITIONED)				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	15.17	20.38	309.0	
B	21.96	12.75	280.0	
C	19.75	34.00	671.5	
D	20.33	28.71	583.7	
E	10.54	28.83	304.0	
F	1.67	9.42	15.7	
G	18.71	20.71	387.4	UNCONDITIONED
H	5.58	10.71	59.8	
J	11.29	14.75	166.6	
K	4.75	4.00	19.0	
L	2.63	3.96	10.4	
PROPOSED FIRST FLOOR AREA (SF)			2,807.0	< 3,604.75 SF MAX
TOTAL PROPOSED SQUARE FOOTAGE				
			2,807.0	< 3,604.75 SF MAX
PROPOSED LOT COVERAGE				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
P1	0.9	3.3	2.9	
P2	11.3	5.0	56.1	
P3	5.4	9.0	48.2	
TOTAL COVERED PORCH			107.1	
TOTAL LOT COVERAGE			2,924.52	< 3,617.5 SF MAX
Area Calculation				



AREA CALCULATION SHEET

1/8" = 1'-0" 1

ISSUE LOG

BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 26, 2017
BLDG. SAFETY PLAN	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

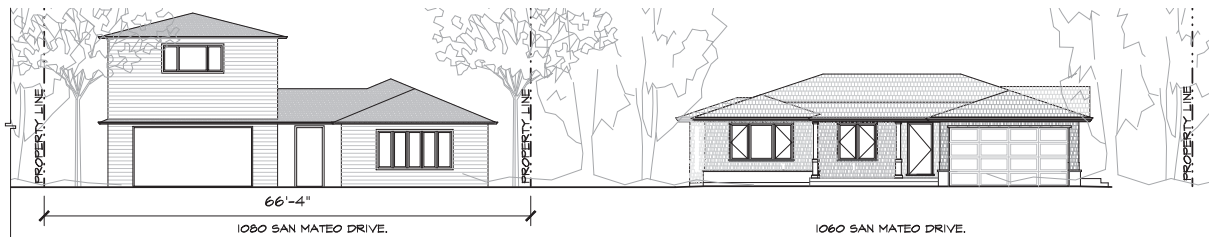
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REMODEL AND ADDITION FOR:
LIZ STINSON
 1060 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140

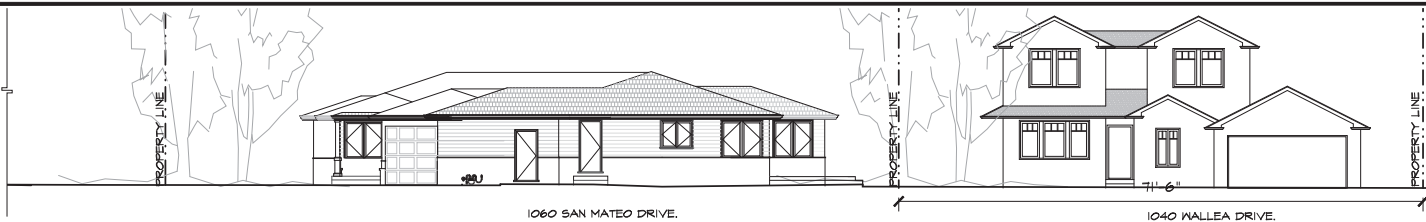
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AEY	DEC 01 2016
DRAWN	
CHL	
BY	STINSON

A0.5



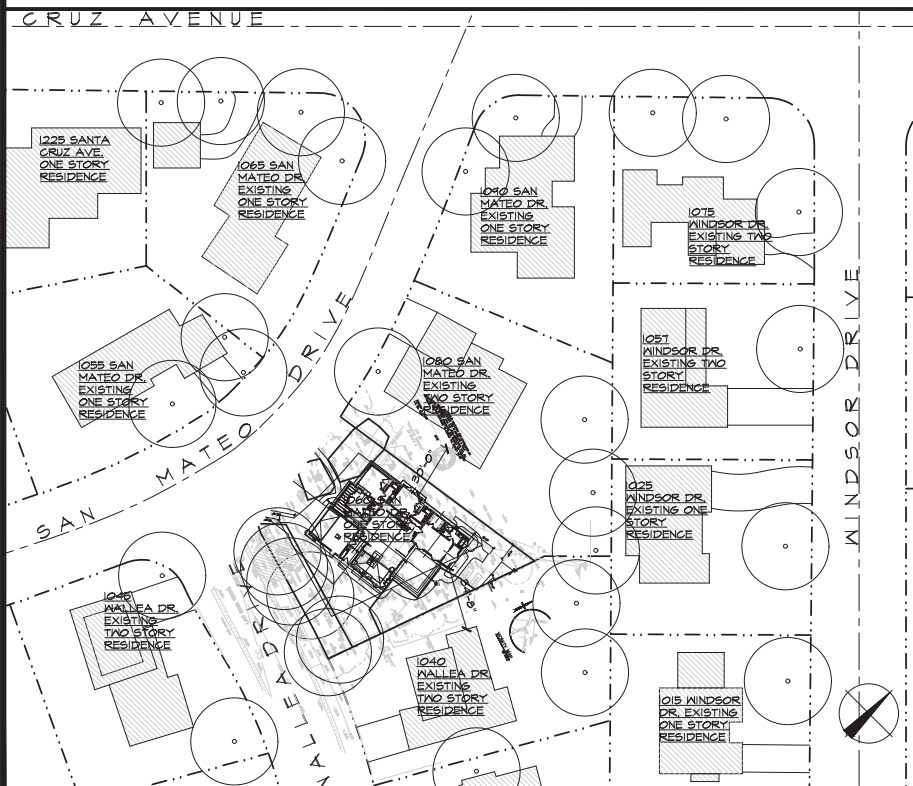
SAN MATEO DRIVE STREETSCAPE

3/32" = 1'-0" **4**



WALLEA DRIVE STREETSCAPE

3/32" = 1'-0" **3**



NEIGHBORHOOD CONTEXT - SITE PLAN

1/32" = 1'-0" **2**



1080 SAN MATEO DRIVE



1090 SAN MATEO DRIVE



1040 WALLEA DR.



1045 WALLEA DR.



1020 WALLEA DR.



1025 WALLEA DR.

NEIGHBORHOOD PHOTOS

N.T.S. **1**

ISSUE LOG	
▲	BUILDING SUBMITTAL DEC 6, 2017
▲	PLANNING REVIEW JAN 26, 2017
▲	BUDGET LAYOUT PLAN MAR 23, 2017
▲	PLANNING COMMISSION MEETING APR 13, 2017
▲	PLANNING COMMISSION JULY 6, 2017

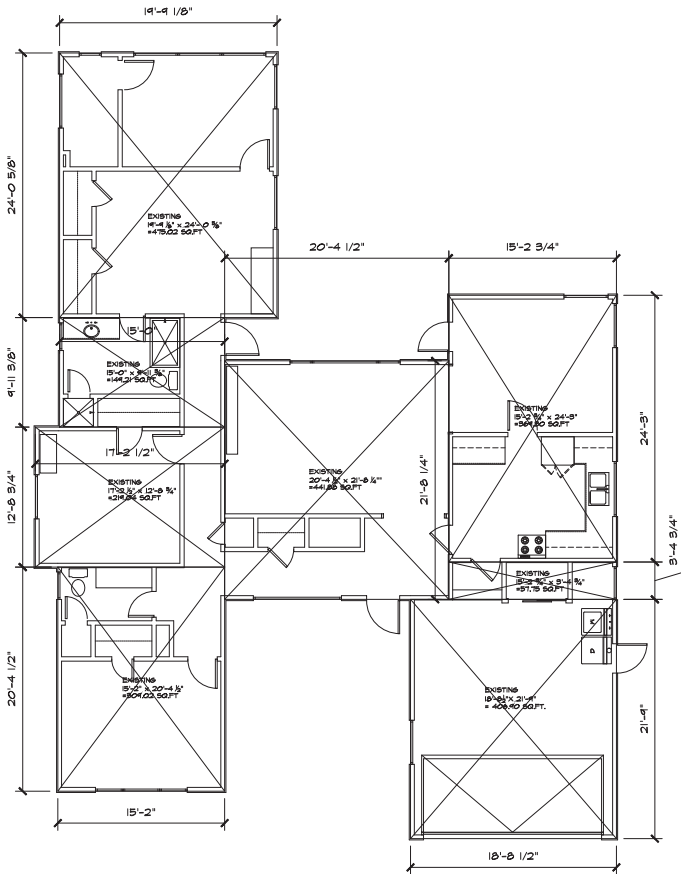
YOUNG AND BORLIK
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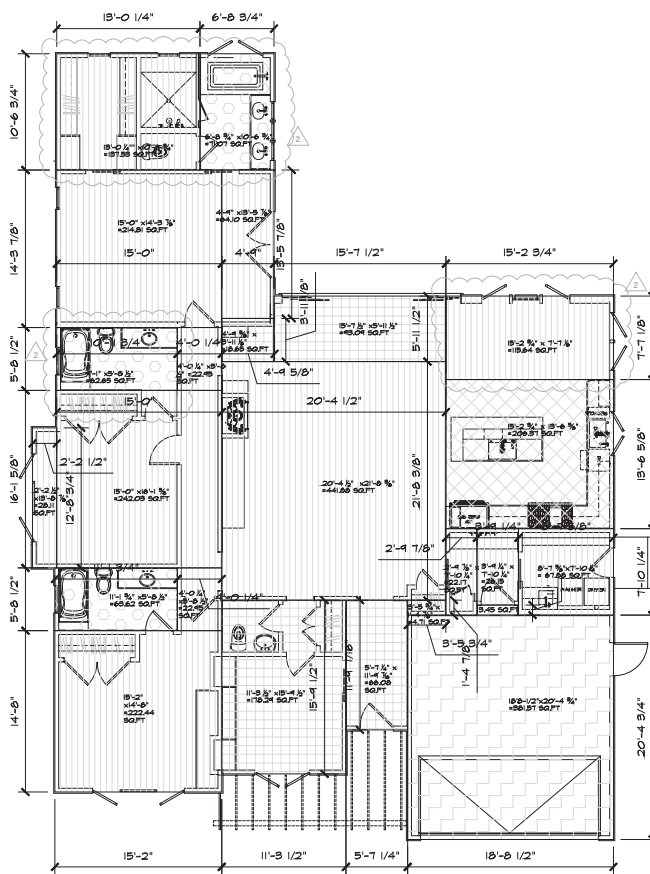
REMODEL AND ADDITION FOR:
LIZ STINSON
 1080 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140	
CHECKED BY: AVEY	DRAWN BY: CH. AL.
DATE: DEC 01 2016	
FOR: STINSON	

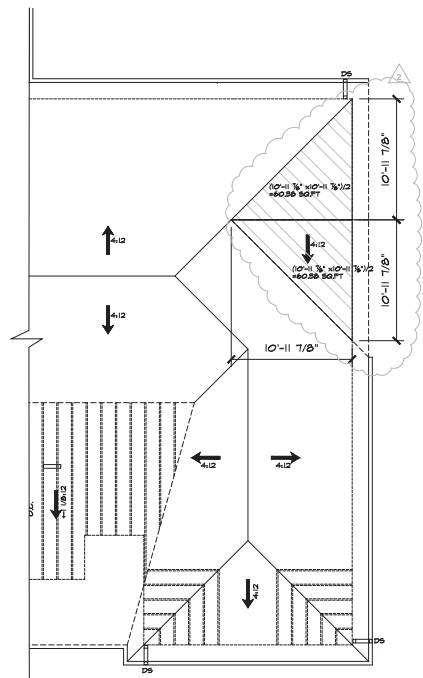
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EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



PARTIAL PROPOSED ROOF PLAN

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

NONCONFORMING STRUCTURE- NEW WORK VALUE CALCULATION

3/16" = 1'-0" 1

ISSUE LOG

BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 26, 2017
BLOCK & CASEY REVIEW	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

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REMODEL AND ADDITION FOR:
LIZ STINSON
 1060 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140
 CHECKED: ABEY DATE: DEC 01 2016
 DRAWN: CHL AL
 JOB NO: STINSON

A0.5.2

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: _____
Case No.: _____

50% of Existing Value \$212,609.75
75% of Existing Value \$318,914.63

Value of Proposed Project \$362,440.00 85.24%

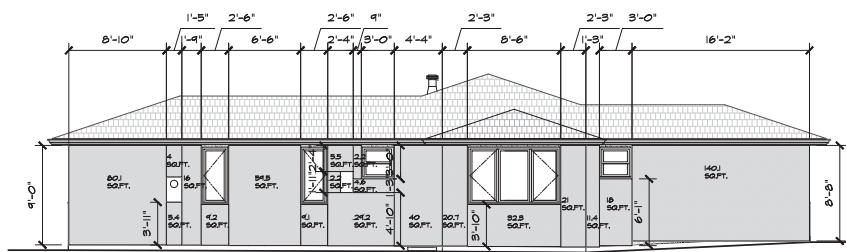
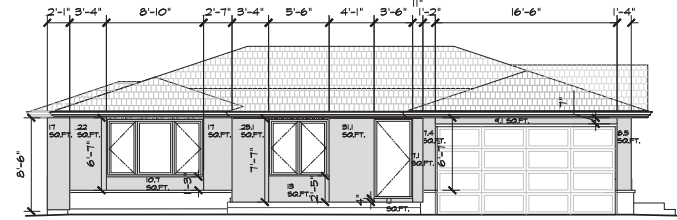
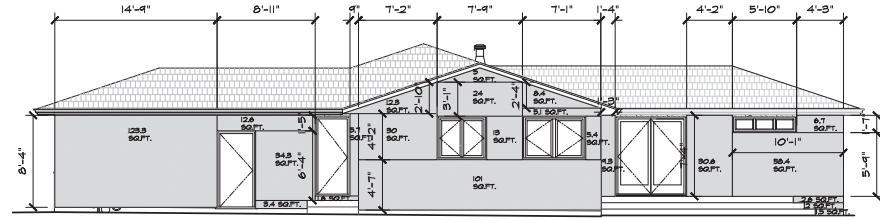
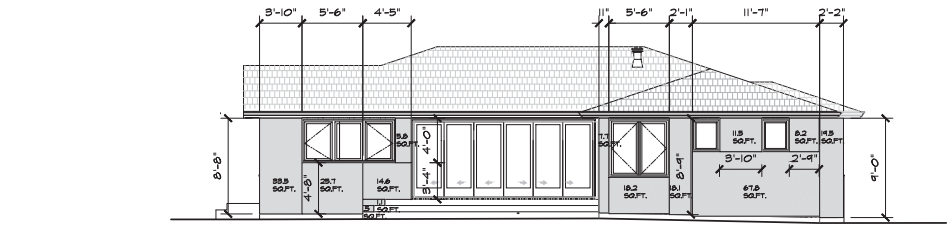
Existing Development

Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	1963.47	X \$200/Sq Ft	\$392,694.00
Existing 2nd floor	0	X \$200/Sq Ft	\$0.00
Existing Basement	0	X \$200/Sq Ft	\$0.00
Existing Garage	464.65	X \$70/Sq Ft	\$32,525.50
Total	2428.12		\$425,219.50

Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if corf)

