



REGULAR MEETING AGENDA

Date: 2/5/2018
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 January 22, 2017, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit Revision/Ann Crady Weiss/2108 Clayton Drive:
Request for a use permit revision for excavation in the required left side and rear yard setbacks associated with landscape improvements on a standard lot in the R-1-S (Single-Family Suburban Residential) zoning district. ([Staff Report #18-011-PC](#)) *Continued from the meeting of January 22, 2018*
- F2. Use Permit/Joyce Dickerson/943 Lee Drive:
Request for a use permit to partially demolish, remodel, and add first- and second-story additions and a basement to an existing nonconforming single-story, single-family residence on a substandard lot with regard to lot area and lot width in the R-1-U (Single-Family Urban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. The proposed work would also exceed 50 percent of the existing floor area and is

considered equivalent to a new structure. As part of the proposed development, one heritage tree is proposed for over 25 percent pruning, which requires a heritage tree removal permit. ([Staff Report #18-012-PC](#))

- F3. Use Permit/Jonathan and Leslie Leblang/1180 May Brown Avenue:
Request for a use permit to demolish an existing single-story, single-family residence, detached garage and pool, and construct a new two-story, single-family residence with a basement and detached secondary dwelling unit on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The proposal also includes a request for a use permit to excavate in the required right and left side yard setbacks, in order to create lightwells and access the basement level. As part of the proposed development, three heritage trees are proposed for removal. ([Staff Report #18-013-PC](#))
- F4. Conditional Development Permit Amendment and Development Agreement Amendment/
Facebook, Inc./1 Hacker Way:
Request to amend the Development Agreement (DA) and the Trip Cap associated with the Conditional Development Permit (CDP) for the Facebook Classic Campus (East Campus), located at 1 Hacker Way. The amendments to the DA are limited to modifications negotiated and adopted in November 2016 as part of the Facebook Campus Expansion Project entitlements, and the amendment to the Trip Cap for the Classic Campus is a mitigation measure from the certified EIR for the Facebook Campus Expansion Project. ([Staff Report #18-014-PC](#)). *Continued from the meeting of January 22, 2018.*
- F5. Zoning Ordinance and BMR Guidelines Amendments/City of Menlo Park:
Review and provide recommendations to the City Council on updates to the City's Below Market Rate (BMR) and State Density Bonus provisions and corresponding updates to the City's Below Market Rate Program Guidelines. ([Staff Report #18-015-PC](#))

G. Study Session

G1, G2 & G3 will be reviewed as one item, with a single staff report

- G1. Architectural Control/Chasen Rapp/1125 Merrill Street:
Request for architectural control to demolish the existing building and construct a new mixed-use development consisting of office space on the first and second floors, one residential unit on the third floor and one residential unit on the fourth floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. As part of the proposed project, three heritage trees are proposed for removal. ([Staff Report #18-016-PC](#))
- G2. Architectural Control/500 SC Partners LLC/506 Santa Cruz Avenue: Request for architectural control to demolish existing buildings and construct a new mixed-use development consisting of retail space on the first floor, office space on the second and third floors, and three residential units on the fourth floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. As part of the proposed project, three heritage trees are proposed for removal. ([Staff Report #18-016-PC](#))

- G3. Architectural Control/556 SC Partners LLC/556 Santa Cruz Avenue: Request for architectural control to demolish the existing building and construct a new mixed-use development consisting of retail space on the first floor, office space on the second floor, and three residential units on the third floor in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. ([Staff Report #18-016-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: February 26, 2018
 - Regular Meeting: March 12, 2018
 - Regular Meeting: March 26, 2018

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: 01/31/18)

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: 1/22/2018
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Vice Chair Larry Kahle called the meeting to order at 7:00 p.m.

B. Roll Call

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

Absent: Drew Combs (Chair)

Staff: Deanna Chow, Principal Planner; Cecilia Conley, Contract Assistant Planner; Ron La France, Assistant Community Development Director/Building Official; Ori Paz, Assistant Planner; Tom Smith, Associate Planner

C. Reports and Announcements

Principal Planner Chow provided updates to upcoming items on the City Council calendar.

D. Public Comment

There was none.

E. Consent Calendar

E1. Approval of minutes from the December 11, 2017, Planning Commission meeting. ([Attachment](#))

Vice Chair Kahle noted Commissioner Henry Riggs had provided comments for the meeting minutes.

ACTION: Motion and second (Riggs/Onken) to approve the consent calendar with the following modifications; passes 6-0-1 with Commissioner Combs absent.

- Page 7, approval condition 4.a should refer to **wood** louvers or gable vents
- Page 17, 1st paragraph, 2nd line, insert **not**: She said her clients' property and their neighboring' properties were burdened with the five-foot sidewalk easement yet the City was **not** requiring a similar sidewalk easement dedication of the project applicant.

E2. Approval of minutes from the January 8, 2018, Planning Commission meeting. ([Attachment](#))

ACTION: Motion and second (Riggs/Onken) to approve the consent calendar with the following modifications; passes 6-0 with Commissioner Combs absent.

- Page 18, 2nd paragraph, 2nd line regarding landscaping, insert in sentence: *Mr. Buchholz answered affirmatively and said....”*

F. Public Hearing

F1. Use Permit Revision/Ann Crady Weiss/2108 Clayton Drive: Request for a use permit revision for excavation in the required left side and rear yard setbacks associated with landscape improvements on a standard lot in the R-1-S (Single-Family Suburban Residential) zoning district. ***Continued to a future meeting.***

F2. Use Permit/Ken Friedman/953 Hobart Street:
Request for a use permit to demolish an existing single-story single-family residence and construct a new two-story single-family residence with a detached two-car garage on a substandard lot with respect to width in the R-1-S (Single-Family Suburban Residential) zoning district. A heritage date palm in the rear yard was approved for removal in association with a previous use permit, and will be removed following demolition of the existing residence. ([Staff Report #18-008-PC](#))

Staff Comment: Contract Assistant Planner Cecelia Conley said staff had no additions to the written report.

Applicant Presentation: Ken Friedman, property owner, said that he and his wife decided to completely redesign their proposed home and go for a more traditional, simpler look than what the Commission had previously approved. He distributed a drawing noting on the rear elevation he had sketched in some changes they would like to make to the master bedroom. He said the original design had three windows on the rear elevation. He said after meeting with their interior designer they would like to consolidate the windows to provide a better interior aesthetic. He said he walked Hobart, Cotton and Olive Streets to talk with neighbors about the plans. He said if they were not available that he left plans for them. He said the southeast neighbor was here this evening as she had concerns. He noted he had addressed her concerns with the previous design in this proposal.

Vice Chair Kahle asked about the streetscape he had requested. Mr. Friedman said he had asked his architect for that today but the architect did not have time to produce it. He said also a request for a survey of abutting properties had been requested and he had called the surveyor last Thursday but the surveyor did not have time to prepare it for tonight. He said it was forthcoming.

Vice Chair Kahle asked about the material for the rectangular gable end vents. Mr. Friedman said he thought wood. Vice Chair Kahle suggested that it match the window cladding.

Vice Chair Kahle opened the public hearing.

Public Comment:

- Hanna Poplawski, 20 year Menlo Park resident, said she really appreciated the City's greenery. She said the proposed project would relocate the garage and driveway to the western side into a green zone causing all trees to be cut along the fence. She said one was 30 feet tall and in 85% good condition. She said five trees were omitted from these plans: 7, 9, 11, 15 and 18.

She questioned the distance between the wall and property line noting the report said it was 18-feet away but was 12-feet. She said if the Commission approved the relocation of the driveway that she requested planting replacement trees to preserve neighborhood privacy. She suggested cypress as they grow quickly and occupy a small area. She asked to be notified a week in advance of the fence demolition so she might secure her growing plants.

Vice Chair closed the public hearing.

Commission Comment: Commissioner Onken commented on lack of detail on the plans such as the mandatory streetscape elevation and survey showing neighbors on both sides. He requested that staff monitor more closely as those were items required of all applicants. He asked why the garage and driveway were being relocated from the west side to the east side of the house. Mr. Friedman said they wanted the afternoon sun to come in from the right rear where they put light wells to maximize and he had wanted to maximize mud room. He said that there was not a lot of width to plant screening along the driveway whichever side it was located.

Commissioner Barnes said he did not understand why an updated survey was not included with the plan set for the item. Contract Assistant Planner Conley said one of the conditions of approval before getting the building permit for previous approved plan was an updated survey. She said as the new proposal was brought forward she overlooked the condition. She said when it was brought to her attention she immediately contacted the applicant. She said they were not able to provide by tonight but it was one of the conditions to be met before applying for a building permit.

Commissioner Barnes asked about the removal of the date palm as the new plan did not seem to necessitate its removal. Ms. Conley said with the new proposal staff met with the City Arborist about that. She said the City Arborist inspected the tree, which was growing from a box. She said the heritage tree removal permit had been approved already and arrangements made for the tree to be moved to Stanford University. She said the City Arborist was confident it was good to move it.

Commissioner Strehl said she had an issue philosophically with a project of six bathrooms and two half-baths. She asked if the garage would have the appropriate setback from the rear property line. Ms. Conley said it would conform to the setbacks. Commissioner Strehl said a landscaping plan would have helped to show green screening.

Commissioner Goodhue said having parallel driveways created greater distances between homes. She urged that cypress trees not be selected for screening but a tree type that was slender on the bottom and bushier on the top. She said it was a very approvable house and the neighborhood should be happy. She said she did not think the change to the window in back would matter due to the distance between them and their rear neighbors. She suggested a landscape plan was desirable.

Commissioner Onken said regarding the proposed window change in the rear that the windows would not work as the ridge of the sun porch tracked right into the back wall. He said a large picture window would not work either as the sill would have to be five feet high to avoid where the ridge hit into the walls. He said on the front elevation for the gable over the room on the right that the roof plan showed the roof continued straight back somehow to the second floor but showed a valley and a hip. He said the Commission as found that using the same pitch roof helped designs and this proposal had three different roof pitches. He said other than that the design was approvable. He said he was not convinced the garage had to be flipped to the other side for

screening.

Vice Chair Kahle said he thought this proposal was a much better fit for the neighborhood than the previous one which had been a severe modern style. He said if a motion was made to approve he would like it to include a condition for the streetscape and survey information, and perhaps a landscape plan. He said he agreed with comments made by Commissioner Onken about roof pitches.

Commissioner Barnes moved to approve the project conditioned upon the provision of an updated survey and landscape plan. He said the heritage tree removal had been predicated upon a previous design and suggested it could be dug up and planted in a better hole on the property rather than relocate it. He said he would like a condition that the tree not be removed. Principal Planner Chow said the City Arborist had approved the removal of the tree and as mentioned tonight the Arborist continued to support its removal. She said they could give the Commission's recommendation to the City Arborist but authority resided with him.

Recognized by the Chair, Mr. Friedman said he was being paid for the tree to be moved to Stanford. He said it was strangled with concrete decking around it. He said most of the roots were above the concrete decking in a collapsed planter. He said at some point they envisioned having a pool in the rear yard.

Commissioner Barnes said his motion was to approve with conditions for an updated survey and landscape plan.

Commissioner Riggs said he had issues not having a streetscape plan and adjacent neighbor information. He said he could make a motion to approve with the requirement of have trees planted in the rear and sides for screening. He said that rear windows mattered and were visible. He said he could support having two of the rear windows paired together but not all three windows as there would be issues with the flashing at the gables. He said the Commission could provide guidance or have the plan change come back for approval.

Commissioner Goodhue seconded the motion made by Commissioner Barnes. She said regarding the rear windows that the rear yard had a lot of distance separating the home from neighbors'.

Commissioner Barnes said in response to Commissioner Riggs that his intent was that staff would review the updated survey and landscape plan for approval noting neighbor concerns regarding landscape screening. Principal Planner Chow said the applicant had shown the location of the replacement trees on the site plan but the motion seemed to include additional landscape screening. She asked for more guidance for staff. She said D1 of the staff report, A1.1, showed the rear trees as ginkgo biloba and that the new front trees were oaks.

Commissioner Barnes said he would like the screening to be enhanced and to have a separate landscape plan to include screening. Ms. Conley confirmed that was screening on the sides.

Vice Chair Kahle said the motion was amended to approve with an enhanced landscape plan and survey plan to show left side landscape screening for conformance review at the staff level. Commissioner Goodhue agreed as the maker of the second agreed.

Commissioner Riggs said absent data that it would be thoughtful to include landscape screening

on both the left and right sides. Commissioner Barnes said that was amenable to him.

Vice Chair Kahle said the motion was for a conformance review by staff for an updated survey and landscape plan showing screening on both sides of the property as a minimum. Commissioner Goodhue said that was agreeable to her as the maker of the second.

Principal Planner Chow asked whether the Commission supported the applicant modifying the rear windows for the master bedroom through the building permit process or if they should keep the three windows as proposed.

Vice Chair Kahle asked if Commissioner Barnes wanted to amend the motion to include the redesign of the rear windows through staff to the Commission for review. Commissioner Barnes said he did not want to require a redesign of the rear windows.

ACTION: Motion and second (Barnes/Goodhue) to approve the item with the following modifications; passes 6-0-1 with Commissioner Combs absent.

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by DG Design, consisting of 12 plan sheets, dated received January 2, 2018, and approved by the Planning Commission on January 22, 2018, except as modified by the conditions contained herein, subject to review and approval by the Planning Division.
 - b. Prior to building permit issuance, the applicant 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 applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

- e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
- f. 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 Mayne Tree Expert Company, Inc. dated August 5, 2016 and revised on December 20, 2017

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 project plans that include a revised survey noting the locations of the adjacent building lines within 10 feet of the property lines, subject to review and approval of the Planning Division.
- b. ***Simultaneous with the submittal of a complete building permit application, the applicant shall submit a landscape plan that shows all trees to be planted and removed, including the size and species, as well as all trees and shrubbery on the right and left sides of the property for the purpose of privacy screening, subject to review and approval of the Planning Division.***

- F3. Conditional Development Permit Amendment and Development Agreement Amendment/ Facebook, Inc./1 Hacker Way:
Request to amend the Development Agreement (DA) and the Trip Cap associated with the Conditional Development Permit (CDP) for the Facebook Classic Campus (East Campus), located at 1 Hacker Way. The amendments to the DA are limited to modifications negotiated and adopted in November 2016 as part of the Facebook Campus Expansion Project entitlements, and the amendment to the Trip Cap for the Classic Campus is a mitigation measure from the certified EIR for the Facebook Campus Expansion Project. ***Continued to the meeting of February 5, 2018.***

Vice Chair Kahle noted that Commissioner Goodhue would be recused from item F4.

- F4. Development Agreement Annual Review/Bohannon Development Company/101-155 Constitution Drive and 100-190 Independence Drive (Menlo Gateway Project):
Annual review of the property owner's good faith compliance with the terms of the Development Agreement for the Menlo Gateway (Bohannon Hotel & Office) project. ([Staff Report #18-009-PC](#))

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

Applicant Presentation: David Bohannon, Bohannon Development, said there was a letter and an addendum to the letter from them in the Commission's report. He said Ensemble Hotel Partners was present and had a presentation.

Ed Proenza, Ensemble Hotel Partners, Long Beach, provided a slide presentation on the hotel project progress including interior design. He said they held three hiring fairs in the fall and have hired 86 plus employees with an expected another 50 to 75 employees to hire. He said about 70% of the hired employees indicated they live within five to seven miles of the hotel.

Vice Chair Kahle clarified with staff that the review period was January 2017 to January 2018.

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

Commission Comment: Commissioner Onken said that he would submit to Council that the applicant was complying with the development agreement.

Replying to Commissioner Riggs, Mr. Proenza said their goal to open was March 18, 2018.

Commissioner Riggs said the project were beautiful buildings and good additions to the City. He moved to find the property owner's good faith compliance with the terms of the Development Agreement.

Commissioner Barnes asked about Development Agreement item 5.2, page D1, Attachment C, Capital Improvements, \$750,000 to the Belle Haven area, and what would be built and when. Associate Planner Smith said that was next on the list of capital improvements to be determined. He said an upcoming meeting that week would look at landscaping concepts that were part of the capital improvements, and then look at Belle Haven Improvements. He said the agreement with Bohannon ran through June and public outreach with the Belle Haven community would need to occur for this project to be determined.

Commissioner Barnes asked if the \$500,000 for recreational improvements would be used for the Bedwell Bayfront Park. Associate Planner Smith said the Master Plan for Bedwell Bayfront Park was recently completed so the \$500,000 would be used toward improvements identified in that Plan.

Commissioner Barnes asked about the referenced tenants in 5.8, page D6, attachment C, GHG Emissions Requirements, the last sentence of the notes: *However, the tenants of each of the buildings intend to enroll in PG&E's 100% Renewable Program.* Associate Planner Smith said the office building was being leased by Facebook so they would be the tenants there. He said Facebook would operate the Health Club but it would be open to the public.

Commissioner Barnes seconded Commissioner Riggs' motion to find the property owner's good faith compliance with the terms of the Development Agreement.

ACTION: Motion and second (Riggs/Barnes) to make a determination that Bohannon Development Company has made good faith efforts to implement the provisions of the Menlo Gateway development agreement during the 2017-2018 Development Agreement Review Year; passes 5-0-1-1 with Commissioner Goodhue recused and Commissioner Combs absent.

1. Make a finding that the Annual Review of the Development Agreement has no potential to result in an impact to the environment and does not meet the definition of a Project under the California Environmental Quality Act (CEQA).

2. Make a finding that Bohannon Development Company has implemented the provisions of its Development Agreement during the 2017-2018 Development Agreement Review Year.

Vice Chair Kahle acknowledged Commissioner Goodhue's return to the dais.

- F5. Municipal Code Amendments: Electric Vehicle Charger Requirements/City of Menlo Park: Review and provide recommendations to the City Council on draft Building Code amendments for the creation of city-wide Electric Vehicle Charger requirements and minor modifications to the Zoning Ordinance for consistency with the new requirements. The City Council will be the final decision-making body on the proposed changes. ([Staff Report #18-010-PC](#))

Staff Comment: Principal Planner Chow noted a letter from the City's Environmental Quality Commission that was included in the package and sent directly to the Commission. She introduced Ori Paz, Assistant Planner, and Ron La France, Assistant Community Development Director / Building Official. She noted that Mark Muenzer, Assistant Community Development Director, was in the audience.

Principal Planner Chow said in December 2016 the City Council adopted the ConnectMenlo General Plan Update and the M2 Area Zoning Update. She said in that three new zoning districts were created as part of the Bayfront area or former M2: the Life Science (LS), Office (O), and Residential Mixed Use (RMU). She said within that were comprehensive regulations' addressing sustainable building regulations, one of which was the Electric Vehicle (EV) Charger requirements. She said staff took an amendment of CalGreen to the City Council as changes to the EV Charger Ordinance required a local amendment to the City's building code, housed in Title 12 of the municipal code. She said as part of that discussion the City Council expressed interest in both increasing and expanding the regulation citywide. She said in May 2017 the Council established a subcommittee of Council members Cline and Carlton that worked with staff to provide direction on how to make the changes now being brought to the Commission for review.

Principal Planner Chow said two stakeholder meetings were held including large property owners in the community. She said they also had a citywide community meeting in the fall of 2017. She said this evening the Planning Commission would be a recommending body to the City Council and that the recommendation with any needed revisions was anticipated to go to the City Council in March 2018.

Principal Planner Chow said currently citywide there were CalGreen requirements applicable to all projects in the City except for the Menlo Park specific EV Charging requirements. She said for CalGreen charging requirements that a space must be provided for electric panel for EV capability and conduit. She said for nonresidential that the number of parking spaces needed for a project would dictate the number of charging-capable spaces with conduit and electric panel. She said for single-family and duplex residential development one charging space was required and for developments of 17-plus or more units the requirement was for 3% charging-capable spaces of the total number of parking spaces.

Principal Planner Chow said there were EV Charger Station requirements for the El Camino Real / Downtown Specific Plan area specific to residential development with one EV Charger space for every 20 residential parking spaces. She said for the R-4-S zoning districts, which was about five or so properties rezoned as part of the Housing Element in 2013 located primarily along Willow Road and Haven Avenue, the EV Charger space requirement was for a percentage of the total

number of parking spaces to have the pre-wiring and conduit and for 3% of the total parking spaces to have installed EV Charger Stations. She said for the O, L-S, and R-M-U that the requirements were for new development and additions and/or alterations based on the size of the building. She said for addition or alteration for residential development in those zones there was not an EV Charger Station requirement.

Principal Planner Chow said the proposed citywide EV Charger Station requirements with adoption would replace all the existing requirements she just discussed. She said for nonresidential development the requirements would be applicable for new construction, buildings of 10,000 square feet or more, and would consolidate into one standard rather than a percentage based on the size of the building. She said the standard would be 15% of the total number of required parking spaces capable of an EV Service (EVS) in the future and 10% of the total number of required parking spaces would be EVS Equipment or EVSE. She said for additions and alterations it was proposed to continue the gradual increase based upon the size of the building. She said for additions and alterations for buildings less than 10,000 square feet there would be no requirement and a 5% requirement for buildings 10,000 square feet to 25,000 square feet and a 10% requirement for buildings 25,000 square feet and above. She said for multi-family development for five or more units of all new construction the requirement would be greater than existing but less than commercial development and for alternations and additions for residential development EVSE would be voluntary. She said in the existing EVC requirements there was a pre-wire conduit and wiring to the space but based on feedback in the new proposal the EV spaces for future EVSE spaces would only have conduit and no wiring primarily related to cost and to allow for potential technological changes.

Principal Planner Chow said related to additional provisions incorporated into Title 16 that the Commission had two draft ordinances in the staff report and changes were needed to both Title 16, the zoning ordinance, and Title 12, the building code. She said they were proposing that regulations be housed in one place or Title 12 so that the zoning ordinance would not have to be updated every time there was potential change to the EV requirements. She said implementation of the EV requirements was proposed for Title 16. She said in the ordinance they were proposing a cap of EV spaces for additions and alterations so if a building has a number of different tenant improvements over the years that the number of EV spaces would not exceed the maximum amount of an equivalently sized newly constructed building. She said they also have a provision for an EV impact fee in the El Camino Real/Downtown Specific Plan area. She said the first 100% of that area's parking was housed in the parking plaza. She said if in the future an impact fee was established the City could potentially use that money to improve the parking plazas with EV chargers. She said also included was a nonconforming provision for conversion of EV spaces to meet disabled access. She said the code did not currently deem a parking situation as nonconforming due to the conversion of a non-disabled parking access space into a disabled parking access space as those were wider. She said an increase in EV spaces would create a decrease in parking spaces. She said also there were EV disabled access requirements and the City would continue that parking did not become nonconforming if spaces were lost to meet EV disabled access parking. She said finally a clarification was made that EV spaces were included in the overall parking count and were not meant to be an addition to required parking.

Principal Planner Chow said for next steps the Planning Commission after discussion could make a recommendation on the proposed ordinance revisions that would then be transmitted to the City Council for their review and action in March 2018. She said the ordinance adoption process was two steps: introduction of the proposed ordinance at one meeting and a second reading of it at a

second meeting to become effective in 30 days after adoption.

Commissioner Barnes asked about number two on the slide showing four proposed changes. Principal Planner Chow said that was a provision that the City might establish an impact fee at a later date but which required a nexus study and that was not prepared yet. She said if they prepare an impact study and it was adopted, applicants in the El Camino Real/Downtown Specific Plan area would be subject to paying that impact fee to contribute towards EV chargers or other improvements towards electric vehicles in the City's parking plazas.

Vice Chair Kahle opened the public hearing.

Public Comment:

Vice Chair Kahle said the first speaker card was for Dave Johnson, who was donating his speaking time to John Tarlton.

- John Tarlton, Menlo Park Labs, said in the L-S district, for the portion of Menlo Park Labs that used to be Menlo Business Park, or about 550,000 square feet, that 7% of their parking spaces were EVC capable and they were running at between 85 and 95% utilization. He said by mid-2018 they would have 122 EVC stalls or 8%, and by the end of 2018 they would be close to 9%, and were within range of the 10% requirement originally adopted as part of ConnectMenlo. He said he would suggest four changes to what was being proposed by staff. He said the first was to allow grouping of EVC stations rather than having them spread out across individual parcels. He said the second was related to the requirement for EVC stations in conjunction with alterations. He said a third suggestion was that the shift from 10% to 15% be ramped over time rather than immediate. He said the fourth suggestion was that for owners other than Tarlton in the L-S district and perhaps in other districts that some type of hardship exemption be established. He said for a smaller, industrial-type building in the M2 zone under the EVSE requirements that a 12,000 square foot building would be required to have six EVC stations. He said each panel would have 18 breakers so the property owner would need to invest in a new electrical panel. He said it would probably be 240 amps. He said typical service for one of these older industrial buildings was 800 amps. He said a third of the power of the building would need to be devoted to EV charging. He said his company was not seeking an exemption but suggested the City keep in mind that there were a number of older properties in the M2 that had not seen a lot of change and some that were not going to see a lot of change in the near future. He said the EVC requirements particularly for alterations could be a significant hardship. He said regarding ramping that they would be at 9% of total parking spaces by the end of 2018. He said now they were at 8% with 90% utilization. He said if they went to 15% EVC stations utilization would be about 50%. He said they thought it was ill-advised to go to a 15% requirement right away because of the cost associated and if they put in more EVC stalls than they have users there would be bad behavior from people parking gas vehicles in those stalls due to anger and not having a place to park. He said almost on a monthly basis there were changes to car charging technology, and if they bought 15% now they would forego the opportunity to have the better technology going forward. He said they suggested requiring 10% now, 12.5% two years from now, and 15% four years from now. He said that roughly tracked with what they were seeing in terms of demand or growth of electric cars in their portfolio. He said regarding alterations that during the ConnectMenlo process they ended with a half million dollars in alterations triggering a lot of things such as offsite improvements. He said they were hearing from tenants that the things triggered when they do tenant improvement like offsite

improvements and others were already a significant hardship for them. He said one of their tenants wanted to do tenant improvement of about \$600,000 and they were looking at other things that get tacked on that that resulting in another \$400,000 in costs.

- Gary Wimmer, Ford Lend Company, said they were a company supportive of sustainability nothing they built the first LEED gold building in California at 2121 Sand Hill Road. He said they attended both stakeholder meetings held by staff and had been offered a third meeting so they could share some of their concerns. He said it appeared attempts to address their concerns were made in the report but having received it the past Thursday evening they had not had much time to review. He said as it related to their office properties on Sand Hill Road he had questions he would like addressed between now and when the ordinance change proposal was made to Council. He said two of those related to suggestions made by Tarlton regarding the potential of hardship expense on the older buildings specifically for alterations and tenant improvements. He said for the 10% and 15% they had not thought about the graduated opportunity for that but that was certainly viable. He said for those who own nonresidential buildings it was unclear what credit would be given EVC station efforts they have already expended. He said they had planned a pretty significant EVC station installation plan for their properties on Sand Hill Road, and when it became apparent a new ordinance was being presented they put their pen on hold as they were not sure what they would get in terms of credit. He said they needed a clear sense of that before an ordinance change was implemented. He asked once a certain percent of stalls were allocated to EVs and then one to two of those became actual EVSE spaces whether anyone would be able to park in the other spaces allocated to EV but not developed or what they could be used for. He said allocation over a campus was important. He said for four buildings one of which had a disproportionate share of alterations that he would like the entire campus of four buildings to benefit from EVC stations. He said such details needed to be clarified before an ordinance went into effect. He said tenants' businesses needing alterations would be participants in EVC stations with the proposed ordinances and it was an expensive proposition. He said they were proponents of the proposition but more details were needed.
- Allan Bedwell, Environmental Quality Commission (EQC), said the EQC supported the amendment to code establishing EVC spaces. He said these standards would help drive compliance with statewide emission reduction goals and the City's very aggressive greenhouse gas emission goals for 2020. He said in his career experience he has found that the market catches up with standards. He said auto manufacturers were aggressively pursuing increasing offerings of low cost electric vehicles in their fleets. He said Menlo Park residents have been early users of EV technology. He said the EQC believed staff has developed a solid standard with a great deal of flexibility for developers, property owners and third parties to fill the gap to meet that standard. He said specifically seen in the market were finance organizations that can develop quickly very creative financing solutions for these types of technology related to EVC stations. He said the standard proposed allowed for flexibility for developers and facility owners to get third party solutions to get the EVC stations installed. He said the scaling of the spaces was very effective too. He said the City could help developers and facility owners by the staging and spacing of the EVC spaces.
- Diane Bailey, Director, Menlo Spark, said they strongly supported Mr. Bedwell's comments and the EQC's recommendation. She said the mobility landscape was changing swiftly toward electric vehicles. She said that renters and residents of high density housing were shut out of the electric vehicle market as they lacked reliable EVC station access. She said they would like

to see every new renter and every new unit have access to some type of EVC infrastructure and not rely on retrofitting spaces as that was very expensive. She said regarding retrofitting her organization was committed to working with the City and stakeholders to access all of the grant funding available to help existing multi-unit buildings retrofit to offer EV sharing to their tenants. She said they would encourage staff to continue working out provisions for smaller companies in particular where electrical capacity was exceeded with the installation of new EVC stations as that could be quite expensive. She said if there substantial revisions that would weaken the proposal that those recommendations be taken to public workshops and worked out with stakeholders as they would not like weakened provisions to go to City Council as the intent was for stronger provisions.

- John Woodell, Menlo Park, said he attended the EVC meetings and was an electric vehicle enthusiast. He said he provided feedback which was shown in the report. He said to clarify one of his statements that the term EVC was appropriate for informal conversation but technically chargers were built into the cars and EVC was not a charger but a charging station and charging cable. He said the best term to use in the ordinance was Electrical Vehicle Supply Equipment (EVSE). He said on page A13 the document states: *install 40 amp receptacles*. He said a 40 amp circuit could only draw 32 amps. He suggested focusing on getting away from receptacles and said grouping of EVSEs was very critical.

Vice Chair Kahle closed the public hearing.

Commission Comment: Commissioner Barnes asked what the difference was between a designated EV stall and an EVSE. Principal Planner Chow said an EV stall would have wiring and conduit infrastructure underground. She said the 10% EVSE installation included the charging station equipment so someone can plug in and utilize the space for charging. Commissioner Barnes asked if an EVSE could service multiple spaces. Ron La France, Assistant Community Development Director / Building Official, said in theory a single conduit could be brought to a centralized location and distribute from a large conduit into a box, and then distribute out to multiple charging supply equipment. He said alternately you could do individual conduit runs. Principal Planner Chow added that 15% would be designated EV stalls with underground conduit and 10% EVSE would be developed.

Commissioner Barnes asked about the cost related to these. Mr. LaFrance said there were a number of variables including the length from the building to the parking stalls, whether it was a large or single conduit, and whether digging a trench was through landscaping or cutting concrete. He said estimating cost for new construction was significantly easier to do as a very small percentage of the overall cost of a project. He said that was why in the ordinance there was a higher demand for what was actually installed at the direction of the Council subcommittee. Commissioner Barnes asked in determining requirements for EVC for alternations, additions and tenants improvements whether a financial analysis was considered. He referred to economic hardship and asked if staff had considered what an appropriate financial burden was. Mr. LaFrance said they had many conversations on how to determine a cost but the financial conclusion was that with so many variables they could not arrive at a cost that would even be remotely accurate. He said in the California Green Building Standards there was a section: *Exception on a case by case basis where the local enforcing agency has determined electrical vehicle charging and infrastructure was not feasible based upon one or more of the following conditions: Insufficient electrical supply; evidence suitable to the local enforcing agency substantiating that the additional local utility infrastructure design requirements directly related to the implementation (of the section)*

may adversely impact the construction costs of the project. He said this would remain as state law whether the EVSE ordinance went forward or not. Replying to Commissioner Barnes, Mr. LaFrance said it was in state law, would not be removed by local action, and could be spelled out in city code and ordinance as part of this process. Commissioner Barnes confirmed that there already were some hardship provisions made.

Commissioner Onken asked about conduit and wiring whether that could be inspected even though it was not known what the load on the wire was. Mr. LaFrance said they could and when the applicant came in for a permit to install they would verify the wiring was sufficient to handle the load. Commissioner Onken clarified with staff that overall parking requirements included the ADA compliance spaces and EVC or EVSE spaces and were not in addition to the overall parking requirement. He asked if it was up to the property owner to allow gasoline vehicles to park in EVC stalls on private property. Mr. La France said vehicle code 25211 said it had to be adopted by the local jurisdiction but would then allow for ticketing of vehicles that were not actively charging. He said for multi-unit residential that if space was designated for an individual unit, then no. He said if it was in a larger residential development with guest parking or general parking then violators could be ticketed. He said Mr. Tarlton provided him information on average cost for his development and that it was \$4,000 per EVC stall when done in bunches of 10 or more, \$6,000 to \$8,000 per stall when done in groups of two spaces; and for 125 charging stalls in a new construction application the cost was \$500,000 or more, which included the supply equipment. Commissioner Goodhue confirmed they were talking 240 amps. Mr. La France said that Mr. Tarlton indicated those costs were based on the assumption that existing buildings had large enough panels and electricity to handle the load so they would not have to add electrical supply.

Commissioner Onken said comments were made about extending EV requirements to single-family development. Principal Planner Chow said that was not part of this proposal. She said CalGreen currently required it to be capable of supporting an EVSE. She said they did not consider this in discussions with the Council subcommittee.

Commissioner Strehl confirmed with staff that the single-family residential development requirement to be capable of supporting as EVSE was applicable to secondary dwelling units (SDU) if it was a new unit. She asked if that would add \$6,000 to \$10,000 per unit for installation. Mr. La France said it would not and that the only requirement in CalGreen was space in the electrical panel and empty conduit to a location where the equipment could be installed.

Replying to Commissioner Riggs, Mr. LaFrance said the requirement in the code was that in developing the size of the main panel for single-family residential development that the requirement of 40 amps be accounted for to serve a charging station before the structure was built. Commissioner Riggs asked if a person was going to pull 60 amps off of the house for the SDU and 100 amps would be needed, whether since the residence would no longer conform it would have to be upgraded. Mr. LaFrance said it would as a new SDU was a single-family home. He said in constructing that if they were directly pulling the power from the main dwelling in most cases the service to the main dwelling would need to be increased to handle an SDU. He said for a new single-family home it had a mandatory 100 amp requirement.

Vice Chair Kahle asked if that would mean an upgrade to 400 amps for the main dwelling. Mr. LaFrance said that was hard to say as it would depend upon the demands on the service from the main dwelling. He said if it was already drawing 200 amps with a 200 amp panel then 400 amps would be the next service panel up from 200 amps.

Commissioner Barnes asked about speaker Mr. Woodell's comments regarding not referencing chargers but referencing as EVSEs and if staff had considered that. Mr. LaFrance said within the ordinance for Title 12 the references were all to EVSE and not chargers. Principal Planner Chow said they would review again for consistent terminology but they had used the same terminology of EVSE in Title 16, the zoning ordinance, similar to the building code so there would be no confusion. Commissioner Barnes asked about references to "receptacles." Principal Planner Chow said as part of ConnectMenlo when they brought the EVC ordinance to the City Council, they had added "receptacles at every carport column" for new residences. Mr. LaFrance said Mr. Woodall's comments were well spoken and he was technically correct. He said they were carrying forth the language the Council had added. He said if the Planning Commission wanted they could recommend that language be changed to more accurately reflect and staff would do so. Commissioner Barnes asked about the idea that 40 amp was not really 40 amp. Mr. La France said within the electric code there was a maximum amperage allowed giving about 25% head room for over amperages. He said a 20 amp breaker could only handle 15 amps worth of draw. He said Mr. Woodall was referencing that a 40 amp breaker did not really deliver 40 amps of power. He said they were paralleling the language within CalGreen about 240 amps in terms of the electricity being provided. Commissioner Barnes asked if Menlo Park needed a 50 amp designation. Mr. LaFrance said Mr. Woodall's comments were driven by the potential for a large exterior receptacle that could potentially injure someone if wiring got wet.

Recognized by the Chair, Mr. Woodall said for the NIMA North American standard there was 15, 20, 30, 50 and 60 amp receptacles and none for purchase rated as 40 amp.

Mr. La France said the electric code stated that if you were running a 20 amp circuit the receptacle had to be rated for 20 amps. He said if you were running a 15 amp circuit you could use a receptacle rated for 20 amps. He said a 15 amp receptacle could be used for a 40 amp breaker and was allowed by code. Mr. LaFrance confirmed with Commissioners that he was comfortable carrying forward the CalGreen language.

Commissioner Onken said in thinking about why the City was mandating EV charging and how that related to public buildings, commercial buildings, multi-family buildings and single-family buildings that he was comfortable with what people did on their own property whether they owned electric cars or not, or needed to charge them, that was their business. He said for a multi-family apartment that a tenant did not have the right to do what they want with the electricity. He said it was appropriate mandating EV charging for multi-family new development but he thought they should resist mandating private individuals to install infrastructure that they might or might not use. He said they should take into consideration the comments made about additions and alterations to commercial buildings as he could see the slightly onerous requirements for what might be a simple tenant upgrade.

Commissioner Goodhue said given the comments made by Mr. Tarlton and Mr. Wimmer that she agreed with the EQC's suggestion for bifurcation. She said for new construction there was a very good path that was well thought out. She said there were enough specifics they had not considered that needed more time, input and clarity such as clustering and hardships, and being very clear was very important. She thought more weight should be given to the EQC's suggestion to bifurcate requirements for new commercial construction versus existing buildings. She said she differed from Commissioner Onken on the residential requirements. She said she could see the requirement of adding a 240 charger in the garage as Palo Alto did for new construction. She said

she fully agreed with the EQC's recommendations regarding residential and she did not know why more deference was not being given to the EQC recommendation.

Vice Chair Kahle said his understanding was new construction would have a slot available in the electric panel and the conduit in the garage so that it would just be the matter of pulling the wire to the charger. Commissioner Goodhue said pulling wire always sounded easier than it was and involved costs that could be avoided if done during construction. Vice Chair Kahle noted the question of technological changes to consider. Commissioner Goodhue said she thought they charging capacity would improve but the electrical outlet has not changed much over time.

Commissioner Riggs said he was inclined to agree with others about new construction but not on single-family lots and SDUs. He said all of their good intentions weighed heavily on the cost of providing the least expensive housing units which were conversions to SDUs. He said for commercial buildings tenant improvements were common, and that the 10,000 square foot trigger to require EVC spaces was onerous for those tenants. He said he thought they needed to look closer at tenant improvements and whether EVC requirements were based on a percentage of the building size. He said he thought that the multiplier for the number of stations required should not be the total building square footage but the tenant's square footage and the parking requirements for that same square footage. He said it made sense to him to ramp up the requirements from 10% to 15% with at least one step in between. He said that support for electric vehicles might be lost at the federal level. He requested that they consider a phasing in of the ramping requirement and make requirements triggered by tenant improvements or small additions apply only to that square footage.

Commissioner Onken said as the code was proposed that for an addition or alteration if it was 10,000 to 25,000 square feet then the number of parking stalls was already commensurate with 10,000 square feet. Commissioner Riggs said with a 100,000 square foot building that if a tenant made changes requiring new equipment and infrastructure costing \$150,000 it was his understanding that tenant would have to provide the EVC parking spaces for the entire 100,000 square foot building.

Commissioner Barnes said within the proposal by staff he was supportive of the four additional provisions. He said the grouping concept made a lot of sense so he was supportive of that. He said one of the speakers referred to credit for existing work and asked for clarification. Principal Planner Chow said that Mr. Wimmer might have voluntarily in the past installed EVC spaces or EVSE spaces and the question was whether they would get credit for the already installed equipment and apply to this new ordinance. She said the answer was yes.

Commissioner Barnes said regarding hardship exemptions he was comfortable with the language provided in CalGreen to allow for that. He said he was not comfortable with one tenant making changes that would trigger EVC requirements for the whole building. Principal Planner Chow said for commercial if a 10,000 square foot tenant improvement was proposed in a 100,000 square foot building the amount triggered would be 5% of the total number of required parking stalls that would be based upon the total 100,000 square foot building. Commissioner Barnes asked what the difference was between the EQC's recommendation and staff's. Principal Planner Chow said the EQC was supportive of doing an EVSE for every new single-family residential development. She said they wanted to pursue additional requirements for multi-family residential which they understood could happen at a later date. She said the EQC supported a Phase 2 of existing commercial and residential buildings. She said for single-family residential development there was

already the CalGreen requirement and they did not want to burden some of the smaller developments. She said five units triggered a BMR requirement so that seemed reasonable for these requirements. She said for multi-family residential alterations or additions it was a cost factor. She said the ConnectMenlo new development standards did not have a requirement but was strictly voluntary, which they continued for single-family residential development.

Commissioner Strehl said she concurred with ramping up the 10% to 15% over time with some other index in between. She said she agreed with bifurcating new commercial / industrial construction from alterations and additions. She said she did not think it was appropriate to require SDUs to have a space for an electric vehicle as they were trying to encourage those for housing at a lower cost.

Commissioner Goodhue said she did not want to burden the SDUs either. She said with all the discussion and the comments about tweaking the proposal she thought it needed more time to be further refined. She said she agreed with the proposed requirements for new commercial construction. She said it was not gelled enough around the requirements for tenant additions and improvements. She said these things could be resolved but she did not think they were ready yet.

Replying to Vice Chair Kahle, Principal Planner Chow said if there were issues to be clarified that staff was happy to do that. She noted the credit question. She said she needed to understand more about what was intended for grouping. She said if it was intended across parcels it became a question of cars being shared on different sites as they do parking by parcel. She said whether parking could be cross exchanged was something they needed to consider more. She said regarding hardship that as mentioned by Mr. LaFrance there was provision in the code already that would not be changed. She asked if there were things they could clarify. She said if the Commission wanted the gradation of the implementation they could bring that recommendation to the Council. She said she did not know if there would be any more information related to that and what was being proposed had been vetted with the Council subcommittee.

Vice Chair Kahle said he did not think more clarification needed and just that there seemed to be moving parts that were challenging to grasp in one motion this evening.

Commissioner Strehl said she concurred with Commissioner Goodhue's comments and that the proposal was not ready to move forward. She said there needed to be more clarification made in the ordinance so they were not voting on something with loose ends noting as an instance ramping up.

Commissioner Barnes said it was good work and important to the City. He said he would like to know that they had worked through all of the moving pieces and the implications. He suggested sending the proposal back to staff to work with experts.

Commissioner Riggs said his concern was unintended consequences. He agreed with Commissioner Barnes and Ms. Bailey's suggestion that they continue to think about this. He moved to continue the discussion. Principal Planner Chow asked for the Commission's input on what staff should look at further. Commissioner Riggs said for remodels and additions of commercial space and for remodels and additions of multi-family buildings should the latter ever occur that the requirements be based on the space remodeled or added; for ramp up requirements from 10% to 15% to have some additional phasing; to allow for grouping of the charging stations for efficiency on a single property for maybe a 20,000 square foot building, and as suggested for a

multi-building site with one building being remodeled to allow spaces through the good intentions of the property owner to be placed at all buildings rather than just at the one building; and that pre-wiring one space per unit in multi-family development was not efficient as charging might be two-hours and the vehicle might be parked for 24-hours. He said a single-drop could be used to charge four to six cars with a 20-foot cord and take up reel. He said there was also the concept of a charging area. He said SDUs were burdened with getting those to current code and the original purpose for them was to get a lower priced unit on the market. Commissioner Strehl seconded the motion.

Commissioner Onken said regarding the tinkering with requirements for additions and alterations, and number of spaces, that when this came back it was important for staff to point out where they were contradicting, conflicting or parsing up LEED CalGreen requirements.

Commissioner Barnes commented that the requirement for new residential single-family was covered by CalGreen. He said for two, three and four residential units those were not covered by CalGreen nor what was being proposed. Principal Planner Chow said single-family and duplexes were covered by CalGreen and after that it jumped to 17 units under CalGreen. She said they were proposing requirements for five or more residential units. He said if there were three or four units there should be a requirement for panel and conduit; he said it also should apply to SDUs. He said he agreed on grouping. He said he did not have a position on less than 10,000 square feet and about the equity of having to redo all the spaces for the entire building.

Commissioner Goodhue said she thought it would be good when the item returned to have additional discussion on the residential aspect in addition to the requirements for existing commercial property. She said she sensed a lack of understanding about who might be using these charging stations and there was a demand at all income levels for electric cars.

ACTION: Motion and second (Riggs/Strehl) to continue the item for staff to look at and make clarifications and recommendations related to the following to bring back for the Commission's consideration; passes 6-0-1 with Commissioner Combs absent.

- For remodels and additions of commercial space and for remodels and additions of multi-family buildings should the requirements be based on the space remodeled or added;
- For ramp up requirements from 10% to 15% to have some additional phasing;
- To allow for grouping of the charging stations for efficiency on a single property for maybe a 20,000 square foot building, and as suggested for a multi-building site with one building being remodeled to allow spaces through the good intentions of the property owner to be placed at all buildings rather than just at the one building;
- To look at additional multi-family residential requirements beyond installation at structural columns; and
- Rethink EVC requirement for SDUs

G. Regular Business

- G1. Architectural Control/Charlie Troglio/840 Menlo Avenue:
Request for architectural control to construct a new, three-story mixed-use building on a vacant lot in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The building would consist of parking and lobby entrances on the ground floor, non-medical office on the second floor, and three dwelling units (with terraces) on the third floor. ***Continued to a future meeting.***

H. Informational Items

H1. Future Planning Commission Meeting Schedule.

- Regular Meeting: February 5, 2018

Principal Planner Chow said they had a number of agenda items for the February 5 meeting including a study session for the 1125 Merrill Street / 506-558 Santa Cruz Avenue projects, BMR ordinance guideline changes for consistency with state law, and a Facebook item.

- Regular Meeting: February 26, 2018

Principal Planner Chow said they would do the annual housing element report at the February 28 meeting, the 1540 El Camino Real project, and potentially a study session for the Facebook Willow Road project.

- Regular Meeting: March 12, 2018

Principal Planner Chow said a few study sessions would occur in the March-April timeframe and the EIR scoping sessions for additional projects in the Bayfront area.

I. Adjournment

Vice Chair Kahle adjourned the meeting at 10:06 p.m.

Staff Liaison: Deanna Chow, Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date: 2/5/2018
Staff Report Number: 18-011-PC

Public Hearing: Use Permit/Ann Weiss/2108 Clayton Drive

Recommendation

Staff recommends that the Planning Commission approve a use permit revision for excavation in the required left side and rear yard setbacks associated with landscape improvements on a standard lot in the R-1-S (Single Family Suburban) zoning district, at 2108 Clayton Drive. 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 2108 Clayton Drive, at the southwest corner of Clayton Drive and Alameda de las Pulgas. A location map is included as Attachment B. The property is surrounded by single-family residences, where properties south of Alameda de las Pulgas are likewise in the R-1-S zoning district, and properties north of Alameda de las Pulgas are in the unincorporated County.

The parcel is a corner lot, and Clayton Drive is the front lot line, with Alameda de las Pulgas designated the corner side lot line. The subject parcel is a standard lot, meeting the R-1-S zoning district requirements for minimum lot area, lot width, and lot depth. The subject site is not level, sloping approximately 11 feet downwards from the left front corner towards Alameda de las Pulgas.

Previous project review

On March 7, 2016, the Planning Commission reviewed a use permit for excavation in the required front, left side, and rear yard setbacks associated with landscape improvements at the subject property. One member of the public made comments at the meeting, primarily about construction vehicle turnaround issues. The Planning Commission approved the project as recommended in the staff report. The applicant subsequently received a building permit for the retaining wall work in July 2016. Building permits for the associated new residence and secondary dwelling unit, which did not require a use permit due to the fact that the parcel is a standard lot, were likewise issued in July 2016. The site improvements have been under construction since this time.

In August 2017, a building permit application was submitted for a new pool at the rear. Review of the application revealed that a use permit revision would be needed for the proposed retaining wall configuration shown in the plans for the pool, following a resubmittal addressing the first round of comments from staff. Staff subsequently informed the applicant of this requirement, who started working on a use permit application that was submitted in November 2017. In October 2017, a site inspection revealed that the roots of tree #18 had been hit during grading activities in the rear yard. The applicant has since been working with the City Arborist to indicate the conditions of the trees identified in the approved arborist report from 2016 and to propose specific mitigations relative to the damage. Later in October 2017, the building permit plans for the retaining walls were revised to omit the retaining wall at the rear. New landscape and grading and drainage plans reflecting the proposed site improvements in the rear yard were submitted in January 2018.

Analysis

Project description

The subject site is currently occupied by a two-story, single-family residence and detached secondary dwelling unit that are under construction. The applicant is working to complete the scope of work in the building permits approved for the main residence, secondary dwelling unit and the retaining walls that were previously approved and not proposed for modification.

The previously approved rear yard configuration included a spa on the left side near the main residence and a retaining wall along the left side (interior to the lot and outside of the setback) that connected the walls for the spa to a retaining wall in the rear setback and created a flat lawn area. The approved layout is shown on plan sheet A1.0. Consequently, the excavation (defined by the Zoning Ordinance as the removal of dirt to a depth of more than 12 inches) required to achieve the desired final grade at the left side of the property's middle-rear did not require Planning Commission review, but the excavation for the rear wall was reviewed and approved with the earlier use permit.

The applicant is currently proposing to modify the site improvements to construct a pool and sport court in the rear yard. The new site improvements would require excavation in the left side setback, to achieve the desired final grade for the sports court. The excavation is proposed in an area different from what was previously approved by the Planning Commission, and therefore requires a use permit revision. No changes are proposed to the main residence or secondary dwelling unit. The new pool and other site improvements would conform to all applicable zoning regulations. 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.

Excavation

The applicant has identified the extent of the excavation in the cutline details to the left of the site plan (sheet A.2). The proposed revisions to the left side and rear yard excavations are requested to create a sport court with more usable outdoor space within the backyard. The retaining walls in the left side and rear yard would range in height from approximately two feet to three feet, six inches in height, and due to their location on the site would not be visible from the street.

The footprint of the main residence is located towards the front of the lot, and the secondary unit is located at the rear of the lot, at the right corner side setback.

Without the proposed excavation, usability of the backyard may be considered limited. The proposed excavation is relatively modest in scale, and would have limited visibility from other properties and the public right-of-way. Staff believes the proposed excavation would generally be compatible with other developments in this area. The proposed retaining walls would be reviewed to ensure compliance with Building Code standards.

Trees and landscaping

There are several trees on or near the project site, including eight heritage trees. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of these trees. The report determines the present condition and discusses the impacts of the proposed improvements, and provides recommendations for tree preservation. As part of the project review, the arborist report was enhanced with additional analysis and detail pertaining to tree #18. Specific measures to ensure the protection of this tree have been included in the arborist report. In December 2017, the City Arborist separately reviewed and approved the removal of one tree (tree #20) in the rear, per the guidance of the City Attorney. Due to the fact that the health and condition of the tree were grounds for removal independent of the proposed pool or retaining wall, it was determined that the review and removal approval prior to Planning Commission consideration of the use permit revision was appropriate.

Recommended tree protection measures, including specific measures to ensure the protection of the neighboring tree #19, would be ensured through recommended condition 3g. The applicant is proposing to plant 29 new trees throughout the site, including two trees along Clayton Drive and one tree along Alameda de las Pulgas.

Correspondence

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

Conclusion

The proposed excavation would improve the usability of the rear yard for the new house and secondary dwelling unit. Staff believes that the proposed excavation would have limited impact on the adjacent neighbors, given the location and extent of the excavation, and would be compatible with the surrounding neighborhood. Recommended tree preservation measures, including specific measures to protect tree #18, have been incorporated into the project. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

- A. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Arborist Report by Bay Area Tree Specialists, revised 1/29/18

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

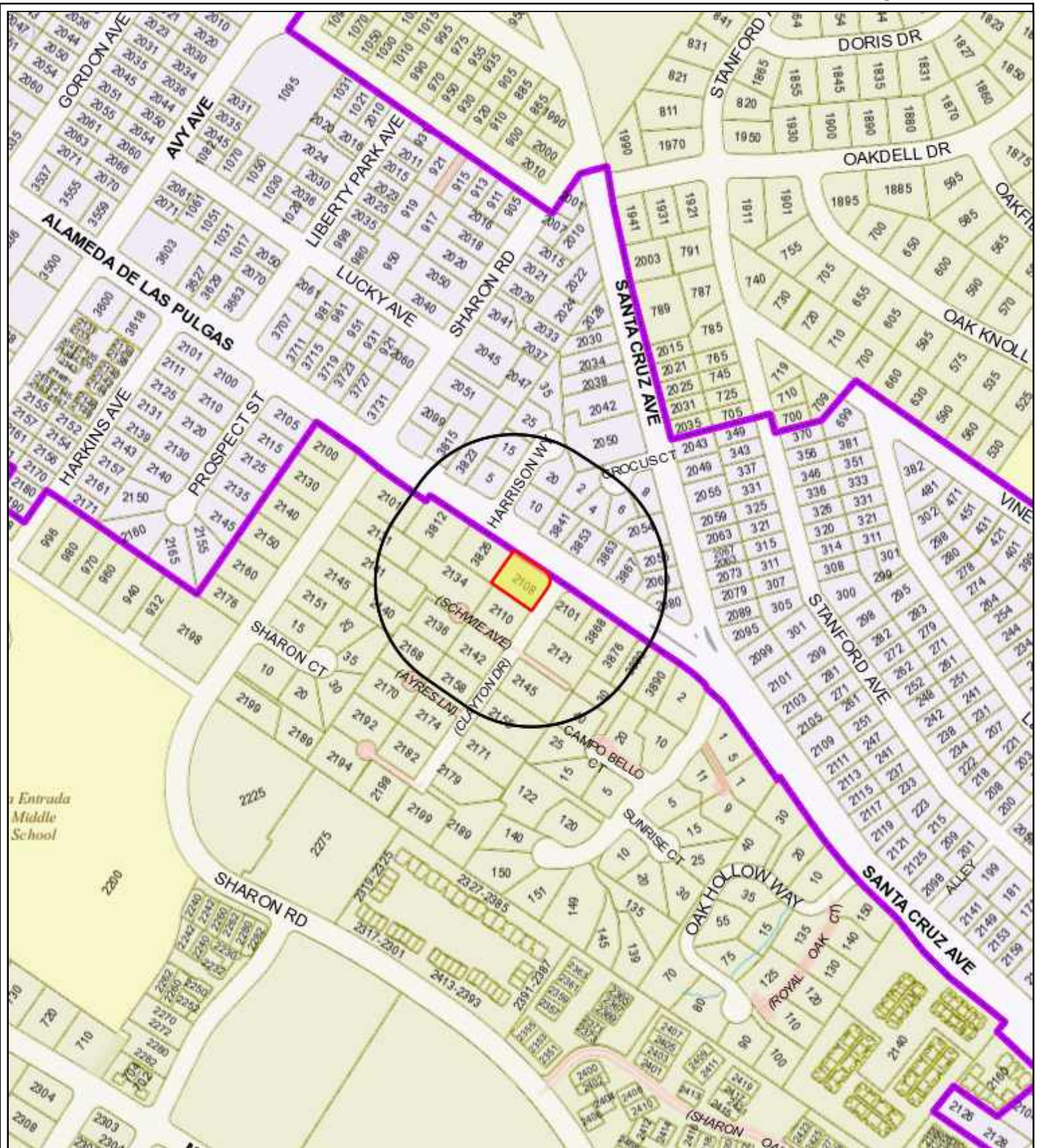
None

Report prepared by:
Ori Paz, Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

2108 Clayton Drive – Attachment A: Recommended Actions

LOCATION: 2108 Clayton Drive	PROJECT NUMBER: PLN2017-00115	APPLICANT: Ann Weiss	OWNER: Ann Weiss
PROPOSAL: Request for a use permit revision for excavation in the required left side and rear yard setbacks associated with landscape improvements on a standard lot in the R-1-S (Single-Family Suburban Residential) zoning district.			
DECISION ENTITY: Planning Commission	DATE: February 5, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Strehl, Riggs)			
ACTION:			
<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Michael Benison, consisting of eight plan sheets, dated received on January 29, 2018, and approved by the Planning Commission on February 5, 2018, 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 to remove and replace the non-standard asphalt curb along Clayton Drive between the utility pole and the existing storm drain inlet 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 Bay Area Tree Specialists revised January 29, 2018. 			



City of Menlo Park
 Location Map
 2108 Clayton Dr



	PROPOSED PROJECT		EXISTING PROJECT		ZONING ORDINANCE	
Lot area	12,904.7	sf	12,904.7	sf	10,000	sf min.
Lot width	100.3	ft.	100.3	ft.	80	ft. min.
Lot depth	127.5	ft.	127.5	ft.	100	ft. min.
Setbacks						
Front	20.0	ft.	20.0	ft.	20	ft. min.
Rear	68.0	ft.	68.0	ft.	20	ft. min.
Side (left)	13.0	ft.	13.0	ft.	10	ft. min.
Side (right)	16.7	ft.	16.7	ft.	12	ft. min.
Building coverage	3,202	sf	3,202	sf	4,516.6	sf max.
	24.8	%	24.8	%	35	% max.
FAL (Floor Area Limit)	4,275.5	sf	4,275.5	sf	4,276.2	sf max.
Square footage by floor	1,699.3	sf/1st	1,699.3	sf/1st		
	1,489.2	sf/2nd	1,489.2	sf/2nd		
	528.5	sf/garage	528.5	sf/garage		
	558.2	sf/secondary unit	558.2	sf/secondary unit		
	416.0	sf/porch and trellises	416.0	sf/porch and trellises		
Square footage of buildings	4,691.2	sf	4,691.2	sf		
Building height	25.9	ft.	25.9	ft.	28	ft. max.
Parking	2 covered/1 uncovered		2 covered/1 uncovered		1 covered/1 uncovered	
Trees						
	Heritage trees	8*	Non-Heritage trees	3	New Trees	29
	Heritage trees proposed for removal	n/a	Non-Heritage trees proposed for removal	n/a	Total Number of Trees	37

* Includes one heritage tree on the adjacent rear property.



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 SANTA CLARA CALIFORNIA,
 95051
 408-294-7665
 LIC# 878617

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CIVIL

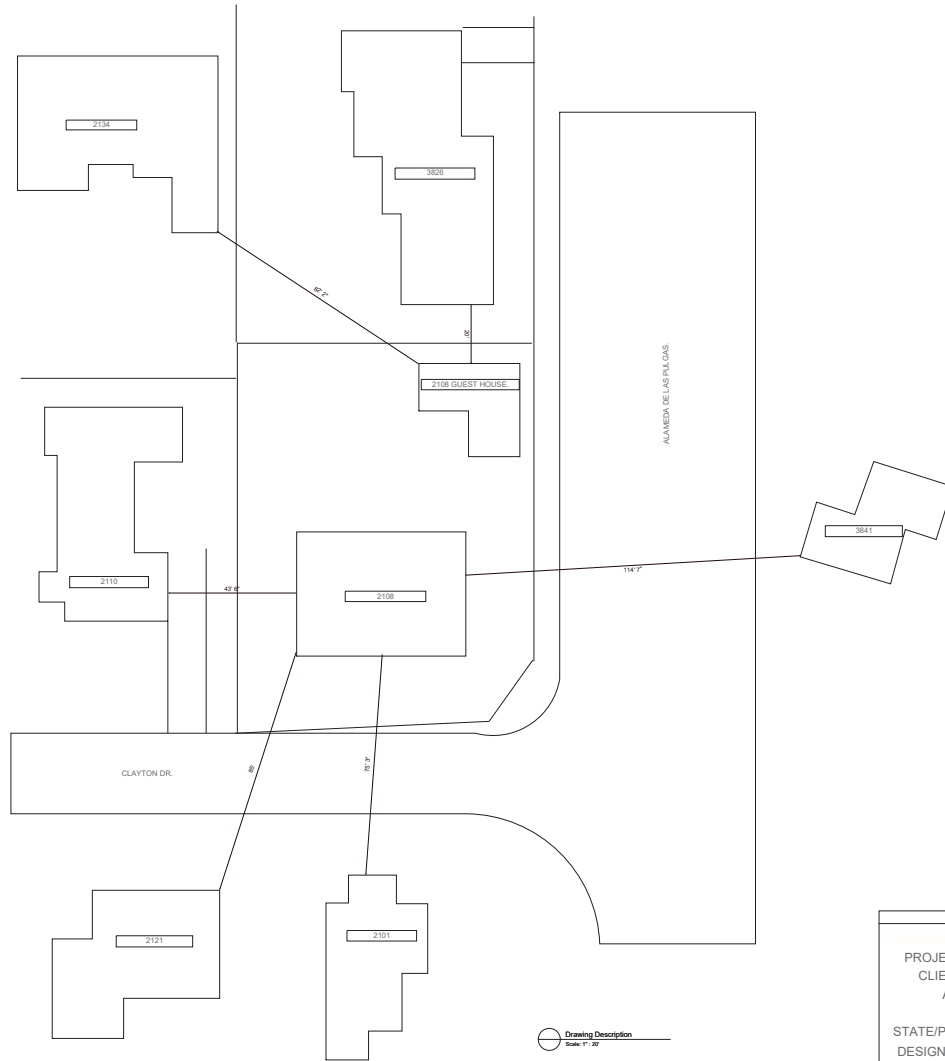
WEISS RESIDENCE
 2108 CLAYTON DR.
 MENLO PARK CA.
 510-847-5907

ISSUE DATE: 1/28/18
 SCALE: 1/8" = 1'
 ISSUE STATUS:
 CITY OF MENLO

TITLE SHEET
A.0

WEISS RESIDENCE

<p>POOL SPECS SIZE: 12 x 30' DEPTH: 3'-6" x 7' EST TOTAL GALLONS: 13,670 RETURNS: 3 SPECIAL: Spa command / mini pebble TILE: NOTES: Auto cover color (Aquamatic) TBD</p> <p>SPA SPECS SIZE: 6' x 6' DEPTH: 3'-6" EST TOTAL GALLONS: 670 RAISED HEIGHT: RETURNS: 6 waterway jets / 2 heat INTERIOR MATERIAL: mini pebble SPECIAL: Spa command / 2 tv lights NOTES:</p> <p>PLUMBING RETURNS: 3 pool / 2 heat spa POOL MAIN DRAINS: 2 CLEANING SYSTEM: Polars 280</p> <p>WATER FEATURES: LIGHTS IN SPA: 1 tv glowwrite LIGHTS IN POOL: 3 tv pentair glowwrite TOTAL PIPE: SPECIAL: install still leg for auto leveler system. NOTES: install key switch at house for auto cover</p> <p>EQUIPMENT POOL PUMP: Pentair VS FILTRATION: Pentair 420 cartridge HEATER: Pentair maxtherm 400k nat gas TIMER: Pentair easytouch / wireless POOL COVER: Aquamatic POOL LIGHTS: glowwrite 4 CLEANER: Boostrite pump / Polars 280 black</p> <p>NOTES: Run 2" pvc chase to auto cover box for hydraulic lines. SPECIAL: Waterway jets in spa / spa command at spa / Pentair light transformer for tv lighting</p> <p>COPING STONE POOL: Travertine - 2" x 10" x 24" single bullnose</p> <p>TILE POOL: TBD SPA: TBD STEP AND BENCH TRIM: trim steps and all benches at 2" from leading edge / 2" band</p> <p>DECK DECK TYPE: Concrete TOTAL DECK SQFT: 1576 RAISED BEAM: MATERIAL: C SPECIAL: Work by others NOTES: Install 3" drain from auto cover box</p> <p>SQFT: 468 PERIMETER: 96' SKIMMERS: 1 INTERIOR MATERIAL: mini pebble TILE: SQFT: 48 PERIMETER: 28 SPILLWAY: Dam wall SKIMMERS: TILE: SKIMMERS: 1 pool / waterway. SPA MAIN DRAINS: 2 IN-FOOR HEADS: ROBOT VAC: Polars 280 SPA SPILLWAY: 12" Dam wall</p> <p>2ND PUMP: 2 hp jet pump / 2hp air blower CH: Inline tab feeder VALVE: GAS: 2" gas line SPA CONTROL: Pentair spa command SPA AIR BLOWER: 2HP silencer x1 SPA LIGHTS: glowwrite 1 SPA JETS: 6 waterway</p> <p>ELEVATION: +34" PERIMETER: 222' 4" LP STYLE: MATERIAL 2:</p>	<p>Directions map. VICINITY MAP</p>	<p>ASSESSORS INFORMATION</p>	<p>SCOPE OF WORK</p>	
	<p>PLANNING DATA & CALCULATIONS</p>	<p>APPLICABLE CODES</p> <p>A. 2013 CALIFORNIA BUILDING CODE B. 2013 CALIFORNIA RESIDENTIAL CODE C. 2013 CALIFORNIA MECHANICAL CODE D. 2013 CALIFORNIA ELECTRICAL CODE E. 2013 CALIFORNIA PLUMBING CODE F. 2013 CALIFORNIA GREEN BUILDING CODE G. 2013 CALIFORNIA ENERGY CODE H. 2013 CALIFORNIA FIRE CODE</p>	<p>ENGINEERING PLANS</p>	<p>SCOPE OF WORK</p> <p>1) NEW RETAINING WALL AT REAR PROPERTY LINE: WALL SHALL CONNECT TO NEW APPROVED SWIMMING POOL AND FOLLOW CONTOUR OF PROPERTY TO REAR HOME APPROVED DECK.</p>
	<p>PLANNING DATA & CALCULATIONS</p>	<p>APPLICABLE CODES</p> <p>OWNER POOL AREA TO BE FENCED PER COUNTY OR CITY ORDINANCE, GATES TO BE SELF CLOSING AND SELF LATCHING. DOOR ALARMS TO BE INSTALLED ON DOOR(S) WITH DIRECT ACCESS TO POOL AREA.</p> <p>OWNER WET DOWN GUNITE STRUCTURE AT LEAST TWICE DAILY FOR 7 DAYS</p> <p>NOTE CONTRACTOR CANNOT ACCEPT RESPONSIBILITY FOR DAMAGE TO: CURBS, DRIVEWAYS, SIDEWALKS, CEMENT SLAB, SEWER, LAWNS, TREES, FENCES, RETAINING WALLS, SPRINKLERS, TELEPHONE LINES, GAS LINES, SHRUBS ETC... ALL CHANGES MUST BE IN APPROVED WRITING</p>	<p>SHEET INDEX</p> <p>A.0 - TITLE SHEET AREA PLAN A1.0 - SITE PLAN FROM MODERNA HOMES (REFERENCE ONLY) A. 2 - PLANNING COMMISSION PLAN WITH CUT VIEWS A.2.0 - GRADING AND DRAINAGE A1.2 - PROPOSED LANDSCAPE PLAN WITH INVENTORY A.3 - TREE PROTECTION PLAN</p>	
	<p>PLANNING DATA & CALCULATIONS</p>	<p>APPLICABLE CODES</p>	<p>ENGINEERING PLANS</p>	<p>SCOPE OF WORK</p>



Drawing Description
Scale: 1" = 20'

AREA MAP FOR 2108 CLAYTON DR.	
Project Info	
PROJECT NAME:	Weiss
CLIENT NAME:	Weiss Residence
ADDRESS:	2108 Clayton Drive
CITY:	Menlo Park
STATE/PROVINCE:	Ca
DESIGNER NAME:	Michael Benison
COMPANY NAME:	Designer / Construction specialist

TREE TABLE		
TREE #	DIAMETER (IN)	TREE SPECIES
1X	10.2	COAST LIVE OAK (HERITAGE)
2	19.2	COAST LIVE OAK (HERITAGE)
3X	10.2	COAST LIVE OAK (HERITAGE)
4	15.2	COAST LIVE OAK (HERITAGE)
5X	19.3	MONTEREY PINE (HERITAGE)
6	26.2	COAST LIVE OAK (HERITAGE)
6A	2.8	PITTSORUM
7X	16.3	MONTEREY PINE (HERITAGE)
8X	20.1	SIBERIAN ELM (HERITAGE)
9X	8.2	COAST LIVE OAK
10AX	7.3	EVERGREEN PEAR
10BX	5.0	XYLOSMA
10X	13.5	COAST LIVE OAK (HERITAGE)
11X	9.3	SIBERIAN ELM
12X	5.1	COAST LIVE OAK
13X	28.0	MONTEREY PINE (HERITAGE)
14X	15.5	COAST LIVE OAK (HERITAGE)

TREE TABLE		
TREE #	DIAMETER (IN)	TREE SPECIES
15AX	4.1	REDWOOD
15BX	5.8	ELM
15CX	2.5	PRIVET
15X	12.8	COAST LIVE OAK (HERITAGE)
16	19.1	COAST LIVE OAK (HERITAGE)
16A	3.2	BAY LAUREL
16B	6.6	REDWOOD
16C	9.4	REDWOOD
17	16.0	REDWOOD (HERITAGE)
17A	5.0	REDWOOD
18	30.6	REDWOOD TREE (HERITAGE)
18A	5.8	PRIVET
18B	5.3	PRIVET
18C	7.9	APPLE
18D	11.6	ALMOND
19	~30 (ESTIMATE)	REDWOOD TREE (HERITAGE)
20	17.2	REDWOOD (HERITAGE)

TREE REPLACEMENT TABLE			
TREE #	TREE SPECIES	SIZE	COUNT
BB	BRISBANE BOX	24" BOX	8
CI	CATALINA IRONWOOD	24" BOX	3
CO	CERCIS OCCIDENTALIS	24" BOX	1
LO	LEGG'S LIVE OAK	48" BOX	1
NS	NYSSA SYLVATICA	36" BOX	1
QS	QUERCUS SUBER	48" BOX	1

ARCH SITE PLAN NOTES

- REFER TO CIVIL SHEETS FOR SURVEY AND TOPOGRAPHIC INFORMATION
- REFER TO CIVIL SHEETS FOR ALL GRADING AND ELEVATIONS
- REFER TO CIVIL AND LANDSCAPE SHEETS FOR HARDSCAPE DESIGN, LAYOUT, AND MATERIALS INCLUDING PAVING, DECKS, AND EXTERIOR STEPS
- REFER TO CIVIL SHEETS FOR UTILITY INFORMATION
- TREES SHOWN ARE FOR DIAGNOSTIC PURPOSES ONLY. REFER TO WEISS ARBORIST REPORT FOR NEW HOME CONSTRUCTION, DATED MARCH 13, 2014

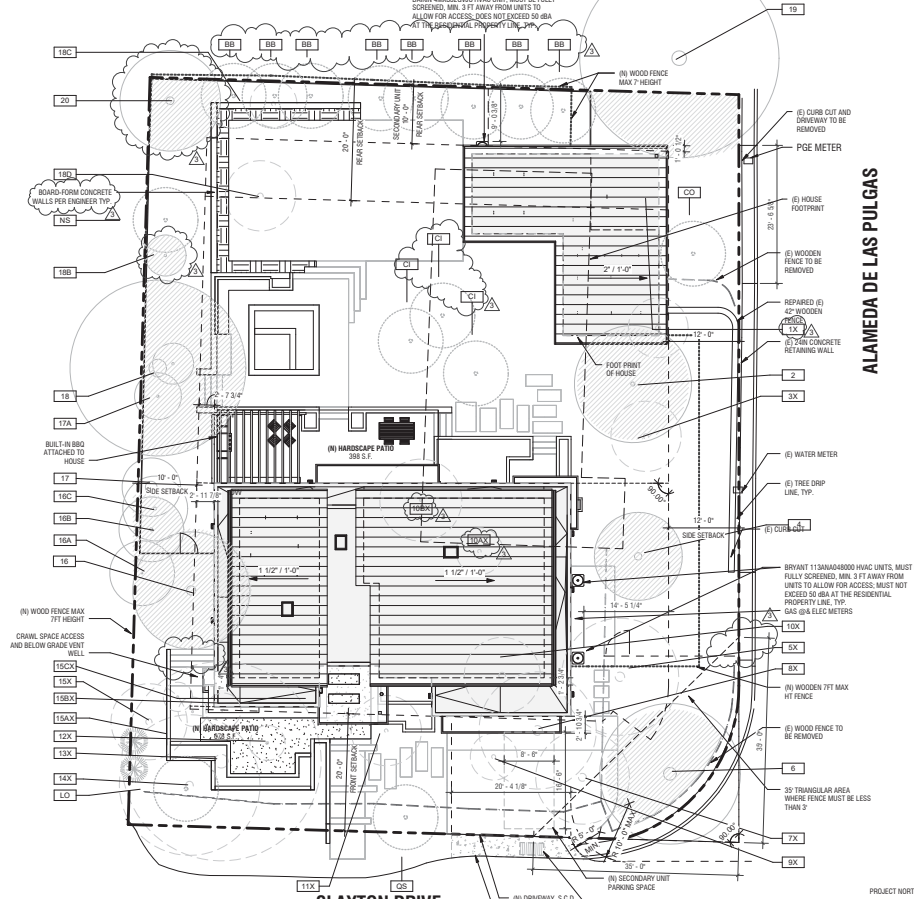
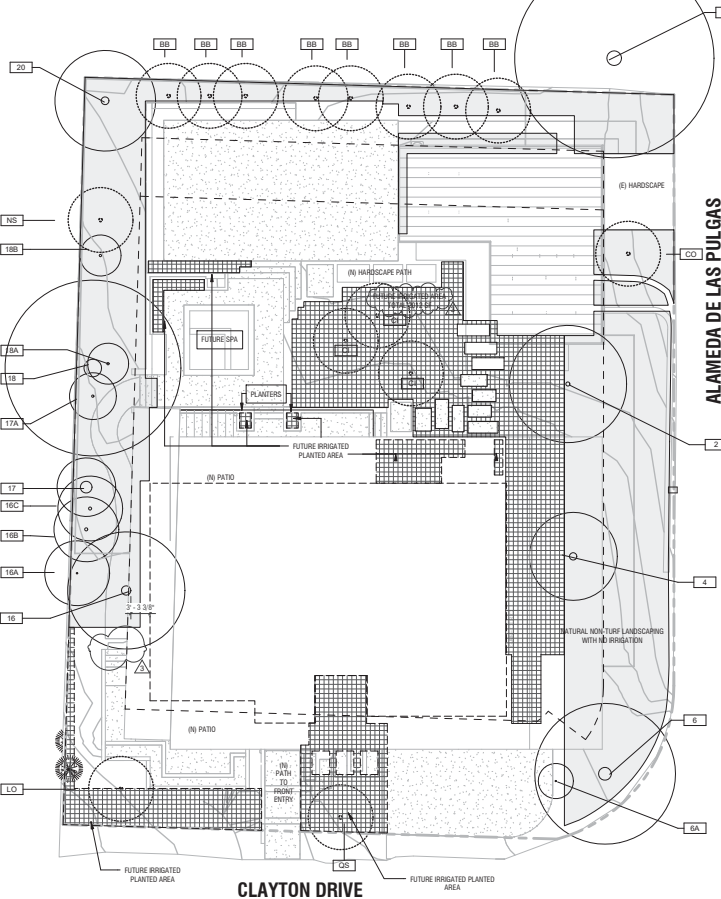
LANDSCAPE AREA CALCULATIONS

EXISTING SITE NATURAL AREA, NOW IRRIGATED: 9958 SF
NEW SITE NON-TURP NATURAL AREA, NOW IRRIGATED: 4882 SF
NEW SITE TURP NATURAL AREA, NOW IRRIGATED: 2012 SF

NOTE: LANDSCAPE IRRIGATION TO BE LIMITED TO SRIP OR MICROSPRAY DEVICES ONLY, IN ACCORDANCE WITH THE CITY OF MENLO PARK'S RESOLUTION 8287 WATER SHORTAGE CONTINGENCY PLAN.

- TREE DRIPLINE FOR TREES TO KEEP/REMAIN
- TREES TO BE REMOVED AND LINE OF EXISTING STRUCTURE ELEMENTS TO BE REMOVED
- PROPOSED NEW TREES

TREE PROTECTION ZONE. INSTALL TREE PROTECTION FENCING AROUND THIS ZONE PRIOR TO DEMO AND MAINTAIN DURING CONSTRUCTION. IF REQUIRED FOR DEMO OR WORK, REMOVE TEMPORARILY. CONSULT WITH ARBORIST, HAND DIG AND TAKE MEASURES REQUIRED BY ARBORIST TO ENSURE HEALTH OF TREE



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www.modernahomes.com

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ELEMENT STRUCTURAL ENGINEERS, INC.
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NEWARK, CA 94560
510-573-1557

MURRAY ENGINEERS, INC.
625 FRONT AVE
LOS ALTOS, CA 94024
650-559-0909
www.murrayengineers.com

WEC & ASSOCIATES, INC.
2625 MIDDLEFIELD ROAD, #558
PALO ALTO, CA 94308
650-823-6466
www.weceng.com

WEISS
RESIDENCE
2108 CLAYTON DRIVE,
MENLO PARK, CA

REVISIONS

NO.	DESCRIPTION	DATE
1	PERMIT RESUBMITTAL 03/20/2015	
2	PERMIT RESUBMITTAL 12/10/2015	
3	PERMIT RESUBMITTAL 4/4/2016	

PROJECT NUMBER: 2013-02
ISSUE DATE: 4/4/2016
SCALE: As Indicated
ISSUE STATUS: MENLO PARK SUBMITTAL REV 01

SITE PLAN

A1.0



DESIGN

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CIVIL

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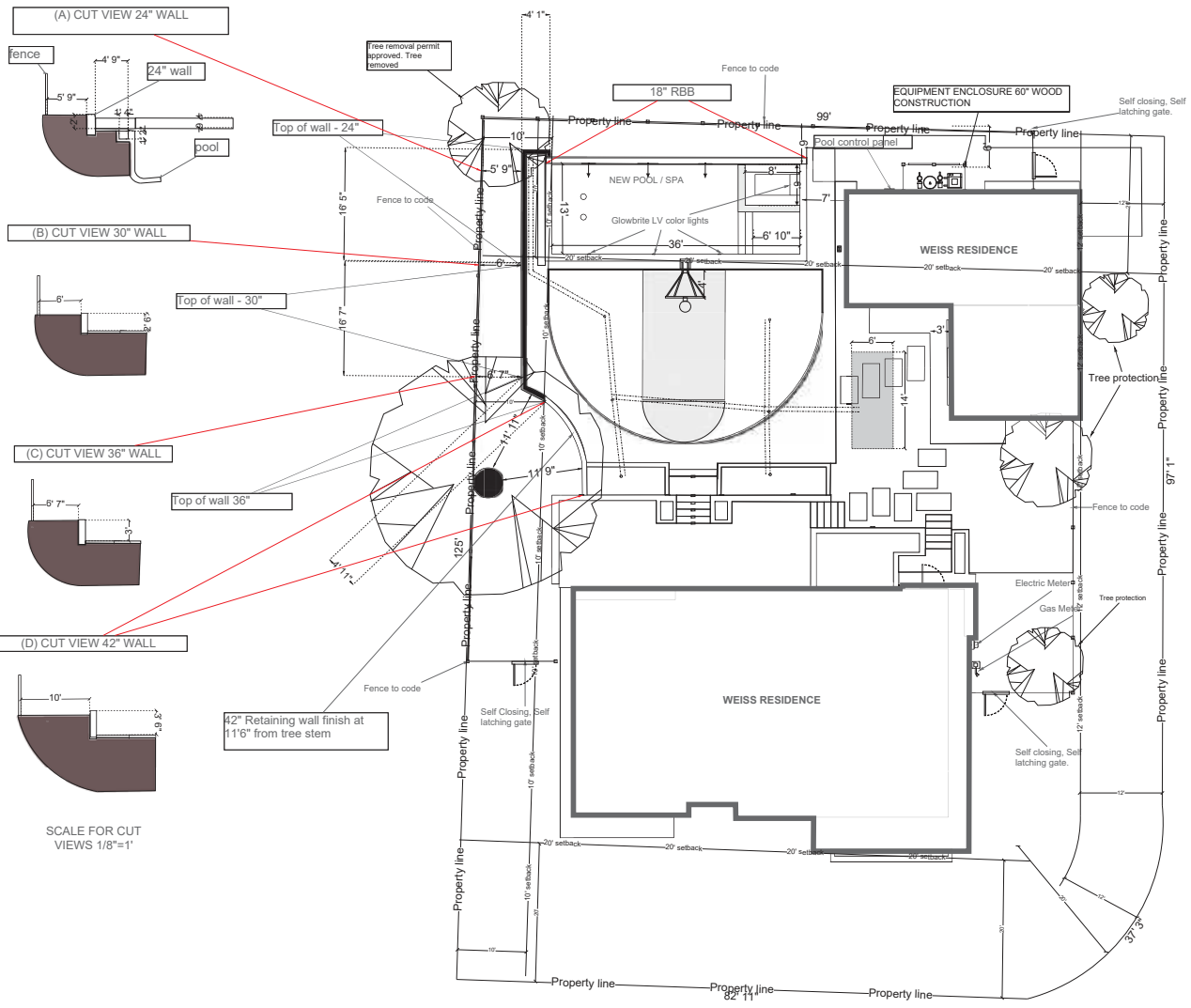
ISSUE DATE: 1/28/18

SCALE: 1/8" = 1'

ISSUE STATUS:

PLANNING REVIEW

A.2



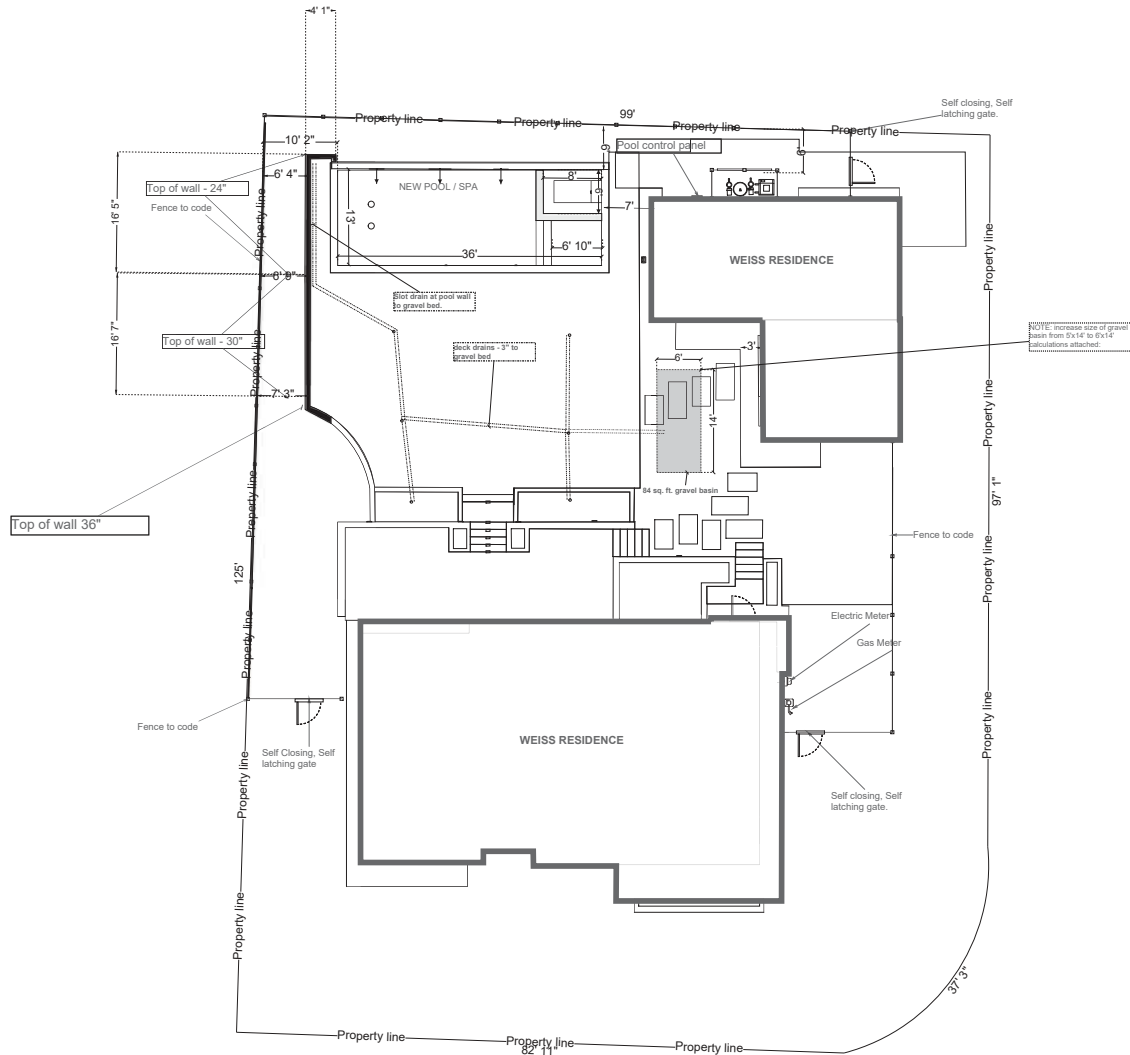
REVISED LOT COVERAGE 12/14/17

Fire (Type II) Impervious Area (SF)	1,000
Fire (Construction Other Impervious Area) (SF)	1,041
Total Fire Construction Impervious Area (SF)	2,041
Pool Construction (Pool Area) (SF)	2,000
Pool Construction (Other Impervious Area) (SF)	4,713
Total Pool Construction Impervious Area (SF)	6,713

Impervious Area Calculations Worksheet	
Total Area of Project (SF)	12,500
Existing Paved Area (SF)	3,966
Existing Impervious Area (SF)	5,100
Existing % Impervious	40.8%
Existing Impervious Area to be Replaced by New Impervious Area (SF)	3,267
Existing Paved Area to be Replaced with New Impervious Area (SF)	2,819
New Impervious Area (Existing Impervious Area) (SF)	6,700
New Impervious Area (New Impervious Area) (SF)	0
Total Impervious Area (SF)	6,700
Proposed % Impervious	53.6%

Lot Coverage Calculations	
Area of Unimproved Impervious Area (SF)	2,614
Maximum Allowable Area (Sq. Ft. of 10 Min. Depth)	1,177
Area to be Replaced (SF)	11
Maximum Allowable Area (SF)	1,166
Change in Runoff Coefficient	0.06
Change in Runoff Coefficient	0.01
Maximum Allowable Runoff Coefficient	0.0714

Design of Detention Basin - Original Basins	
Storage Volume with Safety Factor of 1.5 (CF)	64.9
Volume of Basin Based on 4% Yield Slope (CF)	108.7
Depth of Basin Based (FT)	2.0
Area of Basin Based (Square Feet)	54.4
Volume Based (Cubic Feet) (Based on Proposed Area)	571.5 (147')



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 MENLO PARK
 408-858-9910
 michaelbenison@gmail.com

ISSUE DATE: 1/28/18
 SCALE: 1/8" = 1'
 ISSUE STATUS:

GRADING & DRAINAGE
A.2.0

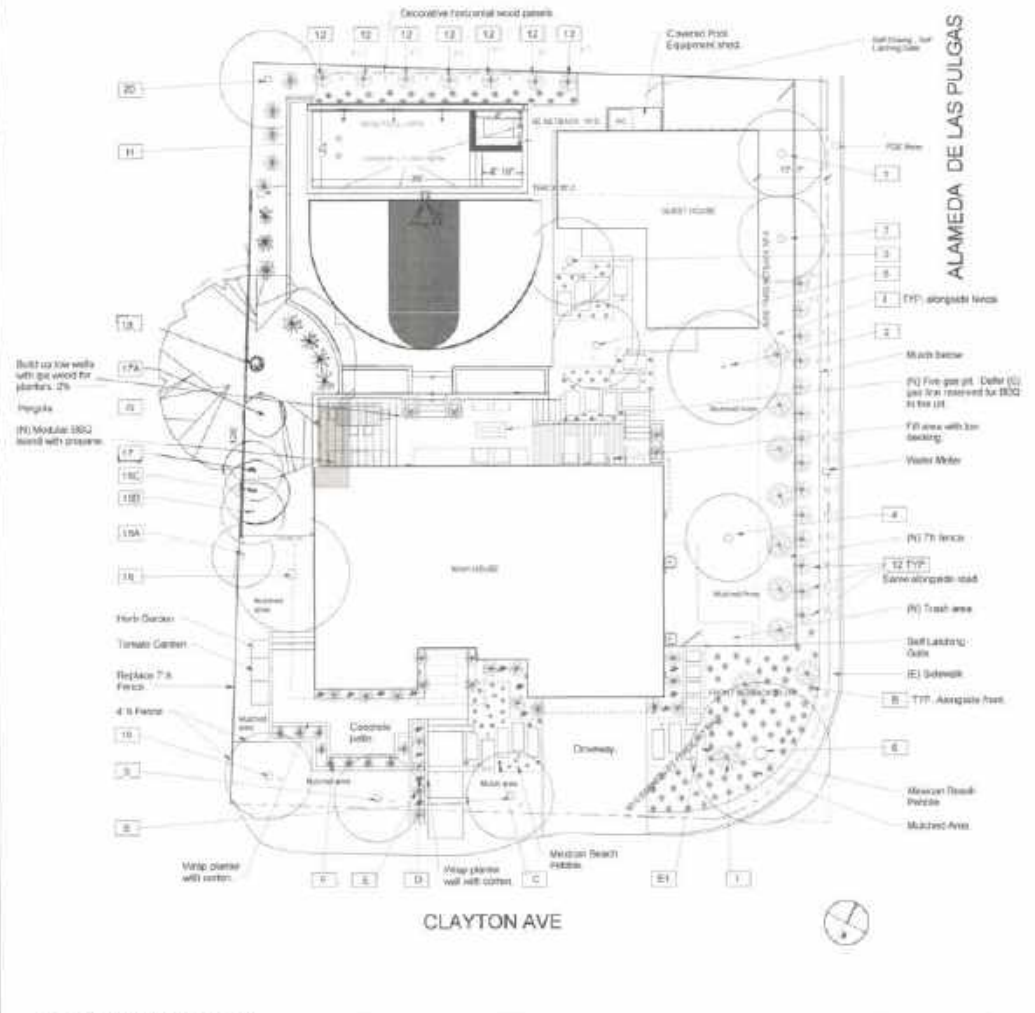
DRAWING SYMBOL	SIZE	QUANTITY	PRODUCT	WUOLLS	COUNT
MW	2	10"	ALUMINUM VINYL SIDING	N/A	
MW	2	10"	ALUMINUM VINYL SIDING	N/A	
MW	2	10"	ALUMINUM VINYL SIDING	N/A	
E	4	12"	EMERALD GREEN DOOR	N/A	
MW	3	10"	ALUMINUM VINYL SIDING	N/A	
MW	4	10"	ALUMINUM VINYL SIDING	N/A	
MW	7	10"	ALUMINUM VINYL SIDING	N/A	
MW	9	10"	ALUMINUM VINYL SIDING	N/A	
MW	10	10"	ALUMINUM VINYL SIDING	N/A	
MW	11	10"	ALUMINUM VINYL SIDING	N/A	
MW	12	10"	ALUMINUM VINYL SIDING	N/A	
E	15	12"	EMERALD GREEN DOOR	N/A	
E	16	12"	EMERALD GREEN DOOR	N/A	
E	17	12"	EMERALD GREEN DOOR	N/A	
E	18	12"	EMERALD GREEN DOOR	N/A	
MW	20	10"	ALUMINUM VINYL SIDING	N/A	
E	14A	12"	EMERALD GREEN DOOR	N/A	
E	14B	12"	EMERALD GREEN DOOR	N/A	

PLANT #	SIZE	PLANT NAME	WUOLLS	COUNT
1	2 GAL	LAVANULA HYBRID	LOW	50
2	2 GAL	LEUCISIA BLUE	LOW	20
3	1" POT	SCORPIONA SPP. (BENI & CHICKENS)	LOW	50
4	2 GAL	BEAR CRABAPPLE	LOW	25
5	2 GAL	ANEMONE SPECTABILIS	MEDIUM	25
6	2 GAL	BRICKER WINDS FLOWER	LOW	25
7	2 GAL	HYDRANGEA LYNDBURY	MEDIUM	15
8	1 GAL	CORONILLA VERBENA	MEDIUM	25
9	2 GAL	PRUNELLA SP.	LOW	25

LIGHT #	MODEL/MANUF.	DESCRIPTION	WUOLLS	COUNT
L1	1000114	LED PATH LIGHT 2700K 3.2W	BLACK	1
L2	1000114	LED TFA LIGHT 2700K 3.2W	SS	25
L3	1000114	LED SPOT LIGHT 2700K 3.2W	SS	15

WUOLLS	DESCRIPTION	COUNT
MW	Water Supply, External Transformer (1/2" x 1/2" - 2" x 2" x 1" x 1" - 1/2" x 1/2" x 1/2")	1
E	Transformer House (24" x 24")	1

MODEL: 100-000 8112
 Type: Linear Fire Pit
 Shape: Linear
 Fuel Type: Natural Gas
 Material: Glass Fiber Reinforced Concrete
 Size:
 Finish: Matte
 Overall Width: 50"
 Overall Depth: 30 1/2"
 Overall Height: 18 1/2"
 Maximum Fuel Output: 50,000 BTUs
 Ignition: Push Button
 Burning Display: Lava Rock



*All dimensions and quantities are subject to verification by the contractor on-site.

ID	Description	Qty

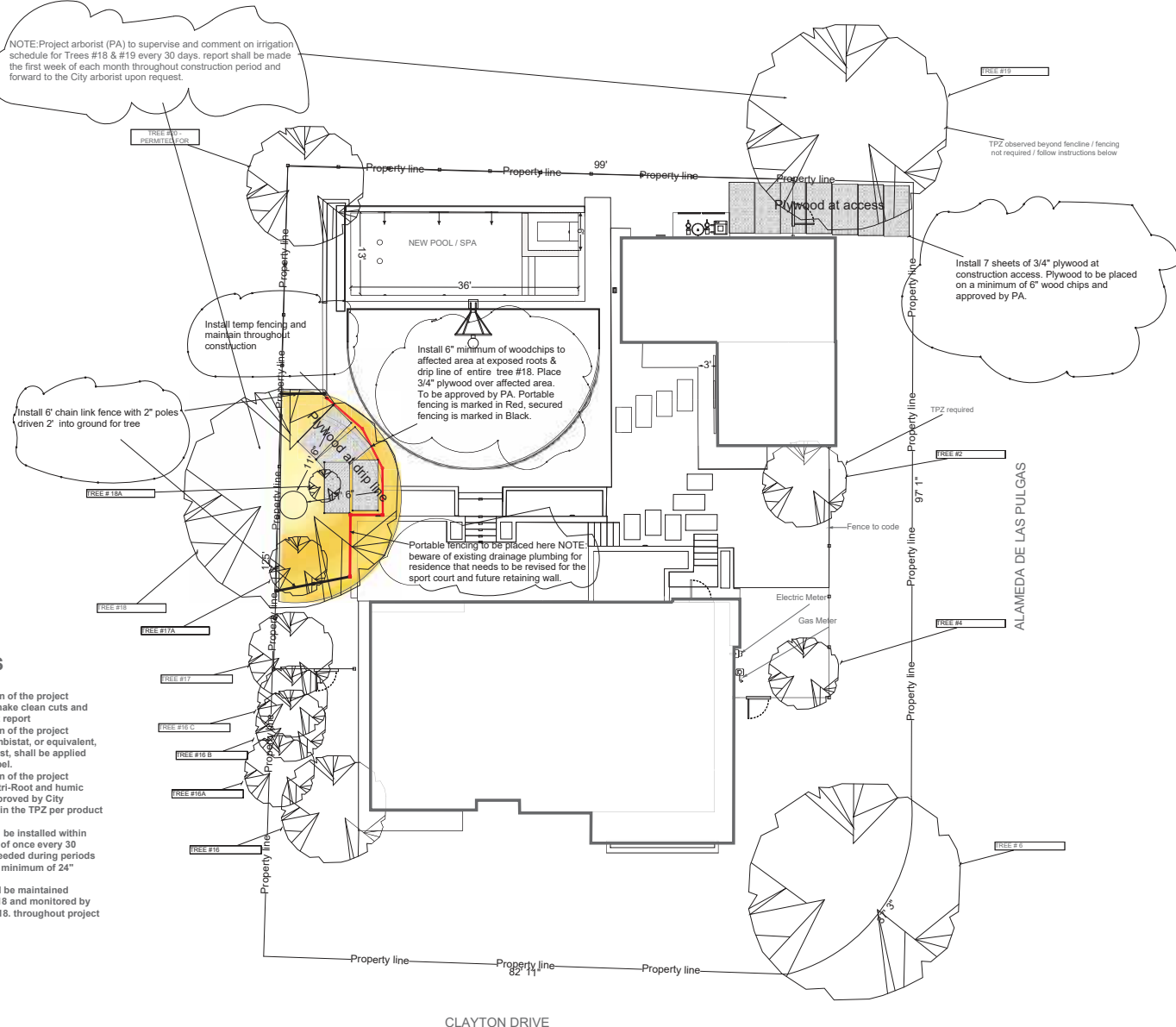
Waves Landscape
 2308 Clayton Dr
 Menlo Park, CA

Landscape Plan with Plants

Date: 12/15/13
 Drawn by: T. Voss

A1.2
 Scale: 1" = 10'-0"

NOTE: Project arborist (PA) to supervise and comment on irrigation schedule for Trees #18 & #19 every 30 days. report shall be made the first week of each month throughout construction period and forward to the City arborist upon request.



ARBORIST REQUIREMENTS

- NOTE: TREE #18
- 1) Under the direct supervision of the project arborist, prune torn roots to make clean cuts and cover consistent with arborist report
 - 2) Under the direct supervision of the project Arborist, an application of Cambistat, or equivalent, when approved by City Arborist, shall be applied within the TPZ per product label.
 - 3) Under the direct supervision of the project Arborist, an application of Nutri-Root and humic acids, or equivalent, when approved by City Arborist, shall be applied within the TPZ per product label.
 - 4) Soaker hose irrigation shall be installed within TPZ and operated a minimum of once every 30 days, or more frequently as needed during periods of dry weather, to irrigate to a minimum of 24"
- 1b) Irrigation for tree #19 shall be maintained consistent with that of Tree #18 and monitored by the PA, consistent with tree #18, throughout project



DESIGN
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CONTRACTOR

STRUCTURAL

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 841 WEST CAPITOL EXP.
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 bayareatreespecialist@earthlink.net

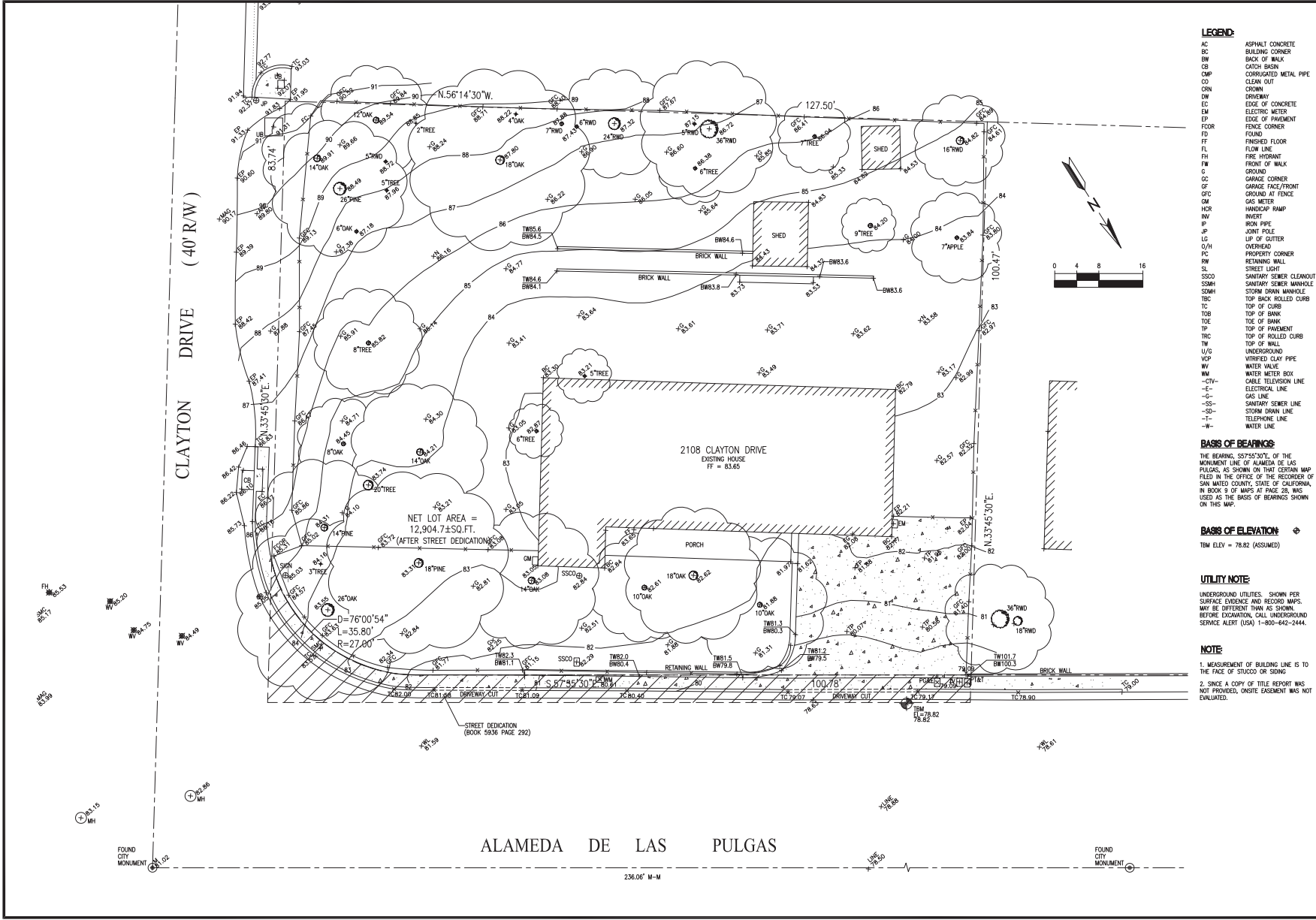
CIVIL

WEISS RESIDENCE
 2108 CLAYTON DR.
 MENLO PARK, CALIF.

ISSUE DATE: 1/8/18
 SCALE: 1/8" = 1'
 ISSUE STATUS: MENLO PARK.

TREE PROTECTION PLAN

A.3



- LEGEND:**
- AC ASPHALT CONCRETE
 - BC BUILDING CORNER
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CD CORRUGATED METAL PIPE
 - CO CLEAN OUT
 - DN DRAIN
 - DW DRIVEWAY
 - EC EEDGE OF CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FC FENCE CORNER
 - FO FOUND
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FL FIRE HYDRANT
 - FW FRONT OF WALK
 - G GRASS
 - GC GARAGE CORNER
 - GF GARAGE FACE/FRONT
 - GM GROUND AT FENCE
 - GM GAS METER
 - HCR HANDICAP RAMP
 - HW HWY
 - IP IRON PIPE
 - JP JOINT POLE
 - LG LIP OF GUTTER
 - O/H OVERHEAD
 - PC PROPERTY CORNER
 - RE RETAINING WALL
 - RL SLEED LIGHT
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - SSM STORM DRAIN MANHOLE
 - TBC TOP BACK ROLLED CURB
 - TC TOP OF CURB
 - TOR TOP OF BANK
 - TOE TOE OF BANK
 - TP TOP OF PAVEMENT
 - TRC TOP OF ROLLED CURB
 - TW TOP OF WALL
 - U/G UNDERGROUND
 - VCP VITRIFIED CLAY PIPE
 - WV WATER VALVE
 - WM WATER METER BOX
 - CIV- CABLE TELEVISION LINE
 - E- ELECTRICAL LINE
 - G- GAS LINE
 - SS- SANITARY SEWER LINE
 - SD- STORM DRAIN LINE
 - T- TELEPHONE LINE
 - W- WATER LINE

BASE OF BEARINGS

THE BEARING, S57°55'30"E, OF THE MONUMENT LINE OF ALAMEDA DE LAS PULGAS, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, IN BOOK 9 OF MAPS AT PAGE 28, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASE OF ELEVATION

TBM ELEV = 78.82 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES: SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

NOTE:

- MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING
- SINCE A COPY OF TITLE REPORT WAS NOT PROVIDED, ONSITE EASEMENT WAS NOT EVALUATED.

WEISS RESIDENCE

2108 CLAYTON DRIVE
MENLO PARK, CA
APN: 074-111-330

WEC & ASSOCIATES

2625 MIDDLEFIELD RD #68
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294



LICENSE STAMPS AND SIGNATURE

NO.	Description	Date

DATE: JAN 13, 2015
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

1) **Project Description** – Required for all submittals. On one or more letter-size sheets, describe the project in detail, including topics such as:

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

PLANNING DIVISION – PROJECT DESCRIPTION

DATE; 1/19/18

HOME OWNERS: Ann Crady Weiss & Dave Weiss

HOME ADDRESS: 7012 LIVERY LANE

PHONE HOME: 650-493-2828

CELL: 925-785-1643

EMAIL: ANN acrady@gmail.com Dave daveweiss99@gmail.com

CONTACT: MICHAEL W. BENISON

CELL: 408-858-9910

PURPOSE OF THE PROPOSAL

Planning members, The Weiss family has already been through the planning commission process once for excavation in the required setback associated with landscape improvements for construction of new residence. The family decided to replace the approved spa with a swimming pool, and a sport court (basketball layout). As of this submittal, the swimming pool has been approved (permit # 2017-1114 was finally obtained on 1/17/18 based on plans approved on Oct. 1, 2017), There is a short section of simple retaining wall required to enclose the sport court at the perimeter, and address the topographical changes in elevation on the property.

The Weiss property site drops more than 5' from the back of the home to the far corner of the lot, and the guest house is constructed 4' below the main residence (from mudsill to mudsill). The guest house and originally approved decking is clearly reflected on the approved plans at the elevation of the lower guest house.

SCOPE OF WORK

Build simple retaining wall for sport court and new swimming pool to within approved set-back for accessory structure.

ARCHITECTURAL STYLE, MATERIALS, COLORS, AND CONSTRUCTION METHODS

Concrete walls, smooth finish, grey. To be constructed consistent with previously approved walls consistent with standard engineering practice and submitted engineering.

BASIS FOR LAYOUT

The layout is the optimal desire of the homeowner, to include the swimming pool and sport court conforming with basketball court layout.

EXISTING AND PROPOSED USES.

The yard is a dirt lot consistent with the new home construction plans. The residence is ready for occupancy and the swimming pool plans and sport court submittal has been in for more than 3.1/2 months, as of date of this proposal, awaiting approval.

OUTREACH TO NEIGHBORING PROPERTIES.

We will comply with all city requirements. It is understood that neighbors will be notified by the city and can access plans and information online.

Michael W. Benison

michaelwbenison@gmail.com

The Weiss Residence

Tree inventories and assessment

2108 Clayton drive Menlo Park California, 94025

Prepared for:

Ann & Dave Weiss

2108 Clayton drive

Menlo Park

California, 94025 or all

Prepared by: bay area tree specialists – revised 1/11/18 consistent with City Arborist Christian Bonner request. Public works letter dated 1/9/18

Larry Van Groningen

541 west capitol expressway

Ste 10 pmb #287

San Jose, California, 95136

Phone: 408 -836-9147

bayareatreespecialists@earthlink.net

larry.bayareatreespecialists@gmail.com

Introduction

Bay area tree specialists were retained to inspect the trees at 2108 Clayton drive in Menlo Park California, and identify all trees 8 inches in diameter or greater on the property. In addition to the survey inventory, we were asked provide recommendations and tree protection guidelines throughout construction phases of work. This report describes guidelines for construction, and an outline of tree inventory on site performed December 14th, 2017. Additionally, we have been requested to assess tree health based on a previous report provided by Kielty Arborist Services which was dated December 9, 2015. A copy of the KIELTY report shall be attached as reference.

City of Menlo Park definitions of heritage tree

- 1) Any tree having a trunk with the circumference of 47.1 inches or more measured at 54 inches above natural grade.
- 2) Any oak tree native to California, with the circumference of 31.4 inches or more measured at 54 inches above the actual grade
- 3) In the tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
- 4) Any tree with more than one trunk measured at the point where the trunks divide, with the circumference of 47.1 inches or more, with exception of trees that are under 12 feet in height, which are exempt from the ordinance.

Maintenance and protection

Heritage trees are required to be preserved and maintained in a state of good health. The intention of this provision is to require reasonable measure such as correct watering, periodic inspection, proper pruning and not engaging in practices that are detrimental to the tree. The ordinance also requires any person who conducts grading, excavation, site demolition or construction activity on a property to do so in a manner that does not threaten the health or viability or cause the removal of any heritage tree. Any work performed within an area 10 times the diameter of the tree requires the submittal of a tree protection plan for approval by the city prior to issuance of any permit for grading or construction.

Permits for removal or pruning

The Weiss family has advised that tree number 20 as referenced in the original Kielty arborist report has been permitted for removal due to design plans with proposed swimming pool construction permit.

The Kielty arborist service original report cited 34 trees within the original report revised December 9, 2015. As of our site visit on December 14, 2017 there are eleven (11) trees on the property, and tree number 19 which is referenced on the original report and is located on a neighboring property.

Method

The specific tasks performed are as follows:

- Identify the trees on the property
- Acquire the location of each identified individual;
- Measure the diameter of the individual at 54 inches above grade;

- Observe the assessment data for each tree. Determine the trees health and structural integrity, assign a current condition rating ranging from pour to excellent.

Excellent – exemplary health and structure for species; a healthy tree with limited signs or symptoms of disease;

Good – some minor deficiencies noted in health and or structure, with potential for corrective measures to be performed to improve upon condition

Moderate – higher level of incidents of deficiencies noted in health and or structure, including possible hazardous conditions signs and symptoms observed, with higher corrective measures and input required to improve conditions, and minimize hazardous risks.

Fair – significant deficiencies in health and structure, some irreversible, and may include hazardous conditions signs and symptoms observed requiring corrective action and or removal.

Poor – includes any of or combination of the following: low canopy density, major disease signs, dying or dead trees, irreversible hazardous conditions observed.

- Record comments and observations regarding health and structure
- Recommend action based on observation(s) note: preservation or removal
- Prepare a written report that presents findings

Survey

NOTE: Trees have been identified consistent with the original Kielty arborist services report dated August 8, 2013, and revised December 9, 2015

Current condition of trees as of inspection on 12/14/17 is reflected below (In parentheses)

TREE #	SPECIES	DBH	CON	HT/SP	COMMENTS
2	Coast live Oak	19.2	70	40/35	good vigor, fair form, abundance of lower dead wood (moderate , good)
4	Coast live Oak	15.2	55	40/35	good vigor, fair form, co-dominant at 10 feet fair crotch formation (moderate, good)
6	Coast live Oak (Quercus agrifolia)	26.2	55	35/25	good vigor, fair form, multi leader at 4 ft. (fair) Review: <u>maintaining oak tree health</u>
16	Coast live Oak	19.1	60	35/30	fair vigor, fair form, co-dominant at 15' (moderate, good)
16a	Bay Laurel (Umbellularia californica)	3.2	45	15/10	poor vigor, poor form. (fair)
16b	Redwood (Sequoia sempervirems)	6.6	55	30/10	fair vigor, fair form, tall for DBH (moderate, good)
16c	Redwood	6.4	55	30/10	fair vigor, poor form, tall for DBH (moderate, fair)

17 Redwood	16	60	50/35 good vigor, fair form (moderate, good)
17a Redwood	14	60	50/35 good vigor, fair form (moderate, good)
18 Redwood	30.6	75	70/30 Good vigor, fair form. (good, moderate)
18a Privet	5.8	35	15/15 Fair vigor, fair form, suppressed. (good, moderate)
19 Redwood	30est.	65	70/35 Good vigor, fair form, co-dominant at base. (good, moderate)
20 Redwood	17.2	50	35/20 Fair vigor, poor form, multi leader at 20 feet. (moderate - - root exposure, permit for removal)

Original summary from Kielty:

The trees on site are a mix of native oaks and several species of imported trees. The oaks are in poor to fair condition with no excellent trees. The imported trees consist of Monterey pine, Siberian elm and redwood. The pines have a poor condition rating and both having poor form. Removal of the pines as they are a short-lived tree, is a viable option. The redwoods are on the perimeter and will not be affected by the construction. The Elms also have a poor condition rating and should be removed. Trees on the site to be retained shall be protected as outlined in the report below. Oak #16 will be retained and will have a retaining wall 3’9” feet from its trunk. The trunk will be wrapped with wood planks and orange plastic fencing. The site arborist will be on site during excavation near this tree. Mitigating measures will be provided at that time.

Revision to original summary: Bay area tree specialist.

As mentioned above, 12 trees from the original report exist as of the date of this report. 11 trees are on the Weiss property and one tree (Tree #19) is present on a neighboring property TPZ interesting the Weiss property.

Tree protection guidelines

The following sections are to be referred to four tree protection guidelines or TPZ. The tree protection plan shall be prepared on a separate plan sheet all elements of this plan to be contained in the plan sheet

Prior to construction

All of the following measures shall apply prior to any work to minimize undesirable consequences which may result from careless actions by others.

1. All plan sheets to show accurate drip lines in their entirety on all sheets were improvements and work is to occur in the TPZ.
2. The project arborist or PA, or contractor shall verify in writing, that all tree construction conditions have been met, such as tree protection fencing, erosion control, pruning, etc...

3. Construction management are required to meet with the PA on site prior to beginning specific work in a TPZ. To review procedures and protection measures to maintain tree preservation.
4. Fenced enclosures shall be erected around trees to be protected.

Tree protection zones

Not all trees to be preserved will incur significant impacts from grading or construction work.

A TPZ is established for all trees based on tolerance condition and age.

Any tree that will have numerous improvements very close to the trunks and well within the drip line will require all work in the TPZ to utilize hand operated tools only.

All improvements shall be kept as far from any tree trunk as possible. Plans will show how the layout will help minimize the severity of possible impacts.

Activities prohibited within the TPZ:

- Storage of building materials, excavated soils or dumping of materials.
- Cutting of tree roots for trenching, foundation digging, and other miscellaneous excavations prior to approval of the PA.

Tree protection zone fencing

All trees are to be protected with 6 foot high fences. Fencing is to be mounted on 2 inch diameter galvanized posts driven into the ground to a depth at least 2 feet and spaced no more than 10 foot apart. Trees directly adjacent work activity may be protected with temporary fencing that have portable stanchions with approval of PA. In some cases where there are changes in elevation within the TPZ, plastic fencing may be used with approval of the PA.

Duration of tree protection fencing

Tree protection fencing shall be erected prior to demolition and or grading and remain in place until all such activity (hardscape, grading, trenching etc...) that may cause harm to any tree directly is completed. TPZ shall not be removed without prior approval from the PA (Typically, between occupancy and completed landscape work, if landscaping is conditional for final inspection). The city Arborist is to be notified of any TPZ removal prior to final inspection and prior to landscape installation.

Root severance

Cutting of roots smaller than 2 inches in diameter shall be done by chainsaw or hand saw to provide a clean cut and cause the least damage possible to the root and trees health. Root cutting and removal shall not exceed 35% of total root surface. The contractor shall remove any wood chips or debris that may be left over from root removal.

If any roots over 2 inches in diameter are severed during any excavation the following procedure shall be followed:

- The root shall be shaded by covering the entire trench with plywood or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice daily.
- When ready to backfill, each root shall be severed cleanly with a hand saw. A plastic bag shall be placed over the fresh cut and secured with a rubber band or electrical tape. Shading shall be placed until backfill occurs.
- Plastic bag shall be removed prior to backfill
- Backfill shall be clean, native material free of debris, gravel or wood chips

Inspection schedule

- Site inspections will be required for tree number 18, and related retaining wall install. PA to inspect final cut work (prior to wall footing install), root treatment measures, and backfill procedures.
- Site inspections will be required for tree number 19 which root system intersects machine access. PA to inspect access prior to start of work, and restoration procedures upon completion of construction work. PA to be notified if any roots are contacted with tree # 19. NOTE: review plan for special instructions.
- Site inspections will be required for trench work near tree(s) #2 & #4 if any roots are encountered. Trench work should be near to home structure and as far away from TPZ as possible.
- Inspection of tree protection measures, if scope of work changes in any way that will affect TPZ of related trees.

Limiting conditions

All trees vary in their tolerance to changed conditions, disruption in any form may result in adverse reaction to trees.

The following are limitations to this report:

- Observations were performed visually without probing, and in no way, shall the observer be held responsible for any defects that could have only been discovered by performing additional tests.
- No guarantee or warranty is made expressed or implied that defects of the trees inspected may not arise in the future.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.

Maintaining Oak Tree Health

Is your tree healthy?

Twig growth for the season should be from 3 to 24 or more inches in length. Bark growth cracks usually indicate that the tree is healthy. Tissue in the cracks should be bright green or pink when scratched. However, loose and discolored bark or unusually flattened areas on the trunk is indicative of a diseased condition.

Root Zone Management

Maintain an undisturbed soil area above the root zone if possible. (For management purposes the root zone extends out 1/3 the distance beyond the drip line of the tree. The drip line is the outermost edge of a tree's foliage). Minimize grading, digging, trenching, covering the ground with asphalt or concrete or landscape plants, excessive foot traffic, or vehicle parking. Proper management maintains free passage of water and air within the root zone. The area extending 6 feet from the trunk is the most vulnerable and should always be left undisturbed and uncovered.

Pruning

Mature oaks do not require pruning except to remove dead, weakened, diseased, or dangerous branches. If pruning is necessary, trees should be pruned in the dry season. June and July is best.

Irrigation

Native California oaks have evolved in a Mediterranean-type climate where there is little rainfall between late spring and early autumn. As such, they generally do not require irrigation during this dry period and, in fact, trees may be adversely affected by supplemental watering during this period since warm-moist conditions can favor harmful diseases. It is particularly critical that the trunks of oak trees remain dry. However, if the winter season is unusually dry, then a supplemental irrigation in the early spring can complement natural rainfall. Water deeply, to one to two feet, in the outer two-thirds of the root zone. Alternatively, placing organic mulch under the tree can conserve moisture in the root zone by reducing surface evaporation. Mulch also inhibits the growth of weeds, which can compete with oak roots for moisture and nutrients. As mulch breaks down, it also increases organic material in the soil which improves water percolation, aeration in the root zone, and long-term nutrient availability.

Newly planted trees may require supplemental watering while they are establishing in the landscape. These plants may require irrigation up to one every month in the dry period.

Fertilization

A healthy, mature oak under natural conditions does not require supplemental feeding. The leaf litter and other organic debris on the soil supply nutrients as they decompose and release nutrients to the soil and roots. Supplemental fertilization may be needed when the organic debris is removed or when the oak exhibits disease or when growth is poor. Generally, young trees can be fertilized to establish them quickly.

Nitrogen is the primary nutrient of value to oaks. Prior to rain or irrigation, fertilizer can be spread on the ground to cover the outer two-thirds of the root zone. An alternate application method is sometimes useful. Fertilizer can be injected with water or placed in holes dug into the ground, 18 inches apart, along the tree's drip line. Fertilizers should be applied at a rate of two to four pounds of actual nitrogen per thousand square feet of area. (For example, if a nitrogen fertilizer contains 20% elemental nitrogen, then 10 to 20 pounds of fertilizer would be applied per thousand square feet of area). Organic nitrogen or slow release nitrogen sources are preferable. Organic sources should be applied in late winter to allow the nitrogen to move into the root zone. Inorganic sources should be applied in late spring after the first flush of growth.

Compatible Gardens

Drought tolerant plantings can be incorporated into the landscape around oaks. Many California native plants, once established, may require little or no watering. Again, plantings within the root zone area are not recommended.

NOTE: The information on this page was excerpted from, "Living among the Oaks", a publication of the Integrated Hardwood Range Management Program, University of California Cooperative

ADDENDUM TO ORIGINAL REPORT = PER CHRISTIAN BONNER, CITY ARBORIST MENLO PARK CA.

All recommendations agreed to and to be performed as follow:

COMMENTS

Arborist Report:

1. The report shall provide specific protection and root preservation measures for Tree #19 as they relate to all phases of construction of proposed pool including, but not limited to, the following:
 - a. The report shall specify that prior to any construction, the application of a 6" layer of coarse mulch or woodchips is to be placed as ground cover within the dripline of tree #19 on the subject property and covered with ¾" plywood, or equivalent when approved by City Arborist.
 - b. The report shall specify irrigation type, location, and schedule for tree #19 for duration of project. Reference to general guidelines for the care of native oaks is inadequate and not applicable to subject coast redwood.
2. The use of plastic mesh tree protection fencing on the upper elevations to protect tree #18 is not sufficient. The following tree preservation and mitigation measures for Tree #18 shall take place within 30 days from the date of this letter:
 - a. A fixed 6' chain link fence with horizontal cross-members running continuously along the bottom and top edge of each fence panel and mounted on 2" diameter posts driven into ground to a depth of 2' and spaced no more than 10' apart shall be installed. The location of the fixed fence shall be 11' 6' from trunk at upper elevation edge of proposed retaining wall. Fixed fence shall continue at outer edge of dripline at upper elevation on the subject property and secured to property line fence to form an unbroken perimeter around trunk;
 - b. Maintain the temporary chain-link fence at the lower elevation of disturbed roots. This area, in addition to the area within the fixed chain link fence, is the tree protection zone (TPZ). No storage of tools, equipment, materials, waste and no construction activity shall be permitted within the TPZ with the exception of the following:
 - i. Under the direct supervision of Project Arborist prune torn roots to make clean cuts and cover consistent with arborist report.
 - ii. Under the direct supervision of Project Arborist, an application of Cambistat, or equivalent when approved by City Arborist, shall be applied within TPZ per product label.

- iii. Under the direct supervision of Project Arborist, an application of Nutri-Root and humic acids, or equivalent when approved by City Arborist, shall be applied within TPZ per product label.
- iv. Soaker hose irrigation shall be installed within TPZ and operated a minimum of once every 30 days, or more frequently as needed during periods of dry weather, to irrigate to a minimum depth of 24"
- c. A 6" layer of coarse mulch or woodchips covered with ¾" plywood, or alternative, shall be placed as ground cover within the dripline of tree #18 in the area between the property line fence, the top of the proposed retaining wall and the concrete patio;
- d. Project Arborist shall provide written letter of verification upon completion of work specified above for City review.

Plans:

- 1. Update the tree protection plans and site plans to show the following
 - a. Location of two phase tree protection fencing for tree #18
 - b. Location of woodchip mulch and plywood covering for tree #18 and #19

Upon receipt of revised report and site plans, the City Arborist and Building Division may request the applicant to clarify, amplify, correct or otherwise supplement the revised information in the report and plans.

Please note: the recommendations provided in this letter are independent of Use Permit Revision application (PLN2017-00115).

NOTE: Tree protection plan has been revised to reflect the above changes.

ADDENDUM #2 TO ORIGINAL REPORT = PER CHRISTIAN BONNER, CITY ARBORIST MENLO PARK CA. – Requested by Ori Paz Jan 16th as condition for planning commission review.

With respect to the arborist report for the use permit revision review of the excavation for the retaining wall, by the Planning Commission, please have the arborist address the following comments:

- 1. Change timeline for tree protections and mitigations for tree number #18 to, "prior to any construction related to retaining wall."
- 2. Arborist report states that no more than 35% of roots are to be pruned. A Heritage Tree pruning permit is required for the pruning of greater than 25% of the roots – revise report to indicate less than 25% of roots will be pruned or submit an application for Heritage Tree pruning.

NOTE: less than 25% of roots will be pruned at tree #18.

ADDENDUM #2 TO ORIGINAL REPORT = PER CHRISTIAN BONNER, CITY ARBORIST MENLO PARK CA.

The following revisions to the arborist report are required:

a. Tree #2:

i. Tree was identified as a heritage size tree, to remain, in the original report and the report specified tree protection measures to be put in place for the heritage size trees.

ii. It appears there is a heritage tree removal permit for a 19.1" Coast Live Oak under HTR2015-00133.

1. This permit expired 10/19/16

a. If you would like to remove the tree:

i. Please request in writing to renew the removal permit to remove the tree OR

b. If you intend to keep the tree:

i. The damage done will need to be mitigated. Please have the arborist revise the report to specifically indicate how the root zone disturbance and soil compaction will be mitigated for tree #2, and include a timeline for when the mitigations are to be implemented.

b. Tree #4:

i. The vigor (health) of this tree declined from good to moderate. It was observed that there was a grade change in the tree protection zone. The damage from the root disturbance and soil compaction will need to be mitigated.

1. Please have the arborist revise the report to specifically indicate how the root zone disturbance and soil compaction will be mitigated for tree #4, and include a timeline for when the mitigations are to be implemented.

c. Tree #6:

i. The report does not specify whether the current vigor or form are fair. The City Arborist has indicated based on a brief site inspection that the condition was fair/poor. A change in grade was observed within the tree protection zone.

1. Please have the arborist revise the report to:

a. Specify the vigor and form;

b. Specifically indicate how the root zone disturbance and soil compaction will be mitigated for tree #6, and include a timeline for when the mitigations are to be implemented.

i. The reference to the "maintaining oak tree health" does not suffice as specific mitigations

i. [The City Arborist has provided the following examples of mitigations: woodchips, air spade to aerate the soil, stimulate growth with humic acid, conduct root collar excavation, return to original grade](#)

d. Next steps:

i. Submit revised report with mitigations and a timeline for when the mitigations are to be implemented to staff for review.

ii. If the mitigation measures are specific and sufficient, implement the immediate items and have the project arborist provide a letter indicating the mitigations are in place.

iii. If all the immediate mitigations are in place and the letter is sufficient, the final inspection can be scheduled and signed off on.

Larry Van Groningen

Bay Area Tree Specialists

Isa certified arborist LIC# we9151a

Phone: 408-679-7117



STAFF REPORT

Planning Commission

Meeting Date: 2/5/2018
Staff Report Number: 18-012-PC

Public Hearing: Use Permit/Joyce Dickerson/943 Lee Drive

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to partially demolish, remodel, and add first- and second-story additions and a basement to a single-family residence that would exceed 50 percent of the replacement value of the existing nonconforming structure 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 subject parcel is located on a substandard lot in the R-1-U (Single-Family Urban Residential) zoning district, at 943 Lee Drive. The project includes a proposal to prune a heritage tree by more than 25 percent, which requires approval of a heritage tree removal permit. 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 943 Lee Drive, a dead-end street located off of Valparaiso Avenue, between University Drive and Johnson Street. A location map is included as Attachment B. The subject parcel is surrounded on all sides by single-family homes that are also in the R-1-U zoning district. The surrounding area contains a mixture of one- and two-story homes.

Analysis

Project description

The existing residence is a legal non-conforming structure, with a right side setback of 4.7 feet where a minimum of five feet is required. This non-conformity is only at the front right of the residence, as the house is not completely parallel to the property line. The proposal includes the addition of a second floor, as well as the addition of a new attached one-car garage and interior modifications, that would exceed 50 percent of the replacement value of the existing nonconforming structure in a 12-month period, as discussed in the Valuation section. All of the areas of new construction would adhere to the setback requirements. The subject parcel's width and area fall below the respective minimums for the R-1-U zoning district, making the parcel substandard for the purposes of a two-story development. The proposal

would exceed 50 percent of the existing floor area and is considered equivalent to a new structure.

The proposed residence would have a floor area of 2,791.9 square feet where 2,800 square feet is the floor area limit (FAL) and a building coverage of 32.5 percent where 35 percent is the maximum permitted. The proposed residence would be a four-bedroom home. The first-story living space would feature an open floor kitchen and dining room area which connects to a family room, a lounge (living room), two bedrooms, and a front entry room. The proposal also includes the addition of a new one-car garage, attached to the main residence via a mud room. The second-story living space would be comprised of two bedrooms, both with attached bathrooms and closets. The master suite would include a lofted sitting room, which looks out over the front of the house. A small new basement would be added in the area under the new garage. The lightwell for the basement would adhere to the setback requirements, so use permit approval for setback excavation would not be required.

The house is proposed to be 25 feet in height at the highest ridge lines, well below the maximum permissible height of 28 feet. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter (which includes a summary of public outreach) are included as Attachments D and E, respectively.

Design and materials

The exterior finish would be a wood board and batten siding to match the existing. New wood horizontal lap siding is proposed in a lighter shade than the board and batten color. The new trim would also match the existing, with four-inch wood casing trim and eight-inch wood gable fascia. The gable ends would include wood detailing on gable peaks on the southwest elevation and northwest elevation. The windows would be double-hung, aluminum clad with wood interior gliders, with a white frame. The existing wood-framed door has three frosted lights and is a brick color. New doors are proposed to match existing with brick colored trim and frosted glass side lights. The garage door would be aluminum frame with frosted glass lights and a frame to match the trim of the house. The gutters would be k-style steel, and the roof would be composition asphalt, possibly with solar panels.

The designer states that the façade was designed to achieve proportionality, balance, and repetition of form. She and the owner also wanted to the structure to blend in with the neighborhood. Therefore, they used feedback from the neighbors to inform their design, which led to a modern farmhouse approach. The proposal has three steep, 12:12 pitched gables facing Lee Drive, which are intersected by 12:12 A-frame gables that sit on the first level's roof. The steep roof pitch would echo the adjacent right-side residence at 946 Lee Drive. The roof pitches would also result in lower side plate heights, helping reduce the sense of mass.

The proposal would comply with the daylight plane, with one intrusion which may be permitted on lots less than 10,000 square feet in size. The left side gable would intrude into the daylight plane 2.5 feet where 10 feet is the maximum permitted intrusion for this particular parcel. The length of the gable intrusion into the daylight plane would be five feet where 30 feet is the maximum permitted. Due to the fact that the side property lines and building walls are not parallel, some of the elevations and renderings include an envelope feature to show that the daylight plane and eave intrusions comply with the Zoning Ordinance limits. Five skylights are proposed.

Although the project would be a two-story residence, the upper level would be varied in its forms and would feature lower plate heights. As such, the perceived size of the residence would be limited. The siding variation and decorative elements like gable end trim and front porch would add visual interest. The applicant has also communicated with neighbors about the windows and privacy concerns, and has received positive feedback. Staff believes the design would be compatible with other residences along this street.

Valuation

To calculate the replacement and new construction costs on which the 50 percent limit 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 \$257,800, meaning that the applicant would be allowed to propose new construction and remodeling at the site totaling less than \$128,900 in any 12-month period. The City has determined that the value of the proposed work would be \$418,099. Based on this estimate, the project requires use permit approval by the Planning Commission, both for the addition of a second floor to a structure that is considered equivalent to a new structure on a substandard lot and for exceeding 50 percent of the replacement cost.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near the site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and pruning of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. All recommendations identified in the arborist report shall be implemented and will be ensured as part of the condition 3g.

There are seven heritage trees located on site and five non-heritage trees. No trees are proposed for removal. No new trees are proposed for planting. Pruning of over 25 percent of one of the existing heritage trees (#3, a coast live oak, codominant at the base) on the right side of the house is proposed because of its poor form and its proximity to the proposed construction. Under the Heritage Tree Ordinance, this amount of pruning requires a heritage tree removal permit. Upon conducting an independent review, the City Arborist noted that the remaining portion of the tree will survive as long as the other trunk of the tree is not removed at the base (the two stems are fused at the base). The City Arborist advised that, in addition to how the pruning must be completed for the health of the remaining portion of the tree, the tree specifications must include additional tree protection measures because the tree is very close to the house and to where the construction will occur. A project-specific condition (4a) for the arborist report to be updated with the City Arborist's recommendations has been included with the recommended actions (Attachment A).

Parking and circulation

The existing residence currently provides no covered or uncovered parking spaces, outside of the front or side setbacks. As a result, the building is legal non-conforming in terms of parking. This type of nonconformity may be permitted to remain (or be improved) as part of an expansion/remodeling project. As noted earlier, a one-car garage would be added, bringing the parking partially into compliance.

For the subject property, the relatively small parcel size and building footprint effectively limit the potential to bring the parking into full compliance. The existing driveway would continue to provide an unofficial parking space within the front setback, which would not meet the off-street parking requirement but which would provide some flexibility.

Correspondence

The applicant received three letters of support (Attachment G) from neighboring residences (two property owners and one tenant), which include the side neighbors directly to her south and north. Two of the neighbors expressed support of the design in general, while one stated support of the window design on his side. Attachment E further describes the applicant's own outreach.

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood. The modern farmhouse style of the proposed residence would be generally attractive and well-proportioned. Although the project would be a two-story residence, the massing of the upper level would be varied, with low plate heights. The siding would be varied, and decorative gable ends and a front porch would add visual interest. The new attached garage allows the project to have one conforming parking space, which is an improvement over the existing parking situation. 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. Correspondence

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

Cecilia Conley, Contract Assistant Planner

Report reviewed by:

Thomas Rogers, Principal Planner

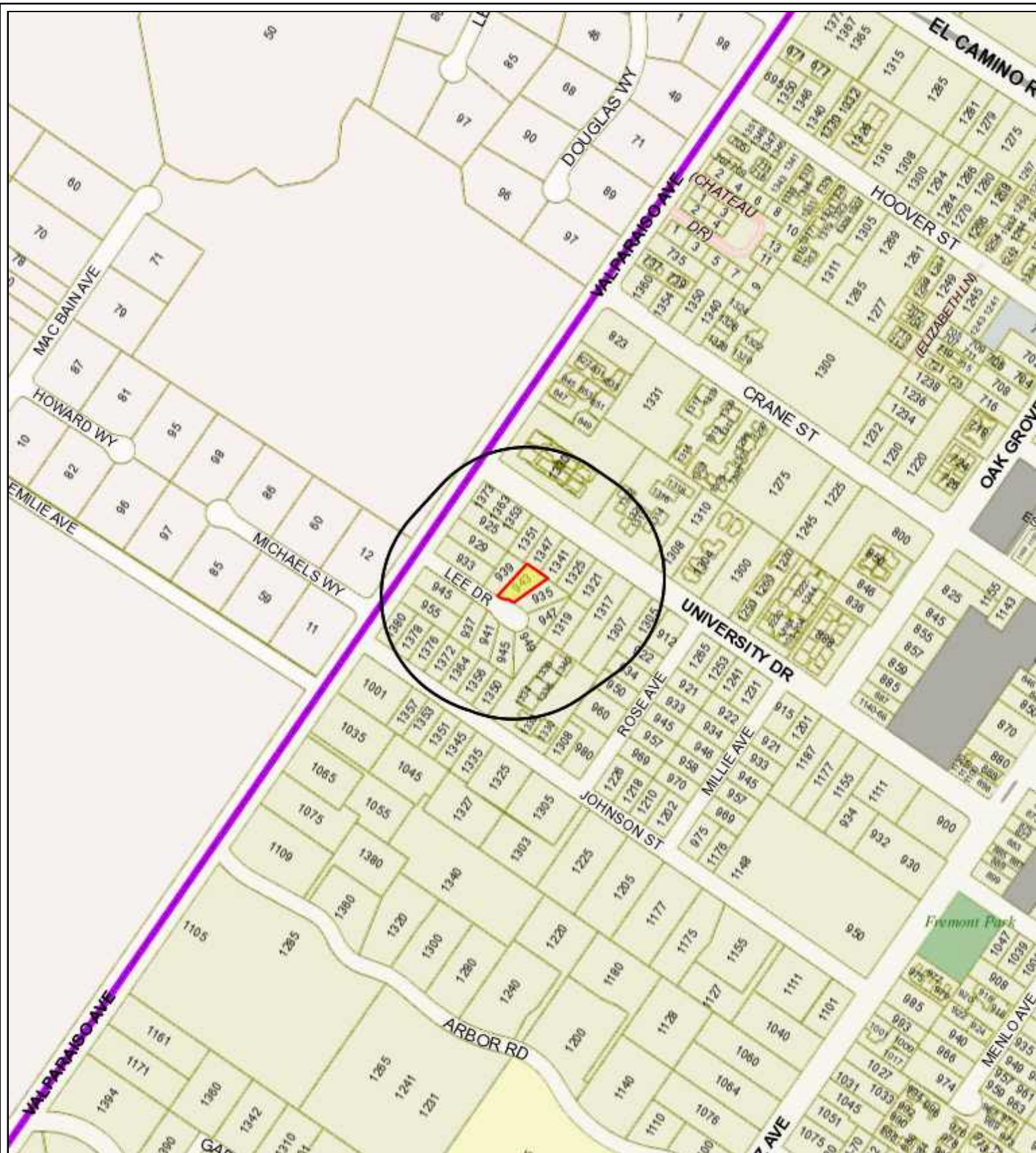
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943 Lee Drive – Attachment A: Recommended Actions

LOCATION: 943 Lee Drive	PROJECT NUMBER: PLN2017-00101	APPLICANT: Deborah Vieira	OWNER: Joyce Dickerson
PROPOSAL: Request for a use permit to partially demolish, remodel, and add a second story addition and basement to a single-family residence that would exceed 50 percent of the replacement value of the existing value of the existing nonconforming structure 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 subject parcel is located on a substandard lot in the R-1-U (Single-Family Urban Residential) zoning district. As part of the proposed project, one heritage tree is proposed for over 25 percent pruning.			
DECISION ENTITY: Planning Commission	DATE: February 5, 2018	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 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: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Deborah Vieira Design, consisting of 14 plan sheets, dated received January 22, 2018, and approved by the Planning Commission on February 5, 2018, 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. 			

943 Lee Drive – Attachment A: Recommended Actions

LOCATION: 943 Lee Drive	PROJECT NUMBER: PLN2017-00101	APPLICANT: Deborah Vieira	OWNER: Joyce Dickerson
PROPOSAL: Request for a use permit to partially demolish, remodel, and add a second story addition and basement to a single-family residence that would exceed 50 percent of the replacement value of the existing value of the existing nonconforming structure 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 subject parcel is located on a substandard lot in the R-1-U (Single-Family Urban Residential) zoning district. As part of the proposed project, one heritage tree is proposed for over 25 percent pruning.			
DECISION ENTITY: Planning Commission	DATE: February 5, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ul style="list-style-type: none"> 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 Kielty Arborist Services LLC dated November 20, 2017. <p>4. Approve the use permit subject to the following project-specific conditions:</p> <ul style="list-style-type: none"> a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a revised arborist report with a detailed assessment of the heritage coast live oak (#3) that is proposed for pruning of over 25 percent, including how the proposed pruning shall be completed for the health of the remaining portion of the tree, as well as additional tree protection measures required due to the tree's proximity to the house, subject to the review and approval of the Planning Division and City Arborist. 			



