



REGULAR MEETING AGENDA

Date: 4/23/2018
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

None

F. Public Hearing

F1. Use Permit/Joseph R. Junkin/415 Pope Street:

Request for a use permit to demolish an existing one-story single-family residence with a detached garage and construct a new two-story single-family residence with a detached one-car garage on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #18-037-PC](#))

F2. Use Permit/James L. Chesler/24 Sunset Lane:

Request for a use permit to perform excavation within the required left side and rear setback to a depth greater than 12 inches for landscape modifications, including the construction of a new retaining wall, on a standard lot in the R-1-S (Single Family Suburban Residential District) zoning district. ([Staff Report #18-038-PC](#))

- F3. Use Permit/Philippe and Sayeh Morali/1076 Santa Cruz Avenue:
Request for use permit to demolish an existing one-story, single-family residence to construct a new two-story home on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. As part of the proposed development, two heritage-size redwoods, one heritage-size palm, and one heritage-size fig tree are proposed for removal. The project includes a six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. ([Staff Report #18-039-PC](#))
- F4. Specific Plan and Zoning Ordinance Amendments/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real:
Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. The project includes a request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project. ([Staff Report #18-040-PC](#))

G. Informational Items

- G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: May 7, 2018
 - Regular Meeting: May 14, 2018
 - Regular Meeting: June 4, 2018

H. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting the Planning Division at 650-330-6702. (Posted: 04/19/18)

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.



STAFF REPORT

Planning Commission

Meeting Date: 4/23/2018

Staff Report Number: 18-037-PC

Public Hearing: Use Permit/Joseph R. Junkin/415 Pope Street

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence with a detached garage and construct a new two-story, single-family residence with a detached one-car garage on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district, at 415 Pope Street. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located at 415 Pope Street in the Willows neighborhood. Using Pope Street in the north-south orientation, the subject property is located on the western side of Pope Street, between Elm Street and Gilbert Avenue. A location map is included as Attachment B. Pope Street is a smaller residential street that extends across the neighborhood, terminating at Willow Oaks School in the north and crossing San Francisquito Creek to connect with the City of Palo Alto in the south.

Houses along Pope Street include both one- and two-story residences. While most residences in the neighborhood are generally one story in height, some two-story residences exist as a result of new development and older residences containing second-story additions. The residences mainly reflect a ranch or traditional architectural style, with some contemporary-style residences. The neighborhood features predominantly single-family residences in the R-1-U (Single Family Urban Residential) district, apart from the aforementioned Willow Oaks School, which is located on a nearby P-F (Public Facilities) parcel, along with Alto International School (formerly known as the German-American School). In addition, the broader area features several commercial uses in the C-2-A (Neighborhood Shopping, Restrictive) and C-4 (General Commercial) districts and multifamily residences in the R-3 (Apartment) district along the eastern side of Willow Road; some denser uses in the R-2 (Low Density Apartment) district; more commercial uses in the C-2 (Neighborhood Shopping) district along Menalto Avenue; and Willow Oaks Park in the OSC (Open Space and Conservation) district.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence with a detached garage and construct a new two-story, single-family residence with a detached one-car garage. The subject property is substandard with respect to lot width. The lot width for the subject property is 52.7 feet, and 65 feet is required in the R-1-U 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 located in generally the same footprint of the existing residence, and would include four bedrooms and four bathrooms. The first floor would contain one bedroom, one bathroom, a study and mudroom, and an integrated kitchen, family room, and dining area through an open floor layout. The second floor would feature three bedrooms, three bathrooms, and a laundry room. The master bedroom would also contain a large walk-in closet and uncovered balcony situated atop the first floor and overlooking the rear of the property. The other two bedrooms on the second floor would share a balcony, located above the front porch and overlooking the front of the property. Both of the balconies would meet the setback requirements for such features.

The driveway would continue to be located on the right side of the parcel, with the footprint of the proposed detached garage located closer to the rear property line than the existing detached garage. One uncovered parking space would be located to the left of the garage. A covered porch the width of the proposed residence would face the front of the property and Pope Street, and another covered porch would be accessible in the rear and left of the proposed residence, wrapping around the open family room and dining area.

Of particular note with regard to Zoning Ordinance requirements, the second floor would be limited in size, with its floor area representing approximately 38 percent of the maximum FAL (Floor Area Limit), where 50 percent may be permitted on this property. In addition, the side setbacks would exceed the minimum requirement, in particular on the right side, where the driveway would result in a setback more than twice the minimum requirement. The residence would be built relatively close to the 28-foot maximum height, although this appears to be related more to flood zone requirements (discussed later), as opposed to unusually tall interior ceiling heights.

Design and materials

The applicant states that the proposed new residence was designed as a craftsman style home, after considering the various scales and styles of the residences throughout the neighborhood. A mixture of gable and hip forms feature prominently in the overall appearance of the proposed residence. Roofing for the proposed residence would consist of composition asphalt shingles, with three skylights that each contain a lens at ceiling level. Horizontal wood siding would be the primary exterior material, along with painted wood columns supporting the covered porches along the front and rear of the proposed residence. A decorative wood trim would be provided for several of the gables, which would additionally enhance architectural interest on site.

The second floor would be located in the center and front of the proposed residence, which would minimize the perception of massing. There are a number of windows at with sub-three-foot sill heights on the second floor, a topic that has sometimes been a discussion point for the Planning Commission, in particular for side elevations. However, as noted earlier, these areas of the second floor are also located at a longer distance than the required five foot, four inch setback line, and these windows are not unusually large. In addition, a heritage oak tree would screen views to the right, and new landscape screening would be added toward the left-rear corner of the proposed residence.

Staff believes that the scale, materials, and design of the proposed residence would be consistent with the variety of architectural styles in the neighborhood, and that the proposed materials and overall design integrity would result in an internally consistent aesthetic approach.

Flood zone

The subject property is located within the “AE” zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, the finished floor must be at least one foot above the base flood elevation. The sections (Sheet A7) show the base flood elevation (36.9 feet) in relation to the existing average natural grade (approximately 36.1 feet) and the finished floor (38.5 feet). The Public Works Department has reviewed and tentatively approved the proposal for compliance with FEMA regulations, with condition 4a requiring slight revisions to address venting requirements.

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 protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist.

There are two heritage trees neighboring the subject property: a 14-inch-diameter coast live oak adjacent to the right property line (Tree 9) and a 28-inch-diameter coast live oak (Tree 15) near the right side of the rear property line, on the property directly behind the subject parcel. As the proposed concrete driveway would be located close to Tree 9, the construction would be carried out by hand and under the supervision of the site arborist. The proposed detached garage would be built within the dripline of Tree 15, and to mitigate any impacts from construction of the garage, the applicant would provide tree protection fencing and construct the garage foundation as slab on grade to provide a shallow excavation depth. Additional tree protection fencing would be provided to protect Trees 1, 2, 8, and 10.

Eleven non-heritage trees are located within the subject property, one non-heritage tree is shared between the subject property and the property neighboring on the right side, and another non-heritage tree is fully located in the property neighboring on the right side. Only one of these non-heritage trees would be removed: a 9.2-foot-diameter Japanese maple located within the subject property (Tree 7). All other trees would remain. In addition, the applicant is proposing the addition of four evergreen privet trees to be planted within the left side yard near the rear-left corner of the proposed residence.

All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3g.

Correspondence

The applicant has stated that the property owners have sent out more than 60 letters to neighbors living in the vicinity of the subject parcel, but no reply letters were returned. The property owners have also directly spoken with the owners of 411 Pope Street (the adjacent property to the left along Pope Street), the owner of both 419 and 421 Pope Street (the two adjacent properties to the right along Pope Street), and the renter at 421 Pope Street. The owners of 411 Pope Street supported the project but expressed some concern regarding landscaping, specifically seeking to have trees planted between the properties. As noted earlier, the applicant is proposing new landscape screening (evergreen privets) near the left-rear corner of the proposed structure, and the applicant has reported that this was met with the approval of the adjacent neighbors. Based on the summary submitted by the applicant, the owner of 419 and 421 Pope Street supports the project, and the renter at 421 Pope Street relayed that he did not have any concerns. Notes from discussions with the adjacent neighbors, along with the letter the applicant sent to neighboring residences, are included in Attachment G.

Conclusion

Staff believes the scale, materials, and style of the proposed residence are compatible with the neighborhood, and that the proposed overall design would result in a consistent aesthetic approach. The Craftsman architectural style of the proposed residence would be generally attractive and well-proportioned, and the centering and setting back of the second floor would help minimize massing and limit privacy impacts. Tree protection measures would minimize impacts on the two heritage trees near or within the subject property, Trees 9 and 15, as confirmed by the City Arborist. The applicant has conducted outreach and considered neighbor comments. 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:
Matt Pruter, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

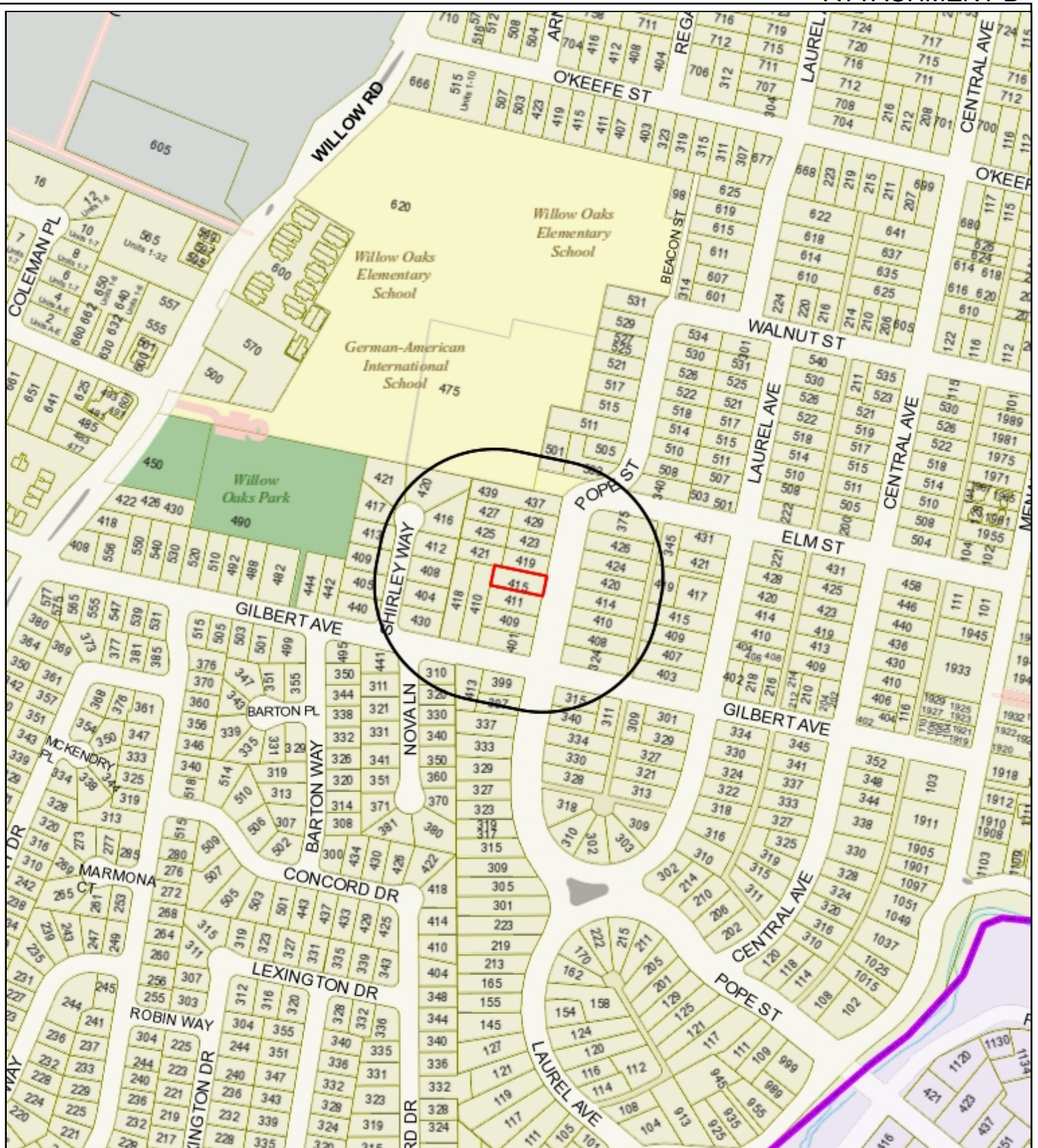
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415 Pope Street – Attachment A: Recommended Actions

| | | | |
|--|--------------------------------------|-------------------------------------|---------------------------------------|
| LOCATION: 415 Pope Street | PROJECT NUMBER: PLN2017-00114 | APPLICANT: Kohler Architects | OWNER: Joseph and Laura Junkin |
| PROPOSAL: Request for a use permit to demolish an existing one-story single-family residence with a detached garage and construct a new two-story single-family residence with a detached one-car garage on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 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 Kohler Architects, consisting of 13 plan sheets, dated received April 9, 2018, and approved by the Planning Commission on April 23, 2018, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project. c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborist Services, LLC, dated received February 23, 2018. | | | |

415 Pope Street – Attachment A: Recommended Actions

| | | | |
|--|--------------------------------------|-------------------------------------|---------------------------------------|
| LOCATION: 415 Pope Street | PROJECT NUMBER: PLN2017-00114 | APPLICANT: Kohler Architects | OWNER: Joseph and Laura Junkin |
| PROPOSAL: Request for a use permit to demolish an existing one-story single-family residence with a detached garage and construct a new two-story single-family residence with a detached one-car garage on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD | |
| VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl) | | | |
| ACTION: | | | |
| <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 revised project plans that indicate flood vents on both proposed structures to satisfy FEMA requirements (1 sq. in. for every 1 sq. ft. of enclosure below DFE). The revised project plans shall be subject to review and approval of the Planning Division and/or Engineering Division. | | | |



CITY OF
MENLO PARK

City of Menlo Park

Location Map
415 Pope Street



Scale: 1:4,000

Drawn By: MAP

Checked By: THR

Date: 4/23/2018

Sheet: 1

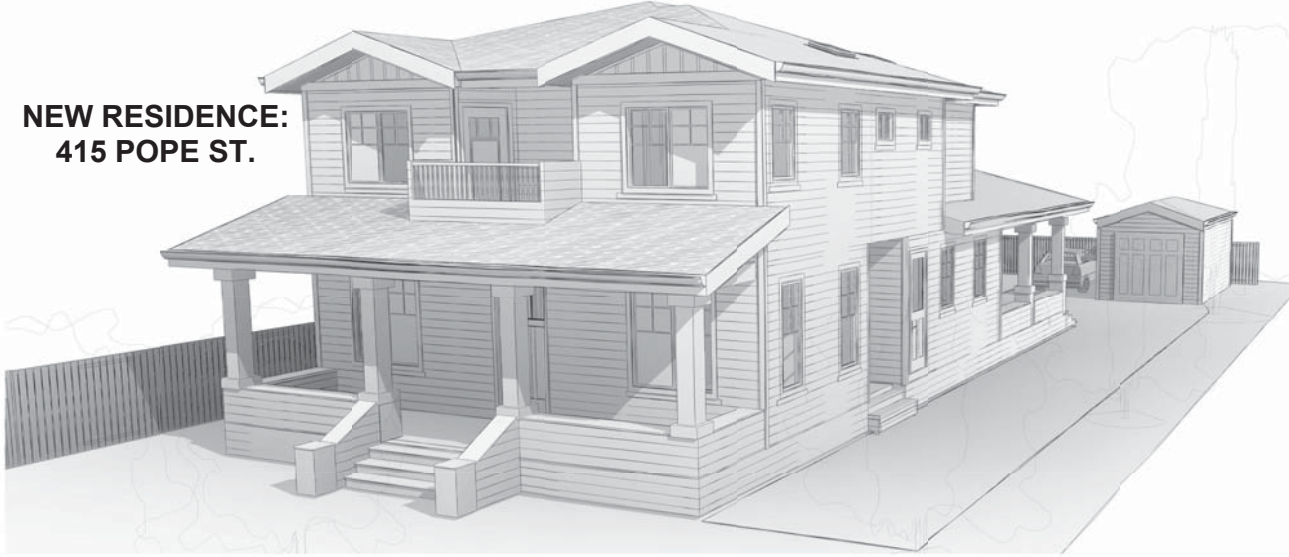
415 Pope Street – Attachment C: Data Table

| | PROPOSED PROJECT | EXISTING PROJECT | ZONING ORDINANCE |
|--|---|---|------------------------------|
| Lot area | 7,328 sf | 7,328 sf | 7,000 sf min. |
| Lot width | 53 ft. | 53 ft. | 65 ft. min. |
| Lot depth | 139 ft. | 139 ft. | 100 ft. min. |
| Setbacks | | | |
| Front | 23.7 ft. | 29.4 ft. | 20 ft. min. |
| Rear | 49.4 ft. | 61.8 ft. | 20 ft. min. |
| Side (left) | 7.8 ft. | 4.8 ft. | 5.3 ft. min. |
| Side (right) | 11.8 ft. | 12.25 ft. | 5.3 ft. min. |
| Building coverage | 2,351.3 sf 32 % | 1,992.9 sf % | 2,564.8 sf max. 35 % max. |
| FAL (Floor Area Limit) | 2,873.0 sf | 1,750.4 sf | 2,882.0 sf max. |
| Square footage by floor | 1,520.0 sf/1st 1,089.0 sf/2nd 264.0 sf/garage 567.3 sf/porches | 1,242.3 sf/1st 508.1 sf/garage 242.5 sf/porches | |
| Square footage of buildings | 3,440.3 sf | 1,992.9 Sf | |
| Building height | 27.3 ft. | 15.0 ft. | 28 ft. max. |
| Parking | 1 covered/1 uncovered | 2 covered | 1 covered/1 uncovered |
| Note: Areas shown highlighted indicate a nonconforming or substandard situation. | | | |

| Trees | Heritage trees* | 2 | Non-Heritage trees** | 13 | New Trees | 4 |
|-------|-------------------------------------|---|---|----|-----------------------|----|
| | Heritage trees proposed for removal | 0 | Non-Heritage trees proposed for removal | 1 | Total Number of Trees | 18 |

*Both heritage trees are not located within the subject property. One is adjacent to the right property line and one is near the right side of the rear property line, in the property directly behind the subject property.

**Of these 13 non-heritage trees, 11 are located within the subject property, one non-heritage tree is shared between the subject property and the property neighboring on the right side, and another non-heritage tree is fully located in the property neighboring on the right side.

| FLOOD ZONE | PROJECT INFO | SHEET INDEX |
|--|---|---|
| <p>FLOOD ZONE DESIGNATION : AE BASE FLOOD ELEVATION : AH 36.90 FEET(NAVD88)</p> | <p>PROJECT DATA: APN: 062363090 ADDRESS: 415 POPE ST ZONE: R-1U FLOOD ZONE: YES BUILDING OCCUPANCY GROUPS: R-3 U TYPE OF CONSTRUCTION: V-B STORIES: 2 STORIES HISTORIC: NO</p> | <p>SHEET INDEX</p> <ul style="list-style-type: none"> A0 COVER SHEET A1 AREA PLAN AND STREETSCAPE A2 SITE PLAN CO SURVEY D1 DEMOLITION PLAN A3 FIRST AND SECOND FLOOR PLAN A4 ROOF PLAN G1 GARAGE PLAN AND EXTERIOR ELEVATIONS A5 EXTERIOR ELEVATIONS A6 EXTERIOR ELEVATIONS A7 BUILDING SECTIONS A8 PERSPECTIVE FA1 FIRST AND SECOND FLOOR AREA CALCULATION |
| <p>COPYRIGHT</p> <p>DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF KOHLER ASSOCIATES ARCHITECTS AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF KOHLER ASSOCIATES ARCHITECTS.</p> | <p>FLOOR AREA SUMMARY</p> <p>LOT AREA = 7,328.00± SF</p> <p>FIRST FLOOR = 1,520.0 SF SECOND FLOOR = 1,089.0 SF TOTAL LIVING AREA = 2,609.0 SF ONE DETACHED CAR GARAGE = 264.0 SF TOTAL FLOOR AREA = 2,873.0 SF ALLOWABLE FLOOR AREA = 2,882.0 SF</p> | <p>PROJECT DIRECTORY</p> <p>OWNER: LAURA & JOE JUNKIN 415 POPE ST. MENLO PARK, CA 94025</p> <p>ARCHITECT: ROGER KOHLER KOHLER ARCHITECTS, INC. LICENSE #C-7334 721 COLORADO AVENUE, SUITE 102 PALO ALTO, CA 94303 650.328.1088 haleh@kohler-architects.com</p> <p>CIVIL ENGINEER: ED WU WEC & ASSOCIATES 2625 MIDDLEFIELD ROAD #658 PALO ALTO, CA 94306 650.823.6466 ed@weceng.com</p> <p>ARBORIST: KIELTY ARBORIST SERVICES CERTIFIED ARBORIST WE # 04776A P.O. BOX 6187 SAN MATEO, CA 94403 650.515.9763 kkarbor0476@yahoo.com</p> |
| <p>LOT SURVEY REQUIRED ALL PROPERTY LINES SHALL BE STAKED AND A WRITTEN STATEMENT CONFIRMING THE SURVEY RESULT AND STAKING METHOD SHALL BE SUBMITTED PRIOR TO FOUNDATION INSPECTION (2013 CIC SECTION 108.1)</p> | <p>LOT COVERAGE SUMMARY</p> <p>LOT AREA = 7,328.00± SF</p> <p>FIRST FLOOR = 1,520.0 SF ONE DETACHED CAR GARAGE = 264.0 SF COV. PORCHES & PATIO OVER = 567.3 SF</p> <p>TOTAL LOT COVERAGE = 2,351.3 SF ALLOWABLE LOT COVERAGE = 2,564.8 (35%) SF</p> | |
| <p>NEW RESIDENCE: 415 POPE ST.</p>  | | |

| REVISIONS BY | |
|--------------|--|
| 02.23.18 | |
| 03.26.18 | |
| | |



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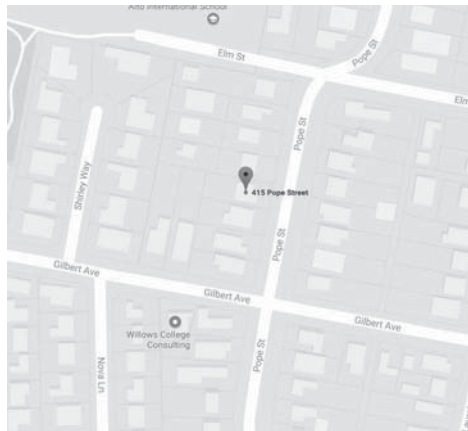
NEW RESIDENCE FOR:
LAURA & JOE JUNKIN
415 POPE ST.
MENLO PARK, CA 94025

COVER SHEET

| DRAWN | H.A. |
|-----------|--------------|
| CHECKED | |
| DATE | 11.15.17 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | |
| SHEET | A0 |
| OF SHEETS | |



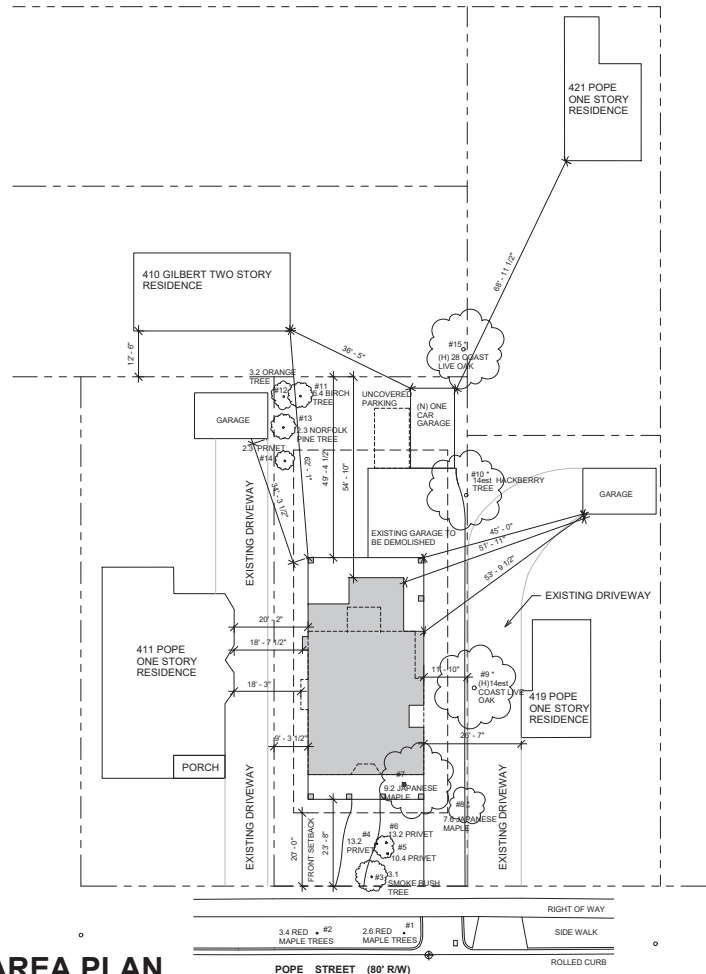
VICINITY MAP



AERIAL VIEW



PROPOSED STREETScape



AREA PLAN

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



REVISIONS BY

| | |
|----------|--|
| 02.23.18 | |
| 03.26.18 | |



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NEW RESIDENCE FOR:
LAURA & JOE JUNKIN
 415 POPE ST.
 MENLO PARK, CA 94025

AREA PLAN

| | |
|---------|--------------|
| DRAWN | H.A. |
| CHECKED | |
| DATE | 11.15.17 |
| SCALE | As Indicated |
| JOB NO. | |

SHEET
A1

OF SHEETS

SITE PLAN LEGEND

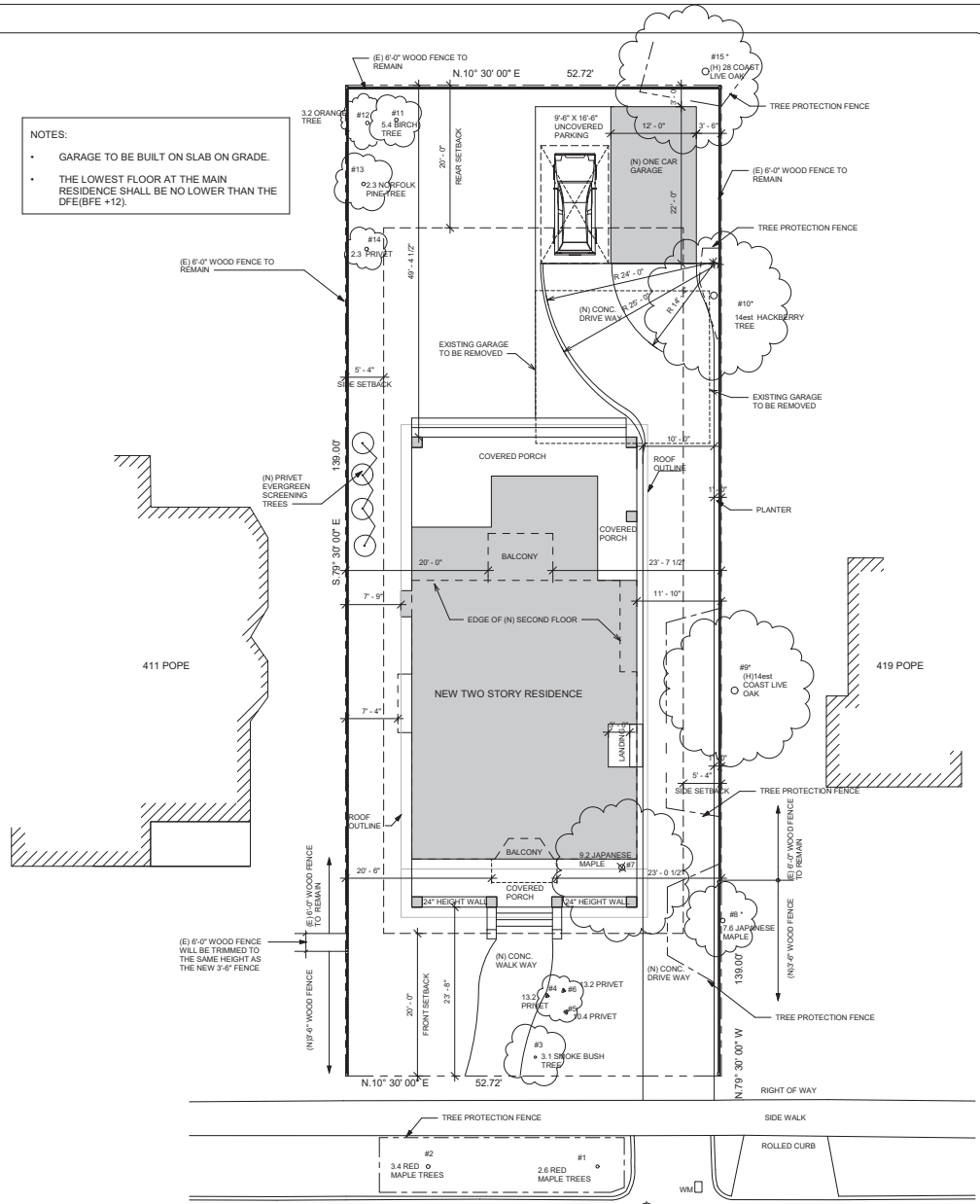
- PROPERTY LINE =
- SETBACK LINE =
- (N) FIRST FLOOR =
- (N) SECOND FLOOR =
- (E) RESIDENCE TO BE DEMOLISHED =
- (E) TREE TO REMAIN =
- (E) TREE TO REMOVE =
- INDICATES TREE # FROM ARBORIST REPORT SEE SHEET T2 =
- INDICATES HERITAGE TREE = (H)
- INDICATES NEIGHBOR = *
- EXISTING = (E)
- NEW = (N)
- TURNING PATH DIAGRAM LINE =

NEW DRIVEWAY AND UNCOVERED PARKING SPACE = 1,984.5 SF

NOTES

- CONTRACTOR TO REVIEW ARBORIST REPORT AND ENSURE ALL ARBORIST'S RECOMMENDATIONS ARE IMPLEMENTED.
- EXISTING DRIVEWAY SHALL REMAIN AS LONG AS POSSIBLE AND BE USED FOR STAGING DURING CONSTRUCTION.

- NOTES:**
- GARAGE TO BE BUILT ON SLAB ON GRADE.
 - THE LOWEST FLOOR AT THE MAIN RESIDENCE SHALL BE NO LOWER THAN THE DFE(BFE +12).



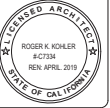
SITE PLAN

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



REVISIONS BY

| | |
|----------|--|
| 02.23.18 | |
| 03.26.18 | |



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NEW RESIDENCE FOR:
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415 POPE ST.
MENLO PARK, CA 94025

SITE PLAN

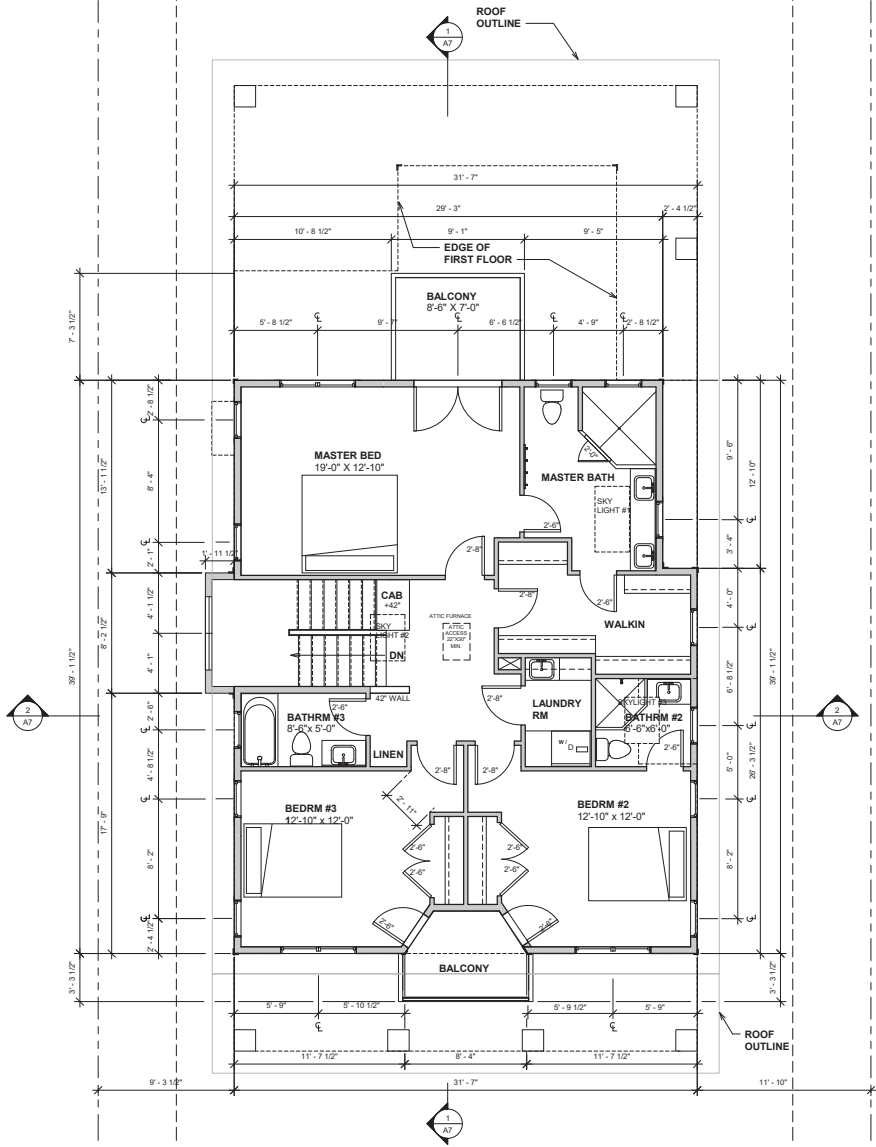
DRAWN H.A. CHECKED

DATE 11.15.17
SCALE As Indicated
JOB NO.

SHEET

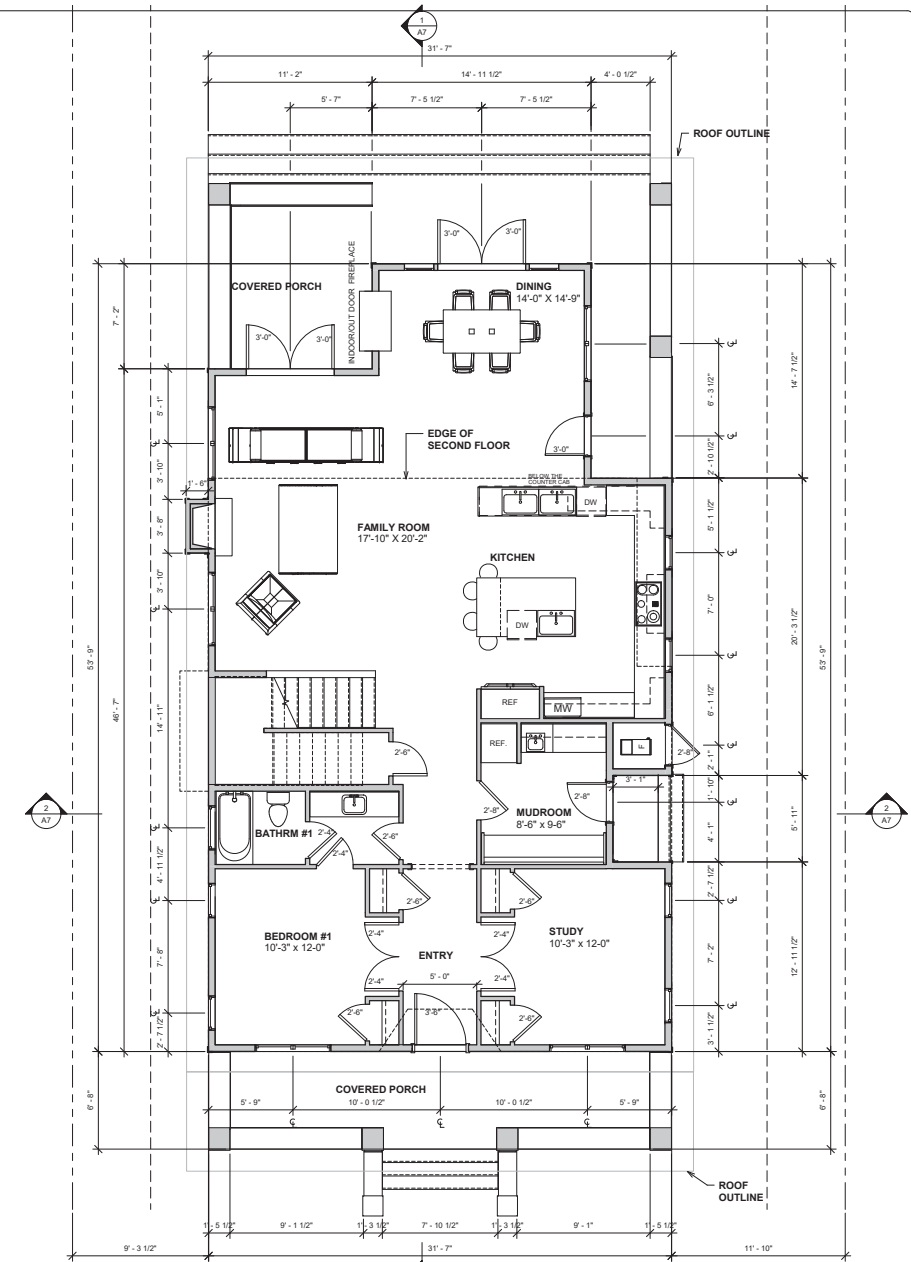
A2

OF SHEETS



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

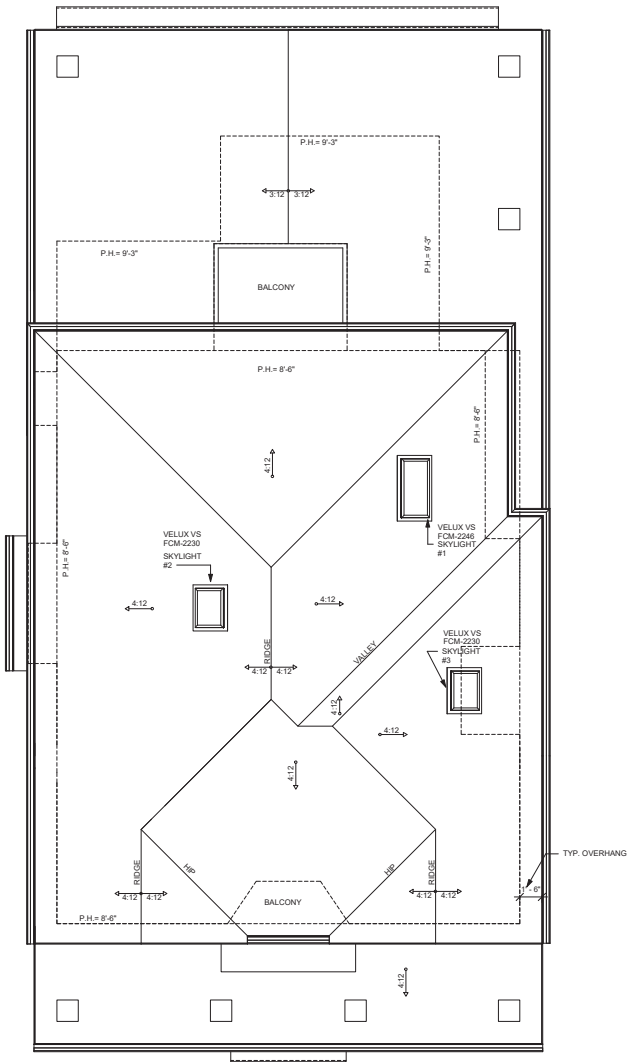
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|--------------|--|
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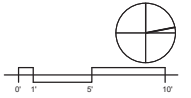
**FIRST AND SECOND
 FLOOR PLAN**

| DRAWN H.A. | |
|------------|--------------|
| CHECKED | |
| DATE | 11.15.17 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | |
| SHEET | A3 |
| OF SHEETS | |

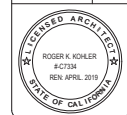


ROOF PLAN

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



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ROOF PLAN

| | |
|-----------|--------------|
| DRAWN | H.A. |
| CHECKED | |
| DATE | 11.15.17 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | |
| SHEET | A4 |
| OF SHEETS | |

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EXTERIOR
ELEVATIONS

DRAWN
H.A.

CHECKED

DATE

11.15.17

SCALE

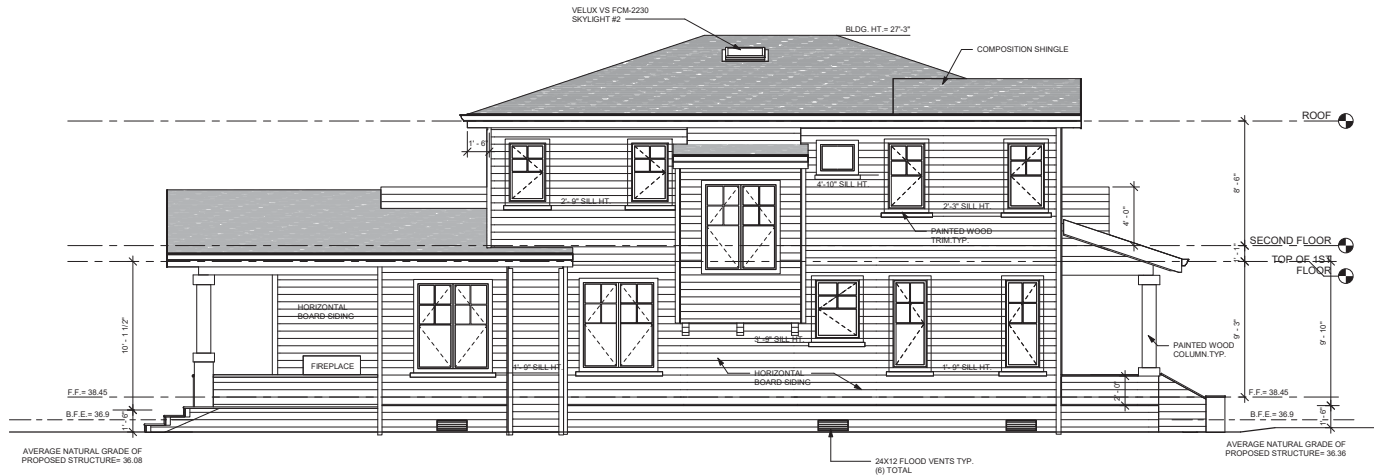
1/4" = 1'-0"

JOB NO.

SHEET

A5

OF SHEETS



LEFT SIDE ELEVATION

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

FLOOD VENT CALCULATION

| FOUNDATION VENT CALCULATIONS | |
|------------------------------------|------------------|
| HOUSE AREA = | 1,520.00 SQ. FT. |
| REQUIRED FLOOD VENT AREA = | 1,520.00 SQ. IN. |
| PROVIDED (6) 24" WIDE x 12" HIGH = | 1,728.00 SQ. IN. |

| FOUNDATION VENT CALCULATIONS | |
|-----------------------------------|----------------|
| GARAGE AREA = | 264.0 SQ. FT. |
| REQUIRED FLOOD VENT AREA = | 264.0 SQ. IN. |
| PROVIDED (3) 14" WIDE x 8" HIGH = | 336.00 SQ. IN. |

NOTES:

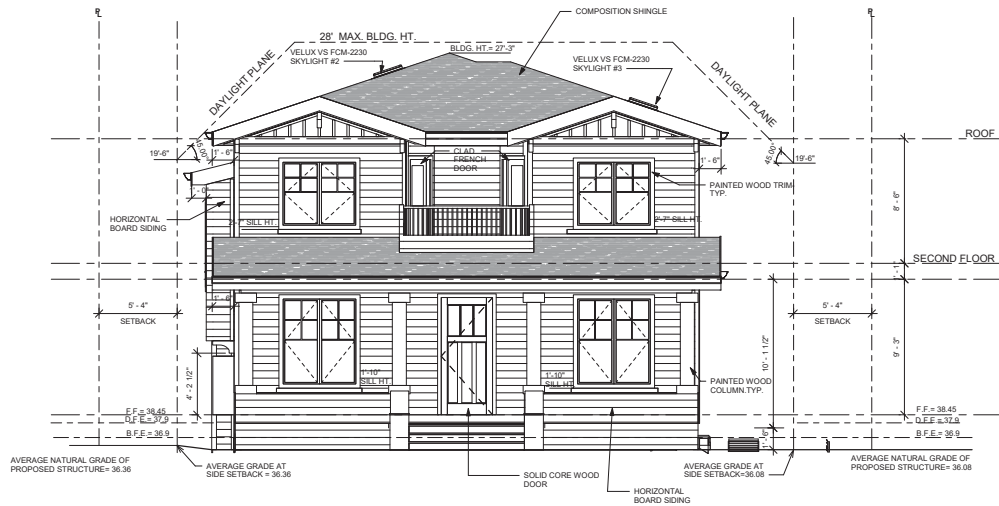
- SEE SHEET A2, A5 & A6 ELEVATIONS AND S1 FOUNDATION PLAN FOR FLOOD VENT LOCATIONS AND NUMBERS.
- BOTTOM OF FLOOD VENT SHALL BE NO HIGHER THAN 12" FROM ADJACENT GRADE.
- THE INTERIOR CONTINUOUS FOOTING IN THE CRAWL SPACE TO HAVE 36" x 14" MIN. OPENINGS FOR CROSS FLOW.

NOTES FOR MATERIALS TO BE USED BELOW THE BASE FLOOD ELEVATION (BFE):

- ALL FIRST FLOOR JOISTS TO BE PRESSURE TREATED (P.T.D.F.).
- ALL MUD SILLS AND POSTS BELOW FIRST FLOOR/JOISTS TO BE PRESSURE TREATED (P.T.D.F.).
- ALL 2 x 4 OR 3 x 4 STUDS BELOW BFE (ALL CRIPPLE STUDS BELOW FIRST FLOOR SUBFLOOR AND AT CRAWL SPACES) TO BE PRESSURE TREATED.
- ALL STUD WALLS AT THE EXTERIOR WALL OF THE GARAGE TO BE PRESSURE TREATED.
- ALL PLYWOOD (EXTERIOR AND INTERIOR) BELOW FIRST FLOOR SUBFLOOR TO BE PRESSURE TREATED.

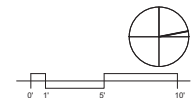
NOTE: BOTTOM OF FLOOD VENT SHALL BE NO HIGHER THAN 12" FROM ADJACENT GRADE.

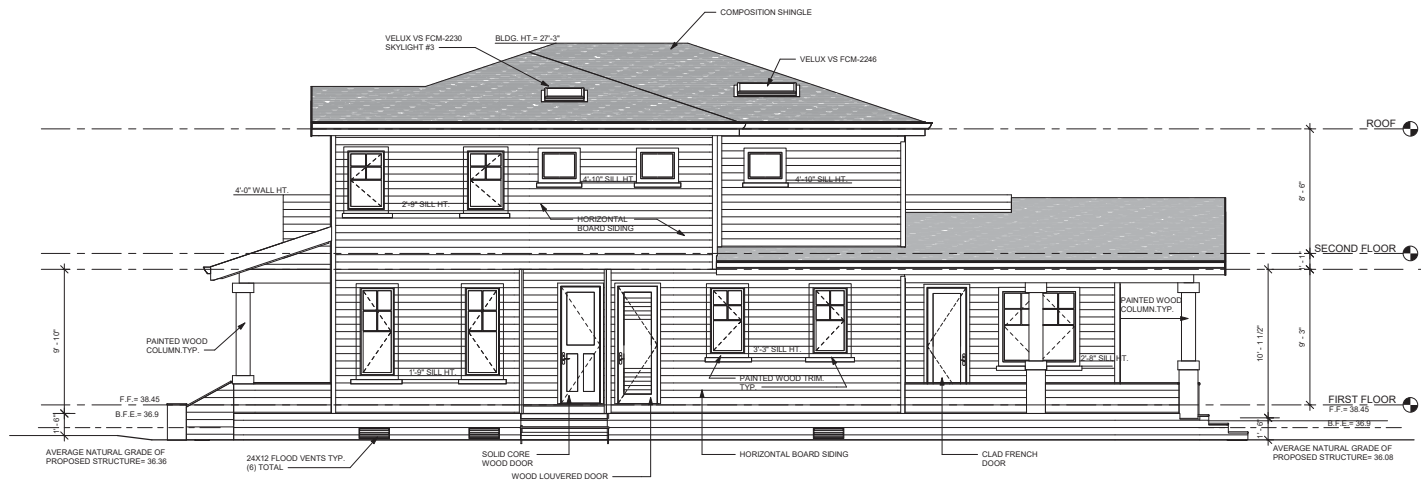
NOTE: BOTTOM OF FLOOD VENT SHALL BE NO HIGHER THAN 12" FROM ADJACENT GRADE.



FRONT ELEVATION

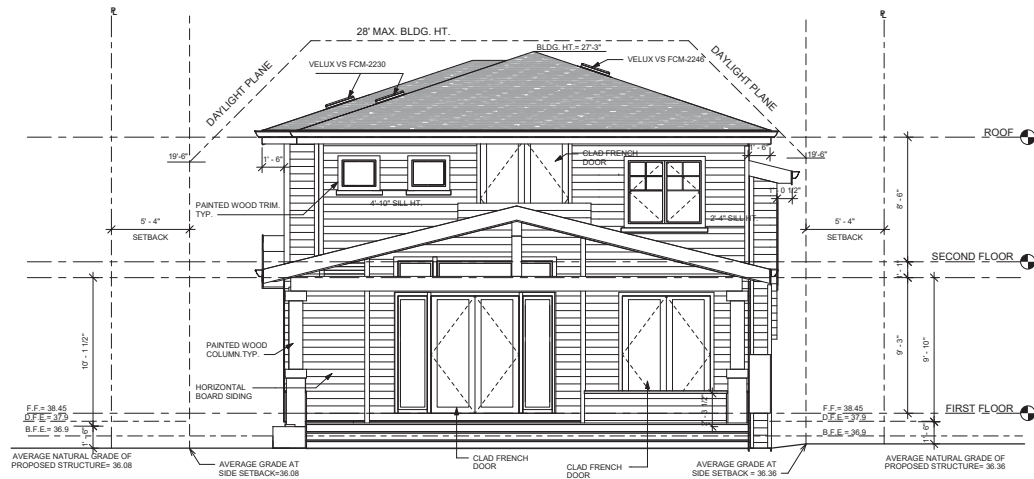
SCALE: 1/4" = 1'-0"





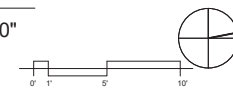
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



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| 02.23.18 | |
| 03.26.18 | |
| | |
| | |

REGISTERED ARCHITECT
 ROGER K. KOHLER
 #2734
 REN. APRIL 2011
 STATE OF CALIFORNIA

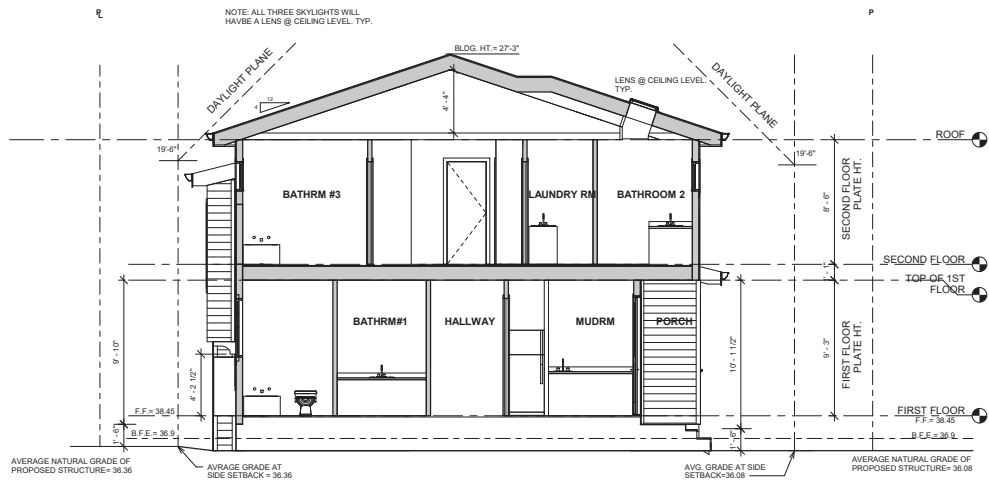
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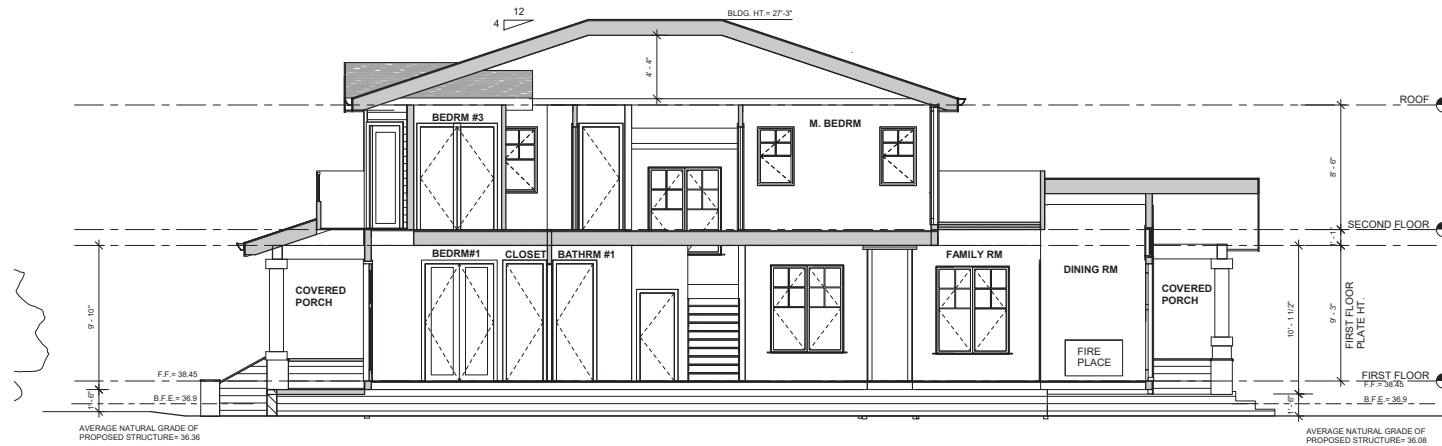
EXTERIOR
 ELEVATIONS

| |
|-----------------------|
| DRAWN H.A. |
| CHECKED |
| DATE 11.15.17 |
| SCALE 1/4" = 1'-0" |
| JOB NO. |
| SHEET |
| A6 |
| OF SHEETS |



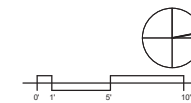
SECTION 2

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



SECTION 1

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



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BUILDING SECTIONS

DRAWN
H.A.

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DATE

11.15.17

SCALE

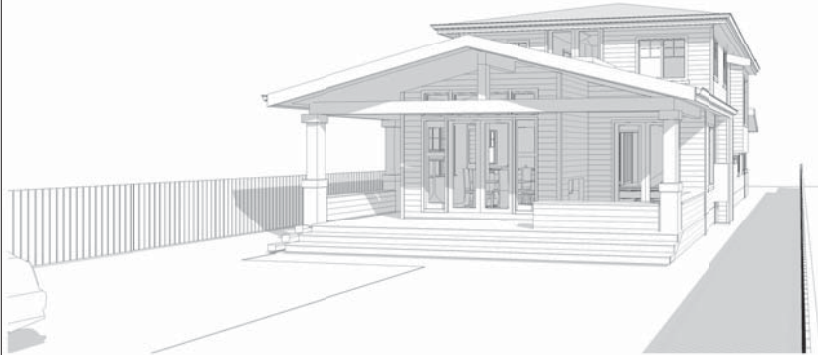
1/4" = 1'-0"

JOB NO.

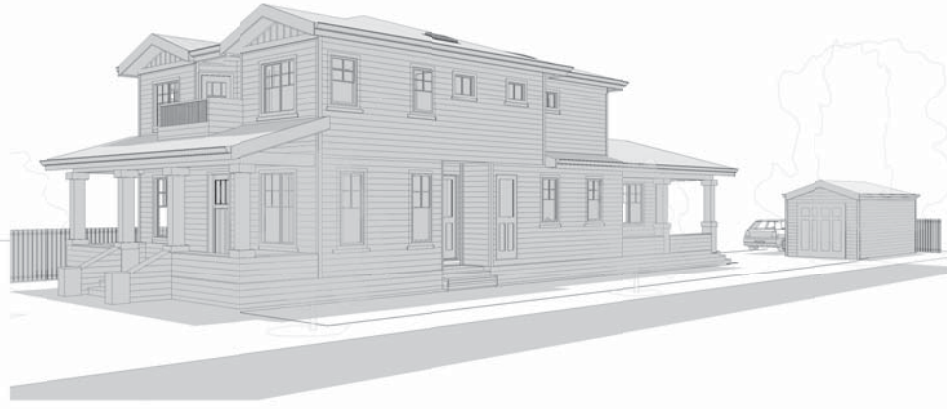
SHEET

A7

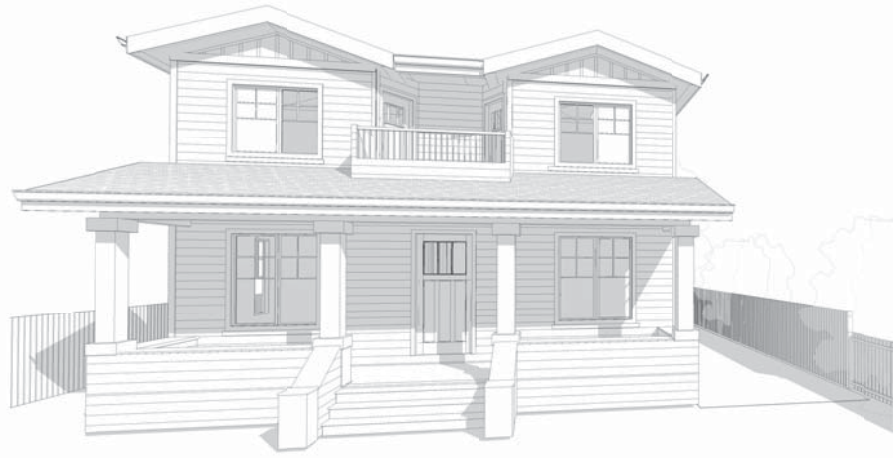
OF SHEETS



REAR



FRONT RIGHT



FRONT LEFT

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| 03.26.18 | |
| | |



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 415 POPE ST.
 MENLO PARK, CA 94025

PERSPECTIVE

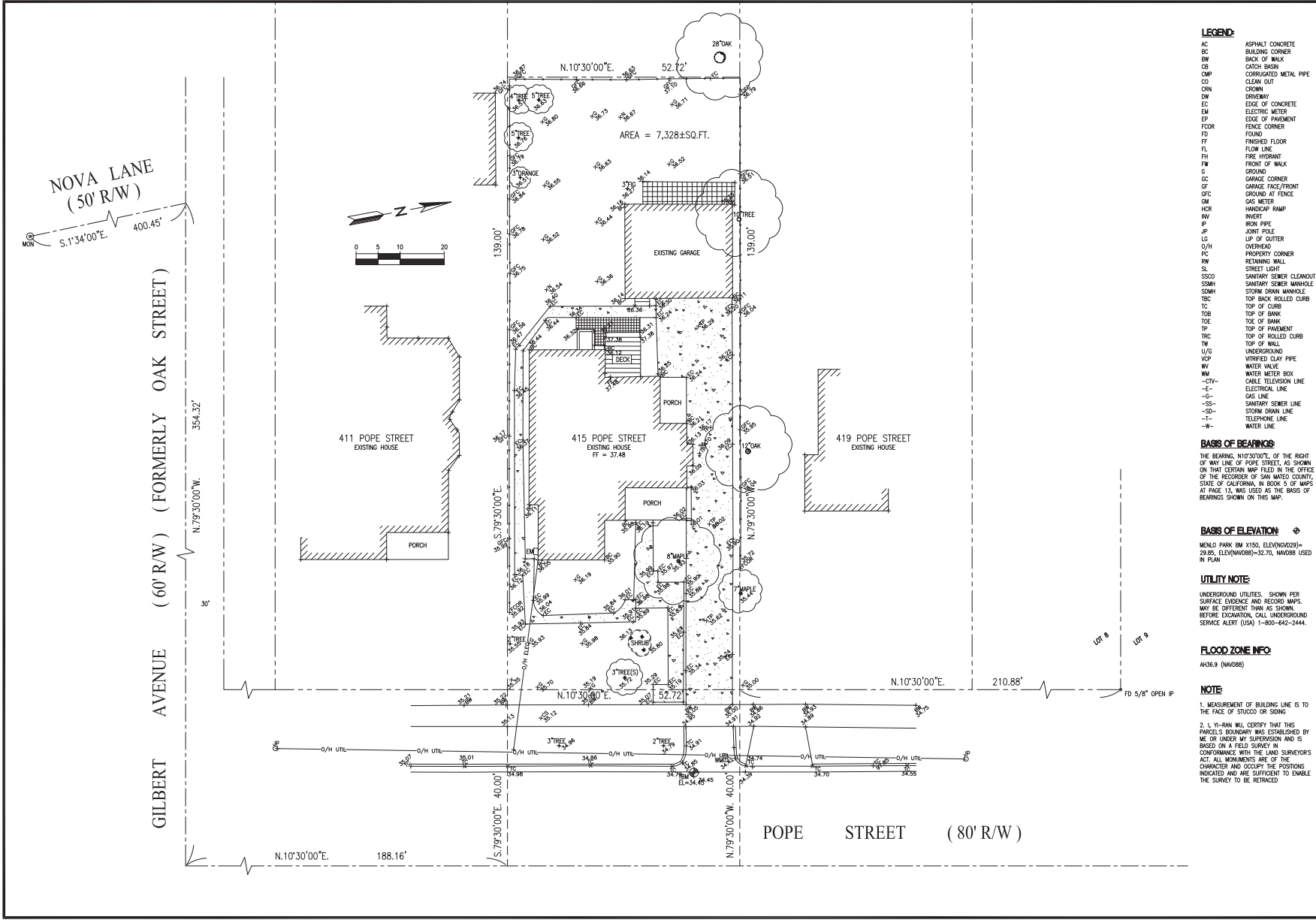
DRAWN
 H.A.
 CHECKED

DATE
 11.15.17
 SCALE

JOB NO.

SHEET

A8
 OF SHEETS



- LEGEND:**
- AC ASPHALT CONCRETE
 - BC BUILDING CORNER
 - BW BACK OF WALK
 - OB CATCH BASIN
 - CMP CORRUGATED METAL PIPE
 - CO CLEAN OUT
 - DN DRAIN
 - DW DRIVEWAY
 - EC EDGE OF CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FOR FOUND
 - FF FINISHED FLOOR
 - FL FLOW LINE
 - FI FIRE HYDRANT
 - FW FRONT OF WALK
 - G GRADING
 - GC GARAGE CORNER
 - GF GARAGE FACE/FRONT
 - GT GRIND AT FENCE
 - GM GAS METER
 - HCR HANDICAP RAMP
 - INVERT
 - IP IRON PIPE
 - JR JOINT ROPE
 - LG LIP OF GUTTER
 - O/H OVERHEAD
 - PC PROPERTY CORNER
 - RW RETAINING WALL
 - SL STREET LIGHT
 - SS00 SANITARY SEWER CLEANOUT
 - SSM SANITARY SEWER MANHOLE
 - SSM1 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

BASIS OF BEARINGS
 THE BEARING, N10°30'00"E, OF THE RIGHT OF WAY LINE OF POPE STREET, AS SHOWN ON THAT CESSION MAP FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, IN BOOK 5 OF MAPS AT PAGE 13, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION ϕ
 MENLO PARK (M 1150, ELEVATION) = 29.85, ELEVATION = 32.70, NAVD83 USED IN PLAN

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.

FLOOD ZONE INFO
 AH36.9 (NAVD83)

NOTE:
 1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF SHUDDO OR SIDING.
 2. I, [NAME], WILL 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 SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JUNKIN RESIDENCE
 415 POPE STREET
 MENLO PARK, CA
 APN: 062-363-090

WEC & ASSOCIATES

2625 MIDDLEFIELD RD #608
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



| ISSUED | | |
|--------|-------------|------|
| No. | Description | Date |
| | | |
| | | |
| | | |
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| | | |
| | | |
| | | |

DATE: MARCH 30, 2015
 SCALE: 1"=10'
 DRAWN: BG
 JOB: 10078

SHEET TITLE:
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.

C.0

PHOTOS OF THE EXISTING RESIDENCE TO BE DEMOLISHED



FRONT



LEFT SIDE



REAR



RIGHT SIDE

DETACHED GARAGE



RIGHT SIDE



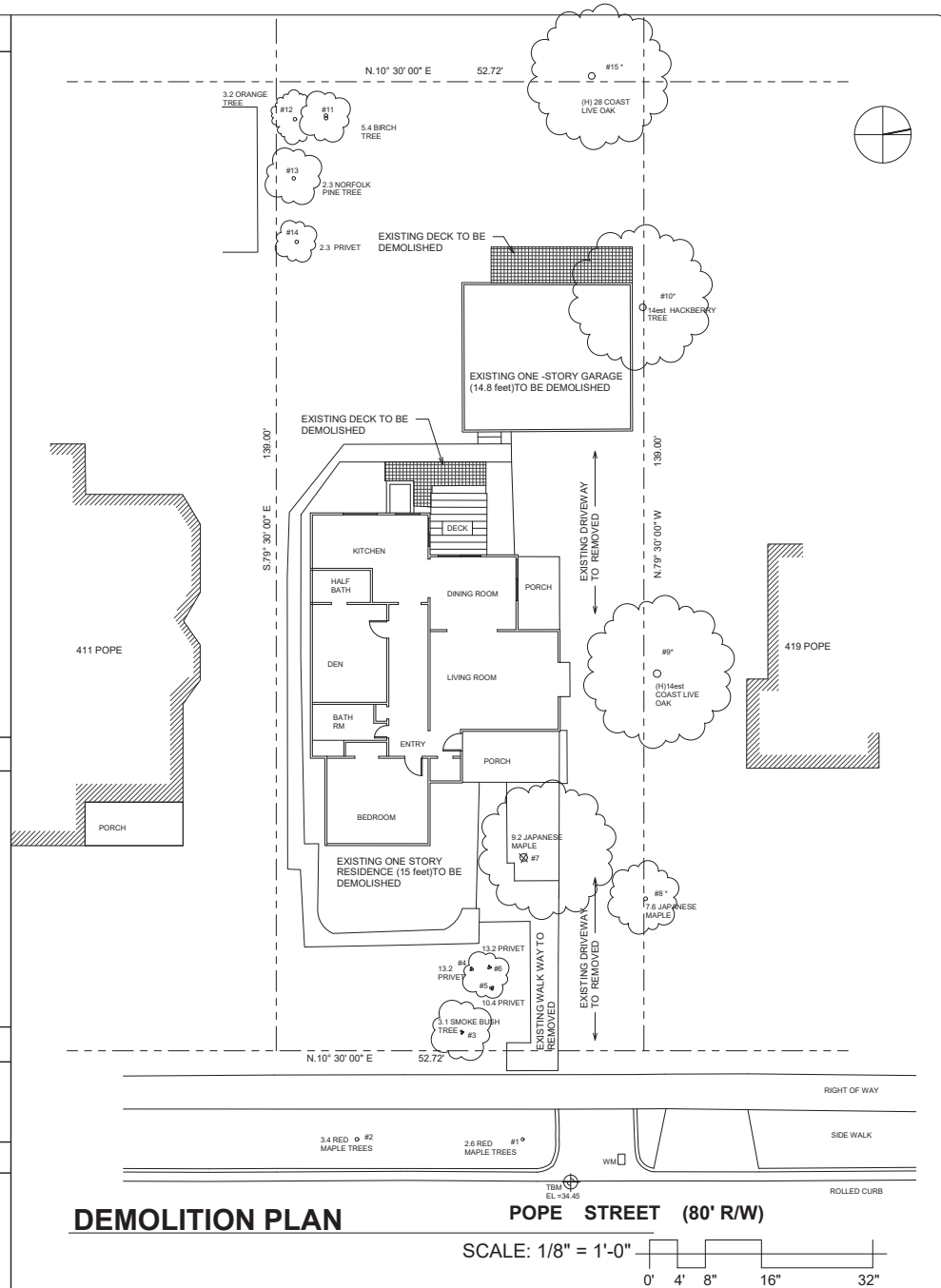
LEFT SIDE

FLOOR AREA OF EXISTING RESIDENCE TO BE DEMOLISHED

| | | |
|-----------------|---|---------------|
| FIRST FLOOR | = | 1,239.89 S.F. |
| DETACHED GARAGE | = | 521.35 S.F. |
| TOTAL FLOOR | = | 1,761.24 S.F. |

DEMOLISHED PLAN NOTES

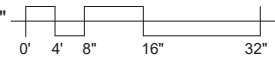
- CONTRACTOR TO PROVIDE WATER TRUCK OR HOSE BIB FOR REQUIRED DUST CONTROL DURING DEMOLITION.
- CONTRACTOR TO REVIEW ARBORIST REPORT AND ENSURE ALL ARBORIST'S RECOMMENDATIONS ARE IMPLEMENTED.
- EXISTING DRIVEWAY SHALL REMAIN AS LONG AS POSSIBLE AND BE USED FOR STAGING DURING CONSTRUCTION.



DEMOLITION PLAN

POPE STREET (80' R/W)

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



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415 POPE ST.
MENLO PARK, CA 94025

DEMOLITION PLAN

DRAWN

CHECKED

DATE

11.15.17

SCALE

1/8" = 1'-0"

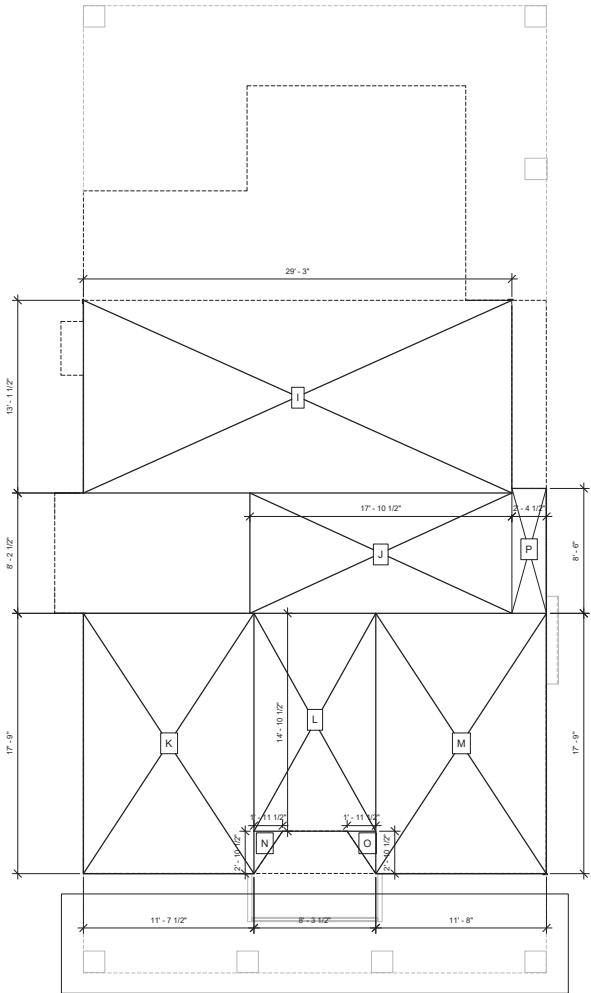
JOB NO.

SHEET

D1

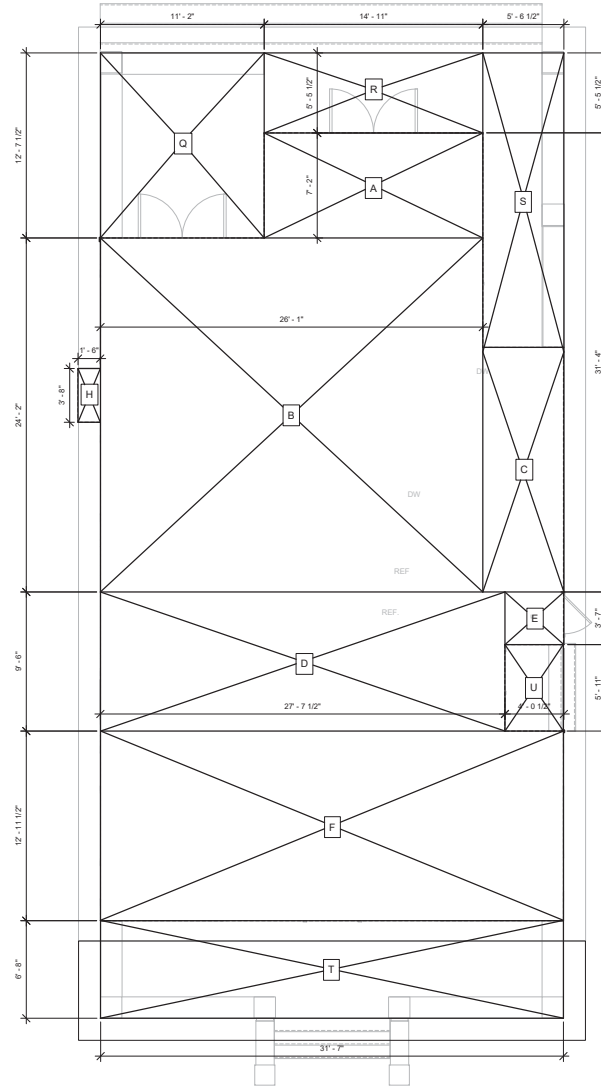
OF SHEETS

| FIRST FLOOR | SECOND FLOOR | BUILDING COVERAGE |
|---------------------------------------|--|--------------------------------------|
| A = 14.9 X 7.2 = 107.2 S.F. | I = 29.2 X 13.1 = 382.5 S.F. | Q = 11.2 X 12.6 = 141.0 S.F. |
| B = 26.1 X 24.2 = 631.6 S.F. | J = 17.9 X 8.2 = 146.8 S.F. | R = 14.9 X 5.4 = 80.5 S.F. |
| C = 5.5 X 16.7 = 91.8 S.F. | K = 11.6 X 17.7 = 205.3 S.F. | S = 5.5 X 20.1 = 110.5 S.F. |
| D = 27.6 X 9.5 = 262.2 S.F. | L = 14.9 X 8.3 = 123.7 S.F. | T = 31.6 X 6.7 = 211.7 S.F. |
| E = 4.0 X 3.6 = 14.4 S.F. | M = 11.6 X 17.7 = 205.3 S.F. | U = 4.0 X 5.9 = 23.6 S.F. |
| F = 31.6 X 12.9 = 407.6 S.F. | N = 1.8 X 2.9 = 5.21/2 = 2.7 S.F. | |
| H = 1.5 X 3.7 = 5.5 S.F. | O = 1.9 X 2.9 = 5.51/2 = 2.7 S.F. | |
| | P = 2.4 X 8.5 = 20.0 S.F. | |
| TOTAL FIRST FLOOR AREA = 1,520.0 S.F. | TOTAL SECOND FLOOR AREA = 1,089.0 S.F. | TOTAL BUILDING COVERAGE = 567.3 S.F. |
| GARAGE | | |
| G = 12.0 X 22.0 = 264.0 S.F. | | |
| TOTAL GROSS FLOOR AREA = 1,784.0 S.F. | | |



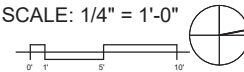
SECOND FLOOR AREA CALCULATION

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



FIRST FLOOR AREA CALCULATION

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



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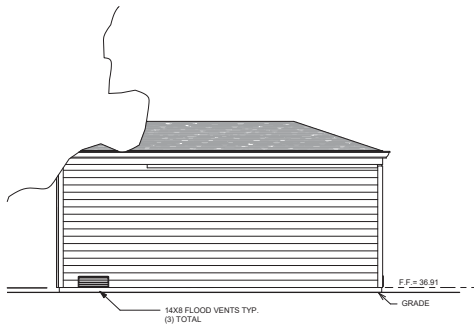
NEW RESIDENCE FOR:
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 415 POPE ST.
 MENLO PARK, CA 94025

FIRST & SECOND
 FLOOR AREA
 CALCULATION

| | |
|---------|--------------|
| DRAWN | H.A. |
| CHECKED | |
| DATE | 11.15.17 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | |

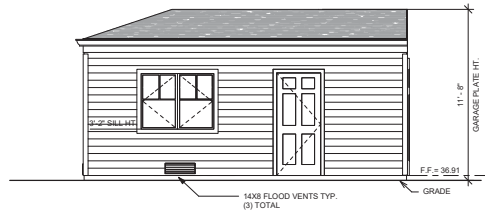
SHEET
FA1

OF SHEETS



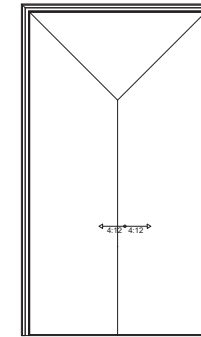
RIGHT

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



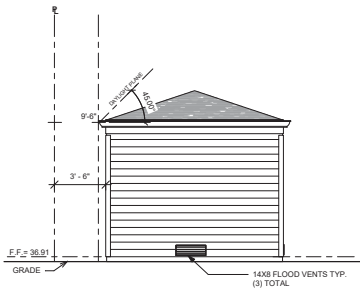
LEFT

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



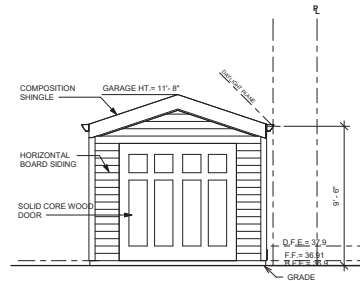
ROOF PLAN

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



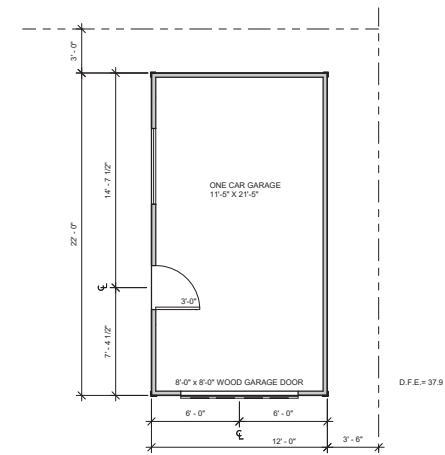
REAR

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



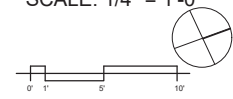
FRONT

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



FLOOR PLAN

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



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| 03.26.18 | |



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 415 POPE ST.
 MENLO PARK, CA 94025

GARAGE PLANS

| | |
|---------|--------------|
| DRAWN | H.A. |
| CHECKED | Checker |
| DATE | 11.15.17 |
| SCALE | 1/4" = 1'-0" |
| JOB NO. | |

SHEET

G1

OF SHEETS



Project Description – 415 POPE ST.