Proposed Development

Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)			
1st Floor Addition	356.11	X \$200/Sq Ft	\$71,222.00
2nd Floor Addition	0	X \$200/Sq Ft	\$0.00
Basement Floor Addition	0	X \$200/Sq Ft	\$0.00
Garage Addition	0	X \$70/Sq Ft	\$0.00
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)			
Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.			
Remodel of Kitchen	206.37	X \$130/Sq Ft	\$26,828.10
Remodel of Bathrooms	200.34	X \$130/Sq Ft	\$26,044.20
Remodel of Other Living Areas	1695.52	X \$100/Sq Ft	\$169,552.00
Remodel of Garage	385.02	X \$35/Sq Ft	\$13,475.70
Category 3: Exterior modifications to existing structure			
Window and exterior door replacements are included in areas remodeled and accounted for in Category 2. New roofs and new siding on existing portions of the structure are not included in Category 2 or Category 1 and should be accounted for using the calcl			
New Roof Structure Over Existing Sq. Ft.	120.76	X \$50/Sq Ft	\$6,038.00
Replacement of Existing Windows/Exterior Doors	0	X \$35/Sq Ft	\$0.00
Replacement of Existing Siding	1408	X \$35/Sq Ft	\$49,280.00
Total	4372.12		\$362,440.00



REPLACEMENT OF EXISTING SIDING

ISSUE LOG

DATE	DESCRIPTION
DEC 6, 2016	BUILDING SUBMITTAL
MAY 26, 2017	PLANNING REVIEW
MAY 26, 2017	BLOGG CALVERT PLAN
MAY 26, 2017	PLANNING COMMISSION
JULY 6, 2017	PLANNING COMMISSION

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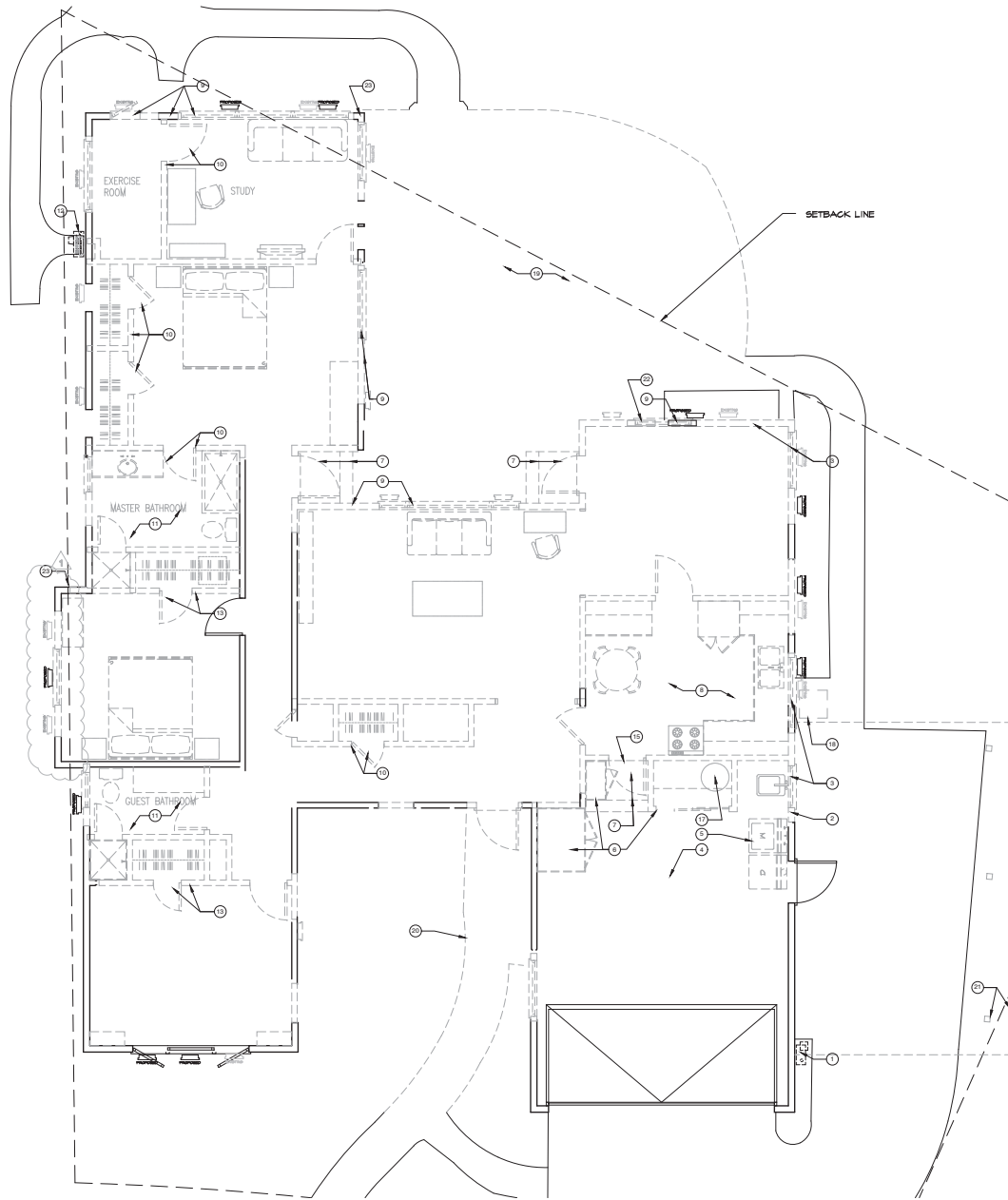


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LIZ STINSON
1060 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-223-140
CHECKED: ABEY DRAWN: CH AL
DATE: DEC 01 2016
FOR: STINSON

A0.5.3

NONCONFORMING STRUCTURE- NEW WORK VALUE CALCULATION



DEMOLITION NOTES:
 EXISTING ELEMENTS TO BE REMOVED OR MODIFIED SHOWN DASHED, TYPICAL. SEE ALSO PROPOSED FLOOR PLANS A2.1 & A2.2.

PRIOR TO DEMOLITION, WALK THROUGH WITH OWNER AND VERIFY ANY REMOVED PLUMBING, LIGHTING, FINISHES, WINDOWS, DOORS, ETC. TO BE SAVED FOR REUSE OR RELOCATION.

VERIFY CITY REQ'D WASTE DIVERSION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.

PROVIDE DUST SCREENING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.

SEAL OFF DUCT OPENINGS & VENTS PRIOR TO DEMOLITION & THROUGHOUT CONSTRUCTION TO PREVENT DUST INFILTRATION.

SEE ADDITIONAL DEMOLITION & FLOOR PLAN NOTES ON GENERAL NOTES SHEET AO.2.1

PRIOR TO DEMOLITION, VERIFY COMPLIANCE WITH E.P.A. REQ'D PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.

THE ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) REQUIRES THAT FIRMS PERFORMING RENOVATION, REPAIR, AND PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN PRE-WH/B HOMES, CHILD CARE FACILITIES, AND SCHOOLS BE CERTIFIED BY E.P.A. AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY E.P.A.-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

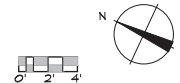
<http://www.epa.gov/lead/leadrenovation.htm>

CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS.

KEYNOTES:

1. (E) GAS METER TO REMAIN
2. (E) GARAGE WALL TO BE PARTIALLY DEMOLISHED- CONTRACTOR TO VERIFY/ PROVIDE SHORING OF ROOF.
3. (E) WINDOW TO BE REMOVED
4. (E) FURNACE IN ATTIC TO REMAIN
5. (E) WASHER & DRYER TO BE REMOVED
6. (E) CLOSET TO BE REMOVED.
7. (E) LANDING AND DOOR TO BE REMOVED.
8. (E) KITCHEN TO BE COMPLETELY DEMOLISHED, SEE A2.1
9. (E) REAR HALL, DOORS & WINDOWS TO BE DEMOLISHED FOR THE (N) PLAN- SEE A2.1
10. (E) INTERIOR WALLS & DOORS TO BE DEMOLISHED.
11. (E) BATHROOM & CLOSET TO BE COMPLETELY DEMOLISHED TO FRAMING, CAP (E) PLUMBING.
12. (E) ELECTRICAL METER TO REMAIN
13. (E) CLOSET DOOR & WALL TO BE REMOVED
14. VERIFY W/OWNER REPLACEMENT OF EXISTING FLOORING BEFORE REMOVAL.
15. (E) ATTIC ACCESS TO BE RELOCATED
16. (E) CRAWLSPACE ACCESS TO REMAIN.
17. (E) WATER HEATER TO BE REMOVED AND REPLACED FOR (N) TANKLESS WATER HEATER
18. (E) A/C UNIT TO BE RELOCATED
19. (E) PATIO SLAB TO BE COMPLETELY REMOVED FOR (N) DECK, SEE PROPOSED FLOOR PLAN
20. EXISTING WALKWAY TO BE PARTIALLY REMOVED FOR (N) PORCH AREA
21. EXISTING ROOF AND COLUMNS AT PORCH TO BE REMOVED
22. (E) CRAWLSPACE ACCESS TO BE RELOCATED
23. NON-COMFORMITY CANNOT BE DEMOLISHED, AND THE WALLS ARE TO REMAIN

LEGEND
 ○ KEY NOTES
 — WALL TO REMAIN
 - - - - - (E) WALL TO BE DEMOLISHED



EXISTING FLOOR PLAN W/DEMO

1/4" = 1'-0" 1

ISSUE LOG	
BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 28, 2017
BLOCK & CASEY REVIEW	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

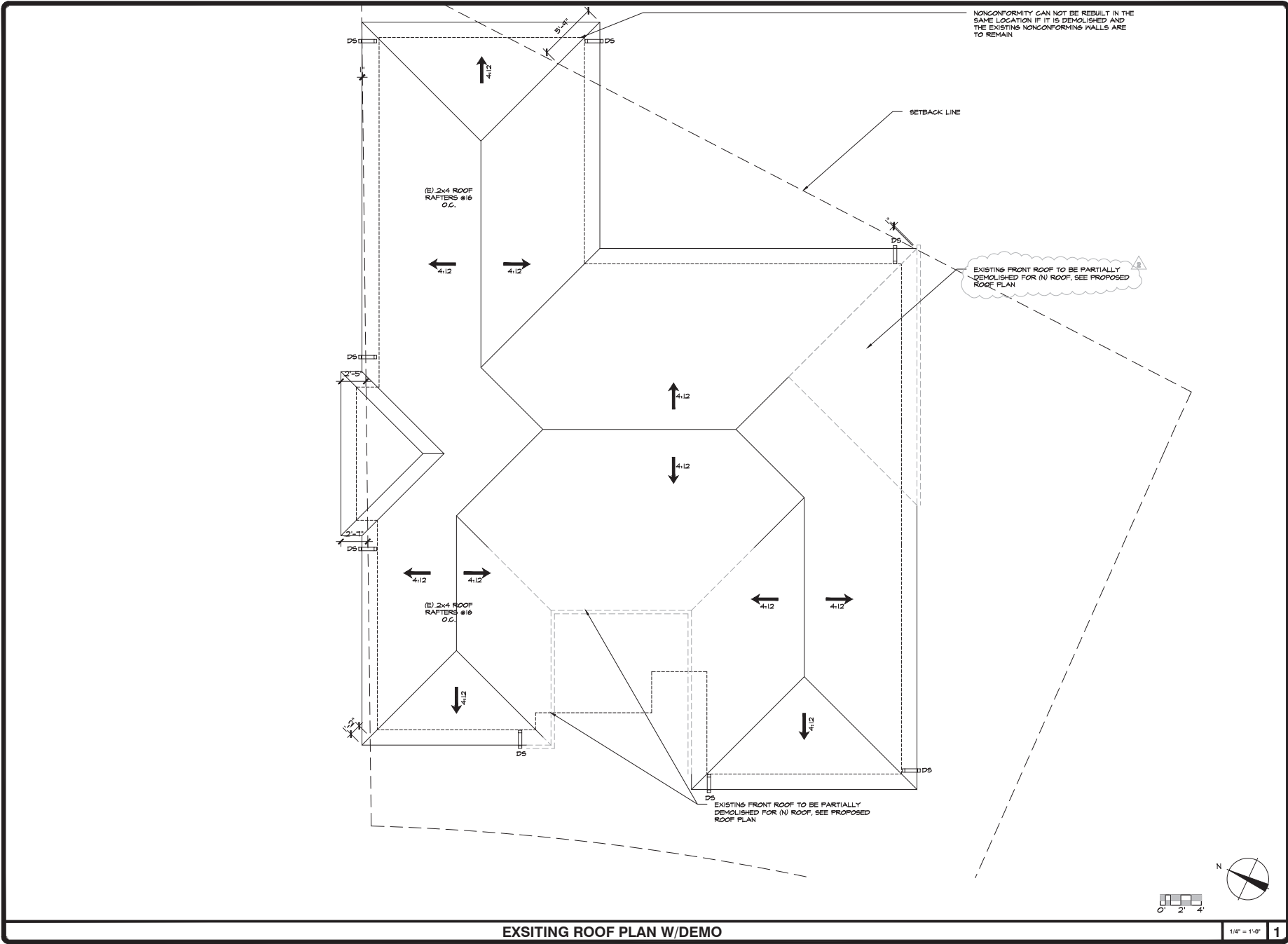
YOUNG AND BORLIK
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 4962 EL CAMINO REAL, SUITE 218 LOS ALTOS, CA 94022
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



REMODEL AND ADDITION FOR:
LIZ STINSON
 1080 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140
CHECKED BY: [Signature]
DATE: DEC 01 2016
BY: STINSON

A1.1



EXISTING ROOF PLAN W/DEMO

1/4" = 1'-0" 1

NONCONFORMITY CAN NOT BE RESULT IN THE SAME LOCATION IF IT IS DEMOLISHED AND THE EXISTING NONCONFORMING WALLS ARE TO REMAIN

SETBACK LINE

EXISTING FRONT ROOF TO BE PARTIALLY DEMOLISHED FOR (N) ROOF, SEE PROPOSED ROOF PLAN

(E) 2x4 ROOF RAFTERS @16 O.C.

(E) 2x4 ROOF RAFTERS @16 O.C.