City of Menlo Park
 Location Map
 943 Lee Drive



Scale: 1:4,000

Drawn By: CLC

Checked By: THR

Date: 2/5/2018

Sheet: 1

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	5,633.0 sf	5,633.0 sf	7,000.0 sf min.
Lot width	46.2 ft.	46.2 ft.	65.0 ft. min.
Lot depth	108.8 ft.	108.8 ft.	100.0 ft. min.
Setbacks			
Front	20.0 ft.	30.8 ft.	20.0 ft. min.
Rear	20.9 ft.	20.9 ft.	20.0 ft. min.
Side (left)	5.0 ft.	5.3 ft.	5.0 ft. min.
Side (right)	4.7 ft.	4.7 ft.	5.0 ft. min.
Building coverage	1,832.1 sf 32.5 %	1,450.0 sf 25.7 %	1,971.6 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,791.9 sf	1,420.2 sf	2,800 sf max.
Square footage by floor	420.5 sf/basement 1,518.1 sf/1 st floor 1,048.1 sf/2 nd floor 225.7 sf/garage 88.3 sf/overhang	1,289.0 sf/1 st floor 161.0 sf/accessory structures 195.2 sf/overhang	
Square footage of buildings	3,300.7 sf	1,645.2 sf	
Building height	25.0 ft.	15.3 ft.	28.0 ft. max.
Parking	1 covered	0 covered or uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 7	Non-Heritage trees: 5	New Trees: 0
	Heritage trees proposed for removal: 0*	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 12
*Pruning of over 25% of one of the existing heritage trees is proposed, which requires a heritage tree removal permit			

DICKERSON RESIDENCE

943 LEE DRIVE MENLO PARK, CA



PROJECT DATA

OVERVIEW: 1056 SF SECOND LEVEL ADDITION OF 2 BR/2 BA; 454.8 SF FIRST LEVEL GARAGE, ENTRY, & UTILITY ADDITION; 420.5 SF BASEMENT ADDITION BENEATH GARAGE; NEW FRONT PORCH

APN: 071-082-110

LOT AREA: 5633 SF

ZONING: R1U

NOT A FLOOD ZONE, HISTORIC ZONE

OCCUPANCY: R3 SINGLE FAMILY DWELLING UNIT

CONSTRUCTION TYPE: V-B

AUTOMATIC FIRE SPRINKLERS: NO

ALLOWED FLOOR AREA LIMIT: 2800 SF

EXISTING FLOOR AREA: 1420.2 SF

PROPOSED FLOOR AREA: 2791.9 SF

SETBACKS:
 FRONT SETBACK 20'
 SIDE SETBACK 5'
 REAR SETBACK 20'

MAXIMUM BUILDING HEIGHT: 28'
 PROPOSED BUILDING HEIGHT: 25'

MAXIMUM COVERAGE (2 STORY): 35% = 1971.6 SF

EXISTING BUILDING COVERAGE: 1645.2 SF; 28.25%

PROPOSED BUILDING COVERAGE: 1832.1 SF; 32.5%

PLANSET REFERENCE

- A001 EXISTING & PROPOSED SITE PLANS, PROJECT DATA
- A002 SITE PLAN
- A003 EXISTING/PROPOSED FLOOR PLANS
- A004 FRONT, REAR ELEVATIONS
- A005 SIDE ELEVATIONS
- A006 SQUARE FOOTAGE CALCULATIONS
- A007 NON-CONFORMING SHEET/FIRST FLOOR DEMO PLAN
- A008 CEILING PLAN
- A009 DAYLIGHT PLANE
- A010 EXISTING ROOF
- A011 PROPOSED ROOF
- A012 SECTIONS
- A013 TOPOGRAPHIC AND BOUNDARY SURVEY
- A014 ARBORIST REPORT

TEAM

SURVEYOR:
 DMG ENGINEERING
 30 OAKVUE COURT
 PLEASANT HILL, CA 94523

PHONE: 925-787-0463
EMAIL: DMGENGINEERING@SBGLOBAL.NET

GEOTECHNICAL ENGINEER:
 ROMIG ENGINEERS
 1390 EL CAMINO REAL,
 2ND FLOOR
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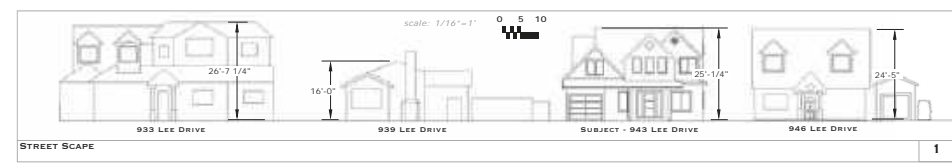
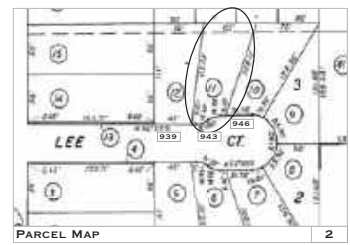
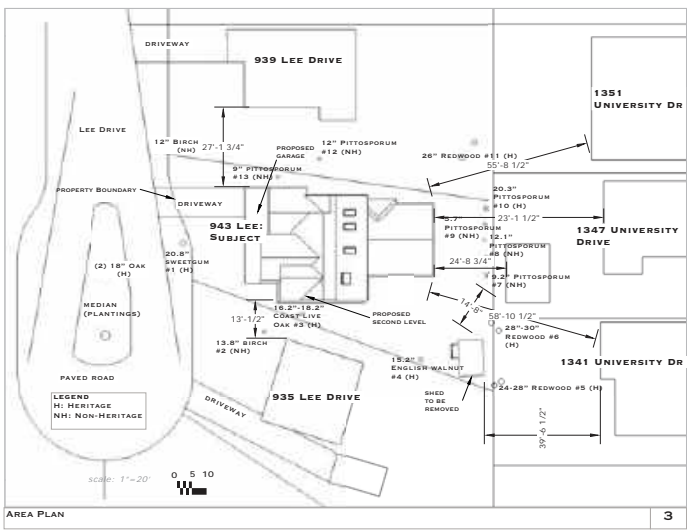
PHONE: 650-591-5224 EXT. 30
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STRUCTURAL ENGINEER:
 MORRIS-SHAFFER ENGINEERING
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 SAN CARLOS, CA 94070

PHONE: 650-595-2973
EMAIL: SARAS@MORRISSENG.COM

ENERGY CONSULTANT:
 CARSTAINS ENERGY
 PO BOX 4736
 SAN LUIS OBISPO, CA 93403

PHONE: 805-904-9048
EMAIL: TITLE24@YAHOO.COM

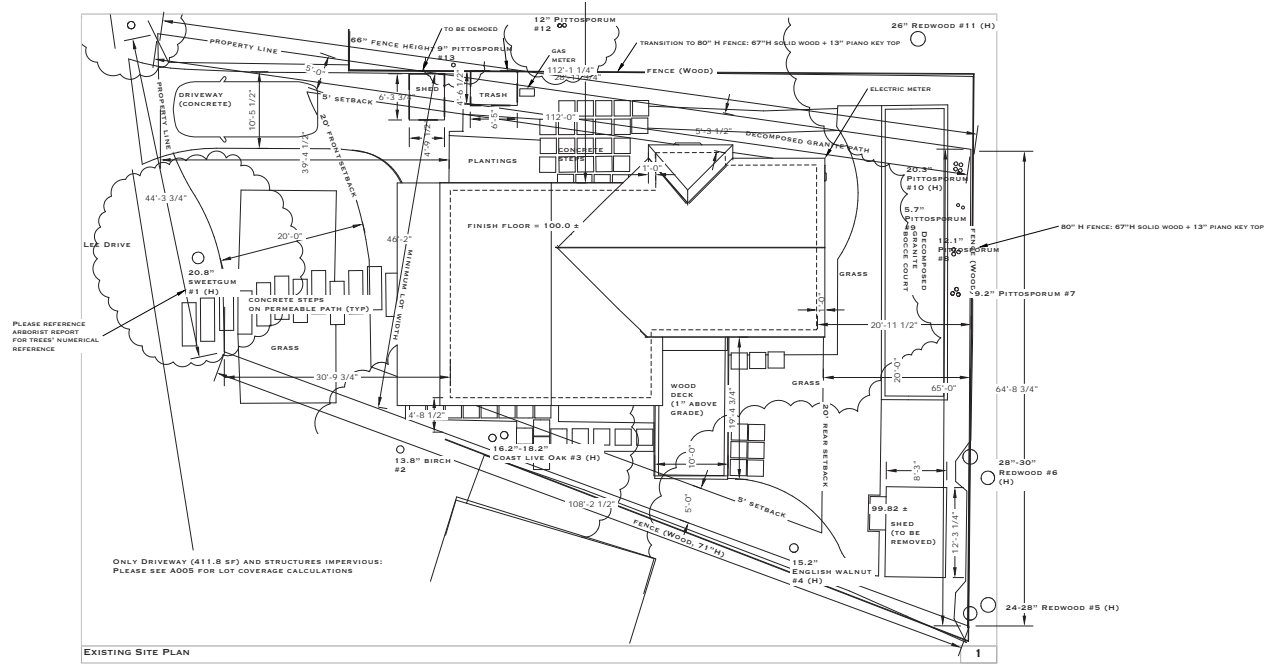


TRACKING
2/8/17: TWO LAYOUTS
5/8/17: PLANS, REDUCE BASEMENT
7/10/17: PLANNING PRESUBMISSION MTS
9/18/17: REVISED DIRECTION PLANS
11/27/17: PLANNING RESUBMISSION
12/11/17: PLANNING RESUBMISSION 2
TITLE: PLANNING RESUBMISSION 3

Deborah Quinn Design
 RESIDENTIAL DESIGN SERVICES
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DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

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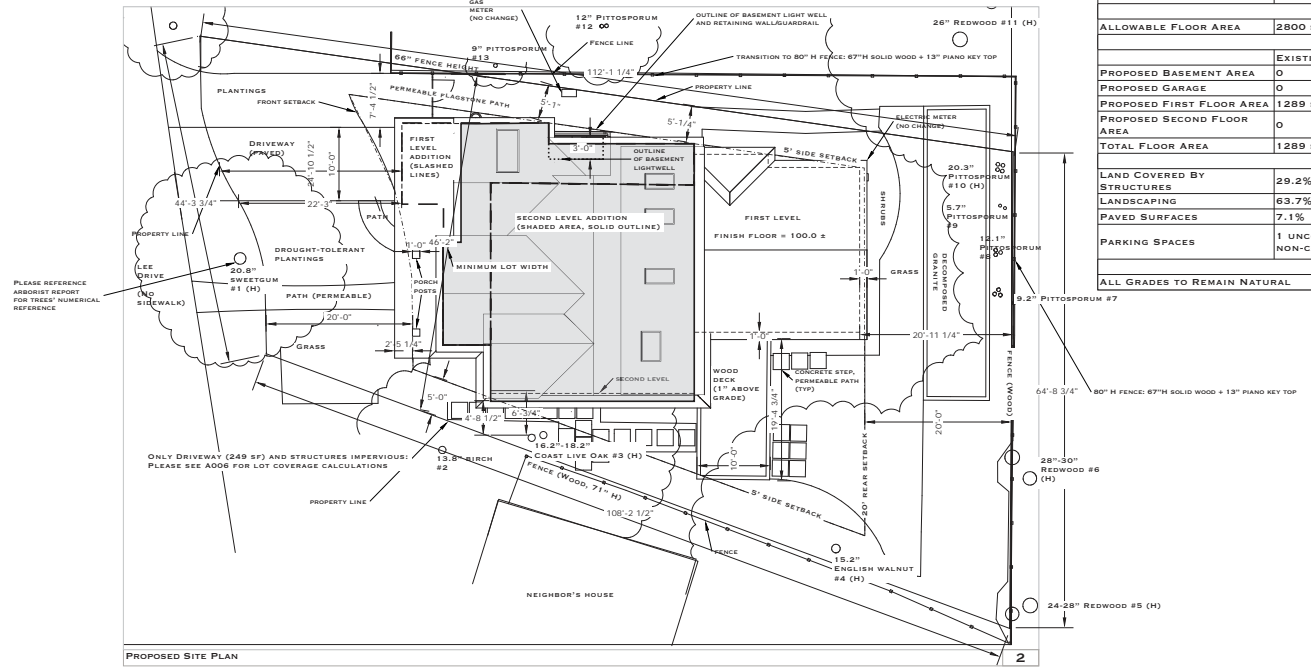


EXISTING SITE PLAN

scale: 1/8"=1'

SITE ANALYSIS
ZONING R-1-U

LOT AREA	5633 SF	
ALLOWABLE FLOOR AREA	2800 SF	
PROPOSED BASEMENT AREA	EXISTING	PROPOSED
PROPOSED GARAGE	0	225.7
PROPOSED FIRST FLOOR AREA	1289 SF	1518.1
PROPOSED SECOND FLOOR AREA	0	1048.1 SF
TOTAL FLOOR AREA	1289 SF	2791.9 SF
LAND COVERED BY STRUCTURES	29.2%	32.5%
LANDSCAPING	63.7%	63.1%
PAVED SURFACES	7.1%	4.4%
PARKING SPACES	1 UNCOVERED, NON-CONFORMING	1 COVERED + 1 UNCOVERED, NON-CONFORMING
ALL GRADES TO REMAIN NATURAL		



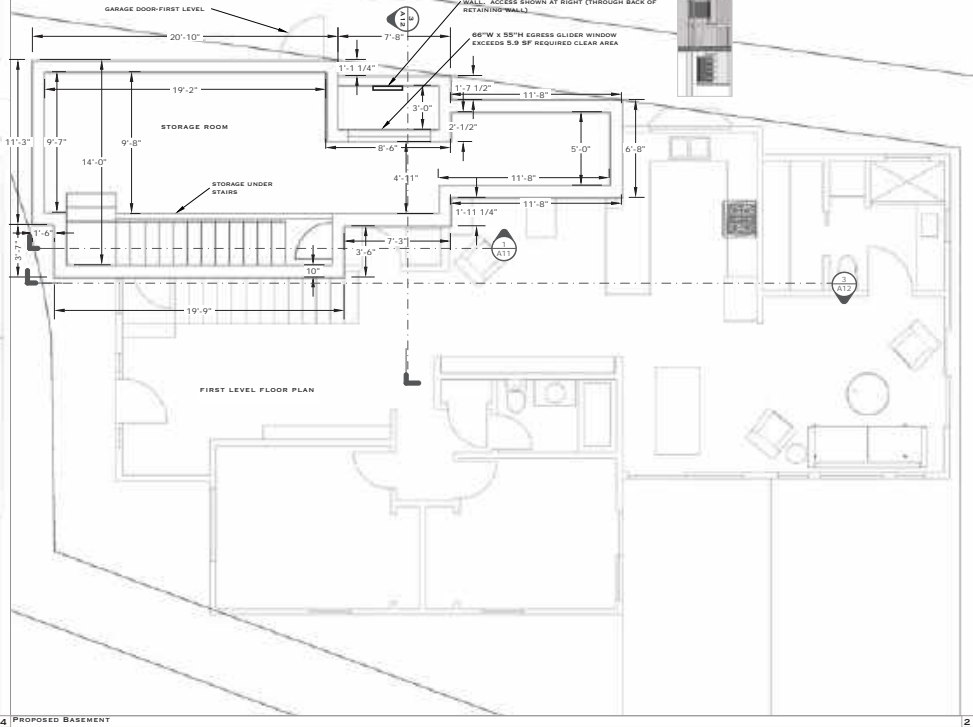
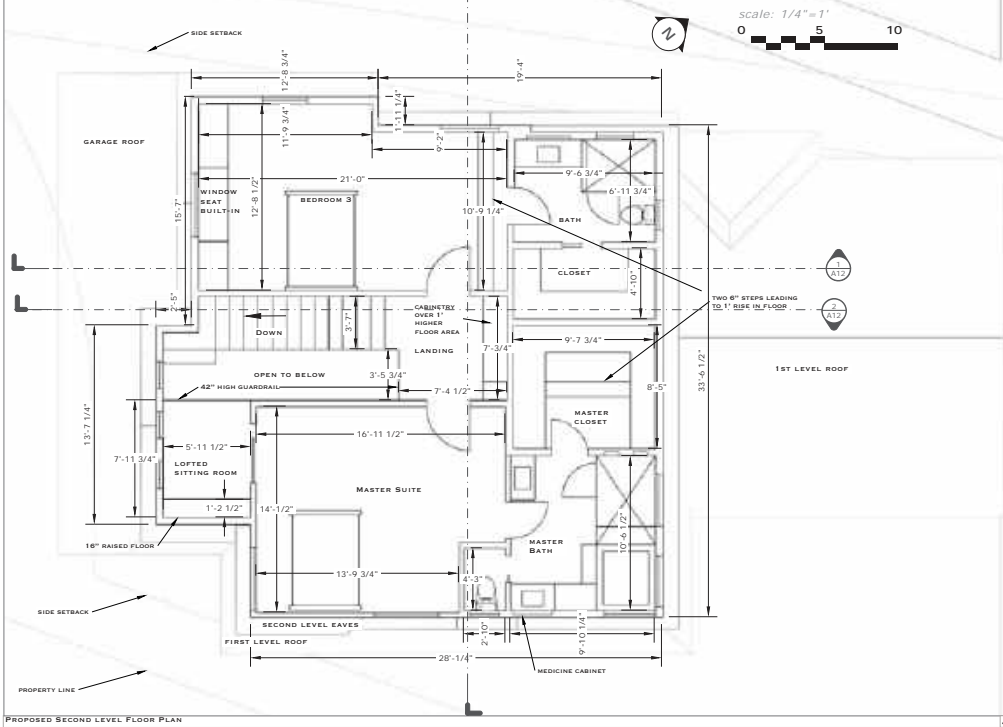
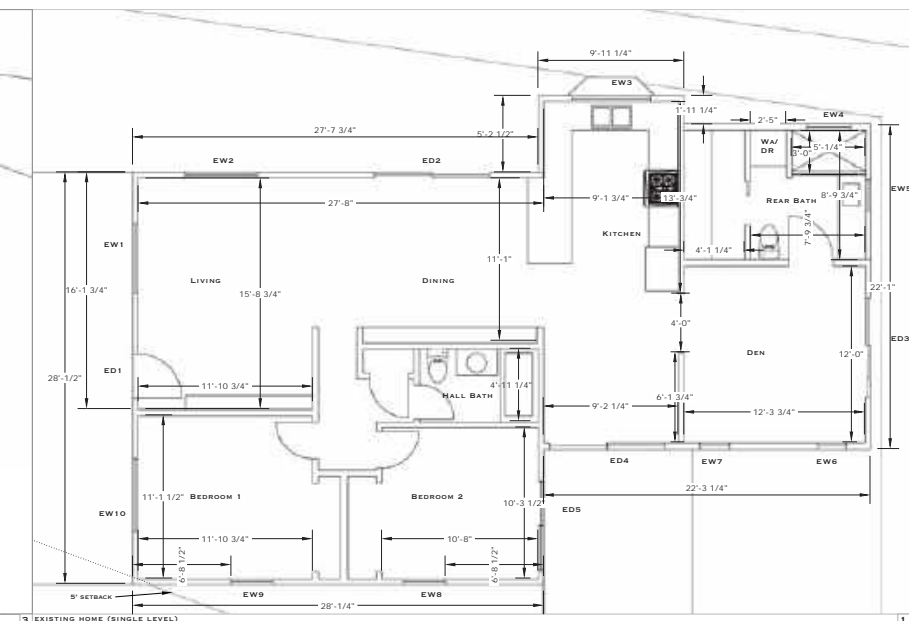
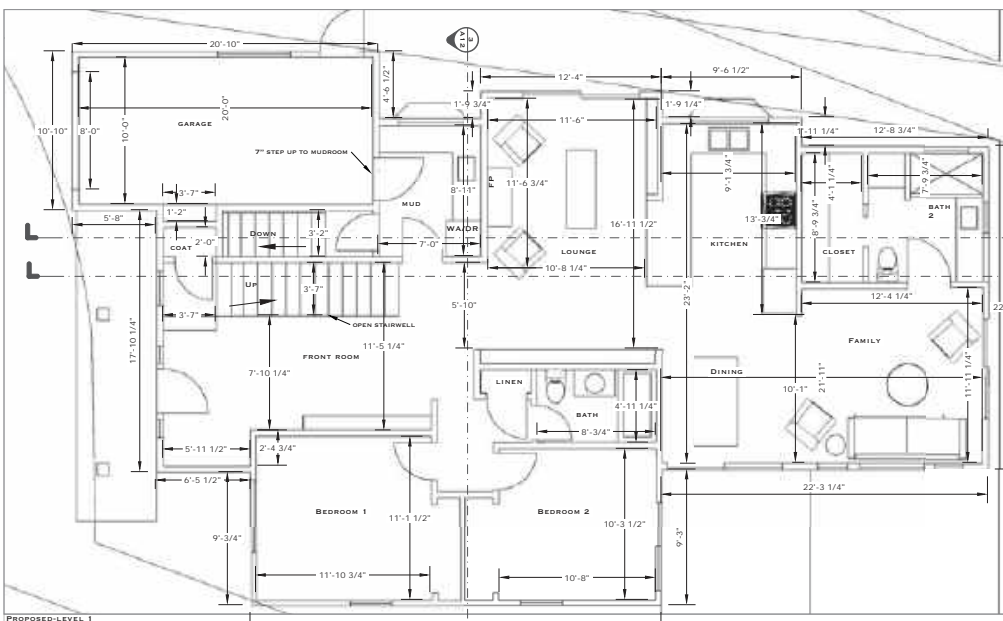
PROPOSED SITE PLAN

TRACKING
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5/6/17: PLANS, REDUCE BASEMENT
7/10/17: PLANNING RESUBMISSION MIS
9/15/17: REVISED DIRECTION PLAN
11/27/17: PLANNING RESUBMISSION
12/11/17: PLANNING RESUBMISSION 2
1/17/18: PLANNING RESUBMISSION 3

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DICKERSON RESIDENCE:
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PARCEL # 071-082-110

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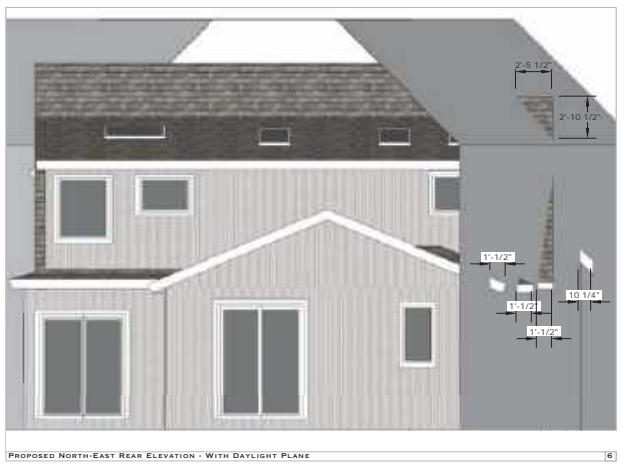
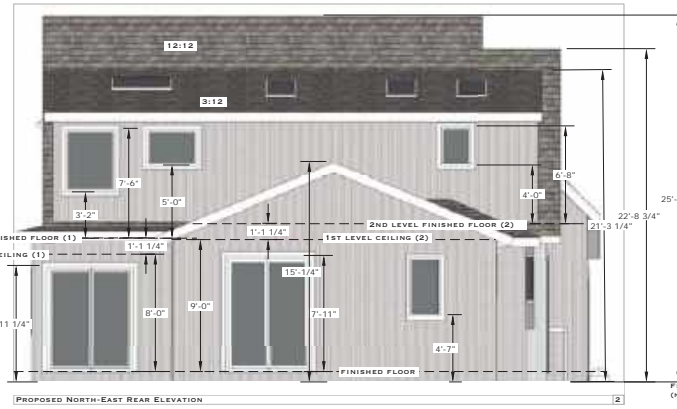
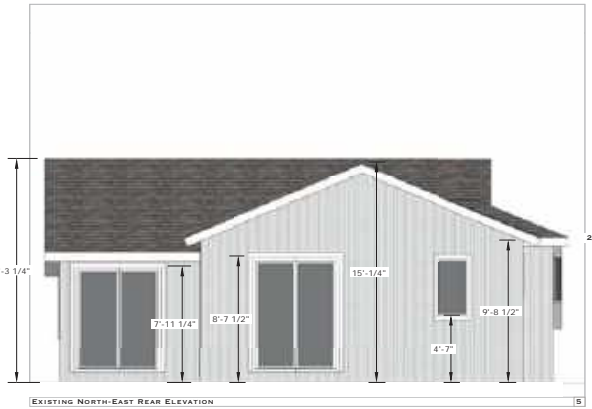
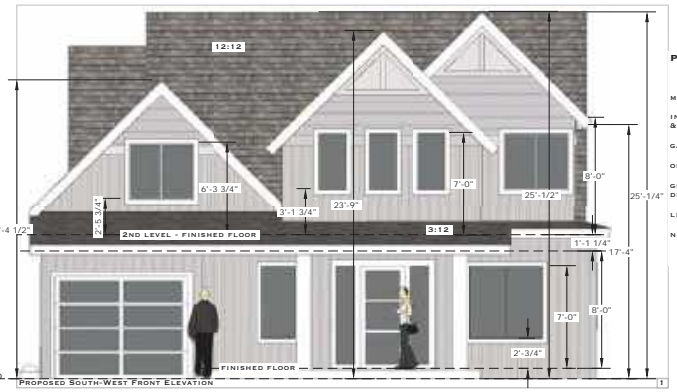
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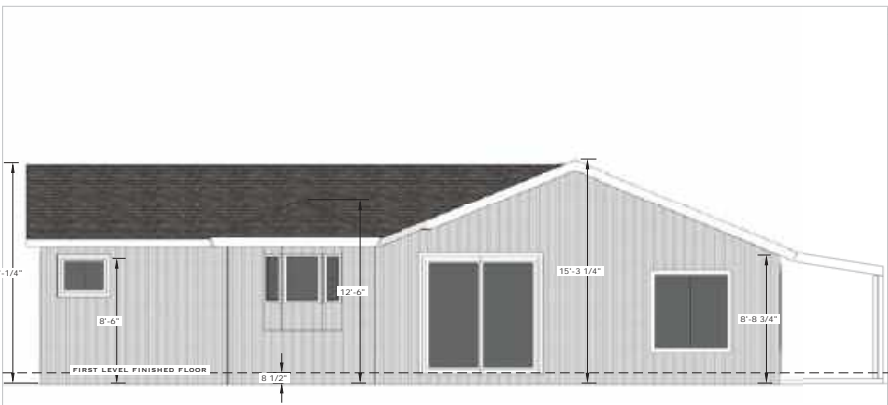
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 7/10/17: PLANNING PRESUBMISSION MTS
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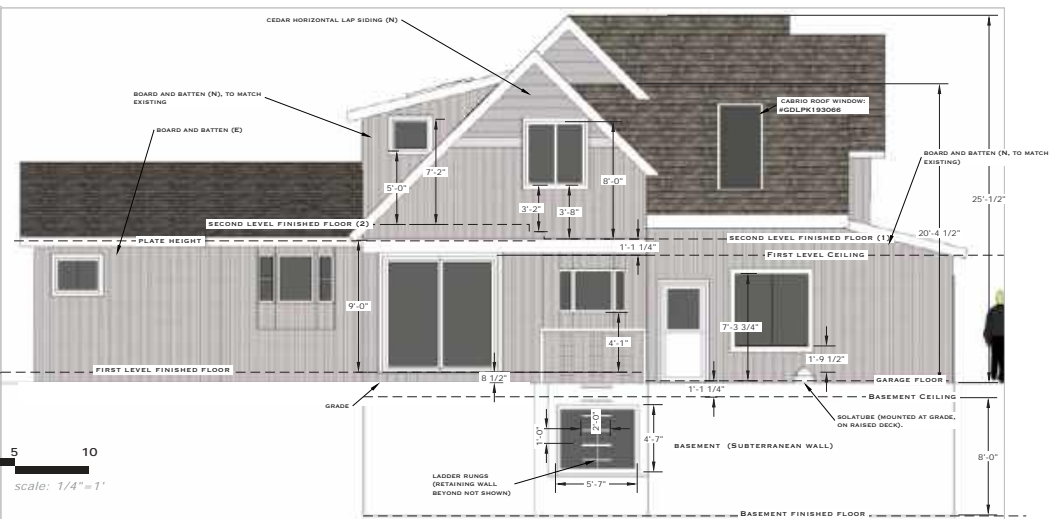
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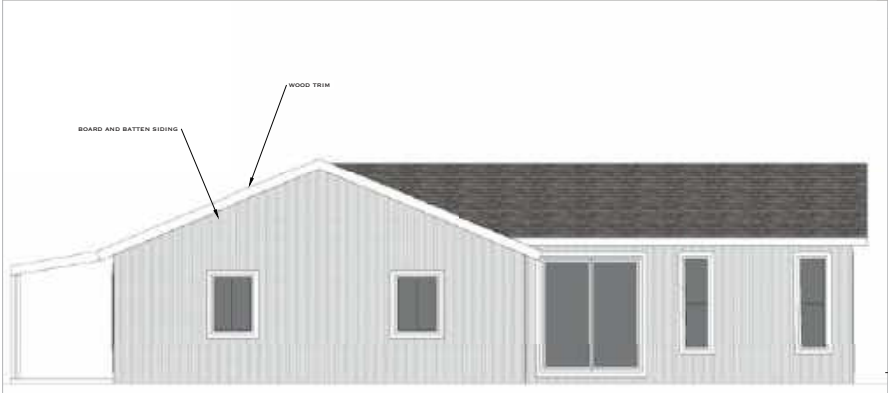




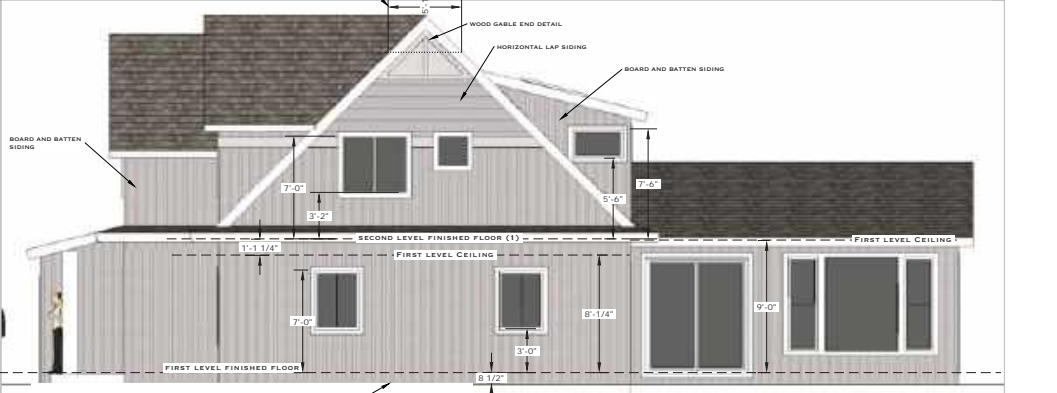
EXISTING NORTH-WEST SIDE ELEVATION



PROPOSED NORTH-WEST SIDE ELEVATION



EXISTING SOUTH-EAST SIDE ELEVATION



PROPOSED SOUTH-EAST SIDE ELEVATION



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scale: 1/4" = 1'

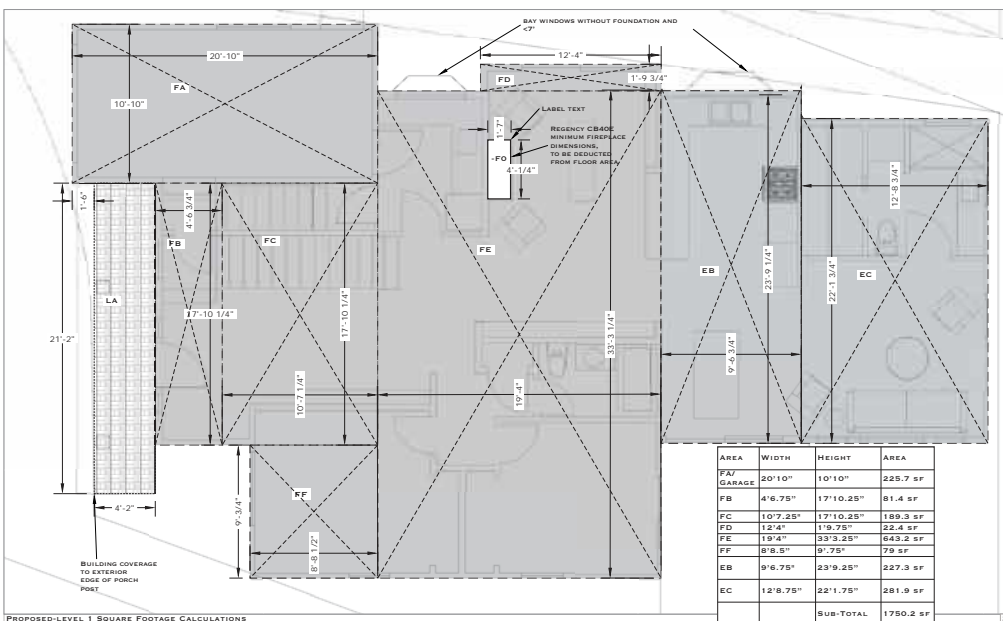
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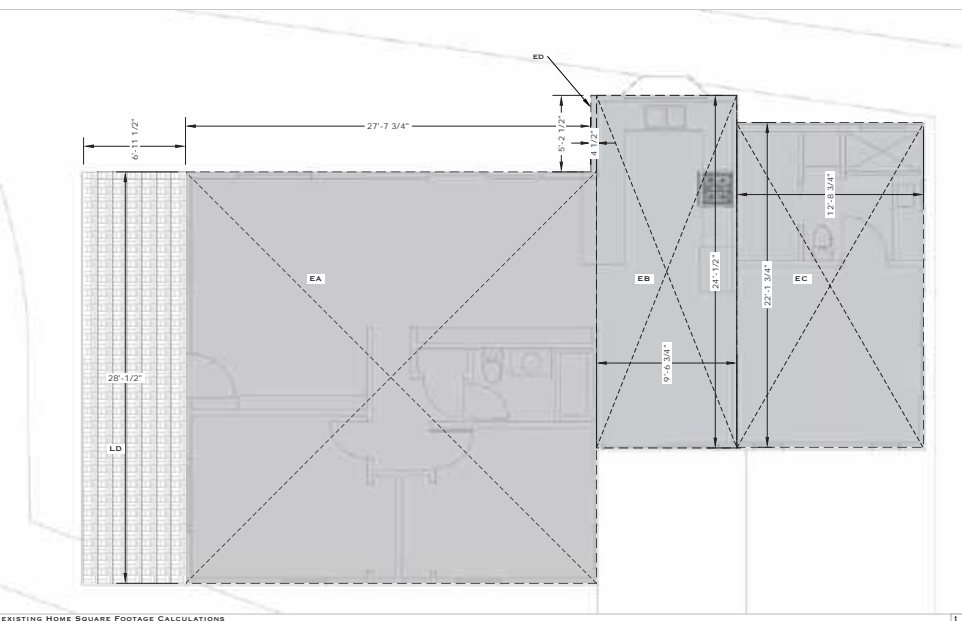
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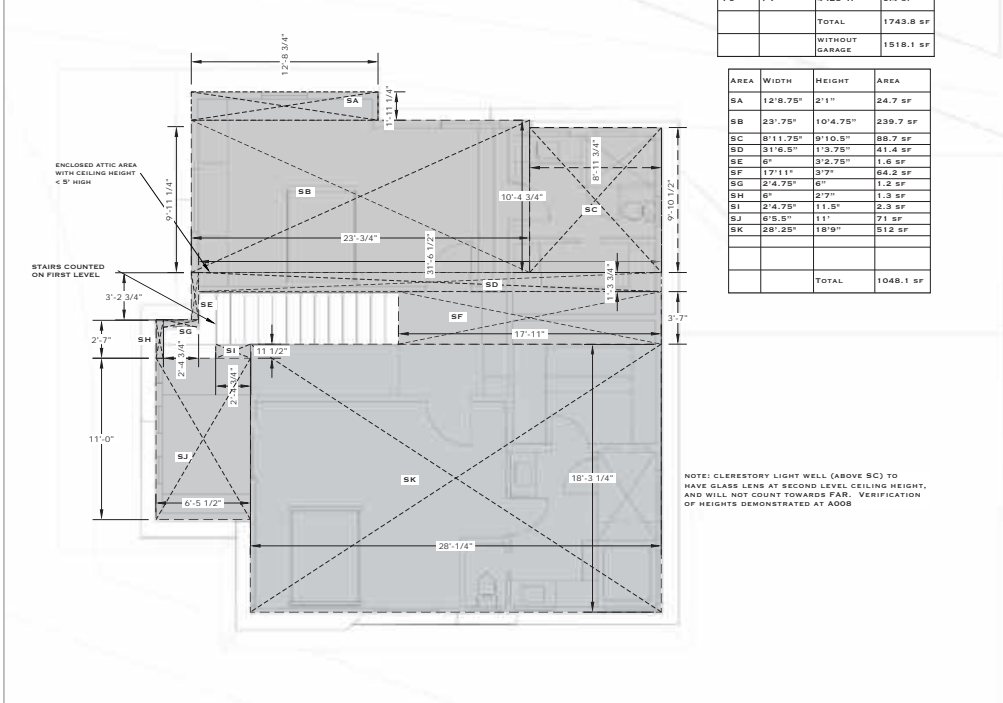
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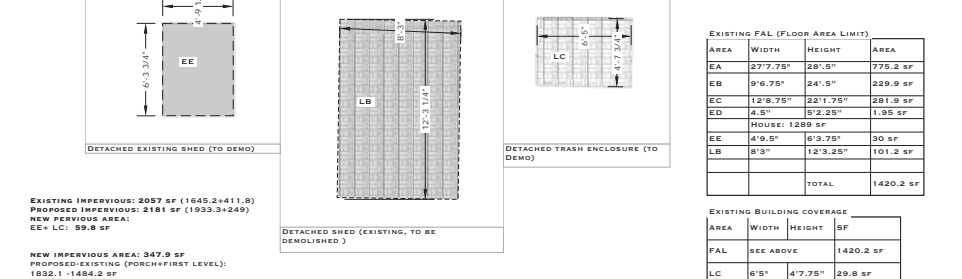
3 PROPOSED LEVEL 1 SQUARE FOOTAGE CALCULATIONS



3 EXISTING HOME SQUARE FOOTAGE CALCULATIONS



4 PROPOSED LEVEL 2 SQUARE FOOTAGE CALCULATIONS



4 PROPOSED BASEMENT SQUARE FOOTAGE CALCULATIONS

NOTE: CLERESTORY LIGHT WELL (ADJACENT TO SK) TO HAVE GLASS LENS AT SECOND LEVEL CEILING HEIGHT, AND WILL NOT COUNT TOWARDS FAR. VERIFICATION OF HEIGHTS DEMONSTRATED AT ADD.

EXISTING IMPERVIOUS: 2057 SF (1645.2+411.8)
 PROPOSED IMPERVIOUS: 2181 SF (1933.3+249)
 NEW IMPERVIOUS AREA:
 EE+LC: 59.8 SF
 NEW IMPERVIOUS AREA: 347.9 SF
 PROPOSED EXISTING (PORCH+FIRST LEVEL):
 1832.1-1484.2 SF

EXISTING FAL (FLOOR AREA LIMIT)

AREA	WIDTH	HEIGHT	AREA
EA	27'7.75"	28'5"	775.2 SF
EB	9'6.75"	24'5"	239.9 SF
EC	12'6.75"	22'1.75"	281.9 SF
ED	4'5"	5'2.25"	1.95 SF
HOUSE: 1289 SF			
EE	4'9.5"	6'3.75"	30 SF
LB	8'3"	12'3.25"	101.2 SF
TOTAL			1420.2 SF

EXISTING BUILDING COVERAGE

AREA	WIDTH	HEIGHT	SF
FAL	SEE ABOVE		1420.2 SF
LC	6'5"	4'7.5"	29.8 SF
LD	6'11.5"	28'5"	195.2 SF
TOTAL			1645.2 SF

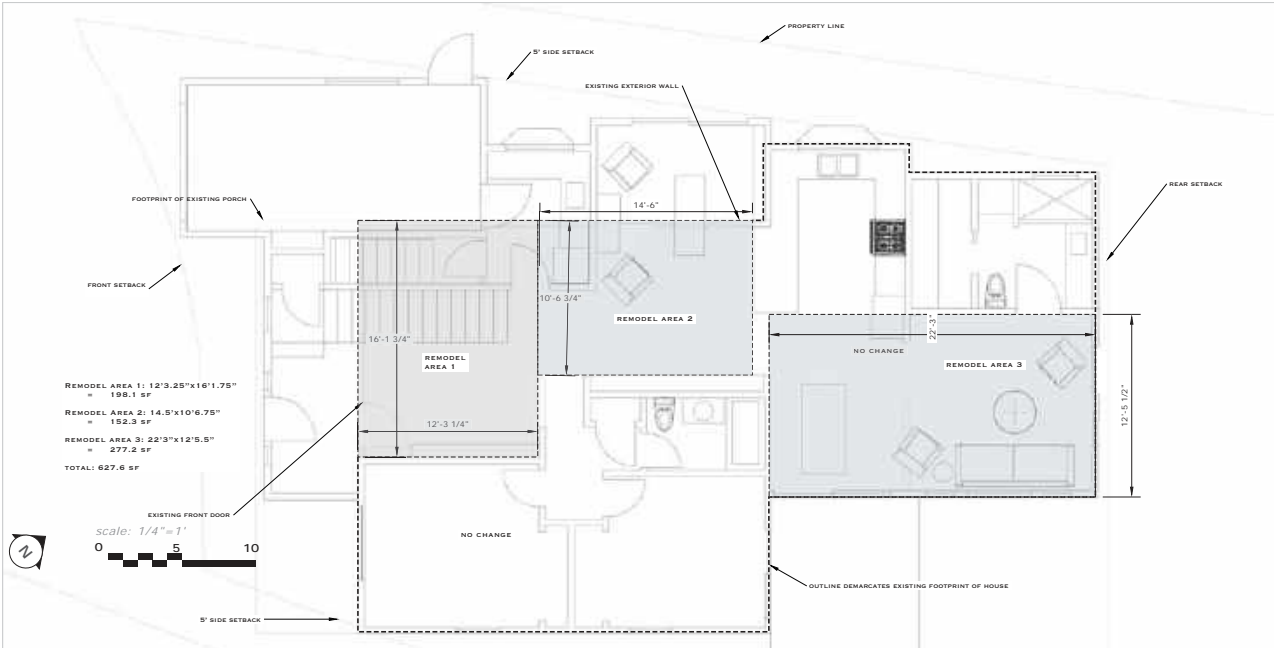
PROPOSED FAL

AREA	WIDTH	HEIGHT	SF
GARAGE	CALCS AT LEFT		225.7 SF
FIRST			1518.1 SF
SECOND	CALCS AT LEFT		1048.1 SF
BASEMENT	DOESN'T COUNT TOWARDS FAL		
TOTAL			2791.9 SF

PROPOSED BUILDING COVERAGE

AREA	WIDTH	HEIGHT	SF
LA	4'2"	21'2"	88.3 SF
HOME			1743.8 SF
TOTAL			1832.1 SF

NOTE: DETACHED SHED (LB) TO BE DEMOLISHED



NONCONFORMING STRUCTURE - NEW WEAIR FRAME CALCULATION

Address: 943 Lee Drive
 Case No: 2017-0001
 80% of Existing Value: \$125,000.00
 75% of Existing Value: \$118,750.00
 Value of Proposed Project: \$414,000.00 30%

Existing Development

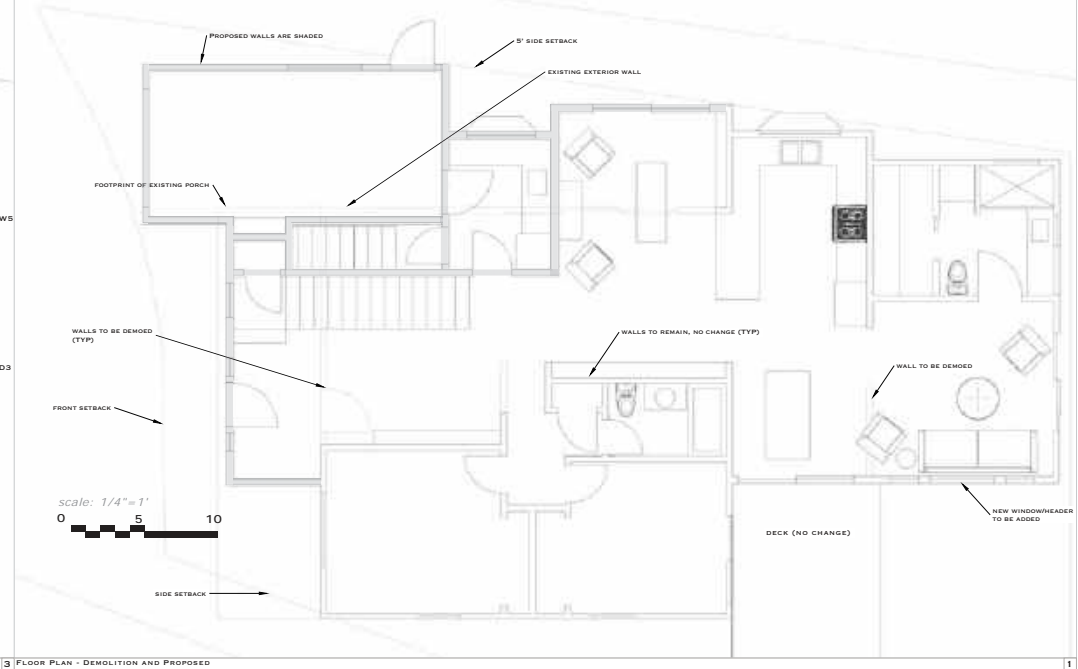
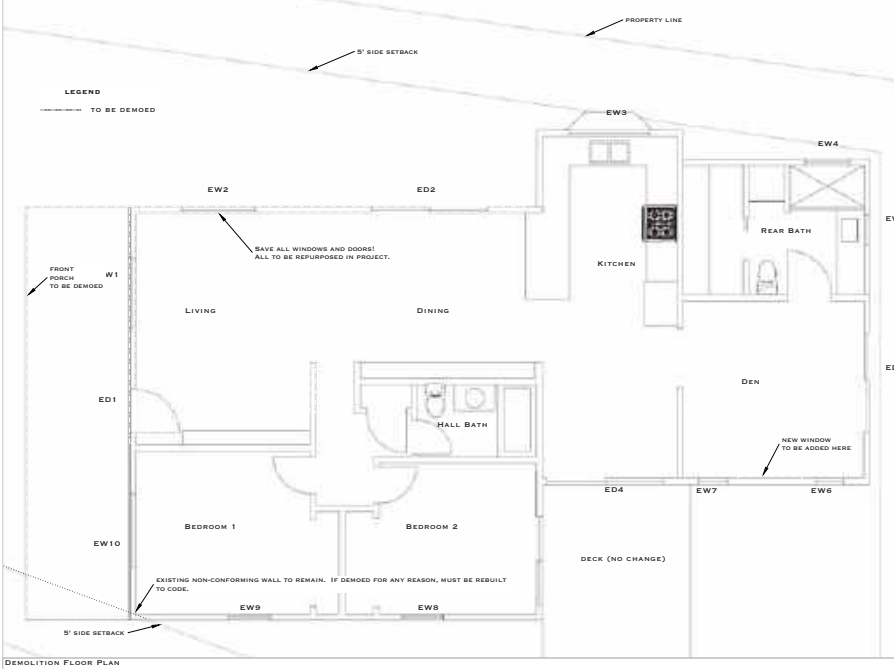
Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Remodel of Porch	700 sq ft	\$120,000.00	\$120,000.00
Remodel of Deck	4 sq ft	\$200,000.00	\$80,000.00
Existing Addition	1 sq ft	\$100,000.00	\$60,000.00
Existing Garage	1 sq ft	\$70,000.00	\$60,000.00
Total	1000	\$390,000.00	\$320,000.00

Note: This calculation is for informational purposes only. It does not constitute a guarantee of value or a prediction of the market value of the property. The value of the property is determined by the market.

Proposed Development

Proposed Development Type	Square Footage	Construction Cost	Development Value
Remodel of Living Room	1,000 sq ft	\$1,000,000.00	\$600,000.00
Remodel of Kitchen	500 sq ft	\$500,000.00	\$300,000.00
Remodel of Bedroom	1,000 sq ft	\$1,000,000.00	\$600,000.00
Remodel of Bathroom	500 sq ft	\$500,000.00	\$300,000.00
Remodel of Deck	500 sq ft	\$500,000.00	\$300,000.00
Total	3,500	\$3,500,000.00	\$2,100,000.00

REMODELED AREA PLAN 2



3 FLOOR PLAN - DEMOLITION AND PROPOSED 1

TRACKING

2/28/17: TWO LAYOUTS
 5/24/17: PLANS, REDUCE BASEMENT
 9/14/17: REVISED DIRECTION PLANS
 11/27/17: PLANNING REVISIONS
 12/11/17: PLANNING REVISIONS 2
 1/16/18: PLANNING REVISIONS 3

Deborah Quinn Design
 RESIDENTIAL DESIGN SERVICES
 650-504-0992 | 650-504-0992 | dquinn@quinnquinn.com | www.deborahquinn.com

DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

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07

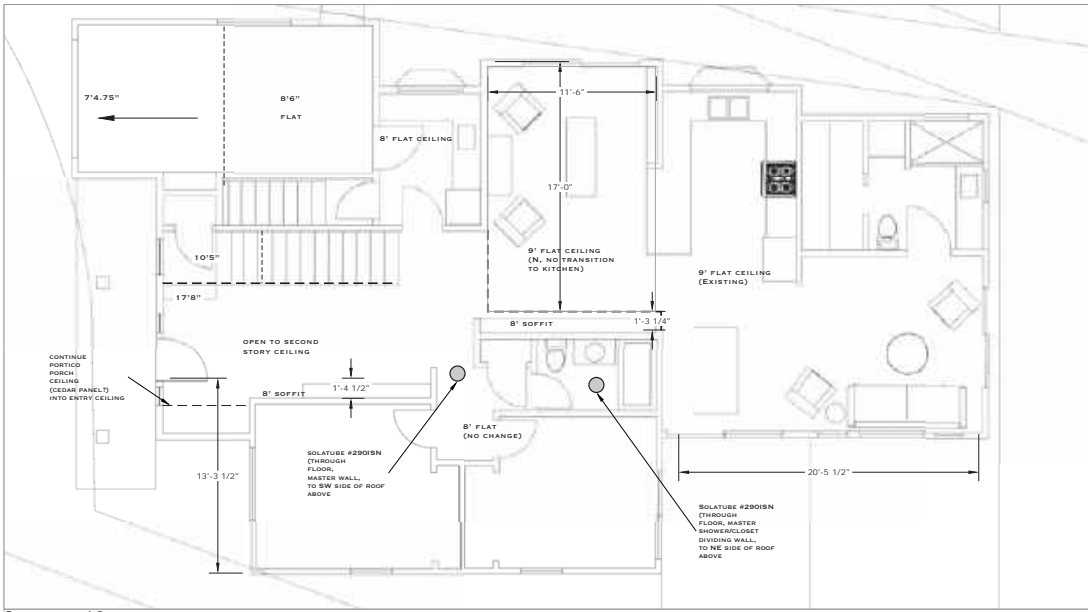
TRACKING

2/5/17: TWO LAYOUTS
5/8/17: PLANS,
REDUCE BASEMENT
3/10/17: PLANNING
PRESUBMISSION MTS
9/18/17: REVISED
DIRECTION PLANS
11/22/17: PLANNING
RESUBMISSION
12/11/17: PLANNING
RESUBMISSION 2
1/18/17: PLANNING
RESUBMISSION 3

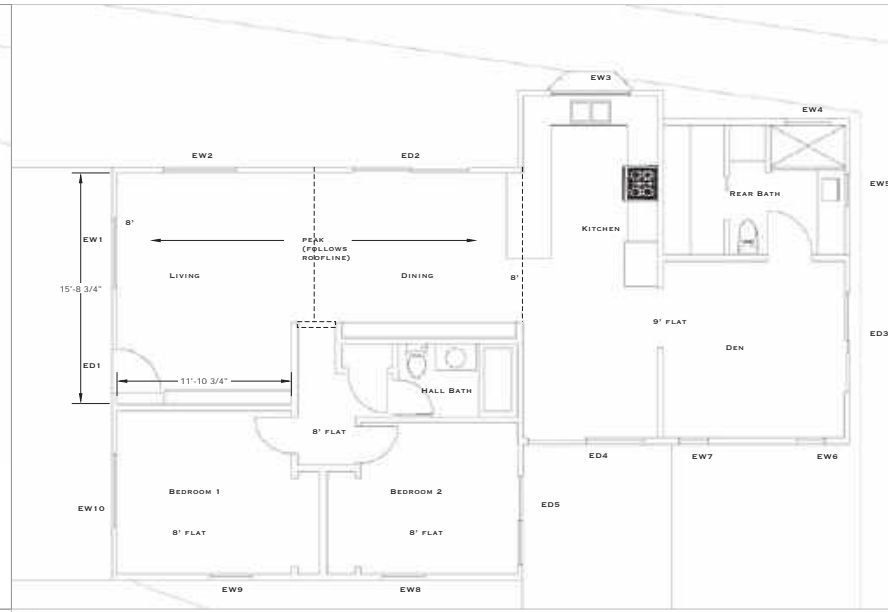
Deborah Quinn Design
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www.deborahquindesign.com | www.deborahquindesign.com
650-504-0992 | de.quinn@deborahquindesign.com | 650-504-0992

DICKERSON RESIDENCE:
943 LEE DRIVE
MENLO PARK CA 94025
PARCEL # 071-082-110

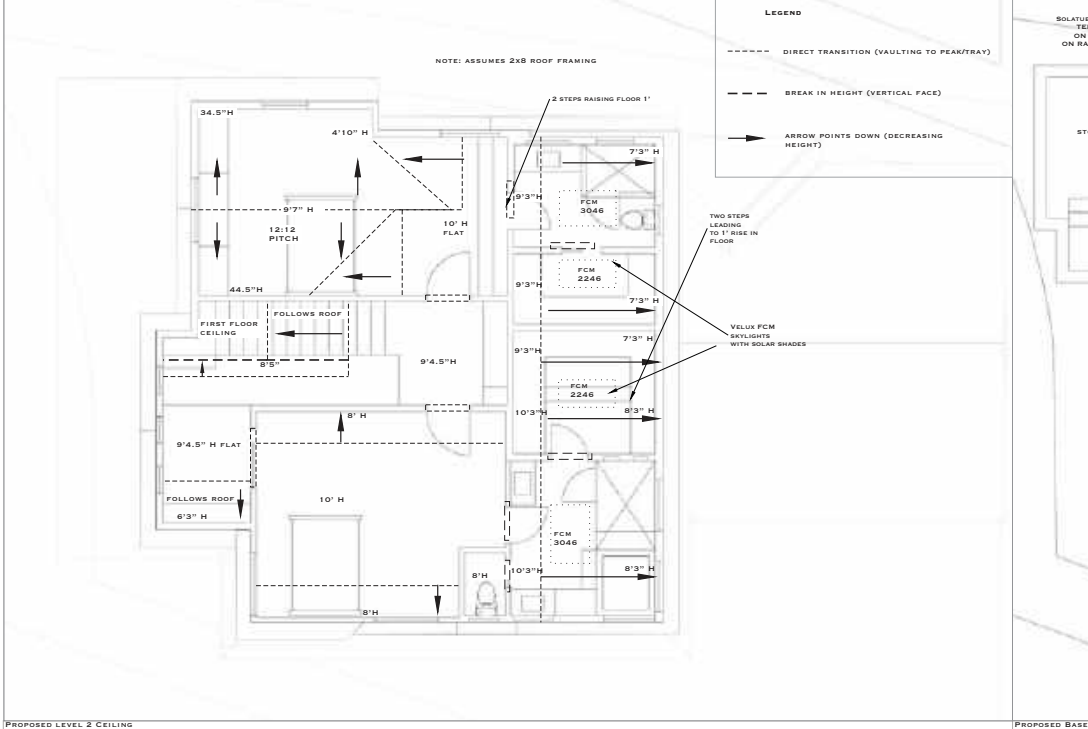
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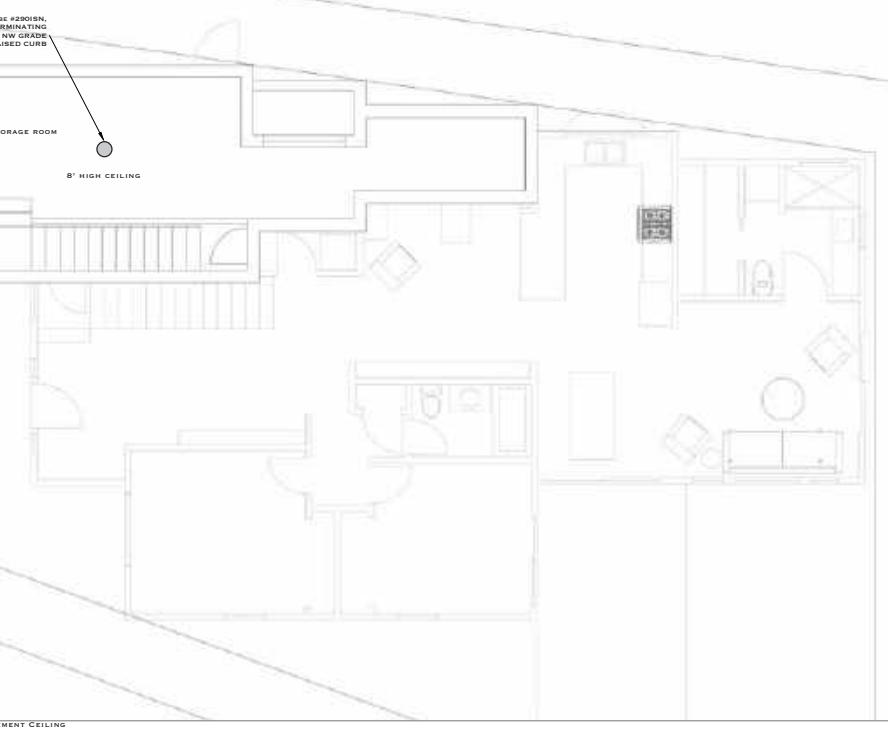
PROPOSED LEVEL 1 CEILING



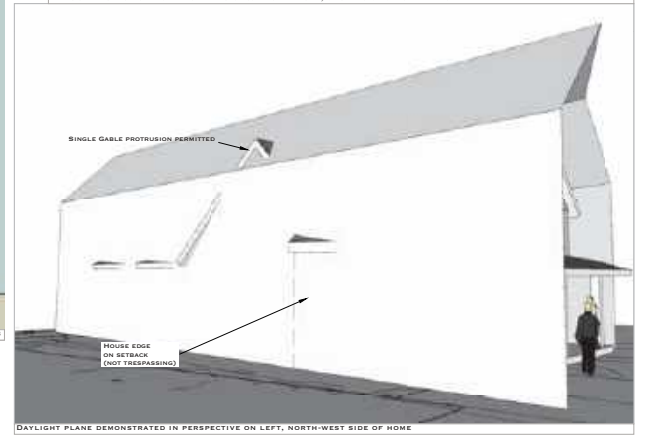
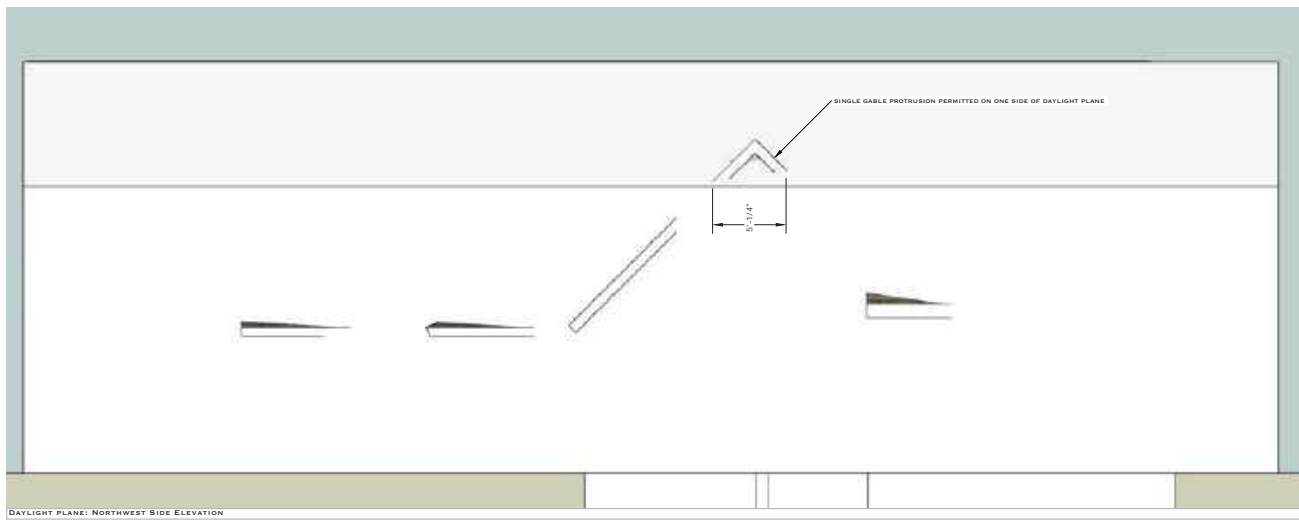
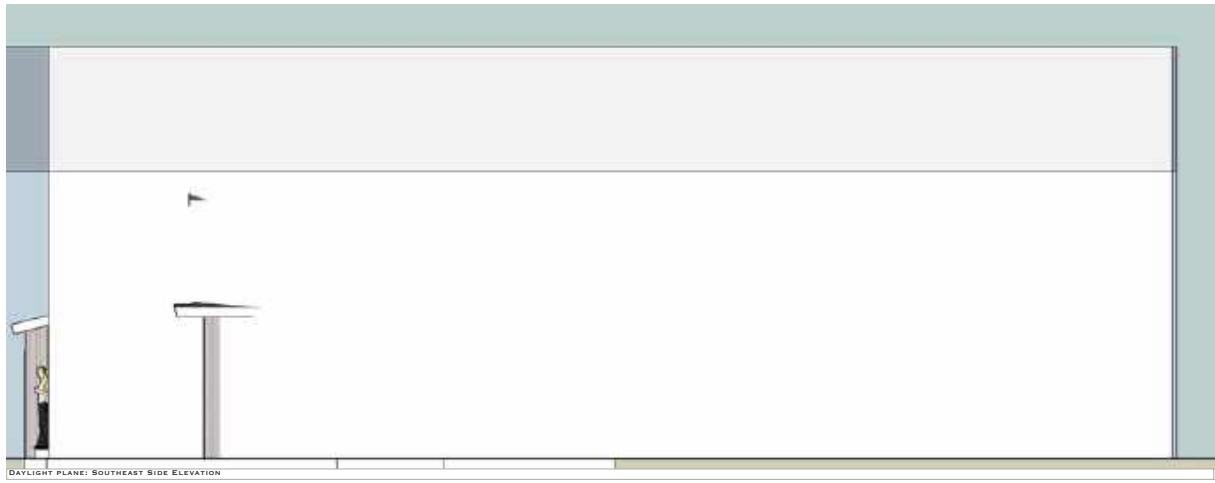
EXISTING



PROPOSED LEVEL 2 CEILING



PROPOSED BASEMENT CEILING

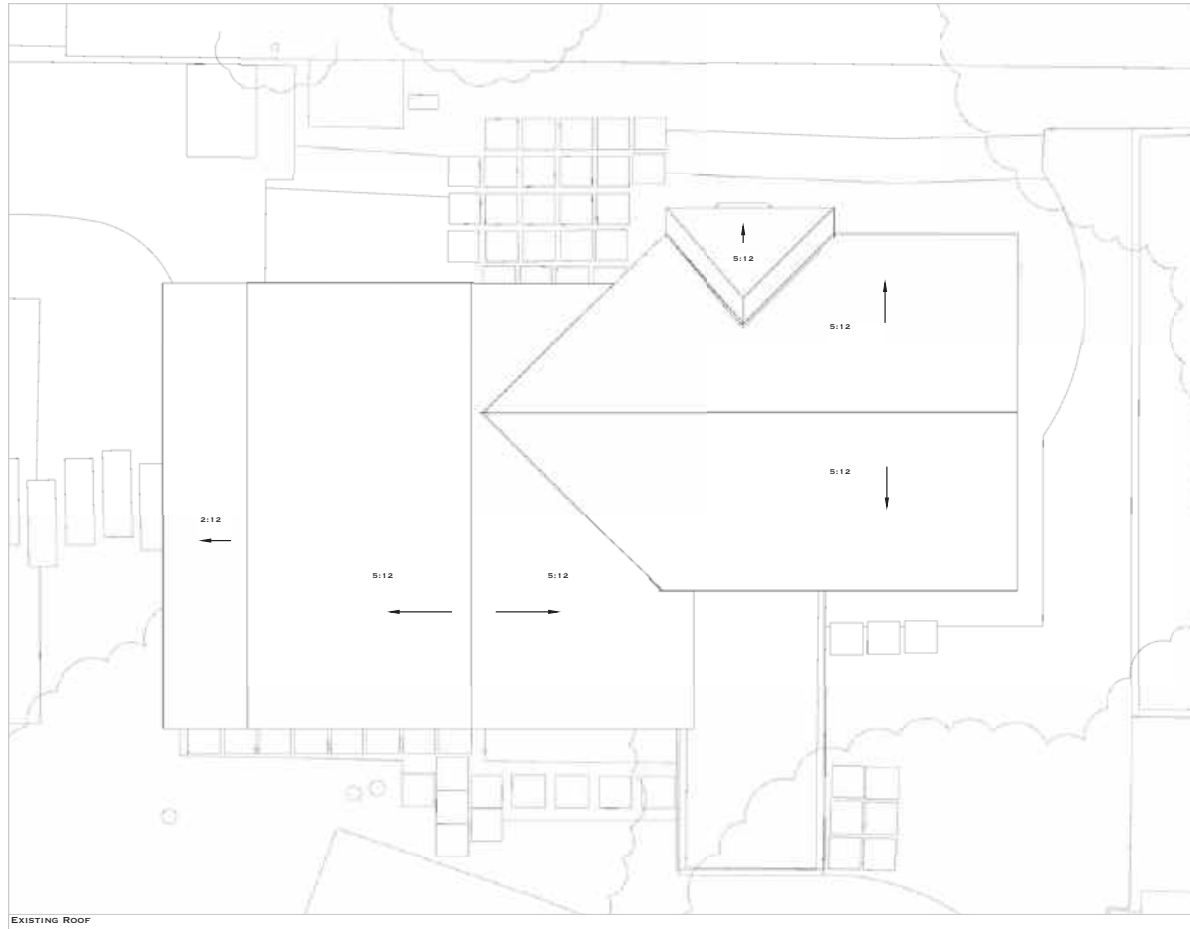


TRACKING	
2/5/17: TWO LAYOUTS	
5/8/17: PLANS, REDUCE BASEMENT	
7/10/17: PLANNING RESUBMISSION MTS	
8/16/17: REVISED DIRECTION PLANS	
11/27/17: PLANNING RESUBMISSION	
12/11/17: PLANNING RESUBMISSION 2	
1/18/17: PLANNING RESUBMISSION 3	

www.dickersondesign.com
 RESIDENTIAL DESIGN SERVICES
 # 650-504-0992 | e: dickersondesign@gmail.com

DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

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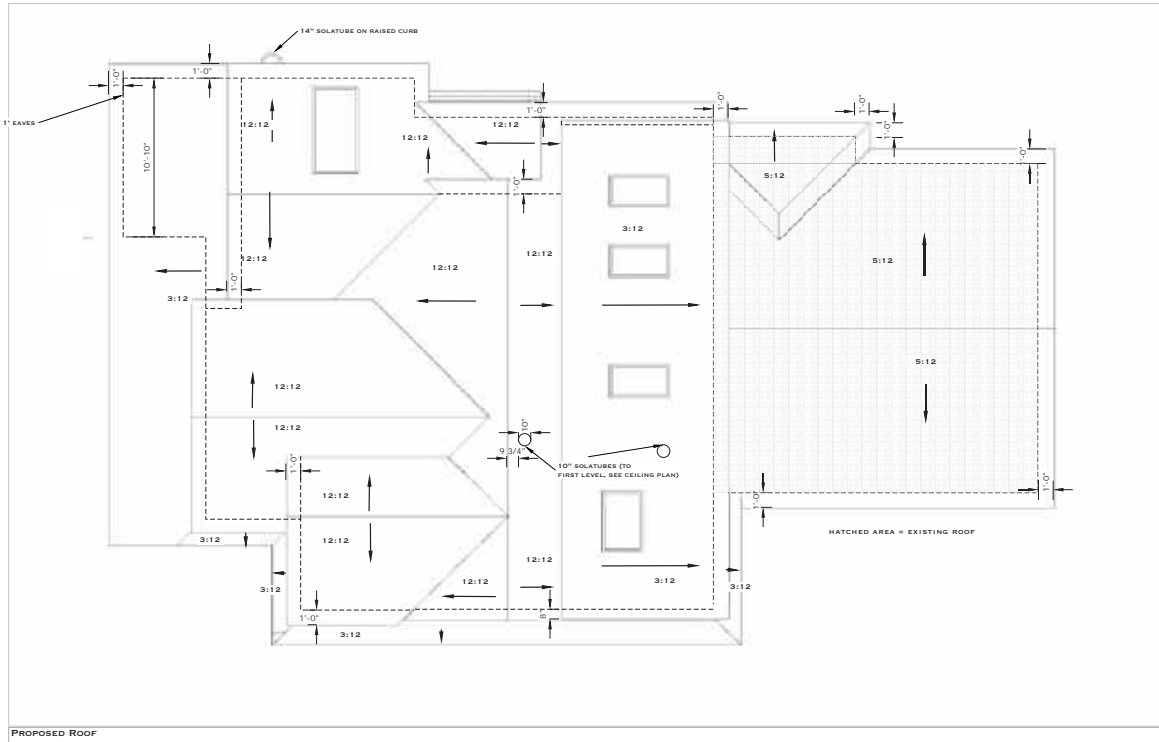
TRACKING
2/5/17: TWO LAYOUTS
5/8/17: PLANS, REDUCE BASEMENT
7/10/17: PLANNING RESUBMISSION MTS
8/18/17: REVISED DIRECTION PLAN
11/27/17: PLANNING RESUBMISSION
12/11/17: PLANNING RESUBMISSION 2
1/11/18: PLANNING RESUBMISSION 3



RESIDENTIAL DESIGN SERVICES
 www.delonahquinn.com | www.delonahquinn.com
 P: 650-504-0992 | E: delonahquinn@delonahquinn.com


DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

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 10



scale: 1/4"=1'
 0 5 10

TRACKING
2/26/17: TWO LAYOUTS
5/26/17: PLANS, REDUCE BASEMENT
7/10/17: PLANNING RESUBMISSION MTS
9/15/17: REVISED DIRECTION PLAN
11/27/17: PLANNING RESUBMISSION
12/15/17: PLANNING RESUBMISSION 2
1/17/18: PLANNING RESUBMISSION 3



RESIDENTIAL DESIGN SERVICES
 # 650-504-0992 | e: dquinn@delonahquindesign.com | w: www.delonahquindesign.com

DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

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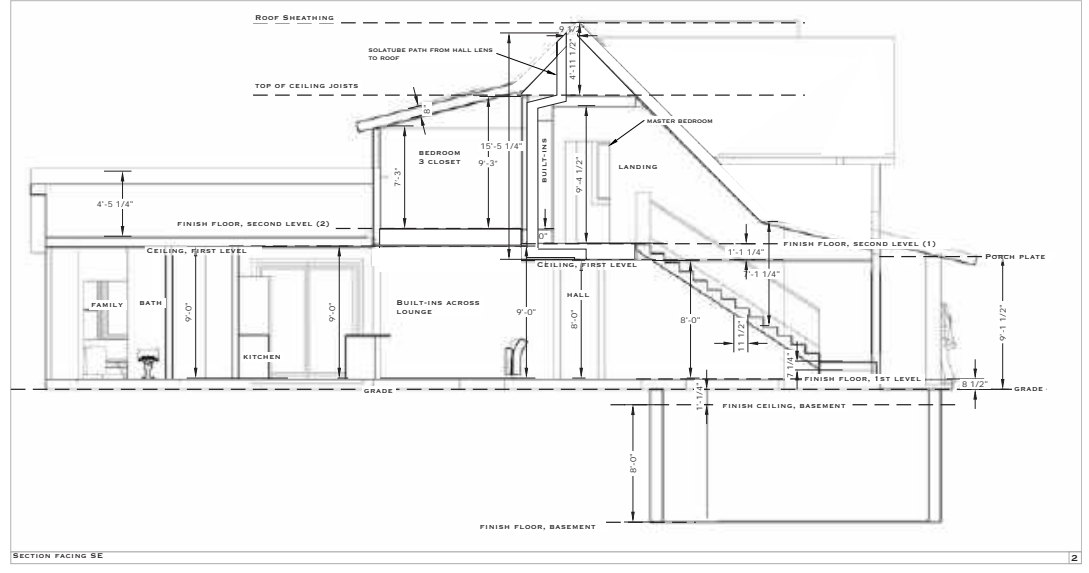
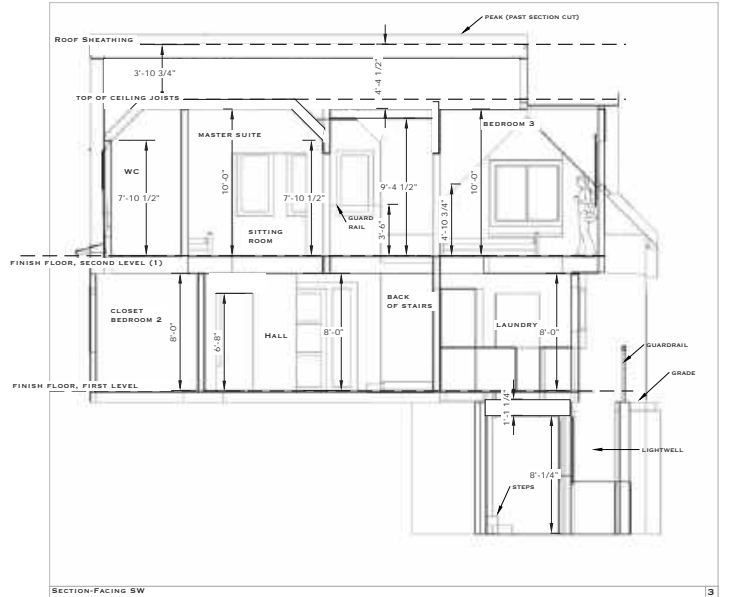
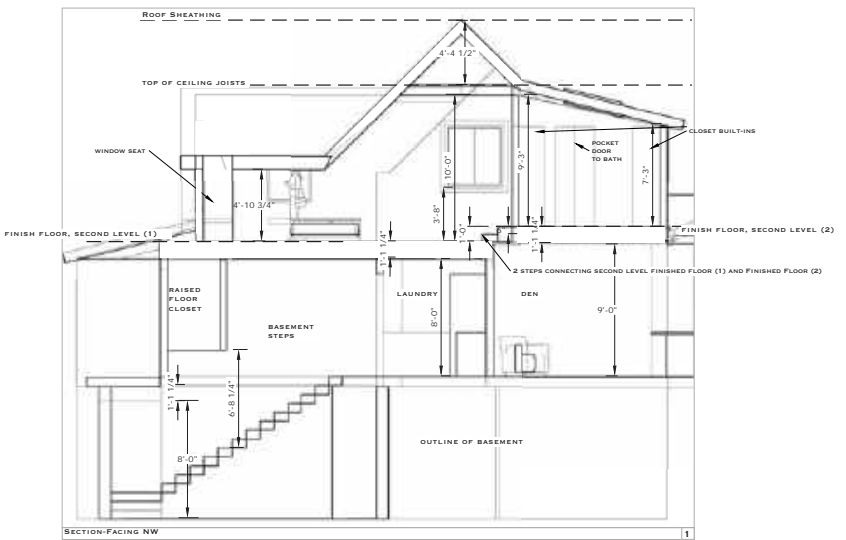
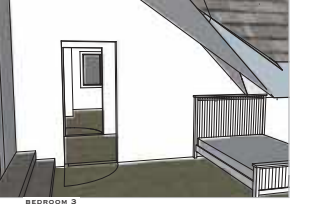
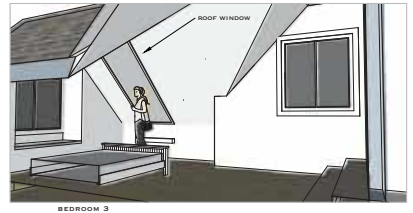
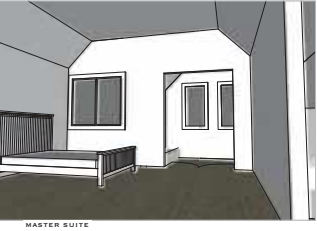
TRACKING
2/28/17: TWO LAYOUTS
5/26/17: PLANS, REDUCE BASEMENT
9/15/17: REVISED PRESUBMISSION MTS
9/15/17: REVISED DIRECTION PLANS
11/27/17: PLANNING RESUBMISSION
12/11/17: PLANNING RESUBMISSION 2
1/17/18: PLANNING RESUBMISSION 3

Dickerson Residence Design
 RESIDENTIAL DESIGN SERVICES
 www.dickersonresidence.com | www.dickersonresidence@gmail.com | 650.504.0992 | 650.504.0992

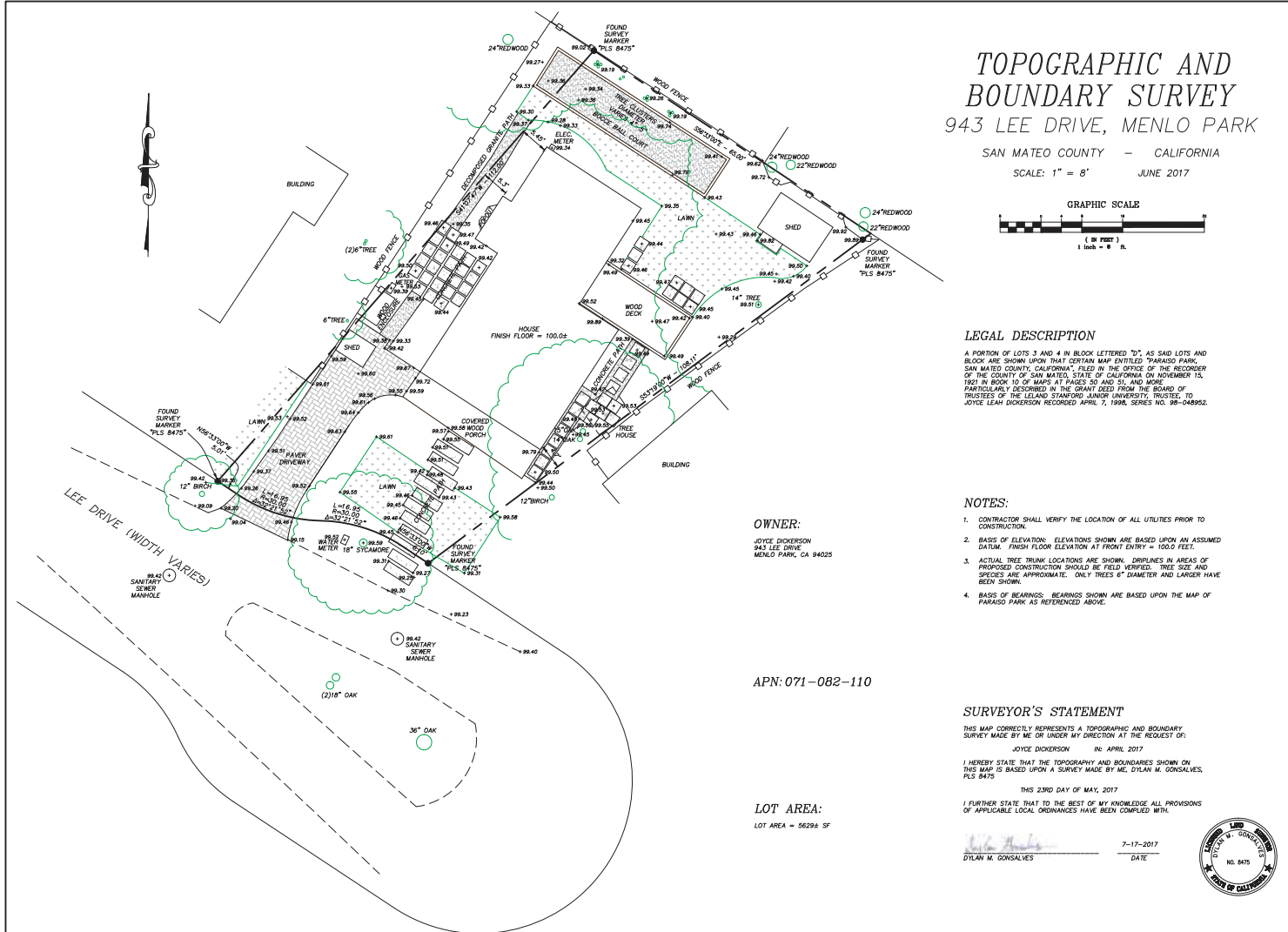
DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

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PLEASE SEE FLOOR PLANS AT A003 FOR SECTION CUT POSITIONS.



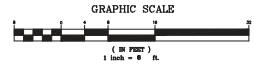
E:\Land Projects 2009\0900DICKERSON\DWG\943-LEE-6-8-2017.dwg 6/8/2017 11:48:56 AM PDT



TOPOGRAPHIC AND BOUNDARY SURVEY

943 LEE DRIVE, MENLO PARK

SAN MATEO COUNTY - CALIFORNIA
 SCALE: 1" = 8' JUNE 2017



LEGAL DESCRIPTION

A PORTION OF LOTS 3 AND 4 IN BLOCK LETTERED "D", AS SAID LOTS AND BLOCK ARE SHOWN UPON THAT CERTAIN MAP ENTITLED "PARASO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 15, 1921 IN BOOK 10 OF MAPS AT PAGES 50 AND 51, AND MORE PARTICULARLY DESCRIBED IN THE GRANT DEED FROM THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY, TRUSTEE, TO JOYCE LEAH DICKERSON RECORDED APRIL 7, 1998, SERIES NO. 98-048902.

NOTES:

1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. BASIS OF ELEVATION: ELEVATIONS SHOWN ARE BASED UPON AN ASSUMED DATUM. FINISH FLOOR ELEVATION AT FRONT ENTRY = 100.00 FEET.
3. ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRUMPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED. TREE SIZE AND SPECIES ARE APPROXIMATE. ONLY TREES OF DIAMETER AND LARGER HAVE BEEN SHOWN.
4. BASIS OF BEARINGS. BEARINGS SHOWN ARE BASED UPON THE MAP OF PARASO PARK AS REFERENCED ABOVE.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

JOYCE DICKERSON IN: APRIL 2017

I HEREBY STATE THAT THE TOPOGRAPHY AND BOUNDARIES SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475

THIS 23RD DAY OF MAY, 2017

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

DYLAN M. GONSALVES 7-17-2017 DATE

OWNER:
 JOYCE DICKERSON
 943 LEE DRIVE
 MENLO PARK, CA 94025

APN: 071-082-110

LOT AREA:
 LOT AREA = 56294 SF

DMG ENGINEERING, Inc.
 30 OAKVUE COURT
 PLEASANT HILL, CA 94523
 PHONE: (925) 787-0463
 FAX: (925) 287-8603

DMG ENGINEERING, INC. RESTRICTED ENGINEERING DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF DMG ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DMG ENGINEERING, INC. DRAWING INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DMG ENGINEERING, INC.

NO.	DATE	REVISIONS	DESCRIPTION	BY

TOPOGRAPHIC AND BOUNDARY SURVEY
 943 LEE DRIVE, MENLO PARK
 SAN MATEO COUNTY - CALIFORNIA
 SCALE: 1" = 8' JUNE 2017

SHEET 1
 OF 1 SHEETS
 ORIG.DWG: 7-17-17
 REV.DWG:
 JOB: 08-00

TRACKING

2/8/17: TWO LAYOUTS

5/8/17: PLANS, REDUCE BASEMENT

3/10/17: PLANNING PRESUBMISSION MTS

9/18/17: REVISION DIRECTION PLANS

11/27/17: PLANNING RESUBMISSION

12/15/17: PLANNING RESUBMISSION 2

1/16/17: PLANNING RESUBMISSION 3

DICKERSON RESIDENCE:
 943 LEE DRIVE
 MENLO PARK CA 94025
 PARCEL # 071-082-110

Kieby Arborist Services LLC
 Certified Arborist W000476A
 PO Box 4187
 San Mateo, CA 94403
 650-523-0733

November 20, 2017

Mr. Steve Dickerson
 943 Lee
 Menlo Park, CA 94025

Site: 943 Lee, Menlo Park, CA

Dear Mr. Dickerson,

As requested on Monday, November 20, 2017, I visited the above site to inspect and comment on the trees. Construction is planned for this site and your interest is to the future health and safety of the trees that surround the site.

Methods:
 All inspections were made from the ground. The trees were not climbed for this inspection. The tree in question was located on a "Dive to Scale" map provided by you. The tree was then measured for diameter at 14 inches above ground level (DBH) or diameter at breast height. The tree was given a condition rating for form and vitality. The tree's condition rating is based on 30 percent vitality and 70 percent form, using the following scale:

- 1 - 20 Very Poor
- 30 - 40 Poor
- 50 - 60 Fair
- 70 - 80 Good
- 90 - 100 Excellent

The health of the tree was assessed using a Mohr Forester 150 to measure. The spread was pointed out. Comments and recommendations for future maintenance are provided.

943 Lee (1) 2017 (1)

Summary

Tree Species	DBH	COB	HT (30%) Comments
10 Acacia (Acacia saligna)	26.1	65'	90% Good vigor, fair form, well maintained
27 Birch (Betula pendula)	13.1	68'	90% Good vigor, fair form, near primary tree
101 Green tree oak (Quercus agrifolia)	16.2	44.1	65% Good vigor, poor form, substantial at base
401 English oak (Quercus agrifolia)	15.1	68'	55% Fair vigor, fair form
070 Redwood (Sequoia sempervirens)	24.9	40'	80% Good vigor, fair form, recently pruned
071 Redwood (Sequoia sempervirens)	28.8	40'	80% Good vigor, fair form, recently thinned
7 Pittosporum (Pittosporum angustifolium)	9.2	40'	20% Fair vigor, poor form, dense, need crown
8 Pittosporum (Pittosporum angustifolium)	12.1	45'	25% Fair vigor, poor form, good crown
9 Pittosporum (Pittosporum angustifolium)	6.2	30'	20% Good vigor, poor form, dense, good crown
101 Pittosporum - 20.7 (Pittosporum angustifolium)	20.7	40'	20% Good vigor, poor form, multi-trunk at base
171 Redwood (Sequoia sempervirens)	26	40'	80% Good vigor, fair form, 4 feet from property line
172 Pittosporum (Pittosporum angustifolium)	13.0	40'	90% Fair vigor, poor form, multi-trunk @ base

Notes: Signs should be placed in fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or placed inside the tree protection zones. That is the best means to the site fencing needs can be used as fencing on the site.

943 Lee (1) 2017 (1)

The following tree protection fencing locations should be followed throughout the entire length of diameter:

- Tree #1 overtops the minimum length for tree protection fencing should be 10 feet and extend to 16 feet where possible (15 DBH)
- Tree #2 the neighbor's trunk the tree protection should be 4 feet and extend to 12 feet where possible (13 DBH)
- Tree #3 over tops the minimum distance should be 1 foot and extend to 7 feet where possible (10 DBH)
- Tree #4 English oak the minimum distance should be 10 feet and extend to 14 feet where possible (15 DBH)
- Trees #5, #6 and #11 neighbor's redwoods will be adequately protected by pre-existing wooden fence.

The site arboret will be on site in any excavation within the drip line of the tree. Inexpensive at the excavation will include a screen surrounding the hole provided by the owner, contractor and town arborist. Mitigating measures will be provided at the time of excavation.

Any roots to be cut should be contained and discarded. Large roots or large masses of roots to be cut should be inspected by the site arboret. The site arboret may recommend cutting or disposal if root cutting is required. Cut all roots clean with a saw or bypass. Works to be left exposed for a period of time should be covered with layers of Burlap and kept moist.

Preventing tree irrigation, electrical drainage or any other means should be based on the drip line of the tree. Hand digging and carefully laying pipes below or beside protected trees will dramatically reduce root loss of electrical trays that reduce water to the entire tree. Drains should be installed as soon as possible with native material and compacted to the original level. Tree protection must be left exposed for a period of time should also be covered with layers of Burlap to store water and keep moist.

Normal irrigation should be maintained throughout the entire length of the project. The irrigation system on this site will require irrigation during the winter season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer

101 Pittosporum - Tree #1
 *Neighbor's neighbor's tree #1 indicates Heritage tree



Summary:
 The trees on site and on neighboring properties are a mix of expected trees and one unexpected. The unexpected tree is not in good condition within protection zone. The unexpected tree's proximity to all trees should be monitored with the neighboring properties #12 and #13 being in poor condition. The neighbor's pitosporum are in excellent condition. The crown cut. The tree will continue to decline but provide good screening. Impact to its surrounding trees will be minimal to non-existent.

Neighbor's pitosporum in decline.

The street line and #1 has poor form and will require the removal of the 16 inch diameter trunk. The tree is in contact with the tree with included bark. Removal of the 16 inch diameter will not affect the remaining section of the tree as the trunk is independent of each other. Root decay will be minor as the foundation will remain in place and no root distribution is expected. The following tree protection plan will help to reduce impacts to the retained trees.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 16 feet tall and chain link fencing supported by metal poles provided one the ground to a minimum depth of 24 inches. 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 drip line as possible while allowing room for construction to occur.

months the trees on site should receive heavy frost tree irrigation 2 times a week. During the fall and winter 3 times a week should suffice.

The city of Menlo Park does not require monthly inspection on a site such as this. The site will be inspected prior to any disturbance then again prior to the start of construction. The inspections are required and will have written documentation being provided for the owner, contractor and city arboret. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Summary:

Kevin B. Kieby
 Certified Arborist W000476A

TRACKING
2/6/17: TWO LAYOUTS
5/6/17: PLANS, REDUCE BASEMENT
7/10/17: PLANNING SUBMISSION MTS
8/10/17: REVIEW DIRECTION PLANS
11/27/17: PLANNING RESUBMISSION
12/11/17: PLANNING RESUBMISSION 2
1/17/18: PLANNING RESUBMISSION 3


RESIDENTIAL DESIGN SERVICES
 # 650-523-0992 | # 650-523-0733
 www.kiebyarborist.com

DICKERSON RESIDENCE: 943 LEE DRIVE MENLO PARK CA 94025 PARCEL # 071-082-110
A
14

ATTN: Planning Department
701 Laurel Street
Menlo Park, CA 94025
Design

November 27,, 2017
943 Lee Drive Use Permit Application
Deborah Vieira

650-504-0992

Project Description

For the property at 943 Lee Drive, we are proposing a second story addition to the existing structure, as well as adding a first level garage/front porch, and basement.

The original structure is an 845 square foot board and batten ranch with 2 bedrooms and 1 bath, and was constructed in the 1940s. In 2010, the present owner added 444 sq feet to the rear of the property, which included a new kitchen, an additional bedroom, and a full bath.

The proposed second story addition will have two en-suite bedrooms, joined by an open stairwell landing with built-in storage. The majority of the first level addition consists of adding a one-car garage, along with a utility area and steps to a new basement. The basement is positioned almost entirely beneath the addition area. We also plan to remove a wall on the first floor, which will eliminate one downstairs bedroom and will result in an open-plan family room facing the back yard. The existing and proposed purpose for the home remains the same as a single-family residence.

Architecturally, we had several goals in mind. In addition to seeking a beautiful, timeless facade with proportionality, balance, and repetition of form, we wanted the structure to blend in nicely with the neighborhood. When an earlier design was shared with neighbors in July 2017, there was some concern that it was too dominant for the cul-de-sac. The main concern was with the north-west facade next to a single-level home, which is also the most visible side on the house as one enters the cul-de-sac from Valparaiso. There was also concern of the contrast between the neighboring Cape Cod's steep roof, and the original proposition of a second level ranch addition with shallower roofs to better align with the original ranch architecture.

We shifted the architectural direction completely in response to these concerns, which led to a modern farmhouse approach. This current design has an array of 3 steep, 12:12 pitched, low plate height gables, facing Lee Drive, which are intersected on the sides by 12:12 A-frame gables that sit on the first level's roof. To address the north-west facade concerns, the front gable on the north side now slopes entirely down to the first level roof, reducing structural prominence on the north side.

A new attached garage adds covered parking to the existing property. A 3:12 shed roof covers the garage and front porch, and hips around the south-east elevation to nicely land the steep roof. A full-width, 3:12 shed dormer adds needed height to the back of the second level, and its shallower pitch helps bridge the addition to the existing, shallower pitched cross gable facing the rear.

While the proposed addition transforms the original ranch, dominated by its side gable roof and low, full-width shed porch roof, it preserves its sense of simplicity, lack of ornamentation, and continues board and batten as the dominant siding material. Monochromatic 8" material dividers separate board

and batten from new horizontal lap siding, both adding texture and interest in a subtle way. The steep gable peaks on the North-west and South-west elevations are treated with restrained cedar gable end details as shown. Further detailing has been added to the home with proportionate, contrasting 4" casing, 8" eave fascia and gable trim, and squared, substantial porch columns.

The home's window design remains straightforward, either continuing the home's current approach of large, wide windows, or a series of new, narrower windows facing the street; neither existing nor proposed windows have divided lites, and most windows being removed from the existing home will be repurposed for this project. All windows will be aluminum clad exterior with wood interior, with the exception of the proposed shower windows facing the rear, and rear-left side of the second level, which will be vinyl, a more suitable material. The existing front door will be reused framed with proposed side lites.

The roof is currently composition asphalt shingles, and the proposed addition will either continue the same material, or will be a Tesla solar roof. We have been on the wait list since February 2017, and have no confirmation on timing/availability for this new product. Should we have the option to install solar shingles, we will use the 'Textured' shingle style, which looks strikingly similar to composition shingles. Only a portion of the shingles will be solar, according to energy calculations (similar to solar panel calculations), and the balance will just be aesthetically matching shingles.

While we are obliging the zoning ordinance where possible, we cannot conform to the parking requirement of 1 covered parking spot and 1 uncovered parking spot within the front property setback. Currently, there is a driveway with one uncovered parking spot, and a shed beside the front of the home. This single uncovered parking spot is beyond the required setback as well. In order to add the required covered parking spot to the property, thereby improving the current parking situation, there is only one feasible position within all required setbacks for a garage. This forces a reduction in the current driveway, but still permits an uncovered parking space, albeit still beyond the required setback.

As referenced earlier, the owner has extensively engaged with neighbors for several months, including inviting them into the design process, and triggering an extensive architectural iteration based on feedback. Between in-person conversations, emails, and open sharing of documents and visuals, the owner has gathered support from the neighborhood, and has provided several letters of their support.

Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

November 20, 2017

Ms. Joyce Dickerson
943 Lee
Menlo Park, CA 94025

Site: 943 Lee, Menlo Park, CA

Dear Ms. Dickerson,

As requested on Monday, November 20, 2017, I visited the above site to inspect and comment on the trees. Construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

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

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

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

943 Lee/11/20/17 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1H	Sweetgum (<i>Liquidambar styraciflua</i>)	20.8	65	50/35	Good vigor, fair form, well maintained.
2*	Birch (<i>Betula pendula</i>)	13.8	65	50/35	Good vigor, fair form, near property line.
3H	Coast live oak (<i>Quercus agrifolia</i>)	16.2-18.2	45	55/45	Good vigor, poor form, codominant at base.
4H	English walnut (<i>Juglans regia</i>)	15.2	60	35/35	Fair vigor, fair form.
5*H	Redwood (<i>Sequoia sempervirens</i>)	24-28	60	80/50	Good vigor, fair form, recently thinned.
6*H	Redwood (<i>Sequoia sempervirens</i>)	28-30	60	80/50	Good vigor, fair form, recently thinned.
7	Pittosporum (<i>Pittosporum eugenoides</i>)	9.2	45	25/15	Good vigor, poor form, decay, good screen.
8	Pittosporum (<i>Pittosporum eugenoides</i>)	12.1	45	25/15	Good vigor, poor form, good screen.
9	Pittosporum (<i>Pittosporum eugenoides</i>)	5.7	50	20/10	Good vigor, poor form, decay, good screen.
10H	Pittosporum (<i>Pittosporum eugenoides</i>)	20.3 @base	50	25/20	Good vigor, poor form, multi leader at base,
11*H	Redwood (<i>Sequoia sempervirens</i>)	26	65	70/35	Good vigor, fair form, 4 feet from property line.
12*	Pittosporum (<i>Pittosporum tenuifolium</i>)	12est	40	35/20	Poor vigor, poor form, multi leader @ base.

13* Pittosporum 9est 35 35/20 Poor vigor, poor form, multi at base.
*indicates neighbor's tree H indicates Heritage tree

943 Lee/11/20/17

(3)



Summary:

The trees on site and on neighboring properties are a mix of imported trees and one native oak. The non-native imported trees are all located on the perimeter of the property or on neighboring properties ideal for construction. The imported trees are in fair to good condition with no excellent trees. The overgrown shrubs (pittosporums) are all poor formed with the neighboring pittosporums #12 and #13 being in poor condition. The neighbor's pittosporums are in decline possibly from crown rot. The trees will continue to decline but still provide good screening. Impacts to the non-native trees will be minimal to non-existent.

Neighbor's pittosporum in decline.

The coast live oak #3 has poor form and will require the removal of the 16 inch diameter trunk. The tree is codominant at the base with included bark. Removal of the 16 inch diameter will not affect the remaining section of the tree as the trunks are independent of each other. Root impact will be minor as the foundation will remain in place and no root disturbance is expected. The following tree protection plan will help to reduce impacts to the retained trees.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link fencing supported by metal poles pounded into the ground to a minimum depth of 24 inches. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely

continue. Signs should be placed on fencing signifying “Tree Protection Zone - Keep Out”. No materials or equipment should be stored or cleaned inside the tree protection zones. Due to the hardscapes on the site fencing panels can be used as fencing on this site.

943 Lee/11/20/17

(4)

The following tree protection fencing locations should be followed throughout the entire length of the project:

- Tree #1 sweetgum the minimum length for tree protection fencing should be 10 feet and extend to 18 feet where possible (10xDBH)
- Tree #2 the neighbor’s birch the tree protection should be at 4 feet and extend to 12 feet where possible (10xDBH)
- Tree #3 coast live oak the minimum distance should be 3 feet and extend to 17 feet where possible(10XDBH)
- Tree #4 English walnut the minimum distance should be 10 feet and extend to 14 feet where possible (10XDBH)
- Trees #5, #6 and #11 neighbor’s redwoods will be adequately protected by the existing wooden fence.

The site arborist will be on site for any excavation within the driplines of the trees. Inspections of the excavation will include a report documenting the visit provided to the owner, contractor and town arborist. Mitigating measures will be provided at the time of excavation.

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 fertilizing or irrigation if root cutting is significant. 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 for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist.

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.

The city of Menlo Park does not require monthly inspection on a site such as this. The site will be inspected prior to any demolition then again prior to the start of construction. The inspections are required and will have written documentation being provided for the owner, contractor and city arborist. 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

Letters of Support for the Remodel Project ATTACHMENT G
943 Lee Drive, Menlo Park

Four neighbors on Lee Drive have shared their support of this project:

1. Sue Taylor, Owner/Occupier, South Neighbor (935 Lee Drive)
2. Jim Redman, Tenant, North Neighbor (939 Lee Drive)
 - a. Includes second letter of support from after a redesign of north-facing windows
3. Krista Potvin, Owner/Occupier, Lee Drive @ Valparaiso (945 Valparaiso)
4. Whitney Peterson & Kyle Larson, Owner/Occupier (947 Lee Drive)

1. From: Sue Taylor, Owner/Occupier, South Neighbor (935 Lee Drive)



Joyce Dickerson <joyce327@gmail.com>

New plans for proposed remodel of our house

From: **susan taylor** <susantaylorcdn@yahoo.com>
Date: Mon, Sep 25, 2017 at 8:00 PM
Subject: Re: Fwd: New plans for proposed remodel of our house
To: "joyce327@gmail.com" <joyce327@gmail.com>

Hi Joyce

These plans look very nice and in line with our neighborhood's proportions on the lot. I am supportive particularly since there are no significant variance approvals required with this plan. Thanks for being so inclusive of the feedback from our little Lee Drive community!

Good luck on Wednesday!

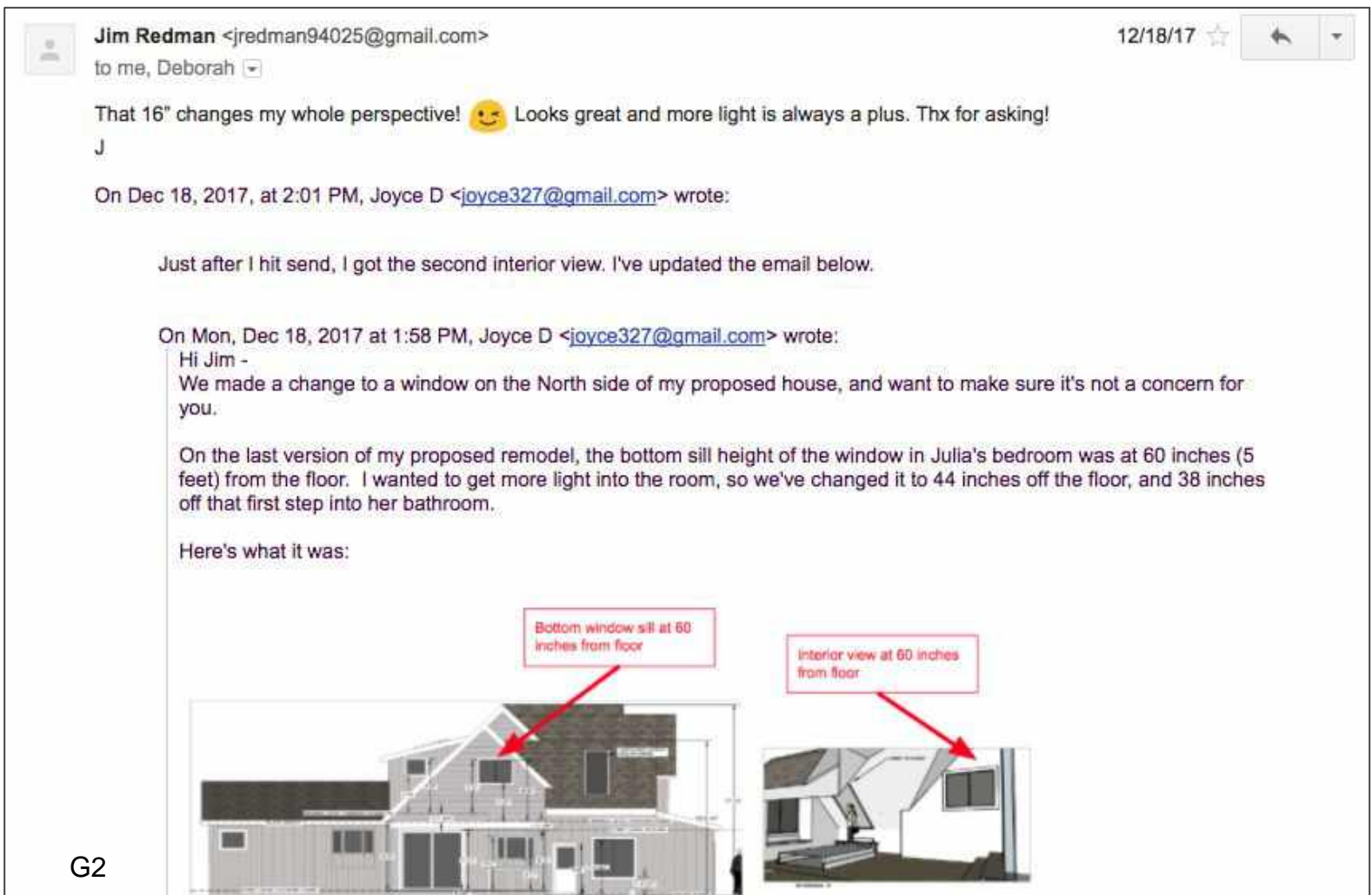
Sue




2. From: Jim Redman, Tenant, North Neighbor (939 Lee Drive)



2a. Jim's support after North facing window redesign



3. Krista Potvin, Owner/Occupier, Lee Drive @ Valparaiso (945 Valparaiso)

Joyce Dickerson <joyce327@gmail.com>

New plans for proposed remodel of our house

Krista Potvin <krista.potvin@gmail.com> Sat, Sep 23, 2017 at 4:56 PM
To: Joyce D <joyce327@gmail.com>

Looks great Joyce, it will be a wonderful home for your family. When you are up for walking let me know!

XO Krista

[Quoted text hidden]
[Quoted text hidden]

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You received this message because you are subscribed to the Google Groups "Lee Drive Neighbors" group.
To unsubscribe from this group and stop receiving emails from it, send an email to LeeDrive+unsubscribe@googlegroups.com.
To post to this group, send email to LeeDrive@googlegroups.com.
To view this discussion on the web visit https://groups.google.com/d/msgid/LeeDrive/CAEuphXso_07NSP1E%3Dswiuz0rTwwJL4bBH2b53_p13SmR7S7y%2Bw%40mail.gmail.com.
For more options, visit <https://groups.google.com/d/optout>.

4. Whitney Peterson & Kyle Larson, Owner/Occupier, 947 Lee Drive

Joyce Dickerson <joyce327@gmail.com>

New Elevations

whitney peterson <whitney.peterson@gmail.com> Wed, Jan 31, 2018 at 10:31 AM
To: Joyce D <joyce327@gmail.com>
Cc: Kyle Larson <kylelarson.31@gmail.com>

Hi Joyce,

Thank you for meeting with us last night. We appreciate your support of our proposed new home. We believe your proposed remodel will be a nice addition to our neighborhood as well.

Whitney and Kyle



STAFF REPORT

Planning Commission

Meeting Date:

2/5/2018

Staff Report Number:

18-013-PC

Public Hearing:

Use Permit/Jonathan & Leslie Leblang/1180 May Brown Avenue

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing single-story, single-family residence, detached garage and pool, and construct a new two-story, single-family residence with a basement and detached secondary dwelling unit on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The proposal includes a request for a use permit to excavate in the required right and left side yard setbacks, in order to create lightwells and access the basement level. As part of the proposed development, three heritage trees are proposed for removal. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located on the north side of May Brown Avenue, off of Santa Cruz Avenue, between Hermosa Way and San Mateo Drive. A location map is included as Attachment B. May Brown Avenue is a short dead-end street which has six houses, located only on the north side of May Brown Avenue. These houses include both one- and two-story residences. The architectural style of most of these houses is traditional. As shown on the survey, the property line extends through 20 feet of May Brown Avenue, with an ingress/egress and public utility easement extending across this area. This is not fully consistent with the San Mateo County Assessor's parcel map, which shows the full width of May Brown Avenue as a public right-of-way. However, this minor uncertainty does not need to be resolved in full, since the development has been proposed as if the edge of the access easement is the front parcel line, with setbacks, FAL (Floor Area Limit), and building coverage measured accordingly.

Analysis

Project description

The applicant is proposing to remove the existing single-story, single-family residence and detached two-car garage and pool to construct a new two-story, single-family residence with a basement and attached

two-car garage. The lot is substandard with respect to minimum lot width, at approximately 100 feet where 110 feet is required in the R-E zoning district. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would be a five-bedroom home. The first-story living space would feature an open floor kitchen and family room area, a dining room, office, and bedroom with attached full bath. The second-story living space would be comprised of four bedrooms and a laundry room. The basement would have a TV and flex room area, a project room, an exercise room, an office, a mechanical room, and storage space. Two below-grade patios are proposed: one lightwell accessed from the exercise room and office and one light court accessed from the flex room. A small planter area would also provide some light to the basement office. The proposal includes a request for a use permit to excavate in the required right and left side yard setbacks, in order to create these lightwells and access the basement level.

The secondary dwelling unit (SDU) would be located at the rear of the property, accessed by a path around the left side of the house. Although the two-story residence requires use permit review by the Planning Commission, the secondary dwelling unit is a permitted use, as it would meet all applicable standards in the Zoning Ordinance. The proposed SDU is designed to be compliant with the American with Disabilities Act Standards for Accessible Design, with all clearance and threshold details meeting California Building Code for ADA compliance. The SDU would be 699.5 square feet in area, where 700 square feet is permitted for an ADA-compliant SDU.

The proposed project would adhere to all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit, height, daylight plane, and parking. The FAL calculations include some attic and double-height areas, which are counted extra when they exceed certain heights.

Design and materials

The applicant states that the proposed residence would be constructed in a contemporary craftsman style, designed to fit the property and neighborhood in style and scale. The exterior materials would include natural stone veneer, horizontal wood siding, and wood shingle siding. The applicant proposes a standing seam metal roof at the first-floor roof and a high-definition composition shingle roof at the second-floor roof. The proposal includes covered porches on the front and rear of the first floor, which would break up the two-story mass. The second-floor sides would be set back from the first floor, and the applicant notes that exposed rafter tails would add detail and scale at the roof overhangs. The wood windows and doors would be simulated divided lights, with wood trim. The exterior design would also include a wood trim belly band. A 42-inch high decorative metal guardrail would surround the lightwell areas at the ground level.

In the project description letter, the applicant also notes that the proposed new residence would be sited well back from the street (over 58 feet, where 20 feet is required). The proposal would sit nearly in the same footprint as the existing house, although it is designed to be narrower to meet the required side setbacks, and it would lack the detached garage in front of the house.

Though some of the second-story windows on the northwest and southeast (side) elevations would have sill heights of two and a half feet, the second floor would be inset from the first floor. In combination with

the large (15-foot) side setbacks required in the R-E district, this would result in total second-floor setbacks of 20.5 feet on the left side and 22 feet on the right side. Staff believes these distances and the proposal of several shrubs and trees along both side setbacks would protect privacy for the neighbors on either side. The southeast (right side) elevation would also include a large window where the stairs are located. As further explained in a letter to the neighbor in Attachment G, the window looks out onto the neighbor's carport, which is approximately 34 feet away.

The proposed SDU would match the style and materials of the house, with horizontal wood siding and a high-definition composition shingle roof. The SDU would also include a standing seam metal roof over a loggia entry area.

Staff believes that the architectural style of the proposed residence would be generally attractive and well-proportioned. The second level would be inset from the ground floor, helping minimize the perception of mass and enhance neighbor privacy. The large front setback of over 58 feet also would help minimize the perception of mass. The contemporary craftsman design would be consistent with the styles in the surrounding neighborhood.

Excavation

The proposed light well encroachments at the right and left side of the proposed residence would require excavation within the required side yard setback to a depth greater than 12 inches. The proposed lightwell on the left side would encroach four feet into the setback. On the right side of the residence, the proposed lightwell would encroach three feet into the right side setback. A small in-ground planter would also encroach into the right side setback. Staff believes the proposed encroachment of the excavation into the side setbacks for the lightwells would be modest, and would not result in any visible change from the public right of way. In addition, as noted in the Correspondence section, both of the side neighbors have acknowledged the excavation element of the proposal, and have not stated any concerns. The excavation would be reviewed in detail for Building Code compliance at the building permit stage.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the removal of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. All recommendations identified in the arborist report shall be implemented and will be ensured as part of condition 3g.

There are 19 trees located on the property, 11 of which are heritage size trees. Of those, three heritage trees are proposed for removal. One coast live oak (tree #191) located near the left rear of the property is proposed for removal due to its extreme lean. Two coast live oaks (trees #178 and #179) located near the front left of the property are proposed for removal because of poor health. The City Arborist has tentatively approved the proposed heritage tree removals due to the health and structural issues.

Five non-heritage trees are proposed to be removed from the site, and 24 new trees would be planted.

Four of the replacements are heritage tree replacements, one of which addresses a previously-approved heritage tree removal permit. Two of these heritage tree replacements will be majestic beauty southern magnolias toward the front left side of the lot, one will be an autumn blaze maple at the rear left side of the lot, and the fourth will be a redwood at the rear right side of the lot.

A landscape screening plan is included in the project plans, and shows several additional trees and shrubs being planted for screening. Attachment E further explains the landscape architect's proposal for the site.

Correspondence

The owners state that they have talked to everyone who lives on their street. They have letters of support from three of their closest neighbors (1190, 1170, and 1160 May Brown Avenue). The letters from the side neighbors specifically note that they understand the lightwell encroachment aspect of the proposal, and do not object to it. The owners also state that they spoke to neighbors at 1110 and 1120 May Brown Avenue, neither of whom expressed any concerns. The owners also received a letter of support from the prior owner (of over 35 years) of 1180 May Brown Avenue. The letters of support are included in Attachment G.

Conclusion

Staff believes that the design, scale and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary craftsman architectural style of the proposed residence would be generally attractive and well-proportioned. The large front setback and second level inset would help minimize the perception of mass and enhance neighbor privacy. The attached two-car garage would replicate traditional development patterns and limit the visual impact of parking on the main building frontage. Furthermore, the applicant has received significant neighbor support for the proposal. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

The Planning Commission action will be effective after 15 days unless the action is appealed to the City

Council, in which case the outcome of the application shall be determined by the City Council.

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

Cecilia Conley, Contract Assistant Planner

Report reviewed by:

Thomas Rogers, Principal Planner

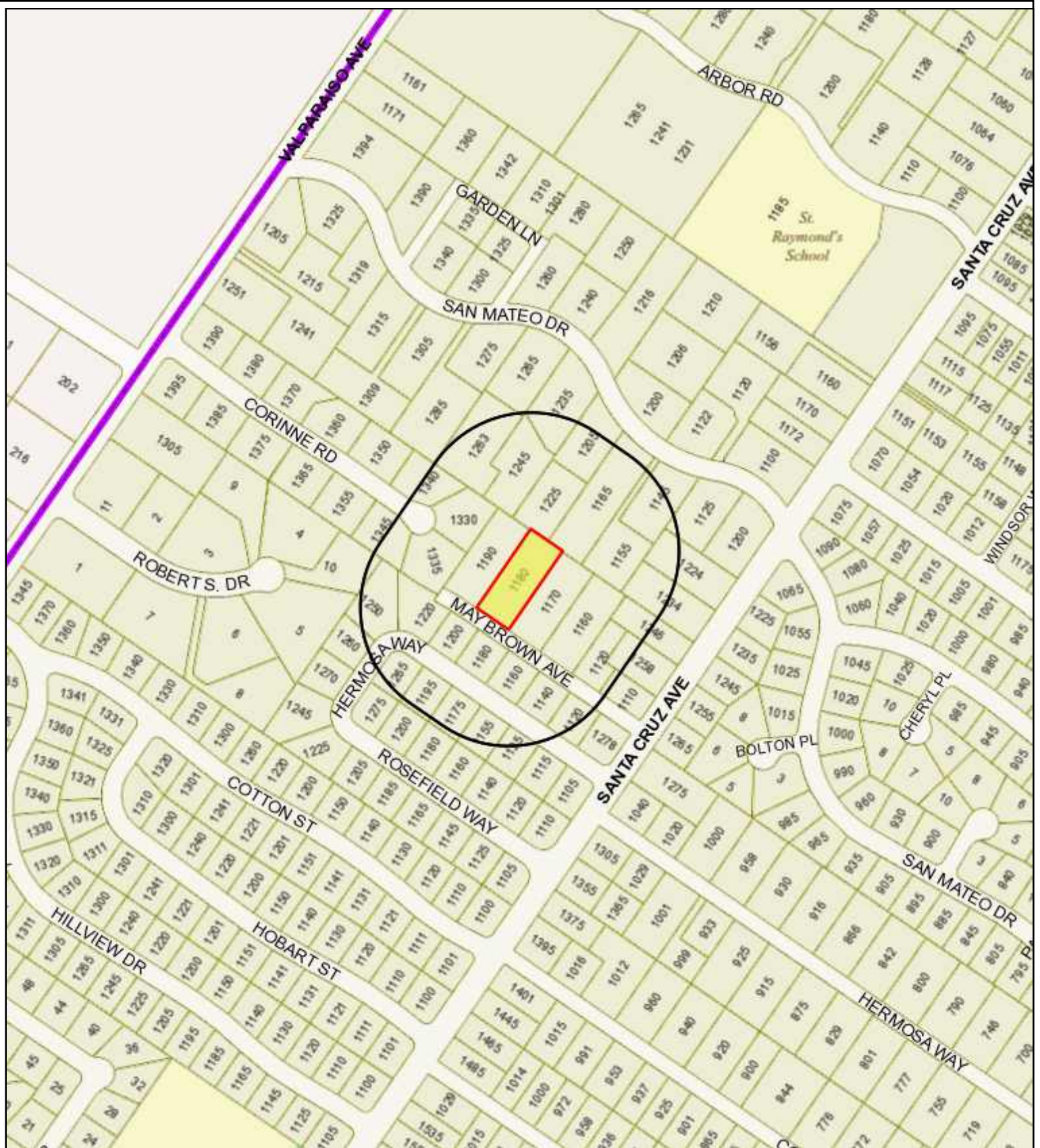
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1180 May Brown Avenue – Attachment A: Recommended Actions

LOCATION: 1180 May Brown Avenue	PROJECT NUMBER: PLN2017-00105	APPLICANT: Eric Peterson	OWNER: Jonathan & Leslie Leblang
PROPOSAL: Request for a use permit to demolish an existing single-story, single-family residence, detached garage and pool, and construct a new two-story, single-family residence with a basement and detached secondary dwelling unit on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The proposal includes a request for a use permit to excavate in the required right and left side yard setbacks, in order to create lightwells and access the basement level. As part of the proposed development, three heritage trees are proposed for removal.			
DECISION ENTITY: Planning Commission	DATE: February 5, 2018	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 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: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Pacific Peninsula Architecture, consisting of 17 plan sheets, dated received January 22, 2018, and approved by the Planning Commission on February 5, 2018, 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. 			

1180 May Brown Avenue – Attachment A: Recommended Actions

LOCATION: 1180 May Brown Avenue	PROJECT NUMBER: PLN2017-00105	APPLICANT: Eric Peterson	OWNER: Jonathan & Leslie Leblang
PROPOSAL: Request for a use permit to demolish an existing single-story, single-family residence, detached garage and pool, and construct a new two-story, single-family residence with a basement and detached secondary dwelling unit on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The proposal includes a request for a use permit to excavate in the required right and left side yard setbacks, in order to create lightwells and access the basement level. As part of the proposed development, three heritage trees are proposed for removal.			
DECISION ENTITY: Planning Commission	DATE: February 5, 2018	ACTION: TBD	
VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)			
ACTION: <ul style="list-style-type: none"> 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 Urban Tree Management, Inc. dated January 8, 2018. 			



City of Menlo Park
 Location Map
 1180 May Brown Avenue



1180 May Brown Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	24,524.0 sf	24,524.0 sf	20,000 sf min.
Lot width	100.0 ft.	100.0 ft.	110 ft. min.
Lot depth	256.6 ft.	256.6 ft.	130 ft. min.
Setbacks			
Front	58.7 ft.	45.3 ft.	20 ft. min.
Rear	115.3 ft.	139.4 ft.	20 ft. min.
Side (left)	15 ft.	10.2 ft.	15 ft. min.
Side (right)	15 ft.	9.5 ft.	15 ft. min.
Building coverage	4,896.8 sf 18.5% %	3,987.0 sf 15.0 %	8582 sf max. 35 % max.
FAL (Floor Area Limit)	6,796.3 sf	3,987.0 sf	7,181 sf max.
Square footage by floor	2,510.6 sf/basement 2,567.4 sf/1 st floor 2,071.7 sf/2 nd floor 699.5 sf/SDU 622.9 sf/garage 1,007.0 sf/porches 834.8 sf/attic & 12 ft+	3,533.0 sf/1 st floor 400.0 sf/garage 54.0 sf/accessory structures	
Square footage of buildings	10,313.9 sf	3,987.0 sf	
Building height	27.8 ft.	17.0 ft.	30.0 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 11	Non-Heritage trees: 8	New Trees: 24
	Heritage trees proposed for removal: 3	Non-Heritage trees proposed for removal: 5	Total Number of Trees: 35

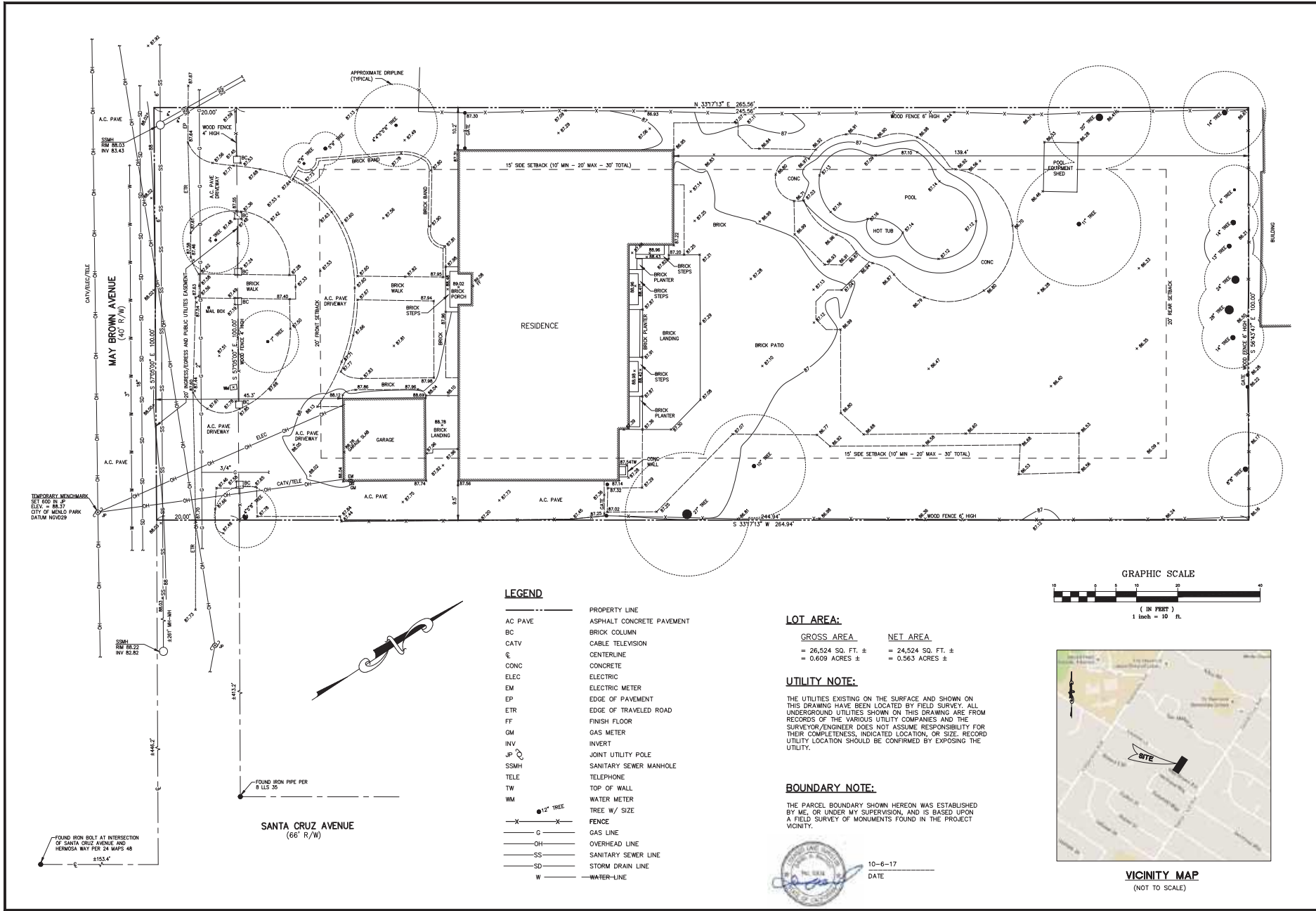


THE LEBLANG RESIDENCE

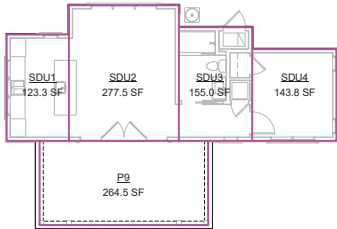
1180 MAY BROWN AVENUE, MENLO PARK, CALIFORNIA

OWNERS: JONATHAN & LESLIE LEBLANG
ARCHITECT: PACIFIC PENINSULA ARCHITECTURE

OCTOBER 10, 2017
REVISION: NOVEMBER 28, 2017
REVISION: JANUARY 18, 2018



DATE:	07-11-17
DRAWING NO.:	4255-TOPO
SHEET:	1 OF 1
SCALE:	1"=10'
CHECKED BY:	DOM
DESIGNED BY:	---
DRAWN BY:	MDL
BOUNDARY AND TOPOGRAPHIC SURVEY PLAN	
1180 MAY BROWN AVENUE	
A.P.N. 071-051-250	
DOC NO. 2015-098650	
SAN MATEO COUNTY	
CALIFORNIA	
LEBLANG	
JONATHAN AND LESLIE	
PREPARED FOR:	
MACLEOD AND ASSOCIATES	
CIVIL ENGINEERING • LAND SURVEYING	
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-6550	
REV.:	DESCRIPTION
1	TREE REMOVAL
2	DATE:
BY:	DATE:
10-6-17	DATE:



GUEST HOUSE (SDU)

FLOOR AREA LIMIT CALCULATION (FIRST)

Name	Dimensions	Area
A	12' X 4.5"	54.0 SF
B	43' X 28'-11.5"	1225.5 SF
C	15' X 45'	683.0 SF
D	18'-10" X 7'-6.5"	148.0 SF
E	15' X 18'	270.0 SF
F	6' X 11'	66.0 SF
G1	27' X 20'-6"	553.5 SF
G2	7'-0" X 3'	23.2 SF
G3	9'-3" X 2'-6.5"	26.2 SF
G4	2'-6" X 8'	20.0 SF
H	10'-6" X 3'	31.5 SF
I	7' X 12'	84.0 SF
J	1'-6" X 3'-6"	5.3 SF
		3190.3 SF

FLOOR AREA LIMIT CALCULATION (SECOND)

Name	Dimensions	Area
K	12' X 13'	156.0 SF
L	5' X 7'-10"	39.2 SF
M	15' X 13'	195.0 SF
N	3' X 22'-6"	67.4 SF
O	45' X 30'	1325.9 SF
Q	7'-10" X 2'-6"	19.6 SF
R	15' X 4'	60.0 SF
S	9'-6" X 14'	133.0 SF
T	9'-6" X 8'	75.7 SF
		2071.7 SF

FLOOR AREA LIMIT CALCULATION SDU

Name	Dimensions	Area
SDU1	8'-6" X 14'-6"	123.3 SF
SDU2	15' X 17'-6"	277.5 SF
SDU3	10' X 15'-6"	155.0 SF
SDU4	11'-6" X 12'-6"	143.8 SF
		699.5 SF

ATTIC/12 FEET CALCULATION

Name	Dimensions	Area
1-ATTIC	26'-4" X 4'	105.3 SF
2-12' HT CLG	(2) 16' X 21.5'	688.0 SF
3-12' HT CLG	(2) 10' X 0'-6"	10.0 SF
4A-12' HT CLG	(2) 2'-4" X 2'-4"	10.5 SF
4B-12' HT CLG	(2) 2'-4" X 2'-4"	10.5 SF
4C-12' HT CLG	(2) 2'-4" X 2'-4"	10.5 SF
		834.8 SF

BUILDING COVERAGE CALCULATION

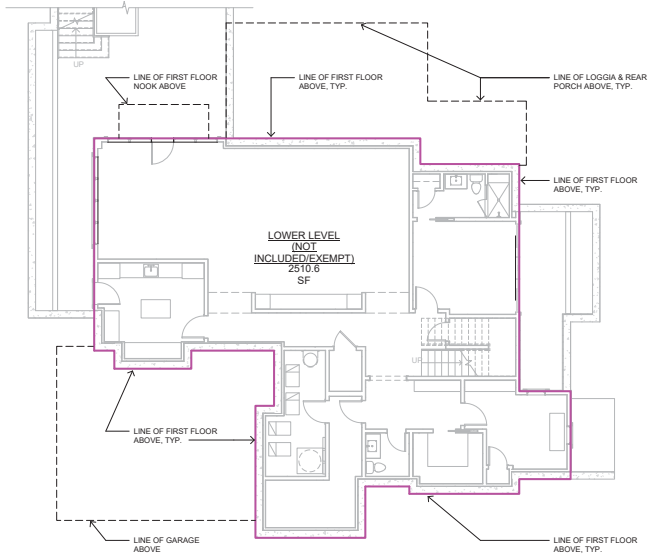
Name	Dimensions	Area
P1	3'-6" X 4'-6"	15.8 SF
P2	25'-6" X 14'-9"	376.1 SF
P3	13'-6" X 8'	108.0 SF
P4	5' X 5'	25.0 SF
P5	6' X 6'-9"	41.0 SF
P6	15' X 5'-9"	87.5 SF
P7	7' X 7'-10"	54.8 SF
P8	15' X 2'-10"	34.3 SF
P9	23' X 11'-6"	264.5 SF
		1007.1 SF

FIRST FLOOR: 3,190.3 SF
SDU: 699.5 SF

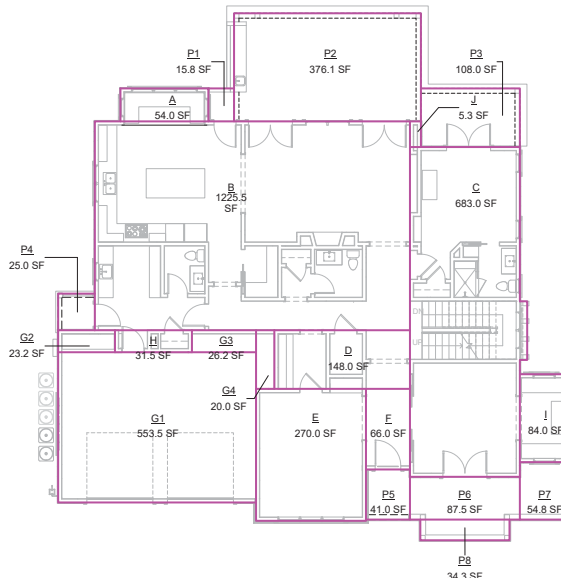
BUILDING COVERAGE TOTAL: 4,896.9 SF

SITE ANALYSIS ZONING: R-E

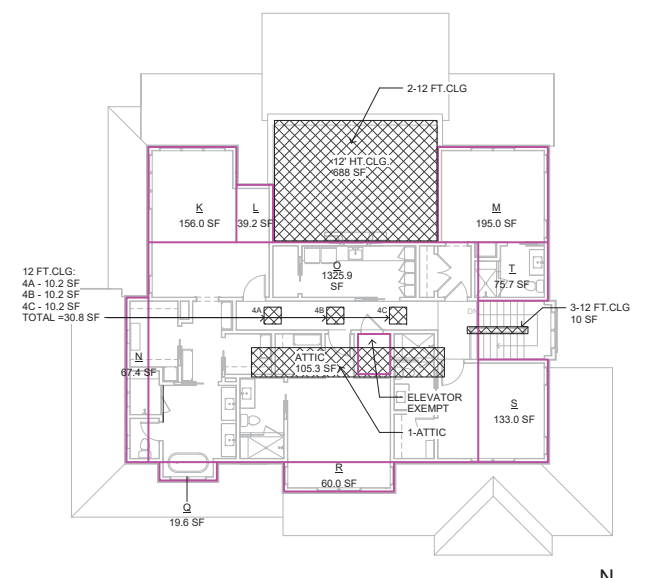
LOT AREA (GROSS):	28,524 SF
ALLOWABLE FLOOR AREA: 2,800 SF + (25% LOT AREA - 7,000 SF) 2,800 SF + (4,881 SF)	7,681 SF
PROPOSED FIRST FLOOR AREA:	2,567.4 SF
PROPOSED ATTACHED GARAGE:	622.9 SF
PROPOSED SECOND FLOOR AREA:	2,071.7 SF
PROPOSED GUEST HOUSE (SDU):	699.5 SF
ATTIC SPACE OVER 5 FT.:	105.3 SF
12 FT. HT. CEILING:	729.5 SF
TOTAL PROPOSED FLOOR AREA:	6,766.3 SF
LAND COVERED BY STRUCTURES:	18%
LANDSCAPING:	64%
PAVED SURFACES:	18%
PARKING SPACES:	2 COVERED 1 UNCOVERED (SDU)
ALLOWABLE BUILDING COVERAGE 30% LOT AREA (8,557 X .30):	7,857.2 SF
PROPOSED BUILDING COVERAGE:	4,896.9 SF



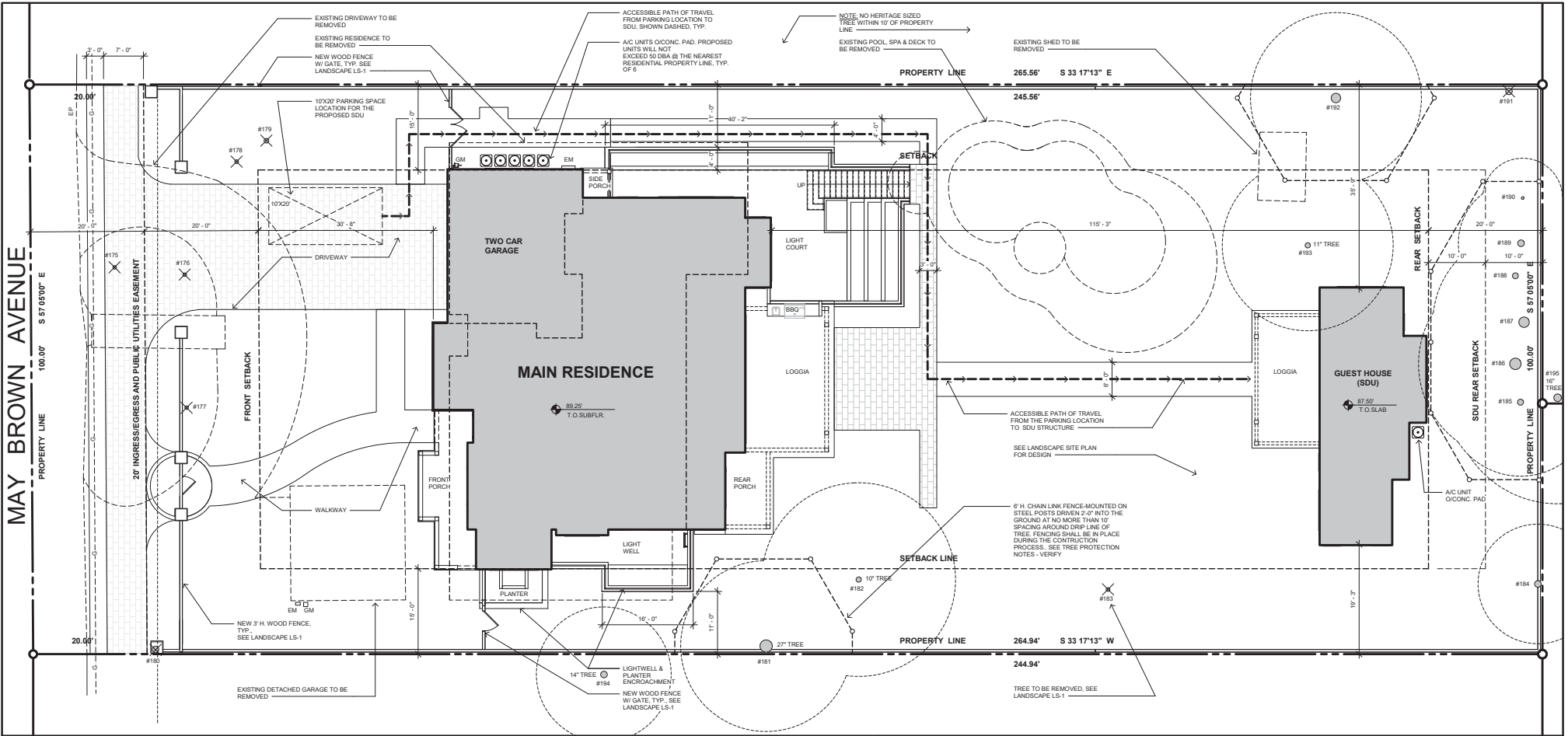
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



HERITAGE TREE NOTES:

ALL HERITAGE TREES ARE SHOWN. SEE SURVEY AND ARBORIST REPORT FOR MORE INFORMATION.

IT IS UNLAWFUL FOR ANY PERSON TO HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER INCLUDING, BUT NOT LIMITED TO, VEHICLES, MACHINERY OR BUILDING SUPPLIES OR MATERIALS INCLUDING FLUID DURING ANY CONSTRUCTION OR RENOVATION OF ANY STRUCTURES ON THE PARCEL.

NO HERITAGE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED AND APPROVED BY CITY OF MENLO PARK ARBORIST. SEE A.I.D FOR MORE INFORMATION.

A TREE PERMIT IS REQUIRED FOR REMOVAL OF ANY HERITAGE TREES OUTSIDE THE BUILDABLE AREA OF THE SITE.

SEE LANDSCAPE DRAWINGS BY OTHER FOR MORE INFORMATION.

SITE LEGEND:

(E) CONTOUR:

PROPOSED CONTOUR:

SETBACK/EASEMENT LINE:

PROPERTY LINE:

(E) TREE TO REMAIN:

(E) TREE TO BE REMOVED:

BUILDING OUTLINE:

FLOOR ELEVATION:

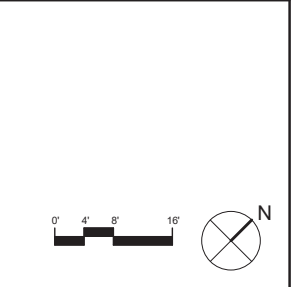
SPOT ELEVATION:

EDGE OF PAVEMENT:

ACCESSIBLE PATH OF TRAVEL:

SITE ANALYSIS ZONING: R-E

LOT AREA (GROSS):	26,524 SF
ALLOWABLE FLOOR AREA:	7,681 SF
2,800 SF + 48% LOT AREA - 7,000 SF	
2,800 SF + (4,881 SF)	
PROPOSED FIRST FLOOR AREA:	2,567.4 SF
PROPOSED ATTACHED GARAGE:	922.9 SF
PROPOSED SECOND FLOOR AREA:	2,071.7 SF
PROPOSED GUEST HOUSE (SDU):	690.5 SF
ATTIC SPACE OVER 5 FT.:	105.3 SF
12 FT. MIN. CEILING:	720.5 SF
TOTAL PROPOSED FLOOR AREA:	6,798.3 SF
LAND COVERED BY STRUCTURES:	18%
LANDSCAPING:	64%
PAVED SURFACES:	18%
PARKING SPACES:	2 COVERED
	1 UNCOVERED (SDU)
ALLOWABLE BUILDING COVERAGE	
30% LOT AREA (26,524 X .30):	7,957.2 SF
PROPOSED BUILDING COVERAGE:	4,896.9 SF



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THE LEBLANG RESIDENCE
 1180 MAY BROWN AVENUE
 MENLO PARK, CALIFORNIA

SITE PLAN
 A1.0

Date: 11/28/17
 Job: 1707



1190

1180

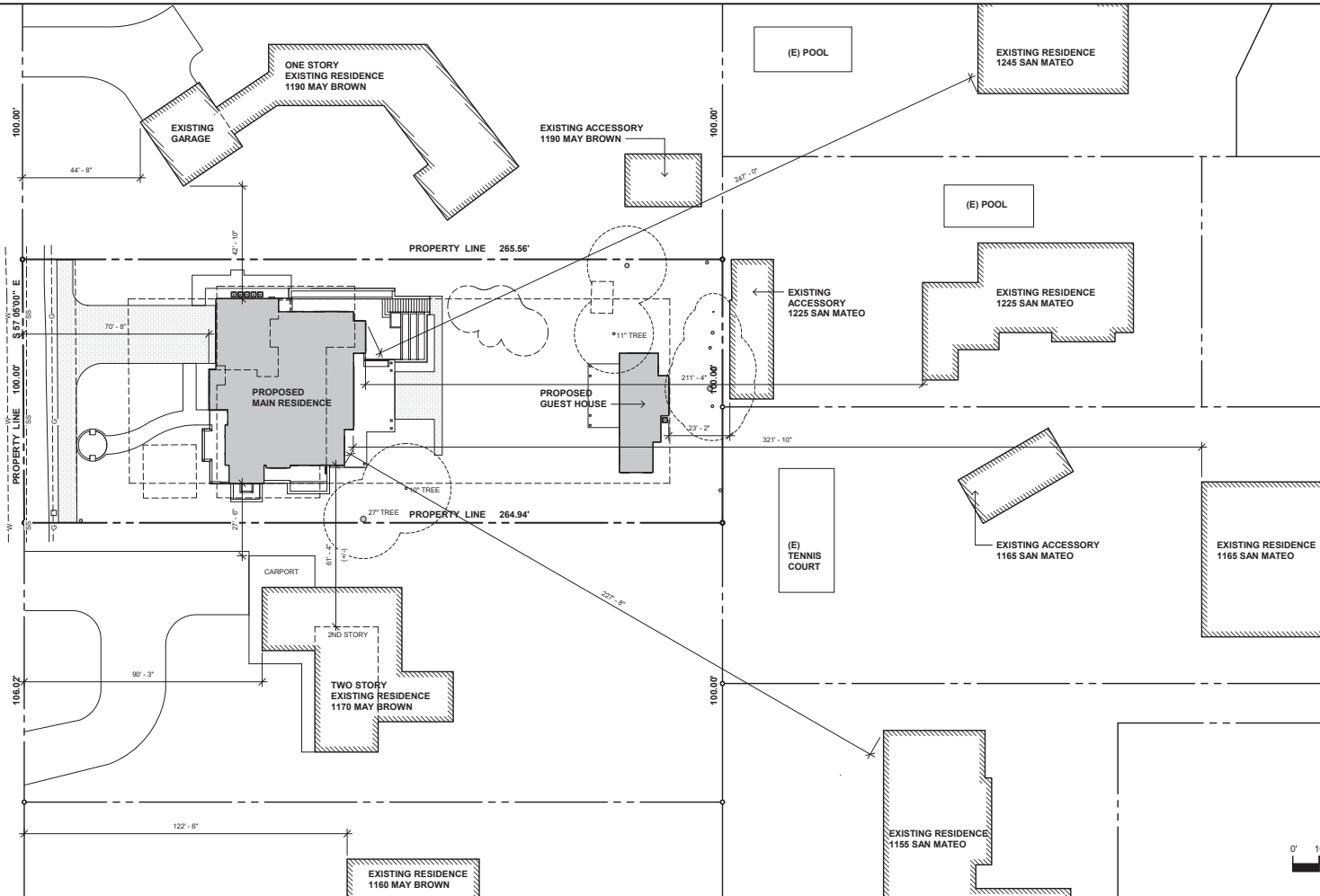
1170

MAY BROWN AVENUE



STREETSCAPE

MAY BROWN AVENUE



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THE LEBLANG RESIDENCE

1180 MAY BROWN AVENUE
 MENLO PARK, CALIFORNIA

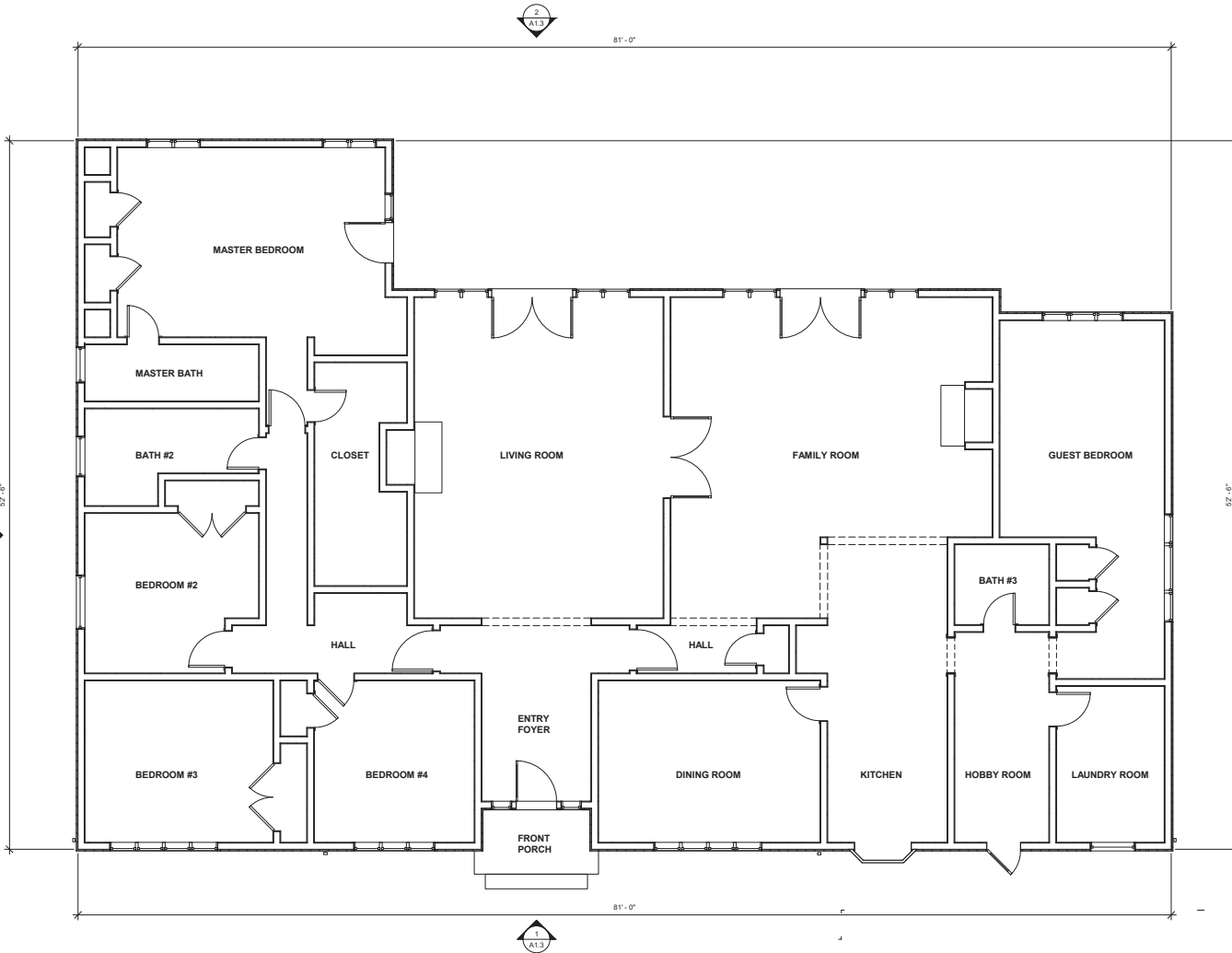
AREA PLAN

Date: 11/28/17

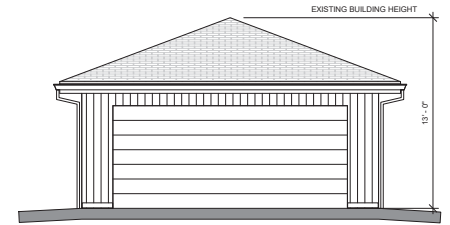
Job: 1707

A1.1

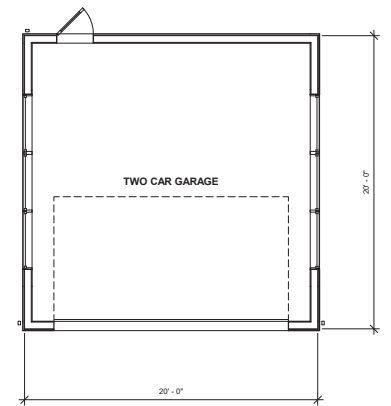
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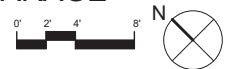
MAIN RESIDENCE



EXISTING GARAGE FRONT ELEVATION



DETACHED GARAGE



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THE LEBLANG RESIDENCE

1180 MAY BROWN AVENUE
MENLO PARK, CALIFORNIA

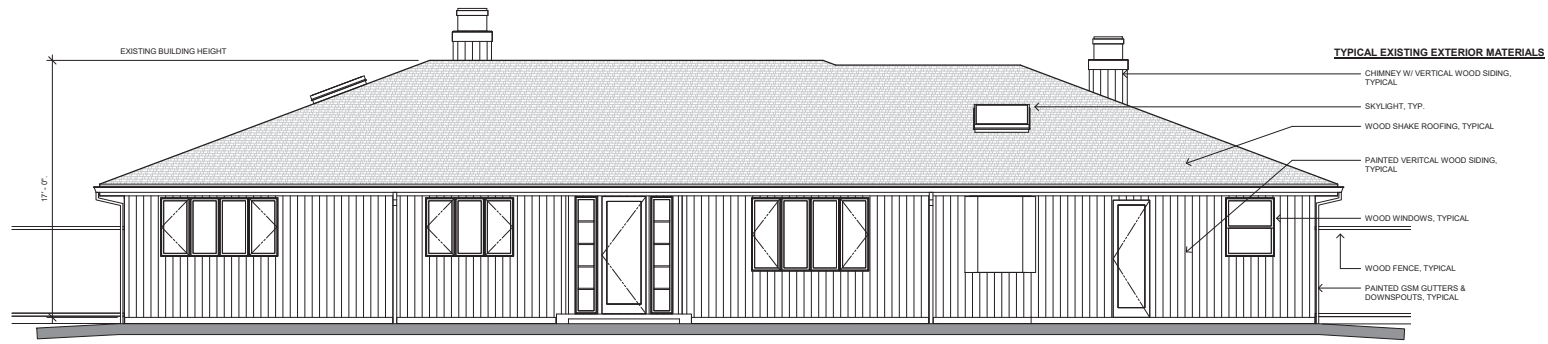
EXISTING
FLOOR PLAN

Date: 11/28/17

Job: 1707

A1.2

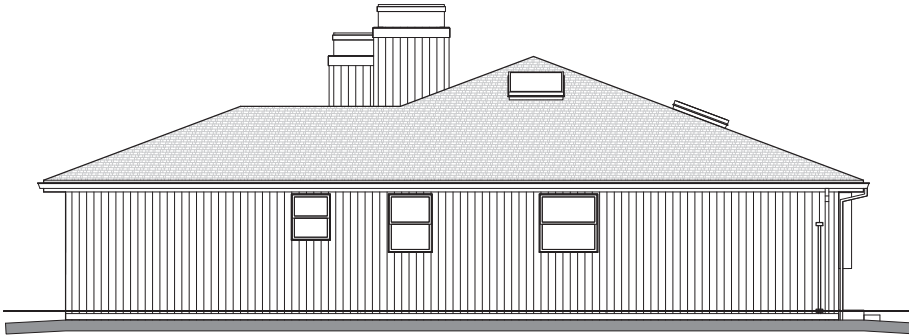
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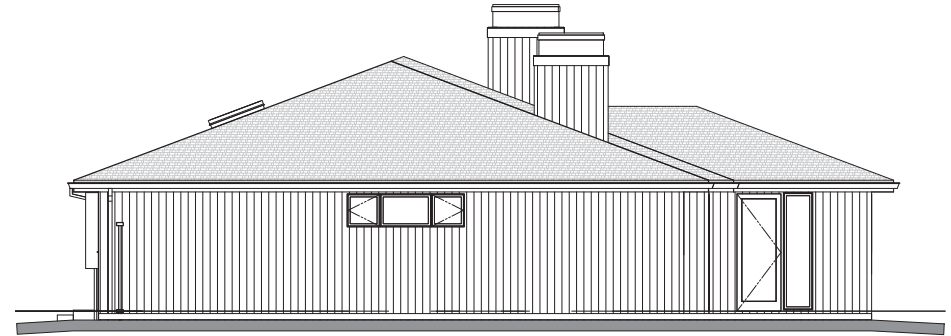
FRONT ELEVATION

TYPICAL EXISTING EXTERIOR MATERIALS

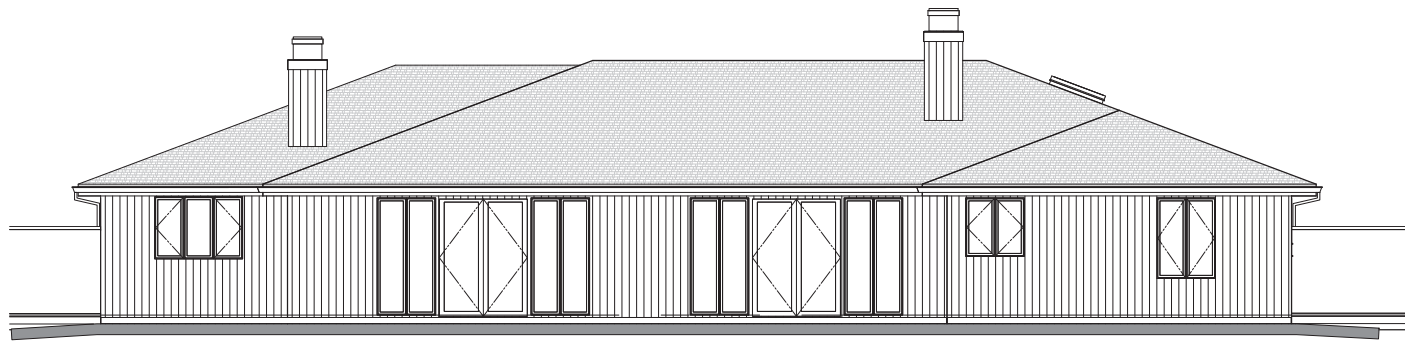
- CHIMNEY W/ VERTICAL WOOD SIDING, TYPICAL
- SKYLIGHT, TYP.
- WOOD SHAKE ROOFING, TYPICAL
- PAINTED VERTICAL WOOD SIDING, TYPICAL
- WOOD WINDOWS, TYPICAL
- WOOD FENCE, TYPICAL
- PAINTED GSM GUTTERS & DOWNSPOUTS, TYPICAL



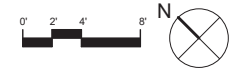
LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



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THE LEBLANG RESIDENCE

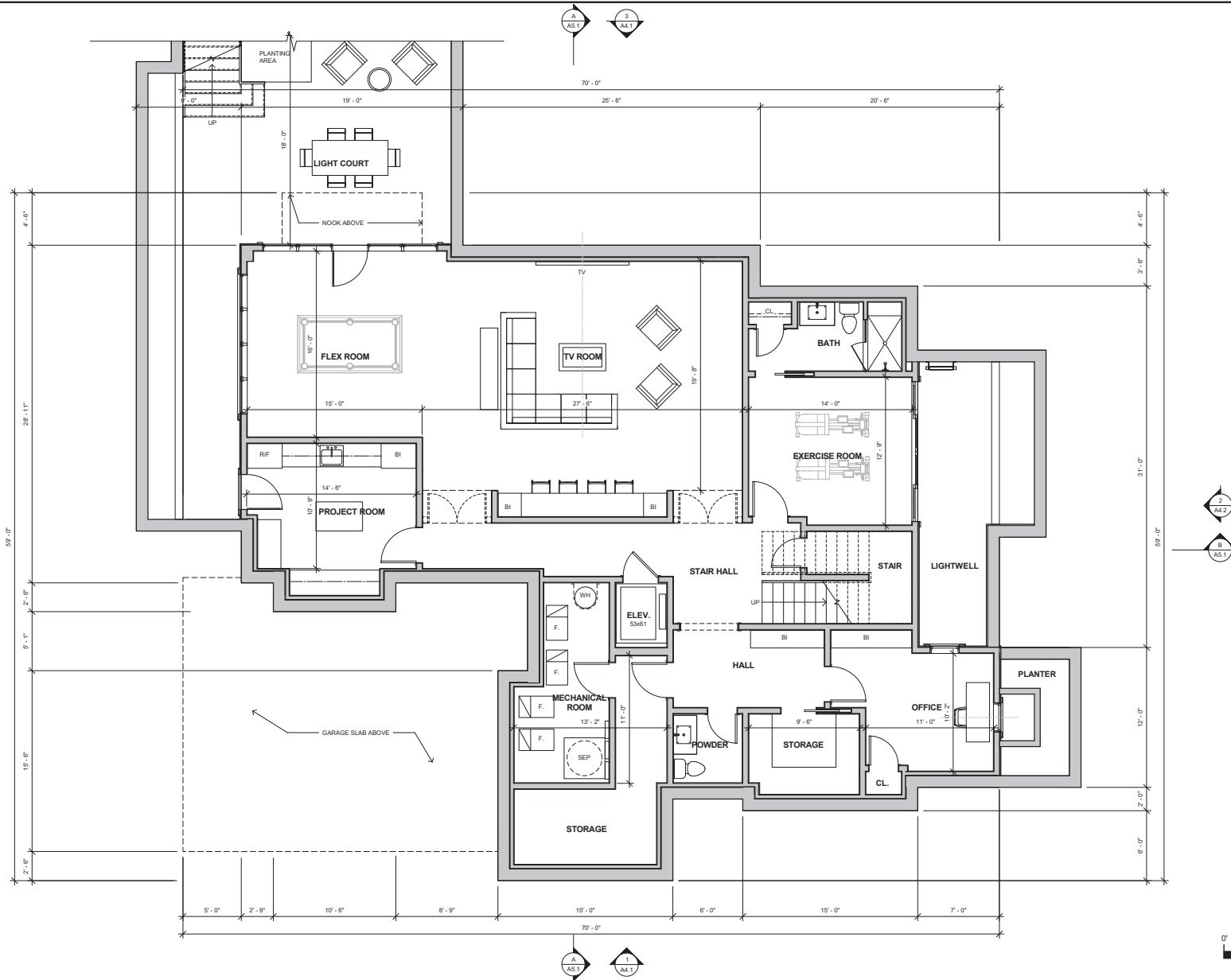
1180 MAY BROWN AVENUE
MENLO PARK, CALIFORNIA

EXISTING
EXTERIOR
ELEVATIONS

Date: 11/28/17
Job: 1707

A1.3

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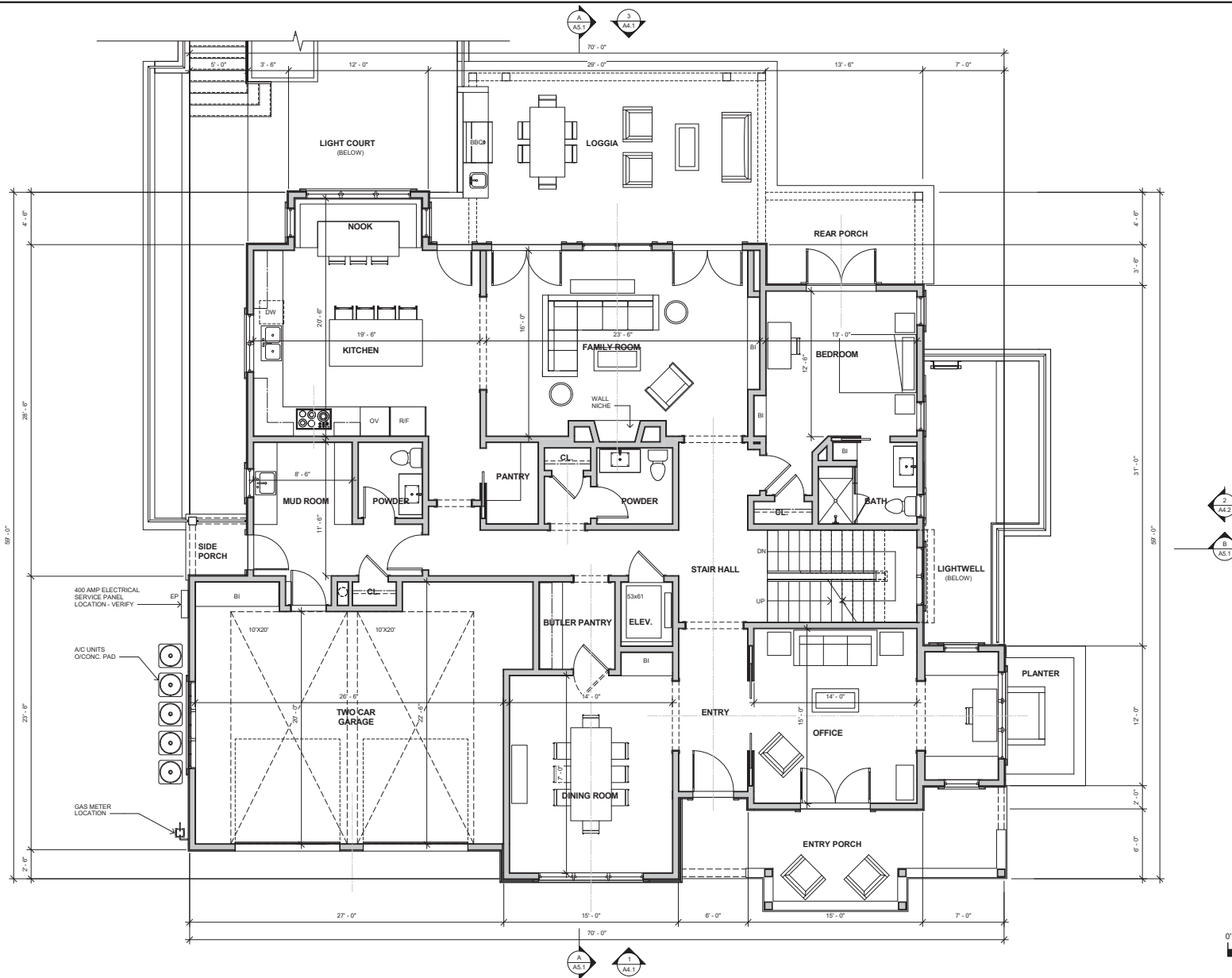
THE LEBLANG RESIDENCE
 1180 MAY BROWN AVENUE
 MENLO PARK, CALIFORNIA

**LOWER LEVEL
 PLAN**

Date: 11/28/17
 Job: 1707
A2.0

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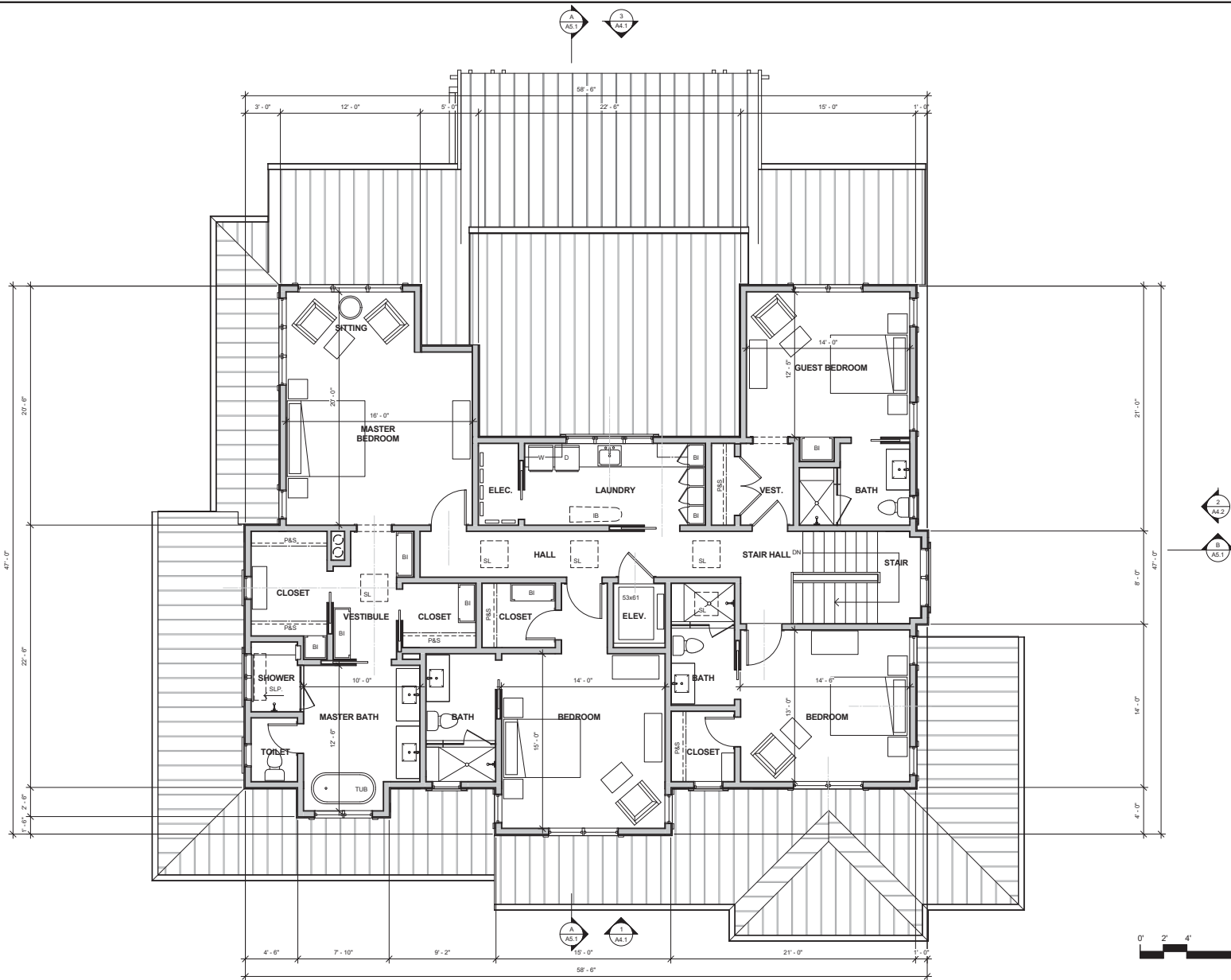


