



REGULAR MEETING AGENDA

Date: 3/25/2019
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call

C. Reports and Announcements

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

D. Public Comment

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

E. Consent Calendar

- E1. Approval of minutes from the March 11, 2019, Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit/Adam Novak/1171 Valparaiso Avenue:
Request for a use permit to demolish an existing two-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) district, and to conduct interior and exterior remodels to an existing non-conforming accessory structure. The scope of work on the accessory building would exceed 50 percent of the existing replacement value in a 12 month period. The project includes a request for excavation in the right side setback for a lightwell and stair associated with the proposed basement. A heritage size coast redwood tree in very poor condition is proposed for removal. ([Staff Report #19-020-PC](#))
- F2. Use Permit/Jing Quan/1331 Modoc Avenue:
Request for a use permit to determine the Floor Area Limit (FAL) for a lot with less than 5,000 square feet of developable area, in association with the demolition, remodel, and expansion of the existing single family home. The proposal includes a use permit request to add an attached

secondary dwelling unit on a lot less than 6,000 square feet in size. The parcel is a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. ([Staff Report #19-021-PC](#))

- F3. Use Permit Revision/Ravinder Sethi/933 Hermosa Way:
Request for a revision to a previously approved use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. The request includes modifications to the approved front, rear and right elevations, slightly raising the overall height of the structure, changing the siding materials from shingles to horizontal boards, and adding stone veneer to wooden columns. ([Staff Report #19-022-PC](#))
- F4. Use Permit and Variance/Scott Curtiss/1531 Laurel Place:
Request for a use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall to allow the proposed eaves to encroach up to 18 inches into the required right-side setback from the existing nonconforming wall, in association with an increase of that wall's plate height. ([Staff Report #19-023-PC](#)) *Continued from the PC meeting of March 11, 2019*
- F5. Use Permit/Mandy Dang/993 El Camino Real:
Request for a use permit for a full/limited service restaurant (boba tea shop) on a lot that is substandard with regard to parking in the El Camino Real/Downtown Specific Plan (SP/ECR-D) zoning district. The tenant space is vacant but was previously used for a cobbler shop. ([Staff Report #19-024-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: April 8, 2019
 - Regular Meeting: April 29, 2019
 - Regular Meeting: May 6, 2019

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: 03/20/2019)

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

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

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

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



REGULAR MEETING MINUTES – DRAFT

Date: 3/11/2019
Time: 7:00 p.m.
City Council Chambers
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair Susan Goodhue called the meeting to order at 7:00 p.m.

B. Roll Call

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

Absent: Camille Kennedy

Staff: Theresa Avedian, Senior Civil Engineer; Ceci Conley, Contract Assistant Planner; Ori Paz, Assistant Planner; Kyle Perata, Acting Principal Planner; Matthew Pruter, Associate Planner; Corinna Sandmeier, Senior Planner

C. Reports and Announcements

Acting Principal Planner Kyle Perata reported that the City Council at its March 12 meeting would conduct a study session on homelessness in Menlo Park and a two-year review of the Downtown Specific Plan. He said a two-year review of the ConnectMenlo, General Plan Update was anticipated for the Council's March 26 meeting. He said April 9 was the date scheduled for the Council to hear an appeal of the 2245 Avy Avenue Phillips Brooks School use permit project approved by the Planning Commission in December 2018.

D. Public Comment

None

E. Consent Calendar

- E1. Approval of minutes from the February 25, 2019, Planning Commission meeting. ([Attachment](#))

Commissioner Strehl said on page 8 the word “emphasized” should be replaced with “empathized.”

ACTION: Motion and second (Goodhue/John Onken) to approve the minutes with the following modification; passes 6-0-1 with Commissioner Camille Kennedy absent.

- Page 8, paragraph beginning with: Commissioner Strehl said she emphasized with neighbors...”, replace “emphasized” with “empathized.”

F. Public Hearing

- F1. Use Permit/Erica Hsu/510 Olive Street:
Request for a use permit to demolish an existing single-family residence and construct a new two-story single-family residence on a substandard lot with respect to lot width in the R-1-S (Single Family Suburban Residential) zoning district. ([Staff Report #19-015-PC](#))

Staff Comment: Contract Assistant Planner Ceci Conley said earlier that day she forwarded an email from a neighbor supporting the project generally but expressing some concerns. She said that the applicant was aware of the neighbor's concerns.

Applicant Presentation: Tony Ngai, project architect, said his office was located in Burlingame. He said his client and property owner Erica Hsu was not able to attend tonight's but her father Eric, with whom he worked closely with as well, was present. He said they were applying for a use permit to build a two-story home on a substandard lot, 75-feet in width where 80-foot was the required standard width. He said the lot area was slightly over 11,400 square feet. He said the property owner worked at Facebook, which was why she chose Menlo Park for her home. He said Ms. Hsu's parents would live there also. He said the corner lot had many trees, most of which would remain except for six smaller trees to be removed that were located in the center of the lot. He said the second floor was substantially set back from the first floor and the property lines.

Mr. Ngai said the house was a contemporary design that would use traditional materials such as stone, wood siding and stucco. He said the roof was low sloped weathered copper colored metal. He said letters regarding the project were sent to the neighbors, and some requested drawings, which were provided. He said the only response was today from the adjacent neighbor who requested that the master bedroom window facing her property be smaller or that trees be planted to screen. He said they would work with the neighbor to resolve.

Commissioner Onken referred to two large windows at the corner of the building for the living room that were obscured at the top quarter of them as the ceiling was not as high as the tops of the windows. Mr. Ngai said the ceiling height was limited to 12 feet and the number of trees on the lot made it dark. He said in increasing the size of the windows on the exterior allowed for light penetration into the copper ceiling.

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

Commission Comment: Commissioner Henry Riggs confirmed with the architect that the bay windows were finished in stucco and the exterior balconies in wood. He asked about parking noting that there was a one-car garage and a parking space in the front area, and whether they had not done a two-car garage because of square footage limitation. Mr. Ngai said that was correct. Commissioner Riggs said the chimney seemed stunted. Mr. Ngai said he had thought the chimney seemed wide and he worked to create a balanced look with the stone veneer on the exterior walls. He said the lot was so wooded the house would be hardly visible at all from the street. Commissioner Riggs asked if he was open to increasing the height of the chimney. Mr. Ngai said he had no objection and did not think the property owner would either.

Commissioner Onken said he was concerned with safety of pedestrians and bicyclist in the area with cars entering and exiting the lot from the two driveways, angles needed to pull in and back out, and the location of the corner lot near a school and busy foot and bike traffic. He said the neighbors had commented about second-story bedroom windows facing their side yards. He said that typically was something the Commission was very concerned with too. He said the bedroom was in the middle of the volume, which meant it had to have windows that faced directly to neighbors. He asked if they had considered putting the bedroom in the front of the house and the bathroom in the middle so as not to have all that exposure at the side.

Mr. Ngai said he did not think the windows were overly large. He said being on the second floor they had a maximum sill height of 42-inches already. He said the windows were four-foot-wide and the top of them was set at eight feet. He said they wanted to place the bedrooms toward the back related to noise as Middle Avenue could be a pretty busy street. He said they could certainly work with the neighbor on any privacy issue they had. He said regarding the driveway their building was set further back than the front setback requirement so that a vehicle could do a three-point turn on the property so it could leave the property head first providing a better view of what was in the sidewalk. He said also for the corner sidewalk and handicapped ramp that portions of the subject property would be dedicated to it to make the sidewalk wider. He said that ramp would not come right next to the low walls but would be set to where the City's Engineering Division deemed necessary. He said the driveway was pretty far away from the street corner.

Commissioner Onken said that the living room element on the corner was aggressive with the window that was larger than the ceiling height. He said he did not have an issue with the bay windows on Middle Avenue. He said he was concerned about the overall design.

Mr. Ngai said with the trees the lot was dark and the building would not get a lot of light. He said the trees were a visual barrier to the house as well. He said he designed that corner, so it compensated for the darkness and the number of trees.

Commissioner Onken said the window in question was 16 feet in height and faced southwest. He said he had concerns with the design.

Recognized by the Chair, Planner Conley referred to sheet A41. She said staff had not noted previously that the window was 14-feet and the ceiling was 12-feet and that would actually have to count toward floor area, which would affect the design. She said a possibility was if the Commission wanted to approve the project tonight to add a condition to revise that part of the design.

Commissioner Strehl said she was concerned that the five-bedroom home had only two parking spaces. She noted that Menlo Park did not allow overnight parking on the street and asked where guests would park. Mr. Ngai said there was open space in front of the house facing Olive Street for guest parking. He said on the Middle Avenue side, on the side of the garage, there was space for cars to park off the street. He said the two parking spaces of the garage and the covered parking space were to satisfy the City's requirement for two parking spaces behind the setback lines.

Commissioner Strehl said the Commission also looked at a project within the character of the neighborhood. She said the proposed design to her was very large and bulky and did not fit within the neighborhood context.

Mr. Ngai said the house itself was only 3,900 square feet and the second story was very much set back. He said the first floor was the same footprint as the existing house on the lot.

Commissioner Riggs asked about the existing sidewalk on the corner and whether staff had asked Public Works how that came to be. Planner Conley said she took pictures of the sidewalk area and provided that and plans to Public Works for review. She said they made comments about widening the sidewalk, which it seemed the property owner was willing to do.

Commissioner Riggs said that was not shown on the plans and the conditions of approval were standard conditions. Mr. Ngai said there was a note regarding that, and his understanding was Public Works would provide the exact requirements needed for the sidewalk once the building permit was applied for. Commissioner Riggs said he thought a condition of approval for the use permit regarding the sidewalk was needed.

Commissioner Riggs referred to the neighbors at 520 Olive Street and asked if they had enough existing plantings around 20-feet high to screen for privacy between the windows. Mr. Ngai said his understanding was within the past few weeks the neighbor had what was described as fairly large trees delivered for planting.

Commissioner Riggs asked why the entry was angled and the posts staggered. Mr. Ngai said a close friend of the family was a Feng Shui master. He said in designing the house she had restrictions he needed to meet. He said she wanted the entire house to be tilted at eight degrees angle, which had not been possible. He said she agreed that if they could just turn the entry eight degrees that would be fine. He said he turned the entry eight degrees and added two pilaster columns to somewhat camouflage the angle.

Commissioner Onken moved to continue the project to require a landscape plan to show screening along the northwestern boundary, confirmation about the sidewalk corner reconfiguration, more detail regarding the driveway off of Middle Avenue to demonstrate ample area for vehicles to turnaround onsite and exit front first and redesign the monumentality of the corner façade and decrease the scale. Commissioner Strehl seconded the motion.

ACTION: Motion and second (Onken/Strehl) to continue the project for redesign with the following direction; passes 6-0-1 with Commissioner Camille Kennedy absent.

- Provide a landscape plan showing screening along the northwestern boundary
- Provide confirmation on the sidewalk corner reconfiguration (disabled access ramp)
- Provide detail on the adequacy of area for vehicles to turn around on site to exit the Middle Avenue driveway front first
- Redesign to address the massive scale of the house corner elevation

- F2. Use Permit/Scott Curtiss/1531 Laurel Place:
Request for a use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period and requires approval of a use permit by the Planning Commission. *Continued to the PC meeting of March 25, 2019.*

- F3. Use Permit, Variance, Sign Review and Architectural Control/Juan Guillen/1305 Willow Road: Request for a use permit, variance, sign review and architectural control for an addition to the rear, and construction of a new covered porch around the side and front, of a grocery store in an existing commercial building. The subject property is on a lot in the C-2-B (Neighborhood Mixed Use District, Restrictive) zoning district which has varying side and rear setbacks depending on whether the zoning district of the adjacent properties is residential. The City Council has begun the process to abandon a portion of Frontage Road, including the piece that separates 1305 Willow Road and 1345 Willow Road. Should the abandonment be approved, a portion of Frontage Road would be acquired by the owners of the subject property. The property would then abut a residential property and the setback at this side would change to 20 ft. A variance is being requested to allow the front porch to be built within the new 20 ft. right side setback. The proposal includes a request to modify the operating hours limited in this zoning district, from 8:00 a.m. – 8:00 p.m., to 5:00 a.m. – 9:00 p.m. inclusive of deliveries. The applicant is proposing outdoor seating for customers, and outdoor storage of items for sale within the building such as produce on carts, propane tanks, and water. The proposal also includes a request for sign review to allow red and yellow colors that would exceed the 25-percent limitation on bright colors in the sign design guidelines for a new wall and monument signs. Circulation for the site is proposed to utilize the portion of Frontage Road that the City Council has begun the process to abandon. Otherwise, circulation would utilize the Frontage Road right of way. The parking lot is proposed to be re-stripped to meet the parking standards. (Staff Report #19-016-PC) *Continued from the PC meeting of February 25, 2019*

Staff Comment: Assistant Planner Ori Paz said the City Attorney recommended staff add a condition of approval that had been distributed to the Planning Commission. He said the condition, 8aiii required the applicant provide a letter formally accepting the C-2-B zoning and acknowledging the previous use permits would be void.

Applicant Presentation: Peter Baltay, project architect, principal architect with Topos Architects, Palo Alto, said Soleska Market was a small neighborhood food market serving the Newbridge Park and Belle Haven neighborhoods of Menlo Park for 20 years. He said Luis Guillen for the last 12 years had owned and directly managed the market. He said the market was known for selling seasonal and very fresh produce, meat at reasonable prices, and simple food for takeout such as burritos and tacos. He said he and his firm had been working with Mr. Guillen the past two years on the best way to upgrade and improve the building, parking lot and landscaping. He said they proposed to change the market circulation onsite allowing vehicular traffic to enter via Ivy Drive, pass through the site, and exit via the right of way at the back of the property. He said they would like to add landscaping primarily along Ivy Drive to reinforce the traffic pattern, improve the property appearance and reduce impervious surface.