EXISTING FRONT ROOF TO BE PARTIALLY DEMOLISHED FOR (N) ROOF, SEE PROPOSED ROOF PLAN

ISSUE LOG	
BUILDING SUBMITTAL	DEC 6, 2016
PLANNING COMMISSION	JAN 26, 2017
BLDG. LAUNCH PERM	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

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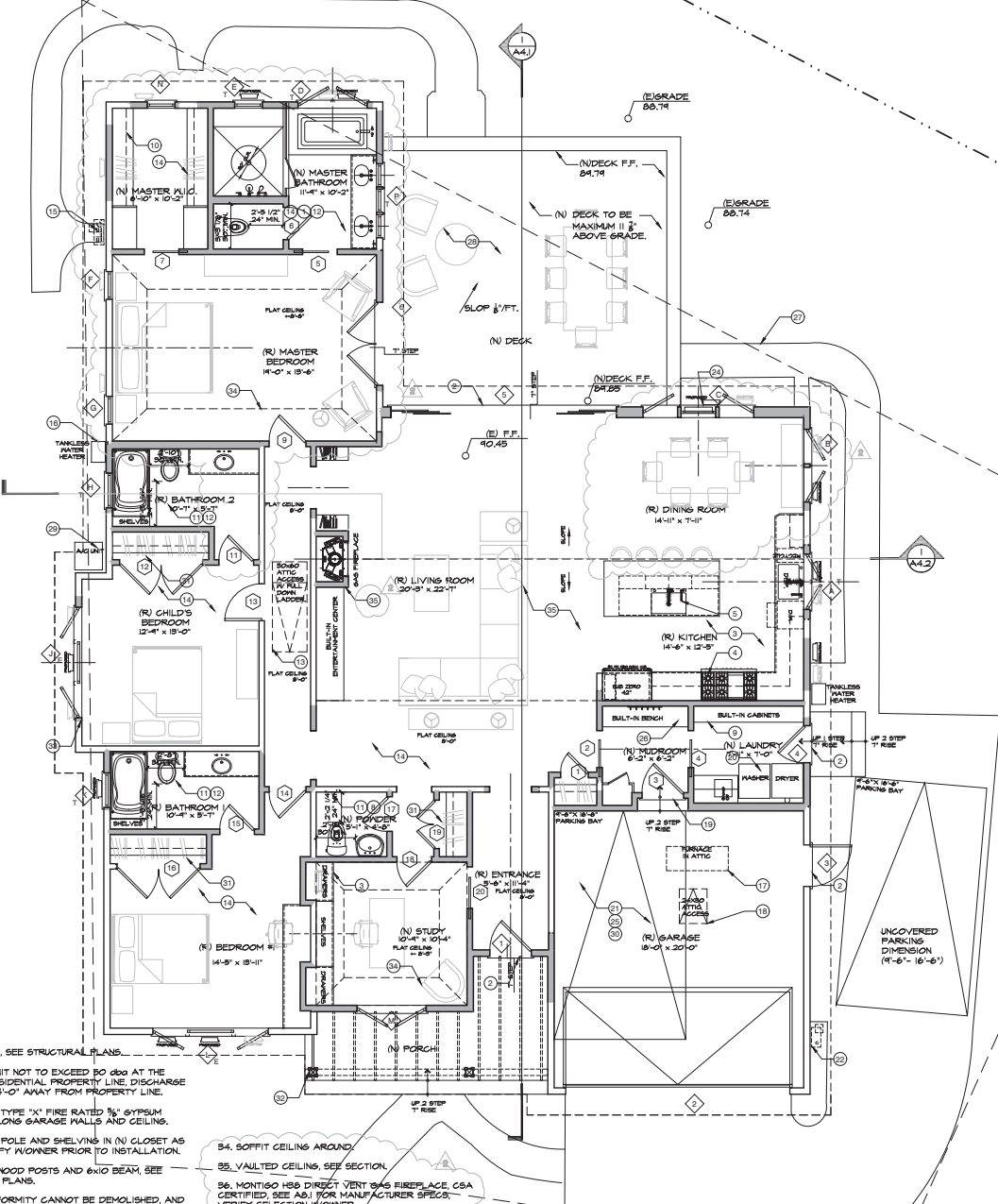
REMODEL AND ADDITION FOR:
LIZ STINSON
 1060 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140	
CHECKED BY: AYE	DATE: DEC 01 2016
DRAWN BY: CH. AL.	PROJECT NO.: STINSON

A1.2

KEY NOTES:

- (N) MASTER BATH CABINETS w/ STONE COUNTERTOPS & TUB PLATFORM, KOHLER OR EQUAL PLUMBING FIXTURES, STONE OR CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER & INTERIOR DESIGN.
- PROVIDE LEVEL LANDINGS AT ALL EXTERIOR DOORS - 3/8" DEEP FOR FULL WIDTH OF DOOR OPENING, MAX. 1" DROP @ INSIDE & SLIDING DOORS, MAX. 1" DROP @ OUTSIDE DOORS FROM THRESHOLD TO EXTERIOR SURFACE.
- (N) KITCHEN CABINETS, COUNTERS, APPLIANCES, ACCESSORIES & FINISHES PER OWNER, TYPICAL. PROVIDE SHOP DRAWINGS FOR APPROVAL. PROVIDE APPLIANCE DIMENSIONS, SPECIFICATIONS, CUT-OUTS, ELECTRICAL, & GAS REQUIREMENTS, ETC. TO FRAMERS & CABINET MAKERS PRIOR TO CONSTRUCTION. PROVIDE BUILT-IN REGULATIONS CENTER NEXT TO TRASH COMPACTOR.
- 48" DUAL FUEL RANGE AND WALL HOOD, KITCHEN EXHAUST FAN SHALL BE MIN. 100CFM WITH A MIN. 5' SMOOTH DUCT, NO LONGER THAN 85' OF DUCT RUN. SUBTRACT 15' OF ALLOWABLE LENGTH FOR EACH ELBOW. PROVIDE EXHAUST DUCT TERMINATED AT ROOF WALL. PROVIDE BACKDRAFT DAMPER ON KITCHEN RANGE HOOD, CONFIRM RANGE AND HOOD CLEARANCES AND MINIMUM CFM FOR EXHAUST OF FUEL GAS FURNES IN KITCHEN.
- SINK IN ISLAND, REFER TO 'SPECIAL VENTING FOR ISLAND FIXTURES' DETAIL, MEP SHEET MEP21.
- TERMINATION OF ALL ENVIRONMENTAL DUCTS SHALL BE A MINIMUM 3 FEET FROM PROPERTY LINE, 3 FEET FROM OPENINGS INTO THE BUILDING PER CMC 904.5. TERMINATION OF EXHAUST SYSTEM PER CMC 904.5.
- PROVIDE MIN. 30" CLEAR WIDTH AT WATER CLOSET SPACE WITH TOILET CENTERED WITHIN TYP. w/ MIN. 24" CLEAR FLOOR SPACE IN FRONT OF WATER CLOSET, MEASURED FROM BOWL. SEE BATHROOM NOTES ON SHEET A2.01.
- INTERIOR BATHROOM, EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.
- (N) BUILT-IN SHELVES & CABINETS, VERIFY SHOP DRAWINGS w/ OWNER PRIOR TO INSTALLATION.
- (N) BUILT-IN CLOSET, VERIFY SHOP DRAWINGS w/ OWNER.
- (N) BATH CABINETS w/ COUNTERTOPS, KOHLER OR EQUAL PLUMBING FIXTURES, STONE OR CERAMIC TILE FLOORING & BATH TUB OR SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS, WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 80" ABOVE DRAIN WATER. ALL OTHER STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. VERIFY FINISH MATERIALS w/ OWNER. INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL).
- BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2013 IRC 410.8. VERIFY DRAIN LOCATION w/ OWNER. TEMPERED GLASS @ WINDOW & SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 5/8" GLASS, VERIFY w/ OWNER. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
- (N) ATTIC ACCESS, MIN. 30" x 60" WITH FULL DOWN LADDER.
- (E) ELECTRICAL METER TO REMAIN.
- (N) TANKLESS WATER HEATER.
- (N) FURNACE IN THE ATTIC- VERIFY UPGRADE/ VERIFY w/ MECHANICAL CONTRACTOR & OWNER.
- (N) ACCESS TO THE ATTIC SPACE ABOVE GARAGE.
- (N) DOOR @ GARAGE, SOLID CORE 20-MIN FIRE RATED w/ SELF CLOSER & SMOKE SEAL.
- (N) LAUNDRY AREA, PROVIDE PLUMBING & ELECTRICAL INSTALLATIONS FOR WASHER AND DRYER, VERIFY REQUIREMENTS w/ OWNER.
- MAINTAIN MIN. 10'-0" WIDTH & 20'-0" DEPTH CLEARANCE FOR REG'D CAR PARKING SPACE. PROVIDE 3/4" TYPE 'X' GYPSUM BD. FINISH CONTINUOUS THROUGHOUT GARAGE COMMON WALLS AT LIVING SPACES.
- (E) GAS METER TO REMAIN.
- (N) AC UNIT LOCATION.
- (N) CRAWLSPACE ACCESS, MIN 18"x24"
- (E) GARAGE SLAB TO REMAIN.
- (N) BUILT-IN BENCH WITH STORAGE UNDERNEATH, VERIFY SHOP DRAWINGS w/ OWNER PRIOR TO INSTALLATION.
- (E) WALKWAY TO REMAIN, VERIFY w/ OWNER.
- (N) AC UNIT NOT TO EXCEED 50 dba AT THE NEAREST RESIDENTIAL PROPERTY LINE. DISCHARGE SHOULD BE 4'-0" AWAY FROM PROPERTY LINE.
- (N) AC UNIT LOCATION.
- INSTALL TYPE 'X' FIRE RATED 3/4" GYPSUM DRYWALL ALONG GARAGE WALLS AND CEILING.
- PROVIDE POLE AND SHELVING IN (N) CLOSET AS SHOWN, VERIFY w/ OWNER PRIOR TO INSTALLATION.
- 6x6 WOOD POSTS AND 6x10 BEAM, SEE STRUCTURAL PLANS.
- NONCONFORMITY CANNOT BE DEMOLISHED, AND THE WALLS ARE TO REMAIN.
- SOFFIT CEILING AROUND.
- VAULTED CEILINGS, SEE SECTION.
- MONTIGO HBB DIRECT VENT GAS FIREPLACE, CSA CERTIFIED, SEE A81 FOR MANUFACTURER SPECS, VERIFY SELECTION w/ OWNER.



GENERAL NOTES:

- VERIFY ALL HARDSCAPE & LANDSCAPE LAYOUTS & FINISHES WITH OWNER.
- ALL NEW WALLS SHOWN SHADED. TYPICAL. SEE DEMOLITION PLAN A.1 FOR WALLS TO BE REMOVED OR REMAIN.
- EXTERIOR WALLS - 7/8" STUCCO FINISH OF 3-COAT APPLICATION & CONTINUOUS G.I. KEEP SCAFFOLD AT MIDSPAN. COVER METAL LATHE OVER 2-LAYERS GRADE 130 LBS. PAPER OR GREATER EXTERIOR SHEAR PL-170. EXTERIOR WALLS SHALL NOT BE STRUCTURAL. SHARP POINTS ARE TO BE ROUNDED TO A MINIMUM OF 1/8" RADIUS. ALL EXISTING WALLS TO REMAIN WHERE THE EXISTING WALLS ENCRUSH INTO THE NEWER WALLS - 5/8" GYP. BD. ON 2x4 STUDS @ 16" O.C. SEE STRUCTURAL PLANS FOR SHEAR WALL & HOLD-DOWN LOCATIONS & NAILING. (2x6 MIN. @ PLUMBING WALLS). 5/8" TYPE 'X' GYPSUM BOARD @ ALL SEPARATION WALLS & CEILING IN GARAGE AND AT ENCLOSED SPACE UNDER STAIRS.
- ALL NEW WINDOWS & FRENCH DOORS TO BE VINYL FRAME DUAL-PANE TO MATCH EXISTING, w/ DIVIDED LIGHT AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE REVERSED GLAZING AT WINDOWS AT SHOWERS AND ABOVE BATHROOMS. SEE C.R.C. NOTES ON SHEET A02.
- FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANALS, PLUMBING, MINIMIZE HEADINGS OFF CENTER FLOOR REGISTERS w/ DOORS, ALIGN CHUTES & CHASES, ETC.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR, TYP. UNO. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING.
- ALIGN FRAMING PATCH DRYWALL, TIE IN w/ EXISTING FINISHES. CONTRACTOR TO PROVIDE SCREENING FOR DUST & NOISE DURING CONSTRUCTION- VERIFY w/ OWNER.
- MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATION, CONFIGURATIONS, ETC. w/ FRAMING CONTRACTOR DURING FOUNDATION WORK. PRIOR TO FRAMING, PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC.
- NATURAL CRAWL SPACE VENTILATION**
- GRAVEL SPACE REAR ADDITION AREA: 100 SF REG'D NET FREE VENT AREA: 100 SF / 150 S.F. = 0.66 S.F. @ 150 SF. IN.
- PROVIDE 4"x14" WIRE SCREEN AT BLOCKING. BLOCKING NET FREE VENT AREA = 6' x 14' = 84 SQ. IN. 46 SQ. IN. REQ'D / 84 SQ. IN. VENT = 2 VENTS.
- PROPOSE 2 BLOCKS OF 4"x14" WIRE SCREEN FOUNDATION VENTS COVERED w/ CORROSION-RESISTANT WIRE MESH, w/ MESH OPENING OF 1/4" IN DIMENSION.
- GRAVEL SPACE FRONT ADDITION AREA: 240 SF REG'D NET FREE VENT AREA: 240 SF / 150 S.F. = 1.60 S.F. @ 150 SF. IN.
- PROVIDE 4"x14" WIRE SCREEN AT BLOCKING. BLOCKING NET FREE VENT AREA = 6' x 14' = 84 SQ. IN. 230.4 SQ. IN. REQ'D / 84 SQ. IN. VENT = 3 VENTS.
- PROPOSE 10 BLOCKS OF 6"x14" WIRE SCREEN FOUNDATION VENTS COVERED w/ CORROSION-RESISTANT WIRE MESH, w/ MESH OPENING OF 1/4" IN DIMENSION, 3 FOR ADDITIONAL AREA & 3 FOR EXISTING TO BE REMOVED.

KEY TO SYMBOLS:

- PROPOSED WALL
- ① FLOOR PLAN KEY NOTES
- ◊ EXTERIOR DOOR AND WINDOW UNIT SYMBOL, SEE SHEET A.1
- T FOR EXPRESS
- T FOR TEMPERED
- ◊ INTERIOR DOOR UNIT SYMBOL, SEE SHEET A.1
- 6"x14" CRAWL SPACE VENT, BLOCK-OUT VENTS @ CURTAIN WALL, REFER TO STRUCTURAL FOUNDATION PLAN FOR LOCATION OF THE CURTAIN WALL. ALSO REFER TO MEP PLANS FOR DESIGNATED OPENINGS FOR FRESH AIR INTAKE, COMBUSTION-AIR OPENING, ETC.