The project proposed is a new, two story single-family residence of 2,876.72 square feet located at 415 Pope in Menlo Park. The home will sit on a lot size of 7,328.00 square feet. As part of the new home, updated hardscape and landscaping will be added. The surrounding neighborhood contains residences featuring a variety of traditional architectural styles, with a mix of attached and detached garages, and a mix of one- and two-story homes.

Thoughtful consideration was given to the design of the home, and a variety of factors contributed to the final plans. They included:

- Studying the neighborhood to understand scale and aesthetic appropriate for the area
- Recognizing the proximity to neighboring homes and minimizing adverse impact
- Reflecting on the unique nature of Pope St. – with its stately homes that display a diverse array of architectural designs—from cottage style, to California craftsman, to modern, to Spanish, and more.

As a result of these considerations, the new residence at 415 Pope is a craftsman style home. The home will have a mix of gable and hip forms with composition shingle roofing and wood sidings.

The residence will have three bedrooms and three bathrooms on the second floor level with one bedroom on the first floor. The upper floor design has been arranged to minimize the massing on the second story away from neighbors.

Also the owner sent 60+ outreach letters on Jan 17, 2018 using the attached pdf. Each has a page for comments along with a stamped and addressed return envelope.

The owners have engaged 3 of our adjacent neighbors directly by sharing and discussing our plans. All the adjacent neighbors supported the project.

Thank you,
Haleh Aboofazeli

KOHLER ASSOCIATES, Inc.
721 COLORADO AVENUE, SUITE 102
PALO ALTO, CALIFORNIA 94303
PHONE 650-328-1086 FAX 650-321-2860
haleh@kohler-architects.com
www.kohler-architects.com

721 COLORADO AVENUE, SUITE 102
650-328-1086

email: haleh@kohler-architects.com

PALO ALTO, CALIFORNIA 94303
FAX 650-321-2860

Kielty Arborist Services LLC

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

September 11, 2017

Kohler Associates Architects
 Attn: Mr. Roger Kohler
 721 Colorado Avenue
 Palo Alto, CA 94303

Site: 415 Pope, Menlo Park, CA

Dear Mr. Kohler,

As requested on Friday, September 8, 2017, I visited the above site to inspect and comment on the trees. New construction is planned for this site and as required a survey of the protected trees will be provided. A tree protection will be included for any trees to be retained. Site plan A2 dated November 15, 2017 was reviewed for this report.

Method:

All inspections were made from the ground; the tree was not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). A condition rating (CON) is provided using 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 (HT/SP). Comments and recommendations for future maintenance are provided.

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|-------|-----------------------------------|-----|-----|-------|-------------------------------------|
| 1 | Red maple <i>(Acer rubrum)</i> | 2.6 | 70 | 20/10 | Good vigor, fair form, street tree. |
| 2 | Red maple <i>(Acer rubrum)</i> | 3.4 | 70 | 25/10 | Good vigor, fair form, street tree. |

RECEIVED

FEB 23 2018

CITY OF MENLO PARK
 PLANNING

415 Pope/9/11/17

(2)

| Tree# | Species | DBH | CON | HT/SP | Comments |
|-------|--|---------|-----|-------|---|
| 3 | Smoke bush (<i>Cotinus obovatus</i>) | 3.1-3.5 | 45 | 15/10 | Fair vigor, poor form, multi at base. |
| 4 | Privet (<i>Ligustrum japonicum</i>) | 13.2 | 45 | 25/10 | Fair vigor, poor form, multi leader at base. |
| 5 | Privet (<i>Ligustrum japonicum</i>) | 10.4 | 45 | 25/10 | Fair vigor, poor form, multi leader at base. |
| 6 | Privet (<i>Ligustrum japonicum</i>) | 13.2 | 45 | 25/10 | Fair vigor, poor form, multi leader at base. |
| 7X | Japanese maple (<i>Acer japonicum</i>) | 9.2 | 50 | 20/25 | Poor-fair vigor, fair form, multi leader. |
| 8* | Japanese maple (<i>Acer palmatum</i>) | 7.6 | 65 | 15/20 | Good vigor, fair form, shade tree. |
| 9*H | Coast live oak (<i>Quercus agrifolia</i>) | 14est | 50 | 35/25 | Good vigor, fair form, 1 foot from property line. |
| 10* | Hackberry (<i>Celtis australis</i>) | 14est | 50 | 40/35 | Poor-fair vigor, fair form, water stressed. |
| 11 | Birch (<i>Betula pendula</i>) | 5.4 | 50 | 40/35 | Poor-fair vigor, fair form, water stressed. |
| 12 | Orange (<i>Citrus sinensis</i>) | 3.2 | 10 | 10/10 | Poor vigor, fair form, almost dead. |
| 13 | Norfolk Island pine (<i>Araucaria ecclesia</i>) | 2.3 | 25 | 15/10 | Good vigor, fair form, trunk bends north. |
| 14 | Privet (<i>Ligustrum japonicum</i>) | 2.3 | 60 | 15/10 | Good vigor, fair form, good screen. |
| 15*H | Coast live oak (<i>Quercus agrifolia</i>) | 28 | 65 | 50/45 | Fair vigor, fair form, codominant at 2 feet. |

*indicates neighbor's or shared tree, H indicates heritage tree, X indicates tree will be removed.

Summary:

The trees on site are a mix of native and non-native species. The native trees are on two neighbors properties. The oaks are in fair condition and should not be greatly affected by the proposed construction. The existing property line fencing will provide adequate tree protection. The non-native trees on site are all well below the threshold for a protected tree. Several of the trees will be removed to facilitate construction. The street trees will be protected. The following tree protection plan will help to protect retained trees.

The new garage will be well within the dripline (10xDBH) of the neighbor's trees #10 and #15. The corner of the garage will be 6 feet from the base of these trees. The garage foundation will be of a slab on grade type with a very shallow excavation depth. The site arborist will be on site for excavation required for the garage foundation. Impacts from the demolition of the garage and the building of the new garage should be minor with no long term impacts expected.

The new concrete driveway will be very close to the neighbor's maple #8 and oak tree #9 (less than 4 feet). The removal of the existing driveway and excavation for the new drive will be carried out by hand under the supervision of the site arborist. The use of concrete as a surface will help to reduce excavation depth and should reduce impacts to the neighboring trees. Impacts to tree #8 and #9 should be minor with no long term impacts expected.

Tree Protection Plan:

Tree Protection

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.

The following tree protection fencing distances should be maintained throughout the project.

- Trees #1 and #2 maples (street trees) the minimum distances for tree protection fencing should be the edges of sidewalk and curb and extend to 6 feet where possible (no impacts).
- Trees #8, #9, #10 and #15 are all neighbor's trees and will be protected by existing fence or construction fencing.

Demolition

All demolition equipment shall access the site from the existing driveway. The existing driveway should be retained as long as possible to provide parking and staging without damaging the neighbors trees root zones. The demolition of the existing garage shall be carried out by hand or with the use of light equipment (bobcat). If demolition equipment is to stray off of the existing driveway, 8 inches of wood chips covered with plywood or steel plates should be placed inside the dripline of protected trees (10xDBH). The demolition of the new driveway and the excavation for the new garage shall be carried out by hand. The site arborist will be on site to inspect during this process.

Excavation

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.

Root Cutting

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend 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. Root loss will be mitigated with irrigation and possible fertilization.

Trenching

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

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

Tree Trimming

Tree trimming of heritage trees will not be significant and much less than 25 percent of their total foliage. The majority of the trimming of the retained trees will be for ornamental purposes. No significant tree trimming is planned for this site.

Inspections

The city of Menlo Park requires inspections of the tree protection before and demolition and before construction with written documentation being provided for the owner, contractor and city arborist. Should the tree protection need to be moved the town arborist must be notified and the site arborist will need to inspect the fencing new location. No movement of the planned tree protection fencing is expected at this time.

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

Outreach comments from property adjacent neighbors

As the owner of the two homes to your right, 419 and 421 Pope, I am excited to see your building such a beautiful home in our neighborhood. This will be an asset to the block and raise everyone's values. I have absolutely no objections, wish you the best, and please convey my support.

Ken Deleon

The Connors family neighbors at 411 Pope inquiring about screening trees:

We think a few trees on the mature side in the attached view corridor would go a long way to providing space. Do you have thoughts on landscaping? We have limited space due to the driveway on our side of the fence, but have made an attempt to give ourselves some coverage from the pending construction bay adding a few trees tight to the fence. Other than that question, we are again very happy for you.

Best, Will (& Stef)
411 Pope

Renter at 421 Pope (Greg Sramek):

"No Problem"

New Construction Proposal
Joe Junkin & Laura Pisani
415 Pope street Menlo Park, CA 94025
650.380.0560 - joe@junkin.com

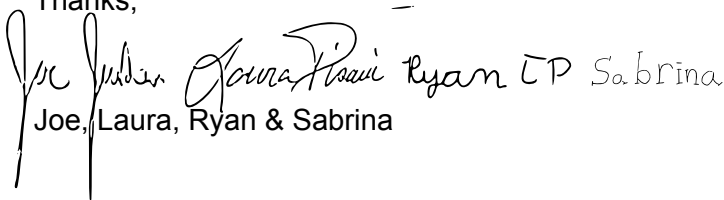
Dear Neighbor,

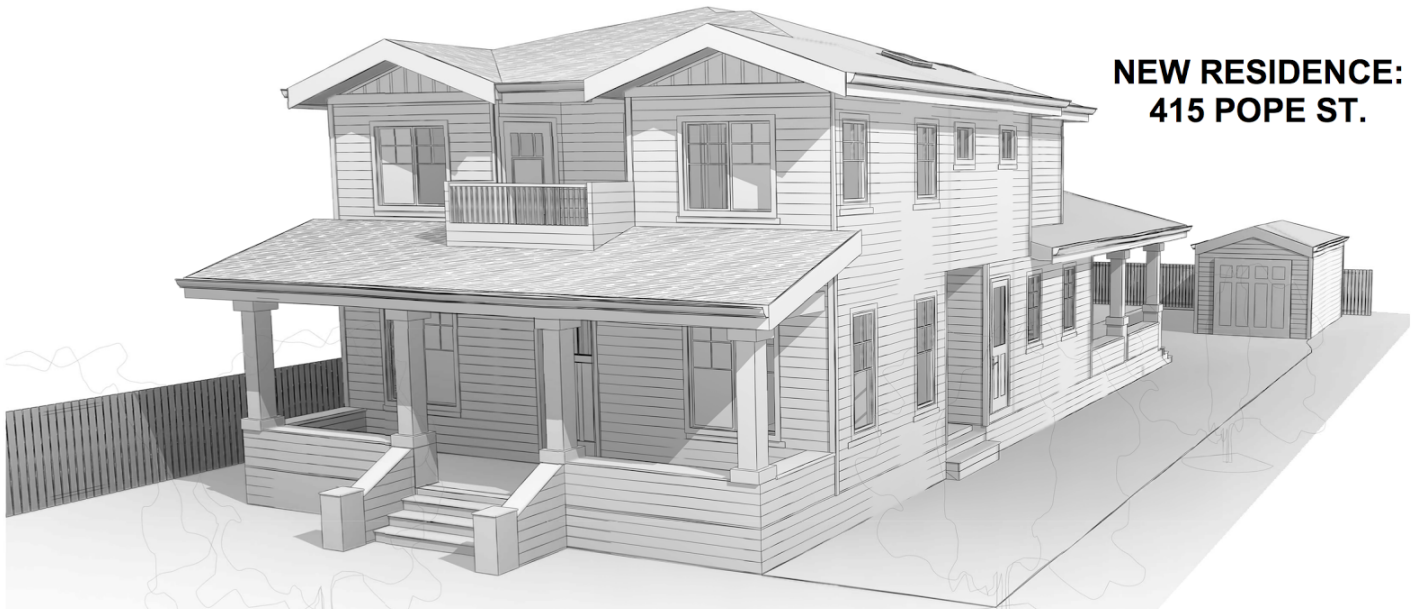
We moved into 415 Pope Street in the Willows in 2005 and have enjoyed being part of the community. As our family has grown to include two children, Ryan (9) and Sabrina (7), our current 2 bedroom 1250 sq/ft home has become a little too cozy for us.

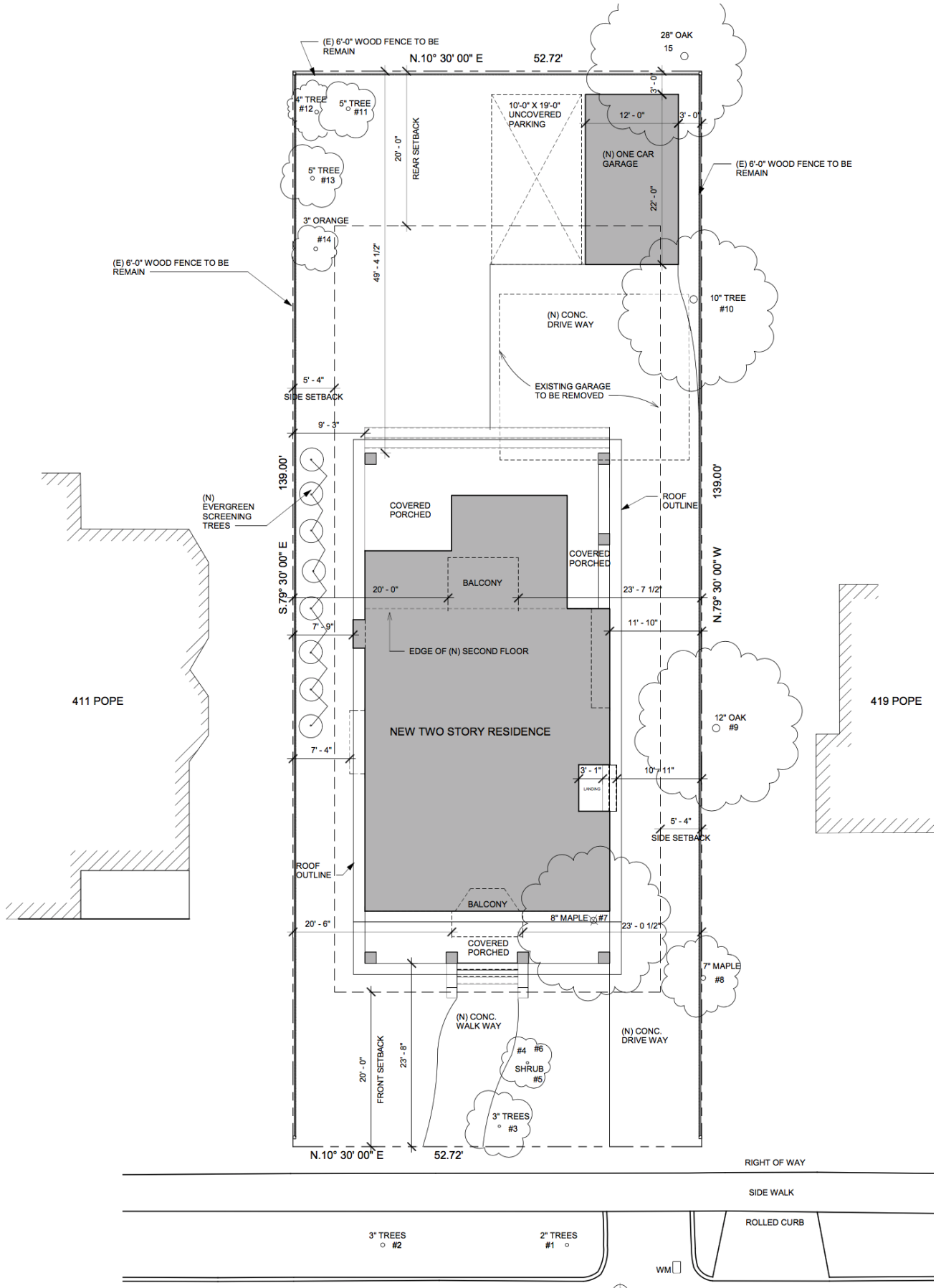
We have spent several years designing what we hope to be a welcoming and appealing new home in the neighborhood. Our plans are for a new 2 story, 4 bedroom (2880 SF) Craftsman home designed by the local architect, Roger Kohler. After plan approval, we will be meeting with the planning board. We welcome your comments and questions, and have included a comment page with a self-addressed envelope for your convenience. Please call or email if you would like to view more detailed plans and discuss with us in person. Full project plans are also available at the Menlo Park planning department.

We look forward to hearing from you!

Thanks,


Joe, Laura, Ryan & Sabrina





New Construction Proposal Comments
Joe Junkin and Laura Pisani
415 Pope street Menlo Park, CA 94025
650.380.0560

We welcome your feedback on our project.

Please use this page for written comments or email us at joe@junkin.com

Name: _____

Date: _____

Comments or questions:



STAFF REPORT

Planning Commission

Meeting Date: 4/23/2018

Staff Report Number: 18-038-PC

Public Hearing: Use Permit/James L. Chesler/24 Sunset Lane

Recommendation

Staff recommends that the Planning Commission approve a use permit for excavation within the required left side and rear setback to a depth greater than 12 inches for landscape modifications, including the construction of a new retaining wall, on a standard lot in the R-1-S (Single Family Suburban Residential District) zoning district, at 24 Sunset Lane. 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 project site is located at 24 Sunset Lane, a curvilinear dead-end street located in the Sharon Heights neighborhood, close to Sharon Park. Using Sunset Lane in the east-west orientation, the subject property is located on the southern side of Sunset Lane, between Sunset Court and the terminus of Sunset Lane. A location map is included as Attachment B.

The subject parcel is a standard lot, meeting the R-1-S zoning district requirements for minimum lot area, lot width, and lot depth. Residences on Sunset Lane are generally not level, with the subject parcel sloping approximately 15 feet downwards from the southeast rear corner toward the northwest front corner of the lot. At the rear, the subject parcel abuts an office development in the C-1-C (Administrative, Professional and Research, Restrictive) zoning district.

Analysis

Project description

The subject parcel is currently occupied by an existing single-story, single-family residence with an attached garage. The applicant is seeking to excavate within the left side and rear setback to construct a retaining wall that would provide the rear yard with landscape modifications and more accessible outdoor space, which would include a future pool and spa. As indicated on Sheets L-0 and L-1, the proposed retaining wall would be constructed farther into the left side and rear setbacks to achieve the desired final grade for additional landscaping and the construction of a pool and spa. The current left side yard consists

of a concrete retaining wall partially within the 10-foot side yard setback, and the current rear yard consists of a wood retaining wall generally running along the 20-foot rear yard setback line. The proposed retaining wall requires excavation greater than 12 inches in depth within the left side and rear setback, and therefore requires a use permit.

No changes are proposed for the main residence, which occupies the center portion of the lot. The new pool, spa, 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 a series of section drawings on Sheet L-2. The proposed revisions to the left side and rear yard excavations are requested to create more usable outdoor space in the rear yard, providing new terraced landscaping and (pending approval of a separate building permit) a combined pool and spa. The proposed retaining walls in the left side and rear yard would range from approximately one foot, seven inches to three feet, six inches in height, and due to their location on the site would not be visible from the street.

Without the proposed excavation, usability of the rear yard 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 (as noted earlier, the adjacent rear property is a commercial office development). The new retaining walls would comply with relevant structural and stability requirements. Staff believes the proposed excavation would generally be compatible with other developments in this area, as many residences in the neighborhood feature hilly landscapes and terraced landscaping and retaining walls.

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 protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist, and revisions were required for greater accuracy and specificity.

There is one heritage coast live oak tree located on the subject property (Tree 1), and it is located in the left-rear (southwest) corner of the parcel. There is also a heritage camphor tree (Tree 6) that is located near the right-rear (southeast) corner of the subject parcel, on the neighboring property (20 Sunset Lane), close to the property line. Tree 6 was determined in the arborist report to be located a sufficient distance away from the proposed construction and would therefore avoid exposure to any construction impacts.

Per the arborist report findings, portions of the proposed construction are located within eight feet of the trunk of Tree 1, and the arborist report provides required tree protection measures, including tree protection fencing and site arborist supervision during excavation within the dripline of Tree 1, applying additional mitigation measures when necessary.

Four non-heritage trees are located in the rear of the property (Trees 2 through 5), one non-heritage tree is located within the right side yard (Tree 7), one non-heritage tree is located in the neighboring property (20 Sunset Lane) and on the right side property line (Tree 8), and four newly planted saplings are located within the front of the property (Trees 9 through 12). All of these trees would remain. A six-inch magnolia tree in the vicinity of the proposed excavation was documented in the topographic and boundary survey; however, this tree was non-heritage and removed prior to submittal of this project.

All recommendations identified in the arborist report shall be implemented and ensured as part of condition 3f.

Correspondence

The applicant has stated that they completed outreach with many of the neighbors in the immediate vicinity of the project. Staff has not received any letters regarding the proposal.

Conclusion

Staff believes that the proposed excavation would improve the usability of the rear yard for the existing residence. In general, the proposed excavation would have limited impact on the adjacent neighboring properties, given the location and extent of the excavation, and would be compatible with the surrounding neighborhood. Tree protection measures would minimize impacts on Tree 1, in addition to other trees on site, as confirmed by the City Arborist. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

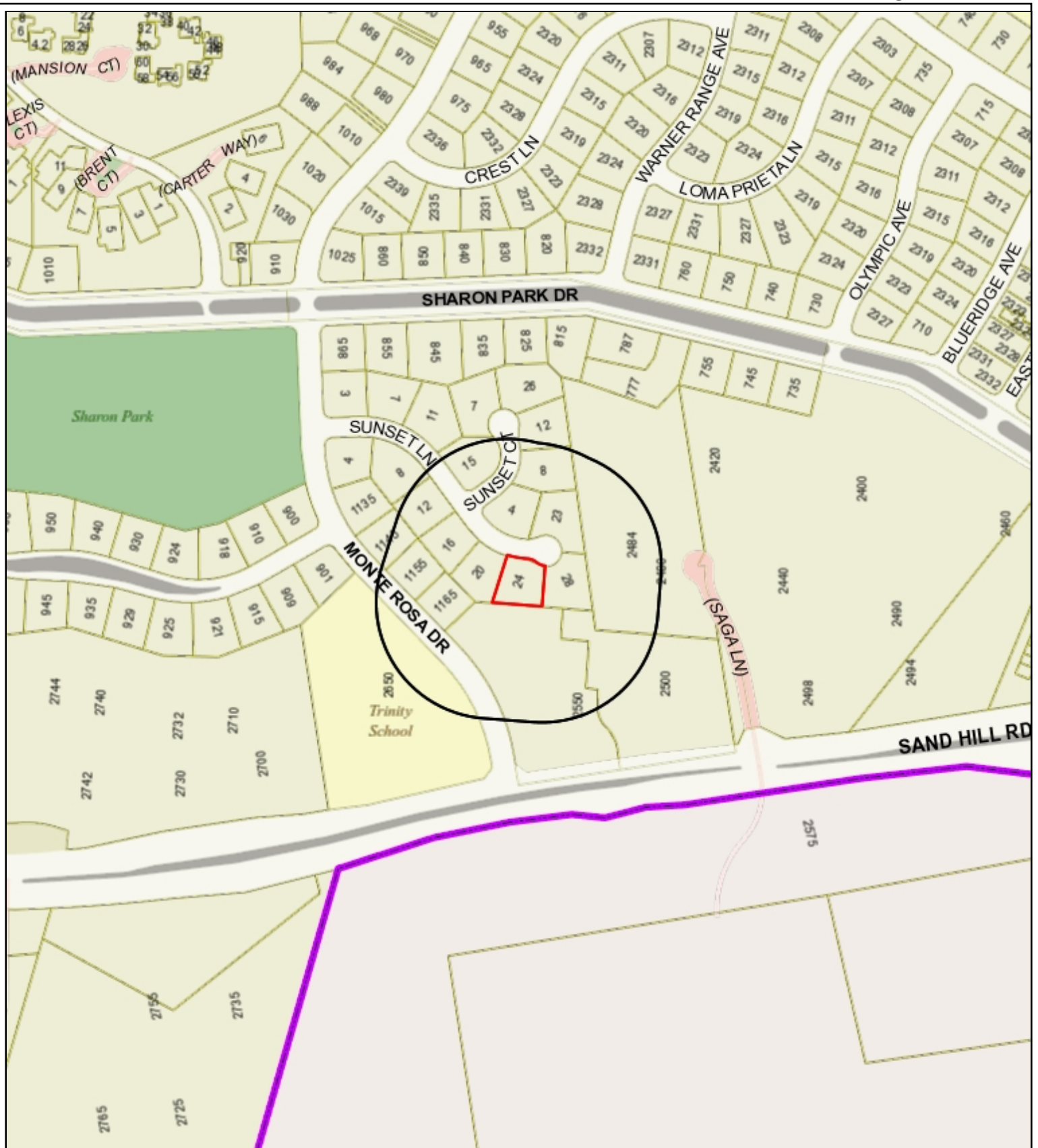
Matt Pruter, Associate Planner

Report reviewed by:

Thomas Rogers, Principal Planner

24 Sunset Lane – Attachment A: Recommended Actions

| | | | |
|--|--------------------------------------|-------------------------------|---------------------------|
| LOCATION: 24 Sunset Lane | PROJECT NUMBER: PLN2017-00026 | APPLICANT: Pat Whisler | OWNER: Jim Chesler |
| PROPOSAL: Request for a use permit to perform excavation within the required left side and rear setback to a depth greater than 12 inches for landscape modifications, including the construction of a new retaining wall, on a standard lot in the R-1-S (Single Family Suburban Residential District) zoning district. | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 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 April 6, 2018, and approved by the Planning Commission on April 23, 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 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. f. 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 Kieilty Arborist Services, LLC revised July 30, 2017. | | | |



City of Menlo Park
 Location Map
 24 Sunset Lane



Scale: 1:4,000

Drawn By: MAP

Checked By: THR

Date: 4/23/2018

Sheet: 1

| | PROPOSED PROJECT | | EXISTING PROJECT | | ZONING ORDINANCE | |
|-----------------------------|-------------------------------------|--------------------|---|------------|-------------------------|---------------------|
| Lot area | 13,541 | sf | 13,541 | sf | 10,000 | sf min. |
| Lot width | 106.8 | ft. | 106.8 | ft. | 80 | ft. min. |
| Lot depth | 116.9 | ft. | 116.9 | ft. | 100 | ft. min. |
| Setbacks | | | | | | |
| Front | 30.5 | ft. | 30.5 | ft. | 20 | ft. min. |
| Rear | 29.3 | ft. | 29.3 | ft. | 20 | ft. min. |
| Side (left) | 10.6 | ft. | 10.6 | ft. | 10 | ft. min. |
| Side (right) | 10.1 | ft. | 10.1 | ft. | 10 | ft. min. |
| Building coverage | 3,990 | sf | 3,990 | sf | 4,739.4 | sf max. |
| | 29.4 | % | 29.4 | % | 35 | % max. |
| FAL (Floor Area Limit) | 3,537 | sf | 3,537 | sf | 4,435.3 | sf max. |
| Square footage by floor | 3,135 | sf/1 st | 3,135 | sf/1st | | |
| | 402 | sf/garage | 402 | sf/garage | | |
| | 453 | sf/porches | 453 | sf/porches | | |
| Square footage of buildings | 3,990 | sf | 3,990 | sf | | |
| Parking | 2 | covered | 2 | covered | 1 | covered/1 uncovered |
| Trees | Heritage trees | 2* | Non-Heritage trees | 6 | New Trees | 4** |
| | Heritage trees proposed for removal | n/a | Non-Heritage trees proposed for removal | n/a | Total Number of Trees | 12 |

* Includes one heritage tree on the adjacent right side property (20 Sunset Lane).

** Includes new saplings recently planted in front of residence.

ATTACHMENT D



EXISTING CONDITIONS LOOKING EAST



EXISTING CONDITIONS LOOKING WEST

WHISLER
LAND PLANNING
LANDSCAPE ARCHITECTURE
101 LUCAS VALLEY RD. SUITE 201
SAN RAFAEL, CA 94903
PHONE 415-472-3800
INFO@WHISLERLANDPLANNING.COM

REVISIONS

APPROVALS

PROJECT
Chester Residence

24 SUNSET LANE
MENLO PARK CA

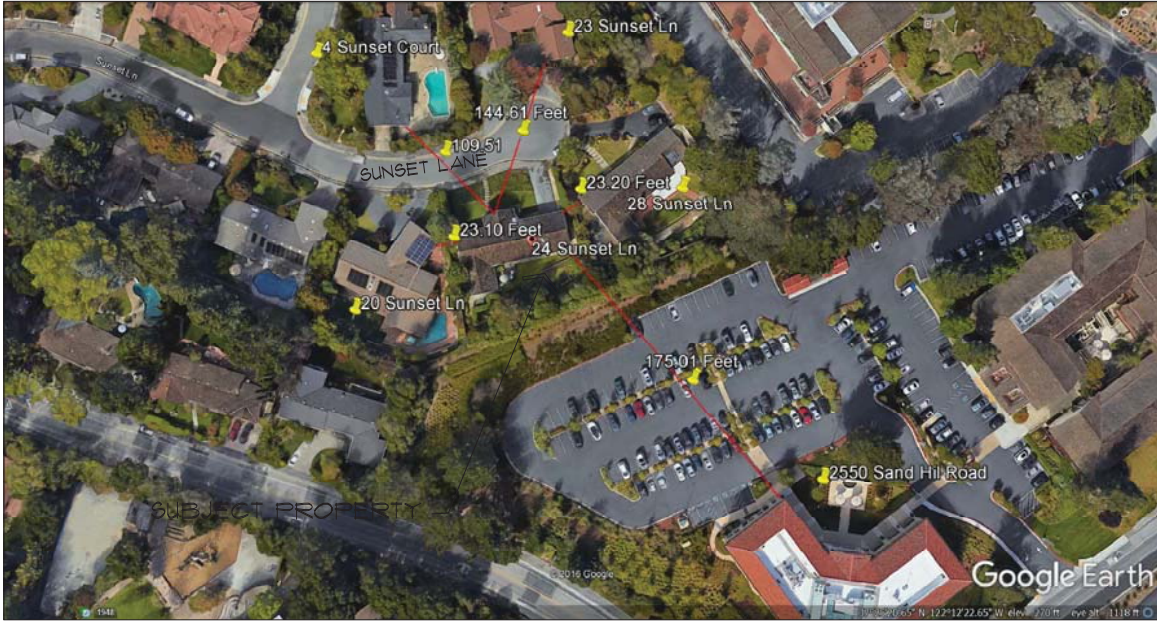
DRAWN BY: PW

DATE: 04-02-18

SCALE: NONE

SHEET TITLE
AREA PLAN

SHEET NO
AP-1

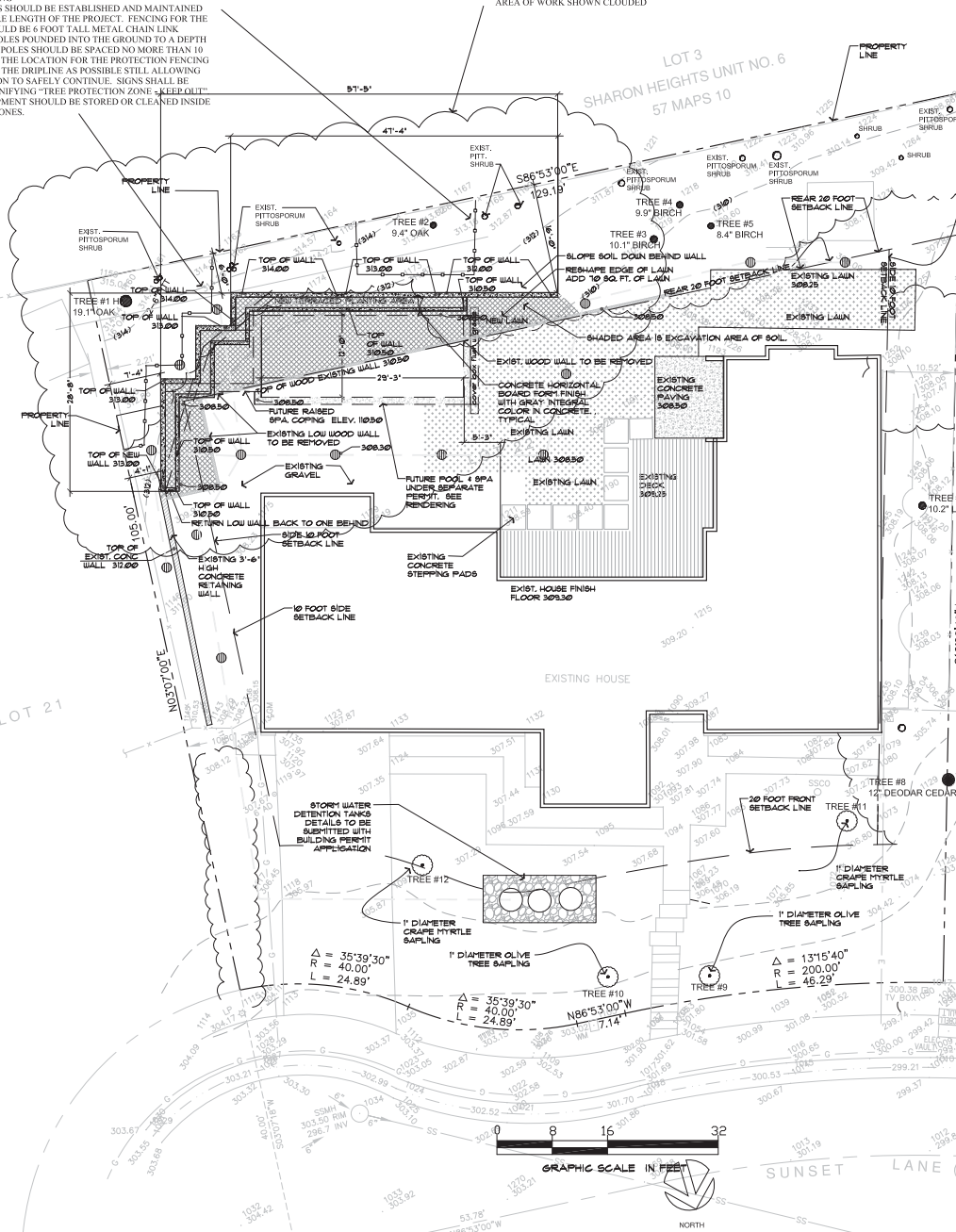


AREA PLAN NO SCALE

PROJECT DATA :
ADDRESS: 24 SUNSET LANE
ASSESSOR'S PARCEL NUMBER 074-362-190
ZONING: R-1-S
LOT AREA 13,541 SQ. FT.
EXISTING HOUSE FLOOR AREA/ FOOT PRINT: 2,980 SQ. FT.
LAND COVERED BY STRUCTURES 22%
LANDSCAPING 86%
PAVED SURFACES 1580 SQ. FT. 12%
PARKING SPACES 4 UNCOVERED 2 COVERED

TREE PROTECTION FENCING
TREE PROTECTION ZONES SHOULD BE ESTABLISHED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. FENCING FOR THE PROTECTION ZONES SHOULD BE 6-FOOT TALL METAL CHAIN LINK SUPPORTED BY METAL POLES POUNDED INTO THE GROUND TO A DEPTH OF 2 FEET. THE SUPPORT POLES SHOULD BE SPACED NO MORE THAN 10 FEET APART ON CENTER. THE LOCATION FOR THE PROTECTION FENCING SHOULD BE AS CLOSE TO THE DRILLHOLE AS POSSIBLE STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE. SIGNS SHALL BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE - KEEP OUT!" NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES.

AREA OF WORK SHOWN CLOUDED



LEGEND

- STORM WATER DETENTION BASIN IN FRONT YARD. 3 INCH FLOW WELL, DRY WELL, TANG SURROUNDED BY DRAIN ROCK OR SIMILAR. STORM WATER DETENTION DETAILS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
- EXISTING 10 FOOT CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- TOP OF WALL ELEVATION
- EXISTING TREE. SEE TREE TABLE BELOW AND ARBORIST REPORT
- PROPOSED CONCRETE RETAINING WALL
- EXISTING CONCRETE RETAINING WALL AT EAST SIDE YARD TO REMAIN
- EXISTING LOW WOOD RETAINING WALL TO BE REMOVED
- AREA OF SOIL EXCAVATION AND GRADING
- EXISTING LAWN
- FUTURE POOL UNDER SEPARATE PERMIT
- TREE PROTECTION FENCING SEE NOTES ON PLAN SHEET L-0

TREE TABLE

| Tree# | Species | DBH | Cond | Ht.Sp. | Comments |
|-------|--|------|------|--------|--|
| 1H | Coast live oak (<i>Quercus agrifolia</i>) | 19.1 | 65 | 35/30 | Good vigor, fair form, in southern corner. Heritage tree |
| 2 | Coast live oak (<i>Quercus agrifolia</i>) | 9.4 | 60 | 25/20 | Good vigor, fair form, trunk bends southwest. |
| 3 | Birch (<i>Betula pendula</i>) | 10.1 | 65 | 40/30 | Good vigor, fair form, group of three. |
| 4 | Birch (<i>Betula pendula</i>) | 9.9 | 65 | 40/30 | Good vigor, fair form, group of three. |
| 5 | Birch (<i>Betula pendula</i>) | 8.4 | 60 | 40/30 | Good vigor, fair form, group of three. |
| 6*H | Camphor (<i>Cinnamomum camphora</i>) | 20st | 25 | 30/25 | Poor vigor, poor form, in decline. Heritage tree |
| 7 | Loquat (<i>Eriobotrya japonica</i>) | 10.2 | 45 | 30/30 | Poor vigor, poor form, poor crotch at 2 feet. |
| 8* | Deodar cedar (<i>Cedrus deodara</i>) | 12st | 60 | 45/35 | Fair vigor, fair form. |

*indicates neighboring tree. H indicates heritage tree.
Method:
All inspections were made from the ground; the trees were not climbed for this inspection. Each 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 in arborist report by Kieley Arboretal Services LLC

- # 9 OLIVE NEWLY PLANTED 1" DIAMETER SAPLING (OLEA EUROPAEA)
- OLIVE NEWLY PLANTED 1" DIAMETER SAPLING (OLEA EUROPAEA) $\Delta = 49^{\circ}$
- # 11 CRAPE MYRTLE NEWLY PLANTED 1" DIAMETER SAPLING (LAGSTOMIEA INDICA) $\Delta = 125^{\circ}$
- # 12 CRAPE MYRTLE NEWLY PLANTED 1" DIAMETER SAPLING (LAGSTOMIEA INDICA)

REVISIONS
04-02-2018 PLANNING COMMENTS

APPROVALS

PROJECT
Chesler Residence

24 SUNSET LANE
NENLO PARK CA

DRAWN BY: PW

DATE: 07-14-17

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

SHEET TITLE

SITE PLAN

SHEET NO

L-0

SHARON HEIGHTS
57 MAPS 10

WHISLER
LAND PLANNING
LANDSCAPE ARCHITECTURE
101 LUGAS VALLEY RD. SUITE 201
SAN RAFAEL, CA 94903
PHONE 415-472-8600
INFO@WHISLERLANDPLANNING.COM

EX
PI
SH

REVISIONS
04-02-2018 PLANNING COMMENTS

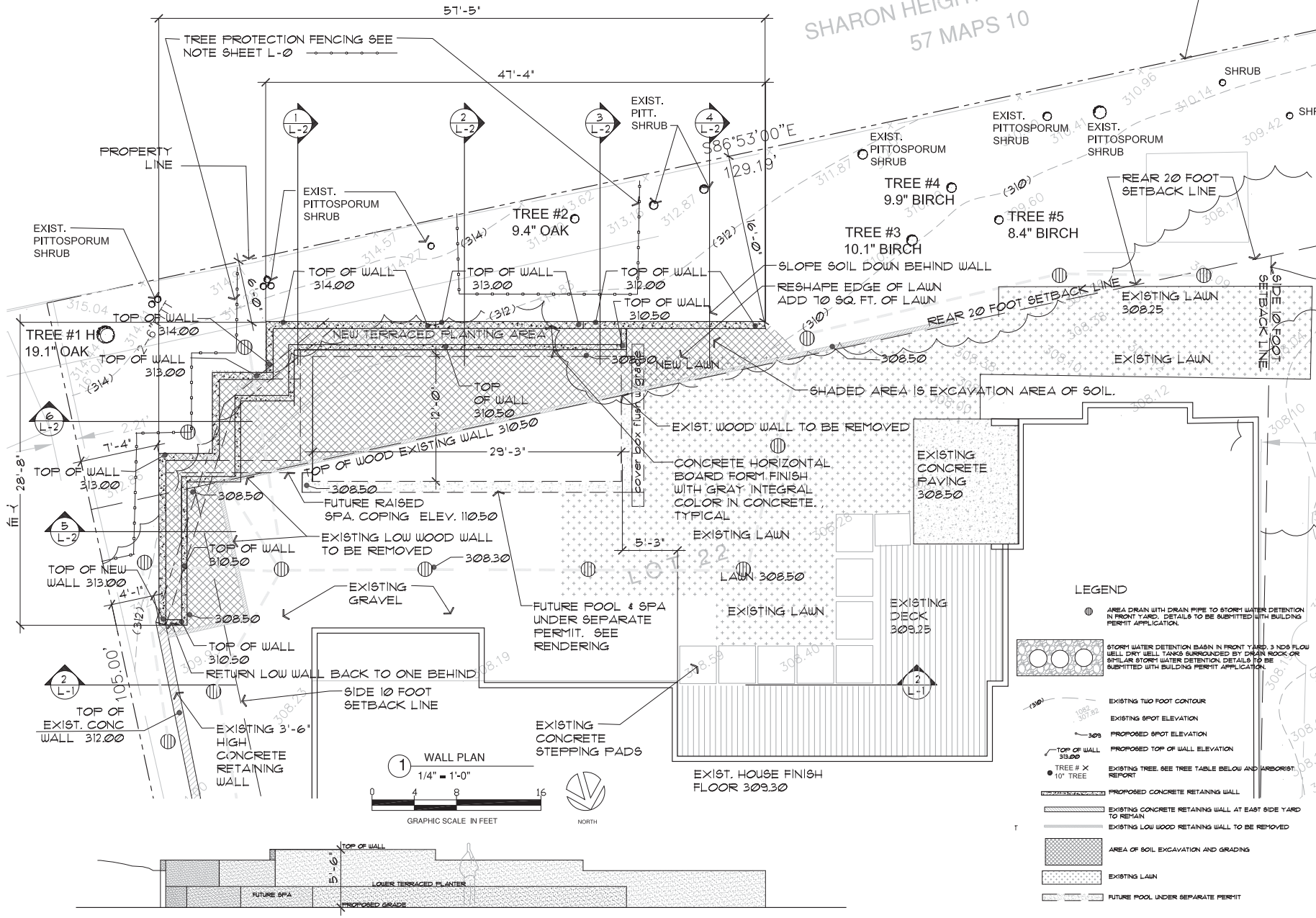
APPROVALS

PROJECT
Chesler Residence
24 SUNSET LANE
MENLO PARK CA

DRAWN BY: PW
DATE: 07-14-17
SCALE: 1/4" = 1'-0"

SHEET TITLE
RETAINING WALL
PLAN &
ELEVATION

SHEET NO
L-1



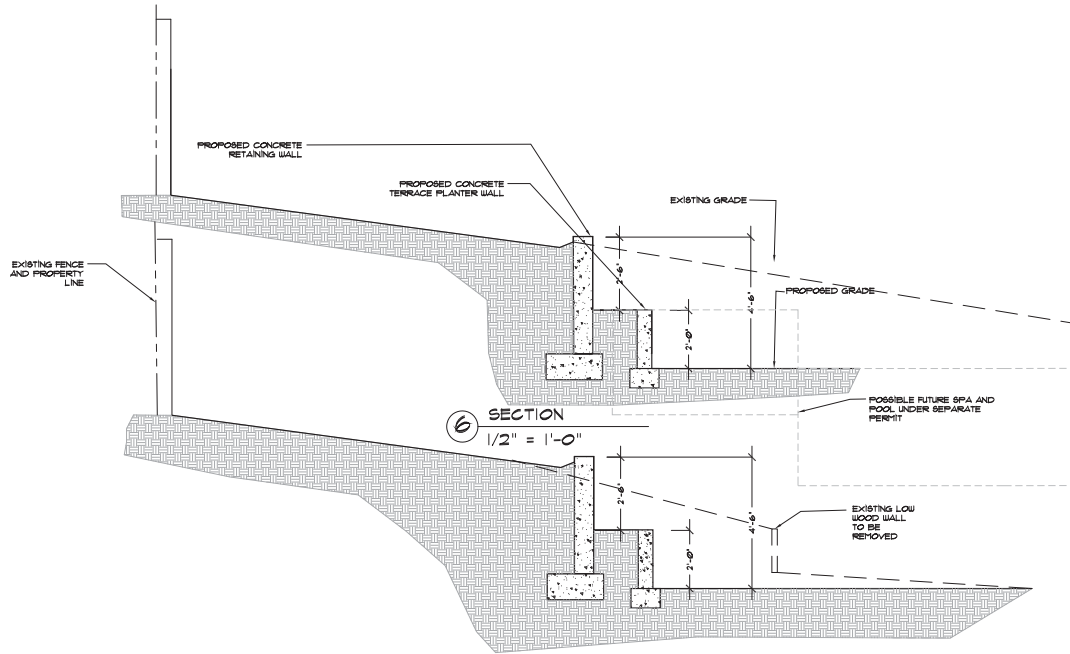
2 RETAINING WALL ELEVATION
1/4" = 1'-0"

LEGEND

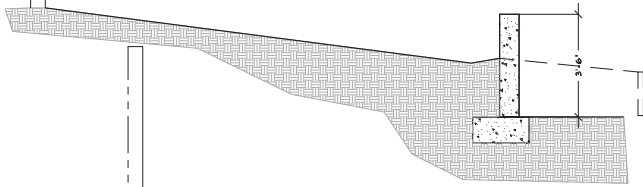
- AREA DRAIN WITH DRAIN PIPE TO STORM WATER DETENTION IN FRONT YARD. DETAILS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
- STORM WATER DETENTION BASIN IN FRONT YARD. 3 NOS FLOW WELL DRY WELL TANKS SURROUNDED BY DRAIN ROCK OR SIMILAR STORM WATER DETENTION DETAILS TO BE SUBMITTED WITH BUILDING PERMIT APPLICATION.
- EXISTING TWO FOOT CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED TOP OF WALL ELEVATION
- EXISTING TREE. SEE TREE TABLE BELOW AND ARBORIST REPORT
- PROPOSED CONCRETE RETAINING WALL
- EXISTING CONCRETE RETAINING WALL AT EAST SIDE YARD TO REMAIN
- EXISTING LOW WOOD RETAINING WALL TO BE REMOVED
- AREA OF SOIL EXCAVATION AND GRADING
- EXISTING LAWN
- FUTURE POOL UNDER SEPARATE PERMIT



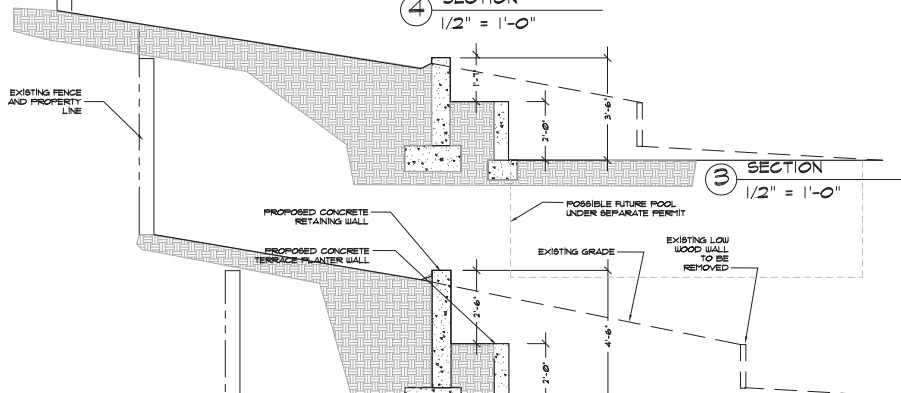
7 PROPOSED WALL CHARACTER PHOTO



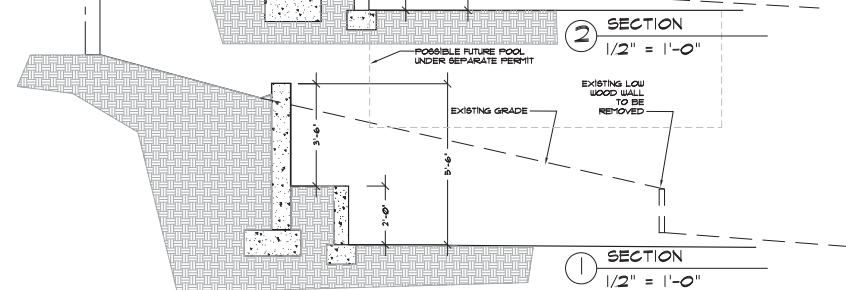
6 SECTION
1/2" = 1'-0"



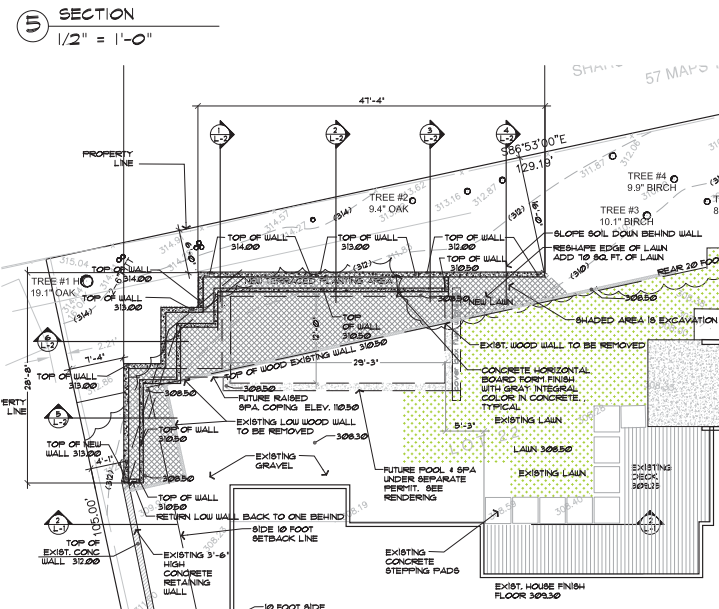
4 SECTION
1/2" = 1'-0"



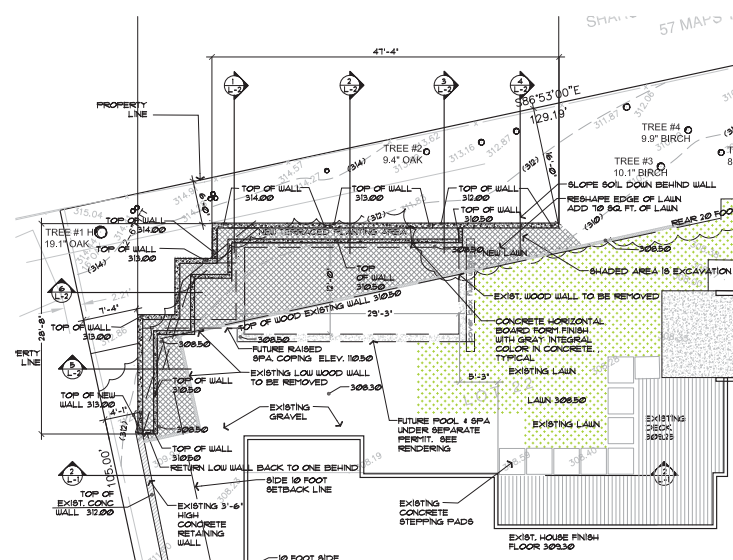
3 SECTION
1/2" = 1'-0"



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



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



SECTION LOCATION REFERENCE PLAN
1/8" = 1'-0"

| REVISIONS |
|------------------------------|
| 04-02-2018 PLANNING COMMENTS |

APPROVALS

PROJECT
Chester Residence

24 SUNSET LANE
MENLO PARK CA

| |
|-----------------|
| DRAWN BY: PW |
| DATE: 07-14-17 |
| SCALE: AS SHOWN |

SHEET TITLE
WALL SECTIONS

SHEET NO
L-2



6



3



5



2



4



1

NOTE : RENDERINGS SHOW POSSIBLE
FUTURE POOL & SPA THAT WILL BE
UNDER SEPARATE PERMIT

WHISLER
LAND PLANNING
LANDSCAPE ARCHITECTURE
101 LUCAS VALLEY RD. SUITE 261
SAN RAFAEL, CA 94903
PHONE 415-472-2600
INFO@WHISLERLANDPLANNING.COM

REVISIONS

APPROVALS

PROJECT

Chesler Residence

24 SUNSET LANE
MENLO PARK CA

DRAWN BY: PW

DATE: 04-02-18

SCALE: NONE

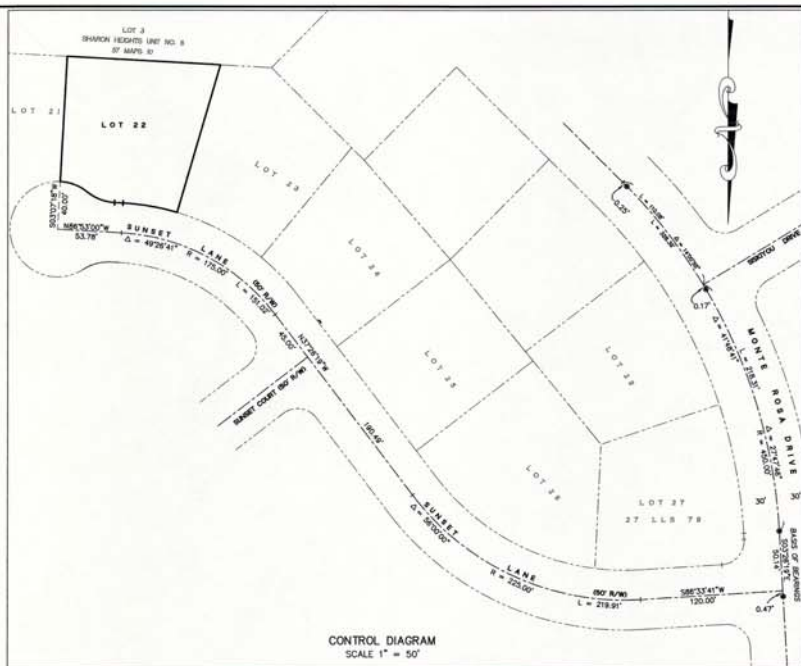
SHEET TITLE

RENDERINGS

SHEET NO

L-3

LOT 3
SHARON HEIGHTS UNIT NO. 5
57 MAPS 10



LEGEND

- * FOUND "2" BRASS DISK WITH PUNCH IN CASING, NO RECORD, NOT ACCEPTED AS ORIGINAL MONUMENTS CALLED IRON BOLT
- A/C ASPHALTIC CONCRETE
- B/V BACK OF BULK
- CB CATCH BASIN
- C/P CENTERLINE PIPE
- C/MP CENTERLINE ROAD
- CONC CONCRETE
- CONC CORRUGATED METAL PIPE
- CONC CONCRETE
- CU CLEAN-OUT
- DM DROP INLET
- EM ELECTRIC METER
- FO FOUND
- FF FRESH FLOOR
- FL FLOOR LINE
- FL FIRE HYDRANT
- GA GAS ANCHOR
- GA GAS METER
- GM GROUND
- GRD GROUND
- H/R HANDICAP RAMP
- IRV IRV
- LAT. LATERAL
- LP LP OF GUTTER
- O/H OVERHEAD
- P.U.E. PUBLIC UTILITIES EASEMENT
- RF REINFORCED CONCRETE PIPE
- RIW REINFORCING WALL
- R/W RIGHT OF WAY
- R/S/S SANITARY SEWER CLEAN-OUT
- SM SANITARY SEWER MANHOLE
- SMH STORM DRAIN MANHOLE
- TM TOP BACK OF CURB
- T/W TOP OF WALL
- U/P UNDERGROUND
- U/C UNDERGROUND
- U/C UNDERGROUND
- W/C WATER MAIN
- WM WATER METER BOX
- W/L WATER TELEPHONE LINE
- E- ELECTRICAL LINE
- S- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- T- TELEPHONE LINE
- W- WATER LINE

BASIS OF ELEVATIONS:
ELEVATIONS ARE BASED UPON AN ADJACENT DATUM.
* BM: SET SCORBED CROSSES AT BACK OF GUTTER ALONG SUNSET LANE. ELEVATION = 300.00

BASIS OF BEARINGS:
THE BEARINGS, 132°23'12"K, OF THE CENTERLINE OF MONTE ROSA DRIVE AS SHOWN ON THAT CERTAIN SURVEYS MAP ENTITLED, "SHARON HEIGHTS UNIT NO. 5", WHICH WAS FILED FOR RECORD IN BOOK 25 OF MAPS AT PAGES 75 AND 76, SAN MATEO COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY NOTE:
MONUMENTS WILL BE SET AT THE PROPERTY CORNERS AND A RECORD OF SURVEY OR CORNER RECORD WILL BE FILED WITH THE COUNTY OF SAN MATEO.

Walter J. Hines
DATE 10-27-15
S.B. 7318
Vols. 52-21-18
COUNTY OF SAN MATEO
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 22
"SHARON HEIGHTS UNIT NO. 5"
VOLUME 55 OF MAPS AT PAGE 26
ASSESSOR'S PARCEL NUMBER: 074-362-190
(24 SUNSET LANE)

MENLO PARK SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 10' SEPTEMBER, 2015

B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
801 WATERBURY ST.
SILICON VALLEY, CA 94040
OFFICE (650) 437-1590
FAX (650) 437-1099

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

NOT TRUE LOCATION SHOWN FOR INSET PURPOSES ONLY

SMH
289.61 RM
282.6 INV

- △ REV. 11-23-15: ADD EXISTING HOUSE SETBACKS
- △ REV. NOTATED DRAWING 180° & CLEAN UP ALL THE POINTS, 10/15/15

PROJECT DESCRIPTION

As with most properties in the Sharon Heights neighborhood we are challenged with dealing with non-level topography. As shown on the survey of our property we have an up slope from the back southwest side of our house to the back fence line of our property. Slope is approximately 1 vertical foot in 4.75 horizontal feet.

Due to that slope we hope to achieve two goals in the construction of a retaining wall.

The first is to have the wall constructed with the proper drainage system to collect water runoff from the back slope of the property and from the neighboring properties behind that drain onto our property so we can divert water runoff around the back of our house to an infiltration area in the front of the house to alleviate water build up under the house. The second goal is to achieve a more flat usable area for our three children to play.

The plans show construction of 87 linear feet of concrete retaining wall in the back yard of the property to enable usable area for our family to play and to have more outdoor living space. The tallest section of the wall is 5 feet above existing lower grade. A low terrace will be placed in front of the 5'-6" high wall resulting in a visual of a 3"6" foot wall, see section Sheet L-3. The soil to be excavated (shown shaded on plan) is 75 cubic yards.

The project will involve 200 sq. ft. of new landscape area in the terrace between retaining wall and 70 sq. ft. of renovated lawn area. The new terraced planning area between upper and lower wall will be planted with low water use plants and irrigated with a drip irrigation system.

We have a great relationship with all of our neighbors and because there are no impacts on anyone we have not received any concerns from our neighbors when discussing this work or resulting from the letter that was sent out by the city.

Without any impacts to our neighbors and the fact that we are not removing any trees for this work we hope this is seen as a very reasonable request.

Sincerely,

Jimmy and Tracy Chesler

24 Sunset Lane

4/2/2018

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

February 17, 2017 revised July 30, 2017

Mr. Jim Chesler
24 Sunset Lane
Menlo Park, CA 94025

Site: 24 Sunset Lane, Menlo Park, CA

As requested on Thursday, February 9, 2017, I visited the above site for the purpose of inspecting and commenting on the trees. A new retaining wall in the rear of the property is planned for this site and your concern as to the future health and safety of the trees has prompted this visit. The latest landscape plan, L-1 dated July 14, 2017 was reviewed for this revision.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. Each 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.

24 Sunset/2/17/17

(2)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|--|------------|------------|--------------|---|
| 1H | Coast live oak (<i>Quercus agrifolia</i>) | 19.1 | 65 | 35/30 | Good vigor, fair form, in southern corner. |
| 2 | Coast live oak (<i>Quercus agrifolia</i>) | 9.4 | 60 | 25/20 | Good vigor, fair form, trunk bends southwest. |
| 3 | Birch (<i>Betula pendula</i>) | 10.1 | 65 | 40/30 | Good vigor, fair form, group of three. |
| 4 | Birch (<i>Betula pendula</i>) | 9.9 | 65 | 40/30 | Good vigor, fair form, group of three. |
| 5 | Birch (<i>Betula pendula</i>) | 8.4 | 60 | 40/30 | Good vigor, fair form, group of three. |
| 6* | Camphor (<i>Cinnamomum camphora</i>) | 20est | 25 | 30/25 | Poor vigor, poor form, in decline. |
| 7 | Loquat (<i>Eriobotrya japonica</i>) | 10.2 | 45 | 30/30 | Poor vigor, poor form, poor crotch at 2 feet. |
| 8* | Deodar cedar (<i>Cedrus deodara</i>) | 12est | 60 | 45/35 | Fair vigor, fair form. |

*indicates neighboring tree. H indicates heritage tree.

Summary:

The trees on site are a mix of native oaks and several imported trees. The trees are all quite small and ideal for the planned construction. The planned construction will be approximately 8 feet from the trunk of oak tree #1, impacts to this tree will be minor to moderate with no long term impacts expected. No long term impacts are expected. The site arborist will be on site during any excavation within the dripline of oak #1. Mitigating measures if needed will be provided at that time. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:

Tree Protection Fencing

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link supported by metal poles pounded into the ground to a depth of 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be

placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Trenching

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

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oaks should need irrigation only if root zones are traumatized.

Inspection Timeline

The city of Menlo Park requires the site be inspected for tree protection prior to the start of demolition. The following inspections is recommended for this site:

- Prior to the start of demolition.
- Prior to the start of construction.

Other inspections will be on an as needed basis. Inspections will include a letter documenting the inspection. The letter would be provided to the owner, builder 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



STAFF REPORT

Planning Commission

Meeting Date: 4/23/2018
Staff Report Number: 18-039-PC

Public Hearing: Use Permit/Philippe and Sayeh Morali/1076 Santa Cruz Avenue

Recommendation

Staff recommends that the Planning Commission approve the demolition of an existing one-story, single-family residence to construct a new two-story home on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district, at 1076 Santa Cruz Avenue. As part of the proposed development, two heritage-size redwoods, one heritage-size palm, and one heritage-size fig tree are proposed for removal. The project includes a six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. 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

On July 14, 2008, the Planning Commission approved a request for a use permit to demolish an existing single-story, single-family residence and detached garage and construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The proposal included a request for a variance to encroach into the daylight plane on the right side, but the Planning Commission denied that part of the project. Subsequently, the applicant revised other elements of the proposal, including changes to the approved building footprint, floor area, and building coverage, and received approval on August 11, 2008 for a use permit revision.

Due to the economic downturn and associated construction loan impact around this time, the applicant was unable to implement the project within a year, as required by the Zoning Ordinance. The Community Development Director approved an administrative extension of the use permit approval on July 20, 2009, and the Planning Commission approved a full use permit extension on August 23, 2010. The applicant was unable once again to implement the project, and the use permit approval became void on August 27, 2011. The property owners and architect remain the same.

Analysis

Site location

The subject site is located at 1076 Santa Cruz Avenue, between the intersections of Arbor Road and Johnson Street, in the West Menlo neighborhood. The other nearby parcels on the northwest side of Santa Cruz Avenue are also part of the R-E zoning district, while those on the opposite side of Santa Cruz Avenue are part of the R-3 (Apartment) zoning district. Most of the parcels in the vicinity are occupied by single- and multi-family residences in a variety of styles, although several parcels at the corner of Santa Cruz Avenue and Arbor Road are occupied by a church and school. A location map is included as Attachment B.

Project description

The applicant is proposing to construct a new two-story, single-family residence and attached garage. The new residence would have a total FAL (Floor Area Limit) of 5,712 square feet where 7,451 square feet is the maximum. This proposal is almost identical to the previously approved use permit proposals (except for some heritage tree details which are discussed later in this report). A large covered patio would contribute to the site's building coverage total, which would be 17 percent where 30 percent is the maximum. The residence would be 28 feet tall where 30 feet is the maximum. A six-foot-tall front fence is proposed that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. The new fence is discussed later in this report.

The two-car garage would address the parcel's off-street parking requirement. An extension of the driveway to the right of the house would allow cars parked in the garage to back up and exit onto Santa Cruz Avenue in a forward-facing direction. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Design and materials

The proposed residence would be designed in a southern French rural farmhouse style, with cement plaster siding, clay tile roofing, and wood shutters, along with stone veneer on the garage portion. Decorative features, such as cedar eave brackets, wood windows and garage doors, and wrought-iron balconies would add interest and texture to the exterior. Staff believes that the proposed residence would be compatible with the mix of architectural styles in the overall neighborhood. In general, the residence would not be particularly visible from the public right-of-way, due to the large front setback, the existing and proposed landscape screening, and the proposed front fence.

The bulk of the residence would be situated approximately 69 feet from Santa Cruz Avenue. At the front, the residence would be structurally attached by a covered patio to a side-loading, two-car garage, which would be situated 20 feet from the front property line.

Trees and landscaping

The applicants have submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near the site, and have applied for heritage tree removal permits to remove one heritage-size fig (tree #9), one heritage palm (tree #19), and two heritage-size redwoods (trees #20 and #21). The heritage fig has been tentatively approved by the City Arborist for removal due to the decaying trunk cavity. The City Arborist has relayed that removal of the other three heritage trees is not justified

based on health, structure, or similar issues; however, these trees are in the path of construction, which the Heritage Tree Ordinance permits as a basis for removal. As such, these tree removal permits would be issued if the Planning Commission approves the use permit.

Staff believes that the requested heritage tree removals may be justified by the conflict with the proposed improvements. In addition, even with the proposed removals, the site would be well-forested, with a large number of existing and proposed trees. The applicant proposes to plant three new 24-inch Brisbane box trees at the rear of the property, as well as numerous new screening trees around other portions of the perimeter of the property. The proposed landscaping includes the removal of an existing fountain near the center of the site, a sliding vehicular wood gate for the driveway, a side patio on the right side of the new residence, and a courtyard in the front yard. The rear yard would feature a patio leading to a large lawn surrounded by a new concrete path. The proposed site improvements should not adversely affect any of the trees as tree protection measures will be ensured through standard condition 3g.

Fencing

The project includes a request for a six-foot-tall fence within the required front setback. The Zoning Ordinance permits residential properties that front onto Santa Cruz Avenue to exceed the standard four-foot fence height limit within the front setback, provided certain standards are met. Such requests may be processed and approved administratively (subject to public noticing and appeal). However, when such a request is part of a comprehensive development proposal that requires Planning Commission review, as in this case, it is bundled with the overall development request for action by the Planning Commission.

In this case, staff believes that the fencing proposal meets the relevant design standards. Specifically, the materials (cement plaster and stone veneer) reflect the materials of the main residence and would be compatible with the streetscape and surrounding environment. The proposed height of six feet at a location six feet from the front property line would equal the maximum permitted. Decorative caps on the columns would be allowed to exceed this height. The area between the front property line and the fence would be landscaped with existing trees and proposed drought-tolerant shrubs and groundcover. The fence would incorporate variation for over 20 percent of its length by angling the automotive entrance at the right corner of the site, thereby increasing the setback, and by creating a notch around tree #22 (heritage deodar cedar) near the left corner of the site. The pedestrian and automotive entries would be clearly identified by matching wood gates. Staff recommends that the Planning Commission approve the increased fence height within the front setback.

Correspondence

Staff has not received any correspondence from neighbors at the time of writing this report.

Conclusion

Staff believes that the style of the proposed residence would be in keeping with that of the greater neighborhood. The existing and proposed landscaping would help screen views of the residence from the public right-of-way and help provide privacy. The fence request would meet the relevant design standards for residential properties fronting onto Santa Cruz Avenue. The recommended tree protection measures would help minimize impacts on the heritage trees on the subject property. Staff recommends that the

Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

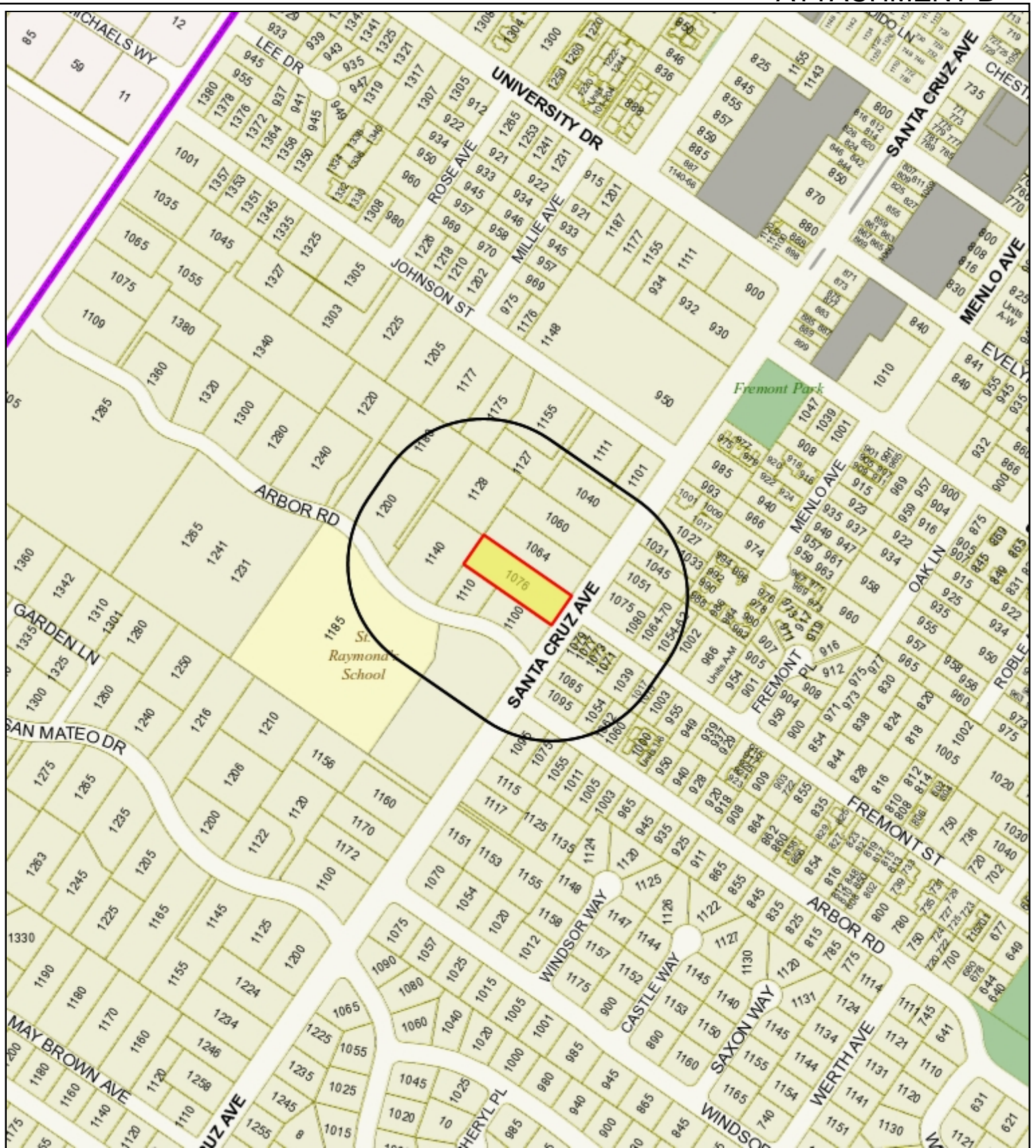
Report prepared by:

Michele T. Morris, Assistant Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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| | | | |
|--|--------------------------------------|---|---|
| LOCATION: 1076 Santa Cruz Avenue | PROJECT NUMBER: PLN2017-00061 | APPLICANT: Phillipe and Sayeh Morali | OWNER: Phillipe and Sayeh Morali |
| PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence to construct a new two-story home on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. As part of the proposed development, two heritage-size redwoods, one heritage-size palm, and one heritage-size fig tree are proposed for removal. The project includes a six-foot-tall front fence that would meet the height and design standards for fences on residential properties fronting Santa Cruz Avenue. | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 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 David W. Terpening, Architect A.I.A., consisting of 26 plan sheets, dated received April 18, 2018 and approved by the Planning Commission on April 23, 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. g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the recommendations in the arborist report by Kielty Arborist Services LLC, revised January 9, 2018 and date stamped January 22, 2018. | | | |



City of Menlo Park
 Location Map
 1076 SANTA CRUZ AVENUE



Scale: 1:4,000

Drawn By: MTM

Checked By: THR

Date: 4/23/2018

Sheet: 1

1076 Santa Cruz Avenue – Attachment C: Data Table

| | PROPOSED DEVELOPMENT | EXISTING DEVELOPMENT | ZONING ORDINANCE |
|----------------------------|--|---|--|
| Lot area | 25,603 sf | 25,603 sf | 20,000 sf min. |
| Lot width | 91.7 ft. | 91.7 ft. | 110 ft. min. |
| Lot depth | 279.1 ft. | 279.1 ft. | 130 ft. min. |
| Setbacks | | | |
| Front | 20 ft. | 37 ft. | 20 ft. min. |
| Rear | 135.3 ft. | 200 ft. | 20 ft. min. |
| Side (left) | 10 ft. | 34 ft. | Min. 10 ft. on any one side, with total side setback of 30 ft. |
| Side (right) | 21.9 ft. | 31.3 ft. | |
| Building coverage | 4,393 sf 17.1 % | 2,016 sf 7.8 % | 7,680.9 sf max. 30 % max. |
| FAL (Floor Area Limit) | 5,712 sf | 1,888 sf | 7,451 sf max. |
| Square footage by floor | 3,241 sf/1st 1,852 sf/2nd 55 sf/hts. > 12' 564 sf/att. garage 588 sf/covered patio | 1,027 sf/1st 861 sf/det. garage 504 sf/basement 128 sf/porches | |
| Square footage of building | 6,384 sf | 2,520 sf | |
| Building height | 28 ft. | 15 ft. | 30 ft. max. |
| Parking | 2 covered | 2 covered | 1 covered/1 uncovered |
| | | | |
| Trees | Heritage trees | 13* | Non-Heritage trees 18 |
| | Heritage trees proposed for removal | 4 | Non-Heritage trees proposed for removal 14 |
| | | | New Trees 28 |
| | | | Total Number of Trees 41 |

*One heritage tree is in the right-of-way and not proposed for removal, and six heritage trees are on an adjacent property.

MORALI RESIDENCE
1076 SANTA CRUZ AVE.
MENLO PARK, CA.
94025

RECEIVED
 APR 18 2018
 CITY OF MENLO PARK
 BUILDING DIVISION

APPLICABLE CODES
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA BUILDING CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA GREEN BUILDING CODE

| REVISIONS | BY |
|-----------|--------------------|
| 1 | DAVID W. TERPENING |
| 2 | DAVID W. TERPENING |
| 3 | DAVID W. TERPENING |
| 4 | DAVID W. TERPENING |
| 5 | DAVID W. TERPENING |
| 6 | DAVID W. TERPENING |
| 7 | DAVID W. TERPENING |
| 8 | DAVID W. TERPENING |
| 9 | DAVID W. TERPENING |
| 10 | DAVID W. TERPENING |

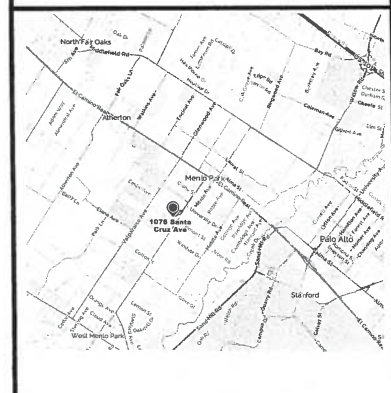
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MENLO PARK, CA. 94025

DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 9/10/17
 SCALE: 1/8" = 1'-0"
 JOB NO.
 SHEET
T-1

VICINITY MAP



GENERAL NOTE:
 The work hours are regulated by noise levels created during construction. The maximum noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.08. Noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.08. Noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.08. Noise levels allowed are established in the City of Menlo Park Municipal Code Chapter 8.08.

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

2) Construction Activities:
 a. Construction activities are limited to the hours of 8 a.m. and 6 p.m. Monday through Friday.
 b. Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed Saturdays, Sundays or holidays between the hours of 8 a.m. and 6 p.m.
 c. A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.08.020 shall be posted at an entrance to a construction site upon commencement of construction, for purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above the ground level and shall consist of a white background with black letters.
 d. Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.08.040 (b).