Mr. Baltay said Soleska Market sold farm fresh produce and needed frequent deliveries to keep well stocked. He said produce needed to be delivered before the morning rush hour and would be received at the rear of the store in the newly expanded receiving and storage area. He said that produce was openly displayed outside the store during business hours but also needed protection from sun and weather. He said they had designed a wrap around porch for that protection with visible display area and retractable awnings and movable carts to allow the produce to be neatly stored in off hours. He said the porch would have a pleasing façade that would soften the blockiness of the building. He asked the Commission to modify condition 8aii that required all bins with produce to be stored indoors at night. He said the bins were large, heavy, and wide. He said

currently at Soleska Market and other markets in the area produce bins were left outdoors overnight. He said at the end of each business day they were proposing that the produce carts be placed neatly within the new front porch, that the retractable shades be store as this would protect the new front door from damage due to rolling the large, heavy and wide carts inside and outside daily.

Mr. Baltay said the market offered food and aqua fresca to go but provided seating for those who wanted to eat onsite. He said it was not a food destination place at all and most enjoyed their food at home or off the market premises. He said they were proposing new building signage and a monument sign on the corner. He said the yellow, orange and red were the same as the existing signage and were the well-established colors of the Soleska Market and their branding.

Mr. Baltay said a variance would be needed for the proposed front porch to extend the full width of the building. He said revised setback requirements due to changing property boundaries and modified rights of way created a unique situation. He said extending a porch to the edge of an existing masonry wall was not an imposition on neighbors. He requested that the Commission make the findings to approve the variance request and approve the project itself.

Commissioner Strehl asked if the produce would stay outside or be brought in. Mr. Baltay said they had kept the produce outside.

Commissioner Riggs said he did not think these large wood carts would be moved but that they would be emptied at night. He asked if there were other markets where carts were left outside and produce brought in at night.

Recognized by the Chair, Luis Guillen said he had been the market owner and manager for about 12 years. He said they and other markets within a 10-mile radius of his market set up fencing with locks in front of the bins that was then removed in the morning. He said anything delicate they tried to move inside and items able to withstand the elements they left outside. He said they had done this for the last four years. .

Commissioner Riggs asked if they used chain link panels that zigzagged across the front. Mr. Guillen said the links had inserts that blocked the frontage and had a tidy and neat appearance.

Commissioner Michael Doran asked about the 5 a.m. delivery and if neighbors would be negatively impacted. Mr. Guillen said they worked with the vendors on best times for deliveries. He said usually they backed the trucks in with at the most 10-foot backup distance. He said while 5 a.m. was the start point it was closer to 6 a.m. when produce deliveries came in. He said larger deliveries were made later in the day. Commissioner Doran said currently their operations were 8 a.m. to 8 p.m. and they were requesting 5 a.m. to 9 p.m. He asked if the morning delivery could be later. Mr. Guillen said they could work with the vendors to modify that.

Chair Goodhue opened the public hearing.

Public Comment:

- Peter Adams said he resided in the Gateway Apartments and was very familiar with the much-respected family-owned grocery store. He said his concern was with drivers trying to turn onto Ivy Drive from Willow Road to the store. He said it made it very difficult especially during rush

hour to get onto Ivy Drive from Willow Road with people trying to get into the tiny parking spaces for the store. He said he had seen trucks make deliveries beyond 9 p.m. that created a traffic issue.

Chair Goodhue closed the public hearing.

Commission Comment: Commissioner Onken said he thought the extended hours would help traffic in that deliveries forced to occur during peak hours of traffic on Willow Road now would be made earlier or later in the day. He said he was supportive of the proposed scheme to upgrade the building. He said regarding the fencing of the outside produce bins at night that he would be concerned with where the fencing was stored during the day, so it was not a visual nuisance.

Commissioner Riggs said he shared Commissioner Doran's concern about the 5 a.m. operations start time. He said the residences from 1304 through 1324 Carlton Avenue would be directly affected by activities at the back of the store including potentially beeping trucks. He said he thought the start time should stay at 8:00 a.m. He said he supported the variance request. He said if the Commission approved the item, he would want a condition that the fence panels were installed neatly in the evening and stored neatly in the daytime. He recommended that the arched dormer with the entry logo have the signage mounted inside of it. He said it appeared to be mounted at the face of the arch whereas aesthetically it would be better to have it set back 18 or 24 inches, which would avoid making the archway look like it had a flushed face.

Mr. Baltay said the sign currently in the archway was set back six inches from the edge of the roof. He said they could push it back some but that 18 inches would reduce its visibility. He said they had initially designed the feature with a solid gable end there following other similar overhangs of the roof that were about 12 inches. He said that was why architecturally the proportion would make sense at 12 inches like the eaves. He said right now it was forward some as that was desired by the client desiring sign visibility but if it was acceptable to the Commission, they could push it back to 12 inches.

Commissioner Riggs moved to approve the use permit, sign review, architectural control and make the findings for the variance request with additional conditions that the entryway signage be set back a minimum of 12 inches, that the operating hours be 8 a.m. to 9 p.m., and the fence panels neatly arranged upon closing and neatly stored during open hours with the produce carts left out at night.

Commissioner Strehl said she thought a 6 a.m. operations start was advisable to allow the trucks in earlier than the heaviest traffic congestion. She said Willow Market opened at 6 a.m. and had deliveries, and she was unaware of any complaints from residents about that. She said the applicant had met with neighbors and they had not received any complaints about the proposed hours. She said she would leave it to the store manager what produce to bring into the store and what would be left outside. She said she supported the motion except for the operating hours.

Commissioner Riggs said there was outreach done but he did not see in the report whether neighbors were asked to comment on the operation hours. Mr. Baltay said they had reached out to neighbors and the hours were part of that as well as of record. He said Mr. Guillen had indicated 6 a.m. was a reasonable time but 8 a.m. handicapped his operations. Commissioner Riggs said he would specify the 6 a.m. start time.

Commissioner Strehl seconded the motion.

ACTION: Motion and second (Riggs/Strehl) to approve the item with the following modifications; passes 6-0-1 with Commissioner Camille Kennedy absent.

1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of a variance to permit a 15-foot right side setback for the posts of the front porch:
 - a. The unique attribute at this site is the change in the interior side setback, from zero to 20 feet when abutting a residential zoning district, that would result from a proposed right-of-way abandonment which if approved would convert the portion of Frontage Road separating the subject property from the multi-family residential development at 1345 Willow Road and shift the property lines. A portion of this ROW is proposed to be acquired by the property owners of the subject property, however the area will not provide the necessary 20 feet for a side setback where abutting a residential use and would therefore necessitate the variance.
 - b. The requested variance for the encroachment of the post for the front porch would allow for the proposed overhang to extend the full width of the front façade. A covered entry is a typical feature of similar markets in the area. This portion of the porch would cover a proposed outdoor seating area that would provide an opportunity for customers to enjoy prepared foods on site. Similar markets in the area also have outdoor seating. Prior to the change in land use of the portion of Frontage Rd. the porch post would have been permitted in the proposed location which would have allowed the continuation of the porch as is typical of the desired architectural style.
 - c. The side setback encroachment of the post would not be detrimental to the public health, safety, and welfare, or impair an adequate supply of light and air to the adjacent properties since the proposed location would maintain 15 feet of separation from the property line and the porch itself is open in nature.
 - d. The requested variance for the modified side setback would not be applicable, generally, to other property in the same zoning district due to the fact that there are a limited number of properties zoned C-2-B that could abut residential properties should a right-of-way abandonment change the required setback. C-2-B properties that currently abut residentially-zoned properties would need to comply with the 20-foot setback.
 - e. The property is not within any Specific Plan area. Hence, a finding regarding an unusual factor does not apply.
3. Approve the variance to permit a fifteen foot setback for the proposed front porch post.
4. 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.

5. Adopt the following findings, as per Section 16.68.020 of the Zoning Ordinance, pertaining to architectural control approval:
 - a. The general appearance of the structure is in keeping with the character of the neighborhood.
 - b. The development will not be detrimental to the harmonious and orderly growth of the city.
 - c. The development will not impair the desirability of investment or occupation in the neighborhood.
 - d. The development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking.
 - e. The property is not within any Specific Plan area, and as such no finding regarding consistency is required to be made.
6. Make findings that the proposed colors on the monument and building mounted signage are appropriate and compatible with the businesses and signage in the general area.
7. Approve the architectural control, use permit and sign review subject to the following **standard** conditions:
 - a. Development of the project shall be substantially in conformance with the plans prepared by Topos Architects, consisting of 19 plan sheets dated March 6, 2019, as well as the Project Description Letter dated March 5, 2019, and approved by the Planning Commission on March 11, 2019, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
 - b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a draft "Stormwater Treatment Measures Operations and Maintenance (O&M) Agreement" with the City subject to review and approval by the Engineering Division. With the executed agreement, the property owner is responsible for the operation and maintenance of stormwater treatment measures for the project. The agreement shall run with the land and the agreement shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection.
 - c. 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 building permit.
 - d. Simultaneous with the submittal of a complete building permit application, the Applicant shall comply with all requirements of the Building Division, Engineering Division, Transportation Division, and Utilities Division that are directly applicable to the project.
 - e. Simultaneous with the submittal of a complete building permit application, applicant shall coordinate with Menlo Park Municipal Water (MPMW) to confirm the existing water mains and service laterals meet the domestic and fire flow requirements of the project. If the existing water main and service laterals are not sufficient as determined by MPMW,

applicant may, as part of the project, be required to construct and install new water mains and service laterals sufficient to meet such requirements.

- f. Simultaneous with the submittal of a complete building permit application, applicant shall coordinate with West Bay Sanitary District to confirm the existing sanitary sewer mains and service laterals have sufficient capacity for the project. If the existing sanitary sewer mains and service laterals are not sufficient as determined by West Bay Sanitary District, applicant may, as part of the project, be required to construct and install new sanitary sewer mains and service laterals sufficient to meet such requirements.
 - g. Simultaneous with the submittal of a complete building permit application, the Applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
 - h. Simultaneous with the submittal of a complete building permit application, the 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, and 5) construction vehicle parking. The plans shall be subject to review and approval by the Building, Engineering, and Planning Divisions. The fences and erosion and sedimentation control measures shall be installed according to the approved plan prior to commencing construction.
 - i. Simultaneous with the submittal of a complete building permit application, the Applicant shall submit an Off-Site Improvements Plan for review and approval of the Engineering Division. The Off-Site Improvements Plan shall include all improvements within public right-of-way including but not limited to stormwater, concrete, asphalt, landscaping, striping, electrical, water and sanitary sewer.
 - j. Simultaneous with the submittal of a complete building permit application, the Applicant shall submit a plan for any new utility installations or upgrades for review and approval of the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.
 - k. Prior to building permit issuance, the Applicant shall pay all Public Works fees. Refer to City of Menlo Park Master Fee Schedule.
 - 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 commencing any work within the right-of-way or public easements, the Applicant shall obtain an encroachment permit from the appropriate reviewing jurisdiction.
8. Approve the architectural control, use permit and sign review subject to the following **project-specific** conditions:

a. Planning-specific conditions:

- i. The market's operations shall be limited to the hours of ~~5~~6:00 a.m. – 9:00 p.m. inclusive of deliveries. Store hours for customers shall begin at 6:00 a.m.
- ii. At the close of business each day, the applicant shall be required to ~~move all~~ **neatly erect protective fencing around the** produce carts and any other food items ~~on display~~ outside ~~into the building~~. The ~~carts may be returned to the~~ **fencing shall be neatly stored** the following morning at the beginning of the delivery hours. **The carts and furnishings shall be allowed to remain outside overnight if the fencing is in place.**
- iii. Prior to building permit issuance, the Applicant shall submit a notarized letter accepting the C-2-B zoning and acknowledging that the previous use permit at this location is now void.
- iv. **Simultaneous with submittal of a complete building permit application, the Applicant shall submit revised plans showing the signage recessed a minimum of 12 inches on the gable arch above the entry, subject to review and approval by the Planning Division.**

b. Building-specific conditions:

- i. Prior to building permit issuance, the Applicant shall submit a letter signed by the property owner acknowledging the updated easement language regarding their responsibility to remove the monument sign and portion of the patio and railing within the easement area, should work need to be done in the easement area in conflict with the structures.

c. Transportation-specific conditions:

- i. All deliveries must be accomplished on site.
- ii. Prior to the close of business each day, the applicant shall cordon off the "conflict spaces" with cones and appropriate signage as identified in their project description letter and delivery logistics plan. The cones and signage must remain until the last large-truck delivery at 8:00 a.m. at which time they must remove the cones to allow patron access to the parking spaces.
- iii. Prior to building permit issuance, the Applicant shall pay a Transportation Impact Fee (TIF) at a retail rate of \$4.87 per square foot of added gross floor area (GFA) for a total estimated TIF of \$3,452.83, subject to the Municipal Code Section 13.26. The fee rate is subject to change annually on July 1 and the final calculation will be based upon the rate at the time of fee payment. The TIF rate is adjusted each year based on the ENR Construction Cost Index percentage change for San Francisco.

d. Engineering-specific conditions:

- i. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths and recorded on the improvement plans, submitted for City review and approval.

- ii. Simultaneous with the submittal of a complete building permit application, the applicant shall submit all applicable engineering plans for Engineering review and approval. The plans shall include, but are not limited to:
 - 1. Existing Topography (NAVD 88')
 - 2. Demolition Plan
 - 3. Site Plan (including easement dedications)
 - 4. Construction Parking Plan
 - 5. Grading and Drainage Plan
 - 6. Utility Plan
 - 7. Erosion Control Plan / Tree Protection Plan
 - 8. Planting and Irrigation Plan
 - 9. Off-site Improvement Plan
 - 10. Construction Details (including references to City Standards)
- iii. Prior to building permit issuance, the proposed right-of-way abandonment and acquisition shall be accepted by the City Council or designee.
- iv. Prior to building permit issuance, the Applicant shall submit plans for construction parking management, construction staging, material storage, and Traffic Control Plans to be reviewed and approved by the City. The plans must delineate construction phasing and anticipated method of traffic handling for each phase. The existing parking spaces at all adjoining properties and businesses must be maintained to pre-project conditions during the course of construction. The Applicant shall provide an equivalent number of temporary parking spaces to ensure that overflow parking does not hinder surrounding businesses and establishments.
- v. Prior to building permit issuance, the Applicant shall provide an updated site plan indicating the proposed location of the back-flow preventer device, subject to review and approval of the Engineering Division.
- vi. Prior to building permit issuance, the Applicant shall coordinate with the West Bay Sanitary Sewer District (650-321-0384) to meet any applicable requirements for the project.
- vii. Prior to building permit issuance, the Applicant shall submit an approval letter from Recology authorizing the proposed trash enclosure, subject to review and approval by the Engineering Division.
- viii. Prior to building permit issuance, the Applicant shall coordinate with the San Francisco Public Utilities Commission to review and approve work within their right-of-way on Ivy Drive to meet any applicable requirements for the project.
- ix. Prior to construction, the Applicant shall file and obtain a VOC and Fuel Discharge Permit with the San Francisco Bay Regional Water Quality Control Board as necessary for groundwater discharge. All groundwater discharge to the City storm drain during construction shall be approved to the satisfaction of the Public Works Department prior to commencement of work. The City may request, at the behest of the Public Works Department, additional narratives, reports, or engineering plans to establish compliance with state and local regulations prior to approval. Similarly, any discharge to the City's Sanitary Sewer system shall be approved to

the satisfaction of West Bay Sanitary District, with proof of acceptance, prior to commencement of work.