ISSUE LOG

NO.	DESCRIPTION	DATE
1	BUILDING SUBMITTALS	DEC. 8, 2016
2	PLANNING REVIEW	DEC. 13, 2016
3	BLOG & CLIENT REVIEW	JAN. 23, 2017
4	PLANNING COMMISSION	JULY 6, 2017

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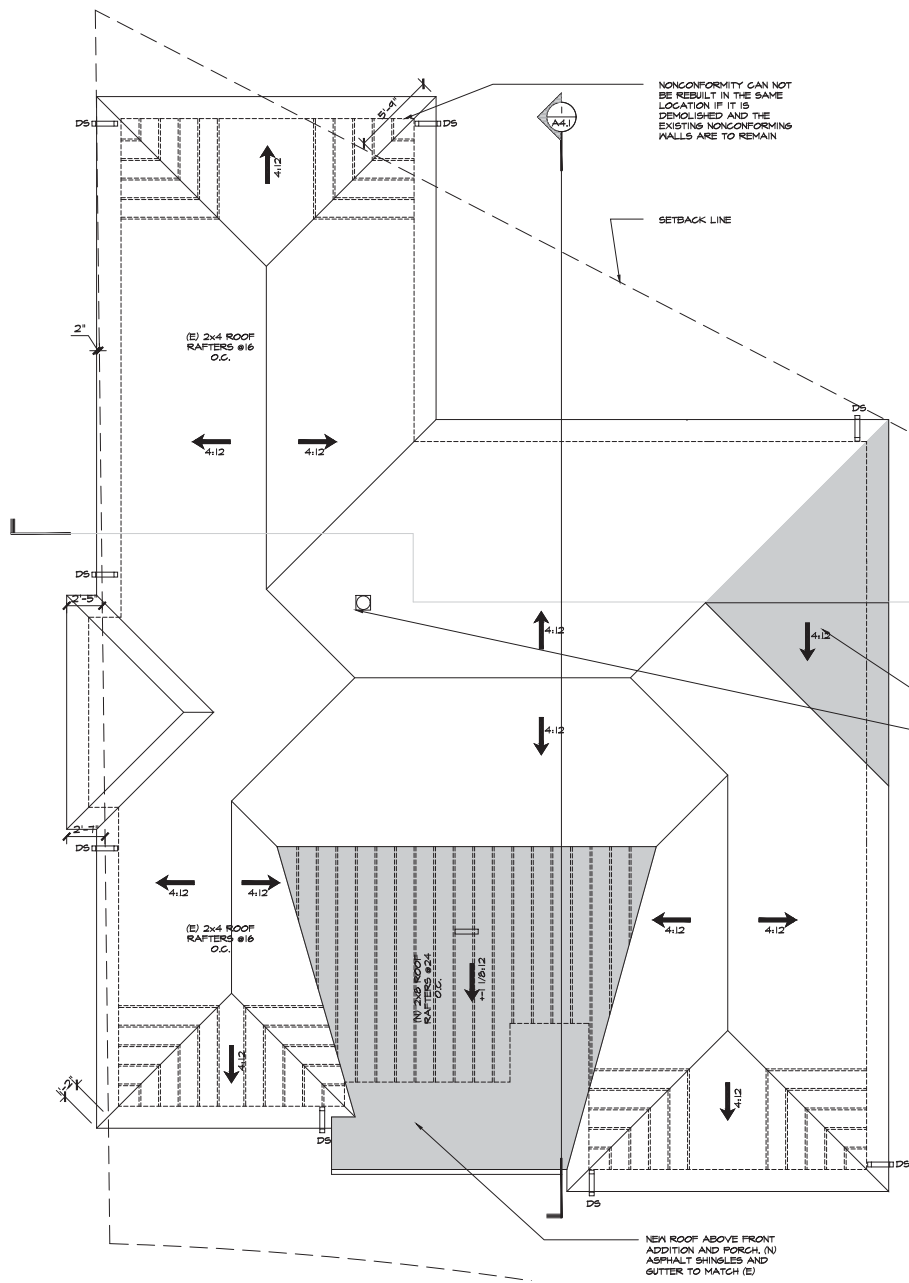


REMODEL AND ADDITION FOR:
LIZ STINSON
1060 SAN MATEO DRIVE
MENLO PARK, CA 94025

A.P.N. 071-223-140
CHECKED BY: [Signature] DRAWN BY: CHL
DATE: DEC 01 2016
FOR: STINSON

A2.1.1

PROPOSED FIRST FLOOR PLAN



ATTIC VENTILATION CALCULATION:

HIGH VENT: EYEBROW DORMER VENT
 LOW VENT: (3) 2' DIA. VENT HOLES PER BAY.

MEASUREMENTS:

- OPTIONAL VENT HOLES COVERED BY CORROSION-RESISTANT WIRE MESH AND MESH OPENING OF NOT LESS THAN 1/16" AND NO MORE THAN 1/4" IN DIMENSION.
- THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDE THAT NOT LESS THAN 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATION AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 WHERE A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINDSIDE OF THE CEILING.
- MAINTAIN 1" AIR SPACE BETWEEN ROOF PLYWOOD, & INSULATION. ALSO SEE STRUCTURAL FOR DETAILS.
- UNIFORM UNDER EAVE APPEARANCE BY INSTALLING COR-A-VENT PS-400 STRIP VENT SYSTEM AT ALL EAVE LOCATION.

FRONT ADDITION:

ATTIC AREA: 174.04 SQ.FT. / 150 = 1.19 SQ.FT.
 50% HIGH REQUIRED= 0.60 SQ.FT.= 86.35 SQ. IN.
 50% LOW REQUIRED= 0.60 SQ.FT.= 86.35 SQ. IN.

HIGH:

INSTALL (1) LOW PROFILE EYEBROW DORMER VENT WITH 100 SQ. INCHES N.F.V.A. PER VENT, REFER TO ROOF PLAN FOR VENT LOCATION
 $1 \times 100 = 100 \text{ SQ. IN.} > 86.35 \text{ SQ. IN. REQ'D}$

LOW:

PROPOSE MIN. 10 BAYS WITH (3) 2' DIA. VENT HOLES PER BAY.
 $10 \times 3 \times 1/4 \times 3,14 \times 2 \times 2 = 94.2 \text{ SQ. IN.} > 86.35 \text{ SQ. IN. REQ'D}$

NEW ROOF ABOVE (R) KITCHEN AND DINING BELOW
 NEW FIREPLACE DIRECT VENT. SEE SPECS ON SHEET AB1

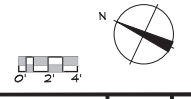
EYEBROW VENT

ITEM NUMBER	DESCRIPTION	QTY/BOX	FREE FLOW AREA (SQ. FT.)	BOX/HEIGHT (A)
V20A4	Shingle Base 4x4	6	50 sq. in.	37.00 3"
V20A9K	Shingle Base 4x4	6	50 sq. in.	42.00 3"
V20A4L	Lead Base 4x4	ANY	50 sq. in.	23.00 EACH 3"
V20A9N	Tile Base 4x4	6	50 sq. in.	42.00 3"
V20A4P	Shingle Base 4x4 Pro-Att	6	37 sq. in.	35.00 4"
V20A9KP	Shingle Base 4x4 Pro-Att	6	37 sq. in.	40.00 4"
V20A100	Shingle Base, 100 sq. in.	ANY	100 sq. in.	100.00 EACH 6"
V20A100N	Shingle Base, 100 sq. in.	ANY	100 sq. in.	100.00 EACH 6"
V20A100L	Lead Base, 100 sq. in.	ANY	100 sq. in.	32.00 EACH 6"
V20A100N	Tile Base, 100 sq. in.	ANY	100 sq. in.	10.00 EACH 6"
V20A	Shingle Base 4x4	6	50 sq. in.	37.00 3"
V20A121/2	Tile Base 4x4	10	50 sq. in.	51.00 3"
V20A141/2	Tile Base 4x4	10	50 sq. in.	51.50 3"

Design for additional strength. One time base structure, including. Construct with 4" or 6" each base (2x4). This rating may falling under opening. For installation on sloping roof of any pitch. Using low design loads with any style of construction.



PROPOSED ROOF PLAN



ISSUE LOG

BUILDING SUBMITTAL	DEC 6, 2017
PLANNING COMMISSION	JAN 25, 2017
BLOGIC CASEY PULLI	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

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REMODEL AND ADDITION FOR:
LIZ STINSON
 1060 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140
 CHECKED: ABEY
 DATE: DEC 01 2016
 DRAWN: CHL AL
 DATE: STINSON

A2.3

ISSUE LOG	
BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 28, 2017
BLOCKING MAJORITY	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

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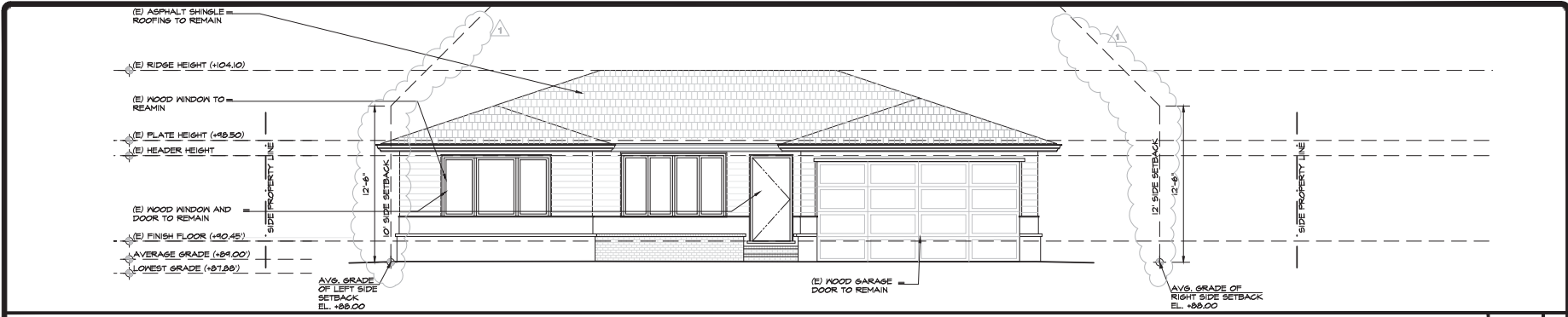


REMODEL AND ADDITION FOR:
LIZ STINSON
 1080 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140
 CHECKED: ABEY DATE: DEC 01 2016
 DRAWN: CH AL
 BY: STINSON

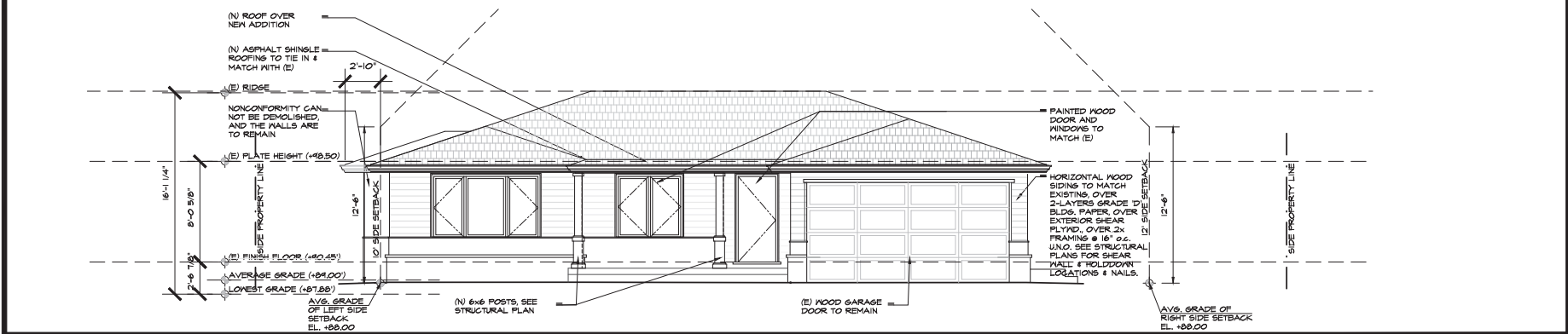
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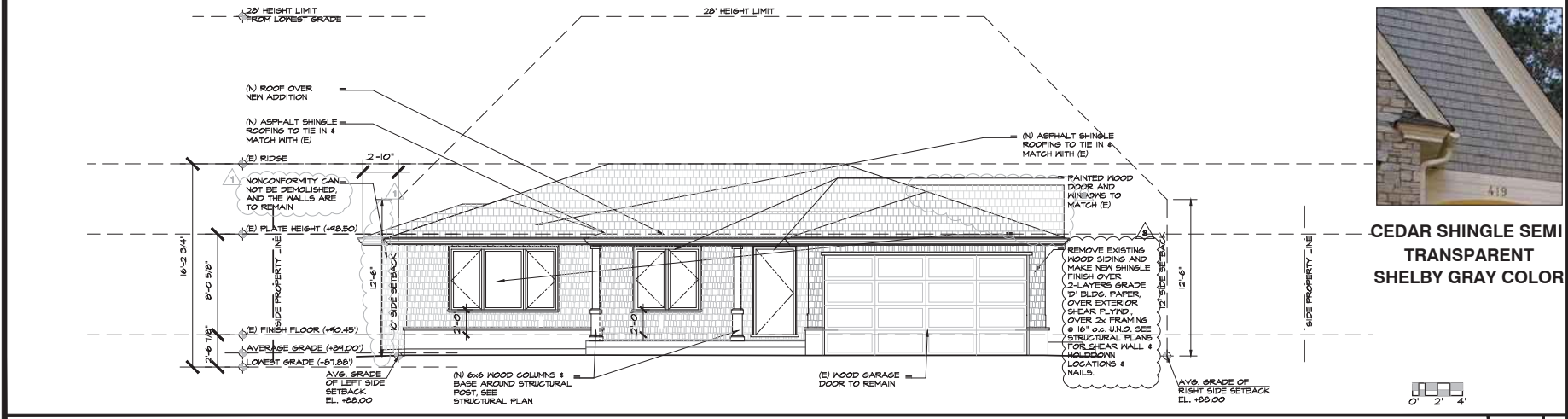
EXISTING FRONT ELEVATION

1/4" = 1'-0" **3**



APPROVED PROPOSED FRONT ELEVATION - PERMIT # 2016/ 1889

1/4" = 1'-0" **2**



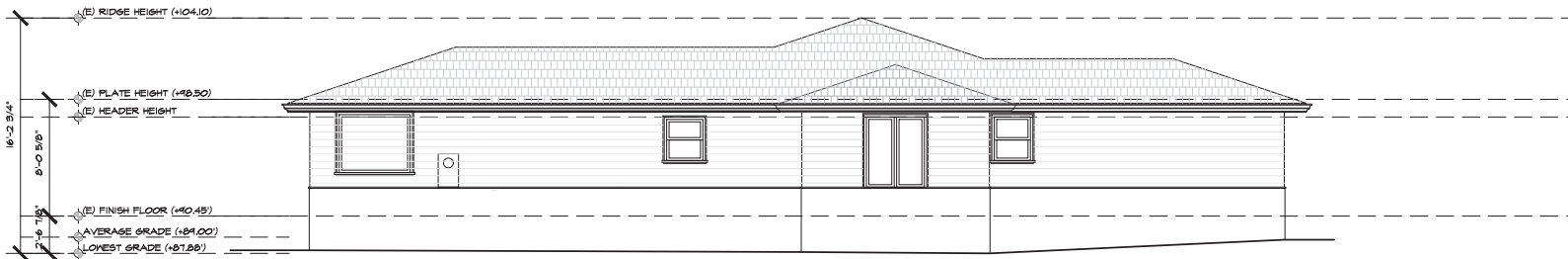
PROPOSED FRONT ELEVATION (w/ PLANNING COMMISSION REVIEW)

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



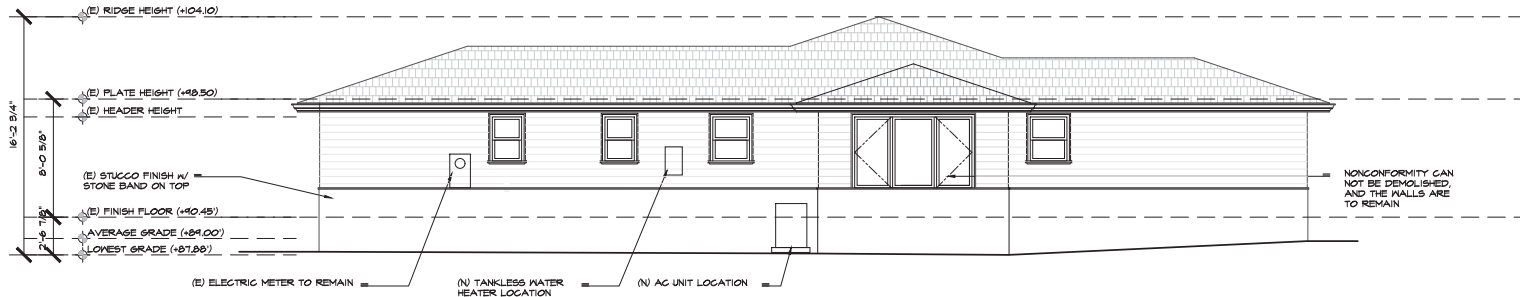
CEDAR SHINGLE SEMI TRANSPARENT SHELBY GRAY COLOR