CONSULTANTS

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 EMAIL: dterpening@dwterpening.com

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 SCOTT HOFFMAN / KEN ANDERSON
 DAY LAND CONSULTANTS
 2316 S. BASCON AVE. SUITE 200
 CAMPBELL, CA. 95008
 TEL: (408) 296-6000
 FAX: (408) 520-3800
 EMAIL: scothoff@dayland.com

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 ROBELO AND ASSOCIATES INC.
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 REDWOOD CITY, CA. 94063
 TEL: (650) 391-1655
 FAX: (650) 790-9698
 E MAIL: frank@robelo.net

GEOTECHNICAL ENGINEER:
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 TOM PORTER
 ROMIG ENGINEERS INC.
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 SAN CARLOS, CA. 94070
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 FAX: (650) 591-2251
 EMAIL: grom@romigengineers.com

LANDSCAPE ARCHITECTS:
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 WARREN BARNES
 KROUCH + KANDEL DESIGN GROUP
 720 HILL STREET
 HALF MOON BAY, CA. 94019
 TEL: (650) 726-7100
 FAX: (650) 726-7877
 EMAIL: wkrouch@kandelgroup.com

TITLE 24 CONSULTANT:
 DANNY YAMIN
 DESIGN TECH ENERGY COMPLIANCE
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 EMAIL: dan@dtex.com

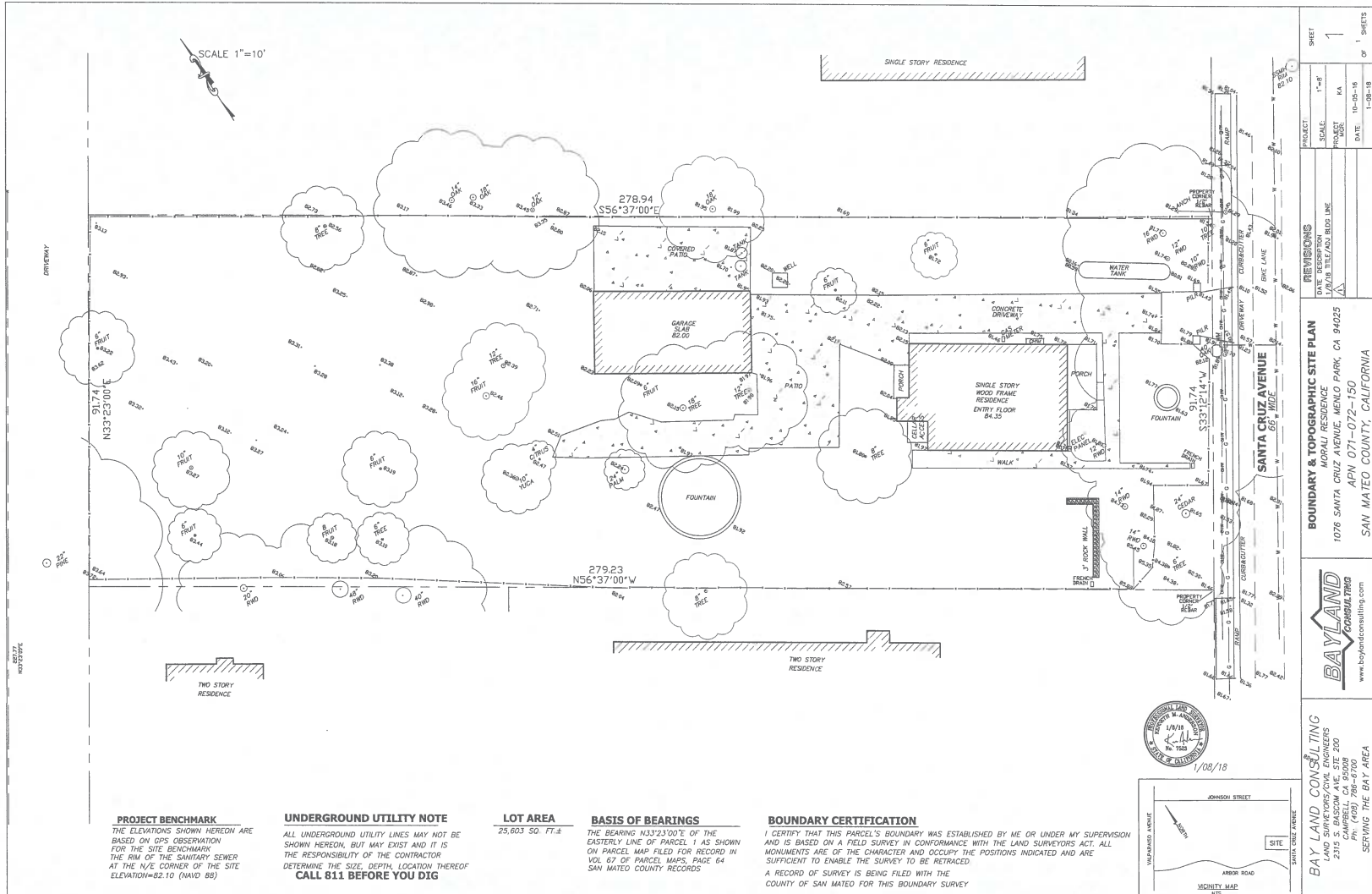
PROJECT DATA

LOCATION: 1076 SANTA CRUZ AVE
EXISTING USE: MENLO PARK, CA 94025
SCOPE OF WORK: A NEW SINGLE FAMILY RESIDENCE
ZONING: R-E
A.P.N.: 071-072-150
FLOOD ZONE: NO
EMERGENS: NONE
APPLICANT: DAVID W. TERPENING, ARCHITECT
PROPERTY OWNER: PHILIPPE AND SATEH MORALI
APPLICATION: USE PERMIT FOR A NEW 2-STORY SINGLE FAMILY RESIDENCE ON A SUB-STANDARD LOT WITH 31.74' PER R-E ZONING, THE MINIMUM LOT WIDTH REQUIRED IS 116'.
 NO VARIANCE REQUIRED, THE PROJECT HAS AN EXISTING ONE STORY 1437 S.F. RESIDENCE AND ONE STORY 815 S.F. DETACHED ACCESSORY BUILDING/GARAGE. THE EXISTING STRUCTURES ARE TO BE DEMOLISHED AND REPLACED WITH A 2-STORY 4,815 S.F. RESIDENCE AND ONE STORY 815 S.F. DETACHED ACCESSORY BUILDING/GARAGE. THE EXISTING TWO HERITAGE REDWOOD TREES LOCATED IN THE FRONT YARD ARE BEING REMOVED AND REPLACED. ONE HERITAGE REDWOOD TREE AND ONE HERITAGE REDWOOD TREE LOCATED IN THE MIDDLE AND REAR YARD ARE ALSO BEING REMOVED AND REPLACED. A TOTAL OF 4" HERITAGE TREES ARE BEING REMOVED AND REPLACED.

| DEVELOPMENT STANDARDS | EXISTING DEVELOPMENT | PROPOSED DEVELOPMENT | ZONING ORDINANCE |
|-------------------------------|--------------------------|--|--|
| LOT AREA | 21,823 S.F. / .49 ACRES | 21,823 S.F. / .49 ACRES | 20,000 S.F. MINIMUM |
| LOT WIDTH | 81.74' SUB-STANDARD | 81.74' SUB-STANDARD | 110' FT. MINIMUM |
| LOT DEPTH | 279.09' | 279.09' | 150' FT. MINIMUM |
| STRENGTH | FRONT 37'-0" | 30'-0" | 30'-0" MIN. |
| | REAR 200'-0" | 130'-0" | 30'-0" MIN. |
| | SIDE LEFT 34'-0" | 30'-0" | 30'-0" TOTAL |
| | SIDE RIGHT 17'-0" | 31'-0" | 30'-0" MINIMUM ANY ONE SIDE |
| BUILDING COVERAGE | MAN RESIDENCE 1,227 S.F. | 1,236 S.F. | MAXIMUM 30% OF LOT SIZE 25,394 S.F. |
| | DETACHED GARAGE 863 S.F. | 854 S.F. | SQUARES 7,733 S.F. |
| | ATTACHED GARAGE 65 S.F. | 66 S.F. | |
| | FRONT PORCH 148 S.F. | 85 S.F. | |
| | COVERED PATIO 65 S.F. | 58 S.F. | |
| | SEAN PORCH 14 S.F. | 5 S.F. | |
| | TOTAL 2,022 S.F. / 7.8% | 4,228 S.F. / 17.30% | |
| MAXIMUM F.F.L. | BLOW GRADE 584 S.F. | 8 S.F. | FIRST FLOOR MAXIMUM F.F.L. |
| | FIRST FLOOR 1,227 S.F. | 1,243 S.F. | 2,800 S.F. - 2,800 S.F. AREA, 7,800 S.F. - 7,800 S.F. AREA |
| | SECOND FLOOR 85 S.F. | 1,803 S.F. | 2,800 S.F. - 4,815 S.F. = 7,415 S.F. |
| | ATTACHED GARAGE 65 S.F. | 58 S.F. | INCLUDES ATTACHED 5'-0" |
| | DETACHED GARAGE 86 S.F. | 58 S.F. | (LOT WIDTH) LOT LENGTHS: F.F.L. FIRST FLOOR |
| | TOTAL | 5,528 S.F. | (11.31' / 279.09' = 4.015 S.F. = 1,248 S.F. MAX) |
| BUILDING HEIGHT | 35'-0" | 38'-0" | 30'-0" LOT SIZE OVER 20,000 SF |
| LANDSCAPING | 18,874 S.F. | 12,820 S.F. | |
| PAVING | 3,774 S.F. | 6,728 S.F. | |
| DESIGN TECH ENERGY COMPLIANCE | 2 COVERED SPACES | 2 COVERED SPACES | 2 COVERED SPACES |
| DEFINING BASIS FOR PARKING | 2 COVERED SPACES | 2 COVERED SPACES | 2 COVERED SPACES |
| TREES | 14 HERITAGE TREES | 17 TOTAL NEW TREES | 4 HERITAGE TREES BEING REPLACED (SEE NOTES) |
| DAUNTSIGHT PLAN | | 19'-4" HEIGHT AT STRACK LINE 45 DEG. SLOPE | |

SHEET INDEX

T-1 TITLE SHEET
 C-1 BOUNDARY AND TOPOGRAPHIC SURVEY
 C-2 AREA PLAN
 C-3 SITE PLAN
 AE-1 EXISTING RESIDENCE FLOOR PLANS
 AE-2 EXISTING ROOF PLAN
 AE-3 EXISTING ACCESSORY BUILDING PLANS
 AE-4 EXISTING EXTERIOR ELEVATIONS
 A-1 FIRST AND SECOND FLOOR PLANS (1/8" SCALE)
 A-2 PARTIAL FIRST FLOOR PLAN GARAGE AREA
 A-3 PARTIAL FIRST FLOOR PLAN LIVING AREA
 A-4 SECOND FLOOR PLAN
 A-5 ROOF PLAN (1/8" SCALE)
 A-6 PARTIAL ROOF PLAN GARAGE AREA
 A-7 PARTIAL ROOF PLAN LIVING AREA
 A-8 EXTERIOR ELEVATIONS (NORTH AND SOUTH 1/8" SCALE)
 A-9 EXTERIOR ELEVATIONS
 A-10 EXTERIOR ELEVATIONS
 A-11 EXTERIOR ELEVATIONS
 A-12 BUILDING SECTIONS
 A-13 STREETSCAPE
 L-1 LANDSCAPE PLAN
 FAL-1 FLOOR AREA CALCULATIONS
 C-4 GRADING AND DRAINAGE NOTES
 C-5 GRADING AND DRAINAGE PLAN
 C-6 GRADING AND DRAINAGE DETAILS



| | | | |
|---------|----------|-------|---|
| PROJECT | 1"-8" | SHEET | 1 |
| SCALE | 1"-8" | OF | 1 |
| PROJECT | KA | | |
| DATE | 10-05-16 | | |

BOUNDARY & TOPOGRAPHIC SITE PLAN
 MORAL RESIDENCE
 1076 SANTA CRUZ AVENUE, MENLO PARK, CA 94025
 APN 071-072-150
 SAN MATEO COUNTY, CALIFORNIA



BAYLAND CONSULTING
 LAND SURVEYORS/CIVIL ENGINEERS
 2315 S. BASCOM AVE. STE 200
 CAMPBELL, CA 95008
 (415) 486-9200
 SERVING THE BAY AREA

PROJECT BENCHMARK
 THE ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION FOR THE SITE BENCHMARK THE RIM OF THE SANITARY SEWER AT THE N/E CORNER OF THE SITE ELEVATION=82.10 (NAVD 88)

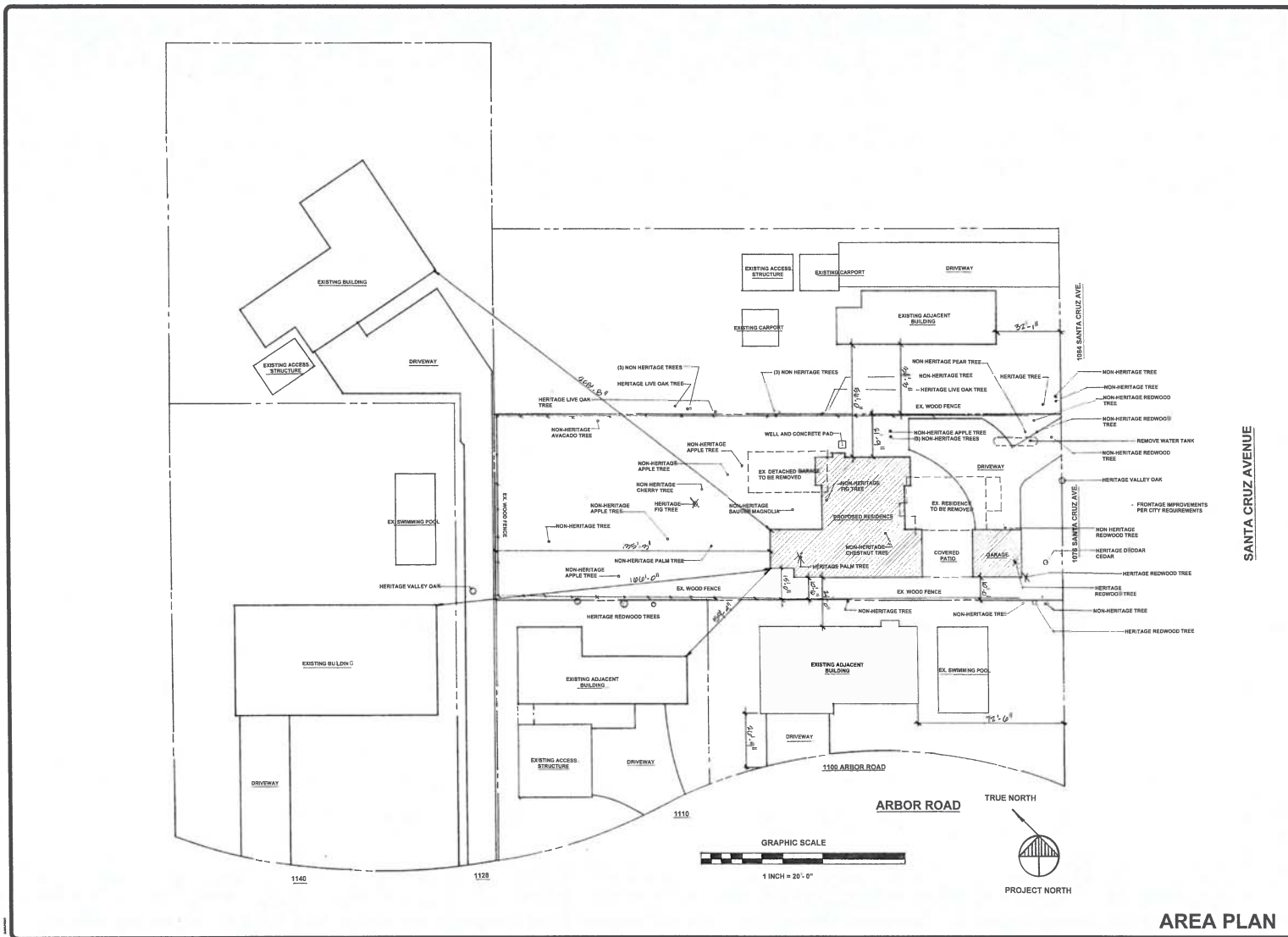
UNDERGROUND UTILITY NOTE
 ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR DETERMINE THE SIZE, DEPTH, LOCATION THEREOF **CALL 811 BEFORE YOU DIG**

LOT AREA
 25,603 SQ. FT.±

BASIS OF BEARINGS
 THE BEARING N33°23'00"E OF THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP FILED FOR RECORD IN VOL. 67 OF PARCEL MAPS, PAGE 64 SAN MATEO COUNTY RECORDS.

BOUNDARY CERTIFICATION
 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 SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. A RECORD OF SURVEY IS BEING FILED WITH THE COUNTY OF SAN MATEO FOR THIS BOUNDARY SURVEY.



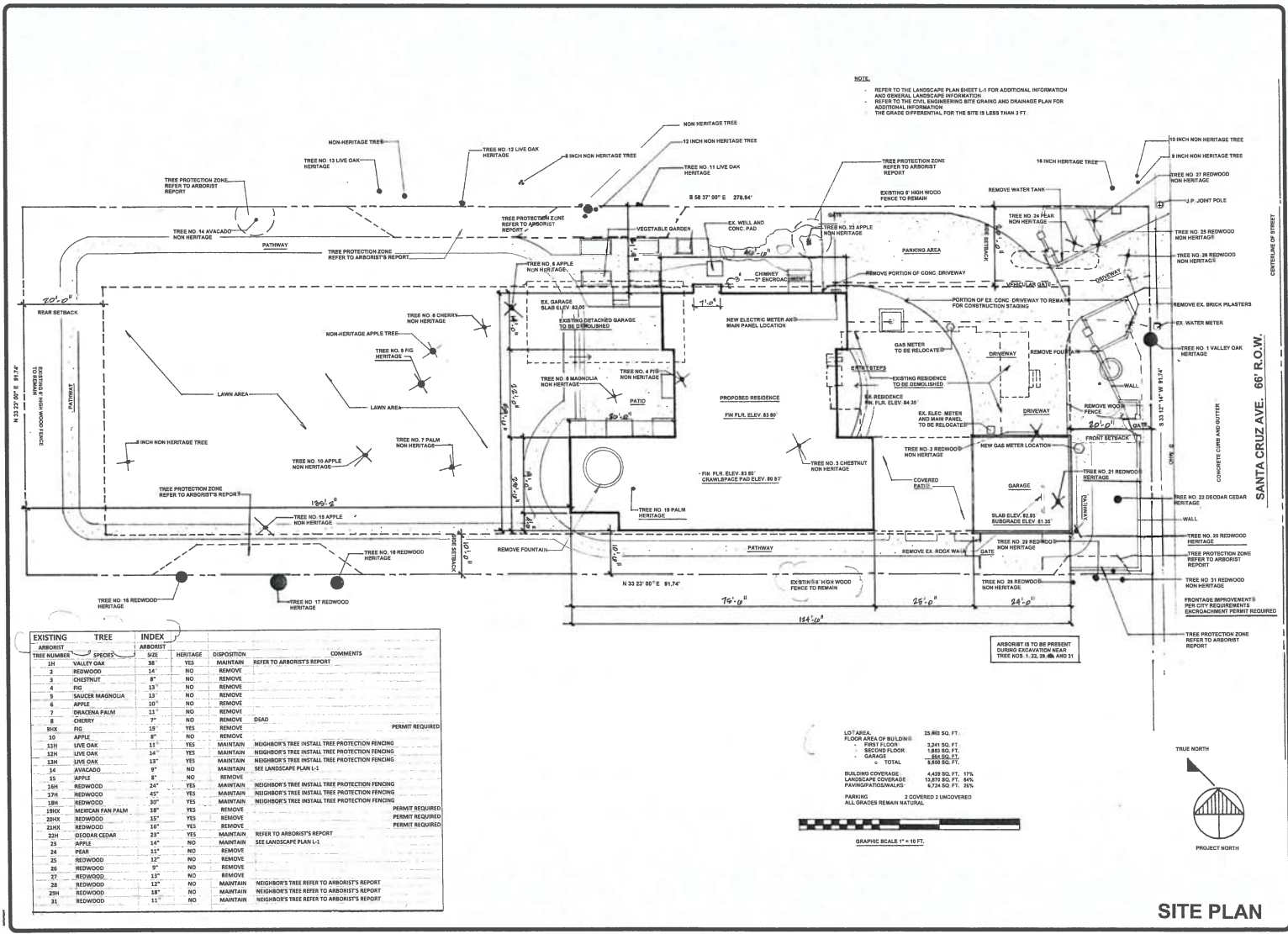


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DAVID W. TERPENING
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 P.O. BOX 7010
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 PH. (650) 328-6900
 FAX (650) 327-9237

MORALI RESIDENCE
 1076 SANTA CRUZ AVE.
 MENLO PARK, CA. 94025

| | |
|------------|-------------|
| DRAWN | AWT |
| CHECKED | |
| DATE | 05/10/07 |
| SCALE | 1" = 20'-0" |
| JOB NO. | ET/07 |
| SHEET | |
| C-2 | |
| OF | SHEETS |



| EXISTING TREE | INDEX | ARBORIST | INDEX | ARBORIST | DISPOSITION | COMMENTS |
|---------------|------------------|----------|-------|----------|---|----------|
| 1H | REDWOOD | 14" | NO | REMOVE | REFER TO ARBORIST'S REPORT | |
| 2 | VALLEY OAK | 38" | YES | MAINTAIN | | |
| 3 | CHESTNUT | 8" | NO | REMOVE | | |
| 4 | FIG | 13" | NO | REMOVE | | |
| 5 | SAUCER MANDOLINA | 13" | NO | REMOVE | | |
| 6 | APPLE | 38" | NO | REMOVE | | |
| 7 | DRACENA PALM | 11" | NO | REMOVE | | |
| 8 | CHERRY | 7" | NO | REMOVE | DIAD | |
| 9 | FIG | 18" | YES | REMOVE | PERMIT REQUIRED | |
| 10 | APPLE | 8" | NO | REMOVE | | |
| 13H | LIVE OAK | 11" | YES | MAINTAIN | NEIGHBOR'S TREE INSTALL TREE PROTECTION FENCING | |
| 13H | LIVE OAK | 14" | YES | MAINTAIN | NEIGHBOR'S TREE INSTALL TREE PROTECTION FENCING | |
| 13H | LIVE OAK | 13" | YES | MAINTAIN | NEIGHBOR'S TREE INSTALL TREE PROTECTION FENCING | |
| 14 | PISTACHIO | 8" | NO | REMOVE | SEE LANDSCAPE PLAN 1-1 | |
| 15 | APPLE | 6" | NO | REMOVE | | |
| 15H | REDWOOD | 24" | YES | MAINTAIN | NEIGHBOR'S TREE INSTALL TREE PROTECTION FENCING | |
| 17H | REDWOOD | 65" | YES | MAINTAIN | NEIGHBOR'S TREE INSTALL TREE PROTECTION FENCING | |
| 18H | REDWOOD | 30" | YES | MAINTAIN | NEIGHBOR'S TREE INSTALL TREE PROTECTION FENCING | |
| 19H | MERCAN FAN PALM | 18" | YES | REMOVE | PERMIT REQUIRED | |
| 20H | REDWOOD | 15" | YES | REMOVE | PERMIT REQUIRED | |
| 22H | REDWOOD | 16" | YES | REMOVE | PERMIT REQUIRED | |
| 23H | DECIDUOUS CEDAR | 23" | YES | MAINTAIN | REFER TO ARBORIST'S REPORT | |
| 23 | APPLE | 14" | NO | MAINTAIN | SEE LANDSCAPE PLAN 1-1 | |
| 24 | PEAR | 11" | NO | REMOVE | | |
| 25 | REDWOOD | 12" | NO | REMOVE | | |
| 26 | REDWOOD | 9" | NO | REMOVE | | |
| 27 | REDWOOD | 11" | NO | REMOVE | | |
| 28 | REDWOOD | 13" | NO | MAINTAIN | NEIGHBOR'S TREE REFER TO ARBORIST'S REPORT | |
| 29H | REDWOOD | 18" | NO | MAINTAIN | NEIGHBOR'S TREE REFER TO ARBORIST'S REPORT | |
| 31 | REDWOOD | 11" | NO | MAINTAIN | NEIGHBOR'S TREE REFER TO ARBORIST'S REPORT | |

NOTE:

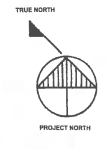
- REFER TO THE LANDSCAPE PLAN SHEET L-1 FOR ADDITIONAL INFORMATION AND GENERAL LANDSCAPE INFORMATION.
- REFER TO THE CIVIL ENGINEERING SITE GRADING AND DRAINAGE PLAN FOR ADDITIONAL INFORMATION.
- THE GRADE DIFFERENTIAL FOR THE SITE IS LESS THAN 3 FT.

ARBORIST IS TO BE PRESENT DURING DEMOLITION NEAR TREE NOS. 1, 2, 23, 24, AND 31

LOT AREA: 33 80 SQ. FT.
 FLOOR AREA OF BUILDING:
 FIRST FLOOR: 3,241 SQ. FT.
 SECOND FLOOR: 1,881 SQ. FT.
 GARAGE: 2,550 SQ. FT.
 TOTAL: 7,672 SQ. FT.

BUILDING COVERAGE: 4,422 SQ. FT. 13%
 LANDSCAPE COVERAGE: 13,875 SQ. FT. 41%
 PAVING/PAVING/WALKWAYS: 6,734 SQ. FT. 20%

PARKING: 2 COVERED 1 UNCOVERED
 ALL GRADES REMAIN NATURAL



SITE PLAN

| REVISION# | BY |
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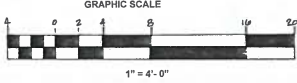
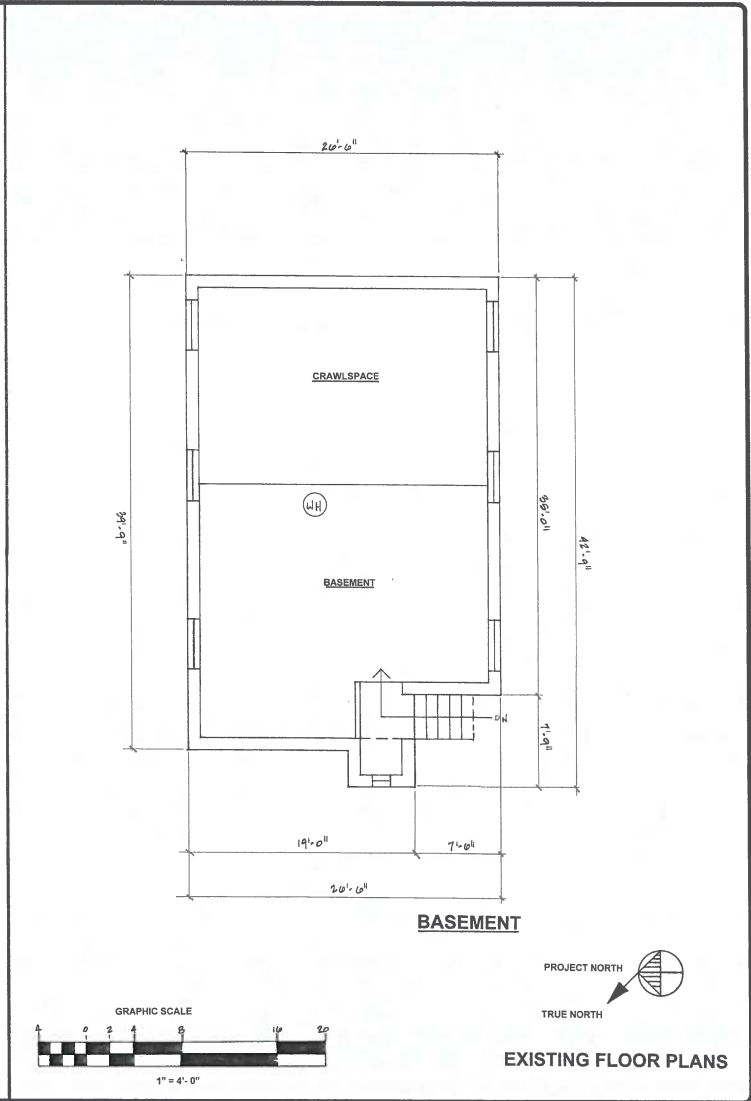
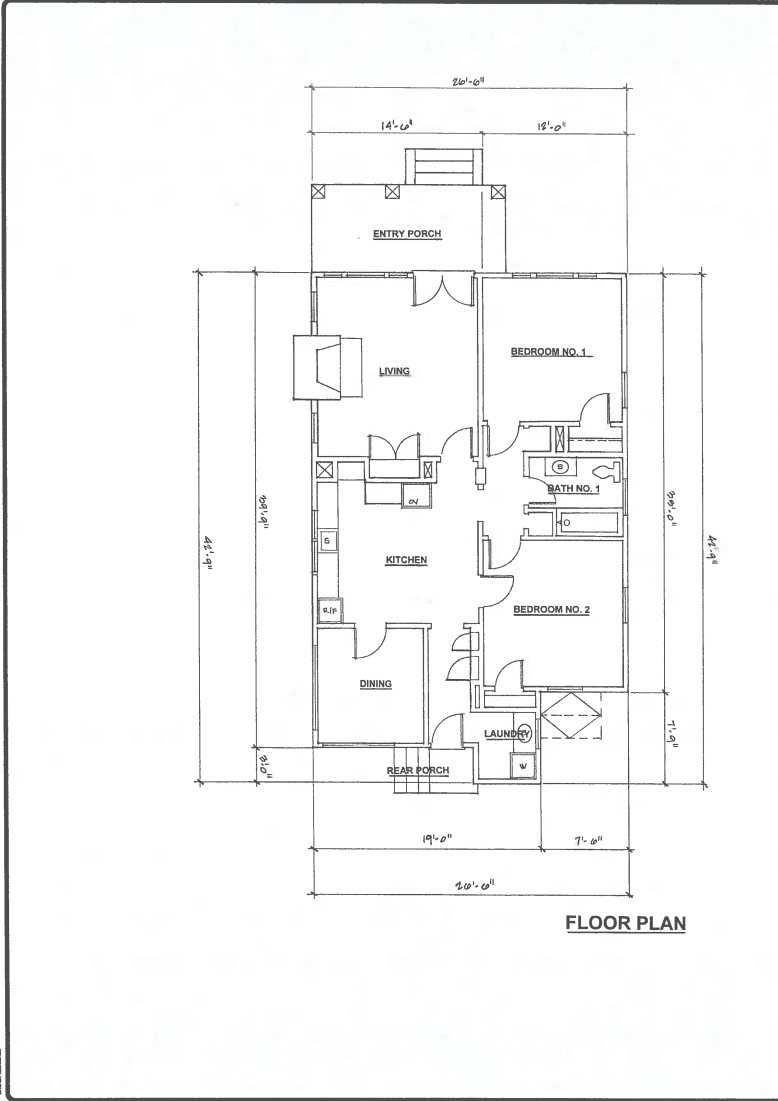
DAVID W. TERPENING
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 94026

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MORALI RESIDENCE
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 MENLO PARK, CA. 94025

DRAWN BY: ST
 CHECKED BY: ST
 DATE: 11/15/17
 SCALE: 1" = 10'-0"
 JOB NO:
 SHEET:
C-3
 OF SHEETS



EXISTING FLOOR PLANS

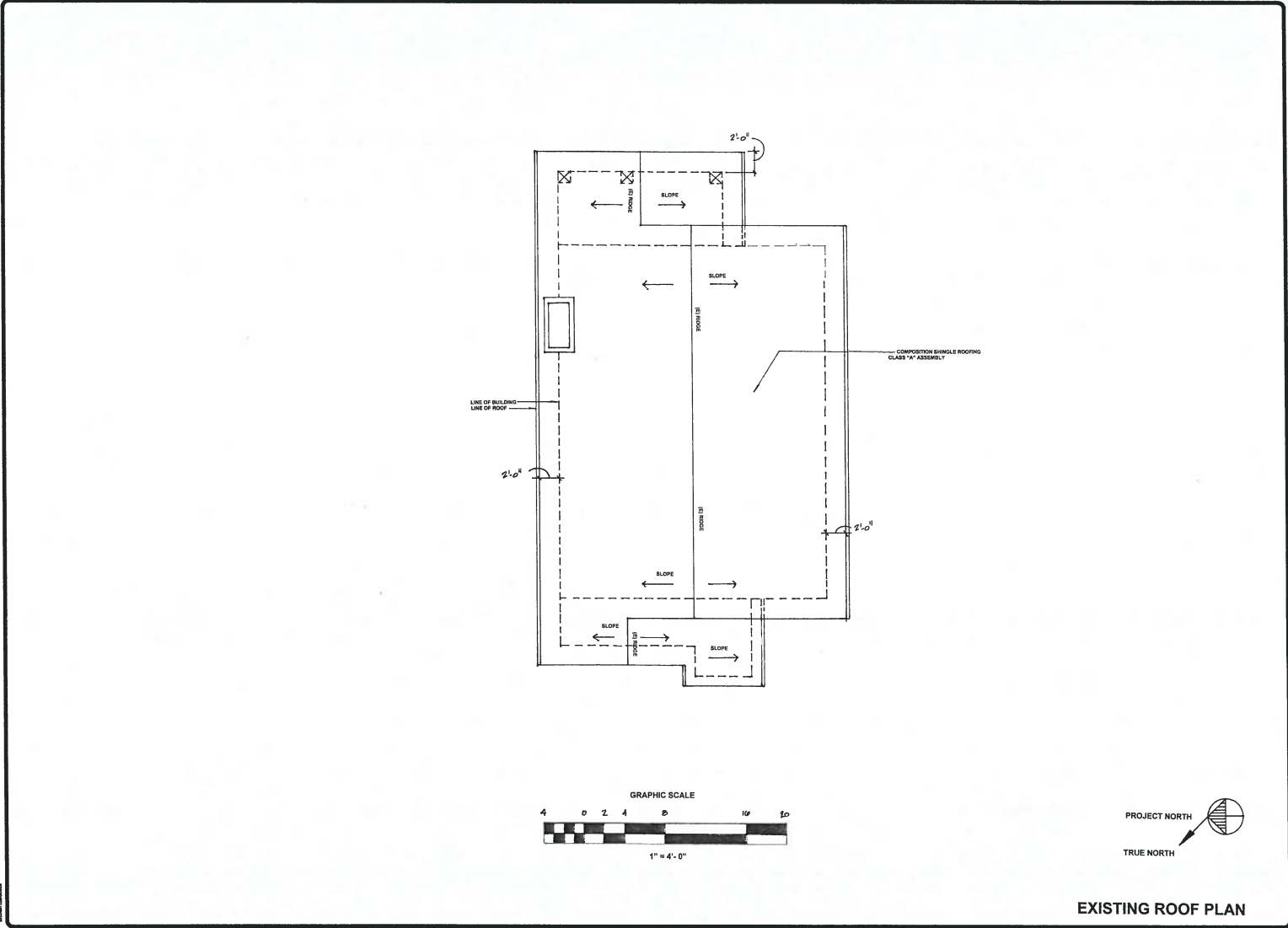
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 MENLO PARK, CA. 94025

| | |
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| DRAWN | DTJ |
| CHECKED | |
| DATE | 6/10/17 |
| SCALE | 1/8" = 1'-0" |
| JOB NO. | 17102 |
| SHEET | |
| AE-1 | |
| OF | SHEETS |



| REVISIONS | BY |
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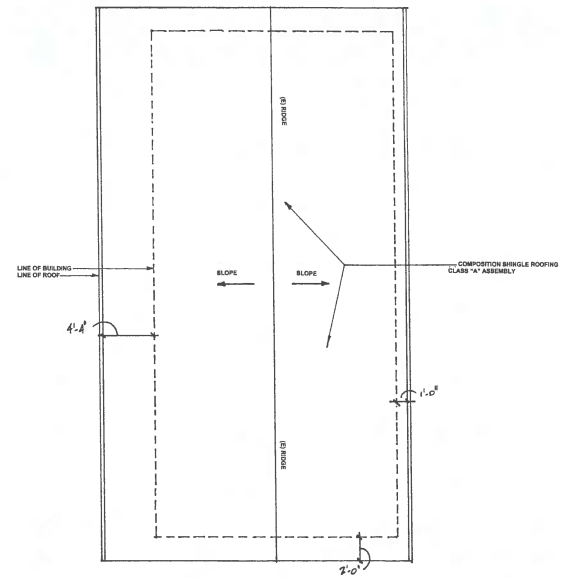
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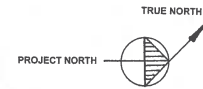
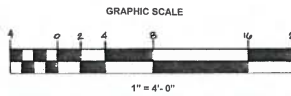
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FLOOR PLAN



ROOF PLAN



EXISTING ACCESSORY BLD.'G PLANS

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AE-3
 OF SHEETS



VIEW- IN



VIEW- OUT

EXISTING RESIDENCE



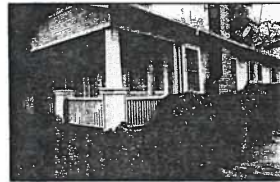
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SOUTH ELEVATION (LEFT SIDE)



WEST ELEVATION (REAR SIDE)



NORTH ELEVATION (RIGHT SIDE)

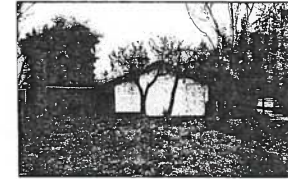
EXISTING DETACHED GARAGE



EAST ELEVATION (FRONT SIDE)



SOUTH ELEVATION (LEFT SIDE)



WEST ELEVATION (REAR SIDE)



NORTH ELEVATION (RIGHT SIDE)

EXISTING EXTERIOR ELEVATIONS

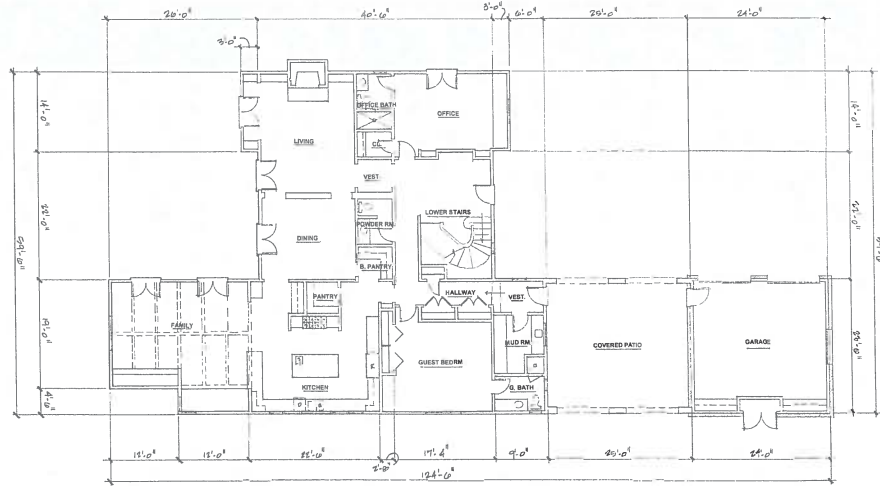
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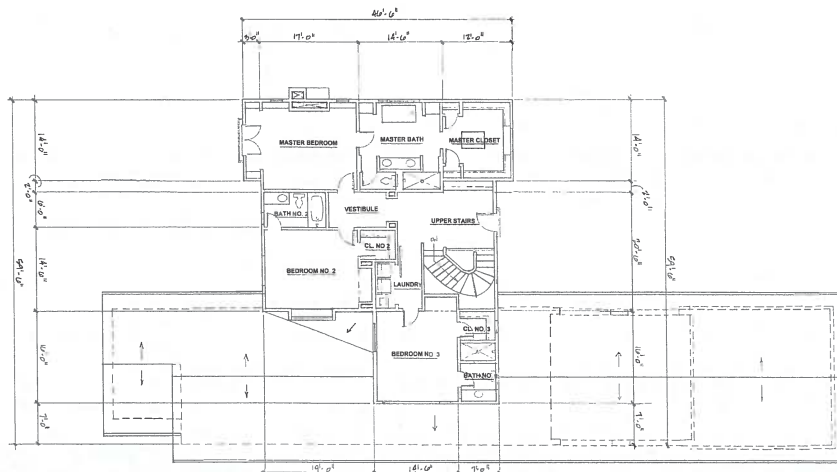
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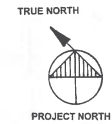
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 OF SHEETS



FIRST FLOOR PLAN (3/000 01F)



SECOND FLOOR PLAN (3/01 02F)



FIRST AND SECOND FLOOR PLANS

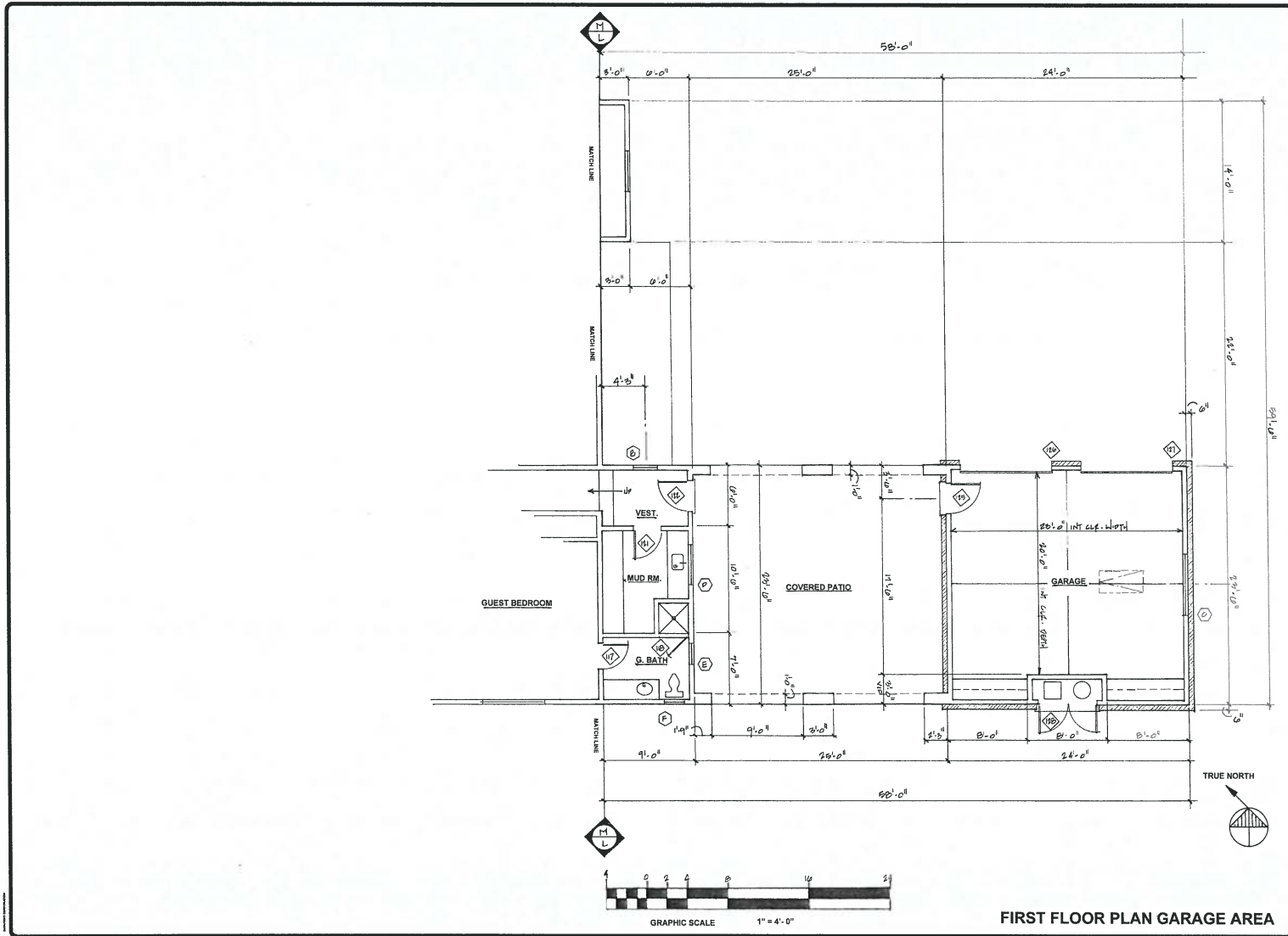
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FIRST FLOOR PLAN GARAGE AREA

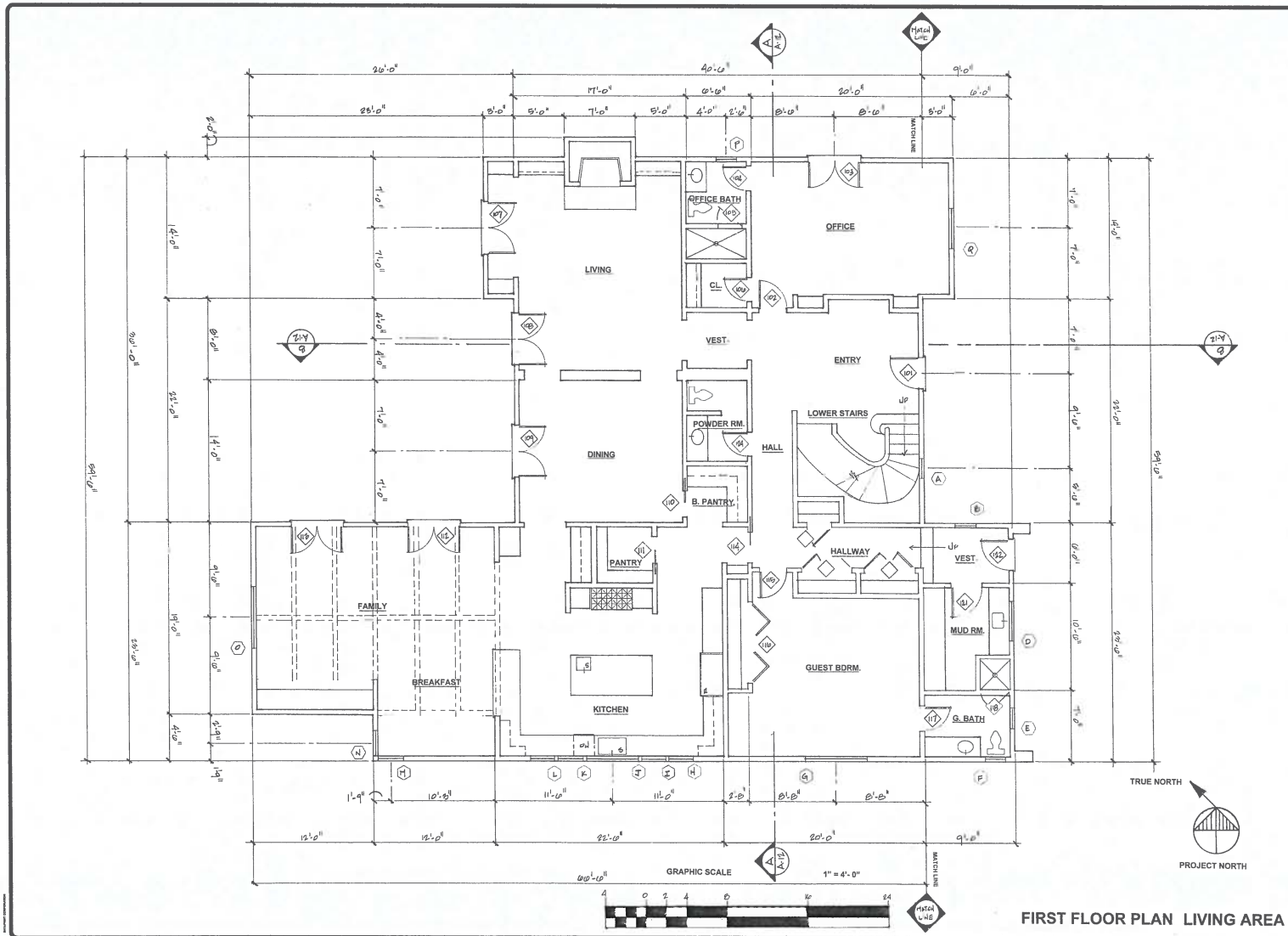
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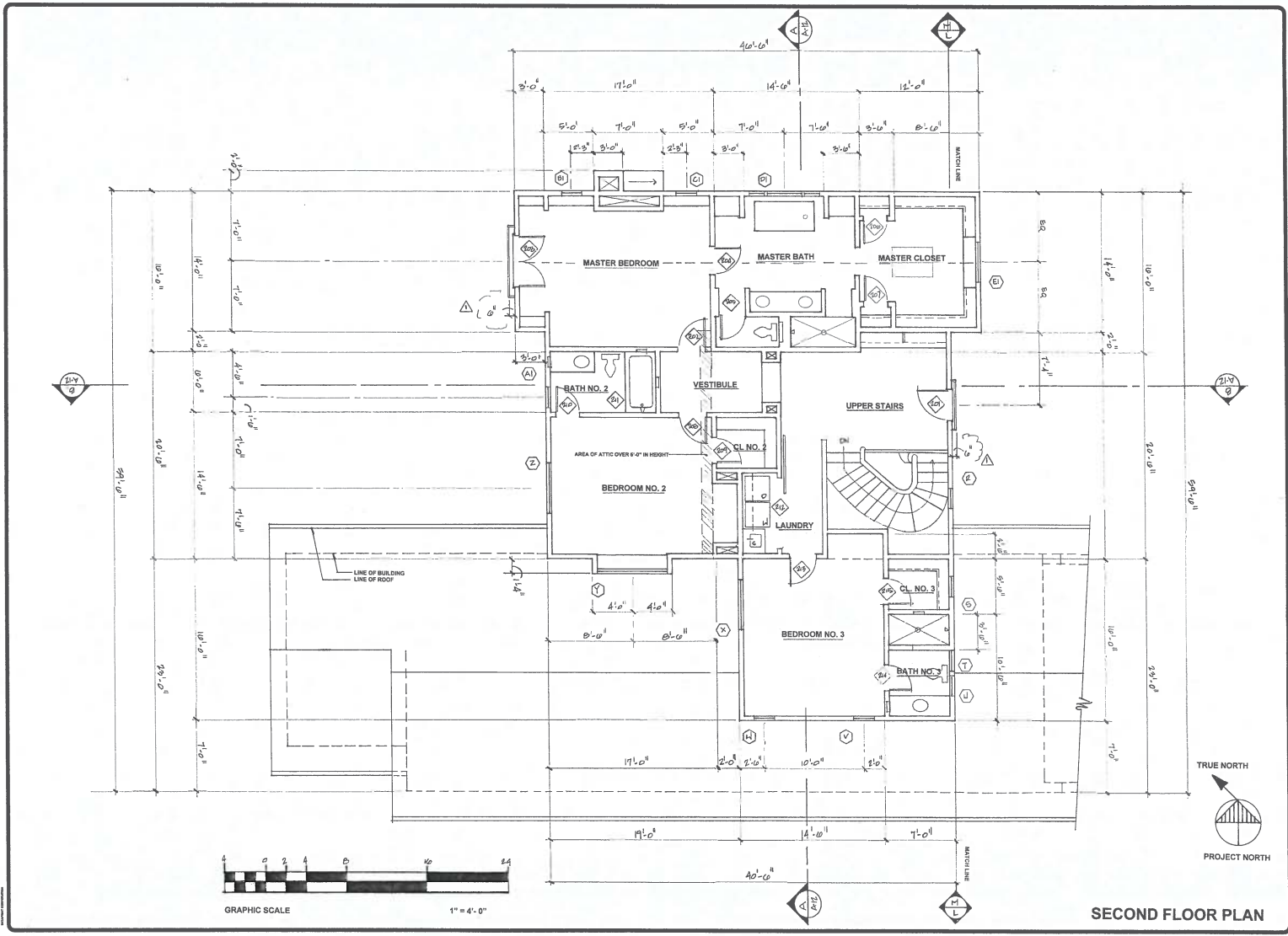
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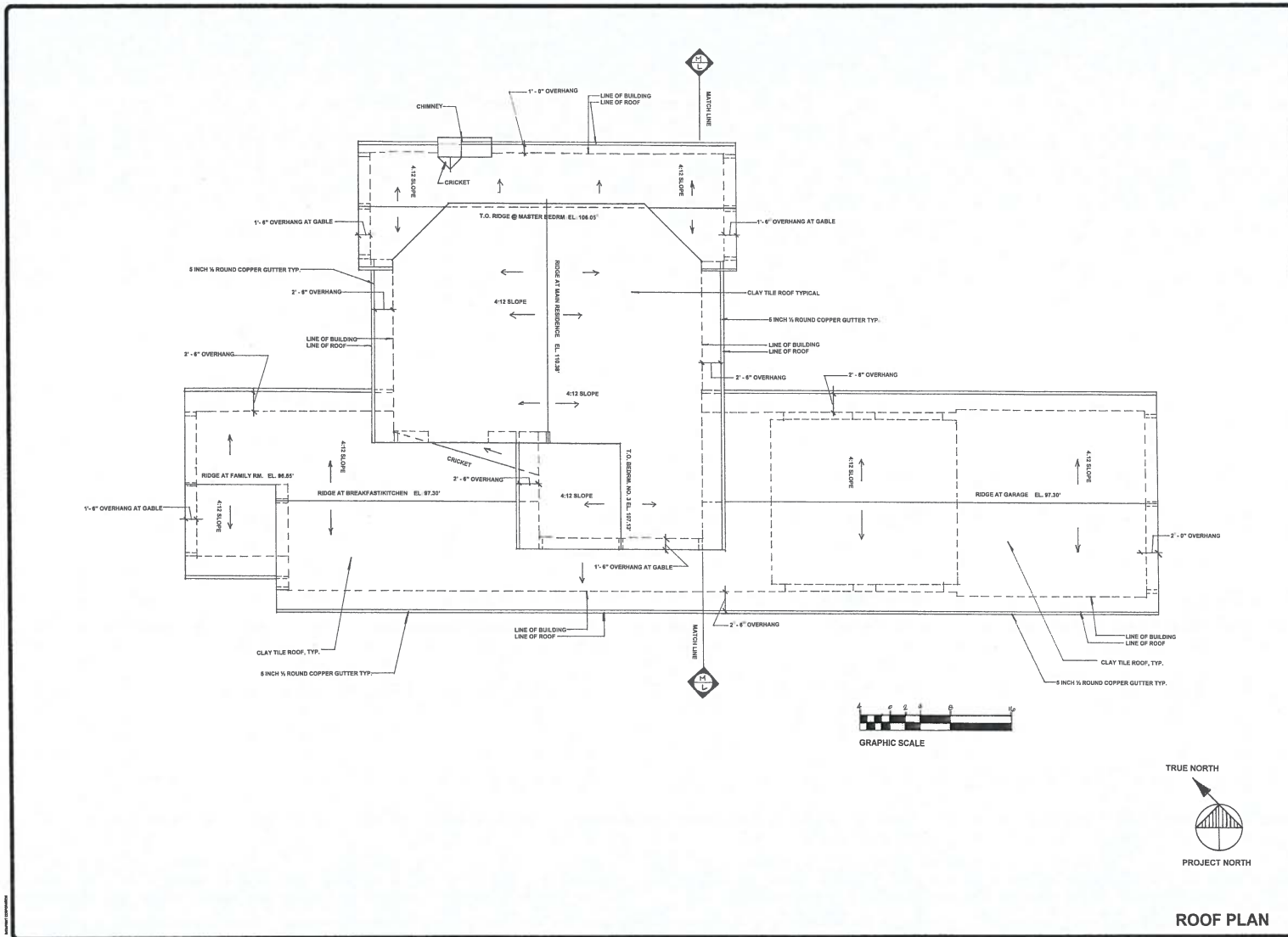
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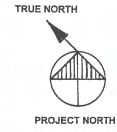
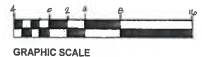
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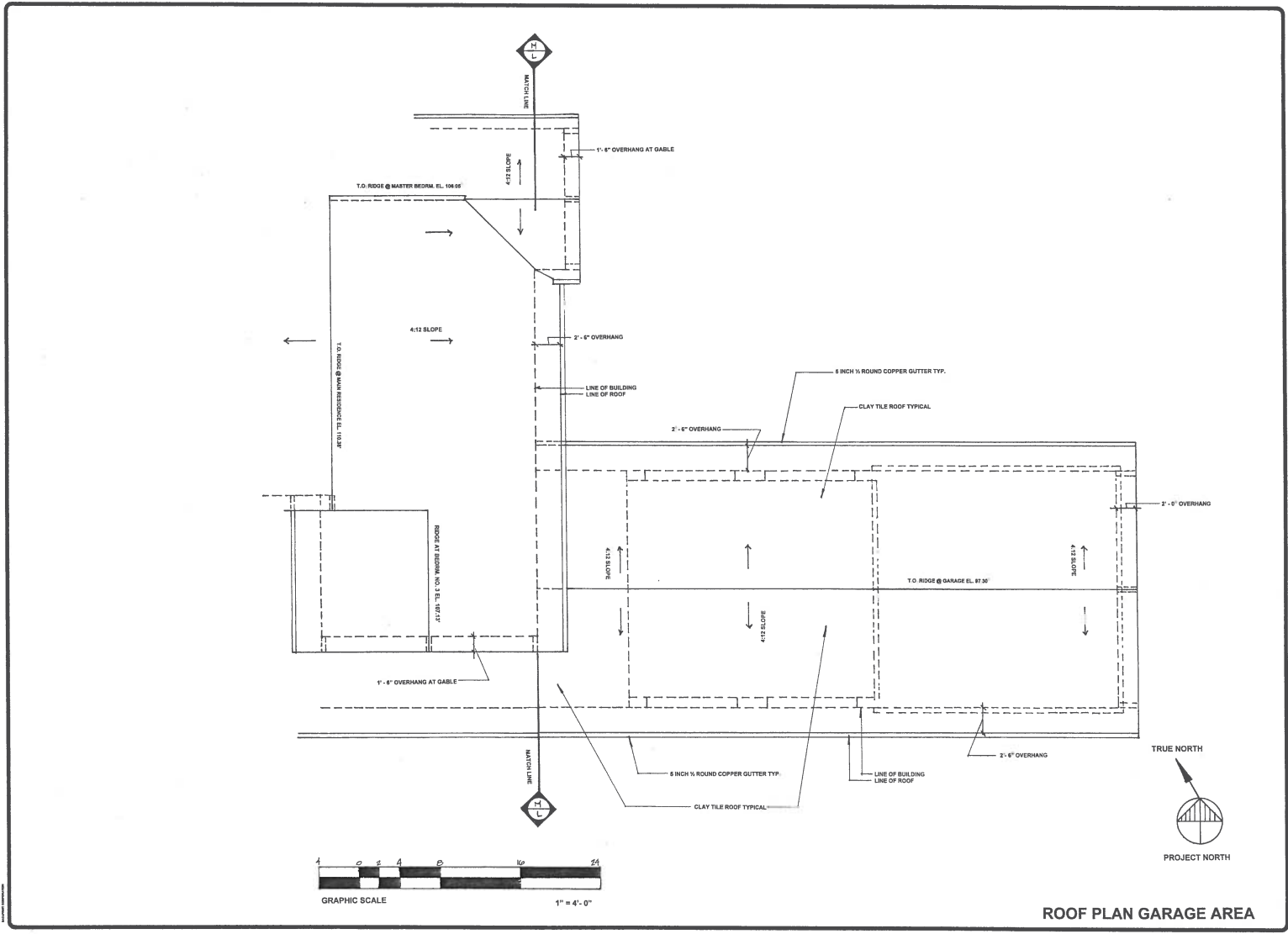
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ROOF PLAN



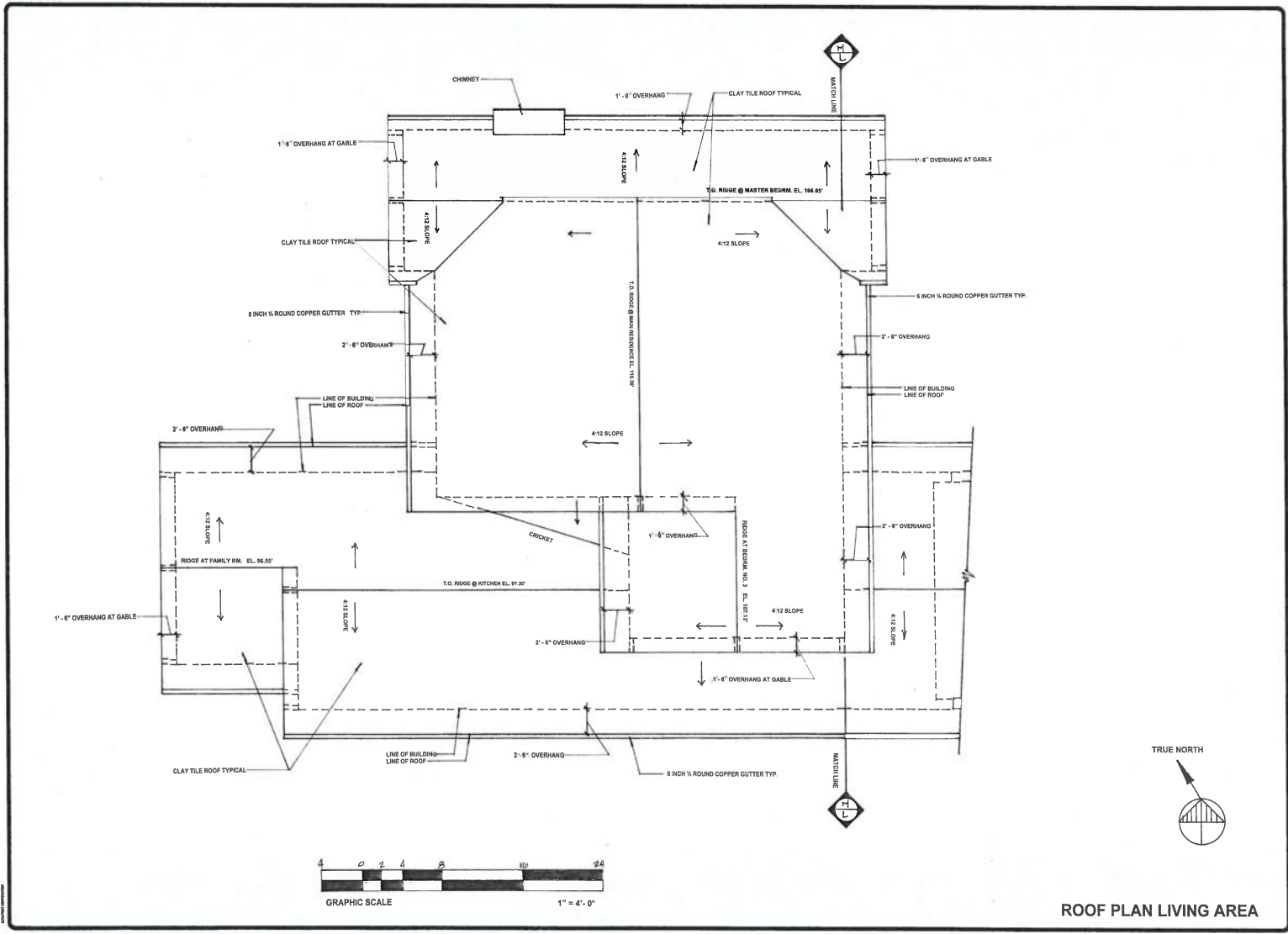
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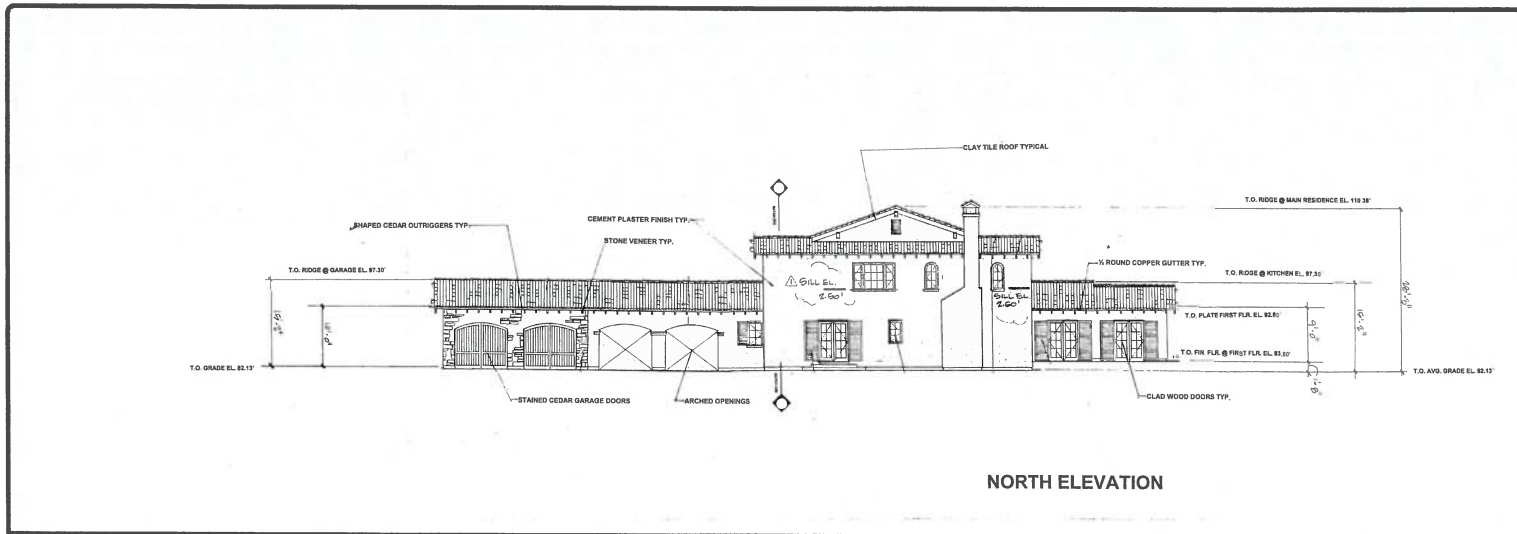
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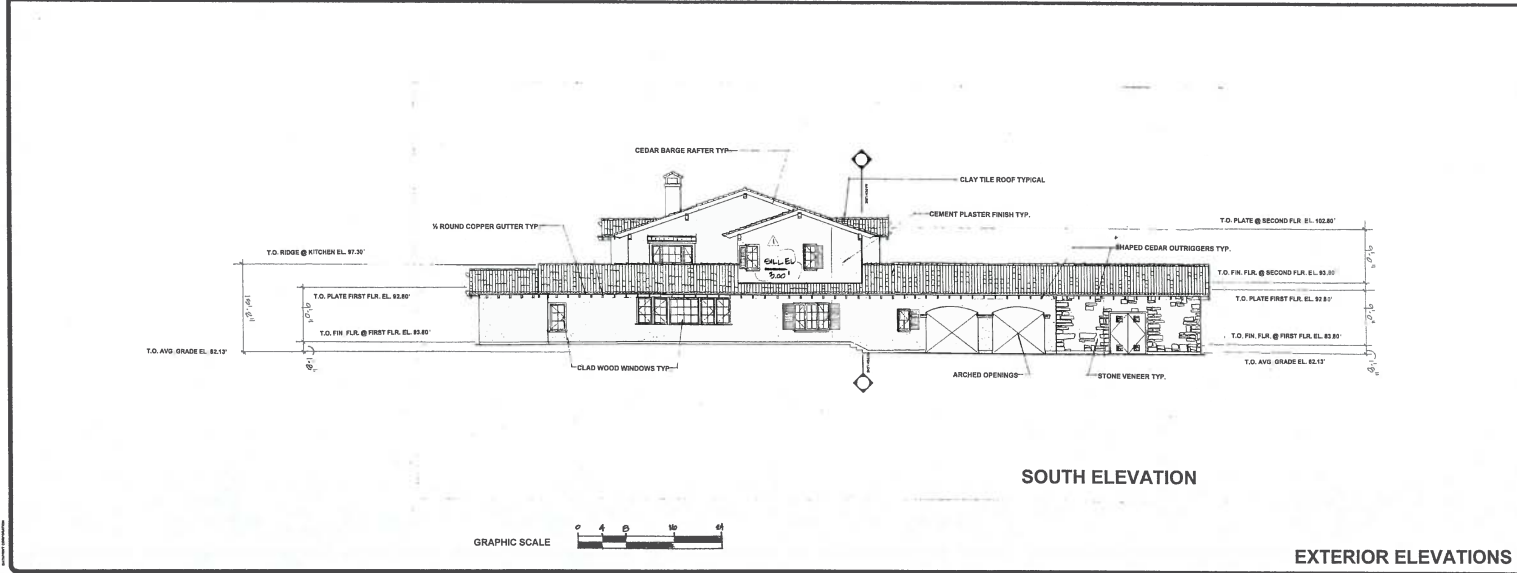
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NORTH ELEVATION



SOUTH ELEVATION



EXTERIOR ELEVATIONS

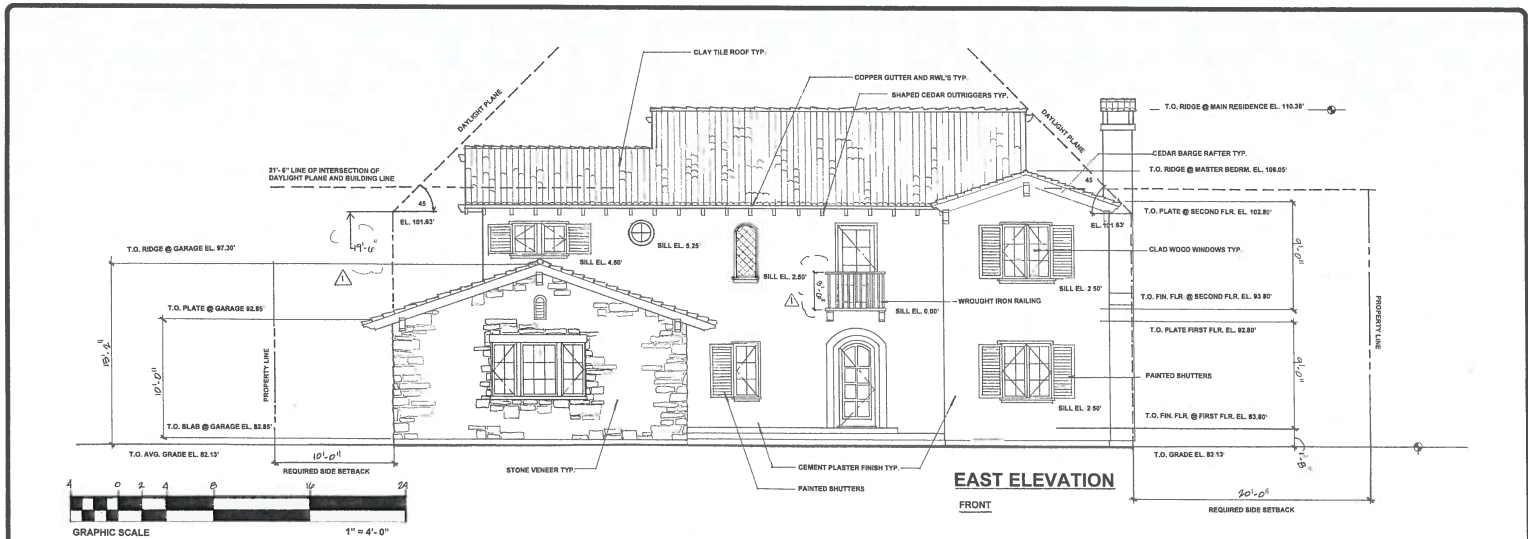
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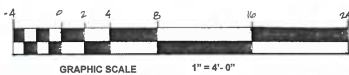
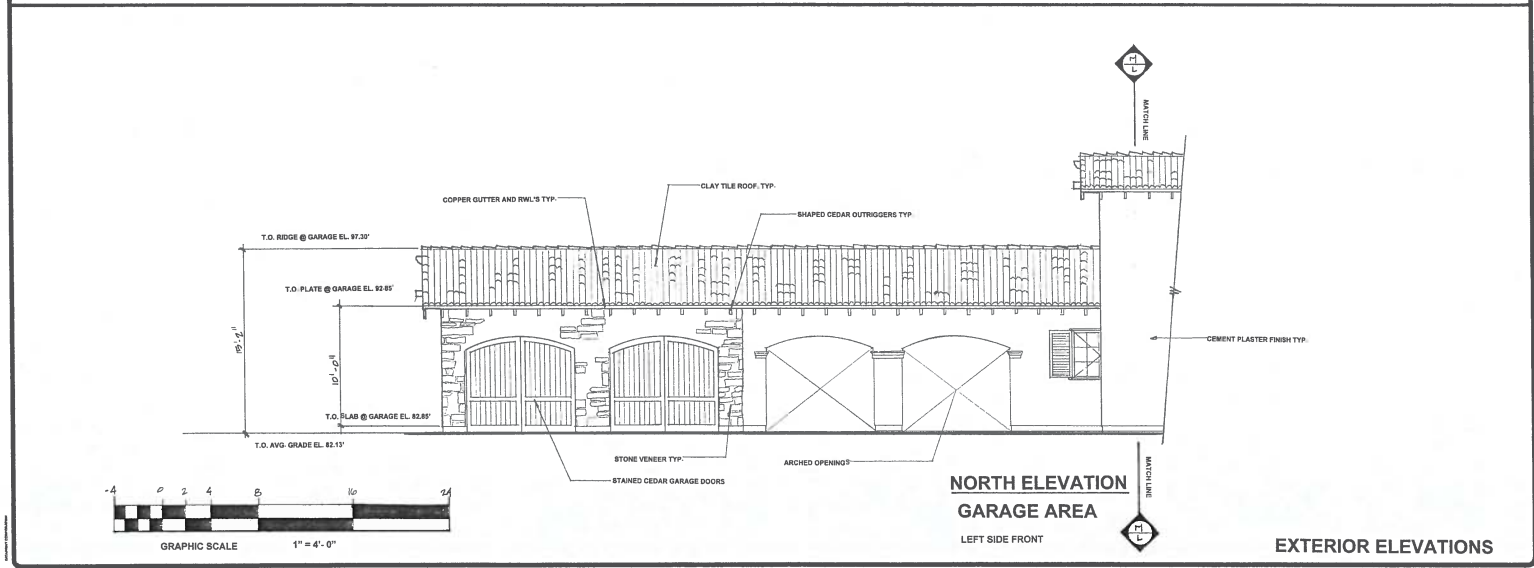
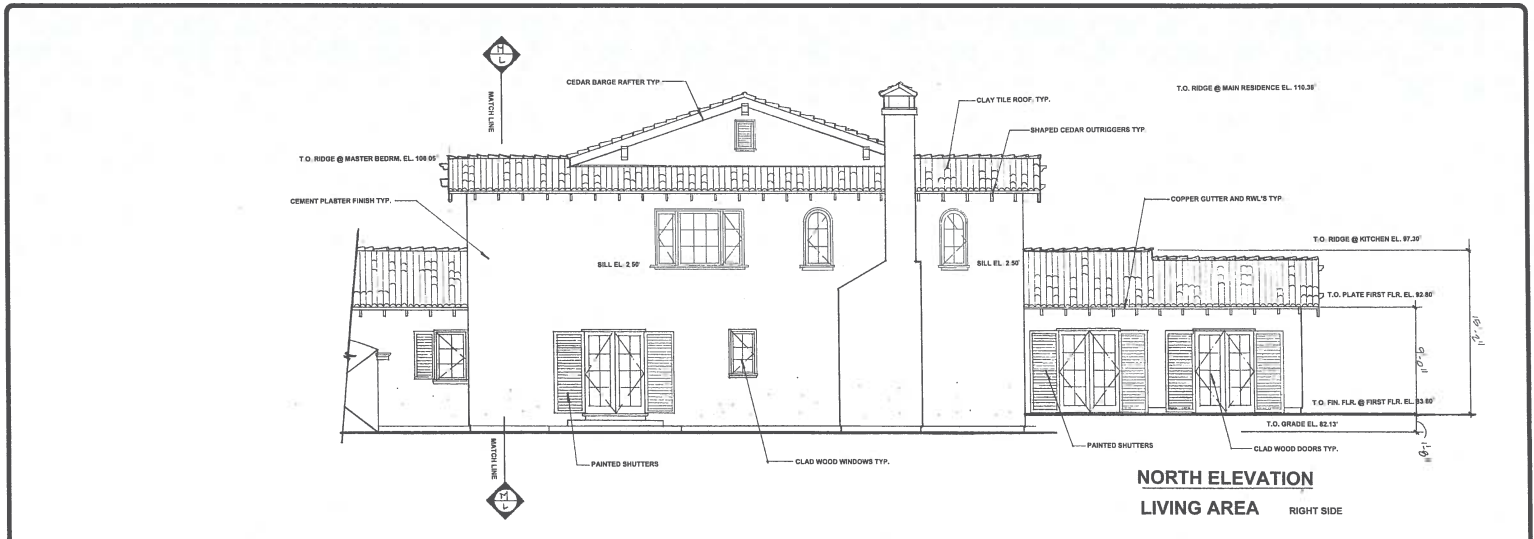
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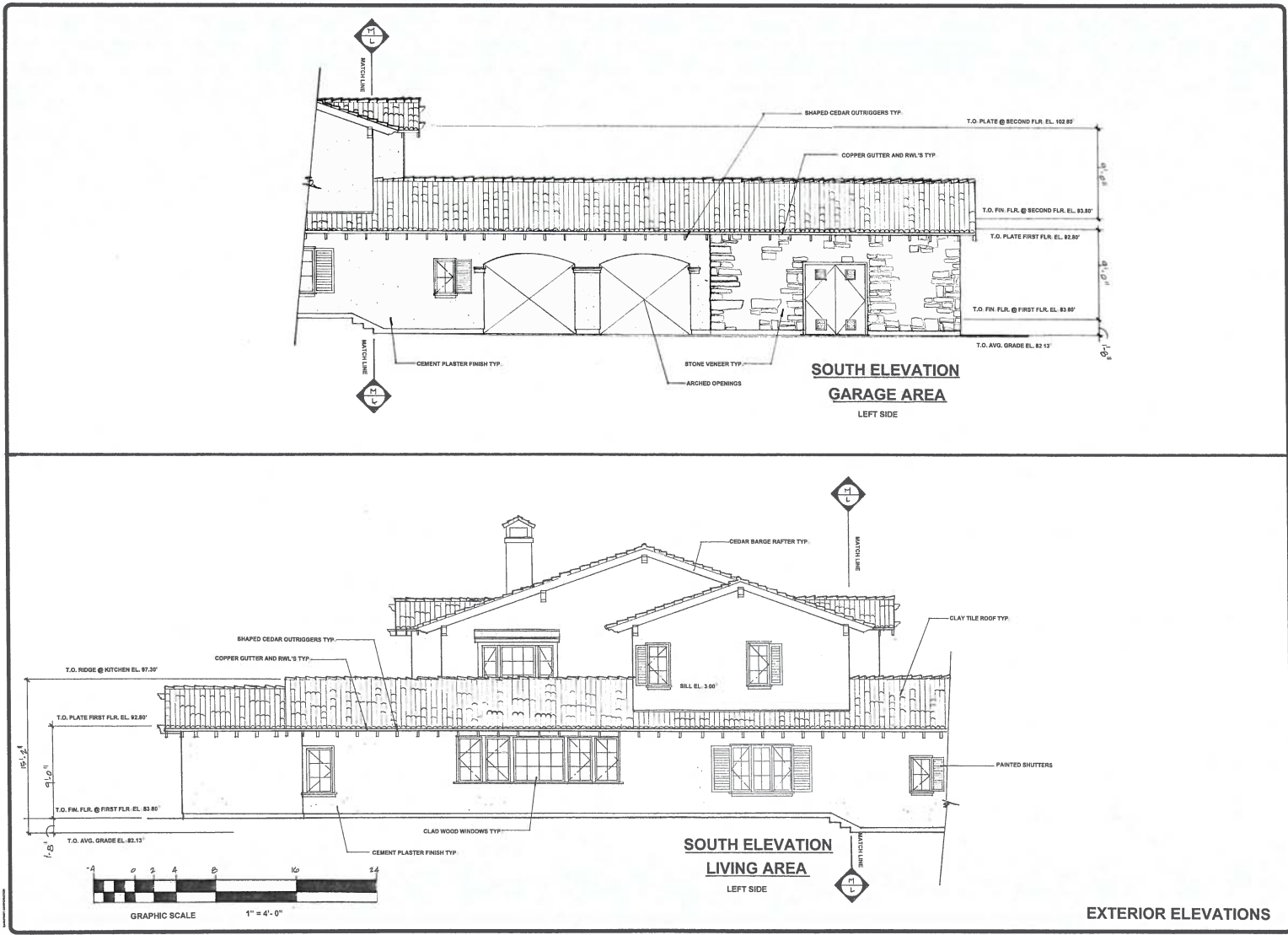