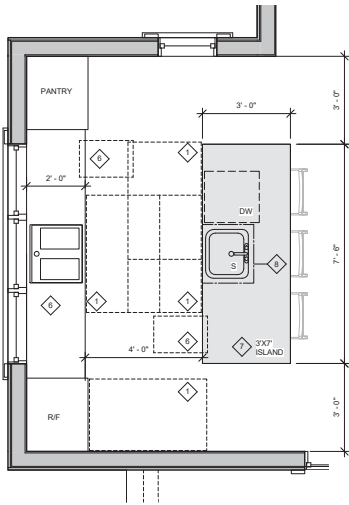
THE LEBLANG RESIDENCE
 1180 MAY BROWN AVENUE
 MENLO PARK, CALIFORNIA

**FIRST FLOOR
 PLAN**

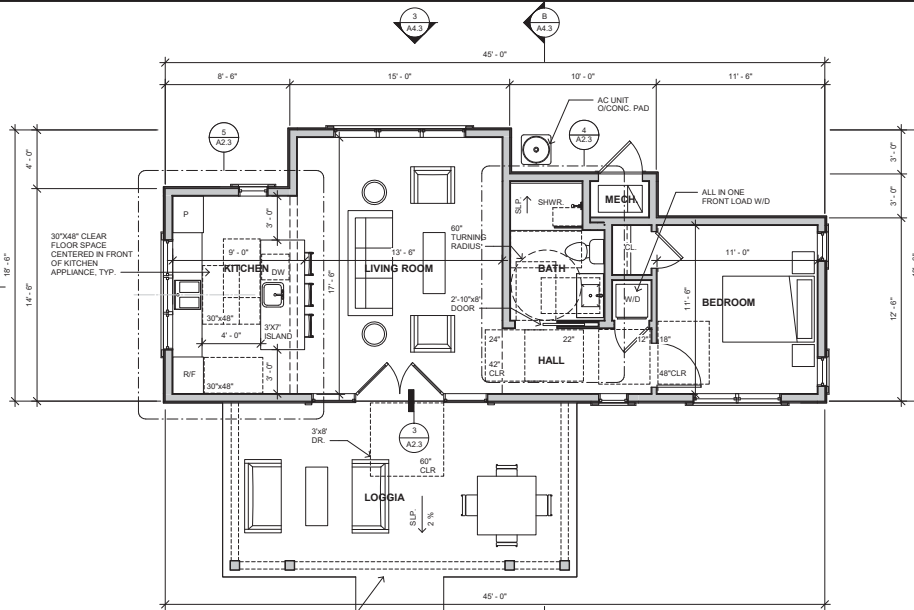
Date: 11/28/17
 Job: 1707
A2.1

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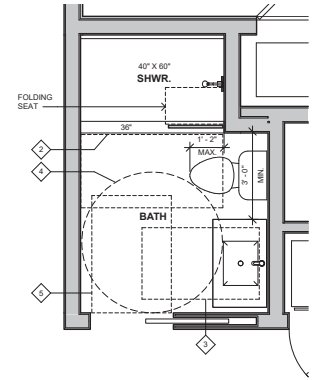




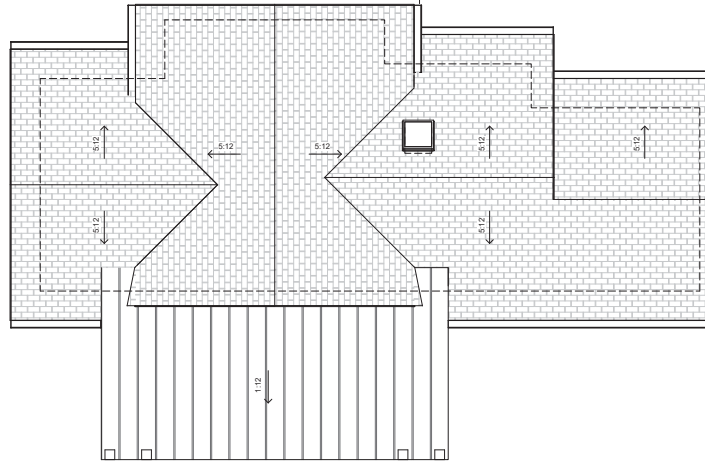
5 ENLARGED KITCHEN PLAN
SCALE: 1/2" = 1'-0"



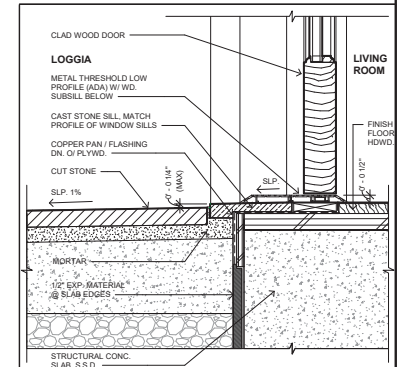
FLOOR PLAN



4 ENLARGED BATH PLAN
SCALE: 1/2" = 1'-0"



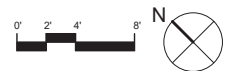
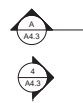
ROOF PLAN

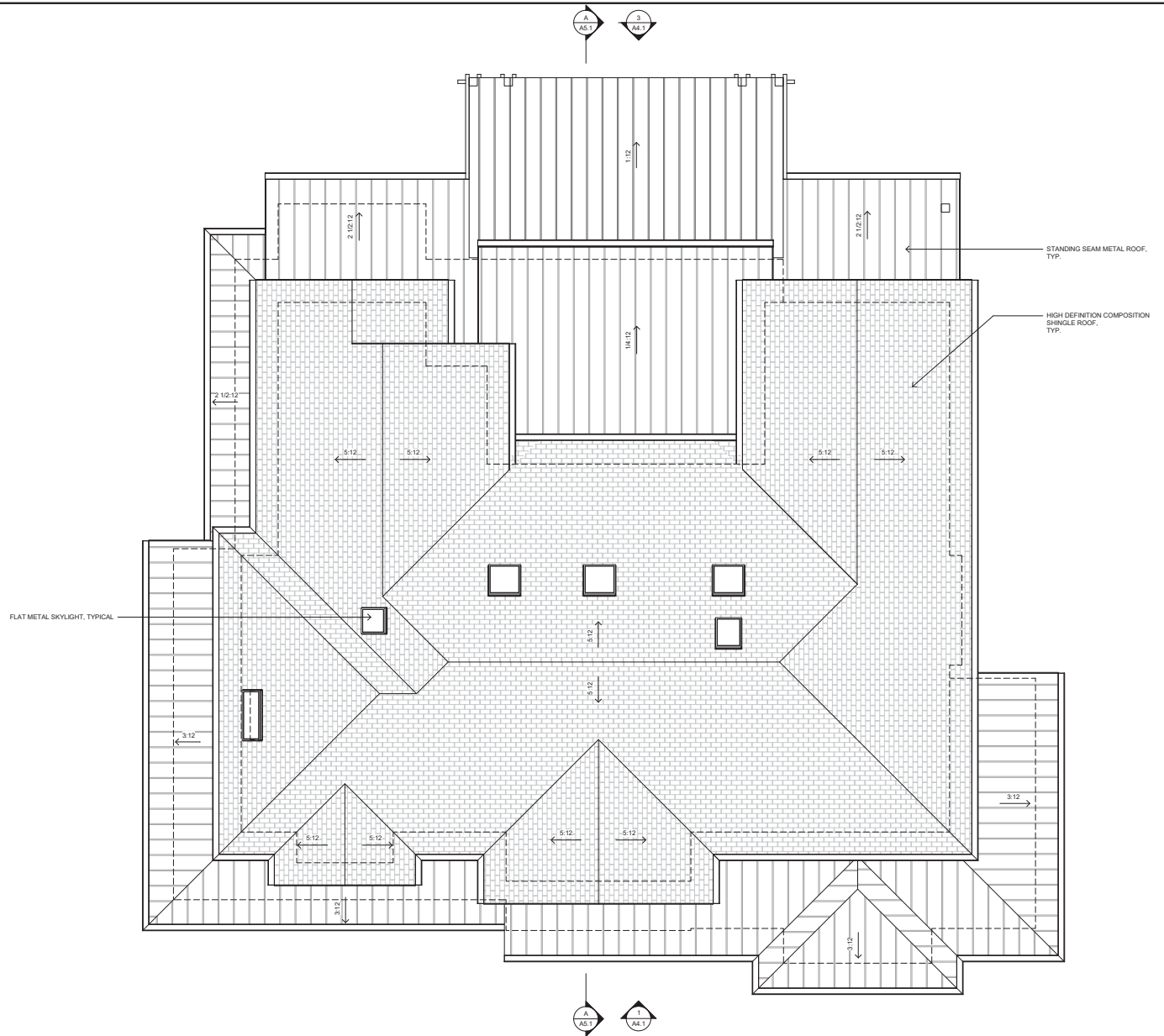


3 EXTERIOR DOOR SILL/THRESHOLD (ADA)
3" = 1'-0" 04WADR_171004

ACCESSIBILITY KEYNOTES:

- ◇ 30" X 48" CLEAR FLOOR SPACE CENTERED IN FRONT OF KITCHEN APPLIANCE FOR PARALLEL OR FORWARD APPROACH.
- ◇ 30" X 60" CLEAR MANEUVERING SPACE IN ACCESSIBLE BATHROOM PER CBC 113A4. PROVIDE MANEUVERING SPACE PARALLEL TO SHOWER.
- ◇ 30" X 48" CLEAR FLOOR SPACE CENTERED IN FRONT OF BATHROOM VANITY / COUNTER FOR FORWARD APPROACH.
- ◇ 60" DIAMETER CLEAR MANEUVERING SPACE IN BATHROOM
- ◇ 48" MANEUVERING CLEARANCE AT FORWARD APPROACH TO SLIDING DOOR PER CBC FIGURE 11A.4D
- ◇ (2) 15 INCH (MIN.) PULL OUT BREAD BOARDS PER CBC 1133A.4 (EXCEPTION)
- ◇ ISLAND COUNTER TOP AT 34" HEIGHT PER CBC 1133A
- ◇ MIN. 3" WIDE KNEE & TOE SPACE @ SINK W/ REMOVABLE BASE CABINET PER CBC 1133A.3





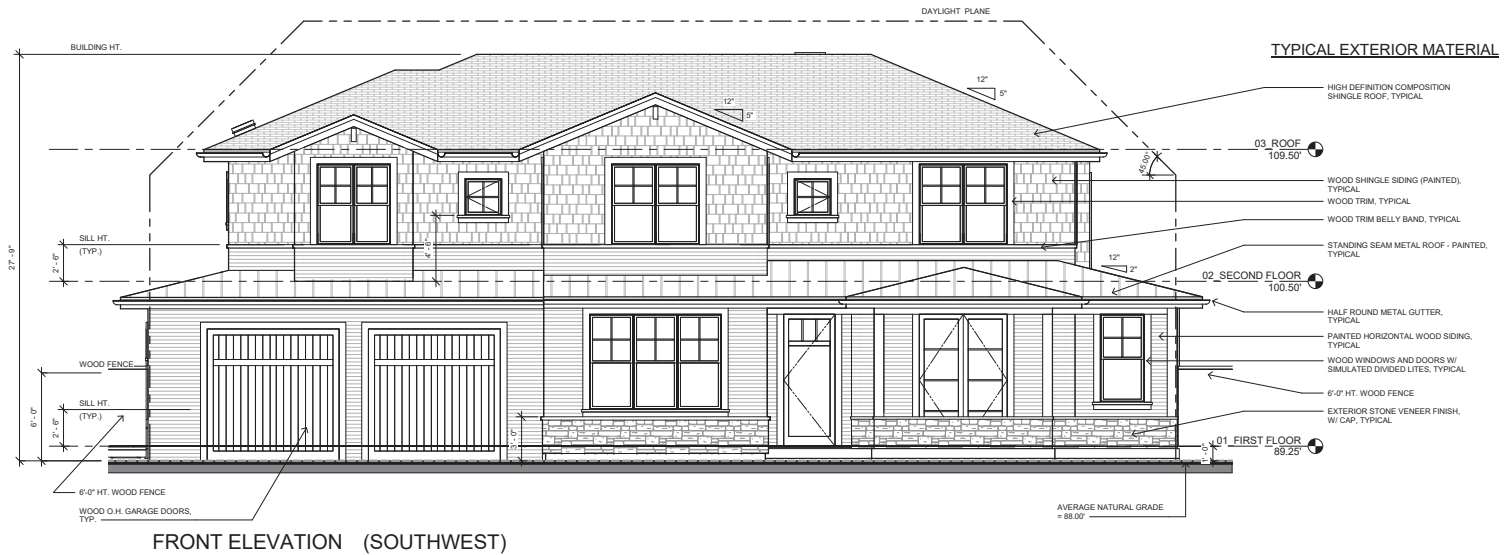

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THE LEBLANG RESIDENCE
 1180 MAY BROWN AVENUE
 MENLO PARK, CALIFORNIA

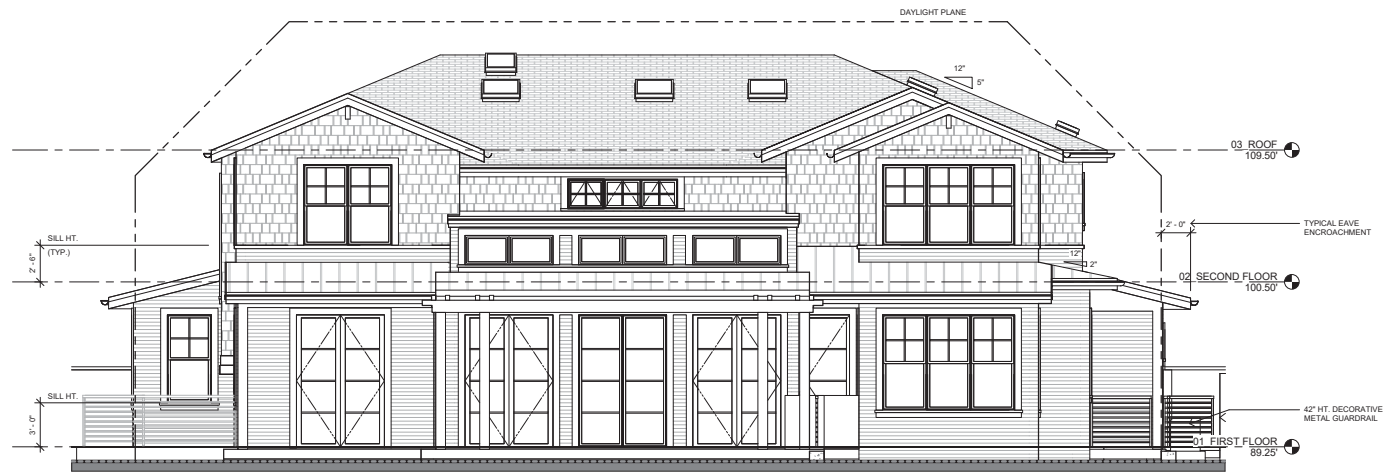
ROOF PLAN

Date:	11/28/17
Job:	1707
A3.1	

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FRONT ELEVATION (SOUTHWEST)



REAR ELEVATION (NORTHEAST)



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THE LEBLANG RESIDENCE

1180 MAY BROWN AVENUE
MENLO PARK, CALIFORNIA

EXTERIOR
ELEVATIONS

Date: 11/28/17

Job: 1707

A4.1

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RIGHT ELEVATION (SOUTHEAST)



LEFT ELEVATION (NORTHWEST)



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MENLO PARK, CALIFORNIA

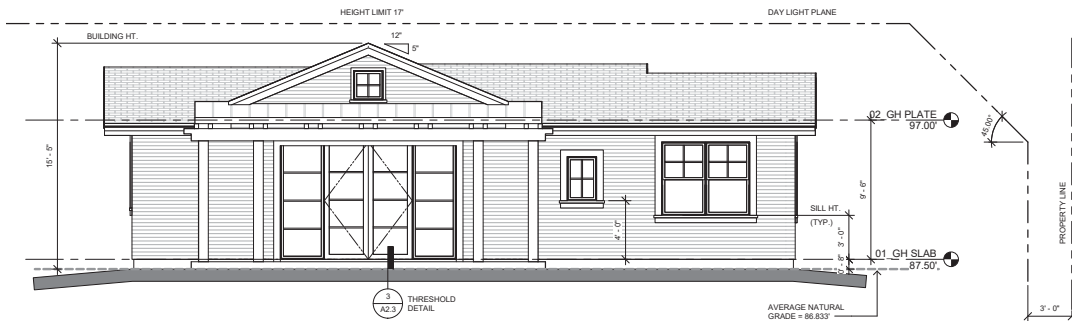
EXTERIOR
ELEVATIONS

Date: 11/28/17

Job: 1707

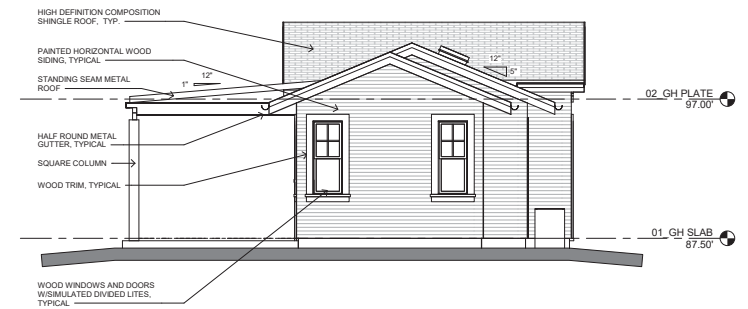
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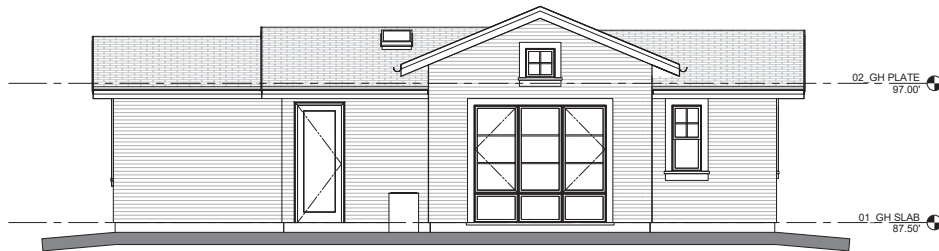


FRONT ELEVATION (SOUTHWEST)

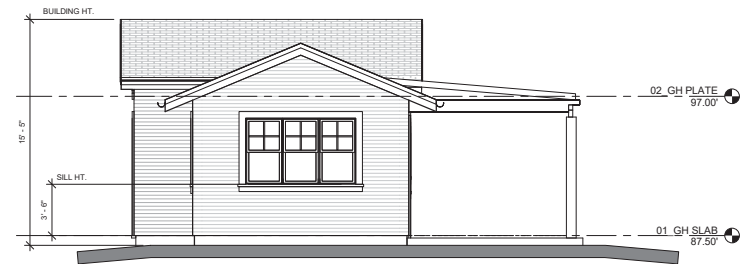
TYPICAL EXTERIOR MATERIAL



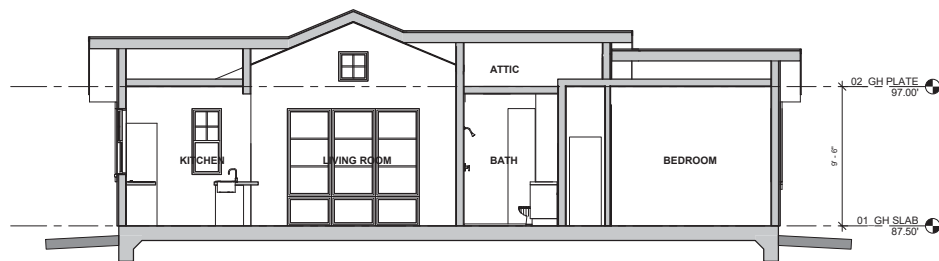
RIGHT ELEVATION (SOUTHEAST)



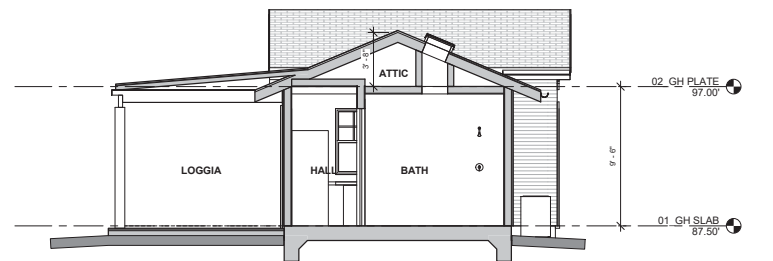
REAR ELEVATION (NORTHEAST)



LEFT ELEVATION (NORTHWEST)



SECTION A-A



SECTION B-B



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THE LEBLANG RESIDENCE

1180 MAY BROWN AVENUE
MENLO PARK, CALIFORNIA

EXTERIOR ELEVATIONS (SDU)

Date: 11/28/17

Job: 1707

A4.3

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PLANTING NOTES

PLANTS SHALL BE INSTALLED DURING CONSTRUCTION PER CITY OF MENLO PARK REQUIREMENTS.
 PLANT SYMBOLS REPRESENT A 3-5 YEAR GROWTH PROJECTION.
 PLANTING SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN. THE PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE EVENT OF A DISCREPANCY, THE PLAN WILL GOVERN.
 CONTRACTOR SHALL COORDINATE ALL PLANTING WITH UTILITY LOCATIONS NOT SHOWN ON THE PLANS. ANY CONFLICTS BETWEEN LOCATIONS OF PROPOSED SITE UTILITIES OR LIGHTING SHALL BE CALLED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
 ALL EXISTING TREES SHALL REMAIN AND PROTECTED IN PLACE, UNLESS DESIGNATED TO BE REMOVED OR TRANSLANTED.
 REMOVE ALL EXISTING WEEDS, BROOM AND BRAMBLE BY THE ROOTS, AND DISPOSE OF AWAY FROM THE SITE.
 PLANTING AREAS SHALL BE FREE OF ALL DELETERIOUS MATERIALS AND WEEDS PRIOR TO PLANTING. PLANTING AREAS TO BE TILLED SO THAT THE SOIL IS LOOSE AND NOT COMPACTED TO A MINIMUM DEPTH OF 8".
 A SOIL TEST SHALL BE PERFORMED ON THE EXISTING SOIL, AND IMPORT SOIL TO DETERMINE THE FINAL AMENDMENT AND FERTILIZER FORMULA. THE SOILS REPORT SHALL CONTAIN THE FOLLOWING INFORMATION:
 SOIL PERMEABILITY RATE IN INCHES PER HOUR
 SOIL TEXTURE TEST
 CATION EXCHANGE CAPACITY
 SOIL FERTILITY (including tests for nitrogen, potassium, phosphorus, pH, organic matter and electrical conductivity)
 RECOMMENDATIONS FOR AMENDMENTS TO THE PLANTING AREA SOIL.
 PLANTING AREAS: AMEND PER THE RECOMMENDATIONS OF THE SOILS REPORT.

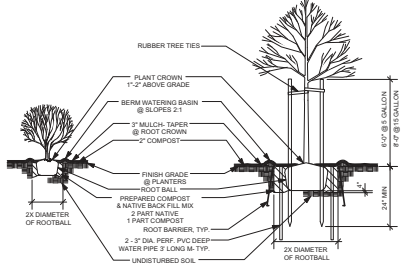
TOPSOIL TO BE GENERAL LANDSCAPE AS PRODUCED BY AMERICAN SOIL & STONE PRODUCTS (PH# 415-456-1381). COMPOST TO BE CERTIFIED ORGANIC FROM SONOMA COMPOST (707-464-9113) OR APPROVED EQUAL. GENERAL PURPOSE BACKFILL MIX FOR SHRUBS AND TREES TO BE 15% TOPSOIL, 75% NATIVE SOIL. 10% COMPOST. EXCESSIVELY ROCKY AND HEAVY CLAY SOILS ARE TO BE REMOVED FROM SITE.
 SPREAD 2" OF COMPOST OVER PREPARED SOIL AREA AT A RATE OF 6 CU YDS PER 1000 SQ FT. PRIOR TO MULCHING. MULCH WITH A 3" LAYER OF VINEYARD MULCH FROM SONOMA COMPOST (PH# 707-464-9113) OR FOREST FLOOR MULCH FROM AMERICAN SOIL PRODUCTS. AROUND ALL PLANTINGS, 8CY/1000. HOLD 6" AWAY FROM STEM OR TRUNK.
 STAKE OR GUY TREES PER DETAILS.
 THE CONTRACTOR SHALL GUARANTEE TREES FOR A PERIOD OF 1 YEAR.
 THE CONTRACTOR SHALL GUARANTEE PLANTED STOCK FOR A 90-DAY MAINTENANCE PERIOD AFTER FINAL ACCEPTANCE BY THE OWNER.

TREE PROTECTION

THE CONTRACTOR SHALL REFER TO THE TREE SURVEY OF 1180 MAY BROWN AVE., PREPARED BY MICHAEL P. YOUNG, URBAN TREE MANAGEMENT INC., FOR TREE PROTECTION MEASURES.

ID #	Botanical Name	Common Name	DBH	Heritage (x)	Status
175	Quercus lobata	Valley Oak	9		TO BE REMOVED
176	Pinus serrulata	Cherry	9		TO BE REMOVED
177	Pinus serrulata	Cherry	9		TO BE REMOVED
178	Quercus agrifolia	Coast Live Oak	3.6-7	x	TO BE REMOVED
179	Quercus agrifolia	Coast Live Oak	13	x	TO BE REMOVED
180	Pinus ponderosa	Pinus ponderosa	14		TO BE REMOVED
181	Quercus agrifolia	Coast Live Oak	26	x	TO REMAIN
182	Pinus ponderosa	Pinus ponderosa	3-4		TO REMAIN
183	Pinus ponderosa	Pinus ponderosa	17		TO REMAIN
184	Quercus agrifolia	Coast Live Oak	13	x	TO REMAIN
185	Quercus agrifolia	Coast Live Oak	3-4		TO REMAIN
186	Quercus agrifolia	Coast Live Oak	27	x	TO REMAIN
187	Quercus agrifolia	Coast Live Oak	24	x	TO REMAIN
188	Quercus agrifolia	Coast Live Oak	13	x	TO REMAIN
189	Quercus agrifolia	Coast Live Oak	19	x	TO REMAIN
190	Quercus agrifolia	Coast Live Oak	19	x	TO REMAIN
191	Quercus agrifolia	Coast Live Oak	14	x	TO BE REMOVED
192	Quercus agrifolia	Coast Live Oak	19	x	TO REMAIN
193	Pinus ponderosa	Pinus ponderosa	14		TO REMAIN

SEE TREE SURVEY PROVIDED BY URBAN TREE MANAGEMENT INC. FOR EXISTING TREES INVENTORY



TREE & SHRUB PLANTING

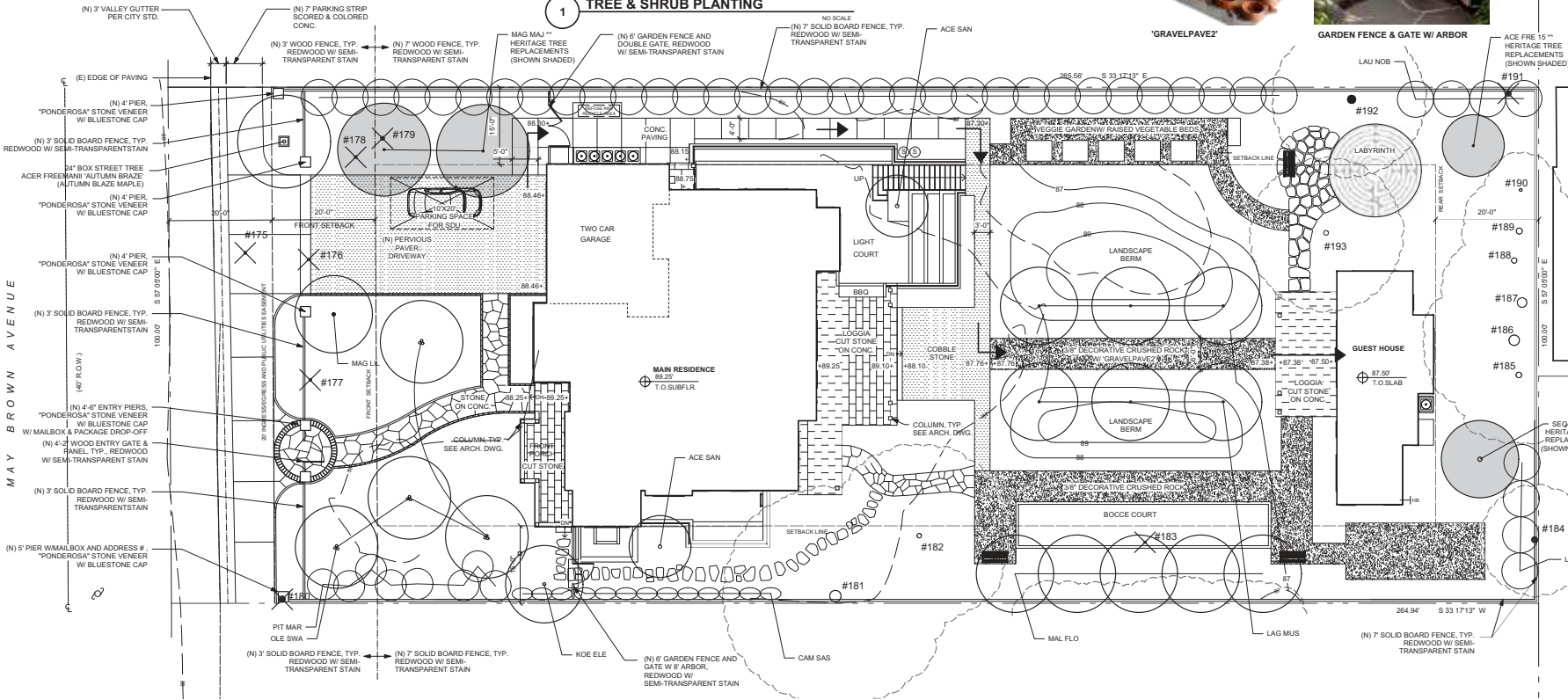
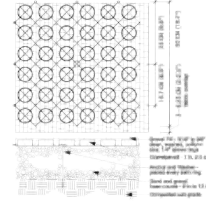
SCREENING PLANT LEGEND

Symbol	Latin Name	Common Name	Quantity	Size	Size @ Planting (H x W)	Mature Size (H x W)	Native Plant (Yes/No)
ACE FRE*	Acer freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	1	24" Box	8" x 4"	50' x 30'	N
ACE FRE 15*	Acer freemanii 'Autumn Blaze'	'Autumn Blaze' Maple	1	15 Gall	8" x 2"	50' x 30'	N
ACE SAN	Acer palmatum 'Sango-kaku'	Coral Bark Japanese Maple	2	24" Box	8" x 4"	20' x 20'	N
KOE ELE	Koehornia elegans	Flamegold	1	24" Box	8" x 4"	25' x 25'	N
LAG MUS	Laurus novae-zealandiae	Cape Myrtle	6	24" Box	8" x 4"	20' x 20'	N
MAG LIL	Magnolia soulangeana 'Liliputian'	Liliputian Saucer Magnolia	1	24" Box	8" x 4"	20' x 15'	N
MAG MAJ**	Magnolia grandiflora 'Majestic Beauty'	Majestic Beauty Southern Magnolia	2	24" Box	8" x 4"	50' x 25'	N
MAL FLO	Malus floribunda	Japanese crabapple	5	24" Box	8" x 2"	20' x 20'	N
OLE SWA	Olea europaea 'Swan Hill'	Fruitless Olive	4	Field Grown	12-14x12-14"	25' x 25'	N
SEQ SEM**	Sequoia sempervirens	Redwood	1	24" Box	8" x 3"	50' x 20'	Y
Shrubs							
CAM SAS	Camellia sasanqua 'Setuogoki'	Camellia 'Setuogoki'	10	15 Gall	4" x 2"	8" x 8"	N
LAU NOB	Laurus nobilis	Sweet Bay	40	15 Gall	8" x 2"	12' x 12'	N
DOT MAR	Philosophicum tenuifolium 'Marjorie Channon'	Variateed Kohuhu	8	15 Gall	8" x 2"	10' x 6"	N

* REQUIRED STREET TREE: 1 (ONE) 24" BOX TREE
 ** HERITAGE TREE REPLACEMENT: 4 (FOUR)

TREE SUMMARY

TREES TO BE REMOVED 8 TOTAL
 TREES TO BE PLANTED 24 TOTAL





1-19-18

TO: Cecilia Conley, City of Menlo Park Planning

FROM: Eric Peterson, Pacific Peninsula Architecture

RE: 1180 May Brown Avenue

Purpose:

Seeking a use permit approval for a new two story, single family residence with a basement and detached ADA compliant secondary dwelling unit on a substandard lot, with respect to lot width, in the R-E zoning district (Residential Estate).

Scope of Work:

Demolish an existing single story non-conforming residence and detached garage, and construct a new two story single family residence over a full basement with associated lightwells. In addition, a new one-story ADA compliant secondary dwelling unit will be constructed at the rear of the property.

The total floor area proposed is 6,796 sq. ft, building coverage is 4,897 sq. ft, and main residence height is 27'-9". All are below the maximum allowed per the zoning ordinance and both structures meet or exceed the property setbacks and daylight plane requirements.

Three heritage trees and five non-heritage trees are proposed for removal with this application. The project arborist has recommended removal of the two heritage trees in the front yard since they are dead and the heritage tree at the very back left corner of the lot due to its extreme lean. In addition to replacing the removed heritage trees with three new 24" box trees, the landscape architect has proposed 21 additional replacement screening trees in a 24" box size.

Style:

The house is a contemporary craftsman, designed to fit the property and neighborhood in style and scale. The exterior material palette comprises of natural stone veneer, horizontal wood siding, wood shingle siding, standing seam metal roof at the first floor roof and high definition composition shingle roof at the second floor roof. The first floor has covered porches on the front and rear, breaking up the two story mass. The second story sides are setback from the first floor. Exposed rafter tails add detail and scale at the roof overhangs.

Site layout:

Due to the over 250 ft depth of the lot, the new house is sited well back from the street (58'-8" where 20 ft is the minimum). The proposed house location is similar to several adjacent properties and sits in the same footprint as the existing house though narrower and lacking the detached garage in front. The front porch and covered loggia at the rear extend the living space to the exterior and help blend indoors to the outdoors. A large walk-out light court and a secondary side lightwell brings light into the lower level and is stepped with landscape planting to connect the lower level to the rear yard. New replacement trees are located along the front yard driveway and walkway adding to the streetscape.

Neighborhood outreach:

May Brown is unique, in having homes on only one side of the street. There are four homes on the street within 300 feet of the project: 1190, 1170, 1160, and 1120. The property owners have met with their immediate neighbors (1170, 1190, and 1160) to discuss the upcoming project, and these neighbors have submitted letters to the City for inclusion in the use permit packet. The owners also met with the owners of 1120 and even 1110, who expressed no concerns and provided oral support.

Tree Survey of
1180 May Brown Avenue
Menlo Park, CA 94025



Prepared by

Urban Tree Management, Inc.

January 8, 2018



urbantree^{management}

Assignment

It was my assignment to physically examine, tag and map protected trees in the survey area based on a topographic map provided by the client

Summary

This survey provides a numbered map and detailed information for 19 trees. Eleven of these trees were determined to be heritage trees under the Town of Atherton tree protection ordinances. Trees here ranged from fair/poor to fair/good health with fair/poor to good structure. One protected tree was recommended for removal due to a severe structural defect. Please see the accompanying map and data sheet for locations and details about specific trees.

Contents

All the trees surveyed were examined and then rated based on their individual health and structure according to the table below. For example, a tree may be rated “good” under the health column for excellent/vigorous appearance and growth, while the same tree may be rated “fair/poor” in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the “Methods” section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their “protected/significant” status, a map and recommendations for their care can be found in the data table that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	healthy	very stable
Fair	healthy but showing initial or temporary disease, pests or lack of vitality	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. The canopy height and spread are estimated using visual references only. In cases of a very large tree, a standard measuring tape may be used.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full hazard assessment" is recommended. This assessment would consist of drilling or using sonar equipment to detect internal decay and may include climbing or the use of aerial equipment.

Tree Health Ratings

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Tree Structure Ratings

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning), the presence or absence of poor limb attachments (such as co-dominant leaders), the length and weight of limbs and the extent and location of apparent decay. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional "Consider Removal**" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Tree Health on This Property

Trees here are generally in fair/good health. A few trees were in either fair/poor or fair health. These ratings resulted from ivy infestation and buried root collars. Recommendations are shown for individual trees on the accompanying data sheet.

Ivy

Ivy is present on several trees and bushes in the hedged area to the left of the driveway. Although not actually parasitic to the tree organism itself, ivy is a water-intensive plant. Due to the immense leaf area produced by a single plant, ivy uses rainwater and irrigation intensely, making this water unavailable for trees. Ivy can also be problematic for trees in that it shelters fungi, insects and moisture adjacent to the bark and branches and can be an avenue for

pathogens or insect entry into the tree. Substantial ivy also adds weight and wind-sail area to the tree, which can be a problem, especially during wind events.

Trees #178 and 179 are dead (probably from shading and lack of water and nutrition from the ivy competition), but continue to act as a framework for ivy growth. Removal of these 2 trees is recommended and removal of ivy is recommended where present on and around trees.

Buried Root Collars/Soil-based Fungi

Ideally, tree trunks should have a visible trunk flare, where the trunk widens slightly at grade level. This flare denotes the area, below which roots begin. Below the trunk flare, the exterior “bark” of the roots resides underground and has mechanisms to defend the tree from problems caused by underground organisms and occasional wet soil. Above the trunk flare, the exterior tree bark sits above soil level and remains dry most of the time. Virtually all of the trees in the survey area have their buttress roots buried under soil with the two parallel sides to the trunk going straight into the ground like a telephone pole. Under these conditions, trees are susceptible to root fungi causing serious root decay which can lead to whole tree failure. The best way to prevent soil-based fungi and soil-based organisms from attacking trees is to perform a Root Collar Excavation (RCE) on all susceptible trees, including oaks. This is a simple procedure, done with a hand shovel, wherein soil and debris are excavated from the trunk flare and buttress roots in a small circle around the tree. This procedure is recommended for all oaks on the property.

Tree Structure on This Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. All of the large non-coniferous trees (oaks, pistache) surveyed here had fair/poor structure. This means that there are one or more significant structural weaknesses that can be addressed and made safer using specific pruning techniques or hardware (cables or props). It appears that many of the trees here were not structurally pruned when young. These have structural problems including co-dominant leaders, multiple long, heavy leaders or significant leans. These issues put the trees at risk for large limb failures. If this occurs, the torn area of the trunk (where the limb came off) tends to rot down into the trunk, resulting in decay cavities and eventual trunk failure where the decay is located. For medium to large trees, end weight reduction is recommended to decrease structural forces at leader and limb junctions. Limited cabling may also be recommended for larger leaders where significant end weight reduction would be unattractive or where large diameter cuts to reduce end weight are not advisable. The cable reduces forces at junctions during wind events and to some degree reduces forces under weight. Both techniques reduce the chance of large limb failure and some of these techniques are recommended for trees on this property. Please see the data sheet for specific recommendations on individual trees.

Tree #191 has developed a severe lean over the rear neighbor’s property and is recommended for removal.

Local Regulations Governing Trees

Menlo Park City Code requires a permit to remove or substantially prune a heritage tree, which is defined below.

1. Any tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council;
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which are exempt from this ordinance.
3. All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade. . Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which are exempt from this ordinance.

Eleven of the trees surveyed at this site are considered “Heritage” trees under this ordinance. Heritage trees #178, 179 and 191 are recommended for removal.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect’s drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where I will amend this distance based upon proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.

- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
 - b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobblestones, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
<http://www.californiaoaks.org/ExtAssets/CompatiblePlantsUnder&AroundOaks.pdf>.

Protection Recommendations for Specific Trees

Coast live oaks #181 and 182 and redwoods #185-190 are all in fair/good health and should be fenced and protected as described under general tree protection measures earlier in this report.

I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Allie Strand

Allie Strand
ISA Certified Arborist WC-#10737
ISA Tree Risk Assessment Qualified
American Society of Consulting Arborists



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this arborist.
6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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



11/28/17

1180 May Brown Ave.
Menlo Park, CA 94025

Re: **Labyrinth near Oak #192**

To Whom It May Concern:

Assignment

It was my assignment to review the Landscape Drawings (LS-1) and give direction as to the installation of the proposed Labyrinth near Oaks #192.

Summary Statement

I have reviewed the landscape drawings and discussed the Labyrinth installation with the designers.

The outside edge is approximately 4'8" from Oak #192. This is rather close to the tree, so caution will be necessary when installing the loose-set stones. I recommend an exploratory trench be carefully hand dug before the final design and installation is complete. I shall inspect this trench. No roots larger than 1.5" in diameter may be cut without my agreement. The loose-set rocks for the Labyrinth shall be located around all roots 1.5"+ diameter. None of the installation of this work shall begin without a site meeting with myself and the landscape crew. Tree Protection Fencing shall remain in place until after the site meeting. I shall inspect the exploratory trench before the stones are installed. Some mitigation measure may be recommended after the site meeting.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael P. Young", is written over a white background.

Michael P. Young

TREE SURVEY urban tree management, inc.

Client: Leblang
Address: 1180 May Brown Avenue, Menlo Park, CA 94025
Date: 1/8/18

Ratings for health and structure are given separately for each tree according to the table to right. IE, a tree may be rated "Good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "Fair/Poor" in the structure column if structural mitigation is needed. Health is rated based on leaf color and size, canopy density, new shoot growth and presence of pests or disease.

KEY	Health	Structure
Good	excellent/vigorous	flawless
Fair/Good	healthy	very stable
Fair	Fair	routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed
Fair/Poor	declining	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

TAG #	COMMON NAME	DBH	W/H	HEALTH	STRUCTURE	HERITAGE (X)	REMOVAL (X)	HERITAGE REMOVAL (XX)	NOTES/RECOMMENDATIONS
175	Valley oak	9	15/30	FG	FP		X		Multiple leaders, Rec EWR, RCE
176	Cherry	5	15/12	F	F		X		
177	Cherry	8	15/20	FG	FG		X		
178	Coast live oak	3, 6, 7	10/20	P	P	X	X	XX	Covered wholly with ivy, 90% dead. Rec REMOVAL. Trunk splits underground
179	Coast live oak	13	8/20	P	P	X	X	XX	Covered wholly with ivy, tree dead. Rec REMOVAL. Diam at 2' (estimated place of trunk split)
180	Pittosporum	4, 4, 5, 6	15/16	F	FP		X		Leaning, Rec EWR
181	Coast live oak	28	30/50	FG	FP	X			Multiple leaders, leaning towards home, Rec EWR, RCE, 1 cable
182	Chinese pistache	12	25/38	FG	FP				Multiple leaders, Rec EWR, RCE
183	Japanese maple	3,4	12/12	FG	F		X		
184	Coast live oak	13	18/35	FG	FP	X			Diameter below trunk split at 2.5'
185	Coast redwood	16	15/50	FG	G	X			Rec EWR, RCE
186	Coast redwood	27	15/70	FG	G	X			
187	Coast redwood	24	15/70	FG	G	X			
188	Coast redwood	13	12/50	FG	G	X			
189	Coast redwood	14	12/50	FG	G	X			
190	Coast redwood	6	12/35	FG	G				
191	Coast live oak	14	20/55	FG	FP	X	X	XX	Leaning stongly over rear fence, Rec REMOVAL **
192	Coast live oak	18	25/40	FG	FP	X			Rec EWR, RCE
193	Chinese pistache	14	30/35	FG	FP				Rec EWR, RCE
PROTECTED TOTAL						11			
REMOVAL TOTAL							8		
PROTECTED REMOVALS TOTAL								3	

ACRONYMS

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

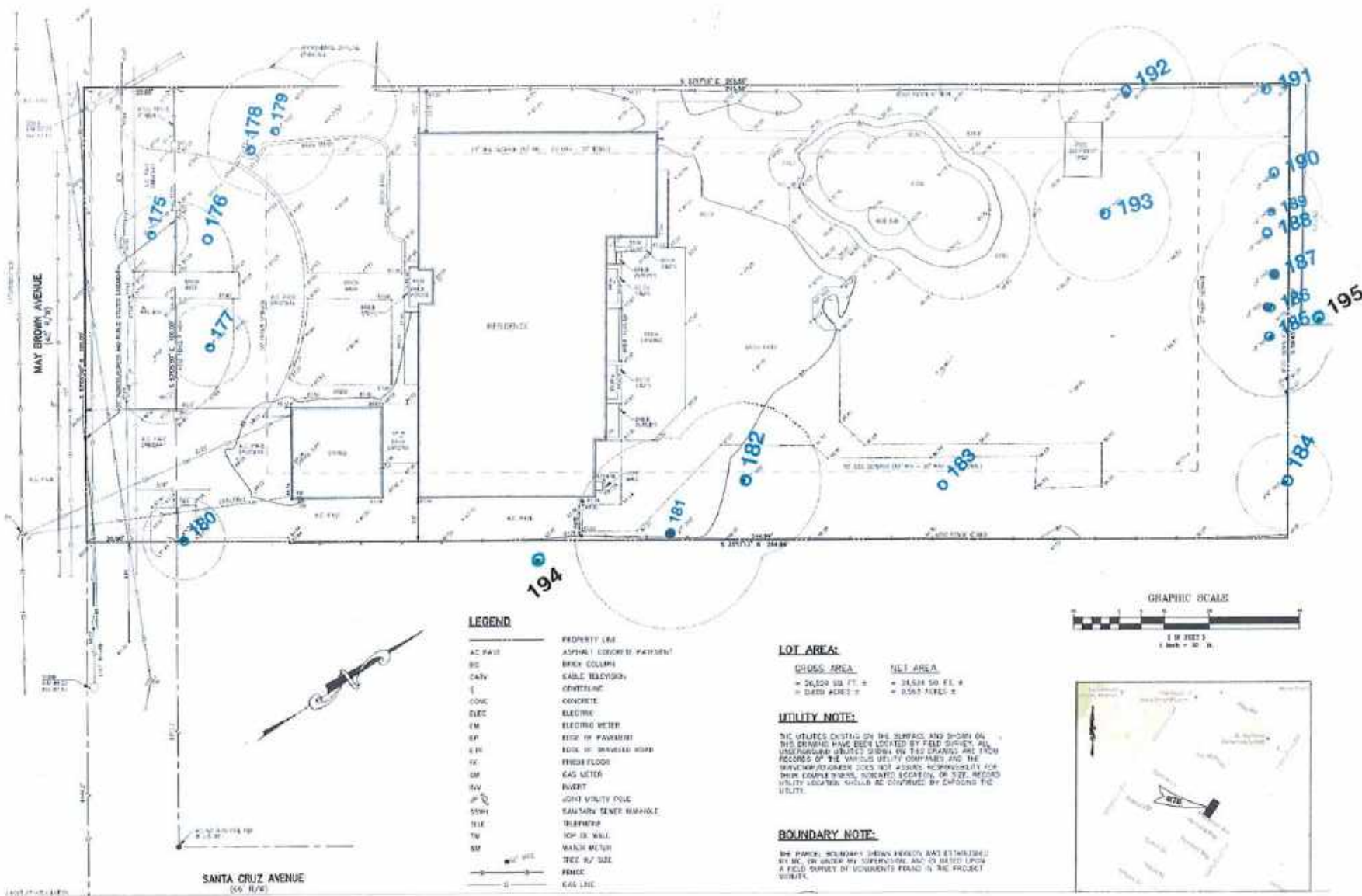
consider REMOVAL ** - this is a large tree with structural problems. Removal should be considered due to the potential for danger to passersby and property damage if structures or driveways are nearby.

Menlo Park City Code 13.20.020 defines a Heritage Tree as:

- 1) Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
- 2) Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
- 3) Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
- 4) Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under twelve (12) feet in height, which are exempt from the ordinance.

Common name	Latin name
Cherry	<i>Prunus sp.</i>
Chinese pistache	<i>Pistacia chinensis</i>
Coast live oak	<i>Quercus agrifolia</i>
Coast redwood	<i>Sequoia sempervirens</i>
Japanese maple	<i>Acer palmatum</i>
Pittosporum	<i>Pittosporum tobira</i>
Valley oak	<i>Quercus lobata</i>

Survey-07-11-17.pdf



Support Letters for 1180 May Brown Ave

We have talked to everyone who lives on the street; and have letters of support from our 3 closest neighbors (1190, immediate to the left; 1170, immediate to the right; and 1160).

We also talked to the neighbors at 1110 and 1120, neither of whom expressed any concerns.

Also attached is a support letter from the prior (35+ year) owner of 1180 May Brown.

Thank You

Jonathan & Leslie Leblang

1190 May Brown

Tuesday, Nov 7, 11:27 AM

1180 May Brown

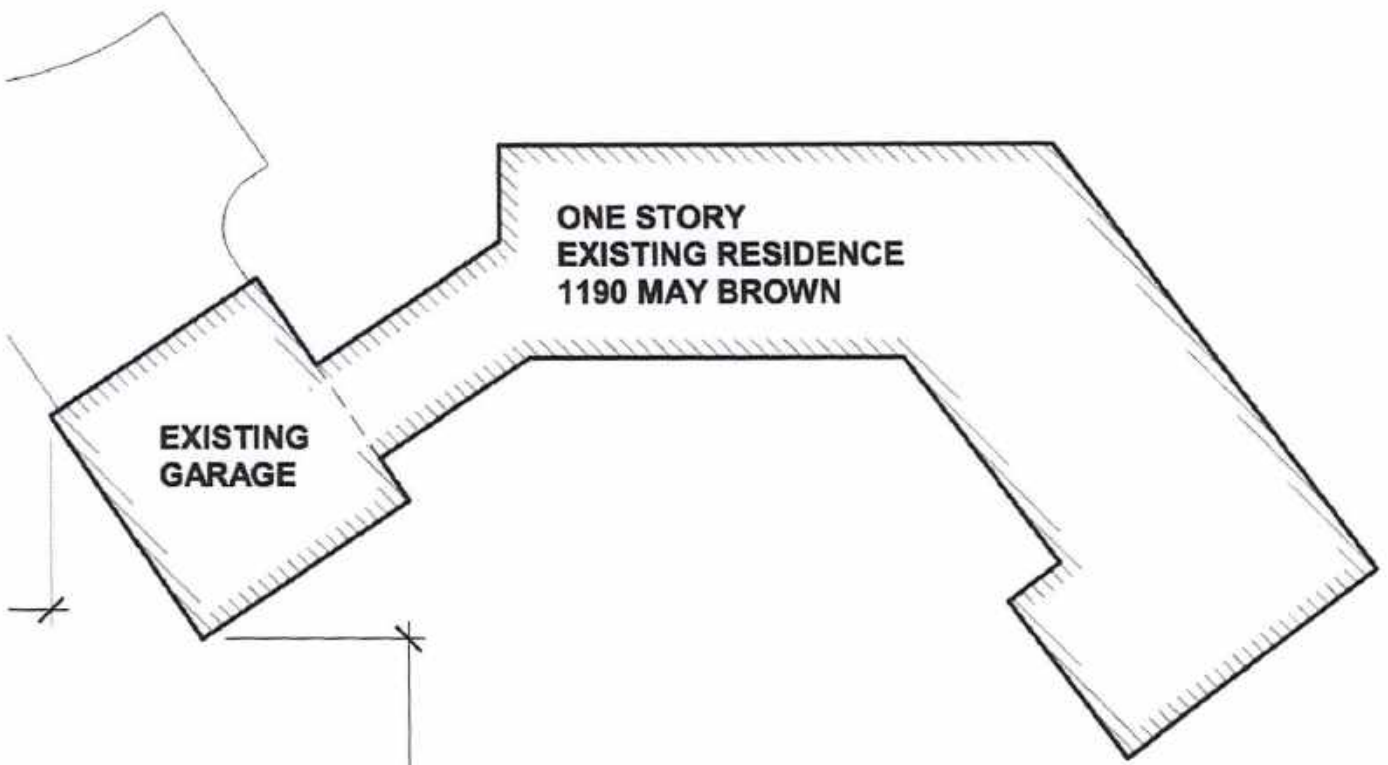
by David Proctor | godoptimusprime@hotmail.com

Hello Sunny,

I am David Proctor, the owner of 1190 May brown. I met with Jonathan and Leslie Leblang, who showed me their plans for their new house. I do not have any concerns about their plans and believe their design will fit in well on May Brown. I fully support their project moving forward.

Have a good day,

-David Proctor



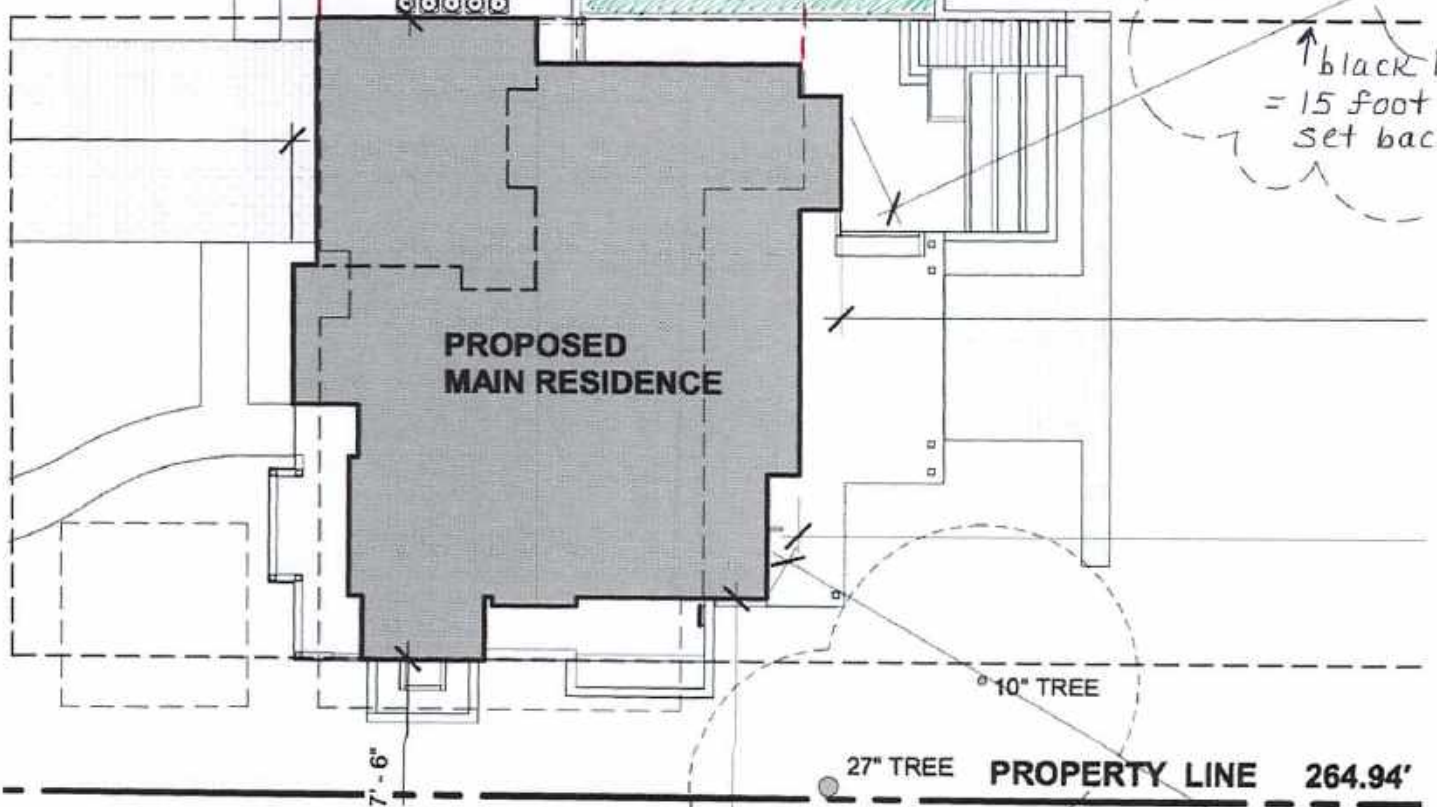
42' - 10"

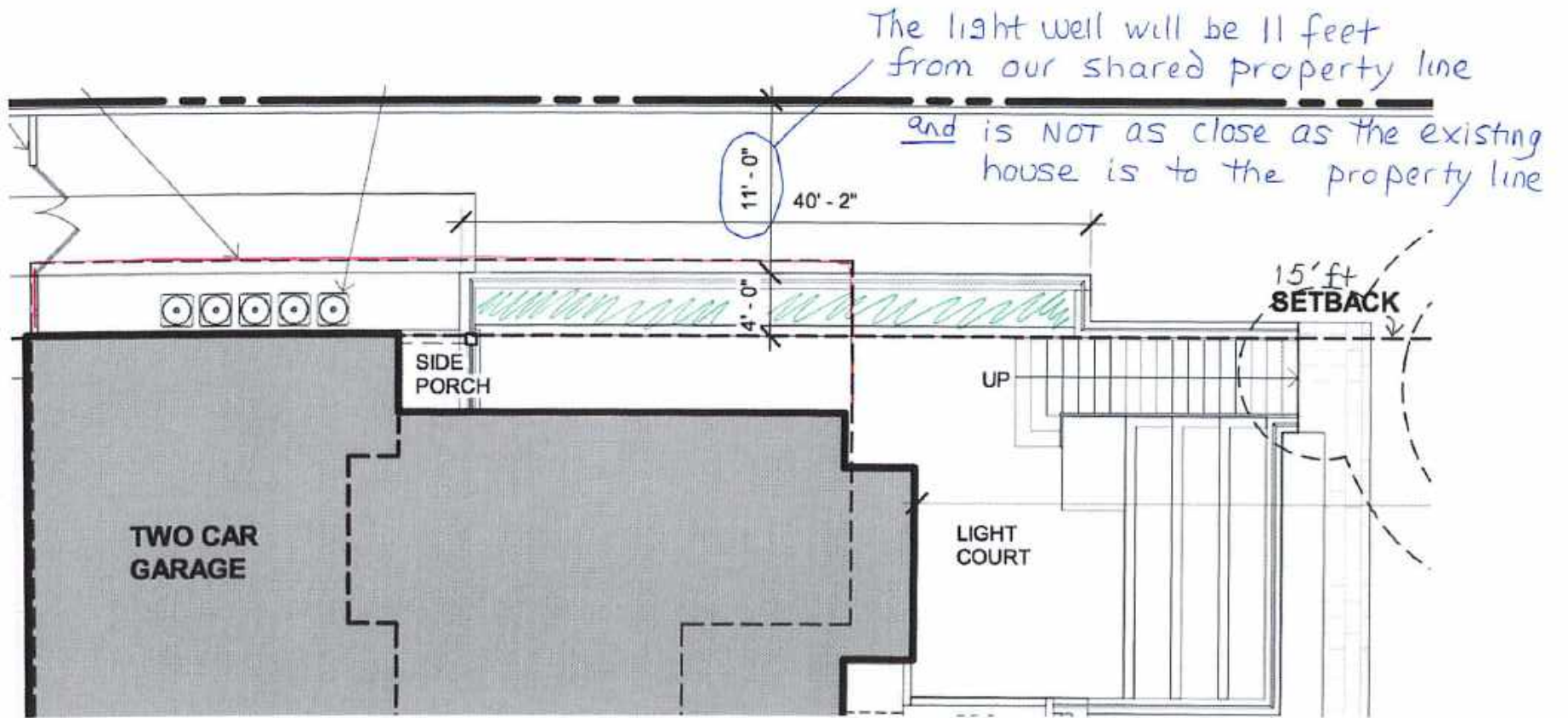
PROPERTY LINE 265.56'

Red line = existing house

green area = light well portion that is in the 15' setback

black line = 15 foot setback





Wednesday, Nov 22, 11:56 AM

1180 May Brown

by David Proctor | godoptimusprime@hotmail.com

Hello Sunny,

This email serves a follow-up to my email dated November 7, 2017.

By way of reminder, I am David Proctor, the owner of 1190 May Brown. I met with Jonathan and Leslie Leblang, who showed me their plans for their new house. I do not have any concerns about their plans and believe their design will fit in well on May Brown. I have been informed that their home includes a light well that will extend into the fifteen-foot setback on their side. I fully support their project moving forward.

Thank you,
-David Proctor

1180 May Brown



Jonathan Leblang <jonathan@leblang.com>

1180 Maybrown Ave/Jonathan and Leslie Leblang

2 messages

MARIANNE STONER <masstoner@aol.com>
To: sychao@menlopark.org

Tue, Nov 14, 2017 at 7:59 AM

Attention: Sunny Chao
Menlo Park Planning Commission
[701 Laurel Street](#)
[Menlo Park, CA 94025](#)

I'm writing in support of the building permit that has been applied for by **Jonathan and Leslie Leblang** on **1180 Maybrown Ave., Menlo Park.**

In 1980, my family purchased and moved into 1180 Maybrown. We lived there until we sold the property in the Fall of 2015. It has since been purchased by the Leblang family. Since the Leblangs bought the house, I have met with them on three occasions. They have been interested in the history of the street and the prior development of the property. We met in the backyard once and talked about their plans for the trees and the garden, which was very dear to me during the 35 years that I lived there.

At our last meeting in early October, Jonathan and Leslie showed me their house plans. They seemed very well thought through. I noticed that their setbacks are greater than ours were, and that the house didn't overwhelm the lot. I think it will fit well on the street, which already has a number of two story houses. It was clear to me that the Leblangs value the property and the existing quiet and peaceful setting.

I believe that the Leblangs are a perfect match for this very special piece of property. I hope you will grant the necessary permits.

Sincerely,
Marianne Stoner
[1319 Crane Street](#)
[Menlo Park, CA 94025](#)
650.302.7311

Jonathan Leblang <jonathan@leblang.com>
To: Leslie Kilgore <l_kilgore@hotmail.com>

Tue, Nov 14, 2017 at 9:01 AM

1170 May Brown



Jonathan Leblang <jonathan@leblang.com>

MAYBROWN CONSTRUCTION

steve <hsburnside@earthlink.net>
Reply-To: steve <hsburnside@earthlink.net>
To: SYChao@menlopark.org
Cc: both@leblang.com

Fri, Nov 17, 2017 at 11:53 AM

Dear Mr. Chao,

Thank you for bringing to our attention the specific design plans of Janathan and Leslie Leblang regarding the new (proposed) construction at 1180 Maybrown Ave. in Menlo Park. We are comfortable with the Leblang's plans and confident that they will proceed in a neighborly fashion, as they have to date, with their project.

Steve Burnside
1170 Maybrown Ave.
Menlo Park



1180 May Brown Use Permit

2 messages

Jonathan & Leslie <both@leblang.com>
To: Steve Burnside <hsburnside@earthlink.net>
Bcc: Leslie Kilgore <l_kilgore@hotmail.com>

Tue, Nov 14, 2017 at 8:07 PM

Steve -

Thank you again for sending the note to the Menlo Park Planning Commission. Menlo Park has asked us to ask you if you would be willing to be more specific in your support for our proposed new home. Specifically, Menlo Park wants to ensure that you understand and are okay with two features of our proposed home.

#1 The home's staircase is on the right side and has a large window. The staircase window looks at your carport, is 21.4 feet from our shared property line, and about 34 feet from your carport. For our mutual privacy, along the right side of our home, we plan to plant two 24" box size Koelreuteria Elegans (flamegold) trees which have a mature height of 35-45 feet. Please see the attached PDF that shows this.

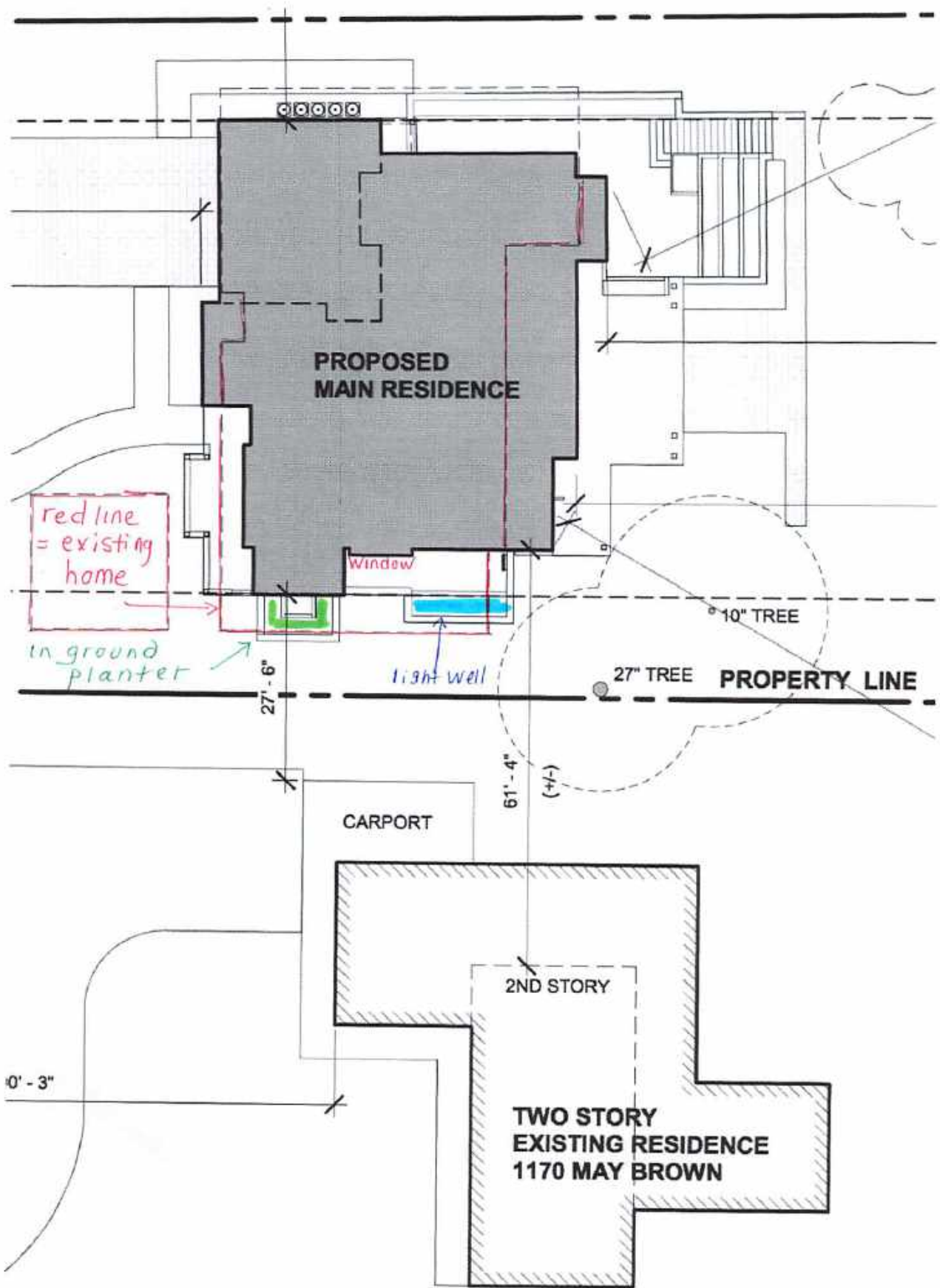
#2 We are digging a basement that will have a light well. A 3 foot by 16-foot portion of the light well extends into the fifteen-foot setback. Of note, the light well is 11 feet from our shared property line. We also wish to have an in-ground planter, and this 5-foot by 7-foot planter also extends into the setback and will be 8 feet from our shared property line. By way of comparison, the current house is 9 feet from the property line. Please see the attached PDF that shows this.

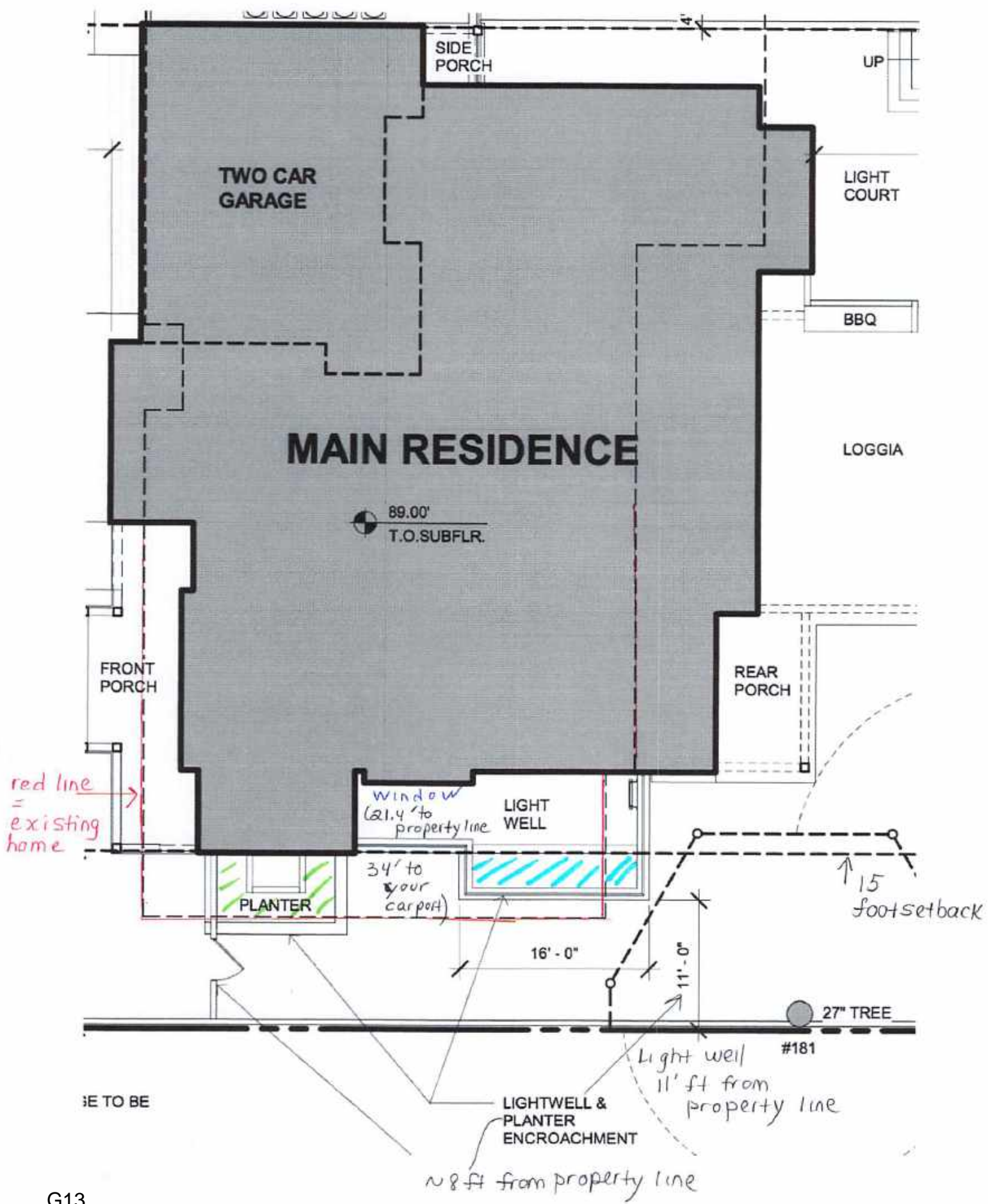
We apologize for troubling you a second time. We did not know your support needed to be this specific. We would be happy to meet with you in person to review our plans. If you have no questions and are fine with our plans, we would very much appreciate it if you would send a second letter or email (Sunny Chao at SYChao@menlopark.org)

to the Menlo Park planning commission.

Thank you

Jonathan & Leslie Leblang





H. STEVEN BURNSIDE
ATTORNEY AT LAW
2211 PARK BOULEVARD
P.O. BOX 60429
PALO ALTO, CALIFORNIA 94306

FACSIMILE
(650) 321-7606

TELEPHONE
(650) 328-2214

October 23, 2017

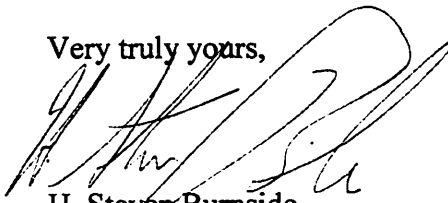
Menlo Park Planning Commission
701 Laurel Street
Menlo Park, CA 94025

Re: Use permit – 1180 May Brown Avenue

To the Members of the Planning Commission:

This letter is to advise you that I have personally met with the new owners of 1180 May Brown Avenue, Jonathan & Leslie Leblang, and have reviewed their plans for construction of a new residence at this site. It is my opinion that the proposed residence will blend nicely with the surrounding neighborhood, is well planned, and will make a nice addition to the neighborhood. I fully support their proposal and application for a use permit.

Very truly yours,



H. Steven Burnside

HSB/sb

Cc: Mr. and Mrs. Leblang

1160 May Brown



Jonathan Leblang <jonathan@leblang.com>

1180 May Brown Ave — neighbor in support of this construction

Alisa Yaffa <alisayaffa@gmail.com>

Sat, Dec 23, 2017 at 3:27 PM

To: CLConley@menlopark.org

Cc: Leslie & Jonathan <both@leblang.com>, Ken McElvain <kenmcelvain@me.com>

Dear Cecelia,

Merry Christmas!

We are writing to provide our wholehearted support for Jonathan and Leslie Leblang to build a new house on our block, at: 1160 May Brown Ave.

We live at 1160 May Brown Ave (2 doors down). The Leblangs are a delightful family and reached out to us and our other neighbors to share the details of our plans. They went through their construction plans in great detail and listened to our questions and the usual concerns that come with new construction. They said that they will keep us in the loop about timetable and potential especially noisy times as we get closer.

Based on their actions to-date, I have every reason to believe that everything will work out fine for us as neighbors of this new project. We are happy to have them as new neighbors on our block. Feel free to contact us if you have any questions.

Kindly confirm back to me when you've read this message.

Warm regards,
Alisa Yaffa and Ken McElvain
1160 May Brown Ave
Menlo Park

Cell: (650) 346-1800



STAFF REPORT

Planning Commission

Meeting Date: 2/5/2018
Staff Report Number: 18-014-PC

Regular Business: **Conditional Development Permit Amendment and Development Agreement Amendment/Facebook, Inc./1 Hacker Way (1601 Willow Road)**

Recommendation

Staff recommends that the Planning Commission review and provide a recommendation that the City Council make the necessary findings and take action to approve the proposed amendments to the Development Agreement (DA) and the Trip Cap associated with the Conditional Development Permit (CDP) for the Facebook East Campus (1601 Willow Road/1 Hacker Way), which are presented in the form of amended and restated documents. The amendments to the DA and CDP are required by the DA and mitigation measures from the certified EIR for the Facebook Campus Expansion Project, approved initially in November 2016 and amended in November 2017 by the City Council. The recommended actions are contained in Attachment A. The Planning Commission should provide a recommendation to the City Council on the following:

- **Second Amended and Restated Conditional Development Permit** to modify the Trip Cap in the Amended and Restated CDP for the East Campus, which was previously approved in May 2012, to implement the peak hour limitations (as opposed to the peak period limitations which are currently in the CDP) identified as a mitigation measure for both campuses in the certified EIR for the Facebook Campus Expansion Project. The proposed amendments to the Trip Cap would also clarify, for consistency, those trips which are excluded under the Trip Cap. The amendments to the Trip Cap would result in an East Campus Trip Cap consistent with the Trip Cap that governs the West Campus (Buildings 20, 21, 22, 23, and the hotel). Facebook also requested that the Second Amended and Restated Conditional Development Permit for the East Campus include updates to reflect changes in ownership that have occurred in the interim and completion of items. No other amendments are proposed for the CDP.
- **Amended and Restated Development Agreement** to remove the ability for Facebook to partially reduce its annual payment in exchange for a reduction in the allowed number of trips, but still allow the right to suspend in the entirety. This change was identified in Section 10 of the City Council Approved DA for the Facebook Campus Expansion Project. The proposed amendments to the DA also include clarifications to reflect the change in ownership of the property.

Policy Issues

For these amendments to the East Campus DA and CDP, the Planning Commission should consider whether the changes, as presented, conform to the requirements of the DA and the mitigation monitoring and reporting program (MMRP) from the certified EIR for the Campus Expansion Project, which were

approved by the City Council. The Planning Commission should also consider whether the additional text changes and the proposed clarifications to the East Campus DA, CDP, and Trip Cap are appropriate and consistent with City policy. The Planning Commission is the recommending body to the City Council on the proposed amendments.

Background

Site location

Using Bayfront Expressway in an east to west orientation at the project site and Willow Road in north to south orientation, the Facebook East Campus is located north of Bayfront Expressway at the intersection of Willow Road and Bayfront Expressway. The East Campus was previously occupied by Oracle and Sun Microsystems, before being occupied by Facebook. The East Campus is developed with nine buildings (Buildings 10 through 19), which contain approximately 1,035,840 square feet of gross floor area (GFA). The East Campus is surrounded by wetlands within the Don Edwards San Francisco Bay National Wildlife Refuge to the west, north, and east.

To the south, across Bayfront Expressway, and to the west of Willow Road, is the Facebook West Campus. The West Campus consists of two distinct phases: West Campus (Building 20) and the Facebook Campus Expansion Project (Buildings 21, 22, 23, and hotel). Building 21 is currently under construction, and construction for Building 22 is expected to begin in spring 2018. An additional Facebook campus, known as the Willow Campus, is located southeast of the East Campus, along the eastern side of Willow Road at the intersection of Hamilton Avenue and Willow Road. Facebook currently uses a number of the existing buildings at the Willow Campus for offices or office-related uses, and has submitted plans for a comprehensive redevelopment of the site. A location map showing the East Campus, West Campus, and Willow Campus is included in Attachment B.

Project history

The amended and restated CDP and the DA for the East Campus were approved in June 2012. The CDP and DA for the West Campus (Building 20) were approved in April 2013. In November 2016, the City Council approved the land use entitlements, including the amended and restated CDP and DA, and certified the EIR for the Facebook Campus Expansion Project, which encompassed the remainder of the TE Campus. The approved project included two new office buildings (Buildings 21 and 22) and a 200-room limited service hotel. The CDP and DA incorporated the conditions of approval for the existing Building 23 (300 Constitution Drive).

In February 2017, Facebook submitted an application for a CDP amendment, DA amendment, and associated environmental review for modifications to the approved Facebook Campus Expansion Project. The Planning Commission reviewed the requested modifications and provided a recommendation to the City Council in October 2017, and the City Council reviewed and approved the requested amendments in November 2017. Building 21 (Phase One) of the Campus Expansion Project is currently under construction and anticipated to be complete in spring 2018.

Analysis

Project description

Section 10 of the DA for the approved Facebook Campus Expansion Project includes a requirement that the DA for the East Campus be amended to remove the ability for Facebook to reduce its payments to the City commensurate with a reduction to the trips permitted by the Trip Cap. Further, the certified EIR contained Mitigation Measure TRA-1.2 that required a reduction in the maximum number of allowable peak-hour share of vehicle trips to no more than 50 percent of the two-hour peak period vehicle trip cap. This mitigation measure applies to the West Campus and the East Campus. The amendments to the East Campus CDP and the DA are required prior to occupancy of Building 21. The proposal before the Planning Commission is generally limited to amendments to the DA and CDP for the East Campus to implement the DA and comply with the MMRP for the Facebook Campus Expansion Project. The specific amendments to each document are described in more detail in the following sections.

Conditional Development Permit Amendment

The East and West Campuses include a limit on the number of daily and peak period vehicle trips to and from the site. These are tracked using an automated monitoring system, with the results provided to Transportation Division staff at regular intervals. The West Campus Trip Cap includes the Facebook Campus Expansion Project (Buildings 21, 22, and the hotel) and is also inclusive of Buildings 20 and 23. Before the Facebook Campus Expansion Project, prior entitlements included morning and evening peak period and daily caps; however, for the Facebook Campus Expansion Project, a new peak hour cap was also required as a transportation mitigation measure. The environmental review and analysis for the Facebook Campus Expansion Project determined that limiting the maximum number of trips in any one hour of the peak period to 50 percent of the total maximum for the peak period would reduce a number of potentially significant impacts to less than significant with mitigation. However, the analysis determined that the mitigation would only be effective if applied retroactively to the East Campus. Therefore, the Trip Cap associated with the East Campus has been revised to limit 50 percent of the maximum permitted peak period trips in either peak hour (7:00-8:00 a.m.; 8:00-9:00 a.m. in the AM Peak Period and 5:00-6:00 p.m. and 6:00-7:00 p.m. for the PM Peak Period). The updated Trip Cap would also include clarifying language regarding the exempt trips from the Trip Cap, consistent with the adopted Trip Cap for the Campus Expansion Project. The revised Trip Cap is located in Attachment C and the complete draft Second Amended and Restated CDP (with Trip Cap) is included in Attachment D for reference. The draft City Council resolution for the Second Amended and Restated CDP is included in Attachment E. As stated previously, Facebook also requested that the Second Amended and Restated CDP for the East Campus include updates to reflect changes in ownership that have occurred in the interim and completion of items, including one-time mitigation measures. No other amendments to the East Campus CDP are proposed. In addition, with the exception of clarifications on the exempt trips, no changes to other aspects of the Trip Cap, such as definitions, monitoring requirements, and enforcement are proposed. The proposed amendment would implement the required mitigation measures from the certified EIR and would be consistent with the entitlements for the East Campus, West Campus, and Facebook Campus Expansion Projects.

Development Agreement Amendment

The entitlements associated with Facebook's occupancy of the East Campus in 2012 allowed a density increase with a trip cap (and if the density increase was suspended, required compliance with the

employee cap contained in the original approvals for the Sun Microsystems Project). The East Campus DA also established an annual payment and allowed Facebook to reduce that annual payment in exchange for a reduction in the number of trips. The Facebook Campus Expansion Project DA, however, requires modifications to the East Campus DA to eliminate Facebook's right to reduce the annual payment in exchange for a reduction in the allowed number of trips; provided, however, that Facebook will retain the right to suspend the density increase and comply with the employee/density cap contained in the original project approvals for the Sun Microsystems project. If Facebook elects to suspend the density increase, then Facebook's obligations to make annual payments will likewise be suspended in its entirety.

In addition, the amendments to the DA include modifications to the trip cap requirements for consistency with the proposed amendments to the trip cap in the CDP, updated identification of property ownership and the parties to the agreement, and acknowledgement of certain completed and ongoing public benefits in the recitals. These modifications do not affect the negotiated public benefits and requirements in the DA. The proposed amended and restated DA is included in Attachment F and the draft ordinance is included in Attachment G.

Correspondence

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

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project. There are no changes to the public benefits received by the city through the East Campus DA.

Environmental Review

An EIR was prepared and certified for the East Campus. An EIR was prepared and certified for the Facebook Campus Expansion Project. The proposed amendments to the CDP and DA are required to comply with the certified EIR and the Mitigation Monitoring and Reporting Program for the Facebook Campus Expansion Project. The requested amendments are consistent with the certified EIR for the East Campus and the Facebook Campus Expansion Project.

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 feet of the subject property.

Attachments

- A. Recommended Actions
- B. Location Map
- C. Draft East Campus Trip Cap

- D. Draft East Campus Second Amended and Restated Conditional Development Permit
- E. Draft Resolution Adopting Second Amended and Restated Conditional Development Permit
- F. Draft East Campus Amended and Restated Development Agreement
- G. Draft Ordinance Adopting Amended and Restated Development Agreement

The previously approved CDP and DA are available for review on the City-maintained project page at the following link: <https://www.menlopark.org/643/Facebook-Campus-Project>.

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Kyle Perata, Senior Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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**Attachment A
RECOMMENDED ACTIONS FOR PLANNING COMMISSION –
Facebook East Campus
1601 Willow Road
(1 Hacker Way)**

Environmental Review

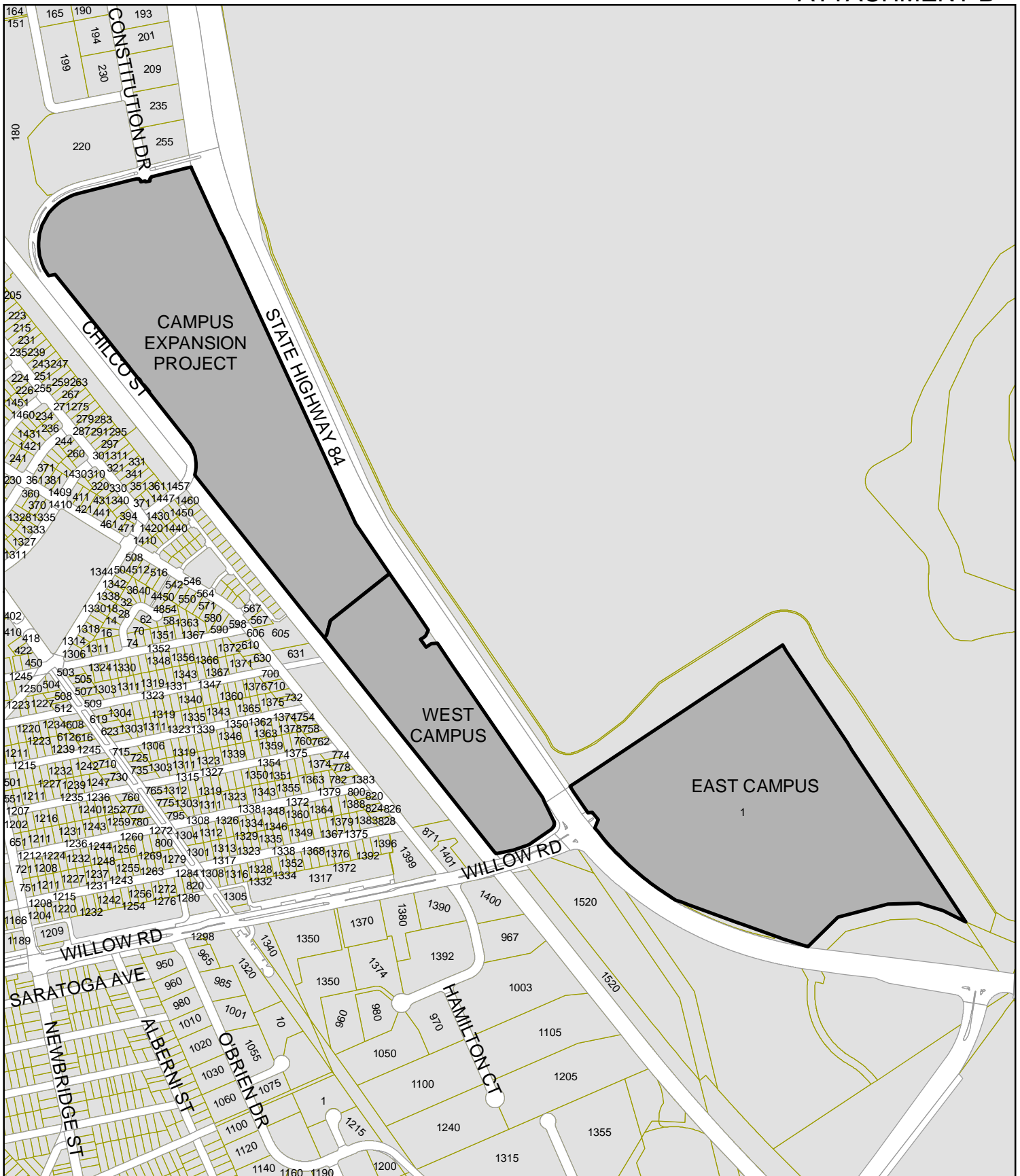
1. Recommend that the City Council find that (a) an EIR was prepared for the approved East Campus Project and the approved Facebook Campus Expansion Project; (b) that the proposed amendments to the East Campus CDP and DA are required to comply with the certified EIR and the Mitigation Monitoring and Reporting Program for the Facebook Campus Expansion Project; and (c) that the requested amendments are consistent with the certified EIR for the East Campus and Facebook Campus Expansion Projects as outlined in the recitals for the resolution for the CDP amendment and the ordinance for the DA amendment.

Conditional Development Permit

2. Recommend that the City Council adopt a resolution approving the Second Amended and Restated Conditional Development Permit for the Facebook East Campus located at 1 Hacker Way (Attachment E).

Development Agreement

3. Recommend that the City Council adopt an ordinance approving the Amended and Restated 1601 Willow Road Development Agreement for the Facebook East Campus at 1 Hacker Way (Attachment G).



CITY OF MENLO PARK

LOCATION MAP

301-309 CONSTITUTION DRIVE & 1 FACEBOOK WAY

DRAWN: THR

CHECKED: KTP

DATE: 02/05/18

SHEET: 1

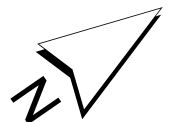


EXHIBIT A**TRIP CAP MONITORING AND ENFORCEMENT POLICY¹**

The Facebook project includes both an East Campus and a West Campus. This Trip Cap Monitoring and Enforcement Policy is specific to the East Campus.

DEFINITIONS

Trip – A single vehicle (car, truck, van, shuttle, etc.) arriving at a location in Menlo Park, whose occupant(s)' final destination is the East Campus, or a single vehicle departing from a location in Menlo Park, whose occupant(s)' origin is the East Campus. Therefore, for example, a roundtrip by a single vehicle arriving at a location in Menlo Park and departing from a location in Menlo Park whose occupant(s)' destination and origin is the East Campus equals two trips. A vehicle transiting from the East Campus to the West Campus or from the West Campus to the East Campus is a trip. A single shuttle coming from outside Menlo Park or from the Menlo Park CalTrain station that makes stops at multiple campuses shall only count as one trip against the Daily Trip Cap; however, campus entries and exits associated with such intra-campus shuttle trips occurring during the peak periods shall count fully against the Peak Hour Trip Caps. Shuttles and trams utilizing the undercrossing between the East and West Campus shall not count against either the Daily Trip Cap or the Peak Hour Trip Caps. Trips also do not include bicycles (or other self-powered modes of travel).

Peak Hour Trip Cap – The maximum number of trips allowed in each hour of the AM Peak Period or the PM Peak Period.

Peak Period – Roadway morning and evening commuter peak travel times:

- AM Peak Period - 7:00 AM to 9:00 AM
- PM Peak Period - 4:00 PM to 6:00 PM

Daily Trip Cap – The maximum number of trips per day.

Trip Cap – Generally refers to the AM Peak Hour Trip Caps, PM Peak Hour Trip Caps and the Daily Trip Cap.

TRIP CAP

The Trip Cap is part of the Facebook project definition and is included in the Conditional

¹ This Trip Cap Monitoring and Enforcement Policy was prepared by the City of Menlo Park in consultation with Facebook.

Development Permit (CDP) for the project.² Therefore, one way to think about the Trip Cap is in terms of building square footage. A CDP typically defines the maximum building square footage. Increases in building square footage that exceed the maximum permitted building square footage are not allowed without an application for and approval of a change to the CDP. Any increase in building square footage without the appropriate approval violates the CDP. The same is true for the Trip Cap. Facebook must comply with the Trip Cap and may not exceed the Trip Cap without an application for and approval of a change to the CDP. If the Trip Cap is exceeded without the appropriate approval, Facebook is in violation of the CDP.

The Trip Cap proposed as part of Facebook's East Campus project definition is as follows:

- AM Peak Period Trip Caps:
 - 1,300 trips are permitted between 7:00 a.m. and 8:00 a.m.
 - 1,300 trips are permitted between 8:00 a.m. and 9:00 a.m.
- PM Peak Period Trip Caps:
 - 1,300 trips are permitted between 4:00 p.m. and 5:00 p.m.
 - 1,300 trips are permitted between 5:00 p.m. and 6:00 p.m.
- Daily Trip Cap: 15,000 trips

MONITORING

To monitor compliance with the Trip Cap, traffic counts shall be taken at the East Campus. The monitoring shall be done through automated means (e.g., imbedded loop detectors in the pavement in each travel lane or video detection) approved by the City.³ All vehicular entrances to the East Campus shall be included in the monitoring. Facebook shall be solely responsible for paying all costs related to monitoring, including, but not limited to, development, installation, maintenance and repair of all monitoring equipment.

The City reserves the option to require Facebook to monitor neighborhood parking intrusion in the Belle Haven neighborhood, parking on other public streets in the City, or parking at any off-site parking lot(s) in Menlo Park (other than the West Campus or any other property or properties leased or owned by and occupied by Facebook) if it is observed or suspected that vehicles whose occupant(s)' final destination is the East

² This Trip Cap applies to the East Campus and applies to Facebook and Facebook's successor(s) and assign(s) through the Second Amended and Restated Conditional Development Permit.

³ City approvals related to monitoring equipment will be through the Director of Public Works or his/her designee.

Campus are parking at any of these locations. If the City requires monitoring of these off-site locations and, after investigation, it is confirmed that vehicle occupant(s) whose final destination is the East Campus are parking vehicles at these off-site locations (other than the West Campus or any other property or properties leased or owned by and occupied by Facebook), the trips to these locations will be counted toward the Trip Cap.

Monitoring program details are as follows:

- **Monitoring Days/Times** – Each hour within the AM Peak Period, each hour within the PM Peak Period and total daily trips will be monitored on all non-holiday weekdays. Holidays are those days identified as State holidays in California Government Code Section 6700.
- **Exclusions – Two types of exclusions from the Trip Cap shall be permissible as discussed below:**
 - Special Events: To account for special events and their effect on trips, Facebook may have up to 12 special event exclusions per year or 12 days on which one or more of the AM Peak Hour Trip Caps, PM Peak Hour Trip Caps or Daily Trip Cap are exceeded, but are not considered violations of the Trip Cap. These special events do not represent typical operating conditions at the East Campus. A special event will be defined as an activity that is not typical of the normal operations of the East Campus and will likely involve more than East Campus employees. If the Trip Cap has been violated as a result of a special event, Facebook shall provide documentation to the City that a special event took place. Upon City review and approval, in the City's sole and reasonable discretion, an exclusion for a special event shall apply.
 - Non-event exclusions: For non-special events, Facebook will be allowed three days on which one or more of the AM Peak Hour Trip Caps, PM Peak Hour Trip Caps or Daily Trip Cap are exceeded within a 180 day period without incurring penalties. These non-event exclusion days are intended to allow Facebook time to correct the Trip Cap violation. If Facebook exceeds the Trip Cap on more than three days within a 180 day period, then the non-event exclusion is exhausted and penalties will be imposed for violations of the Trip Cap until compliance is reached for a consecutive 180 day period. Additional violations, if any, within the 180 day compliance period, will re-set the 180 day compliance period. If after a consecutive 180 day period, Facebook remains in full compliance with the Trip Cap, then the three day exclusion will become available again.

- **Count Equipment** – Automated count equipment will be designed and constructed at Facebook’s sole expense to collect data on the number of trips at the two East Campus driveways and send the data back to the City offices. The type of count equipment (initial and any future changes) shall be approved by the City, in consultation with Facebook and considering the latest technologies for detection, counting and reporting. The City shall not unreasonably withhold approval of initial count equipment or any future equipment which achieves the result envisioned in this document. The City shall also approve the count equipment that will be used to monitor off-site locations, if the City exercises the option to require such monitoring. The City shall not unreasonably withhold approval of such additional count equipment.
- **Initial Calibration Process** – Once the count equipment has been established, a calibration process will be undertaken to determine the reliability and accuracy of the count equipment. Depending on the type of equipment, the count accuracy can be affected by a number of environmental factors which will need to be confirmed. This calibration process would be conducted prior to the East Campus reaching full occupancy.
- **Determination of Reliability (Sensitivity) Factor** – Based on the calibration analysis, the City and Facebook will agree to a reliability factor for the count stations which will be used to evaluate the count results consistent with what the City and Facebook have historically agreed upon. The reliability factor would represent the margin of error inherent in the vehicle counting equipment, and would address the exclusion of trips whose final destination is not the East Campus (i.e. wrong turns, uninvited guests, etc.). The reliability factor would also account for single shuttles coming from outside Menlo Park or from the Menlo Park CalTrain station and making stops at multiple campuses. Periodically, the reliability factor, based on reporting from Facebook, may be modified to address the anticipated or actual number of shuttles coming from outside Menlo Park or from the Menlo Park CalTrain station making stops as part of one trip at multiple campuses outside of the peak period. At a minimum, Facebook shall provide an annual report to the Transportation Manager for each upcoming year that provides data on the proposed number of shuttle trips so that the City may analyze whether the reliability factor is accurately accounting for single shuttles coming from outside Menlo Park or from the Menlo Park CalTrain station and making stops at multiple campuses.
- **Periodic Count Equipment Testing/Recalibration** – The vehicle detection system will be periodically tested to ensure the accuracy of the monitoring counts. During the first two years of operation, testing will be conducted at six month intervals. If these tests show that the system is operating reliably, then testing can

be reduced to once a year. If the equipment is thought to be out of calibration, Facebook will work with the City to test and calibrate the equipment if necessary. The City will have final approval, which approval shall be granted or withheld in a reasonable manner, on all testing and calibration.

- **Installation and Repairs** – The count equipment shall be installed and in good working order. The City shall have final approval, which approval shall be granted or withheld in a reasonable manner, of the contractor completing the installation and the maintenance contractor completing any repairs. Non-emergency repairs and maintenance of the monitoring equipment shall occur only on evenings and weekends, unless otherwise approved by the City. The Transportation Division shall be notified at least 48 hours in advance of any non-emergency repairs or maintenance work. The City Transportation Division shall be notified within 24 hours of any emergency repairs. City inspection and approval of any repairs or maintenance is required. Failure to keep monitoring equipment operational in good working order will be considered a violation of the Trip Cap after two working days, unless the repairs/maintenance require additional time as approved by the City and Facebook is diligently pursuing such repairs/maintenance. The Trip Cap penalty will not be enforced during the repair/maintenance of the monitoring equipment. If the City, in its sole and reasonable discretion, determines that Facebook is not diligently pursuing the repairs/maintenance, the City may elect to perform the repairs/maintenance and charge the cost of the repair/maintenance, staff time, and 15 percent penalty fee to Facebook.
- **Access to Count Equipment/Reporting** – The City shall have the ability to access the count equipment at any time after reasonable prior notice to Facebook. Facebook will not have access to the count equipment, unless approved by the City or in case of the need for emergency repairs. The City shall not unreasonably withhold approval of access for repair/maintenance contractors. Facebook shall have “read-only” access to the reporting data, but shall have the ability to record such data and run history reports in order to track trends. Reporting data shall be provided to Facebook and the City in real time. Real time data will provide Facebook the opportunity to take immediate action, if necessary, to avoid violating the Trip Cap.

ENFORCEMENT

Facebook shall be responsible not only for monitoring, but also for achieving compliance with the Trip Cap, which includes, by definition, all trip cap measurements on a daily basis (the AM Peak Hour Trip Caps, the PM Peak Hour Trip Caps and the Daily Trip Cap). The City shall enforce compliance with the Trip Cap.

If, on a given day, the results of the monitoring indicate that the number of trips is at or below the Trip Cap, considering the reliability factor, then Facebook is considered in compliance. If, however, the monitoring, considering the reliability factor, reveals that any of the AM Peak Hour Trip Caps or PM Peak Hour Trip Caps or the Daily Trip Cap has been exceeded (after accounting for any permitted exclusions), Facebook is in violation of its CDP and the City may take steps to enforce the Trip Cap.

The specifics for enforcement are as follows:

- **Threshold** – If there are any AM Peak Hour Trip Cap, PM Peak Hour Trip Cap or Daily Trip Cap violations that do not qualify for an exclusion as discussed above, then penalties will be imposed.
- **Penalties** – Monetary penalties will be imposed for violations of the Trip Cap in excess of the threshold. Penalties are calculated on a per trip basis and progressively increasing penalties will be imposed for subsequent violation(s) of the Trip Cap based on a tiered system described in the table below. Penalties will be applied for each violation including the AM Peak Hour, PM Peak Hour and the Daily Period. If any of the AM Peak Hour Trip Caps, and/or PM Peak Hour Trip Caps and Daily Trip Cap are exceeded on the same day, the penalty paid shall be the greater of the sum of the penalties for the AM Peak Hour and PM Peak Hour or the Daily penalty. The penalty payment schedule is shown in the table below (the intent is for the same penalty rate to apply to both the East and West Campuses):

Penalty Tier₁	Applicability	Penalty Amount
Tier 1	Tier 1 is the default tier and applies for the month unless one of the other tiers is applicable.	\$50 per trip per day
Tier 2	Tier 2 applies for the month if either (a) penalties were imposed in both of the 2 months immediately preceding that month or (b) penalties were imposed in any 4 of the 6 months immediately preceding that month. Tier 2 will not apply if Tier 3 applies.	\$100 per trip per day
Tier 3	Tier 3 applies for the month if penalties were imposed in each of the 6 months immediately preceding that month.	\$200 per trip per day

1 Only one tier is applicable for any given violation

An example table showing the penalty amounts:

Penalty Cost Per Day			
Vehicles over Trip Cap	Tier 1	Tier 2	Tier 3
100	\$5,000	\$10,000	\$20,000
500	\$25,000	\$50,000	\$100,000
1000	\$50,000	\$100,000	\$200,000
2000	\$100,000	\$200,000	\$400,000

Example calculations:

Daily penalty greater:

7:00-8:00 AM Peak Hour exceeds the AM Peak Hour Trip Cap by 100 trips
5:00-6:00 PM Peak Hour exceeds the PM Peak Hour Trip Cap by 50 trips
Daily trips exceed the Daily Trip Cap by 400 trips

The payment would be:

AM Peak Hour penalty = 100 trips x \$50/trip = \$5,000

PM Peak Hour penalty = 50 trips x \$50/trip = \$2,500

Total Peak Period penalty = \$7,500

Daily penalty = 400 trips x \$50/trip = \$20,000

Penalty Paid = \$20,000

AM Peak Period and PM Peak Period penalty greater:

7:00-8:00 AM Peak Hour exceeds the AM Peak Hour Trip Cap by 100 trips
5:00-6:00 PM Peak Hour exceeds the PM Peak Hour Trip Cap by 50 trips
Daily trips exceed the Daily Trip Cap by 100 trips

The payment would be:

AM Peak Hour penalty = 100 trips x \$50/trip = \$5,000

PM Peak Hour penalty = 50 trips x \$50/trip = \$2,500

Total Peak Period penalty = \$7,500

Daily penalty = 100 trips x \$50/trip = \$5,000

Penalty Paid = \$7,500

The base penalties shall be adjusted annually starting at base year 2012 per the Consumer Price Index for All Urban Consumers All Items in the San Francisco-Oakland-San Jose Metropolitan Area [1982-84=100]. Penalties are due and payable to the City within 30 days of the issuance of an invoice, which the City shall issue on a monthly basis. The City shall use the penalties collected for programs or projects designed to reduce trips or traffic congestion within Menlo Park and the City shall share 25 percent of the penalties collected with the City of East Palo Alto for use on transportation systems and solutions that help reduce traffic in the City of East Palo Alto around the East Campus. In addition to monetary penalties, failure to comply with the Trip Cap is considered a violation of the CDP and could result in revocation of the CDP.

Violations of the Trip Cap for the East Campus are independent of violations of the West Campus Trip Cap. This means, for instance, that if there are violations of the Trip Cap at the East Campus for the six months immediately preceding a particular month, but there are no violations of the Trip Cap at the West Campus during that same period, Tier 3 would be applicable to the East Campus and Tier 1 would be applicable to the West Campus.

- **Interim Measure** – If Facebook determines that it needs to secure parking in another location as an interim measure to maintain compliance with the Trip Cap, Facebook may, through the City’s entitlement process, obtain approval for the use of another private property in Menlo Park (not the East or West Campus) that includes both a building and associated parking. Trips to such an off-site location will not count toward the Trip Cap only if there will be no more trips to that off-site location than is allowed under the then current use of that property.
- **Compliance** – If after non-compliance, Facebook comes back into compliance with the Trip Cap and maintains compliance for 180 consecutive days, the scale of penalties will revert to the base level and the relevant threshold would once again apply before there is non-conformance and the onset of penalties.

SECOND AMENDED AND RESTATED CONDITIONAL DEVELOPMENT PERMIT

1601 Willow Road (1 Hacker Way)

1. GENERAL INFORMATION:

- 1.1 Applicant: Facebook, Inc. (and its successors and assigns).
- 1.2 Nature of Project: Second Amended and Restated Conditional Development Permit, Amended and Restated 1601 Willow Road Development Agreement, Heritage Tree Removal Permits and Environmental Impact Report (EIR) for the implementation of a vehicular trip cap to accommodate an increase in employees at the Project site beyond 3,600 employees (Project).
- 1.3 Property Location (Project site): 1601 Willow Road (1 Hacker Way)
- 1.4 Assessor's Parcel Number: 055-411-150.
- 1.5 Area of Property: 57.35 acres.
- 1.6 Zoning: O (Office); previously M-2-X (General Industrial, Conditional Development), subject to Amended and Restated 1601 Willow Road Development Agreement.
- 1.7 Previous Entitlements Superseded: The Second Amended and Restated Conditional Development Permit and the Amended and Restated 1601 Willow Road Development Agreement supersede the Conditional Development Permit and associated Master Site Plan and Development Agreement for the Project site granted to Sun Microsystems in 1992.
- 1.8 Amended and Restated Conditional Development Permit: Certain specific mitigations and conditions that were included in the Amended and Restated Conditional Development, which was recorded in the Official Records of the County of San Mateo as document number 2012-095802, have been deleted and are not included in this Second Amended and Restated Conditional Development Permit because those mitigations and conditions have been completed and/or satisfied.
- 1.9 Notwithstanding anything to the contrary herein, if the Project-specific conditions set forth in this Second Amended and Restated Conditional Development Permit are not satisfied by the Applicant, the Second Amended and Restated Conditional Development Permit shall remain in full force and effect except that the right to exceed the Density Condition, as defined in Section 7.1.1, shall terminate.

2. DEVELOPMENT STANDARDS:

- 2.1 Floor Area Ratio (FAR) shall not exceed **45 percent** of the Project site.
- 2.2 Building coverage shall not exceed **50 percent** of the Project site.
- 2.3 Building setbacks shall be in accordance with the approved plans. Development shall comply with a minimum **50 foot** front yard, **50 foot** side yard and **50 foot** rear yard setback.
- 2.4 Building height for buildings 10, 11, 12, 14, 15 and 18 shall not exceed **35 feet**, for buildings 16 and 17 building heights shall not exceed **48 feet**, and building height for building 19 shall not exceed **20 feet**. All heights shall be measured from the average level of the highest and lowest point of the finished grade of that portion of the lot covered by the structure (height excludes elevator equipment rooms, ventilating and air conditioning equipment).
- 2.5 The on-site circulation and parking spaces shall be maintained consistent with the approved plans inclusive of a minimum of **3,165** parking spaces and a maximum of **3,450** parking spaces installed according to the approved plans. The difference of **285** parking spaces shall be maintained in landscape or other reserve (shuttle stops and loading zones). Landscape and other reserve spaces may be converted after occupancy exceeds 3,600 employees, pursuant to condition of approval 8.10.
- 2.6 All rooftop equipment shall be fully screened and integrated into the design of the building. Roof-top equipment shall comply with noise requirements of the Municipal Code.

3. USES:

- 3.1 The campus development is comprised of nine one to three-story buildings consisting of office space and associated amenity buildings, totaling 1,036,000 square feet. Permitted uses in the office and associated amenity buildings shall include the following:
 - 3.1.1 Administrative and professional offices, excluding medical/dental offices serving the general population;
 - 3.1.2 Medical and dental uses to serve on-site employees and contractors is permissible;
 - 3.1.3 General industrial uses including but not limited to warehousing, manufacturing, printing and assembling;
 - 3.1.4 Amenities and related uses intended to serve employees, contractors, and visitors, such as neighborhood-serving convenience retail, banks,

- community facility space, and restaurants, including those that serve alcoholic beverages;
- 3.1.5 Outdoor seating, temporary structures, and events associated with those uses listed above, subject to approved building permits and Fire District permits, as applicable;
 - 3.1.6 Activities involving the use of hazardous materials, such as emergency power generators, incidental to those uses listed above and subject to an approved Hazardous Materials Business Plan, Building Permit, San Mateo County Health Permit, and Menlo Park Fire Protection District permit; and
 - 3.1.7 Cellular telecommunications facilities if fully screened or integrated into the design of the building.
- 3.2 Conditional uses listed in the M-2 zoning district may be conditionally permitted through a use permit process, unless otherwise allowed in Section 3.1.

4 SIGNS:

- 4.1 The maximum permissible sign area for the Project site is 200 square feet. Vehicular directional signage and signage not visible from the public right-of-way shall not count against the maximum sign areas. The square footage, location and materials for all signage shall be subject to review and approval by the Planning Division through the Sign Permit process, with an application and applicable filing fees.

5. RECORDATION:

- 5.1 Concurrently with the recordation of the Amended and Restated 1601 Willow Road Development Agreement, the Applicant shall record the Second Amended and Restated Conditional Development Permit in the Official Records of the County of San Mateo, State of California.
- 5.2 The Second Amended and Restated Conditional Development Permit shall be in full force and effect on the effective date of the Amended and Restated 1601 Willow Road Development Agreement.

6. MODIFICATIONS:

- 6.1 Modifications to the approved Project Plans may be considered according to the following:
 - 6.1.1 Substantially Consistent Modifications, which include any changes to or modifications of any portion of the Project which Applicant makes or proposes to make to the Project, provided such changes or modifications are in substantial compliance with and/or substantially consistent with the approved plans and the Project approvals, as

determined by the City Manager (in his/her reasonable discretion). Without limiting the foregoing, non-substantial modifications to the Project which do not affect permitted uses, density or intensity of use, restrictions and requirements relating to subsequent discretionary actions, monetary obligations or conditions or covenants limiting or restricting the use of the Property or constitute material changes shall be considered to be Substantially Consistent Modifications.

6.1.2 Minor Modifications, which do not affect permitted uses, density or intensity of use, restrictions and requirements relating to subsequent discretionary actions, monetary obligations, conditions or covenants limiting or restricting the use of the Property or similar material elements, based on the determination that the proposed modification(s) is consistent with other building and design elements of the approved Second Amended and Restated Conditional Development Permit, and will not have an adverse impact on the character and aesthetics of the Property. The Planning Commission shall be notified of approved Minor Modifications, and any member of the Commission may request within 14 days of receipt of the notice that the item(s) be reviewed by the Planning Commission.

6.1.3 Major Modifications (such as significant changes to the exterior appearance of the buildings or appearance of the Property) to the approved plans, as determined by the Community Development Director, may be allowed, subject to review and recommendation by the Planning Commission to the City Manager for final decision. The City Manager's determination shall be in accordance with the terms of the Amended and Restated 1601 Willow Road Development Agreement and shall take into account the Planning Commission's recommendation. The Planning Commission's recommendation shall be based on the determination that the proposed modification is compatible with other building and design elements or onsite/offsite improvements of the Second Amended and Restated Conditional Development Permit and will not have an adverse impact on safety and/or the character and aesthetics of the site. Major Modifications that are not approved by the City Manager may be appealed to the Planning Commission for review and recommendation to the City Council. City Council shall have final authority to approve Major Modifications.

6.2 Revisions to the Project which involve relaxation of the development standards identified in Section 2, material changes to the uses identified in Section 3, exceedance of the signage maximum square footages identified in Section 4, or modifications to the conditions of approval identified in Sections 8, 9 and 10 (other than changes deemed to be Substantially Consistent Modifications pursuant to Section 6.1.1 that can be authorized by the City Manager or Minor Modifications pursuant to Section 6.1.2) , constitute

Conditional Development Permit amendments that require public hearings by the Planning Commission and City Council. Such revisions may also require modifications to the plans and/or Amended and Restated 1601 Willow Road Development Agreement. Any application for amendment shall be made by the Applicant, in writing, to the Planning Commission. The Planning Commission shall then forward its recommendation to the City Council for revision(s) to the Second Amended and Restated Conditional Development Permit.

7. EMPLOYEE CAP/TRIP CAP:

- 7.1. To minimize environmental and community impacts resulting from utilization of the Project site, the Applicant shall enforce either an employee cap or a trip cap.
 - 7.1.1. The employee cap allows a maximum of 3,600 employees to occupy the Project site at any time subject to a Transportation Demand Management (TDM) program to reduce vehicle trips by 25 percent (collectively, Density Condition).
 - 7.1.2. If the Applicant elects to exceed the Density Condition, the Applicant shall be subject to a trip cap that sets the maximum number of morning and evening peak period trips and daily trips (Trip Cap), and shall be subject to the terms of the Amended and Restated 1601 Willow Road Development Agreement. If the Amended and Restated 1601 Willow Road Development Agreement terminates, the right to the employee density increase terminates as well. The parameters and requirements of the Trip Cap are specified in the Trip Cap Monitoring and Enforcement Policy, which is included as Exhibit A and incorporated herein.

8. PROJECT SPECIFIC CONDITIONS - GENERAL:

- 8.1. Indemnity By Applicant: Applicant shall indemnify, defend and hold harmless the City Indemnified Parties from any and all claims, causes of action, damages, costs or expenses (including reasonable attorneys' fees) arising out of or in connection with, or caused on account of, the development and occupancy of the Project, any Approval with respect thereto, or claims for injury or death to persons, or damage to property, as a result of the operations of Applicant or its employees, agents, contractors, representatives or tenants with respect to the Project (collectively, Applicant Claims); provided, however, that the Applicant shall have no liability under this Section for Applicant Claims that (a) arise from the gross negligence or willful misconduct of any City Indemnified Party, or (b) arise from, or are alleged to arise from, the repair or maintenance by the City of any improvements that have been offered for dedication by the Applicant and accepted by the City.

- 8.2. Project Plans: Development of the Project shall be substantially in conformance with the following plans submitted by Gensler, BKF, CMG, KEMA and Fehr and Peers dated received by the Planning Division on April 20, 2012, consisting of 14 plan sheets, recommended for approval to the City Council by the Planning Commission on May 7, 2012, and approved by the City Council on May 29, 2012, except as modified by the conditions contained herein and in accordance with Section 6 (Modifications) of this document.
- 8.3. Generator Screening: Consistent with Project Plans, the two existing generators that do not have screening shall be screened to the satisfaction of the Community Development Director.
- 8.4. Refuse and Recyclables: All garbage bins and carts shall be located within a trash enclosure that meets the requirements of the solid waste disposal provider (Recology), and City Public Works Department and Planning Division, to the satisfaction of the Public Works Director. If additional trash enclosures are required to address the on-site trash bin and cart storage requirements of the Applicant, a complete building permit submittal shall be submitted inclusive of detailed plans, already approved by Recology, for review and approval of the Planning Division and the Public Works Department prior to each building permit issuance.
- 8.5. Alcohol and Beverage Control: The Applicant shall ensure that all on-site suppliers of alcoholic beverages apply for and receive approval of the appropriate Alcohol and Beverage Control (ABC) license prior to any on-site alcohol sales and/or service, to the satisfaction of the Community Development Director.
- 8.6. Landscape Parking Reserve: If the Applicant seeks to convert all or a portion of the identified landscape parking reserve to parking, a complete grading and drainage plan shall be submitted illustrating that there will be no net increase in impervious area and/or stormwater runoff on the Property, to the satisfaction of the Public Works Director. In addition, if lighting is proposed as part of the conversion of the landscape parking reserve, a complete lighting plan shall be submitted that illustrates no net increase in light spillover to adjacent natural areas, to the satisfaction of the Community Development Director.
- 8.7. Parking Intrusion: If the Applicant elects to exceed the Density Condition and be subject to the Trip Cap, the Applicant shall actively work to prevent the parking of employee and visitor vehicles (whose occupant(s)' final destination is the Project site) in adjacent neighborhoods, including, but not limited to, the Belle Haven neighborhood, on other public streets in the City, and on public streets in the City of East Palo Alto to the satisfaction of the Public Works Director. The City reserves the right to require monitoring of neighborhood parking intrusions consistent with the specifications of the Trip Cap Monitoring

and Enforcement Policy, attached hereto as Exhibit A and incorporated herein.

- 8.8. Special Event Tents: The Applicant shall obtain required building and Fire District permits for erection of special event tents requiring such permits, to the satisfaction of the Building Official.
- 8.9. Levee Maintenance: The Applicant shall periodically maintain and improve the levees in order to ensure that the condition of the levees remains adequate, to the satisfaction of the Public Works Director. In addition, the Applicant shall cooperate with Federal efforts to address repair and reconstruction of adjacent levees, to the satisfaction of the Public Works Director.
- 8.10. Bayside Landscaping: When performing landscape improvements to those portions of the Project site that abut the San Francisco Bay, the Applicant shall minimize potential stormwater runoff through the use of appropriate techniques, such as grassy swales, rain gardens, and other Low Impact Development (LID) measures, and will consult with a qualified environmental consultant familiar with California native plant communities, select suitable natives for landscaping and ensure that plants and trees chosen are compatible with the adjoining wildlife habitats, to the satisfaction of the Public Works Director.

9. INTENTIONALLY DELETED.

10. PROJECT SPECIFIC CONDITIONS – MITIGATION MEASURES

- 10.1 Willow Road and Bayfront Expressway Improvement: The proposed partial mitigation measures for the intersection of Willow Road and Bayfront Expressway include an additional eastbound right turn lane with a right turn overlap phase from Willow Road to Bayfront Expressway, a new Class I bikeway between the railroad tracks and the existing Bay Trail, closing the outbound direction of the driveway at Building 10 to simplify maneuvering through the stop-controlled intersection (inbound access would still be provided), lengthening the existing right-turn pocket at the westbound approach to a full lane between Bayfront Expressway and the stop-controlled intersection, and ensuring the crosswalk at the stop-controlled intersection is accommodated safely.

Prior to the 1601 Willow Road Development Agreement approval, the Applicant shall prepare a construction cost estimate for the proposed mitigation measures at the intersection of Willow Road and Bayfront Expressway for review and approval of the Public Works Director. Within 90 days of the effective date of the 1601 Willow Road Development Agreement, the Applicant shall provide a bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 30 percent contingency. Within 180 days of the effective date of the 1601 Willow

Road Development Agreement, the Applicant shall submit complete plans to construct the intersection improvements.

Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way and on the egress approach, including but not limited to, grading and drainage improvements, utility relocations, traffic signal relocations/modifications, tree protection requirements, signage and striping modifications further west on Willow Road, and the design of the eastbound direction Class I bikeway from the railroad tracks to the intersection of Willow Road and Bayfront Expressway. The plans shall be subject to review and approval of the Public Works Department prior to submittal to Caltrans. The Applicant shall complete and submit an encroachment permit for approval by the City and Caltrans prior to construction of the intersection improvements. The Applicant shall construct the on-site improvements within 180 days of City approval of the plans. The Applicant shall construct the off-site improvements within 180 days of receiving approval from Caltrans.

If Caltrans does not approve the intersection improvements proposed within five years from the 1601 Willow Road Development Agreement effective date, and the Applicant demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction of the Public Works Director, in his/her sole discretion, then the Applicant shall be relieved of responsibility to construct the improvement and the bond shall be released by the City. Construction of this improvement by the Applicant shall count as a future credit toward payment of the Transportation Impact Fee (TIF) payable by the Applicant pursuant to the TIF Ordinance. In the event any portion of the intersection improvements is eligible for funding in whole or in part by the City/County Association of Governments (C/CAG) such improvements may be deferred by the City in its sole discretion to pursue such funding and the Applicant may be relieved of its responsibility to construct such portion of the intersection improvements as may be funded by C/CAG, or such responsibility may be deferred until eligibility for funding is determined. (MM-TR-1.1.a)

10.2 Intentionally deleted.

10.3 University Avenue and Bayfront Expressway Improvement: The proposed mitigation measure for the intersection of University Avenue and Bayfront Expressway includes an additional southbound through lane and receiving lane. A revised signal timing plan would also be needed. The additional southbound through lane and southbound receiving lane are not feasible due to the right-of-way acquisition from multiple property owners, potential wetlands, relocation of the Bay Trail, and significant intersection modifications, which are under Caltrans jurisdiction. However, the installation of a Class I bikeway (portion of the Bay Trail from west of the railroad tracks to the intersection of University Avenue and Bayfront Expressway) is a

feasible, partial mitigation measure for the impact. This partial mitigation measure would require paving, grading, drainage and signing and striping improvements.

Prior to the 1601 Willow Road Development Agreement approval, tThe Applicant shall prepare a construction cost estimate for the proposed partial mitigation measure along University Avenue between Bayfront Expressway and the railroad tracks for review and approval of the Public Works Director. Within 90 days of the effective date of the 1601 Willow Road Development Agreement, the Applicant shall provide a bond for improvements in the amount equal to the estimated construction cost for the improvements plus a 30 percent contingency. Within 180 days of the effective date of the 1601 Willow Road Development Agreement, the Applicant shall submit complete plans to construct the improvements.

Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way, including but not limited to, grading and drainage improvements, utility relocations, and signage and striping modifications. The plans shall be subject to review and approval by the City and coordination with the City of East Palo Alto Public Works Departments prior to submittal to Caltrans. The Applicant shall complete and submit an encroachment permit for approval by the cities of Menlo Park and East Palo Alto, if required, and Caltrans prior to construction of the improvements. The Applicant shall construct the improvements within 180 days of receiving approval from Caltrans.

If Caltrans does not approve the proposed improvements within five years from the 1601 Willow Road Development Agreement effective date, and the Applicant demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction of the Public Works Director, in his/her sole discretion, then the Applicant shall be relieved of responsibility to construct the improvement and the bond shall be released by the City after the Applicant submits funds equal to the updated estimated construction cost to the City. The City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, and transit improvements, and TDM programs throughout the City, with priority given to portions of the City east of US 101. Construction of these improvements is not eligible for a Transportation Impact Fee (TIF) credit. (MM-TR-1.1.c)

10.4 Intentionally deleted.

10.5 Intentionally deleted.

10.6 Intentionally deleted.

10.7 Willow Road and Newbridge Street: The potential mitigation measure for the intersection of Willow Road and Newbridge Street includes an additional

eastbound left-turn lane, an additional northbound receiving lane for the eastbound left turning traffic, an additional westbound through/right-turn lane, and an additional receiving lane for the westbound through traffic. The additional eastbound left-turn lane and northbound receiving lane are not feasible due to the right-of-way acquisition and property impacts required along Newbridge Street and at the southwest quadrant of the intersection, which is in the City of East Palo Alto. However, the additional westbound through/right-turn lane and westbound receiving lane is a feasible, partial mitigation measure for the impact. This partial mitigation measure would require traffic signal modifications, the removal of at least one heritage tree in front of 1157 Willow Road in order to accommodate the receiving lane, and the removal and relocation of a portion of the concrete masonry wall and landscaping near 1221 Willow Road.

Prior to the 1601 Willow Road Development Agreement approval, the Applicant shall prepare a construction cost estimate for the feasible mitigation measure at the intersection of Willow Road and Newbridge Street for review and approval of the Public Works Director. Within 90 days of the effective date of the 1601 Willow Road Development Agreement, the Applicant shall provide a performance bond for improvements in the amount equal to the estimated construction cost for the intersection improvements plus a 30 percent contingency. Within 180 days of the 1601 Willow Road Development Agreement effective date, the Applicant shall submit complete plans to construct a westbound through/right turn lane approximately 300 feet in length, and a westbound through receiving lane, from the Willow Road and Newbridge Street intersection to the beginning of the northbound US 101 on-ramp, based on impacts to the intersections of Willow Road and Newbridge Street.

Complete plans shall include all necessary requirements to construct the improvements in the public right-of-way, including, but not limited to, grading and drainage improvements, utility relocations, traffic signal relocations/modifications, tree protection requirements, and striping modifications. The plans shall be subject to review and approval by the City and coordination with the City of East Palo Alto Public Works Departments prior to submittal to Caltrans. The Applicant shall complete and submit an encroachment permit for approval by the cities of Menlo Park and East Palo Alto, if required, and Caltrans prior to construction of the intersection improvements. The Applicant shall construct the improvements within 180 days of receiving approval from Caltrans.

If Caltrans does not approve the intersection improvements proposed within five years from the 1601 Willow Road Development Agreement effective date, and the Applicant demonstrates that it has worked diligently to pursue Caltrans approval to the satisfaction of the Public Works Director, in his/her sole discretion, then the Applicant shall be relieved of responsibility to construct the improvement and the bond shall be released by the City after the Applicant submits funds equal to the updated estimated construction cost

to the City. The City may use the funds for other transportation improvements, including, but not limited to, bicycle, pedestrian, transit improvements, and TDM programs, throughout the City, with priority given to those portions of the City east of US 101. The partial mitigation improvements are not eligible for a Transportation Impact Fee (TIF) credit. (MM-TR-6.2.d)

10.8 Intentionally deleted.

10.9 Nesting Bird Protection: The Applicant, until the Applicant Termination Date, and, thereafter, the Property Owner, shall implement the following measures to reduce impacts to nesting migratory birds:

10.9.1 To facilitate compliance with State and federal law (Fish and Game Code and the Migratory Bird Treaty Act (MBTA)) and prevent impacts to nesting birds, the Applicant or the Property Owner (as applicable) shall avoid the removal of trees, shrubs, or weedy vegetation February 1 through August 31 during the bird nesting period. If no vegetation or tree removal is proposed during the nesting period, no surveys are required. If it is not feasible to avoid the nesting period, a survey for nesting birds shall be conducted by a qualified wildlife biologist no earlier than seven days prior to the removal of trees, shrubs, weedy vegetation, buildings, or other construction activity. (MM-BR-4.1.a)

10.9.2 Survey results shall be valid for the tree removals for 21 days following the survey. If the trees are not removed within the 21-day period, then a new survey shall be conducted. The area surveyed shall include all construction areas as well as areas within 150 feet outside the boundaries of the areas to be cleared or as otherwise determined by the biologist.

In the event that an active nest for a protected species of bird is discovered in the areas to be cleared, or in other habitats within 150 feet of construction boundaries, clearing and construction shall be postponed for at least two weeks or until the biologist has determined that the young have fledged (left the nest), the nest is vacated, and there is no evidence of second nesting attempts. (MM-BR-4.1.b)

10.10 Intentionally deleted.

11. GENERAL CONDITIONS

11.1 Covenants Run with the Land. All of the conditions contained in this Second Amended and Restated Conditional Development Permit shall run with the land comprising the Property and shall be binding upon, and shall inure to the benefit of the Property Owner and its heirs, successors, assigns, devisees, administrators, representatives and lessees, except as otherwise expressly provided in this Second Amended and Restated Conditional Development Permit. Upon transfer, sale or assignment of the Property to another owner, the

Applicant shall be released from its obligations pursuant to this Second Amended and Restated Conditional Development Permit that arise or accrue subsequent to the effective date of the transfer, sale and/or assignment.

11.2 Severability. If any condition of this Second Amended and Restated Conditional Development Permit, or any part hereof, is held by a court of competent jurisdiction in a final judicial action to be void, voidable or enforceable, such condition, or part hereof, shall be deemed severable from the remaining conditions of this Second Amended and Restated Conditional Development Permit and shall in no way affect the validity of the remaining conditions hereof.

11.3 Exhibits. The exhibits referred to herein are deemed incorporated into this Second Amended and Restated Conditional Development Permit in their entirety.

Exhibit A: Trip Cap Monitoring and Enforcement Policy

DRAFT – February 5, 2018

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK
APPROVING THE SECOND AMENDED AND RESTATED
CONDITIONAL DEVELOPMENT PERMIT FOR THE PROPERTY
LOCATED AT 160 WILLOW ROAD (1 HACKER WAY)**

WHEREAS, on May 29, 2012 the City Council of the City of Menlo Park having fully reviewed, considered, and evaluated all the testimony and evidence submitted voted affirmatively to approve the Amended and Restated Conditional Development Permit for the Facebook East Campus Project (“East Campus”) and voted affirmatively to certify the Environmental Impact Report (“EIR”) for the East Campus; and

WHEREAS, the Amended and Restated Conditional Development Permit allowed Facebook to exceed the employee cap for the East Campus provided that Facebook complied with a Trip Cap that included limitations on trips to and from the site during the AM and PM Peak Periods, and a Daily Trip Cap; and

WHEREAS, on November 1, 2016 the City Council of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted voted affirmatively to approve the Amended and Restated Conditional Development Permit for the Facebook Campus Expansion Project (“Campus Expansion Project”); and

WHEREAS, an EIR was prepared for the Campus Expansion Project and certified by the City Council on November 1, 2016 and included a Mitigation Monitoring and Reporting Program (“MMRP”) that identified feasible mitigation measures to reduce potentially significant impacts to less than significant with mitigation; and

WHEREAS, the MMRP for the Campus Expansion Project included Mitigation Measure TRA-1.2 which reduced the peak-hour share of vehicle trips allowed under the Trip Cap for the Campus Expansion Project and the East Campus.

WHEREAS, the first phase of the Campus Expansion Project (Building 21) is currently under construction and anticipated to be completed in spring 2018; and

WHEREAS, the proposed amendments to the East Campus Amended and Restated Conditional Development Permit are required prior to occupancy of Building 21 to implement the mitigation measure identified certified EIR for the Campus Expansion Project; and

WHEREAS, Facebook requested that the Second Amended and Restated Conditional Development Permit for the East Campus include updates to reflect changes in ownership that have occurred in the interim and completion of items; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on February 5, 2018 whereat all persons interested therein might appear and be heard; and

WHEREAS, the Planning Commission of the City of Menlo Park having fully reviewed, considered and evaluated all the testimony and evidence submitted in this matter, including the certified EIRs for the East Campus and the Campus Expansion Project, voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the Second Amended and Restated Conditional Development Permit; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on March _____, 2018 whereat all persons interested therein might appear and be heard; and

WHEREAS, upon the effective date of the Amended and Restated 1601 Willow Road Development Agreement through Ordinance No.____, the Second Amended and Restated Conditional Development Permit for the East Campus shall become effective and binding on the Property.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the Second Amended and Restated Conditional Development Permit for the Property attached hereto as Exhibit A and incorporated herein by this reference.

I, Clay Curtin, Interim City Clerk of Menlo Park, do hereby certify that the above and foregoing Council Resolution was duly and regularly passed and adopted at a meeting by said Council on the _____ day of _____, 2018, by the following votes:

AYES:
NOES:
ABSENT:
ABSTAIN:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of _____, 2018.

Clay Curtin
Interim City Clerk

This document is recorded for the benefit of the City of Menlo Park and is entitled to be recorded free of charge in accordance with Sections 6103 and 27383 of the Government Code.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Menlo Park
Attn: City Clerk
701 Laurel Street
Menlo Park, CA 94025

AMENDED AND RESTATED
1601 WILLOW ROAD
DEVELOPMENT AGREEMENT

SEPARATE PAGE, PURSUANT TO GOVT. CODE 27361.6

THIS AMENDED AND RESTATED 1601 WILLOW ROAD DEVELOPMENT AGREEMENT (“Agreement”) is made and entered into as of this ___ day of _____, 2018, by and between the City of Menlo Park, a municipal corporation of the State of California (“City”), and Facebook, Inc., a Delaware corporation (“Facebook”), pursuant to the authority of California Government Code Sections 65864-65869.5 and City Resolution No. 4159. This Agreement amends, restates and supersedes the 1601 Willow Road Development Agreement recorded on July 6, 2012, as Instrument No. 2012-095801 in the Official Records of San Mateo County (“Original Agreement”).

RECITALS

This Agreement is entered into on the basis of the following facts, understandings and intentions of the City and Facebook:

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted Government Code Sections 65864-65869.5 authorizing the City to enter into development agreements in connection with the development of real property within its jurisdiction by qualified applicants with a requisite legal or equitable interest in the real property which is the subject of such development agreements.

B. As authorized by Government Code Section 65865(c), the City has adopted Resolution No. 4159 establishing the procedures and requirements for the consideration of development agreements within the City.

C. Facebook owns that certain parcel of real property commonly known as 1601 Willow Road, in the City of Menlo Park, California (“Property” or “East Campus”) as shown on Exhibit A attached hereto and being more particularly described in Exhibit B attached hereto.

D. In 2012, the City, Facebook and Wilson Menlo Park Campus, LLC, a Wisconsin limited liability company (“Owner”) entered into the Original Agreement for the Project on the East Campus. The Project Approvals (as defined in this Agreement) allowed Facebook to occupy the former Sun Microsystems campus at a higher employee density subject to a trip cap limiting vehicular trips to and from the Property. In 2016, Facebook purchased the Property from Owner in fee simple and assumed the Owner’s obligations under the Original Agreement in their entirety. The City and Facebook now desire to amend and restate the Original

Agreement to reflect Facebook's ownership of the Property and to modify certain other provisions as set forth below.

E. The City examined the environmental effects of the Project (as defined in this Agreement) in an Environmental Impact Report ("EIR") prepared pursuant to the California Environmental Quality Act ("CEQA"). On May 29, 2012, the City Council of the City reviewed and certified the EIR.

F. The City has determined that the Project is a development for which a development agreement is appropriate. A development agreement will eliminate uncertainty in the City's land use planning for, and secure orderly development of, the Project and otherwise achieve the goals and purposes for which Resolution No. 4159 was enacted by City. The Project will generate the public benefits described in this Agreement, along with other fees for the City. Facebook will incur substantial costs in order to comply with the conditions of the Approvals and otherwise in connection with the development of the Project. In exchange for the public benefits and other benefits to the City and the public, Facebook desires to receive vested rights, including, without limitation, legal assurances that the City will grant permits and approvals required for the development, occupancy and use of the Project in accordance with the Existing City Laws (as defined in this Agreement), subject to the terms and conditions contained in this Agreement. In order to effectuate these purposes, the City and Facebook desire to enter into this Agreement.

G. On May 7, 2012, after conducting a duly noticed public hearing pursuant to Resolution No. 4159, the Planning Commission of the City recommended that the City Council approve the Original Agreement, based on the following findings and determinations: that the Original Agreement (1) is consistent with the objectives, policies, general land uses and programs specified in the General Plan (as defined in this Agreement); (2) is compatible with the uses authorized in and the regulations prescribed for the land use district in which the Property is located; (3) conforms with public convenience, general welfare and good land use practices; (4) will not be detrimental to the health, safety and general welfare of the City or the region surrounding the City; (5) will not adversely affect the orderly development of property or the preservation of property values within the City; and (6) will promote and encourage the development of the Project by providing a greater degree of certainty with respect thereto.

H. Thereafter, on May 29, 2012, the City Council held a duly noticed public hearing on the Original Agreement pursuant to Resolution No. 4159. The

City Council made the same findings and determinations as the Planning Commission. On that same date, the City Council made the decision to approve the Original Agreement by introducing Ordinance No. 978 (“Enacting Ordinance”). A second reading was conducted on the Enacting Ordinance on June 5, 2012, at which the City Council adopted the Enacting Ordinance, making the Enacting Ordinance effective on July 5, 2012 (“Effective Date”).

I. The Original Agreement required Facebook to provide a number of public benefits as set forth in Sections 7 through 20 and Section 22 of the Original Agreement, subject to satisfaction of certain conditions precedent. Those conditions precedent were satisfied 90 days after the Effective Date of the Original Agreement. As of the Amending Date, defined in Recital N below, Facebook has diligently performed those obligations set forth in Sections 7.1 (Capital Improvement Payment), 7.2 (Bicycle/Pedestrian Improvements), 7.3 (Business District), 10 (Local Community Fund), 13.1 (Internship Program), 18.1 (Local Purchasing), and 22 (Sanitary Sewer System Upgrades) of the Original Agreement, and the City acknowledges that these obligations have been satisfied. As to the remaining obligations, the City has found Facebook to be in compliance with the terms of the Original Agreement and to have timely performed all applicable public benefit obligations each year as part of each Annual Review for the Original Agreement. In addition, Section 13.2 of the Original Agreement (Encourage Local Jobs) required Facebook to create a quarterly series of “career development workshops” for the local community to focus on topics such as resume writing and interviewing skills. The City acknowledges that shortly after Facebook commenced providing these career development workshops, very few individuals participated and so Facebook and the City have agreed that hosting biannual job fairs, during which Facebook and certain of its vendors would be available to discuss employment opportunities with members of the community, provide a greater benefit than the original workshop concept and are sufficient to satisfy the “career development workshop” concept identified in Section 13.2 of the Original Agreement. Although this Agreement is intended to amend and restate the Original Agreement, for the sake of administrative efficiency this Agreement leaves the original language in Sections 7 through 20 and Section 22 intact, even though the obligations identified above have either been performed and no longer require further action by Facebook, or, in the case of Section 13.2, have been modified.

J. In 2016, the City approved a subsequent Facebook project located at 301-309 Constitution Drive and commonly known as the “Campus Expansion

Project.” As part of the approvals for the Campus Expansion Project, the City and a Facebook affiliate, Hibiscus Properties, LLC, a Delaware limited liability company, entered into a Development Agreement (301-309 Constitution Drive, Menlo Park, CA) dated December 14, 2016 and recorded on December 16, 2016 as Instrument No. 2016-133794 in the Official Records of San Mateo County, as subsequently amended by that certain Amendment to Development Agreement dated December 18, 2017, and recorded on December 19, 2017 as Instrument No. 2017-114052 in the Official Records of San Mateo County (collectively, the “Expansion Development Agreement”).

K. Section 10 of the Expansion Development Agreement requires modifications to the Original Agreement for the East Campus Project to eliminate Facebook’s right to reduce the Annual Payment (as defined in this Agreement) in exchange for a reduction in the allowed number of trips; provided, however, that Facebook shall retain the right to suspend the Density Increase (as defined in this Agreement) and comply with the employee/density cap contained in the Sun Conditional Development Permit (as defined in this Agreement), in which case, Facebook’s obligations to make Annual Payments would likewise be suspended in its entirety.

L. The Campus Expansion Project is subject to a mitigation measure that requires adjustments to the Trip Cap for the East Campus Project. Those adjustments require modifications to the definition of “Trip Cap” contained in the Original Agreement, and are also reflected in the Second Amended and Restated Conditional Development Permit for the East Campus Project recorded concurrently with this Agreement.

M. In order to implement the changes identified in Recitals D, K and L above and correct minor clerical errors, the Parties now desire to amend and restate the Original Agreement in this Agreement.

N. On February 5, 2018, the Planning Commission held a duly noticed public hearing to review the modifications to the Original Agreement to implement the changes described above and recommended the City Council enter into this Agreement.

O. On _____, 2018, the City Council held a duly noticed public hearing on the modifications to the Original Agreement to implement the changes described above and determined to enter into this Agreement. On that same date, the City Council made the decision to approve the Agreement by

introducing Ordinance No. ____ (“Amending Ordinance”). A second reading was conducted on the Amending Ordinance on _____, 2018, at which the City Council adopted the Amending Ordinance, making it effective on _____, 2018, (“Amending Date”).

NOW, THEREFORE, pursuant to the authority contained in Government Code Sections 65864-65869.5 and Resolution No. 4159, and in consideration of the mutual covenants and promises of the City and Facebook herein contained, the City and Facebook agree as follows:

1. Definitions. Each reference in this Agreement to any of the following terms shall have the meaning set forth below for each such term. Certain other terms shall have the meaning set forth for such term in this Agreement.

1.1. Amended and Restated Conditional Development Permit. The Second Amended and Restated Conditional Development Permit that, subject to the terms and conditions of this Agreement, permits the Property to be occupied pursuant to the Density Condition or the Density Increase.

1.2. Approvals. Any and all permits or approvals of any kind or character required under the City Laws in order to authorize and entitle Facebook to develop and occupy the Property in accordance with the terms of the Project including, but not limited to, the Amended and Restated Conditional Development Permit and the heritage tree removal permits.

1.3. City Laws. The ordinances, resolutions, codes, rules, regulations and official policies of the City governing the permitted uses of land, density, design, and improvement applicable to the development of the Property. Specifically, but without limiting the generality of the foregoing, the City Laws shall include the General Plan and the City’s Zoning Ordinance.

1.4. City Manager. The City Manager or his or her designee as designated in writing from time to time. Facebook may rely on the authority of the designee of the City Manager.

1.5. City Wide. Any City Law, Fee or other matter that is generally applicable to one or more kinds or types of development or use of property wherever located in the City. A City Law, Fee or other matter shall not be City Wide if, despite its stated scope, it applies only to the Property or to one or more parcels located within the Property, or if the relevant requirements are stated in such a way that they apply only to all or a portion of the Project.

1.6. Conditions. All Fees, conditions, dedications, reservation requirements, obligations for on- or off-site improvements, services, other monetary or non-monetary requirements and other conditions of approval imposed, charged by or called for by the City in connection with the development of or construction on real property under the Existing City Laws, whether such conditions constitute public improvements, mitigation measures in connection with environmental review of any project or impositions made under applicable City Laws.

1.7. Community Development Director. The City's Community Development Director or his or her designee.

1.8. Default. As to Facebook, the failure of Facebook to comply substantially and in good faith with any obligations of Facebook under this Agreement; and as to the City, the failure of the City to comply substantially and in good faith with any obligations of City under this Agreement; any such failure by Facebook or the City shall be subject to cure as provided in this Agreement.

1.9. Density Condition. Pursuant to the Sun Conditional Development Permit, the density limitation of 3,600 employees with a required 25 percent reduction in single vehicle occupancy trips through the implementation of a transportation demand management program.

1.10. Density Increase. The Project Approvals allowing increased employee density on the Property above the Density Condition, subject to the Trip Cap.

1.11. Effective Date. The effective date of the Enacting Ordinance pursuant to Government Code Section 65867.5, as specified in Recital H of this Agreement.

1.12. Existing City Laws. The City Laws in effect as of the Effective Date of the Original Agreement.

1.13. Fees. All exactions, costs, fees, in-lieu fees, payments, charges and other monetary amounts imposed or charged by the City in connection with the development of or construction on real property under Existing City Laws. Fees shall not include Processing Fees.

1.14. General Plan. Collectively, the General Plan for the City adopted by the City Council on November 30 and December 1, 1994, as previously amended and in effect as of the Effective Date of the Original Agreement.

1.15. Laws. The laws and Constitution of the State of California, the laws and Constitution of the United States and any state or federal codes, statutes, executive mandates or court decisions thereunder. The term “Laws” shall exclude City Laws.

1.16. Mitigation Measures. The mitigation measures applicable to the Project, developed as part of the EIR process and required to be implemented through the MMRP and the Amended and Restated Conditional Development Permit.

1.17. MMRP. The Mitigation Monitoring and Reporting Plan adopted as part of the Project Approvals and applicable to the Project.

1.18. Mortgage. Any mortgage, deed of trust or similar security instrument encumbering the Property, any portion thereof or any interest therein.

1.19. Mortgagee. With respect to any Mortgage, any mortgagee or beneficiary thereunder.

1.20. Party. Each of the City and Facebook and their respective successors, assigns and transferees (collectively, “Parties”).

1.21. Processing Fee. A fee imposed by the City upon the submission of an application or request for a permit or Approval, which is intended to cover only the estimated cost to the City of processing such application or request and/or issuing such permit or Approval and which is applicable to similar projects on a City Wide basis, including but not limited to building permit plan check and inspection fees, public works, engineering and transportation plan check and inspection fees, subdivision map application, review and processing fees, fees related to the review, processing and enforcement of MMRP, and fees related to other staff time and attorney’s time incurred to review and process applications, permits and/or Approvals; provided such fees are not duplicative of or assessed on the same basis as any Fees.

1.22. Project. The uses of the Property, the site plan for the Property and the Vested Elements, as authorized by or embodied within the Project Approvals and the actions that are required pursuant to the Project

Approvals. Specifically, the Project includes the option to occupy the Property with the Density Increase subject to this Agreement and the making of certain improvements to the undercrossing.

1.23. Project Approvals. The following approvals for the Project granted, issued and/or enacted by the City as of the date of this Agreement, as amended, modified or updated from time to time: (a) this Agreement; (b) certification of the EIR and adoption of the MMRP and other actions in connection with environmental review of the Project; (c) the Amended and Restated Conditional Development Permit; and (d) the heritage tree removal permits.

1.24. Public Works Director. The City's Public Works Director or his or her designee.

1.25. Resolution No. 4159. City Resolution No. 4159 entitled "Resolution of the City Council of the City of Menlo Park Adopting Regulations Establishing Procedures and Requirements for Development Agreements" adopted by the City Council of the City of Menlo Park on January 9, 1990.

1.26. Sun Conditional Development Permit. The conditional development permit approved by the City on May 19, 1992 and issued to Sun Microsystems for the Property.

1.27. Trip Cap. The Trip Cap setting a maximum allowable number of vehicle trips associated with the Property on non-holiday weekdays, and which is as follows: 1,300 trips during the AM peak hour from 7:00 a.m. to 8:00 a.m., and 1,300 trips during the AM peak hour from 8:00 a.m. to 9:00 a.m.; 1,300 trips during the PM peak hour from 4:00 p.m. to 5:00 p.m., and 1,300 trips during the PM peak hour from 5:00 p.m. to 6:00 p.m.; and 15,000 total daily trips.

2. Amending Date; Term.

2.1. Amending Date. This Agreement shall be effective and supersede the Original Agreement as of the Amending Date. Not later than 10 days after the Amending Date, the City and Facebook shall execute and acknowledge this Agreement, and the City shall cause this Agreement to be recorded in the Official Records of the County of San Mateo, State of California as provided for in Government Code Section 65868.5. However, the failure to record this Agreement within the time period provided for in Government Code Section 65868.5 shall not affect its validity or enforceability among the Parties.

2.2. Term.

2.2.1. This Agreement shall continue until the earlier of: (a) the termination of the Project Approvals or (b) the termination of this Agreement in accordance with its terms.

2.2.2. Notwithstanding Section 2.2.1 above, all commitments and obligations under the following sections of this Agreement shall terminate on February 6, 2026: Housing (Section 9), Local Community Fund (Section 10), Bay Trail Gap (Section 11), Utility Undergrounding (Section 12), Jobs (Section 13), City of East Palo Alto Benefits (Section 14), Environmental Education (Section 16), Local Purchasing (Section 17), Transportation Demand Management Information Sharing (Section 19) and Volunteerism (Section 20).

2.2.3. Intentionally deleted.

2.2.4. The terms of this Agreement other than those specifically listed in Section 2.2.2 shall continue until this Agreement is terminated in accordance with its terms.

2.3. Expiration of Term. Except as otherwise provided in this Agreement or any of the Approvals, upon the expiration of the term of this Agreement, (a) this Agreement, and the rights and obligations of the Parties under this Agreement, shall terminate; (b) the Property shall remain subject to the Amended and Restated Conditional Development Permit; (c) the Property shall be subject to the Density Condition and the right to elect to have the Property subject to the Density Increase will terminate; and (d) Facebook shall thereafter comply with the provisions of the City Laws then in effect or thereafter enacted and applicable to the Property and/or the Project, except that the expiration of the term of this Agreement shall not affect any rights of Facebook that are or would be vested under City Laws in the absence of this Agreement and the Amended and Restated Conditional Development Permit.

3. General Development of the Project.

3.1. Project. Facebook shall have the vested right to develop and occupy the Property in accordance with the terms and conditions of this Agreement and the Project Approvals, and any additional Approvals for the Project and/or the Property obtained by Facebook, as the same may be amended from time to time upon application by Facebook; and City shall have the right to control development of the Property in accordance with the provisions of this Agreement, so long as this

Agreement remains effective, and the Approvals for the Project and/or the Property. Except as otherwise specified herein, until the expiration or earlier termination of this Agreement, this Agreement, the Approvals and the Existing City Laws shall control the overall development, use and occupancy of the Property, and all improvements and appurtenances in connection therewith, including, without limitation, the density and intensity of use (“Vested Elements”), and all Mitigation Measures and Conditions required or imposed in connection with the Project Approvals in order to minimize or eliminate environmental impacts of the Project.

3.2. Subsequent Projects. The City agrees that as long as Facebook develops and occupies the Project in accordance with the terms of this Agreement, Facebook’s right to develop and occupy the Property shall not be diminished despite the impact of future development in the City on public facilities, including, without limitation, City streets, water systems, sewer systems, utilities, traffic signals, sidewalks, curbs, gutters, parks and other City owned public facilities that may benefit the Property and other properties in the City.

3.3. Other Governmental Permits. Facebook or City (whichever is appropriate) shall apply for such other permits and approvals from governmental or quasi-governmental agencies other than the City having jurisdiction over the Project (e.g. the California Department of Transportation) as may be required for the development of or provision of services to the Project; provided, however, that City shall not apply for any such permits or approvals without Facebook’s prior written approval. The City shall promptly and diligently cooperate, at no cost to the City, with Facebook in its endeavors to obtain such permits and approvals and, from time to time at the request of Facebook, shall proceed with due diligence and in good faith to negotiate and/or enter into binding agreements with any such entity in order to assure the availability of such permits and approvals or services. All such applications, approvals, agreements, and permits shall be obtained at Facebook’s cost and expense, including payment of City staff time in accordance with standard practices, and Facebook shall indemnify City for any liabilities imposed on City arising out of or resulting from such applications, permits, agreements and/or approvals. The indemnifications set forth in this Section 3.3 shall survive the termination or expiration of this Agreement. To the extent allowed by law, Facebook shall be a party or third-party beneficiary to any such agreement between City and such agencies and shall be entitled to enforce the rights of Facebook or the City thereunder and/or the duties and obligations of the parties thereto.

3.4. Additional Fees. Except as set forth in this Agreement and the Project Approvals, the City shall not impose any further or additional fees (including, without limitation, any fees, taxes or assessments not in existence as of the Effective Date or not applicable to the Project in accordance with the Existing City Laws, the Project Approvals and this Agreement), whether through the exercise of the police power, the taxing power, or any other means, other than those set forth in the Project Approvals, the Existing City Laws and this Agreement. In addition, except as set forth in this Agreement, the base or methodology for calculating all such Fees applicable to the construction and development of the Project shall remain the same for such Fees as in effect as of the Effective Date. Notwithstanding the foregoing, the following provisions shall apply:

3.4.1. If the City forms an assessment district including the Property, and the assessment district is City Wide or applies to all M-2 Zoned properties and is not duplicative of or intended to fund any matter that is covered by any Fee payable by Facebook, the Property may be legally assessed through such assessment district based on the benefit to the Property (or the methodology applicable to similarly situated properties), which assessment shall be consistent with the assessments of other properties in the district similarly situated. In no event, however, shall Facebook's obligation to pay such assessment result in a cessation or postponement of development and occupancy of the Property or affect in any way Facebook's development rights for the Project.

3.4.2. The City may charge Processing Fees to Facebook for land use approvals, building permits, encroachment permits, subdivision maps, and other similar permits and approvals which are in force and effect on a City Wide basis or applicable to all M-2 Zoned properties at the time Facebook submits an application for those permits.