- x. Prior to final occupancy of the building, any frontage improvements which are damaged as a result of construction will be required to be replaced.
- xi. Prior to final occupancy of the building, 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

- F4. Public Right-of-way and Public Utility Easement Vacation/MidPen Housing/Portion of Frontage Road along 1300 Block of Willow Road Planning Commission review for consistency with the General Plan related to the proposed vacation of public right-of-way and public utility easements adjacent to 1305 and 1345 Willow Road. A portion of the abandoned public right-of-way and public utility easements would go to the two adjacent property owners. ([Staff Report #19-017-PC](#))
Continued from the PC meeting of February 25, 2019

Staff Comment: Senior Civil Engineer Theresa Avedian said there were no additions to the written staff report. She said tonight's action was the second step in a three-step process. She said the first step was a Resolution of Intent to Abandon that was adopted by the City Council at its January 29 meeting. She said the Commission was now asked to review the proposed abandonment for consistency with the General Plan. She said if the Commission made that finding the Council would adopt a Resolution to Abandon.

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

ACTION: Motion and second (Onken/Riggs) to approve the item as recommended in the staff report; passes 6-0 with Commissioner Camille Kennedy absent.

- The Planning Commission determines that the proposed vacation of the public right-of-way (frontage road) and public utility easements adjacent to 1345 Willow Road conforms to the General Plan.

G. Study Session

- G1. R-4-S Compliance Review/MidPen Housing/1317-1385 Willow Road:
Request for an R-4-S (AHO) study session to review a new 140-unit, 100-percent Below Market Rate (BMR) multifamily affordable housing development ranging from three to four stories in height, relative to the development regulations and design standards of the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district. The Planning Commission's review is advisory only and will be taken into consideration as part of the Community Development Director's determination of whether the proposal is in compliance with the R-4-S (AHO) development regulations and design standards. The proposal includes application of the Affordable Housing Overlay, which provides a density bonus for providing on-site affordable housing units and allows modifications to development standards. The City Council has begun the process to abandon a portion of Frontage Road, including the piece that separates 1305 Willow Road and 1345 Willow Road. Should the abandonment be approved, portions of public right-of-way and public utility easements would be acquired by the owners of the subject property. In addition, the project involves modifications to the site parcels that would include a lot line

adjustment and/or a lot merger, which would be administratively reviewed by the City's Public Works Department. As part of the proposed development, 20 heritage trees are proposed for removal, which include Callery pear, Modesto ash, Raywood ash, and white alder trees, and the health of these trees ranges from slight decline to decline. (Staff Report #19-018-PC)

Staff Comment: Associate Planner Matthew Pruter said the Commission had received an email regarding the San Francisco Public Utilities Commission (SFPUC) comment letter. He said he had distributed some attachments for that email that supported it. He said this email was a comment from the SFPUC regarding a request from the SFPUC to ensure that the primary emergency vehicle access (EVA) was not located to cross over the PUC's right of way located on Ivy Drive. He said with that the applicant had revised their plans from the plan seen today. He said the primary EVA was located entirely onsite going to Willow Road and a secondary EVA would go to Ivy Drive, which was what the letter pertained to and agreed with the SFPUC.

Applicant Presentation: Jan Lindenthal, Chief Real Estate Development Officer with MidPen Housing, introduced herself. Kristen Belt, Mithun, introduced herself and company as the project architects. A video presentation was made regarding the need for affordable housing in Menlo Park and MidPen's work to provide.

Ms. Lindenthal introduced other members of the MidPen project team including Nevada Merriman, Director of Housing Development. She said tonight was a compliance review for a project zoned R-4-S. She made introductory remarks about MidPen. She said the Gateway Apartments were built in the 1960s and MidPen had owned and managed them since the mid-1980s. She said in 2017 they completed the redevelopment of Sequoia Belle Haven on the 1200 block of Willow Road. She said this proposal was the City's first R-S-4 project with the affordable housing overlay (AHO). She said on the 1300 block there were currently 82 family apartments. She said under R-4-S zoning maximum allowable density was 182 units and a five-story building but they were proposing 140 affordable homes in a three- and four-story building. She said goals for this revitalization project based on input from their outreach included modernizing the existing community and improving the aesthetic and functionality; developing a project that complemented the surrounding neighborhood; increasing access to affordable housing opportunities for people who live or work in Belle Haven or displaced from Belle Haven because of rising rents; increasing the supply of affordable homes for others in Menlo Park; enhancing the safety and security of community residents and creating a pedestrian-friendly frontage along Willow Road. She said that their community outreach for this project had occurred over the past five years. She said they were completing the design and approvals and would begin construction in 2020 with a goal of occupancy in 2021.

Kristen Belt, Mithun, said throughout their community outreach process they had heard some comments repeatedly that informed their design. She said one was a strong desire that the building be brought forward toward Willow Road and away from the rear neighbors on Carlton Avenue. She said height was desired to be minimized as possible especially where it came close to the neighbors and to provide as much parking as possible. She said input on density was mixed. She said some were concerned with impacts of density and others wanted to maximize the number of affordable units. She said much conversation was had as how to make a local preference for Belle Haven residents to have priority for the units. She said MidPen was working on how best to accomplish that within the legal parameters. She said input moved the design from an undulating four-story building with 152 units and 250 parking spaces to a building as close to Willow Road as possible with three to four stories and some two-story with 140 units and 177 parking spaces. She said regarding architectural character that the design moved from a more playful and vibrant

aesthetic to one with a more subtle color palette, warmer materials, and more residential character.

Ms. Lindenthal said with the Commission's approval tonight that MidPen would move forward with City Council approval for the frontage road abandonment on March 26. She said they would be positioned to compete for state funding opportunities expected to be released in April that would allow them to meet their 2020 construction start date.

Chair Goodhue opened public comment.

Public Comment:

- Peter Adams, Gateway Apartments, Menlo Park, said public outreach meetings held by MidPen had been very well publicized, documented and well attended. He said he was glad to be a Menlo Park resident and provided positive detail on his experience living in MidPen housing.

Chair Goodhue closed public comment.

Commission Comment: Commissioner Onken asked whether resident selection preferences were codified. Planner Pruter said the BMR Guidelines set up general parameters but that consideration would be part of the NOFA item, the funding piece, that was scheduled with the City Council on March 26, 2019.

Commissioner Riggs said he thought it would be hard to furnish the living space for Unit 1C and suggested it be rethought. He said needed warmth and light for the exterior was provided by the materials. He confirmed with Ms. Belt that all the units were air conditioned. He recommended changing their video clip noting that he has never had air conditioning in his home in Menlo Park and that an affordable housing tenant complaining about no air conditioning might be taken the wrong way. He said he supported the project.

Commissioner Strehl said she did not have air conditioning in her home, but she would like to. She said single-family homes had the benefit of cross-ventilation whereas apartment units had less opportunity for cross-ventilation. Commissioner Riggs acknowledged that but suggested the level of insulation used in large modern buildings far exceed what was in their homes.

Commissioner Onken said it was a great project and he appreciated the amount of outreach that went into its design. He said he appreciated the community center on the corner. He said he would welcome some major differentiation along the façade on Willow Road.

- G2. Study Session/Chase Rapp/1162 El Camino Real:
Request for a study session to review a proposed three story, nine unit residential development with an at grade parking garage with nine parking spaces in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district. Three of the units would be designed as Below Market Rate (BMR) units, with one unit providing a BMR unit for this project and two units providing BMR units for the combined projects at 506 Santa Cruz Avenue, 556 Santa Cruz Avenue, and 1125 Merrill Street. No actions will take place at this meeting, but the study session will provide an opportunity for the Planning Commission and the public to become more familiar with the proposal and to provide feedback. ([Staff Report #19-019-PC](#))

Staff Comment: Senior Planner Corinna Sandmeier said since the staff report was published, staff received three emails whose main concerns were about the proposed outdoor space and windows along the rear of the property. She said copies of the emails were distributed to the Commission at the dais and were available for the public at the table in the back of the room.

Applicant Presentation: Chase Rapp, developer, introduced his partner Brady Furst. He said the site for this residential project in the downtown that would provide affordable and BMR units was small, but he thought their project was strong.

Toby Long, project architect, said they had a materials board for the Commission to view. He said they were working with a relatively tight site with a lot area of just over 8300 square feet. He said the proposed project was nine units in a three-story structure with parking for nine vehicles. He said the building was pulled away from the rear property line with the intent of providing open space for the tenants as an amenity. He said they were using solar panels and light wells to bring more light into the center of the building. He said the garage entrance was pushed away from the street façade and the building lobby pulled forward. He said the building was intended to be prefabricated with a simple, classy design to fit well along the street edge. He said they would go from podium deck to apartment building in two days. He said ground floor was mainly parking with a main access stair and an elevator tucked behind it. He said there was also a lounge on the ground floor. He said the units on the second floor were a mix of studio, one- and two-bedroom units. He said each unit would have a balcony. He said the third floor had one- and two-bedroom units.

Commissioner Doran asked for more detail about prefabricated buildings. Mr. Long said conventional building materials were used. He said it was a wood frame structure with all the parts and pieces that would be used for building onsite. He said the buildings were finished to a live-in condition at the factory with all interior finishes done. He said most of the connections were made at the exterior and that they did all exterior construction onsite. He said the buildings were constructed under state law regulated by Housing Community Development in Sacramento and inspected by third party inspectors to insure compliance. He said trucks would bring the units into Menlo Park.

Commissioner Strehl asked about the BMR units. Mr. Rapp said there would be one studio, one one-bedroom, and one two-bedroom unit provided for BMR. He said that included the one BMR required for this project and the two BMRs required for another project they were approved for.

Commissioner Onken commented that for future hearings the Commission would need to see a site plan showing the surrounding area.

Chair Goodhue opened the public comment period.

Public Comment:

- Mira Mazur said she was concerned with losing a historic building and a business that made Menlo Park unique and a great place to live. She said the building housing Feldman's Books was over 100 years old. She said losing the building and Feldman's Books would be devastating for the City. She said she understood the need for housing but adding nine units did little to solve the housing problem and would greatly damage the way of life in Menlo Park.

- Joseph Sinnott said he and his wife had lived in Menlo Square since 2005. He said that building was three stories with 25 condominiums and about nine of the units faced the proposed project. He said they were concerned with privacy as Menlo Square had fairly large units on its west side and the project had fairly large windows and doors on its east side. He said the proposed outdoor space for the project with a raised deck, fireplace and barbecue concerned them as they thought it would create noise and privacy concerns. He said they thought it would be much better as just a garden with ground cover and bushes, and maybe a few benches.
- Aidan Stone, Menlo Park, said he opposed the demolition of Feldman's Books and the Youth Mental Health Center to construct a prefabricated, monotoned, stucco modular series of stacked containers as proposed. He said this was textbook gentrification at the expense of the City's roots. He said the proposed structure was out of character for the City and cut current residents off from the peace and cultural and mental health opportunities currently offered by the storefront renters. He said the existing structure was unique and sophisticated, and that the current bookstore featured a magnificent garden in the back with fountains and an avocado tree that was open to the public seven hours a day. He said the proposed building's glass, metal, limestone and stucco could exist anywhere and had no local meaning or charm. He said the avocado tree in the rear was over 100 years old and produced fruit and should be considered for retention in the design and as part of the environmental review.
- Martin Todd Allen said he was a regular patron at Feldman's Books. He said spending his Saturday afternoons at the bookstore he witnessed people coming in quietly that were able to talk to the owner about whatever book they were looking for or books they wanted to exchange. He said that experience was hard to replace and was something that Amazon could not provide. He said he thought his life would be diminished if Feldman's was gone, and he hoped the City would do everything it could to keep it.
- Lily Rose Feldman said Feldman's Books was housed in a beautiful building, and she had been going there since a child. She said it was important to her and the many people she had seen there, noting the community story sharing and poetry readings. She said it was a space where people had met and fallen in love. She said it offended her sensibilities and she thought that of the community as a whole to have it replaced by something that literally was not going to be built there. She said the building was constructed in 1905 and constituted a historical part of the City. She asked the Commission to deeply consider the loss of this structure. She said the avocado tree should be considered as part of the environment review.
- Donald Albers said he greatly regretted that the news about this proposal was not made public sooner as he thought the chambers would have been filled with people gently protesting the possible disenfranchisement of a spectacular bookstore. He said Feldman's Bookstore was like the Powell in Portland or the Strand in New York City. He said as this was a study session, he hoped there was time for people to come to the City and Commission to express their feeling for this iconic store. He suggested scaling the units back to five units and providing Feldman's with space to continue. He said as next steps he would encourage that more effort was made to ensure that the broader community was invited to have some degree of participation in this project study.
- Ari Milligan said he had been involved in Feldman's Bookstore for some time and was inspired by the various speakers and hearing the proposal to speak. He said he could not see the logical reason of replacing a bookstore with a nine-unit apartment complex. He said housing

was expensive in Menlo Park and even with the housing crisis this proposed project would not benefit many people. He said the project would add to traffic along El Camino Real and there was no real community in the downtown except for shopping and stores. He said it was a waste to replace an iconic business with a project that did not really meet any target audiences and seemed to cause more trouble than it did good.

Chair Goodhue closed the public comment period.