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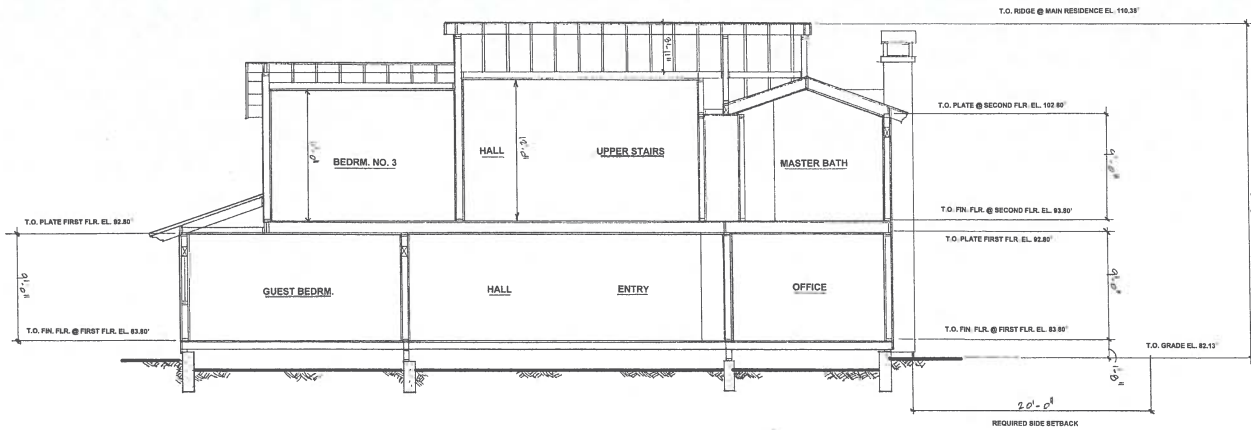
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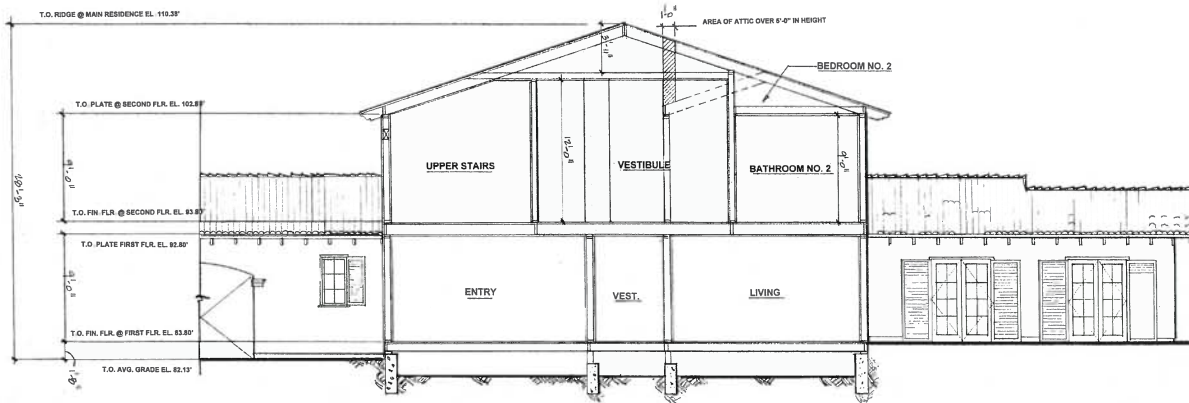
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SECTION A-A



SECTION B-B



BUILDING SECTIONS

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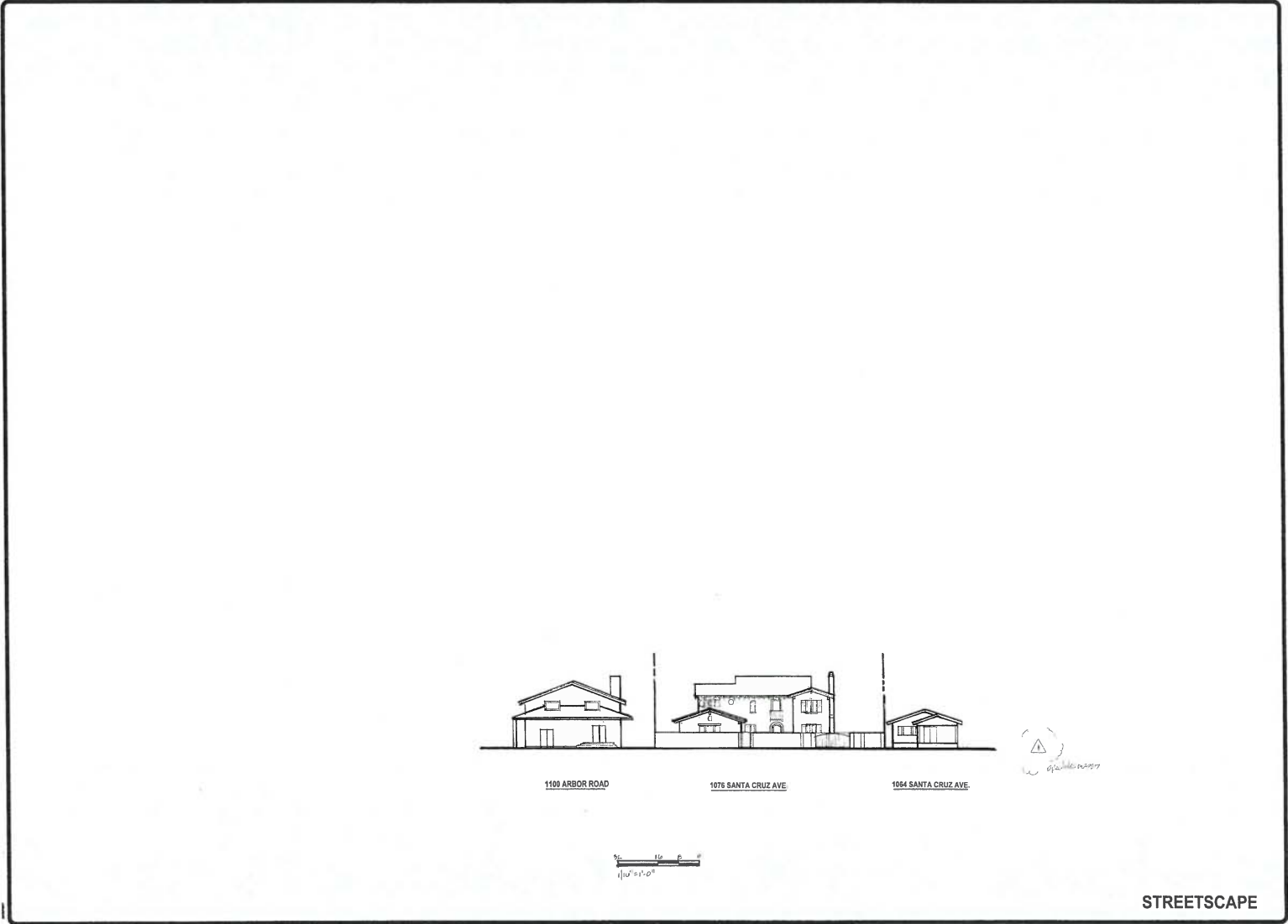
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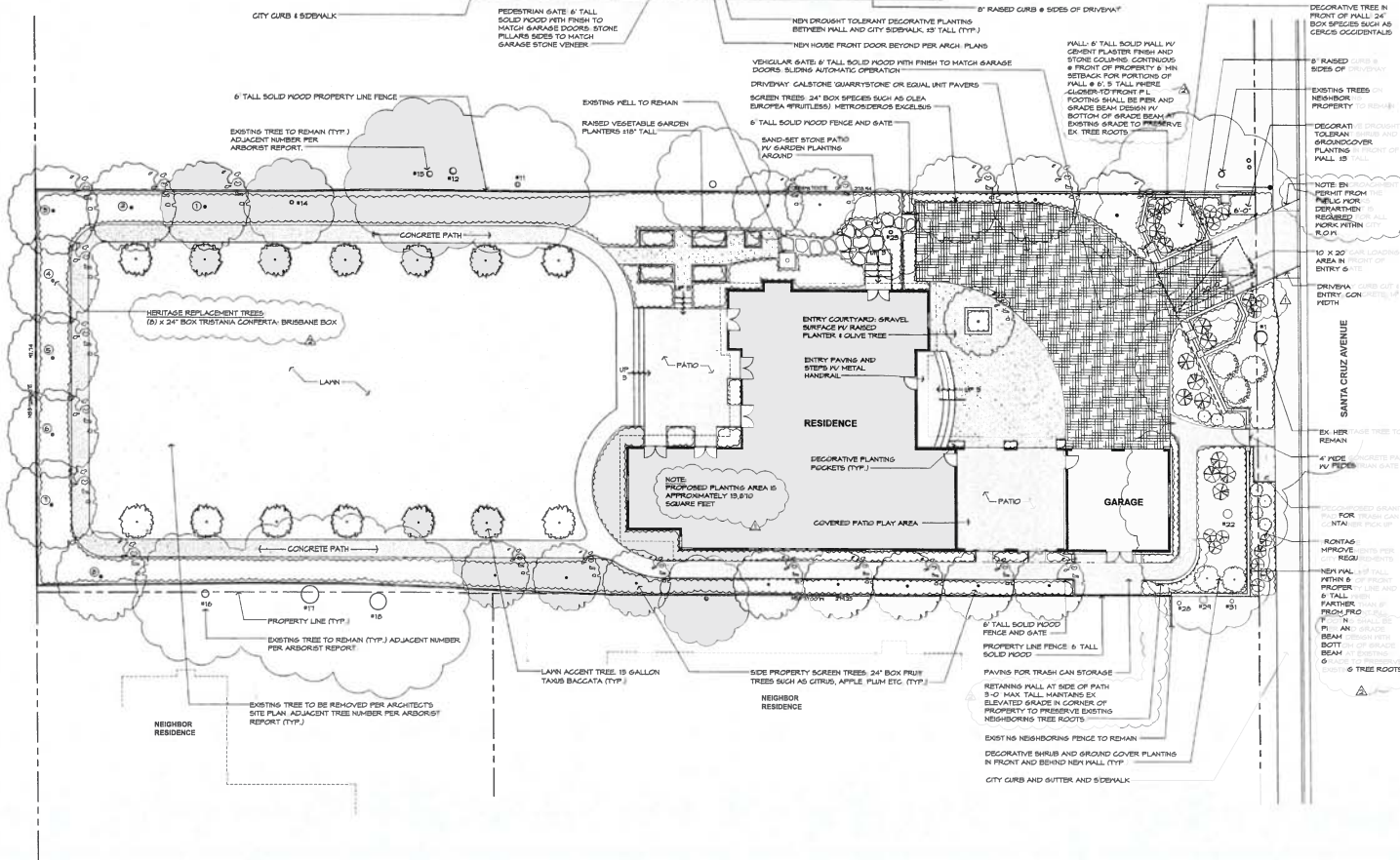
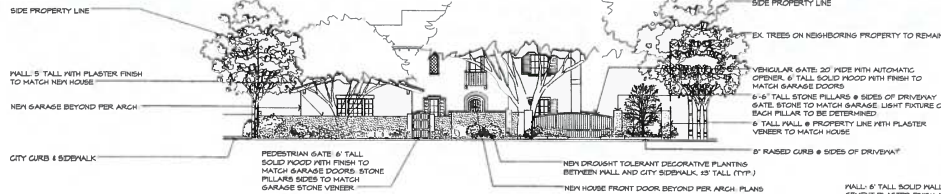
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STREETSCAPE

ELEVATION A: VIEW FROM SANTA CRUZ AVENUE 3/32" = 1'-0"



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LANDSCAPE IMPROVEMENTS

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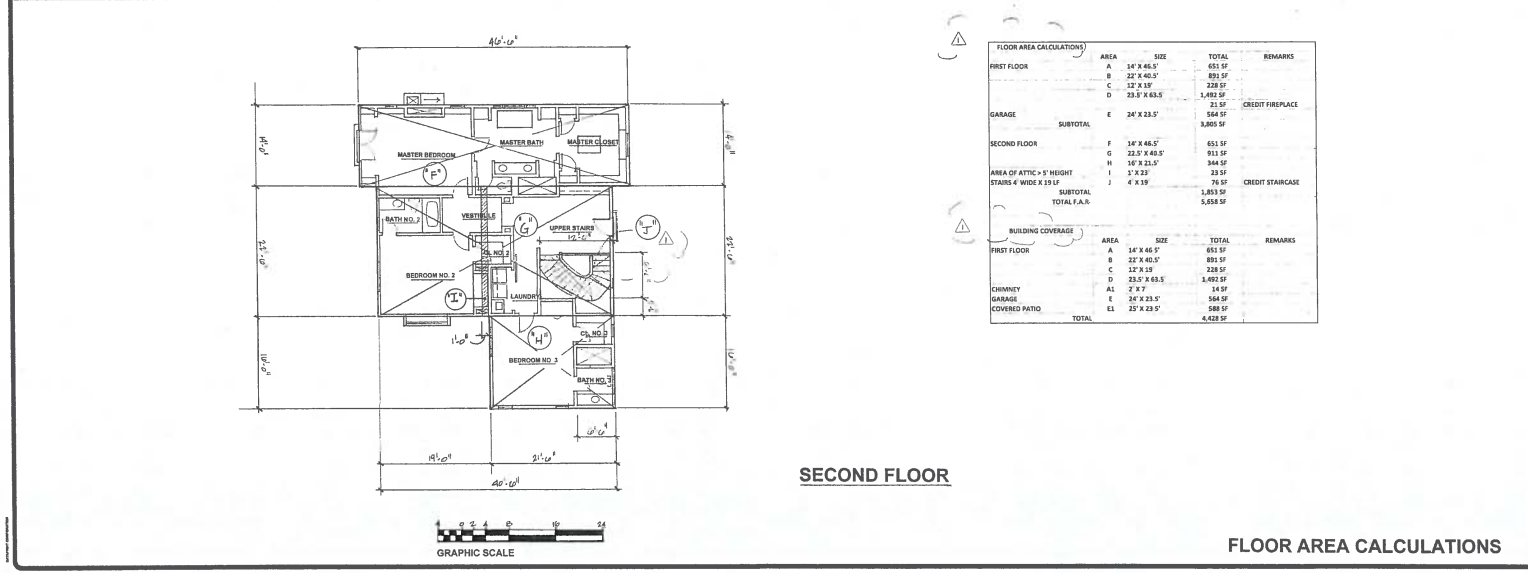
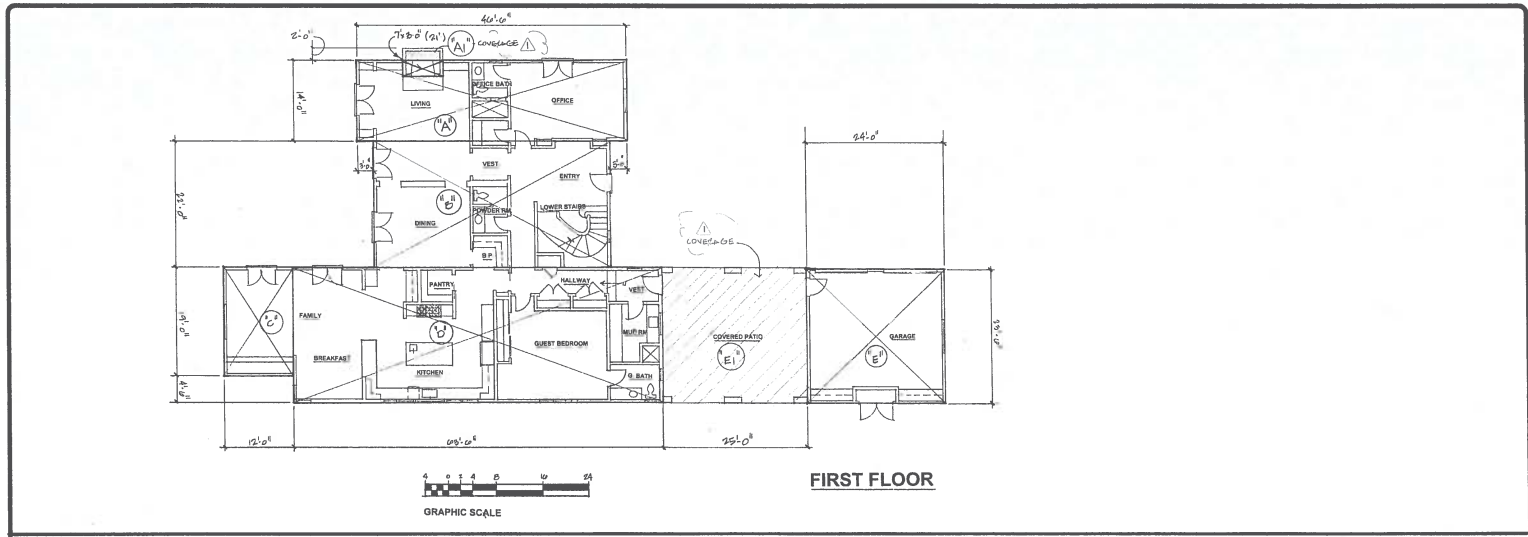
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| PROJECT NO. | 17-0001 |
| CLIENT | MANUEL MORALI |
| LOCATION | 1076 SANTA CRUZ AVE, MENLO PARK, CA |

LANDSCAPE PLAN

L1

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| FLOOR AREA CALCULATIONS | | | | |
|---------------------------|------|---------------|----------|------------------|
| | AREA | SIZE | TOTAL | REMARKS |
| FIRST FLOOR | A | 14' X 46.5' | 651 SF | |
| | B | 22' X 40.5' | 891 SF | |
| | C | 23.5' X 19' | 238 SF | |
| | D | 23.5' X 63.5' | 1,492 SF | |
| | E | 24' X 23.5' | 564 SF | CREDIT FIREPLACE |
| GARAGE | | | 564 SF | |
| | | | 3,805 SF | |
| SECOND FLOOR | F | 14' X 46.5' | 651 SF | |
| | G | 22.5' X 46.5' | 912 SF | |
| | H | 16' X 21.5' | 344 SF | |
| | I | 3' X 23' | 23 SF | |
| AREA OF ATTIC > 8' HEIGHT | J | 6' X 19' | 74 SF | CREDIT STAIRCASE |
| STAIRS & WOOD 4.5 SF | | | 4.5 SF | |
| | | | 1,833 SF | |
| | | | 5,638 SF | |
| TOTAL F.A.R. | | | | |
| BUILDING COVERAGE | | | | |
| | AREA | SIZE | TOTAL | REMARKS |
| FIRST FLOOR | A | 14' X 46.5' | 651 SF | |
| | B | 22' X 40.5' | 891 SF | |
| | C | 23.5' X 19' | 238 SF | |
| | D | 23.5' X 63.5' | 1,492 SF | |
| CHIMNEY | AL | 7' X 7' | 14 SF | |
| GARAGE | E | 24' X 23.5' | 564 SF | |
| COVERED PATIO | E1 | 25' X 23.5' | 588 SF | |
| | | | 4,228 SF | |

| REVISION# | BY |
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| 1 | AWT |
| 2 | AWT |
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| 6 | AWT |
| 7 | AWT |
| 8 | AWT |
| 9 | AWT |
| 10 | AWT |

DAVID W. TERPENING
 ARCHITECT A.I.A.
 P.O. BOX 7010
 MENLO PARK, CA
 94026
 PH. (650) 328-6300
 FAX (650) 367-6257

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MORALI RESIDENCE
 1076 SANTA CRUZ AVE.
 MENLO PARK, CA. 94025

DRAWN: DWT
 CHECKED: DWT
 DATE: 01/01/97
 SCALE: 1/8" = 1'-0"
 JOB NO.:
 SHEET:
FAL-1
 OF 01 SHEETS

GENERAL NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENTS OF THE CITY OF MENLO PARK.
- CONTRACTOR SHALL SECURE A STREET OPENING PERMIT FROM THE CITY ENGINEERING DEPARTMENT AND PAY APPROPRIATE FEE PRIOR TO COMMENCEMENT OF WORK. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER A SINGLE STREET OPENING PERMIT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY CONTACT UNDERGROUND SERVICE ALERT (USA) AT 800/454-2444.
- EXISTING UTILITIES SHOWN ARE BASED UPON RECORD INFORMATION AND ARE APPROXIMATE IN LOCATION AND DEPTH. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES THAT MAY BE AFFECTED BY NEW FACILITIES IN THIS CONTRACT. VERIFY ACTUAL LOCATION AND DEPTH, AND REPORT POTENTIAL CONFLICTS TO THE ENGINEER PRIOR TO EXCAVATION FOR NEW FACILITIES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ALL STREET MONUMENTS, LOT CORNER PIPES, AND GRADE STAKES DISTURBED DURING THE PROCESS OF CONSTRUCTION AT THE REGULAR ENGINEER'S FEE.
- PROVIDE CONCRETE PROTECTION BETWEEN UNDERGROUND PIPE CROSSINGS WITH 12" OR LESS VERTICAL CLEARANCE.
- ALL SURPLUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM PROJECT SITE AND FROM PUBLIC RIGHT-OF-WAY.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AND KEEP MUD AND DEBRIS OFF THE PUBLIC RIGHT-OF-WAY AT ALL TIMES.
- ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- GRADE BREAKS ON CURBS AND SIDEWALKS ARE TO BE ROUNDED OFF ON FORM WORK AND FINISHED SURFACING.
- CONTRACTOR SHALL PERFORM HIS CONSTRUCTION AND OPERATION IN MANNER WHICH WILL NOT ALLOW HARMFUL POLLUTANTS TO ENTER THE STORM DRAIN SYSTEM. TO ENSURE COMPLIANCE, THE CONTRACTOR SHALL IMPLEMENT THE APPROPRIATE BEST MANAGEMENT PRACTICE (BMP) AS OUTLINED IN THE BROCHURES ENTITLED BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY ISSUED BY THE SAN JUAN COUNTYWIDE STORM WATER POLLUTION PREVENTION PROGRAM. TO SUIT THE CONSTRUCTION SITE AND JOB CONDITION, THE CONTRACTOR SHALL PRESENT HIS PROPOSED BMP AT THE PRECONSTRUCTION MEETING FOR DISCUSSION AND APPROVAL.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT IN THE STREET RIGHT-OF-WAY SHALL NOT BE PERMITTED, EXCEPT AT LOCATIONS APPROVED BY THE CITY TRAFFIC ENGINEER.
- THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL WORK WITHIN THE PUBLIC RIGHT OF WAY.
- THE STORM RUNOFF GENERATED BY THE NEW PROJECT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

PROJECT BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATION FOR THE SITE BENCHMARK ON THE RM OF THE SANITARY SEWER AT THE N/E CORNER OF THE SITE ELEVATION=82.10 (NAD83)

BASIS OF BEARINGS
THE BEARING N33°21'00"E OF THE EASTERLY LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP FILED FOR RECORD IN VOL. 67 OF PARCEL MAPS, PAGE 64 OF THE SAN JUAN COUNTY RECORDS

LOT AREA
23,603 SQ. FT. ±

GRADING NOTES

- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)454-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- THE SITE SHALL BE CLEARED OF ALL EXISTING STRUCTURES, CONCRETE FOOTINGS, FUNDMENT, LANDSCAPING MATERIALS AND UNDERGROUND UTILITIES.
- FINISHED GRADES ALONG THE PERIMETER OF THE FOUNDATION TO BE SLOPED AT A MINIMUM OF 5% FOR FIRST 3 FEET.
- ALL CONCRETE SHALL BE CLASS "A" CONFORMING TO SECTION 90 OF CALTRANS SPECIFICATIONS AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS PER CALIFORNIA TEST METHOD NO. 521.
- ASPHALT CONCRETE PAVEMENT SHALL BE TYPE B, 3/4" MAXIMUM MEDIUM WITH SLURRY SEAL COAT. ASPHALT CONCRETE SHALL BE PLACED IN ONE OR MORE LIFTS TO THE MINIMUM TOTAL THICKNESS SHOWN ON THE PLANS. THE MAXIMUM THICKNESS OF EACH LIFT SHALL NOT EXCEED THREE (3) INCHES.
- AGGREGATE BASE SHALL BE PLACED BENEATH ALL SIDEWALK, CURB AND GUTTER, AND ASPHALT CONCRETE PAVEMENT AS SHOWN ON THE PLANS. AGGREGATE BASE SHALL BE CLASS 2, 1-1/2" MAXIMUM COMPACTED TO AT LEAST 90% RELATIVE COMPACTION PER ASTM D1557-91.
- ON-SITE UTILITY TRENCHES SHALL BE BACKFILLED WITH COMPACTED ENGRADED FILL. THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 18" INCHES IN UNCOMPACTED THICKNESS AND SHALL BE MECHANICALLY COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
- ALL UTILITIES SHALL BE UNDERGROUND FROM THE PROPERTY LINES IN. COORDINATE ALL SUCH WORK WITH THE UTILITY COMPANY HAVING JURISDICTION.
- STORM DRAIN POLLUTION PREVENTION. PROTECT DOWNSLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH BAY BALES, TEMPORARY GRASS/ER MATS, SILT FENCES, BERMES OR STORM DRAIN INLET FILTERS COVER STOCK PILES AND EXCAVATED SOIL WITH SECURED TARPS OR PLASTIC SHEETING.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. VISIT THE CITY'S WEBSITE AT WWW.MENLOPARK.ORG TO VIEW DETAILED PERMIT REQUIREMENTS. PERMITS FROM UTILITY COMPANIES MUST BE OBTAINED PRIOR TO APPLICATION OF THE ENCROACHMENT PERMIT.
- CONTACT PUBLIC WORKS AT 850-330-8740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF PUBLIC IMPROVEMENT WORK TO SCHEDULE A PRE-CONSTRUCTION MEETING FOR EACH SUBSEQUENT DAY OF WORK IN THE PUBLIC RIGHT OF WAY.
- ALL EXISTING FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, VALLEY GUTTER, PARKING STRIP) THAT ARE DAMAGED DURING THE COURSE OF CONSTRUCTION MUST BE REPAIRED "AS NEW" CONDITION. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
- ALL WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY OF MENLO PARK STANDARD DETAILS. ALL DETAILS APPLICABLE TO THE PARTICULAR CONSTRUCTION ACTIVITY SHALL BE UTILIZED.
- ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE TO BE COMPLETED AND APPROVED BY THE CONSTRUCTION SUPERVISOR PRIOR TO FINAL INSPECTION BY THE BUILDING INSPECTOR.
- ALL GRADING SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT PREPARED BY: ROMIG ENGINEERS FILE 2081-1 DATED FEB. 8, 2008 AND SUPPLEMENTAL REPORT DATED SEPT 1, 2016.
- DATE OF SURVEY: OCTOBER, 2016
- CONTACT PUBLIC WORKS AT 850-330-8740 TO SCHEDULE AN INSPECTION A MINIMUM OF 24 HOURS IN ADVANCE OF COMMENCEMENT OF GRADING.
- ALL GRADING DURING THE RAINY SEASON (OCT. 15TH THROUGH APRIL 15TH) REQUIRES AND EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CITY. STORMWATER POLLUTION PREVENTION MEASURES SHALL BE IMPLEMENTED THROUGHOUT THE YEAR, TO THE SATISFACTION OF THE CONSTRUCTION SUPERVISOR.
- ALL CHANGES TO THE APPROVED GRADING AND DRAINAGE PLAN REQUIRES A PLAN MODIFICATION APPROVED BY THE CITY IN ADVANCE OF CONSTRUCTION. THE CHANGE TO THE PROPOSED PLAN CHANGE MUST BE GENERATED FROM THE ENGINEER/ARCHITECT WHO ORIGINALLY PREPARED THE PLAN.
- ANY DEVIATION FROM THE APPROVED PLAN AND/OR FAILURE TO OBTAIN GRADING AND DRAINAGE INSPECTION MAY AFFECT THE PUBLIC WORKS SIGN-OFF FOR BUILDING FINAL AND/OR OCCUPANCY.

GENERAL CONCRETE NOTES

- CONCRETE SHALL BE CLASS A CONTAINING NOT LESS THAN 25 KG (55 LB) OF PORTLAND CEMENT PER 0.8CU.M (1 (1) CUM) MAXIMUM AGGREGATE SIZE AND A 28-DAY COMPRESSIVE STRENGTH OF 2486G/EOCM (3500 PSI) STANDARD.
- CONCRETE FOR CURB, GUTTER, SIDEWALK, DRIVEWAY AND OTHER SURFACE-LEVEL SLABS SHALL CONTAIN 0.48KG (1LB) OF LAMPBLACK PER 0.8CU.M (1CY) (AT BATCH PLANT).
- AS SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE COMPACTION, AS TESTED BY CITY APPROVED LAB AT CONTRACTOR'S EXPENSE.
- WEAKENED-PLANE JOINTS (50MM(2") DEEP FOR SIDEWALKS, 75MM(3") DEEP FOR 150MM(6") THICK DRIVEWAYS, SHALL BE SPACED AT 3.0M(10') NOMINAL INTERVALS, AND AT EACH SIDE OF DRIVEWAY, MID-POINTS OF DRIVEWAY WITH CURB CUTS EXCEEDING 6.0M(20') AND AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNER.
- EXPOSED SURFACES OF SIDEWALK, DRIVEWAY, CURB AND GUTTER SHALL BE STEEL TROWELED FOLLOWED BY A MEDIUM BROOM FINISH. EXISTING DECORATIVE FINISHES SHALL BE MATCHED IN KIND.
- EXCEPT AS SHOWN, ALL EXPOSED EDGES, INCLUDING AT WEAKENED-PLANE JOINTS, SHALL BE TOOLED TO 13MM(1/2") RADIUS.
- SIDEWALK SHALL BE SCORE MARKED AT 760MM(2'6") NOMINAL INTERVALS EACH WAY OR TO MATCH EXISTING SCORE MARKS. WALKWAYS, CURB AND DRIVEWAY SHALL HAVE A CONTINUOUS SCORE MARK 150MM(6") FROM CURB FACE.
- ALL CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY MOIST FOR THREE DAYS AFTER POURING EITHER BY LOCATION OF METERS ARE AS NOTED, WATERPROOF MEMBRANE, OR APPLYING TYPE 1 CONCRETE CURING COMPOUND.
- EXTRUDED CURB AND GUTTER SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNER PRIOR TO CONSTRUCTION.
- CURB LIP AT DRIVEWAYS SHALL BE INCREASED TO 10MM(3/8") HIGHER THAN AC OVERLAY.
- ALL GUTTER LIPS SHALL BE FORMED AND TOOLED. A 30MM(1 1/4") WIDE FULL DEPTH AC STREET STRUCTURAL SECTION SHALL BE PLACED ADJACENT TO THE GUTTER LIP. THE AC SECTION SHALL BE A MINIMUM OF 8" DEEP OR 50MM(2") THICKER THAN EXISTING AC, WHICHEVER IS GREATER.
- ALL NEW PCC IMPROVEMENTS SHALL BE DOWELED TO EXISTING AND ADJACENT PCC IMPROVEMENTS USING 30MM(1 1/4") LONG #3 OR #4 SMOOTH DOWELS AT 914MM(3') O.C. DOWELS TO BE GRASSED ("WOOD GRASS") OR PAPER-SELECTED ONE END AND COPPED. TYPICAL AT ALL EXPANSION JOINTS.
- STREET TREE WELLS AND GRATE SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY REQUIREMENTS.
- ALL PCC IMPROVEMENTS TO BE REMOVED SHALL BE SAW CUT ALONG EXISTING SOE LINE. NO SECTION TO BE REPLACED SHALL BE SMALLER THAN 760MM(2'6") IN EITHER LENGTH OR WIDTH. IF THE SAW CUT IN SIDEWALK OR DRIVEWAY FALL WITHIN 760MM(2'6") OF A CONSTRUCTION JOINT, EXPANSION JOINT, COLD JOINT OR EDGE, THE CONCRETE SHALL BE REMOVED TO THE JOINT OR EDGE. ALL SAW CUT RESIDUE SHALL BE DRY VACUUMED CONCURRENTLY WITH SAWING OPERATION.
- NEW OR APPROVED RECYCLED IMPORTED FULL DEPTH AS SHALL BE PLACED UNDER ALL NEW OR REPLACEMENT CURB, GUTTER, SIDEWALK AND DRIVEWAY.
- ALL FORM WORK AND REFORMING MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNER PRIOR TO CONCRETE PLACEMENT.

OWNER PHILIPPE AND SAYEH MORALI
3021 BRITANN AVE.
SAN CARLOS, CA

ARCHITECT DAVID TERPENING, AIA

CIVIL ENGINEER BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
PO BOX 299
SANTA CLARA, CA 95052
(408) 296-4000

SURVEYOR BAY LAND CONSULTING
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(408) 296-4000

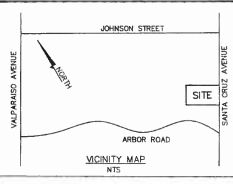
ESTIMATED EARTHWORK QUANTITIES
LESS THAN 10 C.Y. FILL
LESS THAN 10 C.Y. CUT (EXCLUDES BASEMENT EXCAVATION)
ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% COMPACTION FACTOR ON ALL CUT MATERIAL. ESTIMATE DOES NOT INCLUDE VOLUMES FOR CLEANING AND GRUBBING. ALL TOPSOIL FROM CUT CAN BE USED IN TOP 1" OF LANDSCAPE.
CONTRACTOR TO MAKE OWN ESTIMATES OF QUANTITIES FOR BIDDING PURPOSES BASED ON ALL PLANS.

GEOTECHNICAL
ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS DATED FEBRUARY 2008 FILE NO. 2081-1 AND THE SUPPLEMENTAL REPORT BY ROMIG ENGINEERS DATED SEPTEMBER 1, 2016 FILE NO. 2081-1.

WATER SERVICE PROVIDER: CAL WATER COORDINATE AS NECESSARY
SEWER SERVICE PROVIDER: WEST BAY SANITARY COORDINATE AS NECESSARY.

GENERAL SITE PLAN NOTES

- ELEVATIONS SHOWN HEREON ARE BASED ON ASSUMED DATUM. ALL BUILDING HEIGHTS WILL BE MEASURED FROM AVERAGE EXISTING NATURAL GRADE.
- THE CONTRACTOR SHALL BARRICADE AND PROTECT ALL EXISTING SITE FEATURES INCLUDING TREES, FENCES, UTILITIES, ETC.
- PROVIDE HERITAGE TREE PROTECTION FENCING AND ENCLOSURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF MENLO PARK.
- COORDINATE WITH THE OWNER REGARDING THE RELOCATION AND TEMPORARY CONNECTIONS WITH ALL IRRIGATION EQUIPMENT. ALL SUCH SERVICES MUST REMAIN OPERATIONAL DURING CONSTRUCTION.
- BAYLAND CONSULTING SHALL BE EMPLOYED TO PROVIDE CERTIFICATION THAT THE BUILDING HAS BEEN PLACED WITHIN THE SETBACKS. ALL BUILDING SETBACK LINES SHALL BE STAKED AT THE SAME TIME AS THE FOUNDATION STAKING TO ALLOW FOR VERIFICATION.



ABBREVIATIONS

| | | | |
|-----|-------------------------|-----|-------------|
| AC | ASPHALT CONCRETE | WH | MAN HOLE |
| APN | ASSESSORS PARCEL NUMBER | WLN | WATER VALVE |
| BLD | BUILDING | WV | WOOD FENCE |
| CB | CATCH BASIN | WV | WATER METER |
| CD | CLEAN CUT | WV | WATER VALVE |
| CC | CONCRETE | | |
| CS | CONTROL POINT | | |
| CS | DOWN SPOUT | | |
| DWY | EXISTING DRIVEWAY | | |
| EM | ELECTRICAL METER | | |
| EM | FACE OF CURB | | |
| FF | FINISH FLOOR | | |
| FG | FINISH GRADE | | |
| FM | FIRE HYDRANT | | |
| G | GAS METER | | |
| GA | GAS/GROUND | | |
| IN | PIPE INVERT | | |
| JP | JUMP POLE | | |
| LW | LIGHT WELL | | |

LEGEND

| | | | | | |
|-----|----------|-----|----------|-----|--------------------------------------|
| --- | EXISTING | --- | PROPOSED | --- | DESCRIPTION |
| --- | --- | --- | --- | --- | PROPERTY LINE |
| --- | --- | --- | --- | --- | CENTRLINE |
| --- | --- | --- | --- | --- | FENCE LINE |
| --- | --- | --- | --- | --- | 4" STORM DRAIN, P.V.C. 504-0602 MIN. |
| --- | --- | --- | --- | --- | SANITARY SEWER |
| --- | --- | --- | --- | --- | GAS |
| --- | --- | --- | --- | --- | WATER |
| --- | --- | --- | --- | --- | RIDGE |
| --- | --- | --- | --- | --- | VERTICAL CURB |
| --- | --- | --- | --- | --- | NOTE REFERENCE - SHEET C3 |
| --- | --- | --- | --- | --- | DOWN SPOUT |
| --- | --- | --- | --- | --- | UTILITY BOX --AS NOTED |
| --- | --- | --- | --- | --- | --AS NOTED |
| --- | --- | --- | --- | --- | POINT ELEVATION --AS NOTED |
| --- | --- | --- | --- | --- | CLEANOUT (COTC) |
| --- | --- | --- | --- | --- | CATCH BASIN (CB) |
| --- | --- | --- | --- | --- | AREA DRAIN (AD) |
| --- | --- | --- | --- | --- | FIRE HYDRANT |
| --- | --- | --- | --- | --- | WATER VALVE |
| --- | --- | --- | --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | --- | --- | --- | STORM DRAIN MANHOLE |

SHEET INDEX
C3 NOTES
C4 DETAILS
C5 GRADING AND DRAINAGE PLAN

BAY LAND CONSULTING
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GRADING AND DRAINAGE NOTES
1076 SANTA CRUZ
MENLO PARK, CA
APN 071-072-150

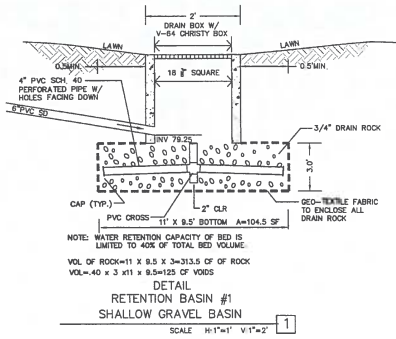
REVISIONS

| DATE | DESCRIPTION |
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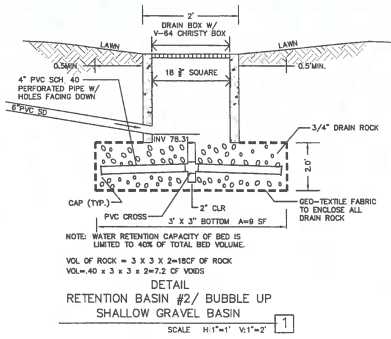
JOB NO. 16019
SCALE:
DRAWN BY: YC
CHECKED BY: SH
DATE: 01/08/18

SHEET
C3
OF 3 SHEETS

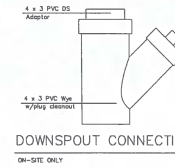
FOR PLANNING APPROVAL ONLY



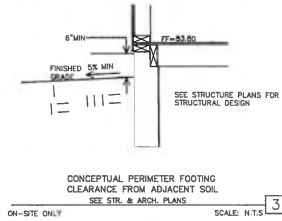
NOTE: WATER RETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME.
 VOL. OF ROCK=11' x 8.5' x 3.0=313.5 CF OF ROCK
 VOL=40 x 313.5=12543 CF OF Voids
 DETAIL
 RETENTION BASIN #1
 SHALLOW GRAVEL BASIN
 SCALE: H:1\"/>



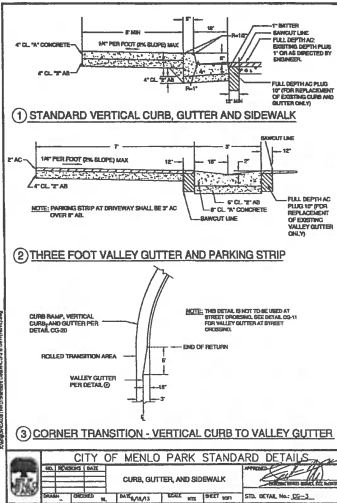
NOTE: WATER RETENTION CAPACITY OF BED IS LIMITED TO 40% OF TOTAL BED VOLUME.
 VOL. OF ROCK = 3' X 3' X 2=18 CF OF ROCK
 VOL=40 x 3 x 3 x 2=72 CF OF Voids
 DETAIL
 RETENTION BASIN #2/ BUBBLE UP
 SHALLOW GRAVEL BASIN
 SCALE: H:1\"/>



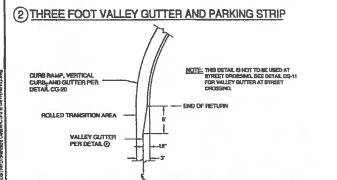
DOWNSPOUT CONNECTION DETAIL
 ON-SITE ONLY SCALE: N.T.S.



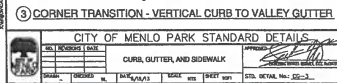
CONCEPTUAL PERIMETER FOOTING
 CLEARANCE FROM ADJACENT SOIL
 SEE STR. & ARCH. PLANS
 ON-SITE ONLY SCALE: N.T.S.



1 STANDARD VERTICAL CURB, GUTTER AND SIDEWALK



2 THREE FOOT VALLEY GUTTER AND PARKING STRIP

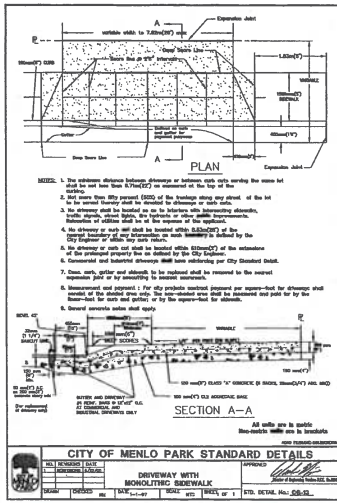


3 CORNER TRANSITION - VERTICAL CURB TO VALLEY GUTTER

CITY OF MENLO PARK STANDARD DETAILS

| DATE | REVISIONS | APPROVED |
|----------|-----------|-------------|
| 01/08/18 | 1 | [Signature] |

CURB, GUTTER AND SIDEWALK



CITY OF MENLO PARK STANDARD DETAILS

| DATE | REVISIONS | APPROVED |
|----------|-----------|-------------|
| 01/08/18 | 1 | [Signature] |

DRIVEWAY WITH MONOLITHIC SIDEWALK

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GRADING AND DRAINAGE
 DETAILS
 1076 SANTA CRUZ
 MENLO PARK, CA
 APN 071-072-150

REVISIONS

| DATE | DESCRIPTION |
|----------|-------------------------|
| 07/28/17 | ADDED NEW WATER SERVICE |

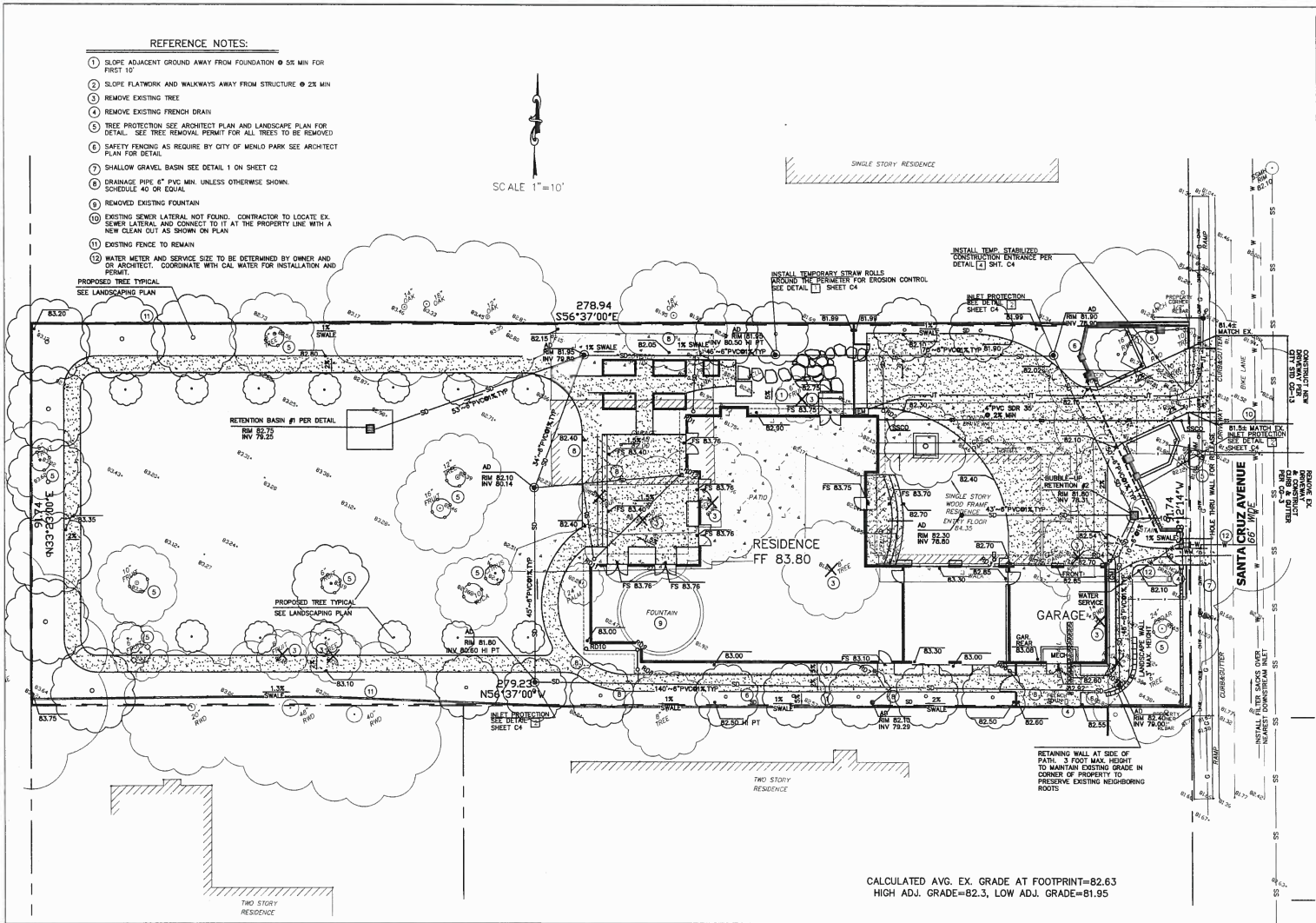
JOB NO. 16019
 SCALE:
 DRAWN BY: YC
 CHECKED BY: SH
 DATE: 01/08/18

SHEET
 C4
 OF 3 SHEETS

REFERENCE NOTES:

- 1) SLOPE ADJACENT GROUND AWAY FROM FOUNDATION @ 5% MIN FOR FIRST 10'
- 2) SLOPE FLATWORK AND WALKWAYS AWAY FROM STRUCTURE @ 2% MIN
- 3) REMOVE EXISTING TREE
- 4) REMOVE EXISTING FRENCH DRAIN
- 5) TREE PROTECTION SEE ARCHITECT PLAN AND LANDSCAPE PLAN FOR DETAIL. SEE TREE REMOVAL PERMIT FOR ALL TREES TO BE REMOVED
- 6) SAFETY FENCING AS REQUIRE BY CITY OF MENLO PARK SEE ARCHITECT PLAN FOR DETAIL
- 7) SHALLOW GRAVEL BASIN SEE DETAIL 1 ON SHEET C2
- 8) DRAINAGE PIPE 8" PVC MIN. UNLESS OTHERWISE SHOWN. SCHEDULE 40 OR EQUAL
- 9) REMOVED EXISTING FOUNTAIN
- 10) EXISTING SEWER LATERAL NOT FOUND. CONTRACTOR TO LOCATE EX. SEWER LATERAL AND CONNECT TO IT AT THE PROPERTY LINE WITH A NEW CLEAN OUT AS SHOWN ON PLAN
- 11) EXISTING FENCE TO REMAIN
- 12) WATER METER AND SERVICE SIZE TO BE DETERMINED BY OWNER AND OR ARCHITECT. COORDINATE WITH CAL WATER FOR INSTALLATION AND PERMIT.

SCALE 1"=10'



CALCULATED AVG. EX. GRADE AT FOOTPRINT=82.63
HIGH ADJ. GRADE=82.3, LOW ADJ. GRADE=81.95

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www.baylandconsulting.com

BAYLAND CONSULTING

GRADING AND DRAINAGE PLAN
PLAN
1076 SANTA CRUZ
MENLO PARK, CA
APN 071-072-150

REVISIONS

| DATE | DESCRIPTION |
|----------|-------------------------|
| 07/18/17 | ADDED NEW WATER SERVICE |

JOB NO: 16019
SCALE:
DRAWN BY: YC
CHECKED BY: SH
DATE: 04/08/18

SHEET
C5
OF 3 SHEETS

RECEIVED

May 16, 2017

City of Menlo Park
Community Development Dept.
Planning Division
701 Laurel Street
Menlo Park, Ca. 94025

JUL 06 2017
CITY OF MENLO PARK
PLANNING

Re: Project Description
Conditional Use Permit
Morali Residence
1076 Santa Cruz Ave.
A.P.N. 071-072-150

Dear Sir/Madam:

The project before you involves the demolition of an existing single story, single family residence and a detached garage. The proposed structure is to be a new partial two story, single family residence with an attached two-car garage. The residence is approximately 5,700 sq. ft. The new residence is an approximate "T" shape with a single story wing along the south side of the property joined to a central, two story rectangular main body that extends along the north-south axis of the lot parallel to Santa Cruz Ave.

The design of the residence is based on the simple rural farmhouse archetype of southern France. The form of the building is simple with gable end walls, a tiled roof, stained wood and shaped beam-work at the eaves. The walls are to be an integral color cement plaster with stone veneer at the garage elevation. Exterior metal work is copper with a wrought iron balcony railings at the upper French doors. The exterior doors, windows and shutter are to be painted wood.

The main body of the residence is located near the center portion of the lot. The main body of the residence is set back almost 70 feet from Santa Cruz Avenue while preserving a large rear yard area for enjoyment by the Morali Family. The design also calls for a solid wall and gate along the Santa Cruz Avenue frontage in order to maintain privacy and mitigate noise.

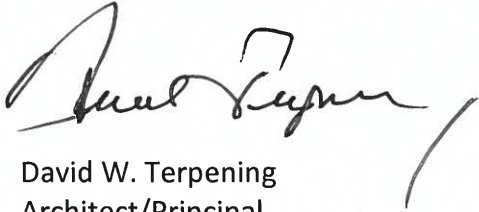
The design is simple, unobtrusive and well within the zoning limits established for coverage, floor area limit and height. The neighbors immediate to the property have been contacted. Those that chose to meet with the Moralis to review and discuss the proposed project had no negative feedback or concerns. No comments were received by mail.

Finally, It should be noted that this project was submitted in July 2008 and did receive approval from the Planning Commission on August 11, 2008. Due to a variety of circumstances, the project was delayed and thus the approval period in which to submit for the actual building permit was lost.

I have enclosed a copy of the original approval letter and associated conditions dated August 13, 2008.

Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David W. Terpening", with a long horizontal flourish extending to the right.

David W. Terpening
Architect/Principal
D.W. Terpening Architects Inc.

Cc: Philippe and Sayeh Morali

March 24, 2008

City of Menlo Park
Community Development Dept.
Planning Division
701 Laurel Street
Menlo Park, Ca. 94025

Re: Project Description
Conditional Use Permit
Morali Residence
1076 Santa Cruz Ave.
A.P.N. 071-072-150

Dear Sir/Madam:

The project before you involves the demolition of an existing single story, single-family residence and a detached garage. The proposed structure is to be a new partial two story, single-family residence with an attached two-car garage of approximately 5,400 sq. ft. The new residence is an approximate "T" shape with a single story wing along the south side of the property joined to a central, two story rectangular main body that extends along the north-south axis of the lot parallel to the street.

The design of the residence is based on the simple rural farmhouse archetype of southern France. The form of the building is simple with gable end walls, a tiled roof, stained wood and shaped beam-work at the eaves. The walls are to be an integral color cement plaster with stone veneer at the garage elevation. Exterior metal work is copper with wrought iron balcony railings at the upper floor french doors. The exterior doors, windows and shutters are to be painted wood.

The main body of the residence is located near the center portion of the lot. The main body of the residence is set back almost 70 feet from Santa Cruz Avenue while preserving a large rear yard area for enjoyment by the Morali family. The design also calls for a solid wall and gate along the Santa Cruz Avenue frontage in order to maintain privacy and mitigate noise.

The design is simple, unobtrusive and well within the zoning limits established for coverage, floor area and height. The neighbors immediate to the property have been contacted and those that chose to have met with the Moralis to review and discuss the proposed project. No negative feedback or concerns were received.

Thank you for your consideration. We hope you look favorably on this project.

Sincerely,

David W. Terpening
Architect A.I.A.

CC: Philippe and Sayeh Morali

ANDY COHEN
MAYOR

HEYWARD ROBINSON
VICE MAYOR

JOHN BOYLE
COUNCIL MEMBER

RICHARD CLINE
COUNCIL MEMBER

KELLY FERGUSSON
COUNCIL MEMBER

Building

TEL 650.330.6704
FAX 650.327.5403

City Clerk

TEL 650.330.6620
FAX 650.328.7935

City Council

TEL 650.330.6630
FAX 650.328.7935

City Manager's Office

TEL 650.330.6610
FAX 650.328.7935

Community Services

TEL 650.330.2200
FAX 650.324.1721

Engineering

TEL 650.330.6740
FAX 650.327.5497

Environmental

TEL 650.330.6763
FAX 650.327.5497

Finance

TEL 650.330.6640
FAX 650.327.5391

**Housing &
Redevelopment**

TEL 650.330.6706
FAX 650.327.1759

Library

TEL 650.330.2500
FAX 650.327.7030

Maintenance

TEL 650.330.6780
FAX 650.327.1953

Personnel

TEL 650.330.6670
FAX 650.327.5382

Planning

TEL 650.330.6702
FAX 650.327.1653

Police

TEL 650.330.6300
FAX 650.327.4314

Transportation

TEL 650.330.6770
FAX 650.327.5497



701 LAUREL STREET, MENLO PARK, CA 94025-3483
www.menlopark.org

August 13, 2008

David W. Terpening
825 Oak Grove Ave Ste 0101
Menlo Park CA 94025 (dwterpenaia@sbcglobal.net)

RE: 1076 Santa Cruz Ave – Use Permit Revision (PLN2008-00011)

Dear Mr. Terpening:

This letter serves to inform you of the decision of the Planning Commission on **August 11, 2008** to **approve** your request for a use permit revision. This action becomes effective after 15 days (August 27, 2008) unless the action is appealed to the City Council, in which case the outcome of the application shall be determined by the City Council.

A formal copy of the recorded action is enclosed. Please be aware that specific conditions attached to your approval must be met in order for your application to be in effect. The specific conditions are enclosed and are also on file at the Planning Division office.

Please note that you are required to apply for a building permit within one year from the date of approval for the use permit to remain in effect.

If you have any questions regarding the action taken, please call the Planning Division at (650) 330-6702.

Sincerely,

Thomas Rogers
Associate Planner

CC: Philippe and Sayeh Morali, 3021 Brittan Ave, San Carlos CA 94070
(pmorali@pacbell.net, smorali@pacbell.net)

PLANNING COMMISSION ACTION

APPLICANT: David W. Terpening

LOCATION: 1076 Santa Cruz Ave

REQUEST: Request for a revision to a use permit granted by the Planning Commission on July 14, 2008 to construct a new two-story, single-family residence on a substandard lot with regard to lot width in the R-E (Residential Estate) zoning district. The revision includes modifications to the building footprint and FAL (Floor Area Limit), which have been made in response to the Planning Commission denial of a request for a variance to encroach into the right side daylight plane.

DECISION ENTITY: Planning Commission

MEETING DATE: August 11, 2008

| VOTE: COMMISSION MEMBERS | | <input checked="" type="checkbox"/> APPROVED | <input type="checkbox"/> DENIED |
|--------------------------|---|--|---------------------------------|
| FOR | Bressler, Pagee, Riggs, Deziel, Bims, O'Malley, Keith | | |
| AGAINST | None | | |
| ABSTAIN | None | | |
| ABSENT | None | | |

COMMISSION ACTION

1. Make a finding that the project is categorically exempt under Class 3 of the current CEQA Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit revision subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by David W. Terpening Architect AIA Inc., consisting of 24 plan sheets, dated received July 31, 2008, and approved by the Planning Commission on August 11, 2008, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
 - d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other

equipment boxes.

- 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 the 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 issuance of a grading or building permit.
- g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance.

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box6187

San Mateo, CA 94403

650- 515-9783

RECEIVED

JAN 22 2018

CITY OF MENLO PARK
BUILDING DIVISION

August 15, 2016, revised August 16, 2016, January 9, 2018

Mr. David Terpening
825 Oak Grove Avenue
Menlo Park, CA 94025

Site: 1076 Santa Cruz, Menlo Park, CA

Dear Mr. Terpening,

At your request on Monday, August 15, 2016, I visited the above site for the purpose of inspecting and commenting on the significant trees. A new home is to be built on this lot, prompting the need for this tree report. As required a tree protection plan will be included.

Method:

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

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

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

1076 Santa Cruz/8/16/16

(2)

Survey:

| Tree# | Species | DBH | CON | HT/SP | Comments |
|--------------|--|------------|------------|--------------|--|
| 1H | Valley oak (<i>Quercus lobata</i>) | 38est | 80 | 45/60 | 3' from the curb, good crotch formation. Vigor is good, has tussock moth damage. |
| 2 | Redwood (<i>Sequoia sempervirens</i>) | 13.9 | 70 | 40/20 | Good vigor, lower limbs removed to 20'. |
| 3 | Chestnut (<i>Castanea dentata</i>) | 8.0 | 55 | 20/15 | Fair vigor, poor form. |
| 4 | Fig (<i>Ficus carica</i>) | 12.7 | 60 | 20/20 | Good vigor, codominant @ base. |
| 5 | Saucer Magnolia (<i>Magnolia soulangeana</i>) | 13.2 | 65 | 30/25 | Good vigor, fair form, codominant @ base, good vigor. |
| 6 | Apple (<i>Malus domestica</i>) | 10.3 | 0 | 20/25 | Dead. |
| 7 | Dracaena palm (<i>Dracaena drago</i>) | 11.4 | 55 | 30/15 | Fair vigor, fair form. |
| 8 | Cherry (<i>Prunus serrulata</i>) | 6.7-7.2 | 0 | 20/15 | Dead. |
| 9HX | Fig (<i>Ficus carica</i>) | 19.2 | 45 | 15/10 | Decay in trunk. |
| 10 | Apple (<i>Malus domestica</i>) | 7.5 | 50 | 15/10 | Fair vigor, poor form, cavity at 3 feet. |
| 11*H | Live Oak (<i>Quercus agrifolia</i>) | 11est. | 60 | 25/15 | 1 foot from fence. (Neighbors East side) |
| 12*H | Live oak (<i>Quercus agrifolia</i>) | 14est. | 70 | 35/25 | Cut back to near property line. (Neighbors East side) |
| 13*H | Live oak (<i>Quercus agrifolia</i>) | 13est. | 70 | 35/30 | Cut back to near property line. (Neighbors East side) |

1076 Santa Cruz/8/16/16

(3)

| Tree# | Species | DBH | CON | HT/SP | Comments |
|-------|---|--------|-----|-------|--------------------------------------|
| 14 | Avocado (<i>Persea americana</i>) | 8.8 | 75 | 35/30 | Good vigor fair form. |
| 15 | Apple (<i>Malus domestica</i>) | 7.9 | 45 | 15/10 | Fire blight on trunk. |
| 16H | Redwood (Neighbors West side) | 24est | 85 | 75/40 | Good vigor, 2' West of fence. |
| 17*H | Redwood (<i>Sequoia sempervirens</i>) | 45est. | 85 | 85/40 | Good vigor. (Neighbors West side) |
| 18*H | Redwood (<i>Sequoia sempervirens</i>) | 30est | 85 | 75/40 | Good vigor. (Neighbors West side) |
| 19HX | Mexican fan palm (<i>Washingtonia robusta</i>) | 18 | 75 | 35/15 | Good vigor, good form. |
| 20HX | Redwood (<i>Sequoia sempervirens</i>) | 15.3 | 70 | 60/30 | Suppressed trunk bends. |
| 21HX | Redwood (<i>Sequoia sempervirens</i>) | 16est | 70 | 60/30 | Limbs one sided, good vigor. |
| 22H | Deodar cedar (<i>Cedrus deodara</i>) | 23.2 | 45 | 35/45 | Topped several times. |
| 23 | Apple (<i>Malus domestica</i>) | 13.8 | 65 | 10/25 | Abundance of fruit. |
| 24 | Pear (<i>Pyrus communis</i>) | 10.6 | 65 | 10/15 | Grown in shade. |
| 25 | Redwood (<i>Sequoia sempervirens</i>) | 12.2 | 70 | 40/20 | Good vigor. |
| 26 | Redwood (<i>Sequoia sempervirens</i>) | 9.1 | 70 | 40/20 | Good vigor. |
| 27 | Redwood (<i>Sequoia sempervirens</i>) | 13.1 | 70 | 40/20 | Abundance of lower deadwood. |

| Tree# | Species | DBH | CON | HT/SP | Comments |
|-------|--|-------|-----|-------|--|
| 28* | Redwood (<i>Sequoia sempervirens</i>) | 12est | 60 | 45/15 | On property line in raised area, one sided. |
| 29*H | Redwood (<i>Sequoia sempervirens</i>) | 18est | 55 | 60/25 | Codominant @ 25' with included on raised area. |
| 31* | Redwood (<i>Sequoia sempervirens</i>) | 11est | 60 | 45/15 | Fair vigor, fair form, on raised area. |

* denotes neighbor's tree, H indicates Heritage tree, X indicated tree will be removed.

Summary:

The dominant trees on this site are a mix of native oaks and redwoods. Fruit trees have been planted throughout the property and are mature. The fruit trees have a short lifespan and will need replacing soon. The redwoods have been planted along the front of the property for privacy. These trees are performing quite well and have screened the front of the property. Valley oak #1 is in good condition with heavy lateral limbs which will need constant maintenance.

The remainders of the large trees are on the perimeter of the property, making this an excellent site for future construction. The fruit trees are mature quite replaceable. With proper tree protection I expect little or no negative effects to the remaining large trees.

The removal of the artificially raised area will require the removal of two redwoods that are of a heritage size. When removing the raised landscape area extreme care should be taken to protect the neighbors' trees #29, 30 and 31. Any root cutting that will take place shall be monitored and documented by the site arborist. Irrigate these trees heavily prior to the start of grading. The lower limbs of the deodar cedar will be removed to facilitate the building of the new structure. These limbs are dead from a lack of light penetration. Removal of these limbs will improve the health of the tree.

Tree Protection Plan:

Tree Protection Zones

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. For the neighbor's trees the fencing should be inside existing wood fencing. No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection zones, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips. The spreading of chips will help to reduce compaction and improve soil structure.

The following minimum distances for tree protection fencing should be adhered to and maintained throughout the entire length of the project.

- Tree #1 Valley oak, the trunk of the tree should be wrapped with straw wattle and orange plastic fencing. Tree protection fencing should be located at the edge of sidewalk, edge of driveway and extend to 35 feet where possible (10xDBH).
- Neighbor's trees #11, #12, #13, #17, #18, #28, #29 and #31 will be protected by existing property line fencing.
- Trees #16, #20, #21 and #22 Redwoods and cedar the tree protection fencing should be a minimum of 15 feet from the trunk and extend to 20 feet where possible (10xDBH).

All fencing will be completely enclosed. Any adjustments to the fencing will require inspections by the site arborist. The fencing will be installed prior to the start of demolition and prior to the start of construction.

Root Cutting

Any roots to be cut shall be monitored and documented. Large roots or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching

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

Irrigation

Normal irrigation shall be maintained on this site at all times. The neighbor's oaks under normal conditions should not require irrigation during the summer months. The neighbor's redwoods will require regular irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the tree may need cleaning if dust levels are extreme.

Inspection Schedule

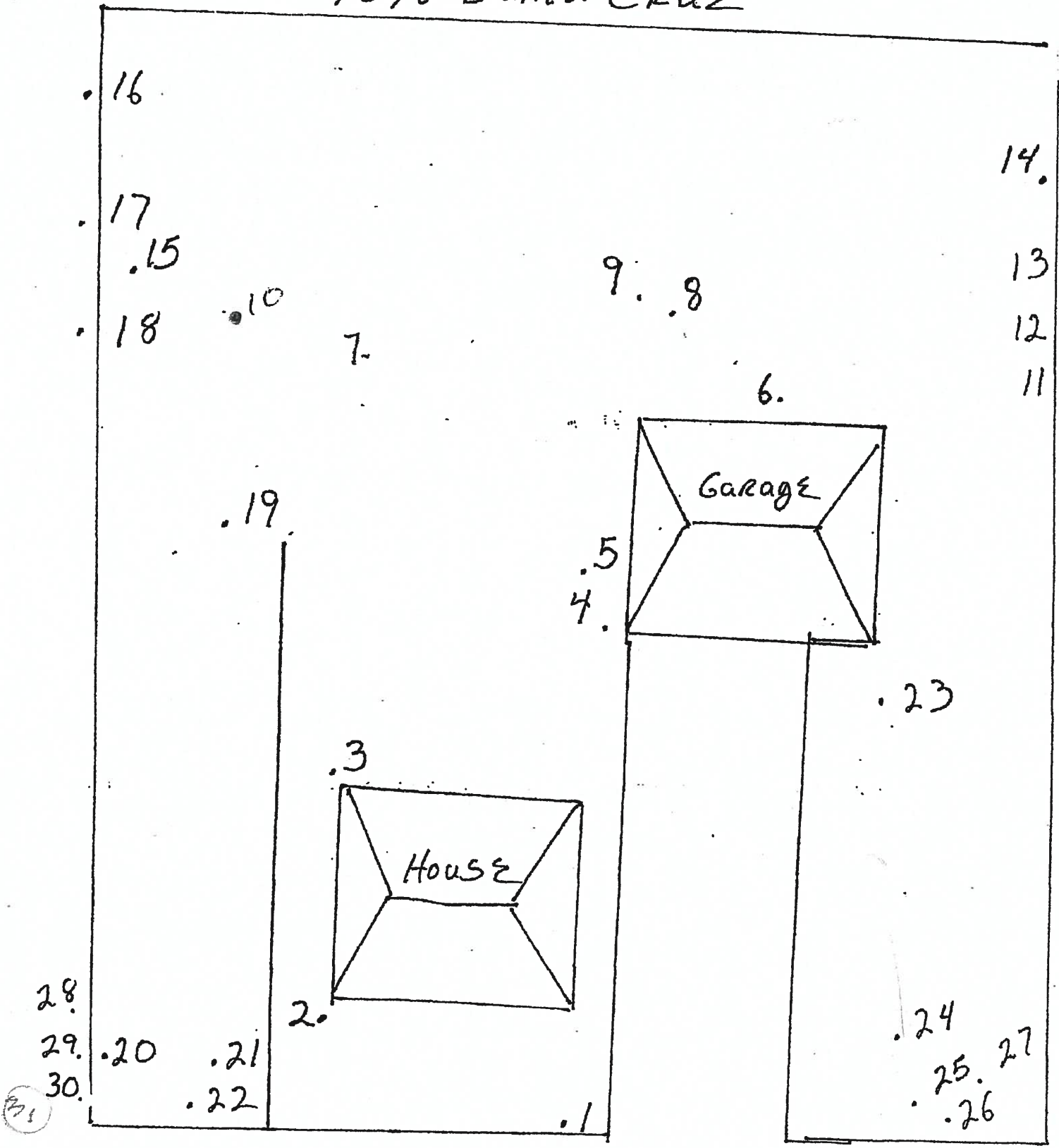
The city of Menlo Park requires inspections prior to the start of demolition and the start of construction. Inspections will consist of a letter stating that the tree protection complies with the tree protection plan. The letter will be available for the owner, contractor, planner and city arborist. Other inspections will be required when excavation is within the dripline of any protected tree. Other inspections will be on an as needed basis.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
Certified Arborist WE#0476A

1076 Santa Cruz



VIEW

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Address:

1076 Santa Cruz

ARBORIST INFORMATION:

Name of Certified Arborist: Kevin Kielty

ISA or ASCA number: WE#0476A Menlo Park Business License number:

Company: Kielty Arborist Services

Address: P.O. Box 6187 San Mateo, CA 94403

Phone: (650) 515-9783 FAX: Email: kkiarbor0476@yahoo.com

TREE INFORMATION:

Date of Inspection: 8/15/16

Common Name: Fig tree #9 Botanical Name: Ficus carica

Location of Tree: Behind garage Height of Tree: 15' tall

Diameter of tree at 54 inches above natural grade: 19.2

Circumference of tree at 54 inches above natural grade

Condition of Tree:

Tree is in poor condition. A large area of decay is visible in the tree's trunk & vigor is poor

If recommending removal or pruning, please list all reasons:

Remove - The condition of the tree is poor, with heavy decay in trunk tree is at risk of falling. It is necessary to remove this tree in order to make improvements to the property

Suggested Replacement Tree:

Coastline Oak, Ginkgo, Valley Oak, Red maple, Chinese Pistache, Brisbane Box

Signature of Arborist:  Date: 5/16/17

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Address:

1076 Santa Cruz

ARBORIST INFORMATION:

Name of Certified Arborist: Kevin Kielty

ISA or ASCA number: WED476 A Menlo Park Business License number: _____

Company: Kielty Arborist Services

Address: P.O. Box 6187 San Mateo Ca 94403

Phone: 650 515 9783 FAX: _____ Email: kkiarbor@476@yahoo.com

TREE INFORMATION:

Date of Inspection: 5/16/16

Common Name: Mexican Fan Palm Botanical Name: Washingtonia Robusta

Location of Tree: Rear #19Hx. Height of Tree: 35'

Diameter of tree at 54 inches above natural grade: 18"

Circumference of tree at 54 inches above natural grade: _____

Condition of Tree:

fair

If recommending removal or pruning, please list all reasons:

Poor location, Poor species for site

Suggested Replacement Tree:

Chinese Pistache, Fruit Tree

Signature of Arborist: _____ Date: _____

A20

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Address:

1076 Santa Cruz

ARBORIST INFORMATION:

Name of Certified Arborist: Kevin Kieley

ISA or ASCA number: WE0476A Menlo Park Business License number: _____

Company: Kieley Arborist Services

Address: P.O. Box 6187 San Mateo CA 94403

Phone: 650 515 9783 FAX: _____ Email: KKarbor0476@yahoo.com

TREE INFORMATION:

Date of Inspection: 8/16/16

Common Name: Redwood Botanical Name: Sequoia sempervirens

Location of Tree: Front Height of Tree: 60'

Diameter of tree at 54 inches above natural grade: 15.3

Circumference of tree at 54 inches above natural grade: _____

Condition of Tree:

Fair

If recommending removal or pruning, please list all reasons:

in Building footprint

Suggested Replacement Tree:

Chinese Pistache, Red maple

Signature of Arborist:

Date:

1/10/17

#21

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Address:

1076 Santa Cruz

ARBORIST INFORMATION:

Name of Certified Arborist Kevin Kilty

ISA or ASCA number: WE0476A Menlo Park Business License number: _____

Company: Kilty Arborist Services

Address: P.O. Box 6187 San Mateo CA 94403

Phone: 650.515.9783 FAX: _____ Email: KKArbor0476@yahoo.com

TREE INFORMATION:

Date of Inspection: 8/16/16

Common Name: Redwood Botanical Name: SEQUOIA SEMPERVIRENS

Location of Tree: FRONT Height of Tree: 60'

Diameter of tree at 54 inches above natural grade: 16"

Circumference of tree at 54 inches above natural grade _____

Condition of Tree:

fair

If recommending removal or pruning, please list all reasons:

in Building footprint

Suggested Replacement Tree:

Red maple, Chinese pistache

Signature of Arborist:

KK

Date:

1/10/18



STAFF REPORT

Planning Commission

Meeting Date: 4/23/2018
Staff Report Number: 18-040-PC

Public Hearing: **Environmental Impact Report Addendum, Specific Plan and Zoning Ordinance Amendment, Architectural Control, Use Permit, and Below Market Rate (BMR) Housing Agreement/Peninsula Arts Guild/949 El Camino Real**

Recommendation

Staff recommends that the Planning Commission review and provide a recommendation that the City Council make the necessary findings and take actions for approval of the Guild theater renovation project at 949 El Camino Real, as outlined in Attachment A. The Planning Commission should provide recommendations to the City Council on the following entitlements and environmental review components of the proposed project:

1. An Addendum to the Specific Plan Program Environmental Impact Report (Program EIR) to analyze the potential environmental impacts of the proposed Specific Plan and Zoning Ordinance Amendments;
2. A Specific Plan and Zoning Ordinance Amendment to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments;
3. Architectural Control for compliance with Specific Plan standards and guidelines for a commercial development consisting of a live entertainment venue on an approximately 4,752-square foot site;
4. A Use Permit to allow small scale commercial recreation and a bar; and,
5. Below Market Rate (BMR) Housing Agreement for compliance with the City's Below Market Rate Housing Program.

Policy Issues

The proposed project requires the Planning Commission and City Council to consider the merits of the project, including project consistency with the El Camino Real/Downtown Specific Plan. The Planning Commission and Council will need to consider Specific Plan and Zoning Ordinance Amendment, Architectural Control and Use Permit findings. Further, a resolution regarding the BMR Housing Agreement for the project will need to be considered. The Planning Commission is a recommending body on these policy issues. The policy issues summarized here are discussed in greater detail throughout the staff report.

Background

Site location and uses

The project site consists of an approximately 4,752-square foot parcel situated on the west side of El Camino Real, between Menlo Avenue and Live Oak Avenue, at 949 El Camino Real. The project site is

within the El Camino Real/Downtown Specific Plan's (Specific Plan) El Camino Real South-West (ECR SW) district and has a land use designation of El Camino Real Mixed-Use Residential. The district encourages residential uses in close proximity to the train station area while also allowing for a variety of commercial uses and permits building heights ranging typically from 2-4 stories, with some building heights only permitted through the provision of public benefits. Uses permitted by right include cinemas, full/limited service restaurants, hotels, general personal services, general retail sales and food and beverage sales. Conditional uses permitted only through a use permit subject to Planning Commission review include small-scale commercial recreation, bars/lounges, restricted personal services and liquor stores. Finally, uses permitted administratively with the approval of the Community Development Director include restaurants with alcohol and/or outdoor seating and restaurants with live entertainment. The project site currently consists of a movie theater.

Neighborhood context

Using El Camino Real in a north to south orientation, the surrounding parcels are also in SP-ECR/D zoning district and are developed with retail uses to the north and south. A parking lot, which is not part of the subject property, is located to the west (rear) of the property, and the parcel to the east of the subject parcel, across El Camino Real, is development with office uses. A location map is included as Attachment F.

Previous project review

On February 13, 2018 the City Council held a study session on the proposal, after previously identifying the project as a top City Council Work Plan priority at their January 29, 2018 meeting. Given the priority status placed on the project and the applicant's expedited timeline to purchase the property, the February 13th study session served as the initial public study session referenced on page E17 of the Specific Plan. The City Council members were unanimous in their support of the project, and directed Staff to prepare the necessary Specific Plan and Zoning Ordinance amendments and work with the applicant to better define the proposed public benefit. Several members of the public spoke at the Study Session and all expressed support for the project.

Analysis

Project description

The applicant (Peninsula Arts Guild or P.A.G.) is proposing to renovate the existing Guild Theatre cinema facility into a live entertainment venue. Through the construction and addition of a finished basement and a new second floor, the building floor area would increase from approximately 4,200 square feet to approximately 10,854 square feet, resulting in a floor area ratio (FAR) of approximately 2.3. The ECR SW district currently permits a base level FAR of 1.1 and bonus level FAR of 1.5. The proposed Specific Plan amendments would allow a bonus level FAR up to 2.5 for a feature building north of Live Oak Avenue, in the ECR SW sub-district, that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains the existing walls or rebuilds new walls in substantially the same location and configuration, and that has highly visible and memorable features that have historic or cultural value. This amendment to the permitted FAR would limit the above grade FAR to 1.5, and the

basement square footage to within the footprint of the existing building, but not over the property lines, and not accessible to the public (back of house uses only, such as storage and mechanical spaces). The amendment would also limit the additional square footage beyond that in existence at the time the El Camino Real/Downtown Specific Plan was approved, to a maximum of 10,000 additional square feet.

The first floor would contain a lobby, a main viewing and seating area, bar, stage and restrooms. The facility's second floor would also provide viewing areas, a small bar, office and a vestibule. The basement would not be open to the public and would be utilized primarily as performer gathering and dressing room space as well as a warming kitchen, storage and mechanical rooms.

The facility is proposed to typically only be operated for one to three events per week, usually on weekend (Friday, Saturday and Sunday) evenings with live performances lasting within a 7pm to 11pm window and for a typical event length of two hours. The venue would employ approximately 20 people in a mix of full-time and contractor positions. The facility would include the on-site sale of alcohol.

As a public benefit, the Applicant is proposing the facility be available for community uses that may include the following: City special events, movie showings and festivals, local school events such as plays and concerts, author talks and events, as well as local church events. The applicant provided a letter, attached hereto as Attachment H, describing the proposed public benefit. The public benefit would be twice monthly discounted community events or up to 24 events per year at a 50 percent discount. The applicant has indicated that for an event which would cost PAG approximately \$2,000 to host, the community organization would only be charged \$1,000 or 50 percent of the cost and this could result in an approximately \$24,000 per year public benefit.

Design and Site Layout

Building Materials

The exterior finish is proposed to be cement plaster, painted in a blue/purple color. A new aluminum and glass storefront is proposed, including windows above the marquee. A 7-foot metal roof screen is proposed on the roof to screen mechanical equipment.

The following discussion highlights and expands on topics addressed in the Standards and Guidelines Project Compliance Worksheet (Attachment J).

Setbacks

The existing theater building is located slightly beyond the existing front property line, within the Caltrans right-of-way. It is also located slightly over the property line along the right side. Parcels located north of Live Oak Avenue, the ECR SW sub-district are required to have a minimum 5-foot front setback, a 10-foot rear setback, and a 5-foot interior side setback for upper floors with no required interior side setback for the ground floor. The proposed second story addition to the existing theater building would be set at, or very close to, the front, rear, and right-side setbacks, and at the alley on the left side. The proposed amendments to the Specific Plan would allow a feature building north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains the existing walls or rebuilds new walls in substantially the same location and configuration, and has

highly visible and memorable features that have historic or cultural value to retain existing setbacks not to exceed property lines.

In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses may not exceed a maximum of 4-foot depth and a maximum of 6-foot width. The recess at the proposed renovated entrance would be 2.8 feet deep by 17.2 feet wide. The proposed amendments to the Specific Plan would allow the City Council to allow a feature building in the area north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or that has historic or cultural value to exceed these maximums.

First Floor Height and Transparency

Standard E.3.5.01 of the Specific Plan currently requires commercial ground floors to have a minimum 15-foot floor-to-floor height. Although the lobby along El Camino Real would be two stories, the first floor beyond the lobby would have a 13-foot floor-to-floor height. The proposed amendments to the Specific Plan would allow the City Council to reduce the minimum floor-to-floor height for a commercial or retail ground floor for a feature building in the area north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, proposes to substantially retain existing walls or rebuild new walls in substantially the same location and configuration; and has highly visible and memorable features or that has historic or cultural value.