3.4.3. If the City exercises its taxing power in a manner which will not change any of the Conditions applicable to the Project, and so long as any new taxes or increased taxes are uniformly applied on a City Wide basis or applied uniformly to M-2 Zoned properties, the Property may be so taxed, which tax shall be consistent with the taxation of other properties in the City similarly situated.

3.4.4. If, as of the Effective Date, the Existing City Laws under which the Fees applicable to the Project have been imposed provide for automatic increases in Fees based upon the consumer price index or other method, then the Project shall be subject to any such increases in such Fees resulting solely from the application of any such index or method in effect on the Effective Date.

3.4.5. If state or federal laws are adopted which impose fees on new or existing projects, such fees shall be applicable to the Project.

3.5. Effect of Agreement. This Agreement, the Project Approvals and all plans and specifications upon which such Project Approvals are based, including but not limited to the Amended and Restated Conditional Development Permit, shall constitute a part of the Enacting Ordinance and Amending Ordinance, as if incorporated by reference therein in full.

3.6. Review and Processing of Approvals. The City shall accept, review and expeditiously process Facebook's applications and requests for Approvals in connection with the Project in good faith and in a manner which complies with and is consistent with the Project Approvals and this Agreement. The City shall approve any application or request for an Approval which complies and is consistent with the Project Approvals and this Agreement. Facebook shall provide the City with the Processing Fees, applications, documents, plans, materials and other information necessary for the City to carry out its review and processing obligations. Facebook shall submit all applications and requests for Approvals in the manner required under applicable City Laws in effect as of the time of such submittal. The Parties shall cooperate with each other and shall use diligent, good faith efforts to cause the expeditious review, processing and issuance of the approvals and permits for the development and occupation of the Project in accordance with the Project Approvals and this Agreement.

4. Specific Criteria Applicable to the Project.

4.1. Applicable Laws and Standards. Notwithstanding any change in any Existing City Law, including, but not limited to any change by means of ordinance, resolution, initiative, referendum, policy or moratorium, and except as otherwise expressly provided in this Agreement, the laws and policies applicable to the Property are and shall be as set forth in Existing City Laws (regardless of future changes in Existing City Laws by the City), this Agreement and the Approvals. Facebook's vested rights to develop and occupy or to cause the Property to be occupied in accordance with the Vested Elements, provided that City may apply and enforce the California Building Code as amended and adopted by the City (including the Mechanical Code, Electrical Code and Plumbing Code) and California Fire Code as amended and adopted by the City and/or the Menlo Park Fire Protection District, as such codes may be in effect at the time Facebook applies for building permits for any aspect of the Project. Without limiting the generality of the foregoing, except as otherwise expressly provided in this

Agreement, during the term of this Agreement, the City shall not, without the prior written consent of Facebook: (a) apply to the Project any new or amended ordinance, resolution, rule, regulation, requirement or official policy that is inconsistent with any Existing City Laws or Approvals and that would have the effect of delaying, preventing, adversely affecting or imposing any new or additional Condition with respect to the Project; or (b) apply to the Project or any portion thereof any new or amended ordinance, resolution, rule, regulation, requirement or official policy that requires additional discretionary review or approval for the proposed development, use and/or occupancy of the Project.

4.2. Application of New City Laws. Nothing herein shall prevent the City from applying to the Property new City Laws that are not inconsistent or in conflict with the Existing City Laws or the intent, purposes or any of the terms, standards or conditions of this Agreement, and which do not affect the Vested Elements, impose any further or additional fees or impose any other conditions on the Project, including, without limitation, those requiring additional traffic improvements/requirements or additional off-site improvements, that are inconsistent with this Agreement or the intent of this Agreement. Any action or proceeding of the City that has any of the following effects on the Project shall be considered in conflict with this Agreement and the Existing City Laws:

4.2.1. Limiting or reducing the density or intensity of use of the Property;

4.2.2. Limiting grading or other improvements on the Property in a manner that is inconsistent with or more restrictive than the limitations included in the Approvals or this Agreement; or

4.2.3. Applying to the Project or the Property any law, regulation, or rule restricting or affecting a use or activity otherwise allowed by this Agreement.

The above list of actions is not intended to be comprehensive, but is illustrative of the types of actions that would conflict with this Agreement and the Existing City Laws.

4.3. Timing. Without limiting the foregoing, no moratorium or other limitation affecting the development and occupancy of the Project or the rate, timing or sequencing thereof shall apply to the Project.

4.4. Subsequent Environmental Review. The Parties acknowledge and agree that the EIR contains a thorough environmental analysis of the Project and the Project alternatives, and specifies the feasible Mitigation Measures available to eliminate or reduce to an acceptable level the environmental impacts of the Project. The Parties further acknowledge and agree that the EIR provides an adequate environmental analysis for the City's decisions to authorize Facebook to proceed with the Project as embodied in the Project Approvals and this Agreement and subsequent development of the Project during the term of this Agreement. The Mitigation Measures imposed are appropriate for the implementation of proper planning goals and objectives and the formulation of Project conditions of approval. In view of the foregoing, the City agrees that the City will not require another or additional environmental impact report or environmental review for any subsequent Approvals implementing the Project. Facebook shall defend, indemnify and hold the City harmless from any costs or liabilities incurred by the City in connection with any litigation seeking to compel the City to perform additional environmental review of any subsequent Approvals.

4.5. Easements; Improvements. The City shall cooperate with Facebook in connection with any arrangements for abandoning existing easements and facilities and the relocation thereof or creation of any new easements within the Property or the undercrossing necessary or appropriate in connection with the development of the Project. If any such easement is owned by the City or an agency of the City, the City or such agency shall, at the request of Facebook, take such action and execute such documents as may be reasonably necessary in order to abandon and relocate such easement(s) as necessary or appropriate in connection with the development of the Project in accordance with the Project Approvals. All on-site and off-site improvements required to be constructed by Facebook pursuant to this Agreement, including those set forth in the Project Approvals, shall be constructed by Facebook.

5. Trip Cap. If the Density Increase is elected and has not been suspended in accordance with the terms of Section 8.2, Facebook shall adhere to the Trip Cap, the details of which are included in the Project Approvals, and incorporated herein by this reference. To ensure compliance, the Trip Cap includes monitoring with periodic reporting and monetary penalties for violations of the Trip Cap that shall be paid by Facebook to the City.

6. Intentionally deleted.

7. One Time Public Benefits; Conditions.

7.1. Capital Improvement. Within 45 days of the satisfaction of the Conditions Precedent (as defined in the Original Agreement), Facebook shall make a one-time payment of One Million One Hundred Thousand Dollars (\$1,100,000) to the City for the City's unrestricted use toward capital improvement projects.

7.2. Bicycle/Pedestrian. Within 240 days of the satisfaction of the Conditions Precedent, Facebook shall, subject to the approval of the applicable regulatory agencies, take the actions described in this Section 7.2.

7.2.1. Facebook shall perform one-time improvements to the undercrossing above and beyond those described in the Project. The specific improvements shall be designated by Facebook in its sole and absolute discretion, but shall be subject to review, approval and permitting by the City. Conceptually, these improvements include landscape embellishments and a self-service bicycle tool station. Also, as a key feature, Facebook proposes to improve the undercrossing by, to the extent appropriate, preserving existing art and/or providing wall surfaces for invited artists to create mural art with the intent to create an "art gallery" experience for the pedestrians/bicyclists using the undercrossing.

7.2.2. Facebook shall perform restriping improvements for bicycle lanes to the following streets on a one-time basis:

- (a) Willow Road and Middlefield Road intersection;
- (b) Willow Road and U.S. 101 bridge;
- (c) Willow Road between Hamilton Avenue and Bayfront Expressway;
- (d) Willow Road between Newbridge Street and Ivy Drive; and
- (e) Willow Road between O'Keefe and U.S. 101 (shared lane marking).

7.2.3. Facebook shall have a one-time obligation to investigate the possibility of making crosswalk improvements, including, but not limited to the installation of in-pavement warning lights, to the pedestrian crossings at the U.S. 101 and Willow Road interchange, and, subject to the consent of the applicable regulatory agencies, shall make or pay for such improvements. Facebook shall not, however, be obligated to spend more than One Hundred Thousand Dollars (\$100,000) on these crosswalk improvements. If Facebook determines, as reasonably confirmed by the City's Public Works Director, that the cost of these crosswalk improvements will exceed One Hundred Thousand Dollars

(\$100,000), the City may perform such improvements and Facebook shall reimburse the City for its reasonable costs to perform such improvements, but not to exceed One Hundred Thousand Dollars (\$100,000). If the City performs the crosswalk improvements, the City shall provide evidence of the cost to complete the crosswalk improvements to Facebook, which evidence shall be subject to Facebook's reasonable review and approval.

7.2.4. Facebook shall perform one-time improvements to publicly accessible walking paths, trails and levees in the immediate vicinity of the Property, subject to approval by the San Francisco Bay Conservation and Development Commission ("BCDC"). The intent of these improvements would be to make the area surrounding the Property more pedestrian friendly and enable the community, visitors and Facebook employees to learn about and enjoy the surrounding bay-lands in an ecologically sensitive manner. The specific improvements shall be determined by Facebook in its sole and absolute discretion, but may include planting bay friendly native shrubs and trees, providing additional destination viewing points and seating and creating a renovated, environmentally friendly walking path and shall include adding interpretive signage. In performing these improvements, Facebook shall work with an environmental consultant to ensure that human interactions with the ecosystem are appropriate.

7.3. Business District. Within three years of the satisfaction of the Conditions Precedent, Facebook will have a one-time obligation to investigate the possibility of creating a business improvement district in the Willow Road corridor between U.S. 101 and Bayfront Expressway that includes the Property. If the business improvement district is feasible and the adjacent property owners are likewise interested in creating the business improvement district, Facebook shall initiate the process for creating the business improvement district; provided, however, that Facebook shall not be obligated to spend more than Fifty Thousand Dollars (\$50,000) on this effort. The adequacy of Facebook's investigation and verification of the amount spent in diligently pursuing this condition is subject to the review and approval of the City's Community Development Director.

7.4. In-Lieu Mitigation Payment. Facebook agrees that if the City (a) secures grant funds to pay for mitigations that Facebook is obligated to perform pursuant to the MMRP, (b) notifies Facebook that it wishes to perform such mitigations in lieu of Facebook, and (c) completes those mitigations, then Facebook shall make an in lieu of payment to the City equal to the cost of the mitigations (which payment shall fully satisfy Facebook's obligation to perform

such mitigations); provided, however, that (i) the City and Facebook shall agree on a not-to-exceed budget for the mitigations the City wishes to perform; and (ii) if the City notifies Facebook that it wishes to perform such mitigations in lieu of Facebook after Facebook has commenced planning for and/or performing such mitigations, then Facebook shall be entitled to a credit (to be offset against the in lieu of payment to the City) equal to Facebook's reasonable costs incurred in planning and/or performing such mitigations. The City shall provide evidence of the cost to complete the mitigations to Facebook, which evidence shall be subject to Facebook's reasonable review and approval. With respect to any particular mitigation, Facebook will not be obligated to pay the City any amounts incurred in excess of the not-to-exceed budget for that mitigation. If the City notifies Facebook that it wishes to perform a mitigation(s) in lieu of Facebook pursuant to this Section 7.4, then Facebook's only obligation with respect to such mitigation(s) will be to pay the City the applicable amounts described herein. In addition, Facebook also agrees that if the City secures grant funds to pay for mitigations that Facebook is obligated to perform pursuant to the MMRP and notifies Facebook that it wishes to use those funds to pay for mitigations that Facebook itself performs, then Facebook shall make an in lieu of payment to the City equal to the grant funds used by the City to pay for mitigations performed by Facebook.

8. On-Going Public Benefits, Conditions.

8.1. Annual Payment. During the term of this Agreement, Facebook shall make an annual payment ("Annual Payment") to the City in lieu of sales tax or other revenue that might otherwise accrue to the City if the Property was occupied by a sales tax producer. The first payment of the Annual Payment will be for the City's July 1, 2012 to June 30, 2013 fiscal year, and will be due and payable in full to the City on January 1, 2013. Subsequent payments of the Annual Payment will be due and payable in full to the City on July 1 of each fiscal year for which the Annual Payment is payable (commencing July 1, 2013). The Annual Payment will be payable for the 10-year period commencing on July 1, 2012 and ending on June 30, 2022 ("Minimum Payment Period") with no proration, reduction or suspension (except as set forth in Section 8.2.8). After the Minimum Payment Period has expired, however, the Annual Payment may be suspended as set forth below in Section 8.2. If the City changes its fiscal year, then the date for payment of the Annual Payment shall, likewise, be changed.

8.1.1. In each of the first five years beginning with the first payment on January 1, 2013, the amount of the Annual Payment shall be Eight Hundred Thousand (\$800,000).

8.1.2. For each of the five years beginning with the payment on July 1, 2017, the Annual Payment shall be Nine Hundred Thousand (\$900,000).

8.1.3. For each of the five years beginning with the payment on July 1, 2022, the Annual Payment shall be One Million Dollars (\$1,000,000).

8.1.4. Beginning on July 1, 2027 and on each anniversary thereof (each an "Index Date"), the Annual Payment amount will be increased to the product of the Annual Payment amount in effect immediately prior to the applicable Index Date times a fraction, the numerator of which is the "Index" (defined below) for the third (3rd) month preceding the applicable Index Date, and the denominator of which is the Index for the third (3rd) month preceding the last Index Date or, in case of the first Index Date, the Index for April 1, 2026. "Index" means the United States Department of Labor, Bureau of Labor Statistics, Consumer Price Index for all Urban Consumers (all items for the SF-Oakland-San Jose Metropolitan Area on the basis of 1982-1984 = 100). If the format or components of the Index are materially changed after the execution of this Agreement, the City will reasonably select an index which is published by the Bureau of Labor Statistics or similar agency and which is a reasonable equivalent to the Index in effect on the Effective Date.

8.2. Adjustments.

8.2.1. Following expiration of the Minimum Payment Period on June 30, 2022 and on each five-year anniversary thereof (each an "Adjustment Date"), Facebook shall have the option to temporarily suspend the Density Increase or, if the Density Increase is then suspended, to un-suspend the Density Increase ("Adjustment Option"). If Facebook elects to suspend the Density Increase and provides timely notice of the same in accordance with Section 8.2.2, the obligation to make the Annual Payment will likewise be suspended (in its entirety) and the Project shall be subject to the Density Condition rather than the Trip Cap.

8.2.2. Facebook may exercise its Adjustment Option by giving the City notice at least 180 days prior to an Adjustment Date. Such notice shall indicate whether Facebook is suspending or un-suspending the Density

Increase. On the first Adjustment Date, if Facebook does not exercise the Adjustment Option, the Annual Payment will be as described above in Section 8.1.3. Thereafter, if Facebook does not timely exercise its Adjustment Option, the Annual Payment (if any) for the succeeding five-year period will continue to remain as it was during the period preceding the Adjustment Date (subject to increases to account for changes in the Index as set forth in Section 8.1.4).

8.2.3. Following the expiration of the Minimum Payment Period, on the occurrence of a Triggering Event, as defined below, Facebook will have the option to suspend the Density Increase by giving the City notice of its exercise of its Adjustment Option, which notice must specify the Triggering Event. The suspension will become effective as of the commencement of the City's next fiscal year provided the City receives the notice at least 120 days prior to the commencement of such fiscal year. If the notice is given within 120 days of the City's next fiscal year, then the suspension will become effective as of the commencement of the City's succeeding fiscal year. The Triggering Event notice must indicate that Facebook is suspending the Density Increase. Following delivery of a Triggering Event notice, the Density Increase may be un-suspended on the next Adjustment Date, in the manner set forth above.

8.2.4. A "Triggering Event" means either of the following: (a) vacation of four or more of Buildings 10, 12, 14, 15, 16, 17 and 18 as shown on the site plan attached hereto as Exhibit C and incorporated herein by this reference, or (b) the performance of building improvements that cause the average employee density of the Buildings 10, 12, 14, 15, 16, 17 and 18 to be less dense than the Density Condition, as determined in the reasonable discretion of the City's Community Development Director.

8.2.5. Intentionally deleted.

8.2.6. The Density Increase may be suspended for a maximum of ten consecutive years, after which time this Agreement may be terminated pursuant to Section 26.

8.2.7. Facebook will be entitled to a credit equal to all taxes paid to and received by the City and attributable to operations at the Property, including, without limitation, sales taxes attributable to retail operations performed at the Property and any future taxes on any services provided from or attributable to the Property. That credit will be offset against the Annual Payment. Facebook will not be entitled to a credit for property taxes paid to the City.

8.2.8. Intentionally deleted.

8.2.9. Intentionally deleted.

9. Housing.

9.1. Facebook will explore opportunities to invest in low income tax credits for affordable housing projects in the City and the City of East Palo Alto, including partnering with a local non-profit housing developer(s) or contributing funds toward the creation of low, very-low or extremely-low income housing. Facebook shall report the results of its explorations to the City's Community Development Director upon the City's Community Development Director's written request. The decision of whether to make any investments will be in Facebook's sole and absolute discretion.

9.2. Facebook will contact a local real estate developer or local real estate developers interested in building housing projects in the City. Facebook in concert with the real estate developer(s) will explore ways to support housing projects, including, but not limited to investing capital, committing to leasing units or offering marketing opportunities to Facebook employees. Facebook shall report the conclusions from this collaborative effort to the City's Community Development Director upon the City's Community Development Director's written request. The decision of whether to provide any support will be in Facebook's sole and absolute discretion.

10. Local Community Fund. Within one year of the satisfaction of the Conditions Precedent, Facebook shall create a Local Community Fund ("LCF") in partnership with a non-profit partner to manage and administer the LCF and Facebook shall contribute Five Hundred Thousand Dollars (\$500,000) to the LCF. The purpose of the LCF will be to provide support for local community needs. A five-member Board of Advisors will be created to advise about criteria for eligibility and distribution of funding. The Board of Advisors will endeavor to spread the LCF's benefits equally between the City and the City of East Palo Alto. The City Manager and East Palo Alto's City Manager each will name one Advisory Board member to serve a two-year term. Facebook will name two Advisory Board members to each serve a two-year term, and a Facebook representative appointed by Facebook will serve on a continuing basis. Advisory Board members may serve more than one term (if re-appointed by the City Manager, the City of East Palo Alto's City Manager or Facebook, as applicable). If after the LCF's funding has been exhausted Facebook determines that the LCF is a success, is operating

smoothly and is making a positive impact on the community, Facebook will consider making an additional contribution to LCF (however, the decision of whether to make an additional contribution will be in Facebook's sole and absolute discretion).

11. Bay Trail Gap. Facebook will work with Bay Trail stakeholders, including, but not limited to Midpeninsula Regional Open Space District, Association of Bay Area Governments ("ABAG"), the City of East Palo Alto and the City and County of San Francisco and appropriate members of the business community to close the Bay Trail Gap, commonly known as Gap No. 2092, which terminates at the railroad right-of-way on University Avenue. Facebook will also evaluate making a future financial contribution to the effort to close the Bay Trail Gap. Facebook shall report the results of its explorations to the City upon the City's Community Development Director's written request. The decision of whether to make any investments will be in Facebook's sole and absolute discretion.

12. Utility Undergrounding. Facebook agrees to cooperate with the City in the City's efforts to underground existing electric transmission lines located in the vicinity of the Property, however, neither the City nor Facebook will be obligated to provide funding for utility undergrounding.

13. Jobs.

13.1. Internship Program. Facebook will create a summer intern program for students residing within the geographic boundaries of the Ravenswood Elementary School District. The summer intern program will commence with an initial, pilot program, and then later, if successful, may be expanded, in Facebook's sole and absolute discretion, to include more participants and/or subject areas. Students participating in the pilot program will work in the Facebook IT Department alongside technology professionals. The summer intern program will include weekly training sessions covering topics such as the college application process, professional skills and business and interpersonal skills. The department in which the summer interns are placed, and the scope of and agenda for the program may change over time. Facebook anticipates that the summer intern program will be launched in partnership with an academic non-profit organization and that the non-profit organization will be responsible for selecting the participating students, processing work permits and managing other related administrative matters. The program will include the following elements: (a) the program will be open to at least 10 students per session, (b) all students must be

in or entering their Junior year in high school (unless otherwise determined by Facebook in its reasonable discretion), and (c) the program will run for at least four weeks. Facebook will endeavor to launch the pilot program in June 2012, and in no case will the pilot program launch later than summer 2013. Facebook may also elect (in its sole and absolute discretion) to expand the program to include an after-school session during the school year in addition to the annual summer program.

13.2. Encourage Local Jobs. Facebook will work with a local training program to expand training services for residents of the City and the City of East Palo Alto. Facebook will also create an ongoing quarterly series of career development workshops to commence within one year of the satisfaction of the Conditions Precedent. The workshops will focus on topics such as resume writing, interviewing skills and how to find a job via social media, including Facebook. These workshops will take place in local community centers and/or other neighborhood sites. In addition, within one year of the satisfaction of the Conditions Precedent, Facebook will host a session, promoted in the Belle Haven neighborhood and East Palo Alto, on how to become a Facebook employee, including how to apply through www.facebook.com/careers. Because people who work at Facebook are comprised of both employees and contractors, to encourage contractors to hire City residents and residents of the City of East Palo Alto, Facebook will require future vendors to use reasonable efforts to notify residents of the City and the City of East Palo Alto when they are hiring new people to work at the Property in the facilities, culinary and construction trades. Reasonable efforts shall include, but not be limited to, using the existing East Palo Alto first source hiring jobs hotline/posting capabilities and any equivalent program later developed by the City. Vendors with existing contracts will be encouraged to use reasonable efforts to promote local hiring as openings become available. Facebook will also encourage campus vendors to host sessions on how to become an employee of their organization.

14. City of East Palo Alto Benefits. On May 24, 2012, the City of East Palo Alto and Facebook entered into the Memorandum of Agreement by and between the City of East Palo Alto and Facebook, Inc. Regarding the Menlo Park Facebook Campus Project (“MOA”). A copy of the MOA, including its “Exhibit A, Terms and Implementation” is attached hereto as Exhibit D. The specific terms listed in “Exhibit A, Terms and Implementation” are incorporated herein, except for the following terms which are specifically not incorporated herein:

- (a) Paragraph 1.c) Traffic Improvements, the terms of which are included in Section 7.2.3 of this Agreement;
- (b) Paragraph 3.a) Jobs/Local Hire, the terms of which are included in Sections 13.1 and 13.2 of this Agreement;
- (c) Paragraph 3.b) Volunteerism, the terms of which are included in Section 20 of this Agreement;
- (d) Paragraph 3.c) Community Fund, the terms of which are included in Section 10 of this Agreement;
- (e) Paragraph 3.d) Housing, the terms of the second and third bullet points, which are included in Sections 9.1 and 9.2 of this Agreement; and
- (f) Paragraph 3.e), the terms of which are included in Section 11 of this Agreement.

15. Adopt-a-Highway. Within 180 days of the satisfaction of the Conditions Precedent, Facebook will adopt a roadway segment in the vicinity of the Property pursuant to Caltrans' Adopt-A-Highway Program. This commitment will be for a period of five years. If there are no segments available for adoption in the vicinity of the Property, Facebook's obligation shall be tolled until a segment becomes available.

16. Environmental Education.

16.1. When performing work that might impact the San Francisco Bay, Facebook will hire an environmental consultant knowledgeable about the San Francisco Bay and associated marsh habitats to ensure that endangered species, particularly the Salt Marsh Harvest Mouse and Clapper Rail, are not harmed.

16.2. Facebook will cooperate with the Don Edwards San Francisco Bay National Wildlife Refuge ("Refuge") team and related nonprofit groups on habitat protection and restoration adjacent to the Property. Facebook will establish an ongoing, in-house point of contact for the Refuge, nonprofit groups and related agencies to ensure collaborative success.

16.3. Facebook will educate employees and visitors about the unique species next to the Property and their habitat requirements. Such education may be by way of installing appropriate interpretive signage and/or hosting educational programs.

16.4. Facebook will engage in "wildlife-friendly" behavior, such as (a) adopting policies requiring the trapping and removal of feral cats and the leashing of dogs when using trails located on the Property, (b) employing wildlife-

safe rodent control measures, and (c) encouraging beneficial species (through, for example, the installation of bat houses).

17. On-Going Environmental Commitments.

17.1. When performing landscape improvements, Facebook will minimize (or require the minimization of) potential stormwater runoff through the use of appropriate techniques, such as grassy swales, rain gardens and other Low Impact Development (“LID”) measures.

17.2. If Facebook installs at the Property new windows or new window treatments on windows facing the parking lot or the San Francisco Bay, Facebook will select (or require the selection of) windows and window treatments that minimize impacts of light pollution and risk of collision to birds. If Facebook installs new lighting in the parking lot at the Property, Facebook will use (or require the use of) then available best practices to design and shield that new lighting so as to confine direct rays to the Property and not out into the adjacent areas of the San Francisco Bay. The obligations in this Section 17.2 will not apply to windows or treatments to windows that face the courtyard and lighting that is located within the courtyard, except that if Facebook replaces upper (3rd floor) windows or window treatments that face the courtyard, Facebook will select (or require the selection of) windows or treatments that minimize the risk of bird collision.

17.3. Except for the existing basketball court, Facebook will not create (or permit the creation of) any lighted playing field on the perimeter of the site that abuts the San Francisco Bay. Facebook will require the lights on the existing basketball court to be controlled so that the court is dark except when in use.

17.4. If Facebook installs new building roofs, window ledges, parking lot light poles or landscaping changes, Facebook will use (or require use of) then available best practices to ensure that the new building roofs, window ledges, parking lot light poles or landscaping changes do not create sites for predatory bird species to roost or nest.

17.5. When performing landscape improvements to those portions of the Property that abut the San Francisco Bay, Facebook will consult with (or require consultation with) a qualified environmental consultant familiar with California native plant communities and select (or require the selection of) suitable native plants for landscaping.

17.6. Intentionally deleted.

18. Local Purchasing.

18.1. Facebook shall adopt a program to incentivize Facebook employees to frequent local businesses and continue such program for three years from the Effective Date. Facebook's continuation of the "Facebucks" program will satisfy this obligation.

18.2. When purchasing goods that can be sourced locally, Facebook shall endeavor to purchase goods from vendors located in the City if the quality, price, terms and conditions are competitive.

18.3. When engaging vendors to provide on-site services to employees (e.g., chiropractic services), Facebook shall endeavor to engage vendors that are located in the City if their services satisfy Facebook's needs and the quality, price, terms and conditions are competitive.

18.4. If the Menlo Gateway project is developed, Facebook will consider adding the hotel built as part of that project to its list of preferred hotels for visitors.

19. Transportation Demand Management Information Sharing. To help mitigate regional traffic, Facebook agrees to share its Transportation Demand Management best practices with other interested Silicon Valley companies that request such information from Facebook.

20. Volunteerism. Facebook will actively promote local volunteer opportunities in the City and the City of East Palo Alto to all its employees. Such promotion shall include the creation of an internal Facebook page for the posting of volunteer opportunities. Facebook will host a "Local Community Organization Fair" on the Property. This fair will launch in Summer 2012 and take place annually.

21. Intentionally deleted.

21.1. Intentionally deleted.

21.2. The right to occupy the Property with the Density Increase shall continue regardless of whether a future tenant has assumed the remaining obligations under Sections 7, 9-11, 13, 15, 16, 18-20 and 22. Notwithstanding the foregoing, the continuation of the right to occupy the Property with the Density

Increase is subject to compliance with Section 8, On-Going Public Benefits, Conditions.

22. Sanitary Sewer System Upgrades. West Bay Sanitary District (“WBSD”) is the main permitting agency for the sanitary sewer system upgrades discussed in this Section 22. Facebook shall provide a specific contact to WBSD for matters related to the sanitary sewer system upgrades and shall provide another contact for all other matters, should it be different than the contact for the sanitary sewer system upgrades.

22.1. Facebook shall upsize 114 feet of the existing 12-inch diameter pipeline that runs north along Hamilton Avenue, beginning at the Hamilton/Willow Road intersection, to a 15-inch diameter pipe. Within 90 days of the Effective Date of this Agreement, Facebook shall apply for a Class 3 permit from WBSD. Facebook shall cause a cost estimate to be prepared and shall provide the cost estimate to WBSD for its review and to the City. Within 30 days of receiving approval from WBSD, Facebook shall apply for an encroachment permit from the City and Caltrans. Within 180 days of receiving approval of the respective encroachment permits, Facebook shall construct the improvements. To ensure that this work is timely completed to the reasonable satisfaction of the City’s Community Development Director, Facebook shall post a bond equal to 200 percent of the estimated cost of the work within 30 days of the satisfaction of the Conditions Precedent. The City shall release the bond upon completion of the work.

22.2. Facebook shall purchase a third wastewater pump to be placed into reserve in case of pump failure at the Hamilton Henderson Pump Station. Within 120 days of the Effective Date of this Agreement, Facebook shall purchase a Flygt NP 3202.090, 35 Horsepower, 460 Volt, 60 Hertz, 3 Phase pump with the following options: (a) 8-inch Discharge, (b) 642 Impeller, (c) minimum 50 feet of cable, (d) soft start motor starter, (e) FM explosion proof rating, and (f) Float Level Sensor or similar pump as approved by WBSD. Facebook shall cause a cost estimate to be prepared and shall provide the cost estimate to WBSD for its review and to the City. To ensure that the pump is purchased, to the reasonable satisfaction of the City’s Community Development Director, Facebook shall post a bond equal to and 120 percent of the cost of the wastewater pump within 30 days of the satisfaction of the Conditions Precedent. The City shall release the bond upon WBSD’s receipt of the pump.

23. Indemnity.

23.1. Intentionally deleted.

23.2. Facebook shall indemnify, defend and hold harmless the City, and its elective and appointive boards, commissions, officers, agents, contractors, and employees (collectively, "City Indemnified Parties") from any and all claims, causes of action, damages, costs or expenses (including reasonable attorneys' fees) arising out of or in connection with, or caused on account of, the development and occupancy of the Project, any Approval with respect thereto, or claims for injury or death to persons, or damage to property, as a result of the operations of Facebook or its employees, agents, contractors, representatives or tenants with respect to the Project (collectively, "Facebook Claims"); provided, however, that Facebook shall have no liability under this Section 23.2 for Facebook Claims that (a) arise from the gross negligence or willful misconduct of any City Indemnified Party, or (b) arise from, or are alleged to arise from, the repair or maintenance by the City of any improvements that have been offered for dedication by Facebook and accepted by the City or (c) are attributable to events which occur after Facebook vacates the Property.

23.3. Intentionally deleted.

24. Periodic Review for Compliance.

24.1. Annual Review. The City shall, at least every 12 months during the term of this Agreement, review the extent of Facebook's good faith compliance with the terms of this Agreement pursuant to Government Code § 65865.1 and Resolution No. 4159. Notice of such annual review shall be provided by the City's Community Development Director to Facebook not less than 30 days prior to the date of the hearing by the Planning Commission on Facebook's good faith compliance with this Agreement and shall to the extent required by law include the statement that any review may result in amendment or termination of this Agreement. A finding by the City of good faith compliance with the terms of this Agreement shall conclusively determine the issue up to and including the date of such review.

24.2. Non-Compliance. If the City Council makes a finding that Facebook has not complied in good faith with the terms and conditions of this Agreement, the City shall provide written notice to Facebook describing (a) such failure and that such failure constitutes a Default, (b) the actions, if any, required

by Facebook to cure such Default, and (c) the time period within which such Default must be cured. If the Default can be cured, Facebook shall have a minimum of 30 days after the date of such notice to cure such Default, or in the event that such Default cannot be cured within such 30 day period, if Facebook shall commence within such 30 day time period the actions necessary to cure such Default and shall be diligently proceeding to complete such actions necessary to cure such Default, Facebook shall have such additional time period as may be required by Facebook within which to cure such Default.

24.3. Failure to Cure Default. If Facebook fails to cure a Default within the time periods set forth above, the City Council may amend or terminate this Agreement as provided below.

24.4. Proceeding Upon Amendment or Termination. If, upon a finding under Section 24.2 of this Agreement and the expiration of the cure period specified in such Section 24.2, the City determines to proceed with amendment or termination of this Agreement, the City shall give written notice to Facebook of its intention so to do. The notice shall be given at least 30 days before the scheduled hearing and shall contain:

24.4.1. The time and place of the hearing;

24.4.2. A statement that the City proposes to terminate or to amend this Agreement; and

24.4.3. Such other information as is reasonably necessary to inform Facebook of the nature of the proceeding.

24.5. Hearings on Amendment or Termination. At the time and place set for the hearing on amendment or termination, Facebook shall be given an opportunity to be heard, and Facebook shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. If the City Council finds, based upon substantial evidence, that Facebook has not complied in good faith with the terms or conditions of this Agreement, the City Council may terminate this Agreement or, with Facebook's agreement to amend rather than terminate, amend this Agreement and impose such conditions as are reasonably necessary to protect the interests of the City. The decision of the City Council shall be final, subject to judicial review pursuant to Section 1094.5 of the California Code of Civil Procedure.

24.6. Effect on Transferees. If Facebook has transferred a partial interest in the Property to another party so that title to the Property is held by Facebook and additional parties or different parties, the City shall conduct one annual review applicable to all parties with a partial interest in the Property and the entirety of the Property. If the City Council terminates or amends this Agreement based upon any such annual review and the determination that any party with a partial interest in the Property has not complied in good faith with the terms and conditions of this Agreement, such action shall be taken as to all parties with a partial interest in the Property and the entirety of the Property.

24.7. Intentionally deleted.

24.8. Intentionally deleted.

25. Permitted Delays; Subsequent Laws.

25.1. Extension of Times of Performance. In addition to any specific provisions of this Agreement, performance by any Party of its obligations under this Agreement shall not be deemed to be in Default, and the time for performance of such obligation shall be extended, where delays or failures to perform are due to war, insurrection, strikes, lockouts, riots, floods, earthquakes, fire, casualties, acts of God, acts of the public enemy, epidemics, quarantine restrictions, freight embargoes, restrictions imposed by governmental or quasi-governmental entities other than the City, unusually severe weather, acts of another Party acts or the failure to act of any public or governmental agency or entity (except that acts or the failure to act of the City shall not excuse the City's performance) or any other causes beyond the reasonable control, or without the fault, of the Party claiming an extension of time to perform. An extension of time for any such cause shall only be for the period of the enforced delay, which period shall commence to run from the time of the commencement of the cause of the delay. If a delay occurs, the Party asserting the delay shall use reasonable efforts to notify promptly the other Parties of the delay. If, however, notice by the Party claiming such extension is sent to the other Parties more than 30 days after the commencement of the cause of the delay, the period shall commence to run as of only 30 days prior to the giving of such notice. The time period for performance under this Agreement may also be extended in writing by the joint agreement of the City and Facebook. Litigation attacking the validity of the EIR, the Project Approvals and/or the Project shall also be deemed to create an excusable delay under this Section 25.1, but only to the extent such litigation causes a delay and the Party asserting the delay complies with the notice and other provisions regarding delay set forth

hereinabove. In no event shall the term of this Agreement be extended by any such delay without the mutual written agreement of the City and Facebook.

25.2. Superseded by Subsequent Laws. If any Law made or enacted after the date of this Agreement prevents or precludes compliance with one or more provisions of this Agreement, then the provisions of this Agreement shall, to the extent feasible, be modified or suspended as may be necessary to comply with such new Law. Immediately after enactment of any such new Law, the Parties shall meet and confer reasonably and in good faith to determine the feasibility of any such modification or suspension based on the effect such modification or suspension would have on the purposes and intent of this Agreement. If such modification or suspension is infeasible in Facebook's reasonable business judgment, then Facebook shall have the right to terminate this Agreement by written notice to the City. Facebook shall also have the right to challenge the new Law preventing compliance with the terms of this Agreement, and in the event such challenge is successful, this Agreement shall remain unmodified and in full force and effect.

26. Termination.

26.1. City's Right to Terminate. The City shall have the right to terminate this Agreement only under the following circumstances:

26.1.1. The City Council has determined that Facebook is not in good faith compliance with the terms of this Agreement, and this Default remains uncured, all as set forth in Section 24 of this Agreement.

26.1.2. Intentionally deleted.

26.1.3. The Density Increase has been suspended for ten consecutive years.

26.2. Intentionally deleted.

26.3. Facebook's Right to Terminate. Facebook shall have the right to terminate this Agreement only under the following circumstances:

26.3.1. Facebook has determined that the City is in Default, has given the City notice of such Default and the City has not cured such Default within 30 days following receipt of such notice, or if the Default cannot reasonably be cured within such 30 day period, the City has not commenced to cure such

Default within 30 days following receipt of such notice and is not diligently proceeding to cure such Default.

26.3.2. Intentionally deleted.

26.3.3. Intentionally deleted.

26.3.4. The Density Increase has been suspended for ten consecutive years.

26.4. Mutual Agreement. This Agreement may be terminated upon the mutual written agreement of the Parties.

26.5. Effect of Termination. If this Agreement is terminated pursuant to this Section 26, such termination shall not affect (a) any condition or obligation due to the City from Facebook and arising prior to the date of termination and/or (b) the Project Approvals, including, but not limited to, the Amended and Restated Conditional Development Permit, but Facebook's right to have the Property subject to the Density Increase will terminate.

26.6. Recordation of Termination. In the event of a termination, the City and Facebook agree to cooperate with each other in executing and acknowledging a Memorandum of Termination to record in the Official Records of San Mateo County within 30 days following the effective date of such termination.

27. Remedies. Any Party may, in addition to any other rights or remedies provided for in this Agreement or otherwise available at law or equity, institute a legal action to cure, correct or remedy any Default by the other Party; enforce any covenant or agreement of a Party under this Agreement; enjoin any threatened or attempted violation of this Agreement; or enforce by specific performance the obligations and rights of the Parties under this Agreement.

28. Waiver; Remedies Cumulative. Failure by a Party to insist upon the strict performance of any of the provisions of this Agreement by another Party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such Party's right to demand strict compliance by such other Party in the future. No waiver by a Party of a Default shall be effective or binding upon such Party unless made in writing by such Party, and no such waiver shall be implied from any omission by a Party to take any action with respect to such Default. No express written waiver of any Default shall affect any other Default, or cover any other period of time, other than any Default and/or period of time

specified in such express waiver. All of the remedies permitted or available to a Party under this Agreement, or at law or in equity, shall be cumulative and not alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

29. Attorneys' Fees. If a Party brings an action or proceeding (including, without limitation, any cross-complaint, counterclaim, or third-party claim) against another Party by reason of a Default, or otherwise to enforce rights or obligations arising out of this Agreement, the prevailing Party in such action or proceeding shall be entitled to recover from the other Party its costs and expenses of such action or proceeding, including reasonable attorneys' fees and costs, and costs of such action or proceeding, which shall be payable whether such action or proceeding is prosecuted to judgment. "Prevailing Party" within the meaning of this Section 29 shall include, without limitation, a Party who dismisses an action for recovery hereunder in exchange for payment of the sums allegedly due, performance of the covenants allegedly breached, or consideration substantially equal to the relief sought in the action.

30. Limitations on Actions. The City and Facebook hereby renounce the existence of any third party beneficiary of this Agreement and agree that nothing contained herein shall be construed as giving any other person or entity third party beneficiary status. If any action or proceeding is instituted by any third party challenging the validity of any provisions of this Agreement, or any action or decision taken or made hereunder, the Parties shall cooperate in defending such action or proceeding.

31. Effect of Court Action. If any court action or proceeding is brought by any third party to challenge the EIR, the Project Approvals and/or the Project, or any portion thereof, and without regard to whether Facebook is a party to or real party in interest in such action or proceeding, then (a) Facebook shall have the right to terminate this Agreement upon 30 days' notice in writing to City, given at any time during the pendency of such action or proceeding, or within 90 days after the final determination therein (including any appeals), irrespective of the nature of such final determination, and (b) any such action or proceeding shall constitute a permitted delay under Section 25.1 of this Agreement. Facebook shall pay the City's cost and expense, including attorneys' fees and staff time incurred by the City in defending any such action or participating in the defense of such action and shall indemnify the City from any award of attorneys' fees awarded to the party

challenging this Agreement, the Project Approvals or any other permit or Approval. The defense and indemnity provisions of this Section 31 shall survive Facebook's election to terminate this Agreement. Notwithstanding anything to the contrary herein, Facebook shall retain the right to terminate this Agreement pursuant to this Section 31 even after (a) it has vacated the Property and (b) its other rights and obligations under this Agreement have terminated.

32. Estoppel Certificate. Any Party may, at any time, and from time to time, deliver written notice to the other Parties requesting such Parties certify in writing that, to the knowledge of the certifying Parties, (a) this Agreement is in full force and effect and a binding obligation of the Parties, (b) this Agreement has not been amended or modified either orally or in writing, and if so amended, identifying the amendments, (c) the requesting Party is not in Default in the performance of its obligations under this Agreement, or if the requesting Party is in Default, the nature and amount of any such Defaults, (d) the requesting Party has been found to be in compliance with this Agreement, and the date of the last determination of such compliance, and (e) as to such other matters concerning this Agreement as the requesting Party shall reasonably request. A Party receiving a request hereunder shall execute and return such certificate within 30 days following the receipt thereof. The City Manager shall have the right to execute any certificate requested by Facebook hereunder. The City acknowledges that a certificate may be relied upon by transferees and Mortgagees or Facebook.

33. Mortgagee Protection; Certain Rights of Cure.

33.1. Mortgagee Protection. This Agreement shall be superior and senior to any lien placed upon the Property, or any portion thereof, after the date of recordation of this Agreement in the San Mateo County, California Official Records, including the lien of any Mortgage. Notwithstanding the foregoing, no breach hereof shall defeat, render invalid, diminish or impair the lien of any Mortgage, and subject to Section 33.2 of this Agreement, all of the terms and conditions contained in this Agreement shall be binding upon and effective against any person (including any Mortgagee) who acquires title to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure or otherwise, and the benefits hereof will inure to the benefit of such party.

33.2. Mortgagee Not Obligated. Notwithstanding the provisions of Section 33.1 above, no Mortgagee or other purchaser in foreclosure or grantee under a deed in lieu of foreclosure, and no transferee of such Mortgagee, purchaser or grantee shall (a) have any obligation or duty under this Agreement to

construct, or to complete the construction of, improvements, to guarantee such construction or completion or to perform any other monetary or nonmonetary obligations of Facebook under this Agreement, and (b) be liable for any Default of Facebook under this Agreement; provided, however, that a Mortgagee or any such purchaser, grantee or transferee shall not be entitled to use the Property in the additional manner permitted by this Agreement and the Project Approvals (i.e. the Density Increase) unless it complies with the terms and provisions of this Agreement applicable to Facebook.

33.3. Notice of Default to Mortgagee; Right to Mortgagee to Cure.

If the City receives notice from a Mortgagee requesting a copy of any notice of Default given Facebook hereunder and specifying the address for service thereof, then City shall deliver to such Mortgagee, concurrently with service thereon to Facebook, any notice of a Default or determination of noncompliance given to Facebook. Each Mortgagee shall have the right (but not the obligation) for a period of 90 days after the receipt of such notice from City to cure or remedy, or to commence to cure or remedy, the Default claimed or the areas of noncompliance set forth in the City's notice. If the Default or such noncompliance is of a nature which can only be remedied or cured by such Mortgagee upon obtaining possession of the Property, or any portion thereof, such Mortgagee may seek to obtain possession with diligence and continuity through a receiver, by foreclosure or otherwise, and may thereafter remedy or cure the Default or noncompliance within 90 days after obtaining possession of the Property or such portion thereof. If any such Default or noncompliance cannot, with reasonable diligence, be remedied or cured within such 90 day period, then such Mortgagee shall have such additional time as may be reasonably necessary to remedy or cure such Default or noncompliance if such Mortgagee commences a cure during such 90 day period, and thereafter diligently pursues such cure to completion.

34. Assignment, Transfer, Financing.

34.1. Facebook's Right to Assign. Subject to the terms of this Agreement, Facebook shall have the right to transfer, sell and/or assign Facebook's rights and obligations under this Agreement in conjunction with the transfer, sale or assignment of all or any portion of the Property. If the transferred property consists of a less than the entire Property, or less than Facebook's entire title to or interest in the Property, Facebook shall have the right to transfer, sell and/or assign to the transferee only those of Facebook's rights and obligations under this Agreement that are allocable or attributable to the transferred property.

Any transferee shall assume in writing the obligations of Facebook under this Agreement and the Project Approvals relating to the transferred property and arising or accruing from and after the effective date of such transfer, sale or assignment.

34.2. Financing. Notwithstanding Section 34.1 of this Agreement, Mortgages, sales and lease-backs and/or other forms of conveyance required for any reasonable method of financing requiring a security arrangement with respect to the development of the Property are permitted without the need for the lender to assume in writing the obligations of Facebook under this Agreement and the Project Approvals. Further, no foreclosure, conveyance in lieu of foreclosure or other conveyance or transfer in satisfaction of indebtedness made in connection with any such financing shall require any further consent of the City, regardless of when such conveyance is made, and no such transferee will be required to assume any obligations of Facebook under this Agreement.

34.3. Release Upon Transfer of Property.

34.3.1. Except as otherwise provided in Section 34.3.2 below, upon Facebook's sale, transfer and/or assignment of Facebook's rights and obligations under this Agreement in accordance with this Section 34, Facebook shall be released from its obligations pursuant to this Agreement with respect to the transferred property which arise or accrue subsequent to the effective date of the transfer, sale and/or assignment. If a Default under this Agreement shall occur with respect to Facebook, such Default shall not constitute a Default with respect to the owner of any transferred property, and shall not entitle the City to terminate or amend this Agreement as to the transferred property; and if a Default under this Agreement shall occur with respect to the owner of a transferred property, such Default shall not constitute a Default with respect to Facebook or with respect to the portion of the Property owned by Facebook, and shall not entitle the City to terminate or amend this Agreement as to the portion of the Property owned by Facebook.

34.3.2. Notwithstanding the provisions of Section 34.3.1 above, if a Transferred Property consists of less than the entire Property, or less than original Facebook's entire title to or interest in the Property, and if Facebook allocates a portion of its rights and obligations under this Agreement to the transferred property, Facebook shall not be released from its obligations pursuant to this Agreement with respect to the transferred property which arise or accrue

subsequent to the effective date of the transfer, sale and/or assignment unless the City agrees to such release.

34.3.3. Facebook shall have the right to propose to the City alternative or substitute security for any of Facebook's monetary obligations under this Agreement, including Facebook's obligations to make the Annual Payment pursuant to Section 8 of this Agreement. Such alternative or substitute security may consist of, without limitation, a letter of credit, a cash deposit and/or real property or personal property collateral acceptable to City in its sole discretion. If the City accepts any such alternative or substitute security, the monetary obligations of Facebook for which such alternative or substitute security shall have been provided shall no longer constitute a covenant running with the land or otherwise be binding upon any owner of any portion of the Property, and shall instead be the personal obligation of Facebook but with the City's recourse with respect to such monetary obligation limited to the alternative or substitute security. Facebook shall pay for all City costs of considering Facebook's request for City's acceptance of such alternative or substitute security, including but not limited to cost of consultants retained to consider and advise the City Manager or City Council on such request.

35. Covenants Run With the Land. All of the provisions, agreements, rights, powers, standards, terms, covenants and obligations contained in this Agreement shall constitute covenants that shall run with the land comprising the Property, and the burdens and benefits of this Agreement shall be binding upon, and shall insure to the benefit of, each of the Parties and their respective heirs, successors, assignees, devisees, administrators, representatives and lessees, except as otherwise expressly provided in this Agreement.

36. Amendment.

36.1. Amendment or Cancellation. Except as otherwise provided in this Agreement, this Agreement may be cancelled, modified or amended only by mutual consent of the Parties in writing, and then only in the manner provided for in Government Code Section 65868 and Article 7 of Resolution No. 4159. Any amendment to this Agreement which does not relate to the term of this Agreement, the Vested Elements or the Conditions relating to the Project shall require the giving of notice pursuant to Government Code Section 65867, as specified by Section 65868 thereof, but shall not require a public hearing before the Parties may make such amendment.

36.2. Recordation. Any amendment, termination or cancellation of this Agreement shall be recorded by the City Clerk not later than 10 days after the effective date thereof or of the action effecting such amendment, termination or cancellation; provided, however, a failure of the City Clerk to record such amendment, termination or cancellation shall not affect the validity of such matter.

37. Notices. Any notice shall be in writing and given by delivering the notice in person or by sending the notice by registered or certified mail, express mail, return receipt requested, with postage prepaid, or by overnight courier to the Party's mailing address. The respective mailing addresses of the Parties are, until changed as hereinafter provided, the following:

City: City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025
Attention: City Manager

With a
copy to: City Attorney
City of Menlo Park
1100 Alma Street, Suite 210
Menlo Park, CA 94025

Facebook: Facebook, Inc.
1601 Willow Road
Menlo Park, CA 94025
Attention: Director of Facilities

With a
copy to: Facebook, Inc.
1601 Willow Road
Menlo Park, CA 94025
Attention: Real Estate Counsel

A Party may change its mailing address at any time by giving to the other Parties 10 days' notice of such change in the manner provided for in this Section 37. All notices under this Agreement shall be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

38. Miscellaneous.

38.1. Negation of Partnership. The Parties specifically acknowledge that the Project is a private development, that no Party is acting as the agent of the other in any respect hereunder and that each Party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. None of the terms or provisions of this Agreement shall be deemed to create a partnership between or among the Parties in the businesses of Facebook, the affairs of the City, or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise.

38.2. Consents. Unless otherwise provided herein, whenever approval, consent or satisfaction (herein collectively referred to as an "approval") is required of a Party pursuant to this Agreement, such approval shall not be unreasonably withheld or delayed. If a Party shall not approve, the reasons therefor shall be stated in reasonable detail in writing. The approval by a Party to or of any act or request by the other Party shall not be deemed to waive or render unnecessary approval to or of any similar or subsequent acts or requests.

38.3. Approvals Independent. All Approvals which may be granted pursuant to this Agreement, and all Approvals or other land use approvals which have been or may be issued or granted by the City with respect to the Property, constitute independent actions and approvals by the City. If any provisions of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, or if the City terminates this Agreement for any reason, such invalidity, unenforceability or termination of this Agreement or any part hereof shall not affect the validity or effectiveness of any Approvals or other land use approvals.

38.4. Not A Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of the Property, or of the Project, or portion thereof, to the general public, for the general public, or for any public use or purpose whatsoever. Facebook shall have the right to prevent or prohibit the use of the Property or the Project, or any portion thereof, including common areas and buildings and improvements located thereon, by any person for any purposes inimical to the operation of a private, integrated Project as contemplated by this Agreement, except as dedications may otherwise be specifically provided in the Project Approvals.

38.5. Severability. Invalidation of any of the provisions contained in this Agreement, or of the application thereof to any person, by judgment or court order, shall in no way affect any of the other provisions hereof or the application thereof to any other person or circumstance and the same shall remain in full force and effect, unless enforcement of this Agreement as so invalidated would be

unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement. Notwithstanding the preceding, this Section 38.5 is subject to the terms of Section 25.2.

38.6. Exhibits. The Exhibits referred to herein are deemed incorporated into this Agreement in their entirety.

38.7. Entire Agreement. This written Agreement contains all the representations and the entire agreement between the Parties with respect to the subject matter hereof. Except as otherwise specified in this Agreement, any prior correspondence, memoranda, agreements, warranties or representations are superseded in total by this Agreement.

38.8. Construction of Agreement. The provisions of this Agreement shall be construed as a whole according to their common meaning and not strictly for or against any Party in order to achieve the objectives and purpose of the Parties. The captions preceding the text of each Article, Section, Subsection and the Table of Contents are included only for convenience of reference and shall be disregarded in the construction and interpretation of this Agreement. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neuter genders, or vice versa. All references to "person" shall include, without limitation, any and all corporations, partnerships, limited liability company or other legal entities.

38.9. Further Assurances; Covenant to Sign Documents. Each Party covenants, on behalf of itself and its successors, heirs and assigns, to take all actions and do all things, and to execute, with acknowledgment or affidavit if required, any and all documents and writings that may be necessary or proper to achieve the purposes and objectives of this Agreement.

38.10. Governing Law. This Agreement, and the rights and obligations of the Parties, shall be governed by and interpreted in accordance with the laws of the State of California.

38.11. Construction. This Agreement has been reviewed and revised by legal counsel for Facebook and City, and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

38.12. Time. Time is of the essence of this Agreement and of each and every term and condition hereof. In particular, City agrees to act in a timely fashion in accepting, processing, checking and approving all maps, documents, plans, permit applications and any other matters requiring City's review or approval relating to the Project or Property.

39. Counterparts. This Agreement may be executed in any number of counterparts, each of which so executed shall be deemed an original, but all of which when taken together shall constitute but one Agreement.

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

“City”

CITY OF MENLO PARK, a
municipal corporation of the State
of California

By:

Attest:

Mayor

City Clerk

corporation

“Facebook”

FACEBOOK, INC., a Delaware

Approved as to Form:

By:

Name:

Title:

By: _____
City Attorney

STATE OF CALIFORNIA)
)ss:
COUNTY OF SAN MATEO)

On _____, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature
My Commission expires: _____

EXHIBIT A
SITE PLAN OF PROPERTY

EXHIBIT B

LEGAL DESCRIPTION OF PROPERTY

EXHIBIT C

SITE PLAN

EXHIBIT D

MEMORANDUM OF AGREEMENT

DRAFT –February 5, 2018

ORDINANCE NO. ____

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK
APPROVING THE AMENDED AND RESTATED 1601 WILLOW ROAD
DEVELOPMENT AGREEMENT WITH FACEBOOK, INC. FOR THE
PROPERTY LOCATED AT 1601 WILLOW ROAD (1 HACKER WAY)**

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

SECTION 1. This ordinance is adopted under the authority of Government Code Section 65864 *et. seq.* and pursuant to the provisions of City Resolution No. 4159, which establishes procedures and requirements for the consideration of developments within the City of Menlo Park (“City”).

SECTION 2. The City Council approved the 1601 Willow Road Development Agreement (“Original Agreement”) and an Amended and Restated Conditional Development Permit, and certified the Environmental Impact Report (“EIR”) for the East Campus Project at a duly noticed public meeting on May 29, 2012.

SECTION 3. In 2016, the City Council approved a project located at 301-309 Constitution Drive and commonly known as the “Facebook Campus Expansion Project.” As part of the approvals for the Facebook Campus Expansion Project, the City and a Facebook affiliate, Hibiscus Properties, LLC, a Delaware limited liability company, entered into a Development Agreement, which was subsequently amended by that certain Amendment to Development Agreement (collectively, the “Expansion Development Agreement”).

SECTION 4. The Expansion Development Agreement requires modifications to the Original Agreement to eliminate Facebook’s right to reduce the Annual Payment (defined in the Original Agreement) in exchange for a reduction in the allowed number of trips; provided, however, that Facebook shall retain the right to suspend the Density Increase (as defined in the Original Agreement) in its entirety and comply with the employee/density cap contained in the Sun Microsystems Conditional Development Permit.

SECTION 5. The Mitigation Monitoring and Reporting Program adopted with the certified EIR for the Facebook Campus Expansion Project requires adjustments to the Trip Cap for the East Campus Project. Those adjustments include modifying the definition of Trip Cap contained in the Original Agreement and changes to the definition of Peak Period in the Trip Cap, which is attached to the Second Amended and Restated Conditional Development Permit, to identify peak hour trip limitations.

SECTION 6. This ordinance incorporates by reference that certain Amended and Restated 1601 Willow Road Development Agreement (“Agreement”) by and between the City and Facebook, Inc., attached hereto as Exhibit A and incorporated herein by this reference, that will make the required changes described above.

SECTION 7. The City, as lead agency, examined the environmental effects of the East Campus Project in an EIR prepared pursuant to the California Environmental Quality Act (“CEQA”). On May 29, 2012, the City Council of the City reviewed and certified the EIR.

SECTION 8. The Agreement is consistent with the certified EIR for the East Campus Project, would continue to implement the negotiated terms in the Original Agreement and would implement the negotiated terms of the Expansion Development Agreement.

SECTION 9. As required by Section 301 of Resolution No. 4159 and based on an analysis of the facts set forth above, the City Council hereby adopts the following as its findings:

1. The Agreement is consistent with the objectives, policies, general land uses and programs specified in the General Plan, as amended by the Project Approvals, as that term is defined in the Agreement.

2. The Agreement is compatible with the uses authorized in and the regulations prescribed for the land use district in which the Property is located, as amended by the Project Approvals, including the Second Amended and Restated Conditional Development Permit.

3. The Agreement is in conformity with public convenience, general welfare and good land use practices.

4. The Agreement will not be detrimental to the health, safety and general welfare of the City or the region surrounding the City.

5. The Agreement will not adversely affect the orderly development of property or the preservation of property values within the City.

SECTION 10. If any section of this ordinance, or part hereof, is held by a court of competent jurisdiction in a final judicial action to be void, voidable or enforceable, such section, or part hereof, shall be deemed severable from the remaining sections of this ordinance and shall in no way affect the validity of the remaining sections hereof.

SECTION 11. The ordinance shall take effect 30 days after its passage and adoption. Within 15 days of its adoption, the ordinance shall be posted in three public places within the City, and the ordinance, or a summary of the ordinance prepared by the City Attorney, shall be published in a local newspaper used to publish official notices for the City prior to the effective date.

INTRODUCED on the ____ of March, 2018.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said Council on the _____ of March, 2018, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

Peter I. Ohtaki
Mayor, City of Menlo Park

ATTEST:

Clay J. Curtin
Interim City Clerk



STAFF REPORT

Planning Commission

Meeting Date:

2/5/2018

Staff Report Number:

18-015-PC

Public Hearing:

Consider updates to the City's Below Market Rate, State Density Bonus and Treatment of Single Parcel provisions and corresponding updates to the City's Below Market Rate Program Guidelines

Recommendation

Staff recommends that the Planning Commission recommend the City Council:

1. Adopt an Ordinance updating the City's Below Market Rate, State Density Bonus provisions and Treatment of Single Parcels (Attachment A);
2. Adopt corresponding updates to the City's Below Market Rate Program Guidelines (Attachment B).

Policy Issues

On September 29, 2017, the Governor signed 15 housing-related bills as part of a landmark housing package designed to respond to the State's housing crisis. The proposed ordinance implements the most significant bill (AB 1505), adopted to legislatively override a court case preventing cities from legally imposing inclusionary housing requirements on rental units. The proposed ordinance also amends the City's State Density Bonus law to conform to recent State updates and clarifies BMR requirements for multiple contiguous parcels developed as a single project.

Background

The City Council established the BMR (Below Market Rate) Housing Program in 1987 to increase the housing supply for people who live and/or work in Menlo Park and have very low, low, or moderate incomes as defined by the Department of Housing and Urban Development (HUD). The primary objective of the program is to create actual housing units rather than generate a capital fund. The City's BMR program contains a range of options depending on the type of development. Typically, condominium/townhome developments comply with the BMR program by constructing and deed restricting affordable units. While the BMR Guidelines encourage commercial developments to also comply by providing on- or off-site units, if that is not feasible, commercial projects are able to pay a housing impact fee. From 2011 to 2017, rental housing projects were exempt from the BMR program under a state law case titled *Palmer/Sixth Street Properties LP v. City of Los Angeles* (see discussion below).

Residential development BMR requirements

Under the City's BMR Ordinance, for-sale residential developments of five or more units must comply with the City's inclusionary zoning requirements to include a percentage of BMR units along with their market-rate units. The City has the discretion to allow a developer to meet their BMR requirement through accepting an in-lieu fee. In-lieu fees are calculated as three percent of the sale price for the number of required BMR units. The BMR on site requirements are summarized in Table 1.

Table 1: Inclusionary Requirements: # of BMR Units Required

Number of Units	Inclusionary Unit Requirement
0-4	Exempt
5-9	1 Unit
10-19	10%
20 or more	15%

In 2009, the California Court of Appeal held in *Palmer/Sixth Street Properties LP v. City of Los Angeles* that the Costa-Hawkins Rental Housing Act prevented local governments from imposing inclusionary requirements on rental units that did not receive government assistance. Costa-Hawkins is the state’s primary rent control law, which generally gives residential landlords the right to establish the initial rents payable by new tenants. Since *Palmer*, many cities and counties have either repealed their inclusionary rental housing requirements or declined to enforce them. Other communities have attempted to address this decision by enacting “rental housing impact fees”, though implementation of these fees require preparation of a detailed nexus study. In 2011, the City Council by resolution formally suspended its inclusionary rental housing requirement to comply with the *Palmer* decision. More recently, the City commissioned a nexus study to begin the process of collecting a rental housing impact fee.

Commercial development BMR requirements

The BMR Housing Program also applies to new commercial developments of 10,000 square feet or more. The current in-lieu fees to mitigate the demand for affordable housing are \$16.15 per square foot of net new gross floor area for most commercial uses and \$8.76 per square foot of net new gross floor area for defined uses that generate fewer employees. Collected in-lieu fees are deposited into the BMR Housing Fund. BMR fees are then used by the City to develop affordable housing. For example, the City Council provided a loan to MidPen Housing for a new affordable senior housing project that was developed at 1221-1275 Willow Road. The fee is adjusted annually on July 1.

Housing Commission input

On January 10, 2018, the Housing Commission reviewed the BMR and density bonus update provisions. On a 6-0-1 vote with one commissioner absent, the Commission voted to recommend that the City Council approve the revisions to the Below Market Rate Program Guidelines and Ordinance, as outlined by staff. In addition, the Commission made several recommendations regarding the in-lieu fees: 1) developers should be strongly encouraged to develop units that satisfy needed affordability levels rather than pay the in-lieu fee, 2) the fees should be set in relation to actual construction costs rather than in comparison to what neighboring cities charge, and 3) the City should allow flexibility to have the fees vary by area as an incentive to promote proportional dispersion of affordable housing throughout the City.

Analysis

AB 1505 updates

Under AB 1505, cities and counties are once again authorized to adopt inclusionary housing ordinances requiring residential rental housing developments to include a specified percentage of affordable units as a condition of development. AB 1505 supersedes the Court’s ruling in *Palmer v. City of Los Angeles* (discussed above). The attached ordinance and updates to the BMR program guidelines implement AB 1505 by restoring the City’s inclusionary housing policy for rental projects.

Cities and counties that elect to adopt inclusionary rental ordinances pursuant to AB 1505 must provide developers with an alternative means of compliance, such as the payment of in-lieu fees, dedication of land,

the construction of affordable units off-site, or the acquisition and rehabilitation of existing units. In compliance with AB 1505, the ordinance allows rental projects to comply with the BMR program through alternative means. One of the issues the Commission should discuss is how to assess the BMR in lieu fee and whether to weight any of the various compliance options. There are several ways of calculating the in lieu fee. Some cities attempt to set the fee at a rate that would allow the City to develop and construct comparable BMR rental units. Presumably constructing standalone rental units would cost significantly more than constructing the units as part of the permitted project.¹ Thus by tying the fee to the City's actual cost to develop, the developer is incentivized to provide on-site units. On the other hand, some cities set their housing fees in line with similar fees in nearby communities. Under this approach, the goal is to provide as much housing as possible, regardless of affordability. Thus lowering fees or at least tying them to other nearby communities will attract more housing development overall. The Commission should weigh in on both perspectives.

In addition, under AB 1505, if an inclusionary rental ordinance that is adopted or amended after September 15, 2017 requires more than 15 percent of the total number of units in the development be affordable to low-income households, the Department of Housing and Community Development (HCD) has the authority to review the ordinance if the jurisdiction has either: (1) failed to meet at least 75 percent of its share of its regional housing need allocation for the above-moderate income category over a five-year period, or (2) failed to submit its annual housing element report for two consecutive years or more. If these circumstances apply, HCD has the authority to require the City to prepare an economic feasibility study to determine whether the ordinance unduly constrains the production of housing. Based on the study, HCD can require that the ordinance require no more than 15 percent low income units.

AB 1505 comes on the heels of a 2015 ruling of the California Supreme Court in *Building Industry Association v. City of San Jose*, which upheld the ability of local governments to adopt inclusionary housing ordinances. Under that ruling, courts will review and uphold inclusionary housing requirements under the most deferential standard, whether the regulation is reasonably related to the public welfare, and will not require the demonstration of a nexus between the development of new market-rate housing and the need for the affordable housing.

The new ordinance also includes a "safety valve" process for waiving or reducing inclusionary requirements, one of the provisions in the San Jose ordinance that the Supreme Court relied on in upholding San Jose's ordinance.

Density Bonus updates

The Legislature has also recently updated the State's Density Bonus law. AB 2556 (effective January 1, 2017) clarifies that density bonus projects must "replace" each rental unit that (a) currently exists or existed in the past five years, and (b) is or was occupied by low income or very low-income households in the past five years, or was subject to a deed restriction or rent control. (§65915(c).) Because the incomes of prior or even current tenants could often not be ascertained, in many cases it could not be determined how many replacement units were needed. This bill was adopted to close this gap. Namely, if the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter

¹ Another factor to consider is the impact of the current federal corporate tax rated on affordable housing tax credit financing. Over the past decade and especially following the demise of redevelopment funds, tax credit financing has been a significant funding source for affordable housing. It is suspected that the new tax laws will limit the value of tax credits and reduce this financing. See <https://www.nytimes.com/2018/01/18/business/economy/tax-housing.html>. On the other hand, SB 2 recently adopted as part of the 15 bill housing legislation, is expected to add more housing funding through a flat tax of \$75 on documents recorded with the County Recorder. Unfortunately, SB2 is not expected to make up for the loss of redevelopment funding and the decrease in tax credit financing.

households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database.

To better ensure compliance with this State mandated tenant protection, staff recommends the following provision be added to Section 16.97.050 of the City's existing Density Bonus ordinance:

(d) An applicant shall be ineligible for a density bonus or any other incentives or waivers under this Chapter if the housing development displaces qualifying rental dwelling units, unless the development replaces those units in accordance with State law.

Finally, staff recommends some minor cleanup changes to the City's BMR ordinance to clarify that the additional density bonus permitted under Section 16.96.040 of the Municipal Code may not be combined with the density bonus allowed under State law and the City's local implementing ordinance.

Treating concurrent development of multiple contiguous parcels as single parcel

Staff is also recommending a "clean up" amendment to address the piecemeal development of contiguous parcels. This amendment would prevent piecemeal development to avoid compliance with the BMR ordinance. It would permit separate development of parcels but would require the applicant to identify all contiguous property under common ownership and control at the time they submit their first development application. The applicant shall not be required to contribute BMR units or pay in-lieu fees based on common ownership or control of the contiguous property at the time of the application for first approval; however, the applicant shall be required to include the contiguous property under common ownership or control in its BMR housing agreement.

Additional changes to City's Housing Ordinances

Staff is reviewing the series of recent housing bills and will likely come forward with additional ordinance changes in the upcoming year. These changes may include minor modifications to the three new zoning districts adopted pursuant to ConnectMenlo and updates to the secondary unit ordinance.

Impact on City Resources

This action will result in additional in lieu fees to the City's affordable housing program. Processing of these updates is being accommodated within the existing budgets of the City Attorney's Office and the Planning Division.

Environmental Review

This action is not a project within the meaning of the California Environmental Quality Act (CEQA) Guidelines §§ 15378 and 15061(b)(3) as it is an organizational structure change that will not result in any direct or indirect physical change in the environment.

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.

Attachments

- A. Ordinance updating the City's Below Market Rate and State Density Bonus provisions and Clarifying Treatment of Development of Multiple Parcels as Single Parcel
- B. Updates to City's Below Market Rate Program Guidelines

Report prepared by:
Cara E. Silver,
Assistant City Attorney

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ORDINANCE NUMBER _____

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MENLO PARK AMENDING CHAPTER 16.96 [BELOW MARKET RATE HOUSING PROGRAM] AND CHAPTER 16.97 [STATE DENSITY BONUS LAW] OF TITLE 16 [ZONING] OF THE MENLO PARK MUNICIPAL CODE

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

SECTION 1. FINDINGS AND DETERMINATIONS.

- A. There is an increased need for housing in the San Francisco Bay Area as more than two million new residents will be added by 2040.
- B. An inadequate supply of housing exists in the city and an increasing demand continues to grow for such housing.
- C. On September 15, 2017, the Legislature recently adopted a series of 15 housing bills.
- D. In order to fully comply with the most recent California legislation, the City of Menlo Park must amend its Zoning Code.
- E. The City Council of the City of Menlo Park finds and declares an amendment to Chapters 16.96 and 16.97 is necessary for the reasons above.

SECTION 2. AMENDMENT OF CODE. Chapter 16.96 [Below Market Rate Housing Program] of Title 16 [Zoning] is hereby amended as follows with additions shown in underline and deletions shown as ~~strikeout~~:

**Chapter 16.96
BELOW MARKET RATE HOUSING PROGRAM**

Sections:

- [16.96.010](#) Purpose.
- [16.96.020](#) Residential development projects.
- [16.96.030](#) Commercial development projects.
- [16.96.040](#) Development regulations for below market rate units.
- [16.96.050](#) Below market rate housing fund.
- [16.96.060](#) Below market rate housing program guidelines.
- [16.96.070](#) Rental housing alternative means of compliance.
- [16.96.072](#) Treatment of Contiguous Parcels
- [16.96.080](#) Administrative relief

16.96.010 Purpose.

The purpose of the below market rate (BMR) housing program is to increase the housing supply for households that have very low, low and moderate incomes compared to the median household income for San Mateo County. The primary objective is to create actual housing units, either "rental" or "for purchase" units, rather than equivalent cash.

The below market rate requirements associated with residential development projects are a form of "inclusionary zoning." The below market rate requirements associated with commercial development projects are a form of "linkage." This chapter authorizes the below market rate housing program. The program is implemented through guidelines as adopted and amended from time to time by the City Council.

16.96.020 Residential development projects.

(a) Applicability. This section shall apply to conditional use permits, conditional development permits, planned development permits, subdivision approvals, architectural control approvals, variance approvals, and building permits for any residential development project of five (5) or more units. This section also applies to condominium conversions.

(b) Requirements. For residential development projects of less than twenty (20) units, the developer shall provide not less than ten percent (10%) of the units at below market rates to very low-, low- and moderate-income households. For residential development projects of twenty (20) or more units, the developer shall provide not less than fifteen percent (15%) of the units at below market rates to very low-, low- and moderate-income households. If the number of units required for a residential development project includes a fraction of a unit, the developer shall provide either a whole unit or a prorata in lieu payment on account of such fraction as determined in the below market rate housing program guidelines. The requirements of this section may be met through the provision of on-site or off-site below market rate units as determined by the housing commission and the reviewing body (i.e., planning commission or City Council).

(c) Review Process. As part of an application for an applicable residential development project, the developer shall submit a below market rate housing agreement. The agreement shall set forth the developer's plan to meet the requirements of this section. The agreement shall be reviewed by the housing commission and forwarded with a recommendation to the reviewing body for the application request. The reviewing body shall act on the agreement prior to or concurrently with the action on the application request. No building permit or other land use authorization may be issued or approved unless the requirements of this section have been met.

16.96.030 Commercial development projects.

(a) Applicability. This section shall apply to conditional use permits, conditional development permits, planned development permits, subdivision approvals, architectural control approvals, variance approvals, and building permits for any commercial development project or the construction of such project or any portion thereof which includes any new square footage or any square footage that is converted from an exempt use to a non-exempt use or from a Group B (all other commercial/industrial uses) use to a Group A (office/R&D) use.

(b) Exemptions. The following uses are exempt from this section:

- (1) Private schools and churches;
- (2) Public facilities;
- (3) Commercial development projects of less than ten thousand (10,000) square

feet;

(4) Projects that generate few or no employees.

(c) Requirements. The developer shall mitigate the demand for affordable housing created by the commercial development project. The below market rate housing program guidelines provides various alternatives for mitigation. A commercial development project may be required to provide below market rate housing on-site (if allowed by the zoning district) or off-site. If it is not feasible to provide below market rate housing units, the developer shall pay an in-lieu fee prior to issuance of a building permit as follows:

(1) Group A use: Eleven dollars and eighty-nine cents (\$11.89) per square foot of new gross floor area;

(2) Group B use: Six dollars and forty-eight cents (\$6.48) per square foot of new gross floor area.

The in-lieu fee shall be adjusted annually on the first of July, in accordance with the guidelines.

(d) Review Process. As part of an application for a commercial development project, the developer shall submit a below market rate housing agreement. The agreement shall set forth the developer's plan to meet the requirements of this section. The agreement shall be reviewed by the housing commission and forwarded with a recommendation to the reviewing body (i.e., planning commission or City Council) for the application request. The reviewing body shall act on the agreement prior to or concurrently with the action on the application request. No building permit or other land use authorization may be issued or approved unless the requirements of this section have been met.

16.96.040 Development regulations for below market rate housing units.

(a) Generally. The provisions of this section shall apply only to housing developments and mixed-use developments that include housing that provide one (1) or more below market rate units in accordance with the provisions of this chapter. This section is intended as an alternative to the State Density Bonus Law, the enabling ordinance for which is set forth in Chapter 16.97 of the Menlo Park Municipal Code. Housing developments and mixed-use projects including housing may elect to utilize the bonuses and incentives under this Chapter or Chapter 16.97, but not both.

(b) Density and FAR bonuses. For each below market rate unit provided under the below market rate housing program, a developer shall be permitted to build one (1) additional market-rate unit and, in the case of a subdivision, to create a legal lot or condominium unit for such additional unit. In addition, a developer shall be permitted to increase the floor area associated with the residential development project by an amount that corresponds to the increase in allowable density. Requests for density bonuses of a maximum of fifteen percent (15%) are subject to approval of the reviewing body (i.e., planning commission or City Council) associated with the required application.

(c) Incentives. The following incentives may be requested, if applicable:

(1) To accommodate the increase in allowable density and floor area ratio described in subsection (b) of this section, the developer may request exceptions from all development regulations of the applicable zoning district of a residential development project that includes below market rate units, except for floor area ratio and density.

(2) Development on a parcel of less than one (1) acre in area but greater than or equal to twenty thousand (20,000) square feet where the number of BMR units developed

on the site exceeds the required number of BMR units by a fractional equivalent of more than one-half (0.5) of a unit may request exceptions from development regulations as specified in Sections [16.82.050](#) through [16.82.100](#) Conditional Development Permits.

16.96.050 Below market rate housing fund.

Fees paid pursuant to this chapter shall be deposited in the below market rate housing fund as described in the below market rate housing program guidelines.

16.96.060 Below market rate housing program guidelines.

The provisions of this chapter shall be implemented through the below market rate housing program guidelines as adopted by the City Council on January 12, 1988, and subsequently amended.

16.96.070 Rental housing alternative means of compliance.

For any rental housing development subject to this chapter, the applicant may comply with the requirements of this chapter by providing in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units. Any alternative means of compliance shall be approved by the City Council upon findings that the alternative is commensurate with the applicable on-site requirement and complies with applicable program guidelines.

16.96.072 Treatment of contiguous parcels

(a) For purposes of this Chapter 16.96, new residential and commercial development projects on contiguous properties and that are submitted by the same applicant, are under common ownership, and/or under common control shall be treated as one development project.

(1) “Common ownership” means two or more legally created parcels that share an Owner, are owned or controlled by an Owner’s spouse, or are under the direct or indirect control of one person or legal entity through ownership, management, contract, or otherwise.

(2) “Owner” means an owner of record or the holder of an equitable or legal interest in property. For purposes of this Chapter, an Owner shall include any person, persons, or entity with at least a 10% interest in the property, either directly or by owning or controlling an entity with at least a 10% interest in the property.

(3) “Common Control” means two or more Owners that directly or indirectly (1) share a managing member or members in the case of a limited liability company; (2) share a managing general partner or partners in the case of a partnership; or (3) are under the management or control of boards of directors or officers that overlap by 50% or more in the case of a corporation.

(b) An applicant for a development project shall not avoid the BMR requirements of Chapter 16.96 by submitting piecemeal applications. At the time of the application for first approval for a development project, the applicant shall identify all contiguous property under common ownership or common control. The applicant shall not be required to contribute BMR units or pay in-lieu fees based on common ownership or control of the contiguous property at the time of the application for first approval;

however, the applicant shall be required to include the contiguous property under common ownership or control in its below market rate housing agreement. The agreement shall be recorded against the development project and all contiguous property under common ownership or control and shall require compliance with Chapter 16.96 upon development of each contiguous property under common ownership or control at such time as there are development project applications on such properties that would authorize the application of the BMR requirements contained in Chapter 16.96 to the initial development project and the subsequent development project on the contiguous property under common ownership or control.

16.96.080 Administrative relief.

(a) As part of the initial application submittal for a residential or nonresidential project to which this chapter is applicable, a developer may request that the requirements of this chapter be waived or modified by the City Council, based upon a showing that applying the requirements of this chapter would result in an unconstitutional taking of property or would result in any other unconstitutional result.

(b) The request for a waiver or modification shall set forth in detail the factual and legal basis for the request.

(c) Any request for a waiver or modification shall be reviewed and considered at the same time as the project application.

(d) The waiver or modification may be approved only to the extent necessary to avoid an unconstitutional result, based upon legal advice provided by or at the behest of the city attorney, after adoption of written findings, based on legal analysis and substantial evidence.

SECTION 3. AMENDMENT OF CODE. Chapter 16.97 [State Density Bonus Law] of Title 16 [Zoning] is hereby amended as follows with additions shown in underline and deletions shown in ~~strikeout~~:

**Chapter 16.97
STATE DENSITY BONUS LAW**

Sections:

- [16.97.010](#) Purpose.
- [16.97.020](#) Definitions.
- [16.97.030](#) Applicability.
- [16.97.040](#) Application requirements.
- [16.97.050](#) Density bonus.
- [16.97.060](#) Incentives.
- [16.97.070](#) Discretionary approval authority retained.
- [16.97.080](#) Waivers.
- [16.97.085](#) Specific plan exemptions.
- [16.97.090](#) Affordable housing agreement.
- [16.97.100](#) Design and quality.

16.97.010 Purpose.

The purpose of this chapter is to adopt an ordinance that specifies how compliance with Government Code Section 65915 ("State Density Bonus Law") will be implemented in an effort to encourage the production of low income housing units in developments proposed within the city.

16.97.020 Definitions.

Unless otherwise specified in this chapter, the definitions found in state density bonus law shall apply to the terms contained herein.

16.97.030 Applicability.

This chapter shall apply to all zoning districts, including mixed use zoning districts, where residential developments of five (5) or more dwelling units are proposed and where the applicant seeks and agrees to provide low, very low, senior or moderate income housing units in the threshold amounts specified in state density bonus law such that the resulting density is beyond that which is permitted by the applicable zoning. This chapter and state density bonus law shall apply only to the residential component of a mixed use project and shall not operate to increase the allowable density of the nonresidential component of any proposed project.

16.97.040 Application requirements.

(a) Any applicant requesting a density bonus, incentive(s) and/or waiver(s) pursuant to state density bonus law shall provide the city with a written proposal. The proposal shall be submitted prior to or concurrently with filing the planning application for the housing development and shall be processed in conjunction with the underlying application.

(b) The proposal for a density bonus, incentive(s) and/or waiver(s) pursuant to state density bonus law shall include the following information:

(1) Requested Density Bonus. The specific requested density bonus proposal shall evidence that the project meets the thresholds for state density bonus law. The proposal shall also include calculations showing the maximum base density, the number/percentage of affordable units and identification of the income level at which such units will be restricted, additional market rate units resulting from the density bonus allowable under state density bonus law and the resulting unit per acre density. The density bonus units shall not be included in determining the percentage of base units that qualify a project for a density bonus pursuant to state density bonus law.

(2) Requested Incentive(s). The request for particular incentive(s) shall include a pro forma or other report evidencing that the requested incentive(s) results in identifiable, financially sufficient and actual cost reductions that are necessary to make the housing units economically feasible. The report shall be sufficiently detailed to allow the city to verify its conclusions. If the city requires the services of specialized financial consultants to review and corroborate the analysis, the applicant will be liable for all costs incurred in reviewing the documentation.

(3) Requested Waiver(s). The written proposal shall include an explanation of the waiver(s) of development standards requested and why they are necessary to make the construction of the project physically possible. Any requested waiver(s) shall not exceed

the limitations provided by Section 16.97.080 and to the extent such limitations are exceeded will be considered as a request for an incentive.

(4) Fee. Payment of the fee in an amount set by resolution of the city council to reimburse the city for staff time spent reviewing and processing the state density bonus law application submitted pursuant to this chapter.

16.97.050 Density bonus.

(a) A density bonus for a housing development means a density increase over the otherwise maximum allowable residential density under the applicable zoning and land use designation on the date the application is deemed complete. The amount of the allowable density bonus shall be calculated as provided in state density bonus law. The applicant may select from only one of the income categories identified in state density bonus law and may not combine density bonuses from different income categories to achieve a larger density bonus.

(b) In the sole discretion of the city council, the city council may approve a density bonus and/or incentive(s) in accordance with state density bonus law for a project that does not maximize the underlying base zoning density. Additionally, nothing herein prevents the city from granting a greater density bonus and additional incentives or waivers than that provided for herein, or from providing a lesser density bonus and fewer incentives and waivers than that provided for herein, when the housing development does not meet the minimum thresholds.

(c) The density bonus, incentives and waivers provided pursuant to state density bonus law ~~is~~ are not additive with and shall not be combined with the density bonus provided pursuant to Chapter 16.96.040 (FAR and Density Bonus) or Chapter 16.98 (Affordable Housing Overlay).

(d) An applicant shall be ineligible for a density bonus or any other incentives or waivers under this Chapter if the housing development displaces qualifying rental dwelling units, unless the development replaces those units in accordance with State law.

SECTION 4. SEVERABILITY. If any section of this ordinance, or part hereof, is held by a court of competent jurisdiction in a final judicial action to be void, voidable or unenforceable, such section, or part hereof, shall be deemed severable from the remaining sections of this ordinance and shall in no way affect the validity of the remaining sections hereof.

SECTION 5. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION. The City Council hereby finds that this ordinance is not subject to the provisions of the California Environmental Quality Act ("CEQA") under Sections 15378 and 15061(b)(3) of the of the CEQA Guidelines. The ordinance is a clean up ordinance and has no potential for resulting in physical change to the environment either directly or indirectly.

SECTION 6. EFFECTIVE DATE AND PUBLISHING. This ordinance shall take effect 30 days after adoption. The City Clerk shall cause publication of the ordinance within 15 days after passage in a newspaper of general circulation published and circulated in the city or, if none, the posted in at least three public places in the city. Within 15 days after

the adoption of the ordinance amendment, a summary of the amendment shall be published with the names of the council members voting for and against the amendment.

INTRODUCED on the __ day of _____, 2018.

PASSED AND ADOPTED as an ordinance of the City of Menlo Park at a regular meeting of said Council on the __ day of _____, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

APPROVED:

Mayor

ATTEST:

Clay Curtin, Interim City Clerk

BELOW MARKET RATE HOUSING PROGRAM GUIDELINES

~~The rental BMR provisions contained in this document are not currently enforceable due to the Palmer court decision. The severability clause (13.6) allows the remainder of the guidelines to remain in effect. If changes are made to state law that allow the resumption of rental BMR programs, these provisions will be reinstated or changed as needed to comply with state law.~~

~~May 4, 2011~~

Income Limits/Section 14, Tables A and B Updated for 2017-18

Originally Adopted by City Council on January 12, 1988

Revised by City Council on the following dates:

- December 17, 2002 (No Resolution)
- March 25, 2003 (Resolution No. 5433)
- January 13, 2004 (No Resolution)
- March 22, 2005 (Resolution No. 5586)
- March 2, 2010 (Resolution No. 5915)
- May 10, 2011 (No Resolution)
- May 6, 2014 (Resolution No. 6196)
- March XX, 2018 (Resolution No. XX)

BELOW MARKET RATE HOUSING PROGRAM GUIDELINES

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1. OVERVIEW

The high cost and scarcity of housing in Menlo Park have been caused in large part because the number of jobs in Menlo Park has grown, but the supply of housing has not increased significantly. A majority of new employees earn low- and moderate-incomes and are most severely impacted by the lack of affordable housing in Menlo Park. Because of the high cost of housing, families who seek to live in Menlo Park cannot afford to purchase homes here and are forced to rent. Many renters pay a disproportionately high amount of their incomes in rent.

1.1 Purpose. The City of Menlo Park's Below Market Rate (BMR) Housing Program is intended to increase the housing supply for households that have very low, low- and moderate-incomes compared to the median income for San Mateo County. The primary objective is to obtain actual housing units, either "rental" or "for sale," rather than equivalent cash. Occupancy of BMR units is determined according to these City Council established guidelines from those on a numbered waiting list maintained by the City or its designee.

1.2 Enabling Legislation. The Below Market Rate Housing Program is governed by Chapter 16.96 of the Municipal Code. The BMR Program is administered under these Below Market Rate Housing Program Guidelines ("Guidelines").

2. BMR HOUSING AGREEMENT AND REVIEW PROCESS

2.1 BMR Housing Agreement. Before acceptance of plans for review by the City of Menlo Park staff, a developer should provide a proposal for meeting the requirements of the Below Market Rate Housing Program. The proposal should include one or a combination of the following alternatives: a) Provision of BMR units on site; and/or b) Provision of BMR units off site; and/or c) Payment of an in lieu fee. These alternatives are listed in order of preference.

2.2 Review Steps. The following review steps apply to most development projects:

- City Staff will review a BMR For-Sale Agreement or the Affordability Restriction Agreement (collectively, "BMR Housing Agreement"), that has been prepared by the developer's attorney on a form substantially similar to that provided by the City and shall make a recommendation with respect to it to the Planning Commission and, if applicable, the City Council.
- The Planning Commission will review the application for development with the BMR Housing Agreement. The City Attorney must approve the BMR Housing Agreement prior to its review by the Planning Commission. If the City Council has final approval authority for the project, the Planning Commission will recommend the BMR Housing Agreement for

City Council approval. Otherwise the Planning Commission will approve the BMR Housing Agreement.

- The City Council grants approval of the BMR Housing Agreement for projects which it reviews. The BMR Housing Agreement must be immediately signed and recorded after City Council approval.

3. REQUIREMENTS FOR DEVELOPMENTS BY TYPE

3.1 Commercial Developments. The Below Market Rate Housing Program requires commercial developments which bring employees to Menlo Park to provide BMR units or to contribute to the BMR Housing Fund that is set up to increase the stock of housing for very low-, low- and moderate-income households, with preference for workers whose employment is located in the City of Menlo Park, and for City residents.

3.1.1 Commercial Development Requirements. Commercial buildings of ten thousand (10,000) square feet or more gross floor area are required to mitigate the demand for affordable housing created by the commercial development project. In order to do so, it is preferred that a commercial development project provide below market rate housing on-site (if allowed by zoning), or off-site, if on-site BMR units are infeasible. A density bonus of up to fifteen percent (15%) above the density otherwise allowed by zoning may be permitted when below market rate housing is provided on-site. The BMR Housing Agreement will detail the BMR Housing Program participation of a particular development.

Although the provision of actual BMR units is strongly preferred, it is not always possible to provide BMR housing units. In such cases, the developer shall pay a commercial in-lieu fee rather than provide actual BMR housing units. Commercial in lieu fees must be paid prior to the issuance of a building permit.

Commercial in lieu fees are charged at different rates to two groups based on the employee housing demand the uses produce. Group A uses are office and research and development (R & D). Group B uses are all other uses not in Group A.

Commercial in lieu fee rates are adjusted annually on July 1st. The amount of the adjustment is based on a five-year moving average of the percentage increase in the Consumer Price Index (Shelter Only) for All Urban Consumers in the San Francisco-Oakland-San Jose area.

(Refer to Section 14, Table D, for the current year's Commercial In lieu Fee Rates.)

3.1.2 Applicability. The BMR Housing Program applies to conditional use permits, conditional development permits, planned development permits, subdivision approvals, architectural control approvals, variance approvals and building permits for any commercial development. The BMR Housing Program also applies to the construction of any new square footage or any square footage that is converted

from an exempt use to a non-exempt use. Finally, the BMR Housing Program applies to the conversion of floor area from a less intensive use (Commercial/Industrial uses) to a more intensive use (Office/R&D).

3.1.3 Exemptions. The following are exempted from the BMR Housing Program:

- (a) Private schools and churches;
- (b) Public facilities;
- (c) Commercial development projects of less than ten thousand (10,000) square feet; and
- (d) Projects that generate few or no employees.

3.2 Residential Developments. The Below Market Rate Housing Program requires residential developments which use scarce residentially zoned land in Menlo Park to provide BMR units or to contribute to the BMR Housing Fund. The BMR Fund is set up to increase the stock of housing for very low-, low- and moderate-income families, with preference for workers whose employment is located in the City of Menlo Park, and for City residents.

3.2.1 Residential Development Requirements. Residential developments of five (5) or more units are subject to the requirements of the Below Market Rate Housing Program. These requirements also apply to condominium conversions of five (5) units or more. As part of the application for a residential development of five (5) or more units, the developer must submit a Below Market Rate Housing Agreement, in a form substantially similar to that provided by the City, which details the developer's plan for participation in the BMR Program. No building permit or other land use authorization may be issued or approved by the City unless the requirements of the BMR Program have been satisfied.

3.2.2 Condominium Conversions. If an apartment complex already participating in the BMR program elects to convert the complex to condominiums, then the existing BMR rental apartments shall be converted to BMR condominium units under the BMR Housing Program.

When market rate rental units are removed from the rental housing stock for conversion to condominiums, and they are not already participating in the BMR Program, then the project shall meet the same requirements as new developments to provide BMR units in effect at the time of conversion. When the property owner notifies the City of the intent to sell, the property owner shall notify any BMR tenants of such units of the pending sale and non-renewal of lease. Such tenant(s) shall be given the right of first refusal to purchase the unit. If the tenant seeks to purchase the unit, at the close of escrow the unit shall exist as a For-Sale BMR unit. If the tenant does not seek to purchase, the tenant shall vacate the unit at the expiration of the current lease term

and the unit will be sold to an eligible third party according to the BMR Guidelines and held as a for-sale BMR unit. The tenant who vacates will have priority to move to other vacant BMR rental units in the City for two (2) years from the date the lease expired, regardless of the place of residence of the displaced BMR tenant.

3.3 Mixed Use Developments. Mixed use developments must comply with the requirements for commercial developments in the commercial portion of the development and must comply with the requirements for residential developments for the residential portion of the development.

3.4 Required Contribution for Residential Development Projects. All residential developments of five (5) units or more are required to participate in the BMR Program. The preferred BMR Program contribution for all residential developments is on-site BMR units. [For rental residential development projects, the applicant may comply with the City's BMR requirements by providing in-lieu fees, land dedication, off-site construction, or acquisition and rehabilitation of existing units. Any alternative means of compliance shall be approved by the City Council upon findings that the alternative is commensurate with the applicable on-site requirement and complies with applicable program guidelines.](#)

[For ownership residential development projects, if providing on-site BMR units that is not feasible as confirmed by the City,](#) developers are required to pay an in lieu fee as described in Section 4.3. The requirements for participation increase by development size as shown below:

One (1) to Four (4) Units. Developers are exempt from the requirements of the BMR Housing Program.

Five (5) to Nine (9) Units. It is preferred that the developer provide one (1) unit at below market rate to a very low-, low-, or moderate-income household.

Ten (10) to Nineteen (19) Units. The developer shall provide not less than ten percent (10%) of the units at below market rates to very low-, low- and moderate-income households.

Twenty (20) or More Units. The developer shall provide not less than fifteen percent (15%) of the units at below market rates to very low-, low- and moderate-income households. On a case-by-case basis, the City will consider creative proposals for providing lower cost units available to lower income households such as smaller unit size, duet-style, and/or attached units that are visually and architecturally consistent with the market-rate units on the exterior, and that meet the City's requirements for design, materials, and interior features of BMR units.

3.4.1 Fraction of a BMR Housing Unit. If the number of BMR units required for a residential development project includes a fraction of a unit, the developer shall provide either a whole unit, the preferred form of participation, or make a pro rata residential in lieu payment on account of such fraction per Section 4.3 [or 4.4, as applicable.](#)

Example: A residential project is developed with 25 condominium units. The preferred BMR Program participation is 4 BMR units. In this case the developer would pay no in lieu fee. If the developer is able to demonstrate that producing four BMR units is not feasible, the developer would provide three BMR units, which is the required amount for a 20 unit project. The developer would be eligible for three bonus units for the three BMR units, and would pay in lieu fees for the remaining two market rate units in the development.

4. BMR PROGRAM REQUIREMENTS FOR ON-SITE BMR UNITS, OFF-SITE BMR UNITS AND IN LIEU FEES

4.1 On-Site BMR Units.

4.1.1 Initial Price for For-Sale Unit. The initial selling price of BMR For-Sale units is based on what is affordable to households with incomes at One Hundred Ten Percent (110%) of the median income related to household size, as established from time to time by the State of California Housing and Community Development Department (HCD) for San Mateo County. See Section 14, Table A.

4.1.2 Initial Price for Rental Unit. The initial monthly rental amounts for BMR rental units will be equal to or less than thirty percent (30%) of sixty percent (60%) of median- income limits for City subsidized projects and thirty percent (30%) of Low-Income limits for non-subsidized private projects, minus eligible housing costs. In no case shall the monthly rental amounts for BMR units (subsidized or unsubsidized) exceed 75% of comparable market rate rents. The maximum rent for specific BMR units will be based on Section 14, Table B of the BMR Guidelines. See also Sections 11.1.1 and 11.1.2.

The purchase or rental price for BMR units shall be established and agreed upon in writing by the City Manager, or his or her designee, prior to final building inspection for such BMR units.

4.1.3 Bonus Unit. For each BMR unit provided, a developer shall be permitted to build one additional market rate (bonus) unit. However, in no event shall the total number of units in a development be more than fifteen percent (15%) over the number otherwise allowed by zoning.

4.2 Off-Site BMR Units. If authorized by the City as described in Section 2.2, developers may propose to provide BMR units at a site other than the proposed development. These off-site BMR units must be provided on or before completion of the proposed development and must provide the same number of units at below market rates to very low-, low- and moderate-income households as required for on-site developments. Such units may be new or existing. Provision by the developer and acceptance by the City of off-site units shall be described in the BMR Housing Agreement. Size, location, amenities and condition of the BMR units shall be among the factors considered by the City in evaluating the acceptability of the off-site BMR units. For existing units the developer shall be responsible for correcting, at his

expense, all deficiencies revealed by detailed inspection of the premises by qualified inspectors, including a certified pest inspector.

The initial price or rent for the BMR units shall be established as stated in Sections 4.1.1 and 4.1.2 and in accordance with the BMR Income Guidelines in Section 14 in effect at the time the BMR unit is ready for sale or rent. Fractions of required BMR units shall be handled by provision of an in lieu fee for the market rate units for which no BMR unit is provided.

4.3 Ownership Residential In Lieu Payments Based on Sales Price.

4.3.1 Developments of Ten (10) or More Units. In developments of ten (10) or more units, the City will consider an in lieu payment alternative to required BMR units only if the developer substantiates to the City's satisfaction that the BMR units cannot be provided on or off site. In developments of ten (10) or more units which provide BMR units, upon the close of escrow on the sale of each unit in the subdivision for which a BMR unit has not been provided, the developer shall pay to the City an in lieu payment calculated at three percent (3%) of the actual sales price of each unit sold. In lieu payments for fractions of BMR units shall be determined by disregarding any bonus units and as three percent (3%) of selling price of each market rate unit sold if the developer substantiates to the City's satisfaction that the BMR units cannot be provided on or off-site.

If a portion of a BMR requirement is met by a provision of BMR units, and the developer substantiates to the City's satisfaction that a sufficient number of BMR units cannot be provided on or off site, then BMR in lieu payments will be required from the sales of the number of market rate units (excluding bonus units) that is in proportion to the BMR requirement that is not met.

4.3.2 Developments of Five (5) to Nine (9) Units.

Residential In Lieu Payments Based on Sales Price. In developments of five (5) to nine (9) units, the City will consider an in lieu payment alternative to required BMR units only if the developer cannot provide an additional BMR unit. If providing an additional BMR unit is not feasible, developers are required to pay a residential in lieu fee as described below.

<u>Unit No.</u>	<u>In lieu fee for each unit</u>
1, 2 and 3	1% of the sales price
4, 5 and 6	2% of the sales price
7, 8 and 9	3% of the sales price

Example: In a development of 7 units, the BMR contribution would be, in order of preference: a) One BMR unit out of the seven units, with the possibility of a density bonus of one unit, or, if that is not feasible, b) Three units designated to pay an in lieu

fee of 1% of the sales price, three units to pay in lieu fees of 2% of their sales prices and one unit to pay 3% of its sales price.

Units paying in lieu fees are designated so that they are distributed by unit size and location throughout the project.

In developments of 10 or more units which provide BMR units, upon the close of escrow on the sale of each unit in the subdivision for which a BMR unit has not been provided, the developer shall pay to the City an in lieu payment calculated at 3% of the actual sales price of each unit sold.

Example: Two possible plans to meet the BMR requirement for a project of 15 housing units are, in order of preference: a) Two BMR units are provided, and no in lieu fees are paid, or b) One BMR unit is provided out of the first ten units, one bonus unit is granted for the provision of the BMR unit, and four units pay in lieu fees.

Units held as rental, in lieu fee. If the developer retains any completed unit as a rental, either for its own account or through subsidiary or affiliated organizations, the BMR contribution including BMR housing unit or in lieu payment for such unit shall be negotiated between the developer and the City. If an in lieu fee is paid, the market value shall be based on an appropriate appraisal by an appraiser agreed upon by the City and the developer and paid for by the developer. The basis for such appraisal shall be as a condominium rather than as a rental.

4.4 Rental Residential In Lieu Payments Based on Cost.

The Council shall establish a rental residential in lieu fee by Resolution which fee may be updated from time to time. The fee shall be based on the cost to develop, design, construct, and maintain an equivalent rental unit. The fee shall also include the proportionate costs of associated common area as well as land acquisition costs.

5. CHARACTERISTICS OF BMR UNITS

5.1 Size and Location of BMR Units. BMR housing units shall generally be of the same proportionate size (number of bedrooms and square footage) as the market-rate units. The BMR units should be distributed throughout the development and should be indistinguishable from the exterior. BMR units shall contain standard appliances common to new units, but need not have luxury accessories, such as Jacuzzi tubs. The Planning Commission and/or City Council shall have the authority to waive these size, location and appearance requirements of BMR units in order to carry out the purposes of the BMR Housing Program and the Housing Element.

5.2 Design and Materials in BMR Units. The design and materials used in construction of BMR units shall be of a quality comparable to other new units constructed in the development, but need not be of luxury quality.

5.3 The BMR Price Must Be Set Before Final Building Inspection. There shall be no final inspection of BMR housing units until their purchase or rental prices have been agreed upon in writing by the developer and the City Manager, or his or her designee. Also, the sale or rental process will not begin until the sales price is set.

5.3.1 Final Inspection Schedule for Smaller and Larger Developments.

Less Than Ten (10) Units. In developments of less than ten (10) units with one (1) or more BMR units, all BMR units must pass final inspection before the last market rate unit passes final inspection.

Ten (10) to Nineteen (19) Units. In developments of ten (10) or more units, including developments that are constructed in phases, for the first ten (10) housing units, a BMR unit must pass final inspection before nine (9) market rate units may pass final inspection. For each additional group of ten (10) housing units, one (1) additional BMR unit must pass final inspection before nine (9) additional market rate units may pass final inspection.

Twenty (20) or More Units. In developments of twenty (20) or more units, including developments that are constructed in phases, for the first ten (10) housing units, a BMR unit must pass final inspection before nine (9) market rate units may pass final inspection. In addition, two (2) additional BMR units must pass final inspection before eight (8) additional market rate units may pass final inspection. For each additional group of Twenty (20) housing units, three (3) additional BMR units must pass final inspection before seventeen (17) additional market rate units may pass final inspection. No project or phase may pass final inspection unless all the BMR units, which equal fifteen percent (15%) or more of the housing units in that phase or project, have passed final inspection for that phase or project.

Last Unit. In no case may the last market rate unit pass final inspection before the last BMR unit has passed final inspection.

5.4 Sales Price Determination for BMR For-Sale Units. The maximum sales price for BMR units shall be calculated as affordable to households on the BMR waiting list, which are eligible by income at the time that the maximum prices are set and which are of the smallest size eligible for the BMR units (excluding two-bedroom units, which shall be based on incomes for two person households even when units are made available to one person households). See Section 14, Table A, for income eligibility limits for the current year. The affordability of maximum prices will take into consideration mortgage interest rates, minimum down payments, mortgage debt-to-income ratios and other qualifying criteria used by lenders at the time the sales prices are set, as well as cost of insurance, taxes, homeowners' dues and any other necessary costs of homeownership.

5.4.1 Price Determination for Projects with Condominium Maps That Will Rent for an Indefinite Period of Time. Projects with condominium subdivision maps that will rent BMR units for an indefinite period shall have basic sales

prices established at the outset for such BMR units in accordance with the Guidelines. Such initial sales prices shall be adjusted for the period between the month of completion of the BMR units and the month of notification of intent to sell the units, with further adjustments for improvements and deterioration per the Guidelines. The adjustments shall be based on one-third of the increase in the Consumer Price Index, All Urban Consumers, San Francisco-Oakland-San Jose, published by the U.S. Department of Labor, Bureau of Labor Statistics, plus certain other equitable adjustments.

5.5 Legal Characteristics of BMR Units: Right of First Refusal and Deed Restrictions. All BMR units shall be subject to deed restrictions and conditions which include a right of first refusal in favor of the City for a period of fifty-five (55) years under which the City or its designee will be entitled to purchase the property at the lower of (1) market value, or (2) the purchase price paid by seller, plus one-third of the increase (during the period of seller's ownership) in the Consumer Price Index (CPI), All Urban Consumers, San Francisco-Oakland-San Jose, published by the U.S. Department of Labor, Bureau of Labor Statistics, plus certain other equitable adjustments. The deed restrictions will also prohibit sales or transfers of the property except with the written consent of the City and at a price computed as above. Exceptions from all prohibitions against sale or transfer will include:

- (1) Demonstrated unlikelihood of obtaining a qualified buyer within a reasonable period;
- (2) Transfer by termination of joint tenancy or by gift or inheritance to parents, spouse, children, grandchildren or their issue.

The prohibition against sales or transfers will not terminate at the end of fifty-five (55) years in the event of an exempt transfer by termination of joint tenancy or by gift or inheritance to family members. The prohibition against sales or transfers will terminate in the event of an exempt sale or transfer when there is a demonstrated unlikelihood of obtaining a qualified buyer within a reasonable period of time.

In the event of an exempt sale when there is a demonstrated unlikelihood of obtaining a qualified buyer within a reasonable period of time, the seller will be entitled to receive the lesser of (A) market value or (B) the purchase price paid by the seller plus one-third of the increase (during the seller's ownership) in the CPI, plus certain other equitable adjustments, as specified in the deed restrictions. The balance of the proceeds shall be paid to the City of Menlo Park to be deposited in the BMR Housing Fund. Any transferee pursuant to an exempt transfer by termination of joint tenancy or by gift or inheritance to family members must reside in the BMR unit and must qualify under the income criteria of the BMR Program at the time of the transfer of the BMR unit.

6. ELIGIBILITY REQUIREMENTS FOR HOUSEHOLDS APPLYING TO PURCHASE BMR UNITS

Note: Eligibility requirements for households that wish to be placed on the BMR waiting list are identified in Section 7. The requirements identified below apply at the actual time of application to purchase a BMR unit. In order for a household to be eligible at the time of application to purchase, ALL of the following requirements must be met:

6.1 BMR Waiting List. Applicants are eligible to have their names placed on the BMR waiting list if they meet the following three requirements at the time they submit an application for the waiting list: (1) currently live or work within incorporated Menlo Park; (2) meet the current income limit requirements (per household size) for purchase of a BMR unit; and (3) all applicants currently live together as a household.

6.1.1 Definition of Household. For the purposes of this program, household is defined as a single person, or two or more persons sharing residency whose income resources are available to meet the household's needs. To be considered a household, all applicants/household members must live together in a home that is their primary residence. To be considered part of the household and included in household size, children under the age of 18 (including foster children) must reside in the home at least part-time or parents must have at least partial (50%) custody of the child/children.

6.2 Live and/or Work Eligibility. Households that live and/or work within incorporated Menlo Park shall be eligible for the Below Market Rate Housing Program in accordance with the following provisions:

6.2.1 Eligibility by Living in Menlo Park. To qualify as living in Menlo Park, the applicant household must meet the following two requirements at the time of application: (1) currently live in Menlo Park as the household's primary residence and (2) must have continuously lived in Menlo Park for a minimum of one (1) year prior to the date of actual application to purchase.

6.2.2 Eligibility by Working in Menlo Park. To qualify as a household that works in Menlo Park, a member of the applicant's household must meet the following two requirements at the time of application: (1) currently work in Menlo Park at least twenty (20) hours per week, or (if currently less than 20 hours per week) hours worked over the course of the one year prior to application averages a minimum of twenty (20) hours per week and (2) must have continuously worked in Menlo Park for a minimum of one (1) year prior to the date of actual application to purchase.

6.2.2.1 Types of Work. Work is defined as (1) owning and operating a business at a Menlo Park location; (2) employment for wages or salary by an employer located at a Menlo Park location; (3) contract employment where the actual work is conducted at a Menlo Park location for one (1) year; or (4) commission work, up to and including a one hundred percent (100%) commission arrangement, conducted in Menlo Park.

6.2.2.2 Employer-Based Work. If employed for wages or salary by an employer, working in Menlo Park is defined as the employer is located in Menlo Park AND the employment/actual work is performed within incorporated Menlo Park.

6.2.2.3 Owning and Operating a Business at a Menlo Park Location. This does NOT include owning (either wholly or in part) a residential or commercial property for investment purposes only.

6.2.2.4 Work does NOT include volunteer or unpaid work.

6.3 Household Requirement. To constitute a household, all members of the applicant household must currently live together (in a location that is their primary residence) at the time of application. Also at the time of application and regardless of where they currently live, all members who make up the applicant household must have continuously lived together for a minimum of one (1) year prior to the date of application.

Exceptions. Exceptions to this minimum one (1) year joint-residency requirement include:

- Children under the age of 18 who have recently joined the household in conjunction with marriage, separation, or divorce, or similar family re-organization, and for whom there is evidence of a custody agreement or arrangement. This also applies to foster children.
- Children born into a household.
- Households newly formed as a result of marriage.

6.4 First Time Homebuyer. All members of the applicant household must be first time homebuyers, defined as not having owned a home as your primary residence within the last three (3) years prior to the date of application. First time homebuyers DO include owners of mobile homes, as well as applicants whose names are on title for properties they have not lived in as their primary residences for the last three years (for instance rental properties, which must be considered as part of the applicant's eligibility per assets).

Exceptions. Exceptions to this requirement are:

- Applicants who are current BMR homeowners and are otherwise eligible for the BMR Program, are eligible to place their names on the BMR waiting list and to purchase a smaller or larger home needed due to changes in household size or family needs, such as for handicap accessibility (per Section 7.2.6, below).
- Applicants whose names were placed on the BMR waiting list prior to March 2, 2010.

- Applicant households that currently and/or within the last three (3) years prior to the date of application own homes as their primary residences more than fifty (50) miles outside Menlo Park city limits, that are otherwise eligible for the BMR Program.

6.5 Complete One-Time Pre-Purchase Homebuyer Education. After an applicant's name is placed on the BMR waiting list and before receiving an offer to purchase a BMR property, all adult applicants/household members must complete a one-time homebuyer education workshop, class, or counseling session. When applicants' names are placed on the waiting list to purchase BMR units, program staff provides them with a list of approved local organizations that provide pre-purchase homebuyer education. Applicants choose an education provider or program from the approved list and may choose to attend in either a group or individualized setting. It is the applicants' responsibility to provide the City or the City's BMR program provider with evidence that a pre-purchase homebuyer education workshop or session was completed. In most cases, the education providers will provide applicants with certificates of completion, which applicants can submit to the City's BMR program provider as proof that the pre-purchase education requirement was completed. Households on the waiting list that have not completed the homebuyer education requirement will retain their rank on the list but will NOT be invited to apply to purchase BMR units. Only households on the waiting list that have completed the education requirement will be invited to apply when units become available. Elderly parents of applicants living in the household need not complete the education requirement.

6.5.1 Prior Completion of Pre-Purchase Homebuyer Education. At the time of application to the BMR waiting list, applicants who provide written evidence of having completed an approved homebuyer education workshop, class, or counseling session within the previous twelve months prior to the date of application to the waiting list are not required to complete an additional workshop, class, or counseling session.

6.5.2 Homebuyer Education Provider. At the City's discretion, the City may elect to work exclusively with one or more homebuyer education providers/organizations. The City may also choose to contract with a particular person or organization to provide this educational component.

6.5.3 Long-Term Education or Counseling Required for Certain Applicants. Applicants who are invited to apply to purchase BMR units and are twice denied (on separate occasions) due to long-term or significant credit problems, will be required to meet individually with a credit counseling professional in order to remain on the waiting list. The applicant must provide evidence of completion of credit counseling within six (6) months to the City's BMR provider or the applicant will be removed from the BMR waiting list. This does not exclude the applicant from applying to the waiting list again, to be placed at the bottom of the list.

6.6 Ownership Interest. A minimum of fifty percent (50%) of the ownership interest in the property must be vested in the qualifying applicant(s), regardless of income.

6.7 Income and Asset Limits for Purchasers of BMR Units. Income eligibility limits are established by the State of California Housing and Community Development Department (HCD). Income limits are updated by State HCD on an annual basis. BMR units shall only be sold to very low-, low-, and moderate-income households. Only households having gross incomes at or below one hundred ten percent (110%) of the Area Median Income (AMI) for San Mateo County, adjusted for household size, are eligible to purchase and occupy BMR for-sale units, either upon initial sale or upon any subsequent resale, as specified in the deed restrictions.

(Refer to Section 14, Table A, for the current year's income eligibility limits.)

An asset is a cash or non-cash item that can be converted into cash. Only households having non-retirement assets that do not exceed the purchase price of the BMR units are considered eligible.

- Assets Include: cash held in checking accounts, savings accounts, and safe deposit boxes; equity in real property; cash value of stocks (including options), bonds, Treasury bills, certificates of deposit, money market accounts, and revocable trusts; personal property held as an investment such as gems, jewelry, coin and art collections, antiques, and vintage and/or luxury cars; lump sum or one-time receipts such as inheritances, capital gains, lottery winnings, victim's restitution, and insurance settlements; payment of funds from mortgages or deeds of trust held by the applicant(s); boats and planes; and motor homes intended for primary residential use.
- Assets DO NOT Include: cars and furniture (except cars and furniture held as investments such as vintage and/or luxury cars, and antiques); company pension and retirement plans; Keogh accounts; dedicated education funds/savings accounts; and funds dedicated to federally recognized retirement programs such as 401K's and IRA's.

Note that equity in real property or capital investments is defined as follows: the estimated current market value of the asset less the unpaid balance on all loans secured by the asset and all reasonable costs (e.g. broker/realtor fees) that would be incurred in selling the asset.

6.7.1 Senior or Disabled Households That Use Assets for Living Expenses. An exception to the income and asset limit requirement is a household whose head is over sixty-two (62) years of age, or permanently disabled and unable to work, with assets valued up to two (2) times the price of the BMR unit. The applicant must be able to demonstrate that the sole use of his/her assets has been for household support for at least the three (3) previous years, and that the total annual household income meets the Guidelines.

7. BMR WAITING LIST FOR RENTAL AND FOR-PURCHASE UNITS

7.1 Waiting List Eligibility Requirements. A numbered waiting list of households eligible for rental and/or for-purchase BMR units is maintained by the City or the City's designee. Households are eligible to be placed on the BMR waiting list if they meet the following four (4) requirements at the time they submit applications for the waiting list:

- The household currently resides within incorporated Menlo Park as its primary residence OR a member of the household currently works at least 20 hours per week within incorporated Menlo Park.
- The household meets the current income limit requirements (per household size) for rent and/or purchase of a BMR unit. See Section 14, Table A, for income eligibility limits for the current year.
- All persons included as members of the household currently live together in a residence that is their primary home. Applicant households may submit applications and, if eligible, will be placed on the numbered BMR waiting list in the order in which their applications were received.
- In accordance with Section 6.4, all members of the household must be first time homebuyers.

7.2 Waiting List Management. BMR units available for rent or purchase are offered to households on the BMR waiting list in the order in which the waiting list applications were received.

7.2.1 Annual affirmation of continued interest in remaining on the BMR waiting list. On an annual basis, all households on the BMR waiting list will be required to confirm their continued interest in remaining on the list. At or around the same time each year, the City's BMR program provider will mail and/or email annual update forms/applications to all current households on the waiting list. Households on the waiting list that wish to remain on the list are asked to complete the form and return it to the City's BMR program provider within a specified period of time (usually about one month) with a \$10 annual fee for processing. Households who do not respond by completing and returning the forms and the fee by the specified deadline, or whose mail is returned undeliverable to the City's BMR program provider or who otherwise cannot be reached, shall be removed from the BMR waiting list. This does not exclude households removed from the waiting list from re-applying to the list, to be added to the bottom of the list in accordance with normal procedures.

7.2.2 Complete One-Time Pre-Purchase Homebuyer Education for Households That Would Like to Purchase a BMR Unit. For households that indicate they would like to purchase BMR units, after households are placed on the BMR waiting list and before receiving offers to purchase BMR properties, all adult applicants/household members must complete a one-time homebuyer education workshop, class, or counseling session, per Section 6.5.

7.2.3 When a BMR unit is offered for purchase or rent, applicants must enter into a purchase agreement or lease within a defined, reasonable period of time. If an applicant fails to do so, the BMR unit will be offered to the next eligible applicant on the waiting list. The City of Menlo Park reserves the right to establish other criteria to give preference to certain categories of eligible participants on the waiting list.

7.2.4 A tenant of a BMR rental unit who is required to vacate the BMR rental unit due to its conversion to a BMR for sale unit, shall have first priority for vacant BMR rental units for which the tenant is eligible and qualifies for two (2) years from the expiration of the lease, regardless of the place of residence of the displaced tenant.

7.2.5 Preference for Handicap Accessible Units for Bona Fide Wheelchair Users. If the BMR unit is wheelchair accessible, then bona fide wheelchair users on the BMR waiting list who are otherwise eligible for the BMR unit, including by household size and income, will receive preference over other applicants, and the BMR unit will be offered to the bona fide wheelchair users in the order that their applications were received.

7.2.6 Households who are current BMR homeowners are eligible to place their name on the BMR waiting list and to purchase a smaller or larger home needed due to changes in their household size or family needs, such as for a handicapped accessible unit.

8. THE BMR UNIT PURCHASE PROCESS: BUYER SELECTION AND SALE PROCEDURES

8.1 New Units and Condominium Conversions.

8.1.1 The participating developer informs the City or its designee in writing that the BMR unit has received its final building inspection and that the BMR unit is ready for sale and occupancy. "The City" shall mean the City Manager, or his or her designee.

8.1.2 City of Menlo Park staff or the City's BMR program provider inspects the BMR unit. After approval of the unit, the City or the City's BMR program provider writes a certifying letter that states the BMR unit meets the BMR Program's requirements and satisfies the BMR Agreement's provisions. The certifying letter will also state the price for the BMR unit. The price for the BMR unit will be determined based on the information described in the next three sections.

8.1.3 The City or its designee obtains necessary information for determining the price of the BMR unit. These include, but may not be limited to, the estimated tax figures from the developer and the County Assessor, as well as Homeowner's Association dues, Covenants, Conditions and Restrictions, and insurance figures from the developer. Also included will be all associated Homeowner Association documentation.

8.1.4 Household size and income qualifications are established. In households in which an adult holds fifty percent (50%) or more custody of a minor child or children through a legally binding joint custody settlement, each such child shall count as a person in determining the household size.

8.1.5 The City or its designee determines the maximum price of the BMR unit based on an income up to one hundred ten percent (110%) of the San Mateo County median income for the smallest household size eligible for the BMR unit (excluding two-bedroom units, which are based on income for a two person household), monthly housing costs including current mortgage rates, insurance costs, homeowners' dues, taxes, closing costs and any other consideration of costs of qualifying for a first mortgage and purchase of the BMR unit. See Section 14, Table A, for income eligibility limits for the current year. When these documents and the information described in this and preceding sections have been received, the City will provide the developer with a certifying letter in which the City states the price for the BMR unit, accepts the BMR unit as available for purchase and the purchase period will commence.

8.1.6 If there is a standard pre-sale requirement by the BMR applicant's lender for a certain percentage of units in the project to be sold before the BMR applicant's lender will close, then the time for the City's purchase or the buyer's purchase will be extended until that requisite number of units has closed.

8.1.7 The City may retain a realtor to facilitate the sale of the property.

8.1.8 Contact is established between the City or its designee and the developer's representative to work out a schedule and convenient strategy for advertisements, if needed, when the units will be open for viewing, and for when the interested applicants may obtain detailed information about the units.

8.1.9 All marketing and sales procedures for BMR units must be approved by the City and will be subject to review on a periodic basis for compliance.

8.1.10 An information packet and application forms are designed and duplicated by the City or its designee. The developer provides information about the unit, including a floor plan of the unit and of the building showing the location of the unit, dimensions, appliances, amenities, and finishes.

8.1.11 The City or the City's BMR program provider holds an application orientation meeting(s). Households on the waiting list with the lowest numbers are contacted and invited to attend the orientation meeting(s). Only households that are eligible by household size and have completed the one-time pre-purchase education requirement are contacted and invited to attend the orientation. Applications to purchase BMR units can only be obtained by attending an application orientation meeting. At the meeting, potential applicants are provided with the following information:

- A detailed description of the BMR program, including the rights, restrictions, and responsibilities of owning a BMR home.
- A complete description of the property or properties being offered for sale including buyer eligibility requirements, the purchase price, home owner association costs (if any), estimated property taxes, and home features.
- An overview of the home loan application process and description of necessary costs including down payment (if required), closing costs, real estate taxes, and mortgage insurance.
- A description of the BMR and home loan approval process. Potential applicants are informed they must work with one of the program's approved mortgage providers. Per the City's discretion the potential applicants are also informed of the kinds of acceptable mortgage financing, and also of mortgage financing not allowed at that time (for instance negative amortizing loans).
- Based on the purchase price, estimates are provided on the minimum annual income required to purchase, as well as possible monthly housing costs including principal and interest, property taxes, and insurance payments.
- A step-by-step explanation of the BMR purchase application. If there are several sizes of units for which applicants may be eligible, applicants are instructed where to indicate their unit size preferences.

Potential applicants are invited to ask questions. Meeting attendees are invited to sign up to tour the property or properties for sale. Attendees are given applications and a reasonable deadline to submit their completed applications.

8.1.12 Completed applications are submitted to the City or its designee along with income and asset verifications.

8.1.13 When the application period closes, the City or its designee reviews the completed applications. The complete, eligible, qualifying applications are ranked in order by BMR waiting list numbers and/or other criteria established by the City. The complete applications with the lowest numbers, and meeting other qualifying criteria for each unit, if any, are selected, and the households that submitted them are notified of the opportunity to purchase the BMR unit, in the order of their numbers on the BMR waiting list. They are invited to an orientation meeting.

8.1.14 If the leading applicant for a unit fails to contact the developer, provide a deposit, or obtain appropriate financing within the period of time specified in the notification letter, the City or its designee will contact the next household on the list.

8.1.15 The City of Menlo Park or its designee submits to the title insurance company the Grant Deed, BMR Agreement and Deed Restrictions, and Request for Notice to be recorded with the deed to the property.

8.1.16 The developer shall be free to sell a BMR unit without restriction as to price or qualification of buyer if all of the following criteria are met, unless the BMR applicant's lender has a loan condition that a specific number of units in the development must be sold before the loan can be approved: (1) the City and the developer are unable to obtain a qualified buyer within six (6) months after the City has provided written notice both certifying that the unit is available for purchase and setting the price for the BMR unit, (2) the City or its designee does not offer to purchase the BMR unit within said six (6) months period, and complete said purchase within not more than sixty (60) days following the end of the six (6) month period, (3) the developer has exercised reasonable good faith efforts to obtain a qualified buyer. A qualified buyer is a buyer who meets the eligibility requirements of the BMR Program and who demonstrates the ability to complete the purchase of the BMR unit. Written notice of availability shall be delivered to the City Manager, City of Menlo Park, 701 Laurel Street, Menlo Park, CA 94025. Separate written notice of availability shall also be delivered to the City Manager, City of Menlo Park, 701 Laurel Street, Menlo Park, CA 94025.

9. OCCUPANCY REQUIREMENTS FOR OWNER-OCCUPIED BMR UNITS

9.1 Primary Residence. The owners listed on title to the BMR property must occupy it as their primary residence and remain in residence for the duration of the Deed Restrictions (fifty-five years). Occupancy is defined as a minimum stay of ten months in every twelve month period. BMR owners may not terminate occupancy of the BMR property and allow the property to be occupied by a relative, friend, or tenant. Failure of the purchaser to maintain a homeowner's property tax exemption shall be construed as evidence that the BMR property is not the primary place of residence of the purchaser. As necessary, the City may request that BMR owners provide evidence that their units are currently occupied by them as their primary residences. Examples of such evidence may include current copies of any of the following: homeowner's insurance, car/vehicle registration, and utility bills.

9.2 Refinancing and BMR Valuations. BMR owners may refinance the debt on their property at any time following purchase, however, they must contact the City's designated BMR program provider first, prior to a refinance or equity line. The City's BMR contractor will provide the owner with clear instructions to ensure program compliance. At that time and at any other time the owner requests it, the BMR contractor will provide the owner and/or the lender with the current BMR value of the home, in accordance with the formula specified in the BMR Deed Restrictions. Only the City's BMR contractor can determine the appraised value of a BMR property and it is the owner's responsibility to inform their lender that the property is a BMR property. BMR owners are not allowed to take out loans against their property that exceed the BMR value of the home. There is a fee for refinancing a BMR home that is set by the City's BMR Housing contractor.

9.3 Transfers of Title. Prior to adding an additional person to title or transferring title to the BMR property, BMR owners must contact the City for clear instructions to ensure program compliance.

The following transfers of title are exempt from the City's right of first refusal and do NOT re-start the fifty-five (55) year deed restriction clock:

- Transfer by devise or inheritance to the owner's spouse.
- Transfer of title by an owner's death to a surviving joint tenant, tenant in common, or a surviving spouse of community property (that is, another owner already on title).
- Transfer of title to a spouse as part of divorce or dissolution proceedings.
- Transfer of title or an interest in the property to the spouse in conjunction with marriage.

Transfers by devise or inheritance (such as to a child or other family member), are permitted under certain terms and conditions identified in the BMR Deed Restrictions. These kinds of transfers must first be reviewed and approved by the City or the BMR program contractor. If the person inheriting the property meets the following terms and conditions, then that person may take title, assume full ownership, and reside in the BMR unit. This would then restart the fifty-five (55) year deed restriction clock. If the person inheriting the property does NOT meet the following terms and conditions they may still inherit the property but are not allowed to live there. In such case, the inheriting party must sell the property and shall be entitled to receive any proceeds from the sale after payment of sales expenses and all liens against the property. The property would then be sold by the City through the BMR Program to an eligible, qualified household on the BMR waiting list.

For transfers of title by devise or inheritance, the inheriting party (Transferee) must meet the following terms and conditions in order to live in the BMR unit:

- Transferee shall occupy, establish and maintain the property as the Transferee's primary residence.
- The Transferee must meet all current eligibility requirements for the BMR Program, as identified at the time of transfer in the BMR Guidelines.
- The Transferee must sign a new BMR Deed Restrictions Agreement for the property. This restarts the fifty-five (55) year clock.

10. PROCESS FOR RESALE OF BMR UNITS

10.1 The seller notifies the City by certified mail that he/she wishes to sell the unit. The City notifies its designee, if applicable. The unit must be provided in good

repair and salable condition, or the cost of rehabilitating the unit will be reimbursed to the City out of the proceeds of the sale. The definition of “salable condition” for any given unit shall be provided on a case-by-case basis following the City’s inspection of the unit, and shall be at the discretion of the City Manager or his/her designee. “Salable condition” shall refer to the general appearance, condition, and functionality of all: flooring; painted surfaces; plumbing, heating, and electrical systems; fixtures; appliances; doors; windows; walkways; patios; roofing; grading; and landscaping. In addition for each unit, the City reserves the right to withhold the cost of having it professionally cleaned from the seller’s proceeds. Once cleaning is complete, the seller will be refunded any difference between the amount withheld and the actual cost to clean the unit.

10.2 When the seller notifies the City or the City’s BMR contractor, and it has been determined that the unit is in good repair and salable condition, and the City has set the price for the BMR unit, then the City or the City’s BMR contractor will state in writing that the one-hundred and eighty day (180) period for completing the sale of the BMR unit shall commence. The price will be set using information in Sections 10.3 through 10.6 below.

10.3 The City or its designee obtains an appraisal made to ascertain the market value of the unit, giving consideration to substantial improvements made by the seller, if needed.

10.4 The City or its designee obtains figures for homeowners' dues, insurance, and taxes from the seller.

10.5 The City or its designee checks major lending institutions active in this market to ascertain current mortgage information (prevailing interest rates, length of loans available, points, and minimum down payments). Monthly housing costs are estimated.

10.6 The City or its designee establishes a sales price, based on the original selling price of the unit, depreciated value of substantial improvements made by the seller, and 1/3 of the increase in the cost of living index for the Bay Area. The selling price is established for the unit at the appraised market value or the computed price whichever is the lower.

10.7 The City retains a realtor to facilitate the sale of the property.

10.8 Agreement is reached between seller and the City or its designee for a schedule of open houses for the unit, at the seller's convenience.

10.9 The procedure continues the same as in Sections 8.1.7 – 8.1.16 above, with the seller substituted for the developer.

10.10 The City or its designee submits to the title insurance company the Grant Deed, BMR Agreement and Deed Restrictions, and Request for Notice and the seller's

release from the old deed restrictions, to be recorded with the new deed to the property.

11. REQUIREMENTS FOR BMR RENTAL DEVELOPMENTS

11.1 Income and Rent Standards.

11.1.1 Income Limits upon Occupancy of BMR Rental Units. Only households having gross incomes at or below the Low Income for San Mateo County, adjusted for household size, are eligible to occupy BMR rental units, either when initially rented or upon filling any subsequent vacancy. See Section 14, Table A (Below Market Rate Household Income Limits).

11.1.2 BMR Rent. BMR units may be rented for monthly amounts not exceeding thirty percent (30%) of sixty (60%) of median household income limits for City subsidized projects and thirty percent (30%) of Low Income limits for non-subsidized private projects, minus eligible housing costs. In no case shall the monthly rental amounts for BMR units (subsidized or unsubsidized) exceed 75% of comparable market rate rents. The maximum rental amounts are listed in Section 14, Table B, (Maximum Monthly Housing Cost Limits for BMR Rental Units.) BMR rents may be adjusted from time to time to reflect any changes to the then current Income limits.

11.1.3 Tenant Selection and Certification Procedures. Priority for occupancy of all BMR rental units shall be given to those eligible households who either live or work in the City of Menlo Park. During the fifteen (15) day period following the date the City and its designee receive notification from the owner (or owner's agent) of an impending availability or vacancy in a BMR rental unit, priority for occupancy of that unit, when available, shall be given to eligible households on the Waiting List, on a first-come, first-served basis. The selected household shall be allowed up to thirty (30) days to move into the unit after it is ready for occupancy.

If no qualified household living or working in Menlo Park is available to occupy the vacated unit as aforesaid, the owner shall be free to rent the BMR unit to any other eligible BMR tenant.

11.1.4 BMR Waiting List. The qualifications of BMR rental tenants will be independently verified by the City or its designee. The City of Menlo Park or the City's designee shall maintain the waiting list for BMR rental units.

11.1.5 One-Year Lease Offer. Each BMR tenant shall be offered the opportunity to enter into a lease, which has a minimum term of one (1) year. Such offer must be made in writing. If the tenant rejects the offer, such rejection must also be in writing. A lease may be renewed upon the mutual agreement of both parties.

11.1.6 Vacation of Units and Re-Renting. When a BMR tenant vacates, the owner must provide notice to the City, and re-rent the unit to a qualified

BMR tenant in accordance with these Guidelines and the Affordability Restriction Agreement for the unit.

11.1.7 Annual Recertification of BMR Units. The City of Menlo Park or the City’s BMR contractor will recertify annually, by procedures to be established in the Affordability Restriction Agreement, the provision of BMR rental units as agreed at the time of application for the permit. If, at the time of recertification, for two consecutive years, a Tenant’s household income exceeds the eligibility requirements set forth in the Guidelines (“Ineligible Tenant”), the Ineligible Tenant shall no longer be qualified to rent the BMR unit and the Lease shall provide that the Lease term shall expire and the Tenant shall vacate the BMR unit on or prior to sixty (60) days after delivery of a notice of ineligibility by the property manager or City or City’s designee to the Tenant. Upon expiration of the Lease term pursuant to the foregoing, if the Tenant has not vacated the BMR unit as required, the property manager shall promptly take steps to evict the Ineligible Tenant and replace the BMR unit with an Eligible Tenant as soon as reasonably possible.

11.1.8 Annual Report. On an annual basis on or before July 1 of each year, the Developer or subsequent owner shall submit a report (the “Annual Report”) to the City which contains, with respect to each BMR unit, the name of the Eligible Tenant, the rental rate and the income and household size of the occupants. The Annual Report shall be based on information supplied by the Tenant or occupant of each BMR unit in a certified statement executed yearly by the Tenant on a form provided or previously approved by the City or designee. Execution and delivery thereof by the Tenant may be required by the terms of the Lease as a condition to continued occupancy at the BMR rate. In order to verify the information provided, City shall have the right to inspect the books and records of Developer and its rental agent or bookkeeper upon reasonable notice during normal business hours. The Annual Report shall also provide a statement of the owner’s management policies, communications with the tenants and maintenance of the BMR unit, including a statement of planned repairs to be made and the dates for the repairs.

12. EQUIVALENT ALTERNATIVES

Nothing set forth herein shall preclude the City from approving/considering reasonably equivalent alternatives to these Guidelines, including, but not limited to, in lieu fees, land dedication, off-site construction or acquisition and rehabilitation of units. Additionally, the City reserves the right to approve reasonably equivalent alternatives to the characteristics of the proposed BMR units and the affordability mix. Any modifications to these guidelines shall be approved by the City in writing and shall contain findings the size of units and differentiation of internal materials. that the alternative is commensurate with the applicable guideline requirement and is consistent with the guidelines’ goals.

13. BELOW MARKET RATE HOUSING FUND (“BMR FUND”) AND SEVERABILITY CLAUSE

13.1 Purpose. The City of Menlo Park Below Market Rate Housing Fund is a separate City fund set aside for the specific purpose of assisting the development of housing that is affordable to very low, low and moderate-income households. The BMR Fund is generated by such income as in-lieu fees. All monies contributed to the BMR Fund, as well as repayments and interest earnings accrued, shall be used solely for this purpose, subject to provisions set forth below.

13.2 Eligible Uses. The BMR Fund will be used to reduce the cost of housing to levels that are affordable to very low, low and moderate-income households, as defined in the Housing Element of the City's General Plan. A preference will be given to assisting development of housing for households with minor children; however, this preference does not preclude the use of funds for other types of housing affordable to households with very low, low and moderate- incomes.

13.3 Eligible Uses in Support of Very Low-, Low- and Moderate-Income Housing Development. The BMR Fund may be used for, but is not limited, to the following:

- Provision of below market rate financing for homebuyers.
- Purchase of land or air rights for resale to developers at a reduced cost to facilitate housing development for very low, low or moderate-income households.
- Reduction of interest rates for construction loans or permanent financing, or assistance with other costs associated with development or purchase of very low, low or moderate-income housing.
- Rehabilitation of uninhabitable structures for very low, low or moderate-income housing.
- On-site and off-site improvement costs for production of affordable housing.
- Reduction of purchase price to provide units that are very low, low or moderate cost.
- Rent subsidies to reduce the cost of rent for households with limited incomes.
- Emergency repair and/or renovation loan program for BMR owners of older units.
- Loan program to assist BMR condominium owners who have no other way to pay for major special assessments.
- City staff time and administrative costs associated with implementation of the BMR program.

13.4 Procedures. Requests for use of BMR Housing Fund money shall be submitted to staff for review and recommendation to the City Council. A request for funding shall provide the following minimum information:

- A description of the proposal to be funded and the organizations involved in the project. Public benefit and relevant Housing Element policies and programs should be identified.
- Amount of funding requested.
- Identification of the number of very low, low and moderate-income households to be assisted and the specific income range of those assisted.
- Reasons why special funding is appropriate.
- Identification of loan rate, financial status of applicants, and source of repayment funds or other terms.
- Identification of leverage achieved through City funding.

13.5 Annual Report. At the close of each fiscal year, City staff shall report on activity during the previous year (deposits and disbursements) and available funds. The City's auditor shall periodically examine this report and all other BMR Fund financial records, and shall report the results of this examination. In addition, City staff shall report annually on activities assisted by monies from the BMR Fund. The report will review how the program is serving its designated purpose. It will include a discussion of the timely use of funds for actions taken to provide Below Market Rate housing units, a review of management activities, and staff recommendations for policy changes to improve the program's performance. In addition it will provide, for each activity, information corresponding to that required of funding requests listed above in Section 13.4.

13.6 Severability Clause. If any one or more of the provisions contained in the Below Market Rate Housing Program Guidelines shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, then such provisions shall be deemed severable from the remaining provisions contained in the Guidelines, and the Guidelines shall be construed as if such invalid, illegal or unenforceable provision(s) had never been contained herein.

13.7 Administrative Updates. Future updates to tables in Section 14 may be made annually without Council approval when data becomes available from the appropriate state and federal agencies.

14. TABLES

Table A

Below Market Rate Household Income Limits

<i>Household Size</i>	<i>HUD & State Very Low</i>	<i>60% of Median</i>	<i>HUD & State Low</i>	<i>Median</i>	<i>110% of Median</i>	<i>120% of Median</i>
1	46,100	48,420	73,750	80,700	88,770	96,840
2	52,650	55,350	84,300	92,250	101,475	110,700
3	59,250	62,250	94,850	103,750	114,125	124,500
4	65,800	69,180	105,350	115,300	126,830	138,360
5	71,100	74,700	113,800	124,500	136,950	149,400
6	76,350	80,250	122,250	133,750	147,125	160,500
7	81,600	85,770	130,650	142,950	157,245	171,540
8	86,900	91,320	139,100	152,200	167,420	182,640

Source: Based on median income for a household of four persons as reported in the Income Guidelines for San Mateo County published by the Department of Housing and Community Development Division of Housing Policy Development for 2017.

<http://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/inc2k17.pdf>

Table B

Maximum Monthly Housing Cost Limits for BMR Rental Units

<i>Unit Size</i>	<i>30% of 60% of Median</i>	<i>30% of HUD & State Low</i>
Studio	1,211	1,844
1	1,384	2,108
2	1,556	2,371
3	1,730	2,634
4	1,868	2,845
5	2,006	3,056

Table C
Occupancy Standards

Occupancy of BMR units shall be limited to the following:

<u>Unit Size</u>	Number of Persons	
	<u>Minimum</u>	<u>Maximum</u>
Studio	1	2
1	1	4
2	2	5
3	3	7
4	4	9

Note: Smallest household size for purposes of determining the maximum rental amount shall be one (1) person per bedroom or studio. The City Manager or his/her designee has the discretion to vary the persons per unit for unusually large units, not to exceed one (1) person per bedroom, plus one (1).

Table D
Commercial In-Lieu Fees for 2017-18

Group A uses are Research & Development and Office.	Fee: \$16.90 per square foot of gross floor area.
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Group B uses are all other Commercial Uses not in Group A.	Fee: \$9.17 per square foot of gross floor area.
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Commercial In-Lieu Fees are adjusted annually on July 1.



STAFF REPORT

Planning Commission

Meeting Date: 2/5/2018
Staff Report Number: 18-016-PC

Study Session: Architectural Control/Chasen Rapp/1125 Merrill Street
Architectural Control/500 SC Partners LLC/506 Santa Cruz Avenue
Architectural Control/556 SC Partners LLC/556 Santa Cruz Avenue

Recommendation

Staff recommends that the Planning Commission use the study session to consider a presentation from the applicant, receive public comment, and provide individual feedback on the coordinated proposal to redevelop 1125 Merrill Street, 506 Santa Cruz Avenue and 556 Santa Cruz Avenue with three new mixed-use buildings. The proposal will be subject to additional review at a future Planning Commission meeting.

Policy Issues

Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on the overall project. Study sessions should be considered on a case-by-case basis, with comments used to inform future consideration of the project. The three linked proposals will require architectural control review at a future meeting. Each architectural control request is considered individually. The Planning Commission will ultimately consider whether the required architectural control findings can be made for each proposal. For the study session, Planning Commissioners should provide feedback on the design and other aspects of the three proposed buildings.

Background

Site location

The project site consists of three contiguous parcels totaling 0.76 acres. Using El Camino Real in a north to south orientation, the subject parcels are located on the northwest corner of Santa Cruz Avenue and Merrill Street, at 1125 Merrill Street, 506-540 Santa Cruz Avenue, and 556-558 Santa Cruz Avenue, in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The latter two parcels are referred to as 506 and 556 Santa Cruz Avenue in this report.

The approximately 6,469-square foot 1125 Merrill Street parcel abuts 506 Santa Cruz to its rear (west) and left (south) sides. The approximately 15,611-square foot 506 Santa Cruz Avenue parcel has an L-shaped configuration with frontage on Santa Cruz Avenue and a short frontage on Merrill Street. 556 Santa Cruz Avenue is approximately 11,041 square feet in size, abuts 506 Santa Cruz Avenue on its right (east) side and the McDonald's parking lot on its left (west) side. All three of the parcels abut a residential condominium and commercial mixed-use development known as Menlo Square to the rear (north).

The Santa Cruz Avenue frontages of 506 and 556 Santa Cruz Avenue face the parking garage entrance of

the three-story Menlo Center and a two-story brick-façade commercial structure. The Caltrain station is located directly across the street from 1125 Merrill Street and the Merrill Street frontage of the 506 Santa Cruz Avenue parcel. A location map is included as Attachment A.

The applicant owns 556 Santa Cruz Avenue and 1125 Merrill Street in fee simple (under two separate and individual ownership entities), with a long-term ground lease on the 506 Santa Cruz Avenue property. These three different ownership structures prohibit the merging of the parcels. As such, the applicant is proposing redevelopment as a coordinated proposal with linked elements, such as access.

Recent uses on the subject parcels include residential units, retail and office uses, as well as veterinary hospitals. All three parcels are located in the Station Area East (SA E) sub-district. The properties at 506 and 556 Santa Cruz Avenue have a land use designation of Downtown Station Area “Main Street” Overlay, which requires retail/restaurant uses at the ground level, and permits mixed uses including office and residential on upper levels. 1125 Merrill Street has a land use designation of Downtown Station Area Retail/Mixed Use, which similarly allows residential/office uses, although retail/restaurant is not required at ground level. The SA E district provides for higher densities with a focus on residential development given its location at the train station area and downtown.

Analysis

Project description

The applicant is proposing to demolish all existing structures and redevelop the three parcels with three mixed-use buildings, with attributes as listed in Table 1 below. Project plans are included as Attachment C (1125 Merrill Street) and Attachment D (506 and 556 Santa Cruz Avenue).

Table 1: Project Data Summary				
Metric	1125 Merrill Street	506 Santa Cruz Avenue	556 Santa Cruz Avenue	Total
Lot Size	6,469	15,611	11,041	33,121
GFA (Maximum)	8,733	21,075	14,905	44,713
GFA (Proposed)	8,732	19,464	13,991	42,187
Non-Medical Office GFA (Maximum)	4,367	10,537	7,453	22,357
Non-Medical Office GFA (Proposed)	4,366	10,425	7,452	22,243
Retail GFA	0	3,581	1,050	4,631
Residential Units (Maximum)	7	17	12	36
Residential Units (Proposed)	2	3	3	8

The 1125 Merrill Street parcel would be developed with a mixed-use building consisting of non-medical office, located on both the first and second floors, and two residential units located on the third and fourth floors. The public entry to all uses would be on the Merrill Street side through the main lobby. Parking would be located in the surface level garage set behind the ground floor office and lobby area, accessed (via easement or similar instrument) from the portal in the 506 Santa Cruz Avenue building façade. Most of the

parking would be provided in a mechanical parking system (also known as a “puzzler”).

The 506 Santa Cruz Avenue parcel would be developed with a mixed-use building consisting of retail at the ground level (fronting both Santa Cruz Avenue and Merrill Street), non-medical office at the second and third levels, and three residential units at the fourth level. The primary office and residential entrance lobby and one of two retail entrances would be at the major modulation recess from the primary façade. There would be a second retail entry at the minor façade modulation to the right of the major modulation on the Santa Cruz Avenue side. Parking would be located in a two-level basement garage, including a 15-car puzzler, with a small number of ground level parking spaces at the rear of the lot. Some of these spaces would serve as the required parking for 556 Santa Cruz Avenue.

The 556 Santa Cruz Avenue parcel would be developed with a mixed-use building consisting of retail at the ground level, covered parking behind the retail, non-medical office at the second level, and three residential units at the third level. The primary office and residential entrance and the retail entrance would be side-by-side along Santa Cruz Avenue. Parking would be located at the surface level garage, including a 26-car puzzler, as well as shared with the ground level parking area and underground garage at the 506 Santa Cruz Avenue building.

Land uses

Each of the proposed mixed-use buildings would be consistent with the allowed development in the SA E district at the Base-level development standards, which allows a total floor area ratio (FAR) of 1.35 and a maximum residential density of 50 units per acre. The maximum height in this portion of the SA E district is 60 feet, with building facades limited to 38 feet. The project would comply with the FAR and height as permitted, including the limit that no more than half of the FAR may be used for non-medical office uses.

The three proposed mixed-use buildings reflect the Specific Plan’s objectives for mixed-use urban buildings set close to the street with ground floor commercial/retail storefronts. However, staff has encouraged the applicant to increase the number of residential units, given the parcels’ proximity to transit and the maximum permitted 50 dwelling units per acre or 36 total units for the three subject parcels. The applicant indicates that there is currently one studio apartment located at 1125 Merrill Street and seven studio apartments at 556 Santa Cruz Avenue. Since the three proposed mixed-use buildings would provide eight large residential units, the project would increase the overall residential square footage but not the total number of residential units on the three subject parcels.

Although the proposed buildings are all either close to or at the maximum permitted square footage, the total residential square footage could be used for a larger number of smaller residential units. The Specific Plan requires a minimum of one parking space per residential unit at this location, which could present a constraint to adding units. However, office/retail uses and residential uses complement each other as they experience peak parking demand at different times, and the Specific Plan allows for shared parking reductions following a standardized methodology. As a result, the parking demand of additional residential units would likely be less than one space per unit, but would need to be analyzed through revised shared parking studies.

The proposed development is subject to the City’s BMR (Below Market Rate) housing requirement. Staff has recommended that the BMR requirement be met with onsite units; however, the applicant indicates onsite BMR unit(s) would not be financially feasible. Staff has requested additional information on the feasibility of onsite units. Once the applicant’s BMR proposal is finalized, the Housing Commission will make a recommendation to the Planning Commission on the applicant’s proposal.

The project includes an outdoor seating area at 506 Santa Cruz Avenue although the applicant indicates this is not tied to a specific restaurant or café use. A use permit for a restaurant or café with outdoor seating may be requested by the applicant along with the architectural control application. If architectural control approval is granted without such a use permit, the applicant could later apply for an administrative permit to allow a restaurant or café with outdoor seating.

Parking and circulation

For projects in the Specific Plan area, off-street parking should be provided at the rates specified in Table F2, although as noted earlier, the Plan allows for mixed-use projects to submit a shared parking study to result in parking rates that more accurately reflect such projects' parking demand. The 1125 Merrill Street project includes 19 parking spaces, meeting the rates required by Table F2. The proposals at 506 and 556 Santa Cruz Avenue have submitted shared parking studies to justify slightly lower parking rates for parking that would be shared between the different uses, as well as between the two properties. The Transportation Division has requested additional information from the applicant to complete their review of the applicant's proposed shared parking, both with regard to the total number of spaces required, as well as their day-to-day usability (e.g., ensuring that visitors would have access to traditional parking spaces, instead of the parking puzzlers which may be less familiar to drivers who haven't been trained on their use). In total, 92 parking spaces would be provided for the two buildings, with 60 spaces located on the 506 Santa Cruz Avenue site and 32 spaces located on the 556 Santa Cruz Avenue site.

All of the parking would be accessed from a portal in the building façade to the left of the main building entry on the 506 Santa Cruz Avenue building. Access to the parking on 1125 Merrill Street and 556 Santa Cruz Avenue would be provided through access easements or similar instruments on the 506 Santa Cruz Avenue parcel. This consolidation of parking access would reduce the number of curb cuts and associated pedestrian conflicts, and would also have aesthetic benefits by reducing the visual impact of parking.

Parking for 1125 Merrill Street would total 19 spaces, including 16 spaces in puzzler mechanical parking racks, and would be located at a surface level garage set behind the ground floor office and lobby area. The required bicycle parking would be provided in the garage and adjacent to the sidewalk.

The parking at 506 Santa Cruz Avenue would be located in a two-level basement garage, which would include a 15-car puzzler, and in a small ground level parking lot at the rear of the lot. The required bicycle parking would be provided adjacent to the office lobby and in both levels of the parking garage.

Parking for 556 Santa Cruz Avenue would be at a surface level garage, which would include a 26-car puzzler, as well as shared with the ground level parking area and underground garage at the 506 Santa Cruz Avenue building. Parking would be accessed from the portal in the 506 Santa Cruz Avenue building façade with access to the 556 Santa Cruz Avenue garage along the right side building wall. The required bicycle parking would be provided in the garage.

The proposed project includes widening the sidewalk along Santa Cruz Avenue, in compliance with the Specific Plan's public space concepts for the "Civic Plaza + Santa Cruz Avenue" section. Since parcels in the SA E district are intended to be constructed up to the front property lines, the widening of the sidewalk would may affect the existing on-street parking, either by shifting the angled spaces farther out, or by requiring them to be reconfigured to parallel spaces. The Transportation Division has tentatively agreed to this proposal, although they have requested additional information on the applicant's plan to address on-street parking.

Design and materials

The overall, design aesthetic would be modern with strongly articulated but simple rectangular forms and rectangular façade subdivisions highlighting the mostly stone and glass facades. The buildings would fill the street frontages with zero-foot setbacks at front and interior lot lines to form an almost continuous street façade, as required by the Specific Plan in this sub-district. The buildings would present a unified two-story façade height at the primary building walls along the sidewalk with terraces above at the upper floors and the building volumes starting at the third floor terraced/set back from the lower two floors. Along Santa Cruz Avenue, the 506 and 556 Santa Cruz Avenue buildings would distinguish the residential units at the upper floor of each building with pitched rooflines that would create a strong distinction in form from the rectangular massing of the lower floors as well as a visually lighter appearance to the structure. Along Merrill Street, the 1125 Merrill Street building would be different in that it would not architecturally distinguish the building form or materials at the upper two residential floors from the lower floors.

The 556 Santa Cruz Avenue building, which is lower in height and less in mass and scale than the other structures, would also substitute metal (zinc) panels for stone siding on the lower floors to differentiate its appearance from the 506 Santa Cruz Avenue building. The left side of 556 Santa Cruz Avenue building may be visible for some time, if the McDonald's parcel is not redeveloped, and such has been designed with varied colors, materials, and forms, to provide greater interest from this side. The 1125 Merrill Street building would have the least material variation, but would use large subtractive voids in the rectangular forms to create shadow and extensive zones of glazing within the subtractive voids.

The proposal was originally submitted as something to be acted on and constructed concurrently. More recently, the applicant has indicated that the 1125 Merrill Street component may be pursued on a longer timeline (or not pursued at all). If this is the case, staff would note that the forms and materials of 506 Santa Cruz Avenue may need to be revised, since that adjacent building wall would potentially be visible for a longer period of time.

Trees and landscaping

There are currently 13 trees on or near the project site, including eight street trees. As currently proposed, a total of two trees would be retained, both heritage size, including a street tree. Tree #4 is a neighboring heritage tree of heaven, located on the condominium development to the rear of the 506 Santa Cruz Avenue lot, which is proposed for removal due to conflicts with the necessary excavation for the proposed two level underground parking garage. The applicant has been in contact with the Menlo Square Association Board of Directors who have approved the heritage tree removal, as well as the replacement and landscape plan proposed by the applicant. In addition to tree #4, three on-site heritage trees and four heritage-size street trees are proposed for removal. In total, eight heritage trees are proposed for removal, and two heritage trees, a street tree, and a neighboring tree located at 1145 Merrill Street would be retained.

All removed heritage trees would be replaced at a ratio of two replacement trees for each tree removed, and street trees would be replaced as required by the City Arborist. Staff has asked for an updated arborist report with more specific information on tree protection measures, additional information on the trees proposed for removal and the correction of two errors. (Tree #2 in the report is listed as being located at the 556 Santa Cruz Avenue site, although it appears to be located in front of the 506 Santa Cruz Avenue site. In addition, the report incorrectly references tree #3 instead of tree #4 in a note on the last sheet.) The submitted arborist report is included as Attachment E.

Heritage tree replacements would be located in the rear of all three sites, as well as along the right side of 556 Santa Cruz Avenue. Landscaping at the 506 and 556 Santa Cruz Avenue sites would also consist of

storm water treatment planting, four street trees in front of 506 Santa Cruz Avenue and two street trees at the 556 Santa Cruz Avenue frontage, and smaller landscape in planters on the ground floor at 506 Santa Cruz Avenue and the terraces on both properties. A living wall feature on the Merrill Street side of 506 Santa Cruz Avenue would be featured at the outdoor seating area.

At 1125 Merrill Street, landscaping would be provided at the sidewalk with two street trees, as well as two trees on either side of the front of the proposed building. Additional landscaping would consist of a right-side building wall with a 2-story green screen, trees and shrubs in planters at the upper levels, and heritage replacement trees, which would act as screening trees, at the rear face of the garage.

Planning Commission considerations

The study session format allows for a wide range of discussion/direction on the proposed development. In particular, staff recommends that Planning Commissioners consider and provide clear direction on the following key items:

1. Changes to the 1125 Merrill Street building design during the review process have improved the scale and appearance at the right-front building corner and left-side building wall. The scale variation, however, next to 1145 Merrill Street, a two story converted residential structure that has historic aspects, would still be quite noticeable. Is further refinement of the design needed?
2. If the Santa Cruz Avenue proposals move forward without or before the Merrill Street proposal, what changes would be needed to address the walls of the proposed 506 Santa Cruz Avenue building that would face the 1125 Merrill Street parcel?

Staff has asked the applicant to correct minor errors and add additional schematic details of key building envelope components, such as at canopies, eaves/soffits, stone cladding joints and patterns, and window frames, to the plans once they are revised. Staff has also suggested the applicant consider the following items to enhance the proposals:

1. The addition of deeper canopies, more closely resembling the aerial perspectives, to add to the sidewalk level streetscape appearance at 506 Santa Cruz Avenue.
2. The addition of an overhead trellis/lighting element or similar embellishments to better define the outdoor seating space.
3. Additional photovoltaic panels. (Photovoltaic panels are planned for the 556 Santa Cruz Avenue building but not on the other buildings despite adequate roof areas and orientations.)
4. Operable windows at the 506 Santa Cruz Avenue storefronts to provide better visual connections to and from sidewalk areas and the retail space.