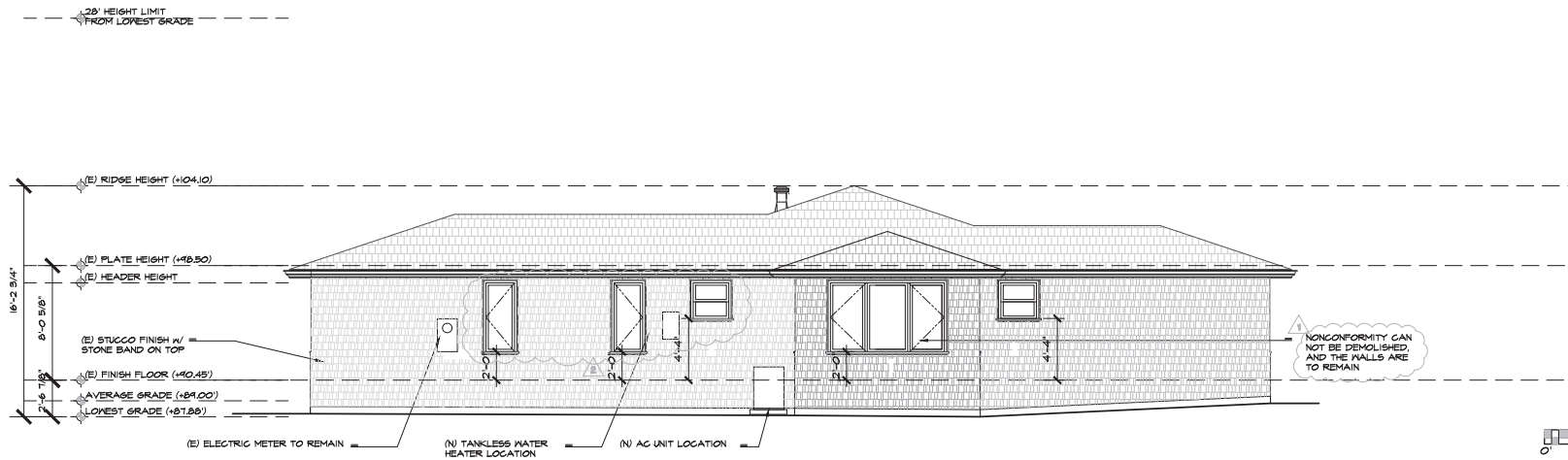
EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0" 3



APPROVED PROPOSED LEFT ELEVATION - PERMIT # 2016/ 1889

1/4" = 1'-0" 2



PROPOSED LEFT SIDE ELEVATION (w/ PLANNING COMMISSION REVIEW)

1/4" = 1'-0" 1

ISSUE LOG	
BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 28, 2017
BLOGGERS REVIEW	MAY 05, 2017
PLANNING COMMISSION	MAY 11, 2017
PLANNING COMMISSION	JULY 6, 2017

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REMODEL AND ADDITION FOR:
LIZ STINSON
 1080 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140
 CHECKED BY: DATE: DEC 01 2016
 ORIGIN: CH, AL
 FOR: STINSON

A3.2

ISSUE LOG	
BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JUN 28, 2017
BLOGG/CALVERT PART	MAY 25, 2017
PLANNING COMMISSION	MAY 11, 2017
PLANNING COMMISSION	JULY 6, 2017

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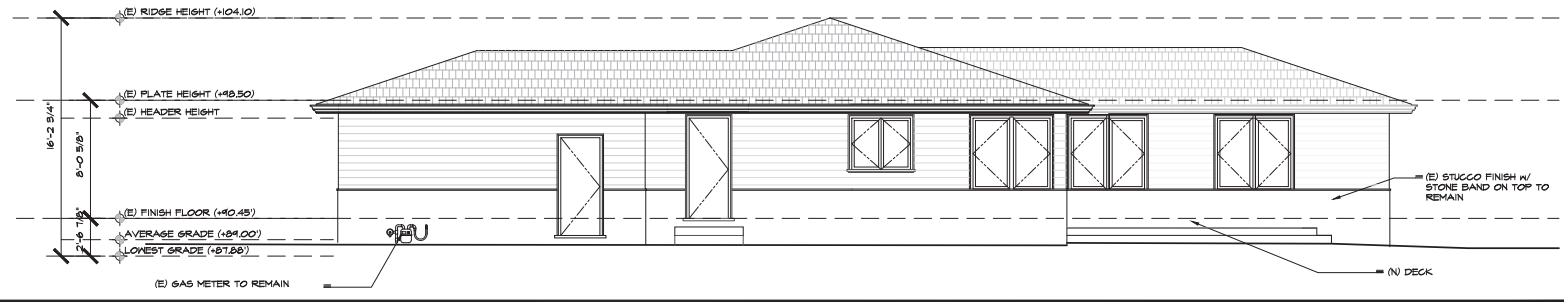
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EXISTING RIGHT SIDE ELEVATION

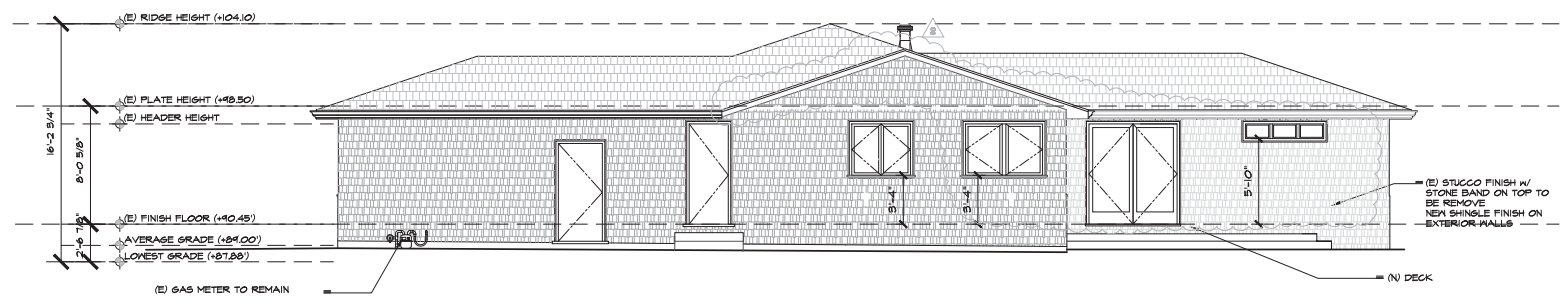
1/4" = 1'-0" **3**



APPROVED RIGHT ELEVATION - PERMIT # 2016/ 1889

1/4" = 1'-0" **2**

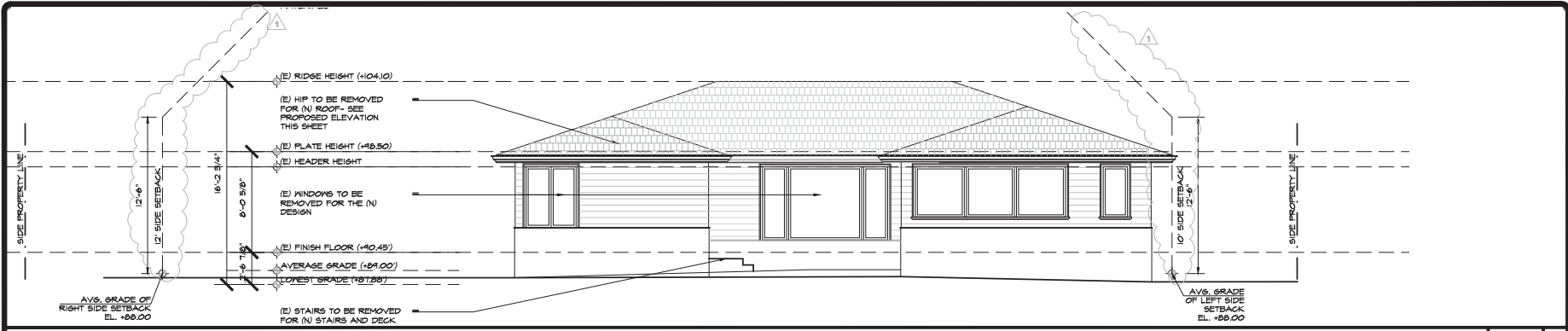
30' HEIGHT LIMIT FROM LOWEST GRADE



PROPOSED RIGHT SIDE ELEVATION (w/ PLANNING COMMISSION REVIEW)

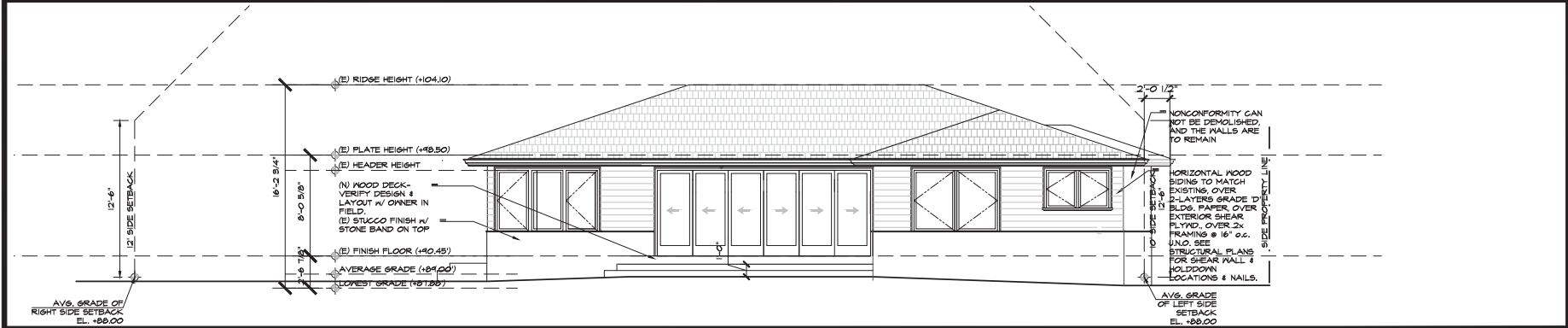


1/4" = 1'-0" **1**



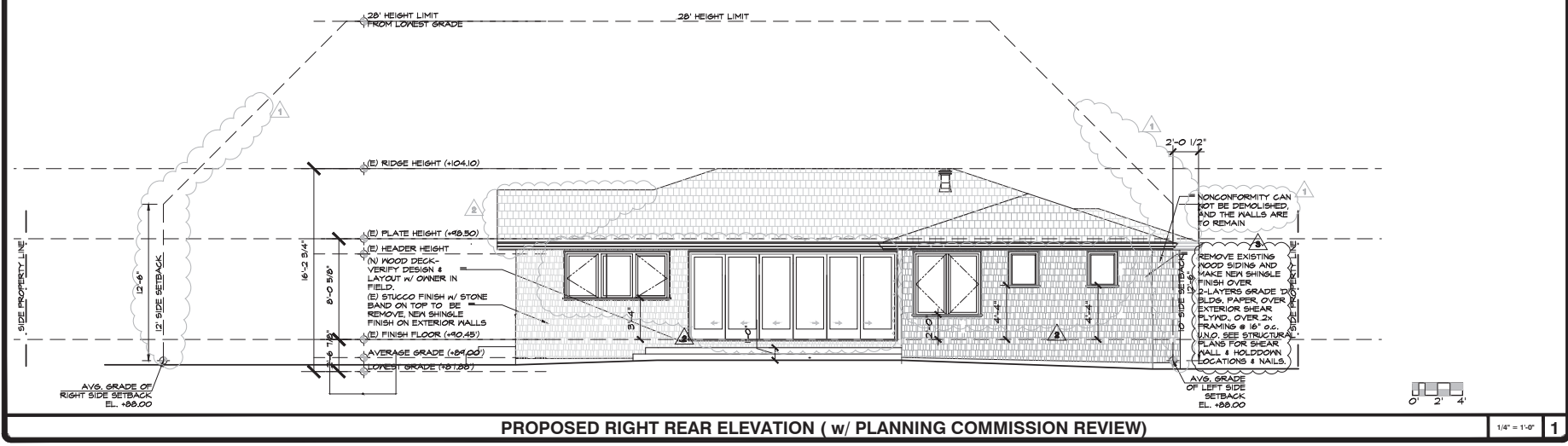
EXISTING REAR ELEVATION

1/4" = 1/8" 3



APPROVED REAR ELEVATION - PERMIT # 2016/ 1889

1/4" = 1/8" 2



PROPOSED RIGHT REAR ELEVATION (w/ PLANNING COMMISSION REVIEW)

1/4" = 1/8" 1

ISSUE LOG	
BUILDING SUBMITTAL	DEC 6, 2016
PLANNING REVIEW	JAN 28, 2017
BLDG. MAJORITY	MAY 15, 2017
PLANNING COMMISSION	MAY 15, 2017
PLANNING COMMISSION	JULY 6, 2017

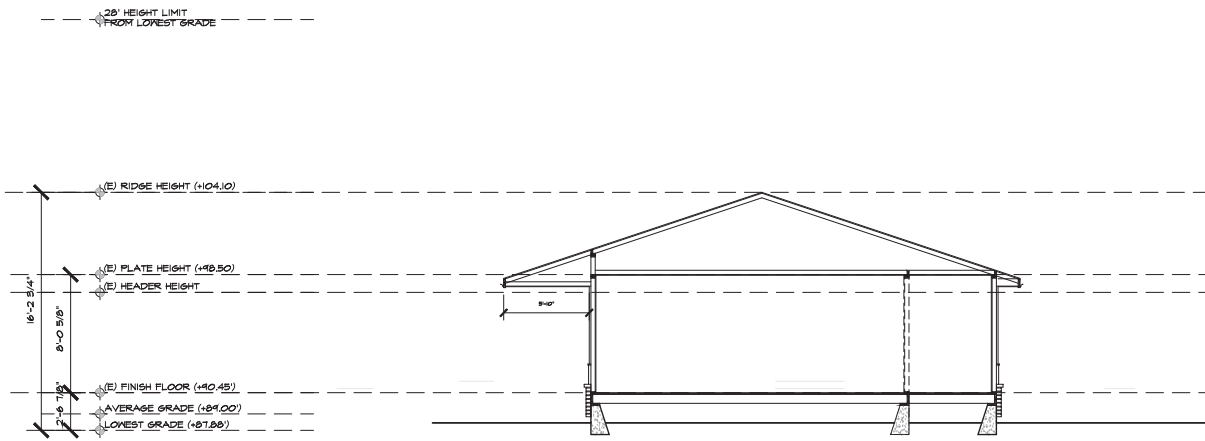
YOUNG AND BORLIK
 ARCHITECTS, INCORPORATED
 4962 EL CAMINO REAL, SUITE 2218 LOS ALTOS, CA 94022
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.yabarchitects.com