Standard E.3.5.02 currently requires ground floor commercial buildings to have a minimum of 50 percent transparency (i.e. clear glass) to enhance the visual experience. The applicant indicates the proposed renovation would result in approximately 40 percent transparency. However, this calculation includes display case areas, which would not generally count towards transparency. The proposed amendments to the Specific Plan would allow the City Council to reduce the minimum transparency for a feature building in the area north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration and has highly visible and memorable features or that has historic or cultural value.

Open Space

Approximately 12 percent of the parcel is paved, while the remainder is covered with the existing structure. This paved area consists of the area in front of the entrance as well as the alley, but does not meet the definition of open space in the Specific Plan. With the proposed front entrance and addition of a refuse enclosure in the alley, the paved area would be slightly reduced. The Specific Plan amendments would include an update to the current requirement of 20 percent open space for parcels located north of Live Oak Avenue in the ECR SW sub-district, to allow the City Council to approve a feature building north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value to reduce the required percentage of open space.

Trash and Recycling

A proposed trash enclosure would be located along in the alley to the left of the building. The plans have been submitted to the City's refuse collector, Recology, for review. The proposed trash enclosure would be located in the alley where it would be farthest from El Camino Real. The sides of the enclosure would consist of steel channels with mesh infill in between, and the cover would consist of steel decking. It should be noted that the Title Report for the property appears to show an access easement over the alley. A recommended condition of approval has been included requiring this issue to be resolved prior to building permit issuance. If the easement does exist and cannot be vacated, the project would need to be revised to find a different location for a refuse enclosure.

Signage

Specific Plan Standard E.3.3.07 limits the projections of architectural projections like canopies, awnings, and signage to six feet horizontally from the building face at the property line or at the minimum setback line. This standard also sets a minimum standard of 8-foot vertical clearance above the sidewalk or public space. The applicant indicates the existing marquee has more than 11 feet of vertical clearance above the sidewalk; however, it appears it may project more than six feet horizontally from the building face at the property line. The proposed amendments would allow these standards to be modified if existing signage to be retained on a feature building in the area north of Live Oak Avenue is determined by the City Council to be highly visible and memorable and have historic or cultural value.

Parking and circulation

CHS Consulting Group performed a parking evaluation (Attachment K) for the project site and proposed use as the existing theater has no parking and no parking is proposed as part of the renovation. The report evaluated the subject site, including its location approximately 1,000 feet south of the Menlo Park Caltrain Station, which is about a five-minute walk. The report demonstrated that a significant supply of parking is available within a quarter-mile of the theater, which is utilized by theater patrons (and which patrons would continue to use to access the proposed project). Additionally, most events would take place in the evening on weekends, with some occurring after the weekday p.m. peak commute period and peak theater parking activity would coincide with the lowest parking occupancy periods by time of day in the Downtown area, thereby avoiding the at-capacity parking. Any daytime use that does not exceed the current capacity of the existing theater would not increase parking demand. The applicant is also proposing measures to encourage transit use and ride share options to further limit potential parking issues.

Below Market Rate (BMR) Housing

The applicant is required to comply with Chapter 16.96 of City's Municipal Code, ("BMR Ordinance"), and with the BMR Housing Program Guidelines adopted by the City Council to implement the BMR Ordinance ("BMR Guidelines"), as the commercial portion of the project would exceed 10,000 square feet in gross floor area. The City may allow such a BMR requirement to be met in a number of ways, including on-site provision of a unit, off-site provision of a unit, or payment of an in-lieu fee.

The proposed project would have a BMR requirement of 0.17 BMR units or an in-lieu fee payment of approximately \$61,017.18. The proposed project does not include a residential component, although the zoning designation for the subject site does allow residential uses. However, the existing Guild Theatre

cinema facility and its proposed renovation into a live entertainment venue on a small infill site does not allow for the development of residential units on site. Therefore, the applicant is proposing to satisfy the project's BMR obligations through the payment of in lieu fees. On April 11, 2018, the Housing Commission recommended that the Planning Commission and City Council approve the proposed BMR proposal for the payment of in lieu fees, which would be adjusted to the in-lieu fees current at the time of building permit issuance.

Public Benefit

The applicant is proposing a public benefit consisting of offering use of the facility to the community at a discounted price, as described in the applicant's project description letter (Attachment H). This proposal would allow the community to use the venue for up to two discounted-rate events each month, up to 24 community events per year. These events would include school plays/recitals, arts and community fairs, Kepler's Literary Foundation events, and similar nonprofit cultural events. Staff recommends a maximum daily and half-day rate be established for community group usage, rather than the applicant's proposal to make that rate 50% of the of the applicant's total cost to operate the facility.

The applicant and the City as a neutral party, would establish the content-neutral guidelines as to which types of organizations qualify for the discount, and how the discounted use opportunities would be allocated. The applicant would then be responsible to determine when and which community groups could use the facility based on those guidelines.

Correspondence

Numerous emails of support have been sent to the Planning Commission and City Council, with some contingent on regular cinema use. Staff has also received an email regarding parking concerns from the property owner directly across the street from the project site. This email, as well as the emails of support sent to the City Council are included as Attachment L.

Conclusion

Staff believes that the proposed renovation of the existing Guild Theatre cinema facility into a live entertainment venue would add vibrancy to the downtown area, and development of this use at the Public Benefit Bonus level, as well as the Specific Plan amendments, including additionally permitted gross floor area, is consistent with the feedback provided by the City Council from the study session. The architectural approach would utilize quality materials and detailing and would enhance development along the El Camino Real corridor. The proposed live entertainment, and on-site consumption of alcoholic beverages are compatible with the proposed use and would not adversely impact surrounding properties. The BMR Agreement would address the project's BMR obligations. Staff recommends that the Planning Commission recommend that the City Council approve the project per the actions listed in Attachment A.

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. In addition, the

proposed development would be subject to payment of the El Camino Real/Downtown Specific Plan Preparation Fee. These required fees were established to account for projects' proportionate obligations.

Environmental Review

The Specific Plan process included detailed review of projected environmental impacts through a Program Environmental Impact Report (Program EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Specific Plan approvals in June 2012.

The Program EIR identifies no impacts or less-than-significant impacts in the following categories: Aesthetic Resources; Geology and Soils; Hydrology and Water Quality; Land Use Planning and Policies; Population and Housing; and Public Services and Utilities. The Program EIR identifies potentially significant environmental effects that, with mitigation, would be less than significant in the following categories: Biological Resources; Cultural Resources; Hazards and Hazardous Materials. The Program EIR identifies potentially significant environmental effects that will remain significant and unavoidable in the following categories: Air Quality; Greenhouse Gases and Climate Change; Noise; and Transportation, Circulation and Parking. To adopt the Program EIR, the City Council adopted a Statement of Overriding Considerations, which is a specific finding that the project includes substantial benefits that outweighs its significant, adverse environmental impact.

As specified in the Program EIR and the CEQA Guidelines, a program EIR provides the initial framework for review of discrete projects. Projects are required to be analyzed with regard to whether they would have impacts not examined in the Program EIR through a conformance checklist. The conformance checklist for the proposed project, which analyzes the project in relation to each environmental category in appropriate detail, is included as Attachment B, as part of the Addendum to the Program EIR. As detailed in the conformance checklist and the Addendum, the proposed project would not result in greater impacts than were identified for the Program EIR. Relevant mitigation measures have been applied and would be adopted as part of the Mitigation Monitoring and Reporting Program (MMRP), which is included as Attachment I. Full compliance with the MMRP would be ensured through condition 5 (a)(i). No new impacts have been identified and no new mitigation measures are required for the proposed project. The MMRP also includes two completed mitigation measures related to cultural and historic resources. These studies are attached to the Addendum.

Specific Plan Maximum Allowable Development

Per Section G.3, the Specific Plan establishes the maximum allowable net new development as follows:

Residential uses: 680 units; and

Non-residential uses, including retail, office and hotel: 474,000 square feet.

These totals are intended to reflect likely development throughout the Specific Plan area, in excess of certain development projects that were already in the pipeline at the point the Program EIR was commenced (subject to those projects receiving their own independent approvals). As noted in the Specific Plan, development in excess of these thresholds will require amending the Specific Plan and conducting additional environmental review. The proposed project does not propose development in excess of Specific Plan thresholds. Uses that were active on the project site at the commencement of the environmental

review are deducted from the project's share of the Maximum Allowable Development.

If the project is approved and implemented, the Specific Plan Maximum Allowable Development would be revised to account for the net changes as follows:

| | Dwelling Units | Commercial Square Footage |
|--|-----------------------|----------------------------------|
| Existing | 0 | 4,200 |
| Proposed | 0 | 10,854 |
| Net Change | 0 | 6,654 |
| <i>% of Maximum Allowable Development</i> | <i>0%</i> | <i>1.4%</i> |

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. Recommended Actions
- B. Draft Resolution Adopting EIR Addendum
- C. Draft Resolution Approving Amendments to the Specific Plan
- D. Draft Resolution Approving the Findings and Conditions for Architectural Control and a Use Permit
- E. Draft Resolution Approving the BMR Agreement
- F. Location Map
- G. Project Plans
- H. Project Description Letter and Public Benefit Proposal
- I. Mitigation Monitoring and Reporting Program
- J. Standards and Guidelines Project Compliance Worksheet
- K. CHS Consulting Group, Guild Theatre Project Parking Technical Memorandum
- L. 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. Planning Commissioners were provided full plan sets under separate cover.

Exhibits to Be Provided at Meeting

- Color and Materials Boards

Report prepared by:
Corinna Sandmeier, Senior Planner

Report reviewed by:
Mark Muenzer, Community Development Director
Leigh Prince, Assistant City Attorney

**Attachment A
Recommended Actions
949 El Camino Real**

Environmental Review

1. Adopt a Resolution of the City Council of the City of Menlo Park adopting the EIR Addendum.

Amendment to the Specific Plan

2. Adopt a Resolution of the City Council of the City of Menlo Park Approving an Amendment to the El Camino Real/Downtown Specific Plan.

Architectural Control and Use Permit

3. Adopt a Resolution of the City Council of the City of Menlo Park Approving Findings and Conditions for the Architectural Control and a Use Permit to allow small-scale recreation and a bar for 949 El Camino Real.

Below Market Rate (BMR) Housing Agreement

4. Adopt a Resolution Approving a Below Market Rate Housing Agreement with the Peninsula Arts Guild for 949 El Camino Real Project.

DRAFT – April 23, 2018

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK ADOPTING AN ADDENDUM TO THE CERTIFIED EIR FOR EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN

WHEREAS, the City of Menlo Park (“City”) adopted the El Camino Real/Downtown Specific Plan (“Specific Plan”) and certified the Environmental Impact Report (“EIR”) in 2012; and

WHEREAS, the City Council held a Study Session on February 13th, 2018 on the proposed Guild Theatre renovation project and Specific Plan amendments; and

WHEREAS, at the conclusion of the Study Session, the City Council directed staff to prepare amendments to allow the renovation of the existing Guild Theatre into a live performance facility with community benefits at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50 with the remainder below grade and inaccessible to the public; and

WHEREAS, an Addendum to the certified EIR for the Specific Plan was prepared in compliance with the California Environmental Quality Act (“CEQA”); and

WHEREAS, on April 23, 2018, the Planning Commission held a duly noticed public hearing on the proposed project at which all interested persons had the opportunity to appear and comment and the Planning Commission voted to recommend approval of the Specific Plan amendments to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 22, 2018 to review the proposed project, including the Specific Plan Amendment, at which all interested persons had the opportunity appear and comment and voted to approve the proposed project; and

WHEREAS, adoption of the Specific Plan has complied with the provisions of Government Code Section 65453.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City Menlo Park as follows:

1. The City Council of the City of Menlo Park hereby approves and adopts the Addendum to the certified EIR for the Specific Plan attached hereto as Exhibit A.

I, _____, 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 22nd day of May, 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 22nd day of May, 2018.

City Clerk

Addendum to El Camino Real/Downtown Specific Plan Final Environmental Impact Report

Lead Agency: City of Menlo Park

Telephone: (650) 330- 6726

Contact Person: Corinna Sandmeier, Senior Planner

Project Title: El Camino Real/Downtown Specific Plan

Project Location: City of Menlo Park, San Mateo County

El Camino Real/Downtown Specific Plan

The City of Menlo Park (City) developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to “enhance the community life, character and vitality through mixed use infill Projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real.” The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area.

Specific Plan Program Environmental Impact Report

On June 5, 2012, the City Council certified the Menlo Park El Camino Real and Downtown Specific Plan Program Environmental Impact (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units.

Proposed Project

Peninsula Guild Arts (PAG) has submitted an application to revitalize the existing Guild Theatre located at 949 El Camino Real in the Specific Plan area. The proposed project includes substantial retention of the existing walls, or the rebuilding of new walls in substantially the same location and configuration, and retention of the existing setbacks and the highly visible and memorable “Guild” sign, as well as the construction of a

basement and second floor/mezzanine area that would increase the floor area by approximately 6,200 square feet for a total floor area of approximately 11,000 square feet. The first floor would contain an entry lobby, main viewing or seating area, bar, stage, box office, and restrooms. The basement would not be accessible to the public but would be reserved for the green room and dressing rooms, as well as a warming kitchen, storage and mechanical rooms. The second floor would provide additional viewing areas, a small bar, office and vestibule. The maximum building height is 34 feet to the top of the roof screen.

The proposed project would operate an average of 1-3 events per week, usually on the weekend (Friday, Saturday and Sunday) evenings with live performances lasting within a 7 pm to 11 pm time frame and for a typical event length of two hours. The venue would be used for musical acts and employ approximately 20 people in a mix of full time and contractor positions. The facility would include the on-site sale of alcohol.

As a public benefit, PAG is proposing the facility to be available for additional community uses that may include the following: City special events (i.e. wine walk, concert series), movie showings and festivals, local school events such as plays and concerts, Kepler's author talks and events, as well as other non-profit events.

To account for the proposed project, the Specific Plan needs to be revised in accordance with the El Camino Real/Downtown Specific Plan City Council-Directed Changes (Amendment), attached hereto as Attachment A and incorporated herein by this reference. The Planning Commission will review these amendments to the Specific Plan and make a recommendation to the City Council, which can adopt the amendment by resolution.

Potential Environmental Impacts

This is the first addendum to the Program EIR prepared by the City. To assess any potential environmental issues as a result of the Amendment, the City conducted the following studies: (1) City of Menlo Park – Guild Theatre Project Parking Technical Memorandum; (2) Archaeological Review - Guild Theatre Renovations; (3) Historical and Architectural Evaluation – The Guild Theater; and (4) El Camino Real/Downtown Specific Plan Program EIR – Conformance Checklist. None of these studies, which are attached hereto as Attachment B raise any new environmental issues.

The proposed project requires only minor modifications to the Specific Plan to allow an additional approximately 6,200 square feet in floor area, much of which would be located below grade in an area inaccessible to the public. The Amendment does not propose to allow any additional above grade floor area than was previously analyzed by the Program EIR and is limited to one sub-area of the Specific Plan (El Camino Real South-West in the area north of Live Oak Avenue). Additionally, the Amendment will not increase the maximum allowable development capacity under the Specific Plan. Thus, the Program EIR examined essentially the same project that is now being considered by the City. As

a result, the Amendment would have no new impacts or more severe impacts than previously discussed and analyzed in the adopted EIR.

Findings: The changes are considered minor, and no new or more severe impacts have been identified beyond those examined in the previously adopted Program EIR. CEQA Guidelines Section 15162 provides that no subsequent document is needed unless the City determined on the basis of factual evidence that one of the following has occurred:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

There have been no substantial changes in the project or its circumstances since adoption of the Program EIR. Similarly, there is no substantial new information that could not have been known when the Program EIR was adopted. Therefore, there are no grounds for the City to undertake a subsequent EIR. An addendum is the appropriate documentation for these changes because the changes are not substantial changes and do not require major revisions to the adopted Program EIR (CEQA Guidelines Section 15164). Further, an addendum does not need to be circulated for public review. This addendum will be considered by the City in conjunction with the Program EIR when taking action on the project.

949 El Camino Real
El Camino Real/Downtown Specific Plan Program EIR – Conformance Checklist

Introduction

The City of Menlo Park (City) has developed the El Camino Real/Downtown Specific Plan (Specific Plan) to establish a framework for private and public improvements in the Specific Plan area over the coming decades. The Specific Plan addresses approximately 130 acres and focuses on the character and density of private infill development, the character and extent of enhanced public spaces, and circulation and connectivity improvements. The primary goal of the Specific Plan is to “enhance the community life, character and vitality through mixed use infill Projects sensitive to the small-town character of Menlo Park, an expanded public realm, and improved connections across El Camino Real.” The Specific Plan includes objectives, policies, development standards, and design guidelines intended to guide new private development and public space and transportation improvements in the Specific Plan area. The Plan builds upon the El Camino Real/Downtown Vision Plan that was unanimously accepted by the Menlo Park City Council on July 15, 2008.

On June 5, 2012, the City Council certified the Menlo Park El Camino Real and Downtown Specific Plan Program EIR (Program EIR). According to the Program EIR, the Specific Plan does not propose specific private developments, but establishes a maximum development capacity of 474,000 square feet of non-residential development (inclusive of retail, hotel, and commercial development), and 680 new residential units.

Peninsula Guild Arts (P.A.G.) has submitted an application to revitalize the existing theatre which includes construction of a basement and second floor/mezzanine area. The Project would increase the floor area by 6,200 square feet. The project site consists of one parcel (Assessor’s Parcel Number 071-288-057) at 949 El Camino Real, which is currently occupied by the Guild Theater. The Project would revitalize the existing theatre through structural and tenant improvements. The property is part of the Specific Plan area, and as such may be covered by the Program EIR analysis. The intent of this Environmental Conformity Analysis is to determine: 1) whether the Project does or does not exceed the environmental impacts analyzed in the Program EIR, 2) whether new impacts have or have not been identified, and 3) whether new mitigation measures are or are not required.

Existing Condition

The subject parcel is located on the west side of El Camino Real between Ravenswood to the north and Live Oak Avenue to the south which is part of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. The site is bounded by commercial uses and surface parking lot to the west of the site. The 4,844-square foot project site is currently occupied by the Guild Theater facing El Camino Real. The project site is relatively flat rectangular shaped parcel.

Project

The Project would revitalize the existing theatre to convert it to a performance based venue which includes construction of a basement and second floor/mezzanine area. The Project would increase the floor area by 6,654 square feet for a total of 10,854 square feet. The first floor would contain an entry lobby, main viewing or seating area, bar, stage, box office, and restrooms. The basement would be reserved for the green room and dressing rooms, as well as storage and mechanical rooms. The second floor would provide additional viewing areas, a small bar, office and vestibule. The maximum building height is 34 feet to the top of the roof screen.

The Project would operate 1-3 events per week, usually on the weekend (Friday, Saturday and Sunday) evenings with live performances lasting within a 7 pm to 11 pm time frame and for a typical event length of two hours. The venue would employ 20 people in a mix of full time and contractor positions. The facility would include the on-site sale of alcohol.

As a public benefit, the Applicant is proposing the facility to be available for community uses that may include the following: City special events (i.e. wine walk, concert series), movie showings and festivals, local school events such as plays and concerts, Kepler's author talks and events, as well as church events.

The Project requires a Specific Plan amendment to allow a Floor Area Ratio up to 250%, Architectural Review and Use Permit to allow small scale commercial recreation and a bar from the Planning Commission and City Council.

Environmental Analysis

As discussed in the introduction, this comparative analysis has been undertaken to analyze whether the Project would have any significant environmental impacts that are not addressed in the Program EIR. The comparative analysis discusses whether impacts are increased, decreased, or unchanged from the conclusions discussed in the Program EIR. The comparative analysis also addresses whether any changes to mitigation measures are required.

As noted previously, the proposal is revitalization of an existing theatre through the construction and addition of a basement and a new second floor. The Project would increase the intensity of the use given the larger capacity of the proposed facility and the limited use of the current theater which is often not at capacity. The proposed capacity ranges from 150-200 (cinema/seated events) to 500 for live events. The existing theater has a capacity of 266. Given that the large majority of events, estimated up to 150 annually, would take place on weekend evenings the impact on local traffic should be minimized.

There is no existing parking on-site, given that the proposed use would be on Friday and weekend evenings, there would be ample public parking near the site. The site is also within walking distance to the Caltrain station. A Parking Analysis by CHS Consulting Group was prepared for the Project which noted that there is ample parking available to Guild patrons within ¼-mile distance to the site. In addition, CHS conducted a field review of walking routes to and from the observed parking areas, consisting of both on-street and public off-street lots. The field review revealed that the theater is currently connected to a continuous network of sidewalks that lead to the public parking areas which is expected to be used by patrons and bounded by Oak Grove Avenue, El Camino Real, Menlo Avenue, and Crane Street. The Parking Analysis includes parking demand management strategies that the Project Sponsor can implement to manage and potentially reduce venue generated parking demand.

The proposed live entertainment use would add to the vibrancy of El Camino Real, a Phase I Vision Plan Goal of the Specific Plan. The Guild Theater site is located within the El Camino Real Mixed-Use Residential District (ECR South West). The district encourages uses in close proximity to the train station area while also allowing for a variety of commercial uses and permits building heights ranging typically 2-4 stories, with some building heights only permitted through the provision of public benefits.

Aesthetic Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that the Project would not have a substantial adverse effect on a scenic view, vista, or designated state scenic highway, nor would the Project have significant impacts to the degradation of character/quality, light and glare, or shadows.

Implementation of the Project would result in the addition to an existing theatre for live entertainment purposes. Similar development concepts were evaluated under the Specific Plan EIR, and determined that changes to the visual character would not be substantially adverse, and the impact would be considered less than significant. The Project is subject to the Planning Commission architectural control review and approval, which includes public notice and ensures aesthetic compatibility. The Project meets the design standards and guidelines as noted in the El Camino Real/Downtown Specific Plan by maintaining the recessed store front and activating the street by promoting live entertainment. The maximum height of the Project would be 34' to the top of the mechanical screen which is allowable under the Specific Plan. No trees are proposed to be removed. Therefore, the Project would not result in any impacts to the existing visual character of the site and its surroundings.

Similar development concepts were evaluated under the Specific Plan EIR, and determined that changes to light and glare would not be substantially adverse, and the impact would be less than significant. The Specific Plan includes regulatory standards for nighttime lighting and nighttime and daytime glare. Therefore, the Project would not result in any impacts associated with substantial light or glare.

As was the case with the Specific Plan, the Project would not have a substantial adverse effect on a scenic view or vista, a state scenic highway, character/quality, or light and glare impacts. Therefore, no new impacts have been identified and no new mitigation measures are required for the Project.

Agriculture Resources

Impacts would be the same as the Specific Plan. The Program EIR concluded that no impacts would result with regard to Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, or any area zoned for agricultural use or forest land.

As was the case with the Program EIR, the Project would not result in any impacts to farmland, agricultural uses, or forest land. Therefore, no new impacts have been identified and no new mitigation measures are required for the Project.

Air Quality

Impacts would be the same as the Specific Plan.

AIR-1: The Program EIR determined that emissions of criteria pollutants associated with construction would be significant, and established Mitigation Measures AIR-1a and AIR-1b to address such impacts. Mitigation Measure AIR-1a would be applied to this proposal. However, the Program EIR concluded that impacts could still be significant and unavoidable even with implementation of such mitigations. The Project would construct a new second story to an existing theatre. The Project would be well below the 277,000 square feet of commercial development construction screening threshold adopted by the Bay Area Air Quality Management District. As a result, implementation of Mitigation Measure AIR-1b is not required for this Project.

AIR-2: The Program EIR determined that the Specific Plan would have long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute to an air quality violation (due to being inconsistent with an element of the *2010 Clean Air Plan*), and established Mitigation Measure AIR-2 requiring implementation of Mitigation Measure TR-2 regarding Transportation Demand Management (TDM) strategies to address this impact. However, the Program EIR noted that TDM effectiveness cannot be guaranteed, and concluded that the impact would be significant and unavoidable. The Project would be consistent with the Program EIR analysis, and as such would be required to implement Mitigation Measure AIR-2.

AIR-3: The Program EIR determined that the Specific Plan would increase levels of Toxic Air Contaminants (TACs) due to increased heavy-duty truck traffic, but that the impacts would be less than significant. The Project would not generate an unusual amount of heavy truck traffic relative to other commercial developments due to the limited nature of the construction, and the Project's limited share of overall Specific Plan development would be accounted for through deduction of its totals from the Specific Plan Maximum Allowable Development.

AIR-4: The Program EIR concluded that the Specific Plan would not have a substantial adverse effect pertaining to Particulate Matter (PM_{2.5}). The Project is consistent with the assumptions of this analysis.

No new Air Quality impacts have been identified and no new mitigation measures are required for the Project.

Biological Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that less than significant impacts would result with regard to special status plant and wildlife species, sensitive natural communities, migratory birds, and jurisdictional waters and wetlands upon implementation of the recommended Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, BIO-5a through BIO-5c, and BIO-6a. Mitigation Measures BIO-1a, BIO-1b, BIO-3a, BIO-3b, and BIO-5a through BIO-5c would apply to the Project, but BIO-6a would not (it is limited to Projects proposing development near San Francisquito Creek). The analysis also found that the Specific Plan would not conflict with local policies, ordinances, or plans. The Project site is fully developed and within a highly urbanized/landscaped area.

The Project site includes little wildlife habitat and essentially no habitat for plants other than the opportunity ruderal species adapted to the built environment or horticultural plants used in landscaping. The Project would not result in the take of candidate, sensitive, or special-status species. No trees are proposed to be removed.

With implementation of the Project, construction activities would occur on an existing developed site. Therefore, as with the Program EIR, the Project would result in less than significant impacts to biological resources and no new Mitigation Measures would be required. The Project would also not conflict with local policies, ordinances, or plans, similar to the Program EIR. No new impacts have been identified and no new mitigation measures are required for the Project.

Cultural Resources

Impacts would be the same as the Specific Plan. The Program EIR determined that no significant impacts to a historic resource would result with implementation of Mitigation Measure CUL-1. The analysis also concluded that the Specific Plan would result in less than significant impacts to archeological resources, paleontological resources, and burial sites with implementation of Mitigation Measures CUL-2a, CUL-2b, CUL-3, and CUL-4. With regard to the Project site, the physical conditions, as they relate to archeological resource, have not changed in the Specific Plan area since the preparation of the Specific Plan EIR. The Project would incorporate Mitigation Measure CUL-4 through notations on plan sheets and ongoing on-site monitoring. Mitigation Measure CUL-3 would be required, as the Project would excavate one level beyond previously disturbed soil. CUL-3 would require all construction forepersons and field

supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialist to ensure they can recognize fossil material and will follow proper notification procedures in the event any are uncovered during construction.

In compliance with Mitigation Measure CUL-1, a Historic Resource Evaluation was prepared by Urban Programmers, dated June 23, 2014 for the Project. Based on the review, the theater building is not significant to the history or architectural heritage of the City of Menlo Park. Under the criteria of the California Register of Historical Resources, the property is not a significant historical resource due to the extensive alterations, remodeling and change in size of the building. Therefore, the Project site does not have historical or historic potential for inclusion on the National Register of Historic Places or the California Registrar of Historical Resources.

In compliance with Mitigation Measure CUL-2a, an Archeological Resource Evaluation was prepared by Basin Research Associates, dated March 29, 2018 for the Project. The report concluded, the archival research revealed that there are no recorded cultural resources located within the study area. No traces of significant cultural materials, prehistoric or historic, were noted during the surface reconnaissance. In the event, however, that prehistoric traces are encountered, the Specific EIR requires protection activities if archaeological artifacts are found during construction.

No new impacts have been identified and no new mitigation measures are required.

Geology and Soils

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to earthquake faults, seismic ground shaking, seismically induced hazards (e.g., liquefaction, lateral spreading, land sliding, settlement, and ground lurching), unstable geologic units, expansive soils, corrosive soils, landslides, and soil erosion would result. No Mitigation Measures are required.

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone as designated by the California Geological Society, and no known active faults exist on the site. The nearest active fault to the project area is the San Andreas fault which is located approximately 4.7 miles southwest of the property. Although this is the case, the Project is in a seismically active area and, while unlikely, there is a possibility of future faulting and consequent secondary ground failure from unknown faults is considered to be low. Furthermore, the Project would comply with requirements set in the California Building Code (CBC) to withstand settlement and forces associated with the maximum credible earthquake. The CBC provides standards intended to permit structures to withstand seismic hazards. Therefore, the code sets standards for excavation, grading, construction earthwork, fill embankments, expansive soils, foundation investigations, liquefaction potential, and soil strength loss.

The Project site is relatively flat which reduces the potential for erosion and loss of topsoil during construction activities. Once covered by an impermeable surface such as asphalt or a new structure and new landscaping, the potential for erosion would be reduced substantially. No new impacts have been identified and no new mitigation measures are required.

Greenhouse Gas Emissions

Impacts would be the same as the Specific Plan.

GHG-1: The Program EIR determined that the Specific Plan would generate Greenhouse Gas (GHG) emissions, both directly and indirectly, that would have a significant impact on the environment. Specifically, the operational GHG using the Bay Area Air Quality Management District (BAAQMD) GHG Model, measured on a “GHG: service population” ratio, were determined to exceed the BAAQMD threshold. The Project’s share of this development and associated GHG emissions and service population, would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-1, although it was determined that the impact would remain significant and unavoidable even with this mitigation. For the Project, implementation of Mitigation Measure GHG-1 is not necessary as the BAAQMD-identified GHG Mitigation Measures are primarily relevant to City-wide plans and policies and because the City’s CAL Green Amendments have since been adopted and are applied to all projects, including this Project.

GHG-2: The Program EIR determined that the Specific Plan could conflict with AB 32 and its Climate Change Scoping Plan by exceeding the per-capita threshold cited in GHG-1. Again, the Project’s share of this development and associated GHG emissions and service population, would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis. The Program EIR established Mitigation Measure GHG-2a and GHG-2b, although it was determined that the impact would remain significant and unavoidable even with this mitigation.

No new impacts have been identified and no new mitigation measures are required for the Project.

Hazards and Hazardous Materials

Impacts would be the same as the Specific Plan. The Program EIR determined that a less than significant impact would result in regard to the handling, transport, use, or disposal of hazardous materials during construction operations. The analysis also concluded that the Project site is not included on a list of hazardous materials sites, is not within the vicinity of an airport or private airstrip, would not conflict with an emergency response plan, and would not be located in an area at risk for wildfires. The Specific Plan analysis determined that with implementation of Mitigation Measures HAZ-

1 and HAZ-3, impacts related to short-term construction activities, and the potential handling of and accidental release of hazardous materials would be reduced to less than significant levels.

The Project would involve ground-disturbance and an addition to an existing commercial building and improvements and as such implementation of Mitigation Measures HAZ-1 and HAZ-3 would be required. Project operations would result in a commercial live entertainment use development. The Project would not handle, store, or transport hazardous materials in quantities that would be required to be regulated.

Due to the age of the building, building materials may contain asbestos or lead based paint. Prior to demolition/construction of the building an asbestos and lead based paint survey would be conducted by a qualified licensed professional and disposed of appropriately. The demolition of building walls containing asbestos would require retaining contractors who are licensed to conduct asbestos abatement work and notify the BAAQMD.

Thus, Project operations would result in similar impacts as that analyzed for the Specific Plan. No new impacts have been identified and no new mitigation measures are required for the Project.

Hydrology and Water Quality

Impacts would be the same as the Specific Plan. The Program EIR found that no significant impacts pertaining to construction-related impacts (i.e., water quality and drainage patterns due to erosion and sedimentation), or operational-related impacts to water quality, groundwater recharge, the alteration of drainage patterns, or flooding would result. The City of Menlo Park Engineering Division requires a Grading and Drainage Permit and preparation of a construction plan for any construction Project disturbing 500 square feet or more of dirt.

The Grading and Drainage (G&D) Permit requirements specify that the construction must demonstrate that the sediment laden-water shall not leave the site. Incorporation of these requirements would be expected to reduce the impact of erosion and sedimentation to a less-than-significant level. No Mitigation Measures are required.

Land Use and Planning

Impacts would be the same as the Specific Plan.

LU-1: The Program EIR determined that the Specific Plan would not divide an established community. The Project would involve an addition to the existing commercial building and on-site improvements. The Specific Plan would allow for taller buildings, any new development would occur along the existing grid pattern and proposed heights and massing controls would result in buildings comparable with existing and proposed buildings found in the Plan area. The Project would increase the

floor area by approximately 6,654 square feet. The Project would revitalize the existing theatre through structural and tenant improvements and is subject to architectural review by the Planning Commission. The Project would not create a physical or visual barrier, therefore would not physically divide a community. There are no new impacts.

LU-2: The Program EIR determined that the Specific Plan would not alter the type and intensity of land uses in a manner that would cause them to be substantially incompatible with surrounding land uses or neighborhood character. The Project is a proposed live entertainment use that meets the intent of the Specific Plan, and would be consistent with the General Plan. No mitigation is required for this impact, which is less than significant.

LU-3: The Program EIR determined that the Specific Plan would not conflict with the City's General Plan, Zoning Ordinance, or other land use plans or policies adopted for the purpose of mitigating an environmental effect. The General Plan and Zoning Ordinance were amended concurrent with the Specific Plan adoption, and the Project would comply with all relevant regulations. There are no existing onsite parking spaces but there is an existing City parking lot to the rear. The applicant asserts the present use provides no-onsite parking and that given the primarily weekend evening use of the theater, that there is ample parking available in public parking areas near the site. The site is within walking distance to Caltrain station and the applicant plans to promote the use of ride share options to further limit private vehicle transportation options.

A Parking Analysis by CHS Consulting Group was prepared for the Project which noted that there is ample parking available to Guild patrons within ¼-mile distance to the site. In addition, CHS conducted a field review of walking routes to and from the observed parking areas, consisting of both on-street and public off-street lots. The field review revealed that the theater is currently connected to a continuous network of sidewalks that lead to the public parking which is expected to be used by patrons and bounded by Oak Grove Avenue, El Camino Real, Menlo Avenue, and Crane Street.

The Project is consistent with the primary goal of the Downtown Specific Plan's Parking Management Plan, which is to use the existing downtown parking supply to the fullest extent possible, promoting a "Park Once and Walk" strategy in which visitors to downtown can park once and visit multiple designations. The Project would schedule events that enable patrons to utilize widely available downtown parking capacity during Friday and weekend evenings, after parking limit enforcement has ended, enabling patrons to visit the Guild Theater as well as other downtown businesses without needing to move their car if they choose.

No mitigation is required for this impact, which is less than significant.

LU-4: The Program EIR determined that the Specific Plan, in combination with other plans and projects, would not result in cumulatively considerable impacts to land use. The Project, being a part of the Specific Plan area and accounted for as part of the

Maximum Allowable Development, is consistent with this determination. No mitigation is required for this impact, which is less than significant.

No new impacts have been identified and no new mitigation measures are required for the Project.

Mineral Resources

Impacts would be the same as the Specific Plan. The Program EIR noted that the Project site is not located within an area of known mineral resources, either of regional or local value.

As was the case with the Specific Plan, the Project would not result in the loss of availability of a known mineral resource or mineral resources recovery site. No new impacts have been identified and no new mitigation measures are required for the Project.

Noise

Impacts would be the same as the Specific Plan.

NOI-1: The Program EIR determined that construction noise, in particular exterior sources such as jackhammering and pile driving, could result in a potentially significant impact, and established Mitigation Measures NOI-1a through NOI-1c to address such impacts. The physical conditions as they relate to noise levels have not changed substantially in the Specific Plan area since the preparation of the Specific Plan EIR. Therefore, construction noise impacts of the Project would be less than significant, and these mitigation measures would apply (with the exception of Mitigation Measure NOI-1b, which applies to pile driving activities, which wouldn't take place as part of the Project).

NOI-2: The Program EIR determined that impacts to ambient noise and traffic-related noise levels as a result of the Specific Plan would be less than significant. The Project's share of this development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development. As discussed in the Specific Plan EIR, noise increases of less than 1 dBA are not perceptible; a 3 dBA change is barely perceptible to humans and does not cause adverse response. Therefore, the changes in noise level due to increased roadway traffic would not increase in substantial noise level increases that may impact sensitive receptors in the area.

NOI-3: The Program EIR determined that the Specific Plan could include the introduction of sensitive receptors (i.e., new residences) to a noise environment with noise levels in excess of standards considered acceptable under the City of Menlo Park Municipal Code (i.e., near the Caltrain tracks), as well as the introduction of sensitive receptors to substantial levels of ground borne vibration from the Caltrain tracks. The Project proposes live entertainment use and is not adjacent to the Caltrain tracks. Therefore, no detailed acoustical assessments for residential units constructed within

the Specific Plan area to ensure that Title 24 interior noise level standards (Mitigation Measures NOI-3) would be required.

No new Noise impacts have been identified and no new mitigation measures are required for the Project.

Population and Housing

Impacts would be similar from that analyzed in the Program EIR.

POP-1: The Program EIR determined that the implementation of the Specific Plan would not cause the displacement of existing residents to the extent that the construction of replacement facilities outside of the Plan area would be required. The Project includes construction of a second story addition and basement to an existing theatre and is subject to Planning Commission architectural review and City Council approval. No mitigation is required for this impact, which is less than significant.

POP-2: The Program EIR determined that the implementation of the Specific Plan would not be expected to induce growth in excess of current Projections, either directly or indirectly. The Project includes construction of a second story addition and basement to an existing theatre. Construction of the Project, including site preparation, would temporarily increase construction employment. Given the relatively common nature and scale of the construction associated with the Project, the demand for construction employment would likely be met within the existing and future labor market in the City and the County. The size of the construction workforce would vary during the different stages of construction, but a substantial quantity of workers from outside the City or County would not be expected to relocate permanently

The Program EIR found that full build-out under the Specific Plan would result in 1,537 new residents, well within the Association of Bay Area Governments (ABAG) Projection of 5,400 new residents between 2010 and 2030 in Menlo Park and its sphere of influence. Additionally, the Program EIR projected the new job growth associated with the new retail, commercial and hotel development to be 1,357 new jobs. The ABAG projection for job growth within Menlo Park and its sphere of influence is an increase of 7,240 jobs between 2010 and 2030. The Program EIR further determines that based on the ratio of new residents to new jobs, the Specific Plan would result in a jobs-housing ratio of 1.56, below the projected overall ratio for Menlo Park and its sphere of influence of 1.70 in 2030 and below the existing ratio of 1.78.

POP-3: The Program EIR determined that implementation of the Specific Plan, in combination with other plans and projects would not result in cumulatively considerable impacts to population and housing. The EIR identified an additional 959 new residents and 4,126 new jobs as a result of other pending Projects. These combined with the projection for residents and jobs from the Specific Plan equate to 2,496 new residents and 5,483 new jobs, both within ABAG Projections for Menlo Park and its sphere of influence in 2030. The additional jobs associated with the Project would not be

considered a substantial increase, would continue to be within all projections and impacts in this regard would be considered less than significant. Thus, no new impacts have been identified and no new mitigation measures are required for the Project.

No new Population and Housing impacts have been identified and no new mitigation measures are required for the Project.

Public Services and Utilities

Impacts would be the same as the Specific Plan. The Program EIR concluded that less than significant impacts to public services, including fire protection, police protection, schools, parks, and other public facilities would result. In addition, the Program EIR concluded that the Project would result in less than significant impacts to utilities and service systems, including water services, wastewater services, and solid waste. No mitigation measures were required under the Program EIR for Public Services and Utilities impacts.

The Menlo Park Fire Protection District (MPFPD) currently serves the project area. MPFPD review and approval of individual development plans is a standard part of the Project review process, ensuring that building additions meet all relevant service requirements. MPFPD have completed an initial Project review, and have tentatively approved the Project for compliance with applicable Fire Code regulations. The Project would not intensify development over what has previously been analyzed, nor modify building standards (height, setbacks, etc.) in a way that could affect the provision of emergency services by the MPFPD. Therefore, the Project would not result in any impacts resulting in the need for new or physically altered fire facilities.

Public parks near the project area include Burgess Park, Fremont Park, and Nealon Park. Additional public facilities, such as the library and recreational facilities at the Civic Center complex are located next to Burgess Park. The project would not intensify development over what has previously been analyzed, and existing public facilities would continue to be sufficient to serve the population of the project area. Therefore, the proposed project would not result in the demand for new public parks or other public facilities.

The existing water, wastewater, electric, gas, and solid waste infrastructure is adequate to support the Project, as the commercial development would not exceed what was previously analyzed, which the current site was developed to support.

No new Public Services and Utilities impacts have been identified and no new mitigation measures are required for the Project.

Transportation, Circulation and Parking

As noted previously, the proposal is revitalization of an existing theatre through the construction and addition of a basement and a new second floor. The Project would

increase the intensity of the use given the larger capacity of the proposed facility and the limited use of the current theater which is often not at capacity. The proposed capacity ranges from 150-200 (cinema/seated events) to 500 for live events. The existing theater has a capacity of 266. Given that the large majority of events, estimated up to 150 annually, would take place on weekend evenings the impact on local traffic should be minimized.

The Project is consistent with the Specific Plan land uses. The Project would be subject to the fair share contribution towards infrastructure required to mitigate transportation impacts as identified in the Downtown Specific Plan Final Environmental Impact Report.

TR-1 and TR-7: The Program EIR concluded that the Specific Plan would result in significant and unavoidable traffic impacts related to operation of area intersections and local roadway segments, in both the short-term and cumulative scenarios, even after implementation of Mitigation Measures TR-1 and TR-7.

TR-2 and TR-8: The Program EIR determined that the Specific Plan would adversely affect operation of certain local roadway segments, in both the near-term and cumulative scenarios. The Project's share of the overall Specific Plan development would be accounted for through deduction of this total from the Specific Plan Maximum Allowable Development, and as such is consistent with the Program EIR analysis.

In addition, the Project would be required through the Mitigation Monitoring and Reporting Program (MMRP) to implement Mitigation Measure TR-2, requiring submittal and City approval of a Transportation Demand Management (TDM) program prior to Project occupancy. The goal of the TDM plan is to identify trip reduction methods to be implemented in order to reduce the number of AM and PM peak single occupant vehicle (SOV) trips that are generated by the project site. However, this mitigation (which is also implemented through Mitigation Measure AIR-2) cannot have its effectiveness guaranteed, as noted by the Program EIR, so the impact remains significant and unavoidable. The Parking Analysis concluded there is ample parking supply in Downtown Menlo Park that is expected to accommodate the largest estimated demand generated by the Project. However, if necessary there are several strategies that the Project Sponsor can implement to manage and potentially reduce venue generated parking demand Downtown. These strategies consist of providing a venue website for transportation alternatives, providing curbside passenger loading and unloading, offer patrons incentives such as discounts on transportation network company (TNC) rides (e.g. Lyft or Uber) or food discounts for riding Caltrain to the venue, or future collaboration with Caltrain in terms of train use programs and the potential to lease Caltrain parking for theater use during late evening as might be needed in the event of a future downtown parking capacity issue.

TR-3, TR-4, TR-5, and TR-6: The Program EIR determined that the Specific Plan would not result in impacts to freeway segment operations, transit ridership, pedestrian and bicycle safety, or parking in the downtown. There is no existing parking on-site, given that the proposed use would be during the evenings on the weekend, there would be

ample public parking near the site. The site is also within walking distance to the Caltrain station.

As noted above, a Parking Analysis by CHS Consulting Group was prepared for the Project which noted that there is ample parking available to Guild patrons within ¼-mile distance to the site. In addition, CHS conducted a field review of walking routes to and from the observed parking areas, consisting of both on-street and public off-street lots. The field review revealed that the theater is currently connected to a continuous network of sidewalks that lead to the public parking which is expected to be used by patrons and bounded by Oak Grove Avenue, El Camino Real, Menlo Avenue, and Crane Street.

The Project is consistent with the primary goal of the Downtown Specific Plan's Parking Management Plan, which is to use the existing downtown parking supply to the fullest extent possible, promoting a "Park Once and Walk" strategy in which visitors to downtown can park once and visit multiple designations. The Project would schedule events that enable patrons to utilize widely available downtown parking capacity during Friday and weekend evenings, after parking limit enforcement has ended, enabling patrons to visit the Guild Theater as well as other downtown businesses without needing to move their car if they choose.

No new impacts have been identified and no new mitigation measures are required for the Project.

Conclusion

As discussed, the Conformance Checklist is to confirm that 1) the Project does not exceed the environmental impacts analyzed in the Program EIR, 2) that no new impacts have been identified, and 3) no new mitigation measures are required. As detailed in the analysis presented above, the Project would not result in greater impacts than were identified for the Program EIR. No new impacts have been identified and no new mitigation measures are required for the Project.

References

1. Cultural Resource Evaluation prepared by Basin Research Associates dated March 29, 2018.
2. Historic Resource Evaluation prepared by Urban Programmers, dated June 23, 2014.
3. Plans prepared by the CAW Architects dated February 2018.
4. Parking Memorandum prepared by CHS Consulting Group dated April 4, 2018.
5. Staff site visit March 14, 2018.

**Historical and Architectural Evaluation
The Guild Theater
949 El Camino Real
Menlo Park, San Mateo County, California**



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FIGURES, MAPS, AND PHOTOGRAPHS (inserted within the report)

Photographs - Existing Buildings

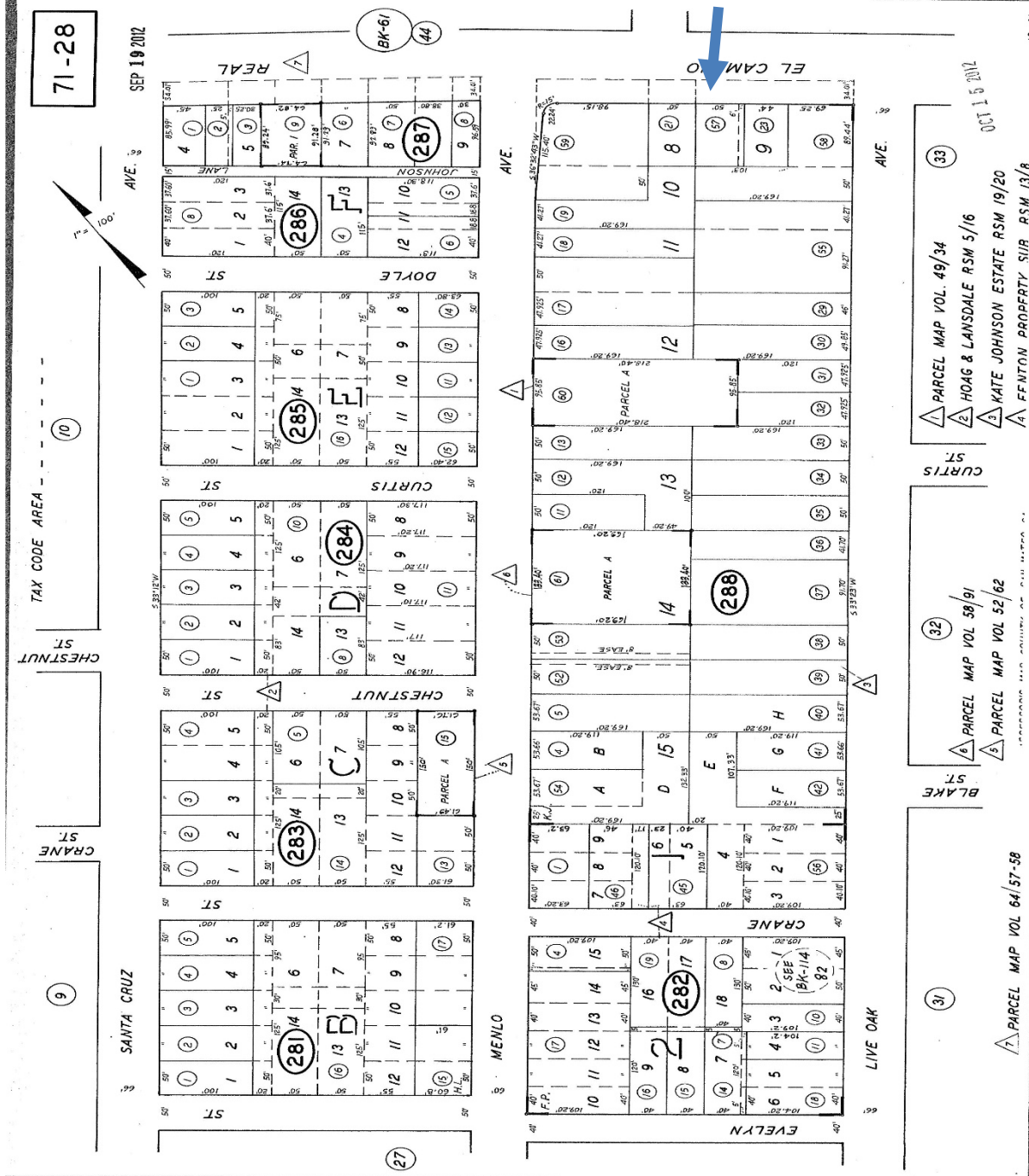


Figure 1 San Mateo County Assessor's Map APN 071-288-570
949 El Camino Real, Menlo Park CA

1. 1. EXECUTIVE SUMMARY

The City of Menlo Park has requested that the owners provide an analysis of the value of the architecture and historic associations of the Guild Theater located at 949 El Camino Real. The single-story building that fills the parcel is constructed with reinforced concrete. The building has operated as a theater since its construction in 1924, first as the Menlo Theater and later as the Guild Theater. Because the building is over 50 years old, it is necessary to evaluate the property to determine if it is significant to the history of Menlo Park, the State, or the Nation. This evaluation report is to provide information to the City that it may use when considering applications according to the CEQA Guidelines and historic preservation policies used by the City. The following report describes the research into the historic associations, architecture, and construction methods and materials of the property and buildings.

Research was conducted in the repositories of the Menlo Park Historical Association, San Mateo County Historical Museum, Redwood City Library, Environmental Design Library at University of California Berkeley, Green Library at Stanford University (Bay Area Architects' files), United States Census Records of San Mateo County, Building Permits, County Assessor's Records, Official Records of the County, and Bay Area architects files. Site visits, interviews, and photographs were also used in preparing the report and evaluation.

Based upon the research and site visit, we conclude that the building is not significant to the history or architectural heritage of the City of Menlo Park. Under the criteria of the California Register of Historical Resources, the property is not a significant historical resource due to the extensive alterations, remodeling and change in size of the building.

The theater has been one of the recreational and entertainment venues in Menlo Park since it was constructed. During this time it has reprogrammed the entertainment aspects of motion pictures, and the selections to be offered, to address different segments of the population's desire for movie types. For many years the clientele has come less from the immediate community and more attendance is from outside Menlo Park, and those who are seeking a specific genera of films. Thus the recreational association with the Menlo Park community is diminished.

The building has lost integrity. First was the widening of El Camino Real that took 30 feet of the original building and in the 1980s the interior was remodeled using architectural décor from other theaters. Other than the shell walls, little remains from the original building.

1. 2. REPORT PREPARATION

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms. Bamburg has over 35 years of experience preparing historic surveys and evaluation reports for cities, counties, and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. Additionally, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a lecturer in historic preservation, a former instructor in Historic Preservation at SJSU, and a former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose and a past board member of the Western Region of Preservation Technology and History San Jose. Others who are part of the firm include: Linda Larson-Boston, who received her BA in English and History at Santa Clara University., has 17 years of experience as a researcher and is a published author of local history. Her clients include architects, attorneys, and land owners. She is a former San Jose Historical Landmarks Commissioner, a member of the Institute for Historical Study, and has served on the Board of Directors for Preservation Action Council of San Jose. William Zavlaris, B.A., MUP, received his education in art and architectural history at University of California Berkeley and received his master's degree in Urban Planning, City Design, from San Jose State University. Mr. Zavlaris has 23 years of experience evaluating architecture for local historical surveys and National Register Nominations for both private clients and government agencies. Douglas A. Bright received his Masters in Historic Preservation from Savannah College of Art and Design in 2008. MBA Architects principal, Marvin Bamburg, AIA, has over 45 years of experience providing architectural services for historic preservation projects. MBA Architects review existing conditions for surveyed projects.

The preparation of the report followed standard methodology for research and site investigation. The information contained herein was derived from a combination of interviews conducted with people knowledgeable about certain aspects of the property or associations in history, city directories, historic maps, public records, and special collection materials at local repositories. The internet was used as a repository for research when applicable.

Research was conducted in the repositories of the San Mateo County Historical Museum, the Redwood City Library, the California Room of the Dr. Martin Luther King Jr. Main Library San Jose, the Environmental Design Library, University of California Berkeley, Green Library at Stanford University, United States Census, San Mateo County Building (permit files), and the County Assessor's Records and Official Records. Site visits and photographs were also crucial to preparing the report and evaluation.

2. 0. INTRODUCTION

The following report provides a brief historical background of the City of Menlo Park to contextualize the history of buildings constructed there in the mid-1920s.

2. 1. HISTORICAL CONTEXT-THE MENLO PARK AREA

Early Settlement Era 1776-1847

The first recorded inhabitants of the area now known as Menlo Park were the Coastanoan or Ohlone people. The first European discovery is attributed to Gaspar de Portola and the expedition of 1769, who passed through the area in search of the mouth of the Bay of San Francisco and returned to camp in close proximity to Menlo Park. The De Anza party of 1776 described the land as it established the San Francisco Presidio and Mission Dolores. In the 1830s English speaking settlers were attracted to the area for economic reasons, primarily for the abundance of timber and furs. Divisions of land began in the Spanish period. The largest land grant on the Peninsula was Rancho de las Pulgas, 35,240.35 acres was awarded by Governor Diego de Borica, to the former Commandant of the San Francisco Presidio, Jose Dario Arguello.¹ Land grants to individuals were more common during the Mexican Period (1822-1848), which began when Mexico seceded from Spain. In 1835, Mexican Governor Jose Castro granted Rancho de Las Pulgas, which included what is now Menlo Park, to Jose Dario Arguello's widow Maria Soledad Ortega de Arguello and the heirs of Louis Antonio Arguello, Dario's son.² This period of Mexican rule and the division of land into Ranchos or other privately owned parcels ended when California became a territory of the United States following the Treaty of Guadalupe Hidalgo in 1848. When admitted as a state in 1850, California had 27 counties; six years later, San Mateo County was formed during a second round of county divisions. In 1853 the land grant for Rancho de Las Pulgas was patented by the United States in the names of Maria de Soledad de Arguello($\frac{1}{2}$), heirs of Jose Ramon Arguello ($\frac{1}{4}$), Louis Antonio Arguello ($\frac{1}{10}$), and Attorney S. Mezes ($\frac{3}{20}$).³ Subdivisions of the land began soon after the patent. No physical evidence of the owners from this period exists on the property at 949 El Camino Real.

American Period 1848-1900

This period is known for the proliferation of lumbering, trading, and, eventually, agriculture. By 1852 stage coach service to and from San Francisco to the rest of the peninsula was fairly regular. San Mateo County's forested hills provided the natural resources for a developing lumber industry, which, in turn, contributed to residential and local economic growth. By 1855 there were several lumber mills flourishing in the hills to the west of the bay. Additionally, the Peninsula provided a scenic area with a comfortable climate and city access that attracted increasing numbers of residents to the area. The southern portion of the county was particularly

¹ The Daily Journal: San Mateo County Home Page, Arguellos and Rancho de Las Pulgas, August 4, 2008

² *ibid*

³ Report of the Surveyor-General of the State of California From August 1, 1884, to August 1, 1886

suited for farming. The subject property appears to have been part of larger agricultural lands prior to 1917.

During the first fifty years of California's statehood, the construction of the railroad in the 1860s is regarded as the most influential development for the San Francisco Bay Area. The railroad made practical a "commute" from San Francisco to the Peninsula and even San Jose. The train station and city south of Redwood City was named Menlo Park after the sign over entrance to the estate of brothers-in-law Dennis J. Oliver and D.C. McGlyn.⁴ Other significant developments to Menlo Park's history include former Governor of California and President of the Central Pacific Railroad Leland Stanford's purchase of land for his estate in 1876. It eventually grew to 8000 acres and is now home to Stanford University's campus. The large local interest Spring Valley Water Company, conceived elaborate plans to transport water from the Sierra Mountains into the Peninsula to be stored for use by the citizens of San Francisco. Although these projects had an indirect influence on Menlo Park, there is no evidence of the association with the subject parcel.

Agricultural Expansion and Incorporation Era 1901-1939

This era included WWI, prohibition, the Roaring Twenties, and the Great Depression. All of these, of course, affected Menlo Park. But the Lower Peninsula retained its wonderful climate and bucolic setting and continued to appeal to ever more San Franciscans looking for a summer home. The area also attracted farmers because it was ideal for row crops and orchards. The onset of WWI disrupted agricultural production in Menlo Park when Camp Fremont was established in 1917 on 25 acres of land south of Santa Cruz Avenue. The training center included buildings to house, support, train, and provide recreation for up to 27,000 soldiers. The complex even included a theater. Almost as quickly as it started, the camp closed in 1919, and most buildings were demolished by 1920. During the short time it was open businesses grew around the camp including stores and a bank. By U.S. Army and County decree, no alcohol, including that from local wineries, could be sold within 5 miles of the camp. After the camp closed the land became available for residential subdivision and commercial development—perfect timing for the growing population in the Bay Area. By the 1920s housing subdivisions began construction along El Camino and extending west. The Sanborn Insurance map of Menlo Park completed in 1925 shows commercial development was filling in the El Camino parcels, but many large, open spaces remained. When the City incorporated in 1927, its industry was primarily agricultural. At the time Allied Arts and Menlo Schools were also large employers. It was the year the Menlo Theater first opened.⁵ Toward the end of the period, in the 1930s, residential construction was the dominant local industry. Houses and commercial buildings displayed popular designs in the International, First, and Second Bay Region Traditions and Modern or Contemporary styles. However, the California Ranch style was by far the most popular design motif for homes because it was well adapted to the climate and terrain of Menlo Park. Commercial buildings tended to be bland, sometimes with a bit of stone veneer or large glass walls. Often what they lacked in architectural

⁴ City of Menlo Park, Early Days in Menlo Park, www.menlopark.org/homepage/history/html

⁵ R.L. Polk, Redwood City Directory Embracing, Atherton, Belmont, Menlo Park, San Carlos and Woodside.

flair was compensated for with colorful, moving neon signs. The subject of this study the Guild Theater was constructed during this period.

Suburbanization and Industrialization Era 1940-2000

After the end of WWII, the greater San Francisco Bay Area experienced a boom in population that lasted from 1946-1960 when most of the available land had been developed. The ever popular subdivisions for part time residents transitioned to cater to full time residents. The common residential architectural styles continued to include International, First, and Second Bay Region Traditions and Modern or Contemporary style, and primarily the California Ranch style. The agriculture was overtaken by subdivision industry. The industrial buildings East of El Camino Real trended toward manufacturing, but commercial endeavors remained the main business interests in the community. In this period the United States Geological Study selected Menlo Park for their offices and located on Middlefield Road not far from where Sunset Magazine was headquartered. Commercial development featured the straight lines of Mid-century architecture while the Period Revival styles of the 20s and 30s fell out of fashion. This is also the era of the Supermarket, chain retailers, and shopping centers, all of which developed close to El Camino Real- the artery between San Francisco and San Jose. This was also the period of local theaters. Every town on the Peninsula had at least one. Menlo Park, for a short time, had three, two of which, the Park and the Guild (formerly the Menlo) theaters, survived into the twenty-first century.

Brief History of the Early Motion Picture

The "Motion Picture Project" was research initiated at the Edison Laboratories in Menlo Park New Jersey. The work began in the early 1890s. By 1892 a Kinetoscope was using vertical feed film and the first motion picture "The Blacksmith Scene" was produced and publically exhibited. By 1894, the projection screens were introduced, along with censorship. From then on the industry grew quickly with due to technological advances and huge commercial appeal. During the Roaring Twenties, the film industry roared itself into sunny Hollywood. The booming Hollywood studios pushed technological envelopes. For example, in 1920, Lee De Forest added a sound track to the side of the film in 1920. The same year saw the debut of breakthrough films *Dr. Jekyll and Mr. Hyde* and *the Mark of Zorro*. The studios instituted a grandeur of production and the "star" system that would characterize the industry for decades. The studios produced tremendous films such as *The Ten Commandments* by Cecil B. DeMille and Warner Brother's distributed *The Marriage Circle*. The year 1925, saw the release of Charlie Chaplain's *The Gold Rush* (considered his finest film) and MGM's *Ben-Hur*. Disney was producing animation mixed with live action scenes in a series. Audiences were flocking to the theaters to see the latest films. These theaters, called "Movie Palaces" were located primarily located in large cities and were much grander than contemporary cinemas. They often featured full orchestras, could seat more than a thousand people, and were owned by the film studios themselves. By the end of the 1920s, studios were producing more films faster as technology and film quality improved. The 1927 release of *The Jazz Singer*, arguably the first musical movie, was shown with a synchronized

recorded sound-track using the Vitaphone system. From then on the days of silent films were numbered. In the San Francisco Bay Area, this gave theater owner/operators incentive to begin branching out from the Movie Palaces of San Francisco, Oakland, and San Jose to small theaters located in communities along major transit corridors. This trend started slowly and stopped during WWII to be rekindled in the late 1940s and '50s when virtually every community had at least one movie theater.

2. 2. HISTORY OF THE PROPERTY AT 949 EL CAMINO REAL, MENLO PARK

The guild theater has been a part of the Menlo Park community, in various forms, since 1924 when the Menlo Park Recorder reported the start of construction of the theater—the first building to be constructed on the parcel.⁶ In 1925 the Menlo Park Sanborn map lists “moving pictures” at the site.⁷ It was originally called the Menlo Theater. It still has only one screen. In its early years it played silent films accompanied by a live organist.⁸ It was originally owned and operated by Boyd Braden. The opening feature, on May 7, 1926, was “King of the Turf,” accompanied by organist Philip Zenovich. The building cost \$35,000 to build and an additional \$10,000 for the organ alone. This tremendous investment promised local entertainment and a boon for the local economy. In 1930 the census reports that population of Menlo Park as only 2254—a population so small that the theater could host every single citizen within 5 showings. But Braden’s large investment proved wise. He knew that the growing town needed some entertainment and he had faith—a faith that endeared him to the population of Menlo Park—that the town would continue to grow and prosper.⁹ The Menlo was the only theater in Menlo Park for over fifteen years. After the third theater was built in Menlo Park and named The Menlo, the old Menlo was renamed the Guild. In 1942, due to the widening of El Camino Real by two lanes, the theater was forced to remove 30 feet from its large lobby and construct a new front façade. Many other buildings on the west side of the highway were moved or demolished. With the advent of several theaters in the area, the Guild changed its format to sustain a different clientele offering different types of films.

The local paper described the theater on opening night as having a “Venetian Garden motif.” There was onyx work on the walls and trellises and “greenery” on the ceiling. The large lobby was apparently finished in “Egyptian mud.” The walls of the theater were painted with ornate, Venetian style murals.¹⁰ At that time the theater also housed a large, expensive organ for live accompaniment. The theater could reportedly seat 500. By Sept. 1, 1929 *The Film Daily* reported The Menlo, had upgraded its sound system with new technology, and was wired for “Movie-Phone” sound.¹¹ Presumably, the organ was removed and sold. According to the county assessor,

⁶ Sanborn Map Company 1891, deed 1923

⁷ Sanborn Map Company, 1925. *Menlo Park*. New York.

⁸ “Theatre to Open Tonight in Menlo Park,” *Palo Alto Times*, May 7 (continued 8), 1926.

⁹ *Ibid.*

¹⁰ Alan Sissenwein, “Can single-screen theaters like the Guild survive in the age of the multiplex?” *The Almanac*, May 2, 2001. www.almanacnews.com/morgue/2001/2001_05_02.guild.html.

¹¹ *The Film Daily*, September 1, 1929, pg 541, Onlinebooks.library.upenn.edu/webbing/serial?id=filmdaily.

the theater replaced its marquee, curtain, and seats in 1936.¹² In 1942, while the theater was owned by Bessie Niclson, El Camino Real was widened by two lanes on the west side of the road to accommodate more traffic due to population increase etc.¹³ Several of the buildings in surrounding blocks from the theater were demolished to make room for the expansion. The brick Duff & Doyle building was demolished, while many of the smaller buildings were moved. The Menlo was too big to feasibly move so, instead of demolishing it, the owners decided to simply remove almost thirty feet of the building, sell the property to the state, and rebuild a much simpler façade. The building went from 120 to 85 ft. long.¹⁴ In 1955 the sign was replaced.¹⁵ In 1989 the Guild and Park theaters were owned by West Side Valley Theaters and leased to Bel Mateo Theaters Inc., . December 2, 1980 the theater was sub-leased to a new management company Renaissance Rialto Inc.. It was this company, whose president was Allen Michaan, that undertook a major remodeling of the theater. The then 320 seat theater was remodeled with Art Deco lighting and trimmings.¹⁶ According to Allen Michaan, the striking gold wings and swirls framing the screen were salvaged from the Fox Theater in Richmond (stored in a warehouse and were next used in 1972 in the Rialto Theater in Berkeley) and added to the Guild Theater.¹⁷ Renaissance Rialto Inc., also added red fabric wall covers and art deco ceiling lights that were salvaged when the Uptown Theater in San Francisco closed. The late 1980s remodeling created an theater auditorium that is very different from its original appearance. Now, its interior is decorated in more standard fare for independent, low budget theaters. It's decorated in an art deco/art modern style typical for independent theaters in the bay area. The seats have been replaced with more modern style seats complete with cupholders. They were reportedly salvaged from Act 1 and 2 theaters in Berkeley.¹⁸ Now, the theater seats only 265. Landmark Theaters became the operator after Renaissance Rialto Inc. it specializes in independent and foreign film. Unfortunately Landmark Theaters declared bankruptcy in the late 1990s. Since then, the operator has been Silver Cinema Acquisition Company. In 1998, West Side Valley Theaters sold the building to Howard Crittenden III, the current owner. Unfortunately, the original murals are gone and the walls are covered with fabric curtains. The roof was replaced in 1994 changing the profile.¹⁹ The building is in the same location and has a similar, though truncated, footprint, but few, if any, of the theater's original design elements or features remain. The Guild, unlike its Palo Alto cousin The Stanford, was neither built nor operated as a movie palace – a precious piece of art for the sake of art. It was meant to serve the more utilitarian needs of the community as its changing form reflects.

¹² William Henry, *The Country Almanac*

¹³ Jym Clandenin, "Then and now: El Camino Real moves west in Menlo Park," *InMenlo*, April 11, 2013, Inmenlo.com/2013/04/11/then-and-now-el-camino-real-moves-west-in-menlo-park/

¹⁴ William Henry, *The Country Almanac*

¹⁵ Building permit

¹⁶ "Menlo Park theaters Bought Out," *Peninsula Times Tribune*, December 1, 1989.

¹⁷ William Henry, *The Country Almanac*

¹⁸ Linda Hubbard Gulker, "Guild Theatre: Bringing movies to Menlo for 85 years," *InMenlo*, April 3, 2011, Inmenlo.com/2011/04/03/guild-theatre-bringing-movies-to-menlo-for-85-years/

¹⁹ Building permit

The Guild Theater managed to survive through the depression, economic booms, the age of multiplexes, multiple owners and management companies, and WWII. It did so by remaining responsive to the changing needs of movie goers. In August 1927, the theater was sold to A. Blanco. In October of that year, the *Film Daily* features a bit of advice from an F. Blanco in a column called "Exploit-O-Grams; Daily tips which mean dollars for showmen." To advertise for the film "The Fire brigade," Blanco says he posted two banners, one in front of the theater and the other across from the RR station. The lobby was transformed into an exhibit of firefighting instruments. The outreach included a short lecture on the film to local schoolchildren. Best of all, on opening night the local fire department band, which included ten musicians, performed in front of the theater.²⁰ At that time, the Menlo was not simply a business endeavor. The community rallied around it as an icon for fun and entertainment. Locals recall that in the 1930s and '40s on the weekends the Menlo would show Westerns and cartoons all day. Admission for the day cost ten cents. It was a popular weekly social event for many local kids.²¹ During the hard times of the 1930s, the theater strove to remain a part of local social life. To bring additional value to the admission prices, the theater reportedly raffled off turkeys to the audience members and even had an event called "Country Store" wherein the theater gave away dishes to female attendees.²²

In the early days, the Menlo faced competition from the nearby Stanford and Varsity theaters in Palo Alto as well as larger theaters and entertainments in San Francisco. The Guild tried to position itself as local entertainment. Menlo Park grew around its railroad station. Access to the city was imperative for its development. In 1927 the opening of the Dumbarton Bridge and, just a few years later, the Bayshore Highway offered even more access to the city. As a result, Menlo Park and its population grew steadily. In 1947 Al Lauice, then owner of the Menlo, opened and ran a second theater, the Park, just two blocks north on El Camino Real.²³ The Park was a 700-seat theater with movie selections that complemented those of the Guild. Soon after, a third theater was built in Menlo Park on Santa Cruz Avenue. It was called the Menlo and the old Menlo became the Guild. The Menlo closed in the early 1980s and The Park in 2002. As more theaters came to Menlo Park, the Guild had more competition, but also more support. At any given time at least several nearby theaters, including the Park, were operated by the same management company. This meant that the theaters could be run collaboratively rather than competitively. It also meant that the management companies had more influence over film distribution and therefore more bargaining power with film companies. Once the Park and the new Menlo were built and larger megaplexes predominated nearby cities, the Guild found a new niche as an art house theater. Its independent and foreign fare existed as an alternative to the newer megaplexes playing mainstream blockbusters. The theater is a vestige of an era of small, local

²⁰ *The Film Daily*, October 11, 1927, pg 866, [Onlinebooks.library.upenn.edu/webbing/serial?id=filmdaily](http://onlinebooks.library.upenn.edu/webbing/serial?id=filmdaily).

²¹ Alan Sissenwein, *the Almanac*.

²² Linda Hubbard Gulker, *InMenlo*.

²³ Bonnie Eslinger, "Park Theater in Menlo Park a step closer to demolition" *San Jose Mercury News*, September 6, 2013, www.mercurynews.com/peninsula/ci_24037394/this-time-it-may-be-curtains-park-theater

theaters. Now it has a stripped façade, minimal lobby, and a small, but dedicated clientele many of whom are not Menlo Park residents.

As it stands, the theater is, both literally and figuratively, a collection of pieces of other theaters it has outlived. The building and, more impressively, the business, has survived from the original development of El Camino, through the widening of El Camino Real, the population boom of the 1950s, and the proliferation of multi-screen theaters. It is remarkable. However, its survival is due to its adaptability, which has resulted in a theater dissimilar to the original in all but location.

3.0. DESCRIPTION OF THE IMPROVEMENTS

3.1. GENERAL SETTING

The immediate area is a long commercial stretch of El Camino Real. The building is constructed to the property line along El Camino. There is a five foot sidewalk in front of the building and a parking lane beyond that. Recently work has been started to landscape the street and sections of the sidewalk have been removed. Across El Camino Real, a divided boulevard, is the Menlo Park Office Center, a contemporary, low-rise complex that fills the block.

3.2. BUILDINGS AND LANDSCAPING - 949 EL CAMINO REAL

The parcel facing El Camino Real is part of lot 9 of the Kate Johnson Estate survey recorded in 1920 (APN 071-288-057). The building is a single-story, reinforced concrete building constructed in a rectangular form. It is 56 feet across the front and 86 feet in depth. The roof is flat with wood trusses. It appears that only the side and rear walls and part of the roof are original. The building fills the parcel. Directly in front of the entrance to the theater there is a pole traffic sign and a concrete aggregate trash can.

The front façade is not the original. When El Camino Real was widened on the west side in 1942, 30 feet of the building was removed, including the ticket booth and most of the lobby space. However, the façade created at that time has also been dramatically remodeled. The current façade is an amalgam of several iterations since 1944. The front wall is covered with a cementitious product that has a ridged surface. The material is applied in 6 horizontal bands that extend across the south half of the façade. Breaking the starkness of the wall, a horizontal band of 6 shadow boxes is on the south side display posters of upcoming motion pictures. A recessed element houses the entrance doors which have glass panels in the top half--covered on the inside. The rest of the doors and entry is flat and painted the bluish-purple color of the rest of the façade. The ticket window is North of the recess and in horizontal plane with the shadow boxes. This window extends around the corner onto the street façade, but the operable ticket window is within the recess. Above the entrance is the marquee. A projecting rounded marquee element appears in a 1944 photograph covering the entire façade but is now only on the north half of the building. The marquee has can lights that shine down onto the entrance area. Sitting on top of the marquee is a letter board on each side of a blade sign that extends above the building with the letters GUILD, each in its own box and spaced apart on each side so that they can be read from a

great distance. The letters are illuminated in front of an opaque background. The edges of the blade and the marque are also light bands in a yellow/gold color. Like the rest of the façade, this is not original to the theater. The blade sign that projects perpendicular from the building appears is directed to automobile traffic. It distinguishes the theater from the more subdued retail buildings fronting on El Camino. Likewise, the letter boards displaying the current or coming attractions are angled to be seen and read from the street as cars approach the building. The north side of the façade above the ticket window is a smooth cementitious board that is taller than that on the south and conceals the frame for the blade sign and mechanical equipment. This is yet another iteration of the façade. The roof has also been changed. It is originally shown in photographs as a pitched roof but is currently flat. What remains of the original building are the side and rear walls.

The interior has also been re-created and is not the original. Immediately notable is the very narrow lobby. It appears that when the building was shortened the lobby was more expendable than the prevailing seat count. This narrow space has a concession counter--really a window--on the north side and restrooms on the south. It is otherwise unadorned except for posters. The interior of the auditorium was originally decorated in frescos of a Venetian garden scene that extended to the ceiling. It is not known exactly when these were removed and the walls and ceiling repainted. Currently the interior auditorium is decorated with fabric on the side walls and a curtain in the front on the sides of the screen. This treatment was brought to the theater in the late 1980s, along with gracefully swooping gold painted plaster wings and medallions that adorn the walls and that were brought from other theaters. Art Deco ceiling lights and the chairs were also taken from other theaters and installed in the Guild. Behind the screen is a narrow area that is primarily home to large mechanical ducts. The projection booth is above the theater floor and accessed by a narrow stair. The space is spartan with storage for the marque letter board, old posters, and various pieces of equipment. The projection equipment is high quality and only a few years old. A fire suppressant system engages the flaps that cover the projection windows should there be a fire in the booth. The space is also used for the ice maker and a small office area.

In summary, the building does not retain architectural integrity of the original 1920s, or remodeled 1930s, 1940s or even 1950s. It has become a collection of parts, pieces, and décor from other buildings. Most of its current appearance occurred during the interior remodeling in 1989-90 when the operator was Renaissance Rialto Inc.,.

Photographs other than historic ones were taken in May 2014 using digital format.



Photograph 1—949 El Camino Real, Menlo Park
View: Front façade showing horizontal banding, marquee and blade sign.
Camera pointing: West
Date: May 2014



Photograph 2 – 949 El Camino Real.

View: Front and north façades showing impact of the marque and blade sign. Camera pointing: Southwest

Date: May 2014



Photograph 3 – 949 El Camino Real. The Guild Theater
View: Interior showing lobby and concession counter
Camera pointing:
Date: May 2014



Photograph 4—949 El Camino Real- The Guild Theater
View: Interior of auditorium showing fabric covered walls, lights and art affects (waves, wings and scrolls) brought to the theater from other buildings
Date: May 2014



Photograph 5—949 El Camino Real- The Guild Theater

View: Interior of auditorium showing fabric covered walls, lights and art affects (waves, wings) brought to the theater from other buildings

View: looking toward the screen (stage) from the rear of the auditorium

Date: May 2014



Photograph 6—949 El Camino Real- The Guild Theater

View: Interior of auditorium showing fabric covered walls, lights and art effects (waves, wings) brought to the theater from other buildings

View: looking toward the south side from the rear of the auditorium

Date: May 2014



Photograph 7 – 949 El Camino Real- Guild Theater
View: Interior of the auditorium showing the ceiling of celotex and panels,

Date: May 2014



Photograph 8 – 949 El Camino Real- The Guild Theater

View: Interior- projection booth area of storage and mechanical. Emergency drop door in case of fire.

Camera pointing:

Date: May 2014



Photograph 9 – 949 El Camino Real- The Guild Theater
View: Interior- projection booth and projector.
Camera pointing:
Date: May 2014

4.0. EVALUATION OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

For the purposes of this report, the property is evaluated according to the criteria of the California Register of Historical Resources.

4.1. HISTORICAL CONTEXT

The area of San Mateo County that became Menlo Park was developed in the mid-1800s through the turn of the century in response to the area's natural resources, which included lumber, fur, water, and agriculture. The area's profitable natural resources brought attention to the beauty of the area. It was an ideal location for a country home for those who were used to spending the foggy summer months in the San Francisco metropolitan area.

Subdivision of the land began shortly after San Mateo County was established. Within the first quarter of the new century, several tracts of land were subdivided for second or vacation homes. By the 1920s there were increasing numbers of permanent residents. The construction and sale of homes marked a changing era for Menlo Park. The period from 1901 -1939, the "Agricultural and Incorporation Era," was characterized by smaller agricultural tracts and the subdivision of land for homes. In the early half of the era, small orchards and vineyards were popular, but the land became more profitable as housing developments. Menlo Park became a suburban community with easy access to San Francisco and San Jose. During WWI, Camp Fremont occupied 25 acres along El Camino Real that was subdivided after the war. The land within the Kate Johnson Estate was divided for commercial properties along El Camino as well. After several commercial buildings were developed the Menlo Theater was constructed on the block between Santa Cruz Avenue and Menlo Avenue.

The Menlo (Guild) theater, built in 1924, is evaluated within the context of the Agricultural and Incorporation Era, 1901-1939. The primary theme is theater architecture; the secondary theme is community recreation.

Findings: The Kate Johnson Estate Subdivision, San Mateo County California, was part of a broad pattern of increased development in Menlo Park from the early 1920s to the beginning of WWII. The subject theater was developed as part of that trend. Constructed c. 1924 the theater was associated with the commercial development along El Camino Real. The subdivision of commercial properties was only a minor part of a large pattern of suburbanization and does not individually represent the pattern in a significant way. The owners and operators of the theater participated in and were part of the community's recreation as the population expanded. It does not appear any of the people associated with the theater during its period of significance 1924-1942 (the opening of the Menlo Theater until El Camino was widened removing 30 feet of the building) were otherwise influential or contributed to the growth and development of Menlo Park. The recreational aspect of the operations is not unique, as there were two other theaters in

Menlo Park and the surrounding area offers several choices for motion pictures that were attended by residents of Menlo Park.

4.2. EVALUATION - CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The criteria for listing resources in the California Register of Historical Resources are consistent with those for listing resources in the National Register of Historic Places, but modified to include a range of historical resources which better reflect the history of California. The California Register lists 50 years as the age threshold for most historic resources. Properties that are not found eligible for the California Register of Historical Resources will not qualify for the National Register of Historic Places. Thus this property was only evaluated against the criteria of the California Register of Historical Resources.

In addition to the four criteria, the resource must retain enough of its historic character or appearance to be recognizable as a historic property and convey the reason for its significance.