The Planning Commission can weigh in on the design refinements noted above, as well as add additional detail-type suggestions.

Correspondence

Staff has received seven emails in support of the project (Attachment E) and the applicant indicates he also conducted neighborhood outreach.

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. The project sponsor is also required to bear the cost of the associated environmental review.

Environmental Review

As a study session item, the Planning Commission will not be taking an action, and thus no environmental review is required at this time. The overall project will be evaluated in relation to the Environmental Impact Report (EIR) prepared for the Specific Plan, and will be required to apply the relevant mitigation measures.

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.

Attachments

- A. Location map
- B. Project Description Letter
- C. Project Plans for 1125 Merrill Street
- D. Project Plans for 506 and 556 Santa Cruz Avenue
- E. Arborist Report
- F. Correspondence

Disclaimer

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

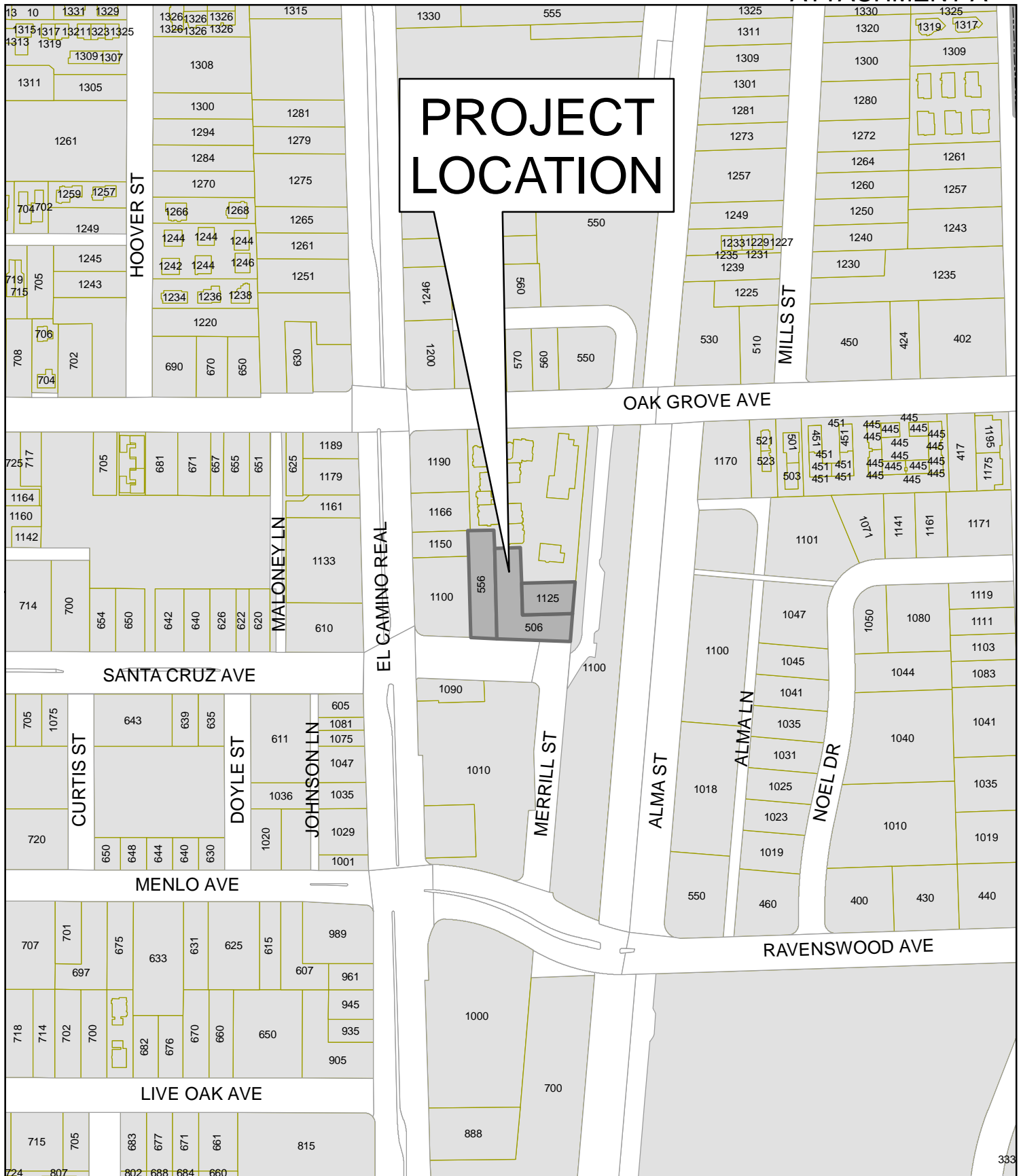
Exhibits to Be Provided at Meeting

Colors and Materials Boards

Report prepared by:
Corinna Sandmeier, Associate Planner

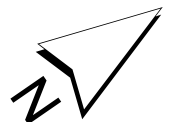
Report reviewed by:
Thomas Rogers, Principal Planner

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CITY OF MENLO PARK
 LOCATION MAP
 506 & 556 SANTA CRUZ AVENUE
 1125 MERRILL STREET

DRAWN: TAS CHECKED: CDS DATE: 02/05/18 SCALE: 1" = 300' SHEET: 1



506 & 556 Santa Cruz
1125 Merrill Street

01.18.2018

COMPREHENSIVE PROJECT DESCRIPTION:

Design Concept

506 Santa Cruz, 556 Santa Cruz, and 1125 Merrill projects are designed to work cohesively in order to elevate this important station area location. The proposed designs aim to reinforce the pedestrian linkage between Santa Cruz and Oak Grove Avenue. Central to the design is the continuation of the recent streetscape improvements at 1145 and 1155 Merrill and enhancing the feel of the tree lined pedestrian experience. The three buildings conform to the higher intensity development intent of Station Area East, and the requirements of the Menlo Park Specific Plan while relating to the new and historic surrounding structures.

While 506 Santa Cruz and 556 Santa Cruz are designed independently of 1125 Merrill, the three projects share a similar architectural language. The projects share an architectural massing and rhythm for the lower and upper floors which breaks down the scale of the buildings and correlates with surrounding buildings. The scale is further broken down with placement of the upper residential units, which are set back. The three buildings employ a distinct yet complimentary material palette of stone and stucco which form the overall massing of the building facades. Woven into the vertically proportioned stucco and stone facades are darker horizontal bands which punctuate the window openings, and slender, articulated glass divides.

506 Santa Cruz is a four story mixed-use building consisting of two levels of subterranean parking and on-grade parking. The first floor has retail with a lobby at the elevator entrance. The second and third floors have offices with terraces, while the fourth floor has three residential apartments with generous private terraces. The architectural massing and rhythm for the first, second, and third floors break down the scale of the project to correlate with surrounding buildings and complies with the building modulations required by Menlo Park Specific Plan E.3.4.2. The scale is further broken down by the placement of the apartment units, which are setback on the fourth floor. These units take the form of roof top lofts commonly found through out the Bay Area. On-grade parking, subterranean parking, and parking for 1125 Merrill can be accessed from Santa Cruz Avenue. We are proposing shared parking and the use of the trash enclosure for the occupants of 506/556 Santa Cruz Ave.

The northeastern corner of the property is anchored by a two-story volume retail space. Outdoor seating is proposed to help celebrate this prominent corner. Additionally, at the western entrance into the site, pedestrians are greeted at the lobby entrance with a small entry plaza. This elevator lobby is a two-story volume and the retail areas have ample clear height to comply with the 15- foot floor-to-floor requirement per Menlo Park Specific Plan section E3.5.01. The maximum building height is 60'-0".

556 Santa Cruz is a three story mixed-use building consisting of on-grade parking. The first floor contains a retail component that abuts Santa Cruz Ave, as well as a lobby at the elevator entrance. The second floor contains an office space with two terraces. The third floor comprises three residential apartments with private terraces. The architectural language repeats the rhythm and style of the proposed 506 Santa Cruz façade and complies with the building

modulations required by Menlo Park Specific Plan E.3.4.2. On-grade parking spaces can be accessed from Santa Cruz Avenue and are located below the majority of the building. Pedestrians can enter the building lobby at Santa Cruz Ave and also at the north entrance from the on-grade parking lot. The retail area has ample clear height to comply with the 15-foot floor-to-floor requirement per Menlo Park Specific Plan section E3.5.01. The maximum building height 45'-0".

556 Santa Cruz will have shared parking with 506 Santa Cruz.

All three projects will provide significant offsite improvements to strengthen the pedestrian corridor by removing and replacing all sidewalks along the three project frontages and creating new and enhanced landscaping on the project corner of Merrill St. and Santa Cruz Ave. Upgrading of the storm drain, water line, and sewer line within the Santa Cruz and Merrill Street right away will take place. City staff has also required re-grading and repaving of the city streets. Preliminary pricing for these off-site improvements has come out in the range of \$2,000,000 – \$2,500,000.

1125 Merrill is a four story mixed use building consisting of street front office space and ground floor parking. The second floor consists of office space with terraces on the North and South facades. Residential units comprise the third and fourth floors. On Merrill Street, pedestrian access to a glazed entry / elevator lobby and office space is intuitive and welcoming. The two existing curb cuts are replaced with concrete sidewalk that completes the Merrill Street pedestrian experience, and adds additional street parking. Building parking is accommodated on the street level, with vehicular access in the rear lot entering from Santa Cruz Ave through a shared driveway.

The design of the building is conceived as slender volumes which elegantly distribute the mass of the building and create a natural step from the shared floors on the lower two levels to the private spaces on the upper two floors. The stepped configuration follows the 38' street facade and creates outdoor terraces that support landscape planters that traverse the street facade of the building at each balcony level. The North Facade is glazed to maximize daylighting, angling gently to the East to capture morning light. The South facades are fully glazed and protected by deep roof overhangs which prevent summer heat gain, and allow for winter solar penetration. Narrow floor cross sections and operable windows allow for natural ventilation moderating temperature extremes, and reducing reliance on mechanical systems.

1125 Merrill shares its West property line with 1145 Merrill. The new building is differentiated from the older structure while being compatible with its lines and architectural features. Tied together with a planted wall, a large Palm on the property line, and cohesive planting design, the two buildings are distinct, yet complimentary and express the craft of their time. Per the Standards enumerated in the Historical Report by Evans & De Shazo, the new building includes a recessed 1st floor entry as with its neighbor. Similarly, prominent horizontal banding is expressed at the floors lines, and the windows are articulated within each floor band.

Vehicular and Pedestrian Circulation

By sharing a single driveway off Santa Cruz Avenue, the three projects reduce the total number of curb cuts from four down to one.

506 and 556 Santa Cruz shares a total of 92 parking spaces, both at grade and subterranean. Vehicular access is through the shared driveway on Santa Cruz Ave. Pedestrian access to on grade parking is through the sidewalk at 506 Santa Cruz Ave. Pedestrian access to below grade parking is through the lobby off 506 Santa Cruz Ave, via stair or elevator. The parking deficiency at 556 Santa Cruz will be picked up on the 506 Santa Cruz site.

1125 Merrill provides 19 parking spaces, located at the ground level within the property line. Vehicular access is through the shared driveway on Santa Cruz Ave. Pedestrian access to the garage is through the lobby off Merrill Street.

Outdoor Seating

506 Santa Cruz project is anchored by a retail space at the corner of Merrill St and Santa Cruz Ave, utilizing proposed outdoor seating area adjacent to 1125 Merrill.



FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.9554

SCOPE OF WORK

DEMOLITION OF (E) BUILDING ON SITE & NEW CONSTRUCTION OF 4-STORY MIXED USE BUILDING, INCLUDING GROUND FLOOR PARKING WITH 19 STALLS, GROUND FLOOR BUSINESS OF 100 SF, SECOND FLOOR BUSINESS OF 2,076 SF, AND TWO RESIDENTIAL RENTAL UNITS OF 1,669 SF EACH ON THE THIRD AND FOURTH FLOORS. THE PROJECT AREA IS COMPRISED OF A 6,469 SF LOT WITH ACCESS FROM MERRILL STREET.

VICINITY MAP



PROJECT DIRECTORY

OWNER: MERRILL STREET INVESTORS LLC
P.O. BOX 1672
PALO ALTO, CA 94302
CHASE@PRINCESTREETPARTNERS.COM
T. 650.324.1529

ARCHITECT: FIELD ARCHITECTURE, INC.
974 COMMERCIAL ST SUITE 104
PALO ALTO, CA 94303
JESS@FIELDARCHITECTURE.COM
T. 650.462.9554

CONTRACTOR: DEVCON CONSTRUCTION
690 GIBBALTAR DRIVE
MILPITAS, CA 95035
T. 408.942.2200

ARBORIST: CITY ARBORIST TREE CARE
325 SHARON PARK DRIVE, #646
MENLO PARK, CA 94025
HENRY ARDULAN
ARBORIST@CITYARBORIST.COM
T. 650.321.2795

LANDSCAPE ARCHITECT: GLIZZARDO PARTNERSHIP INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
GLAYMON@GTP-INC.COM
T. 415.433.4672

STRUCTURAL ENGINEER: MAR STRUCTURAL DESIGN
2928 SEVENTH STREET, SUITE C
BERKELEY, CA 94710
DAVID.MARSH@STRUCTURALDESIGN.COM
T. 510.991.1101

MECHANICAL ENGINEER: ALPHA TECH
1 POST STREET, SUITE 2000
SAN FRANCISCO, CA 94104
TG.DAVALL@ALPHATECH.COM
T. 415.403.3902

CIVIL ENGINEER & SURVEYOR: BKQ ENGINEERS
1730 N. FIRST STREET, SUITE 800
SAN JOSE, CA 95112
IKONTORVSKY@BKQ.COM
T. 408.469.9187

DRY UTILITIES: URBAN DESIGN CONSULTING ENGINEERS
390 TOWNSEND STREET, SUITE 409
SAN FRANCISCO, CA 94107
JASON.LING@URBANDESIGNCE.COM
T. 415.658.5850

DRAWING INDEX

LANDSCAPE	
L1.0	COMPREHENSIVE PLAN
L1.1	GENERAL NOTES AND LEGEND
L1.2	PLANTING NOTES AND LEGENDS
L1.3	LANDSCAPE IMAGERY
L2.1	GROUND LEVEL - LANDSCAPE PLAN
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L2.4	LEVEL 4 - LANDSCAPE PLAN
L3.1	TREE DISPOSITION PLAN
L5.1	GROUND LEVEL - IRRIGATION ZONE DIAGRAM
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C4.0	FIRE ACCESS PLAN
C5.0	PRELIMINARY EROSION CONTROL PLAN
C5.1	BEST MANAGEMENT PRACTICES

ARCHITECTURAL	
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PARKING	
AP.2.1	PARKING SUMMATION CHARTS & ON GRADE PARKING
A2.1-1T	TURNING TEMPLATE - 1
A2.1-2T	TURNING TEMPLATE - 2
A2.1-3T	TURNING TEMPLATE - 3

Issue Set / Revisions	No.	Description	Date
PLANNING RESUBMITTAL	01		12.01.17
STUDY SESSION	02		01.18.18

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date: 01.18.18
Drawn by: JCH
Scale:

TITLE SHEET

Sheet number

A000

1/17/2018 8:43:16 PM

REFERENCED TITLE INSURANCE POLICY

TITLE COMPANY: OLD REPUBLIC TITLE COMPANY
361 LYTTON AVENUE
PALO ALTO, CA. 94301
ORDER NO.: 0626029205-JG
PRELIMINARY REPORT DATE: OCTOBER 10, 2016 7:30 A.M.
TITLE OFFICER: JACQUELINE GRIFFIN
TITLE VESTED IN: 1125 MERRILL STREET ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
NATURE OF TITLE: A FEE
PROPERTY ADDRESS: 1125 MERRILL STREET
MENLO PARK, CA. 94025
ASSESSOR'S PARCEL NO.: 061-441-030
FLOOD ZONE DESIGNATION: ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM), NO. 060321 (CITY OF MENLO PARK), PANEL 0308, SUFFIX E, EFFECTIVE DATE OCTOBER 16, 2012 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
LAND AREA: 6,469 SQUARE FEET
PARKING COUNT: 5 REGULAR SPACES

PROPERTY DESCRIPTION:

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF SAN MATEO, CITY OF MENLO PARK, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A PORTION LOTS 188 AND 189, AS DESIGNATED ON THAT CERTAIN MAP ENTITLED, "PLAN OF THE LANDS OF THE MENLO PARK VILLA ASSOCIATION, SOUTHERN PORTION OF PULGAS RANCHO, SAN MATEO COUNTY, CALIFORNIA; WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON SEPTEMBER 14, 1986, IN BOOK "C" OF MAPS AT PAGE 6 AND COPIED INTO BOOK 2 OF MAPS AT PAGE 40, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF MERRILL AVENUE, AS DESCRIBED IN THE AGREEMENT TO CITY OF MENLO PARK RECORDED APRIL 30, 1952 IN BOOK 2239 OF OFFICIAL RECORDS AT PAGES 572, DISTANT THEREON SOUTH 51°45' EAST, 275 FEET, 4.4 INCHES FROM THE SOUTHEASTERLY LINE OF OAK GROVE AVENUE, SAID POINT BEING THE MOST EASTERLY CORNER OF THAT PARCEL DESCRIBED IN THE DEED TO ANTHONY GOULART PIMENTEL, ET UX, RECORDED MAY 4, 1951 IN BOOK 2065 OF OFFICIAL RECORDS AT PAGE 485 (FILE NO. 34263-J); THENCE SOUTH 91°45' EAST, ALONG THE SOUTHWESTERLY LINE OF MERRILL AVENUE 67.90 FEET TO THE NORTHWESTERLY LINE OF PARCEL TWO DESCRIBED IN THE DEED TO ERNEST J. KIMP, RECORDED APRIL 18, 1950, IN BOOK 1838 OF OFFICIAL RECORDS AT PAGE 690 (FILE NO. 51294-I); THENCE SOUTH 35°20' WEST (CALLED SOUTH 36°10' WEST IN SAID DEED), ALONG SAID NORTHWESTERLY LINE 96.89 FEET TO THE SOUTHWESTERLY LINE OF THAT PARCEL DESCRIBED IN THE DEED TO J. EDWARD LATHAN, ET AL., RECORDED AUGUST 4, 1952 IN BOOK 2275 OF OFFICIAL RECORDS AT PAGE 857; THENCE NORTH 58°05' WEST, ALONG SAID SOUTHWESTERLY LINE OF 60.55 FEET TO THE SOUTHEASTERLY LINE OF PIMENTEL PARCEL MENTIONED ABOVE; THENCE NORTH 31°18'40" EAST, ALONG SAID SOUTHEASTERLY LINE 104.20 FEET TO THE POINT OF BEGINNING.

APN: 061-441-030

LEGEND

Table with 3 columns: Symbol, Description, and Notes. Includes items like AC ASPHALT CONCRETE, BLDG BUILDING CORNER, BSL BUILDING LINE, etc.

EXCEPTIONS FROM COVERAGE:

- 1. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2016 - 2017, AS FOLLOWS: ASSESSOR'S PARCEL NO.: 061-441-030 CODE NO.: 05-001 1ST INSTALLMENT: \$5,687.37 NOT MARKED PAID 2ND INSTALLMENT: \$5,687.37 NOT MARKED PAID LAND VALUE: \$463,099.00 IMP. VALUE: \$294,694.00 NOT A SURVEY ITEM.
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA. NOT A SURVEY ITEM.
3. DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.
AMOUNT: \$1,100,000.00
TRUSTOR/BORROWER: 1125 MERRILL STREET ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
TRUSTEE: OLD REPUBLIC TITLE INSURANCE COMPANY
BENEFICIARY/LENDER: CALIFORNIA BANK AND TRUST
DATED: JUNE 19, 2013
RECORDED: JULY 17, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NO. 2013-105069 COMMERCIAL LOAN OPERATIONS, 401 W. WHITTIER BOULEVARD, SUITE 200, LA HABRA, CA 90631
RETURNED TO:
NOT A SURVEY ITEM.
4. AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN.
LESSOR: 1125 MERRILL STREET ASSOCIATES, LLC
LESSEE: MO-FENINSULA ANIMAL HOSPITAL, INC.
SUBORDINATION AGREEMENT - LEASE
DATED: JUNE 19, 2013
RECORDED: JULY 17, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2013-105069 COMMERCIAL LOAN OPERATIONS, 401 WEST WHITTIER BOULEVARD, SUITE 200, LA HABRA, CA 90631
RETURN TO ADDRESS:
SAID DEED OF TRUST BY THE PROVISIONS OF AN AGREEMENT
RECORDED: JULY 17, 2013 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2013-105068 SUBORDINATION AGREEMENT, 401 WEST WHITTIER BOULEVARD, SUITE 200, LA HABRA, CA 90631
EXECUTED BY:
NOT A SURVEY ITEM.
5. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY REQUIRES THE FOLLOWING WITH RESPECT TO 1125 MERRILL STREET ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY:
1. A COPY OF ANY MANAGEMENT OR OPERATING AGREEMENTS AND ANY AMENDMENTS THERETO, TOGETHER WITH A CURRENT LIST OF ALL MEMBERS OF SAID LLC.
2. A CERTIFIED COPY OF ITS ARTICLES OF ORGANIZATION (LLC-1), ANY CERTIFICATE OF CORRECTION (LLC-11), CERTIFICATE OF AMENDMENT (LLC-2), OR RESTATEMENT OF ARTICLES OF ORGANIZATION (LLC-10).
3. RECORDING A CERTIFIED COPY OF SAID LLC-1 AND ANY AMENDMENTS THERETO; NOT A SURVEY ITEM.
6. THE REQUIREMENT THAT THE COMPANY BE PROVIDED WITH A COPY OF THE "TENT ROLL" AND "TENANT ESTOPPEL CERTIFICATES" FOR ITS REVIEW.
THE COMPANY MAY HAVE DIFFERENT AND/OR ADDITIONAL REQUIREMENTS AFTER ITS REVIEW. NOT A SURVEY ITEM.
7. ANY UNRECORDED AND SUBSISTING LEASES. NOT A SURVEY ITEM.
8. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NOT A SURVEY ITEM.
9. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUITABLE OWNER'S DECLARATION (FORM ORT 174). THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION. NOT A SURVEY ITEM.
10. THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH AN OPPORTUNITY TO INSPECT THE LAND (IF THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON COMPLETION OF ITS INSPECTION). NOT A SURVEY ITEM.
BOLD TEXT INDICATES SURVEYOR'S COMMENTS.

BASIS OF BEARINGS

THE BEARING OF N 58°22'00" W BETWEEN THE MONUMENTS FOUND AS SHOWN ON THAT CERTAIN FINAL MAP RECORDED IN BOOK 132 OF MAPS, AT PAGES 1-15, SAN MATEO COUNTY RECORDS, AND AS SHOWN HEREON.

ELEVATION DATUM

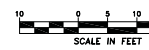
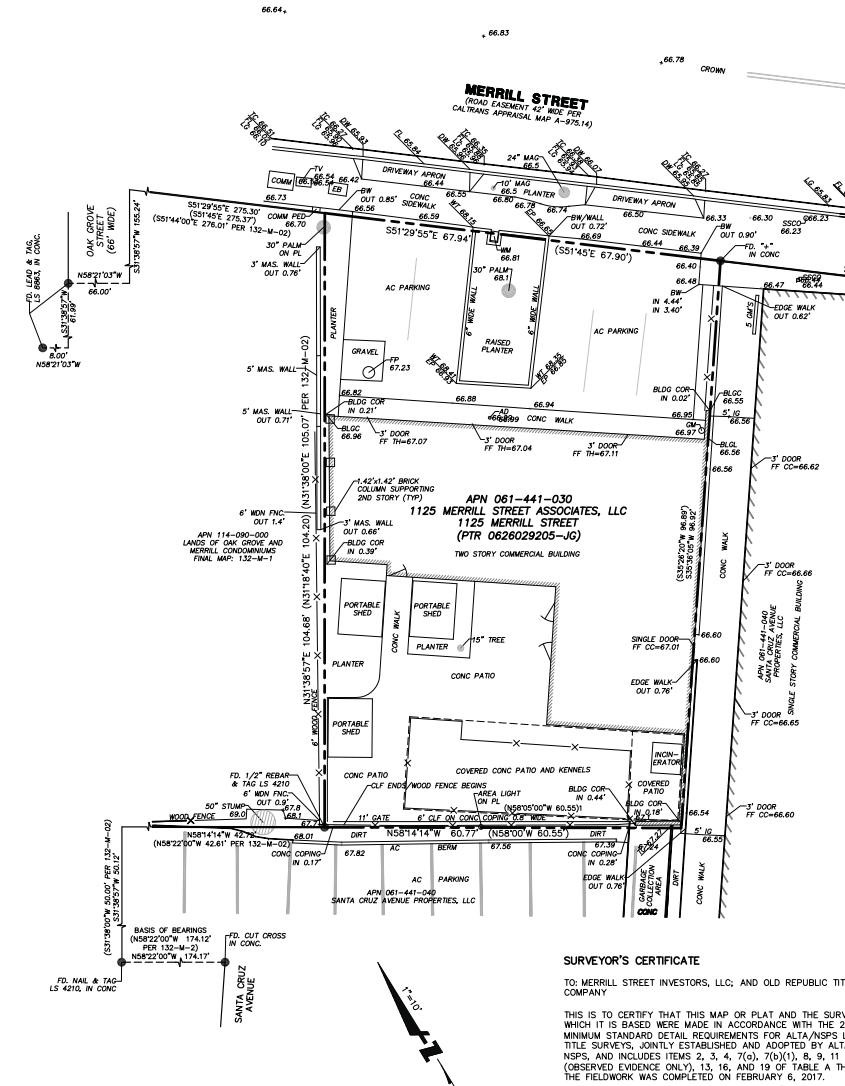
MENLO PARK BENCHMARK NO. U0110, A U.S.&G.S BRASS DISK LOCATED IN THE TOP OF THE GRANITE FOUNDATION OF THE ELLIOT BUILDING (BRITISH BANKERS CLUB), BETWEEN TWO COLUMNS, AT THE EASTERLY CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE. ELEVATION = 71.13 FEET (NAVD 29 DATUM).

NOTES

- 1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. TREE DIMENSIONS ARE DIAMETERS, MEASURED AT CHEST HEIGHT.
3. ONLY SURFACE UTILITIES ARE SHOWN AND ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.

LINE/TYPE LEGEND

Table with 2 columns: Line/Type and Description. Includes symbols for subject parcel property line, adjacent parcel property line, and fence line.



SCALE IN FEET

SURVEYOR'S CERTIFICATE

TO, MERRILL STREET INVESTORS, LLC; AND OLD REPUBLIC TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 8, 2017.

David Darling
David Darling P.L.S. 7625

February 8, 2017
Date



1125 MERRILL STREET
SUITE 600
MENLO PARK, CA 94025
415-441-0300
415-441-0310



CALIFORNIA

ALTA/NSPS LAND TITLE SURVEY
1125 MERRILL STREET
APN: 061-441-030
SAN MATEO COUNTY
MENLO PARK

Table with 2 columns: Field and Value. Includes Date (2-08-2017), Scale (1"=10'), Date Plotted (2/8/17), and Drawing Number (166164).



MERRILL FRONTAGE - VIEW 1

FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.492.8554

No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	

MERRILL FRONTAGE - VIEW 1

Sheet number

A001

12/14/2017 10:31:21 AM



MERRILL FRONTAGE - VIEW 2

FIELD
ARCHITECTURE
674 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL

1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	

MERRILL
FRONTAGE -
VIEW 2

Sheet number

A002

12/14/2017 10:19:13 AM



MERRILL FRONTAGE - VIEW 3

FIELD
ARCHITECTURE
674 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL

1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	

MERRILL
FRONTAGE -
VIEW 3

Sheet number

A003

12/14/2017 10:19:15 AM



MERRILL FRONTAGE - VIEW 4

FIELD
ARCHITECTURE
674 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL

1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	

MERRILL
FRONTAGE -
VIEW 4

Sheet number

A004

12/14/2017 10:19:17 AM



MERRILL FRONTAGE - VIEW 5

FIELD
ARCHITECTURE
674 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.492.8554

Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date: 01.18.18
Drawn by: JCH
Scale:

MERRILL FRONTAGE - VIEW 5

Sheet number

A005

12/14/2017 10:19:19 AM



SANTA CRUZ - GARAGE VIEW

FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date **01.18.18**
Drawn by **JCH**
Scale

SANTA CRUZ - GARAGE VIEW

Sheet number

A006

12/14/2017 10:19:20 AM

FIRE DEPARTMENT NOTES

ACCESS

Fire Apparatus Access is to be provided on Merrill St fronting the subject property these to meet public access for covered and open parking. Aerial Ladder Access to be established along Merrill St where overhead electrical wiring is not located. The aerial ladder placement shall meet the prescriptive distance requirements outlined in CFC Appendix D106. The following are general Access requirements that apply to subject project:

1. Fire apparatus roadways, including public and private streets and in some cases driveways used for vehicle access, shall be capable of supporting the imposed weight of a 75,000 pound (34,050 kg) fire apparatus and shall be provided with an all weather driving surface. Only paved or concrete surfaces are considered to be all weather driving surfaces. CFC 2016, Appendix D.
2. **NOTE ON FIELD PLAN:** All curbing located within the complex that has not been assigned as on-site parking shall be designated as "No Parking Fire Lane". All fire lanes to comply with MPFD standard on subsequent submittal.
3. "Designation and Marking of Fire Lane", since there are only two points of access to the complex, "Entrance Sign B" may be installed at each point of access to complex. Provide a complete no parking fire lane striping plan with no parking signage in accordance with MPFD standard on subsequent submittal.
4. Roadway width for project illustrated at 26 feet with parallel parking on South side of street.
5. **NOTE ON FIELD PLAN:** Fire apparatus for vehicle access shall be installed and in service prior to construction. Fire protection water serving all hydrants shall be provided as soon as combustible material arrives on the site:
 - a. PRIOR TO COMBUSTIBLE MATERIAL ARRIVING ON THE SITE, CONTACT THE MENLO PARK FIRE PROTECTION DISTRICT TO SCHEDULE AN INSPECTION OF ROADWAYS AND FIRE HYDRANTS. CFC 2016.
6. For buildings 30 feet (9144 mm) and over in height above natural grade, the required fire apparatus access roadway shall be a minimum of 26 feet (7925 mm) in width, and shall be positioned parallel to at least one entire side of the building, and the fire lane shall be located within a minimum of 5'feet (1524 mm) and a maximum of 10'feet (3048mm) from the building. CFC 2016, Appendix D05:
 - a. Fire District staging areas to be located along Merrill St fronting project and aerial ladder truck detail on Plan Sheet AD-20 for Aerial Ladder Truck Minimum and Maximum climbing angles. If a climbing angle is less than 50 degrees the roadway shall be adjusted to comply to the changing condition listed above. Note Aerial Ladder requires minimum 4' setback on any side to allow for outriggers.
 - b. Based on the Aerial ladder Truck position as per the detail listed on Plan Sheet AD-20 the aerial ladder will not reach the (4th) fourth floor window due in part to the setback design for the (3rd & 4th) third and fourth floors.
7. Roof access steps installed #2 shall be provided as per prescriptive requirements outlined in CFC/CBC 2016 edition.
8. Traffic Opticom Signal Preemption System required for all traffic intersections controlled with a traffic signal. An encroachment permit shall accompany these installations.

WATER SUPPLY

1. Applicant to provide fire flow modeling report through a separate engineered plan showing how this is to be achieved. This document shall be submitted to Menlo Park Fire Protection District for review and approval prior to issuance of grading and building permits. CFC 2016, Sec. 507.5. 1. Appendix B Section 105.2 & Table 105.1. Corrective Action: Provide Fire Flow Modeling Report from a separate engineered plan detailing suppression system requirements, the buildings and fire hydrants fire flow requirements.
 - a. The 70% reduction for Fire Flow noted in CFC does not apply, upon approval from the Fire Marshal a 50% reduction in the flow may be granted, however that percentage reduction will be dependent upon construction features for project, discrepancies in building design that would adversely impact fire ground operations as per the discretion of the Fire Marshal.
2. Our records show two existing fire hydrants 1st located at the corner of Santa Cruz & Merrill St, and the 2nd located in front of 1155 Merrill St. Required number of hydrants shall meet prescriptive requirements based on required fire flow noted above, and outlined as per CFC Section 507.5. 1 & Appendix C. All hydrants to comply to the following:
 - a. All fire hydrants shall be wet barrel standard steamer type with 1.4 1/2" (114.3 mm) and 2-2 1/2" (63.5 mm) outlets. MPFRD CFC Sec. 507.5. & Appendix B (Fire Flow) & C (Location and distribution of hydrants). Corrective Action: The number and location of fire hydrants to be based upon fire flow modeling report as per CFC criteria.
3. Fire hydrants and fire appliances (fire department connections FDC and post indicator valves PIV) shall be clearly accessible and free from obstruction. FDC shall be relocated to the North/West corner of the proposed building facing Merrill St.

COMMERCIAL BUILDING:

FIRE SUPPRESSION SYSTEMS

1. For single story buildings or structures with an interior height of up to 18 feet as measured from the finished floor to the underside of ceiling, the minimum sprinkler design shall be 0.18 gpm over the most remote 3,000 sq. ft. area plus 500 gpm hose stream included at the base of the riser. For buildings or structures with an interior height of over 18 feet from finished floor to the underside of the ceiling, the minimum sprinkler design shall be 0.30 gpm over the most remote 3,000 sq. ft. area plus 500 gpm hose streams included at the base of the riser. With written approval from the fire code official, schools, churches and similar occupancies which have few hazards and are unlikely to change may use lesser sprinkler design densities allowed by NFPA 13 and Chapter 9 of the Fire Code.
2. An approved Contrailor shall be installed throughout structure. Systems in new office buildings shall include a safety factor in the piping system, and rugged branch line piping allowing for future modifications. In new office buildings shall the Sprinkler system shall be designed to 18 gpm/3,000 square foot of coverage area. In new garage area the automatic fire sprinkler system shall be designed to 20 gpm/1,000 square feet of coverage area. Residential units shall require the sprinkler system designed to 10 gpm/Area Served. Fire sprinkler system to comply with NFPA 13 2016 edition and Menlo Park Fire Protection District Standards. A separate plan review fee will be collected upon review of these plans:
 - a. Each floor level shall have a dedicated sprinkler riser assembly installed enabling fire department personnel direct access. The buildings 1st, 2nd, 3rd & 4th floors sprinkler riser assembly to be located in stairwell #2. A 1/2" Standpipe Outlet required in stairwell #2 located at each floor main landing.
 - b. The Standpipe Outlet shall be located on main floor landing and shall reach all portions of the floor served at a 200 foot distance from the Outlet.
 - c. Each floor level shall have a dedicated sprinkler riser assembly installed enabling fire department personnel direct access. The building 1st, 2nd, 3rd & 4th floors sprinkler riser assembly to be located in stairwell #2 serving building.
 - d. Roof access shall have a two standpipe outlets, and most remote standpipe shall be calculated at 500gpm, and additional 250gpm added to outlet below totaling 750gpm. Include in fire flow calculation.

FIRE DETECTION SYSTEM

2. An approved (manual and automatic) fire alarm system is required. A minimum of two sets of plans, specifications and other information pertinent to the system must be submitted to the Menlo Park Fire Protection District for review and approval prior to installation. A separate plan review fee will be collected upon review of these plans:
 - a. Fire alarm systems shall be U.L. Certified, Certificate of Completion and other documentation listed the National Fire Alarm Code shall be provided for all new fire alarm system installations.

EXITING

3. The provided plans illustrate access to and egress for the two residential units located on the 3rd & 4th floor only have a single stairwell providing access. Stairwell #1 is shown to provide access to the 2nd floor only. It is not clear how this stairwell configuration meets those requirements outlined in CBC/CFC Chapter Ten for Means of Egress. Provide supportive documentation with a detailed Code Analyzer required existing the residential units located on the 3rd & 4th floors. Include specific CBC/CFC Section that support a single stairwell meeting egress requirements.
4. Means of egress components to include exit pathway throughout use, exit stairwells, exit enclosure providing access to exit doors, door hardware, exit signs, exit illumination and emergency lighting shall comply to CFC/CBC Chapter Ten.

GENERAL COMMENTS

5. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Individual suite numbers shall be permanently posted on the main entrance doors of tenant spaces. If rear outside doors to tenant spaces are installed, they shall include the installation of numerical address numbers corresponding to front addressing. Numbers on new occupancies shall comply with the following:
 - a. Structures up to 50 feet (15240 mm) in height shall have addresses with a min. 1 inch (25.4 mm) stroke wide by min. 8 inches (203.2 mm) high.
 - b. Structures over 50 feet (15240 mm) high shall have addresses with a min. 2.5 inch (63.5 mm) stroke wide by min. 12 inches (304.8 mm) high.
6. **CFC Section 511, Firefighter Air Systems.** When required by the fire code official, a firefighter air system shall be installed in new buildings four or more stories in height and in existing buildings greater than 75 feet in height, not later than December 31, 2005, and any underground structures that are two or more floors below grade. Installation shall be in accordance with this ordinance and Menlo Park Fire Protection District Standard, "Firefighter Air Systems", see Chapter 60.
7. **Exception:** R-3 Occupancies.
8. **CFC Section 610, Emergency Responder Radio Coverage.** When required by the fire code official, all new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems within MPFD at the exterior of the building. This section shall not require improvements of the existing public safety communication systems.
Exceptions:
 - a. Where approved by the building official & fire code official, a wired communication system in accordance with Section 507.2.13.2 shall be permitted to be installed or maintained in lieu of an approved radio coverage system.
 - b. Where it is determined by the fire code official that the radio coverage system is not needed.
 - c. In facilities where emergency responder radio coverage is required and such systems, component or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency responder radio coverage system.MPFD requires a construction permit for the installation or modification to emergency responder radio coverage system as provisioned in CFC Section 105.7.5. A separate plan review fee will be collected upon review of these plans.
9. Elevators shall conform to the provisions outlined in Section 607 of the CBC 2016. At least one elevator shall be of a size that will accommodate one gurney (not 24 inches by 84 inches [610 mm by 2134 mm]) and three attendants.
10. A minimum 2A 118C rated fire extinguisher shall be located at or near exits and shall be placed so that the travel distance to a fire extinguisher shall not exceed 75 feet. Verify with Fire Inspector at time through inspection to assist with placement of extinguisher(s).
11. Exit signs, emergency lighting, address posting, fire lane, marking, fire extinguishers and Knox Box location to be field verified by Fire Inspector.
12. The single man door providing direct access to the Sprinkler Riser Assembly (for each building) shall require signage on the door accessing rising stairwell - "Riser Room" or agreed upon language.
13. Approved plans and approval letter must be on site at the time of inspection.
14. Final acceptance of this project is subject to field inspection.

Deputy Fire Marshal Bob Blach of the Menlo Park Fire Protection District at 650-688-8430 is assigned to this project, you may contact either of us if you should have any questions.

1. Nothing in this review is intended to authorize or approve any aspects of the design or installation which do not strictly comply with applicable codes and standards. Menlo Park Fire Protection District is not responsible for inadvertent errors or omissions pertaining to his review and/or subsequent field inspection(s). i.e., additional comments may be added during subsequent drawing review or field inspection. Please call with any questions.



Issue Set / Revisions	No.	Description	Date
01	PLANNING RESUBMITTAL		12.01.17

North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	TMD
Scale	

NOTES

Sheet number

A010

1/17/2018 8:40:10 PM

ZONING COMPLIANCE ANALYSIS		REQUIRED	PROPOSED	COMPLIES
ASSESSOR'S PARCEL NUMBER:	061441-030	-	-	-
TOTAL SITE AREA:	6469 SF	6469 SF	-	-
ZONING DISTRICT:	SA E	SA E	-	-
HISTORIC CATEGORY:	NONE	-	-	-
FLOOD ZONE:	N/A	N/A	-	-
MAXIMUM FAÇADE HEIGHT:	38' - 0"	28' - 0"	YES	YES
BUILDING FAÇADE - MINOR VERTICAL FAÇADE MODULATION:	MINIMUM 2' - 0" DEEP BY 5' - 0" WIDE	2' - 1" DEEP BY 18' - 0" WIDE	YES	YES
MAXIMUM BUILDING HEIGHT:	60' - 0"	55' - 0"	YES	YES
MAXIMUM F.A.R.:	1.35	1.35	YES	YES

OPEN SPACE COMPLIANCE		
PARCEL / SITE AREA - 6469 SF		
SPACE FUNCTION	AREA	AREA COMMENTS
LEVEL 2		
TERRACE	417 SF	OFFICE (SOUTH)
TERRACE	417 SF	OFFICE (NORTH)
	834 SF	
LEVEL 3		
TERRACE	592 SF	RESIDENTIAL (NORTH)
TERRACE	598 SF	RESIDENTIAL (SOUTH)
	1,190 SF	
LEVEL 4		
TERRACE	598 SF	RESIDENTIAL (SOUTH)
	598 SF	
TOTAL OPEN SPACE	2,621 SF	

OPEN SPACE AS PER M.P.D.T. SPECIFIC PLAN
 PER E 3.6.01 - EXCEED REQUIREMENTS FOR A MINIMUM OF 80 SF OF OPEN SPACE PER UNIT. MINIMUM DIMENSION 8' x 8'
 PER E 3.6.02 - PROVISION OF RESIDENTIAL OPEN SPACE AND ACCESSIBLE OPEN SPACE ABOVE PARKING PODIUMS UP TO 16' HIGH COUNTS TOWARDS MINIMUM OPEN SPACE REQUIREMENT FOR THE DEVELOPMENT
 PER E 3.6.05 - PRIVATE OPEN SPACE IS AN EXTENSION OF THE INDOOR LIVING AREA, PROVIDING AN AREA THAT IS USABLE AND PLANTERS ARE PROVIDED FOR PRIVACY
 PER E 3.6.07 - LANDSCAPING (SEE LANDSCAPE DESIGN)

OCCUPANT & PARKING LOADS					
OCCUPANCY CALCULATION (CBC TABLE 1004.1.2)					
LEVEL	OCCUPANCY	SPACE FUNCTION	OCCUPANT LOAD FACTOR (GROSS)	GFA	OCCUPANT LOAD
L1	S-2	PARKING GARAGE	200	3881 SF	20
L1	MIXED	LOBBY (CLEAR OF ACCESS AISLE)	7	85 SF	13
L1	B	BUSINESS AREA	100	609 SF	6
L2	B	BUSINESS AREA	100	2876 SF	29
L2	B	OUTDOOR ASSEMBLY - UNCONCENTRATED (S' TERRACE)	7	834 SF	120
L3	R-3	RESIDENTIAL	200	1688 SF	9
L4	R-3	RESIDENTIAL	200	1688 SF	9
TOTAL OCCUPANT LOAD					206

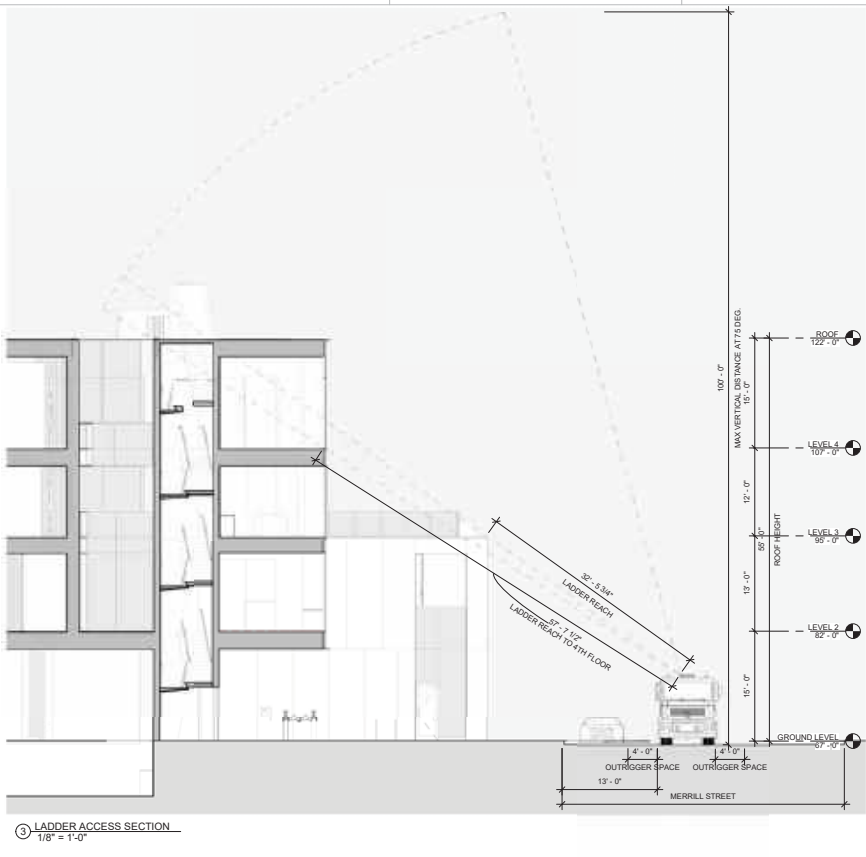
VEHICULAR PARKING SUMMARY			
PARKING SPACE TYPE	DIMENSIONS	SPACES REQUIRED	SPACES PROVIDED
STANDARD	8' 6" x 18'	16	17
ACCESSIBLE VAN	8' 0" x 18'	1	1
EV ACCESSIBLE VAN	12' 0" x 18'	1	1
TOTAL VEHICULAR PARKING SPOTS		18	19

* FOR PARKING REQUIREMENTS INCLUDING 1 SPACE REDUCTION IN BASE REFER TO MEMORANDUM PREPARED BY HEXAGON TRANSPORTATION CONSULTANTS, INC. DATE SEP 14, 2017
 **MAX 21 PARKING SPACES PROVIDED IF A BAY PULLER UTILIZED. SEE SHEET A100, KEY NOTE 23

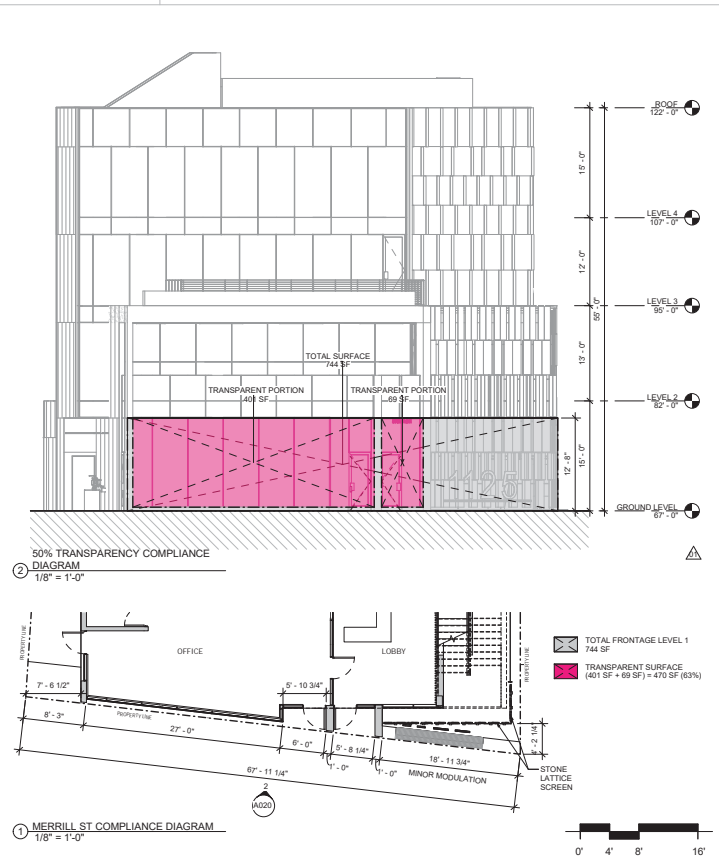
BICYCLE PARKING SUMMARY							
SPACE TYPE	SPACE COUNT	CLASS I - LONG TERM STORAGE		CLASS II - SHORT TERM STORAGE			
		REQ'D	PROVD	RATE	REQ'D	PROVD	
MULTIFAMILY DWELLING	2 UNITS	1 PER UNIT	2	2	1 PER 10 UNITS	1	1
TOTAL	4366 SF	1 PER 10,000 SF, MIN 2	2	2	1 PER 10,000 SF, MIN. 2	2	2

FAR COMPLIANCE					
SITE AREA :		6,469 SF			
MAX F.A.R. :		8,733 SF (1.35 FAR)			
PROPOSED AREA :		8,732 SF			

FAR COMPLIANCE SUMMARY					
SPACE FUNCTION	LEVEL	AREA	GFA (FAR)	COMMENTS	
OFFICE					
CIRCULATION	GROUND LEVEL	411 SF	80%	LOBBY	CIRCULATION
OFFICE	GROUND LEVEL	609 SF			
OFFICE	LEVEL 2	2876 SF			
CIRCULATION	LEVEL 2	200 SF		EXIT STAIRS	
TERRACE	LEVEL 2	182 SF		STAIRS (ACCESS TO EXIT LEVEL 1)	
CIRCULATION	LEVEL 2	97 SF		ELEVATOR	
		4366 SF			
RESIDENTIAL					
CIRCULATION	GROUND LEVEL	411 SF	50%	LOBBY	CIRCULATION
RESIDENTIAL	LEVEL 3	1688 SF			
CIRCULATION	LEVEL 3	188 SF		EXIT STAIRS	
CIRCULATION	LEVEL 3	101 SF		ELEVATOR	
RESIDENTIAL	LEVEL 4	1688 SF			
CIRCULATION	LEVEL 4	188 SF		EXIT STAIRS	
CIRCULATION	LEVEL 4	101 SF		ELEVATOR	
		4366 SF			
EXCLUSION MP 16 04 325					
PARKING	GROUND LEVEL	28 SF		C-3 PARKING (BICYCLE STORAGE)	
PARKING	GROUND LEVEL	3,853 SF		C-3 PARKING (VEHICULAR PARKING)	
GARAGE	GROUND LEVEL	172 SF		C-2 TRASH & RECYCLING	
ELECTRICAL	GROUND LEVEL	76 SF		C-1 NON-OCCUPIABLE SPACE	
MECHANICAL	GROUND LEVEL	62 SF		C-2 MECHANICAL ROOM (ELEV CONTROL)	
		0 SF			
OPEN SPACE					
TERRACE	LEVEL 2	417 SF		OFFICE (NORTH)	
TERRACE	LEVEL 2	417 SF		OFFICE (SOUTH)	
TERRACE	LEVEL 3	592 SF		RESIDENTIAL (NORTH)	
TERRACE	LEVEL 3	598 SF		RESIDENTIAL (SOUTH)	
TERRACE	LEVEL 4	598 SF		RESIDENTIAL (SOUTH)	
		0 SF			
TOTAL GFA		8732 SF			



3 LADDER ACCESS SECTION
 1/8" = 1'-0"



1 MERRILL ST COMPLIANCE DIAGRAM
 1/8" = 1'-0"

FIELD ARCHITECTURE
 974 COMMERCIAL ST. STE. 104
 PALO ALTO, CA 94303
 650.462.8554

Issue Set / Revisions

No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
 1125 MERRILL STREET
 MENLO PARK, CA 94025

Date 01.18.18
 Drawn by JCH
 Scale As Indicated

BUILDING DATA & LADDER ACCESS

Sheet number

A020

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LEED v4 for BD+C: Core and Shell

Project Checklist

Project Name: 1125 Merrill St
Date: 11/28/2017

Y	T	N	Points	Requirement	Points	Y	T	N	Points	Requirement	Points
				Vegetative Process	1						
4.1 Location and Transportation 20											
			20	LEED for Neighborhood Development Location	20						
			2	Secure Land Protection	2						
			3	High-Floor Site	3						
			8	Surrounding Density and Diverse Uses	8						
			6	Access to Quality Transit	6						
			1	Bicycle Facility	1						
			1	Reduce Parking Footprint	1						
			1	Green Vehicles	1						
5.0.3 Sustainable Sites 11											
			Required	Construction Activity Pollution Prevention	Required						
			1	Site Assessment	1						
			2	Site Development - Protect or Restore Habitat	2						
			1	Open Space	1						
			3	Rainwater Management	3						
			2	Heat Island Reduction	2						
			1	Light Pollution Reduction	1						
			1	Tenants Design and Construction Guidelines	1						
6.3.2 Water Efficiency 11											
			Required	Outdoor Water Use Reduction	Required						
			Required	Indoor Water Use Reduction	Required						
			Required	Building Level Water Metering	Required						
			2	Outdoor Water Use Reduction	2						
			6	Indoor Water Use Reduction	6						
			2	Cooling Tower Water Use	2						
			1	Water Metering	1						
7.2.5 Energy and Atmosphere 33											
			Required	Fundamental Commissioning and Verification	Required						
			Required	Minimum Energy Performance	Required						
			Required	Building Level Energy Metering	Required						
			Required	Fundamental Refrigerant Management	Required						
			8	Enhanced Commissioning	8						
			9	Optimize Energy Performance	9						
			1	Advanced Energy Planning	1						
			2	Demand Response	2						
			3	Renewable Energy Production	3						
			1	Enhanced Refrigerant Management	1						
			2	Green Power and Carbon Offsets	2						
8.2.6 Materials and Resources 34											
			Required	Storage and Collection of Recyclables	Required						
			Required	Construction and Demolition Waste Management Planning	Required						
			3	Building Life-Cycle Impact Reduction	3						
			2	Building Product Disclosure and Optimization - Environmental Product	2						
			2	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2						
			2	Building Product Disclosure and Optimization - Material Ingredients	2						
			2	Construction and Demolition Waste Management	2						
9.0.0 Indoor Environmental Quality 19											
			Required	Minimum Indoor Air Quality Performance	Required						
			Required	Environmental Tobacco Smoke Control	Required						
			2	Enhanced Indoor Air Quality Strategies	2						
			2	Low-Emitting Materials	2						
			1	Construction Indoor Air Quality Management Plan	1						
			1	Daylight	1						
			1	Quality Views	1						
4.6.0 Innovation 6											
			5	Innovation	5						
			1	LEED Accredited Professional	1						
1.1.0 Regional Priority 4											
			1	Regional Priority Specific Credit	1						
			1	Regional Priority Specific Credit	1						
			1	Regional Priority Specific Credit	1						
			1	Regional Priority Specific Credit	1						
10.1.4 TOTALS Possible Points: 110											
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 90											

Issue Set / Revisions	No.	Description	Date
01 PLANNING RESUBMITAL			12.01.17

North

1125 MERRILL

1125 MERRILL STREET
MENLO PARK, CA 94025

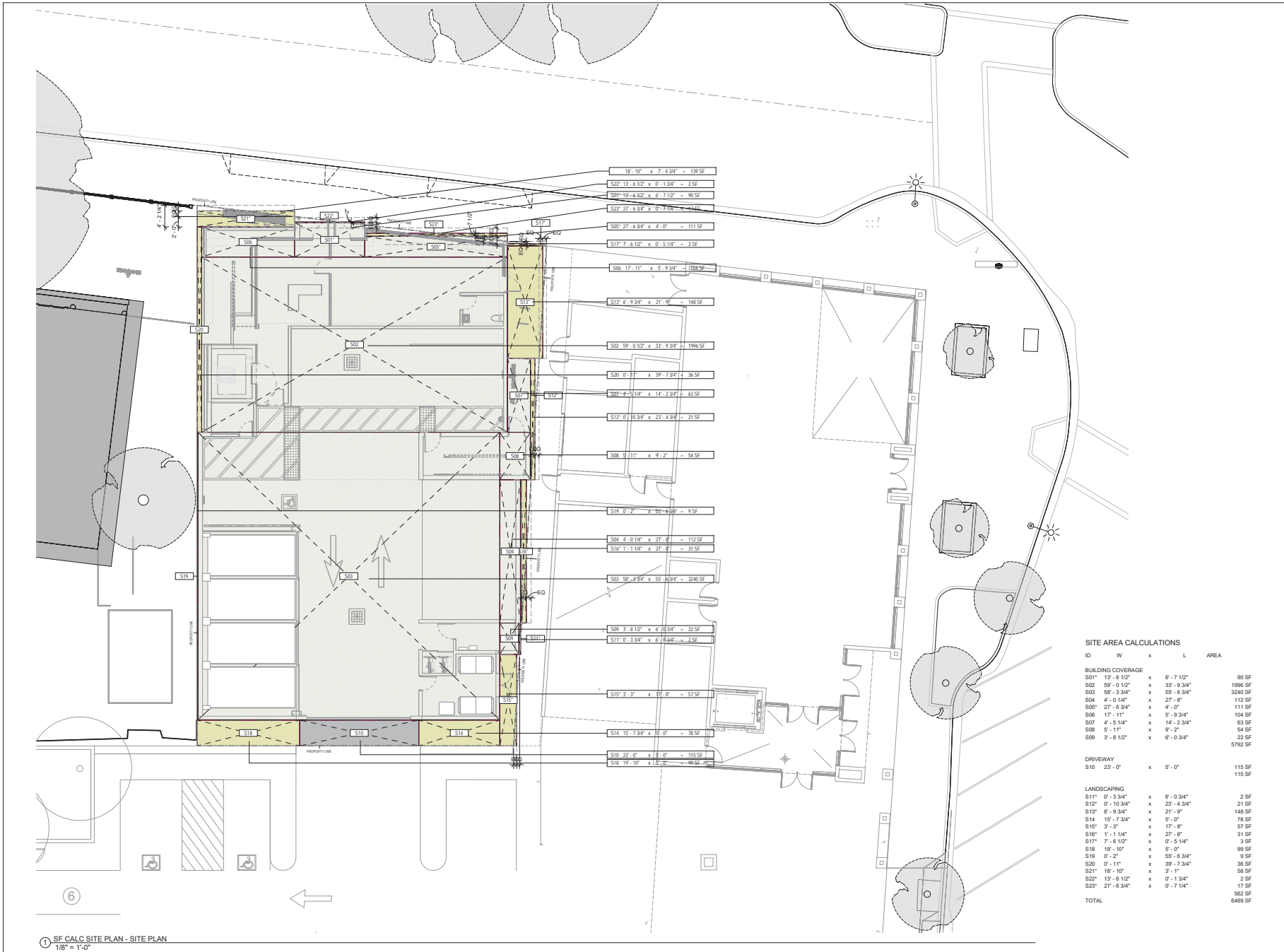
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Scale:

LEED CHECKLIST

Sheet number

A021

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- S18 18'-10" x 7'-4 3/4" = 139 SF
- S22 13'-4 1/2" x 0'-1 3/4" = 2 SF
- S20 11'-4 1/2" x 0'-3 1/2" = 90 SF
- S23 27'-6 3/4" x 0'-7 1/4" = 194 SF
- S25 27'-6 3/4" x 4'-0" = 111 SF
- S17 7'-6 1/2" x 0'-5 1/4" = 3 SF
- S26 17'-11" x 5'-9 3/4" = 104 SF
- S13 6'-9 3/4" x 21'-0" = 148 SF
- S20 39'-0 1/2" x 33'-9 3/4" = 1996 SF
- S20 0'-3 1/2" x 39'-1 3/4" = 36 SF
- S20 4'-0 1/4" x 14'-2 3/4" = 63 SF
- S12 0'-8 3/4" x 23'-4 3/4" = 21 SF
- S28 9'-11" x 9'-2" = 54 SF
- S18 0'-2" x 90'-6 3/4" = 9 SF
- S24 4'-0 1/4" x 27'-0" = 112 SF
- S14 1'-1 1/4" x 27'-0" = 31 SF
- S23 56'-2 3/4" x 55'-0 3/4" = 3240 SF
- S29 3'-6 1/2" x 6'-0 3/4" = 22 SF
- S11 0'-3 3/4" x 6'-0 3/4" = 2 SF
- S15 3'-3" x 0'-0" = 0 SF
- S14 15'-7 3/4" x 5'-0" = 78 SF
- S10 22'-0" x 5'-0" = 115 SF
- S18 19'-10" x 15'-0" = 492 SF

SITE AREA CALCULATIONS

ID	W	x	L	AREA
BUILDING COVERAGE				
S01*	13'-6 1/2"	x	6'-7 1/2"	90 SF
S02	59'-0 1/2"	x	33'-9 3/4"	1996 SF
S03	56'-3 3/4"	x	55'-0 3/4"	3240 SF
S04	4'-0 1/4"	x	27'-0"	112 SF
S05*	27'-6 3/4"	x	4'-0"	111 SF
S06	17'-11"	x	5'-9 3/4"	104 SF
S07	4'-5 1/4"	x	14'-2 3/4"	63 SF
S08	5'-11"	x	9'-2"	54 SF
S09	3'-6 1/2"	x	6'-0 3/4"	22 SF
DRIVEWAY				
S10	22'-0"	x	5'-0"	115 SF
LANDSCAPING				
S11*	0'-3 3/4"	x	6'-0 3/4"	2 SF
S12*	0'-10 3/4"	x	23'-4 3/4"	21 SF
S13*	0'-9 3/4"	x	21'-0"	148 SF
S14	15'-7 3/4"	x	5'-0"	78 SF
S15*	3'-3"	x	17'-0"	57 SF
S16*	1'-1 1/4"	x	27'-0"	31 SF
S17*	7'-6 1/2"	x	0'-5 1/4"	3 SF
S18	19'-10"	x	5'-0"	99 SF
S19	0'-2"	x	55'-6 3/4"	9 SF
S20	0'-1 1/4"	x	39'-7 3/4"	36 SF
S21*	18'-10"	x	3'-1"	58 SF
S22*	13'-6 1/2"	x	0'-1 3/4"	2 SF
S23*	27'-6 3/4"	x	0'-7 1/4"	11 SF
TOTAL				6489 SF

① SF CALC SITE PLAN - SITE PLAN
1/8" = 1'-0"

FIELD ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

Issue Set / Revisions

No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

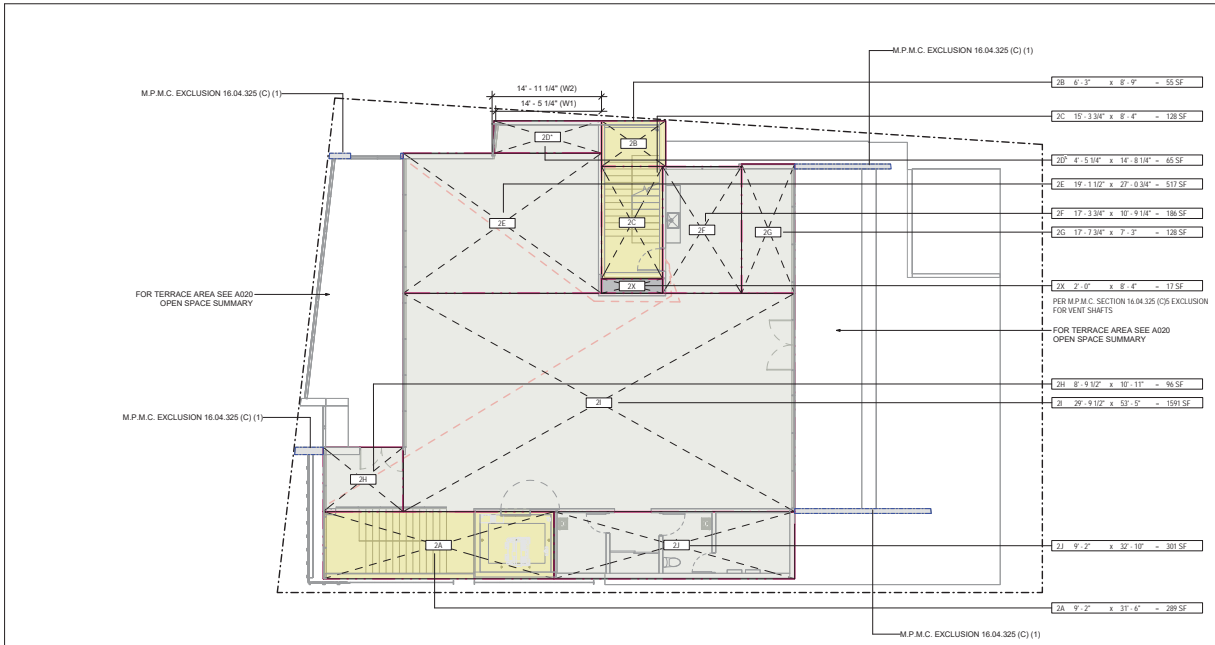
North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	1/8" = 1'-0"

SF CALCULATIONS SITE PLAN

Sheet number
A022

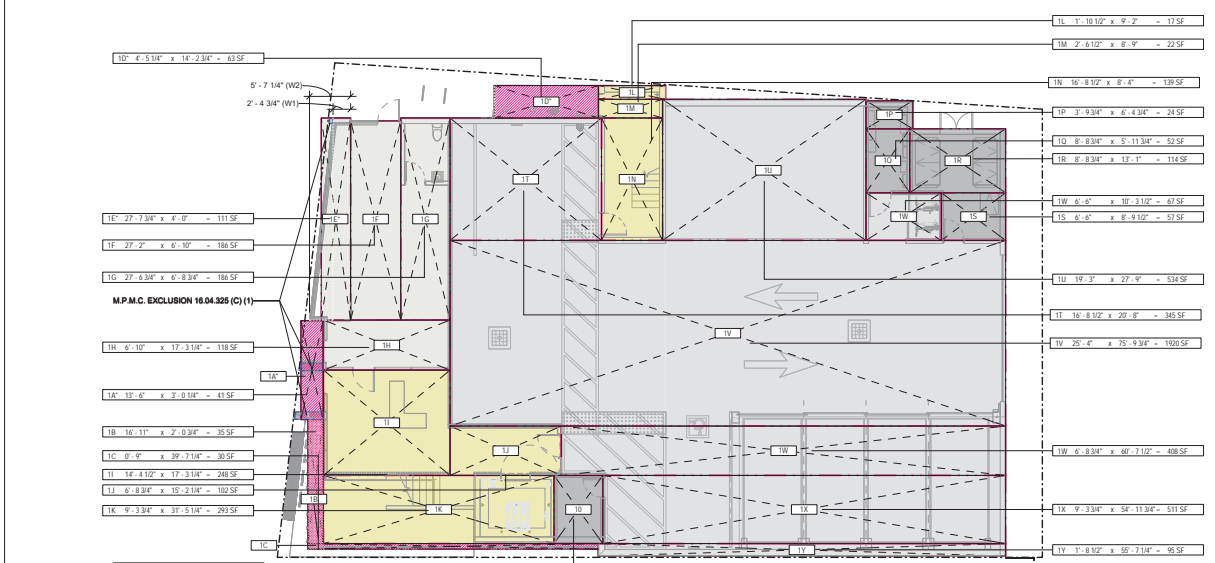


- CIRCULATION
- OFFICE
- SERVICES

L2 GFA GROSS FLOOR AREA CALCULATION

ID	W	x	L	AREA	GFA	COMMENTS
CIRCULATION						
2A	8'-2"	x	31'-6"		289 SF	
2B	6'-2"	x	8'-9"		55 SF	
2C	15'-3 3/4"	x	8'-4"		128 SF	
					471 SF	
OFFICE						
2J	8'-2"	x	32'-10"		301 SF	
2K	4'-5 1/4"	x	14'-8 1/4"		65 SF	
2G	17'-7 3/4"	x	7'-3"		128 SF	
2E	19'-1 1/2"	x	27'-0 3/4"		517 SF	
2I	29'-9 1/2"	x	53'-5"		1591 SF	
2H	8'-9 1/2"	x	10'-11"		96 SF	
2F	17'-3 3/4"	x	10'-9 1/4"		186 SF	
					2884 SF	
SERVICES						
2X	2'-0"	x	8'-4"		17 SF	M.P.M.C. EXCLUSION 16.04.325 (C)(5) VENTILATION SHAFT
					0 SF	
TOTAL					3355 SF	

2 SF CALCULATIONS - LEVEL 2
1/8" = 1'-0"



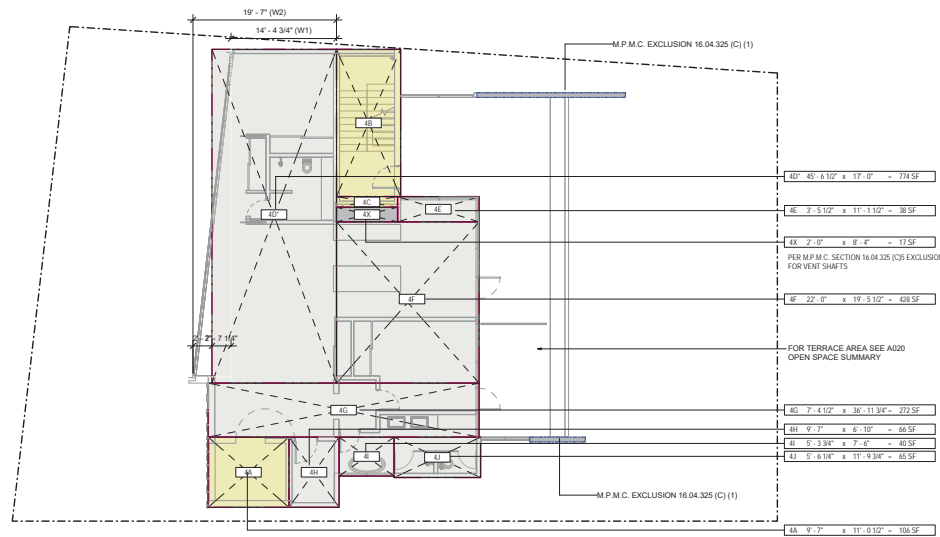
- BUILDING COVERAGE
- CIRCULATION
- OFFICE
- PARKING
- SERVICES

* FOR TRAPEZOIDAL AREAS - ((W1 + W2) / 2) x L
M.P.M.C. EXCLUSION 16.04.325 (C)(1)

L1 (GROUND LEVEL) GFA GROSS FLOOR AREA CALCULATION

ID	W	L	AREA	GFA	COMMENTS
BUILDING COVERAGE					
1A	13'-0"	x	3'-0 1/4"		41 SF
1B	16'-11"	x	2'-0 3/4"		35 SF
1C	0'-9"	x	39'-7 1/4"		30 SF
1D	4'-5 1/4"	x	14'-2 3/4"		63 SF
					169 SF
					0 SF
CIRCULATION					
1I	14'-4 1/2"	x	17'-3 1/4"		248 SF
1J	6'-8 3/4"	x	19'-2 1/4"		102 SF
1K	9'-3 3/4"	x	31'-5 1/4"		293 SF
1L	1'-10 1/2"	x	9'-2"		17 SF
1M	2'-6 1/2"	x	8'-9"		22 SF
1N	16'-8 1/2"	x	8'-4"		139 SF
					822 SF
					822 SF
OFFICE					
1E	27'-7 3/4"	x	4'-0"		111 SF
1F	27'-2"	x	6'-10"		186 SF
1G	27'-6 3/4"	x	6'-8 3/4"		196 SF
1H	6'-10"	x	17'-3 1/4"		118 SF
					600 SF
PARKING					
1T	16'-8 1/2"	x	20'-8"		345 SF
1U	19'-3"	x	27'-9"		534 SF
1V	29'-4"	x	79'-9 3/4"		1920 SF
1W	6'-8"	x	10'-3 1/2"		67 SF
1X	6'-8 3/4"	x	62'-7 1/2"		408 SF
1Y	9'-3 3/4"	x	54'-11 3/4"		511 SF
1Z	1'-8 1/2"	x	55'-7 1/4"		95 SF
					3862 SF
					0 SF
SERVICES					
1P	3'-9 3/4"	x	6'-4 3/4"		24 SF
1Q	8'-8 3/4"	x	6'-11 3/4"		52 SF
1R	8'-8 3/4"	x	13'-11"		114 SF
1S	6'-0"	x	8'-9 1/2"		57 SF
1O	9'-3 3/4"	x	6'-8"		62 SF
					0 SF
					310 SF
TOTAL GFA LEVEL 1					6782 SF

1 SF CALCULATIONS - GROUND LEVEL
1/8" = 1'-0"

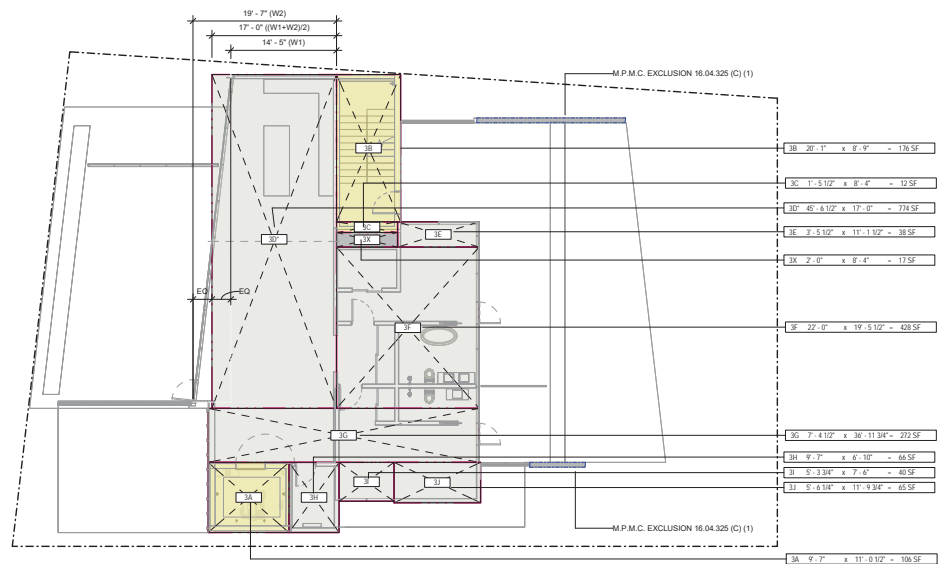


CIRCULATION
 RESIDENTIAL
 SERVICES

L4 GFA GROSS FLOOR AREA CALCULATION

ID	W	x	L	AREA	GFA	COMMENTS
CIRCULATION						
4A	9'-7"	x	11'-0 1/2"		106 SF	
4B	20'-1"	x	8'-9"		176 SF	
4C	1'-5 1/2"	x	8'-4"		12 SF	
					294 SF	
RESIDENTIAL						
4D	45'-6 1/2"	x	17'-0"		774 SF	
4E	3'-5 1/2"	x	11'-1 1/2"		38 SF	
4F	22'-0"	x	19'-5 1/2"		428 SF	
4G	7'-4 1/2"	x	36'-11 3/4"		272 SF	
4H	9'-7"	x	6'-10"		66 SF	
4I	5'-3 3/4"	x	7'-6"		40 SF	
4J	5'-6 1/4"	x	11'-9 3/4"		65 SF	
					1684 SF	
SERVICES						
4K	2'-0"	x	8'-4"		17 SF	M.P.M.C. EXCLUSION 16.04.325 (C)(5) VENTILATION SHAFT
					0 SF	
TOTAL					1978 SF	

SF CALCULATIONS - LEVEL 4
 1/8" = 1'-0"



CIRCULATION
 RESIDENTIAL
 SERVICES

L3 GFA GROSS FLOOR AREA CALCULATION

ID	W	x	L	AREA	GFA	COMMENTS
CIRCULATION						
3A	9'-7"	x	11'-0 1/2"		106 SF	
3B	20'-1"	x	8'-9"		176 SF	
3C	1'-5 1/2"	x	8'-4"		12 SF	
					294 SF	
RESIDENTIAL						
3D	45'-6 1/2"	x	17'-0"		774 SF	
3E	3'-5 1/2"	x	11'-1 1/2"		38 SF	
3F	22'-0"	x	19'-5 1/2"		428 SF	
3G	7'-4 1/2"	x	36'-11 3/4"		272 SF	
3H	9'-7"	x	6'-10"		66 SF	
3I	5'-3 3/4"	x	7'-6"		40 SF	
3J	5'-6 1/4"	x	11'-9 3/4"		65 SF	
					1684 SF	
SERVICES						
3K	2'-0"	x	8'-4"		17 SF	M.P.M.C. EXCLUSION 16.04.325 (C)(5) VENTILATION SHAFT
					0 SF	
TOTAL					1978 SF	

SF CALCULATIONS - LEVEL 3
 1/8" = 1'-0"

Issue Set / Revisions	No.	Description	Date
01 PLANNING RESUBMITTAL			12.01.17

North

1125 MERRILL
 1125 MERRILL STREET
 MENLO PARK, CA 94025
 Date: 01.18.18
 Drawn by: JCH
 Scale: 1/8" = 1'-0"

FLOOR AREA DIAGRAMS (L3,L4)

Sheet number

A024

1/17/2018 4:46:18 PM



MERRILL ST STREETScape



506 SANTA CRUZ AVENUE

1125 MERRILL ST

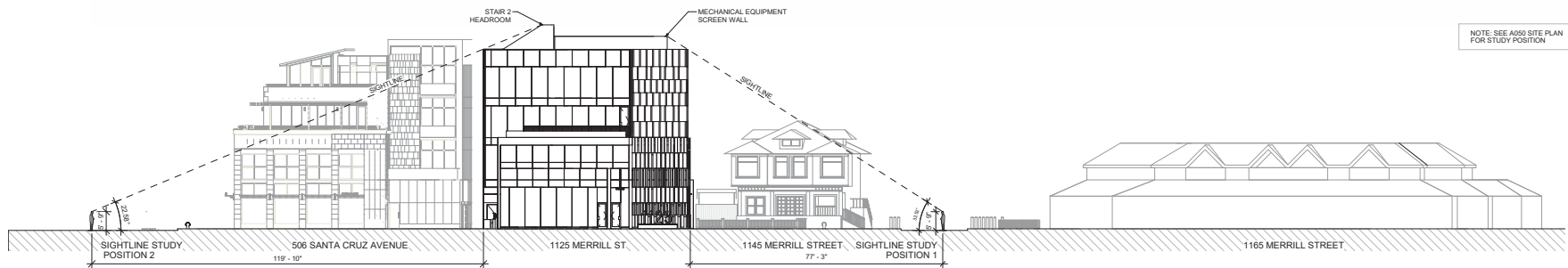
1145 MERRILL STREET

1165 MERRILL STREET

3 STREETScape
1/16" = 1'-0"

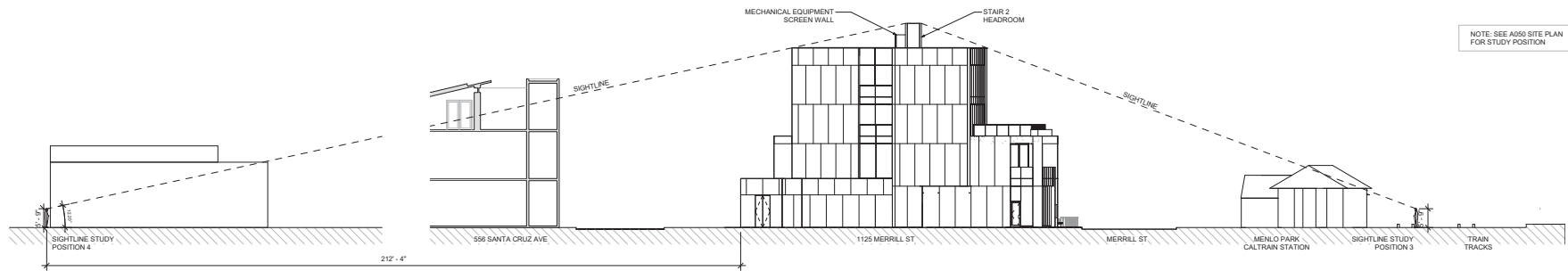


FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554



NOTE: SEE A030 SITE PLAN FOR STUDY POSITION

2 MERRILL ST SIGHTLINE SECTION
1/16" = 1'-0"



NOTE: SEE A030 SITE PLAN FOR STUDY POSITION

1 SANTA CRUZ AVE. SIGHTLINE SECTION
1/16" = 1'-0"

Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

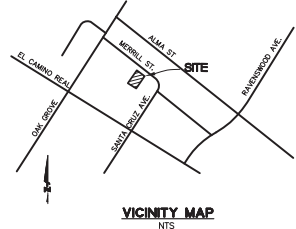
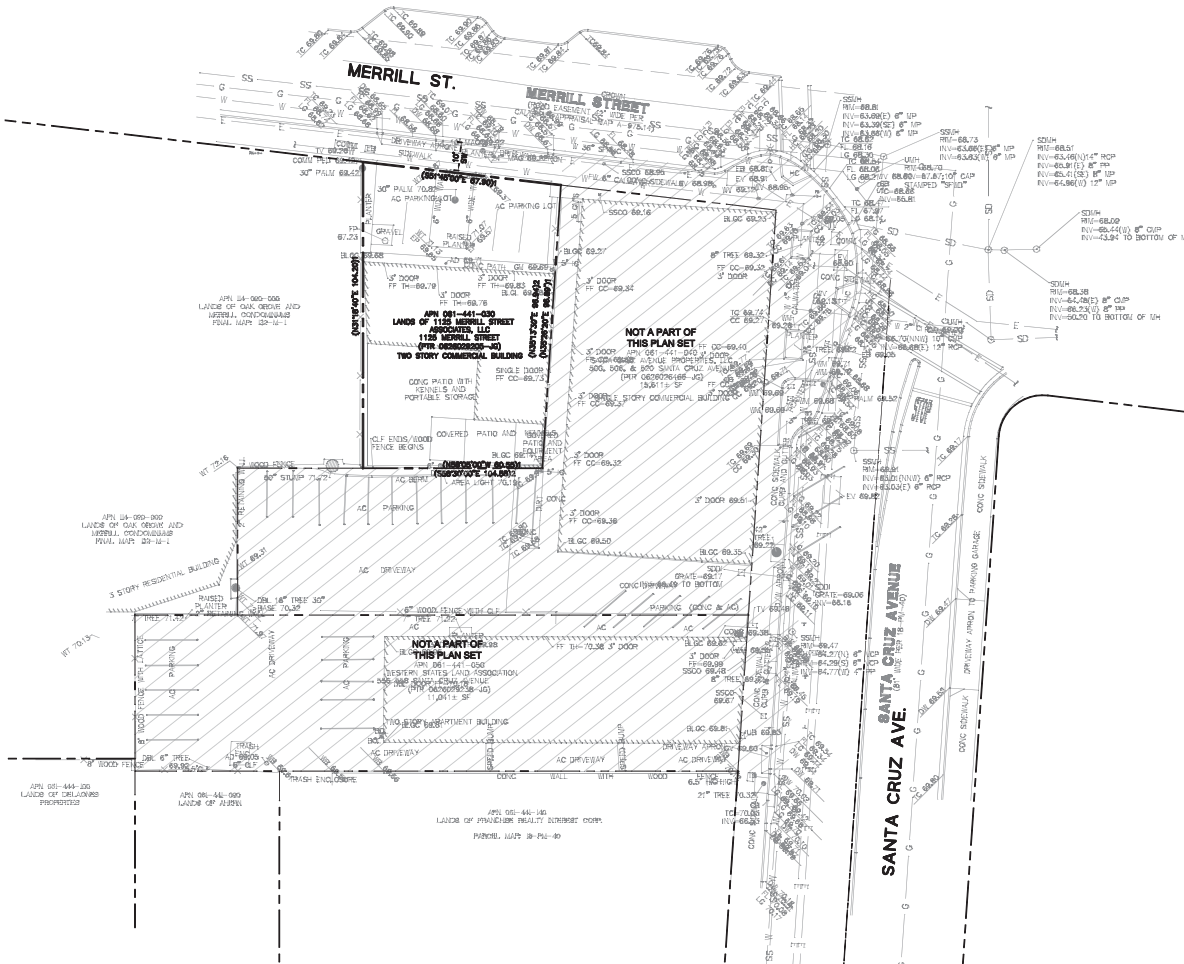
Date 01.18.18
Drawn by JCH
Scale 1/16" = 1'-0"

STREETSCAPE & SIGHTLINE SECTIONS

Sheet number

A030

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LEGEND

---	SUBJECT PARCEL PROPERTY LINE
---	ADJACENT PARCEL PROPERTY LINE
---	STREET CENTER LINE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
W	WATER LINE
E	ELECTRIC LINE
G	GAS LINE
---	CURB AND GUTTER
SMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
SL	STREET LIGHT
CB	CATCH BASIN
SDI	STORM DRAIN INLET
WM	WATER METER
WV	WATER VALVE
EP	ELECTRIC PULLBOX
FM	ELECTRIC & GAS METER
FH	FIRE HYDRANT
UB	UTILITY BOX (GENERAL)
UB	TELEPHONE BOX
PP	POWER POLE
JU	JOINT UTILITY POLE
T	TREE
DR	DRIVEWAY

- ### NOTES
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - TREE DIMENSIONS ARE DIAMETERS, MEASURED AT CHEST HEIGHT.
 - ONLY SURFACE UTILITIES ARE SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
 - ALL GRADES, INVERTS AND RIM ELEVATIONS ARE SHOWN ON NAVD83. TO CONVERT TO NGVD29 SUBTRACT 2.72.
 - PER THE TOPOGRAPHIC SURVEY, THERE ARE NO EXISTING EASEMENTS ON SITE.

ABBREVIATIONS

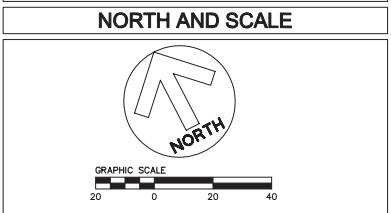
AC	ASPHALT CONCRETE	SDDI	STORM DRAIN, DRAINAGE INLET
BLOC	BUILDING CORNER	SDMH	STORM DRAIN, MANHOLE
BOLL	BOLLARD	SSCO	SANITARY SEWER, CLEANOUT
CB	CATCH BASIN	SSMH	SANITARY SEWER, MANHOLE
CC	CONCRETE	SW	SIDEWALK
CLF	CHAIN LINK FENCE	TB	TELEPHONE BOX
COMP	CORRUGATED METAL PIPE	TC	TOP OF CURB AT FACE
COMM	COMMUNICATION BOX	TH	THRESHOLD
CONC	CONCRETE	TSB	TRAFFIC SIGNAL BOX
DBL	DOUBLE	TV	TELEVISION BOX
DW	DRIVEWAY	UB	UNKNOWN UTILITY BOX
EB	ELECTRIC BOX	UMH	UNKNOWN UTILITY MANHOLE
EP	EDGE OF PAVEMENT	VOP	VITRIFIED CLAY PIPE
EV	ELECTRIC VAULT	WB	WATER BOX
FF	FINISHED FLOOR	WM	WATER METER
FH	FIRE HYDRANT	WB	BOTTOM OF WALL
FL	FLOWLINE	WT	TOP OF WALL
FP	FLAG POLE	W	RECORD DATA PER PTR 062602468-JG
GM	GAS METER	(J1)	RECORD DATA PER PTR 062602305-JG
GV	GAS VALVE	(J2)	RECORD DATA PER PTR 062602938-JG
HC	HANDICAP RAMP	(J3)	RECORD DATA PER PTR 062602938-JG
INV	INVERT		
IP	LIP OF GUTTER		
MAG	MAGNOLIA TREE		
MP	METAL PIPE		
PE	PEDESTAL		
PIP	PLASTIC PIPE		
PPR	PER PRELIMINARY TITLE REPORT (AS SHOWN)		
RCP	REINFORCED CONCRETE PIPE		

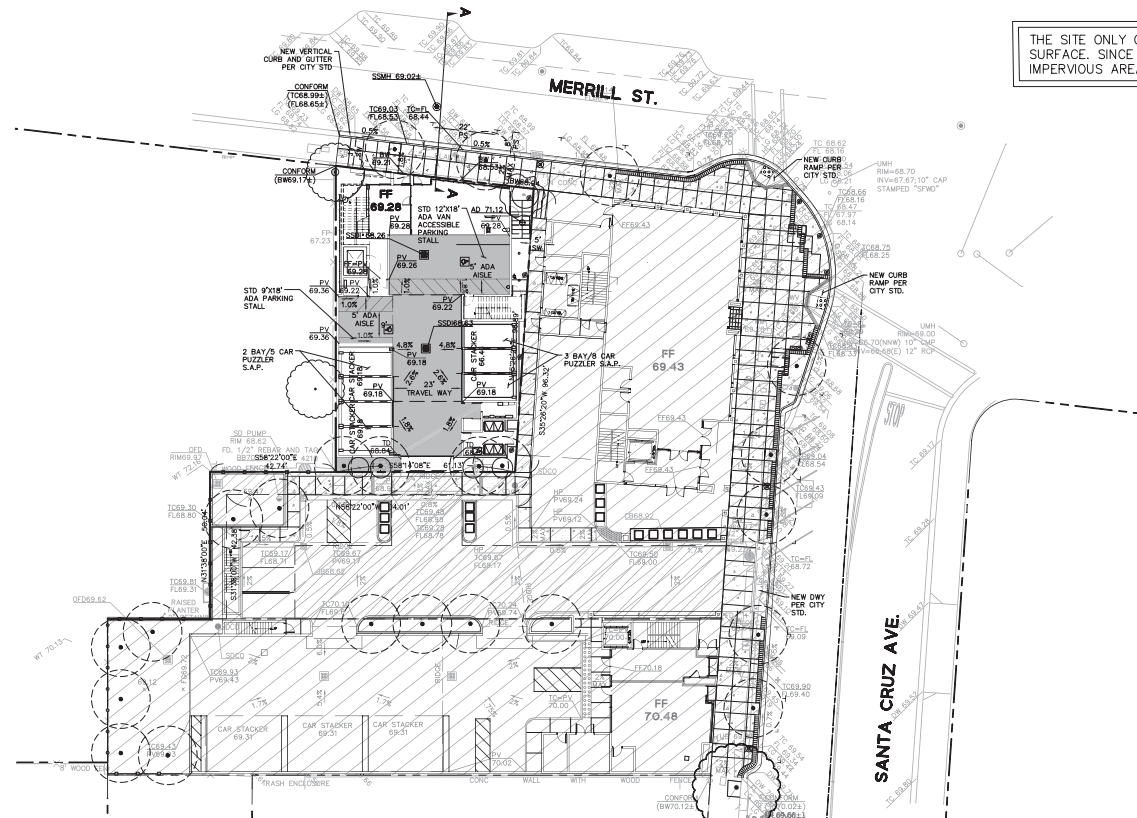
SURVEYOR'S CERTIFICATE
 THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME OR UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2016.

DAVID DARLING P.L.S. 7625
 DATE _____

BASIS OF BEARINGS
 THE BEARING OF N 89°22'00" W BETWEEN THE MONUMENTS FOUND AS SHOWN ON THAT CERTAIN FINAL MAP RECORDED IN BOOK 132 OF MAPS, AT PAGES 1-15, SAN MATEO COUNTY RECORDS, AND AS SHOWN HEREON.

BENCH MARK
 MENDO PARK & NGS BENCHMARK No. U10110, A US&GS BRASS DISK LOCATED IN THE TOP OF THE GRANITE FOUNDATION OF THE ELLIOTT BUILDING, BETWEEN TWO COLUMNS, AT THE EASTERLY CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE. ELEVATION = 73.85 FEET (NAVD 88 DATUM).





THE SITE ONLY CREATES/REPLACE 5,929 SQUARE FEET OF IMPERVIOUS SURFACE. SINCE THE C.3 THRESH HOLD IS 10,000 SQUARE FEET OF NEW IMPERVIOUS AREA.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ===== VERTICAL CURB
- ===== VERTICAL CURB & GUTTER
- GRADE BREAK
- STORM DRAIN AREA DRAIN
- STORM DRAIN CATCH BASIN
- TO12.94
FL12.44
- OVERLAND RELEASE
- ▨ NEW CONCRETE
- ▩ NEW AC PAVEMENT
- ▧ PUBLIC UTILITY EASEMENT AREA
- ▦ PRIVATE STORM DRAIN EASEMENT AREA

- ### NOTES
1. THE PROJECT IS IN ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM), NO. 060321 (CITY OF MENLO PARK), PANEL 0308, SUFFIX E, EFFECTIVE DATE OCTOBER 16, 2015 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 2. REMOVE AND REPLACE ALL SIDEWALK ACROSS MERRILL STREET
 3. REMOVE AND REPLACE ANY CRACKED, DEPRESSED, UPLIFTED, OR OTHERWISE DAMAGED IMPROVEMENTS ALONG THE ENTIRE PROJECT FRONTAGE.
 4. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
 5. STREET REPAVING SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A AND SLURRY PER ST-9A, ST-9B, AND ST-16.
 6. AN ENCROACHMENT PERMIT FROM THE THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY. A LIST OF REQUIREMENTS FOR ENCROACHMENT PERMIT SUBMITTAL CAN BE FOUND AT [HTTP://WWW.MENLOPARK.ORG/202/ENCROACHMENT-PERMITS](http://www.menlopark.org/202/ENCROACHMENT-PERMITS)

ABBREVIATIONS

AD AREA DRAIN	PS PARKING STALL
BB BUBBLER BOX	PV PAVEMENT
B/W BACK OF WALK	S.A.P. SEE ARCHITECTURAL PLANS
CE CATCH BASIN	SD STORM DRAIN
CC CURB OPENING	SDOB STORM DRAIN CLEAN OUT
FF FINISH FLOOR	SS SANITARY SEWER
FG FINISH GRADE	TC TOP OF CURB
FL FLOWLINE	TRC TOP OF ROLLED CURB
GB GRADE BREAK	TW TOP OF WALL
HP HIGH POINT	SW SIDEWALK
LG LIP OF CUTTER	STD STANDARD
MH MANGROVE	T TREE
OFD OVERFLOW DRAIN	TYP TYPICAL (OF SEVERAL)
	TC TOP OF CURB

NORTH AND ARROW

GRAPHIC SCALE
20 0 20 40

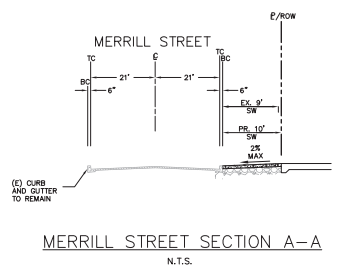


Table I.B.1 ImperVIOUS and Pervious Surfaces

Type of ImperVIOUS Surface	I.B.1.a Pre-Project ImperVIOUS Surface (sq ft)	I.B.1.b Existing ImperVIOUS Surface to be Replaced (sq ft)	I.B.1.c New ImperVIOUS Surface to be Created (sq ft)	I.B.1.d Net ImperVIOUS Surface (sq ft)	I.B.1.e Post-Project ImperVIOUS Surface (sq ft)
Asphalt	2081	0	2081	2764	8922
ImperVIOUS (sidewalk, paths, driveway, streets)	2302	0	2302	267	267
ImperVIOUS (uncovered parking)	0	0	0	0	0
Totals	3703	0	3166	2781	8922

I.B.1.1 - Total ImperVIOUS Surface Replaced and Created

(sum of totals for columns I.B.1.b and I.B.1.c)

Type of Pervious Surface	Pre-Project Pervious Surface (sq ft)	Post-Project Pervious Surface (sq ft)
Landscaping	715	340
Pervious Paving	0	0
Grass Plant	0	0
Totals	715	340
Total Site Area (Total ImperVIOUS + Total Pervious)	9418	9418

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PLANNING SUBMITTAL

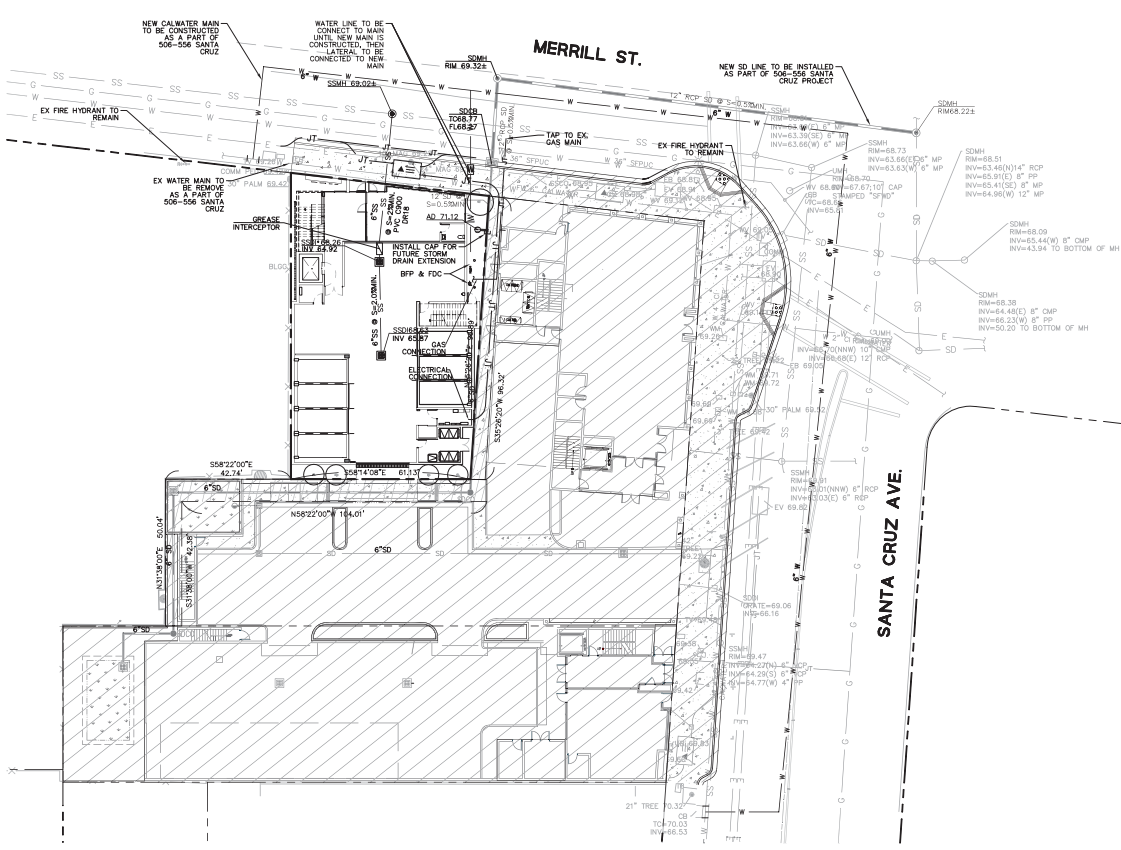
PRELIMINARY GRADING AND DRAINAGE PLAN

1125 MERRILL STREET, MENLO PARK, CA 94025

SHEET REVISIONS:
 PLANNING SUBMITTAL 2017.12.01

C2.0
DATE: 12/01/2017
BKF# 20166164

DRAWING NAME: 1125 MERRILL ST PRELIMINARY UTILITY PLAN
 PLOT DATE: 12-21-17
 PROJECT NO: 17-001-001
 SHEET NO: 0-UTL1-04



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	VERTICAL CURB
	VERTICAL CURB & GUTTER
	VALLEY GUTTER
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED GAS LINE
	PROPOSED JOINT TRENCH LINE
	PROPOSED STORM DRAIN LINE
	SANITARY SEWER MANHOLE
	SANITARY SEWER DROP INLET
	STORM DRAIN CATCH BASIN
	STORM DRAIN AREA DRAIN
	WATER VALVE
	WATER METER
	BACK FLOW PREVENTER & FDC
	GREASE INTERCEPTOR
	TRANSFORMER (FOR REFERENCE ONLY)
	GAS METER
	PUBLIC UTILITY EASEMENT AREA
	PRIVATE STORM DRAIN EASEMENT AREA

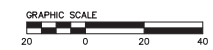
NOTES

- ALL LATERAL CROSSING WILL REQUIRE COORDINATION WITH SFPUC (36" WATERLINE)
- DURING THE DESIGN PHASE OF THE CONSTRUCTION DRAWINGS, ALL POTENTIAL UTILITY CONFLICTS SHALL BE POTHOLED WITH ACTUAL DEPTHS RECORDED ON THE IMPROVEMENT PLANS SUBMITTED FOR CITY REVIEW AND APPROVAL.

ABBREVIATIONS

AD	AREA DRAIN	OFD	OVERFLOW DRAIN
BB	BUBBLER BOX	PV	PAVEMENT
BFP	BACK FLOW PREVENTER	S±	SLOPE
BV	BLOW OFF VALVE	S	SOUTH
CB	CATCH BASIN	SD	STORM DRAIN
E	EAST	SDCO	STORM DRAIN CLEAN OUT
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
G	GAS	SSCO	SANITARY SEWER CLEAN OUT
INV	INVERT	T	TREE
IRR	IRRIGATION	TYP	TYPICAL (OF SEVERAL)
MH	MANHOLE	W	WEST
MIN	MINIMUM	WM	WATER METER
		WV	WATER VALVE

NORTH AND ARROW

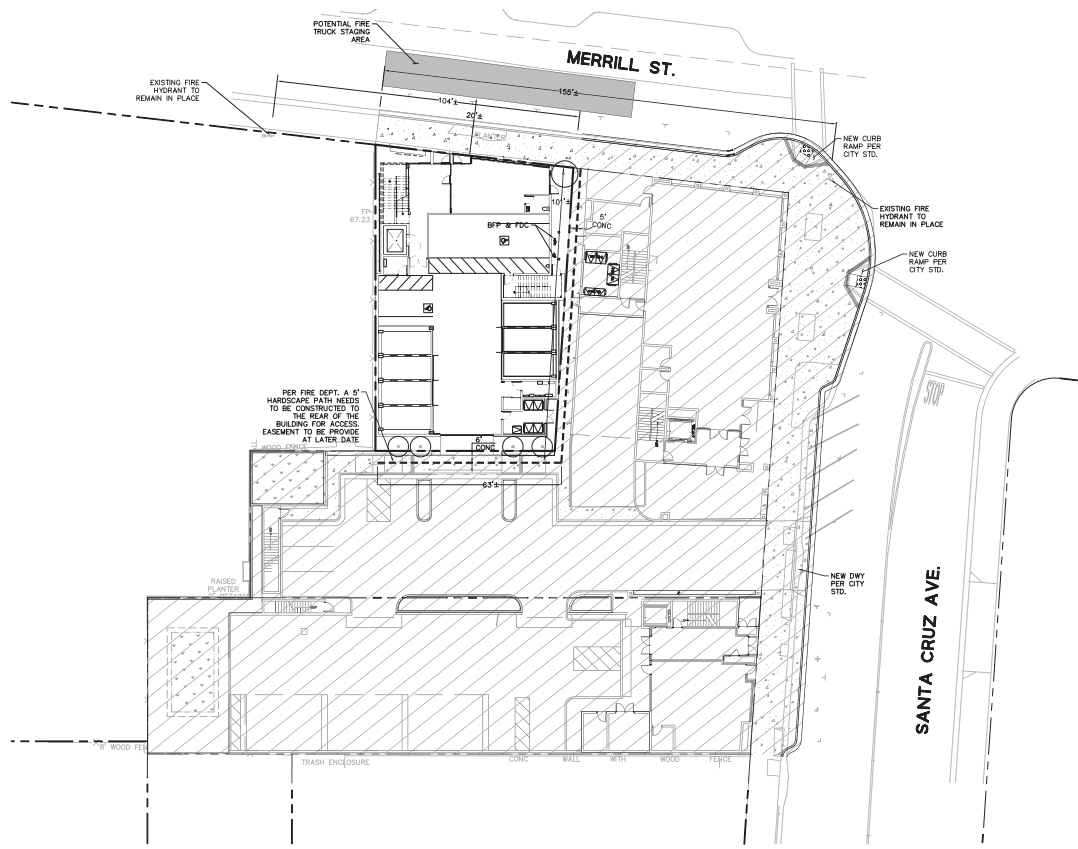


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**PLANNING SUBMITTAL
 PRELIMINARY UTILITY PLAN**
 1125 MERRILL STREET, MENLO PARK, CA 94025

SHEET REVISIONS:
 △ PLANNING SUBMITTAL 2017.12.01

C3.0
 DATE: 12/01/2017
 BKF# 20166164



LEGEND

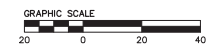
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- FIRE ROUTE
- ⊕ EXISTING FIRE HYDRANT
- FIRE TRUCK STAGING AREA

NOTES

ABBREVIATIONS

- BFP BACK FLOW PREVENTER
- CONC CONCRETE
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT

NORTH AND SCALE



SHEET REVISIONS:
 △ PLANNING SUBMITTAL 2017.12.01

C4.0
 DATE: 12/01/2017
 BKF# 20166164

**PLANNING SUBMITTAL
 FIRE ACCESS PLAN**
 1125 MERRILL STREET, MENLO PARK, CA 94025

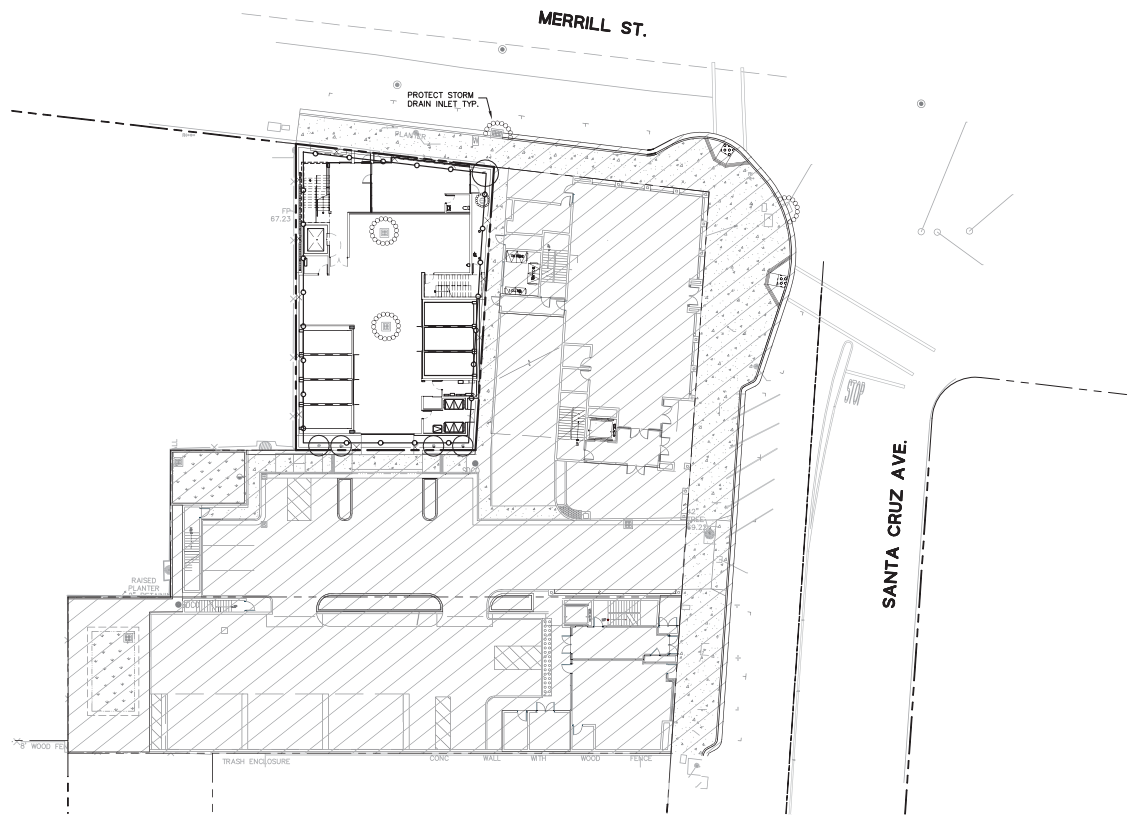
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DRAWING NAME: P:\2017\12\1125 Merrill St\1125 Merrill St\Fire Access Plan.dwg
 PLOT DATE: 12/01/17
 PLOTTED BY: ksz

DRAWING NAME: \\s\31015\66164_5716_Specs_Cross_Ju_Men (copy)\Dwg\PLANNING_1125_MERRILL\SUBSETS\Planning_Submittal\1125_MERRILL-SUBSET-0-EC.dwg
PLOT DATE: 12-21-17
PLOTTED BY: ksz



LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	STREET CENTER LINE
	TEMPORARY 6' CONSTRUCTION FENCE
	FIBER ROLL
	INLET PROTECTION

NOTES

ABBREVIATIONS

NORTH AND SCALE
 NORTH
 GRAPHIC SCALE 20 0 20 40

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PLANNING SUBMITTAL PRELIMINARY EROSION CONTROL PLAN

1125 MERRILL STREET, MENLO PARK, CA 94025

SHEET REVISIONS:
△ PLANNING SUBMITTAL 2017.12.01

C5.0
DATE: 12/01/2017
BKF# 20166164

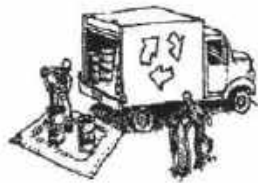


SAN MATEO COUNTYWIDE
**Water Pollution
Prevention Program**
Clean Water. Healthy Community.

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

- Store and cover stockpiles of sand, dirt or other construction material with tarp 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 material 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 tarp 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, gypsum 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 squeezer 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 drip cloth 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 inside 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) 832-7331 (24 hours).

Earthmoving



- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, erodible and maintain temporary erosion controls (such as erosion control fabric or bonded fiber mats) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and reseed 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 street.

Contaminated Soil

- If any of the following conditions are observed, tag for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or color.
 - 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, top soil, 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 pavements.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filter, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum sawcut 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 gravel slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



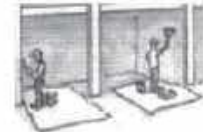
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment tracks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will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

Landscaping



- Protect mulched 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

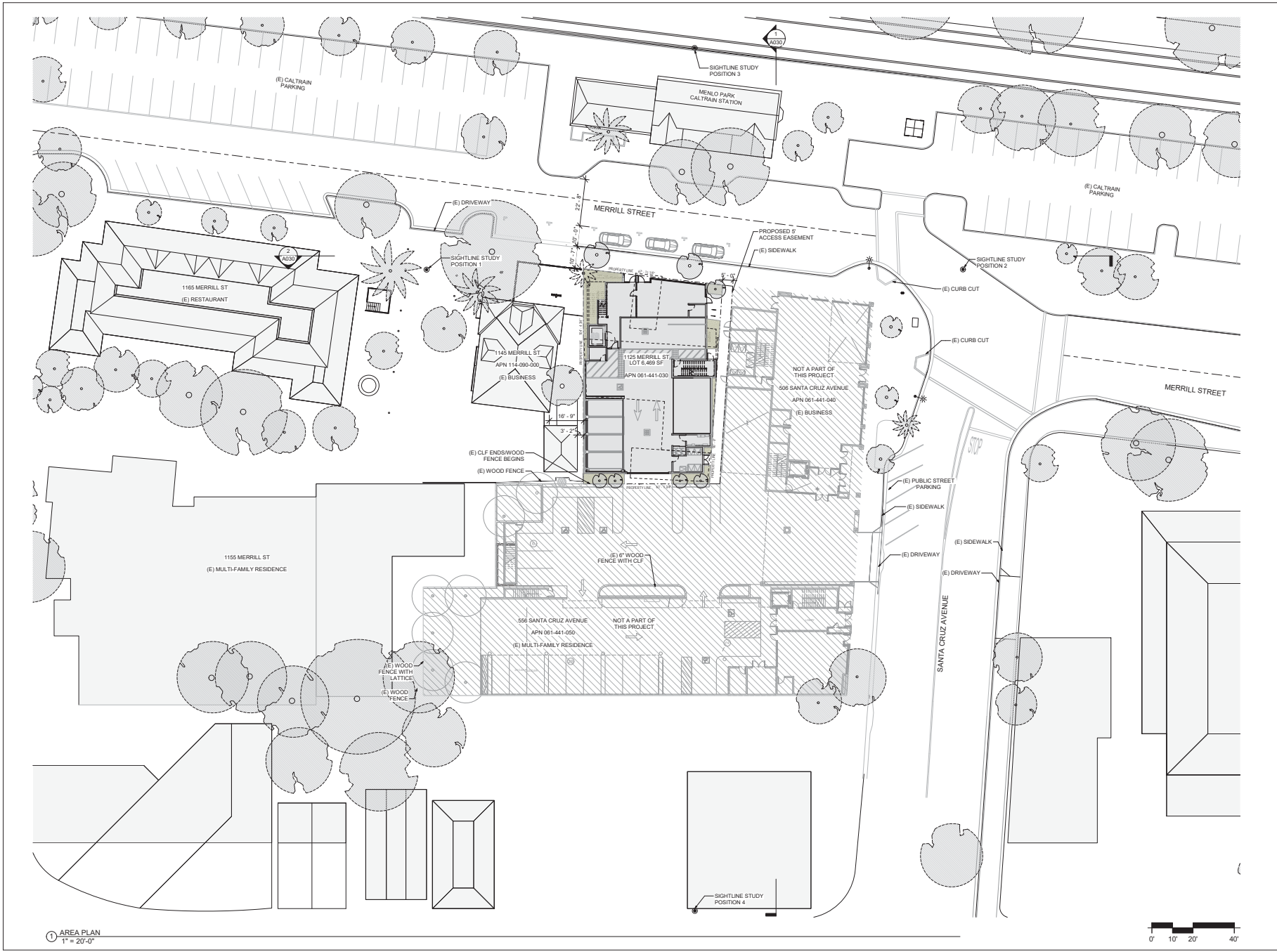
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint can brushes to the extent possible and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint can brushes to the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

Dewatering



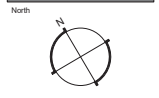
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-off water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local water quality 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!



FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

Issue Set / Revisions	
No.	Description
01	PLANNING RESUBMITTAL



1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	1" = 20'-0"

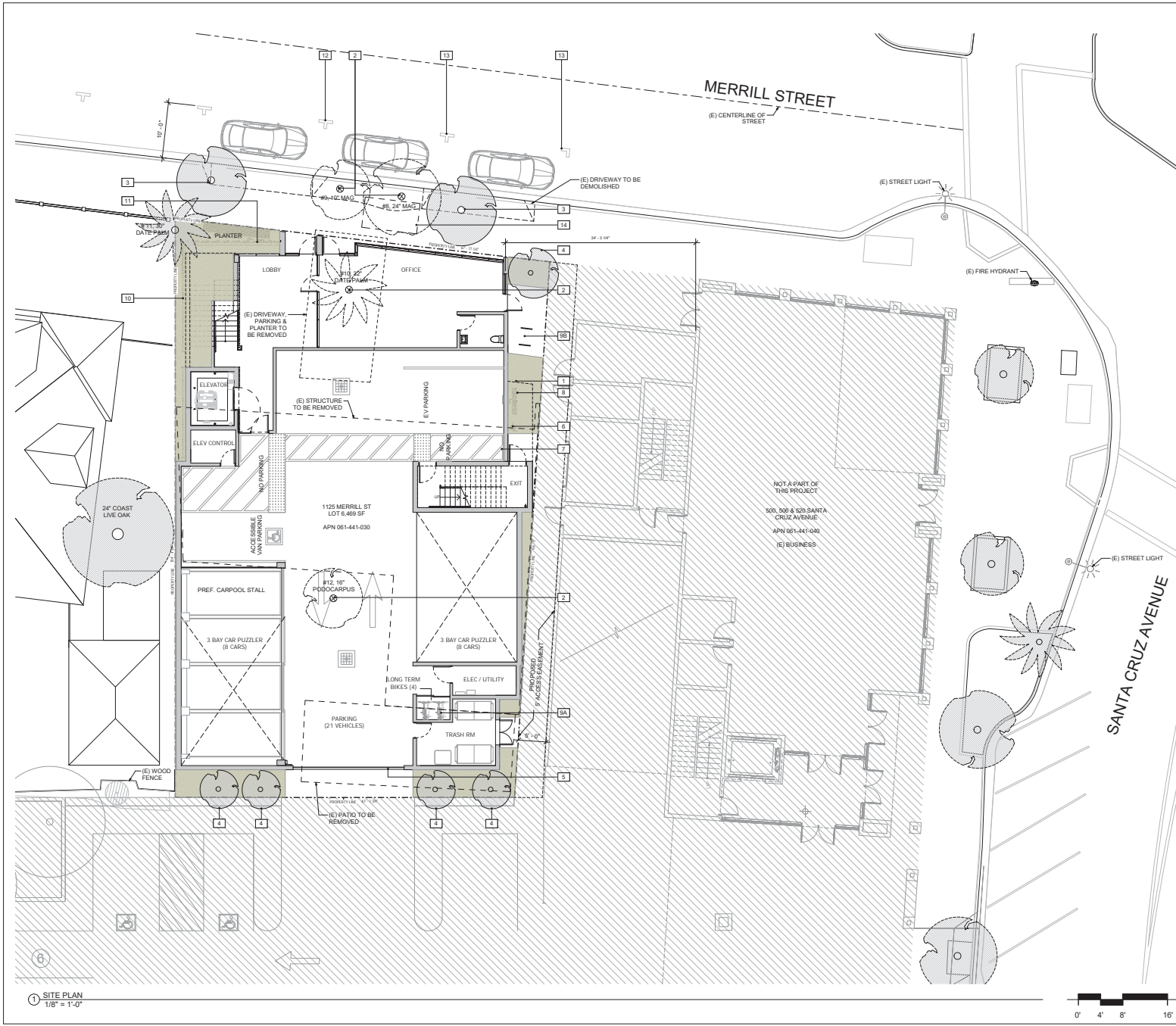
AREA PLAN

Sheet number

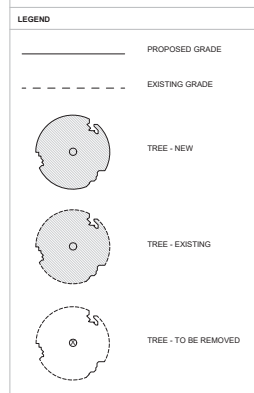
A050

① AREA PLAN
1" = 20'-0"





- KEY NOTES**
- 1 EDGE OF BUILDING ABOVE
 - 2 TREES TO BE REMOVED / RELOCATED
 - 3 (N) STREET TREE - SLD
 - 4 (N) TREE - SLD
 - 5 AUTOMATIC GARAGE DOOR
 - 6 GAS METERS
 - 7 DESIGNATED EV CHARGING STATION
 - 8 BACKFLOW PREVENTER AND FDC - SDC
 - 9A BIKE STORAGE - LONG TERM (4)
 - 9B BIKE STORAGE - SHORT TERM (3)
 - 10 PLANTED SCREEN
 - 11 MINOR VERTICAL FAÇADE MODULATION
 - 12 RELOCATED (E) STREET PARKING 10' x 20'
 - 13 (N) STREET PARKING 10' x 20'
 - 14 (N) PG&E UCD TRANSFORMER



- SHEET NOTES**
1. STAGING AREA SHOWN IS SUBJECT TO REVIEW BY MENLO PARK FIRE PROTECTION DISTRICT
 2. ROOF ACCESS TO BE CONSISTENT WITH THE FIRE DISTRICT REQ'D FOR MIN. 3'-0" DOORWAYS TO STAIRS FROM FLOOR BELOW

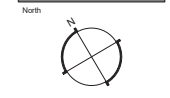
SITE ANALYSIS

TOTAL SQUARE FOOTAGE OF PARCEL:	6,469 SF
NET SQUARE FOOTAGE OF PARCEL:	6,469 SF
EXISTING BUILDING	
GROUND FLOOR AREA (COMMERCIAL)	2,346 SF
LEVEL 2 (RESIDENTIAL)	932 SF
PERCENTAGE OF LAND COVERED:	36%
SQ FT OF LAND COVERED:	2,887 SF
PROPOSED BUILDING:	
GROUND LEVEL:	5,612 SF
LEVEL 2:	3,356 SF
LEVEL 3:	1,978 SF
LEVEL 4:	1,978 SF
TOTAL:	12,922 SF
PERCENTAGE OF LAND COVERED:	92%
SQ FT OF LAND COVERED:	5,529 SF
TOTAL COVERED PARKING SPACES:	19
TOTAL UNCOVERED PARKING SPACES:	0



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Issue Set / Revisions	No.	Description	Date
01 PLANNING RESUBMITTAL			12.01.17



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date: 01.18.18
Drawn by: JCH
Scale: 1/8" = 1'-0"

SITE PLAN

Sheet number

A051

1/17/2018 4:40:38 PM

SHEET NOTES

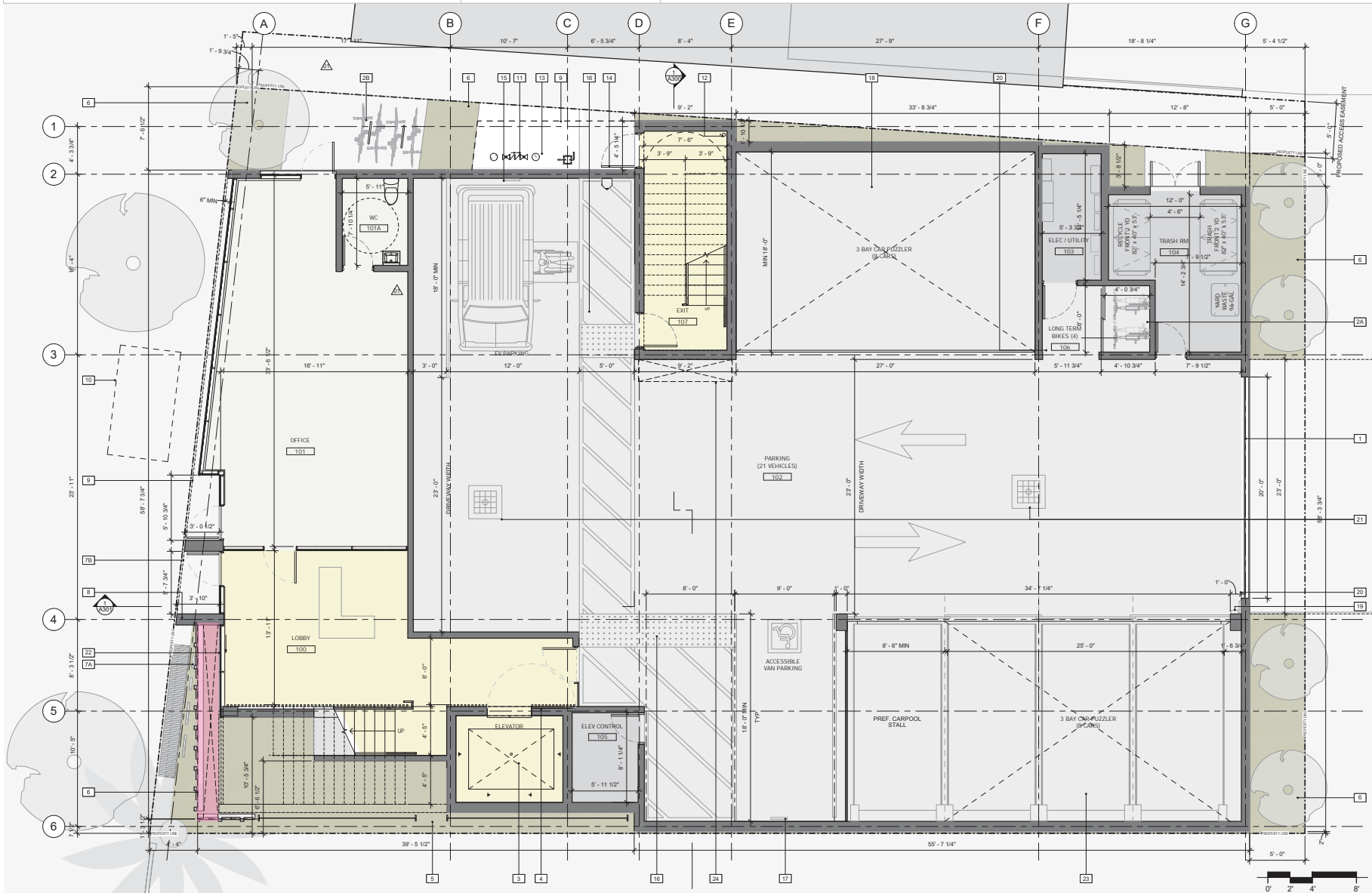
1. PARKING SPACES OPEN TO ALL BUILDING TENANTS
2. EV STALL REQUIREMENT TO MEET MENLO PARK SPECIFIC PLAN, CALGREEN CH 4 AND CBC 11A & 11B

SHEET NOTES

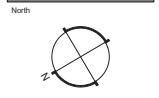
- BUILDING COVERAGE
- CIRCULATION
- OFFICE
- PARKING
- SERVICES

KEY NOTES

- | | | | |
|--|--|--|---|
| <ul style="list-style-type: none"> 11 TLT UP GARAGE DOOR W/ PERFORATED STL MESH, RFID CONTROL SYSTEM 2A CLASS I - LONG TERM BIKE STORAGE (4) 2B CLASS II - SHORT TERM BIKE PARKING (3) 3 KONE ECOSPACE FRONT OPENING ELEVATOR, 4000 LBS CAPACITY OR SIM 4 SMOKE CURTAIN AC77 BY SMOKE GUARD 5 PLANTED SCREEN - SLD | <ul style="list-style-type: none"> 6 PLANTING - SLD 7A BUILDING SIGNAGE 7B ENTRY CANOPY W/ SIGNAGE 8 RECESSED KNOX BOX 9 DASHED LINE OF SECOND FLOOR ABOVE 10 PG&E UCD TRANSFORMER 11 BACK FLOW PREVENTER / FDC | <ul style="list-style-type: none"> 12 FIRE PROTECTION WET STANDPIPE W/ 2-1/2" HOSE CONNECTION 13 GAS METER 14 EV CHARGER 15 EV SIGNAGE 16 DETECTABLE STRIP 17 ADA SIGNAGE 18 SEMI-AUTOMATIC PARKING SYSTEM UNPARKER N5303 BY PARKWORKS OR SIM | <ul style="list-style-type: none"> 19 FUSED DISCONNECT CONTROL FOR PUZZLER 20 TOUCH SCREEN CONTROL PAD FOR PARKING SYSTEM 21 AREA DRAIN - SCD 22 ACCESS FOR MAINTENANCE 23 4 BAY PUZZLER (11 CARS) IF INCLUDING PREFERENTIAL CARPOOL STALL 24 GARAGE EXHAUST FAN W/ CO SENSOR & EXHAUST DUCT UP TO ROOF - SMD |
|--|--|--|---|



Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	1/4" = 1'-0"

GROUND LEVEL PLAN

Sheet number

A100

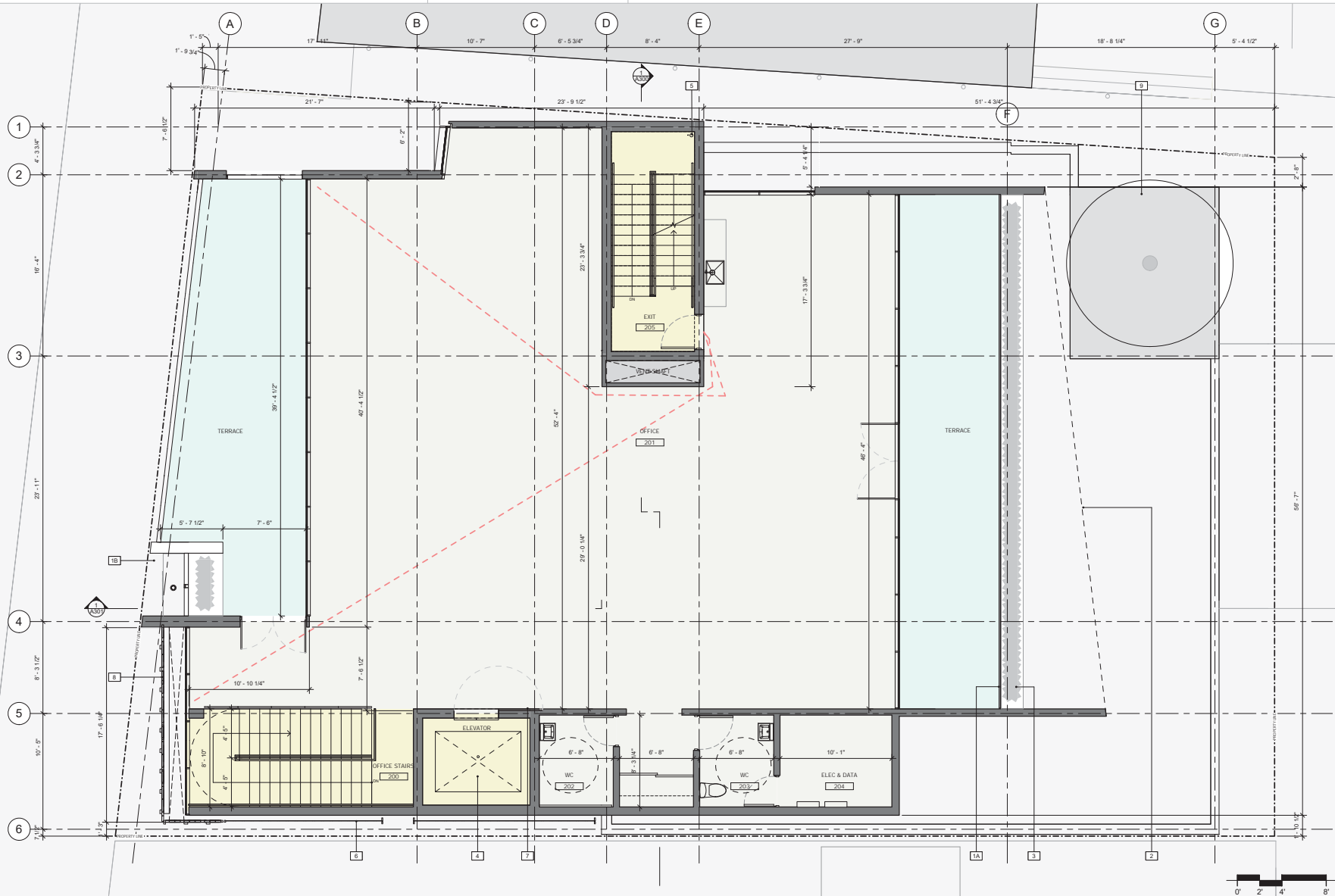
SHEET NOTES

SHEET NOTES

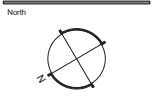
KEY NOTES

- CIRCULATION
- OFFICE
- SERVICES
- TERRACE

- 1A** 42" SS GUARDRAIL
- 1B** GLASS GUARDRAIL
- 2** ROOF OVERHANG
- 3** FREESTANDING PLANTERS
- 4** KONE ECOSPACE FRONT OPENING 4000 LBS CAPACITY OR SIMILAR
- 5** FIRE PROTECTION STANDPIPE W/ 2-1/2" HOSE CONNECTION
- 6** PLANTED SCREEN
- 7** SMOKE CURTAIN ACT7 BY SMOKE GUARD
- 8** FREE-STANDING STONE SCREEN
- 9** PLANTING BED - SLD
- 10** (N) TREE - SLD



Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17



1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date **01.18.18**
Drawn by **JCH**
Scale **1/4" = 1'-0"**

LEVEL 2 PLAN

Sheet number

A101

SHEET NOTES

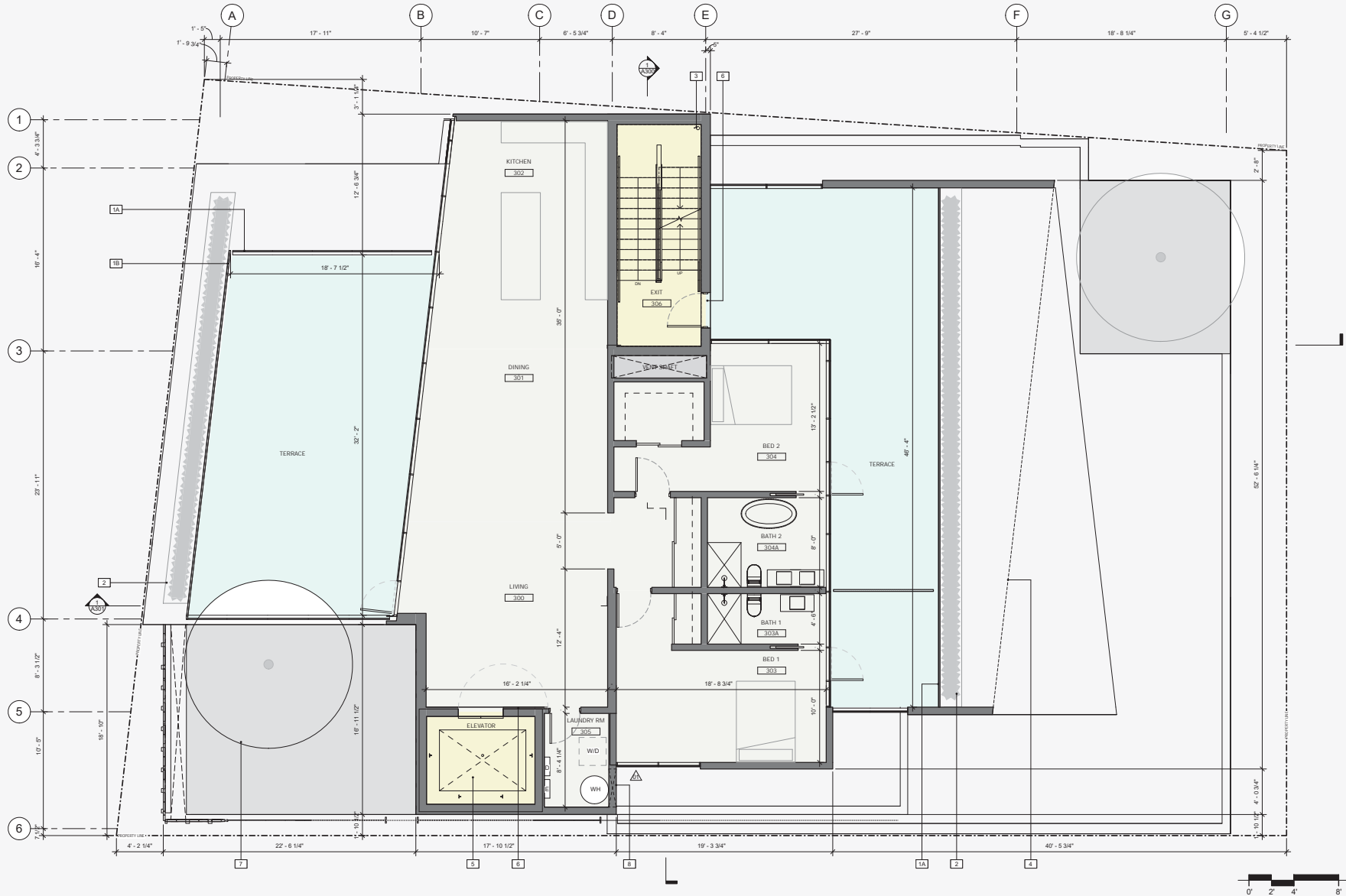
SHEET NOTES

KEY NOTES

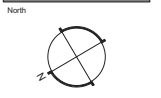
- CIRCULATION
- RESIDENTIAL
- SERVICES
- TERRACE

- 1A 42" SS GUARDRAIL
- 1B GLASS GUARDRAIL
- 2 FREESTANDING PLANTERS
- 3 FIRE PROTECTION STANDPIPE
- 4 ROOF OVERHANG
- 5 KONE ECOSPACE FRONT OPENING 4000 LBS CAPACITY OR SIMILAR
- 6 SMOKE CURTAIN ACT77 BY SMOKE GUARD

- 7 (N) TREE - SLD
- 8 WALL VENT FOR WATER HEATER, LAUNDRY & DRYER, EXHAUST - SMD



Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date: 01.18.18
Drawn by: JCH
Scale: 1/4" = 1'-0"

LEVEL 3 PLAN

Sheet number

A102

SHEET NOTES

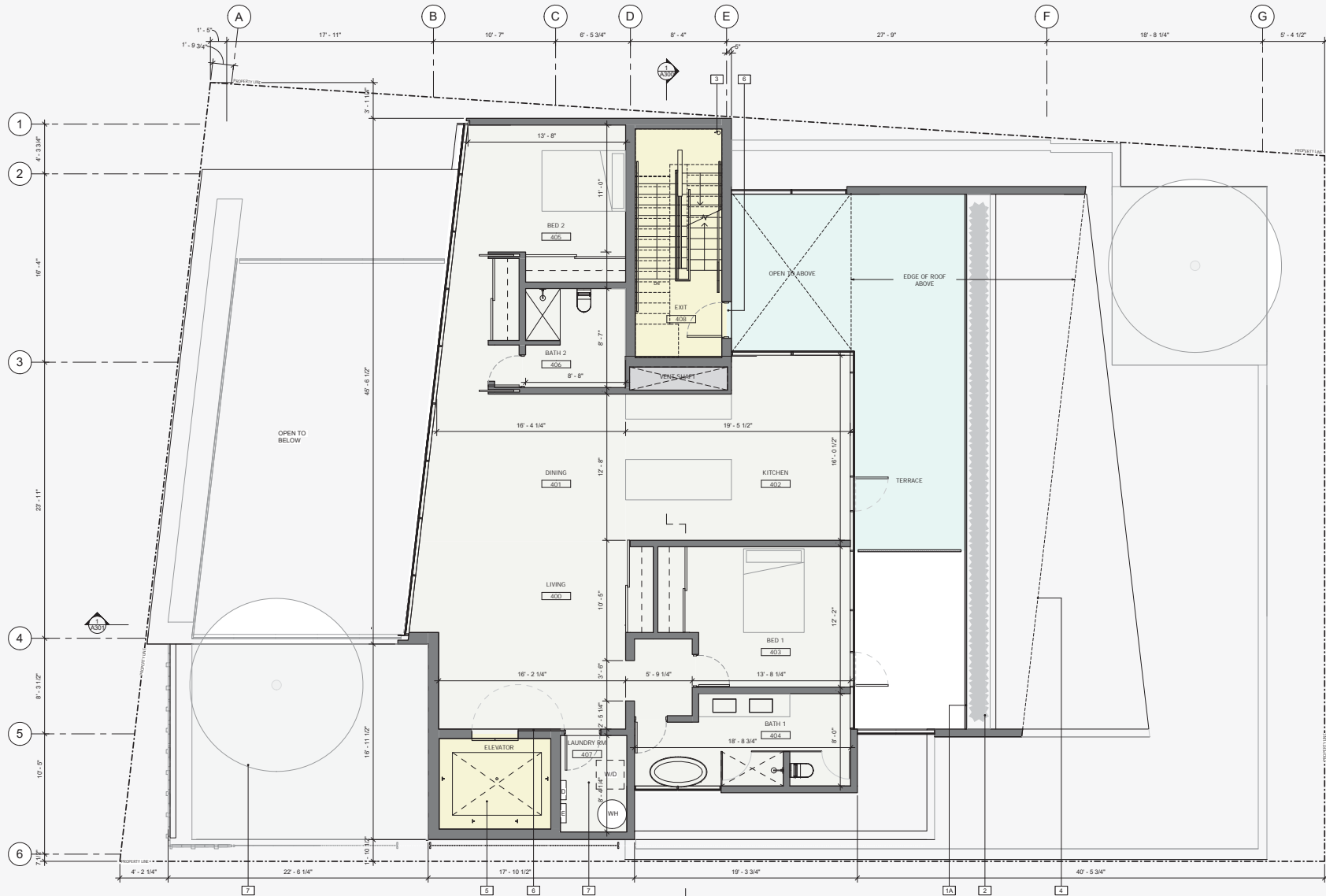
SHEET NOTES

KEY NOTES

- 1 CIRCULATION
- 2 RESIDENTIAL
- 3 SERVICES
- 4 TERRACE

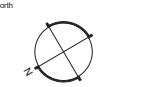
- 1A 42" SS GUARDRAIL
- 1B GLASS GUARDRAIL
- 2 FREESTANDING PLANTERS
- 3 FIRE PROTECTION STANDPIPE
- 4 ROOF OVERHANG
- 5 KONE ECOSPACE FRONT OPENING 4000 LBS CAPACITY OR SIMILAR
- 6 SMOKE CURTAIN AC77 BY SMOKE GUARD

- 7 ROOF VENT FOR WATER HEATER, LAUNDRY & DRYER, EXHAUST - SMD



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Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	1/4" = 1'-0"

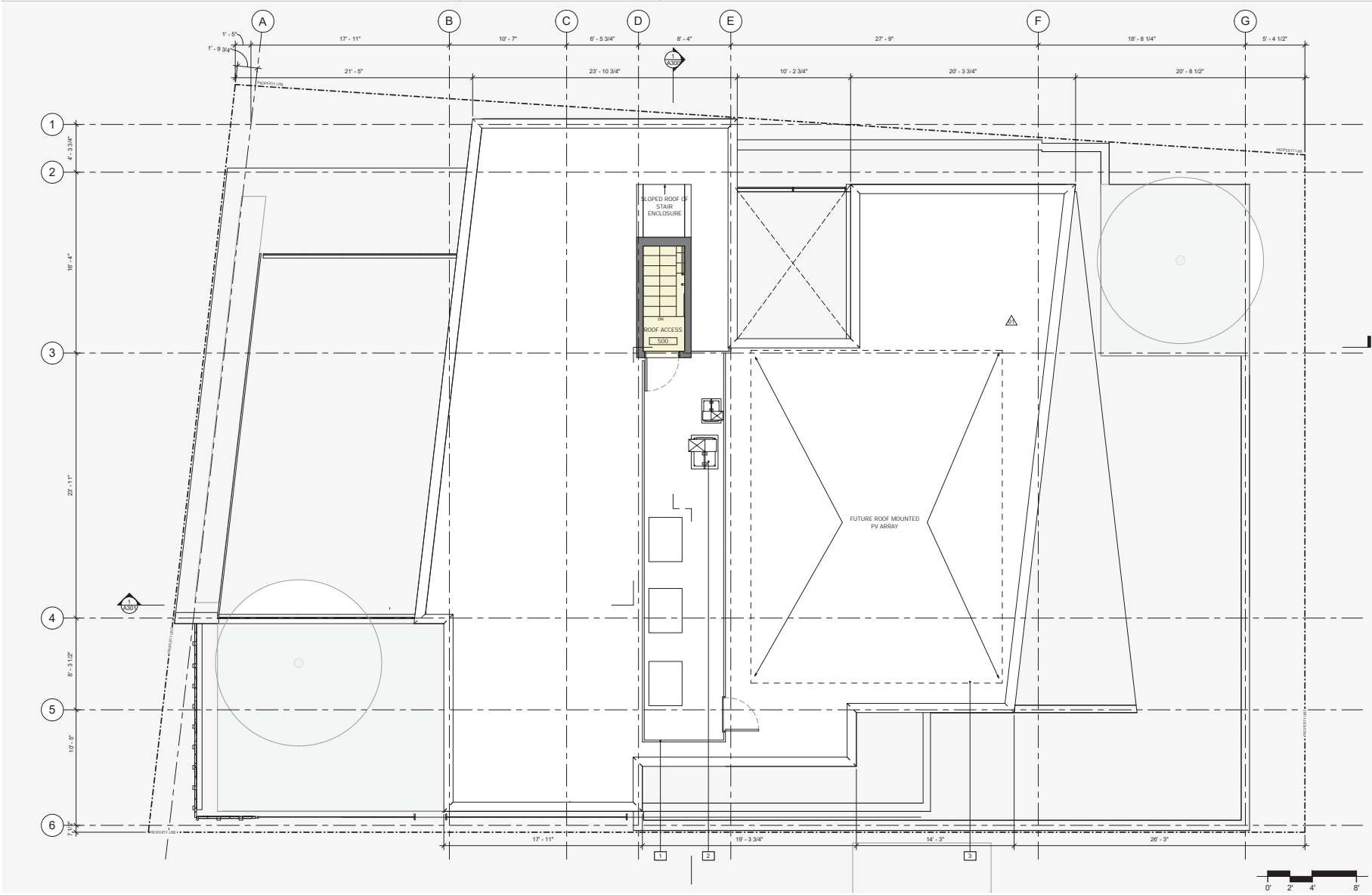
LEVEL 4 PLAN

Sheet number

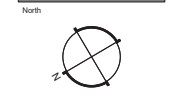
A103

1/17/2018 8:50:27 PM

<p>SHEET NOTES</p>	<p>SHEET NOTES</p>	<p>KEY NOTES</p> <ul style="list-style-type: none"> 1 5' TALL SCREEN FOR MECHANICAL EQUIPMENT 2 LOW PROFILE UTILITY FAN FROM SHAFT 3 ROOF AREA DESIGNATED FOR FUTURE PV ARRAY
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Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17



1125 MERRILL
 1125 MERRILL STREET
 MENLO PARK, CA 94025

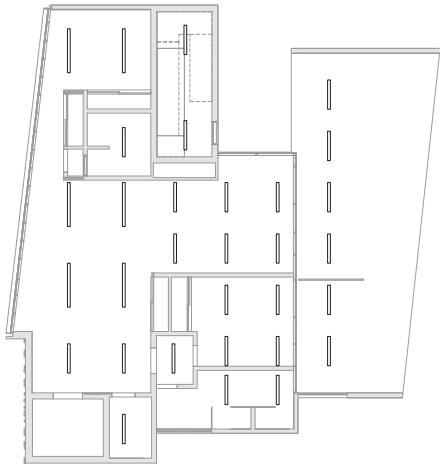
Date	01.18.18
Drawn by	JCH
Scale	1/4" = 1'-0"

ROOF PLAN

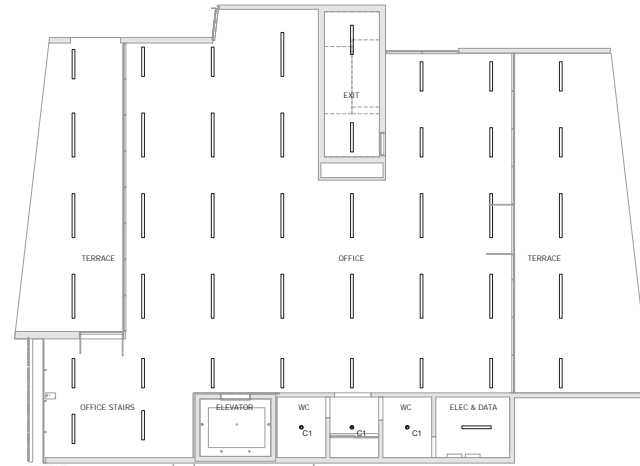
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A104

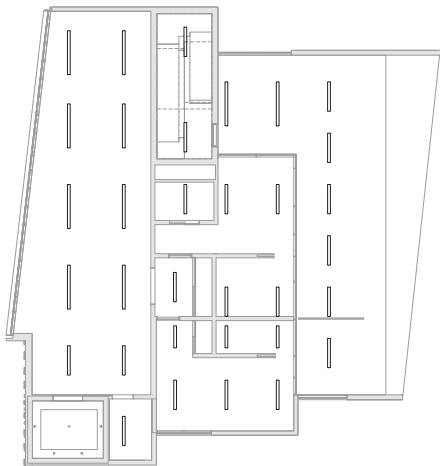
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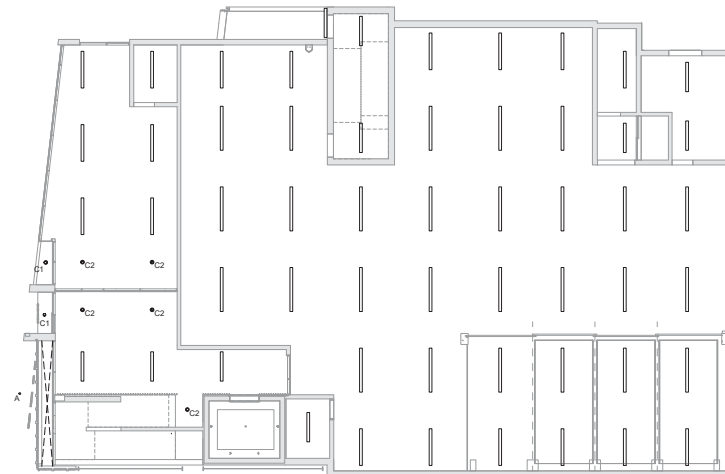
④ RCP - LEVEL 4
1/8" = 1'-0"



② RCP - LEVEL 2
1/8" = 1'-0"



③ RCP - LEVEL 3
1/8" = 1'-0"



① RCP - GROUND LEVEL
1/8" = 1'-0"

FIELD
ARCHITECTURE
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Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	TMD
Scale	1/8" = 1'-0"

RCP / LIGHTING LAYOUTS

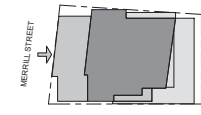
Sheet number

A105

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KEY NOTES

- | | | |
|--|---|--|
| 1A STONE VENEER | 10B GLASS GUARDRAIL | 12 ELEC & GAS METERS |
| 1B FREE-STANDING STONE SCREEN | 7 PLANTERS IN MEDIUM GRAY FINISH | 13 CP CONCRETE BENCH W/ WOOD SLAT SEAT |
| 2 INTEGRAL COLOR, SMOOTH TEXTURED STUCCO W/ METAL TRIM SETAL | 8 PLANTED GREEN WALL - 4" WIRE MESH W/ CLIPS | 14 MTL SIGNAGE PTD TO MATCH MULLIONS, 3'-10" X 4'-0" |
| 3 METAL DOORS & WINDOWS | 9 PERFORATED METAL PANEL PTD TO MATCH STUCCO | 15 MTL CANOPY WITH SIGNAGE BELOW, 5'4" X 5'4" MAX PER LETTER |
| 4 METAL FASCIA TO MATCH WINDOW / DR | 10 PERFORATED METAL PANEL AUTOMATIC GARAGE DOOR | |
| 5 WOOD FASCIA & SOFFIT | 11 BACKFLOW PREVENTER & FDC | |
| 6A SS CABLE GUARDRAIL | | |



2 KEY PLAN - NORTH
1" = 40'-0"



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

FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
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Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date	01.18.18
Drawn by	JCH
Scale	As Indicated

ELEVATION - NORTHFRONT

Sheet number

A200

1/17/2018 5:04:41 PM

ALLOWABLE AREA OF OPENINGS PER CBC TABLE 705.8

GROUND LEVEL: SURFACE AREA	92' 5 3/4" X 15' = 1385 SF
ALLOWABLE OPENING 3' TO LESS THAN 5'	15% = 208 SF
5' TO LESS THAN 10'	25% = 346 SF
OPENING A (3' to 5')	5' X 7' 9" = 39 SF OK
OPENING B (5' to 10')	8' X 15' = 120 SF OK

LEVEL 2: SURFACE AREA	66' 10" X 13' = 869 SF
ALLOWABLE OPENING 5' TO LESS THAN 10'	25% = 217 SF
OPENING C (5' to 10')	10' 4 3/4" X 13' = 136 SF OK
OPENING SURFACE LOCATED 30' OR GREATER FROM PROPERTY LINE. NO LIMIT ON ALLOWABLE AREA OF OPENING	

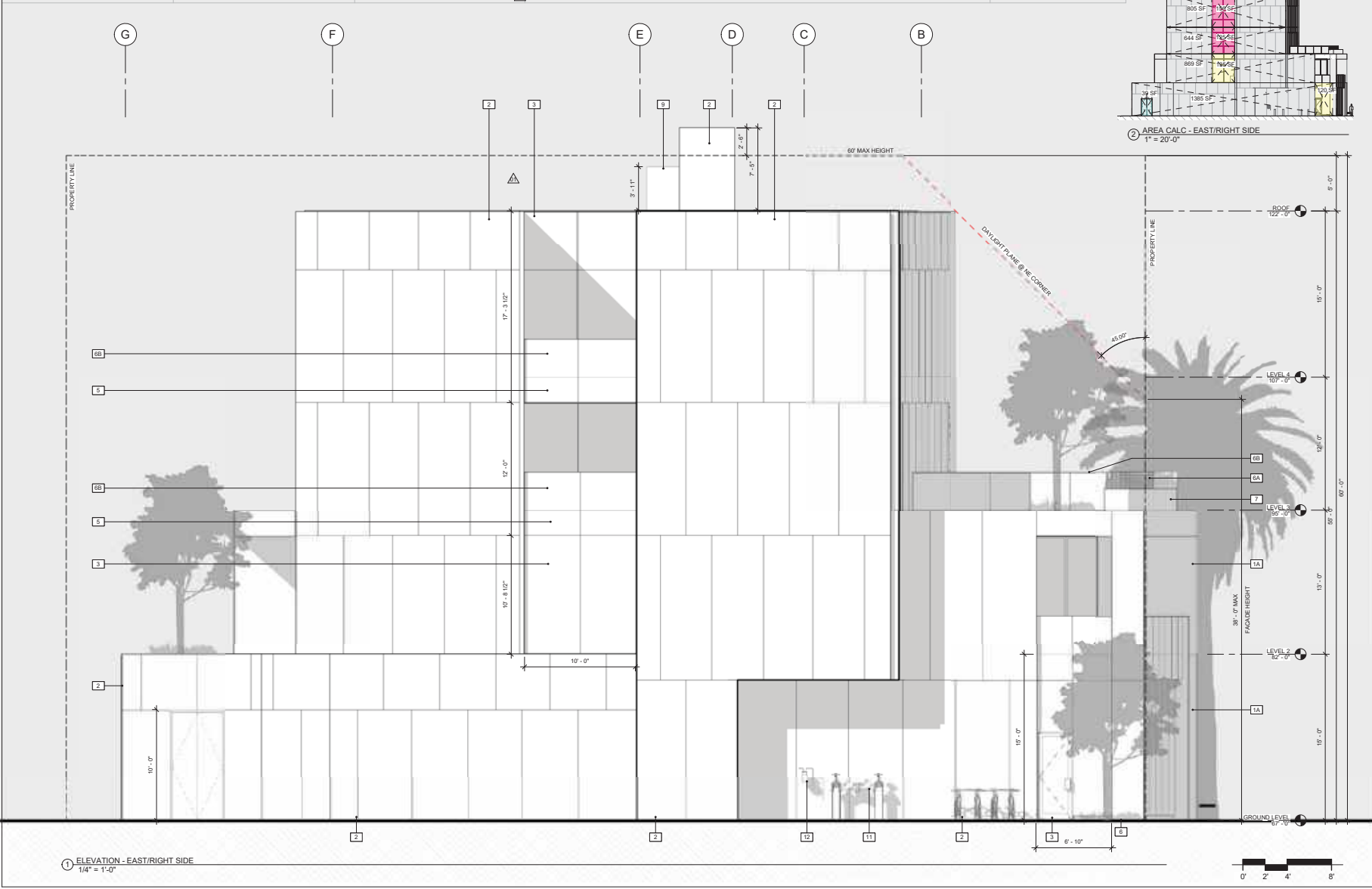
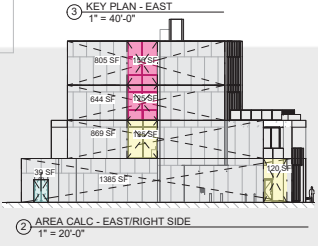
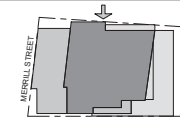
LEVEL 3: SURFACE AREA	53' 8" X 12' = 644 SF
ALLOWABLE OPENING 15' TO LESS THAN 20'	75% = 483 SF
OPENING D (15' to >20')	10' 4 3/4" X 12' = 125 SF OK

LEVEL 4: SURFACE AREA	53' 8" X 15' = 805 SF
ALLOWABLE OPENING 15' TO LESS THAN 20'	75% = 604 SF
OPENING E (15' to >20')	10' 4 3/4" X 15' = 156 SF OK

KEY NOTES

- 1A STONE VENEER
- 1B FREE-STANDING STONE SCREEN
- 2 INTEGRAL COLOR, SMOOTH TEXTURED STUCCO W/ METAL TRIM DETAIL
- 3 METAL DOORS & WINDOWS
- 4 METAL FASCIA TO MATCH WINDOW / DR
- 5 WOOD FASCIA & SOFFIT
- 6A SS CABLE GUARDRAIL
- 6B GLASS GUARDRAIL
- 7 PLANTERS IN MEDIUM GRAY FINISH
- 8 PLANTED GREEN WALL - 4" WIRE MESH W/ CLIPS
- 9 PERFORATED METAL PANEL PTD TO MATCH STUCCO
- 10 PERFORATED METAL PANEL AUTOMATIC GARAGE DOOR
- 11 BACKFLOW PREVENTER & FDC
- 12 ELEC & GAS METERS
- 13 CIP CONCRETE BENCH W/ WOOD SLAT SEAT
- 14 MTL SIGNAGE PTD TO MATCH MULLIONS, 3'-10" H X 9'-0" W
- 15 MTL CANOPY WITH SIGNAGE BELOW, 5" H X 5" H MAX PER LETTER

- WALL SURFACE
- OPENING 3' TO LESS THAN 5'
- OPENING 5' TO LESS THAN 10'
- OPENING 15' TO LESS THAN 20'



No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date: 01.18.18
Drawn by: JCH
Scale: As Indicated

ELEVATION - EAST/RIGHT SIDE

Sheet number

A201

ALLOWABLE AREA OF OPENINGS PER CBC TABLE 705.8

GROUND LEVEL:
SURFACE AREA 58' 4" X 15' = 875 SF

ALLOWABLE OPENING
5' TO LESS THAN 10' 25% = 219 SF

OPENING (5' to >10') 20' X 10' = 200 SF **OK**

LEVEL 2, 3 & 4:
OPENING SURFACE LOCATED 30' OR GREATER FROM
PROPERTY LINE. NO LIMIT ON ALLOWABLE AREA OF OPENING.