REMODEL AND ADDITION FOR:
LIZ STINSON
 1080 SAN MATEO DRIVE
 MENLO PARK, CA 94025

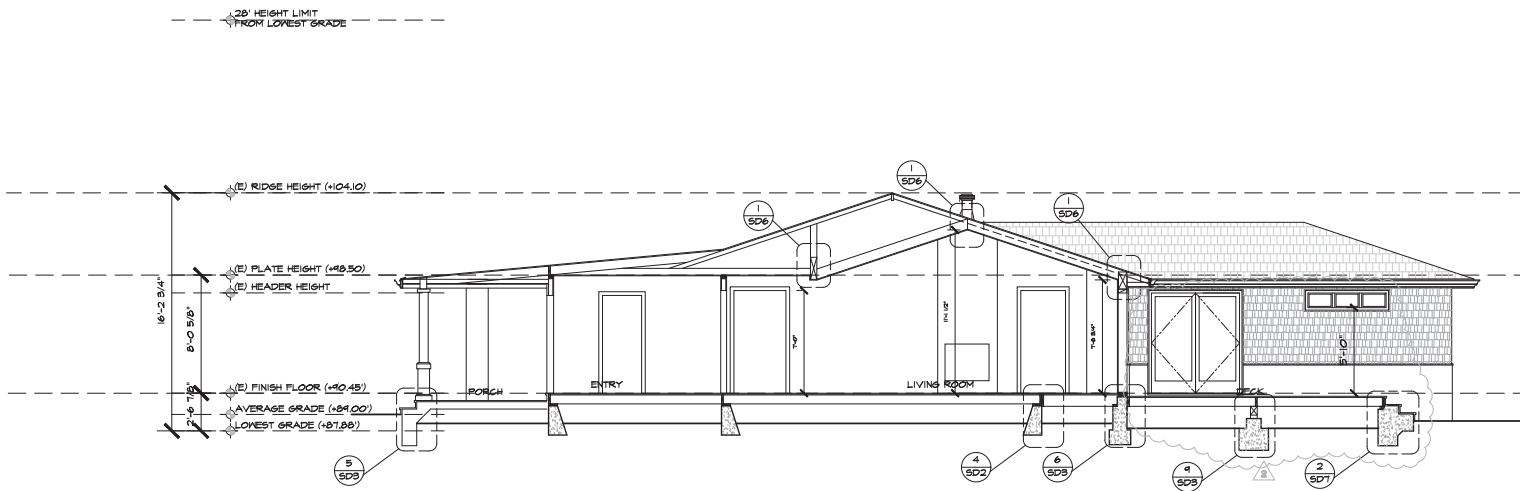
A.P.N. 071-223-140
 CHECKED: AVEY
 DATE: DEC 01 2016
 FOR: STINSON

A3.4



EXISTING CROSS SECTION

1/4" = 1'-0" 2



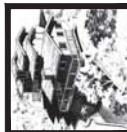
PROPOSED CROSS SECTION

0' 2' 4'

1/4" = 1'-0" 1

ISSUE LOG	
BLDG. SUBMITTAL	DEC. 8, 2016
PLANNING COMMISSION	JAN. 25, 2017
BLDG. & CLIENT REV.	MAR. 08, 2017
PLANNING COMMISSION	MAY 03, 2017
PLANNING COMMISSION	JULY 6, 2017

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REMODEL AND ADDITION FOR:
LIZ STINSON
 1060 SAN MATEO DRIVE
 MENLO PARK, CA 94025

A.P.N. 071-223-140	
CHECKED: AEV	DRAWN: CH, AL
DATE: DEC 01 2016	
SCALE: AS SHOWN	
STINSON	

A4.1

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 RE-TRACED.

Gregory F. Braze
 GREGORY F. BRAZE DATE _____
 L.S. NO. 7823



VICINITY MAP
NO SCALE

BASIS OF BEARINGS

THE CALCULATED BEARING SOUTH 14°57'11" EAST ON THE CENTERLINE OF SAN MATEO DRIVE AS SHOWN ON "OAKVILLE TERRACE", FILED ON BOOK 29 OF MAPS, PAGE 8, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

TITLE REPORT

THERE ARE NO EASEMENTS LISTED IN PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, ORDER NO. FLMP-0061601040 AF, DATED AS OF MAY 20, 2016.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

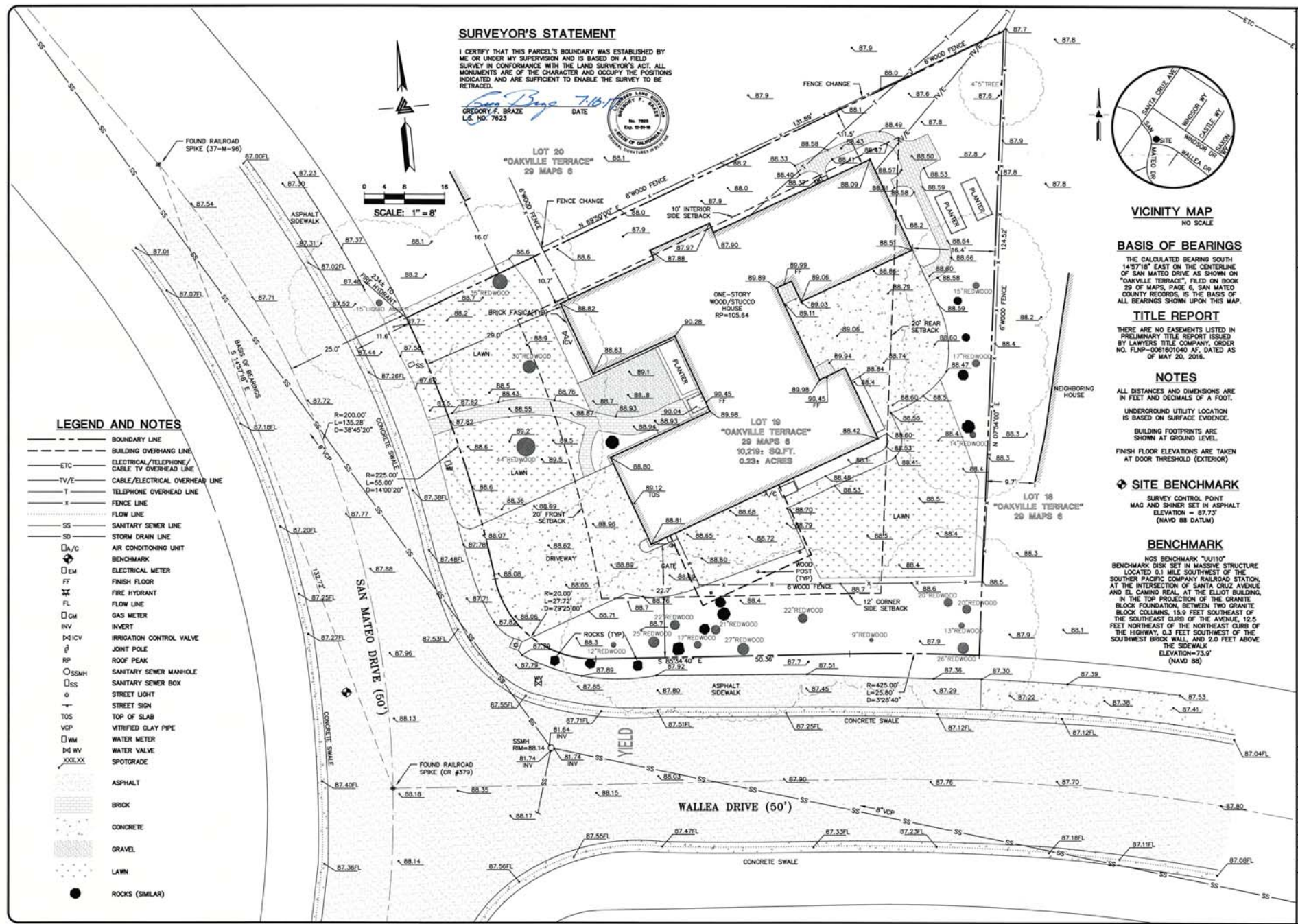
SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 87.73' (NAVD 88 DATUM)

BENCHMARK

NOS BENCHMARK "J1110" BENCHMARK DISK SET IN MASSIVE STRUCTURE LOCATED 0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL, AT THE ELLIOT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHWEST OF THE SOUTHWEST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FEET SOUTHWEST OF THE SOUTHWEST BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK ELEVATION=73.9' (NAVD 88)

LEGEND AND NOTES

- BOUNDARY LINE
- - - BUILDING OVERHANG LINE
- - - ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- - - TV/E CABLE/ELECTRICAL OVERHEAD LINE
- - - T TELEPHONE OVERHEAD LINE
- - - FENCE LINE
- FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- A/C AIR CONDITIONING UNIT
- BENCHMARK
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FF FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- INV INVERT
- D-ICV IRRIGATION CONTROL VALVE
- β JOINT POLE
- RP ROOF PEAK
- SSMH SANITARY SEWER MANHOLE
- SS SANITARY SEWER BOX
- o STREET LIGHT
- STREET SIGN
- TOP OF SLAB
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- D-IV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- ROCKS (SIMILAR)



LEA & BRAZE ENGINEERING, INC.
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1060 SAN MATEO DRIVE
 MENLO PARK,
 CALIFORNIA
 SAN MATEO COUNTY
 APRIL 07/1-23/16

BOUNDARY AND
 TOPOGRAPHIC SURVEY

REVISIONS	BY

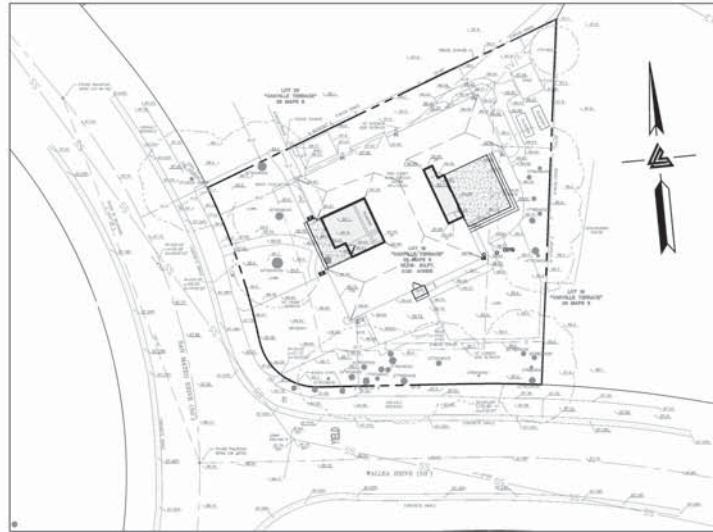
JOB NO: 2160725
 DATE: 8-9-16
 SCALE: 1"=8'
 FIELD BY: EH
 DRAWN BY: RW
 SHEET NO:

SU1
 1 OF 1 SHEETS

STINSON RESIDENCE 1060 SAN MATEO DRIVE MENLO PARK, CALIFORNIA



VICINITY MAP
NO SCALE



KEY MAP
1" = 20'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY CUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED

ABBREVIATIONS

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

BASIS OF BEARINGS

THE CALCULATED BEARING SOUTH 14°57'18" EAST ON THE CENTERLINE OF SAN MATEO DRIVE AS SHOWN ON "OAKVILLE TERRACE", FILED ON BOOK 29 OF MAPS, PAGE 8, SAN MATEO COUNTY RECORDS, IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

TITLE REPORT

THERE ARE NO EASEMENTS LISTED IN PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY, ORDER NO. FLNP-0081601040 AF, DATED AS OF MAY 20, 2016.

NOTES

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FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHANKER SET IN ASPHALT
ELEVATION = 87.73'
(NAVD 88 DATUM)

BENCHMARK

NO BENCHMARK "UJ110"
BENCHMARK DISK SET IN MASSIVE STRUCTURE LOCATED 0.1 MILE SOUTHWEST OF THE SOUTHERN PACIFIC COMPANY RAILROAD STATION, AT THE INTERSECTION OF SANTA CRUZ AVENUE AND EL CAMINO REAL, AT THE ELLIOT BUILDING, IN THE TOP PROJECTION OF THE GRANITE BLOCK FOUNDATION, BETWEEN TWO GRANITE BLOCK COLUMNS, 15.9 FEET SOUTHEAST OF THE SOUTHEAST CURB OF THE AVENUE, 12.5 FEET NORTHEAST OF THE NORTHEAST CURB OF THE HIGHWAY, 0.3 FEET SOUTHWEST OF THE SOUTHWEST BRICK WALL, AND 2.0 FEET ABOVE THE SIDEWALK
ELEVATION=73.9'
(NAVD 88)

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

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



SHEET INDEX

NO.	TITLE SHEET
C-1.0	GRADING & DRAINAGE PLAN
C-2.0	GRADING SPECIFICATIONS
C-3.0	EROSION CONTROL
ER-1	EROSION CONTROL DETAILS
ER-2	BEST MANAGEMENT PRACTICES



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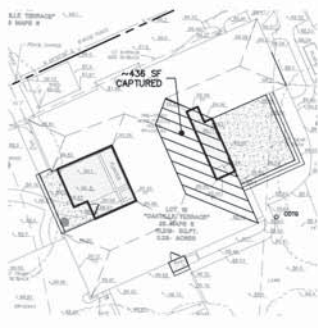
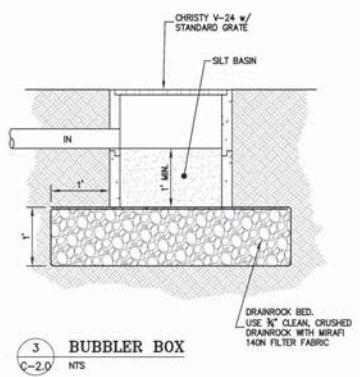
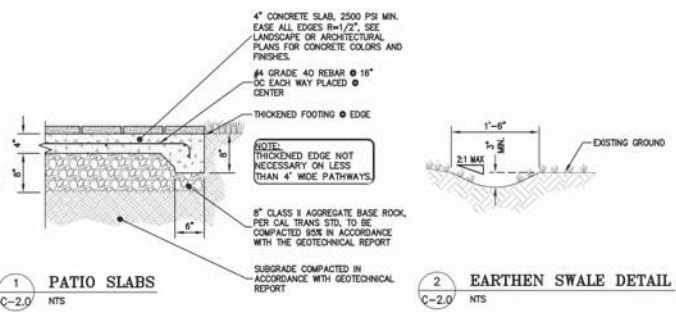
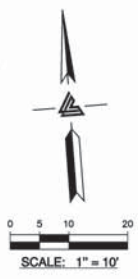
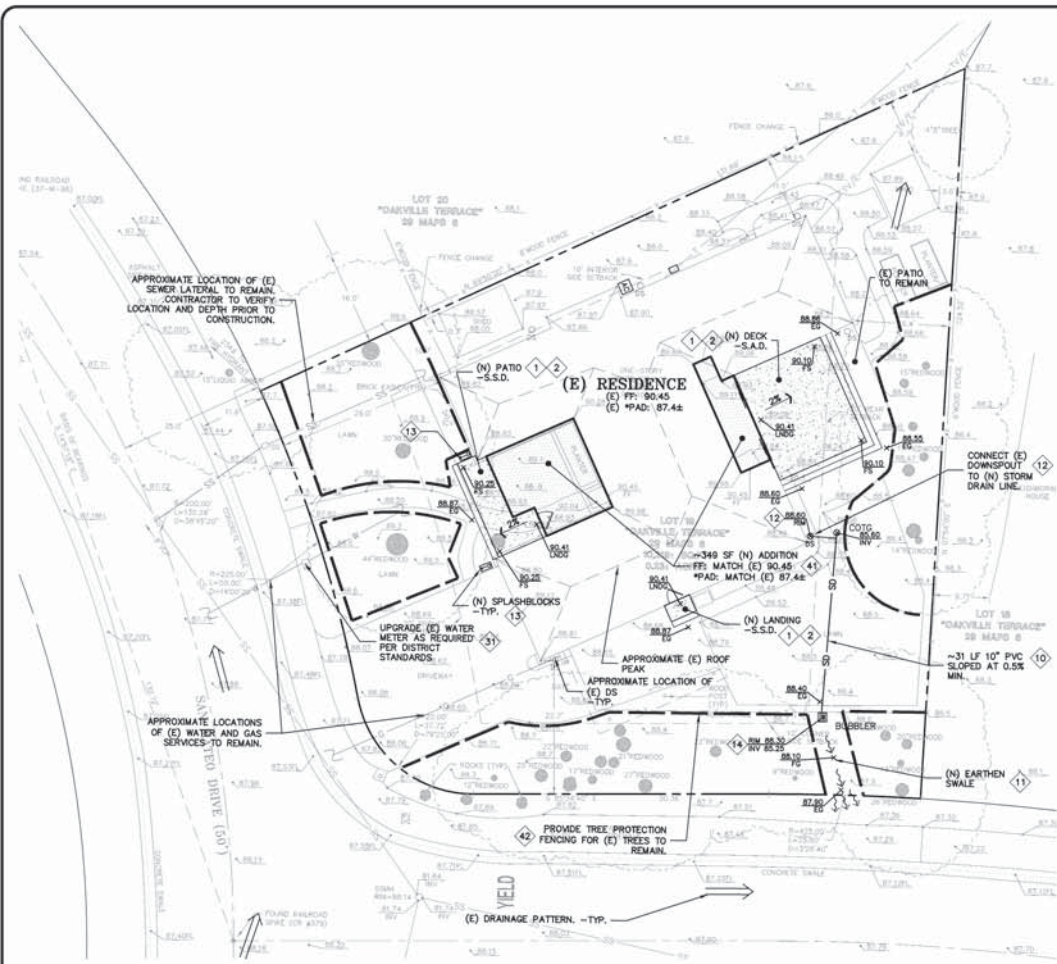
STINSON RESIDENCE
1060 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 071-223-140