Evaluation of Integrity: The resource has lost integrity, as defined by the seven aspects established by National Register of Historic Places, due to the multiple alterations that occurred over the past 50 years. The integrity of a resource is determined by seven aspects: Location, the place where the buildings were originally constructed; Design, the combination of elements that create the original form, plan, space, structure, and style of a property; Setting, the physical environment at the time the building was constructed; Materials, the physical elements that were combined during a particular period of time and in a particular pattern; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period of history; Feeling, the expression of the aesthetic or historic sense of a particular period; and Association, the direct link between an important historic event or person and a historic property.

The aspect of the building's location on El Camino is considered to be intact. However, its design, materials, workmanship, setting and feeling were compromised by the alterations to the building. The removal of the original façade and widening of El Camino Real was the first major change. Eclectic pieces were gathered from older buildings, primarily the Rialto Theater in Berkeley. The Rialto was actually a warehouse for salvaged décor prior to its opening in 1972 as a theater. When the Rialto theater operation closed in 1989 some of its décor items were installed in the Guild Theater which completely transformed the building. The aspect of Association is not present due to the lack of historically important events or people associated with the theater.

Buildings that have lost integrity are not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The building does not meet the criterion for association with an event or person of historical importance. It is associated with the broad pattern of recreation and community motion picture theaters. However, this pattern is not supported by the existing building that has lost integrity of the original or even the Mid-century iteration. The c. 1989 remodeling does not convey the architecture of the previous theater. The property is not eligible under Criterion 1.

Criterion 2: *It is associated with the lives of persons important to local, California, or national history.*

The history of the property from 1926 does not indicate a direct and significant association with persons important to the history of Menlo Park, the State, or the Nation. The buildings are not eligible under Criterion 2.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of a master, or possesses high artistic values.*

The building exhibits eclectic vernacular architecture. The theater is representative of vernacular Mid-century style that was popular in the mid-1950s and 1960s, but the assorted elements are not original to this building and as a composite do not create an artistic or outstanding example of the style. The building does not exhibit characteristics significant to local or state history. The property is not eligible for individual listing in the California Register of Historical Resources under Criterion 3.

Criterion 4: *It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the Nation.*

The soils were disturbed during the years of Camp Fremont and later with the construction of the theater and surrounding streets and buildings. It is unlikely that significant information important to prehistory or history would be found on the immediate site. The property does not satisfy Criterion 4.

Conclusion: The reinforced concrete building has lost integrity and is not eligible for listing in the California Register of Historical Resources. Further, the property does not exhibit associations to significant people or events, distinctive architecture of high artistic value, nor the work of a master architect. Therefore, considering these criteria, the property is not eligible for listing in the California Register of Historical Resources.

4.3 EVALUATION – NATIONAL REGISTER OF HISTORIC PLACES

NATIONAL REGISTER CRITERIA

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the nation. Historic resources may be

considered important at the local level, state level or national level. To apply the standards the resource must be considered within significant historical contexts. The standards, age and integrity statements follow:

1. A property must be fifty years old or meet criteria for exceptionally fine design or exceptional historical association.
2. The resource must retain architectural and historical integrity.
3. The resources must meet at least one of the following criteria;

(a) **that are associated with events** that have made a significant contribution to the broad patterns of our history; or

The Guild Theater does not meet the criterion for association with an event or person of historical importance. It is associated with the broad pattern of recreation and community motion picture theaters. However, this pattern is not supported by the existing building that has lost integrity of the original or even the Mid-century iteration. The c. 1989 remodeling does not convey the architecture of the previous theater. The property is not eligible under Criterion a.

(b) **that are associated with the lives of persons** significant in our past; or

The history of the Guild Theater, from 1926 does not indicate a direct and significant association with persons important to the history of Menlo Park, the State, or the Nation. The building is not eligible under Criterion b.

(c) **that embody distinctive characteristics** of a type, period. Or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

As stated above, the Guild Theater building exhibits eclectic vernacular architecture. The theater is representative of vernacular Mid-century style that was popular in the mid-1950s and 1960s, but the assorted elements are not original to this building and as a composite do not create an artistic or outstanding example of the style. The building does not exhibit characteristics significant to local or state history. The property is not eligible for individual listing in the California Register of Historical Resources under Criterion c.

(d) **that have yielded, or may be likely to yield, information** important in prehistory or history.

The soils were disturbed during the years of Camp Fremont and later with the construction of the theater and surrounding streets and buildings. It is unlikely that significant information important to prehistory or history would be found on the immediate site. The property does not satisfy Criterion d.

When a resource is shown to meet one or more of the 4 criteria it is evaluated for integrity. The potential resource must retain most of the 7 aspects of integrity and be able to convey its significance to be considered a historic resource.

The seven aspects of integrity are as follows:

Location: The place where the historic property was constructed or where the historic event occurred. The building is located in the place where it was constructed and where it was in continuous use as a family home until members of the family passed away leaving it vacant.

Design: The combination of elements that create the form, plan, space, structure, and style of a property. The design includes the organization of space, interior and exterior that reflects the historic function of the home within the context of the Tudor Revival architectural style.

Setting: The setting is the physical environment of a historic property. The setting is defined as the “character” of the area surrounding a resource. The home at 20 El Cerrito is part of a functional and aesthetically pleasing plan of buildings, circulation, landscaping, parking. This plan communicates an eclectic and vernacular plan for the relationship between the building and landscape features, some natural as the oaks and others such as a defined vegetable and flower garden that support the residential use of the primary building.

Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form a historic property. A building must retain the key exterior materials dating from the period of its historic significance. The house and garage (former barn) exhibit the original materials used in the construction of the turn of the century home.

Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of the artisans’ labor and skill in constructing or altering a building, structure, object or site. The workmanship evidenced in the original building, where it is unaltered by later additions, is of a greater skill and higher quality reflecting the original quality of the design, than is exhibited in the additions.

Feeling: The definition of a property's expression of the aesthetic or historic sense of a particular period of time. While the original design is observable in the center elements of the house, large additions have diminished the "feeling" of the Tudor Revival architectural style by their lack of supporting or sympathetic design and execution in materials that are without the appropriate definition of weight or structure.

Association: The direct link between an important historic event or person and a historic property. The residential property is associated with the expansion of residential property in the early years of San Mateo.

The Guild Theater does not qualify for nomination to the National Register of Historic Places, based upon the fact that it does not meet any of the 4 criteria and has lost integrity.

Compared to the criteria of each program level, City State and National, the Guild Theater is not considered a historic resource.

5.0. CEQA REVIEW

The California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of projects in California, and as such is part of the Public Resources Code, sections 2100 et seq. The purpose of CEQA is to evaluate whether a proposed project may have an adverse impact on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigations. CEQA requires the Lead Agency to determine if a project will have a significant impact on the state's historic resources. Historic Resources are defined as any resource eligible or listed in the California Register of Historical Resources, locally significant and have been designated by a local preservation ordinance, or that have been identified in a local historical resources inventory, may be eligible for listing in the California Register of Historical Resources, and are presumed eligible for purposes of CEQA unless a preponderance of evidence indicates otherwise, (PRC s. 5024.1.14 CCR S.4850). However, a resource does not need to have been identified previously to be considered significant under CEQA. Lead Agencies have the responsibility to evaluate potential resources against the California Register Criteria prior to making a finding as to a proposed project's impact to historical resources (PRC s 21084.1, 14CCR s 15064.5(3)).

Further, section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) forbids the "demolition or the destruction, relocation, or alteration activities that would impair the significance of a historic resource that results in a substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired" (PRC s. 5020.1(q)).

When the Lead Agency determines that the proposed project does not include a historic resource, then demolition, relocation, alteration or destruction of a building (that is not eligible

for listing in the California Register of Historical Resources) does not constitute a significant adverse change under the CEQA Guidelines.

Finding: The reinforced concrete building identified as the Guild Theater located at 949 El Camino Real in Menlo Park does not meet the criteria for listing in the California Register of Historical Resources and is not a historic resource under CEQA.

6.0. SOURCES CONSULTED

6.1. REPOSITORIES USED INCLUDE:

College of San Mateo Library, College of San Mateo
San Mateo County Building and Planning Dept. Records, Redwood City
San Mateo County Official Records, Redwood City
San Mateo County Historical Society Archives, Redwood City
Stanford University, Green Library Archives
Menlo Park Historical Society (archives)
Menlo Park Building Permit records
University of California – Environmental Design Library

6.2. PUBLISHED AND UNPUBLISHED WORKS (periodicals are listed in the footnotes)

Coughey, John W., *CALIFORNIA*, Prentice Hall Inc. Englewood NY, 1953.

Polk, R.M., *San Francisco, Redwood City, and San Mateo County Directories*, published in San Francisco, 1926-1957.

Rifkind, C., *A Field Guide to American Architecture*, Times Mirror, New York 1980.

State of California, Office of Historic Preservation, *Instructions for Nominating Historical Resources to the California Register of Historical Resources*, 1997.

State of California, *California Register of Historical Resources* (data listing).

Stanger, Frank M., *South of San Francisco: The life Story of San Mateo County*, San Mateo County Historical Society, Times Printing, San Mateo, 1963.

Thomson & West, *1868 Historical Atlas of San Mateo County, California*.

United States Bureau of the Census, years 1890- 1940

United States Department of the Interior, National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*, 1997.

Interview:

Howard Crittenden (owner of the Guild Theater): In person, telephone, and email interviews in April and May 2014 regarding sources and timeframes for architectural and decor elements brought to the property.

Alan Michaan (former president of Landmark Theaters): Email dated November 13 and 22, 2013 detailing the installation of décor items in the Guild Theater from other buildings including the Rialto Theater in Berkeley.



April 17, 2018



Mr. Drew Dunlevie
Peninsula Arts Guild
314 Lytton Avenue STE 200
Palo Alto, CA 94301

RE: Archaeological Review - Guild Theatre Renovations, 949 El Camino Real,
Menlo Park To Meet Mitigation Monitoring and Reporting Program, *El Camino
Real/Downtown Specific Plan*, City of Menlo Park, San Mateo County

Dear Mr. Dunlevie,

This *Archaeological Resources Assessment Report* (ARAR) of the proposed Guild Theatre renovations was undertaken to determine if significant archaeological resources are present or could be present within the proposed project site. The information obtained on the location, type and distribution of any resources may be used in determining future actions in accordance with the California Environmental Quality Act (CEQA) and the planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

The report provides the results of a California Historical Resources Information System, Northwest Information Center (CHRIS/NWIC) records search; reviews pertinent literature and archival information; presents a summary prehistoric and historic context; provides the results of the Native American Heritage Commission's (NAHC) review of the *Sacred Lands Inventory* and consultation with local Native Americans recommended by the NAHC; presents the results of an archaeological field inventory by a professional archaeologist qualified under the Standards of the Secretary of the Interior; and, provides management recommendations to guide future actions by the City of Menlo Park.

PROJECT LOCATION AND DESCRIPTION

The proposed project, located at The Guild Theatre - 949 El Camino Real, is within the Menlo Park *El Camino Real/Downtown Specific Plan* on the south side of El Camino Real mid-block between Menlo Avenue on the west and Live Oak Road Avenue on the east, City of Menlo Park (United States Geological Survey (hereafter USGS) Palo Alto, CA 1997, T 5 South R 3 West, unsectioned) [Figs. 1-3].

The project proposes to revitalize the existing cinema, a theater built in 1926, through comprehensive structural and tenant improvements to allow live entertainment. The

improvements include construction of a finished basement approximately 14 feet deep below El Camino Real within the building footprint and a second floor/mezzanine area (CAW Architects 2018). A proposed elevator pit will result in a slightly deeper excavation at the elevator shaft. The proposed project would increase the floor area on the approximately 4,800 square foot site to approximately 11,000 square feet.

CUL-2a MITIGATION MEASURE – CULTURAL RESOURCES:

Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park* requires:

Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).

RESEARCH PROTOCOLS

A prehistoric and historic site record and literature search of the project and immediately adjacent area was completed by the CHRIS/NWIC (File No. 17-2200 dated 3/13/2018 by Neal). The search included consulting the *Historic Properties Directory for San Mateo County* [HPD] (CAL/OHP 2012a) and the *Archeological Determinations of Eligibility for San Mateo County* [ADOE] (CAL/OHP 2012b). In addition, reference material from the Bancroft Library, University of California at Berkeley, and Basin Research Associates was also consulted as well as *National Historic Landmarks* (NHL) and *National Register of Historic Places* (NRHP) listings in Menlo Park, San Mateo County (USNPS 2015/2017) and list of *California Historical Resources* (CAL/OHP 2018). Other sources consulted included: *California History Plan* (CAL/OHP 1973); *California Inventory of Historic Resources* (CAL/OHP 1976); *Five Views: An Ethnic Sites Survey for California* (CAL/OHP 1988); Menlo Park Historical Association files (MPHA 2016, 2017, 2018) and, other lists and maps (see References Cited and Consulted). In addition, various planning documents with cultural resources information for the general area were reviewed included SMA/DEM (1986); ESA (n.d., 2011, 2012); Perkins+Will (2012); The Planning Center/DC&E (2013); and, Menlo Park [City of] (2013).

The Native American Heritage Commission (NAHC) was contacted on March 8, 2018 in regard to resources listed on the Sacred Lands Inventory (Busby 2018a). The NAHC responded that their record search of the sacred lands file failed to indicate the presence of Native American cultural resources in the immediate project area (Lienert 2018). Letters were sent to five locally knowledgeable Native American individuals/organizations identified by the NAHC (Busby 2018b-f) (see *Individuals, Group and Agency Participation* section for details; Attachments).

Mr. Christopher Canzonieri (M.A.), an archaeologist meeting the Standards of the Secretary of the Interior, conducted a field review on March 8, 2018.

No other agencies, departments or local historical societies were contacted regarding landmarks, potential historic sites or structures.

BACKGROUND REVIEW

NATIVE AMERICAN

The aboriginal inhabitants of the region belonged to a group known as the Costanoan or Ohlone who occupied the central California coast as far east as the Diablo Range (Galvan 1967/1968). Tribelet boundaries and village locations are inexact due to incomplete historic records, and they remain a subject of anthropological contention and debate. Levy (1978:485, Fig. 1) places the project within the *Ramaytush* subdivision of the Ohlone which included much of present day San Mateo and San Francisco. Milliken places the *Puichon* tribelet in the study area between the lower San Francisquito Creek and lower Stevens Creek with the *Puichon* village of *Ssiputca* [sic] at the mouth of the lower San Francisquito Creek in the Palo Alto/East Palo Alto area. The other known *Puichon* village, *Capsup*, was situated in the Atherton, Menlo Park, North Fair Oaks area (see Milliken 1983:91-94, 139, Map 4; Milliken 1995:252; Brown 1973-1974:Footnote #78). The *Puichon* occupied the contemporary areas now known as Menlo Park, Palo Alto, and Mountain View (Milliken 1995:229, Map 5 and 252; Milliken 2006:27, Fig. 5).

No known Native American ethnographic settlements, trails, traditional or contemporary Native American use areas have been identified in or adjacent to the project (e.g., Kroeber 1925:465, Fig. 42; Levy 1978:485; Brown 1973-1974; Milliken v.d.; Elsasser 1986:Fig. 10).

HISTORIC PERIOD

The history of the San Francisco Bay Region can be divided into the Age of Exploration, the Spanish Period (1769-1821), the Mexican Period (1822-1848), and the American Period (1848-onward).

Spanish and Mexican Periods (1769-1848)

During the Spanish Period government policy in northwestern New Spain was directed at the founding of *presidios* (forts), missions, and *pueblos* (secular towns) with the land held by the Crown. The later Mexican Period policy stressed individual ownership of the land with grants of vast tracts of land to individuals (Beck and Haase 1974; Hart 1987).

Several early Spanish expeditions appear to have passed through the vicinity of the project area (Beck and Haase 1974:#17; Milliken 1995:33, Map 3; USNPS 1995). The first party to traverse the San Francisco Peninsula, Gaspar de Portolá and Father Juan Crespí traveled up the coast through what is now San Mateo County between October 23 and November 20, 1769 (Hoover et al. 1966:390; CAL/OHP 1973, 1976, 1990:219-221; SMa/DEM 1986). Fernando Javier Rivera y Moncada and Father Francisco Palou in 1774 and Bruno de Heceta and Palou in 1775 followed the Portola expedition route and continued through the general project area (Beck and Haase 1974:#17). The route of the 1776 Juan Bautista de Anza expedition on March 26, 1776 passed through the baylands from San Francisquito Creek north to San Mateo. A village of about 25

huts was encountered on the banks of San Francisquito Creek [*Ssiputca*]. They also noted the cross erected by Father Palou on "its bank last year" (Bolton 1930:IV:325-326; Hoover et al. 1966:391; Milliken 1983:94). Brown (1973-1974:18) places this village at present-day Middlefield Road. Continuing northward on March 26, 1776 Anza and Font appear to have visited the *Puichon* village of *Capsup* two miles north of San Francisquito Creek. Their route, as mapped by USNPS as The Juan Bautista de Anza National Historic Trail [1776]¹ places their northward route "more or less" along present-day El Camino Real/State Route 82 within the vicinity of the proposed project (USNPS 1995:Sheet 40; USNPS 1996:C-45).²

The City of Menlo Park is situated within the former *Rancho Los Cochintos*, or *Cachanigtac*, later known as *Rancho Las Pulgas* ("fleas"). *Pulgas* was claimed as a grant to Jose D. Arguello by Governor Diego de Borica in 1795 and by Governor Pablo Vicente Sola in 1820 or 1821. The formal grant was made to Luis Antonio Arguello, son of the Presidio Commandante by Governor Jose Castro on November 27, 1835. When patented to his second wife, Maria de la Soledad et al, on October 2, 1857, the *Rancho Pulgas* had expanded from the original 17,754 acres (4 square leagues) to about 35,240.47 acres bounded by San Mateo Creek on the north and San Francisquito Creek on the south.³ No Hispanic Period dwellings or other features appear to have been located in or near the project (Stevens 1856 [plat]; Hendry and Bowman 1940:1031-1039 and Map of San Mateo County; Hoover, et al. 1966:404-406; Fredericks 2008).

American Period

Beginning in the mid-19th century, most rancho and pueblo lands were subdivided as a result of population growth, the American takeover, and the confirmation of property titles. The initial population explosion on the Peninsula was associated with the Gold Rush (1848), followed later by the construction of the transcontinental railroad (1869), and various local railroads. Until about World War II, San Mateo County was dominated by a predominantly agricultural or rural land-use pattern (Hart 1987).

San Mateo County was created in 1856 from the southern part of San Francisco County and enlarged by annexing part of Santa Cruz County in 1868. Former ranchos underwent a transformation in concert with the expansion of transportation systems and growth associated with the City of San Francisco, and other towns in San Mateo County. Major transportation routes and systems in the study area include *El Camino Real*, former toll roads, the San Jose and San Francisco Railroad in 1863 (later Southern Pacific Railroad 1906-1907), the electric service in 1903 and the Bayshore Highway. The San Francisco earthquake and fire of 1906 and post-

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1. The National Trails System Act (P.L. 90-543 (16 U.S.C. 1241 et. seq) as amended through P.L. 102-461, October 23, 1992 defines three types of national trails: National scenic trails, National recreation trails, and National historic trails. National historic trails are *extended trails which follow as closely as possible and practicable the original trails or routes of travel of national historical significance*. They are established to identify and protect a historic route, plus its historic remnants and artifacts, for public use and enjoyment (USNPS 1996:Appendix A).
 2. The alignment of El Camino Real/State Route 82 on which the project is located was surveyed in the early 1850s (Hoover et al. 1966:392).
 3. Including present-day towns/cities of San Mateo, Belmont, San Carlos, Redwood City, Atherton, and Menlo Park.

World War II settlement were responsible for notable growth spurts in the communities on the Peninsula (Hoover 1966:389; Fickewirth 1992:129; Hart 1987).

Railroad

The towns on the San Mateo Peninsula did not significantly develop until the railroad was constructed in 1861-1864. The San Francisco & San Jose Railroad (SF&SJRR) was the second railroad constructed in California. The railroad reached Redwood City at the end of September 1863 and began regular service between San Francisco and Mayfield (currently Palo Alto) on October 18, 1863 and to San Jose on January 18, 1864. The railroad was consolidated into the original Southern Pacific Railroad Company in March 1869 (purchased by the Central Pacific in 1870). The Caltrain commuter route, located to the east of the project follows this alignment.

City of Menlo Park

In 1854, two Irish immigrants, Dennis J. Oliver and D. C. McGlynn, purchased 1,700 acres and named their estate “Menlo” after Menlough in Galway County in Ireland. To mark their property between Valparaiso Avenue and San Francisquito Creek, they installed a massive arched gateway with a sign reading Menlo Park. The property was soon sold but the name endured.

In 1863, the SF&SJRR created a depot station named “Menlo Park.”⁴ The railroad was consolidated by the Southern Pacific Railroad in October 1870, and is now currently part of Caltrain. The SF&SJRR and the Southern Pacific provided transportation to country homes along the peninsula from San Francisco with tickets costing only \$2.50.

By the early 1870s, 12 buildings - a small service community – were clustered between the railroad station and El Camino Real along Oak Grove Avenue. They included a few general stores, livery stables, saloons, hotels, and blacksmith shops. Menlo Park initially incorporated 1874 with “. . . all of Menlo Park, Atherton [Fair Oaks], Ravenswood and East Palo Alto” with a focus on road repair. Menlo Park disincorporated after two years when the repairs were completed. By 1884, the population of Menlo Park was reportedly 250 and by 1890, was estimated at 400. Further growth in the study area resulted from Menlo Park’s proximity to Leland Stanford Junior Memorial University which opened in October 1891 and relied on the Menlo Park railroad station.

By 1894, the project was within blocks labeled “Town of Menlo.” World War I mobilization also affected Menlo Park with the creation of Camp Fremont, one of 14 new Army basic training facilities named after Captain John C. Fremont. The camp was designed to train an army division of 28,000 soldiers – the Eighth Division - with camp boundaries extending east to west from El Camino Real to Alameda de las Pulgas and north to south from Valparaiso Avenue to San Francisquito Creek. By the end of the summer in 1917, the tent city included a headquarters near intersection of the future El Camino Real and Roble Avenue.⁵ As a result of this military

4. Located at 1100 Merrill Avenue (e.g., SHL #955; CAL/OHP 2012a).

5. Alternatively the headquarters are now marked by a small park at the southwest corner of Santa Cruz Avenue and University Avenue (SMa/DEM 1986:5.9A, #7).

presence, the temporary population of Menlo Park increased from approximately 2,000/2,300 residents clustered around the Southern Pacific train station to almost 43,000. After the WWI Armistice was signed in 1918 and the closure of the base, the population of Menlo Park in 1919 declined to 2,300. The construction of a Veteran's Administration hospital as well as the opening of the original Dumbarton Bridge (1927) supported the town's reincorporation in 1927. The Bayshore Highway (U.S. 101) opened in 1931 and the widening of El Camino Real from two to four lanes between 1937-1940 also had an impact on Menlo Park, facilitating vehicular transportation to and through the city. World War II sparked more development in the area into the 1950-60s, which boosted the growth of the Silicon Valley in the 1970s. Currently, the suburban residential community of Menlo Park supports the expanding technological industry - home to Facebook, the Stanford Research Institute (present-day SRI International), and the United States Geological Survey among others (Bromfield 1894; Brown 1975; SMa/DEM 1986:5.9A, #7; Svanevik and Burgett 2000, 2009; ESA 2011:Section 4.4; The Planning Center/DC&E 2013; City of Menlo Park 2015; CampFremontCentennial n.d., 2016; Menlo Park Historical Association 2016).

Camp Fremont

The project is within the former United States Army Camp Fremont. The "Camp Fremont Site" is listed on the *California History Plan* CAL/OHP (1973:162) as an American Era post-1900 Military site and also on the *California Inventory of Historic Resources* (1976:262, 181) under the theme of military, named for John C. Fremont; and in the 1986 San Mateo County (SMa/DEM), General Plan Appendix B Historical And Archaeological Resources #7. The *California History Plan* lacks a specific location while the other listing the "Camp Fremont Site" on the corner of Santa Cruz Avenue and University Drive.

The approximately 25,000 acre, almost 15 square mile base was the largest military training facility in the western United States with 40,000 soldiers. In addition to a railroad spur track, the facilities included 1,124 temporary buildings and 50 structures. No wooden barracks were erected. Rows of canvas tents with wooden floors and side walls were occupied by six men in each. In addition a headquarters, warehouses, and nine service buildings run by charitable organizations were within the camp boundaries. Recreational facilities included volleyball courts and boxing rings, 50 acres of athletic fields complete with two baseball diamonds and two football fields (one with a 10,000 seat grandstand), a 1,000 seat theater, and camp library. In addition, 10,000 horses and mules were stabled in 150 buildings at a "remount depot east of the town near today's Bayshore Freeway" (U.S. Highway 101/State Highway 84).

The infrastructure included underground sewers and large wooden underground pipes that brought additional water from the nearby by James Clair Flood estate of Linden Towers to the main pipeline of the Bear Gulch Water Company.⁶ Practice maneuvers extended to portions of Woodside, Portola Valley and Spring Valley Water Company property.

After the camp closed in December 1918, the permanent structures were sold and moved off the property. Post-camp activities also involved sifting the camp soil resulting in a reported million

6. Supplying both Camp Fremont and Menlo Park at no cost throughout World War I (Gullard and Lund 2009:56). Wilcox (2013:6) refers to the Spring Valley Water Company.

pounds of lead left from artillery drills (Gullard and Lund 2009:50, 56, 200; Svanevik and Burgett 2009).

A 1917 map of Camp Fremont on file with the Stanford University Library system shows the project block as empty, between #2 Division Headquarters on the west and #3 [illegible] storehouses [?warehouses] on the east (Anonymous - Surveyor/Source Not Stated 1917 [map]). This map also shows Camp Fremont extended at about mid-point south of the Menlo Park portion of the camp across San Francisquito Creek to include mostly artillery related activities on Stanford University property. Svanevik and Burgett (2009) describe the firing ranges west of town as the largest in the nation. Wilcox (2013) provides more detailed information noting that Stanford trustees leased 6,200 acres excluding “only the immediate vicinity of campus buildings.” This leased area included a mock battlefield with gun ranges and underground passages.

Summary Historic Map Review

A ca. 1868 map of *440 Acres of Land at Menlo Park for sale*, Easton’s 1868 *Official Map of the County of San Mateo, California* as well as a 1870 *Map of The Original Menlo Park Tract* show the project within Menlo Park. At the time Menlo Park was confined to between Valparaiso Avenue on the west and San Francisquito Creek on the east. Neither Menlo Avenue nor Live Oak Avenue, the streets bracketing the proposed Guild Theatre project existed (Anonymous ca. 1868, 1870).

Cloud’s 1877 *Official Map of the County of San Mateo [County]* and Moore & DePue’s 1878 *Official Map of the County of San Mateo, California* suggest⁷ that a single block long Menlo Avenue on the west side of the project was extant, but not Live Oak Road on the east.

Neuman’s 1909 *Official Map of San Mateo Co. California* shows the project within the two block Blake Tract bounded by Menlo Avenue on the west and Live Oak Avenue on the east (not labeled).

The USGS topographic series provides minimal information about the proposed project block. The 1899 USGS topographic quadrangle map, surveyed in 1895, lacks a city grid and shows only a few streets and buildings in contrast to earlier maps. The subsequent 1953, 1961, 1973, 1991 and 1997 USGS topographic maps show the project within urban Menlo Park. In contrast, a US War Dept (1940) quadrangle map appears to show four structures within the project block.

INDIVIDUALS, GROUP AND AGENCY PARTICIPATION

The State of California Native American Heritage Commission (NAHC) was contacted for a review of the Sacred Lands Inventory (Busby 2018a). The NAHC record search returned negative results (Lienert 2018). Letters soliciting information were sent to the five Native Americans individuals/groups listed by the NAHC on March 29, 2018 (Busby 2018b-f) (see Attachments). Contacts included:

7. The grids are schematic

Tony Cerda, Chairperson, Costanoan Rumsen Carmel Tribe
 Irene Zwierlein, Amah Mutsun Tribal Band of Mission San Juan Bautista, Woodside
 Rosemary Cambra, Chairperson, Muwekma Ohlone Indian Tribe, Milpitas
 Andrew Galvan, The Ohlone Indian Tribe, Mission San Jose (Fremont)
 Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan, Hollister

Basin Research Associates contacted the Native American individuals/groups by telephone and/or emails on April 9, 2018.

Messages could not be left or detailed messages on the project were left on voicemail for Rosemary Cambra and Tony Cerda.

Irene Zwierlein and Andrew Galvan recommended cultural sensitivity training for the entire crew in areas with a potential for the discovery of prehistoric cultural materials and the retention of trained Native American monitors and archaeologists with experience in northern and central California archaeology in the event of a prehistoric discovery. Mr. Galvan also recommended the implementation of proper measures upon discovery (.e.g., contact the County Coroner and NAHC if Native American remains are exposed and follow recommendations).

Ann Marie Sayers could not be contacted. Per previous consultations, Ms. Sayers has recommended measures similar to those from Ms. Zwierlein and Mr. Galvan.

No other agencies, departments or local historical societies were contacted for this letter report.

FIELD REVIEW [Figs. 4-5]

Mr. Christopher Canzonieri (M.A.), an archaeologist meeting the Standards of the Secretary of the Interior, completed a field review on March 8, 2018 to check for indicators of potential surface and/or subsurface archaeological material. The property consists of theatre building fronting on El Camino Real with a concrete sidewalk in an urban area [Fig. 4]. No native ground surface was present for review either in the front of the theatre or at the rear of building adjacent to a paved parking area. A narrow strip of partially exposed soil with mature trees is located at the rear of the property along the west side [Fig. 5]. The exposed sediment was a brown clay.

No evidence of prehistoric or historically significant archaeological resources was observed.

FINDINGS

Archival research, a field inventory and Native American consultation were undertaken to identify potentially significant archaeological, Native American, or built environment resources listed or eligible for the National Register of Historic Places (NRHP) and/or California Register of Historical Resources (CRHR) within the proposed project.

RECORDS SEARCH RESULTS (CHRIS/NWIC File No. 17-2200)

- No archaeological resources were identified as a result of the records search and literature review of the project parcel or adjacent area.

- One archaeological resources report on file with the CHRIS/NWIC partially includes the project site. Kaptain (2012) reviewed the portion of El Camino Real/SR 82 in front of the theatre for the San Mateo County SMART Corridors Project, Segment III. No resources were noted.
- A historical and architectural evaluation of the Guild Theatre was completed by Urban Programmers in 2014 and revised 2018 (Bamburg 2014, 2018) (Note; not on file with CHRIS/NWIC). The building was determined not significant to the history or architectural heritage of the City of Menlo Park. Under the criteria of the California Register of Historical Resources, the property is not a significant historical resource due to the extensive alterations, remodeling and change in size of the building.
- No known local, NRHP or CRHR listed, determined eligible, or pending properties were identified in or adjacent to the parcel. The Menlo Theatre/Guild Theatre is listed on the Historic Properties Data (HPD) File for San Mateo County, Menlo Park as "6L" - Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning. A recent review by Bamburg (2018) found that the theatre did not meet any of the criteria of either the NRHP or the CRHR and was therefore not a significant resource.

NATIVE AMERICAN RESOURCES

- No known prehistoric, ethnographic or contemporary Native American resources, including villages, sacred places, traditional or contemporary use areas, have been identified in or adjacent to the project.

HISPANIC ERA RESOURCES

- The Juan Bautista de Anza National Historic Trail [1776] as mapped by USNPS places their northward route "more or less" along present-day El Camino Real/State Route 82 within the vicinity of the project site. However, the proposed project will have no effect for the value which the resource is recognized.

AMERICAN ERA RESOURCES

- No recorded, reported and/or potential American Period archaeological sites have been in or adjacent to the proposed project.

LISTED HISTORIC PROPERTIES

- No listed local, state or federal historically or architecturally significant structures, landmarks or points of interest have been identified in or adjacent to the proposed project.

The project site is within a vacant area of the former Camp Fremont, a WWI United States Army training base. The project, while within the boundaries of former base, is not included within "Camp Fremont Site" listed in the 1973 *The California History Plan*, the 1976 *California Inventory of Historic Resources*, and 1986 San Mateo County General Plan listing of Historical and Archaeological Resources (Appendix B#7).

FIELD REVIEW

- No evidence of prehistoric or historic archaeological materials was noted during the field inventory.

ARCHAEOLOGICAL SENSITIVITY

- The research completed by BASIN suggests a low archaeological sensitivity for exposing subsurface prehistoric and significant historic archaeological materials during construction within or adjacent to the proposed project. This estimate of sensitivity is based on the low density of previously recorded and/or reported archaeological sites within the general project area, the lack of known Native American cultural resources including former village locations and other resources reported in the ethnographic or historical literature and the geoarchaeological results from a sediment core in the immediate vicinity of the project.

The review of a sediment core obtained for an archaeological study at the southeast corner of Menlo Avenue and El Camino Real (Location 71) for the *State Route 82 Signal Interconnect and Intersection Modification Project* (Byrd et al. 2012) suggests a low cultural sensitivity as no significant cultural material was present from the surface to a depth of 28 feet.

The stratigraphy exposed in this core consisted of asphalt and gravel fill (Ap) at the surface, underlain at 0.3 meters (one foot) by the historic-era surface of brown loam with subangular-blocky structure (A). This was underlain at 0.9 meters (three feet) by a transitional horizon of brown loam with massive structure (AC) underlain by alluvial parent material of light yellowish brown silt loam (Cox1) grading to channel gravels (C2) that extended to the base of the core at 8.5 meters (28 feet) (Byrd et al. 2012:56). No significant cultural materials were present.

In addition, prior historic surface and subsurface impacts within the parcel and adjacent areas have included excavation for subsurface infrastructure and the construction of the existing buildings resulting in the removal and or disturbance of any potential archaeological materials.

RECOMMENDATIONS

It is recommended, based on the review of pertinent records, maps and other documents, that the proposed project can proceed as planned in regard to prehistoric and historic archaeological resources. No subsurface testing for buried archaeological resources appears warranted due to the low sensitivity of the project site. Mitigation Measures CUL-2b and CUL-4 and their implementing requirements are mandated to mitigate any unexpected archaeological discoveries⁸ and/or the exposure of human remains during ground disturbing construction.

-
8. Significant prehistoric cultural resources may include:
 - a. Human bone - either isolated or intact burials.
 - b. Habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction (e.g., house floors).

Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.

Mitigation Measure CUL-4: If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows:

- In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:
 - 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and,
 - b) If the coroner determines the remains to be Native American:
 1. The coroner shall contact the Native American Heritage Commission within 24 hours;
 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American;

-
- c. Artifacts including chipped stone objects such as projectile points and bifaces; groundstone artifacts such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones; and, shell and bone artifacts including ornaments and beads.
 - d. Various features and samples including hearths (fire-cracked rock; baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities.
 - e. Isolated artifacts

Historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include.

- a. Structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.).
- b. Trash pits, privies, wells and associated artifacts.
- c. Isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc.).
- d. Human remains.

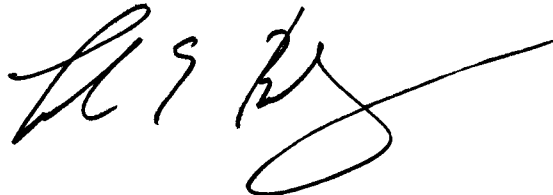
In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.

3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or,
- 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
 - a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission.
 - b) The descendant identified fails to make a recommendation; or,
 - c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

CLOSING REMARKS

Please don't hesitate to call to discuss our review of the project parcel.

Sincerely,
BASIN RESEARCH ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'C. I. Busby', with a long horizontal flourish extending to the right.

Colin I. Busby, Ph.D., RPA
Principal

CIB/d

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Abbreviations

n.d. no date v.d. various dates N.P. no publisher noted
n.p. no place of publisher noted

CHRIS/NWIC, Sonoma State University, Rohnert Park is used for material on file at the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park.

ATTACHMENTS

FIGURES

- Figure 1 General Project Location
- Figure 2 Guild Theater Project Location T5S R3W (USGS Palo Alto, CA 1997)
- Figure 3 Guild Theater Location (Google Earth 2018)
- Figure 4 View southeast towards theatre
- Figure 5 View northwest towards the rear of the theatre

CORRESPONDENCE

- LETTER Request to Native American Heritage Commission
- LETTER Native American Heritage Commission Response
- LETTERS Request to Native Americans Identified by Native American Heritage Commission
- MEMO Responses from Native Americans Identified by Native American Heritage Commission

INFORMATION CENTER SEARCH

- SEARCH [***NO CONFIDENTIAL INFORMATION***] - Records Search. Guild Theater, El Camino Real, Menlo Park, San Mateo County. CHRIS/NWIC File. No. 17-2200. Dated March 13, 2018.



Figure 1: General Project Location

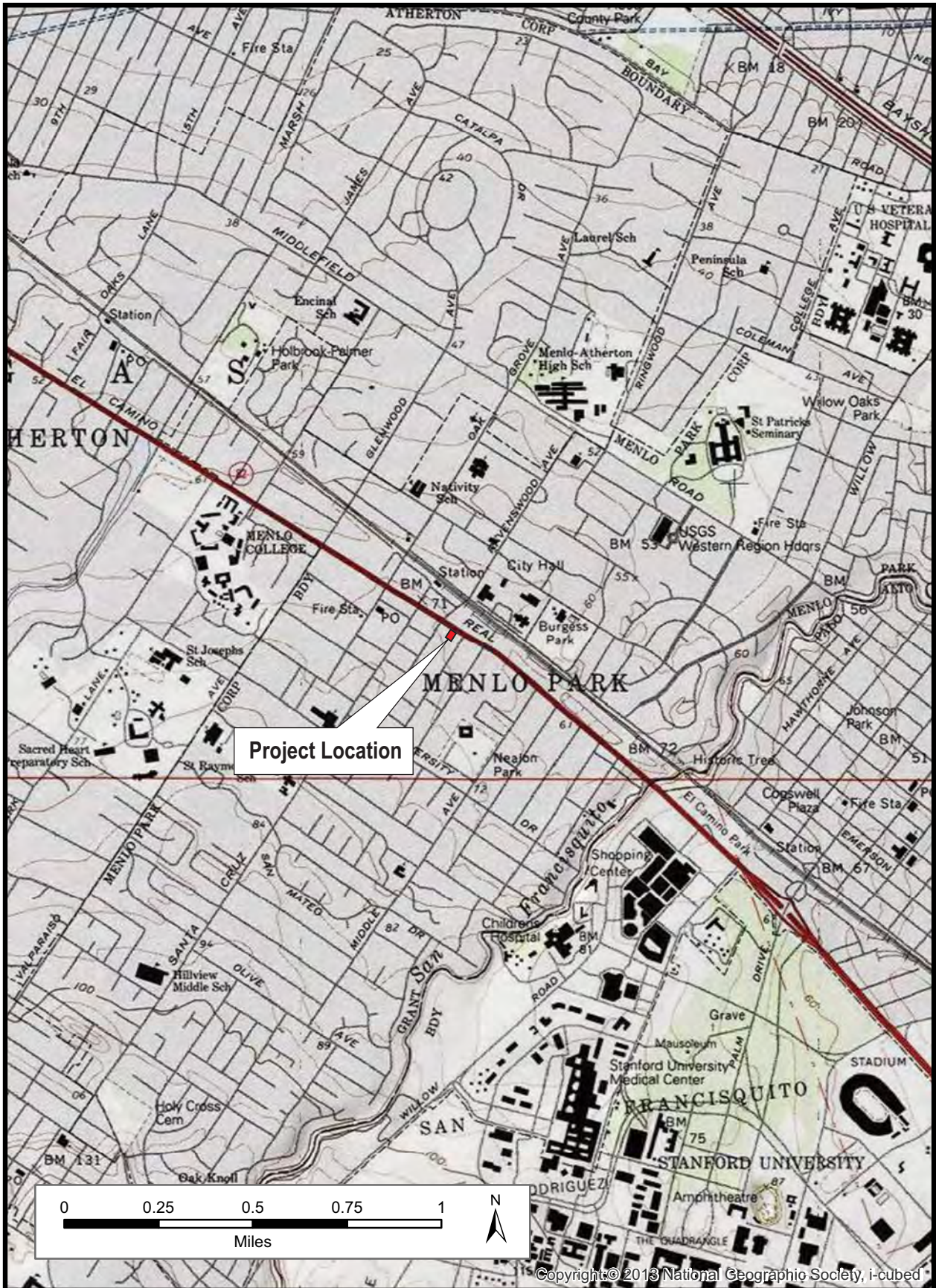


Figure 2: Guild Theatre Project Location T5S R3W (USGS Palo Alto, CA 1997)

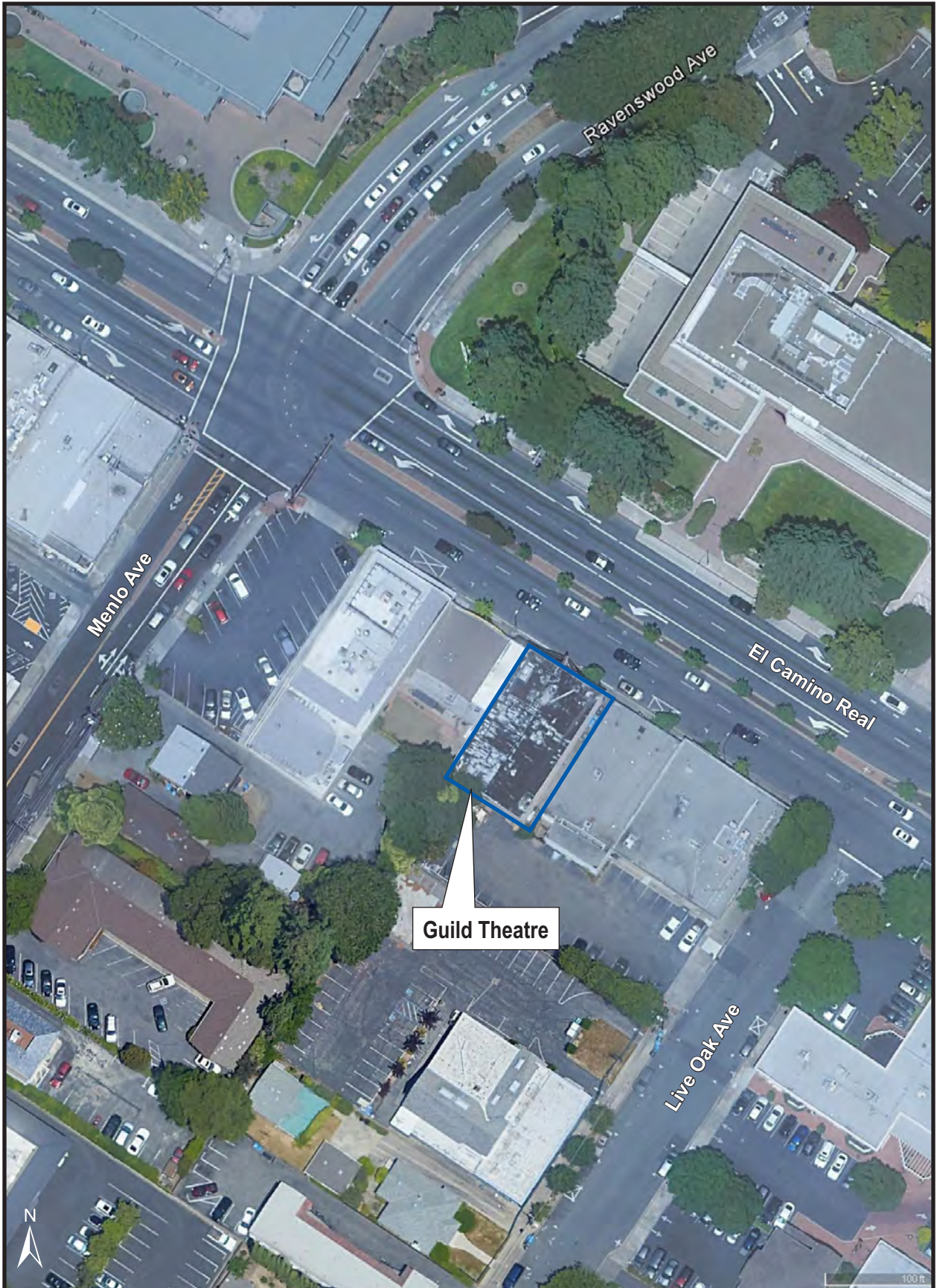


Figure 3: Guild Theatre Location



Figure 4: View southeast towards theatre



Figure 5: View northwest towards the rear of the theatre

Sacred Lands File & Native American Contacts List Request
NATIVE AMERICAN HERITAGE COMMISSION

1556 Harbor Boulevard, STE 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: Guild Theatre Renovation

County: San Mateo

USGS Quadrangle Name: USGS Palo Alto, CA 1997

Address: 949 El Camino Real, Menlo Park, CA 94025

Township: 5S, **Range:** 3 West, unsectioned

Company/Firm/Agency: Basin Research Associates

Contact Person: Colin I. Busby, PhD, RPA

Street Address: 1933 Davis Street, STE 210

City/Zip: San Leandro, CA 94577

Phone: (510) 430-8441 x202

Fax: (510) 430-8443

Email: basinres1@gmail.com

Project Description:

CEQA study for renovation of historic single screen theatre. Improvements include excavation under existing building for a basement for storage, dressing rooms, sound system, etc. Study to comply with the approved planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

03/07/18

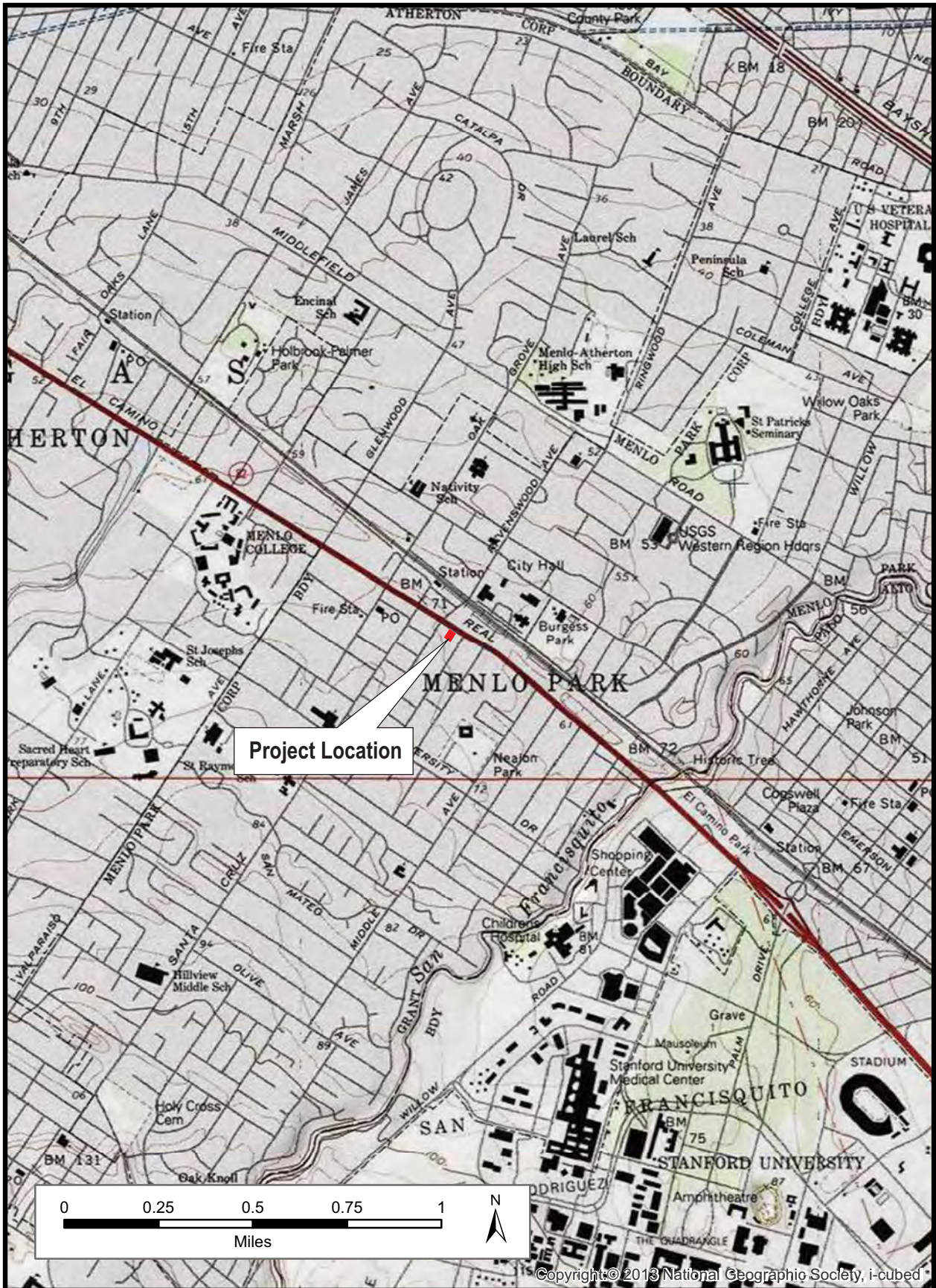
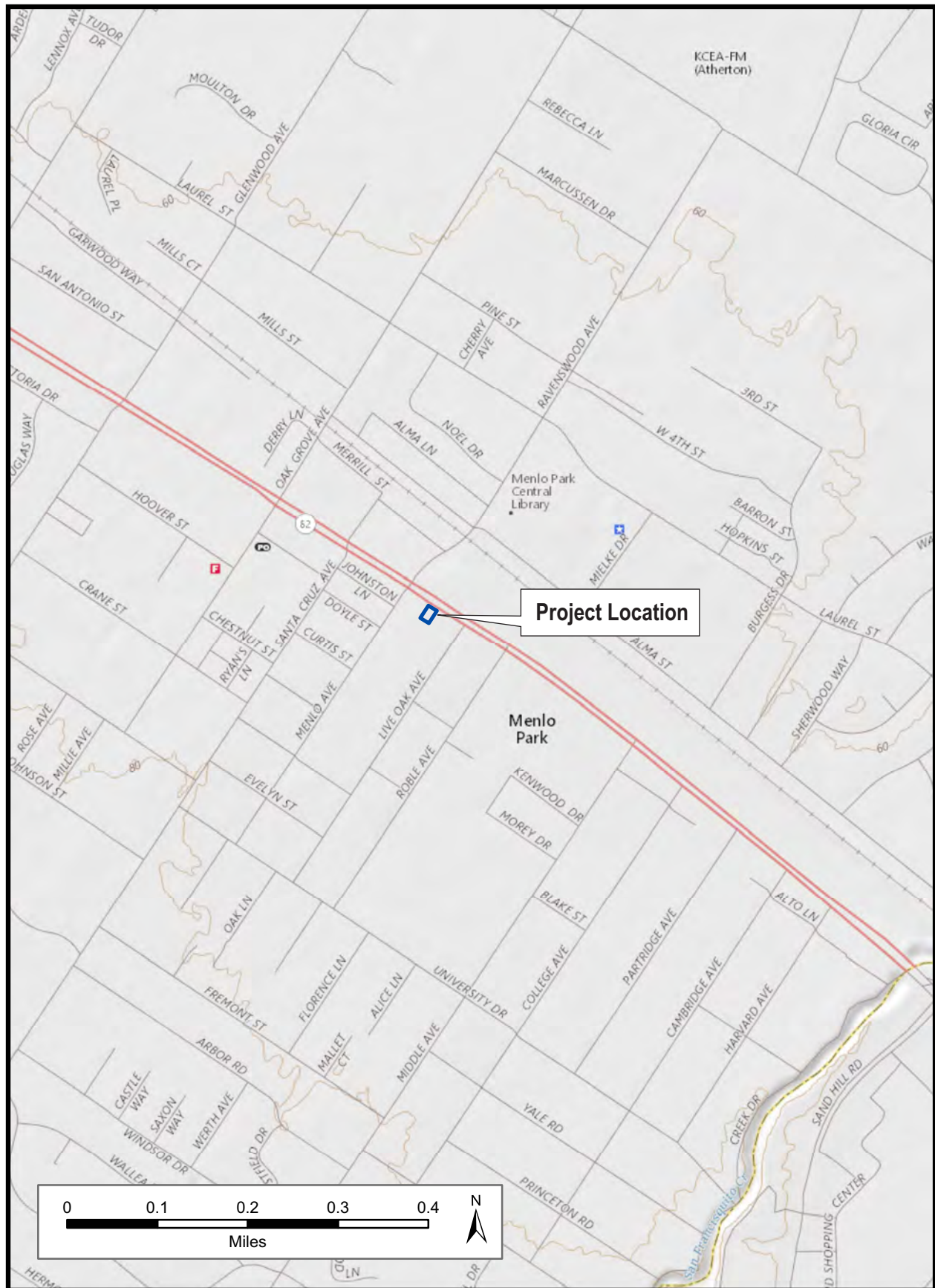
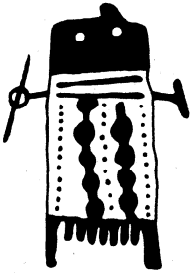


Figure 1: Guild Theater Project Location T5S R3W (USGS Palo Alto, CA 1997)



Guild Theater Project Project Location



March 29, 2018

BASIN
RESEARCH
ASSOCIATES

1933 DAVIS STREET
SUITE 210
SAN LEANDRO, CA 94577
VOICE (510) 430-8441
FAX (510) 430-8443

Mr. Tony Cerda, Chairperson
Coastanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA 91766

RE: Request for Information - Guild Theatre Renovation, Menlo Park, San Mateo County

Dear Mr. Cerda,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American resources within or adjacent to the proposed project located at 949 El Camino Real, Menlo Park (see enclosed map).

The project plans to renovate a historic single screen theatre. Proposed improvements include excavation under the existing building for a basement for storage, dressing rooms, sound system, etc. The study must comply with the approved planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

Any information provided will be used to determine if significant archaeological resources may be affected by the proposed project under the California Environmental Quality Act (CEQA).

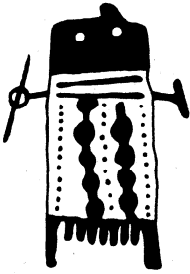
If I can provide any further information, please don't hesitate to contact me (510 430-8441 x202) or Basinres1@gmail.com). Thanking you in advance for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby, Ph.D., RPA
Principal

CIB/dg
Attachments

BASIN RESEARCH ASSOCIATES



March 29, 2018

BASIN
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1933 DAVIS STREET
SUITE 210
SAN LEANDRO, CA 94577
VOICE (510) 430-8441
FAX (510) 430-8443

Ms. Irenne Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
789 Canada Road
Woodside, CA 94062

RE: Request for Information - Guild Theatre Renovation, Menlo Park, San Mateo County

Dear Irenne,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American resources within or adjacent to the proposed project located at 949 El Camino Real, Menlo Park (see enclosed map).

The project plans to renovate a historic single screen theatre. Proposed improvements include excavation under the existing building for a basement for storage, dressing rooms, sound system, etc. The study must comply with the approved planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

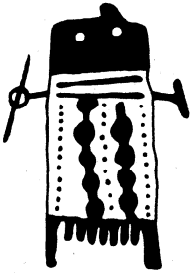
Any information provided will be used to determine if significant archaeological resources may be affected by the proposed project under the California Environmental Quality Act (CEQA).

If I can provide any further information, please don't hesitate to contact me (510 430-8441 x202) or Basinres1@gmail.com). Thanking you in advance for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby, Ph.D., RPA
Principal

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March 29, 2018

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1933 DAVIS STREET
SUITE 210
SAN LEANDRO, CA 94577
VOICE (510) 430-8441
FAX (510) 430-8443

Ms. Rosemary Cambra, Chairperson
Muwekma Ohlone Indian Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

RE: Request for Information - Guild Theatre Renovation, Menlo Park, San Mateo County

Dear Ms. Cambra,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American resources within or adjacent to the proposed project located at 949 El Camino Real, Menlo Park (see enclosed map).

The project plans to renovate a historic single screen theatre. Proposed improvements include excavation under the existing building for a basement for storage, dressing rooms, sound system, etc. The study must comply with the approved planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

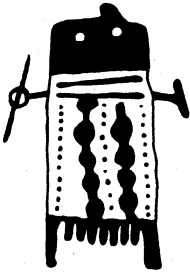
Any information provided will be used to determine if significant archaeological resources may be affected by the proposed project under the California Environmental Quality Act (CEQA).

If I can provide any further information, please don't hesitate to contact me (510 430-8441 x202) or Basinres1@gmail.com). Thanking you in advance for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby, Ph.D., RPA
Principal

CIB/dg
Attachments



March 29, 2018

BASIN
RESEARCH
ASSOCIATES

1933 DAVIS STREET
SUITE 210
SAN LEANDRO, CA 94577
VOICE (510) 430-8441
FAX (510) 430-8443

Mr. Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3152
Fremont, CA 94539

RE: Request for Information - Guild Theatre Renovation, Menlo Park, San Mateo County

Dear Andy,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American resources within or adjacent to the proposed project located at 949 El Camino Real, Menlo Park (see enclosed map).

The project plans to renovate a historic single screen theatre. Proposed improvements include excavation under the existing building for a basement for storage, dressing rooms, sound system, etc. The study must comply with the approved planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

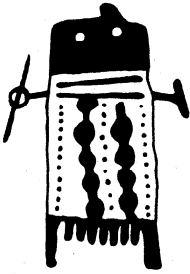
Any information provided will be used to determine if significant archaeological resources may be affected by the proposed project under the California Environmental Quality Act (CEQA).

If I can provide any further information, please don't hesitate to contact me (510 430-8441 x202) or Basinres1@gmail.com). Thanking you in advance for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby, Ph.D., RPA
Principal

CIB/dg
Attachments



March 29, 2018

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VOICE (510) 430-8441
FAX (510) 430-8443

Ms. Irenne Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
789 Canada Road
Woodside, CA 94062

RE: Request for Information - Guild Theatre Renovation, Menlo Park, San Mateo County

Dear Irenne,

The Native American Heritage Commission has provided your name as an individual who may have information regarding Native American resources within or adjacent to the proposed project located at 949 El Camino Real, Menlo Park (see enclosed map).

The project plans to renovate a historic single screen theatre. Proposed improvements include excavation under the existing building for a basement for storage, dressing rooms, sound system, etc. The study must comply with the approved planning requirements of Mitigation Measure CUL-2a of the *El Camino Real/Downtown Specific Plan, City of Menlo Park*.

Any information provided will be used to determine if significant archaeological resources may be affected by the proposed project under the California Environmental Quality Act (CEQA).

If I can provide any further information, please don't hesitate to contact me (510 430-8441 x202) or Basinres1@gmail.com). Thanking you in advance for your timely review of our request.

BASIN RESEARCH ASSOCIATES, INC.

Colin I. Busby, Ph.D., RPA
Principal

CIB/dg
Attachments

Record of Native American Contacts
Guild Theater Renovation, San Mateo County

3/07/18 Letter to Native American Heritage Commission (NAHC), Sacramento.
Regarding: Request for Review of Sacred Lands Inventory for project.

3/21/18 Letter response by Frank Lienert, NAHC

3/29/18 Letters sent to all parties recommended by NAHC

Letters to Tony Cerda, Chairperson, Coastanoan Rumsen Carmel Tribe, Pomona; Irenne Zwierlein, Amah Mutsun Tribal Band of Mission San Juan Bautista, Woodside; Rosemary Cambra, Chairperson, Muwekma Ohlone Indian Tribe of the SF Bay Area, Milpitas; Andrew Galvan, The Ohlone Indian Tribe, Mission San Jose; and Ann Marie Sayers, Chairperson, Indian Canyon Mutsun Band of Costanoan, Hollister.

4/9/18 Telephone calls and/or emails made by Basin Research Associates (Christopher Canzonieri) in the afternoon to non-responding parties.

Tony Cerda – called at 9:36 AM; unable to leave a message

Irenne Zwierlein – called at 9:43 AM; Ms. Zwierlein recommended that all construction crew receive cultural sensitivity training in areas with the potential of prehistoric cultural materials and that any archaeologists on the project have experience with northern and central California archaeology. The retention of a qualified and trained Native American Monitor is recommended in the event of a discovery of Native American cultural materials.

Rosemary Cambra – called on 9:38 AM; unable to leave message.

Andrew Galvan – called at 9:44 AM. Mr. Galvan, The Ohlone Tribe, recommended that proper protocols be followed in the event of a discovery. He also recommended cultural sensitivity training in areas with the potential of prehistoric cultural materials for the construction crew. Additionally Mr. Galvan recommended that the project archaeologists have experience with northern and central California archaeology and that only a Native American monitor who can prove genealogical relationship to the Greater San Francisco Bay Area be used for monitoring.

Ann Marie Sayers – called at 9:39 AM; no answer. Per previous conversations with Ms. Sayers, she recommends that all construction crew members receive cultural sensitivity training in areas with the potential of prehistoric cultural materials and any archaeologists on the project have experience with northern and central California archaeology. The retention of a qualified and trained Native American Monitor is recommended in the event of a discovery of Native American cultural materials.



3/13/2018

NWIC File No.: 17-2200

Donna M. Garaventa
Basin Research Associates
1933 Davis Street, Suite 210
San Leandro, CA 94577

Re: Guild Theater

The Northwest Information Center received your record search request for the project area referenced above, located on the Palo Alto USGS 7.5' quad(s). The following reflects the results of the records search for the project area and a 300 ft. radius:

| | |
|---|---|
| Resources within project area: | None listed |
| Resources within 300 ft. radius: | None listed |
| Reports within project area: | S-39469 |
| Reports within 300 ft. radius: | S-25174, 39104 |
| Other Reports within records search radius: | S-848, 7483, 9462, 9580, 9583, 15529, 18217, 30204, 32596, 33545, 33600. These reports are classified as Other Reports; reports with little or no field work or missing maps. The electronic maps do not depict study areas for these reports, however a list of these reports has been provided. In addition, you have not been charged any fees associated with these studies. |

- Resource Database Printout (list):** enclosed not requested nothing listed
- Resource Database Printout (details):** enclosed not requested nothing listed
- Resource Digital Database Records:** enclosed not requested nothing listed
- Report Database Printout (list):** enclosed not requested nothing listed
- Report Database Printout (details):** enclosed not requested nothing listed
- Report Digital Database Records:** enclosed not requested nothing listed
- Resource Record Copies:** enclosed not requested nothing listed
- Report Copies:** (*As requested) enclosed not requested nothing listed
- OHP Historic Properties Directory:** enclosed not requested nothing listed

| | | | |
|---|-----------------------------------|---|--|
| <u>Archaeological Determinations of Eligibility:</u> | <input type="checkbox"/> enclosed | <input type="checkbox"/> not requested | <input checked="" type="checkbox"/> nothing listed |
| <u>CA Inventory of Historic Resources (1976):</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>Caltrans Bridge Survey:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>Ethnographic Information:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>Historical Literature:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>Historical Maps:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>Local Inventories:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>GLO and/or Rancho Plat Maps:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |
| <u>Shipwreck Inventory:</u> | <input type="checkbox"/> enclosed | <input checked="" type="checkbox"/> not requested | <input type="checkbox"/> nothing listed |

***Notes:**

Current versions of these resources are available on-line:

Caltrans Bridge Survey: <http://www.dot.ca.gov/hq/structur/strmaint/historic.htm>

Soil Survey: <http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?stateId=CA>

Shipwreck Inventory: <http://www.slc.ca.gov/Info/Shipwrecks.html>

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Annette Neal

Researcher

DRAFT – April 23, 2018

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MENLO PARK AMENDING THE EL CAMINO
REAL/DOWNTOWN SPECIFIC PLAN**

WHEREAS, the City of Menlo Park (“City”) adopted the El Camino Real/Downtown Specific Plan (“Specific Plan”) in 2012; and

WHEREAS, the City Council held a Study Session on February 13th, 2018 on the proposed Guild Theatre renovation project and Specific Plan amendments; and

WHEREAS, at the conclusion of the Study Session, the City Council directed staff to prepare amendments to allow the renovation of the existing Guild Theatre into a live performance facility with community benefits at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50 with the remainder below grade and inaccessible to the public; and

WHEREAS, an Addendum to the El Camino Real/Downtown Specific Plan Program Environmental Impact Report (“Program EIR”) was prepared in compliance with the California Environmental Quality Act (“CEQA”); and

WHEREAS, on April 23, 2018, the Planning Commission held a duly noticed public hearing on the proposed project, including the Specific Plan Amendment attached hereto as Exhibit A and incorporated herein by this reference (“Specific Plan Amendment”), at which all interested persons had the opportunity to appear and comment and the Planning Commission voted to recommend approval of the Specific Plan amendments to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 22, 2018 to review the proposed project, including the Specific Plan Amendment, at which all interested persons had the opportunity appear and comment and voted to approve the proposed project; and

WHEREAS, adoption of the Specific Plan has complied with the provisions of Government Code Section 65453.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED by the City Council of the City Menlo Park as follows:

1. The City Council of the City of Menlo Park hereby approves and adopts the Specific Plan Amendment attached hereto as Exhibit A.
2. The Specific Plan Amendment is in the public interest and will advance the health, safety, and general welfare of the City of Menlo Park.
3. The Plan Amendment is consistent with the Menlo Park General Plan.

I, _____, 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 22nd day of May, 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 22nd day of May, 2018.

City Clerk

**El Camino Real/Downtown Specific Plan
City Council-Directed Changes
April 2018**

The following changes to the El Camino Real/Downtown Specific Plan are directed by the City Council. Additions are shown in underline and deletions are shown in ~~strikeout~~.

1. Development Intensity

- a. Figure E2, Development Intensity/Density, on page E14 is revised as follows:

ECR SW

El Camino Real South-West

1.10 (1.50/2.50*) FAR

25.0 (40.0) DU/Acre

* Refer to Table E11

- b. The row, El Camino Real South-West, the column, FAR, in Table E2, Development Standards by Zoning Districts, on page E15, is revised as follows:

1.10(1.50/2.50**)

** Refer to Table E11

2. E.3.3 Setbacks and Projections within Setbacks

- a. Standard E.3.3.03 on page E22 is revised as follows:

In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width, except that the City Council may allow a feature building in the area north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or that has historic or cultural value to exceed these maximums.

- b. Standard E.3.3.07 on page E24 is revised as follows:

Architectural projections like canopies, awnings, and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space. These standards may be modified if existing signage to be retained on a feature building

in the area north of Live Oak Avenue is determined by the City Council to be highly visible and memorable or have historic or cultural value.

- c. Standard E.3.5.01 on page E30 is revised as follows:

The retail or commercial ground floor shall be a minimum of 15-foot floor-to-floor height to allow natural light into the space, except that the City Council may reduce the minimum floor-to-floor height for a feature building in the area north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration and has highly visible and memorable features or that has historic or cultural value.

- d. Standard E.3.5.02 on page E30 is revised as follows:

Ground floor commercial buildings shall have a minimum of 50% transparency (i.e. clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street, except that the City Council may reduce the minimum transparency for a feature building in the area north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration and has highly visible and memorable features or that has historic or cultural value. Heavily tinted or mirrored glass shall not be permitted.

3. El Camino Real South-West (SW)

- a. The last paragraph on page E71 is revised as follows:

Table E11 provides the standards for the ECR SW District, including certain exceptions for the area north of Live Oak Avenue. Illustrations are provided to help demonstrate the standards and guidelines.

- b. Figure E32, Mixed Use Commercial Projects in El Camino Real South-West (ECR SW) District, on page E 72 is revised to add a footnote as follows:

A feature building north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value, may upon City Council approval retain the existing setbacks not to exceed property lines (including for any upper floor or basement addition not to exceed 10,000 square feet), architectural projections and open space.

c. Table E11, Development Standards for El Camino Real South-West (ECR SW) District, on page E74, is revised as follows:

i. Development Intensity, Maximum FAR for all uses inclusive of Offices

Base: 1.10

Public Benefit Bonus: 1.50; except that the City Council may approve a feature building (refer to Section B.2, Figures B1 and B2) north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value with a total FAR not to exceed 2.50, including no more than 1.50 FAR above grade and all basement FAR must be within the footprint of the existing building, but not over the property lines, and not accessible to the public. The square footage of any such feature building may not increase more than 10,000 square feet beyond the square footage of the building in existence at the time the El Camino Real/Downtown Specific Plan.

ii. Setback, Front and Side facing a public ROW

Minimum 7 feet, except north of Live Oak Avenue where 5 feet is the minimum, or the City Council may allow a feature building north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value to retain existing setbacks for all existing and new floors, not to exceed property lines.

iii. Setback, Interior Side

Minimum: 5 feet, except north of Live Oak Avenue where there is no minimum side setback for ground floor and 5 feet minimum is required only for upper floors, or the City Council may allow a feature building north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value to retain existing setbacks for all existing and new floors, not to exceed property lines.

iv. Setback, Rear

Minimum: 20 feet, except north of Live Oak Avenue, where 10 feet is required, or the City Council may allow a feature building north of

Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value to retain existing setbacks for all existing and new floors, not to exceed property lines.

- v. Open Space, All Development
30% minimum, except for north of Live Oak Avenue which is 20% minimum, or the City Council may approve a feature building north of Live Oak Avenue that proposes a live entertainment/cinema use at the public benefit level that will increase vibrancy in the area, substantially retains existing walls or rebuilds new walls in substantially the same location and configuration, and has highly visible and memorable features or has historic or cultural value with a reduced open space requirement.

DRAFT – April 23, 2018

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING FINDINGS AND CONDITIONS FOR ARCHITECTURAL CONTROL, AND A USE PERMIT AT 949 EL CAMINO REAL

WHEREAS, the City of Menlo Park (“City”) has received an application from The Peninsula Arts Guild (“Applicant”), to renovate the existing Guild Theatre cinema facility into a live entertainment venue at 949 El Camino Real (“Project Site”), with a total floor area of approximately 10,921 square feet;

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

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

WHEREAS, an EIR Addendum was prepared for the project in accordance with the provisions of the California Environmental Quality Act (“CEQA”) and the CEQA Guidelines; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on April 23, 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 voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the findings and conditions for Architectural Control and a Use 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 May 22, 2018 whereat all persons interested therein might appear and be heard; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menlo Park hereby approves the findings and conditions for Architectural Control and Use Permit hereto as Exhibit A and incorporated herein by this reference.

I, _____, 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 twenty-second day of May, 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 May, 2018.

City Clerk

949 El Camino Real – Attachment C: Exhibit A - Recommended Actions

| | | | |
|---|--------------------------------------|--|---------------|
| LOCATION: 949 El Camino Real | PROJECT NUMBER: PLN2018-00019 | APPLICANT: Peninsula Arts Guild | OWNER: |
| <p>REQUEST: Specific Plan and Zoning Ordinance Amendment/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real: Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. A request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.</p> | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD (Recommendation to City Council) | |
| VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl) | | | |
| <p>ACTION:</p> <ol style="list-style-type: none"> 1. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval: <ol style="list-style-type: none"> a. The general appearance of the structure is in keeping with the character of the neighborhood. b. The development will not be detrimental to the harmonious and orderly growth of the City. c. The development will not impair the desirability of investment or occupation in the neighborhood. d. The development provides adequate parking as required in all applicable City Ordinances and has made adequate provisions for access to such parking. e. With the adoption of the Specific Plan and Zoning Ordinance Amendments, the development is consistent with the El Camino Real/Downtown Specific Plan, as verified in detail in the Standards and Guidelines Compliance Worksheet. 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permit, that the proposed small scale commercial recreation and bar 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. Make findings that the adoption of the Specific Plan and Zoning Ordinance amendment would not exceed the development caps in the Specific Plan. 4. Approve the Specific Plan and Zoning Ordinance amendment, architectural control and 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 CAW Architects, consisting of 17 plan sheets, dated April 18, 2018, reviewed by the Planning Commission on April 23, 2018 and approved by the City Council on TBD, 2018, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. b. Minor modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be approved by the Community Development | | | |

| | | | |
|--|--------------------------------------|--|---------------|
| LOCATION: 949 El Camino Real | PROJECT NUMBER: PLN2018-00019 | APPLICANT: Peninsula Arts Guild | OWNER: |
| <p>REQUEST: Specific Plan and Zoning Ordinance Amendment/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real: Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. A request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.</p> | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD (Recommendation to City Council) | |
| <p>VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl)</p> | | | |
| <p>ACTION:</p> <p>Director or designee, based on the determination that the proposed modification is consistent with other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. The Director may refer any request for revisions to the plans to the Planning Commission for architectural control approval. A public meeting could be called regarding such changes if deemed necessary by the Planning Commission.</p> <ul style="list-style-type: none"> c. Major modifications to building exteriors and locations, fence styles and locations, signage, and significant landscape features may be allowed subject to obtaining an architectural control permit from the Planning Commission, based on the determination that the proposed modification is compatible with the other building and design elements of the approved Architectural Control and will not have an adverse impact on the character and aesthetics of the site. d. Major revisions to the development plan which involve material changes, or expansion or intensification of development require public meetings by the Planning Commission and City Council. e. 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. f. Prior to commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction. g. Prior to building permit issuance, the Applicant shall comply with all Sanitary District, California Water Company, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. h. Prior to building permit issuance, Applicant shall submit plans to remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for the review and approval of the Engineering Division. i. Prior to building permit issuance, Applicant shall submit plans for: 1) construction safety fences around the periphery of the construction area, 2) dust control, 3) air pollution control, 4) erosion and sedimentation control, 5) tree protection fencing, and 6) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, | | | |

| | | | |
|---|--------------------------------------|--|---------------|
| LOCATION: 949 El Camino Real | PROJECT NUMBER: PLN2018-00019 | APPLICANT: Peninsula Arts Guild | OWNER: |
| <p>REQUEST: Specific Plan and Zoning Ordinance Amendment/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real: Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. A request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.</p> | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD (Recommendation to City Council) | |
| VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl) | | | |
| <p>ACTION:</p> <p>and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.</p> <ul style="list-style-type: none"> j. Prior to building permit issuance, Applicant shall submit an Off-Site Improvements Plan for review and approval of the Engineering Division. The Off-Site Improvements Plan shall include all improvements within public right-of-way including but not limited to stormwater, concrete, asphalt, landscaping, striping, electrical, water and sanitary sewer. k. Prior to building permit issuance, Applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. l. Stormwater Pollution Prevention Program Best Management Practices (BMPs) for construction shall be implemented to protect water quality, in accordance with the approved Stormwater Pollution Prevention Plan (SWPPP). BMP plan sheets are available electronically for inserting into Project plans. m. Prior to building permit issuance, Applicant shall submit a street tree preservation plan, detailing the location of and methods for all tree protection measures. n. Prior building permit issuance, Applicant shall pay all Public Works fees. Refer to City of Menlo Park Master Fee Schedule. <p>5. Approve the architectural control and use permit, and major subdivision subject to the following project-specific conditions:</p> <ul style="list-style-type: none"> a. Planning-specific conditions: <ul style="list-style-type: none"> i. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP. Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines. ii. Prior to issuance of building permit, the applicant shall submit the El Camino Real/Downtown Specific Plan Preparation Fee, which is established at | | | |

949 El Camino Real – Attachment C: Exhibit A - Recommended Actions

| | | | |
|--|--------------------------------------|--|---------------|
| LOCATION: 949 El Camino Real | PROJECT NUMBER: PLN2018-00019 | APPLICANT: Peninsula Arts Guild | OWNER: |
| <p>REQUEST: Specific Plan and Zoning Ordinance Amendment/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real: Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. A request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.</p> | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD (Recommendation to City Council) | |
| VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl) | | | |
| <p>ACTION:</p> <p>\$1.13/square foot for all net new development. For the subject proposal, the fee is estimated at \$462,655.90 (\$1.13 x 409,430 net new square feet).</p> <ul style="list-style-type: none"> iii. Prior to issuance of a building permit, applicant shall provide evidence to the satisfaction of the City Attorney that the operator is a non-profit public benefit organization. iv. No more than three live entertainment or movie events shall be held between Friday and Sunday during the hours of 7pm to 11pm, with adequate time for set up and close by staff before and after those hours. Any movie or community event held outside of those hours shall not exceed current theater capacity of 277 persons. v. The facility shall be made available for community events in accordance with the letter submitted by the applicant. vi. All below grade square footage in the basement of the building shall be inaccessible to the general public and limited to uses such as a green room, dressing room, warming kitchen, storage room and mechanical room. vii. Prior to issuance of a building permit, the Applicant show demonstrate that the refuse enclosure is not located over an easement, to the satisfaction of the Planning and Building divisions. <ul style="list-style-type: none"> b. Transportation-specific conditions: <ul style="list-style-type: none"> i. Prior to the issuance of an occupancy permit, the applicant shall provide a transportation demand management to the satisfaction of the City Transportation Manager. ii. If off-site parking impacts occur, applicant shall work with the City to develop a neighborhood permit parking program. c. Engineering-specific conditions: <ul style="list-style-type: none"> i. Prior to building permit issuance, the Applicant shall submit all applicable engineering plans for Engineering review and approval. The plans shall include, but is not limited to: <ol style="list-style-type: none"> 1. Existing Topography (NAVD 88') 2. Demolition Plan | | | |

| | | | |
|--|--------------------------------------|--|---------------|
| LOCATION: 949 El Camino Real | PROJECT NUMBER: PLN2018-00019 | APPLICANT: Peninsula Arts Guild | OWNER: |
| <p>REQUEST: Specific Plan and Zoning Ordinance Amendment/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real: Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. A request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.</p> | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD (Recommendation to City Council) | |
| VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl) | | | |
| <p>ACTION:</p> <ul style="list-style-type: none"> 3. Site Plan 4. Construction Parking Plan 5. Grading and Drainage Plan 6. Stormwater Control Plan 7. Utility Plan 8. Erosion Control Plan 9. Planting and Irrigation Plan 10. Off-site Improvement Plan 11. Construction Details 12. Joint Trench Plan <ul style="list-style-type: none"> ii. Any building overhangs or overhead signs in public right of way will require review and approval of City and Caltrans. iii. This project is replacing more than 2,500 square feet of impervious area, and as such will be required to implement at least one of the Site Design Measures identified on the Stormwater Requirements Checklist: http://www.menlopark.org/DocumentCenter/Home/View/1006 iv. Frontage Improvements: <ul style="list-style-type: none"> 1. Remove and replace all curb, gutter and sidewalk along the entire project frontage on ECR. 2. Any frontage improvements which are damaged as a result of construction will be required to be replaced. 3. Utility connections to the site may have to be upgraded due to the site intensification. Coordinate with utility companies. 4. The City and Caltrans will evaluate the condition of asphalt paving on ECR, following construction and prior to final occupancy of buildings. If necessary, the City/Caltrans will require a grind and overlay of damaged pavement along the project frontage. All existing striping, markings, and legends shall be replaced in kind, or as approved by the City and Caltrans. v. Prior to building permit issuance, the Applicant shall submit plans for construction related parking management, construction staging, material storage and Traffic Control Handling Plan (TCHP) to be reviewed and approved by the City and Caltrans. The applicant shall secure adequate parking for any and all construction | | | |

949 El Camino Real – Attachment C: Exhibit A - Recommended Actions

| | | | |
|---|--------------------------------------|--|---------------|
| LOCATION: 949 El Camino Real | PROJECT NUMBER: PLN2018-00019 | APPLICANT: Peninsula Arts Guild | OWNER: |
| <p>REQUEST: Specific Plan and Zoning Ordinance Amendment/Architectural Control/Use Permit/Environmental Review/Peninsula Arts Guild/949 El Camino Real: Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a total bonus level FAR (floor area ratio) of 2.50, with a maximum above grade FAR of 1.50, and other associated amendments. A request for architectural control to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, at 949 El Camino Real. The proposed development would be at the Public Benefit Bonus level; the public benefit bonus would consist of allowing community events at the project site. In addition, the applicant is requesting approval of a Below Market Rate (BMR) Housing In Lieu Fee Agreement for this project.</p> | | | |
| DECISION ENTITY: Planning Commission | DATE: April 23, 2018 | ACTION: TBD (Recommendation to City Council) | |
| VOTE: TBD (Barnes, Combs, Goodhue, Kahle, Onken, Riggs, Strehl) | | | |
| <p>ACTION:</p> <p>trades. The plan shall include construction phasing and anticipated method of traffic handling for each phase.</p> <ul style="list-style-type: none"> vi. Prior to issuance of each building permit the Applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058. vii. The Applicant shall retain a civil engineer to prepare "as-built" or "record" drawings of public improvements, and the drawings shall be submitted in AutoCAD and Adobe PDF formats to the Engineering Division prior to Final Occupancy. viii. Caltrans encroachment permit for work along El Camino is required. This permit shall be secured prior to City of Menlo Park issuance of encroachment permit for public improvements. ix. The Applicant shall coordinate with California Water Company (to determine sufficiency of size of the existing service lateral) and the West Bay Sanitary Sewer District (650-321-0384). | | | |

DRAFT – April 23, 2018

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK APPROVING THE BELOW MARKET RATE HOUSING AGREEMENT BETWEEN THE CITY OF MENLO PARK AND THE PENINSULA ARTS GUILD FOR 949 EL CAMINO REAL

WHEREAS, the City of Menlo Park (“City”) has received an application from the Peninsula Arts Guild (“Applicant”), to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar, on an approximately 0.1 acre at 949 El Camino Real (“Project Site”); and

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

WHEREAS, after notice having been lawfully given, a public meeting was scheduled and held before the Housing Commission of the City of Menlo Park on April 11, 2018 to review the initial draft BMR Agreement Term Sheet, for the payment of in-lieu fees, whereat all persons interested therein might appear and be heard; and

WHEREAS, the Housing Commission of the City of Menlo Park having fully reviewed, and considered and evaluated all the testimony and evidence submitted in this matter voted affirmatively to recommend the Planning Commission and City Council of the City of Menlo Park to approve the BMR Agreement; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the Planning Commission of the City of Menlo Park on April 23, 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 voted affirmatively to recommend to the City Council of the City of Menlo Park to approve the BMR Agreement; and

WHEREAS, after notice having been lawfully given, a public hearing was scheduled and held before the City Council of the City of Menlo Park on May 22, 2018 whereat all persons interested therein might appear and be heard.