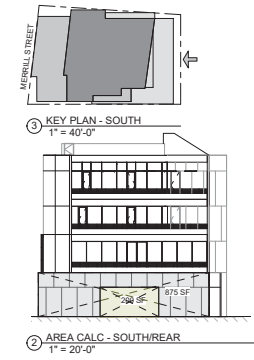
KEY NOTES

- | | | |
|--|---|--|
| 1A STONE VENEER | 6B GLASS GUARDRAIL | 12 ELEC & GAS METERS |
| 1B FREE-STANDING STONE SCREEN | 7 PLANTERS IN MEDIUM GRAY FINISH | 13 CIP CONCRETE BENCH W/ WOOD SLAT SEAT |
| 2 INTEGRAL COLOR, SMOOTH TEXTURED STUCCO W/ METAL TRIM METAL | 8 PLANTED GREEN WALL - 4" WIRE MESH W/ CLIPS | 14 MTL SIGNAGE PTD TO MATCH MULLIONS, 3'-10" X 5'-0" W |
| 3 METAL DOORS & WINDOWS | 9 PERFORATED METAL PANEL PTD TO MATCH STUCCO | 15 MTL CANOPY WITH SIGNAGE BELOW, 5'H X 5'H MAX PER LETTER |
| 4 METAL FASCIA TO MATCH WINDOW / DR | 10 PERFORATED METAL PANEL AUTOMATIC GARAGE DOOR | |
| 5 WOOD FASCIA & SOFFIT | 11 BACKFLOW PREVENTER & FDC | |
| 6A SS CABLE GUARDRAIL | | |

- WALL SURFACE
- OPENING 3' TO LESS THAN 5'
- OPENING 5' TO LESS THAN 10'
- OPENING 15' TO LESS THAN 20'



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



3 KEY PLAN - SOUTH
1" = 40'-0"

2 AREA CALC - SOUTH/REAR
1" = 20'-0"



Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date 01.18.18
Drawn by JCH
Scale As Indicated

ELEVATION - SOUTH/REAR

Sheet number



A202

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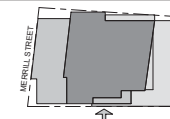
ALLOWABLE AREA OF OPENINGS PER CBC TABLE 705.8

GROUND LEVEL & LEVEL 2: NO OPENINGS		LEVEL 4: SURFACE AREA	
SURFACE AREA		43' 10 1/2" X 15' = 658 SF	
LEVEL 3: SURFACE AREA		ALLOWABLE OPENING	
43' 10 1/2" X 12' = 527 SF		9' TO LESS THAN 10'	25% = 132 SF
ALLOWABLE OPENING		10' TO LESS THAN 15'	45% = 237 SF
5' TO LESS THAN 10'	25% = 132 SF	OPENING C (9' to >10')	7' 6" X 15' = 113 SF OK
10' TO LESS THAN 15'	45% = 237 SF	OPENING D (10' to >15')	8' 8 1/4" X 15' = 100 SF OK
OPENING A (9' to >10')	7' 6" X 12' = 90 SF OK		
OPENING B (10' to >15')	8' 8 1/4" X 12' = 80 SF OK		

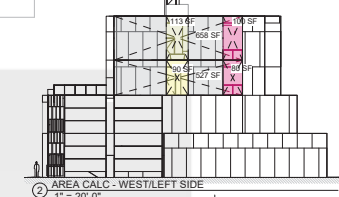
KEY NOTES

- | | | |
|---|---|--|
| 1A STONE VENEER | 6B GLASS GUARDRAIL | 12 ELEC & GAS METERS |
| 1B FREE-STANDING STONE SCREEN | 7 PLANTERS IN MEDIUM GRAY FINISH | 13 CIP CONCRETE BENCH W/ WOOD SLAT SEAT |
| 2 INTEGRAL COLOR, SMOOTH TEXTURED STUCCO W/ METAL TRIM DETAIL | 8 PLANTED GREEN WALL - 4" WIRE MESH W/ CLIPS | 14 MTL SIGNAGE PTD TO MATCH MULLIONS, 3" X 1/4" X 5" O/W |
| 3 METAL DOORS & WINDOWS | 9 PERFORATED METAL PANEL PTD TO MATCH STUCCO | 15 MTL CANOPY WITH SIGNAGE BELOW, 5" H X 5" H MAX PER LETTER |
| 4 METAL FASCIA TO MATCH WINDOW / DR | 10 PERFORATED METAL PANEL AUTOMATIC GARAGE DOOR | |
| 5 WOOD FASCIA & SOFFIT | 11 BACKFLOW PREVENTER & FDC | |
| 6A SS CABLE GUARDRAIL | | |

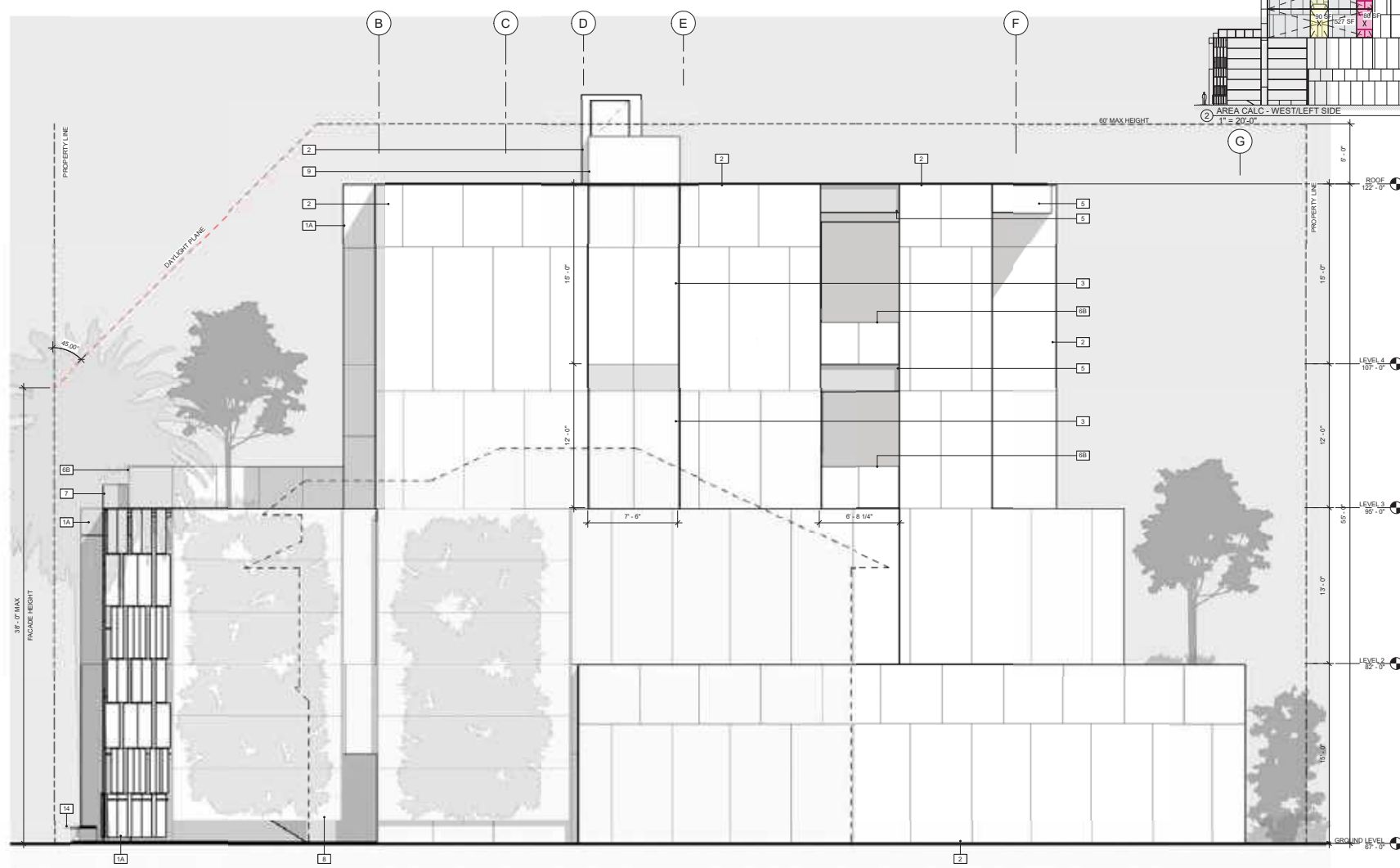
- WALL SURFACE
- OPENING 3' TO LESS THAN 5'
- OPENING 5' TO LESS THAN 10'
- OPENING 15' TO LESS THAN 20'



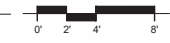
3 KEY PLAN - WEST
1" = 40'-0"



2 AREA CALC - WEST/LEFT SIDE
1" = 20'-0"



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



Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date: 01.18.18
Drawn by: LV
Scale: As Indicated

ELEVATION - WEST/LEFT SIDE

Sheet number

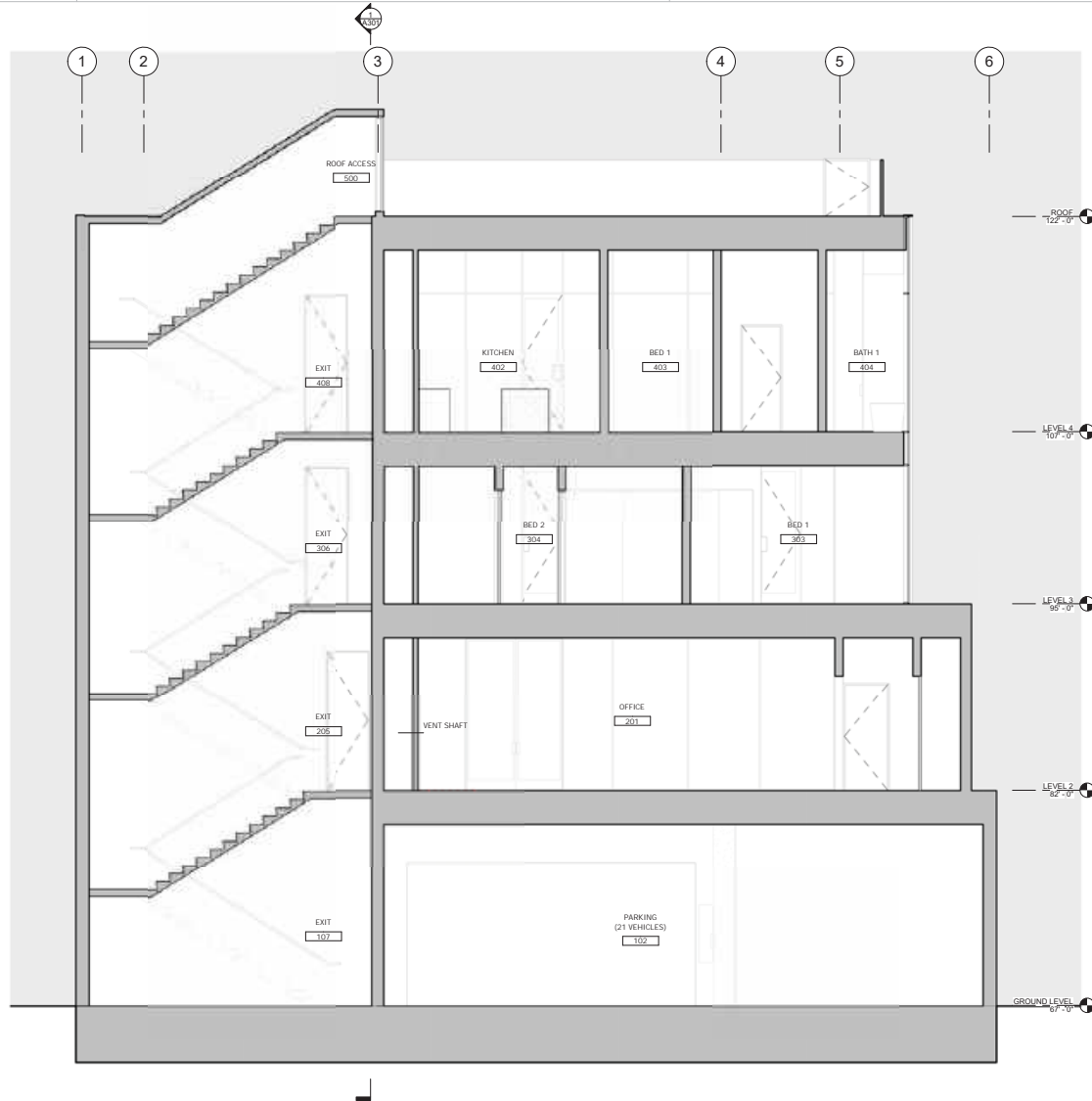
A203

1/17/2018 3:08:24 PM

SHEET NOTES

KEY NOTES

- 1 9' TALL SCREEN FOR MECHANICAL EQUIPMENT
- 2 ACCESS HATCH W/ S.D.



1 SECTION - LONG - STAIRS
1/4" = 1'-0"



FIELD
ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

Issue Set / Revisions		
No.	Description	Date
01	PLANNING RESUBMITTAL	12.01.17

North

1125 MERRILL

1125 MERRILL STREET,
MENLO PARK, CA 94025

Date 01.18.18
Drawn by JCH
Scale 1/4" = 1'-0"

SECTION -
ELEVATOR &
STAIR 1

Sheet number

A300

12/14/2017 10:21:40 AM

SHEET NOTES

KEY NOTES



Issue Set / Revisions	No.	Description	Date
01 PLANNING RESUBMITTAL			12.01.17

North

1125 MERRILL
 1125 MERRILL STREET,
 MENLO PARK, CA 94025
 Date 01.18.18
 Drawn by JCH
 Scale 1/4" = 1'-0"

SECTION - STAIR
2

Sheet number

A301

12/14/2017 10:21:45 AM

SECTION - CROSS - STAIRS
1/4" = 1'-0"





No.	Description	Date
1	Planning Submittal	09/10/2011
2	Planning Re-submittal	10/10/2011
3	Planning Re-submittal	01/24/2012



1125 MERRILL ST.
506 SANTA CRUZ AVE.
556 SANTA CRUZ AVE.
MENLO PARK, CA 94025















Date: 01.24.12
Drawn by:
Scale:

COMPREHENSIVE PLAN

Sheet number:

L1.0

LAYOUT LEGEND

	Pedestrian Concrete		Stone Tile Paving
	Ground Cover and Shrubs		Pedestal Paving
	Detail Number	E.J.	Expansion Joint
	Sheet Number	S.A.D.	See Architect's Drawings
	Property Line	S.C.D.	See Civil Engineer's Drawings
	Center Line	S.C.F.S.	See Color and Finish Schedule
	Align		
	In-Ground Tree Uplight See Color and Finish Schedule		
	Tree Uplight See Color and Finish Schedule		
	Fire Hydrant S.C.D.		
	Utility Boxes S.C.D.		
	Below grade utilities as noted. S.C.D.		

LIGHTING NOTES

- Exterior Landscape and Streetscape lighting shall utilize fixtures with low cut-off angles, appropriately positioned to minimize glare into dwelling units and light pollution into the night sky.
- Light fixtures and lamps shall be energy-efficient and color balanced to provide high quality comfortable and secure lighting to provide safe pedestrian and auto circulation. LED fixtures will be used to provide low energy use, high performance, low glare and an attractive site lighting experience.

LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.



Gary D. Laymon
Landscape Architect
License #2397

LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, or as field adjusted under the direction of the Landscape Architects.
- All building information is based on drawings prepared by:
FIELD Architecture
974 Commercial Street., Ste 104
Fate Alto, CA 94303
650.462.9554
- All site civil information is based on drawings prepared by:
BKF Engineers
255 Shoreline Dr., Suite 200
Redwood City, CA 94065
650.482.6300
- The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, or as field adjusted under the direction of the Landscape Architect.

CONCEPTUAL COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING

Type 1 Integral Color Concrete to Match Existing Street Concrete Paving on Adjacent Site.

ACCENT PAVING

Type 1 London Grey Stone, w/ Flamed and Split Face Finish, to Match Building Wall tile.

Type 2 Pedestal Set—Large Scale Paver, 24" x 60", Color: 1404, Finish: TBD. By Stepstone, 800.572.9029, www.stepstoneinc.com

BIKE RACK

Model # SCBR1600-S, By Maglin, Surface Mount, Finish to be Glass Silver 14. www.maglin.com. 855.954.6424.

LIGHTING FIXTURES

☉ CO2 Series by B-K Lighting, Aluminum Finish. Available through ALR Lighting, www.alrinc.com, 510.638.3800

☉ Bega Bollard Light, Model: 88 459, Color to be Black, by Bega, www.bega.com,

▲ 'Nite Star' by B-K Lighting. Powdercoat finish in BLP, available through ALR Lighting, www.alrinc.com, 510.638.3800

☉ Bega Wall Mount Light, Model: 4434 P.538, Color to be Black, by Bega, www.bega.com,

GREEN SCREEN

VertiGreen Hybrid PreGrown 3D Trellis, by Tournesol Siteworks, www.tournesolsiteworks.com, 800.542.2282. S.A.D. for Building Attachment.

SHEET INDEX

L-1.0	Comprehensive Plan
L-1.1	General Notes and Legend
L-1.2	Planting Notes and Legend
L-1.3	Landscape Imagery
L-2.1	Conceptual Landscape Plan - Ground Level
L-2.2	Conceptual Landscape Plan - Level 2
L-2.3	Conceptual Landscape Plan - Level 3
L-2.4	Conceptual Landscape Plan - Level 4
L-3.1	Tree Disposition Plan
L-5.1	Irrigation Zone Diagram - Ground Level
L-5.2	Irrigation Zone Diagram - Level 2
L-5.3	Irrigation Zone Diagram - Level 3
L-5.4	Irrigation Zone Diagram - Level 4
L-6.1	Details



THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



Issue Set / Revisions		
No.	Description	Date
△	Planning Submittal	09/18/2017
	Planning Re-submittal	12/01/2017

North



1125 MERRILL

1125 MERRILL STREET,
MENLO PARK, CA 94025

Date 12.01.17

Drawn by

Scale

GENERAL NOTES
AND LEGEND

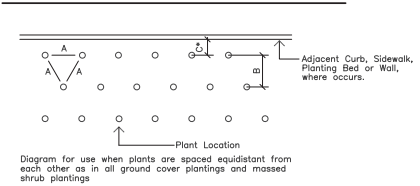
Sheet number

L1.1

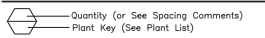
PLANTING NOTES

- THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY
- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
 - Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
 - The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000' of and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
 - All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
 - Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
 - The General Contractor is to provide an agricultural suitability analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
 - All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
 - Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
 - All trees are to be staked as shown in the staking diagrams.
 - All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park. Contractor to verify tree species/cultivar specification(s) with City Arborist (or designated municipal authority) prior to acquisition and installation of all street trees. Contractor to obtain written, signed documentation from the City Arborist (or designated municipal authority) confirming the species/cultivar specification(s) to be installed including installation size and installation detailing.
 - Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
 - The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
 - All planting areas, shall be top-dressed with a 3" layer of recycled wood mulch, "Frochipi" by BFI (408.888.7632; www.bfi.com) or equal. This shall include all pre-cast planter pots. Mulch shall be Brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
 - All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park, California.
 - Trees shall be planted to anticipate settlement.
 - Plant material requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications. See specifications for materials.
 - All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications for materials.
 - Ground cover shall be planted as shown on the plan, including under shrubs and in tree watering basins.
 - The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
 - The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
 - The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
 - The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.

PLANT SPACING DIAGRAM



PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.80
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing "X". This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass area before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing "C" to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

PLANTING PALETTE

TREES						
KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	WUCOLS
ACE PAL	*	Acer palmatum 'Bloodgood'	Japanese Maple			M
ARB MAR	*	Arbutus 'Marina'	Strawberry Tree			L
FLA ACE	*	Platanus acerifolia 'Columbia'	Columbia Sycamore			M
POD MAC	*	Podocarpus macrophyllus	Yew Plum Pine			M

* 36" Box Standards Unless Noted Otherwise on Plan

SHRUBS / GRASSES / GROUNDCOVERS							
KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	SPACING	WUCOLS
ANI	5 gallon	Anigazanthos 'Bush Baby'	Dwarf Kangaroo Paw			30" o.c.	L
CHO	5 gallon	Chondropetalum tectorum	Cape Rush			36" o.c.	L
CLI	5 gallon	Clivia miniata	Kaffir Lily			18" o.c.	M
DBI	5 gallon	Dietsia bicolor	Butterfly Flag			24" o.c.	L
HAK	5 gallon	Hakonechloa 'Aureola'	Japanese Forest Grass			18" o.c.	M
LIR	5 gallon	Libertia perigrans	Libertia			30" o.c.	L
NEP	5 gallon	Nephrolepis cordifolia	Sword Fern			30" o.c.	M
SAL	5 gallon	Salvia officinalis	Common Sage			24" o.c.	L
SEM	5 gallon	Sempervivum	Hens and Chicks			18" o.c.	L
SEN	5 gallon	Senecio mandraliscae	Senecio			18" o.c.	L

VINES							
KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	WUCOLS	
CLY	5 gallon	Clytostoma callistegioides	Violet Trumpet Vine			36" o.c.	M
ROS	5 gallon	Rosa banksiae 'Lutea'	Banksia Rose			36" o.c.	M

NOTE: WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition

IRRIGATION NOTES

- All planting areas are to be irrigated with an approved automatic underground irrigation system, utilizing a dedicated irrigation water meter, backflow devices, point source irrigation emitters, in accordance with the City of Menlo Park Landscape Outdoor Water Use Efficiency Checklist. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.
- An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.
- Irrigation Contractors shall use weather sensing technology to automatically adjust the irrigation system operation in response to real-time landscape planting demands and daily changes in weather conditions.
- Irrigation Valves shall be aligned with planting types, sun exposure and soil conditions to allow for efficient use of irrigation water in accordance with plant material irrigation requirements, as reflected in the Hydrozone requirements.
- Landscape Trees, Shrubs, Groundcovers have been selected to include Native California Plants, and Mediterranean Climate drought tolerant plant species for the project.
- Landscape and Irrigation Plans, with a Project Compliance Checklist, will be submitted with the Building Permit Application, which will document the landscape and planting design specifications in compliance with the City Ordinances.
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipments, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- Street Trees to be irrigated by an site system.

974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.8554

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects + Land Planners

161 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



OUTDOOR WATER USE EFFICIENCY CHECKLIST

City of Menlo Park Water Efficiency Landscape Ordinance

Client: 1125 Merrill Street, Menlo Park, CA 94025

Project: 1125 Merrill Street, Menlo Park, CA 94025

Requirement (per section 4B.1.2)	Compliance (Y/N/NA)
1. All outdoor water use is limited to 0.55 gallons per minute per square foot of landscaped area.	Y
2. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
3. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
4. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
5. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
6. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
7. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
8. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
9. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
10. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
11. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
12. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
13. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
14. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
15. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
16. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
17. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
18. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
19. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
20. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
21. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
22. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y

OUTDOOR WATER USE EFFICIENCY CHECKLIST

City of Menlo Park Water Efficiency Landscape Ordinance

Client: 1125 Merrill Street, Menlo Park, CA 94025

Project: 1125 Merrill Street, Menlo Park, CA 94025

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6. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
7. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
8. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
9. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
10. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
11. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
12. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
13. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
14. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
15. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
16. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
17. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
18. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
19. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
20. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
21. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y
22. All irrigation systems are designed to meet the water efficiency requirements of this ordinance.	Y

WATER BUDGET CALCULATION FORM

Property Address: 1125 Merrill Street, Menlo Park, CA 94025

Authorized Professional Name/Company: The Guzardo Partnership, Inc.

License or Certification No.:

Area	Area (sq. ft.)	Water Use (gpm/sq. ft.)	Flow Rate (gpm)	Flow Rate (L/min)	Flow Rate (gals/min)
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
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Issue Set / Revisions

No.	Description	Date
1	Planning Submittal	09/18/2017
2	Planning Revisions	12/01/2017

North

1125 MERRILL
1125 MERRILL STREET, MENLO PARK, CA 94025

Date: 12.01.17
Drawn by: YYY
Scale: 1/8"=1'-0"

PLANTING NOTES AND LEGENDS

Symbol	Description
○	1" DIA. POT
□	4" DIA. POT
○	6" DIA. POT
○	8" DIA. POT
○	10" DIA. POT
○	12" DIA. POT
○	15" DIA. POT
○	18" DIA. POT
○	24" DIA. POT
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○	36" DIA. POT
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○	72" DIA. POT
○	96" DIA. POT
○	120" DIA. POT
○	144" DIA. POT
○	168" DIA. POT
○	192" DIA. POT
○	216" DIA. POT
○	240" DIA. POT
○	264" DIA. POT
○	288" DIA. POT
○	312" DIA. POT
○	336" DIA. POT
○	360" DIA. POT
○	384" DIA. POT
○	408" DIA. POT
○	432" DIA. POT
○	456" DIA. POT
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○	696" DIA. POT
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○	768" DIA. POT
○	792" DIA. POT
○	816" DIA. POT
○	840" DIA. POT
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○	888" DIA. POT
○	912" DIA. POT
○	936" DIA. POT
○	960" DIA. POT
○	984" DIA. POT
○	1008" DIA. POT
○	1032" DIA. POT
○	1056" DIA. POT
○	1080" DIA. POT
○	1104" DIA. POT
○	1128" DIA. POT
○	1152" DIA. POT
○	1176" DIA. POT
○	1200" DIA. POT
○	1224" DIA. POT
○	1248" DIA. POT
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○	1296" DIA. POT
○	1320" DIA. POT
○	1344" DIA. POT
○	1368" DIA. POT
○	1392" DIA. POT
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○	1440" DIA. POT
○	1464" DIA. POT
○	1488" DIA. POT
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○	1536" DIA. POT
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○	1632" DIA. POT
○	1656" DIA. POT
○	1680" DIA. POT
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○	1728" DIA. POT
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○	1776" DIA. POT
○	1800" DIA. POT
○	1824" DIA. POT
○	1848" DIA. POT
○	1872" DIA. POT
○	1896" DIA. POT
○	



Podium Accent Paving

Accent Stone Paving at Entrance

Integral Color Concrete to Match Existing

FIELD
ARCHITECTURE
874 COMMERCIAL ST., STE 106
PALO ALTO, CALIFORNIA
94301-5054

THE GUZZARDO PARTNERSHIP INC.
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San Francisco, CA 94111
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Issue Set / Revisions
No. Description Date
1 Planning Submittal 09/12/11
2 Planning Revisions 10/13/11



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date 12.01.11
Drawn by
Scale

LANDSCAPE
IMAGERY

Sheet Number

L1.3



FIELD
ARCHITECTURE
874 COMMERCIAL ST., STE 108
PALO ALTO, CALIFORNIA
94303-5024

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Issue Set / Revisions		
No.	Description	Date
△	Planning Submittal	09/18/2017
	Planning Re-submittal	10/10/2017



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date: 12.01.17
Drawn by:
Scale: 3/8"=1'-0"

**GROUND LEVEL
LANDSCAPE PLAN**

Sheet Number:

L2.1



FIELD
ARCHITECTURE
814 COMMERCIAL ST. STE 104
PALO ALTO, CA 94301
650-961-0094

THE GUZZARDO PARTNERSHIP INC.
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89 Greenwold Street
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T 415-433-4633
F 415-433-1885



No.	Description	Date
1	Planning Submittal	09/18/2011
2	Planning Revisions	10/10/2011



1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date: 12.01.11
Drawn by:
Scale: 1/8"=1'-0"

**LEVEL 2
LANDSCAPE PLAN**





FIELD
ARCHITECTURE
814 COMMERCIAL ST. STE 104
PALO ALTO, CA 94301
650-962-2828

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners
89 Greenwold Street
San Francisco, CA 94111
7 415-433-4633
7 415-433-1882



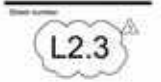
No.	Description	Date
1	Planning Submittal	09/18/2017
2	Planning Revisions	10/10/2017



1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	12.01.17
Drawn by	
Scale	1/8"=1'-0"

**LEVEL 3
LANDSCAPE PLAN**



MERRILL STREET



FIELD
ARCHITECTURE
814 COMMERCIAL ST. STE 104
PALO ALTO, CA 94301
650-962-2888

THE GUZZARDO PARTNERSHIP INC.
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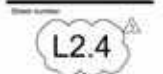
No.	Description	Date
1	Planning Submittal	09/18/2011
2	Planning Re-submittal	10/10/2011



1125 MERRILL
1125 MERRILL STREET
MENLO PARK, CA 94025

Date	12.01.11
Drawn by	
Scale	1/8"=1'-0"

**LEVEL 4
LANDSCAPE PLAN**



TREE DISPOSITION LEGEND

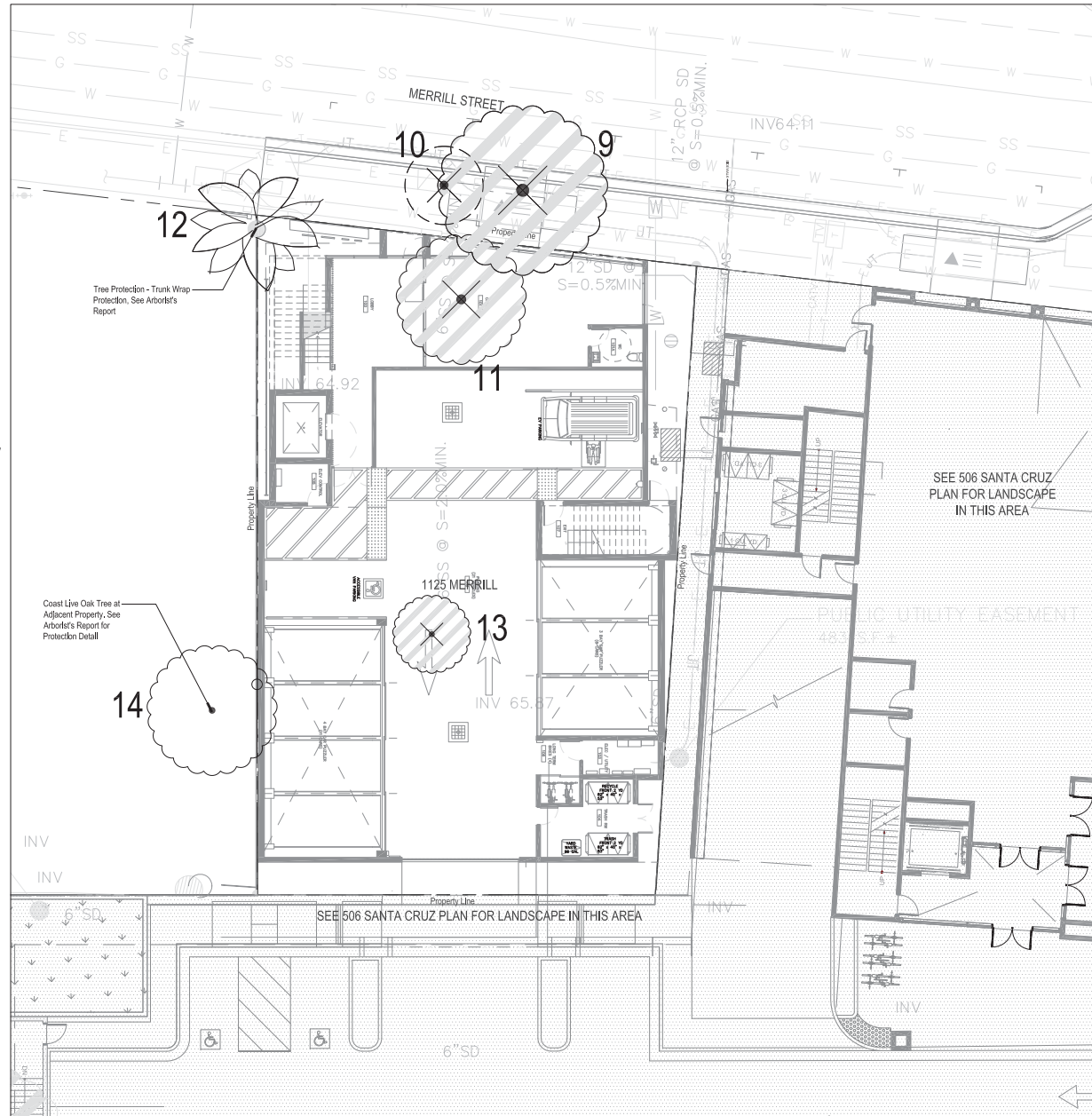
KEY	DESCRIPTION	QUANTITY
	EXISTING TREE TO REMAIN	0
	EXISTING HERITAGE TREE TO REMAIN	1
	EXISTING TREE TO BE TRANSPLANTED	0
	HERITAGE TREES TO BE REMOVED	3
	EXISTING TREES TO BE REMOVED	1

NOTE:

1. See Arborist Report for full Tree Protection Notes.
2. Tree Disposition Plan has been prepared based on topographic survey provided by Civil Engineer. See Arborist Report prepared by Certified Arborist David Babby dated on January 26, 2018 for tree evaluation details.
3. Removal of Heritage Trees requires an application to the City Arborist.

*** ARBORIST PROTECTION NOTES:**

1. Install tree protection prior to any demolition and grading for the purpose of restricting access into unpaved sections of ground within a TPZ throughout construction.
2. Prior to the City issuing a permit, a letter from arborist is required confirming fencing has been installed per arborist report.



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 San Francisco, CA 94111
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Issue Set / Revisions		
No.	Description	Date
▲	Planning Submittal	09/18/2017
▲	Planning Resubmittal	12/01/2017
▲	Planning Resubmittal	01/24/2018





1125 MERRILL ST.
 MENLO PARK, CA 94025

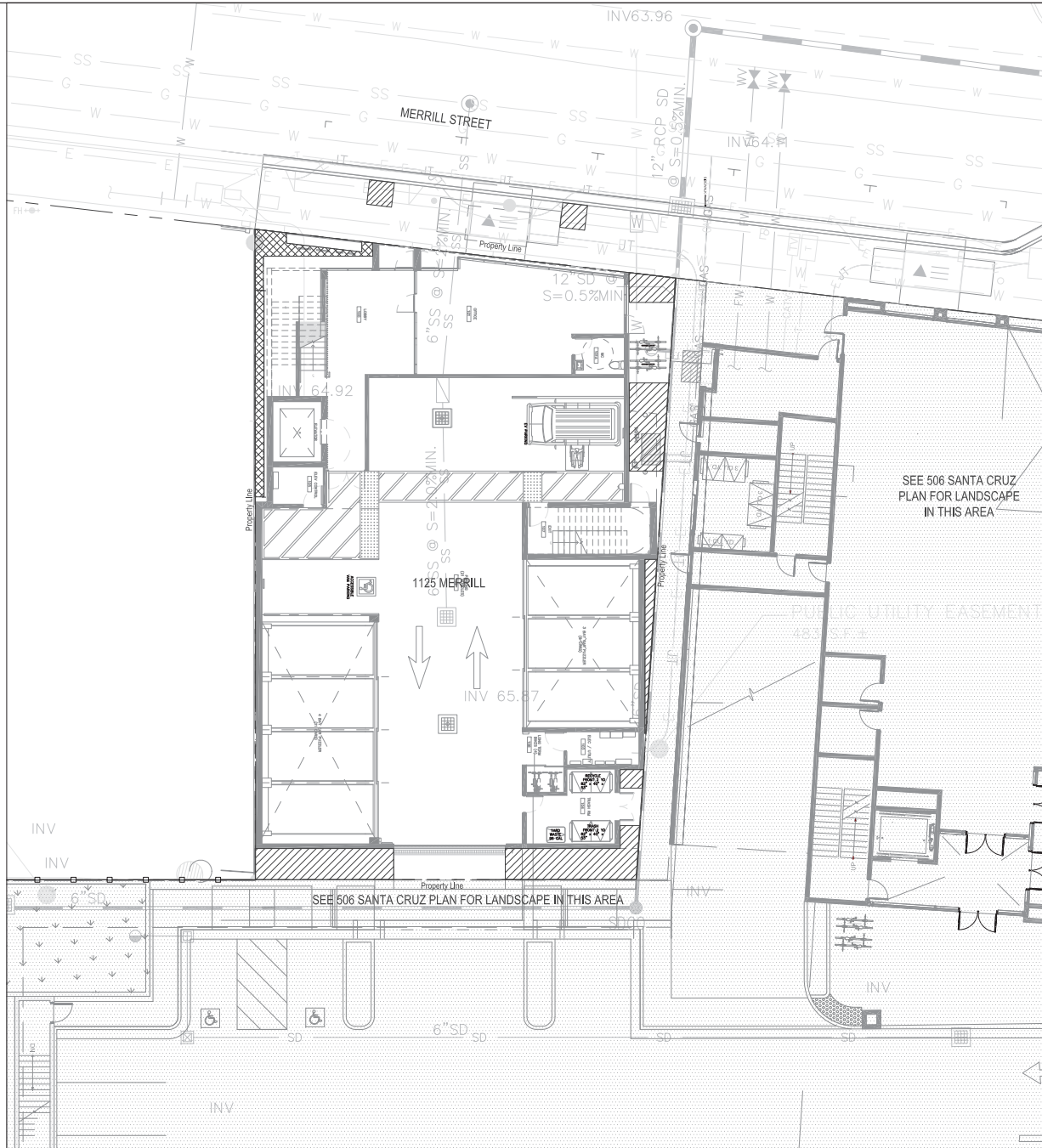
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 Scale: 1/8" = 1'-0"

TREE DISPOSITION PLAN

Sheet number

WATER USE LEGEND

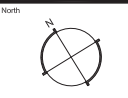
Key	WUCOLS Category
	LOW WATER USE Ground Level: 442 SF Level 2: 267 SF Level 3: 467 SF Level 4: 93 SF TOTAL: 1,269 SF
	MEDIUM WATER USE Ground Level: 79 SF Level 2: 0 SF Level 3: 87 SF Level 4: 0 SF TOTAL: 166 SF



THE GUZZARDO PARTNERSHIP INC.
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Issue Set / Revisions	No.	Description	Date
Planning Submittal			09/18/2017
Planning Re-submittal			12/01/2017



1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	12.01.17
Drawn by	
Scale	1/8" = 1'-0"

GROUND LEVEL IRRIGATION ZONE DIAGRAM

Sheet number
L5.1



974 COMMERCIAL ST., STE 104
PALO ALTO, CA 94303
650.402.8554



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Issue Set / Revisions		
No.	Description	Date
△	Planning Submittal	09/19/2017
	Planning Revisions	12/01/2017



1125 MERRILL

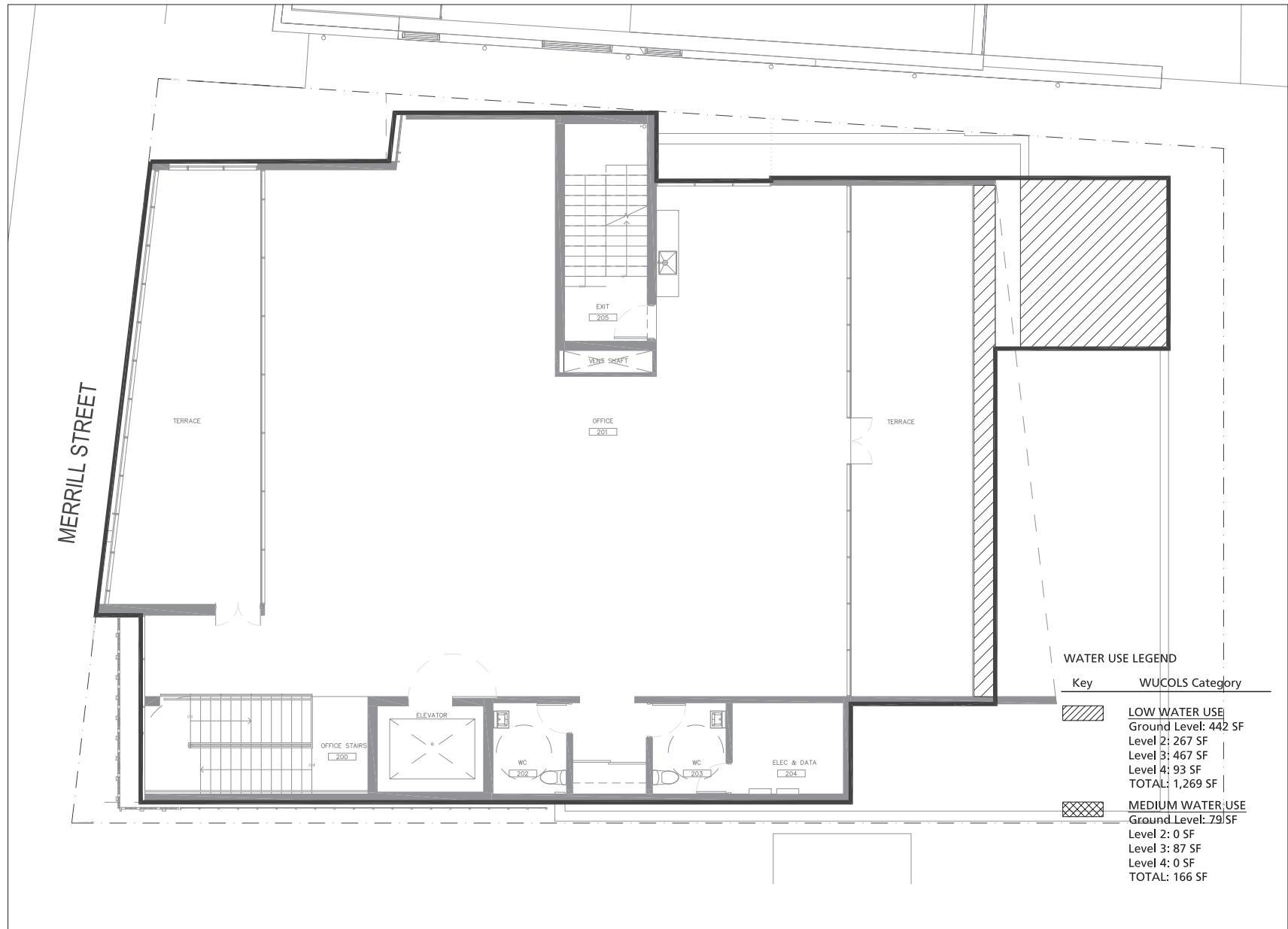
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	12.01.17
Drawn by	
Scale	1/4" = 1'-0"

LEVEL 2
IRRIGATION ZONE
DIAGRAM

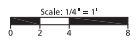
Sheet number
L5.2

MERRILL STREET





WATER USE LEGEND

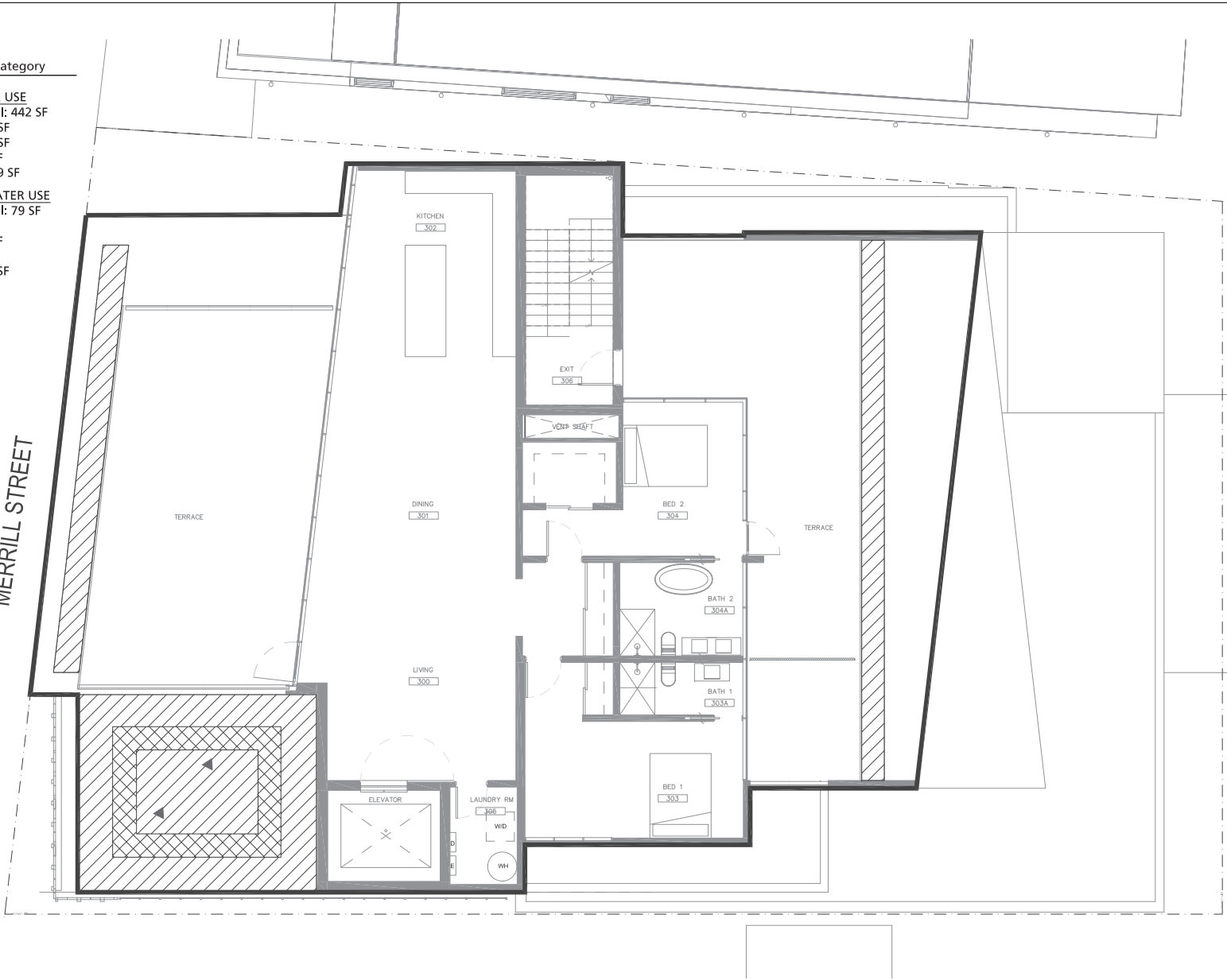
Key	WUCOLS Category
	LOW WATER USE Ground Level: 442 SF Level 2: 267 SF Level 3: 467 SF Level 4: 93 SF TOTAL: 1,269 SF
	MEDIUM WATER USE Ground Level: 79 SF Level 2: 0 SF Level 3: 87 SF Level 4: 0 SF TOTAL: 166 SF



WATER USE LEGEND

Key	WUCOLS Category
	LOW WATER USE Ground Level: 442 SF Level 2: 267 SF Level 3: 467 SF Level 4: 93 SF TOTAL: 1,269 SF
	MEDIUM WATER USE Ground Level: 79 SF Level 2: 0 SF Level 3: 87 SF Level 4: 0 SF TOTAL: 166 SF

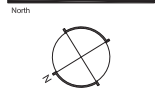
MERRILL STREET



THE GUZZARDO PARTNERSHIP INC.
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Issue Set / Revisions		
No.	Description	Date
△	Planning Submittal	09/19/2017
	Planning Revisions	12/01/2017

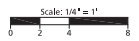


1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

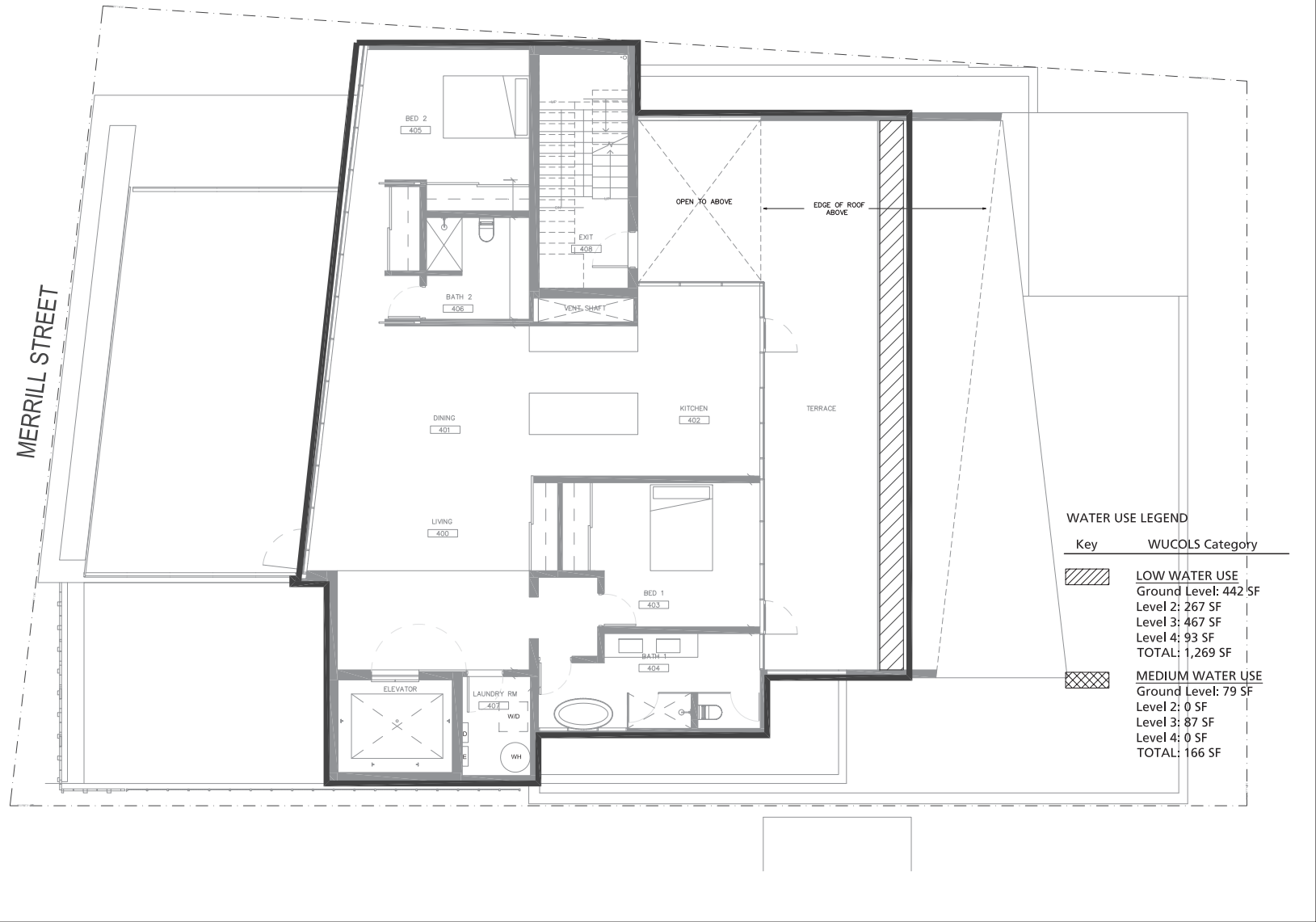
Date	12.01.17
Drawn by	
Scale	1/4" = 1'-0"

LEVEL 3 IRRIGATION ZONE DIAGRAM

Sheet number
L5.3



MERRILL STREET



WATER USE LEGEND

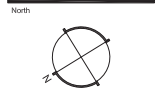
Key	WUCOLS Category
	LOW WATER USE Ground Level: 442 SF Level 2: 267 SF Level 3: 467 SF Level 4: 93 SF TOTAL: 1,269 SF
	MEDIUM WATER USE Ground Level: 79 SF Level 2: 0 SF Level 3: 87 SF Level 4: 0 SF TOTAL: 166 SF



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No.	Description	Date
△	Planning Revisions	12/01/2017

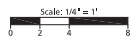


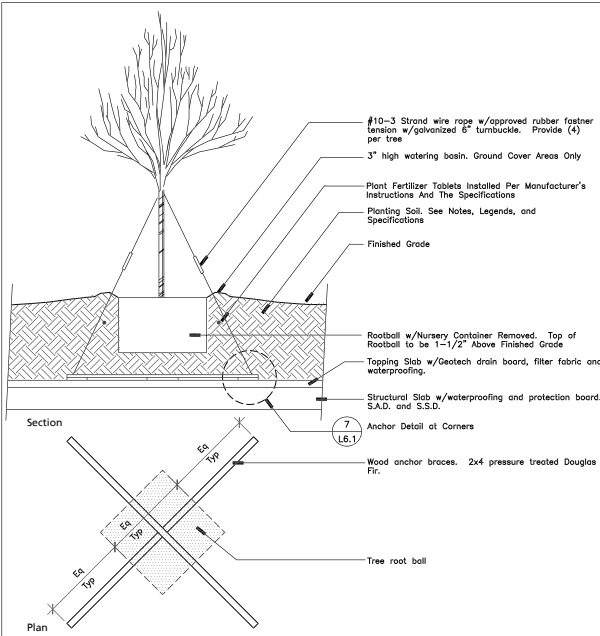
1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date	12.01.17
Drawn by	
Scale	1/4" = 1'-0"

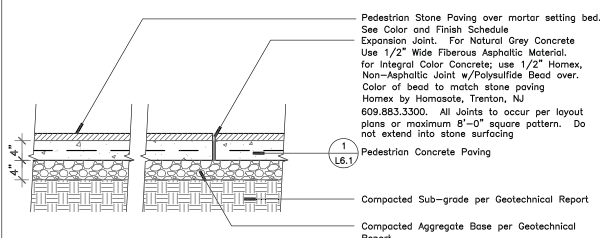
LEVEL 4 IRRIGATION ZONE DIAGRAM

Sheet number
L5.4

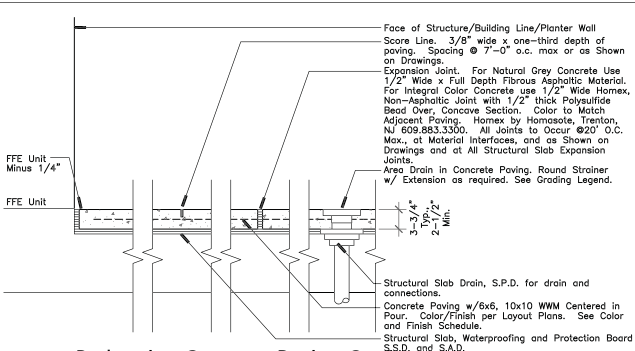




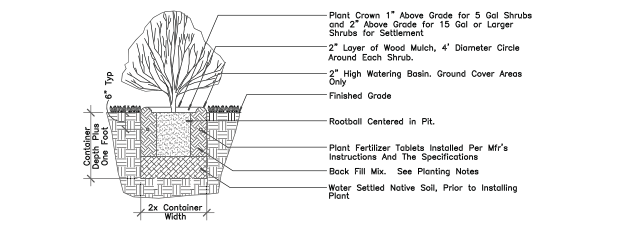
7 Tree Guying - On-Structure
Scale: 3/8" = 1'-0"



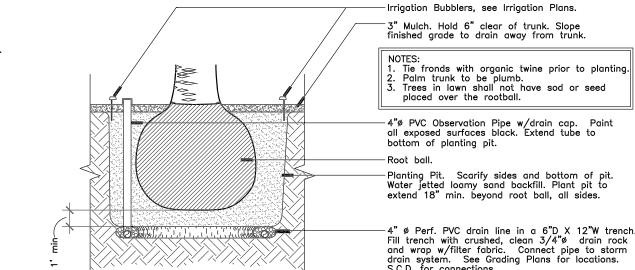
8 Pedestrian Stone Paving
Scale: 1" = 1'-0"



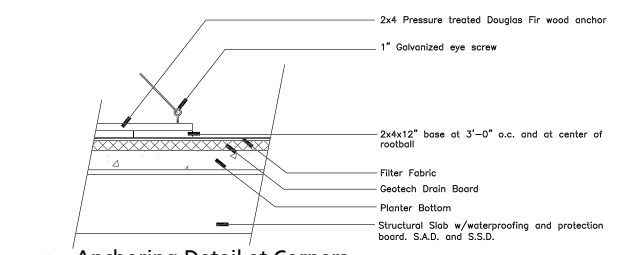
9 Pedestrian Concrete Paving On-Structure
Scale: 1" = 1'-0"



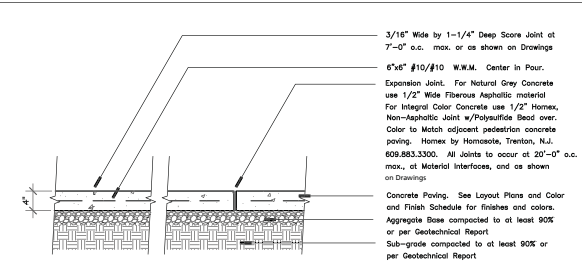
10 Shrub Planting Detail
Not to Scale



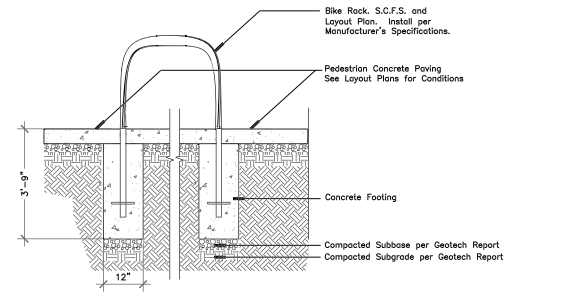
11 Palm Tree Planting Diagram
Not to Scale



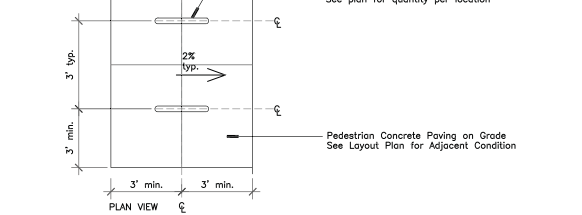
12 Anchoring Detail at Corners
Scale: 1" = 1'-0"



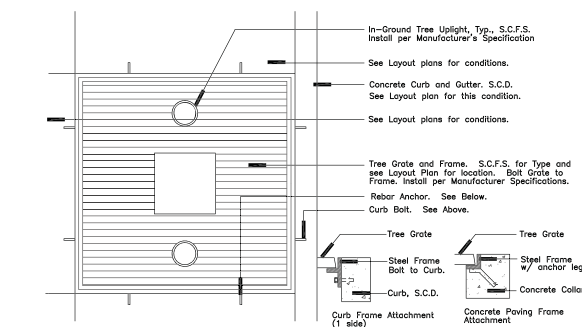
1 Pedestrian Concrete Paving
Scale: 1" = 1'-0"



2 Bike Rack
Scale: 1/2" = 1'-0"



3 Tree Grate with Paving Conditions
Scale: 3/4" = 1'-0"



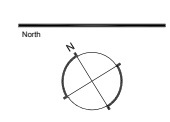
3 Tree Grate with Paving Conditions
Scale: 3/4" = 1'-0"

FIELD ARCHITECTURE
974 COMMERCIAL ST. STE 104
PALO ALTO, CA 94303
650.462.9654

THE GUZZARDO PARTNERSHIP INC.
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Issue Set / Revisions		
No.	Description	Date
▲	Planning Submittal	09/18/2017
	Planning Re-submittal	12/01/2017



1125 MERRILL
1125 MERRILL STREET,
MENLO PARK, CA 94025

Date: 08/20/17
Drawn by: [Signature]
Scale: 1/8" = 1'-0"

DETAILS

Sheet number

L6.1

(1125 MERRILL) PARKING STALL SUMMATION AT GRADE

ON GRADE	PARKING STALL TYPE							TOTAL
	STANDARD (8'0" x 18'0")	STANDARD (9'0" x 18'0")	STANDARD (10'0" x 18'0")	STANDARD (11'0" x 18'0")	STANDARD (12'0" x 18'0")	CAR PUZZLER	STAIRWAY CAR POOL (8'0" x 12'0")	
TOTAL	1	1				16	1	19

(INDIVIDUAL PARKING COUNTS)

(506 SANTA CRUZ) PARKING STALL SUMMATION AT GRADE

ON GRADE	PARKING STALL TYPE							TOTAL
	STANDARD (8'0" x 18'0")	STANDARD (9'0" x 18'0")	STANDARD (10'0" x 18'0")	STANDARD (11'0" x 18'0")	STANDARD (12'0" x 18'0")	CAR PUZZLER	STAIRWAY CAR POOL (8'0" x 12'0")	
TOTAL	1	1	4					6

(556-558 SANTA CRUZ) PARKING STALL SUMMATION

ON GRADE	PARKING STALL TYPE							TOTAL
	STANDARD (8'0" x 18'0")	STANDARD (9'0" x 18'0")	STANDARD (10'0" x 18'0")	STANDARD (11'0" x 18'0")	STANDARD (12'0" x 18'0")	CAR PUZZLER	STAIRWAY CAR POOL (8'0" x 12'0")	
TOTAL	1	1	1	1	2	28		31

(506 SANTA CRUZ) PARKING STALL SUMMATION BELOW GRADE

LEVEL	PARKING STALL TYPE							TOTAL
	STANDARD (8'0" x 18'0")	STANDARD (9'0" x 18'0")	STANDARD (10'0" x 18'0")	STANDARD (11'0" x 18'0")	STANDARD (12'0" x 18'0")	CAR PUZZLER	STAIRWAY CAR POOL (8'0" x 12'0")	
B1	1			18		1	3	23
B2		1		18			15	32
TOTAL	1	1		34		1	18	58

92 TOTAL STALLS REQUIRED

(HEXAGON TRANSPORTATION REPORT FROM 9-14-2017 DOCUMENT)

1. 506 SITE NEEDS 58 STALLS
2. 556 SITE NEEDS 36 STALLS
3. WITH SHARED APPROACH 92 TOTAL FOR BOTH SITES

(SHARED PARKING COUNTS)

(506 & 556-558 SANTA CRUZ) PARKING STALL SUMMATION

LEVEL	PARKING STALL TYPE							TOTAL
	STANDARD (8'0" x 18'0")	STANDARD (9'0" x 18'0")	STANDARD (10'0" x 18'0")	STANDARD (11'0" x 18'0")	STANDARD (12'0" x 18'0")	CAR PUZZLER	STAIRWAY CAR POOL (8'0" x 12'0")	
ON GRADE	2	1	3	1	2	28		37
B1	1			18		1	3	23
B2		1		18			15	32
TOTAL	3	2	3	36	1	31	3	82

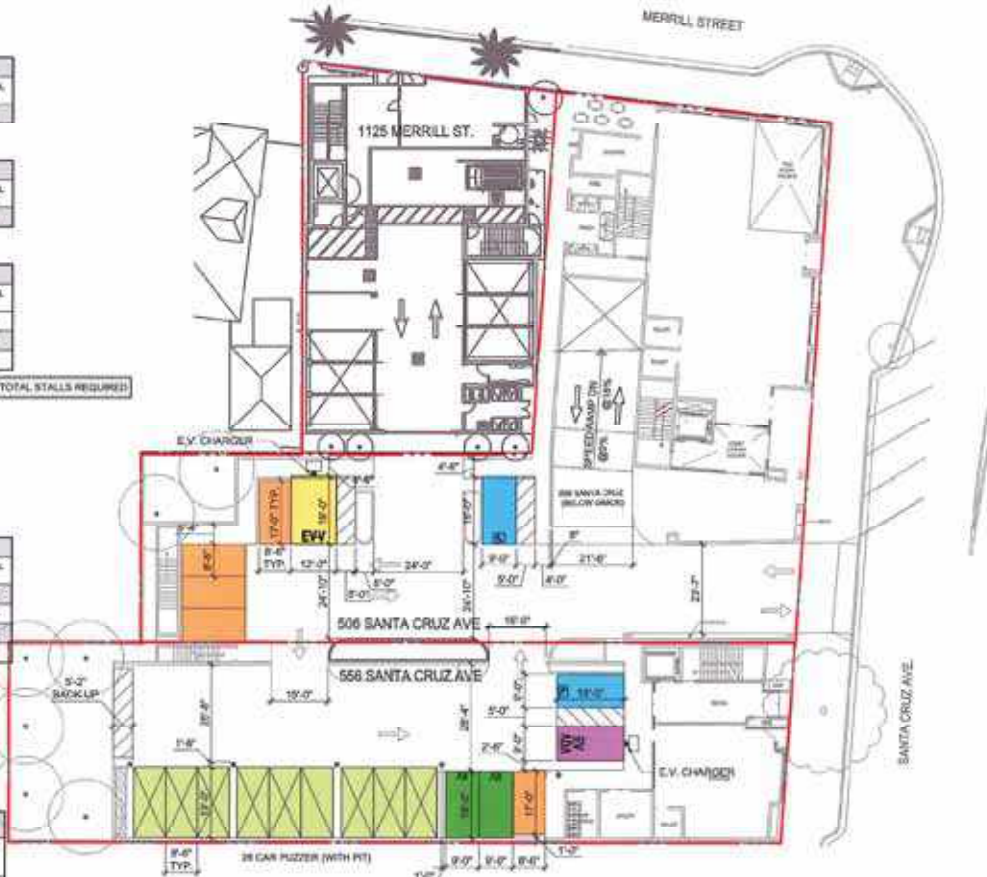
1. PER CBC TABLE NO. A-31-A NUMBER OF ADA PARKING STALLS
2. (4) ADA REQUIRED = (1) VAN ADA AND (3) REGULAR ADA
3. (5) EV REQUIRED = (1) EV VAN, (2) EV STANDARD WITH REE ACCESS, AND (3) EV REGULAR
4. CALGREEN DESIGNATED (B)S INCLUDES EV, CLEAN AIR AND CAR POOL = (6) TOTAL REQUIRED
 (5) STRIPPED EV, (2) EV ADA, (1) EV VAN
 (3) STRIPPED CLEAN AIR/CAR POOL

COMPREHENSIVE CHART

USE	AREA (SF)	506 SANTA CRUZ AVE			556-558 SANTA CRUZ AVE			
		REQUIRED PARKING	SHARED PARKING REDUCTION	PROVIDED PARKING	AREA (SF)	REQUIRED PARKING	SHARED PARKING REDUCTION	PROVIDED
RETAIL (24'x30')	720	16	14	16	1,060	6	6	4
OFFICE (23'x100')	2,300	40	40	42	7,450	29	28	26
RESIDENTIAL (2'x10'x12')	2,400 (24 UNITS)	3	2	2	3,400 (3 UNITS)	3	2	2
TOTAL		59	56	60		37	36	32

COMPREHENSIVE CHART

USE	AREA (SF)	1125 MERRILL ST.		
		REQUIRED PARKING	SHARED PARKING REDUCTION	PROVIDED
OFFICE (23'x100')	2,300	17	17	18
RESIDENTIAL (2'x10'x12')	2,390	2	1	1
TOTAL		19	18	19



SELF PARK ON GRADE PARKING PLAN
 1/16" = 1'-0" NOT TO SCALE



PROJECT ADDRESS

ISSUANCE

DRAWING CONTENT



DATE: 08/20/2024
 SCALE: As Shown
 DRAWING NUMBER: 22

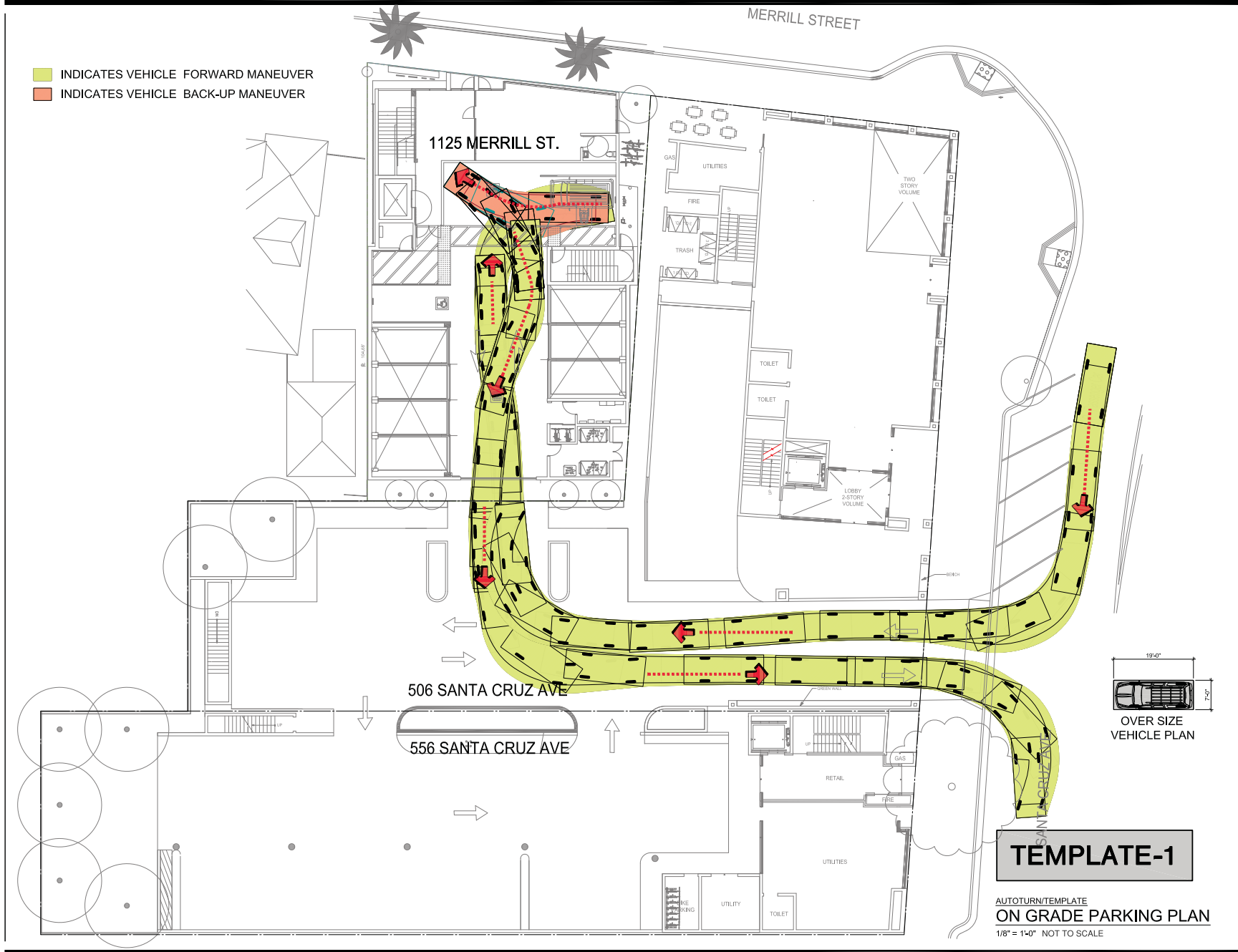
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DRAWING NUMBER

AP2.1

P: _____
 C: _____
 S: _____
 E: _____
 A: _____
 C: _____

- INDICATES VEHICLE FORWARD MANEUVER
- INDICATES VEHICLE BACK-UP MANEUVER



Architects - Engineers - Parking Planners

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ON GRADE PARKING PLAN (TEMPLATE-1)
 1125 MERRILL
 MENLO PARK, CALIFORNIA

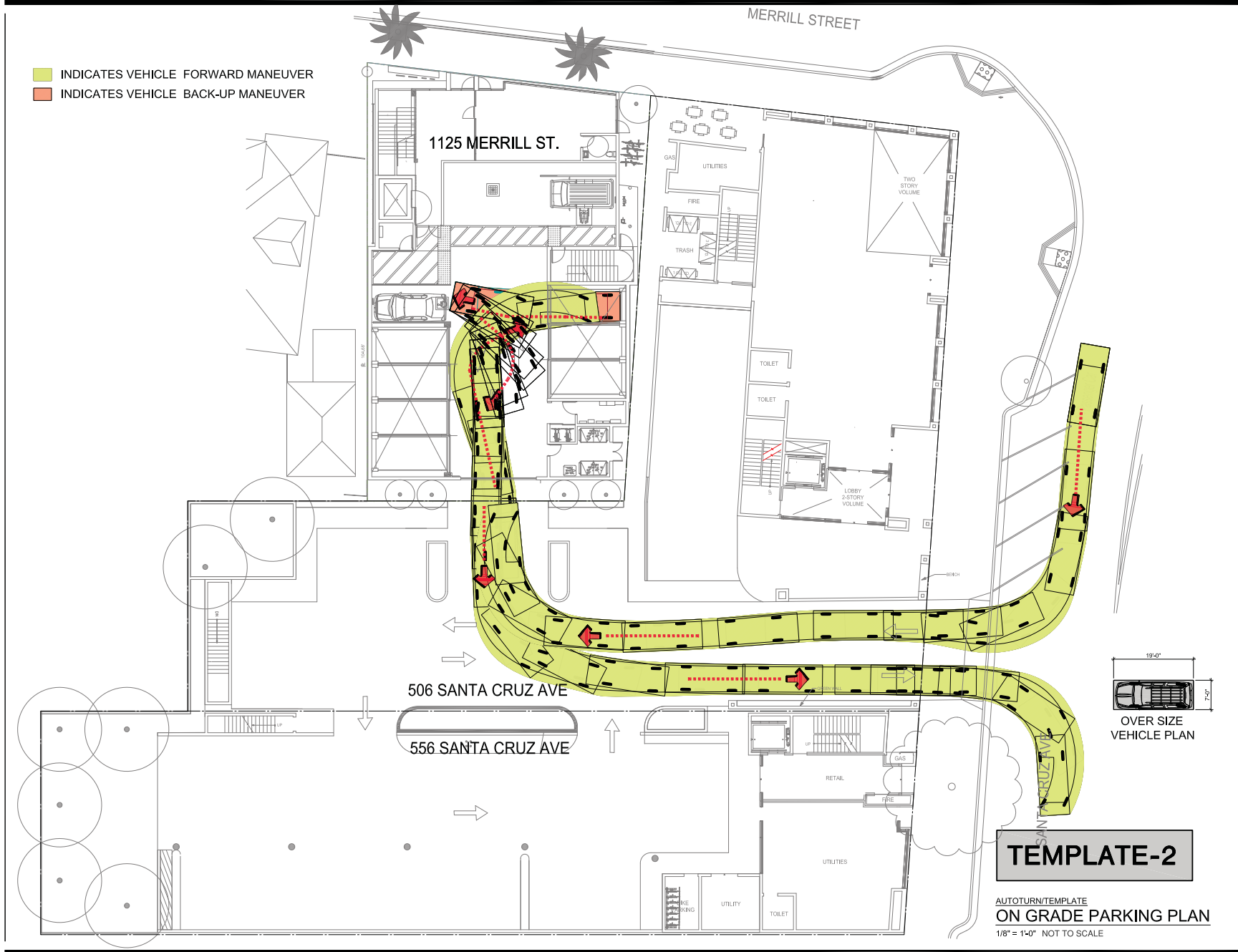
REVISIONS		
NO.	DATE	BY

JOB NO : 16149
 DATE : 08-15-17
 DESIGN : OSEGUERA
 DRAWN : OSEGUERA
 CHK. BY : LoCoco
 FILE 16149A21-AUTOTURN

SHEET
A2.1-1T

P: _____
 C: _____
 S: _____
 E: _____
 A: _____
 C: _____

- INDICATES VEHICLE FORWARD MANEUVER
- INDICATES VEHICLE BACK-UP MANEUVER



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ON GRADE PARKING PLAN (TEMPLATE-2)
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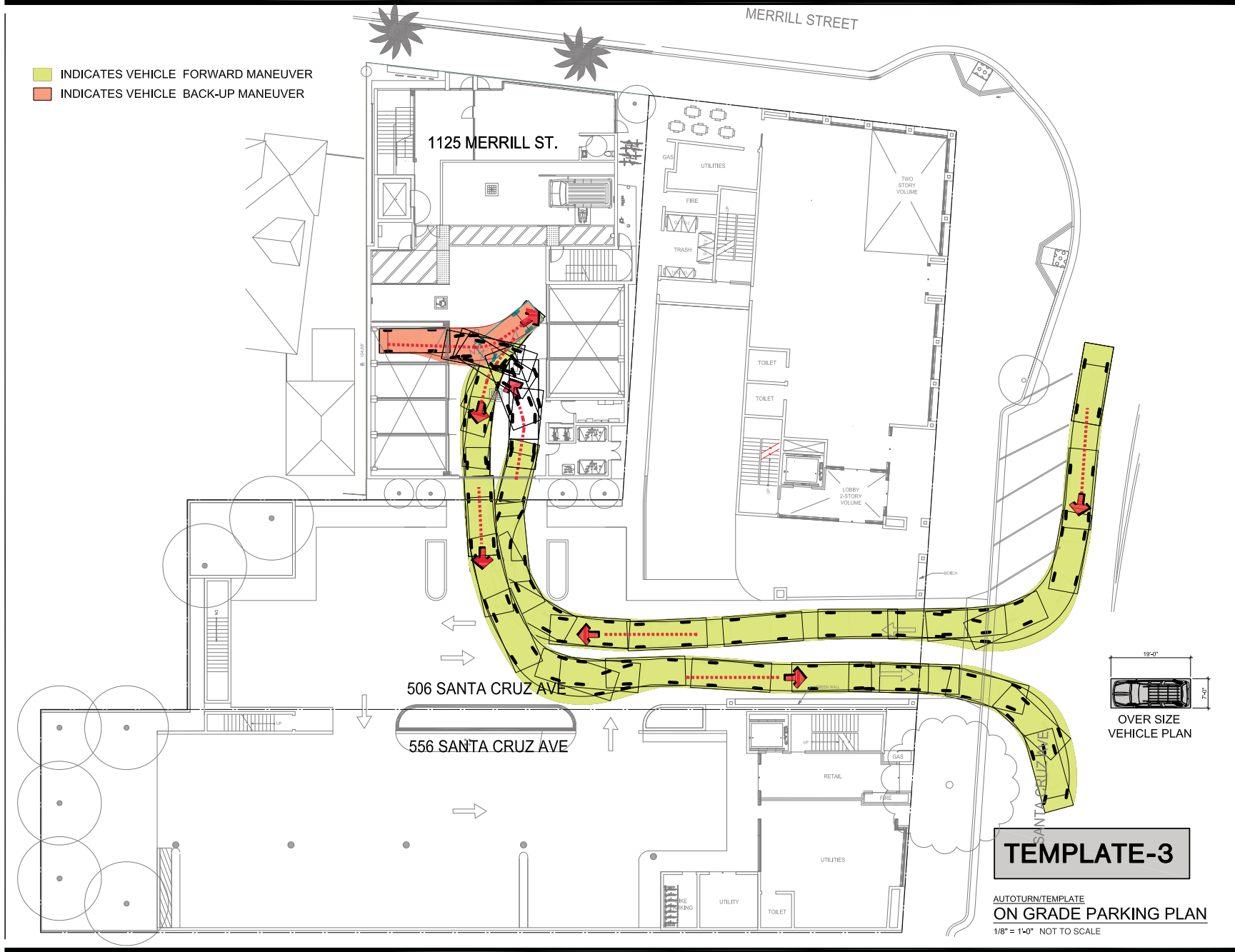
REVISIONS		
NO.	DATE	BY

JOB NO : 16149
 DATE : 08-15-17
 DESIGN : OSEGUERA
 DRAWN : OSEGUERA
 CHK. BY : LoCoco
 FILE 16149A21-2AUTOTURN

SHEET
A2.1-2T

Project: _____
 Date: _____
 Scale: _____
 Author: _____

- INDICATES VEHICLE FORWARD MANEUVER
- INDICATES VEHICLE BACK-UP MANEUVER



TEMPLATE-3

AUTOTURN/TEMPLATE
ON GRADE PARKING PLAN
 1/8" = 1'-0" NOT TO SCALE

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ON GRADE PARKING PLAN (TEMPLATE-3)
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REVISIONS		
NO.	DATE	BY

JOB NO : 16149
 DATE : 08-15-17
 DESIGN : OSEGUERA
 DRAWN : OSEGUERA
 CHK. BY : LoCoco
 FILE 16149A21-AUTOTURN

SHEET
A2.1-3T

506 & 556 SANTA CRUZ

MENLO PARK, CA 94025

PLANNING COMMISSION STUDY GROUP 02.05.18



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02.02.17
PROGRESS SET
03.15.17
PLANNING SUBMITTAL
05.18.17
PLANNING COMMISSION STUDY GROUP
02.05.18

SHEET REVISIONS
△ PLANNING RESUBMITTAL
12.01.17



DRAWING CONTENT
DRAWING INDEX,
VICINITY MAP,
PROJECT INFORMATION,
PROJECT CONSULTANTS

STAMP

JOB NUMBER:
152509
SCALE:
As Noted
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DRAWING NUMBER

A001

PROJECT CONSULTANTS			PROJECT INFORMATION		DRAWING INDEX		
<p>CLIENT</p> <p>500 SC PARTNERS 200 LITTON AVE, SUITE 303 PALO ALTO, CA 94301 650.815.6969 PH CONTACT: CHASE RAPP chrapp@scpartners.com</p> <p>ARCHITECT</p> <p>HAYES GROUP ARCHITECTS 2657 SPRING STREET REDWOOD CITY, CA 94063 650.365.0600 PH 650.365.0670 FAX CONTACT: KEN HAYES x-15 khayes@thehayesgroup.com</p> <p>CONTRACTOR</p> <p>DEVCON CONSTRUCTION 690 GIBBALTAR DRIVE MILPITAS, CA 95035 408.942.8200 PH CONTACT: SHAWN DOBSON sdobson@devcon-constr.com</p> <p>MEP</p> <p>ALFATECH 1 POST STREET, SUITE 2200 SAN FRANCISCO, CA 94104 415.403.3040 PH CONTACT: TOU DAVALLOU tj.davallou@atec.com</p> <p>UTILITIES</p> <p>URBAN DESIGN CONSULTING ENGINEERS 300 TOWNSEND STREET, SUITE 409 SAN FRANCISCO, CA 94107 415.688.6950 PH CONTACT: JASON LING jasonling@urbandesig.com</p> <p>STRUCTURAL</p> <p>NISHIWANI MENNINGER 690 HARRISON ST, SUITE 110 SAN FRANCISCO, CA 94107 415.541.9477 PH CONTACT: TREVOR WONGS, PE twong@nshw.com</p> <p>CIVIL/SURVEYOR</p> <p>BKF 1600 TECHNOLOGY DRIVE, SUITE 600 SAN JOSE, CA 95110 408.467.9187 PH CONTACT: ISAAC KONTOROVSKY kontorovsky@bkf.com</p> <p>LANDSCAPE</p> <p>THE GUZZARDO PARTNERSHIP INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 415.533.4273 x 18 PH CONTACT: GARY LAYMON glaymon@tgp-inc.com</p>	<p>PARKING CONSULTANT</p> <p>WATRY DESIGN, INC. 2009 GATEWAY PLACE, SUITE 550 SAN JOSE, CA 95110 415.433.4273 PH CONTACT: DAVID LOCOCO dlococo@watrydesign.com</p> <p>ARBORIST</p> <p>ARBOR RESOURCES P.O. BOX 25295 SAN MATEO, CA 94402 650.654.3391 PH CONTACT: DAVID BABBY DBABBY@COMCAST.NET</p>	<p>PROJECT DESCRIPTION:</p> <p>SEE A101 AND A201 FOR PROJECT DESCRIPTIONS</p> <p>ZONING:</p> <p>SPEIRC-SA E</p> <p>OCCUPANCY:</p> <p>S2MB/R2</p> <p>BUILDING CODES:</p> <p>2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) 2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2008 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS 2013 NERF 13 ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS</p> <p>TRASH/RECYCLE:</p> <p>LOCATED ON-SITE AT 506 SANTA CRUZ</p> <p>GREEN BUILDING:</p> <p>PROJECTS TO COMPLY WITH CITY OF MENLO PARK, LEED SILVER EQUIVALENT STANDARDS</p>	<p>COMPREHENSIVE SHEETS</p> <p>A001 CONTEXTUAL STREETSCAPIES, SITE PHOTOS L1.0 COMPREHENSIVE PLAN</p> <p>506 SANTA CRUZ</p> <p>ARCHITECTURAL</p> <p>A101 DRAWING INDEX, VICINITY MAP, PROJECT INFORMATION, PROJECT CONSULTANTS A102 CONTEXTUAL STREETSCAPIES, SITE PHOTOS A103 STYLING SECTION A111 AREA PLAN A112 PROPOSED SITE PLAN A113 AREA SUMMARY A114 AREA CALCS AND LEED CHECKLIST A115 AREA CALCS</p> <p>A120a PROPOSED B2 PLAN A120b PROPOSED B1 PLAN A121 PROPOSED FIRST FLOOR PLAN A122 PROPOSED SECOND FLOOR PLAN A123 PROPOSED THIRD FLOOR PLAN A124 PROPOSED FOURTH FLOOR PLAN A125 PROPOSED ROOF PLAN A131 PROPOSED ELEVATIONS A132 PROPOSED ELEVATIONS A133 SECTIONS A134 SECTIONS A141 PERSPECTIVES A142 PERSPECTIVES A151 COMPLIANCE DIAGRAMS A152 COMPLIANCE DIAGRAMS A153 FIRE PROTECTION DIAGRAM A170a B2 LIGHTING STRATEGY A170b B1 LIGHTING STRATEGY A171 FIRST FLOOR LIGHTING STRATEGY A173 THIRD FLOOR LIGHTING STRATEGY A174 FOURTH FLOOR LIGHTING STRATEGY</p> <p>LANDSCAPE</p> <p>L-1.1 GENERAL NOTES AND LEGEND L-1.2 PLANTING NOTES AND LEGEND L-1.3 LANDSCAPE IMAGERY L-1.1 CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL L-1.2 CONCEPTUAL LANDSCAPE PLAN - LEVEL 2 L-1.3 CONCEPTUAL LANDSCAPE PLAN - LEVEL 4</p>	<p>LANDSCAPE (CONT.)</p> <p>L-3.1 TREE DISPOSITION PLAN L-5.1 IRRIGATION ZONE DIAGRAM - GROUND LEVEL L-5.2 IRRIGATION ZONE DIAGRAM - LEVEL 2 L-5.4 IRRIGATION ZONE DIAGRAM - LEVEL 4 L-6.1 CONCEPTUAL DETAILS L-6.2 CONCEPTUAL DETAILS</p> <p>SHORING</p> <p>SH-2.0 SHORING PLAN SH-3.0 SHORING ELEVATIONS SH-3.1 SHORING ELEVATIONS SH-3.2 SHORING ELEVATIONS SH-4.0 SECTIONS SH-4.1 SECTIONS SH-6.0 INTERNAL BRACING DETAILS 1 OF 2 SH-8.0 INTERNAL BRACING DETAILS 2 OF 2</p> <p>556 SANTA CRUZ</p> <p>ARCHITECTURAL</p> <p>A201 DRAWING INDEX, VICINITY MAP, PROJECT INFORMATION, PROJECT CONSULTANTS A202 CONTEXTUAL STREETSCAPIES, SITE PHOTOS A203 STYLING SECTION A211 AREA PLAN A212 PROPOSED SITE PLAN A213 AREA SUMMARY A214 AREA CALCS AND LEED CHECKLIST A221 PROPOSED FIRST FLOOR PLAN A222 PROPOSED SECOND FLOOR PLAN A223 PROPOSED THIRD FLOOR PLAN A224 PROPOSED ROOF PLAN A231 PROPOSED ELEVATIONS A232 PROPOSED ELEVATIONS A233 SECTIONS A234 SECTIONS A241 PERSPECTIVES A242 PERSPECTIVES</p> <p>LANDSCAPE (CONT.)</p> <p>L-1.3 LANDSCAPE IMAGERY L-2.1 CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL L-2.2 CONCEPTUAL LANDSCAPE PLAN - LEVEL 2 L-2.4 CONCEPTUAL LANDSCAPE PLAN - LEVEL 3 L-3.1 TREE DISPOSITION PLAN L-5.1 IRRIGATION ZONE DIAGRAM - GROUND LEVEL L-5.2 IRRIGATION ZONE DIAGRAM - LEVEL 2 L-5.3 IRRIGATION ZONE DIAGRAM - LEVEL 3 L-6.1 CONCEPTUAL DETAILS</p> <p>COMPREHENSIVE SHEETS</p> <p>C01 EXISTING CONDITION PLAN C1.0 PRELIMINARY GRADING AND DRAINAGE PLAN C3.0 PRELIMINARY UTILITY PLAN C4.0 PRELIMINARY STORMWATER CONTROL PLAN C5.0 FIRE ACCESS PLAN C6.0 PRELIMINARY FLOOD CONTROL PLAN C6.1 BEST MANAGEMENT PRACTICES</p> <p>JOINT FRENCH</p> <p>JT1.1 DRY UTILITY INTENT JT1.2 DRY UTILITY INTENT</p> <p>PARKING</p> <p>AP2.1 ON GRADE PARKING PLAN AP2.2 B1 BASEMENT PARKING PLAN AP2.3 B2 BASEMENT PARKING PLAN AP2.4 ON GRADE PARKING PLAN AP2.5 ON GRADE PARKING PLAN AP2.6 ON GRADE PARKING PLAN</p> <p>LOGISTICS PLAN</p> <p>A000 DRAFT SITE LOGISTICS PLAN</p>	<p>VICINITY MAP</p>		

Date: 1/17/18
Filename: 152509_00_A001.rvt



FIELD
ARCHITECTURE

574 COMMERCIAL ST., STE. 104
PALO ALTO, CA 94301
650.962.9882

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

97 Greenmarket Street
San Francisco, CA 94111
T 415.433.4632
F 415.221.5882



Issue Set / Permits

No.	Description	Date
1	Planning Submittal	09/10/2011
2	Planning Re-submittal	10/10/2011
3	Planning Re-submittal	01/24/2012



1125 MERRILL ST.
506 SANTA CRUZ AVE.
556 SANTA CRUZ AVE.
MENLO PARK, CA 94025

Date: 01.24.12
Drawn by:
Scale:

COMPREHENSIVE PLAN

Sheet number:

L1.0

506 SANTA CRUZ MENLO PARK, CA 94025



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94025

ISSUANCE:

- SHEET REVISIONS
- △ PLANNING RESUBMITTAL 12.01.17
 - △
 - △
 - △
 - △
 - △



PROJECT INFORMATION

PROJECT DESCRIPTION: (N) FOUR STORY, MIXED USE BUILDING, WITH TWO LEVELS OF BELOW GROUND PARKING, GROUND FLOOR PARKING, RETAIL, AND LOBBY; SECOND AND THIRD FLOOR OFFICE, AND FOURTH FLOOR MULTI-FAMILY RESIDENTIAL.

APN: 061-441-040

ZONING: SP1E/CR-SA E

CONSTRUCTION TYPE: II-B

OCCUPANCY: S2/MB/R2

BUILDING CODES: 2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2008 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS
2013 NFPA 13
ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLERS: (N) SPRINKLERS THROUGHOUT

TRASH/RECYCLE: ON-SITE

GREEN BUILDING: PROJECT TO COMPLY WITH CITY OF MENLO PARK, LEED SILVER EQUIVALENT STANDARD

FIRE DEPARTMENT NOTES

- FIRE ALARM SYSTEM TO COMPLY WITH **CMC 16 07.2.2**.

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL	ARCHITECTURE (CONT.)
A101 DRAWING INDEX, VICINITY MAP, PROJECT INFORMATION, PROJECT CONSULTANTS	A173 THIRD FLOOR LIGHTING STRATEGY
A102 CONTEXTUAL STREETSCAPES, SITE PHOTOS	A174 FOURTH FLOOR LIGHTING STRATEGY
A103 SITELINE SECTION	LANDSCAPE
A111 AREA PLAN	L-1.1 GENERAL NOTES AND LEGEND
A112 PROPOSED SITE PLAN	L-1.2 PLANNING NOTES AND LEGEND
A113 AREA SUMMARY	L-1.3 LANDSCAPE IMAGERY
A114 AREA CALCULATIONS AND LEED CHECKLIST	L-2.1 CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL
A115 AREA CALCULATIONS	L-2.2 CONCEPTUAL LANDSCAPE PLAN - LEVEL 2
A120a PROPOSED B2 PLAN	L-2.4 CONCEPTUAL LANDSCAPE PLAN - LEVEL 4
A120b PROPOSED B1 PLAN	L-3.1 TREE DISPOSITION PLAN
A121 PROPOSED FIRST FLOOR PLAN	L-5.1 IRRIGATION ZONE DIAGRAM - GROUND LEVEL
A122 PROPOSED SECOND FLOOR PLAN	L-5.2 IRRIGATION ZONE DIAGRAM - LEVEL 2
A123 PROPOSED THIRD FLOOR PLAN	L-5.4 IRRIGATION ZONE DIAGRAM - LEVEL 4
A124 PROPOSED FOURTH FLOOR PLAN	L-6.1 CONCEPTUAL DETAILS
A125 PROPOSED ROOF PLAN	L-6.2 CONCEPTUAL DETAILS
A131 PROPOSED ELEVATIONS	SHORING
A132 PROPOSED ELEVATIONS	SH-2.0 SHORING PLAN
A133 SECTIONS	SH-3.0 SHORING ELEVATIONS
A134 SECTIONS	SH-3.1 SHORING ELEVATIONS
A141 PERSPECTIVES	SH-3.2 SHORING ELEVATIONS
A142 PERSPECTIVES	SH-4.0 SECTIONS
A151 COMPLIANCE DIAGRAMS	SH-4.1 SECTIONS
A152 COMPLIANCE DIAGRAMS	SH-6.0 INTERNAL BRACING DETAILS 1 OF 2
A153 FIRE PROTECTION DIAGRAM	SH-6.0 INTERNAL BRACING DETAILS 2 OF 2
A170a B2 LIGHTING STRATEGY	
A170b B1 LIGHTING STRATEGY	
A171 FIRST FLOOR LIGHTING STRATEGY	

DRAWING CONTENT

DRAWING INDEX,
VICINITY MAP,
PROJECT INFORMATION,
PROJECT CONSULTANTS

STAMP

JOB NUMBER:

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SCALE:

As Noted

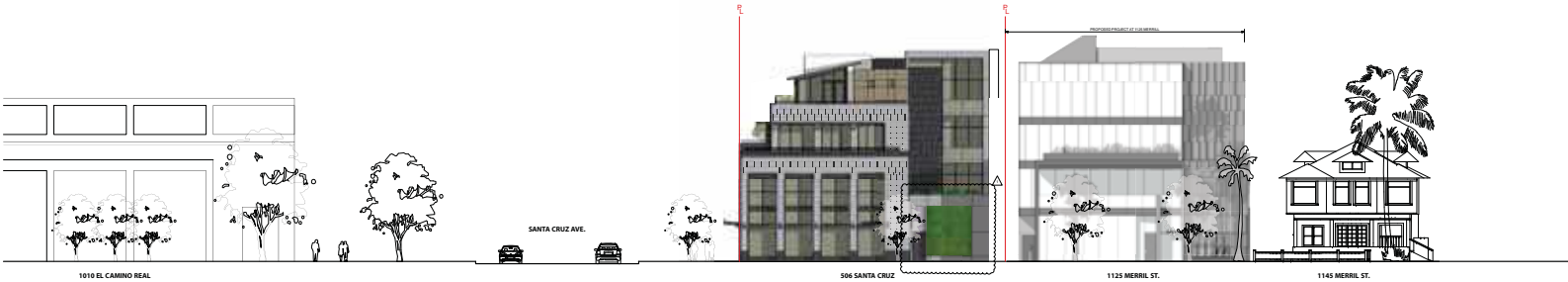
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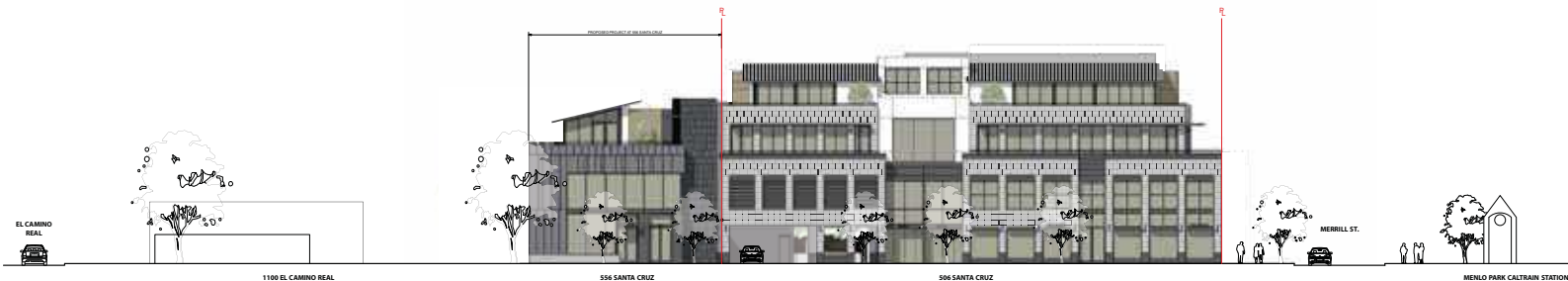
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A101



MERRILL ST. STREETSCAPE
SCALE: 1/16" = 1'-0"

2



SANTA CRUZ AVE. STREETSCAPE
SCALE: 1/16" = 1'-0"

1

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02.02.17
PROGRESS SET
03.15.17
PLANNING SUBMITTAL
05.18.17

SHEET REVISIONS
△ PLANNING RESUBMITTAL
12.01.17

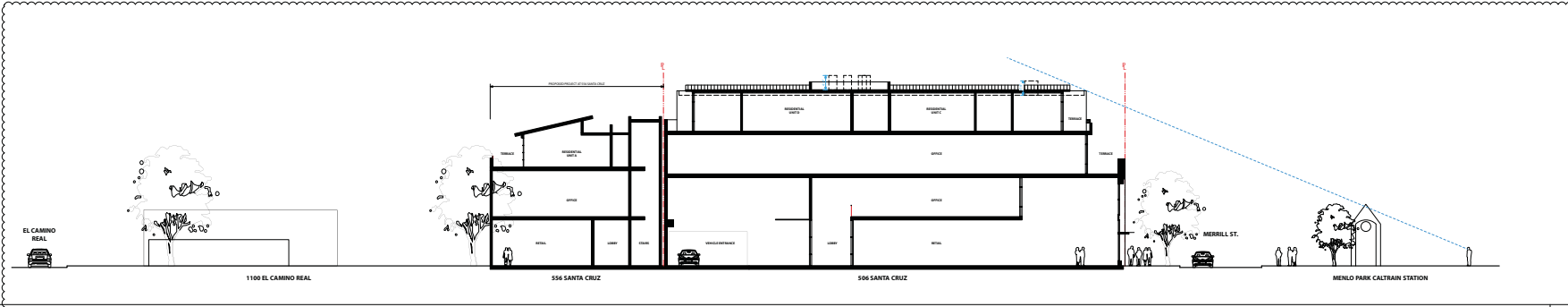
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DRAWING CONTENT
CONTEXTUAL
STREETSCAPES,
SITE PHOTOS

STAMP

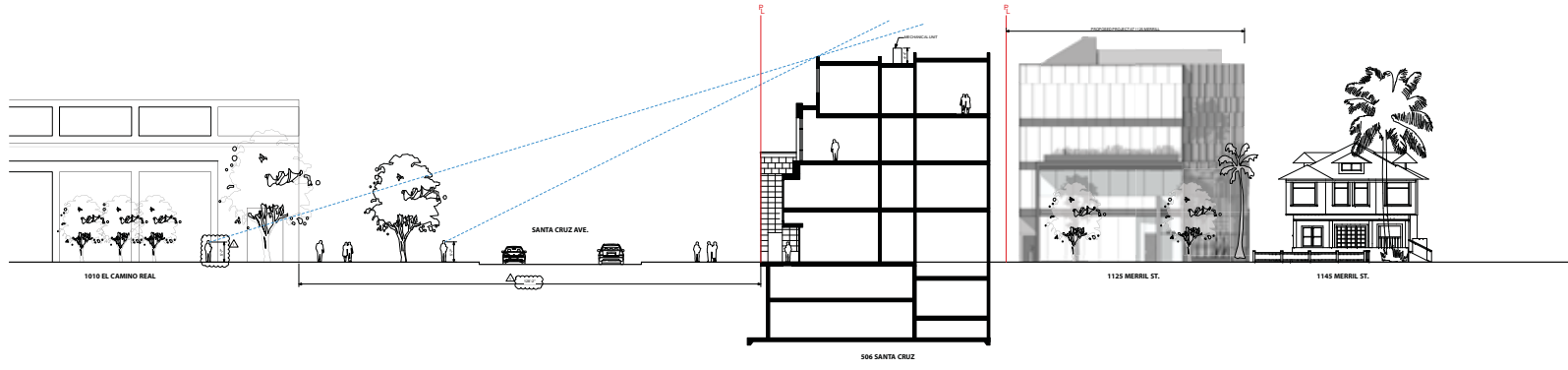
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SCALE:
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A102



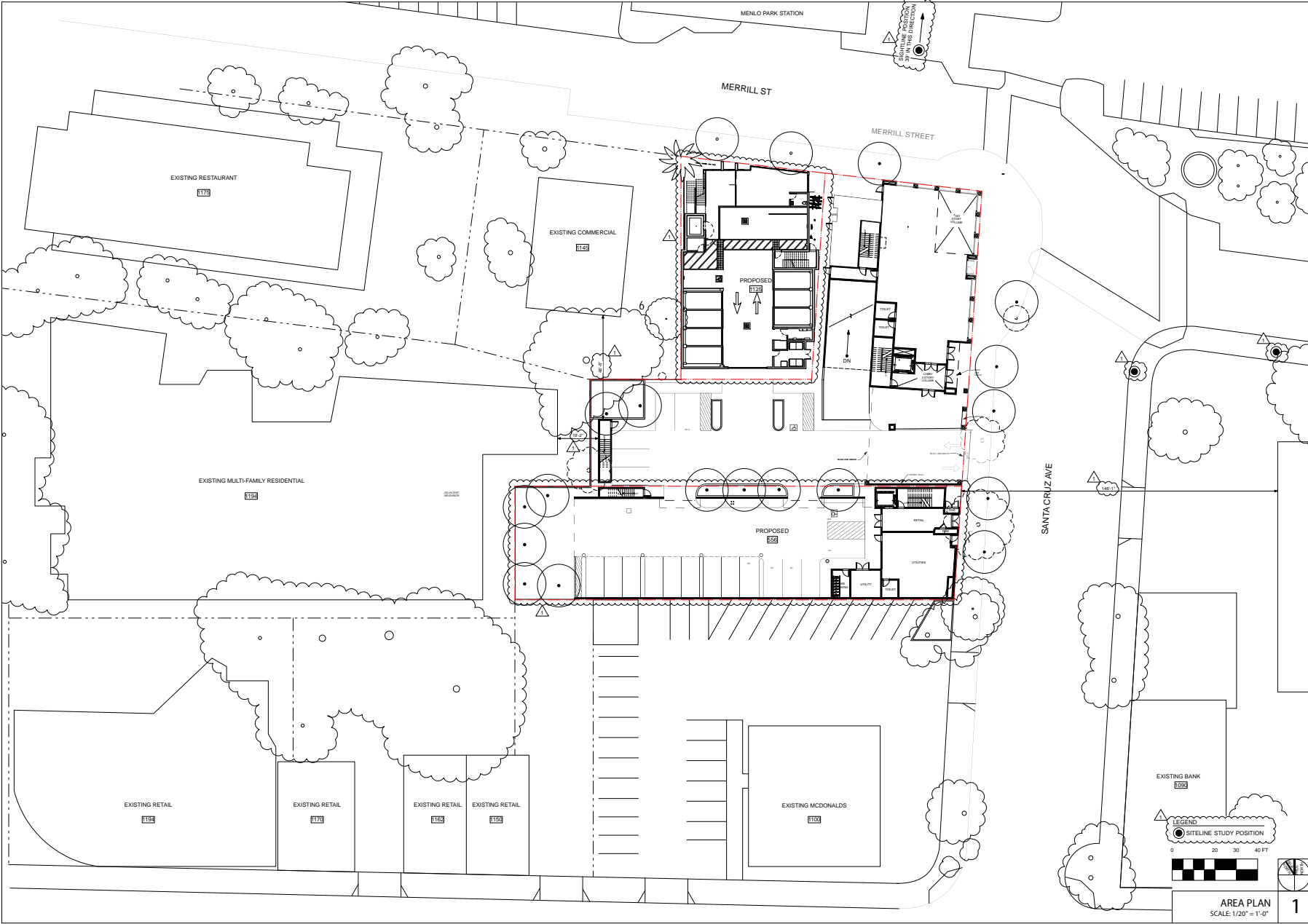
SIGHTLINE SECTION
SCALE: 1/16" = 1'-0"

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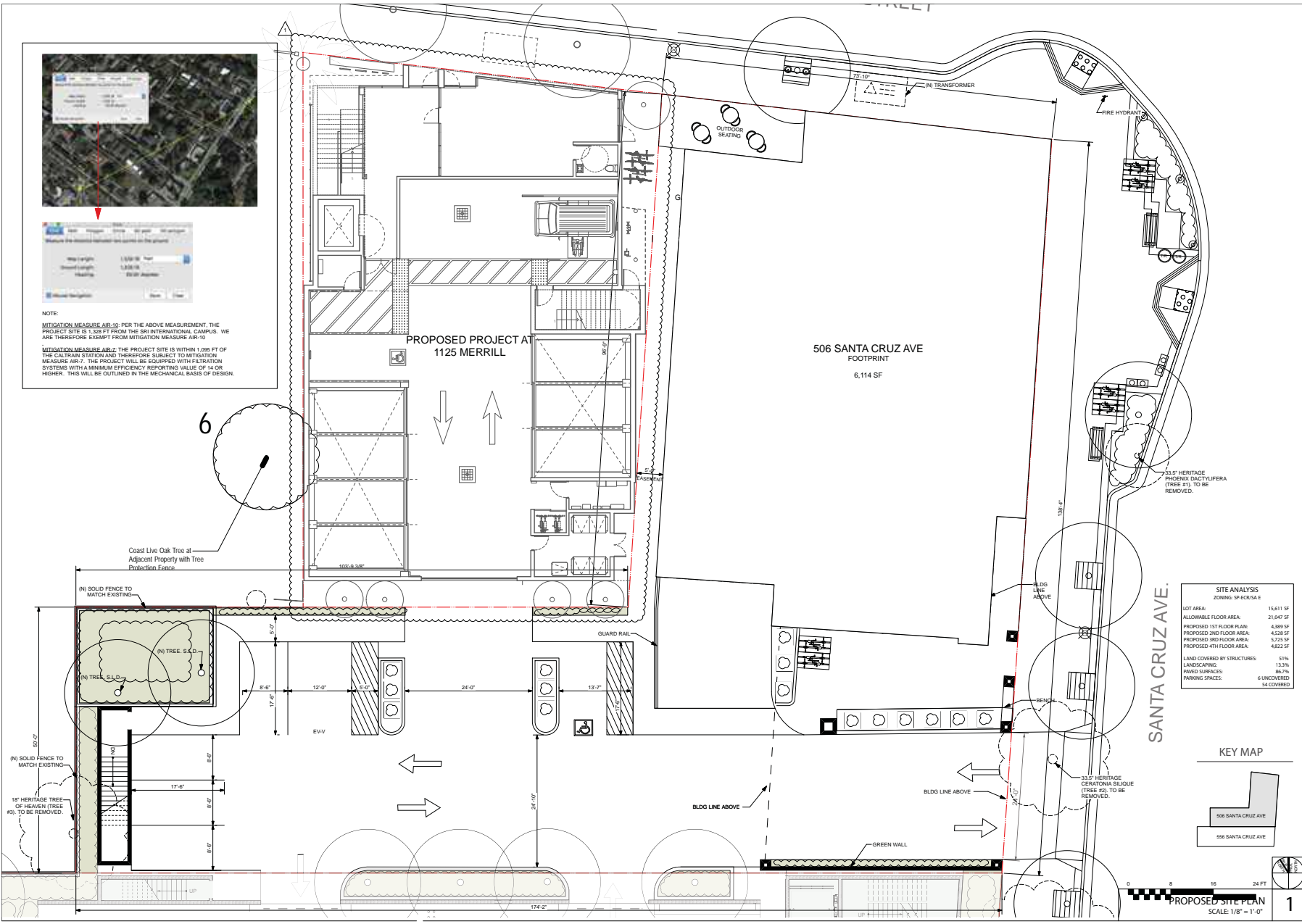


SIGHTLINE SECTION
SCALE: 1/16" = 1'-0"

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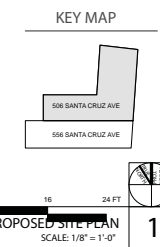


AREA PLAN
SCALE: 1/20" = 1'-0"



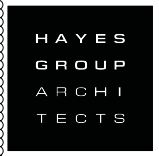
SITE ANALYSIS
ZONING: SF ECR/SA E

LOT AREA:	15,611 SF
ALLOWABLE FLOOR AREA:	21,047 SF
PROPOSED 1ST FLOOR PLAN:	4,389 SF
PROPOSED 2ND FLOOR AREA:	4,528 SF
PROPOSED 3RD FLOOR AREA:	5,225 SF
PROPOSED 4TH FLOOR AREA:	6,922 SF
LAND COVERED BY STRUCTURES:	51%
LANDSCAPING:	13.3%
PAVED SURFACES:	86.7%
PARKING SPACES:	6 UNCOVERED 54 COVERED



NOTE:
MITIGATION MEASURE AIR-10: PER THE ABOVE MEASUREMENT, THE PROJECT SITE IS 1,338 FT FROM THE SRI INTERNATIONAL CAMPUS. WE ARE THEREFORE EXEMPT FROM MITIGATION MEASURE AIR-10
MITIGATION MEASURE AIR-7: THE PROJECT SITE IS WITHIN 1,095 FT OF THE CALTRAIN STATION AND THEREFORE SUBJECT TO MITIGATION MEASURE AIR-7. THE PROJECT WILL BE EQUIPPED WITH FILTRATION SYSTEMS WITH A MINIMUM EFFICIENCY REPORTING VALUE OF 14 OR HIGHER. THIS WILL BE OUTLINED IN THE MECHANICAL BASIS OF DESIGN.

Drawn: JUK/WR
File name: 1503.00 A112.rvt



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ISSUANCE:
 DRY SUBMITTAL 02.02.17
 PROGRESS SET 03.15.17
 PLANNING SUBMITTAL 05.18.17

SHEET REVISIONS
 PLANNING RESUBMITTAL 12.01.17



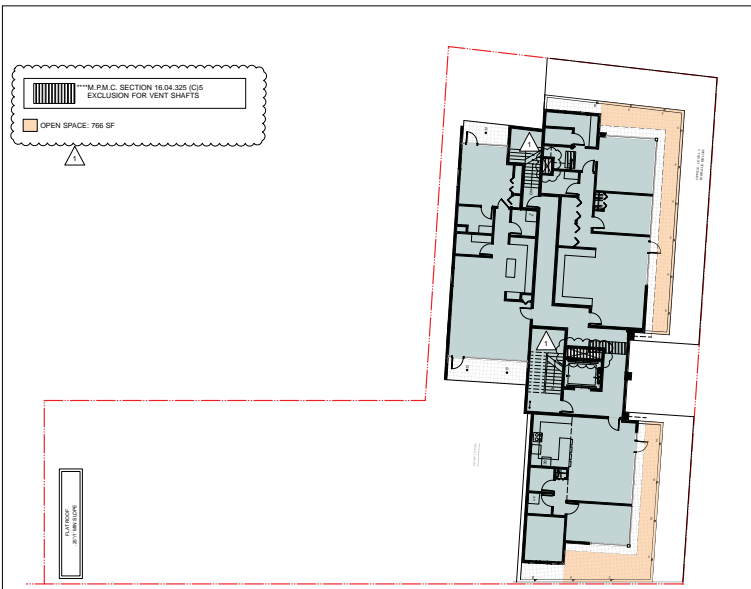
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 AREA SUMMARY

STAMP

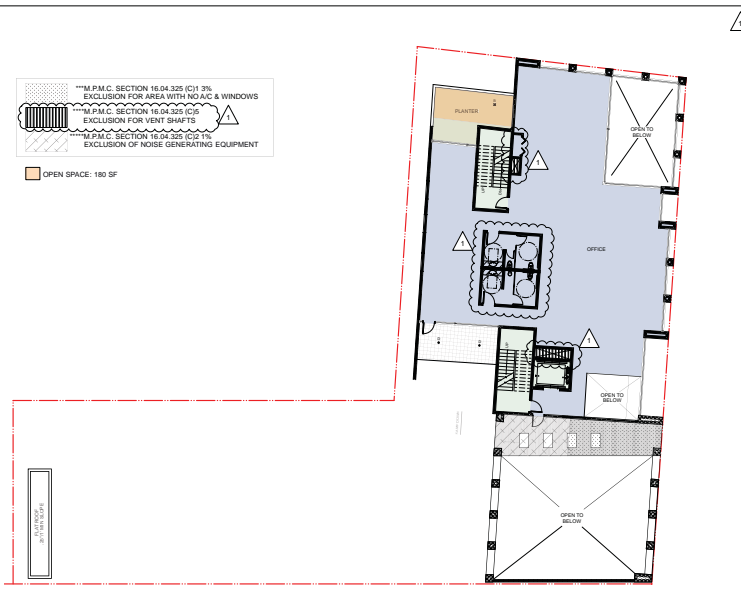
JOB NUMBER:
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 SCALE:
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A113

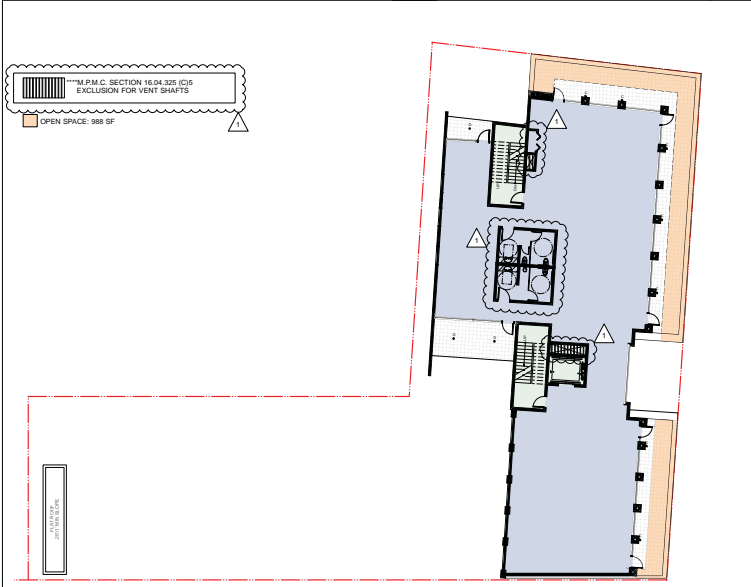
AREA SUMMARY	OFFICE	RETAIL	RESIDENTIAL
B1 EXCLUDED 14,068 ^{sq}			
1ST FLOOR (4,389 SF)			
OFFICERS			
RETAIL 3,435		3,435	
SHARED 741	301	146	204
3-WAY 213	140		73
2-WAY EXCLUDED 286**			
3122*** 31****			
2ND FLOOR (4,528 SF)			
OFFICE 3,098	3,098		
SHARED 530	348		182
2-WAY EXCLUDED 231****			
2102**** 45****			
3RD FLOOR (5,725 SF)			
OFFICE 5,210	5,210		
SHARED 515	338		177
2-WAY EXCLUDED 231****			
2102**** 45****			
4TH FLOOR (4,822 SF)			
RES. 4,822			4,822
EXCLUDED 211**** 47****			
SUBTOTAL	10,425	3,581	5,458
TOTAL	19,484		
<p>**M.P.M.C. SECTION 16.04.325 (C) EXCL. FOR COVERED PARKING ***M.P.M.C. SECTION 16.04.325 (C) EXCL. FOR TRASH AND RECYCLING ****M.P.M.C. SECTION 16.04.325 (C) EXCL. FOR AREA WITH NO A/C & WINDOWS *****M.P.M.C. SECTION 16.04.325 (C) EXCL. FOR NOISE GENERATING EQUIP. EXCLUSION *** CALCULATION EXCLUSION ***** CALCULATION TOTAL: 513 SF TOTAL: 210 SF MAX. GFA: 15,611 X 3% = 431 SF MAX. GFA: 15,611 X 1% = 210 SF 513 SF PROPOSED < 431 SF OK 210 SF PROPOSED < 210 SF OK</p>			
F.A.R. SUMMARY PER M.P.D.T. SPECIFIC PLAN TABLE E10:			
TOTAL 19,484 SF			
SITE AREA: 15,611 SF			
MAX F.A.R.: 1.35 (21,047 SF)			
PROPOSED AREA: 19,489 SF (<21,047 OK)			
MAX OFFICE F.A.R.: 0.675 (10,537 SF)			
PROPOSED AREA: 10,425 SF (<10,537 OK)			
MAX RESIDENTIAL DENSITY: 50 UNITS/ACRE			
17 UNITS ALLOWED			
PROPOSED DENSITY: 3 UNITS < 17 UNITS (OK)			
AREA (NOT INCLUDING SHARED) = (OFFICE) + (RETAIL) + (RESIDENTIAL)			
17,465 + 3,026 + 1,493 = 18,984			
100% = 52.7% 19.7% 27.6%			
PARKING SUMMARY PER M.P.D.T. SPECIFIC PLAN TABLE F2:			
PARKING SPACES REQUIRED: REQUIRED SHARED REDUCTION PROVIDED			
RETAIL @ 470/000 (GFA): 15 14 16			
OFFICE @ 3.8/1000 (GFA): 40 40 42			
RESIDENTIAL @ 1.0/UNIT: 3 2 2			
TOTAL 58 56 60			
GROUND LEVEL PARKING COUNT: 6			
UNDERGROUND LEVEL PARKING COUNT: 54			
BICYCLE PARKING PER M.P.D.T. SPECIFIC PLAN TABLE F3:			
PER CHAPTER 5.03 IN M.P.D.T. SPECIFIC PLAN FIRST LGA PARK CAN BE ACCOMMODATED IN PUBLIC FACILITIES			
LONG TERM PARKING SPACES PROPOSED REQUIRED			
RESIDENTIAL 3 2			
OFFICE 2 2			
RETAIL 2 2			
TOTAL PROVIDED 7 6 6			
SHORT TERM PARKING SPACES REQUIRED PROVIDED			
RESIDENTIAL 2 1			
OFFICE 5 2			
RETAIL 5 2			
TOTAL PROVIDED 12 3 3			
ALLOWABLE NUMBER OF STORES FOR TYPE IIB PER TABLE 504.4			
OCCUPANCY	ALLOWABLE	PROPOSED	COMPLIES
S2	4	1	OK
B	4	3	OK
R2	5	4	OK
M	3	1	OK
ALLOWABLE BUILDING HEIGHT FOR TYPE IIB PER TABLE 504.3			
OCCUPANCY	ALLOWABLE	PROPOSED	COMPLIES
S2	75'	0'	OK
B	75'	40'	OK
R2	75'	58'	OK
M	75'	15'	OK
ALLOWABLE BUILDING AREA FOR TYPE IIB PER TABLE 506.2			
OCCUPANCY	ALLOWABLE	PROPOSED	COMPLIES
S2	78,000	26,136	OK
B	69,000	10,425	OK
R2	48,000	5,458	OK
M	37,500	3,581	OK
**HEIGHT FINISHES AND FINISHES REFER TO SCHEDULED			
PER CBC 16 SECTION 506.2.4, TOTAL BUILDING AREA SHALL BE SUCH THAT AGGREGATE SUM OF THE RATIO OF ACTUAL AND ALLOWABLE SQ FT NOT EXCEED THREE.			
B2 + B1 + 1ST + 2ND + 3RD + 4TH =			
14,068 + 14,068 + 4,389 + 4,528 + 5,725 + 4,822 =			
78,000 78,000 37,500 69,000 69,000 48,000			
0.18 + 0.18 + 0.10 + 0.07 + 0.08 + 0.10 = 0.71			
0.71 < 3 COMPLIANT			
30% OF TOTAL SITE AREA MUST BE OPEN SPACE PER MENLO PARK SPECIFIC PLAN TABLE E12 - FOR STATION AREA EAST (SA E) DISTRICT			
506 SANTA CRUZ AVE			
SITE AREA: 15,611 S.F.			
10% OF 15,611 S.F. = 3,122 SF			
1ST FLR + 2ND FLR + 3RD FLOOR + 4TH FLR =			
2,285 + 180 + 988 + 766 = 4,219 SF			
4,219 SF > 3,122 SF COMPLIANT			
MINIMUM 100 S.F. OF OPEN SPACE PER UNIT SHALL BE CREATED AS COMMON OPEN SPACE OR MINIMUM OF 80 S.F. OF OPEN SPACE PER UNIT SHALL BE CREATED AS PRIVATE OPEN SPACE PER MENLO PARK SPECIFIC PLAN TABLE E12 - FOR STATION AREA EAST (SA E) DISTRICT			
506 SANTA CRUZ AVE			
UNIT C: 781 S.F.		UNIT E: 93 SF	
UNIT D: 515 S.F.		93 S.F. > 80 S.F. COMPLIANT	
515 S.F. > 80 S.F. COMPLIANT			



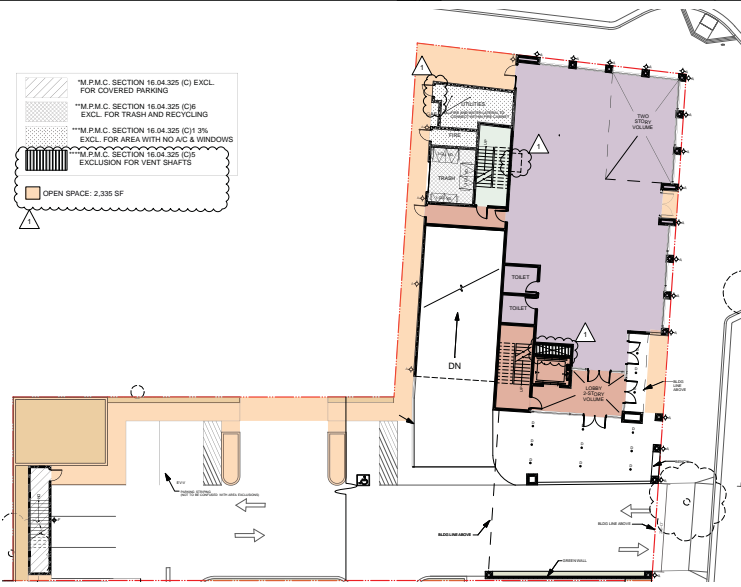
FOURTH FLOOR AREA
 SCALE: 1/16" = 1'-0"



SECOND FLOOR AREA
 SCALE: 1/16" = 1'-0"



THIRD FLOOR AREA
 SCALE: 1/16" = 1'-0"

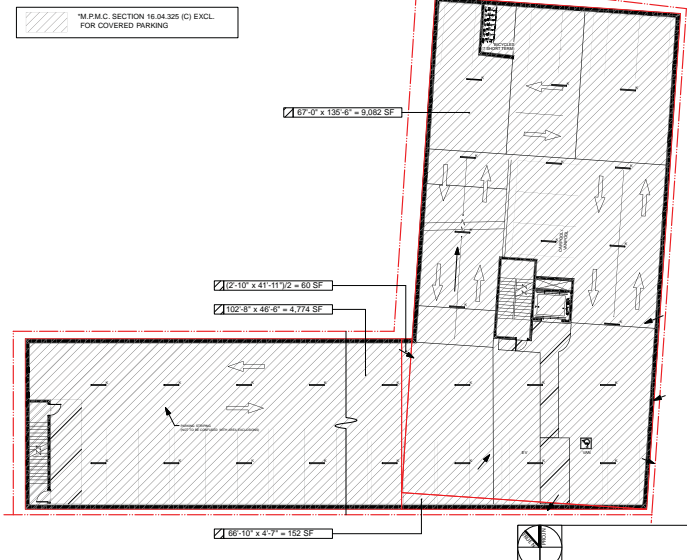


FIRST FLOOR AREA
 SCALE: 1/16" = 1'-0"

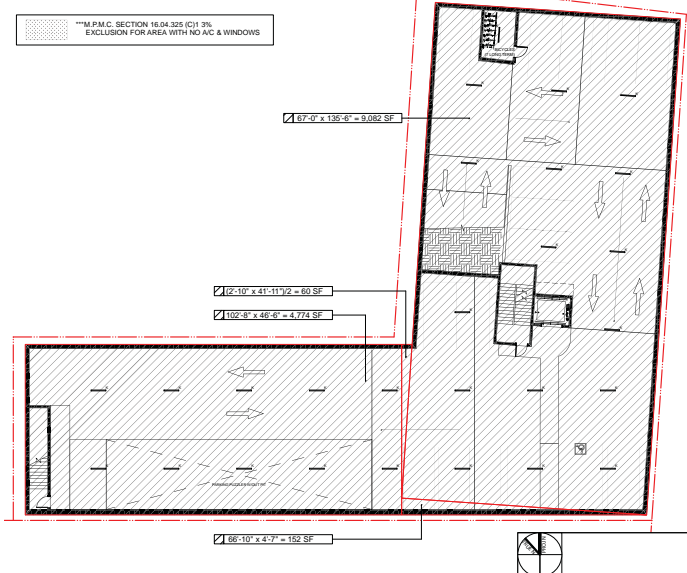
Date: 11/01/18
 Drawing: 1509.00 A113.rvt

LEED v4 for BD+C: Core and Shell Project Checklist		Project Name:	506 Santa Cruz
		Date:	09.15.17
1	1	Integrate Process	1
12	5	Location and Transportation	20
12.1	1	LEED for New Construction Location	2
12.2	1	LEED for Existing Buildings Location	2
12.3	1	High Priority Site	2
12.4	1	Accessibility and On-site Amenities	2
12.5	1	Access to Quality Transit	2
12.6	1	Bicycle Facilities	2
12.7	1	Reduced Parking Supply	2
12.8	1	Green Vehicles	2
4	3	Sustainable Sites	11
4.1	1	Construction Activity Pollution Prevention	2
4.2	1	Site Assessment	2
4.3	1	Site Development - Pristine or Restored Habitat (Pre-File Option)	2
4.4	1	Open Space	2
4.5	1	Water Management	2
4.6	1	Heat Island Reduction	2
4.7	1	Light Pollution Reduction	2
4.8	1	Transport Design and Construction Guidelines	2
6	3	Water Efficiency	11
6.1	1	Outdoor Water Use Reduction	2
6.2	1	Indoor Water Use Reduction	2
6.3	1	Building Level Water Metering	2
6.4	1	Outdoor Water Use Reduction	2
6.5	1	Water Fixtures and Fixtures	2
6.6	1	Water Metering	2
12	10	Energy and Atmosphere	33
12.1	1	Fatigue-Resistant Commissioning and Verification	2
12.2	1	Minimum Energy Performance	2
12.3	1	Building Level Energy Metering	2
12.4	1	Fatigue-Resistant Management	2
12.5	1	Enhanced Commissioning	2
12.6	1	Optimize Energy Performance	2
12.7	1	Advanced Energy Modeling	2
12.8	1	Enhanced Energy Performance	2
12.9	1	Renewable Energy Production	2
12.10	1	Enhanced Refrigerant Management	2
12.11	1	Green Power and Carbon Offsets	2
4	1	Materials and Resources	14
4.1	1	Source and Content of Acquisition	2
4.2	1	Construction and Demolition Waste Management Planning	2
4.3	1	Building Life-Cycle Impact Reduction	2
4.4	1	Building Product Disclosure and Optimization - Environmental Product Declarations	2
4.5	1	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
4.6	1	Building Product Disclosure and Optimization - Material Ingredients	2
4.7	1	Construction and Demolition Waste Management	2
10	9	Indoor Environmental Quality	10
10.1	1	Minimum Indoor Air Quality Performance	2
10.2	1	Environmental Tobacco Smoke Control	2
10.3	1	Acoustic Performance	2
10.4	1	Low-Emitting Materials	2
10.5	1	Construction Air No Quality Management Plan	2
10.6	1	Quality Views	2
1	1	Regional Priority	4
1.1	1	Regional Priority Specific Credit	2
1.2	1	Regional Priority Specific Credit	2
101	101	TOTALS	Possible Points: 110

LEED CHECKLIST 4



B1 FLOOR AREA 2
SCALE: 1/16" = 1'-0"



B2 FLOOR AREA 1
SCALE: 1/16" = 1'-0"



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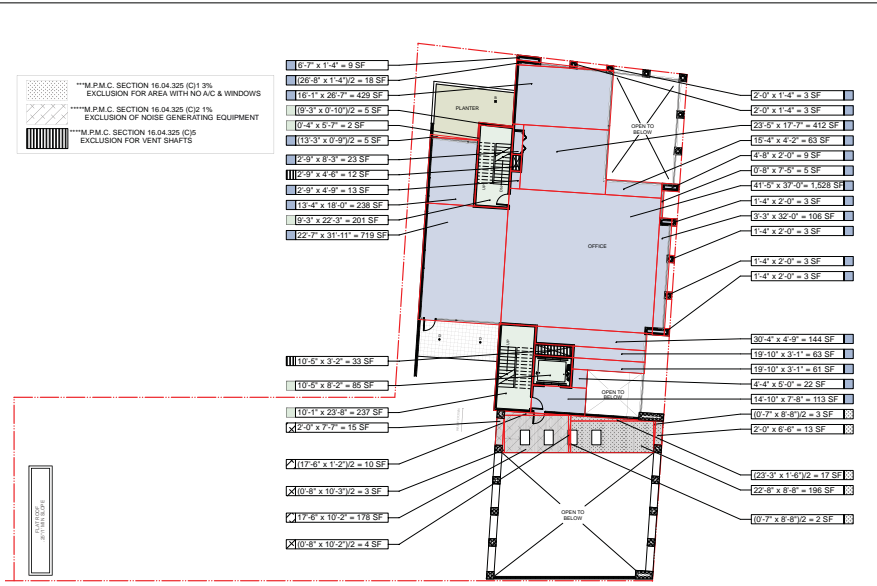
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AREA CALCS AND
LEED CHECKLIST

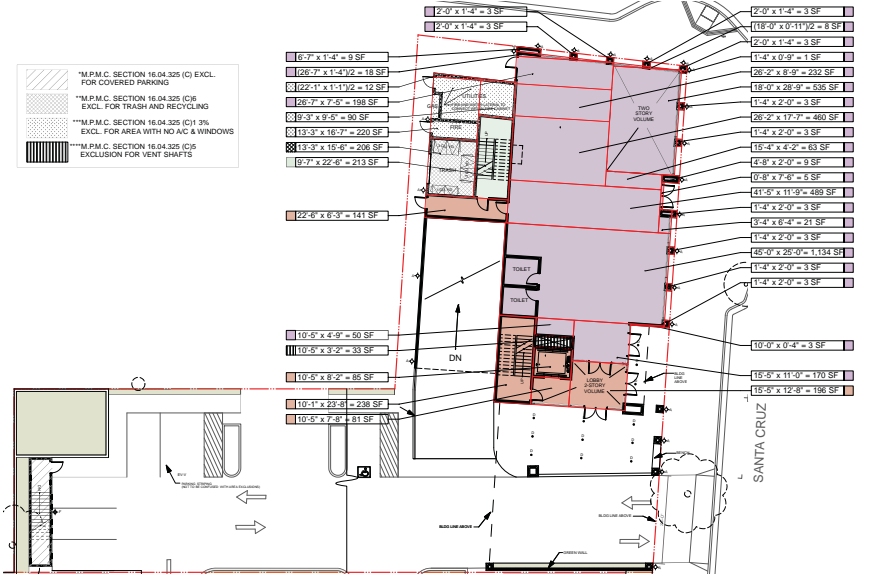
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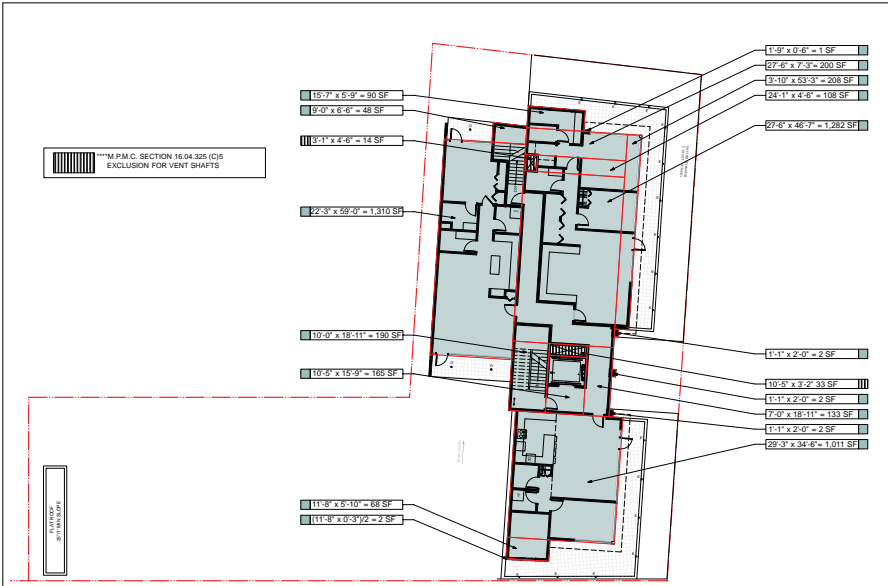
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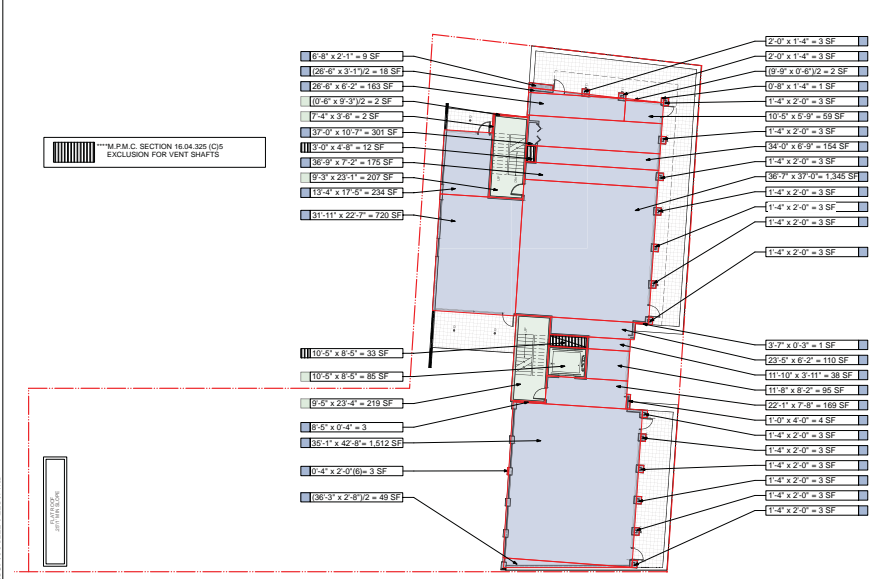
SECOND FLOOR AREA 4
 SCALE: 1/16" = 1'-0"



FIRST FLOOR AREAS 1
 SCALE: 1/16" = 1'-0"

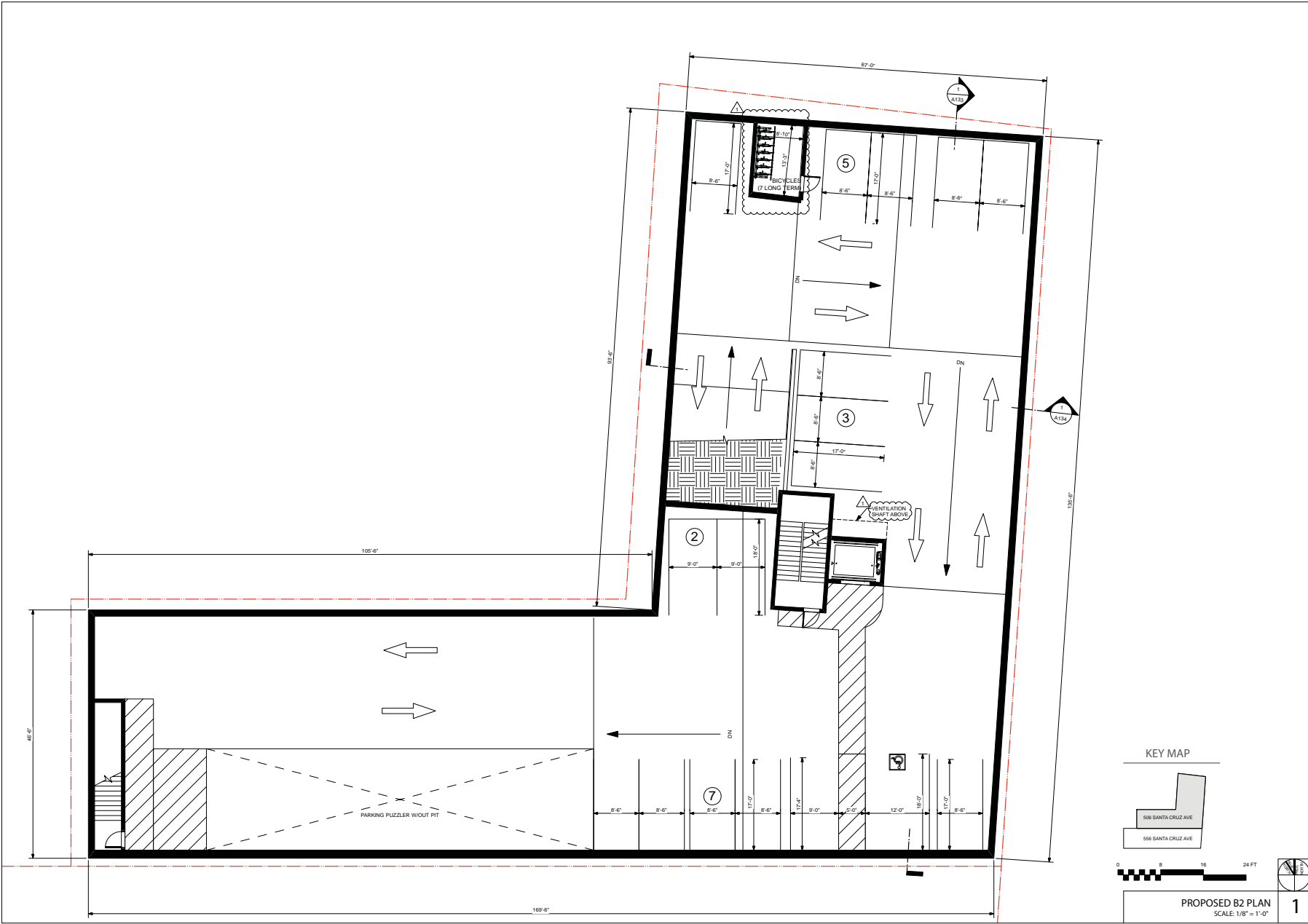


FOURTH FLOOR AREA 3
 SCALE: 1/16" = 1'-0"



THIRD FLOOR AREA 3
 SCALE: 1/16" = 1'-0"

Date: 11.16.15
 Drawn: D:\Projects\1530000\A114\115.rvt
 File Name: 1530000\A114\115.rvt



Project: 1550-02
 File name: 1550-02-A120a.rvt

PROPOSED B2 PLAN
SCALE: 1/8" = 1'-0"



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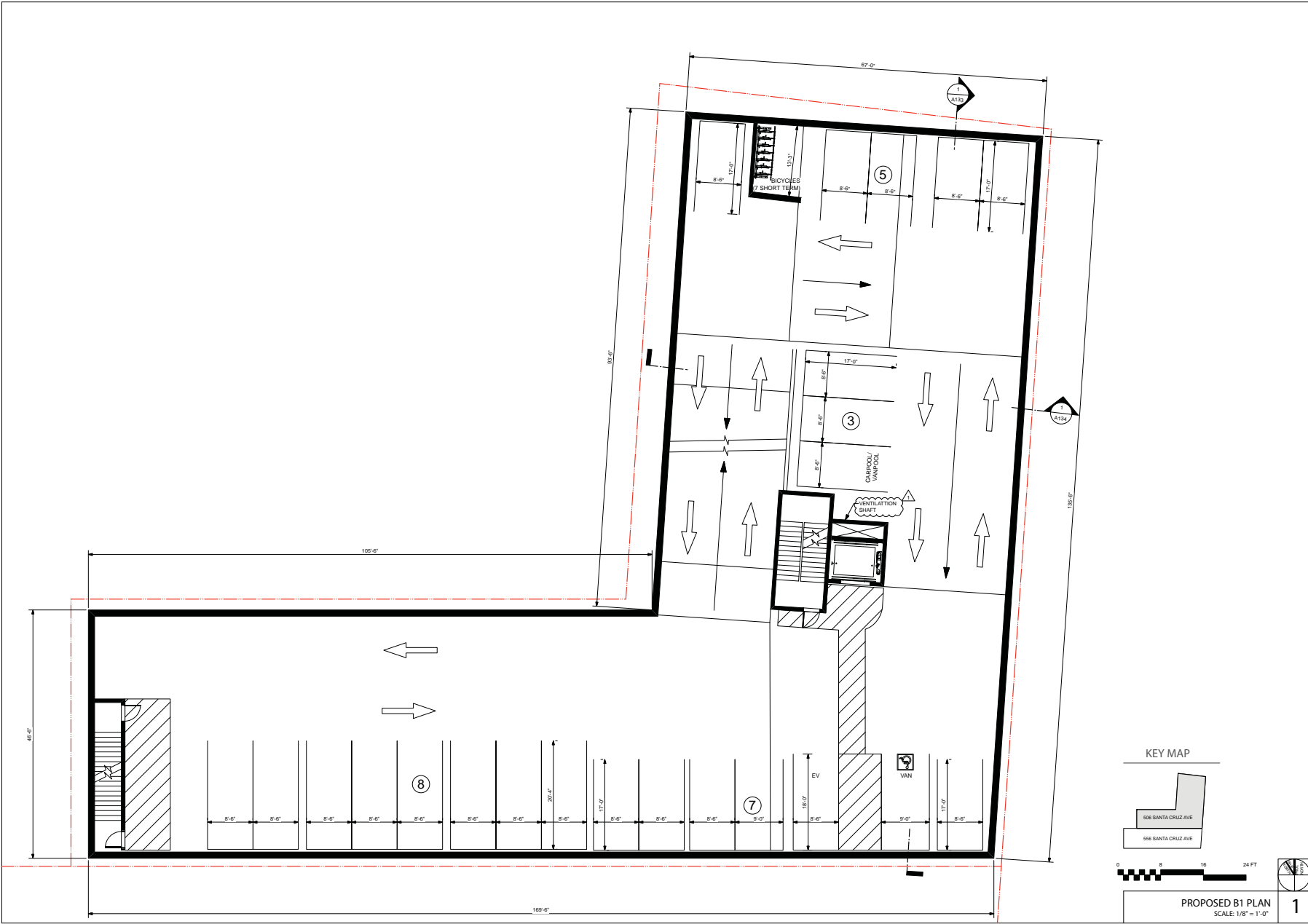
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**PROPOSED
B1 PLAN**