Commission Comment: Commissioner Onken said the property was identified as a historic resource but no action was taken to list it. He asked staff to identify where it stood historically. Planner Sandmeier said this was discussed in the Specific Plan EIR and the buildings were covered by a 1990 survey by the San Mateo County Historical Association. She said historic resource analysis was done for this property that was submitted by the applicant, and then peer reviewed. She said if Menlo Park had a local register of historic resources and specific criteria for listing resources then these buildings might be eligible for that register. She said the City however did not have that register and so no criteria for listing places in a local historic register. Replying further to Commissioner Onken, Planner Sandmeier said the Specific Plan EIR included an inventory of significant places in the downtown.

Commissioner Onken asked regarding uses whether within City policy there was anything other than the discretion of Council to say that a use was something they could actually protect in any sort of codified way. Planner Sandmeier said she was not aware of any policies protecting specific uses.

Chair Goodhue asked about the lease with Feldman's Bookstore. Mr. Rapp said they were on a month to month lease and paying \$4200 monthly. He said when they bought the building two years ago, they had wanted to raise the rent considerably, but the tenant could not afford it. He said the tenant was not paying their expenses from a tax proportion standpoint.

Commissioner Onken said prefabrication was important to the developer but not to the Commission. He said the design had to get past the prefabricated look. He said as proposed it was a big, prefab overtly boxy building. He asked whether the project had to be so regimented and symmetrical. He asked if the base had to be the same thing as everything above it. He said the design needed to have more life. He said regarding the concerns about the rear of the building that there should be 40-foot distance between habitable spaces and glazing. He said that had to be addressed. He said plant screening was a possibility potentially at the expense of the recreational area. He said they needed to improve their design so it would be the best building on the block.

Commissioner Riggs said he was a proponent of redevelopment and vitalization of El Camino Real. He asked if there would be space for Feldman's in the new building. He said regarding architectural control he found Mr. Stone's comments about architecture well-spoken. He noted the building was blocky and did not add anything architecturally to the City and the downtown. He said with what it would replace the building was possibly even a step backwards. He said the two forward protruding modules were faced in stone except one of them had nothing underneath it, and it was architectural heresy to have a stone building floating in the air. He said there were other up to date materials they might use instead such as metal siding or cementitious panels. He said the latter might work with the cement board panels proposed to the neighbor's side as those were otherwise incongruous with this building and adjacent buildings. He referred to page 5 and the suggestion that additional modulation could be helpful. He said he did not think it was that easy as

they had already provided fairly dramatic modulation. He said it might be advisable to have less modulation to make it less obvious there were five equal modules making up this building. He said regarding privacy the Commission always commented on single-family development or otherwise when windows faced other windows. He said as this was a three-story building it would be a challenge to get landscaping that tall, but it was a possibility. He said a writer noted that the firepit in the rear would be eight or nine feet from Menlo Square windows. He said that was challenging for those residents to have this open space so close to their building. He noted that they might want to rethink the fire pit in an area located on the north side of the building. He said in winter the area might get two hours of light and in the summer five hours of light but all in the morning up to 11 a.m. at best. He said he would like to see a successful modular building as he thought it was the future of construction. He said that he was not sure this project as proposed could bear the restraints of modular building.

Commissioner Onken said the design attempted to be open and kind of exciting on the front façade with balconies. He said on El Camino Real that might be a problem given that in the future it would be rusty Webers, bicycles, and dead plants, the kind of things that ended up on residential balconies, and over which they would have no control. He said he could not think of anything else along El Camino Real that would have that amount of private balcony space. He said they might consider reducing the balconies and entering the space back into the living space.

H. Informational Items

H1. Future Planning Commission Meeting Schedule

- Regular Meeting: March 25, 2019

Planner Perata said that the March 25 agenda would have several single-family residential projects including the one continued from tonight's meeting and a change in use at 993 Menlo Avenue.

Chair Goodhue said she would not be at the March 25 meeting.

- Regular Meeting: April 8, 2019
- Regular Meeting: April 29, 2019

I. Adjournment

Chair Goodhue adjourned the meeting at 10:09 p.m.

Staff Liaison: Kyle Perata, Acting Principal Planner

Recording Secretary: Brenda Bennett



STAFF REPORT

Planning Commission

Meeting Date: 3/25/2019

Staff Report Number: 19-020-PC

Public Hearing: Use Permit/Kevin Novak/1171 Valparaiso Ave

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit to demolish an existing two-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) district, and to conduct interior and exterior remodeling to an existing non-conforming accessory structure. The scope of work on the accessory building would exceed 50 percent of the existing replacement value in a 12 month period. The project includes a request for excavation in the right side setback for a lightwell and stair associated with the proposed basement. A heritage size coast redwood tree in very poor condition is proposed for removal. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located at 1171 Valparaiso Avenue. Using Valparaiso in the north-south orientation, the project site is located on the eastern side of Valparaiso Avenue, between Arbor Road and San Mateo Drive. A location map is included as Attachment B. Valparaiso Avenue is a residential street that serves as the western border of the City. At the northern end, the street begins at the intersection between El Camino Real and Glenwood Avenue. South of this intersection Glenwood Avenue continues as Valparaiso Avenue. Properties on the western side of this street fall within the town of Atherton, while those on the eastern side are within the city limits of Menlo Park. At the southern end of Valparaiso Avenue, the street extends through the portion of the West Menlo Park neighborhood that is unincorporated San Mateo County land and terminates at the intersection with Altschul Avenue at the base of Sharon Hills Park.

Houses on Valparaiso Avenue near the subject property are also within the R-E (Residential Estate) zoning district. The eastern side of the street features a mix of one- and two-story residences in a variety of architectural styles, as well as a church at the corner of Valparaiso Avenue and Arbor Road. The western side of the street is occupied by the athletic facilities for the Sacred Heart Schools in Atherton. The residences in the broader area, and particularly down San Mateo Drive reflect mainly a ranch architectural style, although some traditional, modern farmhouse, contemporary-style, and craftsman

residences also exist further from the subject site. These properties also fall with the RE zoning district.

Analysis

Project description

The applicant is proposing to demolish an existing two-story home with an attached garage to construct a new two-story residence in a modern farmhouse style with an attached two-car garage and basement. The subject property is substandard with respect to lot width, therefore the construction of the new two-story home requires a use permit. Lightwells are proposed on the right side and the rear to supply natural light, ventilation and a means of egress to the basement. The lightwell on the right is proposed within the required setback area, and would therefore require a use permit for excavation within a required setback. The applicant has proposed to excavate within the larger of the two side setbacks, and there would be ten feet of separation between the edge of the lightwell and the right side property line. A nonconforming detached accessory building at the rear of the property is proposed to remain and be remodeled. The accessory building is nonconforming with respect to height, and the rear setback. The proposed modifications to the accessory building would exceed the 50-percent replacement value of the existing structure within a 12-month period and therefore would require use permit review, as explained in the valuation section below. The main residence would conform to the development standards of the R-E zoning district. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

Of particular note with regard to Municipal Code requirements:

- Two covered parking spaces are proposed, as well as a large decomposed granite area which could serve as an uncovered parking space. The applicant has included notes on the plans referencing the Municipal Code provision that no more than one vehicle may be parked on a paved area not leading to a garage or carport. The Planning Commission may wish to consider requiring the applicant to revise the proposed material and/or reduce the extent of the paving at the front.
- The proposed building coverage would be 10 percent below the allowable maximum for the site, at approximately 2,400 square feet.
- The proposed floor area would be approximately 750 square feet below the floor area limit (FAL)
- The second floor would be limited in size, with its floor area representing approximately 27 percent of the total floor area on the site, where 50 percent of the floor areal limit is allowed.
- The height of the proposed structure (27 feet) would be well below the maximum allowable height (30 feet)
- The proposed basement areas would be entirely located within the building footprint and therefore are not included in the subject property's FAL calculation.
- Interior modifications to the accessory building would construct permanent storage within the workshop, and a closet. The proposed remodel would not include a kitchen in the accessory building.
- The accessory building height of 15 feet, where 14 feet is allowed, is proposed to remain.
- The new pool equipment shed at the rear would meet and maintain five-foot side and rear setbacks.

Design and materials

The applicant has indicated the proposed residence has been designed in the modern farmhouse style, with a gabled standing seam metal roof and an alternating pattern of board and batten siding providing a subtle textural contrast with smooth painted stucco on the walls. The metal clad wood casement windows will have a traditional look, with simulated divided lites with mullions on both interior and exterior, surrounded by painted wood trim, with painted wood shutters on some of the front windows as a decorative accent. The massing of the building is broken up by the first floor roof, and the position of the bedrooms on the second floor. The design includes large covered and uncovered patio spaces, to promote and facilitate a seamless indoor/outdoor living experience.

The proposed residence would have metal clad wood casement windows, with simulated divided lites with interior and exterior mullions and spacer bar. The windows would have wood trim and some would feature shutters. The majority of the windows on the second floor face the front and rear, with only a few second story windows facing the sides. The limited number of windows would limit the potential privacy concerns of neighbors. Additionally, all but one of the side-facing windows are indicated as being proposed to have obscured glass. The one non-obscured glass window faces north, where the neighboring home is set back significantly from the front property line. Several trees are proposed along this property line to replace the four pittosporums proposed for removal in this area. A large heritage redwood is situated between the home on the neighboring property at 1161 Valparaiso Avenue and the location of the window on the proposed second story.

Modifications to the exterior of the existing nonconforming accessory building at the rear of the lot are proposed. The new painted board and batten siding, standing seam metal roof, and metal clad wood windows with simulated divided lites would serve to update the style and appearance of the building to match that of the proposed new residence.

Valuation

For projects involving existing nonconforming structures, the City uses standards established by the Building Division to calculate the replacement and new construction costs on which the use permit threshold is based. The City has determined that the replacement cost of the existing detached accessory structure would be \$97,650, meaning that the applicant would be allowed to propose new construction and remodeling at this site totaling less than \$48,825 in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work would be approximately \$95,600. Based on this estimate, the proposed project will exceed 50 percent of the replacement cost of the existing structure, therefore a use permit review by the Planning Commission is required for the nonconforming structure.

Trees and landscaping

The site features 33 heritage size trees and 24 non-heritage trees. A tree inventory was provided and appropriate protections for the heritage trees relative to the proposed work were included with the arborist report. The arborist report has been included as Attachment F. A preliminary landscape plan has been included, and the site plan notes proposed landscaping –specifically new plantings along the northern and southern property lines to aid in screening. The proposed project is not anticipated to adversely affect any of the existing heritage trees located on the subject site or neighboring properties. A heritage tree removal

permit has been applied for and reviewed by the City Arborist. The subject tree (tree #31 coast redwood) is in very poor condition and has been tentatively approved for removal, due to its condition and the impact of the number of trees in its vicinity. A coast live oak in a 24-inch size box is proposed as the replacement tree, however the proposed location of the replacement tree may prove problematic given its proximity to other large trees. Per project specific condition of approval 4.a the applicant would be required to revise the proposed location of the replacement tree subject to review and approval by the City Arborist and the Planning Division. All recommendations that have been identified in the arborist report submitted as part of the use permit shall be implemented and ensured as part of condition 3g. A large gravel area is proposed at the front of the property. This area would need to meet the Engineering Division standards for an all-weather surface, and no more than one car could use this area as uncovered parking at a time, per Municipal Code section 8.20 Storage in Yards. As mentioned earlier in the report, the Planning Commission may wish to require the applicant to reduce the extent of this area.

Correspondence

The applicant has provided a letter from their rear neighbors at 1360 Garden Lane, stating they reviewed the plans with them and have no objection to the proposal. This letter is included as Attachment G. Staff has not received any comments directly regarding the proposal.

Conclusion

Staff believes the proposed project would be compatible with the mix of architectural styles within the neighborhood, and that the proposed site layout maintains the pattern of homes being set back further from the street than required along this portion of Valparaiso Avenue. Additionally, staff supports the preservation of the many heritage trees on the site and provision of many new trees. Staff believes that the limited number of windows proposed at the second story of the residence on the left side as well as the distance from the right side property line and obscured glass would limit privacy concerns generally. 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:
Ori Paz, Assistant Planner

Report reviewed by:
Kyle Perata, Acting Principal Planner

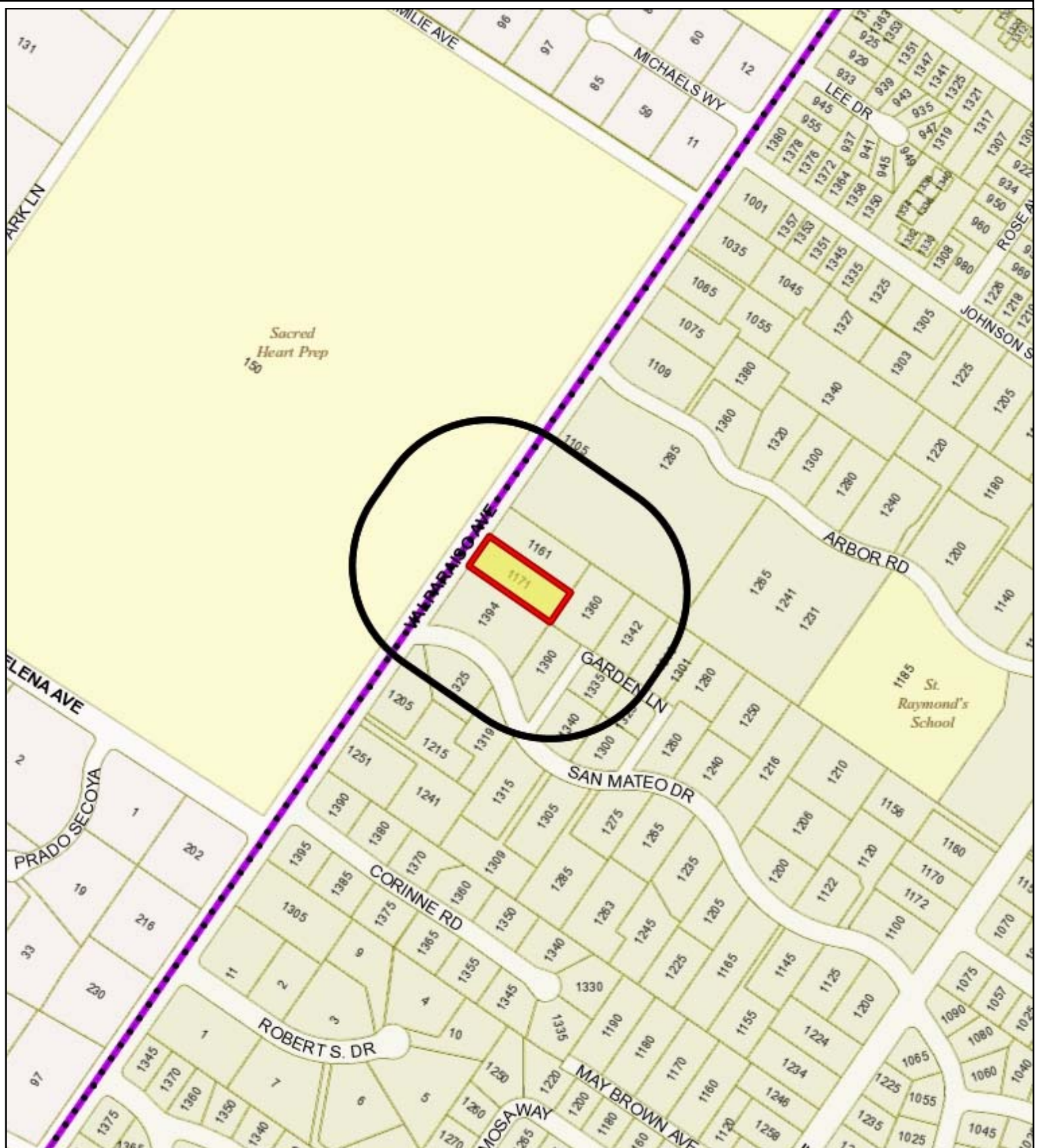
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1171 Valparaiso Avenue – Attachment A: Recommended Actions