WHEREAS, on May 22, 2018 the City Council of the City of Menlo Park has read and considered that certain BMR Agreement between the City and the Applicant that satisfies the requirement that Developer comply with Chapter 16.96 of the City’s Municipal Code and with the Below Market Rate Housing Program Guidelines.

NOW, THEREFORE, the City Council of the City does RESOLVE as follows:

1. Public interest and convenience require the City to enter into the Agreement described above and incorporated herein as Exhibit A.

2. The City of Menlo Park hereby approves the Agreement and the City Manager is hereby authorized on behalf of the City to execute the Agreement.

I, _____ 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.

City Clerk

DRAFT BELOW MARKET RATE HOUSING IN LIEU FEE AGREEMENT

This Below Market Rate Housing In Lieu Fee Agreement (“Agreement”) is made as of this ___ day of _____, 2018 by and between the City of Menlo Park, a California municipality (“City”) and the Peninsula Arts Guild (“Applicant”), with respect to the following:

RECITALS

- A. Applicant owns property, located at that certain real property in the City of Menlo Park, County of San Mateo, State of California, consisting of approximately 0.1 acres, more particularly described as Assessor’s Parcel Number: 071-288-570 (“Property”), and commonly known as 949 El Camino Real, Menlo Park.
- B. The Property currently contains one commercial building encompassing approximately 4,200 square feet of gross floor area.
- C. Applicant is requesting Specific Plan and Zoning Ordinance Amendments to allow a live performance facility with community benefits, located in a feature building north of Live Oak Avenue in the ECR SW (El Camino Real South-West) sub-district of the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district at a public bonus level FAR (floor area ratio) and other associated amendments. The project would also require architectural control approval to construct a basement and a second story at an existing single-story commercial building and a use permit to allow small scale commercial recreation and a bar. (“Project”).
- D. Applicant is required to comply with Chapter 16.96 of City’s Municipal Code (“BMR Ordinance”) and with the Below Market Rate Housing Program Guidelines (“Guidelines”) adopted by the City Council to implement the BMR Ordinance. In order to process its application, the BMR Ordinance requires Applicant to submit a Below Market Rate Housing Agreement. This Agreement is intended to satisfy that requirement. Approval of a Below Market Rate Housing Agreement is a condition precedent to the approval of the applications and the issuance of a building permit for the Project.
- E. Residential use of the Property is allowed by the applicable zoning regulations. However, site constraints due to the existing Guild Theatre cinema facility and its proposed renovation into a live entertainment venue on a small infill site do not allow for the development of residential units on site. Applicant does not own any additional sites in the City that are available and feasible for construction of sufficient below market rate residential housing units to satisfy the requirements of the BMR Ordinance. Based on these facts, the City has found that development of such BMR units in

accordance with the requirements of the BMR Ordinance and Guidelines is not feasible.

- F. Applicant, therefore, is required to pay an in lieu fee as provided for in this Agreement. Applicant is willing to pay the in lieu fee on the terms set forth in this Agreement, which the City has found are consistent with the BMR Ordinance and Guidelines.

NOW, THEREFORE, the parties agree as follows:

- 1. If Applicant elects to proceed with the Project, Applicant shall pay the in lieu fee as provided for in the BMR Ordinance and Guidelines. Notwithstanding the proceeding, nothing in this Agreement shall obligate Applicant to proceed with the Project. The applicable in lieu fee is that which is in effect on the date the payment is made. The in lieu fee will be calculated as set forth in the table below; however, the applicable fee for the Project will be based upon the amount of square footage within Group A and Group B at the time of payment. The estimated in lieu fee is provided below.

| | Use Group | Fee/SF | Square Feet | Component Fees |
|---------------------------------------|--------------------------------------|---------------|--------------------|-----------------------|
| Existing Buildings – Non-Office Areas | B- Non-Office Commercial/ Industrial | \$9.17 | 4,200 | (\$38,514.00) |
| Proposed Building – Non-Office Areas | B- Non-Office Commercial/ Industrial | \$9.17 | 10,854 | \$99,531.18 |
| Total Estimated In Lieu Fee | | | | \$61,017.18 |

- 2. If the Applicant elects to proceed with the Project, the Applicant shall pay the in lieu fee before the City issues a building permit for the Project. The in lieu fee may be paid at any time after approval of this Agreement by the Planning Commission. If for any reason, a building permit is not issued within a reasonable time after Applicant’s payment of the in lieu fee, upon request by Applicant, City shall promptly refund the in lieu fee, without interest, in which case the building permit shall not be issued until payment of the in lieu fee is again made at the rate applicable at the time of payment.
- 3. This Agreement shall be binding on and inure to the benefit of the parties hereto and their successors and assigns. Each party may assign this Agreement, subject to the reasonable consent of the other party, and the assignment must be in writing.

4. If any legal action is commenced to interpret or enforce this Agreement or to collect damages as a result of any breach of this Agreement, the prevailing party shall be entitled to recover all reasonable attorney's fees and costs incurred in such action from the other party.
5. This Agreement shall be governed by and construed in accordance with the laws of the State of California and the venue for any action shall be the County of San Mateo.
6. The terms of this Agreement may not be modified or amended except by an instrument in writing executed by all of the parties hereto.
7. This Agreement supersedes any prior agreements, negotiations, and communications, oral or written, and contains the entire agreement between the parties as to the subject matter hereof.
8. Any and all obligations or responsibilities of Applicant under this Agreement shall terminate upon the payment of the required fee.
9. To the extent there is any conflict between the terms and provisions of the Guidelines and the terms and provisions of this Agreement, the terms and provisions of this Agreement shall prevail.

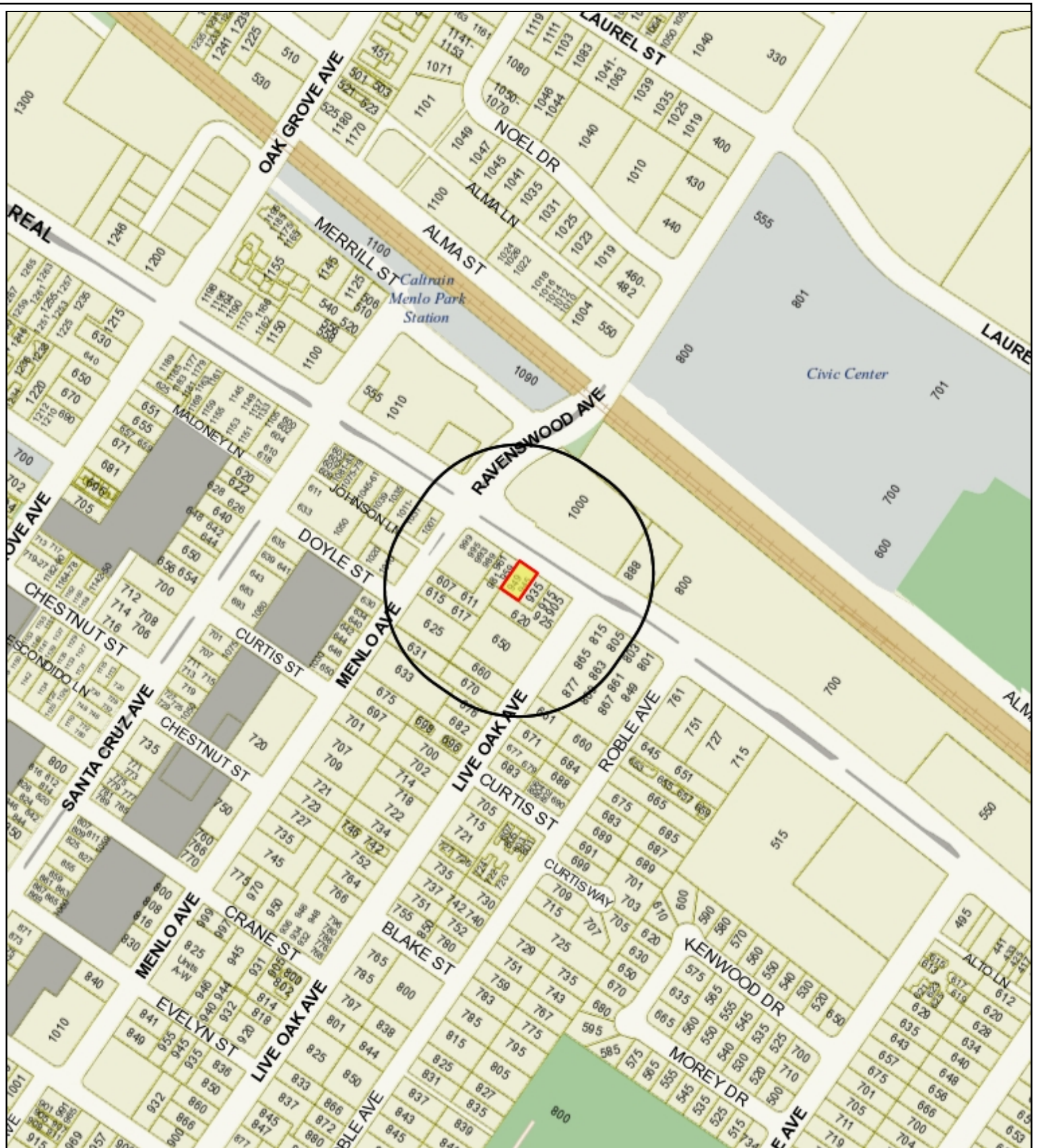
IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

CITY OF MENLO PARK

Peninsula Arts Guild LLC

By: _____
City Manager

By: _____
Its:



City of Menlo Park
 Location Map
 949 El Camino Real



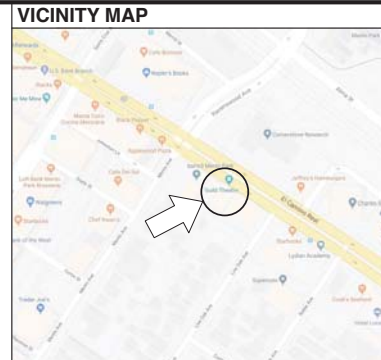
REGULATORY STANDARDS

- 2016 CALIFORNIA ADMINISTRATIVE CODE, PART 1
- 2016 CALIFORNIA BUILDING CODE (CBC) PART 2
- 2016 CALIFORNIA ELECTRICAL CODE (CEC) PART 3
- 2016 CALIFORNIA MECHANICAL CODE (CMC) PART 4
- 2016 CALIFORNIA PLUMBING CODE (CPC) PART 5
- 2016 CALIFORNIA ENERGY CODE, PART 6
- 2016 CALIFORNIA HISTORICAL BUILDING CODE, PART 8
- 2016 CALIFORNIA FIRE CODE, PART 9
- 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART II
- 2016 CALIFORNIA REFERENCE STANDARDS CODE, PART 12
- TITLE 6 C.C.R., CH. 4 SUB-CH. 6 CALIFORNIA ELEVATOR SAFETY ORDERS
- TITLE 19, C.C.R., PUBLIC SAFETY, SFM REGULATIONS

RENOVATION OF THE GULD THEATRE

949 EL CAMINO REAL MENLO PARK, CA 94025

PLANNING RESUBMITTAL



CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94304
PH: 650.961.1000 FAX: 650.961.1001

STAMP

CONSULTANTS

NFPA STANDARDS

- NFPA 13 – AUTOMATIC SPRINKLER SYSTEMS, 2016 EDITION (CA AMENDED)
- NFPA 24 – PRIVATE FIRE SERVICE MANS, 2016 EDITION (CA AMENDED)
- NFPA 72 – NATIONAL FIRE ALARM AND SIGNALING CODE, 2016 EDITION (CA AMENDED)
- NFPA 80 – FIRE DOORS AND OTHER OPENING PROTECTIVES, 2016 EDITION (CA AMENDED)

ABBREVIATIONS

| | | | | | |
|-------------------|---------------------------|----------|------------------------|--------|-------------------------|
| A | AND | HT/NOT | HEIGHT | S.A.S. | SURFACED 4 SIDES |
| Ø | DIAMETER OF ROUND | HTA | HEATER | S.C. | SOLID CORE |
| ADJ. | ADJUTANT | HTW | HOT WATER | S.D. | SOFT DRAINAGE |
| ADJ. S.M. | ADJUSTABLE | INT | INTERIOR | S.F. | SQUARE FEET |
| A.F.F. | ABOVE FINISHED FLOOR | LD | INSIDE DIAMETER (DIM.) | SEL. | SELECT |
| APPROX. | APPROXIMATE | LD (") | INSIDE DIAMETER (DIM.) | SHL | SHOWER |
| ARCH. | ARCHITECTURAL | INSU. | INSULATION | S.S. | STAINLESS STEEL |
| BLDG. | BUILDING | JAN | JANITOR | S.S.T. | SEE STRUCTURAL DRAWINGS |
| BLK.G. | BLOCKING | JST | JOIST | STD. | STANDARD |
| BL. | BELT | KIT | KITCHEN | STR. | STEEL |
| CAB. | CABINET | LAM. | LAMINATE | STR. | STRUCTURAL |
| C.C. | CONTROL JOINT | LAV. | LAVATORY | STR. | STORAGE |
| C.C.D. | CLEAR | L.M. | LAUNDRY | STR. | STORAGE |
| C.L.D. | CLEAR | M.M. | MACHINERY | STR. | STRUCTURAL |
| C.M.M. | CONCRETE MASONRY UNIT | MECH. | MECHANICAL | STR. | STRUCTURAL |
| C.O. | CLEANOUT OF CASSED OFFING | MEZ. | MEZANINE | STR. | STRUCTURAL |
| COL. | COLUMN | M.F. | MANUFACTURER | STR. | STRUCTURAL |
| CONC. | CONCRETE | M.M. | MISCELLANEOUS | STR. | STRUCTURAL |
| C.T.W. | COLLAR TIE | M.L. | METAL | STR. | STRUCTURAL |
| C.W. | COLD WATER | N. | NORTH | STR. | STRUCTURAL |
| DBL. | DOUBLE | N.O. | NOT IN CONTRACT | STR. | STRUCTURAL |
| DEPT. | DEPARTMENT | N.O. # | NOT TO SCALE | STR. | STRUCTURAL |
| DET. | DETACHED | N.T.S. | NOT TO SCALE | STR. | STRUCTURAL |
| D.F. | DOUBLE FLUSH | O.C. | ON CENTER | STR. | STRUCTURAL |
| DIA. | DIMENSION | O.D. | OUTSIDE DIAMETER | STR. | STRUCTURAL |
| DN. | DOWN | OPNG. | OPENING | STR. | STRUCTURAL |
| DS. | DOWNPOUT | P.E.F. | PLYWOOD EDGE MAILING | STR. | STRUCTURAL |
| DW. | DISHWASHER | P.F. | POWER DRIVEN FASTENER | STR. | STRUCTURAL |
| DWG. | DRAWING | P.L.A.M. | PLYWOOD | STR. | STRUCTURAL |
| EA | EACH | P.P. | PREPARED | STR. | STRUCTURAL |
| E.A. | EXPANSION JOINT | P.T. | PRESSURE TREATED | STR. | STRUCTURAL |
| ELEC. | ELECTRICAL | R. | RISER | STR. | STRUCTURAL |
| E.L.C. | EDGE OF SLAB | R.A.L. | ROOF DRAIN | STR. | STRUCTURAL |
| E.Q. | EQUIPMENT | R.D. | ROUGH DRAIN | STR. | STRUCTURAL |
| E.Q. S.P.T. | EQUIPMENT | R.F. | REINFORCE | STR. | STRUCTURAL |
| E.S.T. | EXISTING | R.O. | ROUGH OPENING | STR. | STRUCTURAL |
| FRT | FIRE RETARDANT TREATED | R.W.L. | RAIN WATER LEADER | STR. | STRUCTURAL |
| G.V.P. BD./G.V.P. | GYPSON BOARD/GYPSON BOARD | | | | |
| G.S.M. | GALVANIZED SHEET METAL | | | | |
| H.B. | HOSE BIB | | | | |
| H.C. | HOLLOW CORE | | | | |
| H.O.W./H.D.W. | HOLLOW CORE HARDWARE | | | | |
| H.W.L. | HOLLOW CORE HORIZONTAL | | | | |
| H.Z. | HORIZONTAL | | | | |

GENERAL NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
- ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENTS AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL WORK TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
- CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
- CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
- CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECT FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.
- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE PROJECT MANUAL WITH SPECIFICATIONS, THE ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.
- ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY THE OWNER UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULES AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
- DO NOT SCALE DRAWINGS
- COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR REFERENCE ONLY.
- IN CASE OF CONFLICT OR DISCREPANCIES IN CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING.
- PRIOR TO BEGINNING WORK, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENSURE THAT ALL WORK IS BUILDABLE AS SHOWN, CONDITIONS THAT ARE NOT REFLECTIVE OF THAT WHICH IS SHOWN SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO COMMENCING CONSTRUCTION.
- "TYPICAL" OR "TYP." SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED (U.O.N.). DETAILS ARE USUALLY KEVED AND NOTED "TYP." ONLY ONCE, WHEN THEY FIRST APPEAR.
- "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FINISHES IN THE SAME PLANE
- "SIMILAR OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED, VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
- SEE "ABBREVIATIONS & SYMBOLS" ON THIS SHEET FOR GRAPHIC CONVENTIONS OF NEW VERSUS EXISTING CONSTRUCTION. IN ALL NOTES ON ALL DRAWINGS ALL WORK SHALL BE NEW UNLESS SPECIFICALLY LABELED AS EXISTING (E).
- CONTRACTOR TO PROVIDE BLOCKING AND/OR BACKING PLATES AT ALL WALL HUNG OR WALL BRACED DEVICES.
- COORDINATE AND COOPERATE WITH OWNER REGARDING ACCESS ROUTE AND SCHEDULING OF MATERIAL DELIVERIES.
- COORDINATE ALL WORK OCCURRING IN OCCUPIED AREAS WITH OWNER. SCHEDULE WORK AS REQUIRED.
- SCHEDULE AND COORDINATE ACTIVITIES BY OWNER. ALL ACTIVITIES MUST BE ACCOMMODATED WITHIN THE CONTRACT TIME.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN WITH THE BEST PRESENT KNOWLEDGE, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ARCHITECT IN WRITING, SO THE PROPER REVISIONS CAN BE MADE.

PROJECT SUMMARY

PROJECT LOCATION: 949 EL CAMINO REAL, MENLO PARK, CA 94025

PROJECT DESCRIPTION: RENOVATION TO (E) THEATRE BUILDING WITH ADDITION OF SECOND FLOOR AND BASEMENT. NEW EXTERIOR RENOVATION TO FACADE, RESTORATION OF MARQUEE SIGNAGE AND ROOF. INTERIOR IMPROVEMENTS INCLUDE NEW STAGES AND LOBBY, ACCESSIBLE REETROOS, SECOND FLOOR BALCONY, DRESSING ROOM, ELEVATOR, STORAGE AND BUILDING SUPPORT SPACES. ALSO INCLUDES NEW ACCESSIBILITY MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM AND FIRE SPRINKLER IMPROVEMENTS.

LOT AREA: 4,751 SF
APN: 071-289-57
ZONE DISTRICT: ECR MIXED USE / RESIDENTIAL
HISTORICAL DESIGNATION: NONE
FLOOD ZONE: X
HEIGHT ALLOWED: 30 FEET AT FACADE, 38 FEET MAX
OCCUPANCY TYPE: A-1
CONSTRUCTION TYPE: B-1 NO CHANGE
NUMBER OF STORIES: TWO + BASEMENT
FIRE ALARM: YES
FIRE SPRINKLER: YES

INDEX

ARCHITECTURAL

- A0.00 COVER SHEET
- A0.10 AREA PLAN
- A0.20 SITE PLAN
- A0.30 SITE LOGISTICS PLAN
- A1.10 EXISTING FLOOR PLAN
- A1.100 DEMOLITION FLOOR PLAN
- A2.00 BASEMENT PLAN
- A2.10 FIRST FLOOR PLAN
- A2.20 SECOND FLOOR PLAN
- A2.30 ROOF PLAN
- A2.40 SQUARE FOOTAGE CALCULATION PLANS
- A4.10 EXTERIOR ELEVATIONS
- A4.20 BUILDING SECTIONS & STREETSCAPE
- A4.30 EXTERIOR RENDERINGS

SURVEY

- SU1 LAND TITLE SURVEY
- SU2 LAND TITLE SURVEY
- SU3 LAND TITLE SURVEY

SYMBOLS

| | | | |
|--|--|--|---|
| | COLUMN LINE | | KEYNOTE SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE |
| | ROOM IDENTIFICATION ROOM NAME ROOM NUMBER ROOM FINISH ID | | CEILING MATERIAL |
| | PROPERTY LINE | | WALL TYPE ID |
| | EXISTING CONTOURS | | DOOR ID DOOR MARK OR SEQUENCE NUMBER |
| | DIMENSION @ FACE OF STUD, MASONRY OR FRAMING (U.O.N.) | | WINDOW ID WINDOW MARK OR SEQUENCE NUMBER |
| | DIMENSION @ CENTERLINE | | PLUMBING ID |
| | DIMENSION @ FACE OF FINISH | | ELEVATION ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN |
| | SECTION SECTION NUMBER SHEET WHERE SECTION IS DRAWN | | CHANGE IN FLOOR FINISHES |
| | DETAIL DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN | | ALIGN FACE OF FINISH |
| | INTERIOR ELEVATION ELEVATION NUMBER SHEET WHERE ELEVATION IS DRAWN | | REVISION NUMBER "CLOUD" INDICATES REVISED AREA ON DRAWINGS |
| | (E) CONSTRUCTION | | (N) CONSTRUCTION |
| | (E) CONSTRUCTION TO BE REMOVED | | |

PROJECT DIRECTORY

| Client/Owner | Name/Title | Role | Email |
|----------------------|---|-----------------|---------------------------|
| Peninsula Arts Guild | Drew Dunlevie | President | dunlevie@gmail.com |
| Architect | Cody Anderson Wasney Architects | Principal | caw@caearchitects.com |
| | 455 Lambert Avenue Palo Alto, CA 94041 | Mary Wasney | mdesing@caearchitects.com |
| | | T: 650.328.1818 | |
| Structural Engineer | BKS Engineers | Principal | ryan@bkse.com |
| | 1155 Broadway Street Suite 205 Redwood City, CA 94063 | Ryan Dilante | T: 650.489.9224 |

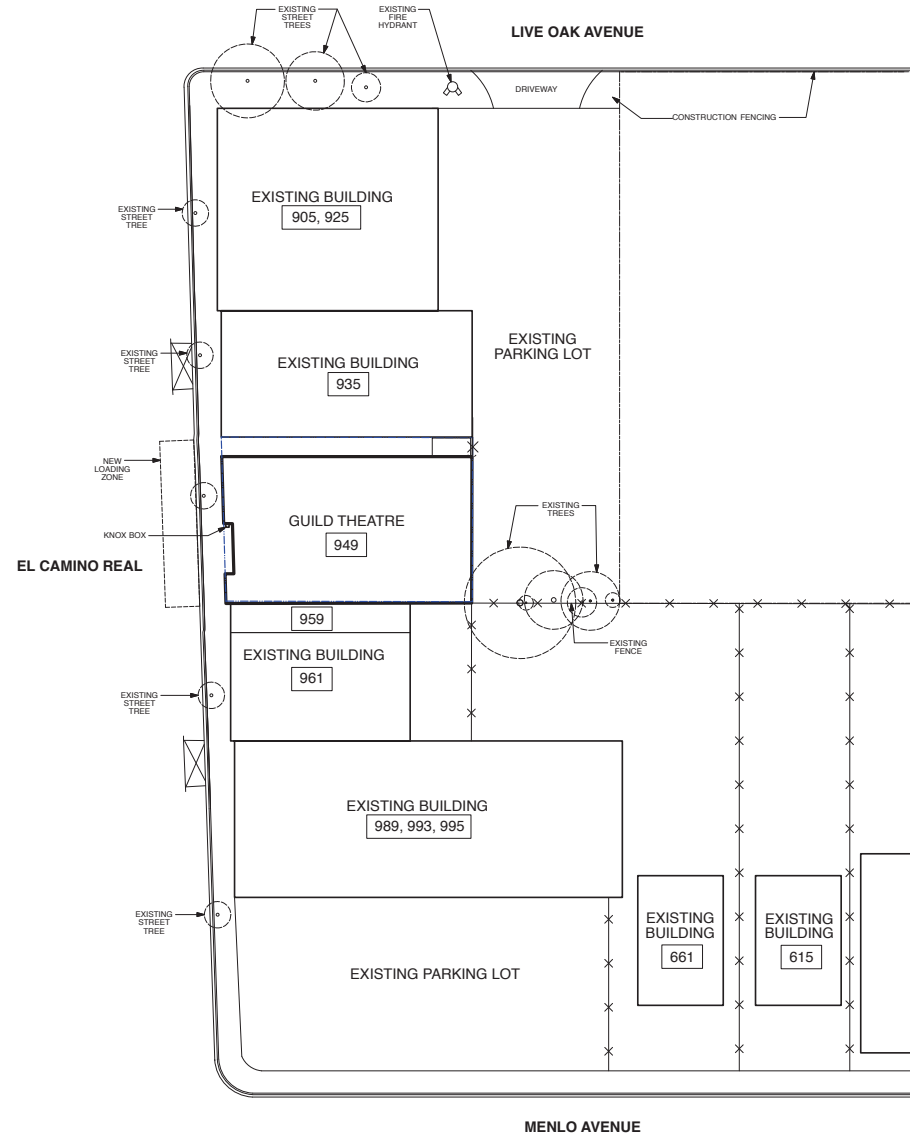
PROJECT NAME
RENOVATION OF THE
GULD THEATRE
949 EL CAMINO REAL
MENLO PARK, CA 94025

SHEET TITLE
COVER SHEET

PROJECT NO. 19001
DRAWN BY M. DESING
CHECKED BY M. DESING, C. WASNEY

SHEET
A0.00

LEGEND
 - - - - - PROPERTY LINE
 X X X X X FENCE LINE



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



STAMP

CONSULTANTS

△ MILESTONE DATE
 PLANNING SUBMITTAL 02/23/2018
 PLANNING RESUBMITTAL 04/06/2018

PROJECT NAME
 RENOVATION OF THE
GUILD THEATRE
 949 EL CAMINO REAL
 MENLO PARK, CA 94025

SHEET TITLE
AREA PLAN

PROJECT NO. 18001
 DRAWN BY M. DESING
 CHECKED BY M. DESING, C. WAGNEY

SHEET

A0.10

GENERAL NOTES

1. THE CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTAGE AT EL CAMINO REAL SHALL BE REMOVED AND REPLACED.
2. A CALTRANS ENCROACHMENT PERMIT SHALL BE OBTAINED PRIOR TO BUILDING PERMIT ISSUANCE.
3. ANY FRONTAGE IMPROVEMENTS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED.
4. ARCHITECT/CONTRACTOR WILL COORDINATE WITH UTILITY COMPANIES TO UPGRADE CONNECTIONS AND SERVICES AS REQUIRED.
5. THE SANITARY SEWER SHALL HAVE A MINIMUM SLOPE OF 2% UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
6. ANY CONDENSATE WATER FROM AIR CONDITIONING EQUIPMENT WILL NOT BE RUN TO THE SANITARY SEWER OR STORM DRAIN SYSTEMS WITHOUT WEST BAY SANITARY DISTRICT APPROVAL.
7. ANY BUILDING OVERHANGS OR OVERHEAD SIGNS ALONG THE PUBLIC RIGHT OF WAY SHALL BE REVIEWED AND APPROVED BY THE CITY AND CALTRANS PRIOR TO INSTALLATION.

LEGEND

-  PROPERTY LINE
-  SETBACK LINE
-  FENCE LINE

SITE ANALYSIS

| | |
|--|-----------|
| ZONING DISTRICT: ECR MIXED USE / RESIDENTIAL | |
| SITE SQUARE FOOTAGE: | 4751 SF |
| EXISTING BUILDING FLOOR AREA: | 4172 SF |
| FLOOR AREA RATIO: | |
| ALLOWED: | 1.5 |
| PROPOSED: | 2.2 |
| PROPOSED AREA: | |
| FIRST FLOOR: | 4153 SF |
| SECOND FLOOR: | 2675 SF |
| BASEMENT: | 4058 SF |
| TOTAL: | 10,927 SF |
| LAND COVERED BY STRUCTURE: 87.8% | |
| LANDSCAPING: 0% | |
| PAVING: 12.2% | |
| NEW PARKING SPACES: 0 | |
| NO CHANGE IN EXTERIOR GRADING | |



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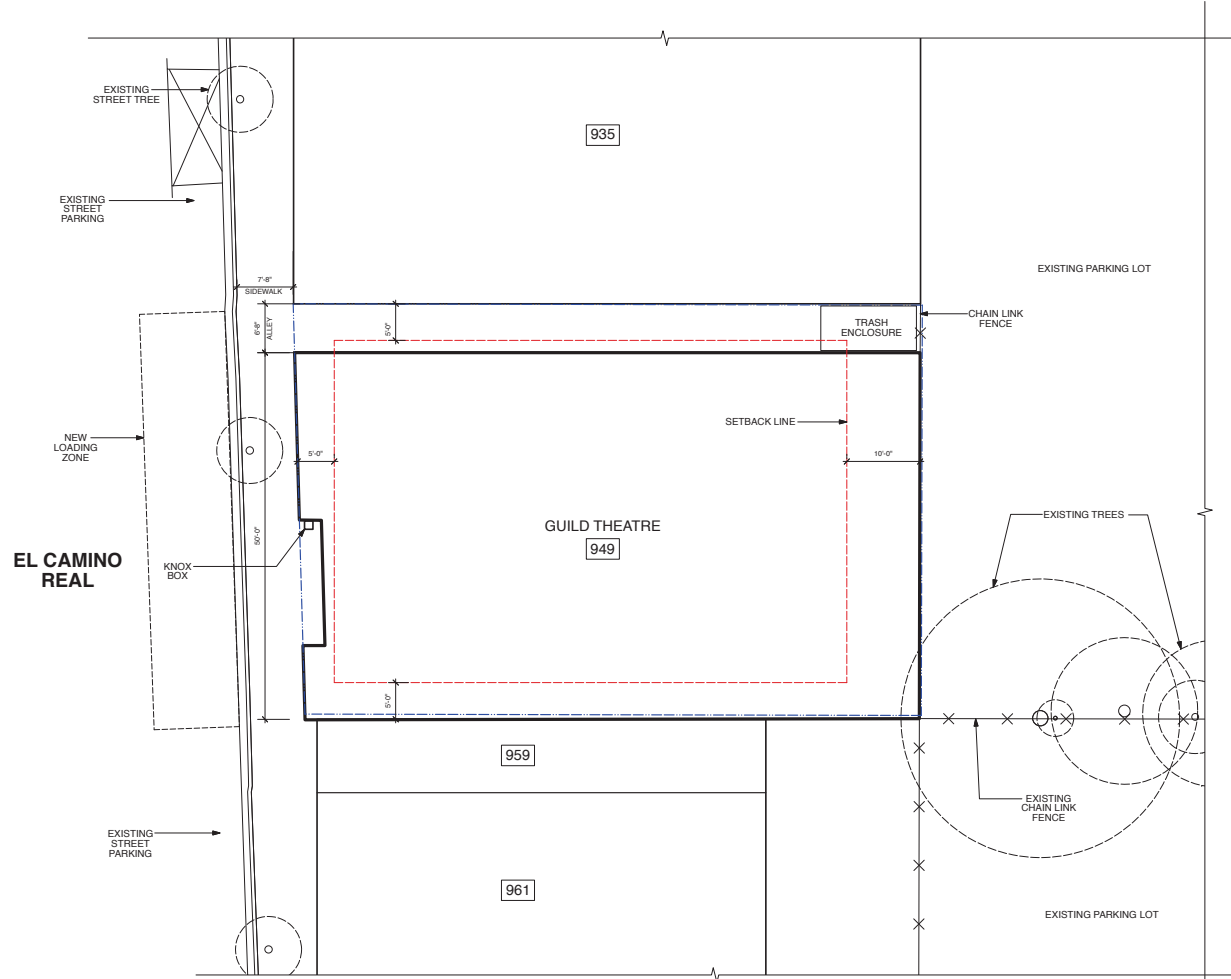
PROJECT NAME
 RENOVATION OF THE
GUILD THEATRE
 949 EL CAMINO REAL
 MENLO PARK, CA 94025

SHEET TITLE
SITE PLAN

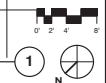
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SHEET

A0.20



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





GUILD THEATRE - SITE LOGISTICS PLAN



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RENOVATION OF THE
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 949 EL CAMINO REAL
 MENLO PARK, CA 94025

SHEET TITLE

SITE LOGISTICS PLAN

PROJECT NO. 18001

DRAWN BY M. DESING

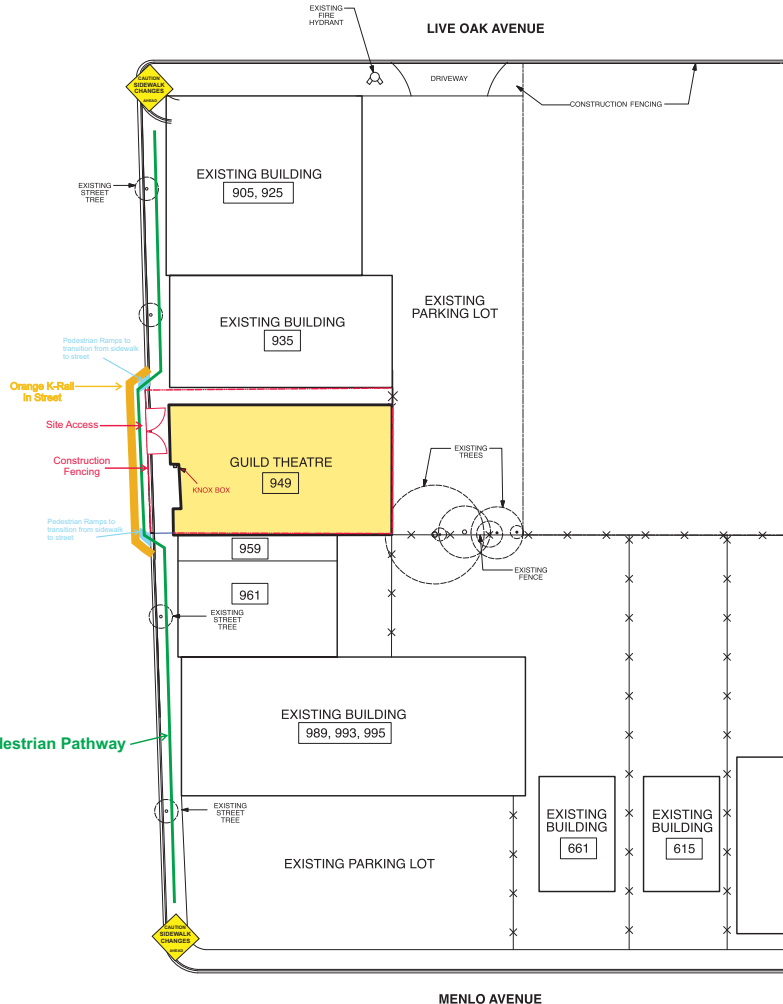
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SHEET

A0.30

- GENERAL:**
- This logistic plan will be implemented for the duration of the construction.
 - Fence to be placed on sidewalk.
 - Temporary construction barrier on El Camino Street consist of orange "K" rail. The temporary construction barrier will be placed at the street parking stalls.
 - City of Menlo Park Allowable Construction hours:** Monday - Friday from 8:00 am to 6:00 pm
 - Site Access Restrictions:** Personal protective equipment is required at all times. Protective equipment includes, hard hats, eye protection, proper foot protection and clothing.
 - Deliveries:** (materials, equipment, supplies, etc.) will be made during working hours.
 - Access** to the site will be through the access area on El Camino Street
 - Truck Routes:** All delivery trucks to follow the City of Menlo Park truck routes
 - Flagmen:** Flagman will be utilized during all site delivery activities.

EL CAMINO REAL



April 6, 2018



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PROJECT NAME

RENOVATION OF THE
GUILD THEATRE
949 EL CAMINO REAL
MENLO PARK, CA 94025

SHEET TITLE

EXISTING FIRST FLOOR PLAN

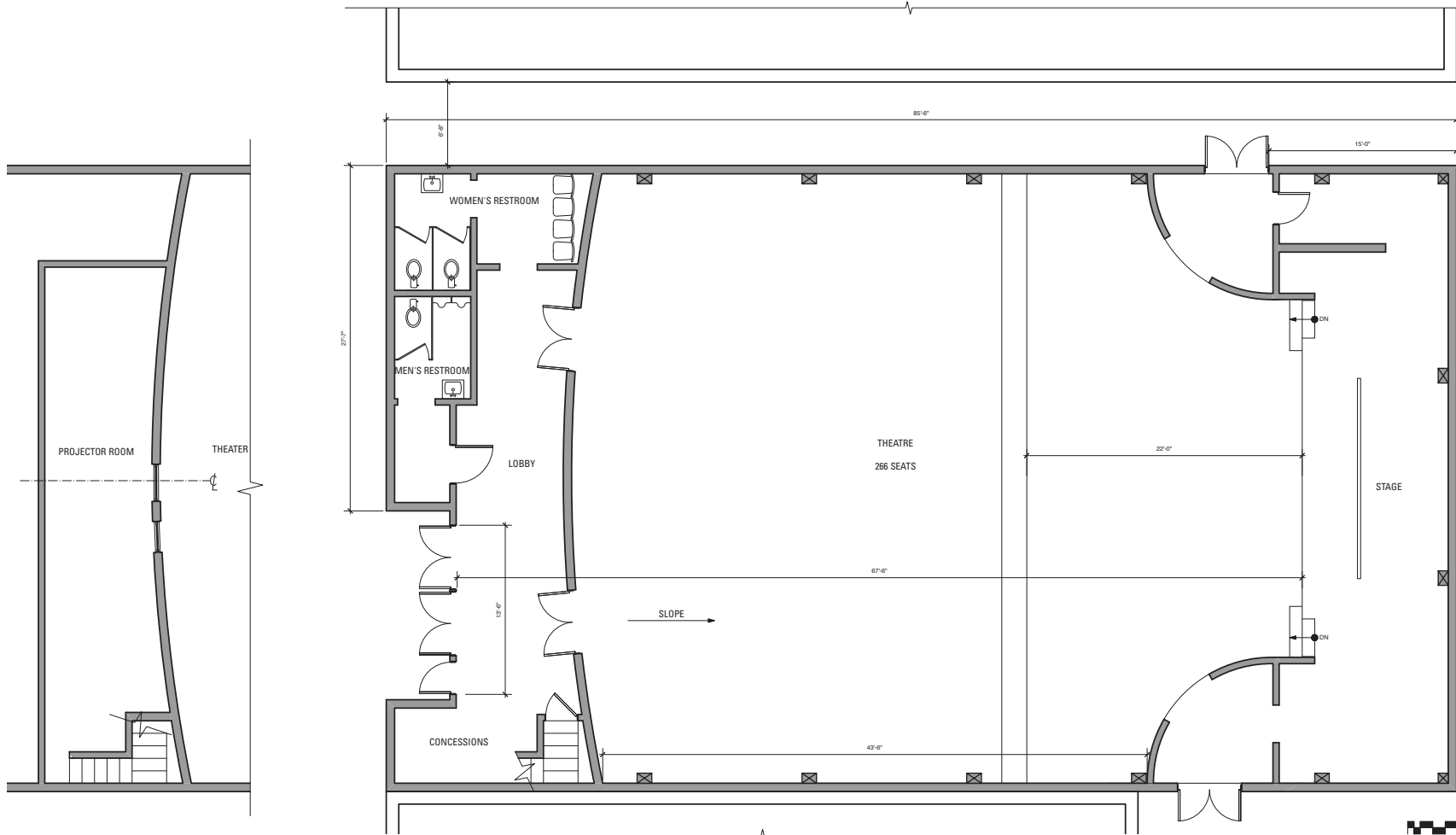
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A1.10



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

2

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

1



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PROJECT NAME

RENOVATION OF THE

GUILD THEATRE

949 EL CAMINO REAL

MENLO PARK, CA 94025

SHEET TITLE

DEMOLITION FIRST FLOOR PLAN

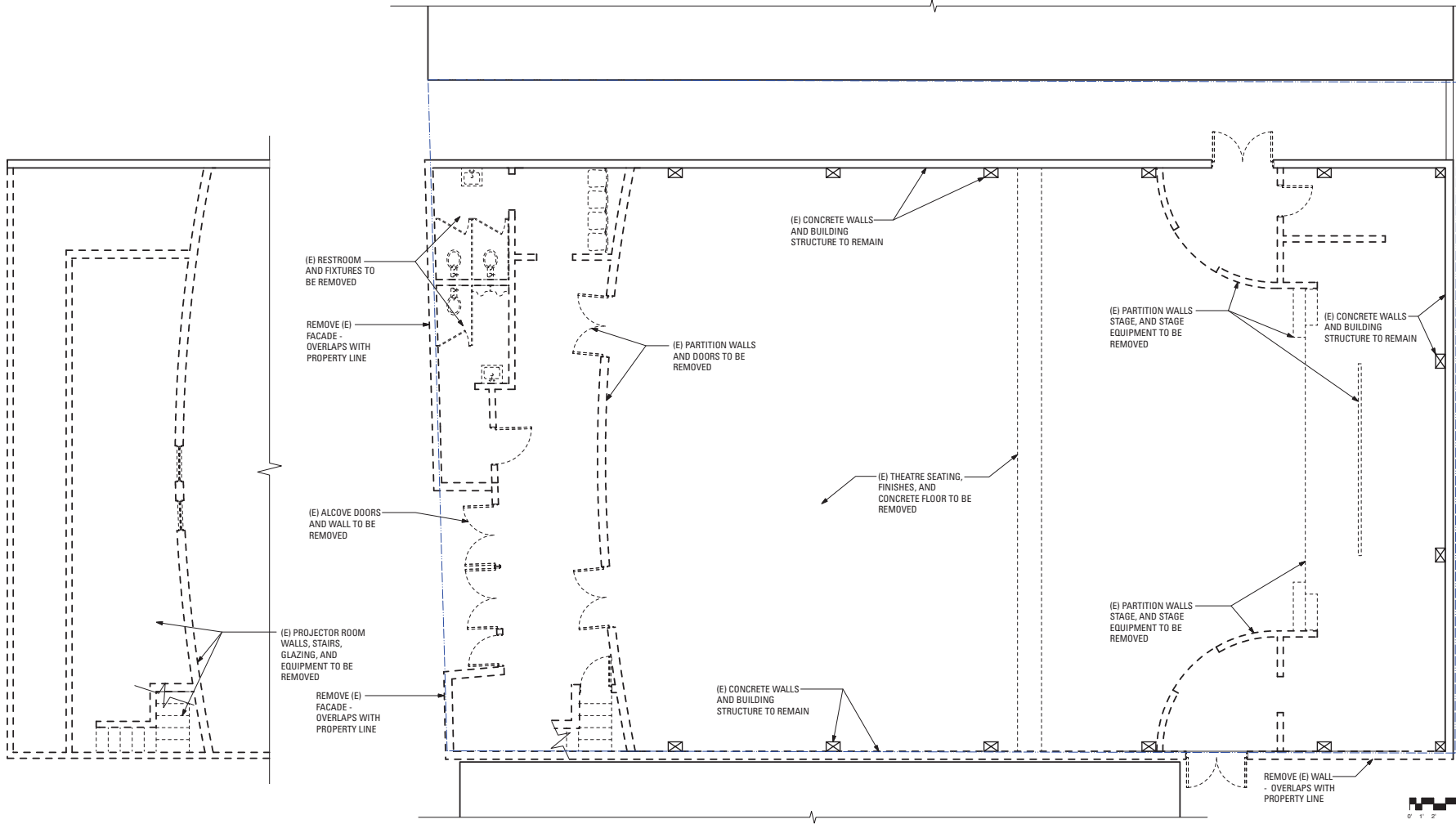
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SHEET

A1.10D



PROJECTOR ROOM DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

2 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH FULL FIRE ALARM AND FIRE SPRINKLER SYSTEMS

LEGEND

-  PROPERTY LINE
-  EXISTING WALL
-  NEW WALL

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PROJECT NAME

RENOVATION OF THE

GUILD THEATRE

949 EL CAMINO REAL

MENLO PARK, CA 94025

SHEET TITLE

PROPOSED BASEMENT PLAN

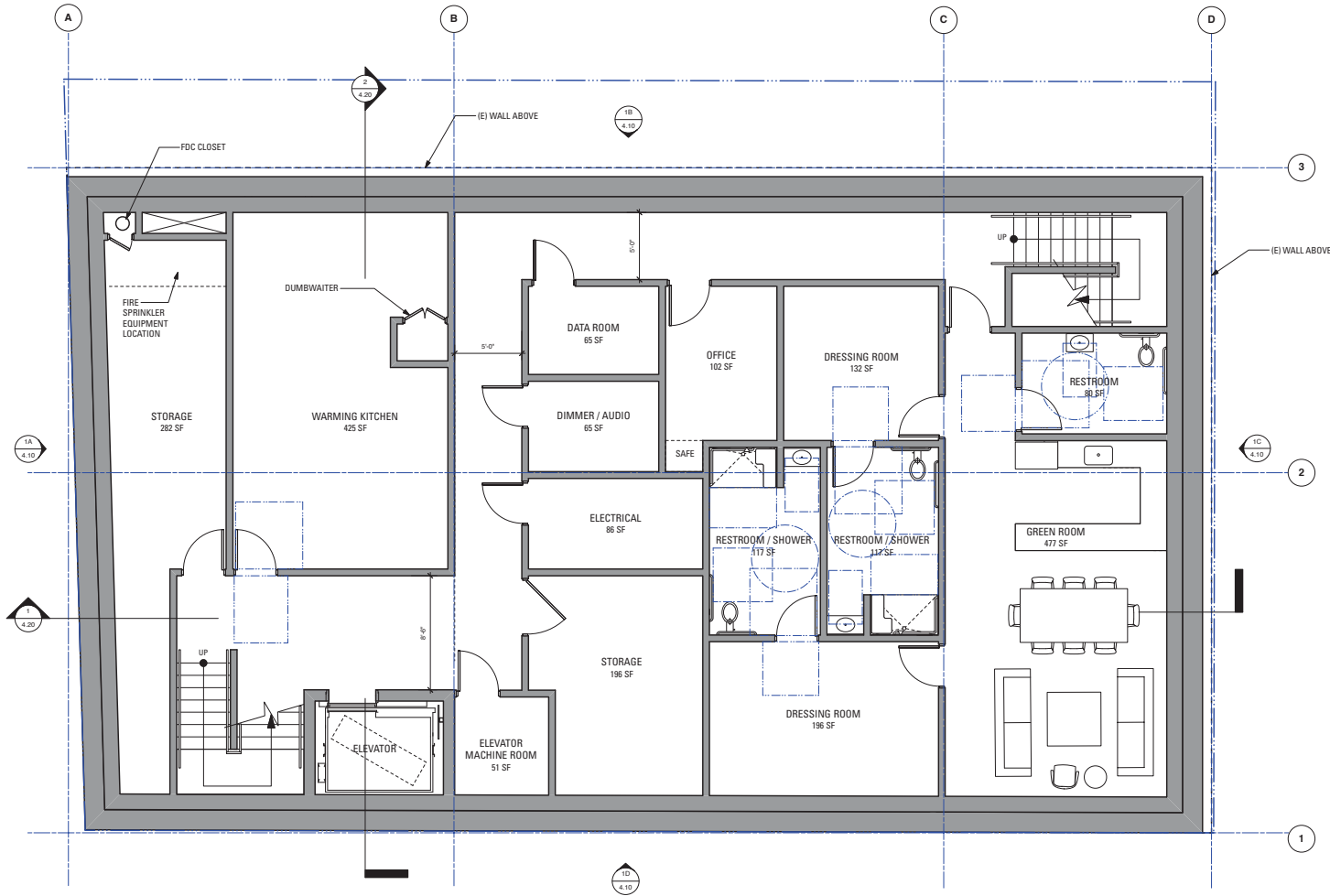
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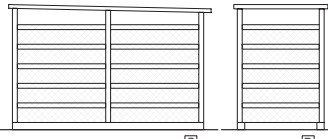
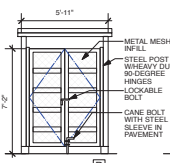
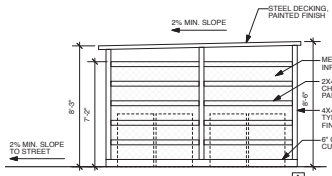
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A2.00

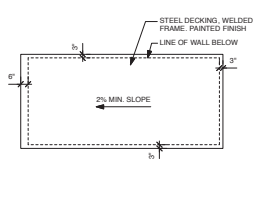


PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

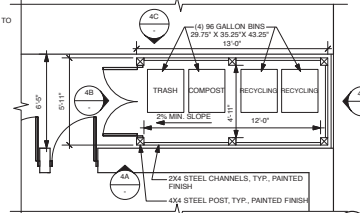




TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

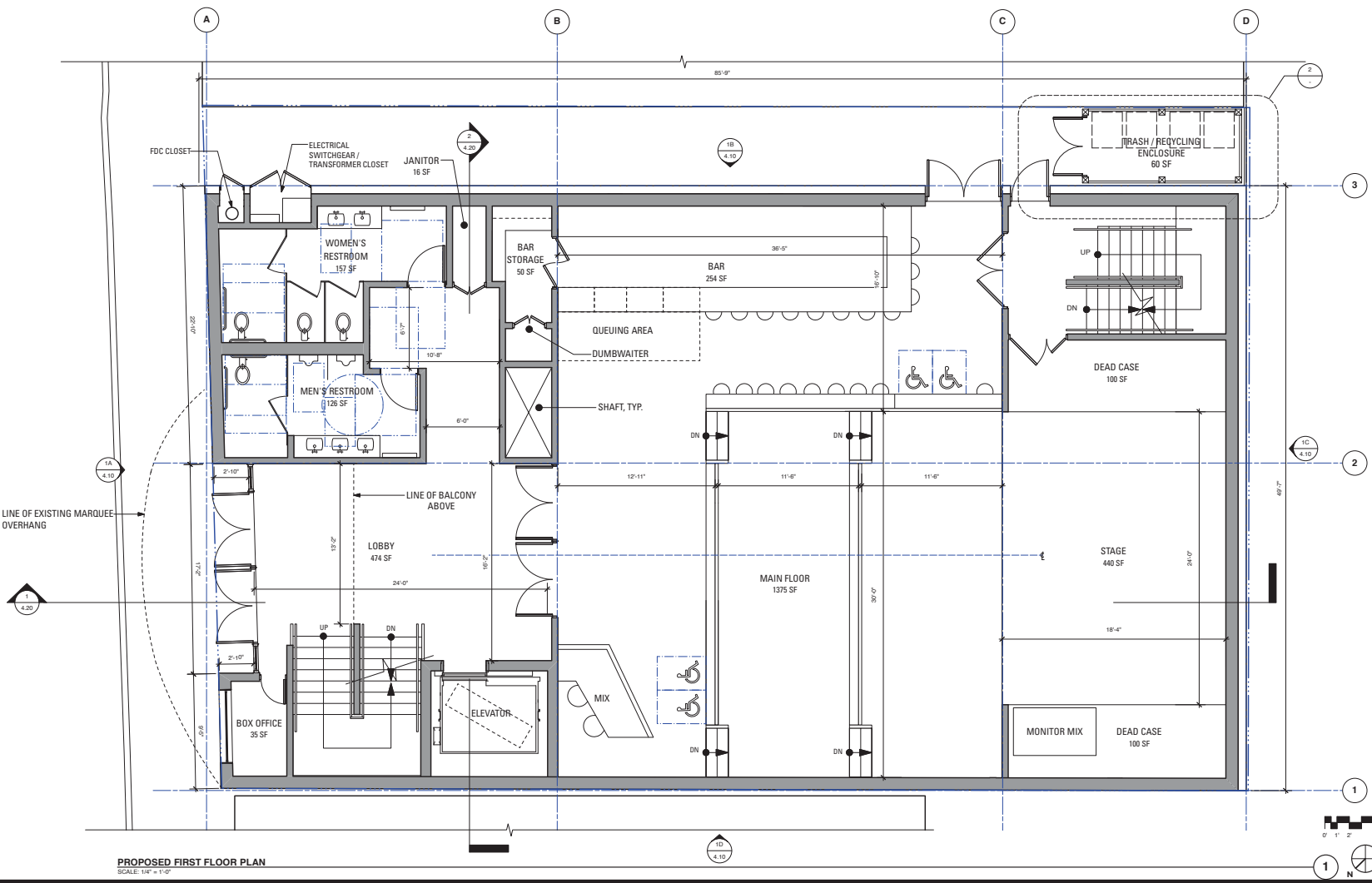


TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- PROPERTY LINE
 - EXISTING WALL
 - NEW WALL
- GENERAL NOTES**
- BUILDING TO BE EQUIPPED WITH FULL FIRE ALARM AND FIRE SPRINKLER SYSTEMS
 - ELECTRICAL AND PG&E SERVICE SHALL BE UPGRADED AS REQUIRED



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

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949 EL CAMINO REAL
MENLO PARK, CA 94025

SHEET TITLE
PROPOSED FIRST FLOOR PLAN

PROJECT NO. 18001
DRAWN BY M. DESING
CHECKED BY M. DESING, C. WAGNEY

PLANNING SUBMITTAL 02/23/2018
PLANNING RESUBMITTAL 04/06/2018

A2.10

GENERAL NOTES

1. BUILDING TO BE EQUIPPED WITH FULL FIRE ALARM AND FIRE SPRINKLER SYSTEMS

LEGEND

-  PROPERTY LINE
-  EXISTING WALL
-  NEW WALL

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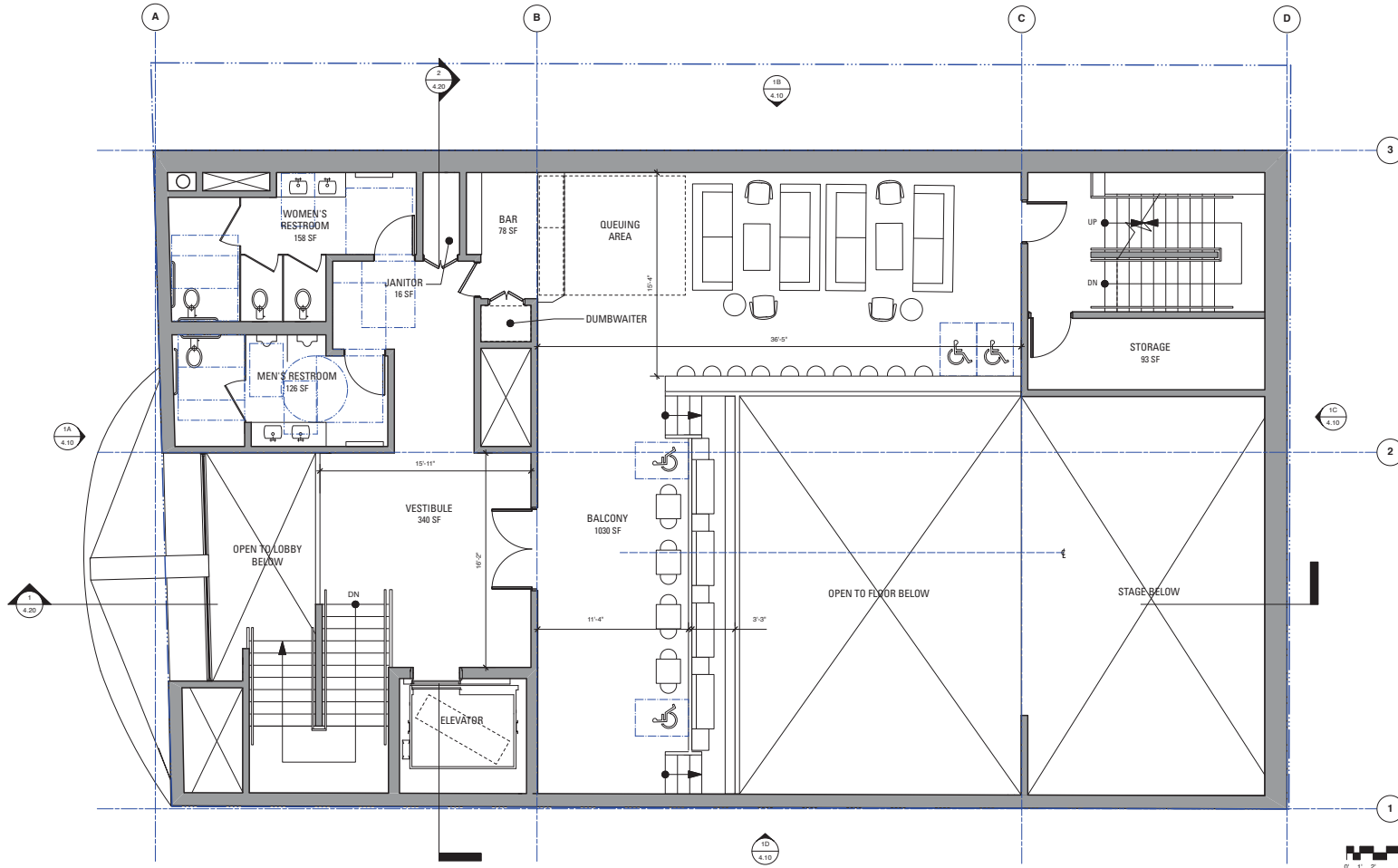
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 949 EL CAMINO REAL
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SHEET TITLE
PROPOSED SECOND FLOOR PLAN

PROJECT NO. 18001
 DRAWN BY M. DESING
 CHECKED BY M. DESING, C. WAGNEY

SHEET

A2.20



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

GENERAL NOTES

- 1. BUILDING TO BE EQUIPPED WITH FULL FIRE ALARM AND FIRE SPRINKLER SYSTEMS.
- 2. HVAC EQUIPMENT SHALL NOT EXCEED THRESHOLD LEVELS NOTED IN MENLO PARK MUNICIPAL CODE SEC. 8.06.505B (NIGHTTIME), 8.06.505B (DAYTIME).

LEGEND

-  PROPERTY LINE
-  EXISTING WALL
-  NEW WALL



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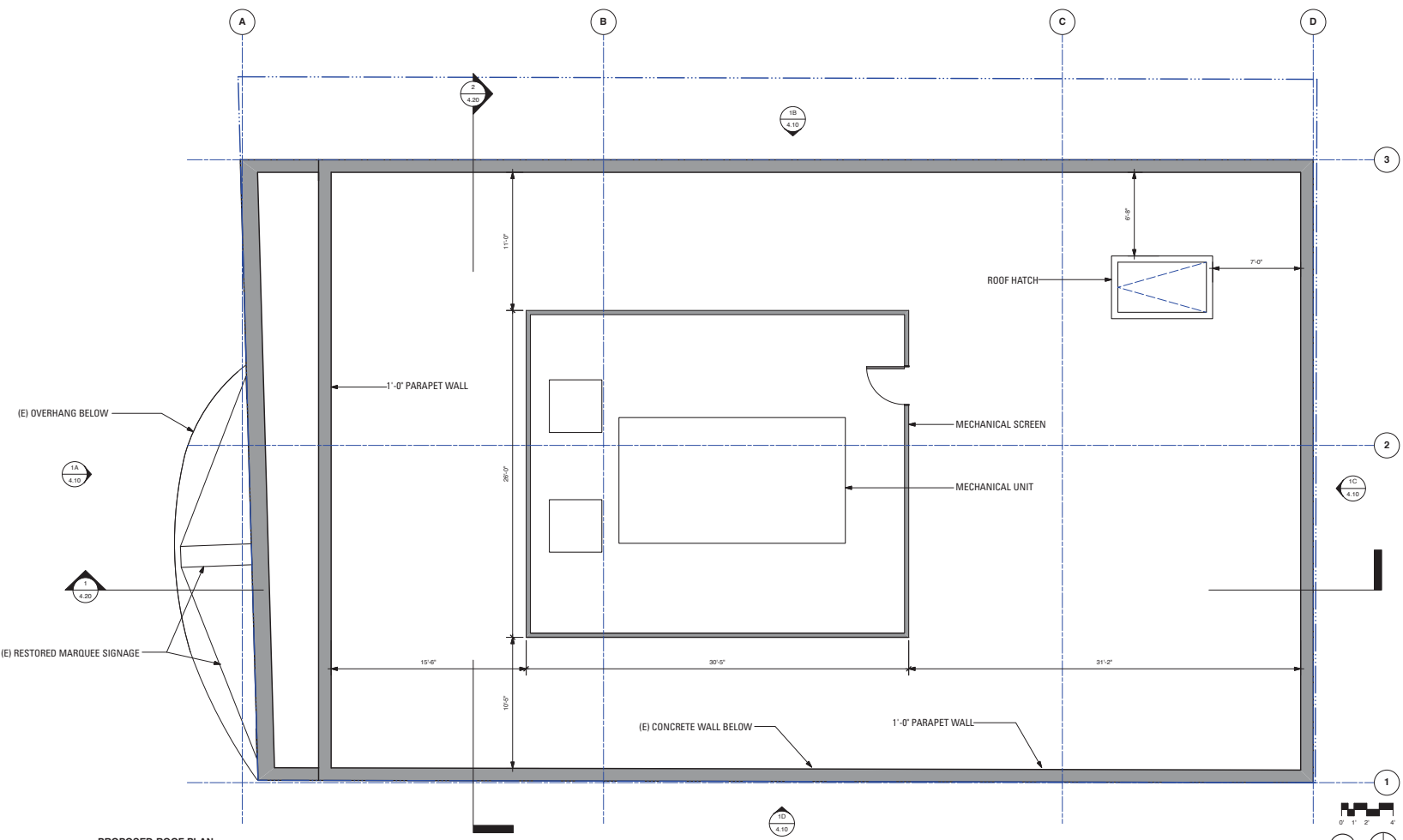
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SHEET TITLE
PROPOSED ROOF PLAN

PROJECT NO. 18001
 DRAWN BY M. DESING
 CHECKED BY M. DESING, C. WAGNEY

SHEET

A2.30



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

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PROJECT NAME
RENOVATION OF THE
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MENLO PARK, CA 94025

SHEET TITLE
SQUARE FOOTAGE
CALCULATION PLANS

PROJECT NO. 18001
DRAWN BY M. DESING
CHECKED BY M. DESING, C. WAGNEY

SHEET

A2.40

AREA CALCULATIONS

FIRST FLOOR

| AREA | DIMENSIONS | SF |
|------|-----------------|---------|
| A | 81'-4" X 49'-5" | 4015 SF |
| B | 3'-8" X 22'-0" | 80 SF |
| C | 3'-0" X 9'-8" | 29 SF |

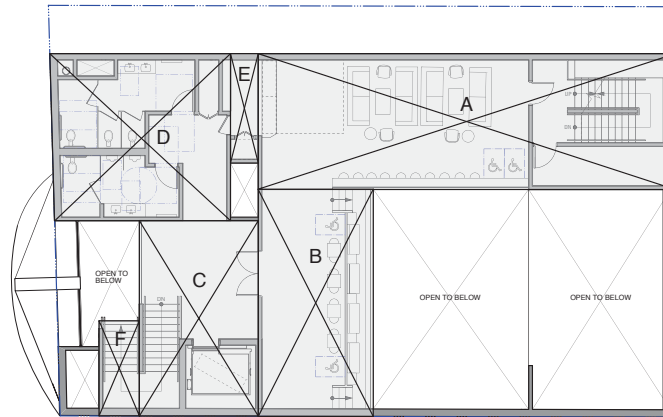
SECOND FLOOR

| AREA | DIMENSIONS | SF |
|------|------------------|---------|
| A | 56'-10" X 18'-0" | 1053 SF |
| B | 15'-8" X 31'-6" | 485 SF |
| C | 16'-2" X 26'-9" | 432 SF |
| D | 24'-6" X 22'-8" | 554 SF |
| E | 3'-9" X 14'-11" | 56 SF |
| F | 5'-6" X 13'-7" | 71 SF |

BASEMENT FLOOR

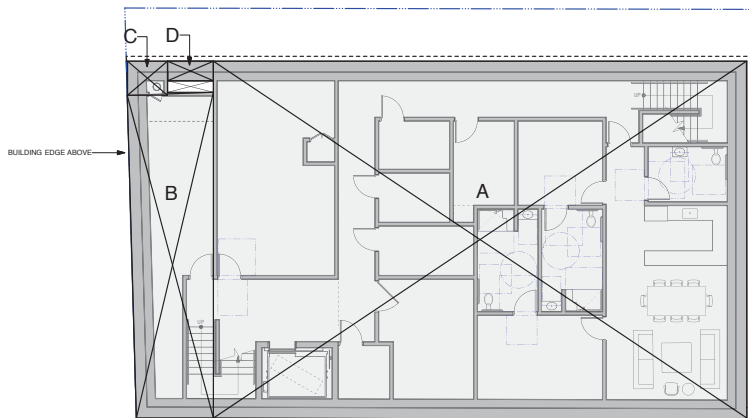
| AREA | DIMENSIONS | SF |
|------|------------------|---------|
| A | 72'-9" X 48'-10" | 3546 SF |
| B | 11'-2" X 44'-0" | 491 SF |
| C | 5'-3" X 4'-8" | 25 SF |
| D | 6'-3" X 2'-8" | 17 SF |

TOTAL BUILDING COVERAGE: 10,854 SF



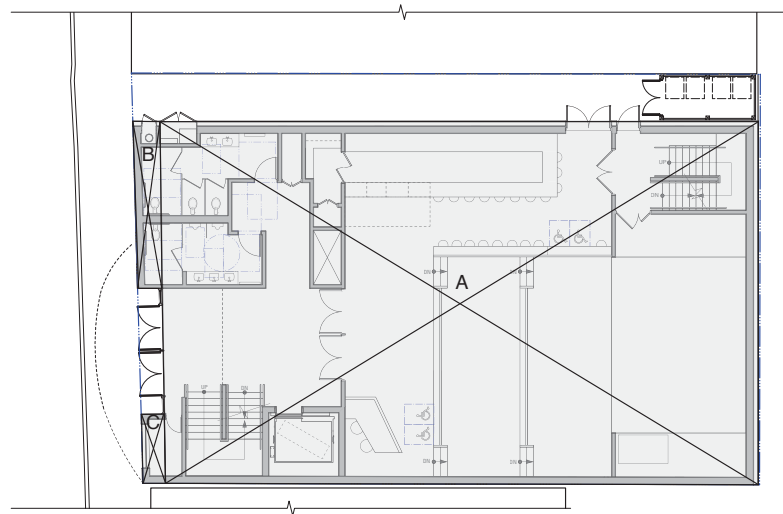
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

2



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

3



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1





1D WEST ELEVATION



1C SOUTH ELEVATION



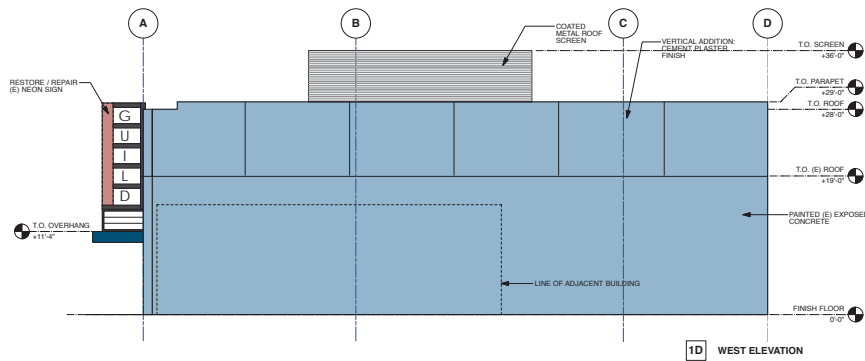
1B EAST ELEVATION



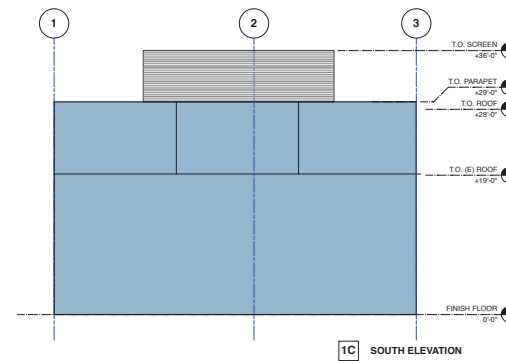
1A NORTH ELEVATION

EXISTING ELEVATION PHOTOS
SCALE: NTS

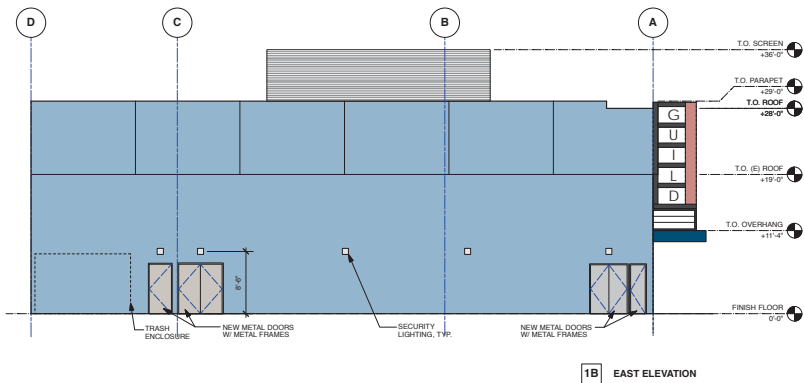
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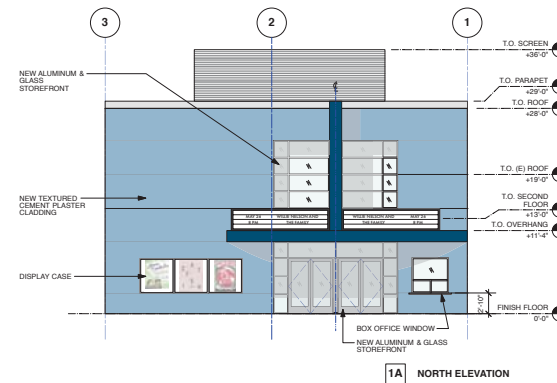
1D WEST ELEVATION



1C SOUTH ELEVATION



1B EAST ELEVATION



1A NORTH ELEVATION

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

1

STAMP

CONSULTANTS

△ MILESTONE DATE

PLANNING SUBMITTAL 02/23/2018

PLANNING RESUBMITTAL 04/06/2018

PROJECT NAME

RENOVATION OF THE

GUILD THEATRE

949 EL CAMINO REAL

MENLO PARK, CA 94025

SHEET TITLE

BUILDING SECTIONS &

STREETSCAPE

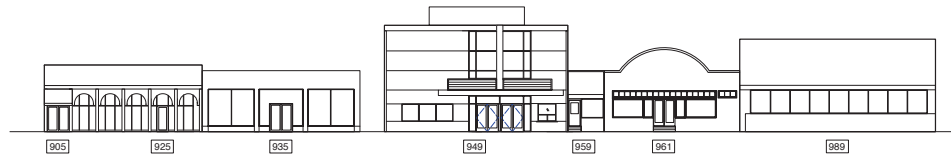
PROJECT NO. 18001

DRAWN BY M. DESING

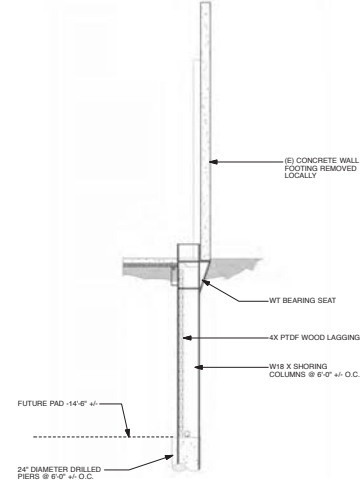
CHECKED BY M. DESING, C. WAGNEY

SHEET

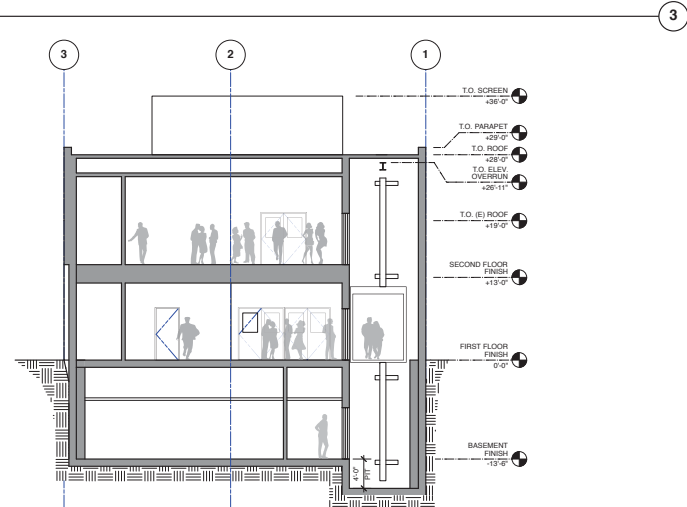
A4.20



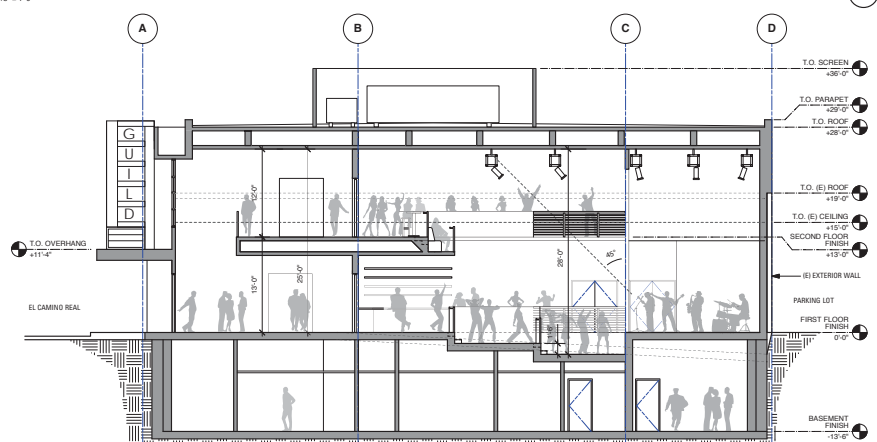
BUILDING STREETSCAPE
SCALE: 1/8" = 1'-0"



PROPOSED SHORING SECTION
SCALE: N.T.S.