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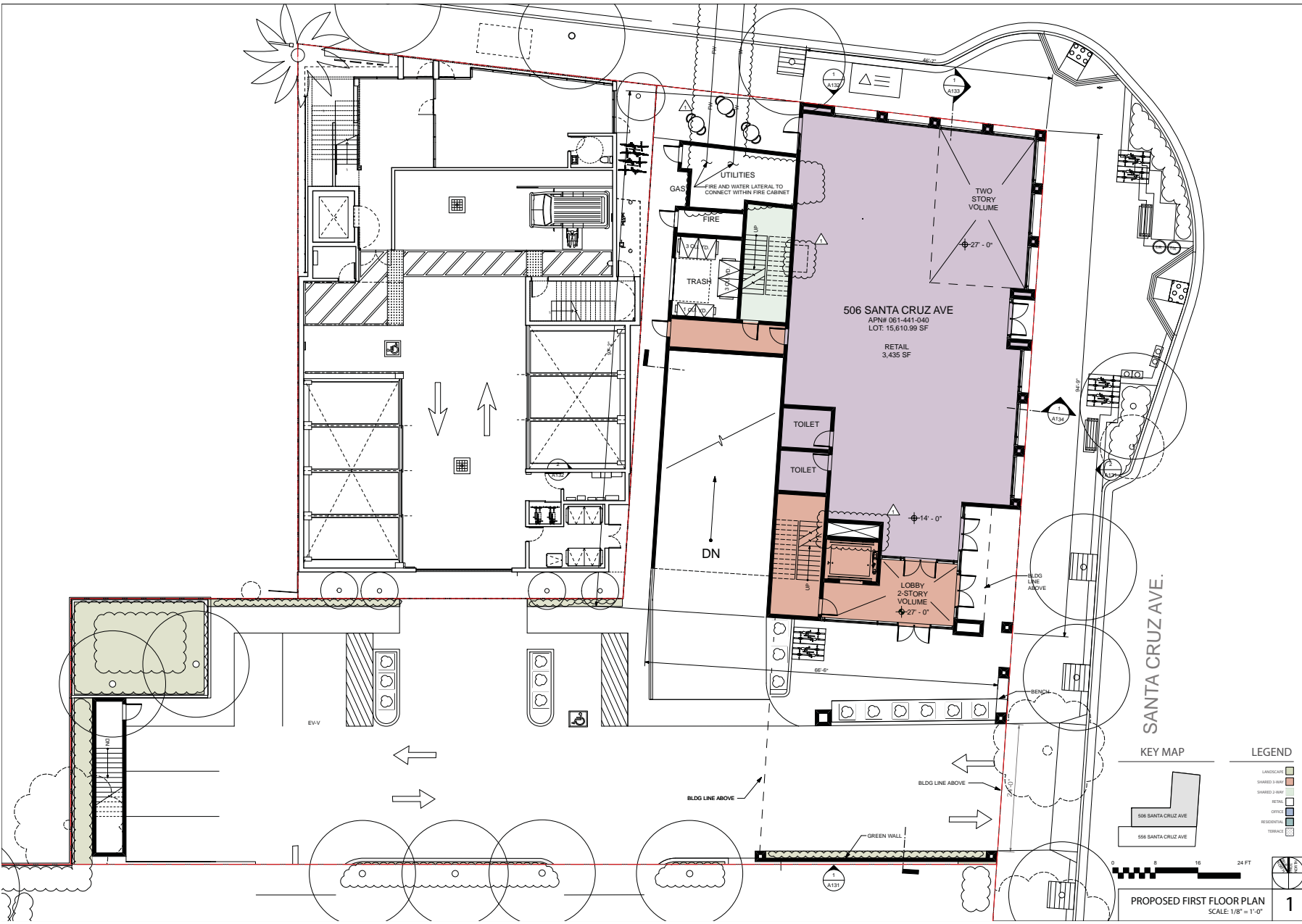
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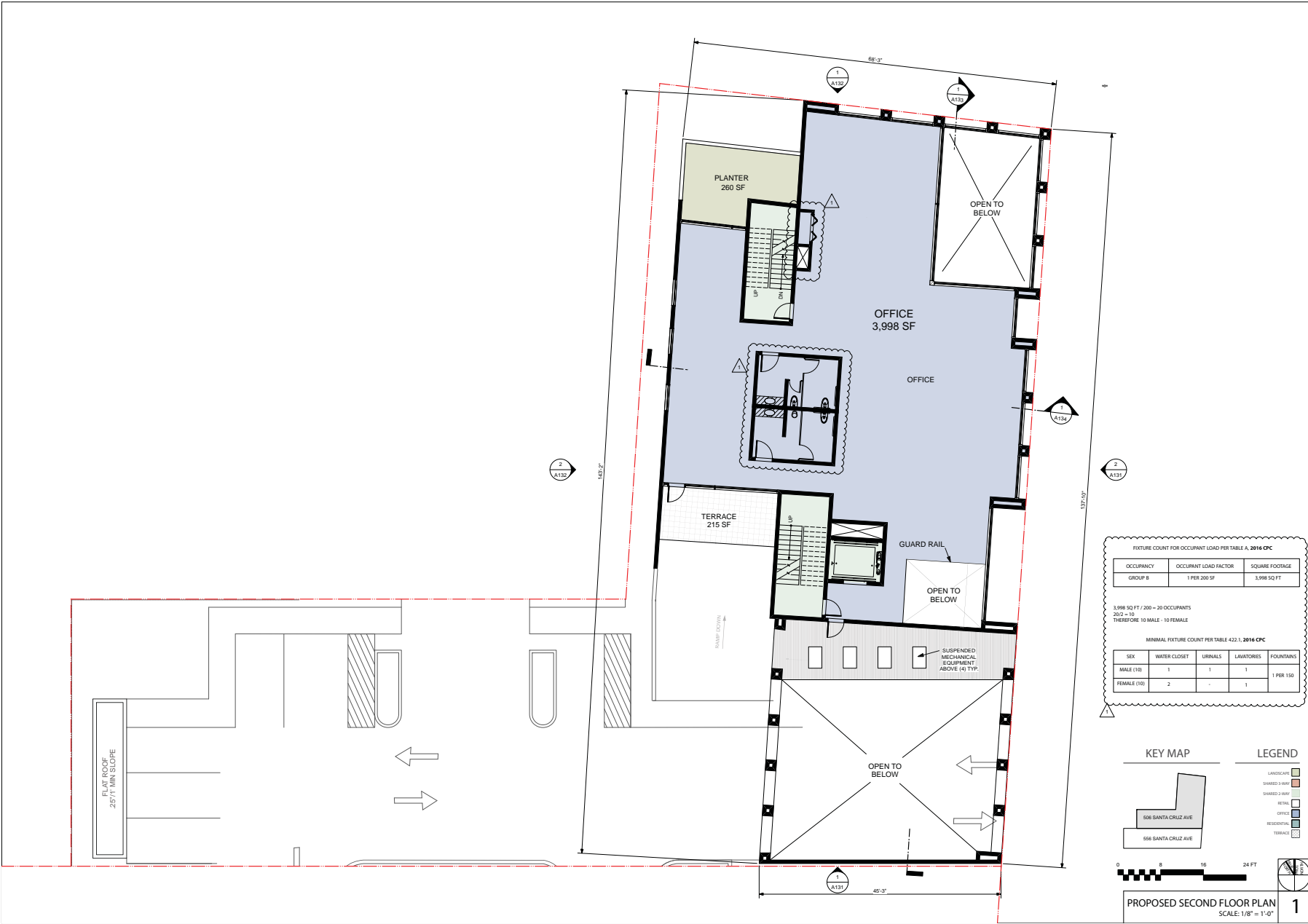
Drawn: J. K. ORS
Plot Number: 15530.00 A120b.rvt

PROPOSED B1 PLAN
SCALE: 1/8" = 1'-0"

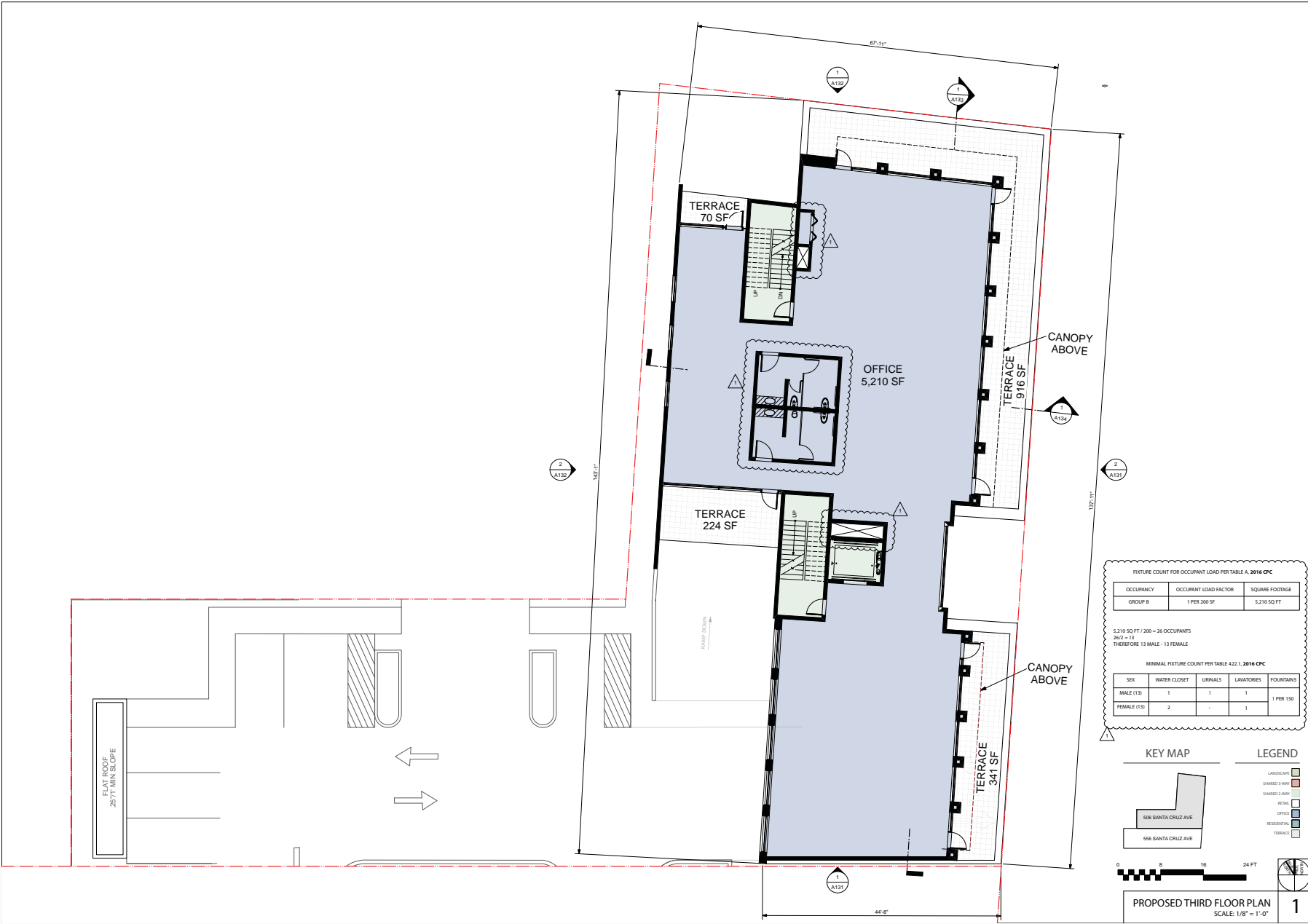
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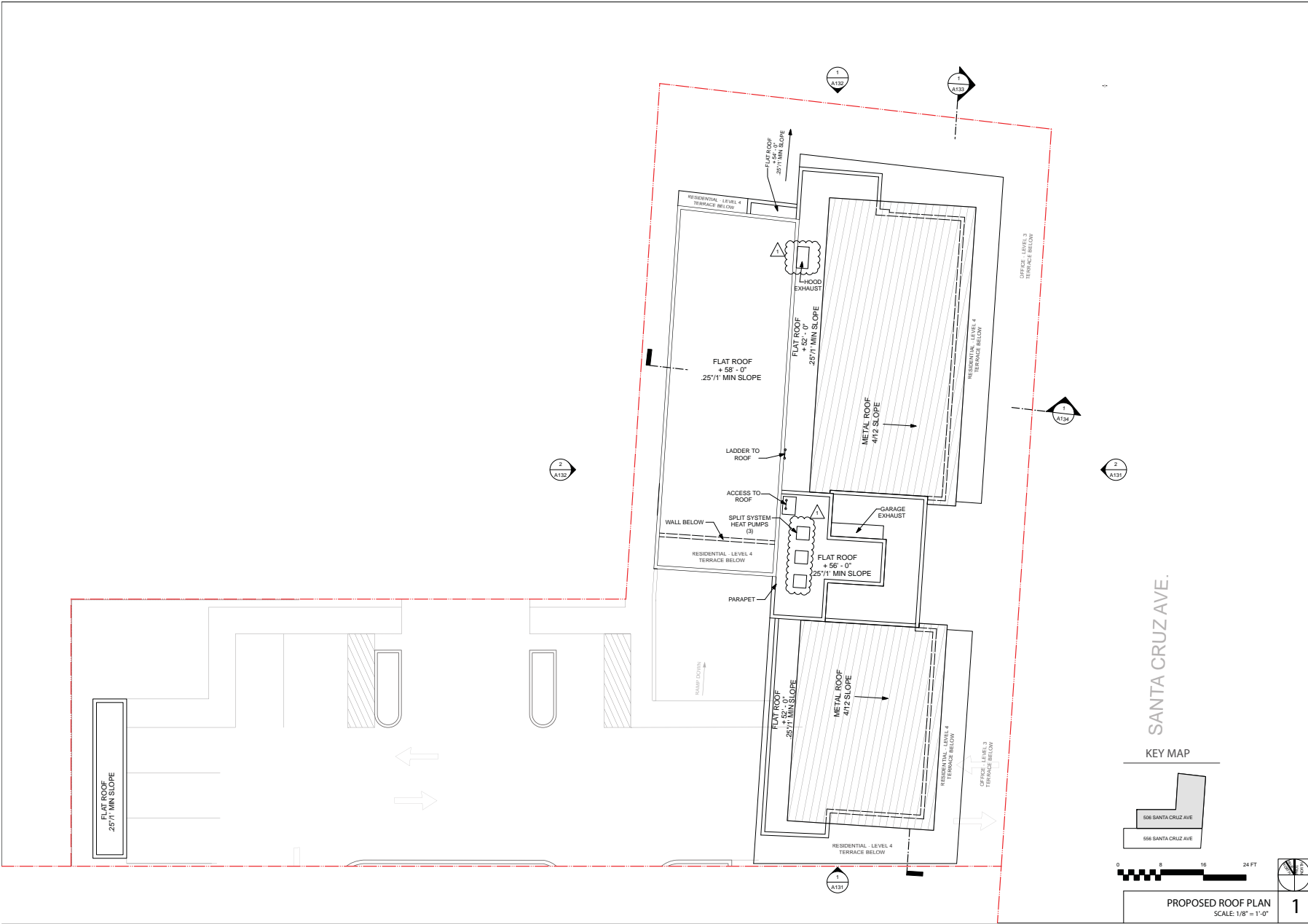


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Plot Number: 1520-02 A122.vwx



Drawn: JUK/RS
Plot Number: 1503000 A123.vwx

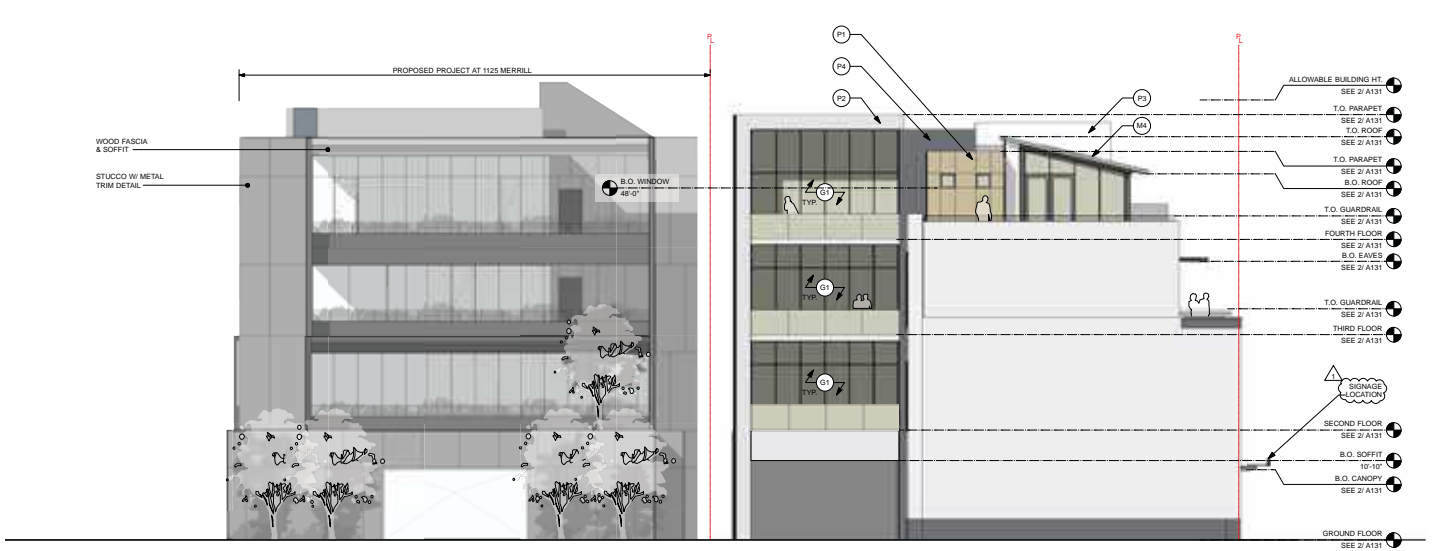






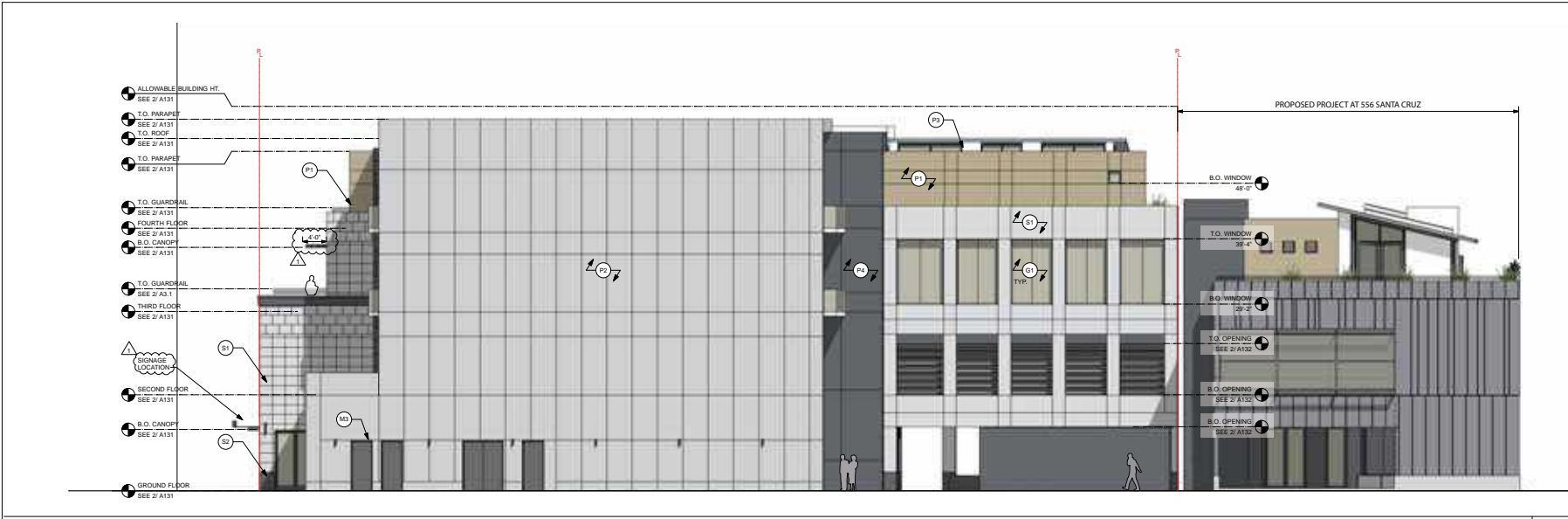
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0" **2**

FINISH LEGEND	
(G1)	GLAZING MATCH SOLARBAN 90 CLEAR + CLEAR GLASS INSULATING GLASS UNIT
(M3)	MULLIONS/HAND RAILS/FRAMES MATCH MORIN DARK BRONZE
(M4)	STANDING SEAM METAL ROOF MATCH MORIN WEATHERED ZINC (MICA)
(P1)	SMOOTH CEMENT PLASTER MATCH BENJAMIN MOORE - AF-380 COASTAL PATH
(P2)	SMOOTH CEMENT PLASTER MATCH GLENN PRO FROST GRAY A1942
(P3)	SMOOTH CEMENT PLASTER MATCH SHERWIN WILLIAMS - GREEK VILLA SW 7551
(P4)	SMOOTH CEMENT PLASTER MATCH BENJAMIN MOORE 347-115 DOLPHIN
(S1)	NATURAL STONE HAUSSMANN - COTE D AZUR FLAMED
(S2)	NATURAL STONE HAUSSMANN - LAVA GRIS FLAMED



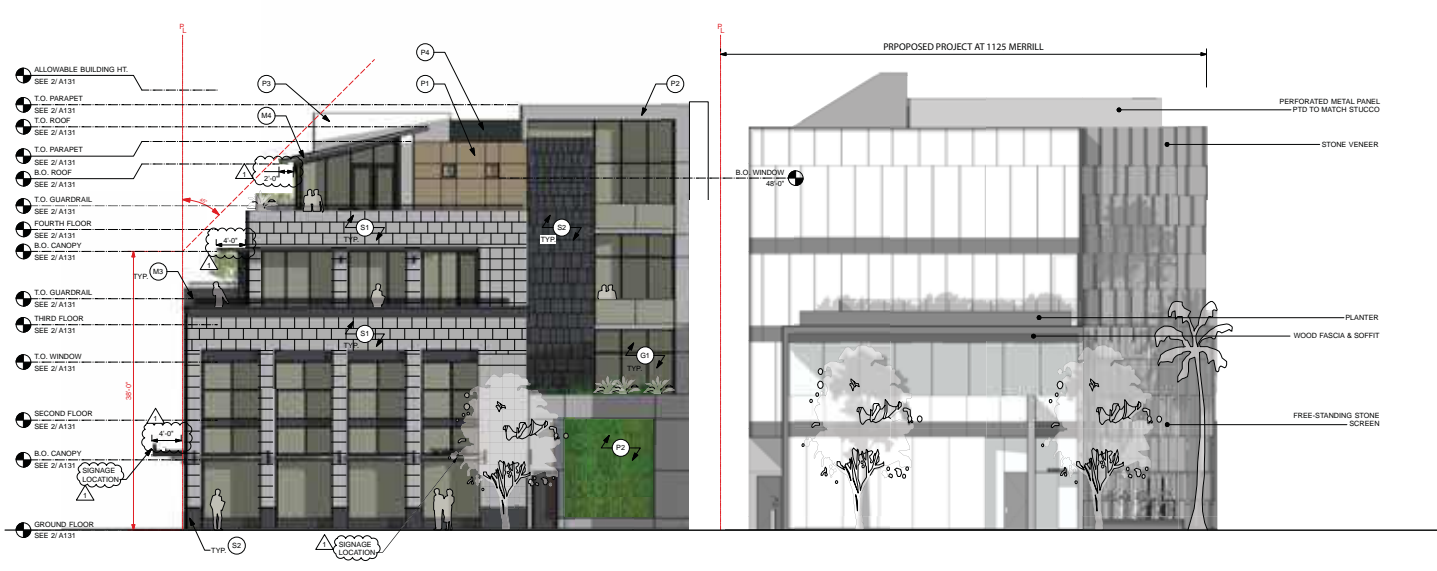
PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0" **1**





PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0" **2**

FINISH LEGEND	
(G1)	GLAZING MATCH SOLARBAN 90 CLEAR + CLEAR GLASS INSULATING GLASS UNIT
(M3)	MULLIONS/HAND RAILS/FRAMES MATCH MORIN DARK BRONZE
(M4)	STANDING SEAM METAL ROOF MATCH MORIN WEATHERED ZINC (MICA)
(P1)	SMOOTH CEMENT PLASTER MATCH BENJAMIN MOORE - AF-380 COASTAL PATH
(P2)	SMOOTH CEMENT PLASTER MATCH GLENDEN PRO FINISH GRAY A1942
(P3)	SMOOTH CEMENT PLASTER MATCH SHERWIN WILLIAMS - GREEK VILLA SW 7551
(P4)	SMOOTH CEMENT PLASTER MATCH BENJAMIN MOORE 247-115 DOLPHIN
(S1)	NATURAL STONE HAUSSMANN - COTE D AZUR FLAMED
(S2)	NATURAL STONE HAUSSMANN - LAVA GRIS FLAMED



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0" **1**



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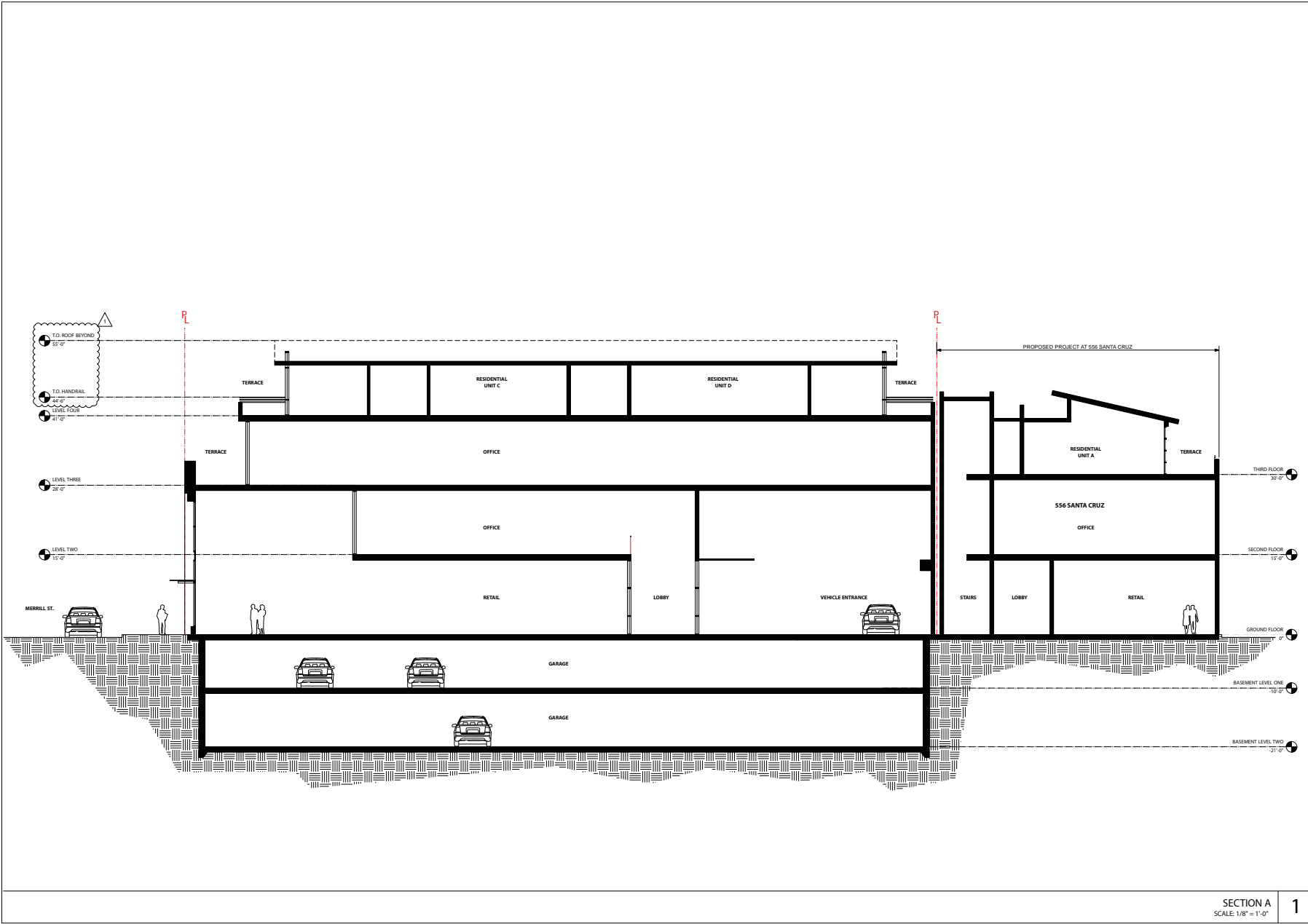
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A133



Date: 1/14/18
 Drawing: 506000 A133.rvt

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

1



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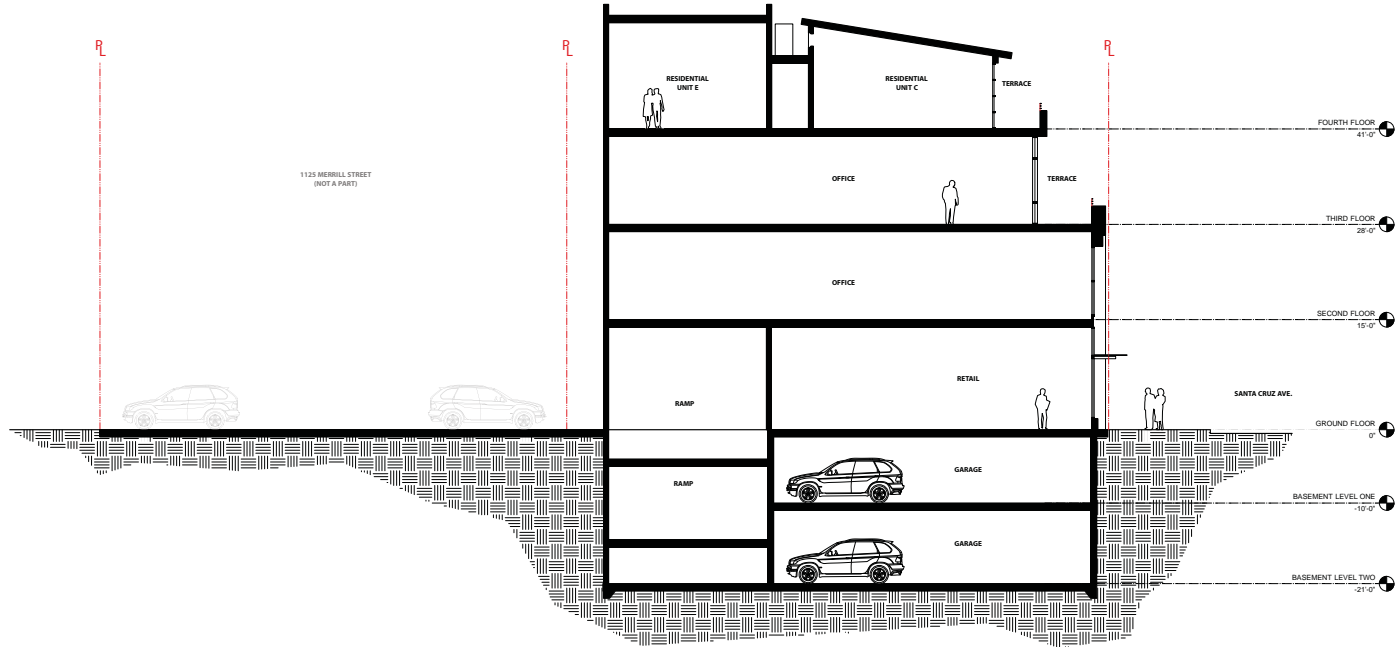
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Date: 1/16/18
 Drawing: 150509.00 A134.rvt

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

1



PERSPECTIVE 4



PERSPECTIVE 2



PERSPECTIVE 1



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A141

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 User: JTC
 Path: S:\300 A141 A142.vwx
 Plot: 15:00 A141 A142.vwx

Date: 11/16/18
 User: JTC/18/11/18/00 A141 A142.rvt
 Path: \\P:\Projects\18000 A141 A142.rvt



PERSPECTIVE 2



PERSPECTIVE 1



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PERSPECTIVES

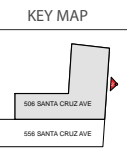
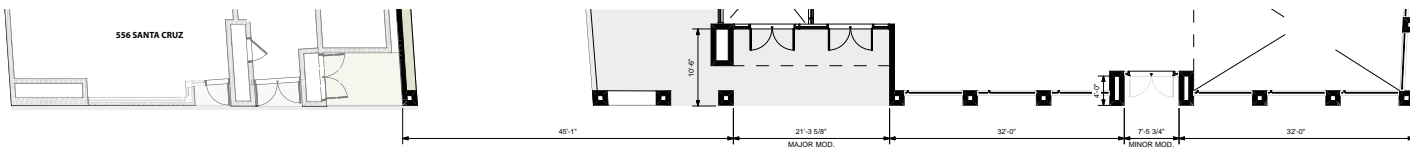
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A142

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- △



OPAQUE SURFACE	529 SF
TRANSLUCENT SURFACE	863 SF

TRANSLUCENCY CALCULATIONS
 529 SF + 863 SF = 1,392 SF TOTAL
 1,392 SF (50%) = 696 SF
 863 SF > 696 SF



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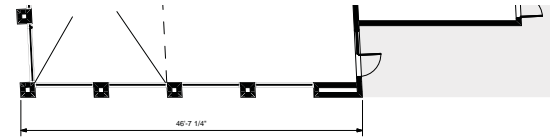
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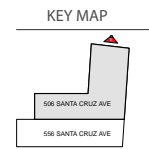
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 COMPLIANCE
 DIAGRAMS

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 SCALE:
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OPAQUE SURFACE	320 SF
TRANSLUCENT SURFACE	378 SF
TRANSLUCENCY CALCULATIONS	
320 SF + 378 SF =	698 SF TOTAL
692 SF (50%) =	349 SF
378 SF >	349 SF



MERRILL ST. COMPLIANCE DIAGRAM
 SCALE: 1/8" = 1'-0"

1

A152



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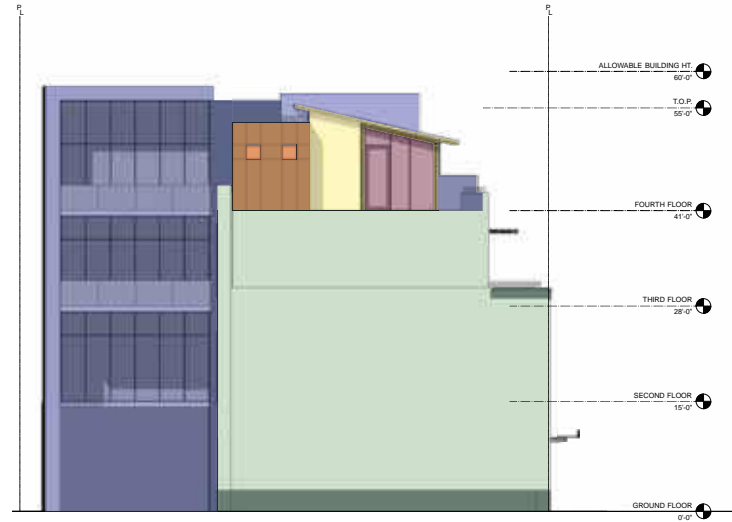
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DRAWING CONTENT
 FIRE PROTECTION
 DIAGRAM

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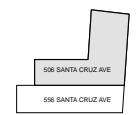
- >20'
NO LIMIT
- 10' TO LESS THAN 15' (OPENING)
96 S.F.
- 10' TO LESS THAN 15' (SOLID)
117 S.F.
- 5' TO LESS THAN 10' (OPENING)
85 S.F.
- 5' TO LESS THAN 10' (SOLID)
119 S.F.
- 0' TO LESS THAN 3'
OPENINGS NOT PERMITTED

- 5' TO LESS THAN 10' OPENING VS SOLID CALCULATION
- 8 SF x 118 SF = 122 SF
 - 127 SF (25%) = 32 S.F.
 - 8 SF x 32 SF **COMPLIES**
- 10' TO LESS THAN 15' OPENING VS SOLID CALCULATION
- 96 SF x 117 SF = 213 SF
 - 213 SF (64%) = 96 SF
 - 96 SF = 96 SF **COMPLIES**

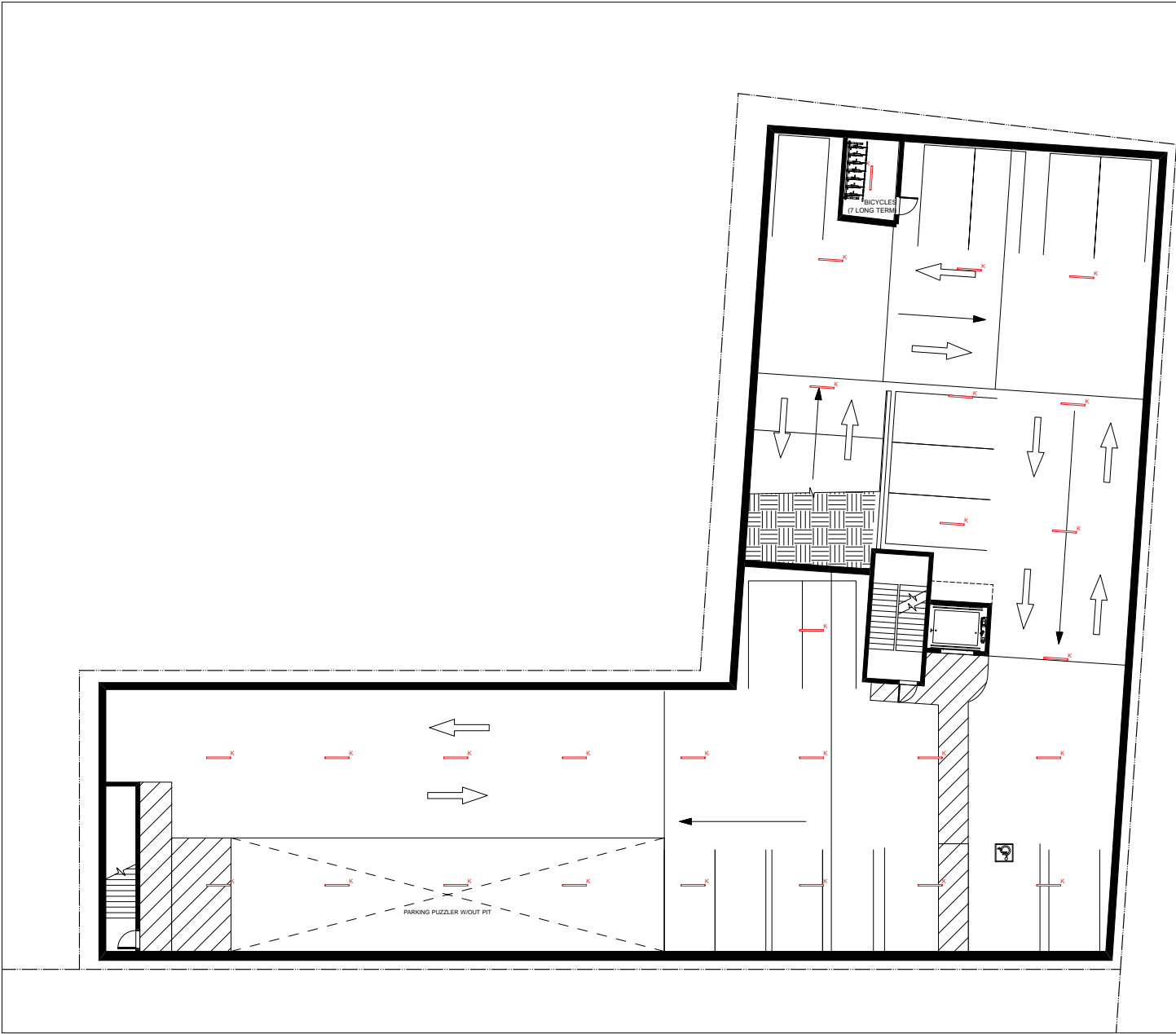
PER TABLE 705.8 2016 CBC
 MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPERATION DISTANCE
 AND DEGREE OF OPENING PROTECTION

FIRE SEPERATION DISTANCE	DEG. OF OPENING PROTECTION.	ALLOWABLE AREA
0' TO LESS THAN 3'	UNPROTECTED, SPRINKLERED	NOT PERMITTED
5' TO LESS THAN 10'	UNPROTECTED, SPRINKLERED	25%
10' TO LESS THAN 15'	UNPROTECTED, SPRINKLERED	45%
20' OR GREATER	UNPROTECTED, SPRINKLERED	NO LIMIT

KEY MAP

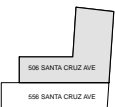


FIRE PROTECTION DIAGRAM
 SCALE: 1/8" = 1'-0"



QUANTITY	SYMBOL	LIGHTING FIXTURE LEGEND	ICON
0	A	WALL SCONCE BEGA 68 519, BLACK	[Icon]
0	B	SCANNING MOUNTED TRACK LIGHT BEGA 77 795, BLACK	[Icon]
0	C	WALL SCONCE BEGA 68 508, BLACK	[Icon]
0	D	LED RECESSED CEILING DOWNLIGHT BEGA 62 290, BLACK	[Icon]
0	E	RECESSED WALL W/ AIR PUFFLE BEGA 68 290, BLACK	[Icon]
0	F	WALL SCONCE BEGA 68 290, BLACK	[Icon]
27	K	TESTING MOUNT DIRECT FINELITE, HP-4 VM/D, WHITE	[Icon]

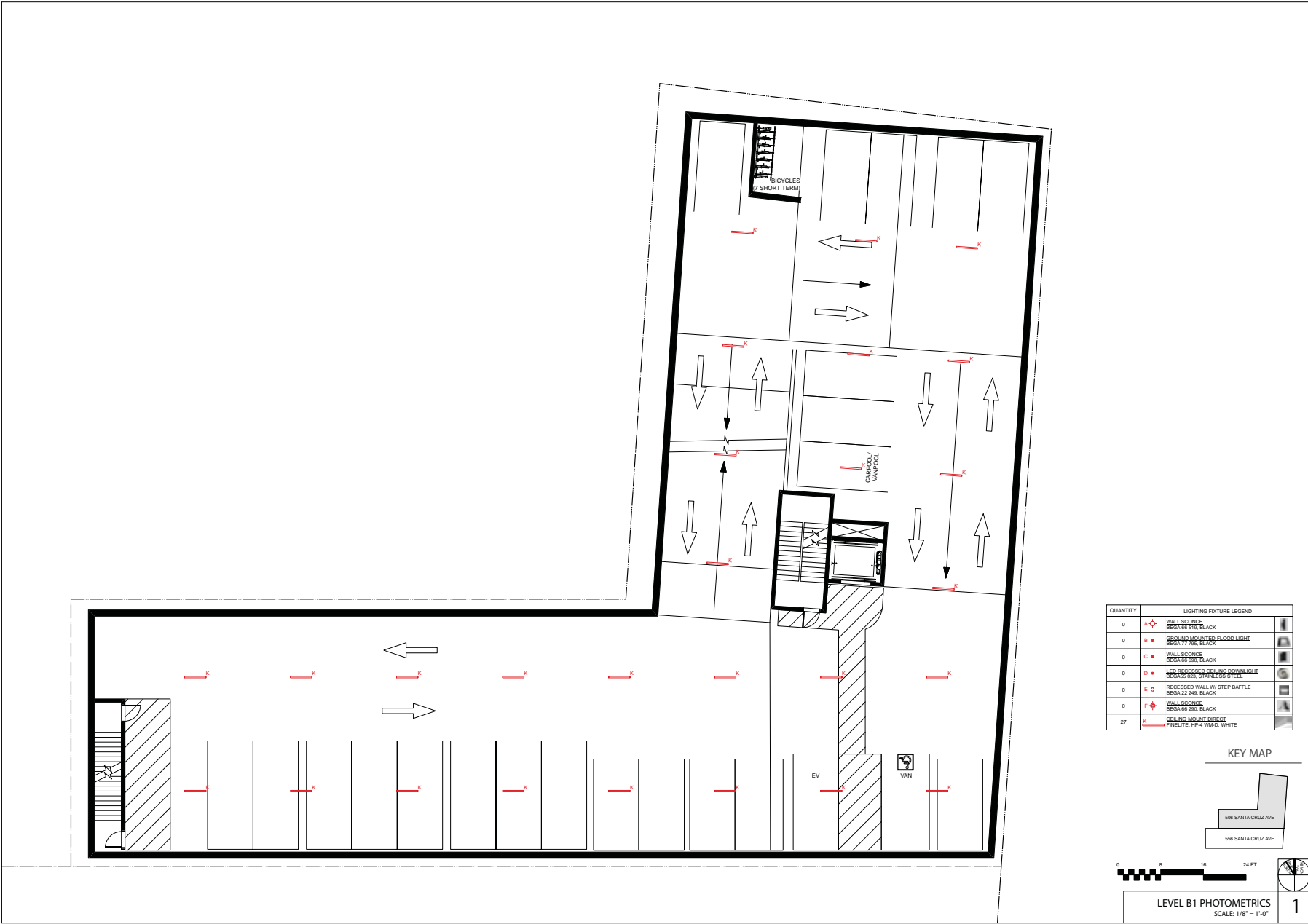
KEY MAP

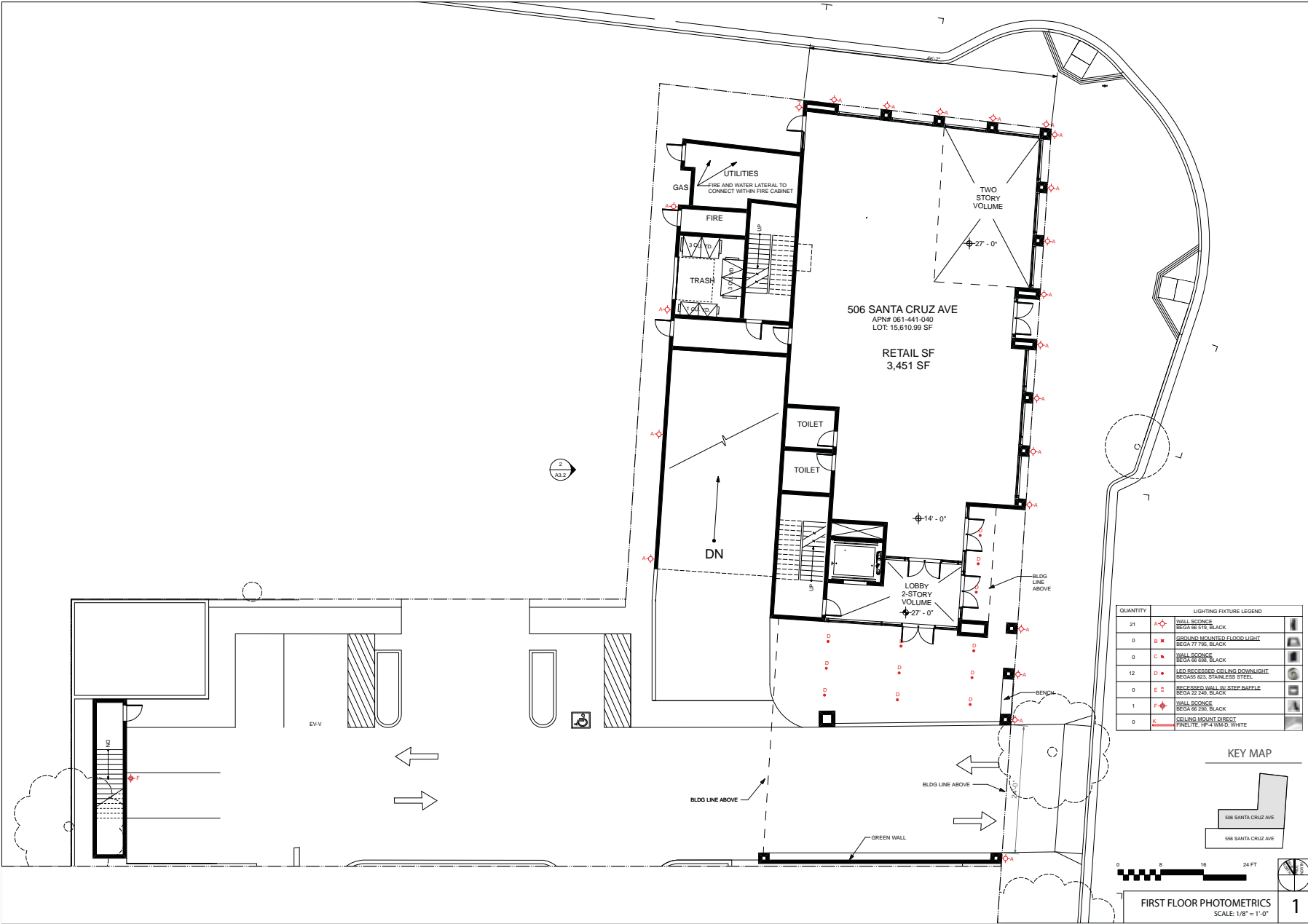


LEVEL B2 PHOTOMETRICS
SCALE: 1/8" = 1'-0"



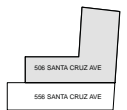
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QUANTITY	SYMBOL	LIGHTING FIXTURE LEGEND
21	A-◇	WALL SCONCE BEGA 66 619, BLACK
0	B-✱	RECESSED MOUNTED FLOODLIGHT BEGA 77 795, BLACK
0	C-■	WALL SCONCE BEGA 66 619, BLACK
12	D-◆	LED RECESSED CEILING DOWNLIGHT BEGA54 R23, STAINLESS STEEL
0	E-□	RECESSED WALL W/ STEP RAFFALE BEGA 22 226, BLACK
1	F-◇	WALL SCONCE BEGA 66 290, BLACK
0	G-■	CEILING MOUNT DIRECT FINELITE, HP4 W/40, WHITE

KEY MAP

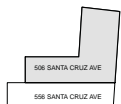


FIRST FLOOR PHOTOMETRICS
SCALE: 1/8" = 1'-0"



QUANTITY	SYMBOL	LIGHTING FIXTURE LEGEND	FIXTURE IMAGE
0	A-D	WALL SCONCE BECA 66 619, BLACK	
0	B-X	RECIPIENT MOUNTED FLOODLIGHT BECA 77 795, BLACK	
7	C-N	WALL SCONCE BECA 66 619, BLACK	
3	D-L	LED RECESSED CEILING DOWNLIGHT BECA56 R23, STAINLESS STEEL	
0	E-S	RECESSED WALL W/ STEP RAFFLE BECA 22 226, BLACK	
0	F-R	WALL SCONCE BECA 66 290, BLACK	
0	Z	CEILING MOUNT DIRECT FINELITE, HP4 WARD, WHITE	

KEY MAP



THIRD FLOOR PHOTOMETRICS
SCALE: 1/8" = 1'-0"



1



HAYES GROUP ARCHITECTS, INC.
 2657 SPRING STREET
 REDWOOD CITY, CA 94063
 P: 650.365.0600
 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
 506 SANTA CRUZ
 MENLO PARK, CA
 94025

ISSUANCE:
 DRY SUBMITTAL
 02.02.17
 PROGRESS SET
 03.15.17
 PLANNING SUBMITTAL
 05.18.17

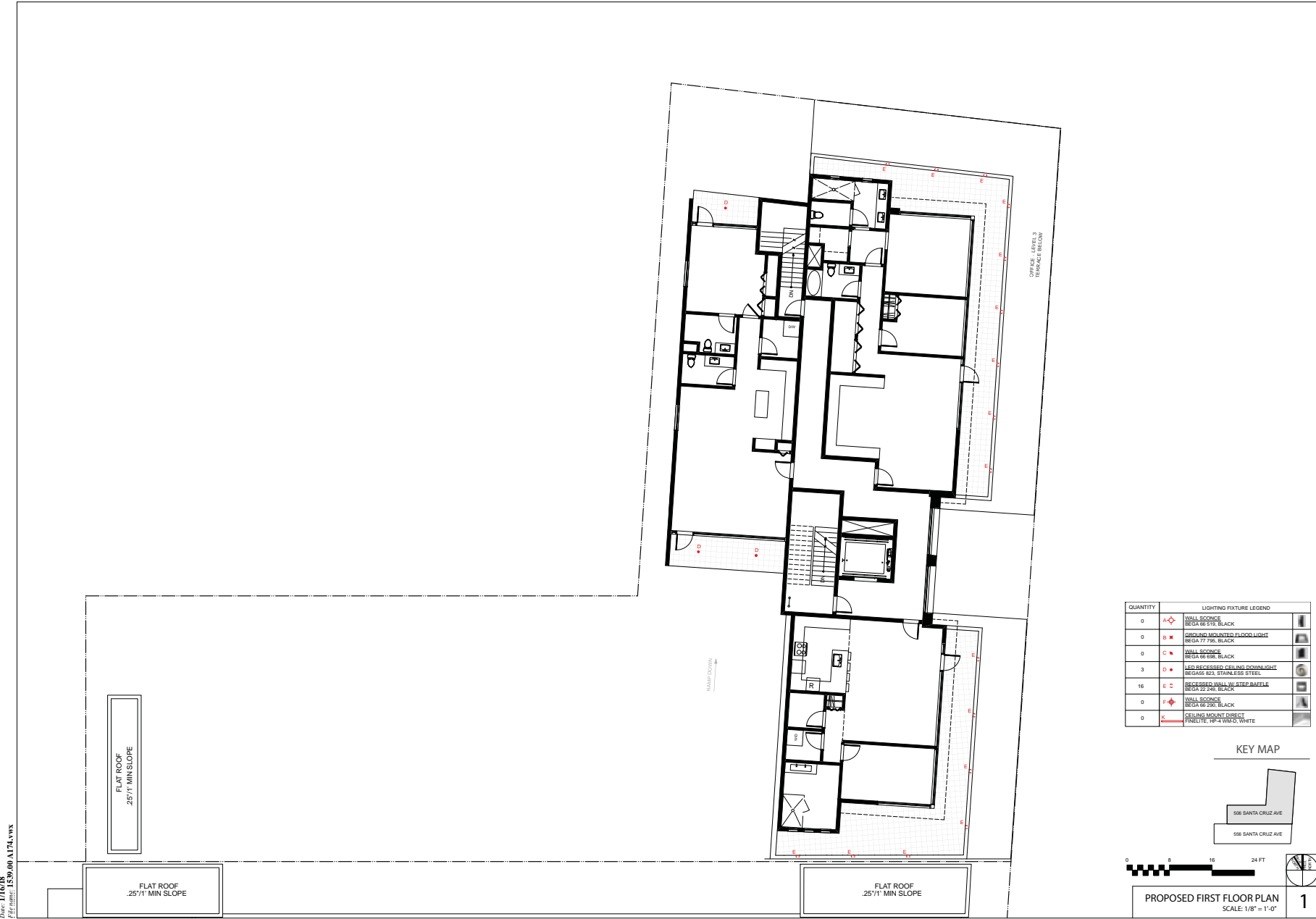
- SHEET REVISIONS
- △ PLANNING RESUBMITTAL
12.01.17
 - △
 - △
 - △
 - △
 - △

DRAWING CONTENT
 FOURTH FLOOR
 LIGHTING STRATEGY

STAMP

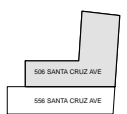
JOB NUMBER:
1503-00
 SCALE:
As Noted
 DRAWN BY:
Initials
 All drawings and written materials contained herein constitute the original & unpublished work of the Architect and the same may not be duplicated, used or disclosed without the written consent of the Architect.
 © Hayes Group Architects, Inc.
 DRAWING NUMBER

A174



QUANTITY	SYMBOL	LIGHTING FIXTURE LEGEND	IMAGE
0	A	WALL SCONCE BEGA 66 519, BLACK	
0	B	RECESSED MOUNTED FLOODLIGHT BEGA 77 735, BLACK	
0	C	WALL SCONCE BEGA 66 519, BLACK	
3	D	LED RECESSED CEILING DOWNLIGHT BEGA56 R23, STAINLESS STEEL	
16	E	RECESSED WALL W/ STEP RAFFALE BEGA 22 230, BLACK	
0	F	WALL SCONCE BEGA 66 230, BLACK	
0	S	CEILING MOUNT DIRECT FINELITE, HP4 W/40, WHITE	

KEY MAP



0 8 16 24 FT
 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1

Draw: JJK/RS
 Plot Number: 1503-00 A174.vvx

LAYOUT LEGEND

	Pedestrian Concrete		Accent Paving Type 1
	Ground Cover and Shrubs		Accent Paving Type 2
	Break/Sheet Number		Accent Paving Type 3
	Property Line		Accent Paving Type 4
	Center Line	E.J.	Expansion Joint
	Align	S.A.D.	See Architect's Drawings
	Pedestrian Scale Pole Light	S.C.F.S.	See Color and Finish Schedule
	Fire Hydrant	S.C.D.	See Civil Engineer's Drawings
	Utility Boxes	S.C.D.	See Civil Engineer's Drawings
	Below grade utilities as noted.	S.C.D.	See Civil Engineer's Drawings

LIGHTING NOTES

- Exterior Landscape and Streetscape lighting shall utilize fixtures with low cut-off angles, appropriately positioned to minimize glare into dwelling units and light pollution into the night sky.
- Light fixtures and lamps shall be energy-efficient and color balanced to provide high quality comfortable and secure lighting to provide safe pedestrian and auto circulation. LED fixtures will be used to provide low energy use, high performance, low glare and an attractive site lighting experience.

LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, or as field adjusted under the direction of the Landscape Architects.
- All building information is based on drawings prepared by: Hayes Group Architects, Inc. 2637 Spring Street Redwood City, CA 94063 650.365.0600
- All site civil information is based on drawings prepared by: BKF Engineers 255 Shoreline Dr., Suite 200 Redwood City, CA 94065 650.482.6300
- The Contractor is to verify location of all on-site utilities before commencing work with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, or as field adjusted under the direction of the Landscape Architect.

CONCEPTUAL COLOR AND FINISH SCHEDULE

	PEDESTRIAN CONCRETE PAVING Type 1 Natural Grey Concrete to Match Existing Concrete Paving on Adjacent Site, per City's Standard. Type 2 Integral Color Concrete to Match Existing Street Concrete Paving on Adjacent Site (1125 Merrill Street)
	ACCENT PAVING Type 1 Natural Stone Paving, Haussmann - 'Lava Gris', to Match Building Wall tile. Type 2 On Podium Paving, by Architect.
	Type 3 By Calstone, www.calstone.com, (T) 408.984.8800 Field: - 6x12, #57 Medium Sandblast (Dark), Herringbone Pattern, 40% of Field Color - 6x12, #51 Shortblast/Grind with Black and White Aggregate Finish, Herringbone Pattern, 60% of Field Color. Band: 53 No Finish, (Standard), Stack Bond Pattern.
	Type 4 16" Wide Brick Band along Planting Area, Color to Match City's Standard.
	BENCH MLB450-R, Silver 14 Matte Finish, by Maglin, www.maglin.com. 855.954.6424.
	BIKE RACK Model # SCBR1600-S, by Maglin, Surface Mount, Finish to be Glass Silver 14. www.maglin.com. 855.954.6424.
	LIGHTING FIXTURES <input checked="" type="checkbox"/> Pedestrian Scale Pole Light, Alberslung Maxi Post by Louis Poulsen. Available through ALR Lighting, www.alrinc.com, 510.638.3800 <input checked="" type="checkbox"/> Bega Bollard Light, Model: 88 459, Color to be Black, by Bega, www.bega.com. <input checked="" type="checkbox"/> CO2 Series by B-K Lighting, Aluminum Finish. Available through ALR Lighting, www.alrinc.com, 510.638.3800 <input checked="" type="checkbox"/> Bega Wall Mount Light, Model: 4434 P.538, Color to be Black, by Bega, www.bega.com.
	LIVING WALL VertiGreen Hybrid PreGrown 3D Trellis, by Tournesol Siteworks, www.tournesolsiteworks.com, 800.542.2282. S.A.D. for Wall Attachment.
	PRECAST PLANTER POT Type 1: 034 FAIRFAX, 24x16x32, Shiny White Finish, by IAP, www.iapsf.com, 510.536.4886 Type 2: 072 INFINITY, 24x18.75x42, Stainless Steel Finish, by IAP, www.iapsf.com, 510.536.4886

506 Santa Cruz Avenue

Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
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San Francisco, CA 94111
T 415 433 4672
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Issues/Revisions		
No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal

General Notes and Legend

- L-1.1 General Notes and Legend
- L-1.2 Planting Notes and Legend
- L-1.3 Landscape Imagery
- L-2.1 Conceptual Landscape Plan - Ground Level
- L-2.2 Conceptual Landscape Plan - Level 2
- L-2.4 Conceptual Landscape Plan - Level 4
- L-3.1 Tree Disposition Plan
- L-5.1 Irrigation Zone Diagram - Ground Level
- L-5.2 Irrigation Zone Diagram - Level 2
- L-5.4 Irrigation Zone Diagram - Level 4
- L-6.1 Conceptual Details
- L-6.2 Conceptual Details

Date: _____

L1.1

of sheets in this section
Project Number _____

OUTDOOR WATER USE EFFICIENCY CHECKLIST

City of Menlo Park Water Efficient Landscape Ordinance

Is the Compliance Checklist Completed?

Project Name: **506 Santa Cruz Street, Menlo Park, CA 94025**
 Date: **11/30/2017**
 Project Area (sq. ft.): **1,286**

Project Area (sq. ft.): **1,286**
 Irrigation System: **1**

Water Efficient Landscaping

- All plants are water efficient (as listed on the list of water efficient plants)
- All plants are water efficient (as listed on the list of water efficient plants)
- All plants are water efficient (as listed on the list of water efficient plants)

Irrigation System

- The irrigation system is a drip or micro irrigation system
- The irrigation system is a drip or micro irrigation system
- The irrigation system is a drip or micro irrigation system

Water Conservation

- The irrigation system is a drip or micro irrigation system
- The irrigation system is a drip or micro irrigation system
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OUTDOOR WATER USE EFFICIENCY CHECKLIST

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- The irrigation system is a drip or micro irrigation system
- The irrigation system is a drip or micro irrigation system

WATER BUDGET CALCULATION FORM

City of Menlo Park Water Efficient Landscape Ordinance

Is the Compliance Checklist Completed?

Project Name: **506 Santa Cruz Street, Menlo Park, CA 94025**
 Date: **11/30/2017**
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SHEET INDEX

- L-1.1 General Notes and Legend
- L-1.2 Planting Notes and Legend
- L-1.3 Landscape Imagery
- L-2.1 Conceptual Landscape Plan - Ground Level
- L-2.2 Conceptual Landscape Plan - Level 2
- L-2.4 Conceptual Landscape Plan - Level 4
- L-3.1 Tree Disposition Plan
- L-5.1 Irrigation Zone Diagram - Ground Level
- L-5.2 Irrigation Zone Diagram - Level 2
- L-5.4 Irrigation Zone Diagram - Level 4
- L-6.1 Conceptual Details
- L-6.2 Conceptual Details

of sheets in this section
Project Number _____

PLANTING NOTES

THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY

- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
- Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
- The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil to be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
- All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
- Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
- The General Contractor is to provide an agricultural suitability analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park. Contractor to verify tree species/cultivar specification(s) with City Arborist (or designated municipal authority) prior to acquisition and installation of all street trees. Contractor to obtain written, signed documentation from the City Arborist (or designated municipal authority) confirming the species/cultivar specification(s) to be installed including installation size and installation detailing.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- All planting areas, shall be top-dressed with a 3" layer of recycled wood mulch, "Prochip" by BFI (408.988.7632; www.bfi.com) or equal. This shall include all pre-cast planter pots. Mulch shall be Brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park, California.
- Trees shall be planted to anticipate settlement.
- Plant material requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications. See specifications for materials.
- All trees noted with "deep root" and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications for materials.
- Ground cover shall be planted as shown on the plan, including under shrubs and in tree watering basins.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.

PLANT SPACING DIAGRAM

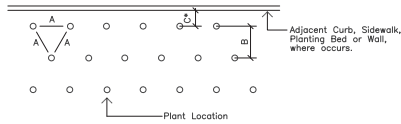


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'X'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing "X". This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass area before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing "C" to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

IRRIGATION NOTES

- All planting areas are to be irrigated with an approved automatic underground irrigation system, utilizing a dedicated irrigation water meter, backflow devices, point source irrigation emitters, in accordance with the City of Menlo Park Landscape Outdoor Water Use Efficiency Checklist. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.
- An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in compliance with the city's Water Efficient Landscape Ordinance.
- Irrigation Controllers shall use weather sensing technology to automatically adjust the irrigation system operation in response to real-time landscape planting demands and daily changes in weather conditions.
- Irrigation Valves shall be aligned with planting types, sun exposure and soil conditions to allow for efficient use of irrigation water in accordance with plant material irrigation requirements, as reflected in the Hydrozone requirements.
- Landscape Trees, Shrubs, Groundcovers have been selected to include Native California Plants, and Mediterranean Climate drought tolerant plant species for the project.
- Landscape and Irrigation Plans, with a Project Compliance Checklist, will be submitted with the Building Permit Application, which will document the landscape and planting design specifications in compliance with the City Ordinances.
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipments, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- Street Trees to be irrigated by an site system.

PLANTING PALETTE

TREES							
KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	WUCOLS	
PLA ACE	36" Box	Platanus acerifolia	Columbia Sycamore			M	
LOP CON	36" Box	Tristania conferta	Brisbane Box			L	
QUE KEL	36" Box	Quercus kelloggii	California Black Oak			L	
SHRUBS / GRASSES / GROUNDCOVERS							
KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	SPACING	WUCOLS
ANI	5 gallon	Anigozanthos "Bush Baby"	Dwarf Kangaroo Paw		one on each pot		L
BUX	5 gallon	Buxus microphylla japonica	Japanese Boxwood		one on each pot		M
CHO	5 gallon	Chorizanthe	Cape Rush			36" o.c.	L
DIB	5 gallon	Dietsa bicolor	Butterfly Flag			24" o.c.	L
LOM	5 gallon	Lomandra longifolia	Dwarf Mat Rush			30" o.c.	L
NAT	5 gallon	Nassella tenuisulca	Mexican Feather Grass		one on each pot		L
PRU	5 gallon	Prunus caroliniana	Cherry Laurel			48" o.c.	M
SAL	5 gallon	Salvia officinalis	Common Sage			24" o.c.	L
SED	1 gallon	Sedum supestre "Angelina"	Angelina Stonecrop			12" o.c.	L
SEC	1 gallon	Senecio cineraria	Dusty Miller			12" o.c.	M
SEM	1 gallon	Sempervivum	Hens and Chicks			12" o.c.	L
VINES							
CLY	5 gallon	Clytostoma callistegioides	Violet Trumpet Vine			36" o.c.	M
ROS	5 gallon	Rosa banksiae "Lutea"	Banksia Rose			36" o.c.	M
NOTE: WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition							

LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.

Gary D. Laymon
Landscape Architect
License #2397

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Menlo Park, CA

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Issues/Revisions

No.	Date	Description
	09/18/2017	Planning Submittal
▲	12/01/2017	Planning Resubmittal

Planting Notes and Legend

Date:

L1.2

of sheets this section
Project Number



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Menlo Park, CA

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REVISIONS		
No.	Date	Description
1	10/10/2017	Planning Submittal
2	12/20/2017	Planning Residential

Landscape Imagery

Date

L1.3

of Sheets in this section
 Project Number

506 Santa Cruz Avenue

Menlo Park, CA

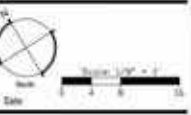
THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planners
 181 Greenwch Street
 San Francisco, CA 94111
 T 415 432 8672
 F 415 432 5063



REVISIONS

No.	Date	Description
01	09/18/2017	Planning Submittal
02	11/01/2017	Planning Resubmittal

Conceptual Landscape Plan - Ground Level



L2.1

of sheets in this section
 Project Number





506 Santa Cruz Avenue

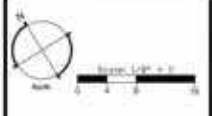
Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planners
 181 Greenwood Street
 San Francisco, CA 94111
 T 415 432 8612
 F 415 432 5063



REVISIONS

No.	Date	Description
1	09/18/2017	Planning Submittal
2	10/01/2017	Planning Residential



CONCEPTUAL LANDSCAPE PLAN LEVEL 2

Date:

L2.2

If it shows this section:
Project Number:

506 Santa Cruz Avenue

Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

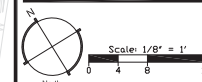
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



Issues/Revisions

No.	Date	Description
09	09/18/2017	Planning Submittal
12	12/01/2017	Planning Resubmittal

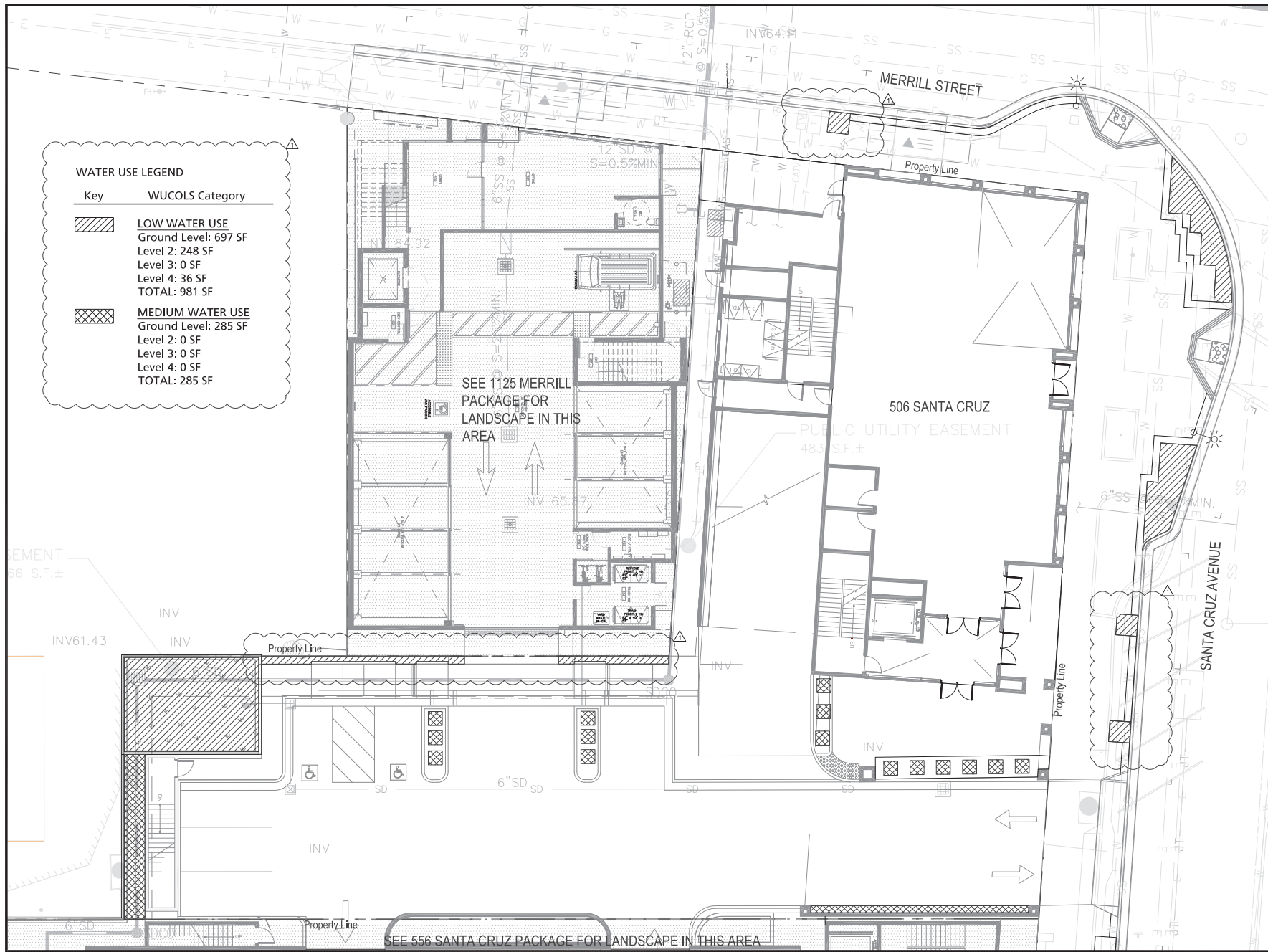
IRRIGATION ZONE DIAGRAM GROUND LEVEL



Date:

L5.1

of sheets this section
Project Number



WATER USE LEGEND

Key	WUCOLS Category
[Diagonal Hatching]	LOW WATER USE Ground Level: 697 SF Level 2: 248 SF Level 3: 0 SF Level 4: 36 SF TOTAL: 981 SF
[Cross-hatching]	MEDIUM WATER USE Ground Level: 285 SF Level 2: 0 SF Level 3: 0 SF Level 4: 0 SF TOTAL: 285 SF

SEE 556 SANTA CRUZ PACKAGE FOR LANDSCAPE IN THIS AREA

WATER USE LEGEND

Key	WUCOLS Category
	LOW WATER USE Ground Level: 697 SF Level 2: 248 SF Level 3: 0 SF Level 4: 36 SF TOTAL: 981 SF
	MEDIUM WATER USE Ground Level: 285 SF Level 2: 0 SF Level 3: 0 SF Level 4: 0 SF TOTAL: 285 SF

SEE 1125 MERRILL
PACKAGE FOR
LANDSCAPE IN THIS
AREA

Property Line

PLANTER

OPEN TO BELOW

506 SANTA CRUZ

OFFICE

OPEN TO BELOW

OPEN TO BELOW

Property Line

BUMP DOWN

Property Line

FLAT ROOF
2% MIN SLOPE

Property Line

SEE 556 SANTA CRUZ PACKAGE FOR LANDSCAPE IN THIS AREA

506 Santa Cruz Avenue

Menlo Park, CA

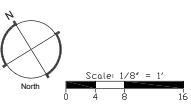
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Landscape Architects - Land Planners

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T 415 433 4672
F 415 433 5003



Issues/Revisions

No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal



IRRIGATION ZONE DIAGRAM LEVEL 2

Date:

L5.2

of sheets this section
Project Number

506 Santa Cruz Avenue

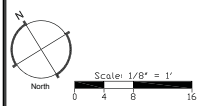
Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planners
 181 Greenwich Street
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Issues/Revisions:

No.	Date	Description
	09/18/2017	Planning Submittal
▲	12/01/2017	Planning Resubmittal



IRRIGATION ZONE DIAGRAM LEVEL 4

Date: _____

L5.4

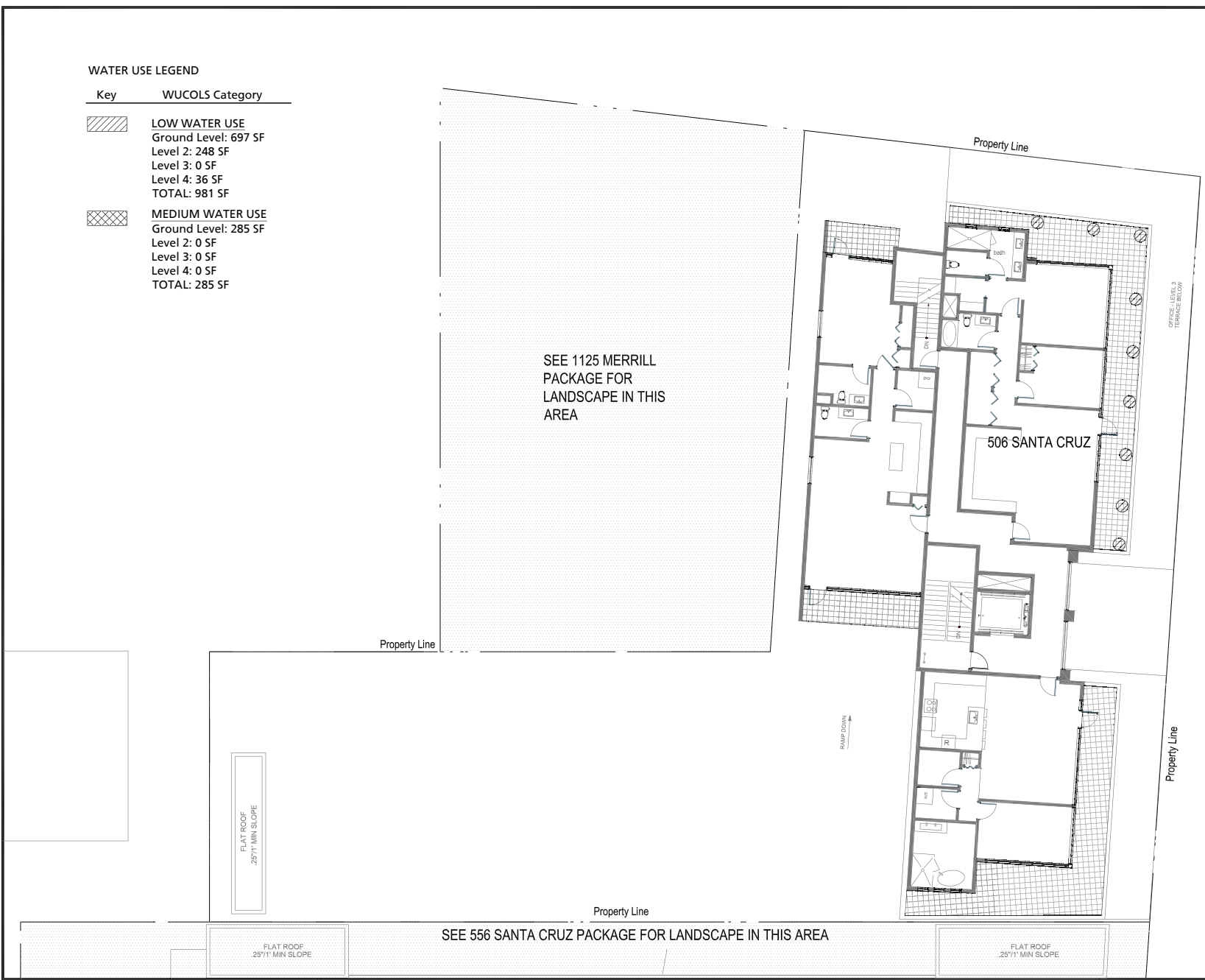
of sheets this section
 Project Number _____

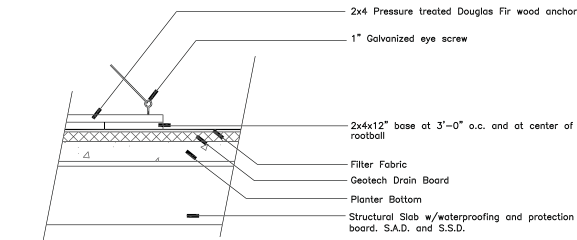
WATER USE LEGEND

Key	WUCOLS Category
	LOW WATER USE Ground Level: 697 SF Level 2: 248 SF Level 3: 0 SF Level 4: 36 SF TOTAL: 981 SF
	MEDIUM WATER USE Ground Level: 285 SF Level 2: 0 SF Level 3: 0 SF Level 4: 0 SF TOTAL: 285 SF

SEE 1125 MERRILL PACKAGE FOR LANDSCAPE IN THIS AREA

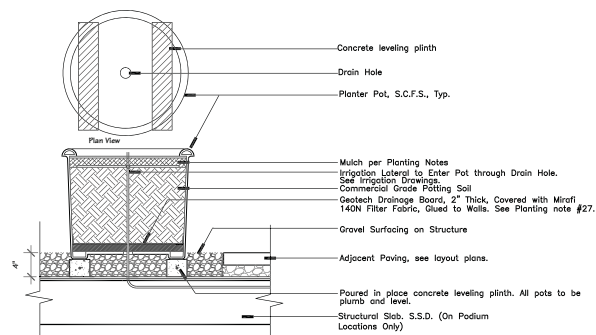
SEE 556 SANTA CRUZ PACKAGE FOR LANDSCAPE IN THIS AREA





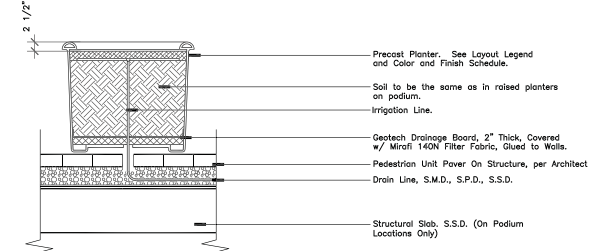
7 Anchoring Detail at Corners

Scale: 1" = 1'-0"



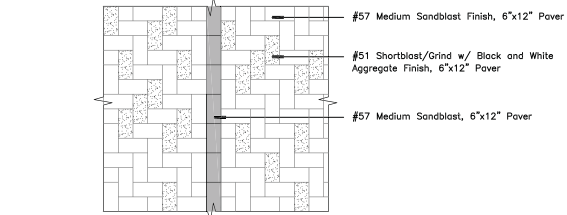
8 Pre-Cast Planter Pot in Gravel On-Structure

Scale: 3/4" = 1'-0"



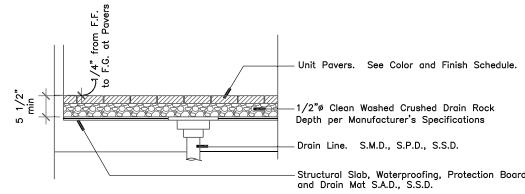
9 Precast Planter Pot On-Structure

Scale: 3/4" = 1'-0"



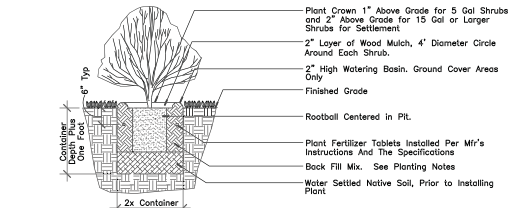
10 Autocourt Paving Enlargement

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



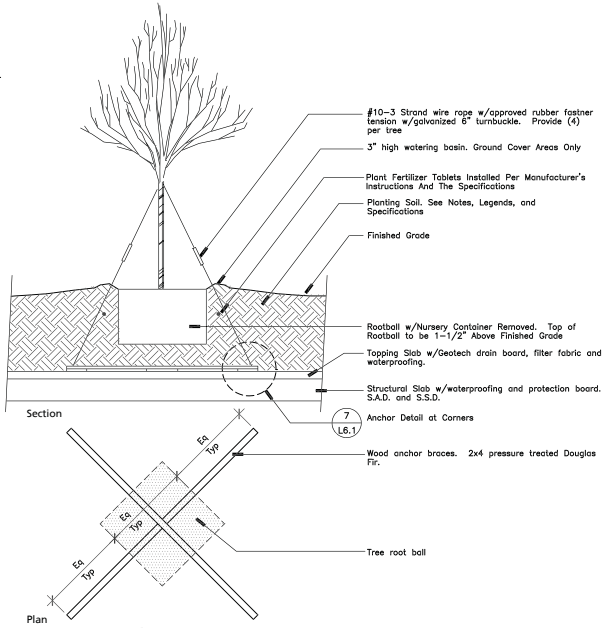
4 Accent Paver On-Structure

Scale: 1/2" = 1'-0"



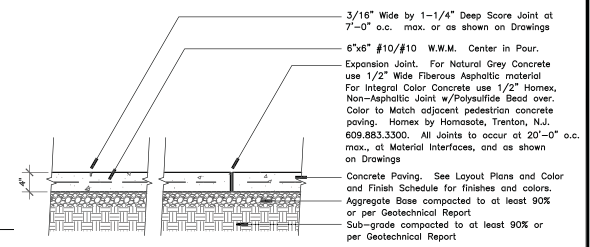
5 Shrub Planting Detail

Not to Scale



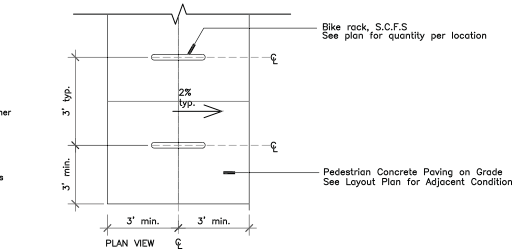
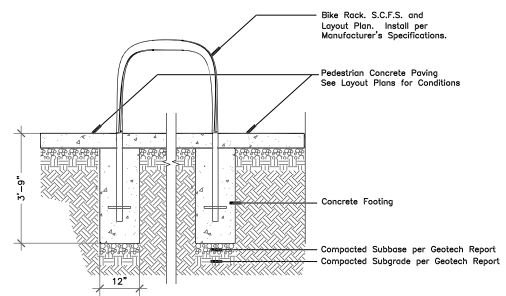
6 Tree Guying - On-Structure

Scale: 3/8" = 1'-0"



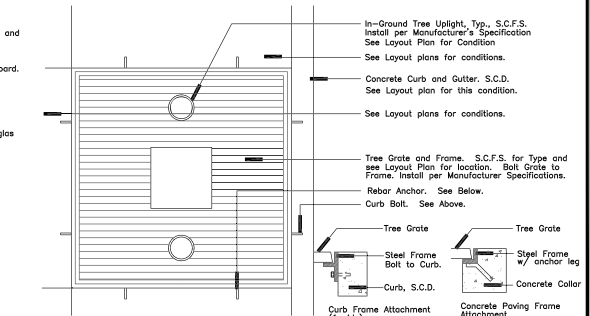
1 Pedestrian Concrete Paving

Scale: 1" = 1'-0"



2 Bike Rack

Scale: 1/2" = 1'-0"



3 Tree Grate with Paving Conditions

Scale: 3/4" = 1'-0"

506 Santa Cruz Avenue

Menlo Park, CA

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Issues/Revisions

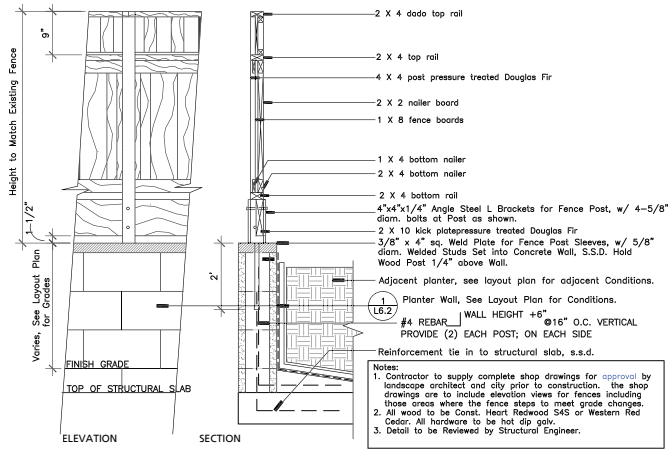
No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal

Conceptual Details

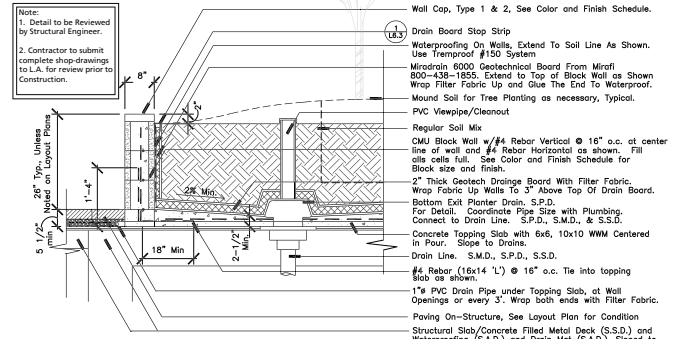
Date:

L6.1

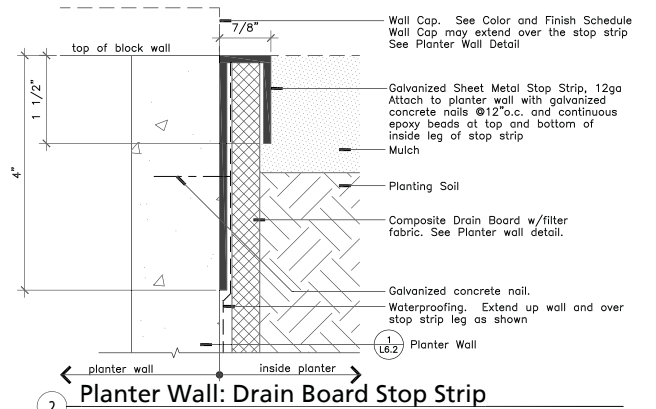
of sheets this section
Project Number



3 Good Neighbor Fence on Planter Wall
Scale: 1" = 1'-0"



1 CMU Planter Wall on Structure, Typ. 26" Tall
Scale: 3/4" = 1'-0"



2 Planter Wall: Drain Board Stop Strip
Scale: 1" = 1"

506 Santa Cruz Avenue

Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
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Issues/Revisions		
No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal

Conceptual Details

Date:

L6.2

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

Developer:

--

Shoring Contractor:

--

SPI CONSULTING
ENGINEERS, INC.

971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



No	Date	Revision/Issue
Project Number	2026	Scale AS NOTED
Drawn by	AB	Checked by SI-KC

DATE: SEP 1, 2017

SHORING
PLAN

SH-2.0



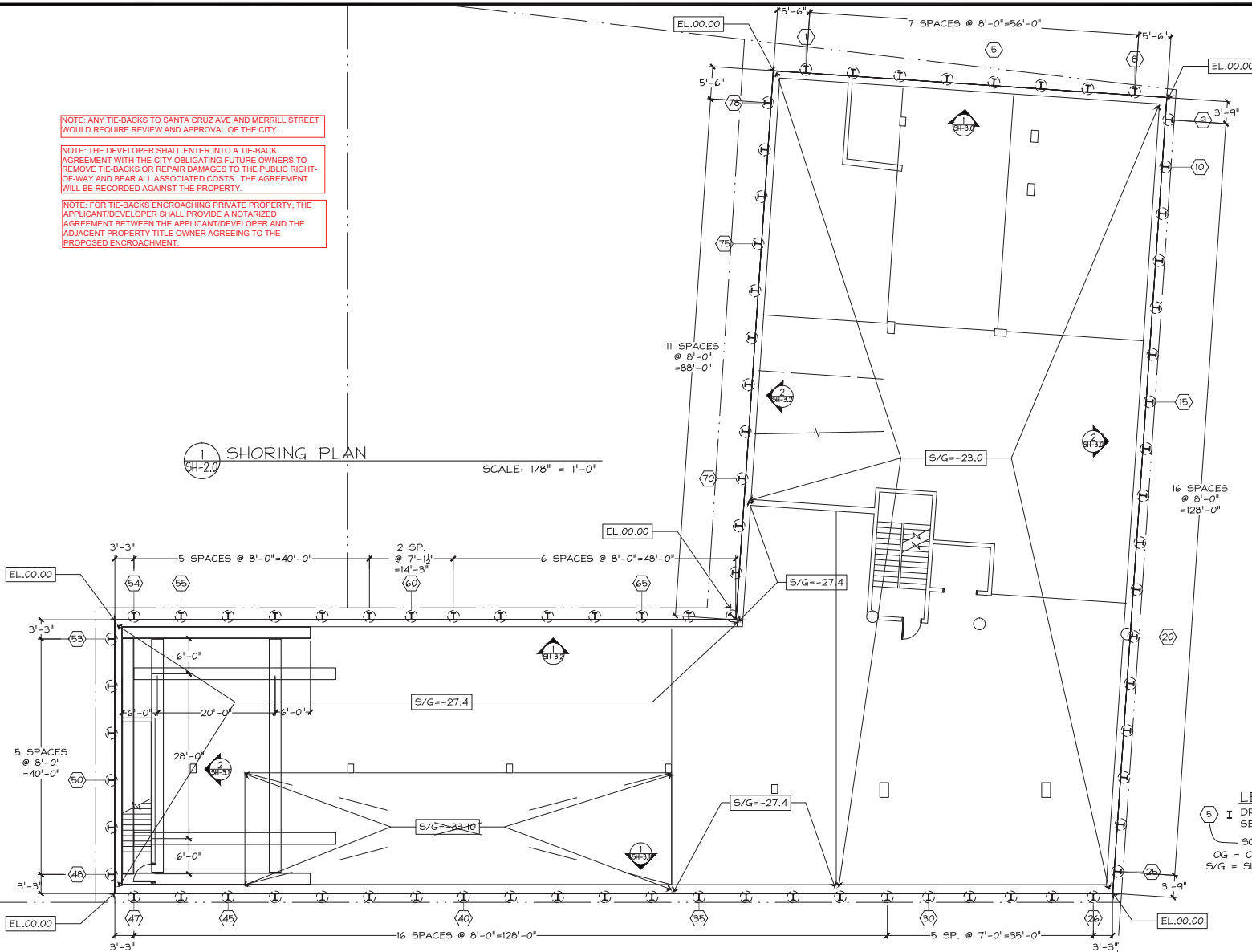
NOTE: ANY TIE-BACKS TO SANTA CRUZ AVE AND MERRILL STREET WOULD REQUIRE REVIEW AND APPROVAL OF THE CITY.

NOTE: THE DEVELOPER SHALL ENTER INTO A TIE-BACK AGREEMENT WITH THE CITY OBLIGATING FUTURE OWNERS TO REMOVE TIE-BACKS OR REPAIR DAMAGES TO THE PUBLIC RIGHT-OF-WAY AND BEAR ALL ASSOCIATED COSTS. THE AGREEMENT WILL BE RECORDED AGAINST THE PROPERTY.

NOTE: FOR TIE-BACKS ENCRoACHING PRIVATE PROPERTY, THE APPLICANT/DEVELOPER SHALL PROVIDE A NOTARIZED AGREEMENT BETWEEN THE APPLICANT/DEVELOPER AND THE ADJACENT PROPERTY TITLE OWNER AGREEING TO THE PROPOSED ENCRoACHMENT.

SHORING PLAN

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



- LEGEND**
- ⑤ I DRILLED SOLDIER BEAMS SEE SCHEDULE ON SH-1
 - SOLDIER BEAM #
 - OG = ORIGINAL GRADE
 - S/G = SUB-GRADE

- SCHEMATIC SET "NOT FOR CONSTRUCTION" -

21/09/17 CAD/308 - 506-556 Santa Cruz Ave, Menlo Park - Civil Plans/1510-152-506-S08-Sch2017.dwg © 10/10, Avenue Religion

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

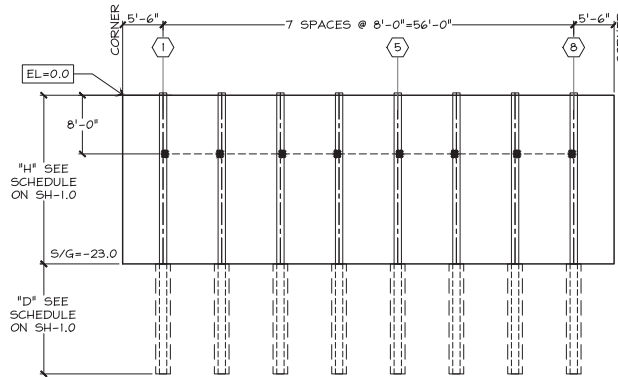
Developer:

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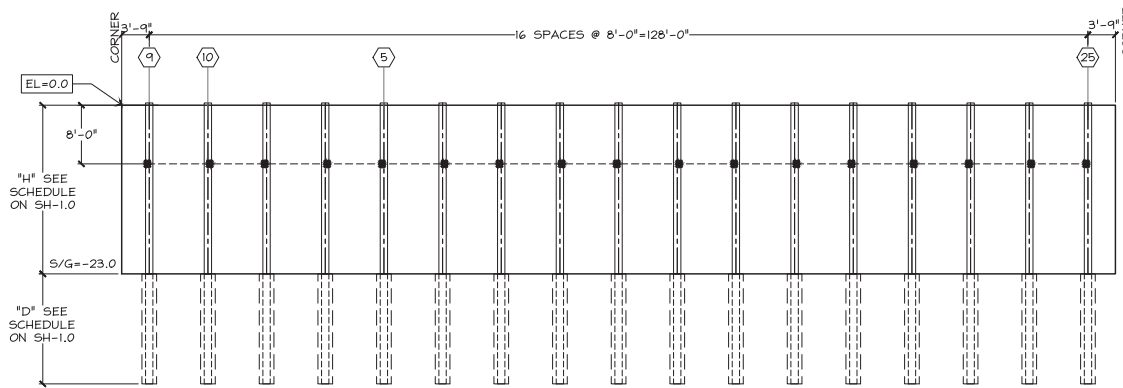
Shoring Contractor:

--

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ENGINEERS, INC.
971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



1 SHORING ELEVATION
SH-3.0 -- SCALE: 1/8" = 1'-0"



2 SHORING ELEVATION
SH-3.0 -- SCALE: 1/8" = 1'-0"

- LEGEND**
- SURVEY MONITORING POINT
 - S/G = SUBGRADE
 - SOLDIER BEAM #
 - S/G = SUB-GRADE
 - TIEBACK

SHORING
ELEVATIONS

No	Date	Revision/Issue
Project Number	2026	Scale AS NOTED
Drawn by	AB	Checked by SI-KC

DATE: SEP 1, 2017

- SCHEMATIC SET " NOT FOR CONSTRUCTION" - SH-3.0

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

Developer:

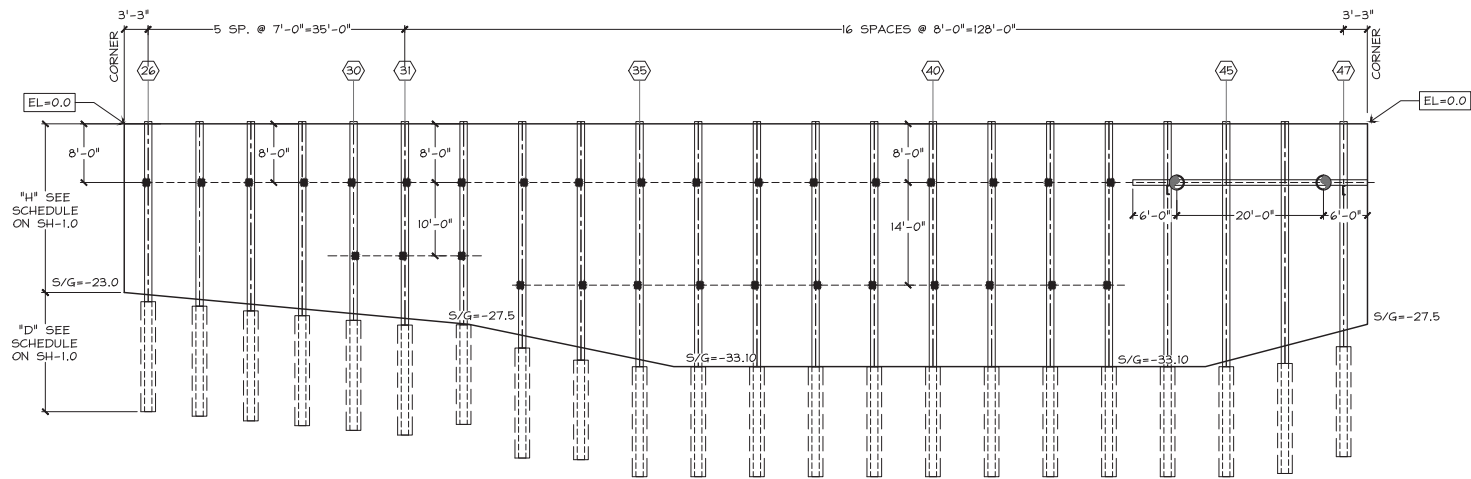
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Shoring Contractor:

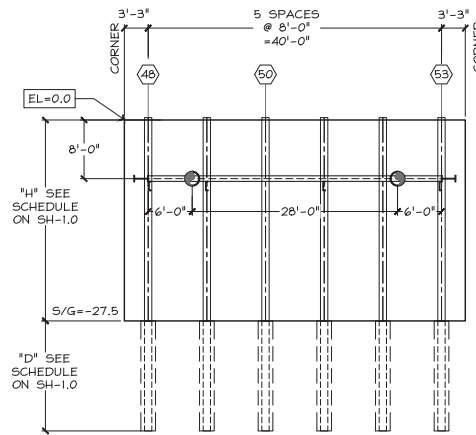
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SPI CONSULTING
ENGINEERS, INC.

971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



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



2 SHORING ELEVATION
SCALE: 1/8" = 1'-0"

LEGEND

- SURVEY MONITORING POINT
- S/G = SUBGRADE
- SOLDIER BEAM #
- TIEBACK

SHORING
ELEVATIONS

- SCHEMATIC SET " NOT FOR CONSTRUCTION " - SH-3.1

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

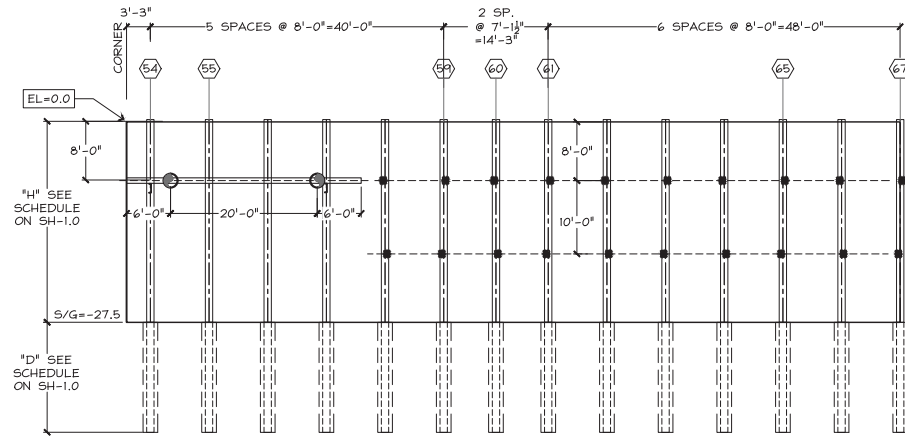
Developer:

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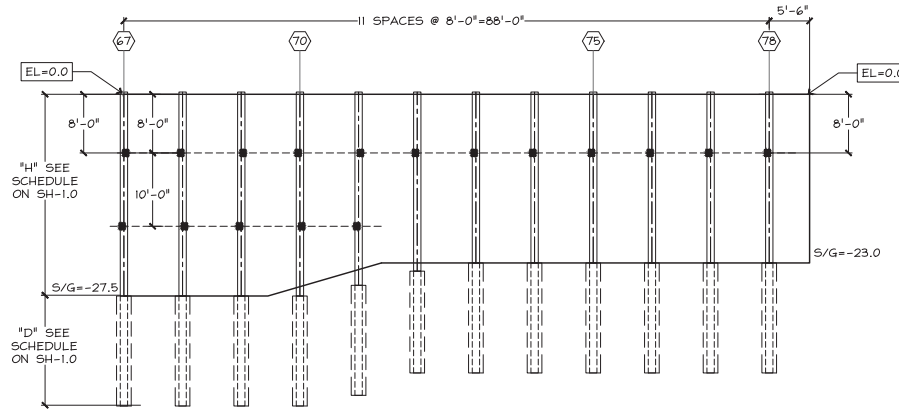
Shoring Contractor:

--

SPI CONSULTING
ENGINEERS, INC.
971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



1 SHORING ELEVATION
SH-3.2 -- SCALE: 1/8" = 1'-0"



2 SHORING ELEVATION
SH-3.2 -- SCALE: 1/8" = 1'-0"

- LEGEND**
- SURVEY MONITORING POINT
 - S/G = SUBGRADE
 - SOLDIER BEAM #
 - S/G = SUB-GRADE
 - TIEBACK

SHORING
ELEVATIONS

No	Date	Revision/Issue
Project Number	2026	Scale AS NOTED
Drawn by	AB	Checked by SI-KC

DATE: SEP 1, 2017

- SCHEMATIC SET " NOT FOR CONSTRUCTION " - SH-3.2

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

Developer:

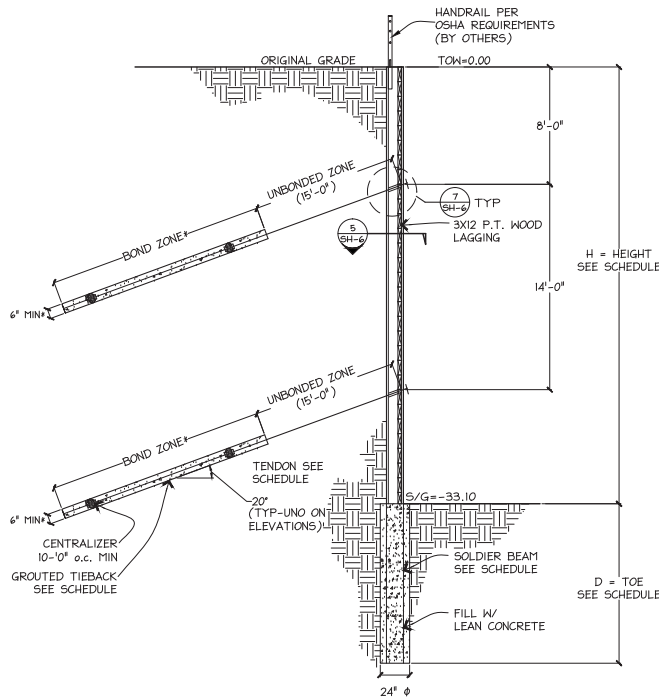
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Shoring Contractor:

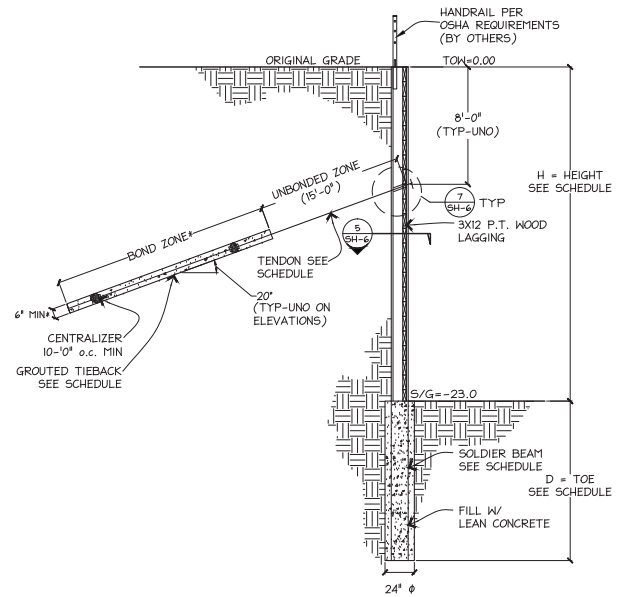
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ENGINEERS, INC.

971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
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2 SH-4 TYPICAL SECTION TWO LEVEL TIEBACK
SCALE: 1/4" = 1'-0"



1 SH-4 TYPICAL SECTION ONE LEVEL TIEBACK
SCALE: 1/4" = 1'-0"

No	Date	Revision/Issue
Project Number	2026	Scale AS NOTED
Drawn by	AB	Checked by SI-KC

DATE: SEP 1, 2017

SECTIONS

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

Developer:

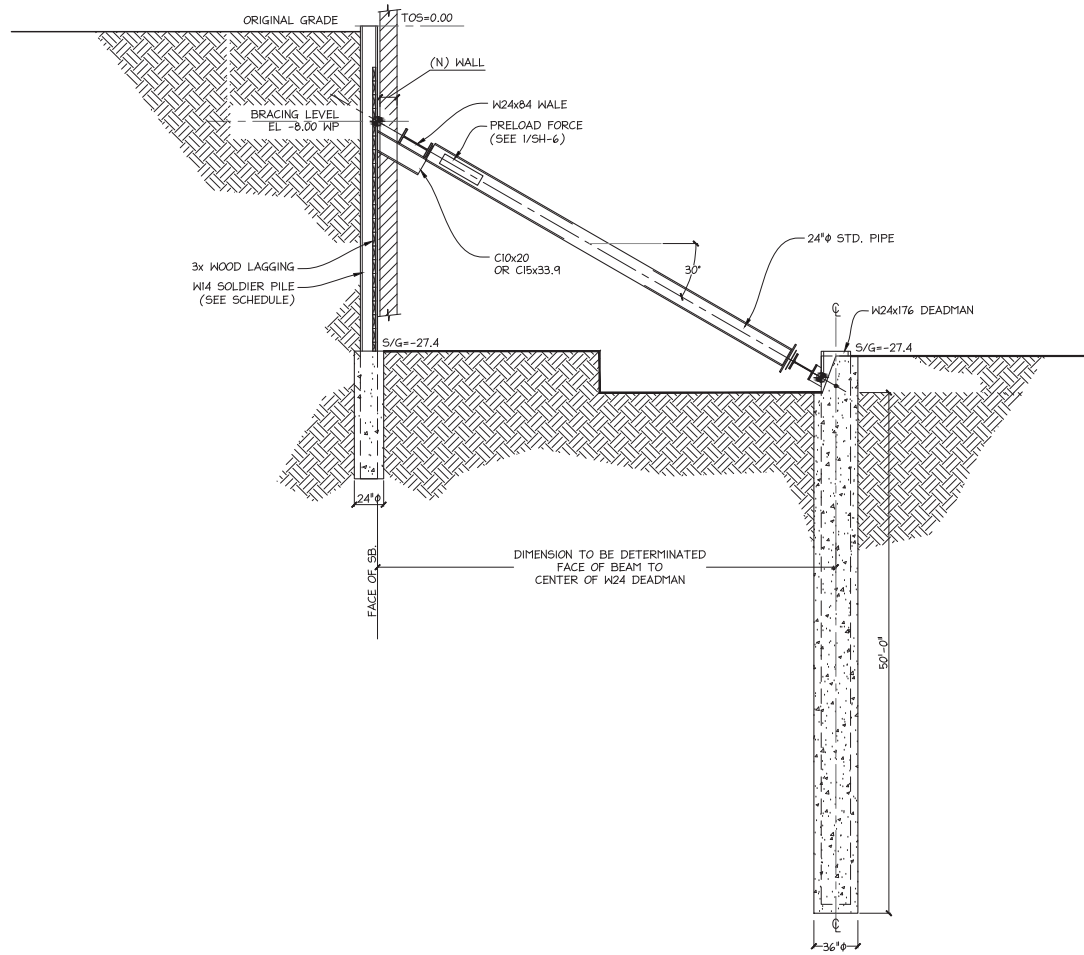
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Shoring Contractor:

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SPI CONSULTING
ENGINEERS, INC.

971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



SECTION @ ONE LEVEL BRACING @ SB 48-53
--

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

No	Date	Revision/Issue
Project Number	2026	Scale AS NOTED
Drawn by	AB	Checked by SI-KC

DATE: SEP 1, 2017

SECTION

- SCHEMATIC SET "NOT FOR CONSTRUCTION" - SH-4.1

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

TEMPORARY
RETAINING
WALL
DESIGN

Developer:

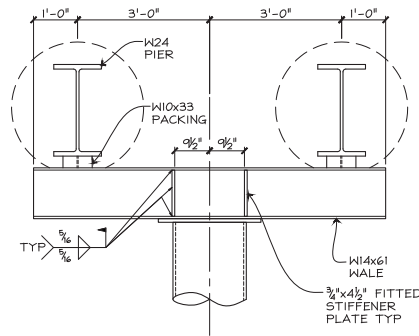
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Shoring Contractor:

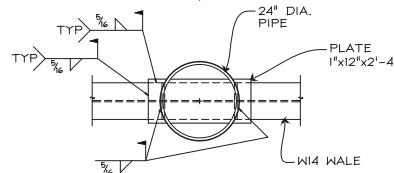
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SPI CONSULTING
ENGINEERS, INC.

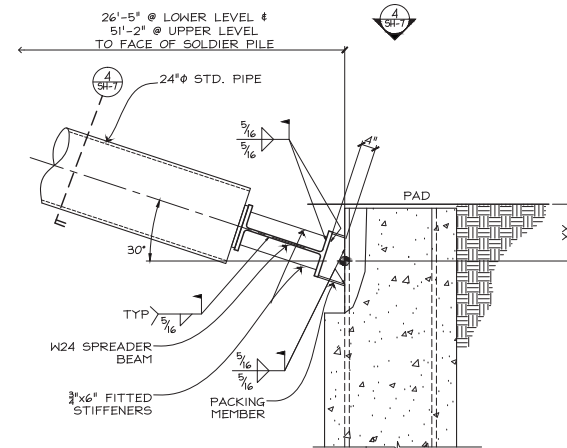
971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



4 THRUST BLOCK DETAIL
SCALE: 3/4" = 1'-0"



5 STINGER DETAIL
SCALE: 3/4" = 1'-0"



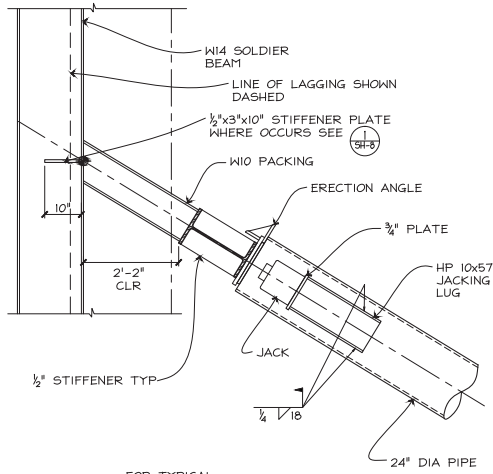
7 THRUST PIER SECTION
SCALE: 3/4" = 1'-0"

- SCHEMATIC SET "NOT FOR CONSTRUCTION" - SH-6.0

No	Date	Revision/Issue	Scale
2026		AS NOTED	
Drawn by	Checked by		
AB	SI-KC		

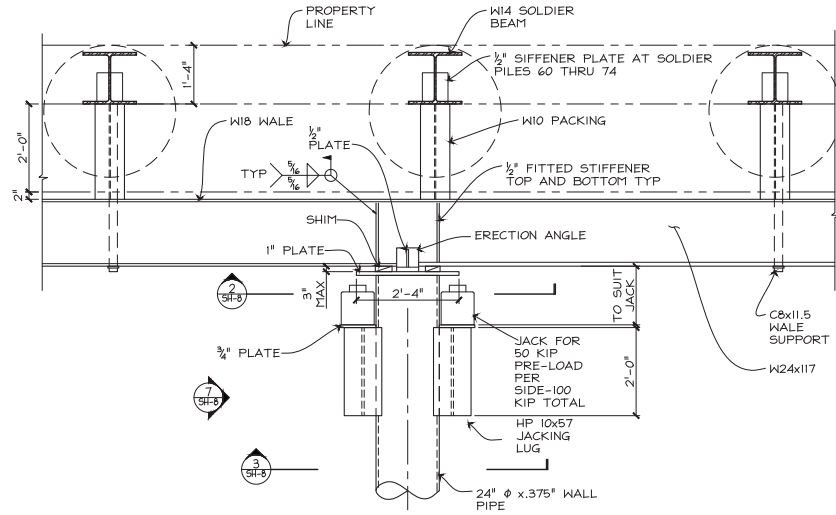
DATE: SEP 1, 2017

INTERNAL
BRACING
DETAILS
1 OF 2



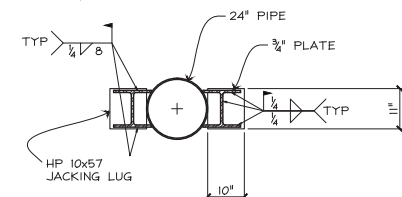
FOR TYPICAL INFORMATION SEE (1) SH-8

7 WALE DETAIL AT SOLDIER BEAM INTERFACE
3/4" = 1'-0"

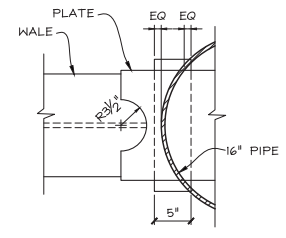


FOR TYPICAL INFORMATION SEE (1) SH-7

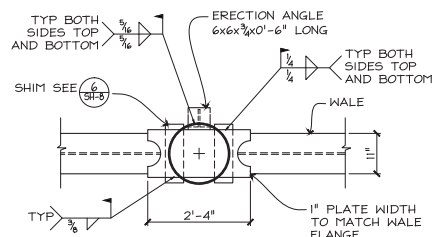
1 STRUT DETAIL - JACKING END
3/4" = 1'-0"



2 STRUT DETAIL - JACKING END
3/4" = 1'-0"



6 SHIM DETAIL
1 1/2" = 1'-0"



3 STRUT DETAIL - JACKING END
3/4" = 1'-0"

- SCHEMATIC SET "NOT FOR CONSTRUCTION" - SH-8

506-556
SANTA CRUZ
AVENUE

MENLO PARK
CALIFORNIA

**TEMPORARY
RETAINING
WALL
DESIGN**

Developer:

--
--

Shoring Contractor:

--

**SPI CONSULTING
ENGINEERS, INC.**

971 DEWING AVENUE
SUITE 201
LAFAYETTE, CA. 94549
TEL: (925) 299-1341
FAX: (925) 299-1346



No	Date	Revision/Issue
2026	AS NOTED	Scale
Drawn by	Checked by	
AB	SI-KC	

DATE: SEP 1, 2017

**INTERNAL
BRACING
DETAILS
2 OF 2**

556 SANTA CRUZ

MENLO PARK, CA 94025



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT ADDRESS:
556 SANTA CRUZ
MENLO PARK, CA
94025

ISSUANCE:
DRY SUBMITTAL
02.02.17
PROGRESS SET
03.15.17
PLANNING SUBMITTAL
05.18.17

SHEET REVISIONS

△	PLANNING RESUBMITTAL
△	12.01.17
△	
△	
△	
△	
△	



PROJECT INFORMATION

PROJECT DESCRIPTION: (N) THREE STORY, MIXED USE BUILDING WITH GROUND FLOOR PARKING, RETAIL, AND LOBBY, SECOND FLOOR OFFICE, AND THIRD FLOOR MULTIFAMILY RESIDENTIAL.

APN: 061-441-050

ZONING: SPEICR-SA E

CONSTRUCTION TYPE: V-B

OCCUPANCY: S2-MB/R2

BUILDING CODES:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BUILDING CODE (CAL GREEN)
2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2008 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS
2013 NFPA 13
ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLERS: (N) SPRINKLERS THROUGHOUT

TRASH/RECYCLE: ON-SITE

GREEN BUILDING: PROJECT TO COMPLY WITH CITY OF MENLO PARK, LEED SILVER EQUIVALENT STANDARD

FIRE DEPARTMENT NOTES

2. FIRE ALARM SYSTEM TO COMPLY WITH **CBC 919.07.2.2**.

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL	LANDSCAPE/GRFITE
A201 DRAWING INDEX, VICINITY MAP, PROJECT INFORMATION, PROJECT CONSULTANTS	L-5.1 IRRIGATION ZONE DIAGRAM - GROUND LEVEL
A202 CONTEXTUAL STREETSCAPES, SITE PHOTOS	L-5.2 IRRIGATION ZONE DIAGRAM - LEVEL 2
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DRAWING CONTENT

DRAWING INDEX,
VICINITY MAP,
PROJECT INFORMATION,
PROJECT CONSULTANTS

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94025

ISSUANCE:
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02.02.17
PROGRESS SET
03.15.17
PLANNING SUBMITTAL
09.18.17

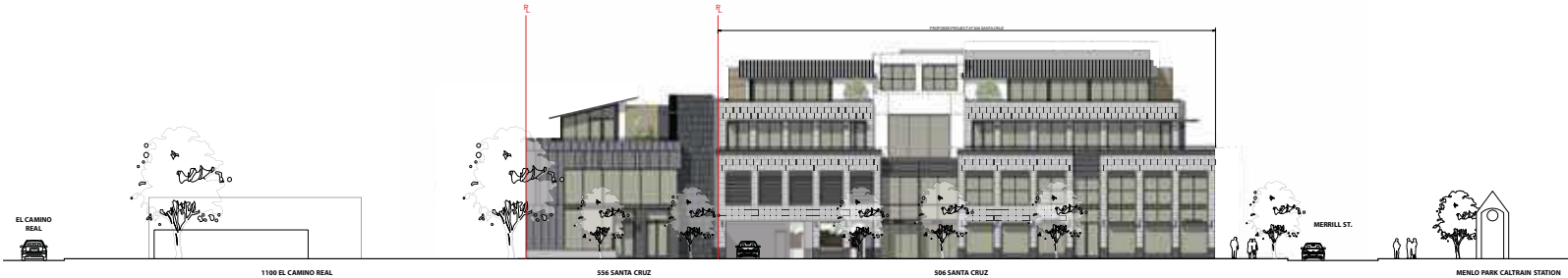
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△ PLANNING SUBMITTAL
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CONTEXTUAL
STREETSCAPES,
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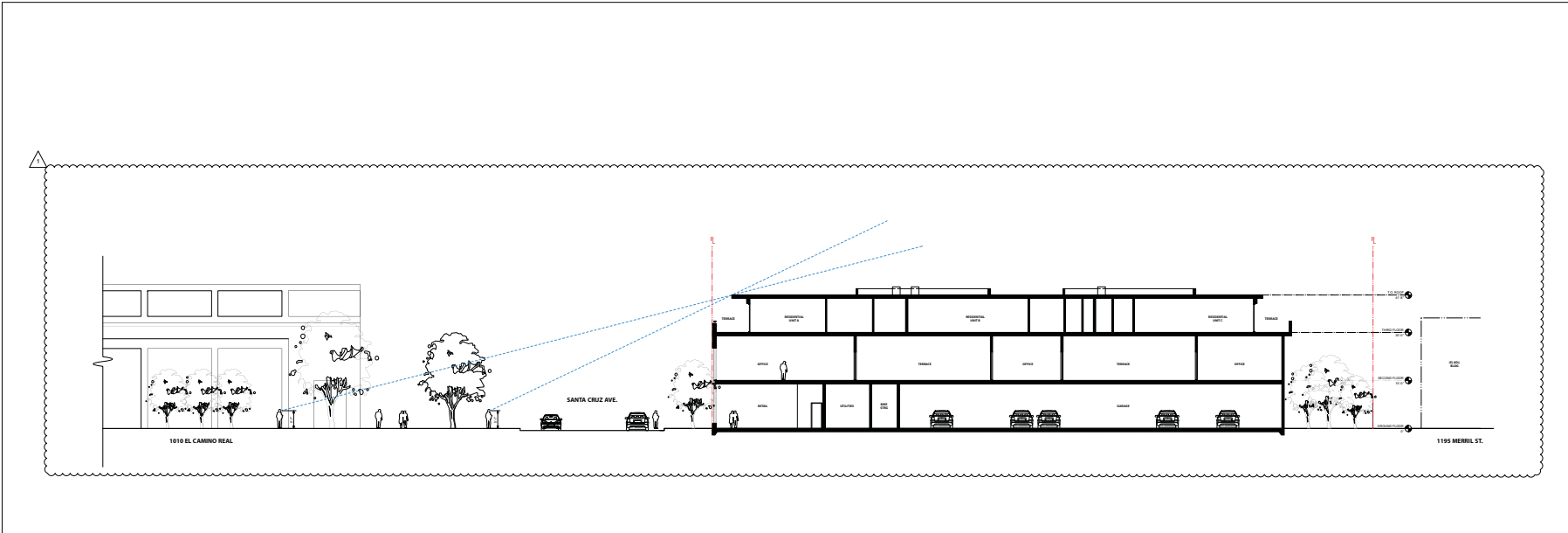
A202



SANTA CRUZ AVE. STREETSCAPE
SCALE: 1/16" = 1'-0"

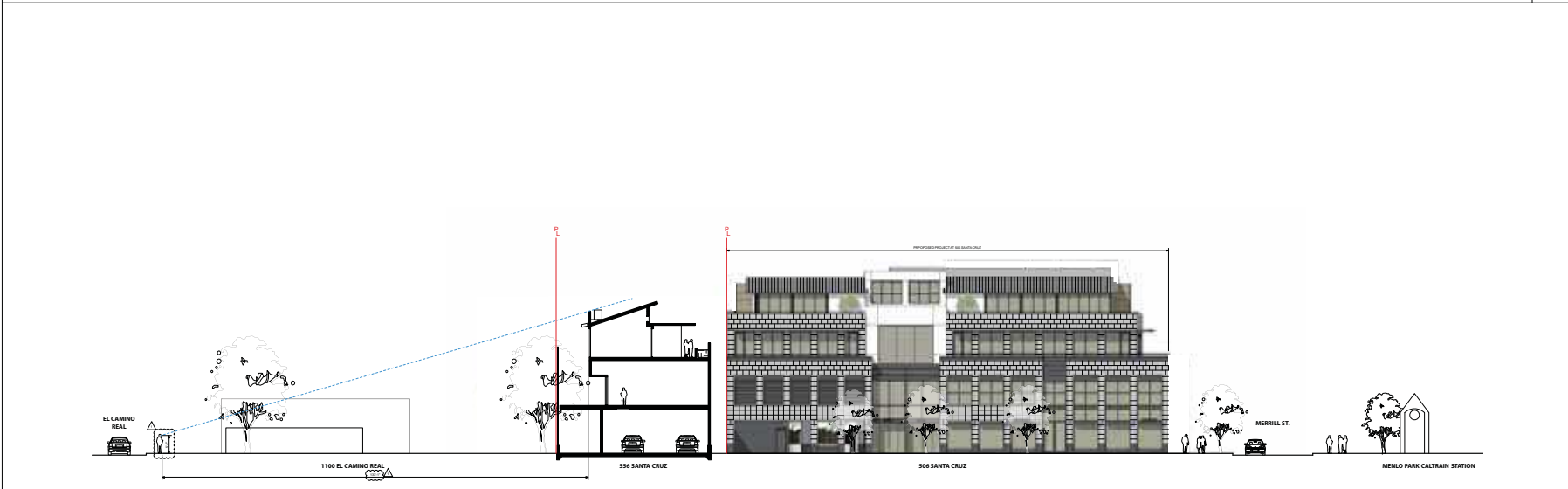
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Date: 11/16/17
Drawing: 0207.000 A.202.1.V01



SANTA CRUZ AVE SIGHTLINE SECTION
SCALE: 1/16" = 1'-0"

2



EL CAMINO REAL SIGHTLINE SECTION
SCALE: 1/16" = 1'-0"

1



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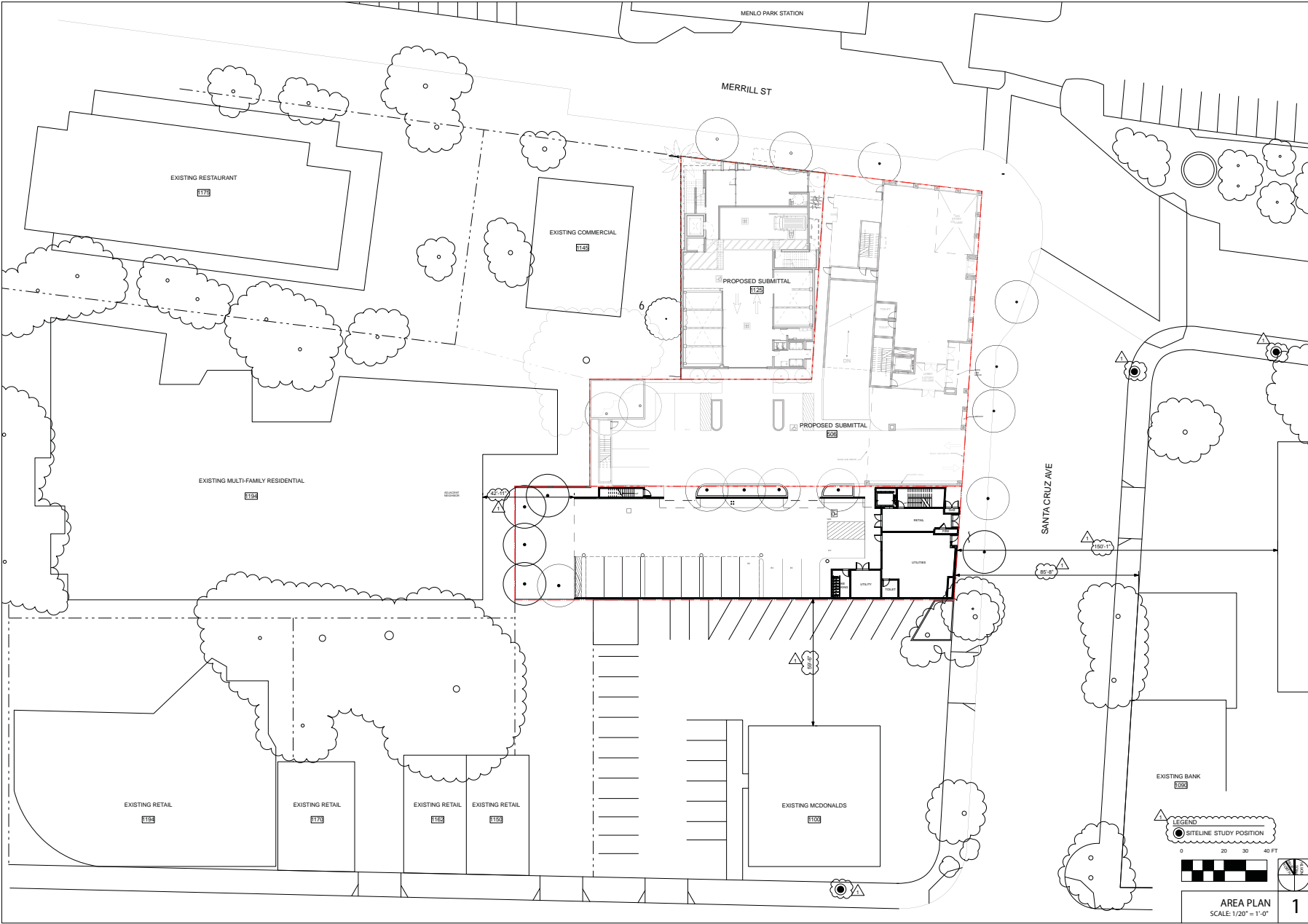
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AREA PLAN

STAMP

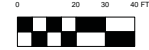
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LEGEND
● SITELINE STUDY POSITION



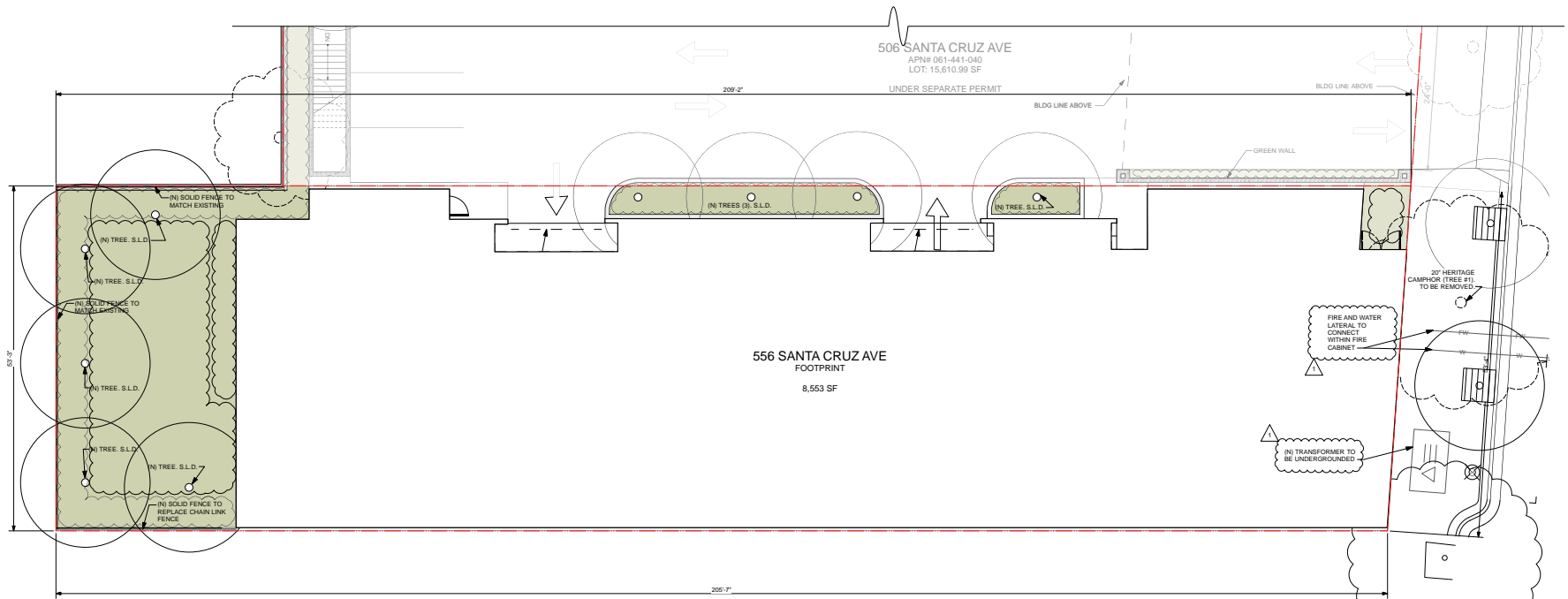
AREA PLAN
SCALE: 1/20" = 1'-0"

1

Drawn: J.K.C./R
File Name: 1507.00 A211.rvt



NOTE:
MITIGATION MEASURE AIR-10: PER THE ABOVE MEASUREMENT, THE PROJECT SITE IS 1,056 FT FROM THE SRI INTERNATIONAL CAMPUS. WE ARE THEREFORE EXEMPT FROM MITIGATION MEASURE AIR-10
MITIGATION MEASURE AIR-7: THE PROJECT SITE IS WITHIN 1,056 FT OF THE CALTRAIN STATION AND THEREFORE SUBJECT TO MITIGATION MEASURE AIR-7. THE PROJECT WILL BE EQUIPPED WITH FILTRATION SYSTEMS WITH A MINIMUM EFFICIENCY REPORTING VALUE OF 14 OR HIGHER. THIS WILL BE OUTLINED IN THE MECHANICAL BASIS OF DESIGN.