LOCATION: 1171 Valparaiso Avenue	PROJECT NUMBER: PLN2018-00134	APPLICANT: Kevin Novak	OWNER: Kevin Novak
PROPOSAL: Use Permit/Kevin Novak/1171 Valparaiso Avenue: Request for a use permit to demolish an existing two-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) district, and to conduct interior and exterior remodels to an existing non-conforming accessory structure. The scope of work on the accessory building would exceed 50 percent of the existing replacement value in a 12 month period. The project includes a request for excavation in the right side setback for a lightwell and stair associated with the proposed basement. A heritage size coast redwood tree in very poor condition is proposed for removal.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, 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 Tektive Design, consisting of 22 plan sheets, dated received March 18, 2019, and approved by the Planning Commission on March 25, 2019, 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. 			

1171 Valparaiso Avenue – Attachment A: Recommended Actions

LOCATION: 1171 Valparaiso Avenue	PROJECT NUMBER: PLN2018-00134	APPLICANT: Kevin Novak	OWNER: Kevin Novak
PROPOSAL: Use Permit/Kevin Novak/1171 Valparaiso Avenue: Request for a use permit to demolish an existing two-story residence and construct a new two-story residence on a substandard lot with regard to minimum lot width in the R-E (Residential Estate) district, and to conduct interior and exterior remodels to an existing non-conforming accessory structure. The scope of work on the accessory building would exceed 50 percent of the existing replacement value in a 12 month period. The project includes a request for excavation in the right side setback for a lightwell and stair associated with the proposed basement. A heritage size coast redwood tree in very poor condition is proposed for removal.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ul style="list-style-type: none"> 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 revised January 22, 2019. <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 plans indicating the revised location of the proposed heritage tree removal replacement tree, subject to review and approval by the Planning Division and City Arborist. 			



City of Menlo Park
 Location Map
 1171 Valparaiso Avenue



Scale: 1:4,000

Drawn By: OP

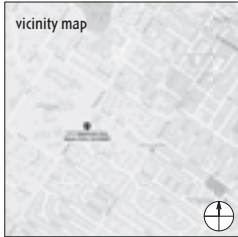
Checked By: KTP

Date: 3/25/2019

Sheet: 1

1171 Valparaiso Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	24,175.0 sf	24,175.0 sf	20,000.0 sf min.
Lot width	94.0 ft.	94.0 ft.	110.0 ft. min.
Lot depth	257.1 ft.	257.1 ft.	130.0 ft. min.
Setbacks			
Front	65.0 ft.	86.5 ft.	20.0 ft. min.
Rear	115.0 ft.	91.3 ft.	20.0 ft. min.
Side (left)	10.0 ft.	10.6 ft.	10.0 ft. min. (30 ft. total)
Side (right)	20.0 ft.	13.8 ft.	10.0 ft. min. (30 ft. total)
Building coverage	4,852.6 sf 20.1 %	3,221.7 sf 13.3 %	7,252.5 sf max. 30.0 % max.
FAL (Floor Area Limit)	6,339.6 sf	4,707.7 sf	7,093.8 sf max.
Square footage by floor	3,505.0 sf/basement 2,747.0 sf/1 st 1,707.5 sf/2 nd 724.5 sf/garage 705.7 sf/acc. Building 675.4 sf/porches	2,288.0 sf/1 st 1,486.0 sf/2 nd 228.0 garage 705.7 sf/acc. building	
Square footage of buildings	10,065.1 sf	4,707.7 sf	
Building height	27.0 ft.	25.5 ft.	30 ft. max.
Parking	2 covered	1 covered/1 uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 33	Non-Heritage trees: 15	New Trees: 1
	Heritage trees proposed for removal: 1	Non-Heritage trees proposed for removal: 10	Total Number of Trees: 38



project title

NEW RESIDENCE

1171 VALPARAISO AVENUE, MENLO PARK

project contacts

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

owners
 Kevin Novak & Hannah Gilula
 1171 Valparaiso Avenue
 Menlo Park, CA 94025

land surveyor

Lea & Braze Engineering
 2495 Industrial Parkway West
 Hayward, CA 94545
 510.887.4086
 contact: Mirko Ferreira

arborist

Kelly Johnson Services
 P.O. Box 4187
 San Mateo, CA 94403
 650.525.1464
 contact: Kevin Kelly

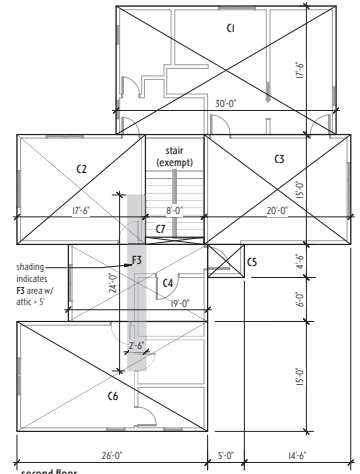
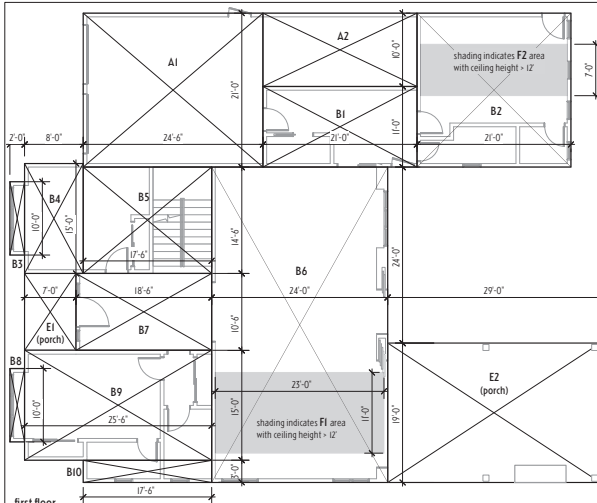
landscape architect

Aikfen Associates
 4362 Rambo Road
 Gilroy, CA 95020
 408.842.0245
 contact: Karen Aikfen



tektive design

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



floor area tabulation		
region	dimensions	area (SF)
A1	24'-0" X 21'-0"	504.0
A2	21'-0" X 10'-0"	210.0
B1	21'-0" X 11'-0"	231.0
B2	21'-0" X 21'-0"	441.0
B3	2'-0" X 10'-0"	20.0
B4	8'-0" X 15'-0"	120.0
B5	17'-6" X 14'-6"	253.8
B6	24'-0" X 43'-0"	1032.0
B7	18'-6" X 19'-6"	364.2
B8	2'-0" X 10'-0"	20.0
B9	25'-6" X 15'-0"	382.5
B10	17'-6" X 3'-0"	52.5
C1	30'-0" X 17'-6"	525.0
C2	17'-6" X 15'-0"	262.5
C3	20'-0" X 15'-0"	300.0
C4	19'-0" X 10'-6"	199.5
C5	5'-0" X 4'-6"	22.5
C6	28'-0" X 15'-0"	390.0
C7	8'-0" X 7'-0"	56.0
D1	21'-2" X 15'-0"	315.1
D2	24'-2" X 15'-4"	370.4
E1	7'-0" X 10'-6"	73.5
E2	27'-0" X 19'-0"	513.0
E3	7'-0" X 13'-6"	94.5
F1 (12)	23'-0" X 11'-0"	253.0
F2 (+12)	20'-0" X 7'-0"	140.0
F3 (attic)	2'-6" X 24'-0"	61.9
G1	66'-6" X 21'-0"	1396.5
G2	8'-0" X 40'-6"	324.0
G3	41'-6" X 43'-0"	1784.5
A (garage) subtotal		724.5
B (first floor) subtotal		2747.0
C (second floor) subtotal		1707.5
D (accessory structure) subtotal		705.1
E (covered porch) subtotal		679.4
F (covered porch) subtotal		454.4
G (basement) excluded from floor area		3,505.0
total floor area (A + B + C + D + E + F)		6,339.8
lot coverage (A + B + D + E)		4,852.6

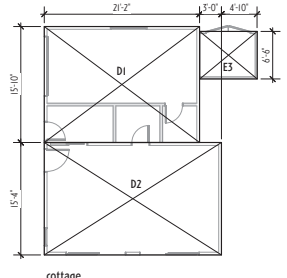
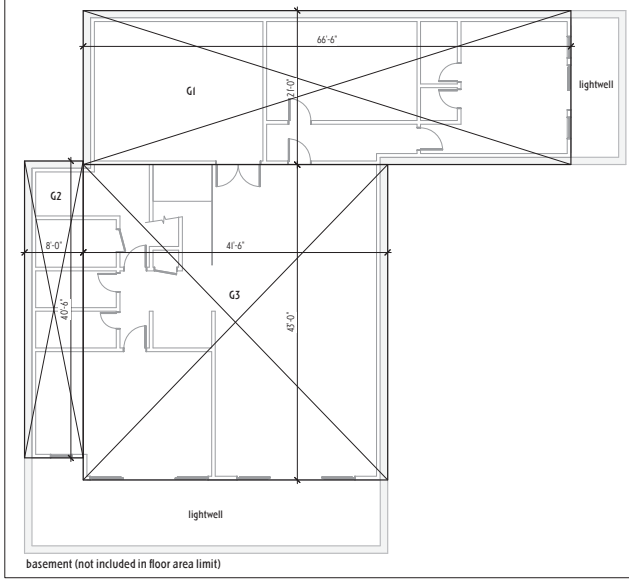
construction notes

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

- Any and all excessively annoying loud or unusual noises or vibrations such as offend the peace and quiet of persons of ordinary sensibilities and which interfere with the comfortable enjoyment of life or property and affect at the same time an entire neighborhood or any considerable number of persons shall be considered a noise disturbance.
- Construction Activities.
 - Construction activities are limited to the hours of eight (8) a.m. and six (6) p.m. Monday through Friday.
 - Construction activities by residents and property owners personally undertaking construction activities to maintain or improve their property are allowed on Saturdays, Sundays or holidays between the hours of nine (9) a.m. and five (5) p.m.
 - A sign, containing the permitted hours of construction activities exceeding the noise limits set forth in Section 8.06.030, shall be posted at all entrances to a construction site upon the commencement of construction, for the purpose of informing contractors and subcontractors and all other persons at the construction site of the basic requirements of this chapter. The sign shall be at least five (5) feet above ground level and shall consist of a white background with black letters.
 - Notwithstanding any other provision set forth above, all powered equipment shall comply with the limits set forth in Section 8.06.040 (b).
- Any frontage improvements which are damaged either as an existing condition or as a result of construction will be required to be replaced. All frontage improvement work shall be in accordance with the latest version of the City Standard Details.
- An encroachment permit from the Engineering Division is required prior to any construction activities, including utility laterals, in the public right of way.

general notes

- These drawings are copyright Tektive Design, Inc. and shall not be used on any other project without written consent.
- Contractor shall not scale dimensions off drawings. Follow written dimensions only. The general contractor shall verify all dimensions, site and grade conditions prior to commencement of work. Contractor shall notify the design professional immediately of any discrepancy on these plans and specifications.
- Should an error appear in the drawings or specifications, or in work done by others affecting this work, notify the design professional at once. If the contractor proceeds with work affected without instructions from the design professional, the contractor shall make good any resulting damage or defect.
- The general contractor, in accordance with generally accepted construction practices, shall assume responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. The contractor and subcontractors shall maintain the job site in a clean, orderly condition, free of debris and litter. Operations shall be confined to the site areas permitted by permit & law.
- No portion of the work requiring a shop drawing or sample submission (per the request of the owner or design professional) may be commenced until the submission has been reviewed and approved. All such portions of the work shall be in accordance with the approved shop drawings & samples.



floor area breakout diagrams
 scale: 1/8" = 1'-0"

project description

- Demolish (e) 2-story single family residence and (e) attached garage.
- Build (n) 2-story single family residence over basement with attached 2-car garage.
- Remodel (e) detached accessory structure
- Install NFPA 13-D fire sprinkler system throughout residence and attached garage, under a separate building permit.

code compliance

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

project information

APN: 071.063.250
 occupancy: R-3 / U (garage)
 construction type: V-B
 zone: R-E
 flood zone: X

setbacks
 front: 20'
 rear: 20'
 sides: 10'-20'-30'
 max height: 30'

site analysis
 lot area: 24,175 sf
 max. building coverage area: 7,252 sf
 max. floor area: 7,094 sf
 max. 2nd floor area: 2,594 sf

existing house (to be demolished): 4,002 sf
 D) existing cottage (to be retained): 705.1 sf
 total existing floor area: (19%) 4,708 sf