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



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

STAMP

CONSULTANTS

| △ MILESTONE | DATE |
|----------------------|------------|
| PLANNING SUBMITTAL | 02/23/2018 |
| PLANNING RESUBMITTAL | 04/06/2018 |

PROJECT NAME

RENOVATION OF THE
GUILD THEATRE
949 EL CAMINO REAL
MENLO PARK, CA 94025

SHEET TITLE

EXTERIOR RENDERINGS

PROJECT NO. 18001

DRAWN BY M. DESING

CHECKED BY M. DESING, C. WADSWAY

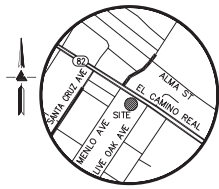
SHEET

A4.30

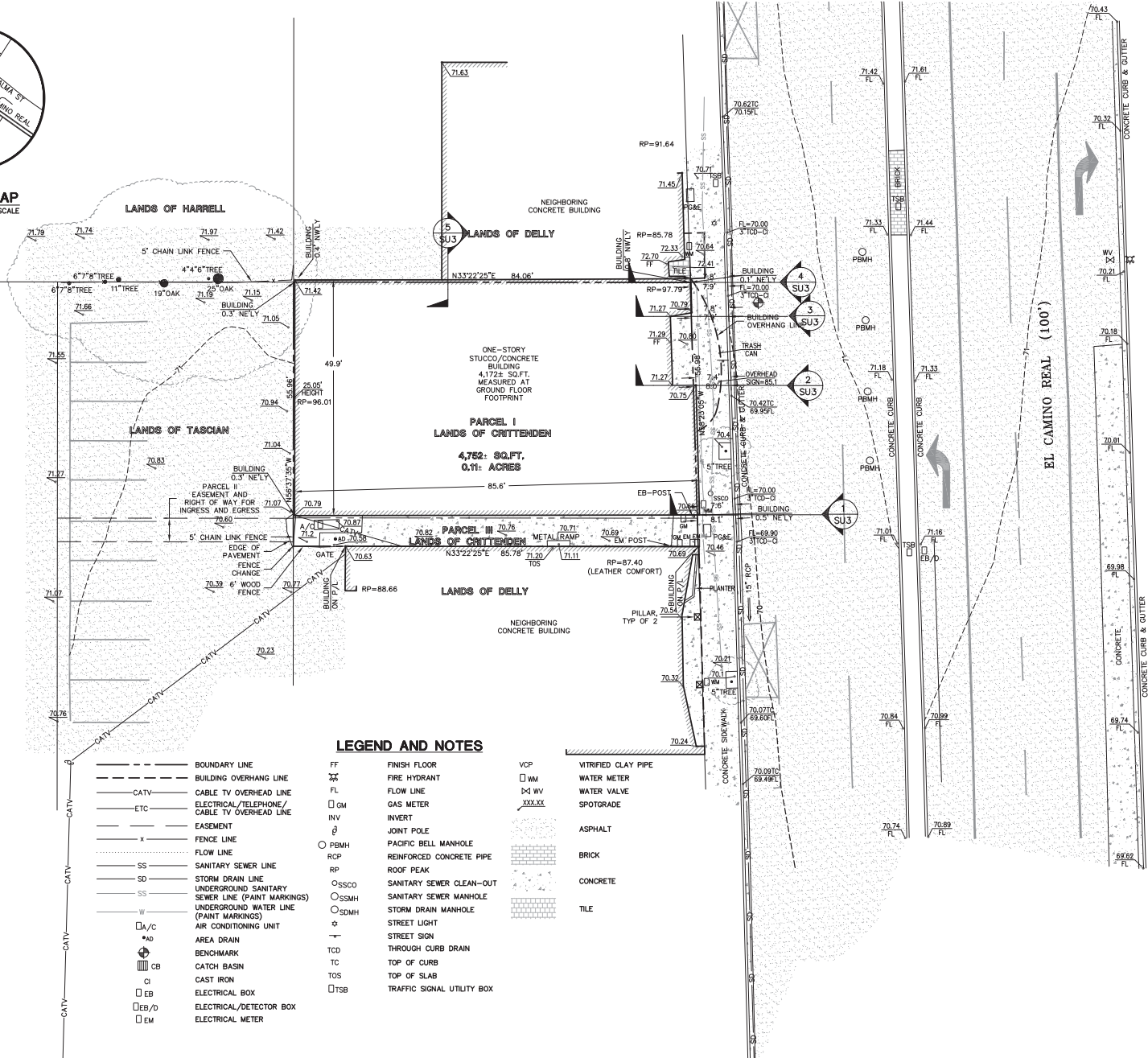


EXTERIOR RENDERINGS

1

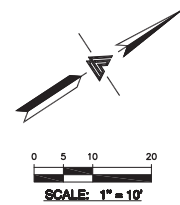


VICINITY MAP
NO SCALE



LEGEND AND NOTES

- | | | | | | |
|------|--|-------|----------------------------|---------|---------------------|
| --- | BOUNDARY LINE | FF | FINISH FLOOR | VCP | VITRIFIED CLAY PIPE |
| --- | BUILDING OVERHANG LINE | FL | FIRE HYDRANT | WM | WATER METER |
| CATV | CABLE TV OVERHEAD LINE | FL | FLOW LINE | WV | WATER VALVE |
| ETC | ETC | GM | GAS METER | XXX/XXX | SPOTGRADE |
| --- | EASEMENT | INV | INVERT | | ASPHALT |
| x | FENCE LINE | ∅ | JOINT POLE | | BRICK |
| --- | FLOW LINE | ∅ | PACIFIC BELL MANHOLE | | CONCRETE |
| SS | SANITARY SEWER LINE | RP | REINFORCED CONCRETE PIPE | | TILE |
| SD | STORM DRAIN LINE | ∅SSCO | SANITARY SEWER CLEAN-OUT | | |
| SS | UNDERGROUND SANITARY SEWER LINE (PAINT MARKINGS) | ∅SMH | SANITARY SEWER MANHOLE | | |
| W | UNDERGROUND WATER LINE (PAINT MARKINGS) | ∅SDMH | STORM DRAIN MANHOLE | | |
| A/C | AIR CONDITIONING UNIT | ∅ | STREET LIGHT | | |
| Ad | AREA DRAIN | TC | STREET SIGN | | |
| + | BENCHMARK | TCD | THROUGH CURB DRAIN | | |
| CB | CATCH BASIN | TC | TOP OF CURB | | |
| CI | CAST IRON | TOS | TOP OF SLAB | | |
| EB | ELECTRICAL BOX | TSB | TRAFFIC SIGNAL UTILITY BOX | | |
| EB/D | ELECTRICAL/DETECTOR BOX | | | | |
| EM | ELECTRICAL METER | | | | |



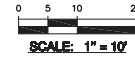
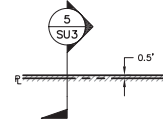
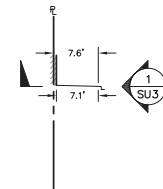
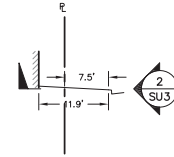
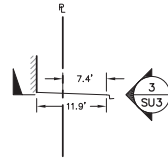
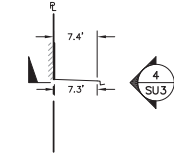
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 2400 WOODSIDE DRIVE, SUITE 300
 ROSSVILLE, CA 95061
 HAYWARD, CALIFORNIA 94545
 (916) 797-7383
 (916) 887-3019
 WWW.LEABRAZE.COM

**949 EL CAMINO REAL
 MENLO PARK
 CALIFORNIA**
 SAN MATEO COUNTY
 APR. 071-288-570

**ALTA/NSPS LAND
 TITLE SURVEY**

| | |
|-----------------|----|
| CROSS SECTIONS | RM |
| 04-03-18 | |
| REVISIONS | BY |
| JOB NO: 2180100 | |
| DATE: 2-26-18 | |
| SCALE: 1" = 10' | |
| FIELD BY: EH | |
| DRAWN BY: DDR | |
| SHEET NO: | |

SUR
 2 OF 3 SHEETS



SCALE: 1" = 10'

NO VERTICAL SCALE



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 2400 WILSON BLVD., SUITE 200
 2405 INDUSTRIAL BLVD. WEST
 HAYWARD, CALIFORNIA 94545
 (415) 887-3019 (F) (510) 887-3019
 WWW.LEABRAZE.COM

949 EL CAMINO REAL
 MENLO PARK
 CALIFORNIA
 SAN MATEO COUNTY APRN. 071-288-570

ALTA/NSPS LAND
 TITLE SURVEY

| | |
|----------------|---------|
| CROSS SECTIONS | RM |
| 04-03-18 | |
| REVISIONS | BY |
| JOB NO: | 2180100 |
| DATE: | 2-26-18 |
| SCALE: | 1"=10' |
| FIELD BY: | EH |
| DRAWN BY: | DDR |
| SHEET NO: | |

SU3
 2 OF 3 SHEETS

April 17, 2018

Corinna Sandmeier
Associate Planner
City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: **Guild Theatre Public Benefit Proposal**

Dear Ms. Sandmeier:

As you know, the proposed Guild Theatre project would convert a faltering cinema into a modern entertainment venue capable of hosting live entertainment, while retaining the ability to show movies. The main attractions are anticipated to be live performance acts, such as musicians, comedians, and speakers; however, the venue would have the flexibility to host a wide range of events.

In order to attract exceptional performers and continue to serve as a cinema, additional floor area is necessary to construct a basement that will accommodate an upscale green room, event and cinema seating storage, and a warming kitchen, as well as a mezzanine level for additional spectator capacity. This additional floor area would exceed the base FAR of 1.10 that is permitted in the El Camino Real Southwest area of the El Camino Real and Downtown Specific Plan. As a result, the Project requires the maximum allowable FAR of 1.50 for the above-ground portion of the Project.¹

We understand that the FAR above 1.10 requires the provision of a public benefit. As a non-profit, the Peninsula Arts Guild ("PAG") believes our proposal to expend between \$15 and \$20 million in donated funds (which we will never seek to recoup) to convert and improve a dilapidated and underutilized cinema into a state-of-the-art live performance venue, while preserving the ability to honor the theatre's original mission of showing movies, itself constitutes a valuable public benefit. Simply put, it will likely be the only quality entertainment option in the City.

With respect to the existing cinema, the sole reason we designed a venue that can continue to show movies is to honor the Guild's legacy and accommodate the community's desires, for it is our understanding that without this Project, the existing cinema would go out of business, just as the Park Theatre did years ago. Therefore, the preservation of the cinema capability is an additional public benefit. Further, the existing Guild Theatre is an ideal location for this type of venue due to its proximity to Downtown restaurants and retail, as well as public transit and ample parking during the typical operating hours. Accordingly, this Project would further enliven the Downtown area by providing a much needed evening attraction without concomitant impacts to the community.

¹ The additional floor area required for the basement would be addressed through an amendment to the El Camino Real and Downtown Specific Plan.

To further justify the request for additional FAR, we are pleased to offer, as an additional public benefit, use of this state-of-the-art facility to the community at a significantly discounted price. The community may use the venue for up to two discounted-rate events each month. We anticipate these events could include, for example, school plays/recitals, arts and community fairs, Kepler's Literary Foundation events, and similar nonprofit cultural events. To determine which organizations may utilize the venue at the discounted price, we propose that the City, as a neutral party, establish the guidelines as to which types of organizations may qualify for the discount, and how to set priorities for allocating discounted use opportunities.

At this time, we can only estimate the costs to host an event based on comparable venues (of which there are few) and information provided by other venue operators.² To be clear, the costs to host an event will not be used to repay the estimated \$15 - \$20 million in capital costs. We believe a typical full day/night community event would cost PAG approximately \$2,000 per event/day, although the costs are expected to vary significantly based on such factors as the type of event, expected attendance, services needed, length of event, etc. In general, shorter events would be less costly for PAG to host; however, as these are only estimates, they could go up or down as we learn more about the attendant operating costs of the various types of events. Thus we reserve the right to adjust the costs. Still, to ensure that cost is not a barrier to entry for community organizations, PAG is dedicated to keeping costs as low as is practicable. To reiterate, PAG is a non-profit and, as such, have no profit seeking motive.

For the twice-monthly discounted events, we will provide a 50% discount from the total. For example, for an event which would cost PAG approximately \$2,000 to host, the community organization would only be charged \$1,000. Based on the estimated discount and our typical hosting costs, this could result in an approximately \$24,000 per year public benefit, which is a sizeable sum for a non-profit to provide.

Half-day rate and hourly rates would also be available. Based on the initial example, a discounted half-day event could cost approximately \$500 and the hourly rate could be approximately \$125. But as previously indicated, the specific rate for each event could be more or less depending on, among other things, the type of event, expected attendance, services needed, and length of event; so the cost for each event will have to be determined at a later date. Outside of hosting the 24 (two per month) discounted events, assuming the City has approved the additional uses contemplated, the venue will be available at PAG's cost (i.e., non-discounted rate) and no more for additional community events any time the venue is available.

With respect to scheduling, the venue would be available whenever PAG is not hosting or prospectively planning a programmed event or has been booked by another community event. In general, most of the PAG-programmed events would take place on Friday, Saturday, or Sunday, so the venue could be available for use Monday through Thursday. The venue might also be available to the community on Friday, Saturday, or Sunday, on a limited basis, with the understanding that PAG events always have priority.

We look forward to providing an additional venue that can host community events.

² For informational purposes, attached is a spreadsheet of regional venues that provides a snapshot of the costs to utilize those venues.

Please let me know if you have questions regarding any of the above.

With appreciation,

A handwritten signature in black ink, appearing to read 'Drew Dunlevie', with a long horizontal flourish extending to the right.

Drew Dunlevie
President
Peninsula Arts Guild

| Venue | Venue Address | Capacity | Cost |
|---|--|--|--|
| Anglicao Hall @ Dominican University | 50 Acacia Avenue, San Rafael, California 94901 | 500 | \$1,900/day |
| All Saints Episcopal Church | 555 Waverly Palo Alto | Parish Hall - 206 - Classrooms | \$75/Hour \$15/hour |
| Bayside Performing Arts Center | 2025 Kehoe Avenue San Mateo, CA | 600 | \$765-\$1020 /3 Hours |
| California Theatre | 345 S 1st St, San Jose, CA 95113 | Total Seating -- 1122 | \$1,800 (non-profit rate) |
| Center for the Performing Arts - San Jose | 255 S Almaden Blvd, San Jose, CA 95113 | Total Seating -- 2677 | \$2,500 (non-profit rate) |
| City National Civic | 135 W San Carlos St, San Jose, CA 95113 | Total Seating -- 2850 | \$4,950 (non-profit rate) |
| Computer History Museum | 1401 North Shoreline Mountain View | Hahn Auditorium -- 400 | \$5,300 |
| | | Grand Hall -- 400 Theatre | \$4,700 |
| Cubberley Community Center | Cubberley Community Center 4000 Middlefield Road Palo Alto, CA 94303 | 315 | \$714+tech - Fri-Sat-Sun \$587 + tech - Mon-Thurs |
| Fox Theatre | 2223 Broadway Redwood City | 1175 | \$6K all inclusive (as of 2016) |
| Hillview Middle School | 1100 Elder Ave Menlo Park, CA 94025 | 325 in bleachers 100 chairs on floor More if kids sitting on floor | \$120 venue \$64 Setup/cleanup Possible AV additional |
| Kepler's | 1010 El Camino Real Menlo Park, CA 94025 | 300 | Events smaller than 30 people: Free Events 31-75 people: \$100/4 hour rental Events 76-150 people: \$200/4 hour rental Events 151-300 people: \$400/4 hour rental |
| Los Altos HS Theatre | 201 Almond Ave. Los Altos, CA 94022 | 384 | |

| | | | |
|---|--|---|---|
| Lucie Stern Community Center | 1305 Middlefield Avenue Palo Alto, Ca | Ballroom -- 300 Community Room -- 125 Fireside Room - 50 | \$132-198/hour \$96-\$144/hour \$7-\$114/hour |
| MA Performing Arts Center | MA High School - Menlo Park | 491 | 4 Hours ~ \$700 \$100 Theatre Mgr \$275 Custodian \$40/student tech \$50/microphone \$75 projector \$25 DVD \$50 laptop |
| Menlo College | Menlo College - Atherton | | |
| Menlo Park City Council Chambers | 701 Laurel Street Menlo Park | 200+ | Resident (per hour) - \$125.00 Non-Resident (per hour) - \$160.00 Local Non-profit (per hour) - \$125.00 Local Commercial (per hour) - \$190.00 Facility Attendant (per hour) - \$17.50 AV Service (per hour) - \$35.00 Cleaning Deposit - \$250.00 |
| Menlo Park Library | | 50 downstairs 150 upstairs | Must be non-profit group - \$35 per hour |
| Mountain View Center for Performing Art | 500 Castro Street Mountain View | MainStage (592-600 seats) SecondStage (152-206) | |
| Montgomery Theater (San Jose) | 271 S Market St, San Jose, CA 95113 | 468 Seats (318 Orchestra; 150 Balcony) | \$500 |
| Oshman Family JCC | 3921 Fabian Way Palo Alto, CA 94303 | Schultz Hall - 400 theatre (with chairs on floor) 300 Banquet | \$1,195.00 per event (3 Hours) \$315/hour+ \$250 AV person |
| Rewood City Library | | | |

| | | | |
|---|--|---|--|
| San Jose State University Hammer Theatre | 101 Paseo De San Antonio, San Jose, CA 95113 | 516 seats + 16 WC - 157 balcony, 201 parterre, 158 orchestra | \$1,750 for mainstage performance + additional costs http://www.sjsu.edu/hammertheatre/rates/HTC%20Rate%20Sheet_Non-Profit_effective%2007-01-17%20-%20Lisa%20Laymon.pdf |
| San Mateo Performing Arts Center | 600 N Delaware St, San Mateo, CA 94401 | 1540 | Security deposit of \$1500 fully refundable on the final condition of the theatre. \$642/hr non profit Monday-Thursday \$729/hr non profit Friday-Sunday + custodial and theatre labor (Sound Tech: \$25/hour) 4 hour minimum performance charge |
| Santa Clara Convention Center | 5001 Great America Parkway Santa Clara, CA | Theatre - 607 A-2 or A-3 Exhibit Hall - 635 A Exhibit Hall 2540 A-1 Exhibit Hall 1436 B Exhibit 2678 C+D Exhibit 4428 | Theatre \$1760 + AV Exhibit Hall \$4000/day+AV+\$1/chair |
| Sequoia HS Carrington Hall | 1201 Brewster Ave Redwood City CA 94062 | 300 | |
| Smithwick Theatre Foothill College | Foothill College 12345 El Monte Road Los Altos Hills, CA 94022 | 941 | 4 Hours ~ \$1350 Rental: \$150/hour \$45/hour Theatre Manager \$50/hour Sound \$45/hour Light \$80/day Sound equipment \$200 cleaning fee For-Profit Rates - see notes |

| | | | |
|-----------------------------|--|---|--|
| Sofia University Auditorium | 1069 East Meadow Circle Palo Alto CA, 94303 | 420 | \$600/4 hours \$1300/day |
| Spangenberg Theatre | Gunn High School 780 Arastradero Road Palo Alto, CA 94306 | 950 | 4 Hours ~ \$2200 Non-Profit Rental: \$325 per hour Technician (Lx, Snd, Stagehand, FOH) \$300 per day Custodial Services (extra-ordinary) \$ 300 per day |
| Steve Jobs Theater | | 1,000 | |
| Villa Montalvo | Montalvo Arts Center PO Box 148 Saratoga, CA 95071-0158 | 300 | |
| VPAC | The DeAnza Visual and Performing Arts Center, Cupertino, CA 95014 | 400 (40-feet wide by 35-foot deep auditorium stage) | \$360/hr. (Nonprofit rate) -- \$50 booking fee, \$296 custodial fee (both required); Final payment due 14 days PRIOR to show |
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| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
|---|--|---|---|------------------|
| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| AIR QUALITY | | | | |
| IMPACT BEING ADDRESSED: Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant) | | | | |
| <p><i>Mitigation Measure AIR-1a:</i> During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.</p> <p><u>Basic Controls that Apply to All Construction Sites</u></p> <ol style="list-style-type: none"> 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. | <p>Exposed surfaces shall be watered twice daily.</p> <p>Trucks carrying demolition debris shall be covered.</p> <p>Dirt carried from construction areas shall be cleaned daily.</p> <p>Speed limit on unpaved roads shall be 15 mph.</p> <p>Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.</p> <p>Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.</p> <p>Construction equipment shall be properly tuned and maintained.</p> | <p>Measures shown on plans, construction documents and on-going during demolition, excavation and construction.</p> | <p>Project sponsor(s) and contractor(s)</p> | <p>PW/CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
|---|--|--------|--------------------|------------------|
| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.</p> <p><u>Additional Measures for Development Projects that Exceed Significance Criteria</u></p> <p>1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.</p> <p>4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p> <p>6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.</p> <p>7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6- to 12-inch compacted layer of wood chips, mulch, or gravel.</p> <p>8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.</p> <p>9. Minimizing the idling time of diesel powered construction equipment to two minutes.</p> | <p>Signage will be posted with the appropriate contact information regarding dust complaints.</p> <p>Water exposed surfaces to maintain minimum soil moisture of 12 percent.</p> <p>Halt excavation, grading and demolition when wind is over 20 mph.</p> <p>Install wind breaks on the windward side(s) of disturbed construction areas.</p> <p>Vegetative ground cover shall be planted in disturbed areas as soon as possible.</p> <p>Ground-disturbing construction activities shall not occur simultaneously.</p> <p>Trucks and equipment shall be washed before exiting the site.</p> <p>Cover site access roads.</p> <p>Erosion control measures shall be used.</p> <p>Idling time of diesel powered equipment will not exceed two minutes.</p> | | | |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
|---|---|---------------|---------------------------|-------------------------|
| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent nitrogen oxides reduction and 45 percent particulate matter reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.</p> <p>11. Use low volatile organic compound (VOC) (i.e., reactive organic gases) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).</p> <p>12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of nitrogen oxides and particulate matter.</p> <p>13. Requiring all contractors use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines.</p> | <p>Plan developed that demonstrates emissions from use of off-road equipment during construction will be reduced as specified.</p> <p>Low VOC coatings shall be used.</p> <p>Require Best Available Control Technology for all construction equipment, diesel trucks, and generators.</p> <p>Equipment shall meet standards for off-road heavy duty diesel engines.</p> | | | |
| <i>Impact AIR-2: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants from increased vehicle traffic and on-site area sources that would contribute substantially to an air quality violation. (Significant)</i> | | | | |
| <p>Mitigation Measure AIR-2: Mitigation Measure TR-2 of Section 4.13, Transportation, Circulation and Parking, identifies Transportation Demand Management (TDM) strategies to be implemented by individual project applicants, although the precise effectiveness of a TDM program cannot be guaranteed. As the transportation demand management strategies included in Mitigation Measure TR-2 represent the majority of available measures with which to reduce VMT, no further mitigation measures are available and this impact is considered to be significant and unavoidable.</p> | <p>See Mitigation Measure TR-2.</p> | | | |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| BIOLOGICAL RESOURCES | | | | |
| Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant) | | | | |
| <p>Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered.</p> <p>If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied: no further mitigation is required.</p> <p>If active nests of special-status birds are found during the surveys: implement Mitigation Measure BIO-1b.</p> | <p>A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.</p> | <p>Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.</p> | <p>Qualified wildlife biologist retained by project sponsor(s)</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following:</p> <ol style="list-style-type: none"> 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds. | <p>If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted.</p> <p>Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.</p> | <p>Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.</p> | <p>Project sponsor(s) and contractor(s)</p> | <p>CDD</p> |
| <p><i>Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)</i></p> | | | | |
| <p>Mitigation Measure BIO-3a: Reduce building lighting from exterior sources.</p> <ol style="list-style-type: none"> a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting. | <p>Reduce building lighting from exterior sources.</p> | <p>Prior to building permit issuance and ongoing.</p> | <p>Project sponsor(s) and contractor(s)</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>Mitigation Measure BIO-3b: Reduce building lighting from interior sources.</p> <p>a. Dim lights in lobbies, perimeter circulation areas, and atria;</p> <p>b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October);</p> <p>c. Use gradual or staggered switching to progressively turn on building lights at sunrise.</p> <p>d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present;</p> <p>e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting;</p> <p>f. Schedule nightly maintenance to conclude by 11 p.m.;</p> <p>g. Educate building users about the dangers of night lighting to birds.</p> | <p>Reduce building lighting from interior sources.</p> | <p>Prior to building permit issuance and ongoing.</p> | <p>Project sponsor(s) and contractor(s)</p> | <p>CDD</p> |
| <p>Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)</p> | | | | |
| <p>Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented.</p> <p>If no active roosts present: no further action is warranted. If roosts or hibernacula are present: implement Mitigation Measures BIO-5b and 5c.</p> | <p>Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity.</p> <p>Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.</p> | <p>Prior to tree pruning or removal or issuance of demolition, grading or building permits.</p> | <p>Qualified bat biologist retained by project sponsor(s)</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the "take" of individuals is prohibited.</p> | <p>If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.</p> | <p>Prior to tree removal or pruning or issuance of demolition, grading or building permits</p> | <p>Qualified bat biologist retained by project sponsor(s)</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the “take” of individuals is prohibited.</p> | <p>A qualified bat biologist shall direct the eviction of non-breeding roosts.</p> | <p>Prior to tree removal or pruning or issuance of demolition, grading or building permits.</p> | <p>Qualified bat biologist retained by project sponsor(s)</p> | <p>CDD</p> |
| CULTURAL RESOURCES | | | | |
| Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant) | | | | |
| <p>Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior’s Standards:</p> <p>Site-Specific Evaluations: In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old.</p> | <p>A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior’s standards, as applicable.</p> | <p>Simultaneously with a project application submittal.</p> | <p>Qualified architectural historian retained by the Project sponsor(s).</p> | <p>CDD - Completed (a Historic Resource Evaluation was prepared by Urban Programmers, dated June 23, 2014)</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format.</p> | | | | |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>Treatment in Accordance with the Secretary of the Interior's Standards. Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.</p> | | | | |
| <p>Impact CUL-2: The proposed Specific Plan could impact currently unknown archaeological resources. (Potentially Significant)</p> | | | | |
| <p>Mitigation Measure CUL-2a: When specific projects are proposed that involve ground disturbing activity, a site-specific cultural resources study shall be performed by a qualified archaeologist or equivalent cultural resources professional that will include an updated records search, pedestrian survey of the project area, development of a historic context, sensitivity assessment for buried prehistoric and historic-period deposits, and preparation of a technical report that meets federal and state requirements. If historic or unique resources are identified and cannot be avoided, treatment plans will be developed in consultation with the City and Native American representatives to mitigate potential impacts to less than significant based on either the Secretary of the Interior's Standards described in Mitigation Measure CUL-1 (if the site is historic) or the provisions of Public Resources Code Section 21083.2 (if a unique archaeological site).</p> | <p>A qualified archeologist shall complete a site-specific cultural resources study.</p> <p>If resources are identified and cannot be avoided, treatment plans will be developed to mitigate impacts to less than significant, as specified.</p> | <p>Simultaneously with a project application submittal.</p> | <p>Qualified archaeologist retained by the project sponsor(s).</p> | <p>CDD - Completed (an Archeological Resource Evaluation was prepared by Basin Research Associates, dated April 17, 2018)</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>Mitigation Measure CUL-2b: Should any archaeological artifacts be found during construction, all construction activities within 50 feet shall immediately halt and the City must be notified. A qualified archaeologist shall inspect the findings within 24 hours of the discovery. If the resource is determined to be a historical resource or unique resource, the archaeologist shall prepare a plan to identify, record, report, evaluate, and recover the resources as necessary, which shall be implemented by the developer. Construction within the area of the find shall not recommence until impacts on the historical or unique archaeological resource are mitigated as described in Mitigation Measure CUL-2a above. Additionally, Public Resources Code Section 5097.993 stipulates that a project sponsor must inform project personnel that collection of any Native American artifact is prohibited by law.</p> | <p>If any archaeological artifacts are discovered during demolition/construction, all ground disturbing activity within 50 feet shall be halted immediately, and the City of Menlo Park Community Development Department shall be notified within 24 hours.</p> <p>A qualified archaeologist shall inspect any archaeological artifacts found during construction and if determined to be a resource shall prepare a plan meeting the specified standards which shall be implemented by the project sponsor(s).</p> | <p>Ongoing during construction.</p> | <p>Qualified archaeologist retained by the project sponsor(s).</p> | <p>CDD</p> |
| <p>Impact CUL-3: The proposed Specific Plan may adversely affect unidentifiable paleontological resources. (Potentially Significant)</p> | | | | |
| <p>Mitigation Measure CUL-3: Prior to the start of any subsurface excavations that would extend beyond previously disturbed soils, all construction forepersons and field supervisors shall receive training by a qualified professional paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), who is experienced in teaching non-specialists, to ensure they can recognize fossil materials and will follow proper notification procedures in the event any are uncovered during construction. Procedures to be conveyed to workers include halting construction within 50 feet of any potential fossil find and notifying a qualified paleontologist, who will evaluate its significance. Training on paleontological resources will also be provided to all other construction workers, but may involve using a videotape of the initial training and/or written materials rather than in-person training by a paleontologist. If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards. (SVP, 1996)</p> | <p>A qualified paleontologist shall conduct training for all construction personnel and field supervisors.</p> <p>If a fossil is determined to be significant and avoidance is not feasible, the paleontologist will develop and implement an excavation and salvage plan in accordance with SVP standards.</p> | <p>Prior to issuance of grading or building permits that include subsurface excavations and ongoing through subsurface excavation.</p> | <p>Qualified archaeologist retained by the project sponsor(s).</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| Impact CUL-4: Implementation of the Plan may cause disturbance of human remains including those interred outside of formal cemeteries. (Potentially Significant) | | | | |
| <p>Mitigation Measure CUL-4: If human remains are discovered during construction, CEQA Guidelines 15064.5(e)(1) shall be followed, which is as follows:</p> <p>* In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps should be taken:</p> <p>1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>a) The San Mateo County coroner must be contacted to determine that no investigation of the cause of death is required; and</p> <p>b) If the coroner determines the remains to be Native American:</p> <ol style="list-style-type: none"> 1. The coroner shall contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American; 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98; or <p>2) Where the following conditions occur, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p> | <p>If human remains are discovered during any construction activities, all ground-disturbing activity within the site or any nearby area shall be halted immediately, and the County coroner must be contacted immediately and other specified procedures must be followed as applicable.</p> | <p>On-going during construction</p> | <p>Qualified archeologist retained by the project sponsor(s)</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>a) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the Commission.</p> <p>b) The descendant identified fails to make a recommendation; or</p> <p>c) The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p> | | | | |
| HAZARDOUS MATERIALS | | | | |
| <i>Impact HAZ-1: Disturbance and release of contaminated soil during demolition and construction phases of the project, or transportation of excavated material, or contaminated groundwater could expose construction workers, the public, or the environment to adverse conditions related to hazardous materials handling. (Potentially Significant)</i> | | | | |
| <p>Mitigation Measure HAZ-1: Prior to issuance of any building permit for sites where ground breaking activities would occur, all proposed development sites shall have a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standard known as ASTM E 1527-05. The City may waive the requirement for a Phase I site assessment for sites under current and recent regulatory oversight with respect to hazardous materials contamination. If the Phase I assessment shows the potential for hazardous releases, then Phase II site assessments or other appropriate analyses shall be conducted to determine the extent of the contamination and the process for remediation. All proposed development in the Plan area where previous hazardous materials releases have occurred shall require remediation and cleanup to levels established by the overseeing regulatory agency (San Mateo County Environmental Health (SMCEH), Regional Water Quality Control Board (RWQCB) or Department of Toxic Substances Control (DTSC) appropriate for the proposed new use of the site. All proposed groundbreaking activities within areas of identified or suspected contamination shall be conducted according to a site specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) and approved by SMCEH prior to the commencement of groundbreaking.</p> | <p>Prepare a Phase I site assessment.</p> <p>If assessment shows potential for hazardous releases, then a Phase II site assessment shall be conducted.</p> <p>Remediation shall be conducted according to standards of overseeing regulatory agency where previous hazardous releases have occurred.</p> <p>Groundbreaking activities where there is identified or suspected contamination shall be conducted according to a site-specific health and safety plan.</p> | <p>Prior to issuance of any grading or building permit for sites with groundbreaking activity.</p> | <p>Qualified environmental consulting firm and licensed professionals hired by project sponsor(s)</p> | <p>CDD</p> |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant) | | | | |
| Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit. | Implement best management practices to reduce the release of hazardous materials during construction. | Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites | Project sponsor(s) and contractor(s) | CDD |
| NOISE | | | | |
| Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise levels in the Specific Plan area above levels existing without the Specific Plan and in excess of standards established in the local general plan or noise ordinance, or applicable | | | | |
| Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements: * Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; | A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels. | Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and ongoing through construction | Project sponsor(s) and contractor(s) | CDD |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <p>* Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and</p> <p>* When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.</p> | | | | |
| <p><i>Mitigation Measure NOI-1b: Noise Control</i> Measures for Pile Driving: Should pile-driving be necessary for a subsequently proposed development project, the project sponsor would require that the project contractor predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving. Should pile-driving be necessary for the proposed project, the project sponsor would require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses.</p> | <p>If pile-driving is necessary for project, predrill holes to minimize noise and vibration and limit activity to result in the least disturbance to neighboring uses.</p> | <p>Measures shown on plans, construction documents and specifications and ongoing during construction</p> | <p>Project sponsor(s) and contractor(s)</p> | <p>CDD</p> |
| <p><i>Mitigation Measure NOI-1c:</i> The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.</p> | <p>Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.</p> | <p>Condition shown on plans, construction documents and specifications. When justified complaint received by City.</p> | <p>Project sponsor(s) and contractor(s) for revisions to construction noise control plan.</p> | <p>CDD</p> |
| TRANSPORTATION, CIRCULATION AND PARKING | | | | |
| Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant) | | | | |

| El Camino Real/Downtown Mitigation Monitoring and Reporting Program | | | | |
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| Mitigation Measure | Action | Timing | Implementing Party | Monitoring Party |
| <i>Mitigation Measures TR-1a through TR-1d: (see EIR for details)</i> | Payment of fair share funding. | Prior to building permit issuance. | Project sponsor(s) | PW/CDD |
| <i>Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)</i> | | | | |
| <p><i>Mitigation Measure TR-2:</i> New developments within the Specific Plan area, regardless of the amount of new traffic they would generate, are required to have in-place a City-approved Transportation Demand Management (TDM) program prior to project occupancy to mitigate impacts on roadway segments and intersections. TDM programs could include the following measures for site users (taken from the C/CAG CMP), as applicable:</p> <ul style="list-style-type: none"> * Commute alternative information; * Bicycle storage facilities; * Showers and changing rooms; * Pedestrian and bicycle subsidies; * Operating dedicated shuttle service (or buying into a shuttle consortium); * Subsidizing transit tickets; * Preferential parking for carpoolers; * Provide child care services and convenience shopping within new developments; * Van pool programs; * Guaranteed ride home program for those who use alternative modes; * Parking cashout programs and discounts for persons who * Imposing charges for parking rather than providing free parking; * Providing shuttles for customers and visitors; and/or * Car share programs. | Develop a Transportation Demand Management program. | Submit draft TDM program with building permit. City approval required before permit issuance. Implementation prior to project occupancy. | Project sponsor(s) | PW/CDD |
| <i>Impact TR-8: Cumulative development, along with development in the Plan area would adversely affect operation of local roadway segments. (Significant)</i> | | | | |
| <i>Mitigation Measure TR-8: Implement TR-2 (TDM Program).</i> | See Mitigation Measure TR-2. | | | |

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: Project Compliance Worksheet —ECR SW District
Guild Theatre

| <u>Section</u> | <u>Standard or Guideline</u> | <u>Requirement</u> | <u>Evaluation</u> |
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| E.3.1 Development Intensity | | | |
| E.3.1.01 | Standard | Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable. | Complies: No Office proposed. |
| E.3.1.02 | Standard | Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable. | Complies: No Medical or Dental proposed. |
| E.3.2 Height | | | |
| E.3.2.01 | Standard | Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces. | Tentatively Complies: Per sections A4.20 screen at height of equipment (36' above ground level) proposed. Equipment height not verified. |
| E.3.2.02 | Standard | Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building. | Complies: Per Sections parapets shown at 29'-0". Maximum façade height 30'-0"; maximum building height is 38'-0". |
| E.3.2.03 | Standard | Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building. | Complies: No such features. Roof hatch for roof access. |
| E.3.3 Setbacks and Projections within Setbacks | | | |
| E.3.3.01 | Standard | Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate. | N/A: Proposed amendments would not require front setback areas. |
| E.3.3.02 | Standard | Parking shall not be permitted in front setback areas. | Complies: No Parking |
| E.3.3.03 | Standard | In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width. | Complies: Building at 0' setback with 2'10" deep by 17' 2" wide recess at entry. Complies with SP amendment. |
| E.3.3.04 | Standard | In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space. | N/A – No such building projections proposed. |
| E.3.3.05 | Standard | In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area. | N/A – No such building projections proposed. |

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| E.3.3.06 | Standard | The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line. | N/A – No such building projections proposed. |
| E.3.3.07 | Standard | Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space. | Will comply with SP amendments. |
| E.3.3.08 | Standard | No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor. | N/A |
| E.3.4 Massing and Modulation | | | |
| E.3.4.1 Building Breaks | | | |
| E.3.4.1.01 | Standard | The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development. | N/A |
| E.3.4.1.02 | Standard | Building breaks shall be located at ground level and extend the entire building height. | N/A |
| E.3.4.1.03 | Standard | In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth. | N/A |
| E.3.4.1.04 | Standard | Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume. | N/A |
| E.3.4.1.05 | Standard | In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3. | N/A – Site in ECR SW district. |

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| E.3.4.1.06 | Standard | <p>In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall:</p> <ul style="list-style-type: none"> • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue. | N/A – Site in ECR SW district. |
| E.3.4.1.07 | Standard | <p>In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.</p> | N/A – Site in ECR SW district. |
| E.3.4.1.08 | Guideline | <p>In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.</p> | N/A – Site in ECR SW district. |
| E.3.4.2 Façade Modulation and Treatment | | | |
| E.3.4.2.01 | Standard | <p>Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the minor vertical façade modulation shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2-foot setback of the building plane from the primary building façade.</p> | N/A - Façade is 50'-0" wide per plans. |

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| E.3.4.2.02 | Standard | Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a major vertical façade modulation shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet. | N/A: Façade is 50'-0" wide per plans. |
| E.3.4.2.03 | Standard | In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color. | N/A |
| E.3.4.2.04 | Guideline | Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height. | N/A |
| E.3.4.2.05 | Guideline | Buildings should consider sun shading mechanisms, like overhangs, <i>bris soleils</i> and clerestory lighting, as façade articulation strategies. | Complies: Marquee. |
| E.3.4.3 Building Profile | | | |
| E.3.4.3.01 | Standard | The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district. | Complies: Building height does not exceed maximum façade height except for screening of mechanical equipment which is well back from front façade. |
| E.3.4.3.02 | Standard | Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building. | N/A – No such building projections proposed. |
| E.3.4.3.03 | Standard | Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building. | Complies: No parapets above maximum building profile. |
| E.3.4.3.04 | Standard | Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building. | Complies: No stair or elevator towers. |
| E.3.4.4 Upper Story Façade Length | | | |
| E.3.4.4.01 | Standard | Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space. | N/A |
| E.3.5 Ground Floor Treatment, Entry and Commercial Frontage | | | |
| Ground Floor Treatment | | | |

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| E.3.5.01 | Standard | The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space. | Complies: The proposed height from the first to second floor is 13 feet; will comply with SP amendments. |
| E.3.5.02 | Standard | Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted. | Complies: Applicant indicates proposed 39.7% transparency (including display case areas.) Will comply with SP amendments. |
| E.3.5.03 | Guideline | Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street. | Complies: Entry to building at ECR sidewalk. |
| E.3.5.04 | Guideline | Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials. | Complies: Theatre lobby. |
| E.3.5.05 | Guideline | For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street. | Complies: Theatre lobby. |
| E.3.5.06 | Guideline | Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals. | Complies: Blank wall areas to sides of lobby entrance are mitigated with display cases and box office window. |
| E.3.5.07 | Guideline | Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met. | N/A |
| E.3.5.08 | Guideline | Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade. | Complies: The existing marquee is to remain and be restored. |
| Building Entries | | | |
| E.3.5.09 | Standard | Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation. | Complies: Building entry is oriented toward the street. |

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| E.3.5.10 | Guideline | Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings. | Complies: Building recess glazed and marquee above with zone of glazing behind the marquee proposed. |
| E.3.5.11 | Guideline | Multiple entries at street level are encouraged where appropriate. | Complies: Multiple entries would not be appropriate for this use. |
| E.3.5.12 | Guideline | Ground floor residential units are encouraged to have their entrance from the street. | N/A |
| E.3.5.13 | Guideline | Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street. | N/A |
| E.3.5.14 | Guideline | Building entries are allowed to be recessed from the primary building façade. | Complies: Building entry is recessed from the primary façade. |
| Commercial Frontage | | | |
| E.3.5.15 | Standard | Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches | Complies: Commercial glazing is limited to the lobby, which is shown recessed on the first floor plan 2' 10" from the adjacent walls. |
| E.3.5.16 | Standard | Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass. | Complies: Will comply with SP Amendments |
| E.3.5.17 | Guideline | Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets. | Complies |
| E.3.5.18 | Guideline | The distinction between individual storefronts, entire building façades and adjacent properties should be maintained. | Complies |
| E.3.5.19 | Guideline | Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade. | Complies: The storefront at the entry provides clarity. |
| E.3.5.20 | Guideline | Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays. | Complies |
| E.3.5.21 | Guideline | All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown. | N/A: No retail |

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| E.3.5.22 | Guideline | Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays. | N/A: No retail |
| E.3.5.23 | Guideline | Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior. | N/A |
| E.3.5.24 | Guideline | Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside. | N/A |
| E.3.5.25 | Guideline | Signage should not be attached to storefront windows. | N/A |
| E.3.6 Open Space | | | |
| E.3.6.01 | Standard | Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided. | N/A: There is no residential use. |
| E.3.6.02 | Standard | Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development. | N/A |
| E.3.6.03 | Guideline | Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade. | N/A |
| E.3.6.04 | Guideline | Private development should provide accessible and usable common open space for building occupants and/or the general public. | N/A |
| E.3.6.05 | Guideline | For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy. | N/A |

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| E.3.6.06 | Guideline | Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long. | N/A |
| E.3.6.07 | Guideline | Landscaping of private open spaces should be attractive, durable and drought-resistant. | N/A |
| E.3.7 Parking, Service and Utilities | | | |
| General Parking and Service Access | | | |
| E.3.7.01 | Guideline | The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements. | Complies: There is a break in the existing façade at the alley that is used as service access and egress. |
| E.3.7.02 | Guideline | In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided. | N/A |
| E.3.7.03 | Guideline | When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building. | Complies: The waste and recycling enclosure is at the end of the alley. |
| E.3.7.04 | Guideline | The size and pattern of loading dock entrances and doors should be integrated with the overall building design. | N/A |
| E.3.7.05 | Guideline | Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean. | N/A |
| E.3.7.06 | Guideline | Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more complete guidelines regarding landscaping in parking areas. | N/A |
| Utilities | | | |
| E.3.7.07 | Guideline | All utilities in conjunction with new residential and commercial development should be placed underground. | Complies: Applicant indicates all utilities would be indoors. |
| E.3.7.08 | Guideline | Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design. | Complies: Applicant indicates all utilities would be indoors. |
| Parking Garages | | | |

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| E.3.7.09 | Standard | To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 “Bicycle Storage Standards and Guidelines.” | N/A |
| E.3.7.10 | Guideline | Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color. | N/A |
| E.3.7.11 | Guideline | To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment. | N/A |
| E.3.7.12 | Guideline | Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character. | N/A |
| E.3.7.13 | Guideline | Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan’s off-street parking standards and allowance for shared parking studies. | Note: The proposal discusses existing and future parking as being provided off-site. |
| E.3.7.14 | Guideline | A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect. | N/A |
| E.3.8 Sustainable Practices | | | |
| Overall Standards | | | |
| E.3.8.01 | Standard | Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply. | Complies |
| Overall Guidelines | | | |
| E.3.8.02 | Guideline | Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years. | Complies |
| Leadership in Energy and Environmental Design (LEED) Standards | | | |

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| <p>E.3.8.03</p> | <p>Standard</p> | <p>Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursuing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis.</p> <p>LEED certification or equivalent standard, at a Silver level or higher, shall be required for:</p> <ul style="list-style-type: none"> • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. <p>All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive permit processing, fee discounts, or design templates.</p> | <p>N/A</p> |
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| Leadership in Energy and Environmental Design (LEED) Guidelines | | | |
| E.3.8.04 | Guideline | <p>The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge.</p> <p>The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.</p> | N/A |
| Building Design Guidelines | | | |
| E.3.8.05 | Guideline | Buildings should incorporate narrow floor plates to allow natural light deeper into the interior. | N/A: Building use not related to this guideline. |
| E.3.8.06 | Guideline | Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials. | Complies: Relative to lobby glazing two stories tall. |
| E.3.8.07 | Guideline | Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like <i>bris soleils</i> help control solar gain and check overheating. <i>Bris soleils</i> , which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within. | Note: ECR façade is mostly north facing limiting the need for regulating direct sunlight. |
| E.3.8.08 | Guideline | Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown , the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade. | N/A |

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| E.3.8.09 | Guideline | Operable windows are encouraged in new buildings for natural ventilation. | N/A |
| E.3.8.10 | Guideline | To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs. | The project will consider use of PVs. |
| E.3.8.11 | Guideline | Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials. | Trash enclosure shown on A2.10 indicates space for trash recycling, and compost. |
| Stormwater and Wastewater Management Guidelines | | | |
| E.3.8.12 | Guideline | Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rainwater that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface. | N/A |
| E.3.8.13 | Guideline | Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces. | N/A |
| Landscaping Guidelines | | | |
| E.3.8.14 | Guideline | Planting plans should support passive heating and cooling of buildings and outdoor spaces. | N/A |
| E.3.8.15 | Guideline | Regional native and drought resistant plant species are encouraged as planting material. | N/A |
| E.3.8.16 | Guideline | Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping". | N/A |
| Lighting Standards | | | |
| E.3.8.17 | Standard | Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky. | Will Comply |
| E.3.8.18 | Standard | Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security. | N/A |
| Lighting Guidelines | | | |
| E.3.8.19 | Guideline | Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation. | TBD |
| E.3.8.20 | Guideline | Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption. | TBD |

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| E.3.8.21 | Guideline | Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended. | TBD |
| Green Building Material Guidelines | | | |
| E.3.8.22 | Guideline | The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs. | The project will comply. |
| E.3.8.23 | Guideline | The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged. | The project will comply as feasible. |
| E.3.8.24 | Guideline | Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation. | The project will comply as feasible. |
| E.3.8.25 | Guideline | A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended. | Complies: Enclosure provided on site within alley. |
| E.3.8.26 | Guideline | The use of material from renewable sources is encouraged. | The project will comply as feasible. |



220 Montgomery Street
 Suite 346
 San Francisco, CA 94104
 (415) 392-9688 P
 (415) 392-9788 F
 www.chsconsulting.net

Technical Memorandum

Date: April 4, 2018
 To: Nicole Nagaya, PE, and Mark Muenzer, City of Menlo Park
 CC: Drew Dunlevie, Peninsula Arts Guild
 David Whiteside, Whiteside Management
 Matthew Stone, Arent Fox LLP
 From: Andrew Kluter, PE, CHS Consulting Group
 Re: **City of Menlo Park – Guild Theatre Project Parking Technical Memorandum - Draft**

1.0 Introduction & Summary

The purpose of this technical memorandum is to summarize the results of a parking evaluation of the subject project site located at 949 El Camino Real in the City of Menlo Park. The proposed project will renovate an existing 266-seat movie theatre (Guild Theatre) and convert it into a performance-based venue. The proposed project is located just southeast of the Ravenswood Avenue / Menlo Avenue intersection. The renovated theatre would have a total capacity for up to 500-550 spectators. Performances are expected to take place 2-3 days per week, typically on weekend nights with doors opening at 8:00 p.m. and a show start time at 9:00 p.m. Since the proposed project would not generate vehicle trips during the typical weekday commute peak period (generally defined as 4:00 p.m. to 6:00 p.m. on Mondays through Fridays), this memorandum focuses on expected project parking demand, the proposed project's potential effects on existing parking supply in the City's Downtown area, and potential approaches to reduce parking demand.

2.0 Project Description

The Guild Theatre, which currently operates as a cinema showing independent and foreign-language films, is located at 949 El Camino Real just southeast of the El Camino Real / Ravenswood Avenue / Menlo Avenue intersection and approximately 1,000 feet (1/5-mile) southeast of the Menlo Park Caltrain station. The building is located on an approximately 4,800-square foot site.

According to the Project Sponsor, the proposed project would convert the existing cinema into a live entertainment venue featuring concerts, films, and other community events. Building improvements necessary to complete this conversion include various building structural upgrades and construction of a basement and second floor/mezzanine area. The proposed project would increase the overall building floor area to approximately 11,000 square feet.

The first floor would contain an entry lobby, main viewing or seating area, bar, stage, box office, and restrooms. The basement would be reserved for the green room and dressing rooms for performers, as well as storage and mechanical rooms to provide space for materials that would allow the venue to accommodate a variety of performance types. The second floor would provide additional viewing areas, a small bar, office, and a vestibule.

In terms of events, the proposed project would continue to show movies, but the proposed improvements would allow the venue to host live events, including concerts, speakers, and comedians. At most, three movie or music

events would take place per week, with a typical week consisting of one or two events. The venue would only be open for scheduled events, which would typically take place on Friday, Saturday, and Sunday evenings. Occasional events may take place on a weeknight (Monday-Thursday). Venue doors for these shows would open typically at 8:00 p.m., with a show start time of 9:00 p.m.

In addition, the Project Sponsor, as a public benefit, would offer the theater for community events on an as-needed basis and in coordination with the City. Such community events would potentially include author talks and events sponsored by Kepler's Books; City-sponsored special events (Wine Walk, Summer Concert Series or others); movie festivals; local school events; and church events.

The Project Sponsor anticipates that up to 23 staff, including both full-time and part-time contractors, would be needed onsite for typical music events. Fewer employees are required for movie events.

Proposed Project Parking and Circulation

Presently, the Guild Theatre operates as a cinema, with a capacity of up to 266 seats. It is open seven days per week. As part of the proposed project, the renovated theatre would have a total capacity for up to 500-550 patrons. Currently, the building does not provide onsite or offsite parking, and the proposed project would not provide any additional parking supply.

The proposed project is situated 1,000 feet south of the Menlo Park Caltrain Station, which is approximately a five-minute walk. In addition, as will be shown later in this report, a significant supply of parking is available within a quarter-mile of the theater, which is utilized by theater patrons (and which patrons would continue to use to access the proposed project). As most events would take place in the evening on weekends, with some occurring after the weekday p.m. peak commute period, peak theater parking activity would coincide with the lowest parking occupancy periods by time of day in the Downtown area, thereby avoiding the at-capacity parking conditions experienced during typical weekday midday periods.¹

3.0 Anticipated Proposed Project Parking Demand in Downtown

For purposes of this parking analysis, CHS identified a comparable Bay Area theater site, the Sweetwater Music Hall in Downtown Mill Valley, which operates a substantially similar venue to the proposed project. Thus, the Sweetwater is representative of the general catchment area and expected mode share of arriving patrons and staff for the proposed project. Similar to the Guild Theatre, the Sweetwater is situated on a site without dedicated onsite parking. As a result, the Sweetwater relies on public parking lots and on-street parking spaces in Downtown Mill Valley to satisfy its parking demand.

With 10+ years' experience operating in Downtown Mill Valley, Sweetwater staff estimates that events attract patrons with trip origins of approximately 15 percent from local residents within a quarter-mile distance of the venue. Approximately 10 percent of the employees are estimated to arrive from within a 1/4-mile. Accordingly,

¹ City of Menlo Park. *Menlo Park Downtown Parking Study* (2010)

Sweetwater staff estimates an approximately 90/10 split in terms of patrons who arrive in autos compared with walking. Vehicle occupancy is estimated at approximately two persons per vehicle for events.²

In terms of parking, Sweetwater staff directs patrons and workers to use Downtown Mill Valley's on-street metered parking and public lots and to avoid parking in adjacent residential areas.³ Sweetwater staff has found its practices to be successful, given the parking time limits and regulations in the surround area.⁴ As the Sweetwater generally opens its doors at 7:00 p.m. or 8:00 p.m., concerts begin at times that are outside the prime parking enforcement hours.

The proposed project's events will similarly occur outside of Downtown Menlo Park's parking enforcement hours, which end at 6:00 p.m. As such, the preceding case study in Mill Valley provides a suitable comparison in terms of the parking environment in which the proposed project is situated.

It is anticipated that, similar to the Sweetwater, approximately ten percent of the proposed project's patrons would walk from local neighborhoods within 1/4- to 1/3-mile radius of the theater. This leaves approximately 495 guests that would arrive via auto. Assuming the same 2-person per vehicle occupancy, the proposed project would create a parking demand of approximately 248 vehicles. Additionally, up to 23 staff would be onsite for an event, which could generate up to 23 additional vehicles requiring parking. Thus, up to 271 vehicles may require parking in the Downtown area. This 271-vehicle estimate includes not only theatre patrons that would drive and park downtown solely for an event, but also those that visit restaurants and shops before or after shows. This estimate also excludes those patrons and staff that would arrive via a transportation network company (TNC) ride (e.g. Lyft or Uber). However, CHS has additionally included an analysis of expected TNC utilization of the passenger zone fronting the theater on southbound El Camino Real later in this report.

4.0 Current Parking Availability in Downtown Menlo Park

In order to establish a base condition of existing parking availability, CHS conducted a detailed field inventory and occupancy count of parking space supply within a quarter-mile of the Guild Theatre. The parking count took place between 6:00 p.m. and 8:00 p.m. on a Friday and Saturday evening (specifically Saturday, March 10 and Friday, March 16, 2018). These days and times of observation represent what would be considered typical peak parking periods specific to patrons and staff arriving for a venue show. The off-street public lots observed within a 1/4-mile were Lots 1, 2, 5, 6, 7, and 8.⁵ On-street locations within a 1/4-mile of the theater included:

- Chestnut Street from Oak Grove Avenue to Santa Cruz Avenue
- Crane Street from Santa Cruz Avenue to Menlo Avenue
- Doyle Street from Santa Cruz Avenue to Menlo Avenue

² CHS communication with Aaron Kayce of Sweetwater Music Hall, March 7, 2018.

³ Sweetwater Music Hall website frequently asked questions (<https://www.sweetwatermusicall.com/faqs/>), accessed online March 2018.

⁴ Parking in downtown Mill Valley is enforced between 9:00 a.m. and 6:00 p.m., except Sundays and holidays, allowing up to 4 hours of parking duration (with exceptions for residents). There are some 2-hour meter locations.

⁵ As designated from Menlo Park Downtown Parking Study (2010).

- Menlo Avenue between El Camino Real and Crane Street
- Oak Grove Avenue between El Camino Real and Chestnut Street
- Santa Cruz Avenue between El Camino Real and Crane Street

Figure 1 shows the locations of on- and off-street parking within the downtown area. **Table 1** shows the results of the two-day parking occupancy observations. **Appendix A** includes detailed observations of parking inventory and occupancy by lot and street segment for both days.

Table 1: Downtown Parking Inventory and Occupancy Within ¼-Mile of Guild Theatre

| Parking Type | Total Supply | Saturday (3/10/2018) | | Friday (3/16/2018) | |
|----------------------|--------------|----------------------|------------|--------------------|------------|
| | | Occupancy | Available | Occupancy | Available |
| Off-Street Lot | 869 | 363 | 506 | 521 | 348 |
| On-Street (Curbside) | 192 | 142 | 50 | 149 | 43 |
| Total | 1,061 | 505 | 556 | 670 | 391 |

Source: CHS Consulting Group (2018)

1. Parking survey was conducted on Saturday, March 10, 2018 and Friday, March 16, 2018 between 6:00 and 8:00 p.m. both days.

As shown in **Table 1**, there is ample parking capacity available to Guild Theatre patrons within 1/4-mile distance of the proposed project. At minimum, on a Friday night (the highest occupancy evening of the two observed), at least 348 spaces are available in off-street lots and 43 are available in on-street curbside spaces, for a total of 391 available spaces. A closer look at the detailed Friday occupancy data (shown in **Appendix A**) revealed that Lots 7 and 8, the public lots closest to the site, were observed at- or near-capacity. However, there remains ample off-street parking in Lots 1, 5, and 6 (the next closest lots) totaling 111, 102, and 104 spaces, respectively, for a total of 317 spaces. Based on these field observations, the expected worst-case parking demand of 271 vehicles for a 550-patron event on a weekday or weekend evening would be satisfied by a minimum available supply of 391 spaces within a 1/4-mile of the Guild Theatre.



Menlo Park Guild Theater Transportation Impact Study

Figure 1
Downtown Public Parking Study Area

5.0 Project Consistency with Downtown Specific Plan and El Camino Real Corridor Study

CHS reviewed the proposed project for consistency with the circulation goals of the *Downtown Specific Plan* and *El Camino Real Corridor Study*. The project as proposed is consistent with the primary goal of the *Downtown Specific Plan's* Parking Management Plan, which is to use the existing downtown parking supply to the fullest extent possible, promoting a “Park Once and Walk” strategy in which visitors to downtown can park once and visit multiple destinations. The proposed project would schedule events that enable patrons to utilize widely available downtown parking capacity during Friday and weekend evenings, after parking time limit enforcement has ended, enabling patrons to visit the Guild Theatre as well as other downtown businesses without needing to move their cars if they choose.

The *El Camino Real Corridor Study* identified various alternatives for accommodating bicycle lanes on El Camino Real through the study area. The study further identified 5 curbside loading spaces in front of the Guild Theatre along southbound El Camino Real. These spaces would be removed if either the Buffered Bike Lane (Alternative 2) or Separated Bike Lane (Alternative 3) designs evaluated in the El Camino study were implemented.⁶ The El Camino corridor study also notes that Live Oak Avenue, approximately 300 feet southeast (a 1.5-minute walk) from the Guild Theatre frontage, is a potential area to relocate the passenger zone from El Camino Real. As the El Camino project advances in the future, it is recommended that the Project Sponsor work jointly with the City to evaluate and select a suitable alternative passenger loading zone near the theater in the event that Alternatives 2 or 3 are selected for future design and construction. This will ensure proposed project consistency with the multimodal goals of the *El Camino Real Corridor Study*, including in particular enhanced bicycle accommodation along this roadway.

6.0 Adequacy of Anticipated Walking Routes to the Project

CHS conducted a field review in March 2018 of walking routes to the theater from the observed downtown parking areas, consisting of both on-street and public off-street lots. The field review revealed that the theater is currently connected to a continuous network of sidewalks that lead to the public parking area expected to be used by patrons and bounded by Oak Grove Avenue, El Camino Real, Menlo Avenue, and Crane Street. Additionally, this walkability is further enhanced by short distances crossing roadways in downtown. Most downtown roadways consist of two travel lanes plus 1 or 2 parking lanes, which overall presents shorter crossing distances when compared to El Camino Real, with its generally wider roadway cross section. Given these conditions, the walking evaluation was limited to the surveyed public parking areas. By contrast, the Caltrain and neighborhood parking areas across El Camino Real from the theater are considered less desirable from a walkability perspective, given the physical barriers that include the wide roadway cross section of El Camino Real and the Caltrain tracks that separate the downtown from these neighborhoods. As such, these areas were excluded from the evaluation. Given the demonstrated availability of parking within the downtown area for venue patrons and staff, the continuity of walking paths to/from the theater, and shorter pedestrian crossing distances within downtown, there are no apparent deficiencies relative to walking facilities for theater patrons and staff, and as such no improvements relative to these facilities are recommended.

⁶ City of Menlo Park, *El Camino Real Corridor Study*, July 2015.

7.0 Proposed Curbside Loading Operation During Venue Post-Event Period

CHS further evaluated anticipated passenger loading demand at the theater curbside passenger zone along southbound El Camino Real. A post-event scenario in which 550 patrons depart a show at the theater was assumed for worst-case analysis purposes. Post-event passenger zone activity is considered worst-case as the accumulation of patrons leaving a show is generally more concentrated than before an event, where patron arrivals are generally more dispersed.

For purposes of this curbside analysis, 10 percent of the 271 vehicles (27 vehicles) estimated to be generated by a 550-patron event are assumed to be TNC vehicles providing service after the event. Although data specific to TNC mode shares to, from, and within Menlo Park are currently proprietary to TNCs, reasonable assumptions nonetheless can be made with regard to overall Bay Area curbside experience with these services. In San Francisco, which has generally high demand for TNC services within the Bay Area given its dense urban environment, it has been estimated that approximately 15 percent of all intracity trips are made by TNC service.⁷ For the Guild Theatre, which is situated in a less dense, suburban environment where private auto (non-TNC) use is generally higher than San Francisco, the 10 percent TNC assumption for patrons was made as it generally captures local trips greater than 1/4-mile that would use TNC services rather than driving a personal vehicle, walking, or bicycling.

The 27 vehicles estimated to provide TNC service after a theater show are expected to arrive uniformly over an approximate 30 minute period after a theater show ends, as patrons typically leave such venues in a distributed fashion over such a period, rather than all at the same time. Assuming this uniform arrival of TNC patrons over a 30-minute period, it is estimated that individual TNC vehicles picking up passengers would arrive at a rate of 1 vehicle every 1.1 minutes ($=30 \text{ minutes} / 27 \text{ vehicles}$).

Presently, there is a 70-foot curbside passenger loading zone on southbound El Camino Real fronting the theater that can accommodate up to three vehicles at any one time. Given that the passenger zone fronts the theater, based on City Code Section 11.08.030 (b)(2), this zone would be restricted to passenger loading zone use at all times except when the theater is closed. Therefore, the currently signed 3-minute time limit restriction for passenger loading and unloading would apply within this zone after the show has ended, given that the theater would remain open until all patrons, performers, and staff have left the building.

Observations of TNC vehicle curbside dwell times for pickup at the curb specific to theater patrons are limited. Dwell time is defined as the time a vehicle spends at the curb for passenger boarding or discharge, generally calculated by subtracting the curbside arrival time from the departure time. Nevertheless, insights on TNC dwell time can be found from recent CHS field observations of TNC services in an existing public, on-street passenger loading zone in San Francisco on 10th Street just south of Market Street, where 865 total TNC boardings and alightings of passengers were field observed over a 48-hour period in fall 2017. This passenger zone in the Civic Center area of San Francisco serves a variety of residential, office, and commercial retail uses. Based on this field

⁷ San Francisco County Transportation Authority, *TNCs Today, Final Report*, June 2017

data collection, CHS observed a median dwell time of approximately 40 seconds per TNC vehicle relative to both boarding and discharging passengers.⁸ It is reasonable to assume that TNC vehicles picking up departing patrons at Guild Theatre following an event would operate with similar median dwell times, given that in both the San Francisco and Guild Theatre cases, the TNC reservation process via smartphone allows passengers to enter vehicles with minimal delay, and TNC drivers in turn have preloaded smartphone directions to their passengers' destinations that allow them to pull from the curb efficiently. This efficiency is further highlighted based on additional, similar recent observations conducted curbside at San Francisco International Airport (SFO), where by contrast TNC vehicle dwell times for arriving and departing passengers range from one to two minutes.⁹ Generally, the longer dwell times at SFO are due to airport TNC passengers, who have longer loading and unloading times at the curb due to traveling with luggage.

Therefore, based on the collected TNC data and theatre TNC passenger estimates, an approximate 40-second dwell time / discharge rate for TNC vehicles at the curb would be faster than the arrival rate of TNC customers exiting the theater, i.e. 1 vehicle every 1.1 minutes. As such, it can be reasonably expected that during the post-event period, the three-space passenger zone would not fill up to the point of spillover onto the adjacent southbound travel lanes of El Camino Real. In order to discourage curbside TNC vehicles from dwelling curbside for longer than one minute picking up or discharging passengers, CHS recommends that the theater provide venue staff at the curbside pre- and post-event to help ensure efficient loading of TNC vehicles.

8.o Strategies to Manage Project Parking Demand in Downtown

The preceding analysis concluded that there is an ample parking supply in Downtown Menlo Park that is expected to accommodate the largest estimated demand (271 parked vehicles) generated by the proposed project based on a 550-patron event during weekday / weekend evenings. Nevertheless, if necessary, there are several management strategies that the Project Sponsor can implement to manage and potentially reduce venue-generated parking demand Downtown. CHS recommends the following parking demand management strategies to be implemented by the Project Sponsor during large (up to 550-patron) events on weekend evenings in Downtown Menlo Park:

- Provide communications to patrons in advance of events by describing alternatives to driving to the Project site and parking Downtown. Potential mechanisms to advise patrons on alternative travel modes can include, but not be limited to:
 - Venue website: provide transportation option information in a 'FAQ' or dedicated transportation page. This page would describe options to arrive to the site, including information regarding TNC ride services and carpool matching.

⁸ CHS Consulting Group, field observation of TNC activity at 8 Tenth Street passenger loading zone, San Francisco, October 31 and November 1, 2017

⁹ HNTB, *San Francisco International Airport 2016-17 Curbside Congestion Study, Draft Summary Report*, January 2018

- At venue, post current public transportation options, including Caltrain and SamTrans schedules and maps, to provide information that encourages patrons and staff to use alternative transportation to get to the venue.
- Pre-show email sent by theater management or by approved ticket vendor, describing travel alternatives to driving to downtown.
- Provide event staff for purposes of actively managing passenger loading and unloading along the El Camino Real curb side in front of the theater prior to and after events. Active management would consist of event staff assisting event patrons that are boarding and alighting vehicles curbside with the objective of ensuring that no vehicles dwell curbside for longer than one minute, consistent with expected curbside vehicle arrival rates of one vehicle every 1.1 minutes. Vehicles dwelling longer than one minute at the curbside would be directed to leave the passenger zone. By ensuring that vehicle dwell time at the curb would not exceed expected curbside vehicle arrival rates, staff would thereby ensure an orderly discharge and pickup of passengers with no greater than three vehicles in the passenger loading zone queued at any one time (given the existing 70-foot, three-space passenger zone), so that the potential for vehicle spillover into adjacent El Camino Real travel lanes would be minimized to the greatest extent possible.

The preceding parking analysis concluded that the current Downtown Menlo Park parking supply is expected to adequately absorb the demand generated by Guild Theatre events without creating any parking capacity issues. In the event of a future downtown parking capacity issue, the Project Sponsor could explore the possibility of implementing the following additional parking demand management strategies:

- Offer patron incentive to ride TNCs to events. The Guild Theatre could partner with TNCs by offering discounted rides to patrons. For example, the venue as a one-time incentive could purchase a block of discounted rides through the TNC services and in turn offer them to patrons via a discount code provided upon ticket purchase. This incentive would provide an option for patrons to get to downtown without needing to drive and find parking.
- In the event of an identified future parking shortage, provide Guild Theatre patrons and staff with a means to provide feedback on their parking experience. The primary format could be a written or web-based survey instrument to be administered following an event. The objective would be to determine whether patrons and staff experience any difficulties finding available parking prior to events or work shifts. Following the survey, the venue would provide a summary of this feedback to City staff that identifies any parking issues experienced by visitors and staff. If any issues are identified and/or persist over time, the venue would provide recommendations and action items to improve parking demand management through the above incentives or other means.
- Offer a patron incentive of discounted or comped food and beverage for riding Caltrain to the venue.

- Future collaboration with Caltrain in terms of train use programs and the potential to lease Caltrain parking for theater use during late evenings as might be needed in the event of a future downtown parking capacity issue.

CHS greatly appreciates this opportunity to provide this parking demand evaluation in the City of Menlo Park. Please contact me with any questions or comments on this study at (415) 579-9059. Thank you.

Appendix A - Parking Inventory and Occupancy within 1/4-mile of Guild Theatre

Guild Theater - Study Area Parking Occupancy Survey

Saturday, March 10, 2018 - 6-8PM and Friday, March 16, 2018 - 6-8PM

| Public Parking Lot | Cross Streets | Supply | Saturday, March 10, 2018 | | Friday, March 16, 2018 | |
|--------------------------|-------------------|------------|--------------------------|------------|------------------------|------------|
| | | | Occupancy | Available | Occupancy | Available |
| Lot 8 | Doyle Street | 143 | 126 | 17 | 143 | 0 |
| | Santa Cruz Avenue | | | | | |
| | Curtis Street | | | | | |
| | Menlo Avenue | | | | | |
| Lot 7 | Curtis Street | 96 | 54 | 42 | 89 | 7 |
| | Santa Cruz Avenue | | | | | |
| | Chestnut Street | | | | | |
| | Menlo Avenue | | | | | |
| Lot 6 | Chestnut Street | 140 | 16 | 124 | 38 | 102 |
| | Santa Cruz Avenue | | | | | |
| | Crane Street | | | | | |
| | Menlo Avenue | | | | | |
| Lot 1 | El Camino Real | 244 | 98 | 146 | 133 | 111 |
| | Santa Cruz Avenue | | | | | |
| | Chestnut Street | | | | | |
| | Oak Grove Avenue | | | | | |
| Lot 2 | Chestnut Street | 91 | 38 | 53 | 67 | 24 |
| | Ryans Lane | | | | | |
| | Oak Grove Avenue | | | | | |
| | Crane Street | | | | | |
| Lot 5 | Crane Street | 155 | 31 | 124 | 51 | 104 |
| | Santa Cruz Avenue | | | | | |
| | Evelyn Street | | | | | |
| | Menlo Avenue | | | | | |
| Parking Lot Total | | 869 | 363 | 506 | 521 | 348 |

Appendix A - Parking Inventory and Occupancy within 1/4-mile of Guild Theatre

Guild Theater - Study Area Parking Occupancy Survey

Saturday, March 10, 2018 - 6-8PM and Friday, March 16, 2018 - 6-8PM

| On-Street Location | Cross Streets | Supply | Saturday, March 10, 2018 | | Friday, March 16, 2018 | |
|--------------------------------|-------------------|------------|--------------------------|-----------|------------------------|-----------|
| | | | Occupancy | Available | Occupancy | Available |
| Menlo Avenue - South | Crane Street | 8 | 4 | 4 | 6 | 2 |
| | Chestnut Street | | | | | |
| | Chestnut Street | 9 | 6 | 3 | 6 | 3 |
| | Curtis Street | 6 | 5 | 1 | 5 | 1 |
| | Doyle Street | | | | | |
| Menlo Avenue - North | Crane Street | 6 | 2 | 4 | 3 | 3 |
| | Chestnut Street | | | | | |
| | Chestnut Street | 7 | 4 | 3 | 6 | 1 |
| | Curtis Street | 8 | 8 | 0 | 8 | 0 |
| | Doyle Street | | | | | |
| Doyle Street - East | Santa Cruz Avenue | 9 | 9 | 0 | 9 | 0 |
| | Menlo Avenue | | | | | |
| Doyle Street - West | Santa Cruz Avenue | 8 | 7 | 1 | 7 | 1 |
| | Menlo Avenue | | | | | |
| Curtis Street - East | Santa Cruz Avenue | 8 | 6 | 2 | 6 | 2 |
| | Menlo Avenue | | | | | |
| Curtis Street - West | Santa Cruz Avenue | 8 | 3 | 5 | 3 | 5 |
| | Menlo Avenue | | | | | |
| Chestnut Street - East | Oak Grove Street | 12 | 9 | 3 | 9 | 3 |
| | Santa Cruz Avenue | | | | | |
| Chestnut Street - West | Oak Grove Street | 13 | 13 | 0 | 11 | 2 |
| | Santa Cruz Avenue | | | | | |
| Crane Street - East | Santa Cruz Avenue | 8 | 2 | 6 | 7 | 1 |
| | Menlo Avenue | | | | | |
| Crane Street - West | Santa Cruz Avenue | 9 | 3 | 6 | 9 | 0 |
| | Menlo Avenue | | | | | |
| Santa Cruz - South | Crane Street | 8 | 8 | 0 | 6 | 2 |
| | Chestnut Street | | | | | |
| | Chestnut Street | 19 | 19 | 0 | 16 | 3 |
| | Doyle Street | 4 | 4 | 0 | 4 | 0 |
| | Doyle Street | | | | | |
| El Camino Real | | | | | | |
| Santa Cruz - North | Crane Street | 10 | 7 | 3 | 2 | 8 |
| | Chestnut Street | | | | | |
| | Chestnut Street | 17 | 16 | 1 | 16 | 1 |
| | Doyle Street | 4 | 3 | 1 | 4 | 0 |
| | Doyle Street | | | | | |
| El Camino Real | | | | | | |
| Oak Grove Street - South | El Camino Real | 11 | 4 | 7 | 6 | 5 |
| | Chestnut Street | | | | | |
| On-Street Parking Total | | 192 | 142 | 50 | 149 | 43 |

Guild Theater - Study Area Parking Occupancy Survey

| Parking Type | Supply | Saturday (3/10/2018) | | Friday (3/16/2018) | |
|--------------------|--------------|----------------------|------------|--------------------|------------|
| | | Occupancy | Available | Occupancy | Available |
| Off-Street Parking | 869 | 363 | 506 | 521 | 348 |
| On-Street Parking | 192 | 142 | 50 | 149 | 43 |
| Total | 1,061 | 505 | 556 | 670 | 391 |

Note: Parking surveys were conducted on Saturday, March 10, 2018 and Friday, March 16, 2018 between 6-8PM

From: David Wollenberg
To: [Sandmeier, Corinna D](#)
Subject: Peninsula Arts Guild
Date: Monday, April 9, 2018 2:34:52 PM

Corinna—we are the owner/manager of the property located directly across the street from the proposed live performance facility. We don't see any reference to parking in the proposal.

Please be advised that our parking lot is fully leased to our tenants and will not be available for use by any offsite activities. In fact, if we have to hire security to enforce this, we should be reimbursed for our expenses.

I will be out of the country on April 23 and will not be able to attend the meeting in person.

Thanks,

MENLO STATION DEVELOPMENT, LLC
By The Cortana Corporation
Manager

David Wollenberg

David A. Wollenberg
President
The Cortana Corporation
650-325-7600 x 101

From: Jane Benson
To: [CCIN](#)
Subject: theater/parkng garage and Peninsula Arts Guild proposals
Date: Sunday, April 15, 2018 8:48:13 PM

I write in support of both these proposals am especially eager to save the Guild in this new and creative way. We would certainly benefit from more cultural vibrancy in town and the parking needed to support it. Thank you.

Jane Benson
The Willows

From: Jennifer Still
To: [CCIN](#)
Subject: The New Guild
Date: Wednesday, April 18, 2018 8:07:46 AM

Dear members of the MP City Council,

I'm writing to voice my support for The New Guild. I'm very excited about the prospect of an arts venue in downtown Menlo Park and look forward to attending many events there. It's exactly what our community needs!

Jennifer Still
3128 Barney Ave, MP

Sent from my iPhone

From: Miriam Blatt
To: [_CCIN; Miriam Blatt](#)
Subject: support movie plan to replace Guild
Date: Sunday, April 15, 2018 4:55:33 PM

Not able to attend the meeting tomorrow, but writing with strong support of the plan to replace the Guild theatre with something that includes screening of arts and indie films. And support the parking garage.

Thanks,
Miriam Blatt
316 Central Ave
Menlo Park

From: Lisa Sweeney
To: [_CCIN](#)
Cc: [Drew Dunlevie](#)
Subject: Support for the New Guild
Date: Wednesday, April 18, 2018 3:23:16 PM

MP City Council -

Another vote of support from a Menlo Park resident on moving forward with the New Guild. We need a modern venue where the community can gather and to draw others from the Bay Area for unique cultural events. I envision this to be a special place for my high schoolers, as well as for the adults! If we had the choice of going to the revitalized Redwood City on weekends to catch a movie and have a bite or staying in our own, dear Menlo Park, MP would win every time! What fun to walk to the New Guild for a night out. Let's make it happen please.

Warm Regards,

Lisa Sweeney

From: Eilers, Wendy
To: [_CCIN](#)
Subject: Guild Theater - Replacement Project
Date: Monday, April 16, 2018 1:13:19 PM

Dear Members of the Menlo Park City Council:

I am writing to express my support of the proposed garage and theater project in Menlo Park (where the Guild Theater is currently located). I think this is an exciting as well as pragmatic project for Menlo Park, addressing the need for additional parking and providing a true “value add” to the city with a live entertainment venue that would include film screenings and festivals.

I urge your support, as well!

Respectfully,

Wendy Eilers
Menlo Park

From: William Brown
To: [_CCIN](#)
Subject: Garage/Theater Project
Date: Sunday, April 15, 2018 7:37:03 AM

Dear Council Members

My name is William Brown, and a resident of Menlo Park for decades.

Please include my name in advocating keeping and advancing the proposals for the NEW GUILD and satellite screenings.

Sincerely

William Brown
347 Marmona drive
MP 94025

Sent from my iPhone

From: George Walker
To: [CCIN](#)
Subject: Fwd: To Guild movie theater supporters: important meeting this Monday to discuss film option adopted by city at same time as new Guild proposal
Date: Tuesday, April 17, 2018 9:23:51 AM

I support the options discussed here.

George Walker
Menlo Park

Sent from my iPad

Begin forwarded message:

From: Judy Adams <saveguildtheater@yahoo.com>
Date: April 14, 2018 at 8:54:27 PM PDT
Subject: To Guild movie theater supporters: important meeting this Monday to discuss film option adopted by city at same time as new Guild proposal

Dear Supporters of the Guild Theater petition:

There is an important Menlo Park City Council meeting THIS MONDAY, APR. April 16 at 6:30 AT THE CITY COUNCIL CHAMBERSto discuss in more detail one of the priority goals adopted by the City at the conclusion of its goals setting meeting on Feb. 13, which approved the replacement of the Guild theater with a live entertainment venue that would also include film screenings and film festivals. The meeting will be a public discussion of the construction of a downtown parking garage with a unique feature you may recall: including a 2-3 screen first - run (mainstream, not independent) movie theater on the ground level of the 2-storey below-ground garage. We need your support, as movie patrons, for this City project, as well as the Guild transformation that we're working so hard to assure that it includes screening of indie and arts films.

The parking garage is intended to address the existing - and future - parking shortage downtown, while absorbing the cars of theater patrons who will be able to shop and eat downtown before or after a film without congested street parking. It will also augment parking nearer the new Guild on adjacent surface lots. The new movie theater will add diversity to the downtown after the full-time Guild movie theater closes. But it will also complement the indie film screenings we are working with the buyers of the Guild, the Peninsula Arts Guild to include in their arts programming when the new Guild opens.

We are told by city council members that the movie theatre would be economically viable because the City would own the land and be the landlord.

We are exploring with the prestigious U.N. Association Film Festival (UNAFF), which has venues in Palo Alto, East Palo Alto, and Stanford, the possibility that they will include the Menlo-Atherton Performing Arts Center as a venue for their film festival in the near future. The exciting

combination of the UNAFF and the longstanding Windrider Film Festival at M-A PAC (once again this summer), a modest-sized first-run "mainstream" downtown movie theater, film screenings and smaller film festivals at the new Guild, and film options we are exploring with the Menlo Park main library, the Menlo Park Senior Center in Belle Haven, and the Little House senior/community center, will put Menlo Park "on the map" for an exciting variety of film options, in addition to the live entertainment at the new Guild.

The meeting is on Monday, 4/16/2018, at 6:30 pm in City Council Chambers, [701 Laurel St., Menlo Park, CA 94025](#). Please come with friends who support both indie and mainstream movies, and the pragmatic addition of a parking garage to the downtown, and speak of your support for this dynamic combination. If you or they can't come, please write an email in support of the garage/theater project to: city.council@menlopark.org.

Longtime Menlo Park and Peninsula cities' supporters of the Guild will be able to attend recent releases of their beloved indie/arts films at the new Guild (an estimated 120 seat theater when the live entertainment stage area and mezzanine are converted for film screenings), thought-provoking UNAFF documentaries and foreign films at smaller venues we're working on at the Main library and our two Menlo Park Senior Centers rather than driving to Redwood City's large multi-screen cinema or patronizing only Palo Alto's theaters, taking revenue and vitality from our downtown.

These two film venues will put Menlo Park on the map, combined with the other arts programming planned at the new Guild. Please show your support by speaking at the City Council this coming Monday or sending email to the city council. Urge your fellow film lovers to do the same. This is a critical time for film in Menlo Park. Write tonight on Sunday, or at the very latest, early Monday.

Judy Adams

From: Monte Hoskins
To: [_CCIN](#)
Subject: Guild Theater
Date: Sunday, April 15, 2018 12:30:37 PM

Gentlemen,

Since we are residents of Menlo Park there are three theaters available that show independent and foreign films. Even so, too often a highly rated film never gets shown locally, and we feel gipped when it wins an Oscar nomination. I strongly request that you replace the Guild with some form of movie theater that shows independent and foreign films. If it serves beer and wine that is even better, but that is another subject. We thank you for your efforts in this direction.

Monte Hoskins and Janet Goy
220 Walnut Street
Menlo Park