KEY MAP

LEGEND

LANDSCAPE

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

1



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02.02.17
PROGRESS SET
05.15.17
PLANNING SUBMITTAL
05.18.17

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12.01.17
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AREA SUMMARY

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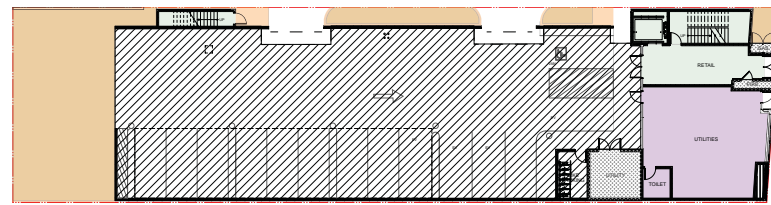
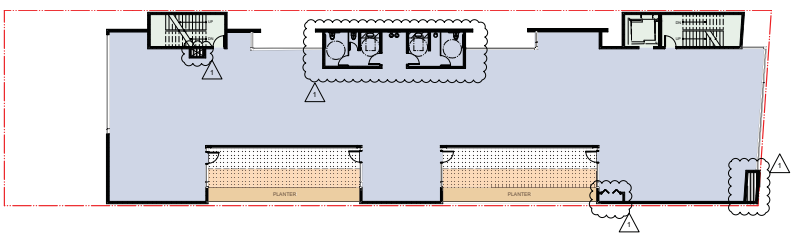
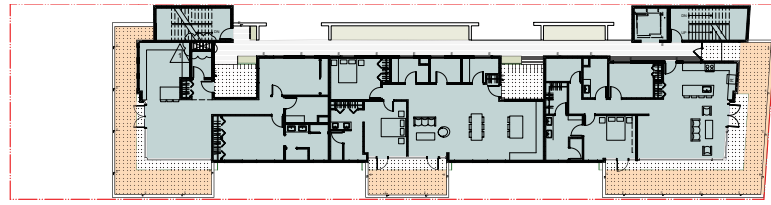
A213

AREA SUMMARY		OFFICE	RETAIL	RESIDENTIAL
1ST FLOOR (15,834 SF) NET COVER (11,502 SF)				
RETAIL	1,050		1,050	
SHARED 2-WAY	754	452	0	332
EXCLUDED	6,389* 263*** 29***			
2ND FLOOR (17,224 SF) NET COVER (17,001 SF)				
OFFICE	6,698	6,698		
SHARED 2-WAY	526	303		223
EXCLUDED	40***			
3RD FLOOR (4,933 SF)				
RES.	4,933			4,933
EXCLUDED	16***			
SUBTOTAL		7,452	1,050	5,489
M.P.M.C. SECTION 16.04.325 (C3) EXCLUSION FOR COVERED PARKING *M.P.M.C. SECTION 16.04.325 (C1) 3% EXCLUSION FOR AREA WITH NO A/C & WINDOW ****M.P.M.C. SECTION 16.04.325 (C5) EXCLUSION FOR VENT SHAFTS				
EXCLUSION *** CALCULATION				
TOTAL: 263 SF				
MAX. GFA: 14,908 X 3% = 447 SF				
263 SF PROPOSED EXCLUSION < 447 SF EXCLUSION OK				
F.A.R. SUMMARY (PER M.P.D.T. SPECIFIC PLAN TABLE E10)				
TOTAL 13,991 SF				
SITE AREA: 11,043 SF				
MAX. F.A.R.: 1.315 (14,908 SF)				
PROPOSED AREA: 13,991 SF (<14,908 OK)				
MAX. OFFICE FAR: 16.75 (1,454 SF)				
PROPOSED AREA: 7,452 SF (<17,454 OK)				
MAX. RESIDENTIAL DENSITY: 50 UNITS/ACRE				
PROPOSED DENSITY: 12 UNITS ALLOWED				
PROPOSED DENSITY: 9 UNITS < 12 UNITS OK				
AREA (NOT INCLUDING SHARED) = (OFFICE) + (RETAIL) + (RESIDENTIAL)				
12,680 = (6,698) + (1,050) + (4,933)				
100% = 52.2% + 6.3% + 39%				
PARKING SUMMARY (PER M.P.D.T. SPECIFIC PLAN TABLE F2)				
	REQUIRED	SHARED REDUCTION	PROVIDED	
RETAIL @ 4.0/1000 (GFA)	5	5	4	
OFFICE @ 3.8/1000 (GFA)	29	29	26	
RESIDENTIAL @ 1.0/UNIT	3	2	2	
TOTAL	37	36	32	
(PARKING COMBINED WITH 556 SANTA CRUZ)				
BICYCLE PARKING (PER M.P.D.T. SPECIFIC PLAN TABLE F1)				
PER CHAPTER F.5.03 IN M.P. SPECIFIC PLAN, FIRST 1.0 FAR CAN BE ACCOMMODATED IN PUBLIC FACILITIES				
LONG TERM PARKING SPACES	PROPOSED	REQUIRED		
RESIDENTIAL	3	3		
OFFICE	2	2		
RETAIL	2	2		
TOTAL PROVIDED	7	7		
SHORT TERM PARKING SPACES	PROPOSED	REQUIRED		
RESIDENTIAL	1	1		
OFFICE	2	2		
RETAIL	2	2		
TOTAL PROVIDED	5	5		
ALLOWABLE NUMBER OF STORES FOR TYPE VB PER TABLE S04.4				
OCCUPANCY	ALLOWABLE	PROPOSED	COMPLIES	
S2	3	1	OK	
B	3	2	OK	
R2	3	3	OK	
M	2	1	OK	
ALLOWABLE BUILDING HEIGHT FOR TYPE VB PER TABLE S04.3				
OCCUPANCY	ALLOWABLE	PROPOSED	COMPLIES	
S2	60'	15'	OK	
B	60'	30'	OK	
R2	60'	44'	OK	
M	60'	15'	OK	
ALLOWABLE BUILDING AREA FOR TYPE VB PER TABLE S06.2				
OCCUPANCY	ALLOWABLE	PROPOSED	COMPLIES	
S2	40,500	5,389	OK	
B	27,000	7,452	OK	
R2	21,000	5,489	OK	
M	27,000	1,050	OK	
*PER PURPOSE OF AREA DETERMINATION PER STORY, IT IS ASSUMED THAT OTHER OCCUPANCIES FROM MAIN OCCUPANCY ARE ACCESSORY SINCE 10% AREA OF STORY **NOTE FOR PLANNER AREA INCREASES WERE NOT UTILIZED				
20% OF TOTAL SITE AREA MUST BE OPEN SPACE PER MENLO PARK SPECIFIC PLAN TABLE E12 - DEVELOPMENT STANDARDS FOR STATION AREA EAST (SA E) DISTRICT				
556 SANTA CRUZ AVE				
SITE AREA: 11,043 S.F.				
1620 SQ FT 11,043 S.F. = 2,208 SF				
1ST FLR + 2ND FLR + 3RD FLOOR =				
1,987 + 735 + 1,093 = 3,815				
3,815 SF > 2,208 SF COMPLIANT				
MINIMUM 100 S.F. OF OPEN SPACE PER UNIT SHALL BE CREATED AS COMMON OPEN SPACE OR MINIMUM OF 80 S.F. OF OPEN SPACE PER UNIT SHALL BE CREATED AS PRIVATE OPEN SPACE PER MENLO PARK SPECIFIC PLAN TABLE E12 - DEVELOPMENT STANDARDS FOR STATION AREA EAST (SA E) DISTRICT				
556 SANTA CRUZ AVE				
UNIT A: 520 S.F.				
520 S.F. > 80 S.F. COMPLIANT				
UNIT B: 147 S.F.				
147 S.F. > 80 S.F. COMPLIANT				

THIRD FLOOR AREA
SCALE: 1/16" = 1'-0"

SECOND FLOOR AREA
SCALE: 1/16" = 1'-0"

FIRST FLOOR AREA
SCALE: 1/16" = 1'-0"



****M.P.M.C. SECTION 16.04.325 (C5) EXCLUSION FOR VENT SHAFTS

OPEN SPACE: 1,093 SF
UNIT A: 520 SF
UNIT B: 147 SF
UNIT C: 426 SF

****M.P.M.C. SECTION 16.04.325 (C5) EXCLUSION FOR VENT SHAFTS

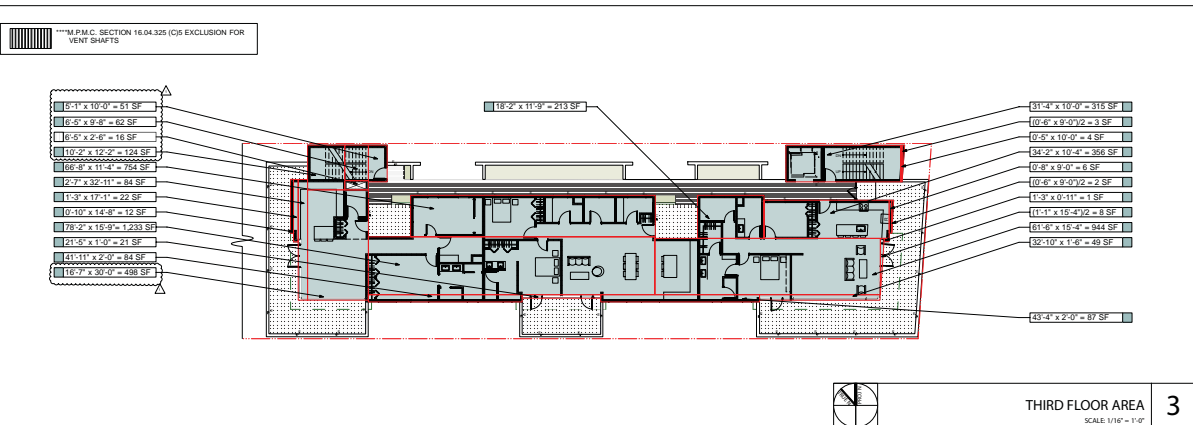
OPEN SPACE: 735 SF

****M.P.M.C. SECTION 16.04.325 (C1) 3% EXCLUSION FOR AREA WITH NO A/C & WINDOWS
****M.P.M.C. SECTION 16.04.325 (C5) EXCLUSION FOR VENT SHAFTS
****M.P.M.C. SECTION 16.04.325 (C2) 1% EXCLUSION OF NOISE GENERATING EQUIPMENT

OPEN SPACE: 1,987 SF

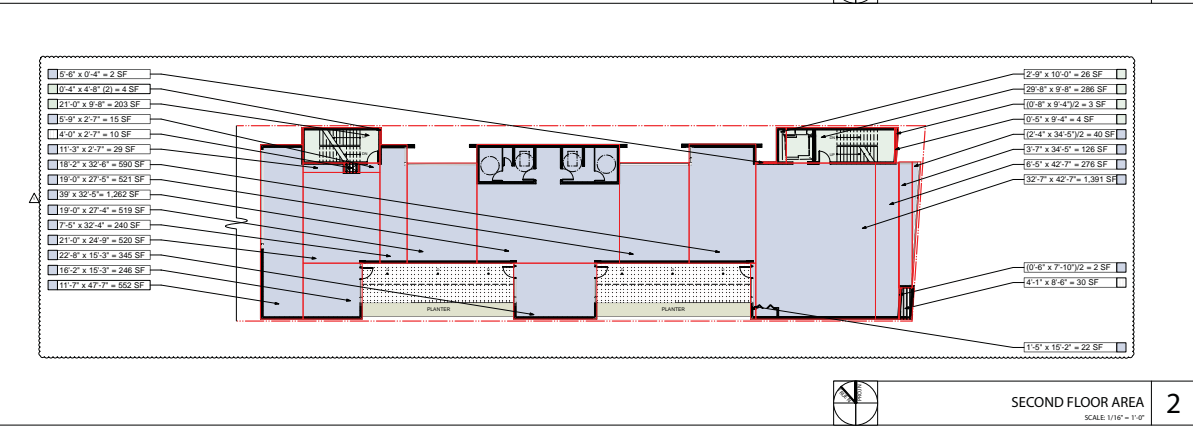
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A213.rvt

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Project Checklist		Date: 03.15.17	
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12	1.2.1.1 Location and Transportation	20	4
13	1.2.1.2 Building Greenhouse Gas Intensity	20	1
14	1.2.1.3 Building Greenhouse Gas Intensity	20	1
15	1.2.1.4 Building Greenhouse Gas Intensity	20	1
16	1.2.1.5 Building Greenhouse Gas Intensity	20	1
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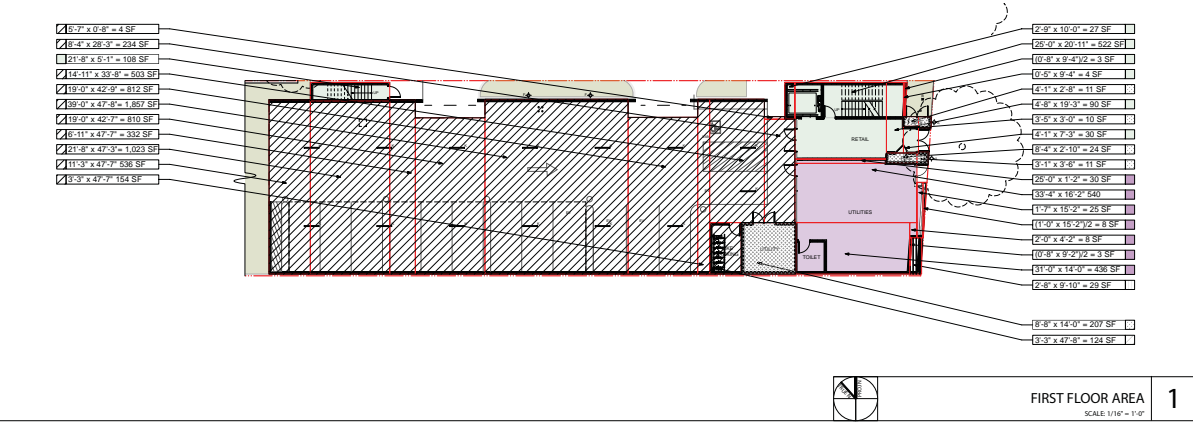
THIRD FLOOR AREA
SCALE: 1/16" = 1'-0"

LEED CHECKLIST		6
***M P.M.C. SECTION 16.04.325 (C)5 EXCLUSION FOR VENT SHAFTS		

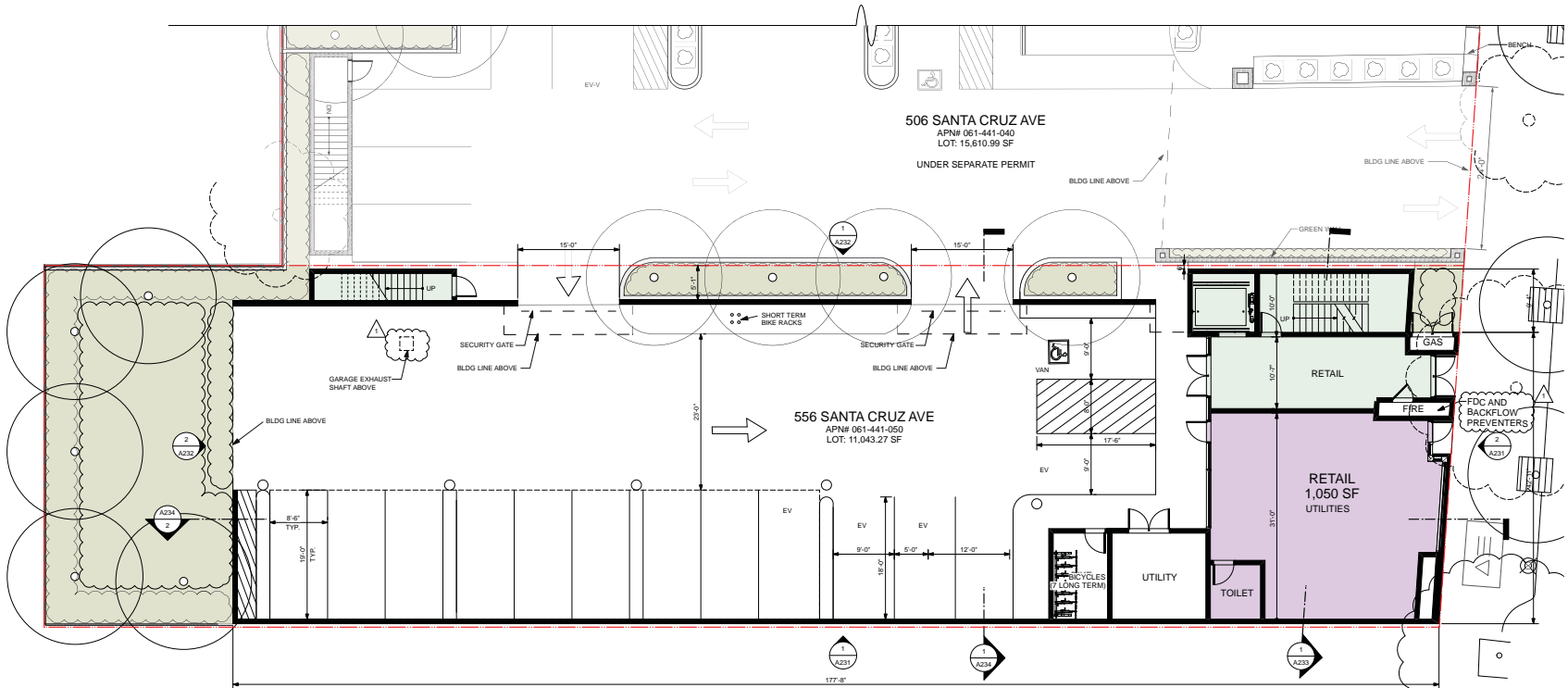


SECOND FLOOR AREA
SCALE: 1/16" = 1'-0"

LEED CHECKLIST		1
***M P.M.C. SECTION 16.04.325 (C)1-3% EXCLUSION FOR AREA WITH NO A/C & WINDOWS		
***M P.M.C. SECTION 16.04.325 (C)5 EXCLUSION FOR VENT SHAFTS		
***M P.M.C. SECTION 16.04.325 (C)2-1% EXCLUSION FOR NOISE GENERATING EQUIPMENT		



FIRST FLOOR AREA
SCALE: 1/16" = 1'-0"



KEY MAP

LEGEND

- LANDSCAPE
- SHARED 2-WAY
- RETAIL
- OFFICE
- RESIDENTIAL
- TERRACE

JOB NUMBER: 1567-00
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DRAWN BY: HAYES

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

1

LEGEND

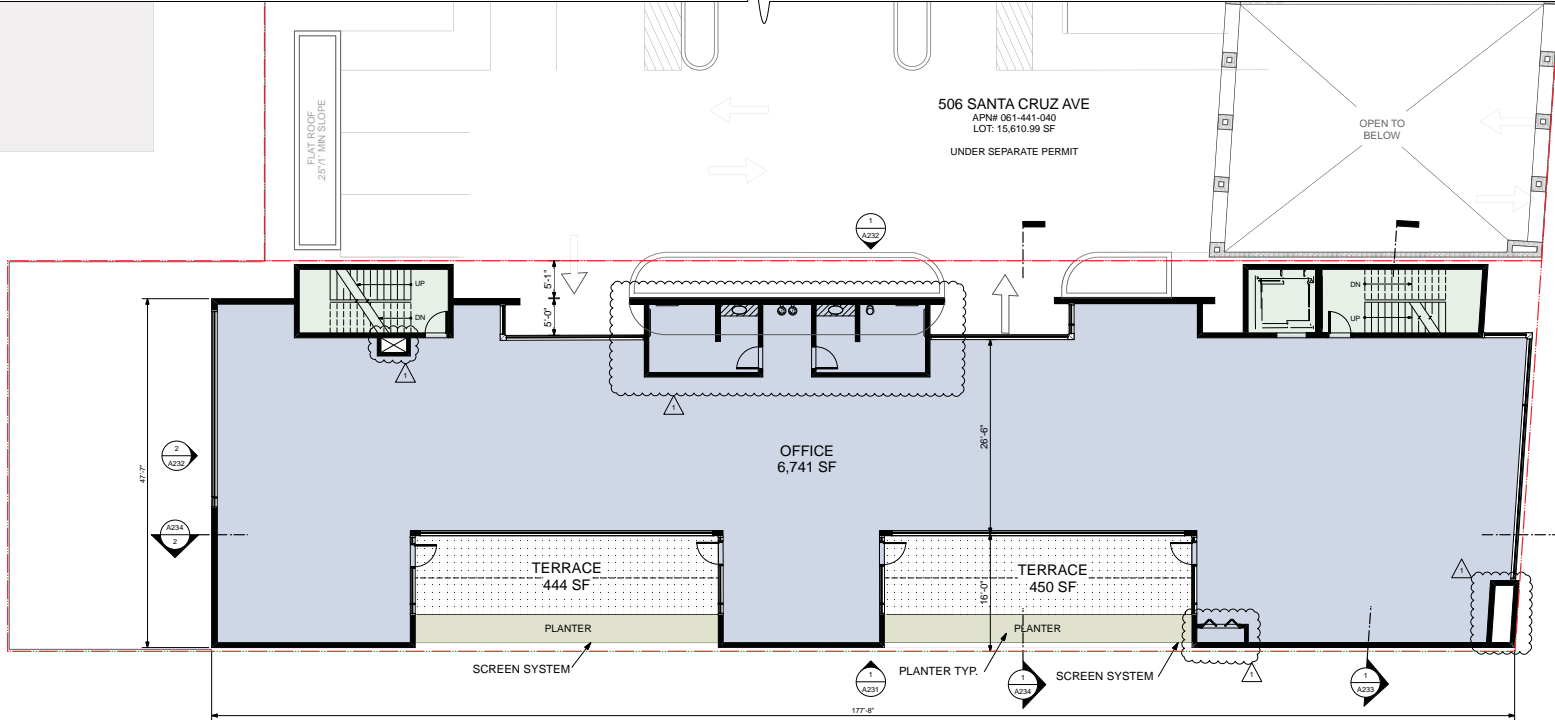
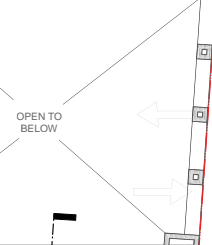
- LANDSCAPE
- SHARED 2-WAY
- SHARED 3-WAY
- RETAIL
- OFFICE
- RESIDENTIAL
- TERRACE

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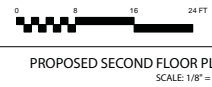
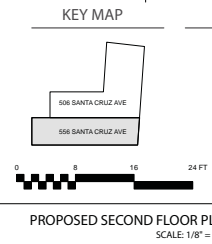
A222

506 SANTA CRUZ AVE
APN# 061-441-040
LOT: 15,610.99 SF
UNDER SEPARATE PERMIT



FIXTURE COUNT FOR OCCUPANT LOAD PER TABLE A, 2016 CPC			MINIMAL FIXTURE COUNT PER TABLE 422.1, 2016 CPC				
OCCUPANCY	OCCUPANT LOAD FACTOR	SQUARE FOOTAGE	SEX	WATER CLOSET	URINALS	LAVATORIES	FOUNTAINS
GROUP B	1 PER 200 SF	6,698 SQ FT	MALE (17)	1	1	1	1 PER 150
			FEMALE (17)	2	-	1	

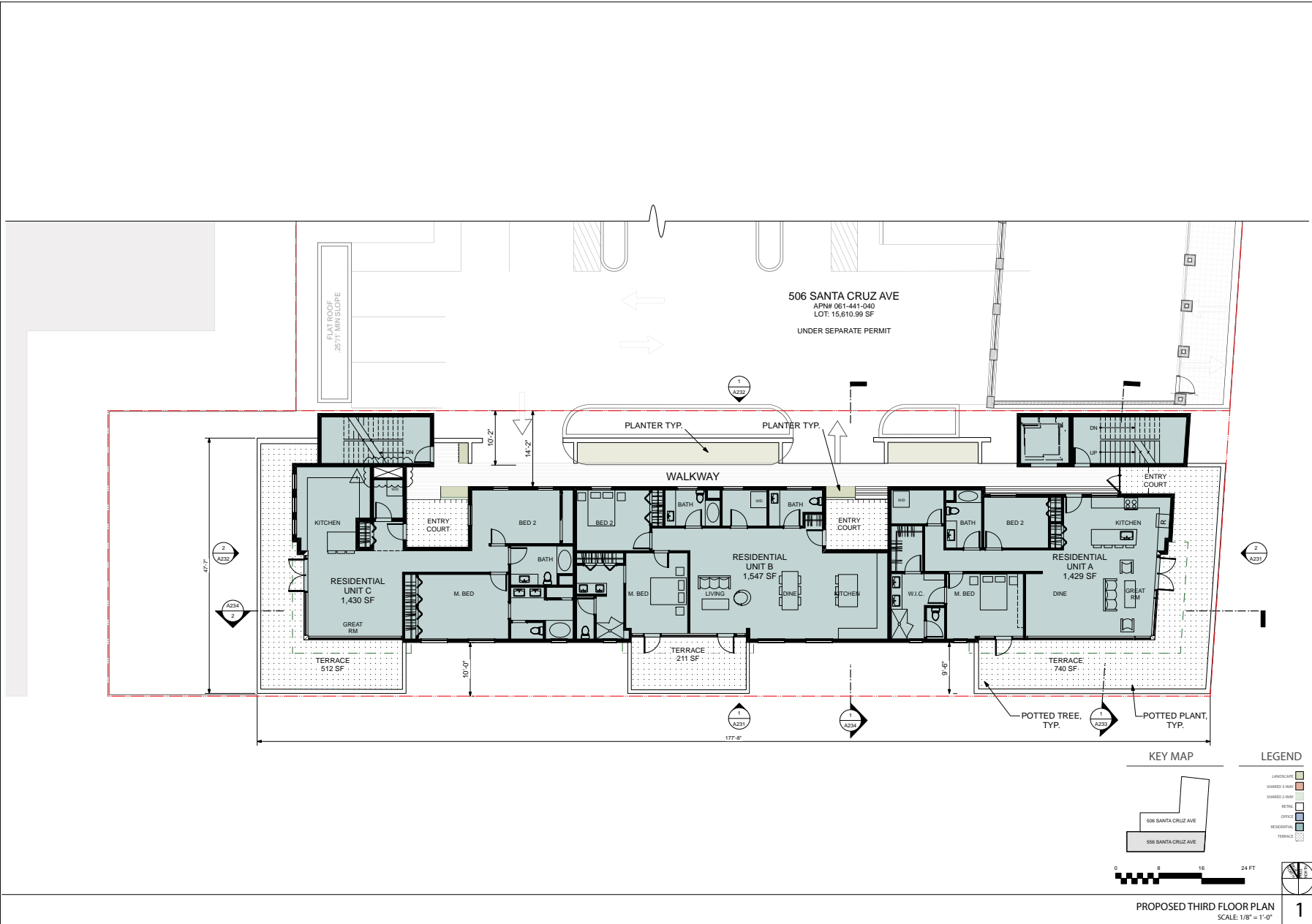
6,698 SQ FT / 200 = 34 OCCUPANTS
34.2 - 17
THEREFORE 17 MALE - 17 FEMALE



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



1





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 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
 556 SANTA CRUZ
 MENLO PARK, CA
 94025

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 PROGRESS SET
 03.15.17
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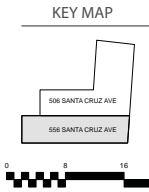
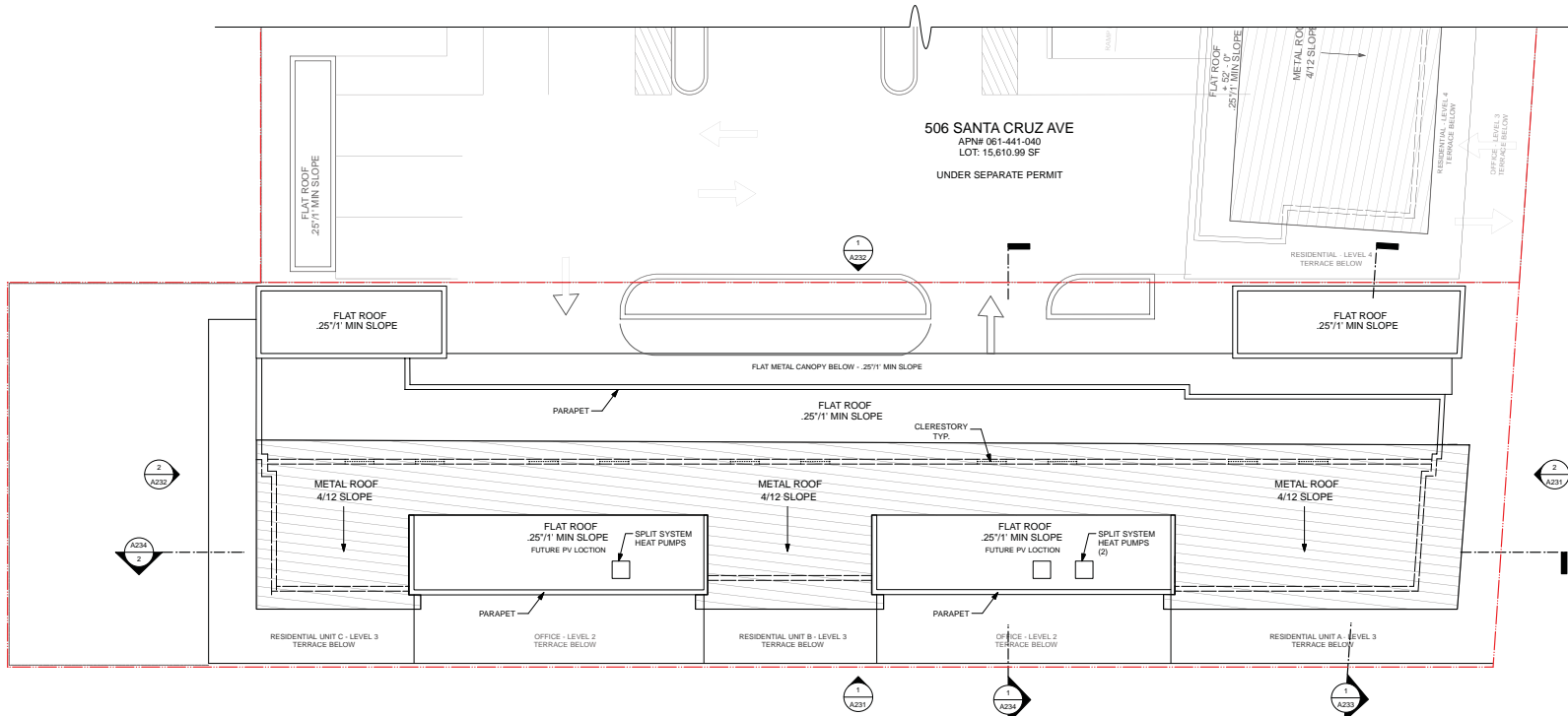
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DRAWING CONTENT
 PROPOSED
 ROOF PLAN

STAMP

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 1567.00
 SCALE:
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 DRAWN BY:
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DRAWING NUMBER
A224



LEGEND

LANDSCAPE	1567.00
SHARED 2 WAY	
DETAIL	
OFFICE	
RESIDENTIAL	
TERRACE	



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



Drawn: J.K. ORS
 File name: 1567.00_A224.rvt

FINISH LEGEND

(G1) GLAZING MATCH SOLARBAN 90 CLEAR + CLEAR GLASS INSULATING GLASS UNIT	(M3) MULLIONS HAND RAILS/ FRAMES MATCH MORIN DARK BRONZE	(P1) CEMENT PLASTER MATCH BENJAMIN MOORE - AF-380 LAPLAND	(S2) NATURAL STONE HAUSMANN - LAJA GRIS FLAMED
(M1) ZINC PANEL MATCH VIZINC QUARTZ-ZINC	(M4) STANDING SEAM METAL ROOF MATCH MORIN WEATHERED ZINC (MCA)	(P3) CEMENT PLASTER MATCH SHERWIN WILLIAMS - GREEK VILLA SW 7551	(C1) CONCRETE SMOOTH CONCRETE
(M2) ZINC PANEL MATCH VIZINC PIGMENTO ROUGHERED - ANTHRA-ZINC	(M5) PERFORATED METAL SCREEN MATCH (M1) COLOR	(P4) CEMENT PLASTER MATCH BENJAMIN MOORE AF-715 DOLPHIN	



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94025

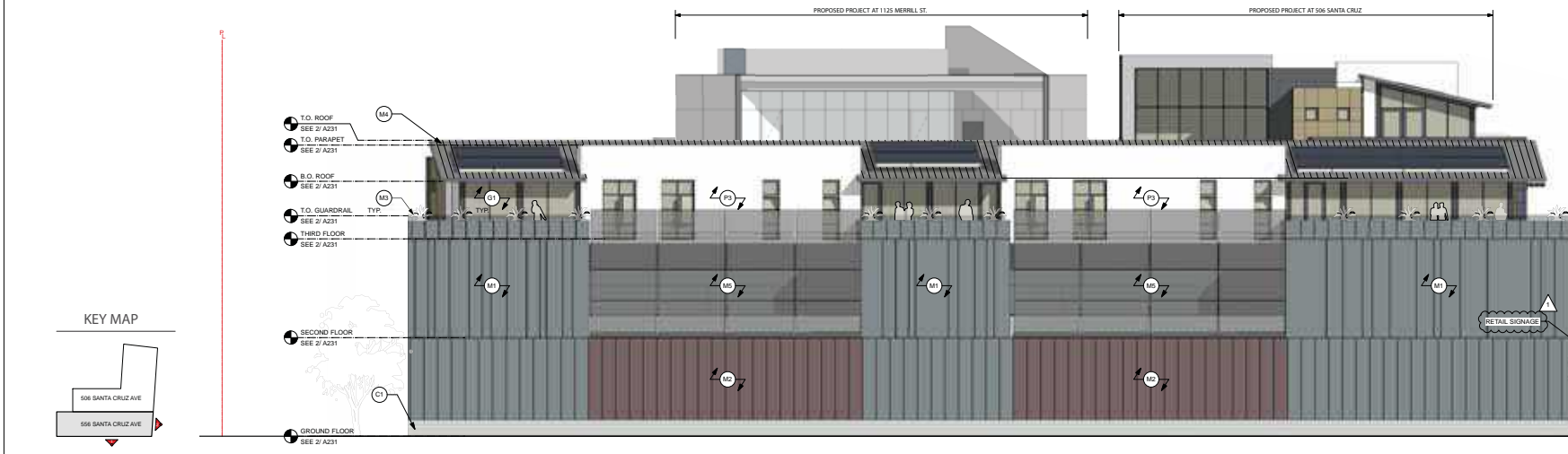
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12.01.17
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PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

2



PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

1

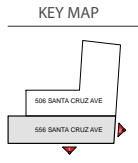
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PROPOSED
ELEVATIONS -
556 SANTA CRUZ

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1500-00
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DRAWING NUMBER

A231

Project: 1500-00
 File Name: 6507.00 A231 A232.rvt
 Date: 02/02/17



FINISH LEGEND

(G1) GLAZING MATCH SOLARBAN 90 CLEAR + CLEAR GLASS INSULATING GLASS UNIT	(M3) MULLIONS HAND RAILS/ FRAMES MATCH MORIN DARK BRONZE	(P1) CEMENT PLASTER MATCH BENJAMIN MOORE - AF-380 LAPLAND	(SE) NATURAL STONE HAUESMANN - LAJA GRIS FLAMED
(M1) ZINC PANEL MATCH VIZINC QUARTZ-ZINC	(M4) STANDING SEAM METAL ROOF MATCH MORIN WEATHERED ZINC (MCA)	(P2) CEMENT PLASTER MATCH SHERWIN WILLIAMS - GREEK VILLA SW 7551	(C1) CONCRETE SMOOTH CONCRETE
(M2) ZINC PANEL MATCH VIZINC PIGMENTO ROUGERED - ANTHRA-ZINC	(M5) PERFORATED METAL SCREEN MATCH (M1) COLOR	(P4) CEMENT PLASTER MATCH BENJAMIN MOORE AF-715 DOLPHIN	

506 SANTA CRUZ PROPOSAL



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

2



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03.15.17
PLANNING SUBMITTAL
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DRAWING CONTENT
PROPOSED
ELEVATIONS -
556 SANTA CRUZ

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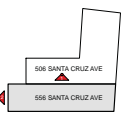
A232

PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1



KEY MAP



Drawn: J. K. CHEN
File Name: 16547.00 A231 A232.rvt



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 PLANNING SUBMITTAL
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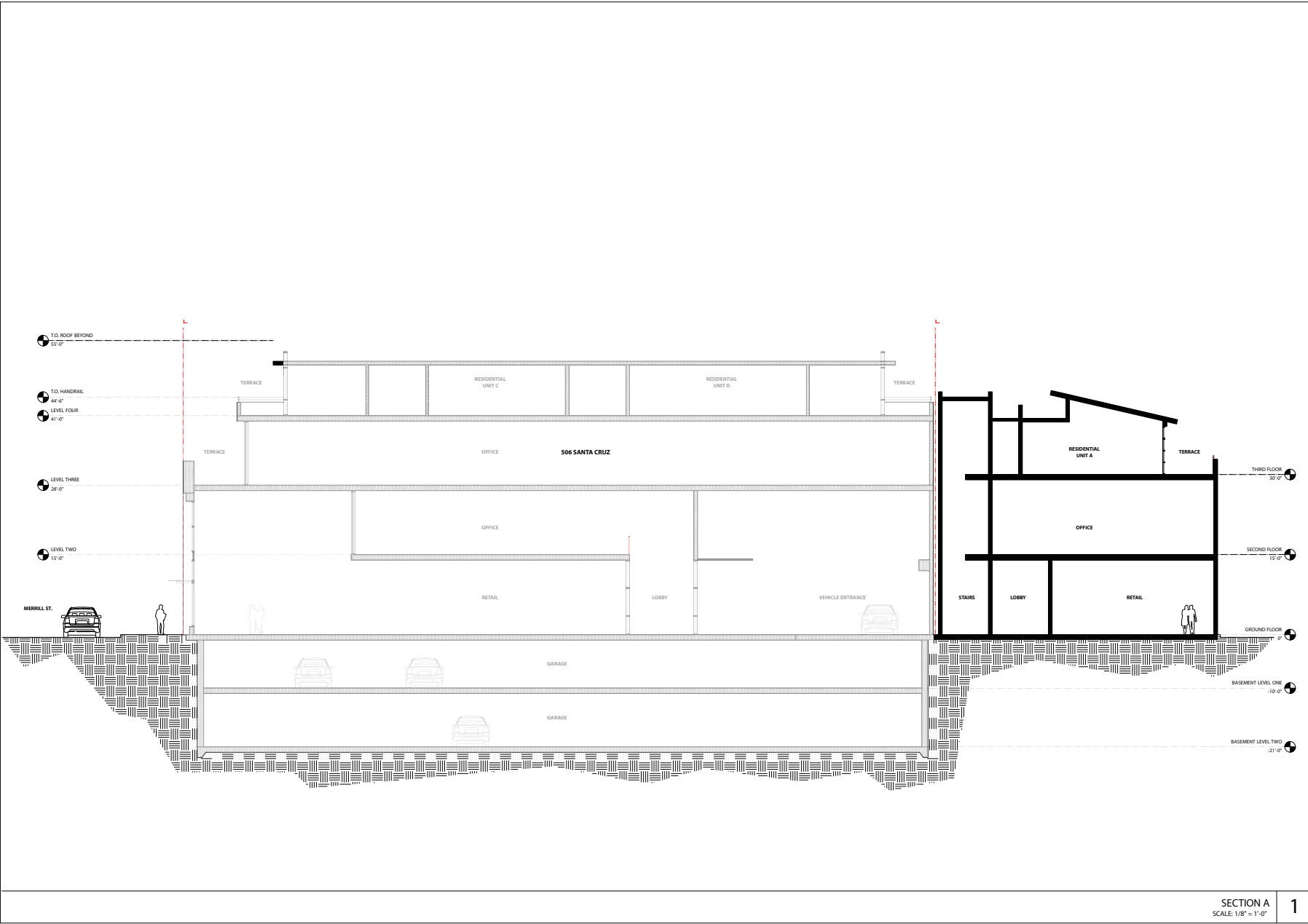
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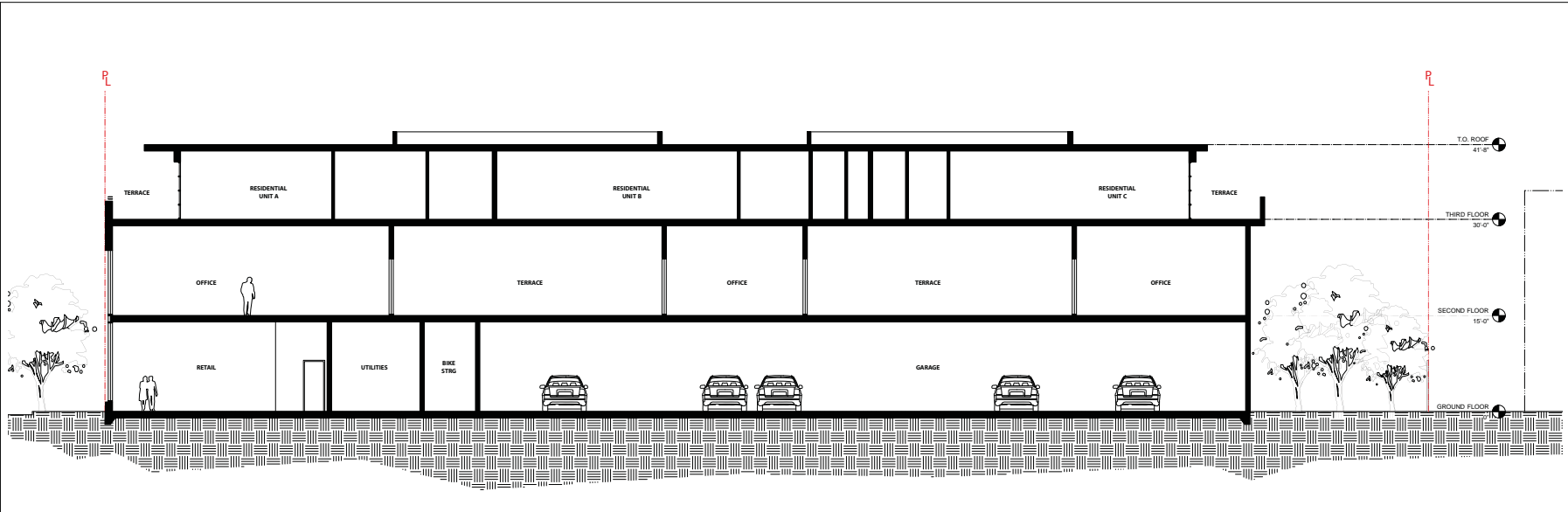


Date: 11/09/16
 Filename: 1547-02-A233.rvt

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

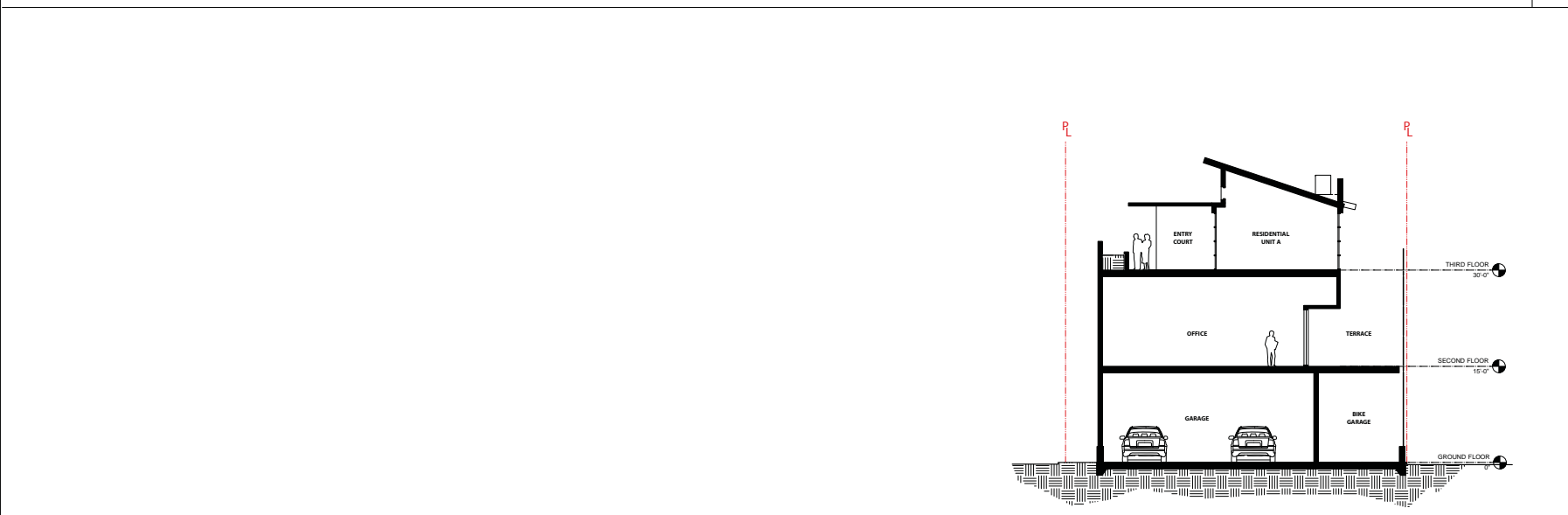
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SECTION D
SCALE: 1/8" = 1'-0"

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

1



PERSPECTIVE 4



PERSPECTIVE 2



PERSPECTIVE 1



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A241

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 User: JTC
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Date: 11/16/18
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Drawing: 107.00_A241_A242.rvt



PERSPECTIVE 2



PERSPECTIVE 1



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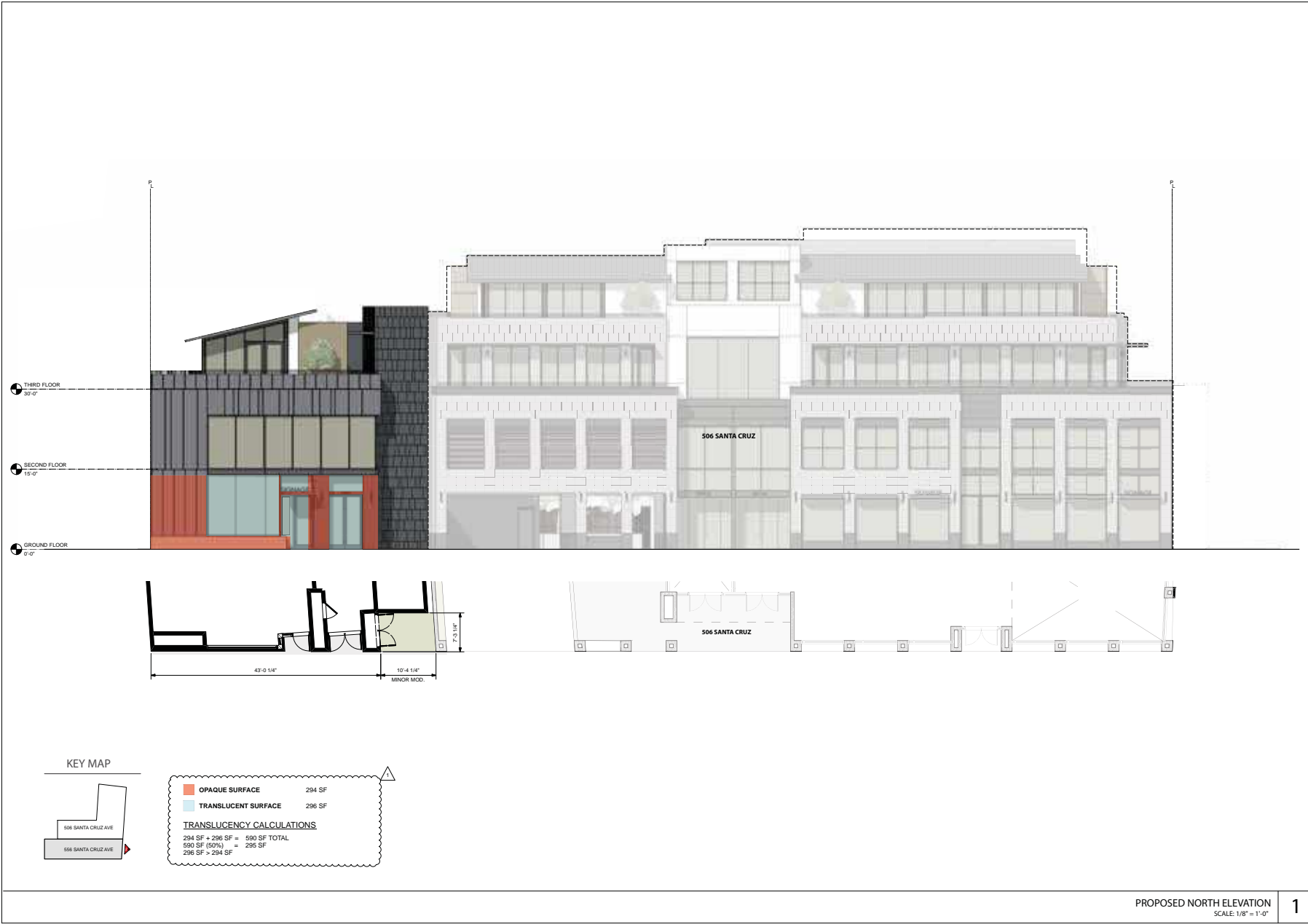
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 PLANNING SUBMITTAL
 05.18.17

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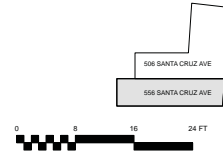
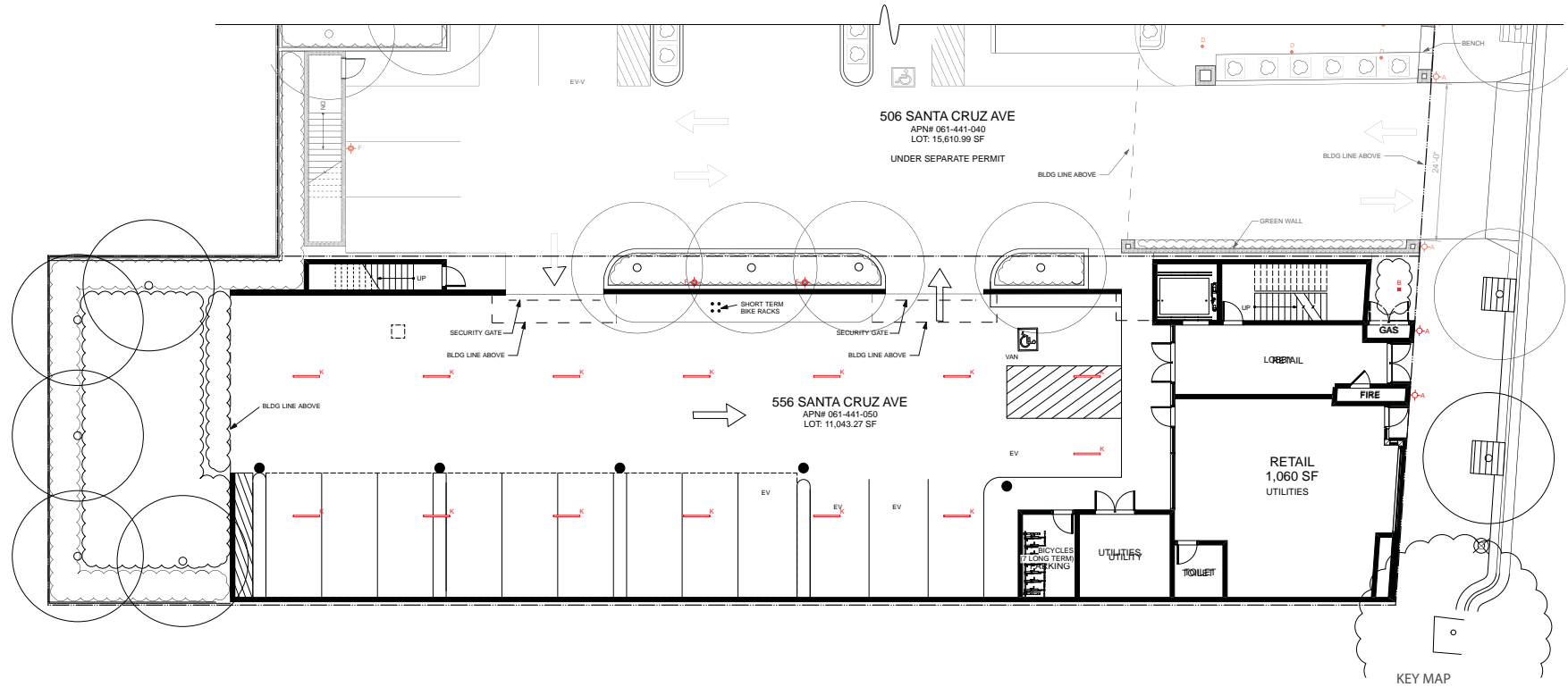
DRAWING CONTENT
 FIRST FLOOR
 PHOTOMETRICS

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DRAWING NUMBER
A271
 1

QUANTITY	LIGHTING FIXTURE LEGEND	
2	A	WALL SCIENCE BESR NP 205 BLACK
1	B	CIRCULAR MOUNTED FLOOD LIGHT BEGA 77 70% BLACK
0	C	WALL SCIENCE BESA 98 60% BLACK
12	D	LED RECESSED CEILING DOWN LIGHT BEGAS 823 STAINLESS STEEL
0	E	RECESSED WALL WATERS BAZILE BEGA 22 20% BLACK
2	F	WALL SCIENCE BESR NP 205 BLACK
14	K	CEILING MOUNT DIRECT FINELITE, NP-4 W.M.C. WHITE



FIRST FLOOR PHOTOMETRICS
 SCALE: 1/8" = 1'-0"

Project: 1567.00
 File Name: 1567.00_A271.rvt



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DRAWING CONTENT
 THIRD FLOOR
 PHOTOMETRICS

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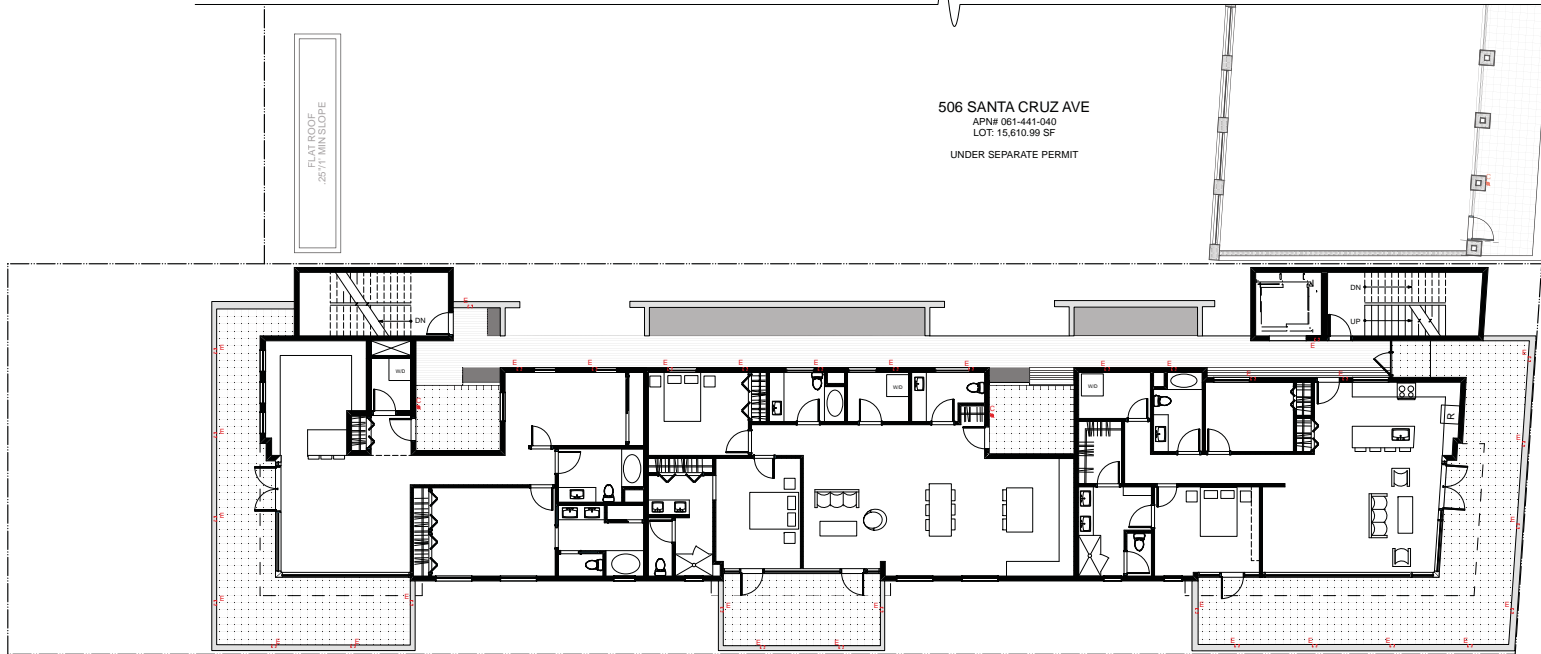
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1547-00
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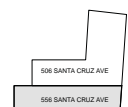
QUANTITY		LIGHTING FIXTURE LEGEND	
0	A	WALL SCOPE BEGA 618, BLACK	
0	B	GROUND MOUNTED FLOOD LIGHT BEGA 77 76, BLACK	
3	C	WALL SCOPE BEGA 618, BLACK	
0	D	LED RECESSED CEILING DOWNLIGHT BEGA 823, STAINLESS STEEL	
33	E	RECESSED WALL W/ STEP BAFFLE BEGA 22 20, BLACK	
0	F	WALL SCOPE BEGA 618, BLACK	
0	G	CEILING MOUNT DIRECT FINELITE, HP-4-1MM-0, WHITE	

506 SANTA CRUZ AVE
 APN# 061-441-040
 LOT: 15,610.99 SF
 UNDER SEPARATE PERMIT

FLANKING
 28.57% MIN SLOPE



KEY MAP



THIRD FLOOR PHOTOMETRICS
 SCALE: 1/8" = 1'-0"

1

LAYOUT LEGEND

	Pedestrian Concrete		Accent Paving Type 1
	Ground Cover and Shrubs		Accent Paving Type 2
	Detail Number		Accent Paving Type 3
	Sheet Number		Accent Paving Type 4
	Property Line		
	Center Line	E.J.	Expansion Joint
	Align	S.A.D.	See Architect's Drawings
	Pedestrian Scale Pole Light See Color and Finish Schedule	S.C.F.S.	See Color and Finish Schedule
	Fire Hydrant	S.C.D.	See Civil Engineer's Drawings
	Utility Boxes	S.C.D.	See Color and Finish Schedule
	Below grade utilities as noted.	S.C.D.	

LIGHTING NOTES

- Exterior Landscape and Streetscape lighting shall utilize fixtures with low cut-off angles, appropriately positioned to minimize glare into dwelling units and light pollution into the night sky.
- Light fixtures and lamps shall be energy-efficient and color balanced to provide high quality comfortable and secure lighting to provide safe pedestrian and auto circulation. LED fixtures will be used to provide low energy use, high performance, low glare and an attractive site lighting experience.

LAYOUT NOTES

- The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
- Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
- All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
- Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, or as field adjusted under the direction of the Landscape Architects.
- All building information is based on drawings prepared by:
Hayes Group Architects, Inc.
2657 Spring Street
Redwood City, CA 94063
650.365.0600
- All site civil information is based on drawings prepared by:
BKF Engineers
255 Shoreline Dr., Suite 200
Redwood City, CA 94065
650.482.6300
- The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
- Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
- Expansion joints shall be located no less than 16' o.c. nor greater than 20' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, or as field adjusted under the direction of the Landscape Architect.

CONCEPTUAL COLOR AND FINISH SCHEDULE

	PEDESTRIAN CONCRETE PAVING Type 1 Natural Grey Concrete to Match Existing Concrete Paving on Adjacent Site, per City's Standard.
	ACCENT PAVING Type 1 Natural Stone Paving, Haussmann - 'Lava Gris', to Match Building Wall tile.
	Type 2 By Architect
	Type 3 By Architect
	Type 4 16" Wide Brick Band along Planting Area, Color to Match City's Standard.
TREE GRATES 5'x5' Jamison, by Urban Accessories, 877.487.0488, www.urbanaccessories.com	
LIGHTING FIXTURES Pedestrian Scale Pole Light, Albertslung Maxi Post by Louis Poulsen. Available through ALR Lighting, www.alrinc.com, 510.638.3800	
GREEN SCREEN VertiGreen Hybrid PreGrown 3D Trellis, by Tournesol Siteworks, www.tournesolisiteworks.com, 800.542.2282. S.A.D. for Wall Attachment.	
PRECAST PLANTER POT Type 1: 072 INFINITY, 24x18.75x42, Stainless Steel Finish, by IAP, www.iapsf.com, 510.536.8886	

556 Santa Cruz Avenue

Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003



SHEET INDEX

- L-1.1 General Notes and Legend
- L-1.2 Planting Notes and Legend
- L-1.3 Landscape Imagery
- L-2.1 Conceptual Landscape Plan - Ground Level
- L-2.2 Conceptual Landscape Plan - Level 2
- L-2.3 Conceptual Landscape Plan - Level 3
- L-3.1 Tree Disposition Plan
- L-5.1 Irrigation Zone Diagram - Ground Level
- L-5.2 Irrigation Zone Diagram - Level 2
- L-5.3 Irrigation Zone Diagram - Level 3
- L-6.1 Conceptual Details

Issues/Revisions

No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal

General Notes and Legend

Date:

L1.1

of sheets in this section
Project Number

OUTDOOR WATER USE EFFICIENCY CHECKLIST
City of Menlo Park Water Efficient Landscape Ordinance - 2015/07/01, as Amended 08/15/2017

Verify that the subject project meets the specified requirements of the Water Conservation in Landscaping Ordinance.

Project Name: 556 Santa Cruz Street, Menlo Park, CA 94025
Project Date: 11/30/2017

Project Owner: The Guzzardo Partnership, Inc. Contact Phone No: 415-465-4872

Project Location: 556 Santa Cruz Street, Menlo Park, CA 94025

Requirement	Compliance	Notes
Total Landscaped Area (sq. ft.): 2,500	Compliant	
Turf Irrigated Area (sq. ft.): 0	Compliant	
Non-Turf Irrigated Area (sq. ft.): 2,500	Compliant	
Permeable Landscaped Area (sq. ft.): 0	Non-Compliant	
Water Feature Surface Area (sq. ft.): 0	Compliant	
Plant Material	Compliant	Low water using plants are installed for at least 75% of plant area.
Turf	Compliant	There is no turf in this project.
Grass	Compliant	There is no turf in this project.
Compost	Compliant	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
Mulch	Compliant	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
Irrigation System	Compliant	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
Watering	Compliant	Use of automatic irrigation controllers that use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
Documentation	Compliant	Water Efficient Landscape Worksheet (submitted # 1,300 sq. ft. of landscaped area).

OUTDOOR WATER USE EFFICIENCY CHECKLIST

Documentation (per section 492.3):
 Land Management Report (submitted # 1,300 sq. ft. of landscaped area)
 Landscape Design Plan (submitted # 1,300 sq. ft. of landscaped area)
 Irrigation Design Plan (submitted # 1,300 sq. ft. of landscaped area)
 Grading Design Plan (submitted # 1,300 sq. ft. of landscaped area)

As-built:
 Post-Installation audit completed
 Completed by professional

Author:
 National Water Efficient Landscape Ordinance
 Residential Outdoor Water Use Efficiency Checklist

Compliance:
 Project Information
 Water Efficient Landscape Worksheet
 National Outdoor Water Use Efficiency Checklist
 Post-Installation Audit
 Landscape Design Plan
 Irrigation Design Plan
 Grading Design Plan

Date Reviewed:
 Follow up required (specify):

Date Resubmitted:
 Drop irrigation
 Plant species
 Mulch
 Pool and/or air cover
 Irrigation meter
 Other:

Comments:

Selected Definition:
 ETx: Reference evapotranspiration means the quantity of water evaporated from a large field of crops to avoid full, and average area that is well-watered. Reference evapotranspiration is used as the basis of estimating water budget in that regional differences in climate can be incorporated.

SLA: Special Landscaped Area. Includes within plants, areas irrigated with recycled water, surface water features, unpermeated water and areas dedicated to active site such as parks, sports fields, golf courses, and where turf provides a playing or other function. A "curbed perimeter" or "bordered perimeter" means a certified irrigation designer, a certified landscape irrigation auditor, a licensed landscape architect, a licensed landscape contractor, a licensed professional engineer, or any other person authorized by the state to design a landscape, an irrigation system, or a water budget, or a water budget, irrigation system or irrigation.

Water Feature: A design element where open water performs an aesthetic or recreational function. Water features include ponds, fountains, waterfalls, streams, artificial streams, and any other open water feature that is aesthetically appealing.

WATER BUDGET CALCULATION FORM

Property Address: 556 Santa Cruz Avenue, Menlo Park, CA 94025
 Authorized Professional Name/Company: The Guzzardo Partnership, Inc.
 License or Certification No.:

TOTAL AND SPECIAL LANDSCAPED AREA
 Enter Total Landscaped Area (SLA): 2,500 square feet
 Enter Special Landscaped Area (SLA): 0 square feet

HYDROZONE TABLE

Hydrozone	Plant Water Use Type	Irrigation Type	Plant Factor	Reference Area (sq. ft.)	Irrigation Efficiency (per sq. ft.)	Net Water Requirement (per sq. ft.)	Total Water Requirement (per sq. ft.)
1	High	ETx	0.85	0	0.19	0	0
2	High	Turf, Turf, Turf	0.85	0	0.21	0	0
3	High	Sub-Turf, Turf	0.85	100	0.19	0	19.00
4	High	Sub-Turf, Turf	0.85	0	0.21	0	0
5	High	Turf	0.85	0	0.21	0	0
6	High	Turf	0.85	1,000	0.19	19.00	19.00
7	High	Turf	0.85	0	0.21	0	0
8	High	Turf	0.85	0	0.21	0	0
9	High	Turf	0.85	0	0.21	0	0
10	High	Turf	0.85	0	0.21	0	0
11	High	Turf	0.85	0	0.21	0	0
12	High	Turf	0.85	0	0.21	0	0
13	High	Turf	0.85	0	0.21	0	0
14	High	Turf	0.85	0	0.21	0	0
15	High	Turf	0.85	0	0.21	0	0
16	High	Turf	0.85	0	0.21	0	0
17	High	Turf	0.85	0	0.21	0	0
18	High	Turf	0.85	0	0.21	0	0
19	High	Turf	0.85	0	0.21	0	0
20	High	Turf	0.85	0	0.21	0	0
21	High	Turf	0.85	0	0.21	0	0
22	High	Turf	0.85	0	0.21	0	0
23	High	Turf	0.85	0	0.21	0	0
24	High	Turf	0.85	0	0.21	0	0
25	High	Turf	0.85	0	0.21	0	0
26	High	Turf	0.85	0	0.21	0	0
27	High	Turf	0.85	0	0.21	0	0
28	High	Turf	0.85	0	0.21	0	0
29	High	Turf	0.85	0	0.21	0	0
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33	High	Turf	0.85	0	0.21	0	0
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36	High	Turf	0.85	0	0.21	0	0
37	High	Turf	0.85	0	0.21	0	0
38	High	Turf	0.85	0	0.21	0	0
39	High	Turf	0.85	0	0.21	0	0
40	High	Turf	0.85	0	0.21	0	0
41	High	Turf	0.85	0	0.21	0	0
42	High	Turf	0.85	0	0.21	0	0
43	High	Turf	0.85	0	0.21	0	0
44	High	Turf	0.85	0	0.21	0	0
45	High	Turf	0.85	0	0.21	0	0
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47	High	Turf	0.85	0	0.21	0	0
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53	High	Turf	0.85	0	0.21	0	0
54	High	Turf	0.85	0	0.21	0	0
55	High	Turf	0.85	0	0.21	0	0
56	High	Turf	0.85	0	0.21	0	0
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92	High	Turf	0.85	0	0.21	0	0
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94	High	Turf	0.85	0	0.21	0	0
95	High	Turf	0.85	0	0.21	0	0
96	High	Turf	0.85	0	0.21	0	0
97	High	Turf	0.85	0	0.21	0	0
98	High	Turf	0.85	0	0.21	0	0
99	High	Turf	0.85	0	0.21	0	0
100	High	Turf	0.85	0	0.21	0	0

MAWU and ETWU
 Max Allowable Water Use (MAWU): 0.00 gallons/yr
 Estimated Total Water Use (ETWU): 19.00 gallons/yr
 Average Irrigation Efficiency: 0.19 gallons/yr
 Project Meets Water Efficiency Requirements:
 Project Meets Irrigation Efficiency Requirements:

CITY SEAL REVIEW
 YES, ETWU < MAWU
 NO, ETWU > MAWU
 (Initials)

PLANTING NOTES

THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY

- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
- Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
- The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
- All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
- Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
- The General Contractor is to provide an agricultural suitability analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park. Contractor to verify tree species/cultivar specification(s) with City Arborist (or designated municipal authority) prior to acquisition and installation of all street trees. Contractor to obtain written, signed documentation from the City Arborist (or designated municipal authority) confirming the species/cultivar specification(s) to be installed including installation size and installation detailing.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- All planting areas, shall be top-dressed with a 3" layer of recycled wood mulch, "Prochip" by BFI (408.988.7832; www.bfi.com) or equal. This shall include all pre-cast planter pots. Mulch shall be Brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Menlo Park, California.
- Trees shall be planted to anticipate settlement.
- Plant material requiring iron supplements shall have chelated iron foliar feeding applications per manufacturer's specifications. See specifications for materials.
- All trees noted with "deep root" and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications for materials.
- Ground cover shall be planted as shown on the plan, including under shrubs and in tree watering basins.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.

PLANT SPACING DIAGRAM

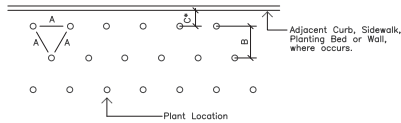
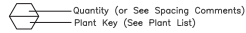


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.80
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing "X". This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass area before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing "C" to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

IRRIGATION NOTES

- All planting areas are to be irrigated with an approved automatic underground irrigation system, utilizing a dedicated irrigation water meter, backflow devices, point source irrigation emitters, in accordance with the City of Menlo Park Landscape Outdoor Water Use Efficiency Checklist. Potable irrigation water will be delivered by drip irrigation devices. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with resolution 6261, as required by the State of California.
- An application and detailed landscape irrigation plan will be submitted with the building permit submittal package. All planting and irrigation will be in accordance with the city's Water Efficient Landscape Ordinance.
- Irrigation Controllers shall use weather sensing technology to automatically adjust the irrigation system operation in response to real-time landscape planting demands and daily changes in weather conditions.
- Irrigation Valves shall be aligned with planting types, sun exposure and soil conditions to allow for efficient use of irrigation water in accordance with plant material irrigation requirements, as reflected in the Hydrozone requirements.
- Landscape Trees, Shrubs, Groundcovers have been selected to include Native California Plants, and Mediterranean Climate drought tolerant plant species for the project.
- Landscape and Irrigation Plans, with a Project Compliance Checklist, will be submitted with the Building Permit Application, which will document the landscape and planting design specifications in compliance with the City Ordinances.
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipments, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.
- Street Trees to be irrigated by an site system.

PLANTING PALETTE

KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	WUCOLS
LAU HCB	36" Box	Laurus nobilis 'Saratoga'	Saratoga Laurel			L
POD MAC	36" Box	Podocarpus macrophyllus	Yew Plum Pine			M
QUE KEL	36" Box	Quercus kelloggii	California Black Oak			L
SHRUBS / GRASSES / GROUNDCOVERS						
KEY	SIZE	BOTANICALNAME	COMMONNAME	CULTIVAR	COMMENTS	WUCOLS
ANI	5 gallon	Anigozanthos 'Bush Baby'	Dwarf Kangaroo Paw		one on each pot	L
CHO	5 gallon	Chondropetalum lecturum	Cape Rush		36" o.c.	L
DIB	5 gallon	Dietes bicolor	Butterfly Flag		24" o.c.	L
HET	5 gallon	Heteromeles arbutifolia	Toyon		72" o.c.	L
IRD	5 gallon	Iris douglasiana	Douglas Iris		18" o.c.	L
NAT	5 gallon	Nassella tenuissima	Mexican Feather Grass		one on each pot	L
PRU	5 gallon	Prunus caroliniana	Cherry Laurel		48" o.c.	M
SAL	5 gallon	Salvia officinalis	Common Sage		24" o.c.	L
SED	1 gallon	Sedum spectabile 'Angelina'	Angelina Stonecrop		12" o.c.	L
SEM	5 gallon	Sempervivum	Hens and Chicks		18" o.c.	L
VINES						
CLY	5 gallon	Clytostoma callistegioides	Violet Trumpet Vine		36" o.c.	M
ROS	5 gallon	Rosa banksiae 'Lutea'	Banksia Rose		36" o.c.	M

NOTE: WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition

LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

I have complied with the criteria of the Water Conservation in Landscaping Ordinance and have applied them for the efficient use of water in the Landscape and Irrigation Design Plan.

Gary D. Laymon

Gary D. Laymon
Landscape Architect
License #2397

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Menlo Park, CA

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Issues/Revisions

No.	Date	Description
	09/18/2017	Planning Submittal
Δ	12/01/2017	Planning Resubmittal

Planting Notes and Legend

Date:

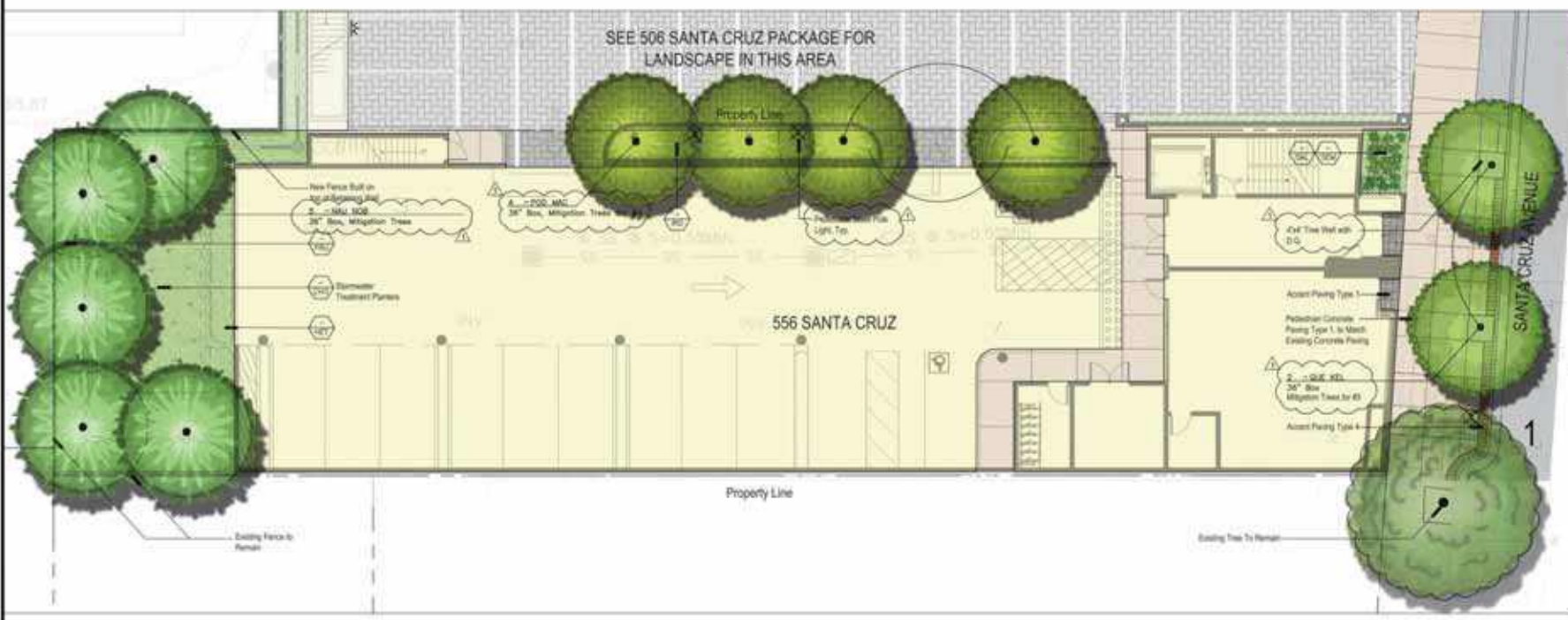
L1.2

of sheets this section
Project Number

556 Santa Cruz Avenue

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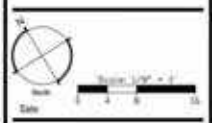
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REVISIONS

No.	Date	Description
1	12/18/2013	Planning Submittal
2	12/15/2017	Planning Re-submittal

Conceptual Landscape Plan - Ground Level



L2.1

of sheets in this section
 Project Number

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SEE 506 SANTA CRUZ PACKAGE FOR
LANDSCAPE IN THIS AREA



REVISIONS		
No.	Date	Description
1	09/18/2017	Planning Submittal
2	10/05/2017	Planning Re-submittal



CONCEPTUAL
LANDSCAPE PLAN
LEVEL 2

Date:

L2.2

Sheet No. of this section:
Project Number:

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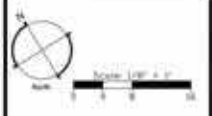
Menlo Park, CA

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REVISIONS

No.	Date	Description
02/18/2017		Planning Submittal
02/15/2017		Planning Residential



CONCEPTUAL LANDSCAPE PLAN LEVEL 3

Date: _____

L2.3

Sheet No. _____ of _____
Project Number _____

SEE 506 SANTA CRUZ PACKAGE FOR LANDSCAPE IN THIS AREA



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TREE DISPOSITION LEGEND

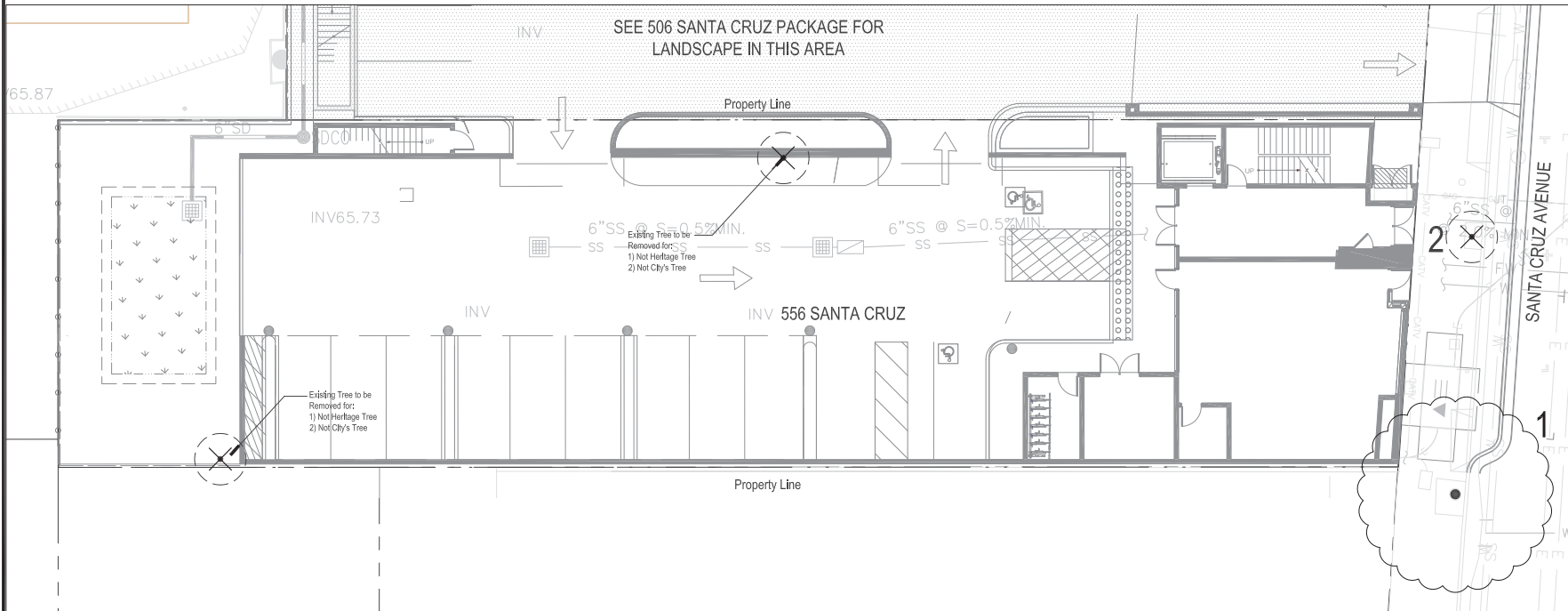
KEY	DESCRIPTION	QUANTITY
	EXISTING TREE TO REMAIN	0
	EXISTING HERITAGE TREE TO REMAIN	1
	EXISTING TREE TO BE TRANSPLANTED	0
	HERITAGE TREES TO BE REMOVED	0
	EXISTING TREES TO BE REMOVED	1

NOTE:

1. See Arborist Report for full Tree Protection Notes.
2. Tree Disposition Plan has been prepared based on topographic survey provided by Civil Engineer. See Arborist Report prepared by Certified Arborist Henry Ardalan dated on January 8, 2017 for tree evaluation details.
3. Removal of Heritage Trees requires an application to the City Arborist.

* ARBORIST PROTECTION NOTES:

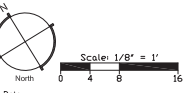
1. Install tree protection fencing prior to any demolition and grading for the purpose of restricting access into unpaved sections of ground within a TPZ throughout construction.
2. Prior to the City issuing a permit, a letter from arborist is required confirming fencing has been installed per arborist report.



Issues/Revisions

No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal


Tree Disposition Plan




L3.1

of sheets this section
Project Number

WATER USE LEGEND
 Key WUCOLS Category

-  **LOW WATER USE**
 Ground Level: 1,342 SF
 Level 2: 319 SF
 Level 3: 297 SF
 Level 4: 0 SF
 TOTAL: 1,958 SF

-  **MEDIUM WATER USE**
 Ground Level: 551 SF
 Level 2: 0 SF
 Level 3: 0 SF
 Level 4: 0 SF
 TOTAL: 551 SF

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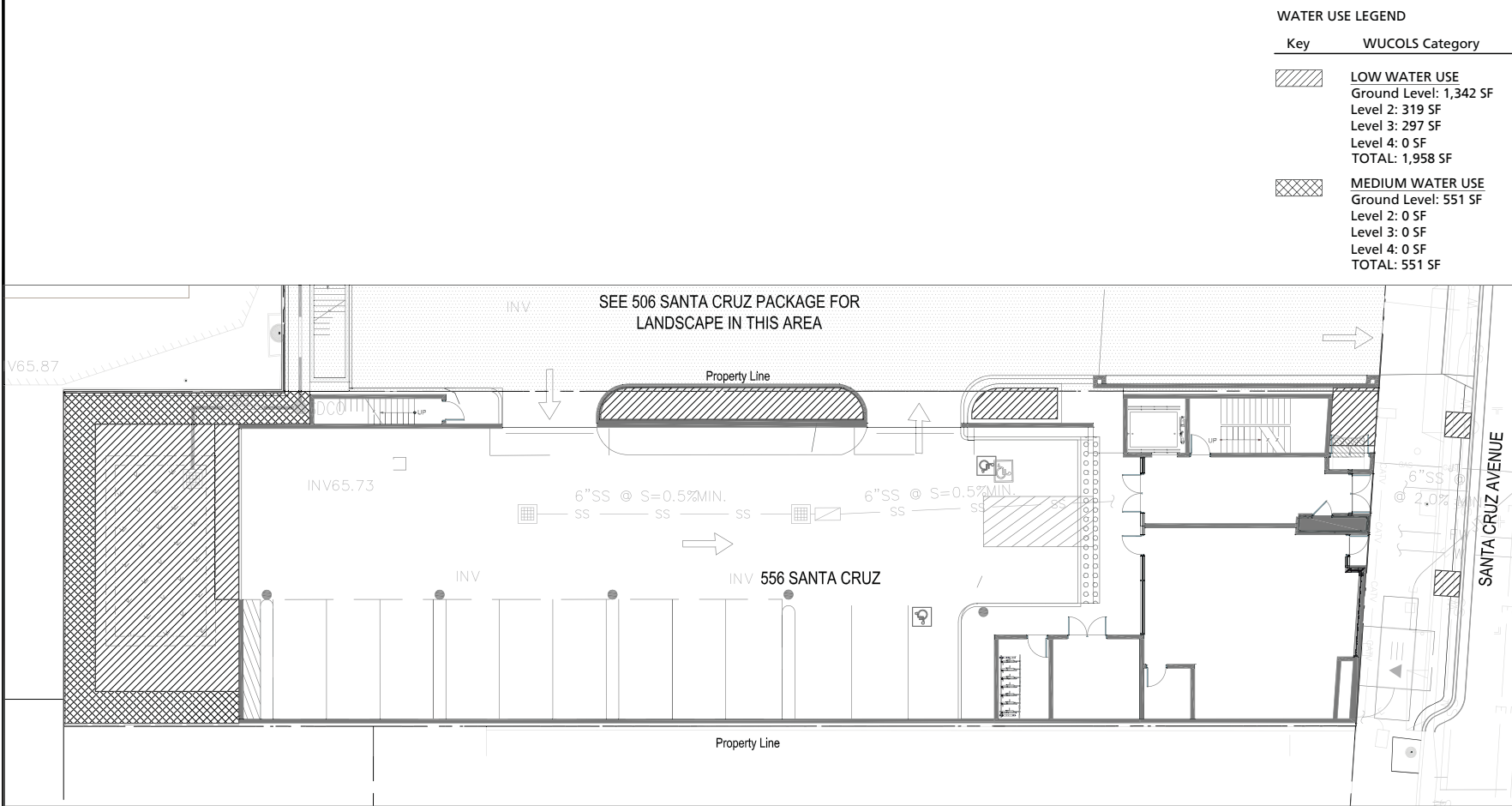
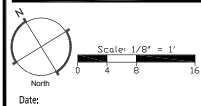
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Issues/Revisions

No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal

IRRIGATION ZONE DIAGRAM GROUND LEVEL



L5.1

of sheets this section
 Project Number

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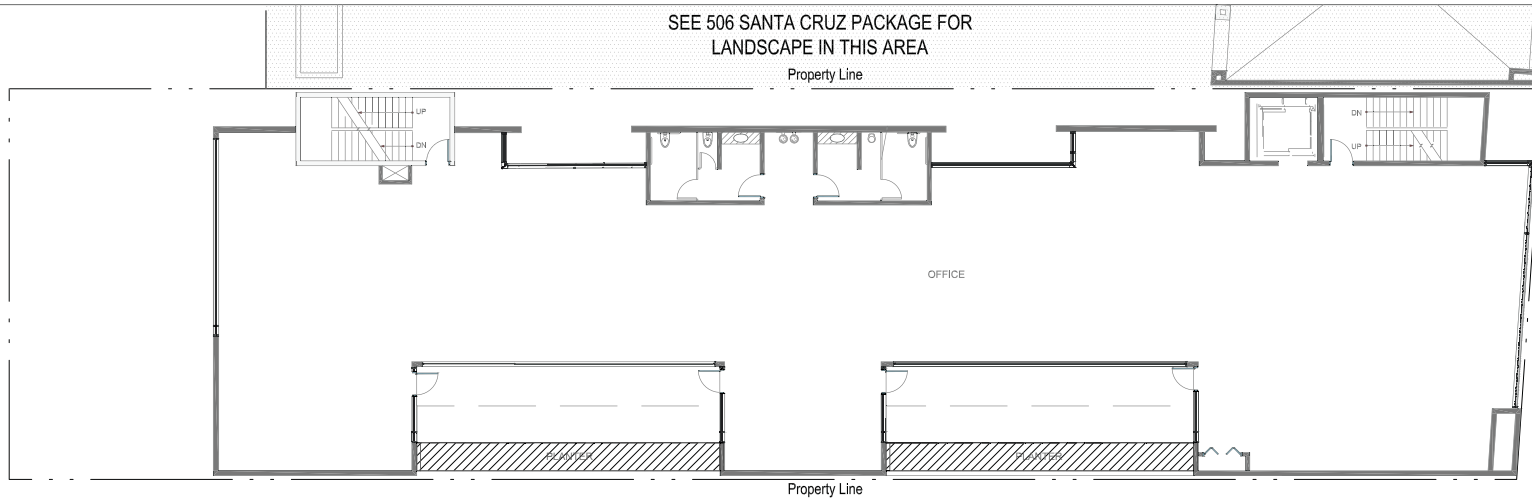


WATER USE LEGEND

Key	WUCOLS Category
	LOW WATER USE Ground Level: 1,342 SF Level 2: 319 SF Level 3: 297 SF Level 4: 0 SF TOTAL: 1,958 SF
	MEDIUM WATER USE Ground Level: 551 SF Level 2: 0 SF Level 3: 0 SF Level 4: 0 SF TOTAL: 551 SF

SEE 506 SANTA CRUZ PACKAGE FOR
 LANDSCAPE IN THIS AREA

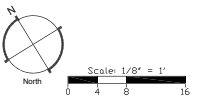
Property Line



Property Line

Issues/Revisions

No.	Date	Description
	09/18/2017	Planning Submittal
	12/01/2017	Planning Resubmittal



LEVEL 2 IRRIGATION ZONE DIAGRAM

Date:

L5.2

of sheets this section
 Project Number

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Menlo Park, CA

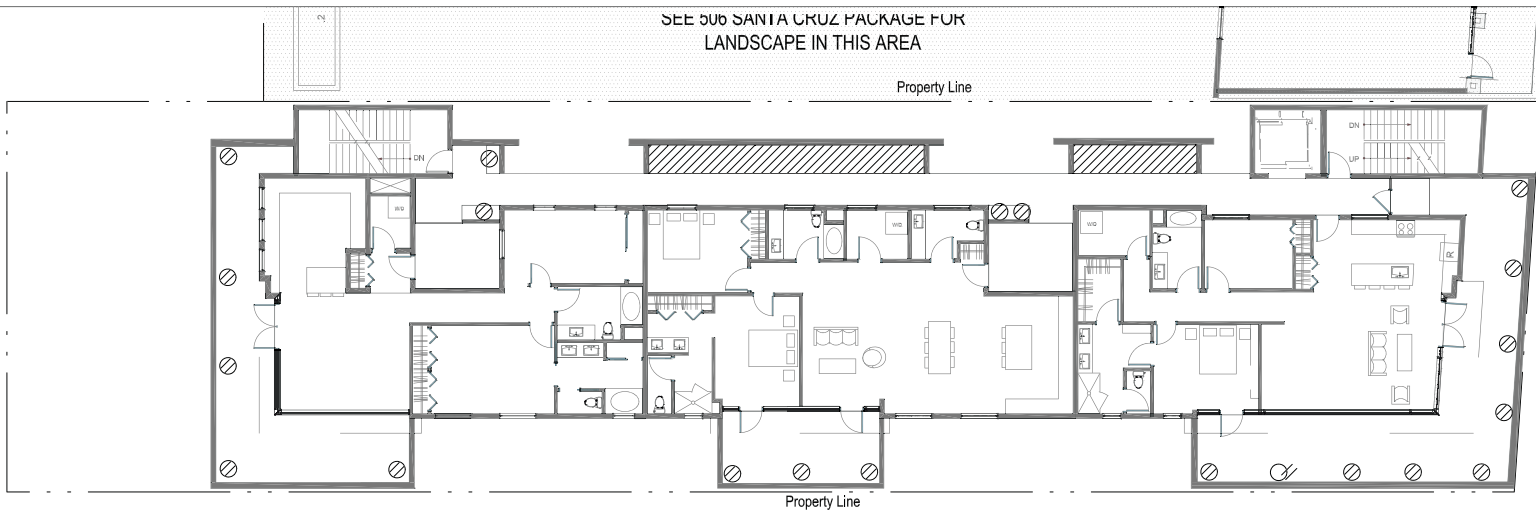
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WATER USE LEGEND

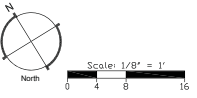
Key	WUCOLS Category
	LOW WATER USE Ground Level: 1,342 SF Level 2: 319 SF Level 3: 297 SF Level 4: 0 SF TOTAL: 1,958 SF
	MEDIUM WATER USE Ground Level: 551 SF Level 2: 0 SF Level 3: 0 SF Level 4: 0 SF TOTAL: 551 SF

SEE 506 SANTA CRUZ PACKAGE FOR LANDSCAPE IN THIS AREA



Issues/Revisions

No.	Date	Description
09/18/2017		Planning Submittal
12/01/2017		Planning Resubmittal

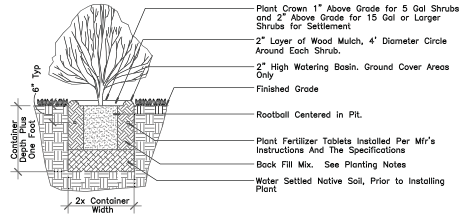


IRRIGATION ZONE DIAGRAM LEVEL 3

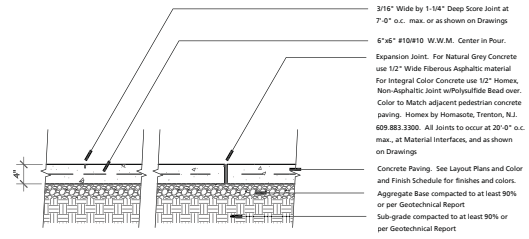
Date:

L5.3

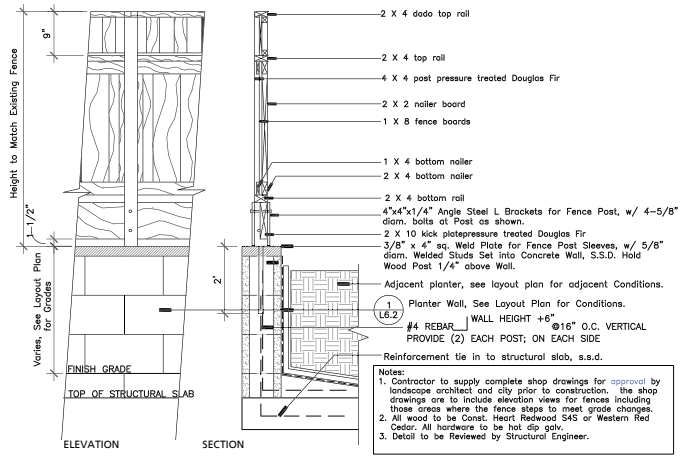
of sheets this section
 Project Number



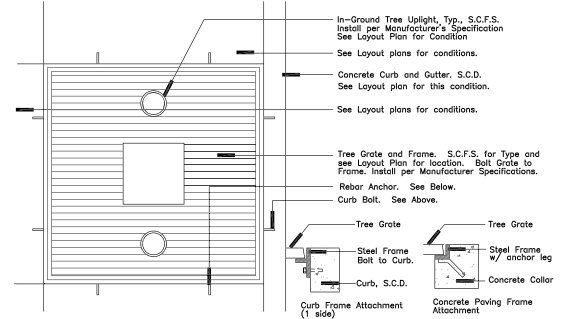
4 **Shrub Planting Detail**
Not to Scale



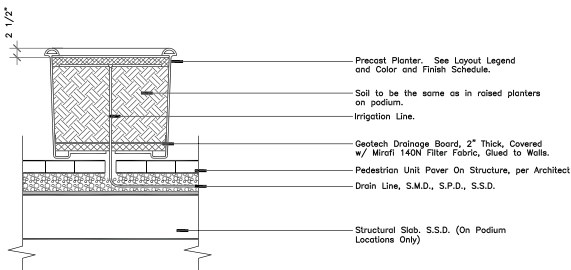
1 **Pedestrian Concrete Paving**
Scale: 1" = 1'-0"



5 **Good Neighbor Fence on Planter Wall**
Scale: 1" = 1'-0"



2 **Tree Grate with Paving Conditions**
Scale: 3/4" = 1'-0"



3 **Precast Planter Pot On-Structure**
Scale: 3/4" = 1'-0"

556 Santa Cruz Avenue

Menlo Park, CA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
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Issues/Revisions		
No.	Date	Description
	09/18/2017	Planning Submittal
	12/01/2017	Planning Resubmittal

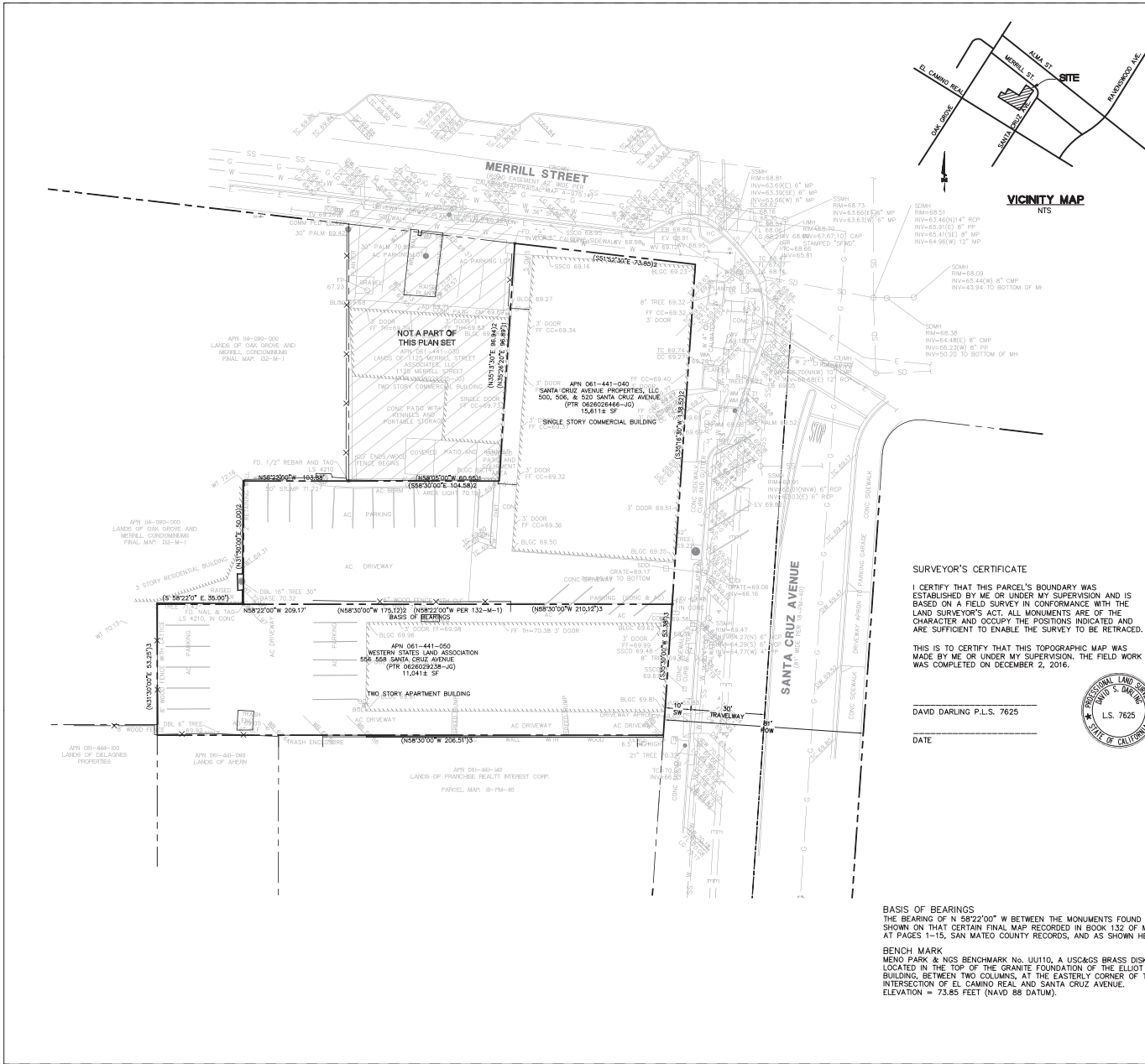
Conceptual Details

Date:

L6.1

of sheets this section
Project Number

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 PLOTTED BY: kozo
 11-29-17



LEGEND

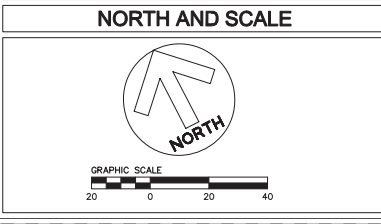
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- - - -	ADJACENT PARCEL PROPERTY LINE
---	STREET CENTER LINE
---	SANITARY SEWER LINE
---	STORM DRAIN LINE
---	WATER LINE
---	ELECTRIC LINE
---	GAS LINE
---	CURB AND GUTTER
---	STORM DRAIN MANHOLE
---	SANITARY SEWER MANHOLE
---	STREET LIGHT
---	CATCH BASIN
---	STORM DRAIN INLET
---	WATER METER
---	WATER VALVE
---	ELECTRIC PULLBOX
---	ELECTRIC & GAS METER
---	FIRE HYDRANT
---	UTILITY BOX (GENERAL)
---	TELEPHONE BOX
---	POWER POLE
---	JOINT UTILITY POLE
---	TREE
---	DRIVEWAY

NOTES

- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- TREE DIMENSIONS ARE DIAMETERS, MEASURED AT CHEST HEIGHT.
- ONLY SURFACE UTILITIES ARE SHOWN. NO ATTEMPT HAS BEEN MADE TO SHOW UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY ACTUAL LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.
- ALL GRADES, INVERTS AND RM ELEVATIONS ARE SHOWN ON NAVD83. TO CONVERT TO NAVD89 SUBTRACT 2.72'.
- PER THE TOPOGRAPHIC SURVEY, THERE ARE NO EXISTING EASEMENTS ON SITE.

ABBREVIATIONS

AC	ASPHALT CONCRETE	SDDI	STORM DRAIN, DRAINAGE INLET
BLOC	BUILDING CORNER	SDMH	STORM DRAIN, MANHOLE
BLOL	BUILDING LINE	SSCO	SANITARY SEWER, CLEANOUT
CB	BOLLARD	SSMH	SANITARY SEWER, MANHOLE
CC	CATCH BASIN	SW	SIDEWALK
CLF	CHAIN LINK FENCE	TB	TELEPHONE BOX
COMM	CORRUGATED METAL PIPE	TC	TOP OF CURB AT FACE
CONC	CONCRETE	TH	THRESHOLD
DBL	DOUBLE	TSSB	TRAFFIC SIGNAL BOX
DW	DRIVEWAY	TV	TELEVISION BOX
EB	ELECTRIC BOX	UB	UNKNOWN UTILITY BOX
EP	EDGE OF PAVEMENT	VCP	VITRIFIED CLAY PIPE
EV	ELECTRIC VAULT	WB	WATER BOX
FF	FINISHED FLOOR	WM	WATER METER
FH	FIRE HYDRANT	WT	TOP OF WALL
FL	FLOWLINE	WT	TOP OF WALL
FP	FLAG POLE	() 1	RECORD DATA PER PTR
GM	GAS METER	() 2	RECORD DATA PER PTR
GV	GAS VALVE	() 3	RECORD DATA PER PTR
HC	HANDICAP RAMP		
IG	IRON GATE		
INV	INVERT		
LG	LIP OF GUTTER		
MAG	MAGNOLIA TREE		
MP	METAL PIPE		
PED	PEDESTAL		
PP	PLASTIC PIPE		
PTR	PER PRELIMINARY TITLE REPORT (AS SHOWN)		
RCP	REINFORCED CONCRETE PIPE		



SURVEYOR'S CERTIFICATE

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.

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME OR UNDER MY SUPERVISION. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2016.

DAVID DARLING P.L.S. 7625

DATE



BASIS OF BEARINGS
 THE BEARING OF N 58°22'00" W BETWEEN THE MONUMENTS FOUND AS SHOWN ON THAT CERTAIN FINAL MAP RECORDED IN BOOK 132 OF MAPS, AT PAGES 14-15, SAN MATEO COUNTY RECORDS, AND AS SHOWN HEREON.

BENCH MARK
 MENLO PARK & NGS BENCHMARK No. U0110, A USCG&S BRASS DISK LOCATED IN THE TOP OF THE GRANITE FOUNDATION OF THE ELLIOT BUILDING, BETWEEN TWO COLUMNS, AT THE EASTERLY CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE.
 ELEVATION = 73.85 FEET (NAVD 88 DATUM).



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PROJECT DESCRIPTION:
 506-556 SANTA CRUZ AVE

506-556 SANTA CRUZ AVE
 MENLO PARK
 CA, 94025

DESCRIPTION

- DRT SUBMITTAL	2017.02.02
- PLANNING SUBMITTAL	2017.09.15

SHEET REVISIONS

△	PLANNING SUBMITTAL 2017.12.01
△	
△	
△	
△	
△	



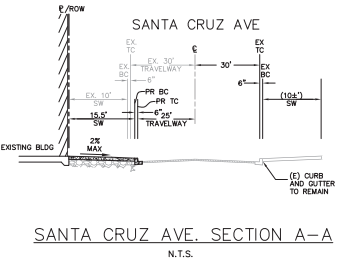
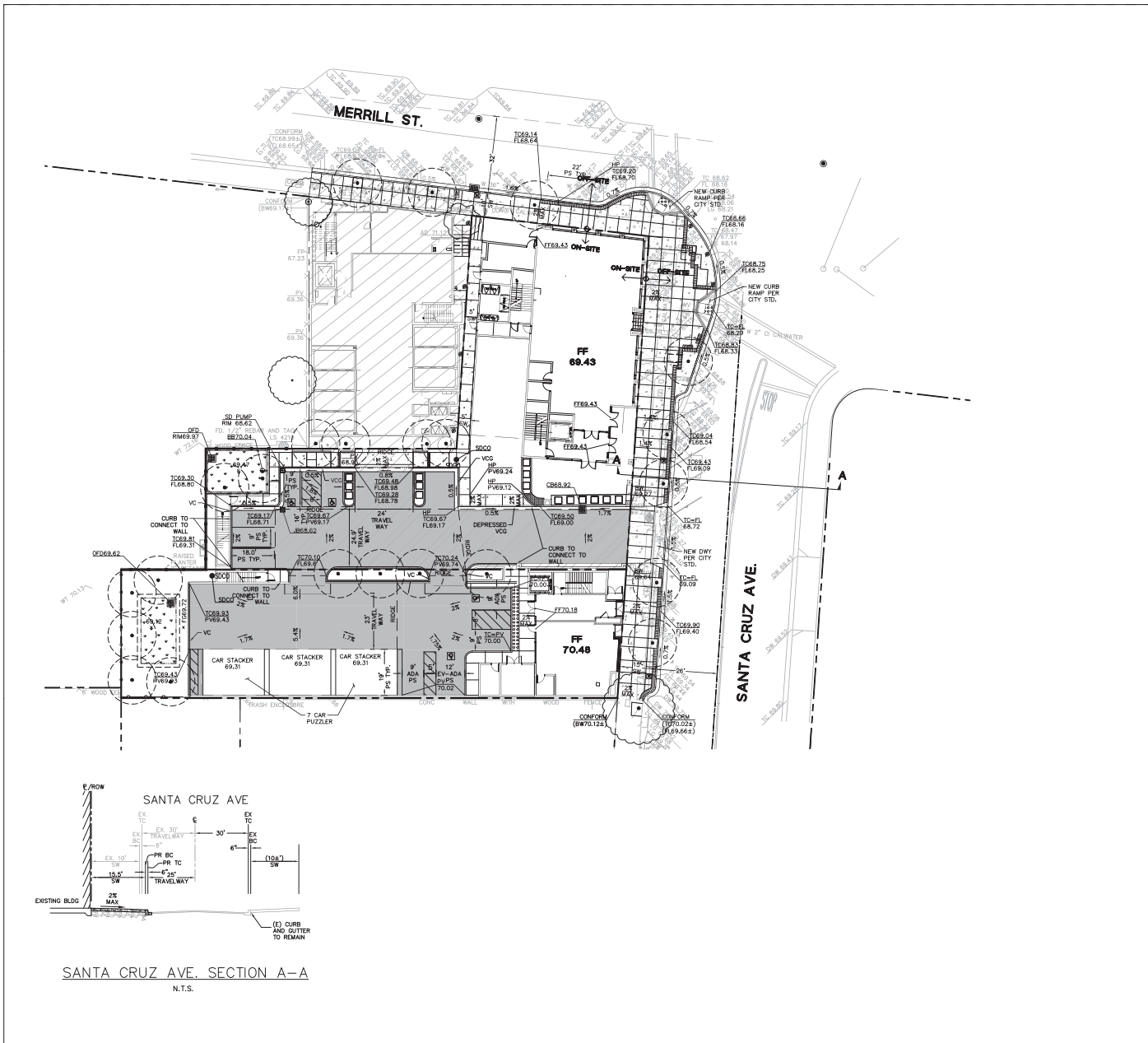
EXISTING CONDITION PLAN

STAMP

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 PLOTTED BY: kozo



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- VALLEY GUTTER
- GRADE BREAK
- BIORETENTION BASIN
- NEW AC PAVEMENT
- NEW CONCRETE
- EASEMENT AREA
- SLOPE TO DRAIN
- STORM DRAIN AREA DRAIN
- STORM DRAIN OVERFLOW DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CATCH BASIN
- SDOO STORM DRAIN CLEANOUT
- PROPOSED ELEVATION
- ➔ OVERLAND RELEASE

NOTES

1. THE PROJECT IS IN ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) NO. 060321 (CITY OF MENLO PARK), PANEL 0308, SUFFIX E, EFFECTIVE DATE OCTOBER 16, 2015 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. GRADES IN THE FIRST 10 FEET ADJACENT TO THE STRUCTURE MUST DROP 6 INCHES MINIMUM (6X) FOR PERVIOUS SURFACES, AND SLOPE AT 2% MINIMUM FOR IMPERVIOUS SURFACES AS REQUIRED BY CRC § 8401.3.
3. REMOVE AND REPLACE ALL SIDEWALK ACROSS SANTA CRUZ AVENUE.
4. REMOVE AND REPLACE ANY CRACKED, DEPRESSED, UPLIFTED, OR OTHERWISE DAMAGED IMPROVEMENTS ALONG THE ENTIRE PROJECT FRONTAGE.
5. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
6. STREET REPAVING SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A AND SLURRY PER ST-9A, ST-9B, AND ST-16.
7. AN ENCRoACHMENT PERMIT FROM THE THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY. A LIST OF REQUIREMENTS FOR ENCRoACHMENT PERMIT SUBMITTAL CAN BE FOUND AT HTTP://WWW.MENLOPARK.ORG/202/ENCRoACHMENT-PERMITs.

ABBREVIATIONS

AD AREA DRAIN	PS PARKING STALL
BB BUBBLER BOX	PV PAVEMENT
BW BACK OF WALK	SD STORM DRAIN
B/W BOTTOM OF WALL	SDCO STORM DRAIN CLEAN OUT
CB CATCH BASIN	SDJB STORM DRAIN JUNCTION BOX
CC CURB OPENING	SS SANITARY SEWER
FF FINISH FLOOR	STD STANDARD
FL FINISH GRADE	TC TOP OF CURB
FL FLOWLINE	TRC TOP OF ROLLED CURB
GB GRADE BREAK	TW TOP OF WALL
HP HIGH POINT	SW SIDEWALK
LG LIP OF GUTTER	T TREE
MH MANHOLE	TYP TYPICAL (OF SEVERAL)
OFD OVERFLOW DRAIN	TC TOP OF CURB

NORTH AND ABOVE



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DESCRIPTION
 - DRT SUBMITTAL 2017.02.02
 - PLANNING SUBMITTAL 2017.09.15

SHEET REVISIONS

- △ PLANNING SUBMITTAL 2017.12.01
- △
- △
- △
- △



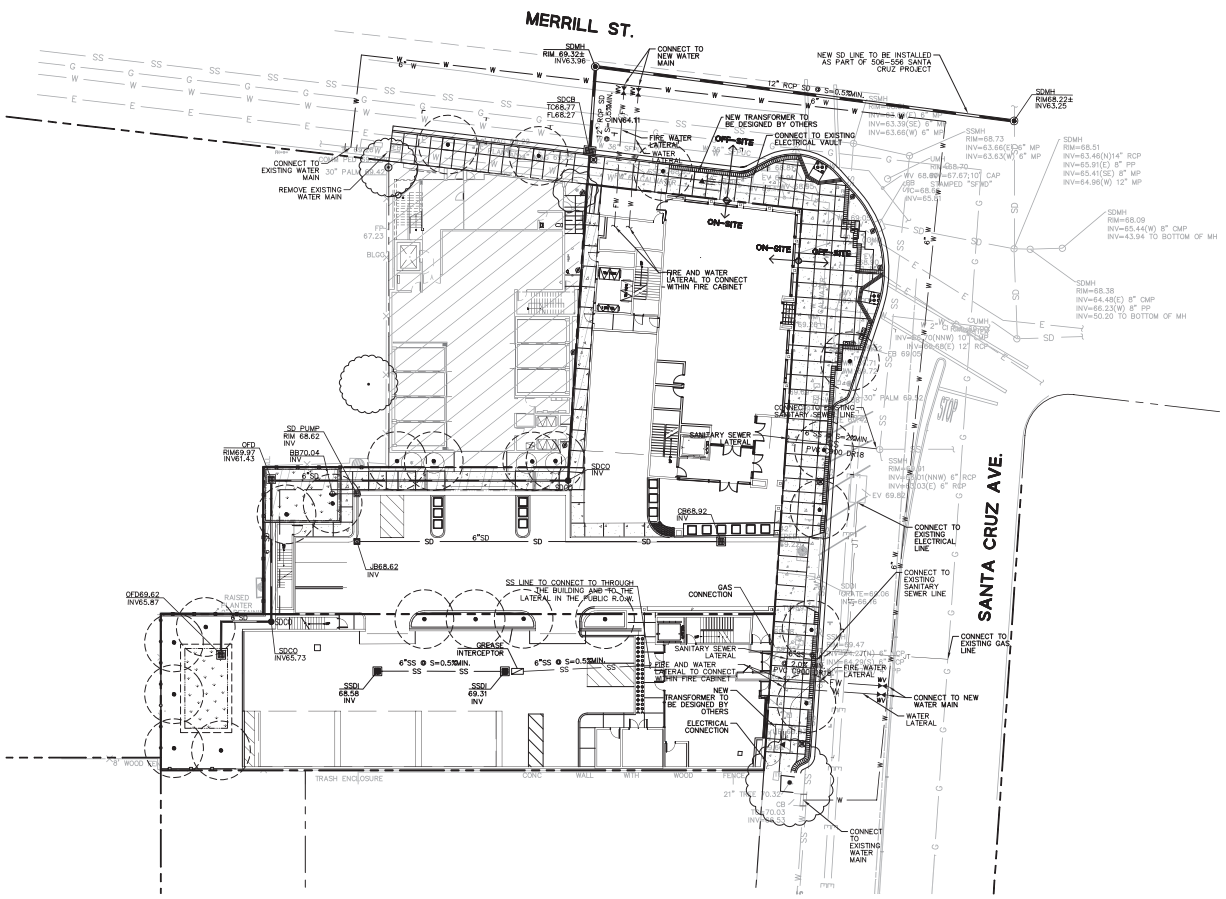
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 PLOT DATE: 11-29-17
 PLOTTED BY: kozo



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	VERTICAL CURB
	VERTICAL CURB & GUTTER
	VALLEY CUTTER
	BIORETENTION BASIN
	PUBLIC UTILITY EASEMENT AREA
	PRIVATE STORM DRAIN EASEMENT AREA
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE WATER LINE
	PROPOSED GAS LINE
	PROPOSED JOINT TRENCH LINE
	PROPOSED STORM DRAIN LINE (TREATED)
	PROPOSED STORM DRAIN LINE (UNTREATED)
	EXISTING STORM DRAIN LINE
	STORM DRAIN AREA DRAIN
	STORM DRAIN MANHOLE
	STORM DRAIN OVERFLOW DRAIN
	STORM DRAIN BUBBLER BOX
	STORM DRAIN CATCH BASIN
	STORM DRAIN CLEANOUT
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	WATER VALVE
	WATER METER
	GREASE INTERCEPTOR
	TRANSFORMER (FOR REFERENCE ONLY)

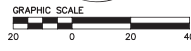
NOTES

- DURING THE DESIGN PHASE OF THE CONSTRUCTION DRAWINGS, ALL POTENTIAL UTILITY CONFLICTS SHALL BE POIHOLED WITH ACTUAL DEPTHS RECORDED ON THE IMPROVEMENT PLANS SUBMITTED FOR CITY REVIEW AND APPROVAL.
- ALL LATERAL CROSSING WILL REQUIRE COORDINATION WITH SFPUC (36" WATER LINE)

ABBREVIATIONS

AD	AREA DRAIN	PV	PAVEMENT
BB	BUBBLER BOX	S=	SLOPE
BFP	BACK FLOW PREVENTER	S	SOUTH
BO	BLOW OFF VALVE	SD	STORM DRAIN
CB	CATCH BASIN	SDCO	STORM DRAIN CLEAN OUT
E	EAST	SS	SANITARY SEWER
G	GAS	SSCO	SANITARY SEWER CLEAN OUT
INV	INVERT	T	TREE
IRR	IRRIGATION	TYP	TYPICAL (OF SEVERAL)
MH	MANHOLE	W	WEST
N	NORTH	WM	WATER METER
MIN	MINIMUM	WV	WATER VALVE
OFD	OVERFLOW DRAIN		

NORTH AND ARROW



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	PLANNING SUBMITTAL 2017.12.01



ENGINEERS, SURVEYORS, PLANNERS
 DRAWING CONTENT
PRELIMINARY UTILITY PLAN

STAMP

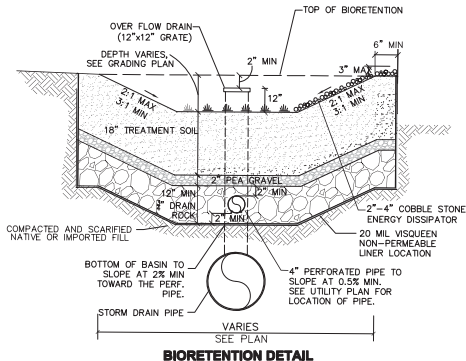
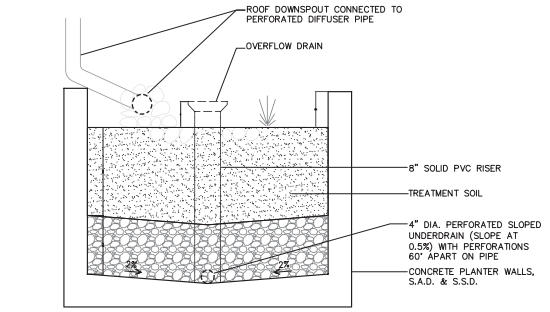
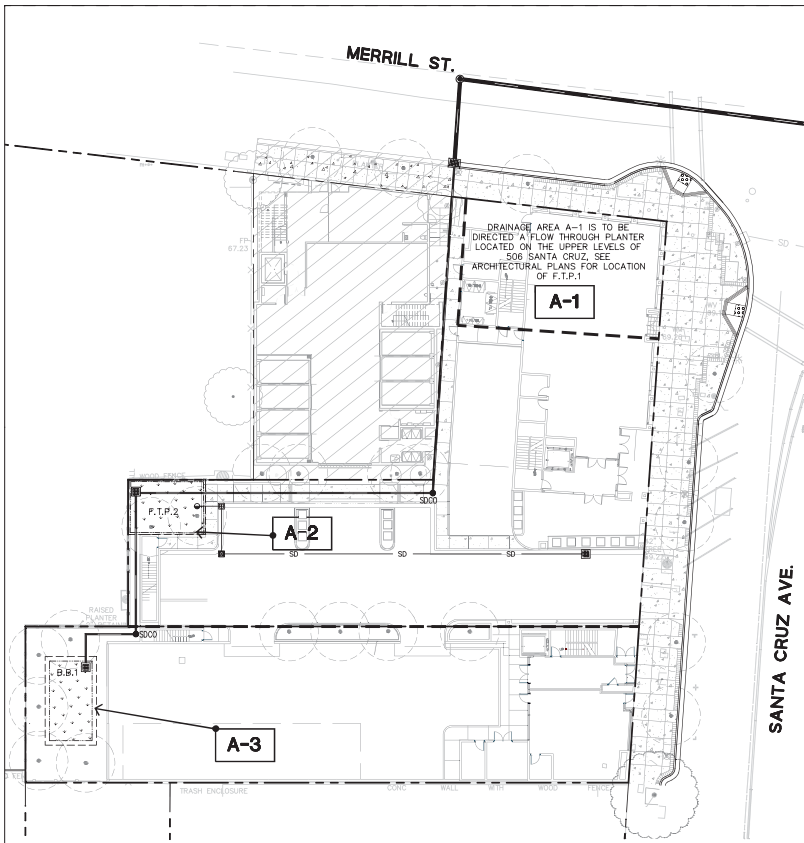


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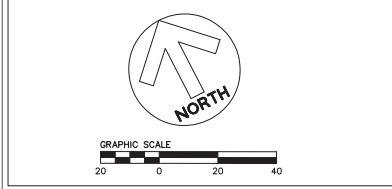
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ===== VERTICAL CURB
- ===== VERTICAL CURB & GUTTER
- ===== VALLEY GUTTER
- GRADE BREAK
- SD--- PROPOSED STORM DRAIN LINE (TREATED)
- SD--- PROPOSED STORM DRAIN LINE (UNTREATED)
- SD--- EXISTING STORM DRAIN LINE
- [---] BIORETENTION BASIN
- SLOPE TO DRAIN
- o STORM DRAIN AREA DRAIN
- STORM DRAIN OVERFLOW DRAIN
- o STORM DRAIN BUBBLER BOX
- STORM DRAIN CATCH BASIN
- [A-X] DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW

ABBREVIATIONS

- | | |
|----------------------------|-------------------------------|
| AD AREA DRAIN | SDJB STORM DRAIN JUNCTION BOX |
| BB BUBBLER BOX | SS SANITARY SEWER |
| BW BACK OF WALK | TC TOP OF CURB |
| B/W BOTTOM OF WALL | TRC TOP OF ROLLED CURB |
| CB CATCH BASIN | TW TOP OF WALL |
| CC CURB OPENING | SW SIDEWALK |
| FF FINISH FLOOR | T TREE |
| FG FINISH GRADE | TYP TYPICAL (OF SEVERAL) |
| FL FLOWLINE | TC TOP OF CURB |
| GB GRADE BREAK | |
| HP HIGH POINT | |
| LC LIP OF GUTTER | |
| MH MANHOLE | |
| OFD OVERFLOW DRAIN | |
| PV PAVEMENT | |
| SD STORM DRAIN | |
| SDCO STORM DRAIN CLEAN OUT | |

NORTH AND ARROW



TREATMENT CONTROL MEASURE SUMMARY									
DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY (FLOW AND/OR VOLUME GENERATED)		PROPOSED TREATMENT CONTROLS	CONFORMS TO SIZE STANDARD?
						REQUIRED (SF)	PROVIDED (SF)		
A-1	2,865	154	LANDSCAPE	2,711	ROOF CONCRETE	108	109	F.T.P.1 BIORETENTION BASIN 1	YES
A-2	12,735	639	LANDSCAPE	12,096	ROOF ASPHALTIC CONCRETE CONCRETE	483	485	F.T.P.2 FLOW THROUGH PLANTER 2	NO
A-3	11,042	1,499	LANDSCAPE	9,543	ROOF ASPHALTIC CONCRETE CONCRETE	382	394	B.B.1 BIORETENTION BASIN 1	YES



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DESCRIPTION
 - DRT SUBMITTAL 2017.02.02
 - PLANNING SUBMITTAL 2017.09.15

SHEET REVISIONS

- △ PLANNING SUBMITTAL 2017.12.01
- △
- △
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PRELIMINARY STORMWATER CONTROL PLAN



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LEGEND

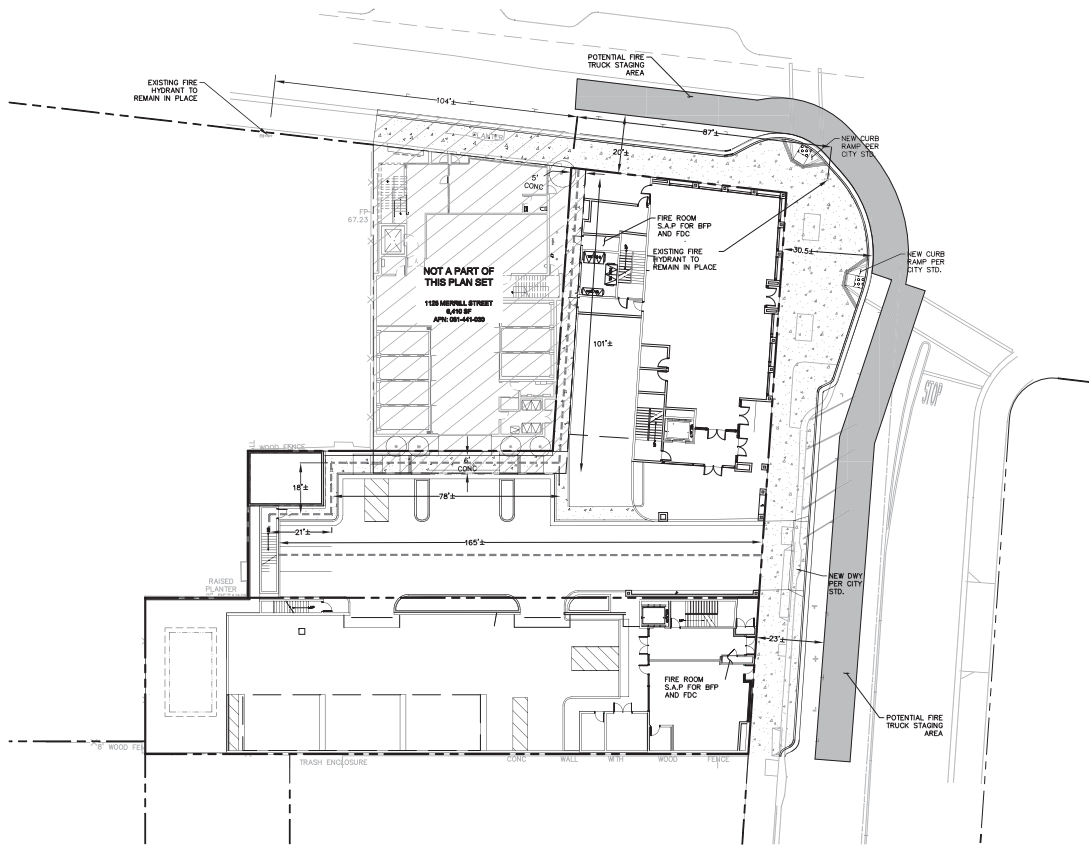
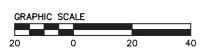
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - - FIRE ROUTE
- - - - EXISTING FIRE HYDRANT
- ▨ FIRE ACCESS EASEMENT
- FIRE TRUCK STAGING AREA

NOTES

ABBREVIATIONS

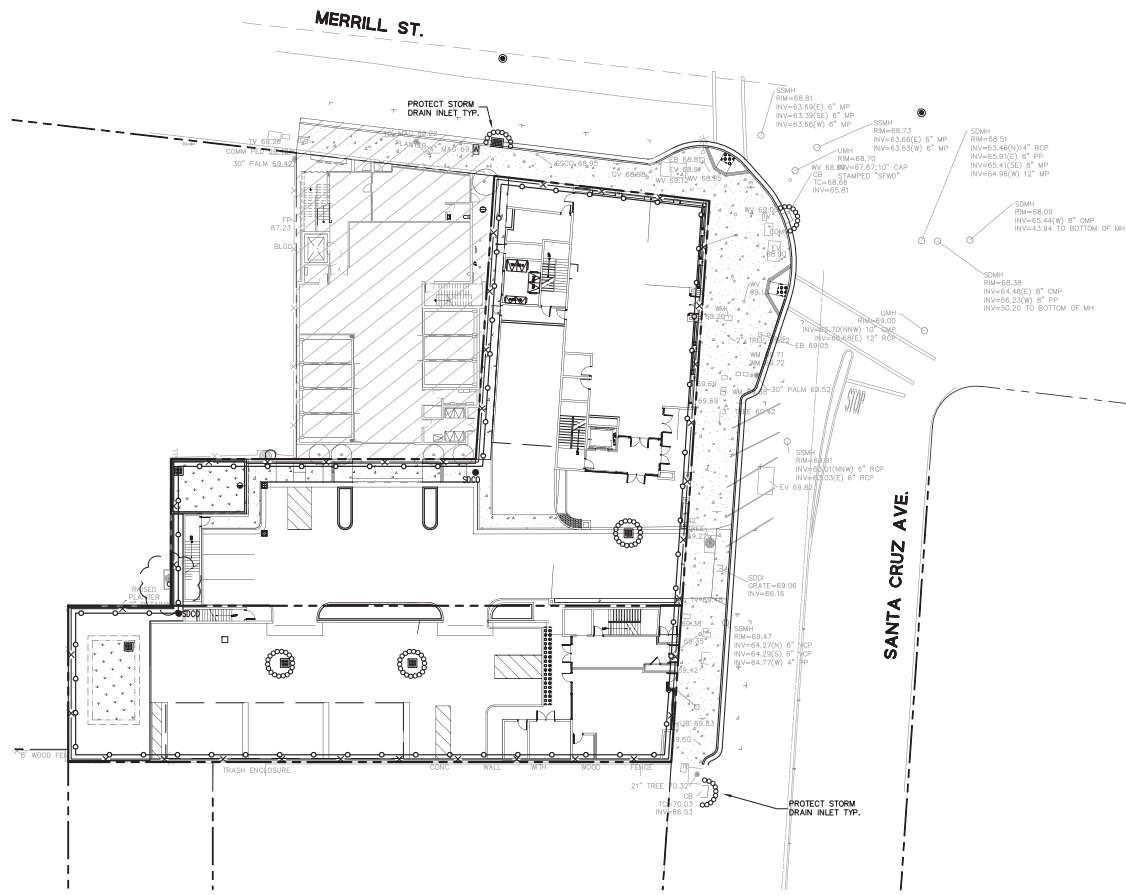
- BFP BACK FLOW PREVENTER
- CONC CONCRETE
- FDC FIRE DEPARTMENT CONNECTION
- FH FIRE HYDRANT
- S.A.P SEE ARCHITECTURAL PLAN

NORTH AND SCALE



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 PLOTTED BY: kzoza
 11-29-17



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- STREET CENTER LINE
- TEMPORARY 6' CONSTRUCTION FENCE
- FIBER ROLL
- INLET PROTECTION

NOTES

ABBREVIATIONS

NORTH AND SCALE

NORTH

GRAPHIC SCALE
20 0 20 40



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- △
- △
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- △

BKF100 YEARS
 ENGINEERS, SURVEYORS, PLANNERS
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**PRELIMINARY
 EROSION CONTROL
 PLAN**

STAMP

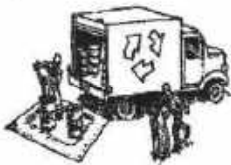
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Construction Best Management Practices (BMPs)

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

- Items and cover stockpiles of sand, dirt or other construction material with tops when rain is forecast or if not actively being used within 14 days.
- Use (that don't) ever-soil reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and anti-freeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, issue 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 tops 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, gypsum board, pipe, etc.).
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrance 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 residue 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 vehicles and equipment parking and storage.
- Perform only 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 water drains and over a drip pan or deep curbs 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 soil filler) 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 cleaning methods (absorbent materials, soil filler, 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) Call 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (415) 852-7570 (24 hours).

Earthmoving



Check for grading and excavation work during dry weather.

- Stabilize all disturbed areas, install and maintain temporary erosion controls (such as erosion control fabric or banded filter mats); until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control as slopes or when 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 filter rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not to the streets.

Contaminated Soil

- If any of the following conditions are observed, test for contaminants and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Busted tanks, 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 containing stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tick coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess slurry seal, 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 excess slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



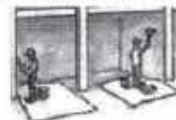
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to prevent flow from rain, snow, and wind.
- Wash out concrete equipment trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, in a manner that will prevent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

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarp 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 stain paint containers into a bucket, gutter, storm drain, or stream.
- For water-based paints, pour out brushes to the extent possible, and stain with thinner or solvent in a proper container. Filter and reuse thinner and solvent. Dispose of excess liquids as hazardous waste.
- For oil-based paints, paint out brushes to the extent possible and stain with thinner or solvent in a proper container. Filter and reuse thinner and solvent. 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, in a manner that will prevent leaking into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent wash water from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or dump onto a bermed surface to be pumped out/disposed of properly.

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-off water from diffuse areas from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. If discharges or discharges through a man, hole, or railroad way 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 banded off-site for treatment and proper disposal.

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

DESCRIPTION

- DRT SUBMITTAL 2017.02.02
- PLANNING SUBMITTAL 2017.09.15

SHEET REVISIONS

- PLANNING SUBMITTAL 2017.12.01

STAMP



BKF JOB NUMBER:
 2016164

SCALE:

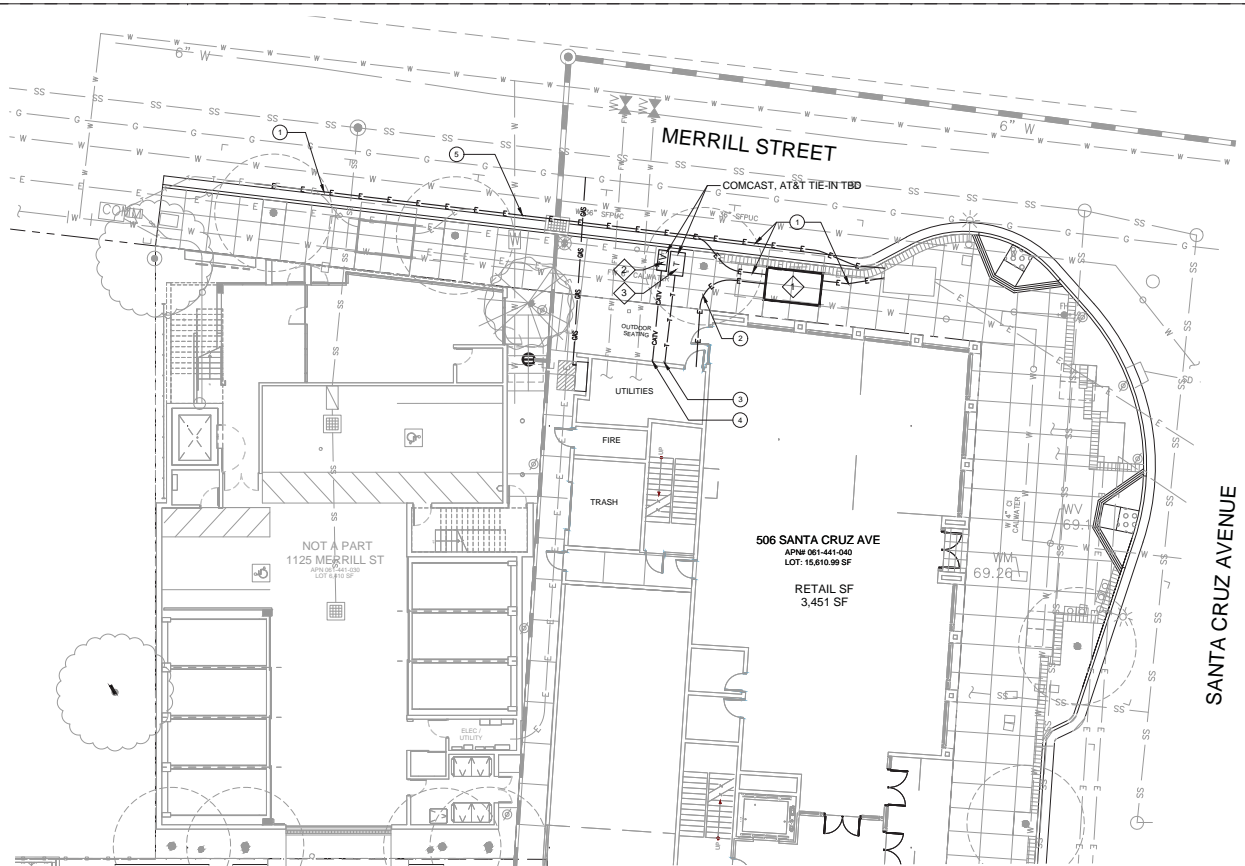
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DRAWING NUMBER

GENERAL NOTES

- THE LAYOUT OF JOINT TRENCH IS DIAGRAMMATIC. CONTRACTOR SHALL MAKE ALL NECESSARY FIELD CHANGES TO ACCOMMODATE WITH EXISTING FIELD CONDITION, PROVIDE ALL NECESSARY WORK FOR OFF-SETS, CHANGES OF DIRECTION AND ELEVATION TO AVOID CONFLICTS WITH EXISTING AND NEW FACILITIES AND WORK TO BE PROVIDED BY OTHER DIVISIONS.
- PROVIDE ALL REQUIRED TRENCHING INCLUDING DEEPER TRENCHES TO ALLOW CONDUIT OFF-SETS, AND CHANGE OF ELEVATIONS, CONDUIT CROSSING, CONNECTIONS TO MANHOLES AND PULL BOXES FOR A COMPLETE INSTALLATION.
- ALL CONNECTIONS TO MANHOLES AND PULL BOXES SHALL COMPLY WITH UTILITY COMPANIES REQUIREMENTS. COORDINATE ALL WORK WITH UTILITY COMPANIES.
- UTILITY STANDARD PRACTICES FOR TRENCHING SHALL APPLY TO ALL TRENCHING, BACK FILLING AND INSTALLATION WORK.
- THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING. (48 HOURS MINIMUM NOTICE)
- SHOULD A DISPUTE OR DISAGREEMENT OVER ANY INSTALLATION, DESIGN, PLAN, OR DRAWING OCCUR THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANY AND THEIR INSPECTOR SHALL TAKE PRECEDENCE.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES. LACK OF TIMELINESS ON THE PART OF ANY UTILITY COMPANY SHALL NOT BE THE BASIS FOR ANY REQUEST FOR ADDITIONAL COMPENSATION.
- THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO ONE ANOTHER. ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE CONSIDERED OF LIKE EFFECT AS IF APPEARING IN BOTH. CONTACT THE OWNER PRIOR TO START OF WORK IF A DISCREPANCY IS FOUND.
- CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY OF MENLO PARK FOR APPROVED BACKFILL MATERIAL. CONFORMANCE TO MEET LOCAL AGENCIES REQUIREMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MANPOWER AND SAFETY PRECAUTIONS AS NEEDED THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY AND TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR SHALL MAINTAIN POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USERS AND TENANTS AT ALL TIMES.
- CONTRACT DOCUMENTS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW THE PROJECT AND SITE PRIOR TO SUBMITTING HIS BID.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF CONSTRUCTION WITH THE RESPECTIVE UTILITY AGENCIES, ALLOWING 48 HOURS PRIOR TO THE NEED FOR INSTALLATION.
- ALL LENGTHS SHOWN ON THESE PLANS ARE ESTIMATES. FINAL QUANTITIES SHALL BE BASED ON WHAT WILL BE NEEDED TO COMPLETE THIS PROJECT. DUE TO CHANGES, ADDITIONS, DELETIONS, OR OMISSIONS FINAL QUANTITIES MAY VARY.
- THE CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING FACILITIES. EXCAVATION MAY BE REQUIRED OVER, UNDER OR ADJACENT TO EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING, EXPOSING AND PROTECTING ALL EXISTING FACILITIES.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION.
- ALL CONDUIT ENTRANCE TO MANHOLE, PULL BOX, & VAULTS SHALL BE WATER PROOFED. ALL INSTALLATION SHALL CONFORM TO REQUIREMENTS OF UTILITY COMPANIES AND COMMUNICATION SERVICE PROVIDER.
- IN THE STREET, ALL CONDUITS SHALL BE INSTALLED WITH MINIMUM OF 36" COVERAGE. EXCEPTIONS SHALL BE APPROVED BY THE CITY AND UTILITY COMPANY AUTHORIZED AGENTS. PROVIDE 4" THICK RED DYE CONCRETE CAP ABOVE CONDUITS WHICH DO NOT HAVE 36" COVERAGE.
- THE CONTRACTOR, PRIOR TO BIDDING, SHALL VISIT THE JOB SITE TO BE FAMILIAR WITH THE EXISTING UTILITIES INSTALLATIONS, CONDITIONS, AND SYSTEMS RELATED TO THE SCOPE OF WORK.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, FEES AND EQUIPMENT SPECIFIED, INDICATED OR IMPLIED IN THESE DOCUMENTS TO ACCOMPLISH THE CONSTRUCTION IN A PROFESSIONAL WORKMANLIKE MANNER. ANY DISCREPANCIES BETWEEN THE CONSTRUCTION TASKS INDICATED AND LOCAL CODES AND/OR ORDINANCES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR RESOLUTION BEFORE PRECEDING WITH THE WORK AT ISSUE.
- THE CONTRACTOR SHALL REVIEW AND COORDINATE WITH OTHER DISCIPLINES DRAWINGS RELATED TO THE PROJECT FOR OTHER WORK TO BE PROVIDED.
- ANY WORK INSTALLED INCORRECTLY, OR BEFORE APPROVAL HAS BEEN OFFICIALLY GRANTED FOR THOSE ITEMS AT ISSUE, SHALL BE CORRECTED BY THE CONTRACTOR AT NO CHARGE TO CLIENT.
- ALL MATERIALS AND EQUIPMENT FURNISHED BY THE CONTRACTOR SHALL BE NEW AND COMPLETELY SERVICEABLE UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH EXISTING CONDITIONS BEFORE STARTING NEW WORK. VERIFY FINAL PLACEMENT AND CONNECTION REQUIREMENTS PRIOR TO ROUGHING-IN EQUIPMENT.
- FINAL ACCEPTANCE OF WORK IN PLACE SHALL BE SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE AND ENGINEER. INSTALLATION APPROVAL SHALL BE BASED ON APPROVED SUBMITTAL, SHOP DRAWINGS AND LOCAL INSPECTION.
- ALL JOINT TRENCH CONDUIT SHALL COMPLY WITH PG&E GREEN BOOK, CURRENT EDITION.
- CONTRACTOR SHALL INSTALL 3/4" x 10' GROUND RODS IN ALL PRIMARY SUBSURFACE ENCLOSURES AND 5/8" x 10' GROUND RODS IN ALL SECONDARY SUBSURFACE ENCLOSURES. THE RESISTANCE AT THE GROUND ROD SHALL MEET ARTICLE 250.56 NEC.
- ALL CONDUIT SYSTEMS SHALL BE PROVEN BY USING MANDRELS.
- ALL CONDUITS SHALL ENTER AND LEAVE ON THE SIDES OF THE PRIMARY ENCLOSURES.
- PRIMARY AND SECONDARY CONCRETE ENCLOSURES SHOULD NOT BE INSTALLED IN ANY DRIVEWAY AREAS.
- WEDGE REDUCERS ARE REQUIRED IF THE CONDUIT KNOCKOUTS ARE 6" AND THE CONDUITS ARE 4".



A
JT1.1 DRY UTILITY INTENT
SCALE: 1" = 10'

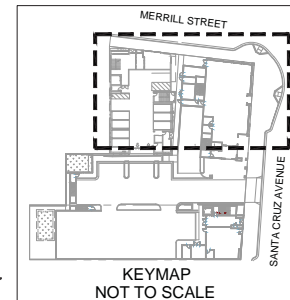
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 - 2 AT&T VAULT 30" X 48" X 34"
 - 3 COMCAST B4Z VAULT

- CONDUIT NOTE TAG:**
- 1 PG&E PRIMARY ELECTRICAL (2) 6"
 - 2 PG&E SECONDARY (5) 5"
 - 3 ATT (1) 4"
 - 4 COMCAST (1) 2"
 - 5 PG&E PRIMARY ELECTRICAL (4) 6"

ONE CALL
DIGAULT
Dig Safely
811
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG!

NOT FOR CONSTRUCTION

1"=10' 0' 10' 20'



HAYES GROUP ARCHITECTS, INC.
2657 SPRING STREET
REDWOOD CITY, CA 94063
P: 650.365.0600
F: 650.365.0670
www.thehayesgroup.com

PROJECT DESCRIPTION:
506-556 SANTA CRUZ AVE

506-556 SANTA CRUZ AVE
MENLO PARK
CA, 94025

DESCRIPTION	
-DRY SUBMITTAL	2017.02.02
-PROGRESS SET	2017.03.15
-PLANNING SUBMITTAL	2017.09.18
-PLANNING RESUBMITTAL	2017.11.30

- SHEET REVISIONS
- △
 - △
 - △
 - △
 - △
 - △

URBANDESIGN
CONSULTING ENGINEERS
350 Townsend Street, Suite 409
San Francisco, California 94107
415 658 5850 tel - 888 8349532 fax
www.UrbanDesignCE.com

DRAWING CONTENT
DRY UTILITY INTENT



JOB NUMBER:
AS SHOWN
DRAWN BY:
SCALE:
DRAWING NUMBER

JT1.1

DESCRIPTION	
- DRY SUBMITTAL	2017.02.02
- PROGRESS SET	2017.03.15
- PLANNING SUBMITTAL	2017.09.18
- PLANNING RESUBMITTAL	2017.11.30

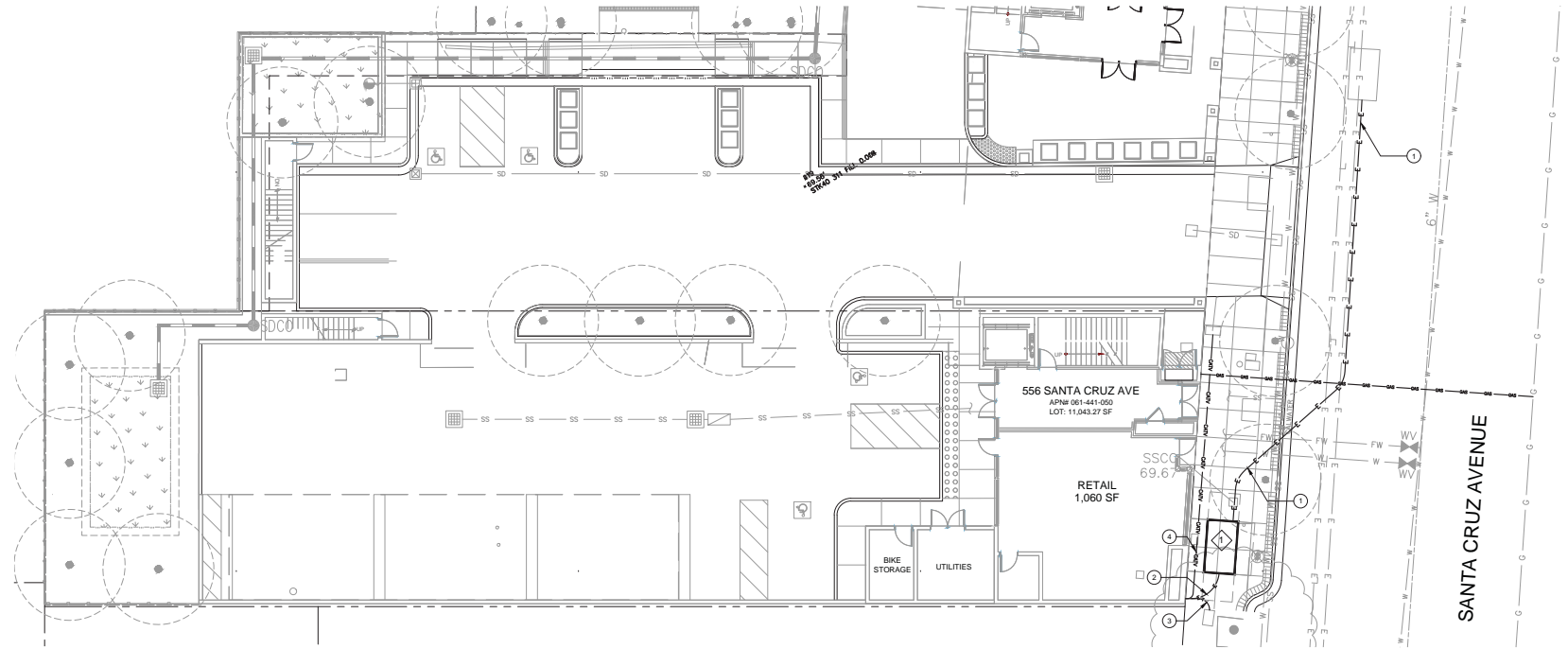
SHEET REVISIONS	
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DRAWING CONTENT	
DRY UTILITY	INTENT



JOB NUMBER:
170510
SCALE:
AS SHOWN
DRAWN BY:
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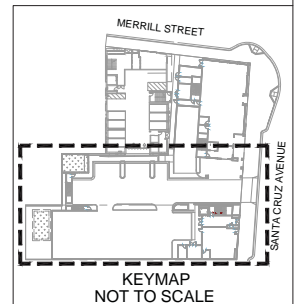
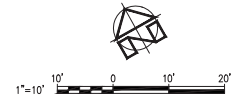


A
JT1.2 DRY UTILITY INTENT
SCALE: 1" = 10'

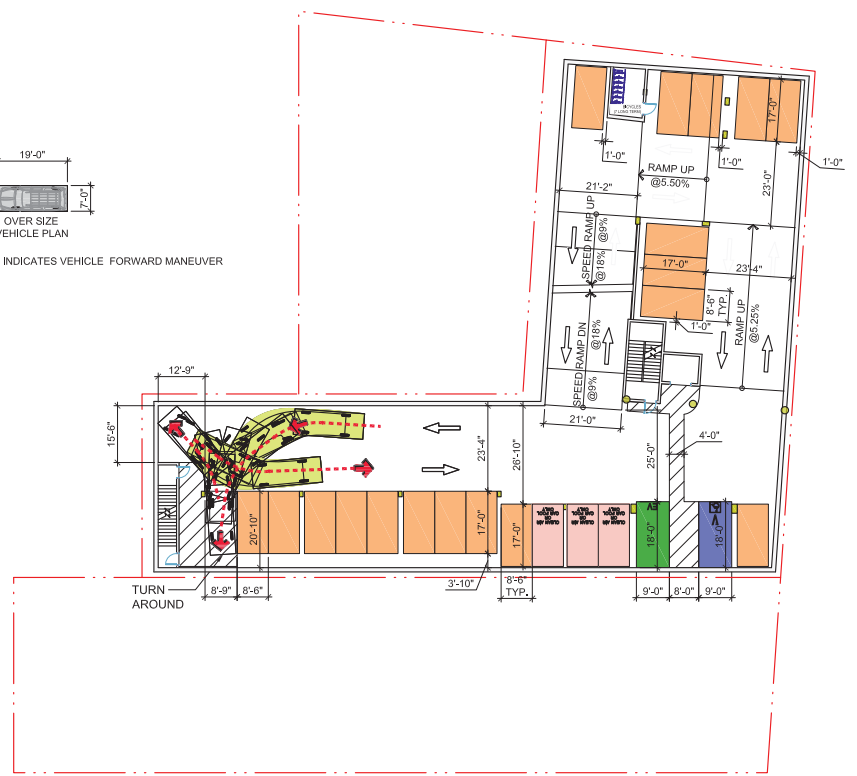
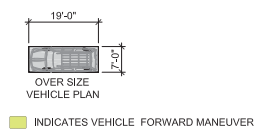
NOTE:
SEE GENERAL NOTES,
SHEET JT1.1.

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- CONDUIT NOTE TAG:**
- ① PG&E PRIMARY ELECTRICAL (2) 6"
 - ② PG&E SECONDARY (4) 5"
 - ③ ATT (1) 4"
 - ④ COMCAST (1) 2"



As Date: _____
 E Date: _____
 JC Date: _____
 P Date: _____



SELF PARK
B1 - BASEMENT PARKING PLAN

1/16" = 1'-0"



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 2637 SPRING STREET
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 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
**506 SANTA CRUZ
 MENLO PARK, CA
 94025**

ISSUANCE:
 DRT SUBMITTAL
 17.02.02
 PROGRESS SET
 17.03.15
 PLANNING SUBMITTAL
 17.05.18

- △
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- △
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DRAWING CONTENT



Architects - Engineers - Planning Planners

JOB NUMBER:
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SCALE:
 As Noted

DRAWN BY:
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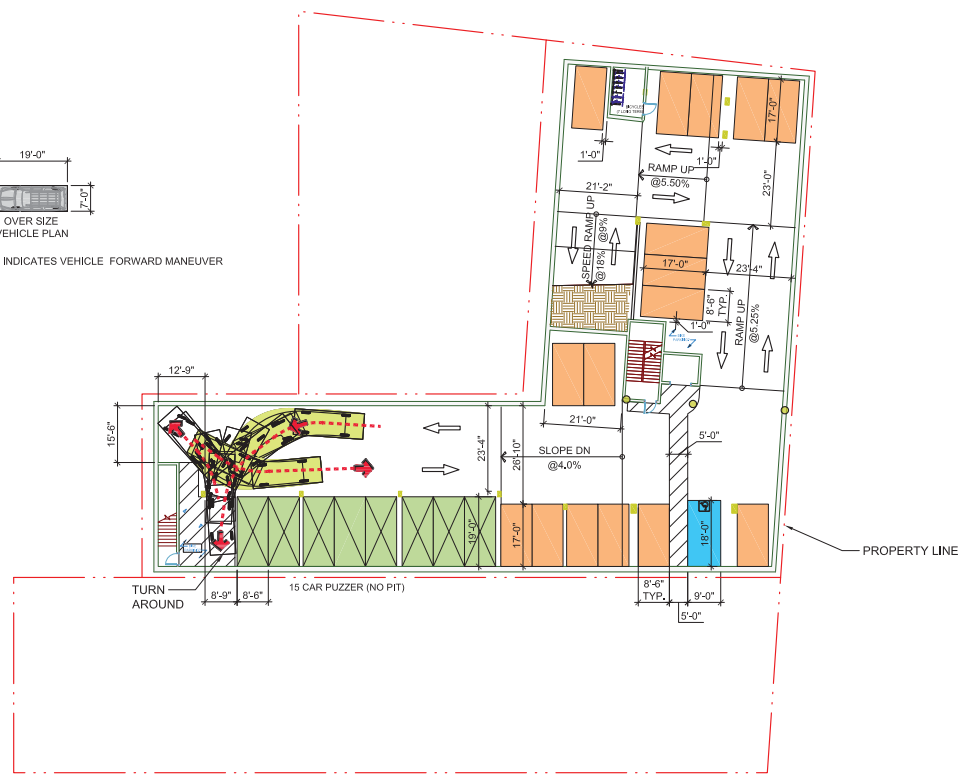
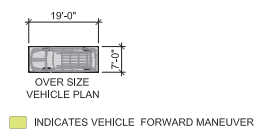
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E: _____ Date: _____
JC: _____ Date: _____
P: _____ Date: _____

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SELF PARK
B2 - BASEMENT PARKING PLAN

1/16" = 1'-0"



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www.thehayesgroup.com

PROJECT ADDRESS:
**506 SANTA CRUZ
MENLO PARK, CA
94025**

ISSUANCE:
DRT SUBMITTAL 17.02.02
PROGRESS SET 17.03.15
PLANNING SUBMITTAL 17.05.18

- △
- △
- △
- △
- △
- △

DRAWING CONTENT

Architects - Engineers - Planning Planners



WATRY DESIGN, INC.

JOB NUMBER:
1538.00
SCALE:
As Noted
DRAWN BY:
JO

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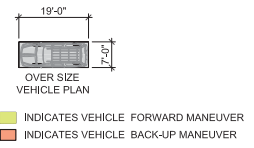


JOB NUMBER:
1538.00
SCALE:
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 E: _____ Date: _____
 JC: _____ Date: _____
 P: _____ Date: _____

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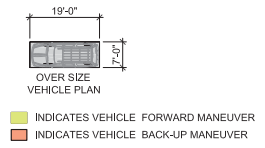
TEMPLATE-1

**AUTOTURN/TEMPLATE
ON GRADE PARKING PLAN**
1/16" = 1'-0"



Date: _____
 Date: _____
 Date: _____
 Date: _____

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**AUTOTURN/TEMPLATE
 ON GRADE PARKING PLAN**
 1/16" = 1'-0"

TEMPLATE-2



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 2637 SPRING STREET
 REDWOOD CITY, CA 94063
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 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
**506 SANTA CRUZ
 MENLO PARK, CA
 94025**

ISSUANCE:
 DRT SUBMITTAL
 17.02.02
 PROGRESS SET
 17.03.15
 PLANNING SUBMITTAL
 17.05.18

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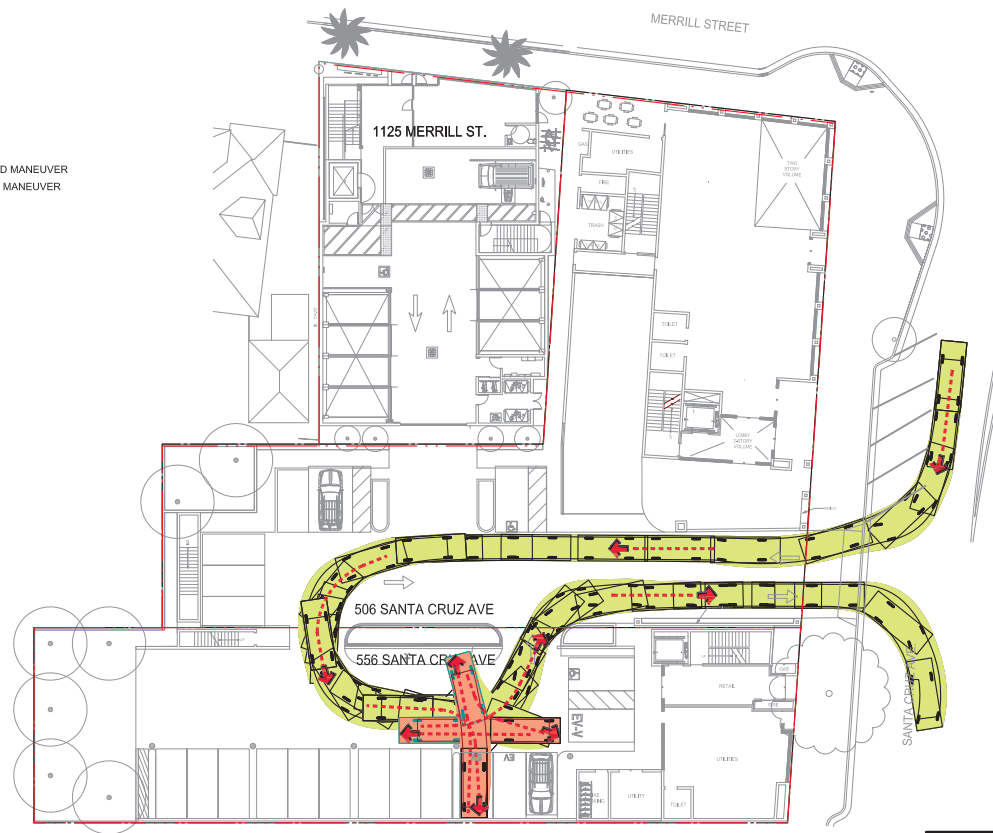
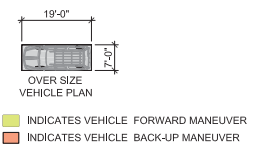
JOB NUMBER:
 1538.00
 SCALE:
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 DRAWN BY:
 JO

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DRAWING NUMBER

AP2.5

A: _____
 Date: _____
 B: _____
 Date: _____
 C: _____
 Date: _____
 E: _____
 Date: _____



TEMPLATE-3

AUTOTURN/TEMPLATE
ON GRADE PARKING PLAN
 1/16" = 1'-0"



HAYES GROUP ARCHITECTS, INC.
 2657 SPRING STREET
 REDWOOD CITY, CA 94063
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 F: 650.365.0670
 www.thehayesgroup.com

PROJECT ADDRESS:
**506 SANTA CRUZ
 MENLO PARK, CA
 94025**

ISSUANCE:
 DRT SUBMITTAL
 17.02.02
 PROGRESS SET
 17.03.15
 PLANNING SUBMITTAL
 17.08.16

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DRAWING CONTENT



Architects - Engineers - Planning Partners
 JOB NUMBER:
 153009
 SCALE:
 As Noted
 DRAWN BY:
 JQ

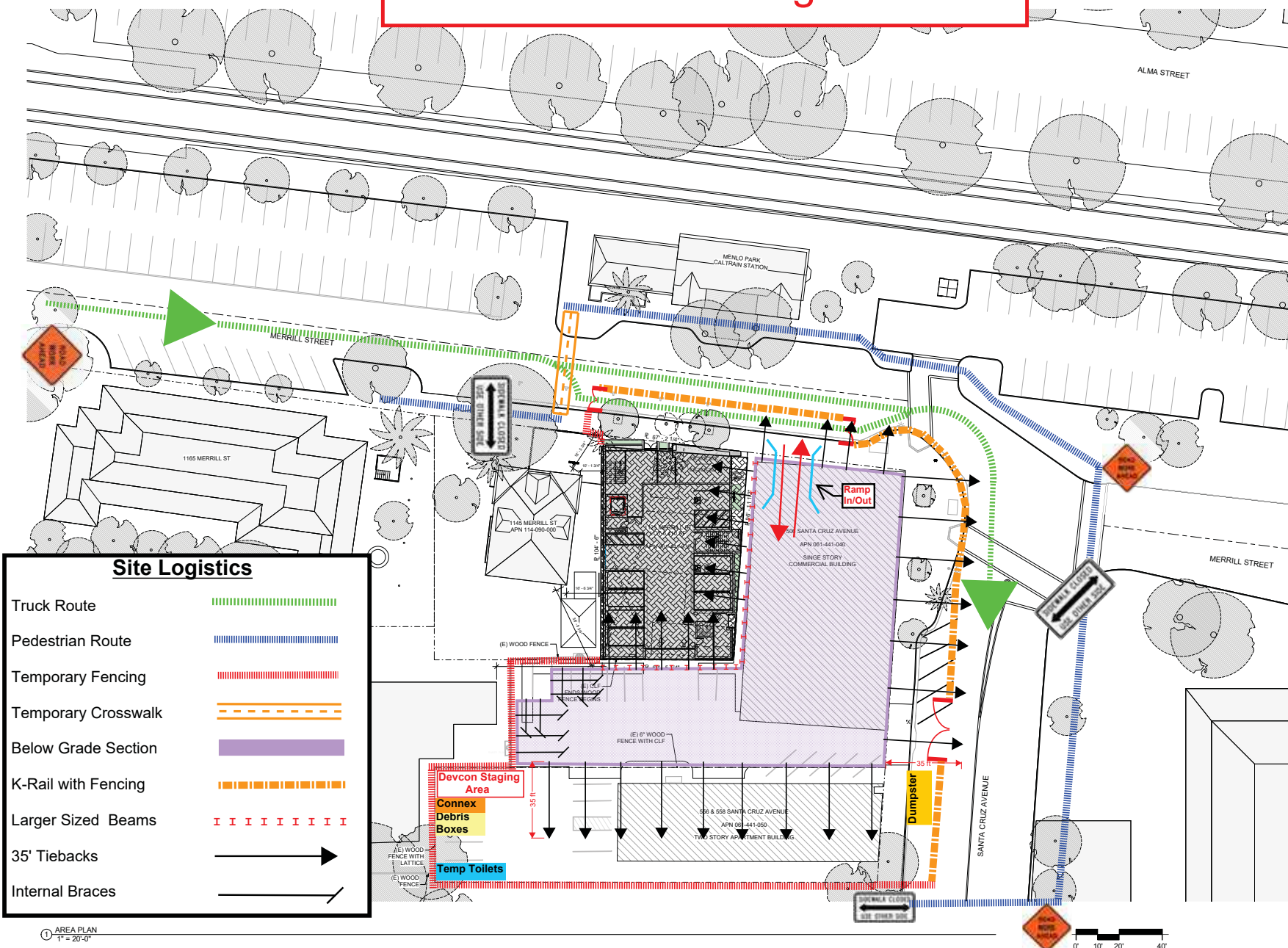
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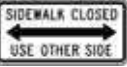
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506/556 Draft Site Logistics Plan



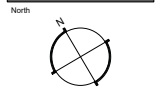
Site Logistics

- Truck Route - - - - -
- Pedestrian Route - - - - -
- Temporary Fencing - - - - -
- Temporary Crosswalk - - - - -
- Below Grade Section
- K-Rail with Fencing - - - - -
- Larger Sized Beams | | | | |
- 35' Tiebacks →
- Internal Braces —



FIELD
 ARCHITECTURE
 974 COMMERCIAL ST. STE 104
 PALO ALTO, CA 94303
 650.492.8954

Issue Set / Revisions
 No. Description Date



1125 MERRILL
 1125 MERRILL STREET,
 MENLO PARK, CA 94025

Date 07.12.17
 Drawn by LV
 Scale 1" = 20'-0"

AREA PLAN

Sheet number

A050

1 AREA PLAN
 1" = 20'-0"

7/12/2017 5:56:29 PM

ARBORIST REPORT

**EVALUATION OF TREE CONDITION AND POTENTIAL CONFLICT BETWEEN THE TREES
AND 3 PROPOSED PROJECTS LOCATED AT**

*500 Santa Cruz Ave
556 Santa Cruz Ave
1125 Merrill Street
Menlo Park, Ca 94025*

Prepared for:
*500 SC PARTNERS, LLC.
556 SC PARTNERS, LLC.
MERRILL STREET INVESTORS, LLC.
265 Lytton Ave
Palo Alto, California*

Prepared by
*Henry Ardalan
Horticulturist/Certified Arborist
ISA/WC # 2005*

*325 Sharon Park Drive, # 646
Menlo Park, Ca 94025
Ph: 650-321-2795 Fax: 650-391-9321
arborist@cityarborist.com www.cityarborist.com*

November 16, 2017

From: CONRAD FREEMAN
To: [Sandmeier, Corinna D](#)
Subject: Menlo Park Project
Date: Tuesday, January 23, 2018 7:42:57 AM

Dear Corinna Sandmeier and Planning Commissioners,

As a neighbor of the proposed projects located at 506 Santa Cruz, 556 Santa Cruz, and 1125 Merrill street, I am writing to support the development of these three sites. During the process I have found the development team straight forward in their presentations, responsive to my questions, and inclusive in their outreach. They have put great thought and effort into the design and aesthetics of this highly visible corner.

Thank you for including my support in your considerations. This will undoubtedly be a positive addition to the neighborhood and community.

Kind regards,
Conrad Freeman
Franchise Owner at 1100 El Camino (McDonald's)

From: Seena Amidi
To: [Sandmeier, Corinna D](#)
Subject: Support letter for Projects at 506&556 Santa Cruz + 1125 Merrill St
Date: Wednesday, January 24, 2018 2:41:18 PM

Hello Ms. Sandmeier & Planning Commission,

I was born in Menlo Park and I am lucky to move back here now. I have seen Menlo Park grow my entire life and I am happy with how things are developing.

I am writing to support the proposed developments at 506 and 556 Santa Cruz and 1125 Merrill Street. This corner is on one of the main areas of Menlo Park with a lot of potential. Santa Cruz ave is growing and its a shame not to expand it.

Prince Street partners especially the Rapp family has been developing in Palo Alto for over 30 years. I believe they were an integral part of the growth and development of downtown. I am excited to see more developers taking an interest in Menlo Park and the Rapp's have always taken in interest in the development of the town not just their development.

I am excited for all the strides Menlo Park is taking.

Best,
Seena Amidhoozour
674 Sandhill Circle
Menlo Park, Ca
94062

From: Chop Keenan
To: [Sandmeier, Corinna D](#)
Subject: 506 & 556 Santa Cruz and 1125 Merrill Street Projects
Date: Thursday, January 25, 2018 1:44:19 PM

Dear Ms. Sandmeier and Planning Commission,

I am the owner of a 12,000 square foot office building located at 1377 El Camino, on the corner of El Camino and Valpariso. I am writing to express my support for the projects being brought forward at 506 & 556 Santa Cruz, and 1125 Merrill Street. These 3 properties are way past there lifetime and this is a great opportunity for Menlo Park to benefit from quality redevelopment from a group that has done this successfully for many years in neighboring cities. Menlo Park has wanted its downtown to come to life and I strongly believe these projects will immediately inject signs of vitality to the downtown corridor and station area.

Best,

Chop Keenan

From: Michael King
To: [Sandmeier, Corinna D](#)
Subject: 506 & 556 Santa Cruz, 1125 Merrill Street
Date: Thursday, January 25, 2018 11:55:44 AM

Hi Corinna,

My name is Michael King. My family and I live on 842 Hermosa Street and have lived there since 2005. I also grew up MP on Oak Knoll Lane, went to Oak School School, Hillview, and MA. It would be understatement to say the downtown holds a special place in my heart. I had a chance to sit down with Chase Rapp and go over the submittal documents for the above-referenced project and would like to extend my enthusiastic support. As nostalgic as I am over the downtown, many of the downtown buildings are old and in dire need of investment and this project is exactly what it needs. This is a next generation project, with great curb appeal, and will go along way to improving the overall look and feel of the downtown.

Thank you for taking the time to read this email and I hope you will approve the project as proposed.

Thank you

Michael and Annalisa King
842 Hermosa Way
Menlo Park, CA 94025
650/269-7707

From: Liesl Moldow
To: [Sandmeier, Corinna D](#)
Subject: Strong supporters of Prince Street Partners
Date: Wednesday, January 24, 2018 8:13:59 PM

Dear Corinna Sandmeier and Planning Commission,

We are writing to strongly support both Chase Rapp and Brady Fuerst in their development proposal in Menlo Park. Both Chase and Brady helped us tremendously when we rented their property at 1162 and 1166 El Camino Real and I'm sure this proposal will add tremendously to our city, especially that part of our neighborhood.

We are a non-profit, community oriented youth health care service and we needed lots of help as this was our first clinic. Chase and Brady were excited to help us open our doors, as they both know how much our area needs help for our struggling teens. They updated the offices quickly and professionally at no cost to ourselves. We trust them and know they want to help rejuvenate other areas that quite frankly, could use it!

Please feel free to call if you'd like to hear more about how they made our dream of helping kids in our area a reality. We strongly support their proposal.

Best,
Liesl Moldow, Director, Safe Space Centers
Susan Bird, Chair, Safe Space Centers



Liesl Moldow
Director Business Development
(650) 400-1246
liesl@safespace.org

From: Stephen Reller
To: [Sandmeier, Corinna D](#)
Subject: 506/556 Santa Cruz
Date: Friday, January 26, 2018 11:43:57 AM

Dear Ms. Sandmeier and Menlo Park Planning Commission,

I am writing to support the projects being brought forward at the corner of Santa Cruz and Merrill Street in the station area. I have reviewed the plans with the developers bringing this project forward and strongly believe that this is exactly what Menlo Park needs as a first step to revamping its downtown corridor. This city has lacked vitality in every way for many years, and it is finally taking the right steps to creating a vibrant downtown. These developers have a great deal of experience with high visibility corners and will not cheap out on the product that they intend to build. The design fits well within the station area and this will end up being a great example for any new development that comes forward in Menlo Park.

I urge you to approve these projects. Thank you for your consideration.

Regards,

Stephen Reller/R&M Properties

Property owner of 1010 O'Brien, 3603 Haven and 155 Jefferson.

Regards,

Stephen Reller
www.randmproperties.com

From: Dan Skehan
To: [Sandmeier, Corinna D](#)
Subject: Santa Cruz and Merrill projects
Date: Thursday, January 25, 2018 9:55:31 AM

Hi Corinna- I understand you are the planner in charge of the proposed projects located at 506 & 556 Santa Cruz and 1125 Merrill Streets which are on the docket for planning commission review.

I have had a chance to review the renderings and the general specs of the proposed project(s) and writing to you in support of the projects. As a local downtown resident (on university avenue) and business owner (on oak grove avenue), it is my opinion that the project(s) will greatly enhance the community.

The parcels are located perfectly to extend and better connect Santa Cruz avenue with the train station area and fulfill the vision for quality, sustainable developments along the transit corridor. I also appreciate the restraint on the overall density of the project(s) and how the different parcels are intentionally kept architecturally unique, while still working aesthetically together.

I believe these projects will be welcomed addition to our downtown.

Thank you for your service to the city.

-Dan Skehan



Dan Skehan
Account Director

650 814 0697
personify.us