A) attached garage: 724.5 sf
 B) first floor (habitable): 2,747.0 sf
 C) second floor (habitable): 1,707.5 sf
 D) covered porches: 674.4 sf
 E) covered porches: 674.4 sf
 F) 2nd floor/attic equivalency: 454.4 sf
 G) basement area: 3,505.0 sf
 total floor area (A+B+C+D+E+F): (26%) 6,339.8 sf
 total lot coverage (A+B+E): (20%) 4,852.6 sf
 hardscape areas: (27%) 4,947 sf
 landscape areas: (59%) 14,375 sf

parking 2 covered spaces

a new residence at:
 1171 VALPARAISO AVENUE
 MENLO PARK, CA 94025

revisions

T-1 architect report
 L-1 preliminary landscape plan

title

cover
 version: DR2
 scale: n.t.s.
 job: 1807
 date: 2019.01.19
 sheet: A0.1



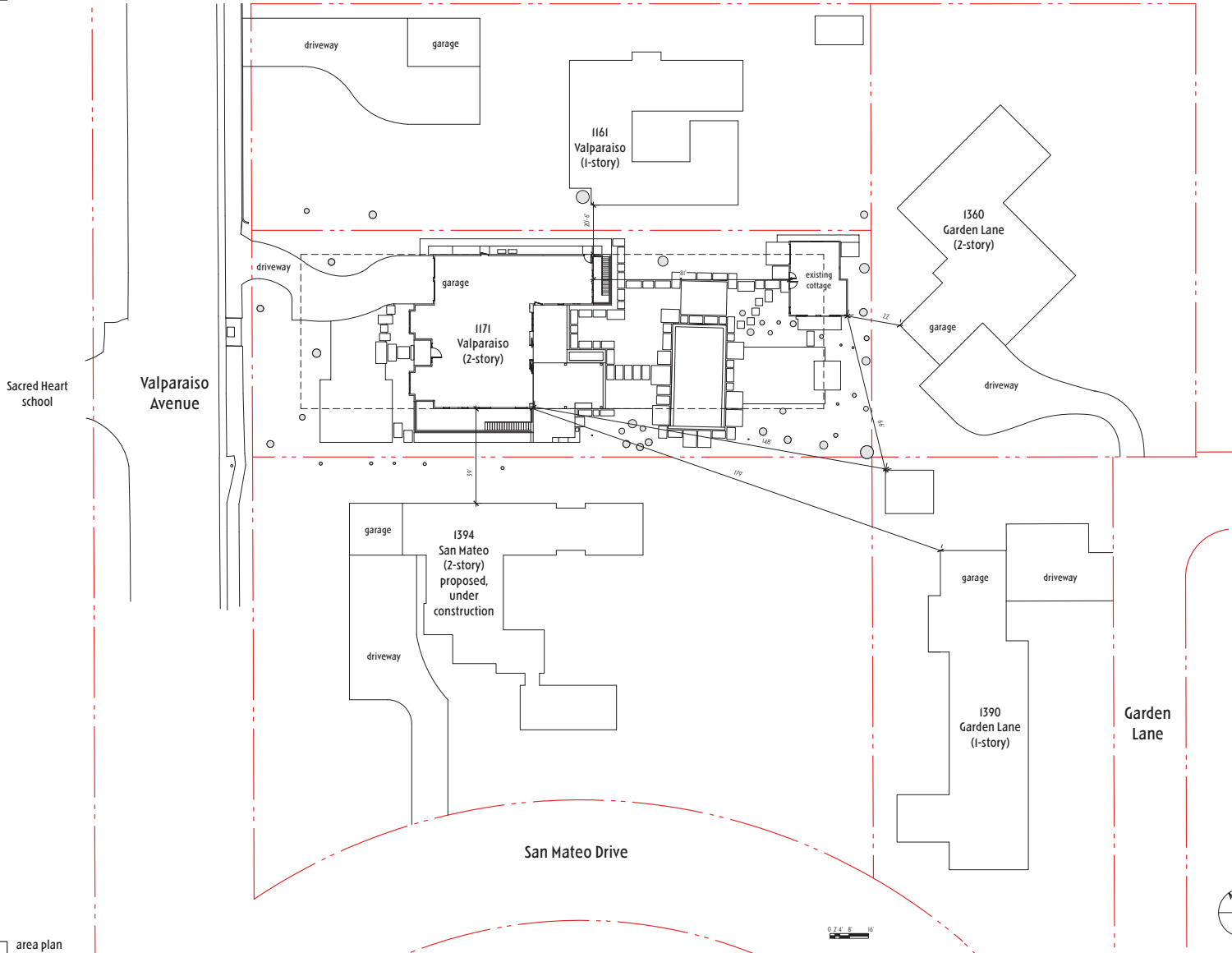
1161 Valparaiso Avenue

1171 Valparaiso Avenue

1394 San Mateo Drive
(proposed, under construction)

0 2' 4' 8' 16'

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



2 area plan
scale: 1" = 20'



**tektive
design**

623 Gurnea Street
Palo Alto, CA 94301
p. 415.250.6052
f. 415.520.0219

a new residence at:

**1171 VALPARAISO AVENUE
MENLO PARK, CA 94025**

revisions

title

area plan
streetscape

version

DR2

scale

varies

job

1807

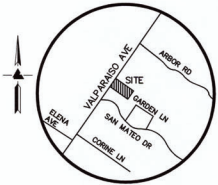
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2019.01.19

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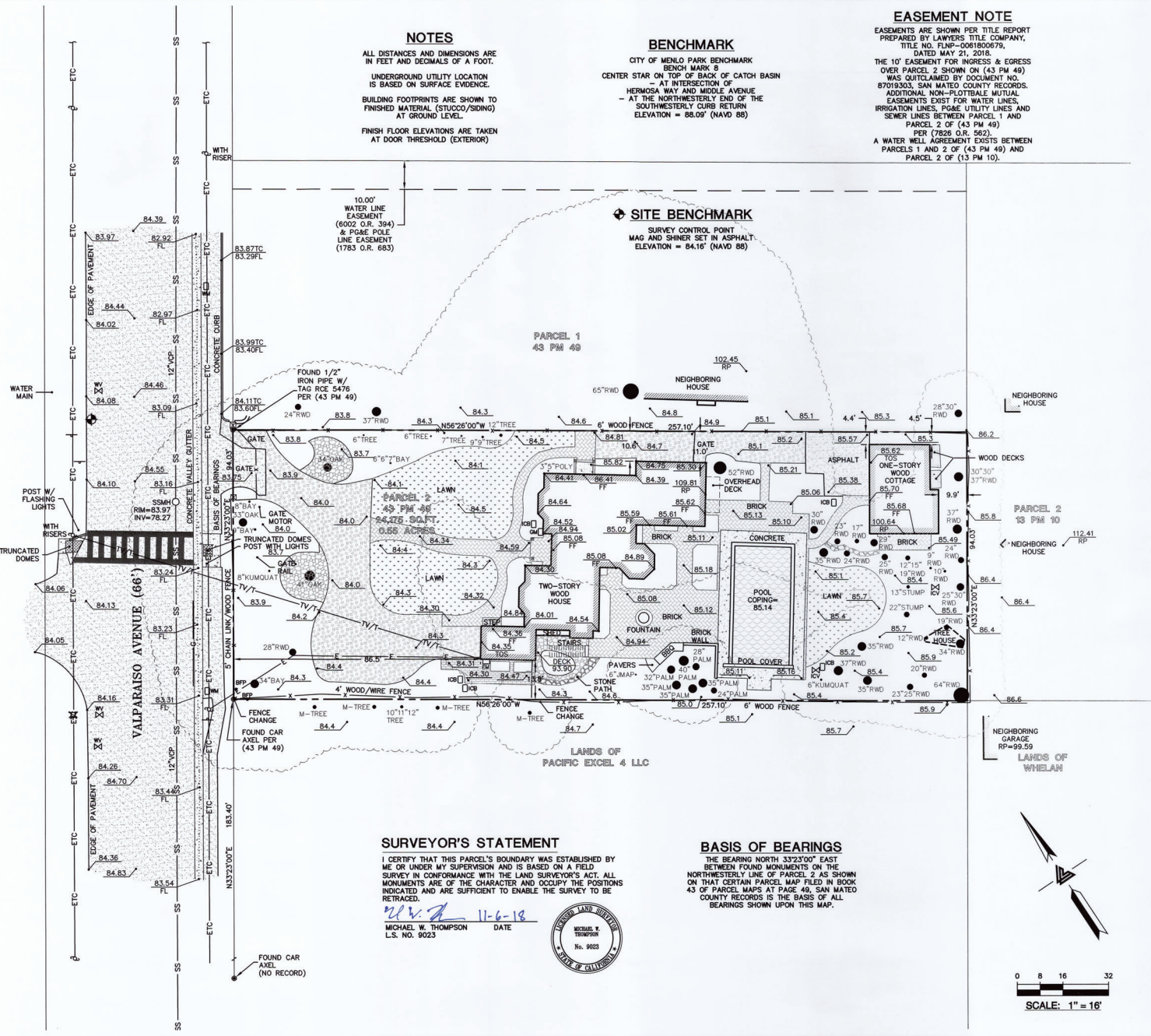
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VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- E- ELECTRICAL OVERHEAD LINE
- ETC- ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
- x- FENCE LINE
- o- FLOW LINE
- G- GAS LINE (PER PAINT MARKINGS)
- SS- SANITARY SEWER LINE
- FF- FINISH FLOOR
- FL- FLOW LINE
- INV- INVERT
- JMAP- JAPANESE MAPLE
- M- MULTIPLE TRUNKS
- RWD- REDWOOD
- RP- ROOF PEAK
- TC- TOP OF CURB
- TOS- TOP OF SLAB
- VCP- VITRIFIED CLAY PIPE
- BFP- BACK FLOW PREVENTER
- EM- ELECTRICAL METER
- FH- FIRE HYDRANT
- GM- GAS METER
- ICB- IRRIGATION CONTROL BOX
- ICV- IRRIGATION CONTROL VALVE
- JP- JOINT POLE
- SMH- SANITARY SEWER MANHOLE
- S- SIGN
- WM- WATER METER
- WV- WATER VALVE
- B- BENCHMARK
- XXX.XX- SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- RIVER ROCK
- STONE
- TREE: TYPE AND SIZE AS NOTED



NOTES

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

BENCHMARK

CITY OF MENLO PARK BENCHMARK
- AT INTERSECTION OF
CENTER STAR ON TOP OF BACK OF CATCH BASIN
HERMOSA WAY AND MIDDLE AVENUE
- AT THE NORTHWESTERLY END OF THE
SOUTHWESTERLY CURB RETURN
ELEVATION = 88.09' (NAVD 88)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER TITLE REPORT PREPARED BY LAWYERS TITLE COMPANY, TITLE NO. FLMP-091600679, DATED MAY 21, 2018.
THE 10' EASEMENT FOR INGRESS & EGRESS OVER PARCEL 2 SHOWN ON (43 PM 49) WAS OUTCLAIMED BY DOCUMENT NO. 87019303, SAN MATEO COUNTY RECORDS. ADDITIONAL NON-PLOTTABLE MUTUAL EASEMENTS EXIST FOR WATER LINES, IRRIGATION LINES, POLE UTILITY LINES AND SEWER LINES BETWEEN PARCEL 1 AND PARCEL 2 OF (43 PM 49) PER (7826 O.R. 562).
A WATER WELL AGREEMENT EXISTS BETWEEN PARCELS 1 AND 2 OF (43 PM 49) AND PARCEL 2 OF (13 PM 10).

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 84.16' (NAVD 88)

SURVEYOR'S STATEMENT

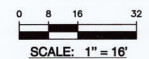
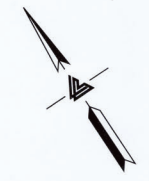
I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Michael W. Thompson 11-6-18
MICHAEL W. THOMPSON DATE
L.S. NO. 9023



BASIS OF BEARINGS

THE BEARING NORTH 372.370° EAST BETWEEN FOUND MONUMENTS ON THE NORTHWESTERLY LINE OF PARCEL 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 43 OF PARCEL MAPS AT PAGE 49, SAN MATEO COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

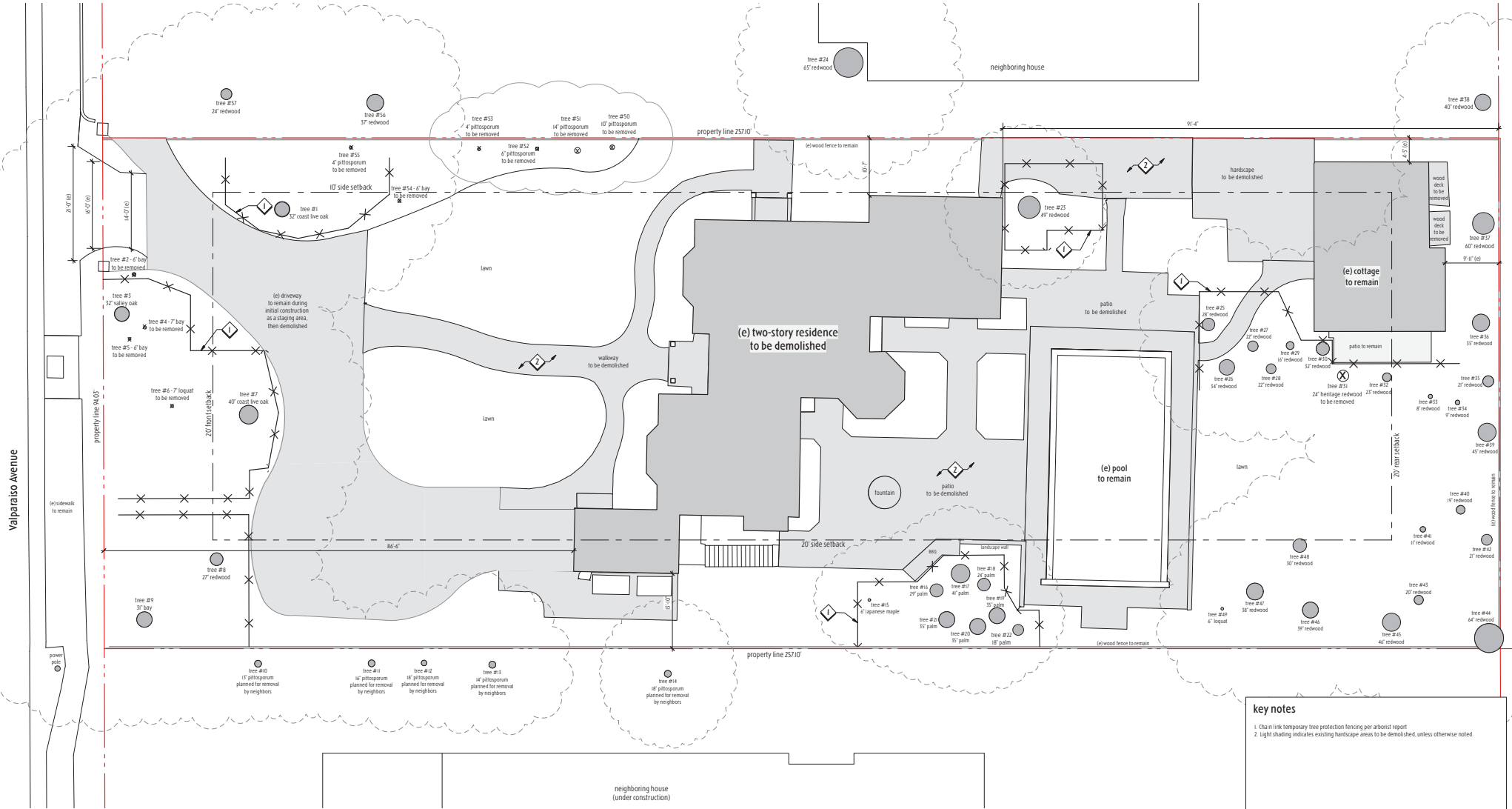


1171 VALPARAISO AVENUE
MENLO PARK, CALIFORNIA

TOPOGRAPHIC AND
BOUNDARY SURVEY

REMOVED EASEMENT	11-6-18	MT
REVISIONS	BY	
JOB NO:	2181182	
DATE:	10-15-18	
SCALE:	1" = 16'	
FIELD BY:	EH	
DRAWN BY:	JN	
SHEET NO:		