TITLE SHEET

NO.	REVISIONS	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB NO: 2161242
DATE: 12-09-16
SCALE: 1" = 20'
DESIGN BY: TG/BS
DRAWN BY: BS
SHEET NO:

C-1.0
01 OF 06 SHEETS



PROPOSED CAPTURED ROOF AREA
1" = 16'

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)877-4086 EXT 116. ababaya@leabraze.com

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



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SACRAMENTO BLVD., SUITE 300
SACRAMENTO, CA 95833
HAWAII OFFICE: 1001 W. WAIKANA
HAWAII, CALIFORNIA 96743
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STINSON RESIDENCE
1060 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APR: C71-223-1-10

GRADING & DRAINAGE PLAN

REVISIONS	BY

JOB NO: 2161242
DATE: 12-09-16
SCALE: 1" = 10'
DESIGN BY: TO/BS
DRAWN BY: BS
SHEET NO:

C-2.0
02 OF 06 SHEETS

PURPOSE:

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

EROSION CONTROL NOTES:

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

EROSION CONTROL NOTES CONTINUED:

24. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
25. DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
26. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS/TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 207 EROSION CONTROL AND HIGHWAY PLANTING OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD BY A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURER'S SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

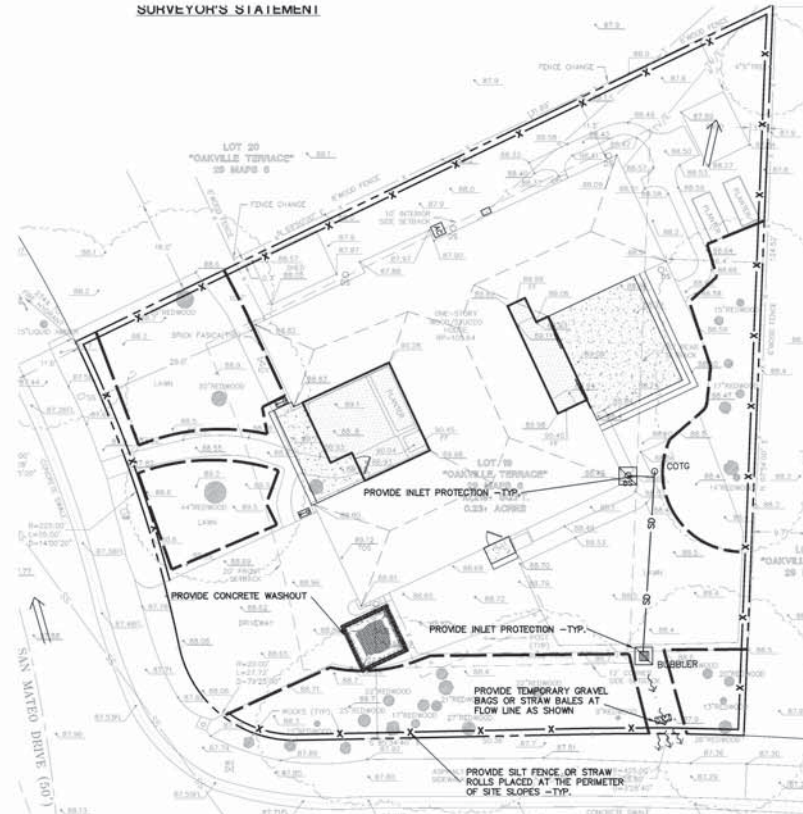
REFERENCES:

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

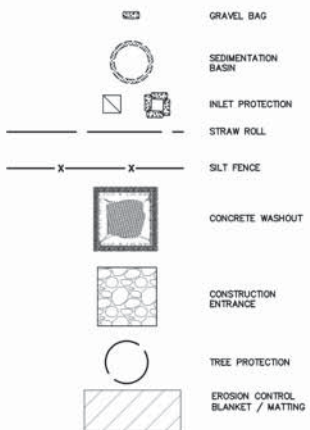
PERIODIC MAINTENANCE:

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

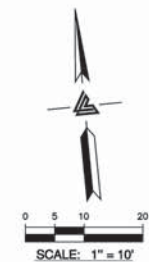
SURVEYOR'S STATEMENT



EROSION CONTROL LEGEND



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



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 3000 SAN MATEO DRIVE, SUITE 300
 SAN MATEO, CALIFORNIA 94403
 HAWAII, CALIFORNIA 94545
 (415) 337-3232
 (415) 337-7382
 WWW.LEABRAZE.COM

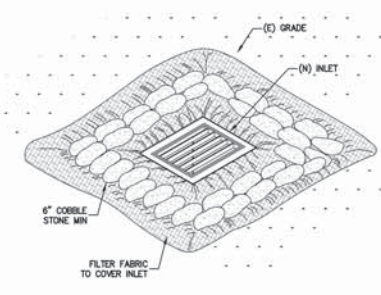
STINSON RESIDENCE
1060 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA
 SAN MATEO COUNTY
 APR. 07-23-14-10

EROSION CONTROL PLAN

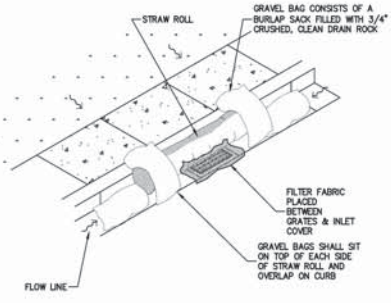
NO.	REVISIONS	BY

JOB NO: 2161242
 DATE: 12-09-16
 SCALE: 1" = 10'
 DESIGN BY: TG/BS
 DRAWN BY: BS
 SHEET NO:

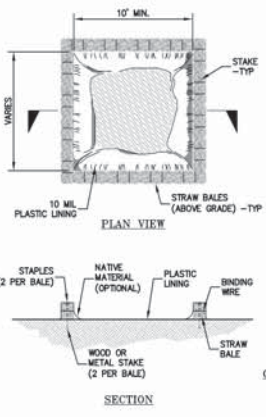
ER-1
 04 OF 06 SHEETS



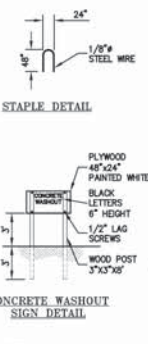
1 INLET PROTECTION
ER-2 NTS



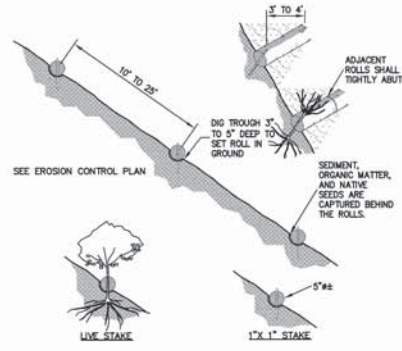
2 STREET INLET PROTECTION
ER-2 NTS



3 CONCRETE WASHOUT
ER-2 NTS

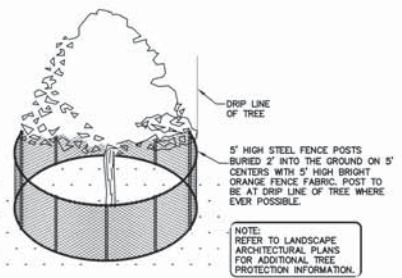


4 CONSTRUCTION ENTRANCE
ER-2 NTS



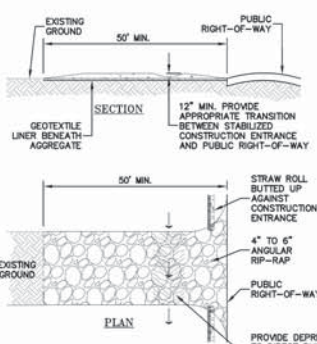
NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES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

5 STRAW ROLLS
ER-2 NTS



NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 EXISTING TREE PROTECTION DETAIL
ER-2 NTS



NOTES:
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.
THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.
PROVIDE DEPRESSION TO DIRECT RUN OFF AWAY FROM PUBLIC RIGHT-OF-WAY.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
300 SACRAMENTO BLVD. SUITE 300
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WWW.LEABRAZE.COM

STINSON RESIDENCE
1060 SAN MATEO DRIVE
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APR. 071-223-140

EROSION CONTROL
DETAILS

NO.	REVISIONS	BY

JOB NO: 2161242
DATE: 12-09-16
SCALE: NTS
DESIGN BY: TG/BS
DRAWN BY: BS
SHEET NO:



05 OF 06 SHEETS



LEA & BRAZE ENGINEERING, INC.
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 3000 BRIDGEWAY, SUITE 300
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 HARWOOD, CALIFORNIA 94543
 SACRAMENTO, CALIFORNIA 95825
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 (916) 487-2019
 WWW.LEAANDBRAZE.COM

STINSON RESIDENCE
 1060 SAN MATEO DRIVE
 MENLO PARK, CALIFORNIA
 APR. 07/1-22/1-10
 SAN MATEO COUNTY

BEST MANAGEMENT PRACTICES

REVISIONS	BY

JOB NO: 2161242
 DATE: 12-09-16
 SCALE: NTS
 DESIGN BY: TG/BS
 DRAWN BY: BS
 SHEET NO:

BMP
 06 OF 06 SHEETS

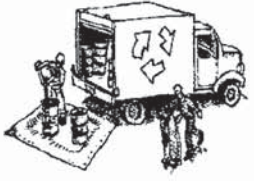


SAN MATEO COUNTYWIDE
**Water Pollution
 Prevention Program**
 Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



- Non-Hazardous Materials**
- Bern 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 clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
 - 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.
 - 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!

June 1st, 2017

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

Re: 1060 San Mateo Drive
Project description letter for Stinson Residence

The purpose of this letter is to describe the proposed addition and remodel project at 1060 San Mateo Drive, to accompany our submittal of plans and application for the Use Permit approval. The overall project includes adding 380 sf to the existing house and combined with interior remodeling of the existing residence.

The parcel is 10,219 sf, zoned as R-1-S. Based on lot dimensions. The existing home structure has existing 9'-0 3/4" side setback on a 13' section of the house, so that section of home and eave represent an existing non-conformity. The proposed scope of work includes the replacement of the existing wood siding for new cedar shingles which necessitate a Use Permit approval for development. The owner would like to expand their house for their growing family while maintaining the main character of the house and be able to reside in the same neighborhood they have lived for many years.

The design will feature a wide covered front porch, to provide a welcoming presence, the entry columns will be painted wood to coordinate with the trim and millwork and with a stone veneer at the base. The windows will be aluminum clad with wood trim, predominantly casement style. The existing attached garage will remain and there will be no change to the existing driveway. The existing encroaching side setback of 9'-10" will remain unchanged. The existing right side setback of 10' will remain and the front addition will be recede front the existing front wall line, to maintain the front landscape.

Thank you for your time in review of this project. We are proud to present this design for your consideration, and look forward to the opportunity to create this high quality residence remodel and addition to compliment the neighborhood.

Sincerely,
Andrew Young
Young and Borlik Architects Inc.

ATTACHMENT F
RECEIVED

JUN 01 2017
CITY OF MENLO PARK
PLANNING DIVISION

Kielty Arborist Services LLC

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

December 13, 2016

Young And Borlik Architects, Inc.
Attn: Carla Herrera
4962 El Camino Real, Suite 218
Los Altos, CA 94022

Site: 1060 San Mateo Drive, Menlo Park CA

Dear Ms. Herrera,

As requested on Tuesday, December 13, 2016 I visited the above site to inspect and comment on the trees. An addition/remodel is planned for this site and your concern for the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

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

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

1060 San Mateo Drive /12/13/16

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Redwood (<i>Sequoia sempervirens</i>)	14.1	55	35/12	Fair vigor, poor form, suppressed by larger redwoods.
2P	Redwood (<i>Sequoia sempervirens</i>)	25.9	80	65/15	Good vigor, good form.
3P	Redwood (<i>Sequoia sempervirens</i>)	23.6	80	65/15	Good vigor, good form.
4P	Redwood (<i>Sequoia sempervirens</i>)	19.7	60	55/12	Fair vigor, fair form, suppressed by larger redwoods.
5P	Redwood (<i>Sequoia sempervirens</i>)	23.4	80	65/15	Good vigor, good form.
6P	Redwood (<i>Sequoia sempervirens</i>)	28.6	80	65/15	Good vigor, good form.
7P	Redwood (<i>Sequoia sempervirens</i>)	20.4	80	55/15	Good vigor, good form.
8	Redwood (<i>Sequoia sempervirens</i>)	9.5	80	30/10	Fair vigor, fair form, young tree.
9P	Redwood (<i>Sequoia sempervirens</i>)	26.8	80	65/15	Good vigor, good form.
10	Redwood (<i>Sequoia sempervirens</i>)	14.1	55	55/10	Fair vigor, poor form, suppressed.
11P	Redwood (<i>Sequoia sempervirens</i>)	22.2	80	65/15	Good vigor, good form.
12P	Redwood (<i>Sequoia sempervirens</i>)	22.5	80	65/15	Good vigor, good form.
13P	Redwood (<i>Sequoia sempervirens</i>)	39.3	80	70/15	Good vigor, good form, 15 feet from corner of garage, 9.5 feet from driveway.
14P	Redwood (<i>Sequoia sempervirens</i>)	30.3	80	70/15	Good vigor, good form, 9 feet from home.

1060 San Mateo Drive /12/13/16 (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15P	Redwood (<i>Sequoia sempervirens</i>)	40.2	80	70/15	Good vigor, good form, 10 feet from the corner home.
16*P	Liquidambar (<i>Liquidambar styraciflua</i>)	16.3	60	30/12	Good vigor, fair form, street tree.
17P	Redwood (<i>Sequoia sempervirens</i>)	15.1	80	40/12	Good vigor, good form, young tree.
18P	Redwood (<i>Sequoia sempervirens</i>)	17.8	80	40/12	Good vigor, good form, young tree.
19P	Redwood (<i>Sequoia sempervirens</i>)	15.8	80	35/12	Good vigor, good form, young tree.
20	Privet (<i>Ligustrum japonicum</i>)	3.7-4.5	45	12/8	Fair vigor, poor form, codominant at base with a poor crotch formation.
21*P	Apple (<i>Malus spp.</i>)	8est	50	12/10	Unknown vigor, fair form, abundance of water sprouts.
22*P	Apple (<i>Malus spp.</i>)	8est	50	12/10	Unknown vigor, fair form, abundance of water sprouts.
23*P	Orange (<i>Citrus spp.</i>)	6est	60	10/10	Fair vigor, fair form, minor dieback in canopy.
24*P	Redwood (<i>Sequoia sempervirens</i>)	20est	80	70/20	Good vigor, good form, 20 feet from property line.
25*P	Loquat (<i>Eriobotrya japonica</i>)	10est	50	15/15	Fair vigor, poor form, suppressed by redwoods, 15 feet from property line.
26*P	Magnolia (<i>Magnolia grandiflora</i>)	8est	50	15/10	Poor vigor, fair form, abundance of deadwood.
27*P	Tulip magnolia (<i>Magnolia x solangeana</i>)	6est	55	10/10	Fair vigor, poor form, suppressed by redwoods.