SU1
01 OF 01 SHEETS

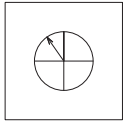


key notes

1. Chain link temporary tree protection fencing per arborist report
2. Light shading indicates existing hardscape areas to be demolished, unless otherwise noted.


tektive design
 623 Guinda Street
 Palo Alto, CA 94301
 P. 415.250.6552
 F. 415.200.0219

a new residence at:
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025



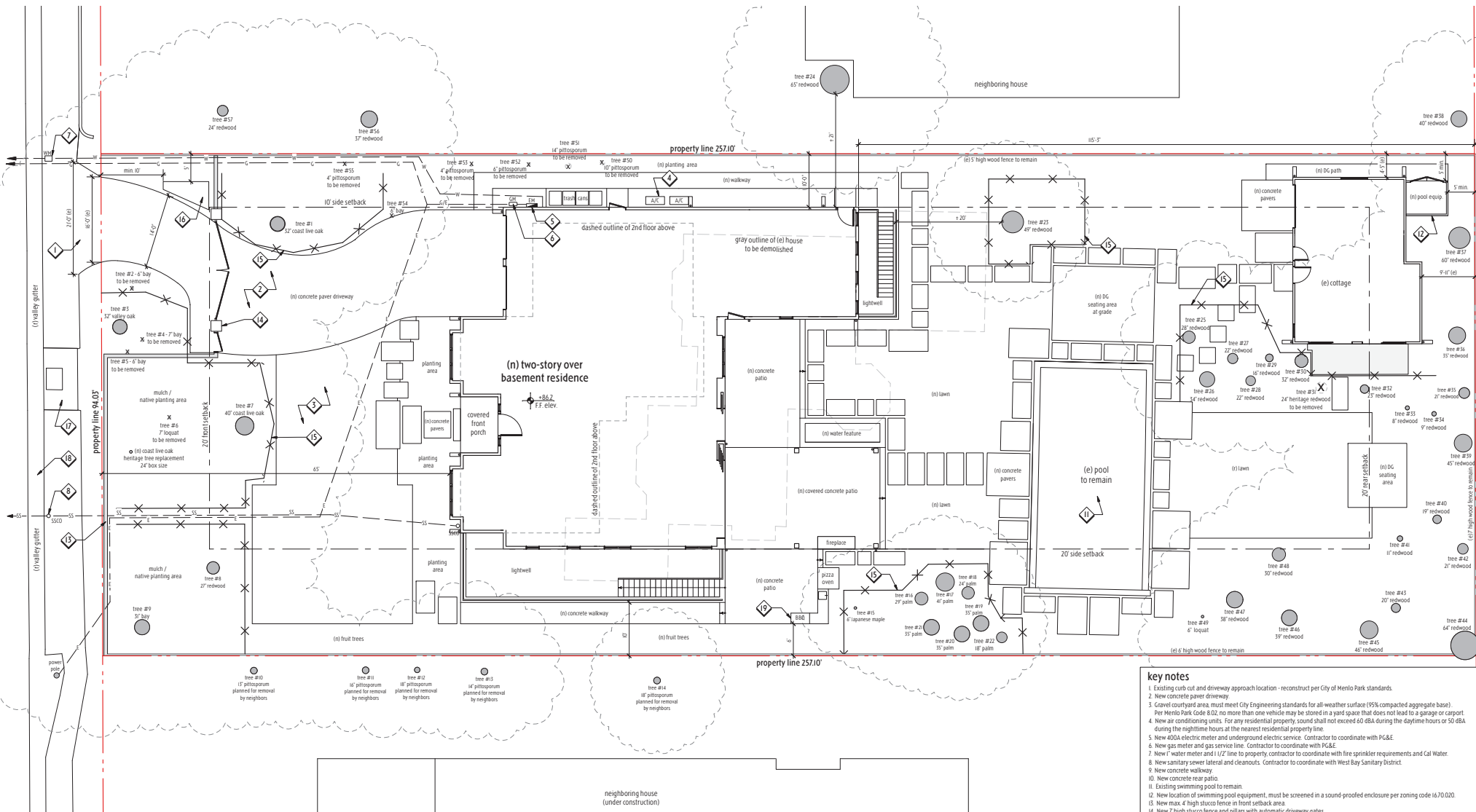
revisions

title
site demo plan

version
DR2
 scale
1/8" = 1'-0"

job
1807
 date
2019.01.19

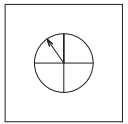
sheet
A1.0



- key notes**
- Existing curb cut and driveway approach location - reconstruct per City of Menlo Park standards.
 - New concrete paver driveway.
 - Covered courtyard area, must meet City Engineering standards for all-weather surface (95% compacted aggregate base).
Fire Menlo Park Code 8.02, no more than one vehicle may be stored in a yard space that does not lead to a garage or carport.
 - New air conditioning units. For any residential property, sound shall not exceed 60 dBA during the daytime hours or 50 dBA during the nighttime hours at the nearest residential property line.
 - New 400A electric meter and underground electric service. Contractor to coordinate with PG&E.
 - New gas meter and gas service line. Contractor to coordinate with PG&E.
 - New 1" water meter and 1/2" line to property, contractor to coordinate with fire sprinkler requirements and Cal Water.
 - New sanitary sewer lateral and cleanouts. Contractor to coordinate with West Bay Sanitary District.
 - New concrete walkway.
 - New concrete rear patio.
 - Existing swimming pool to remain.
 - New location of swimming pool equipment, must be screened in a sound-proofed enclosure per zoning code 1670.020.
 - New max 4' high stucco fence in front setback area.
 - New 7' high stucco fence and pillars with automatic driveway gates.
 - Chain link temporary tree protection fencing per arborist report.
 - New retention structure (gravel drywell) per City Standard Detail 18-18, sized to capture net increase in impervious area. Final location, size, & design to be included in civil engineering G&D drawings with building permit set.
 - Exposed pathway sections to be corrected to match adjacent asphalt parking strip per City Standard Detail CG-3, to maintain an accessible walkway throughout this location.
 - Any heavily cracked section of valley gutter must be replaced per City Standard Detail CG-3.
 - New B80 counter. Any raised counter area must be at least 128-7" from the front property line, and 6'-0" from the side.

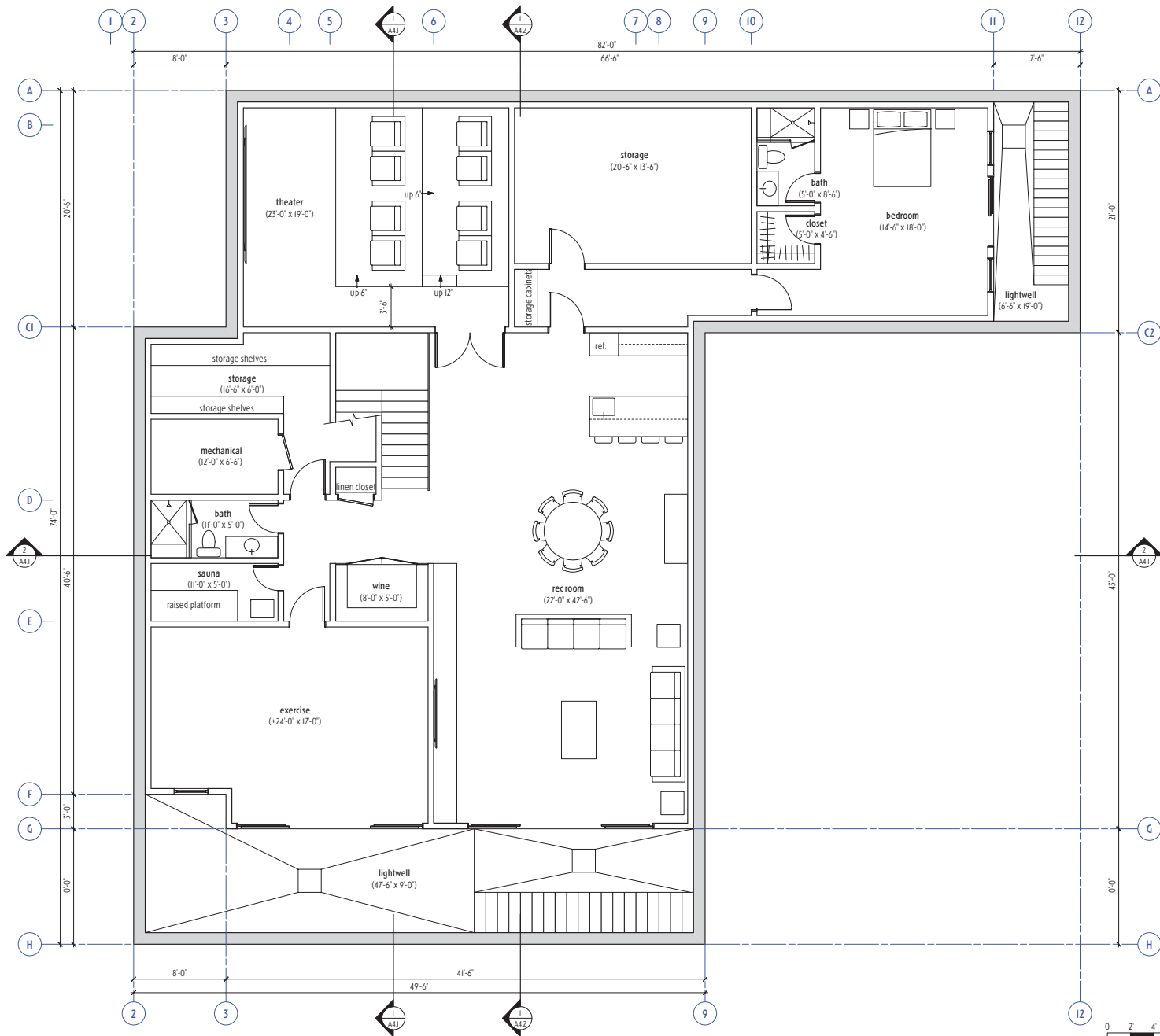
623 Guinda Street
Palo Alto, CA 94301
P. 415.250.0552
F. 415.200.0219

a new residence at:
**1171 VALPARAISO AVENUE
MENLO PARK, CA 94025**



revisions

title	version	job	sheet
proposed site plan	DR2	1807	A.I.I
	scale	date	
	1/8" = 1'-0"	2019.01.19	