*-Indicates neighbor trees

P-Indicates protected tree by city ordinance(all neighbors trees are considered protected).

Summary:

There are 18 redwood trees on this property. The majority of them are of a protected size. All trees over 15 inches in diameter are considered heritage sized trees in the city of Menlo Park. The redwood trees on site are in good condition. 8 neighboring trees were also surveyed. None of the trees located on the neighbors lots are expected to be impacted by the proposed construction as they are a good distance away from any proposed work.

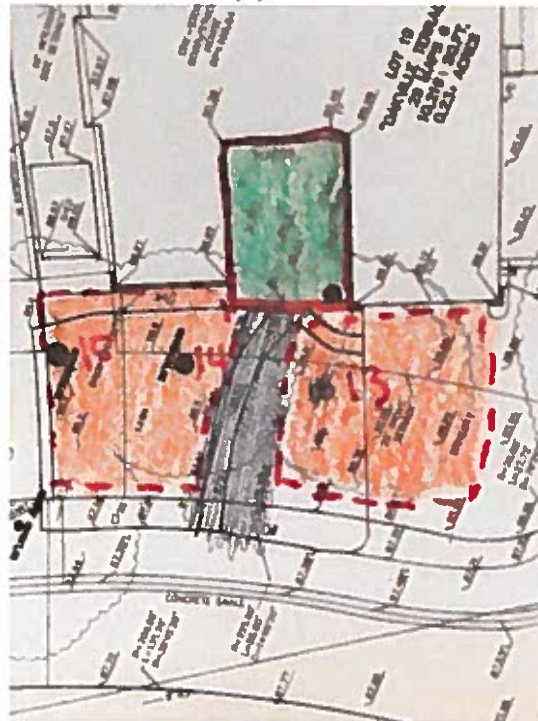


Showing trees #13-15

On this site a 240 square foot addition is proposed at the front of the home along with a new front porch area. Redwood trees #13-15 are in closest proximity to this work. The addition is an estimated 16 feet from redwood tree #14. The part of the existing walkway closest to the home will need to be removed in order to facilitate construction. This walkway should be removed by hand. A jack hammer can be used to break the concrete into small hand manageable sized pieces. Excavation for the foundation of the proposed addition will also need to be done by hand in this area. If roots are encountered they must be exposed and remain intact and damage free for the site arborist to view. No roots over 2 inches in diameter are to be cut without the site arborist approval. The proposed foundation in this area should be one that requires the least amount of excavation depth possible in order to save as many

roots that may have grown into this area. Either a shallow slab or a pier and grade beam foundation should be used. Grade beam or slab should not exceed 8 inches below grade. The site arborist must be onsite when excavation in this area is to take place. It is the contractors responsibility to contact the site arborist at least 48 hours in advance to inform him of an excavation date. Any roots to be cut must be cut cleanly using a hand saw. Depending on the severity of root loss mitigation measures will be put in place. An irrigation schedule will be applied after viewing the proposed excavation. Impacts to redwood trees #13-15 are expected to be minimal as the area where the addition is to take place is a small area. Also the hardscape where the proposed addition is located likely discouraged some root growth in this area.

Tree protection fencing for redwood trees #13-15 will need to be placed as close as possible to the proposed addition. A pathway between the fencing will likely be needed in order to access the area of work. The existing walkway shall be used for access to the addition area. If a wider pathway is needed, it is recommended that a landscape barrier be placed on areas where the walkway does not exist. 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 bare soil areas. On the next page is a diagram showing recommended tree protection for redwood trees #13-15 along with a recommended landscape barrier area.



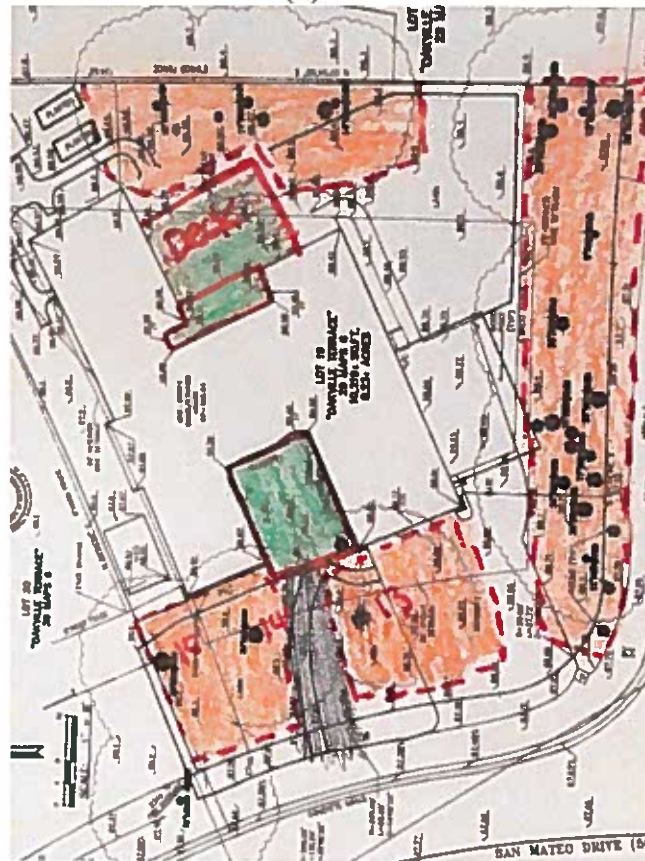
The green represents where the proposed addition is located. Orange areas represent tree protection fencing location, and the grey area represents a landscape barrier area for access.

A small 100 square foot addition and a large deck are proposed at the rear of the property. Redwood trees #13-15 are in close proximity to the deck(not the addition). The proposed addition will have no impact to the trees as the distance is sufficient between the trees and proposed work. At the closest point, the large deck comes within 8 feet from tree #14. It is recommended that the proposed deck be supported above ground by small piers so that no excess excavation is not needed in this area. Small piers are to be hand dug to their required depth and should have the ability to be moved if large roots are encountered. This way no roots will need to be cut to facilitate the building of the deck. If the above recommendations are taken into account, no impacts are expected to take place to trees #13-15. The following tree protection plan will help to insure the future health of the trees on site.

Tree Protection Plan:

Tree protection fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for protection zones should be 6-foot-tall metal chain link supported by 2-inch diameter poles pounded into the ground. The location for protective fencing should be as close to the dripline as possible still allowing room for construction to safely continue. No equipment or materials should be stored or cleaned inside protection zones. On the next page is a diagram showing recommended tree protection fencing locations.



The green represents where the proposed additions are located. Orange areas represent tree protection fencing locations, and the grey area represents a landscape barrier area for access.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees a landscape buffer consisting of wood chips spread to a depth of six inches will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation

Trenching for irrigation, electrical, drainage or any other reason, should be hand dug when beneath the dripline of desired trees. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

1060 San Mateo Drive /12/13/16

(7)

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. All of the imported trees will require normal irrigation. Irrigation should consist of surface flooding, with enough water to wet the entire root zone. If the root zone is traumatized this type of irrigation should be carried out two times per month during the warm dry season.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

David P. Beckham
Certified Arborist WE#10724A



STAFF REPORT

Planning Commission

Meeting Date:

7/31/2017

Staff Report Number:

17-052-PC

Regular Business:

Nominate a Commissioner to Serve on the Transportation Master Plan Oversight and Outreach Committee

Recommendation

Staff recommends the Commission nominate a member to serve as a representative on the Transportation Master Plan Oversight and Outreach Committee for potential Council appointment on August 29, 2017.

Policy Issues

The development of a Transportation Master Plan (TMP) is included in the Council's adopted 2017 Work Plan (#46) and is one of the highest priority implementation programs in the 2016 General Plan Circulation Element. The creation of an Oversight and Outreach Committee (the Committee) will help guide the TMP process to a successful completion. The Committee would be a Brown Act body, meaning all meetings of the Committee would be open to the public and noticed at least 24 hours prior to the meeting.

Background

On November 29, and December 6, 2016, the City Council completed actions to approve the ConnectMenlo General Plan Land Use and Circulation Elements. This was a multi-year, comprehensive process that represents a vision for a live/work/play environment in the former M-2 Area while maintaining the character and values that the City has embraced. The General Plan serves as the City's comprehensive and long range guide to land use and infrastructure development in the City. The Land Use and Circulation Elements, along with the Housing Element which was adopted in 2014, provide the key policy framework to guide the City's physical development. While the adoption of the General Plan was a major accomplishment for the City, the work is not done. The plan is dynamic; the Elements contain a number of goals, policies and programs that implement the City's vision.

Transportation challenges, including multi-modal safety, traffic congestion, neighborhood quality of life, and regional coordination are significant concerns to the City of Menlo Park. The Circulation Element includes a number of forthcoming transportation-related programs, including those to encourage multi-modal transportation, provide opportunities for active transportation to encourage health and wellness, minimize cut-through traffic on residential streets, and consider changes to the transportation impact metrics the City uses to evaluate development proposals. High priority transportation-related programs are the development of a TMP and updates to the Transportation Impact Fee (TIF).

A TMP would provide a bridge between the policy framework adopted within the Circulation Element and project-level efforts to modify the transportation network within Menlo Park. Broadly, it provides the ability to identify appropriate projects to enhance the transportation network, conduct community engagement to ensure such projects meet the communities' goals and values, and prioritize projects based on need for implementation. The TMP, when completed, would provide a detailed vision, set goals and performance

metrics for network performance, and outline an implementation strategy for both improvements to be implemented locally and for local contributions towards regional improvements. It will serve as an update to the City's Bicycle and Sidewalk Plans. Following development of the Master Plan, the TIF program update would provide a mechanism to modernize the City's fee program to collect funds towards construction of the improvements identified and prioritized in the Master Plan.

The TMP, however, is not designed to identify project-level, specific solutions to individual neighborhood cut-through traffic concerns, specific Safe Routes to School infrastructure plans, or provide detailed engineering designs of the improvements that will be identified in the Plan. These efforts would be prioritized in the Plan for future work efforts and through current projects such as Willows Neighborhood Complete Streets.

On May 23, 2017, the City Council authorized the City Manager to enter into an agreement with W-Trans, after an extensive consultant selection process, for the TMP and TIF Program in a not to exceed amount of \$400,000. The overall project schedule is included as Attachment A.

Analysis

The scope of work for the development of the TMP includes the creation of the Committee comprised of 11 members appointed by the City Council. The composition of the Committee would be two at-large members, two members of the City Council, three members from local organizations, and one member from each of the following City Commissions:

- Complete Streets Commission
- Environmental Quality Commission
- Parks & Recreation Commission
- Planning Commission

These four Commissions, out of all seven City Commissions, most align with the purpose of the TMP with their typical review subjects and carry-out assignments.

Staff is asking each Commission to nominate one member for appointment to serve on the Committee, subject to Council confirmation of the appointment. If more commissioners are interested in serving, he or she could apply for one of the at-large appointments. All Commission nominations should be completed by August 23, 2017. Recruitment for the two at-large appointments, through an open application process (www.menlopark.org/TMP), will commence in July and close on Monday, August 14, 2017.

Each member nominated by a commission will be asked to complete the same application so the City Council can have equal information about all potential members. The packet of applications will be posted on the website and distributed to the City Council. The appointments are tentatively scheduled for the August 29, 2017 City Council meeting.

The core mission for the Committee is as follows:

- Provide advisory input and recommendations to the consultant and staff regarding the outreach process and draft Master Plan materials and submittals
- Guide and keep the project process on track to meet the key milestones; and
- Reach out to community members to share content and encourage participation at community

engagement activities such as workshops/meetings and other planning activities.

The term for this appointment will correspond with the TMP project schedule, which is targeted for approximately one year starting from July 2017. Although tentative, the Committee is expected to attend four meetings as summarized below:

Oversight and Outreach Committee Proposed Meetings		
Event	Date and Approximate Time	Purpose
Meeting #1	September 2017, evening	<ul style="list-style-type: none"> Review existing transportation conditions Review study performance metrics and prioritization criteria
Meeting #2	January 2018, evening	<ul style="list-style-type: none"> Review transportation strategies and recommendations Review Draft Transportation Master Plan
Meeting #3	March/April 2018, evening	<ul style="list-style-type: none"> Review Final Transportation Master Plan
Meeting #4	July/August 2018, evening	<ul style="list-style-type: none"> Review Transportation Impact Fee Program

The Committee meetings would typically be held at the Arrillaga Family Recreation Center or Menlo Park Senior Center in the early evening on a day that avoids conflicts with other City meetings whenever possible, likely on Thursdays.

In addition, Committee members are encouraged to attend project workshops and other public events. Although tentative, the events are listed below:

TMP Community Events		
Event	Date/Time	Location
Downtown Block Party	Wednesday, August 16, 2017 5:30 – 8:00 pm	Downtown Menlo Park Santa Cruz Ave b/t University Dr & El Camino Real
Kelly Park Concert Series	Tuesday, August 22, 2017 6:00 – 8:00 pm	Kelly Park 100 Terminal Ave
Neighborhood walk-shop #1	TBD*	TBD
Neighborhood walk-shop #2	TBD	TBD
Neighborhood walk-shop #3	TBD	TBD

* TBD = to be determined

The “neighborhood walk-shops” are walking tours of neighborhood streets, with a focus on observing and identifying local transportation issues and opportunities. They are designed for the general public to interact with City staff and officials in person. More detailed information about these walk-shops will be publicized in the near future.

In addition to attending public events, interested individuals can follow the latest project progress through the project website (www.menlopark.org/TMP) and have opportunities to provide inputs on ideas, priorities, and vision for the TMP through the website.

If the Commission is not interested in having a representative on the Committee, the City Council could consider either decreasing the membership or converting a commission slot to an at-large slot.

Impact on City Resources

The formation of the Committee is part of the scope of work in the approved TMP contract with W-Trans.

Environmental Review

The formation of the Committee to help guide the development of the TMP is not a project under the California Environmental Quality Act (CEQA) Guidelines. Future project actions originated from the TMP will comply with environmental review requirements under CEQA.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Project Schedule

Report prepared by:
Kevin Chen, Assistant Engineer

Report reviewed by:
Kristiann Choy, Senior Transportation Engineer

**Transportation Master Plan
Project Schedule**

1. Project Initiation	June 2017
2. Transportation Information Summary	June –July 2017
3. Public Engagement (1)	July - September 2017
4. Identify Performance Metrics/Prioritization Criteria	September 2017
5. Initial Strategies and Recommendations	September – December 2017
6. Public Engagement (2)	January 2018
7. Admin Draft TMP	February 2018
Draft TMP	March 2018
Final TMP	April 2018
8. Transportation Impact Fee	April– June 2018
9. Meetings	Ongoing