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design**

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Palo Alto, CA 94301
p. 415.250.6052
f. 415.520.0219

a new residence at
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

title
basement
floor plan

version
DR2

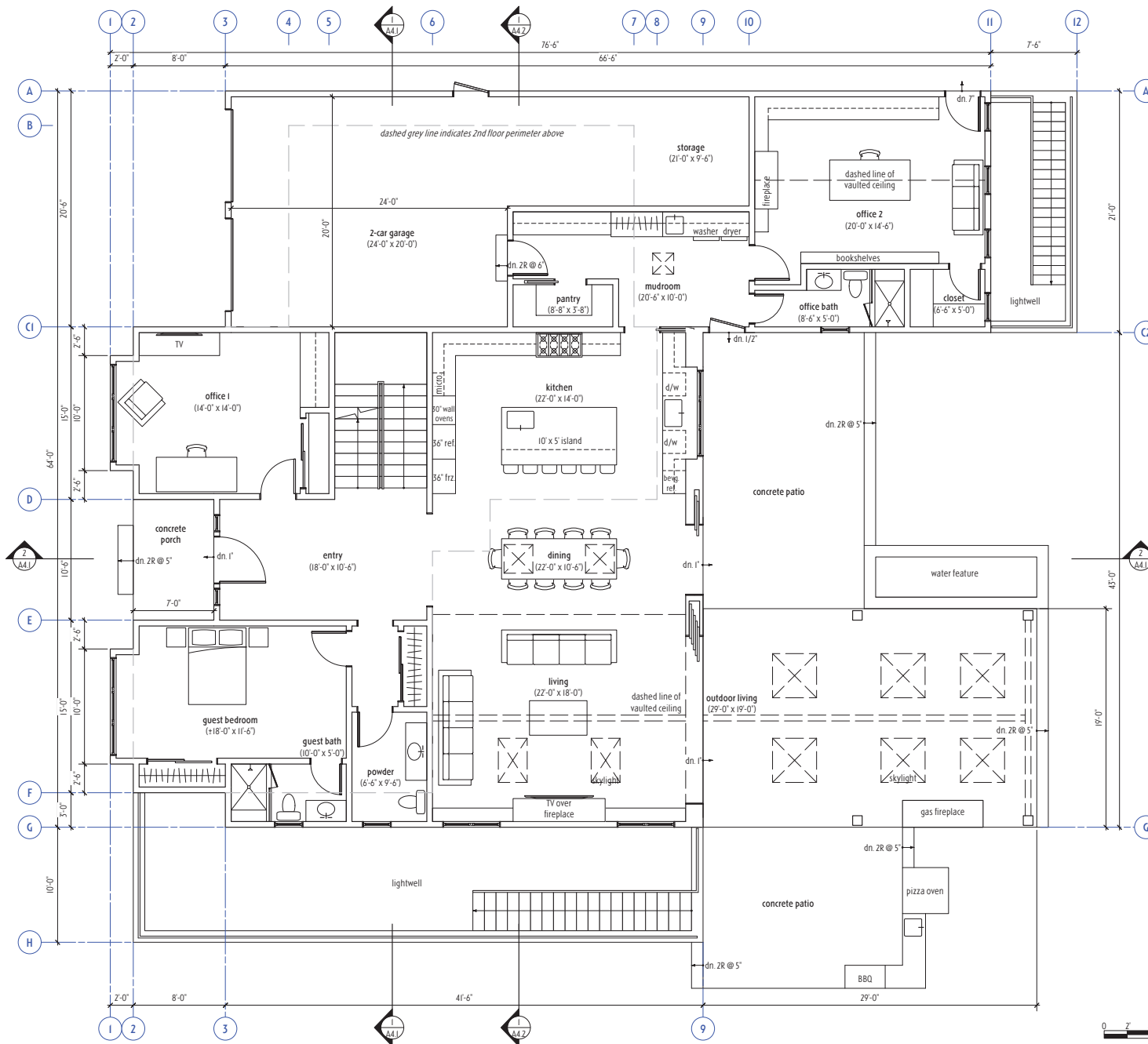
scale
1/4" = 1'-0"

job
1807

date
2019.01.19

sheet
A2.0

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a new residence at:
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

title
first floor plan

version
DR2

scale
1/4" = 1'-0"

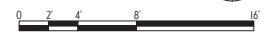
job
1807

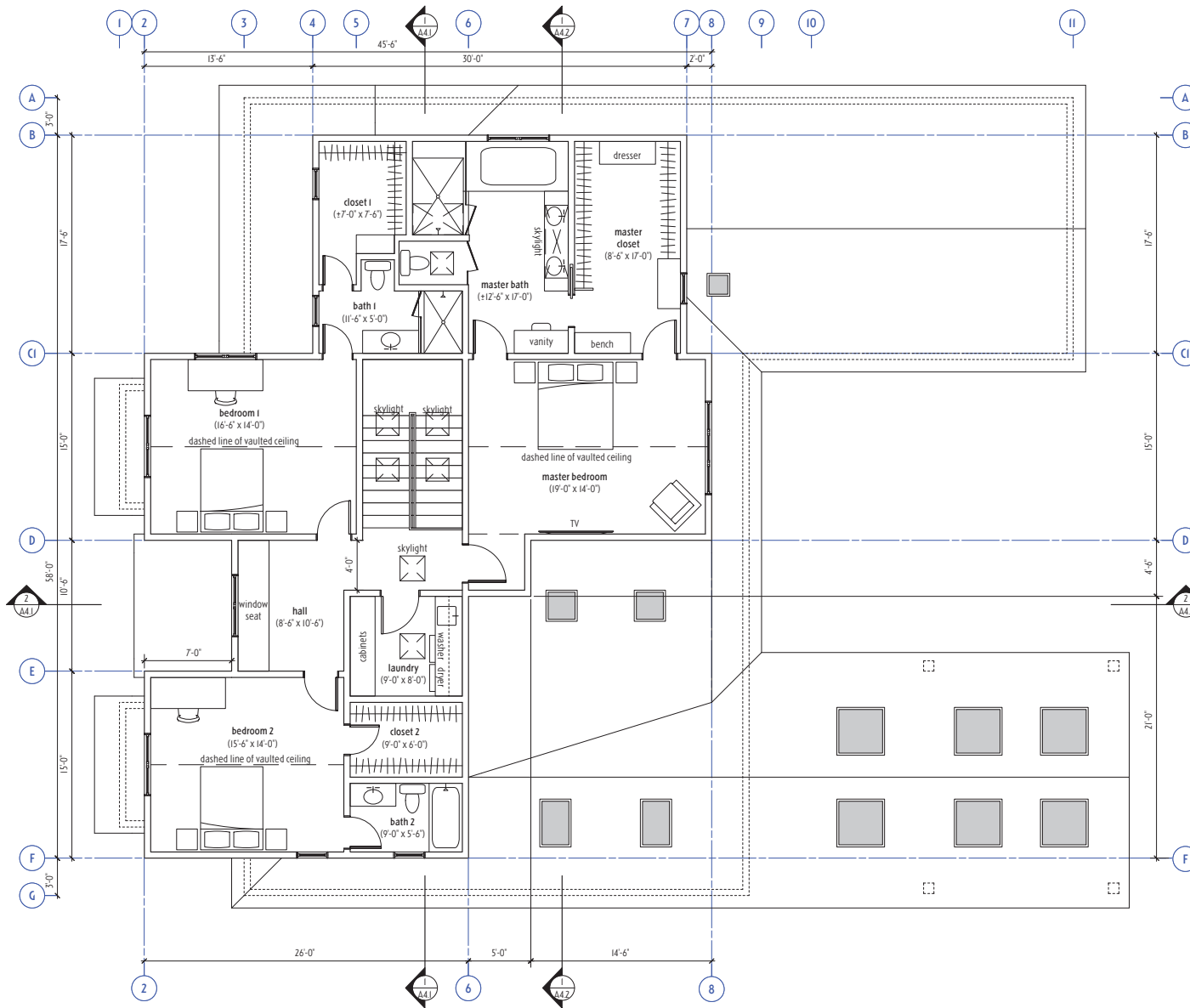
date
2019.01.19

sheet

A2.1

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a new residence at
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

title
second floor plan

version
DR2

scale
1/4" = 1'-0"

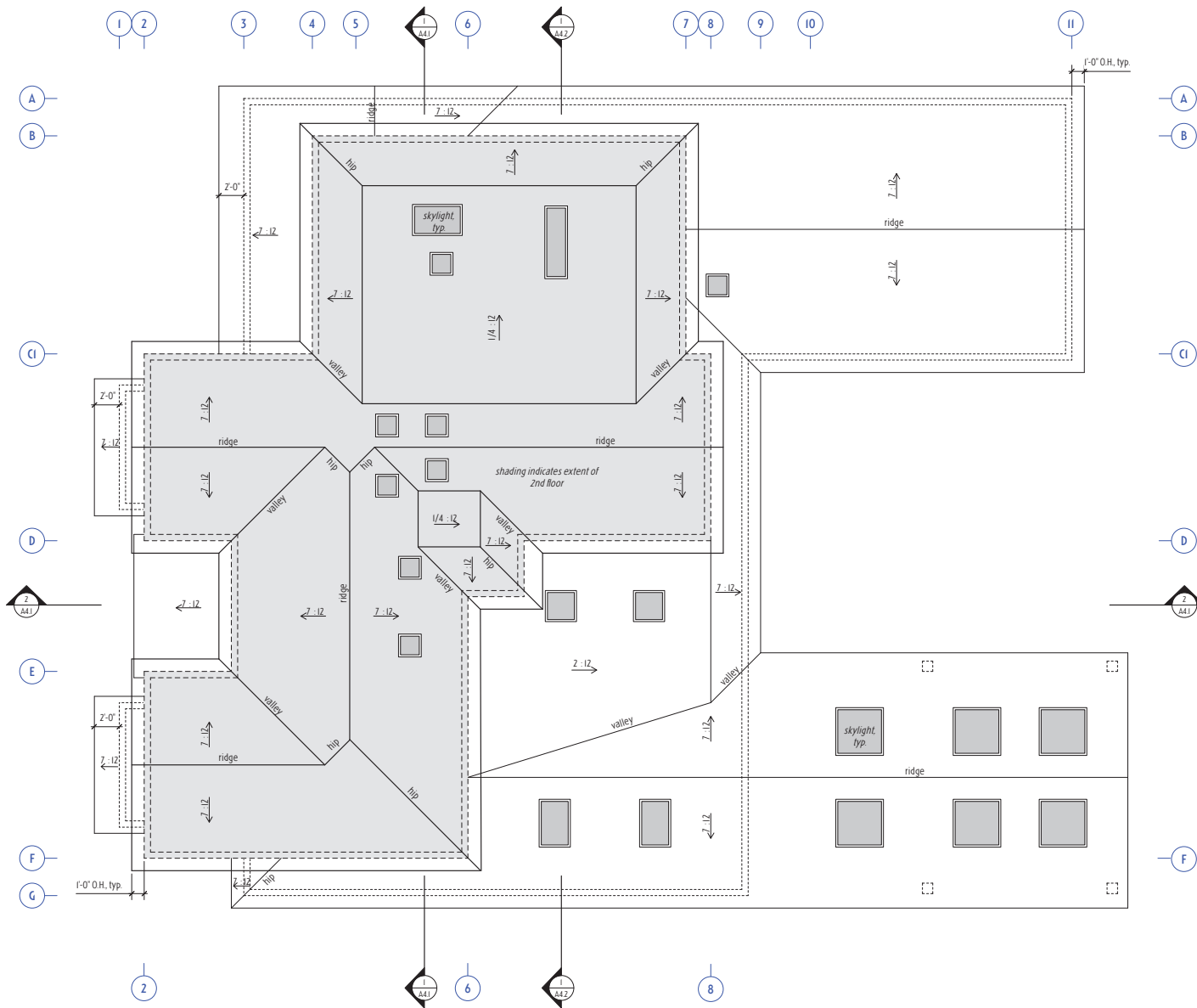
job
1807

date
2019.01.19

sheet
A2.2



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a new residence at
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MENLO PARK, CA 94025

revisions

title
roof plan

version
DR2

scale
1/4" = 1'-0"

job
1807

date
2019.01.19

sheet

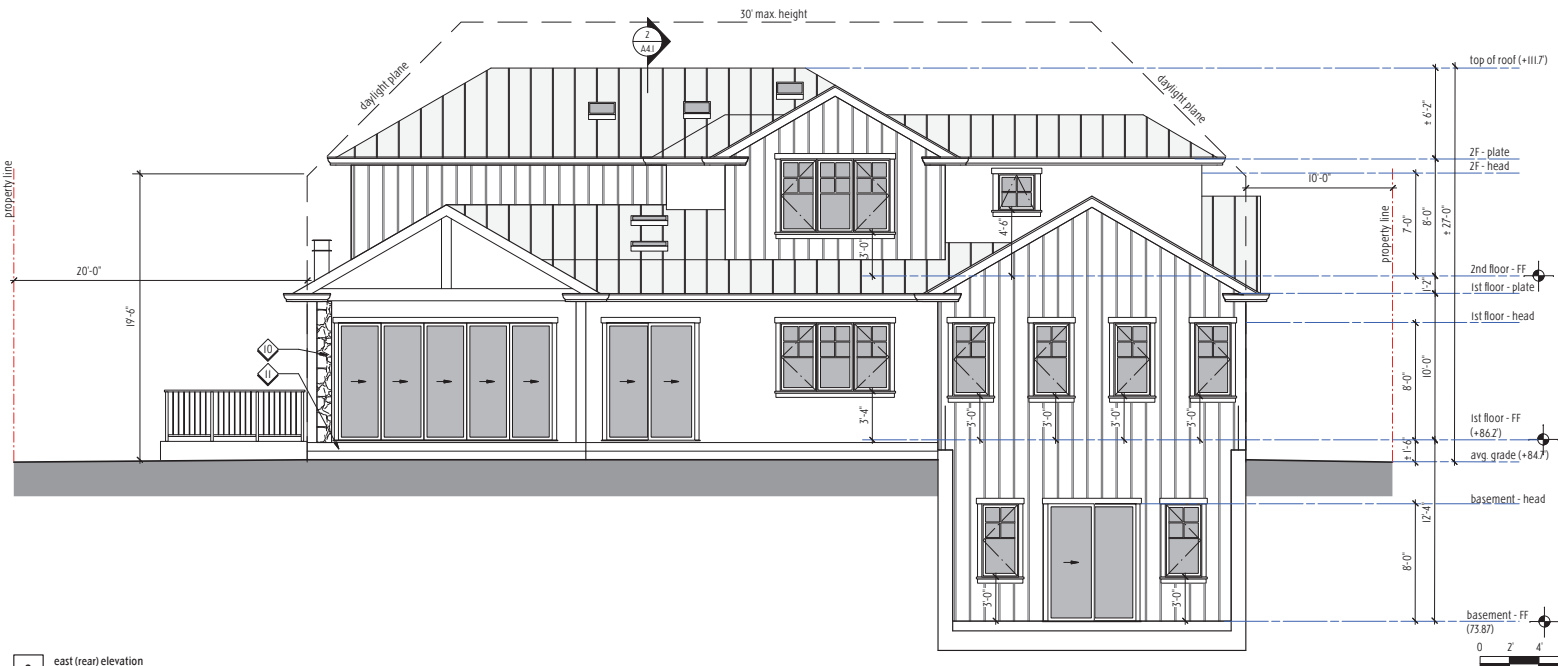
A2.3



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



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

- key notes:
1. standing seam metal roof
 2. painted wood fascia
 3. metal clad wood windows with simulated divided lites with mullions on both interior & exterior and spacer bars in between glass, surrounded by painted wood trim
 4. painted wood shutters
 5. painted board & batten siding
 6. smooth finish painted stucco
 7. painted steel guardrails
 8. painted wood garage doors
 9. lighter shade indicates translucent privacy glazing
 10. stone veneer at outdoor fireplace
 11. integral color poured concrete porch/patio and steps



tective design

625 Guinda Street
Palo Alto, CA 94301
p. 415.250.6052
f. 415.520.0219

an new residence at
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

--	--

title

front & rear elevations

version

DR2

scale

1/4" = 1'-0"

job

1807

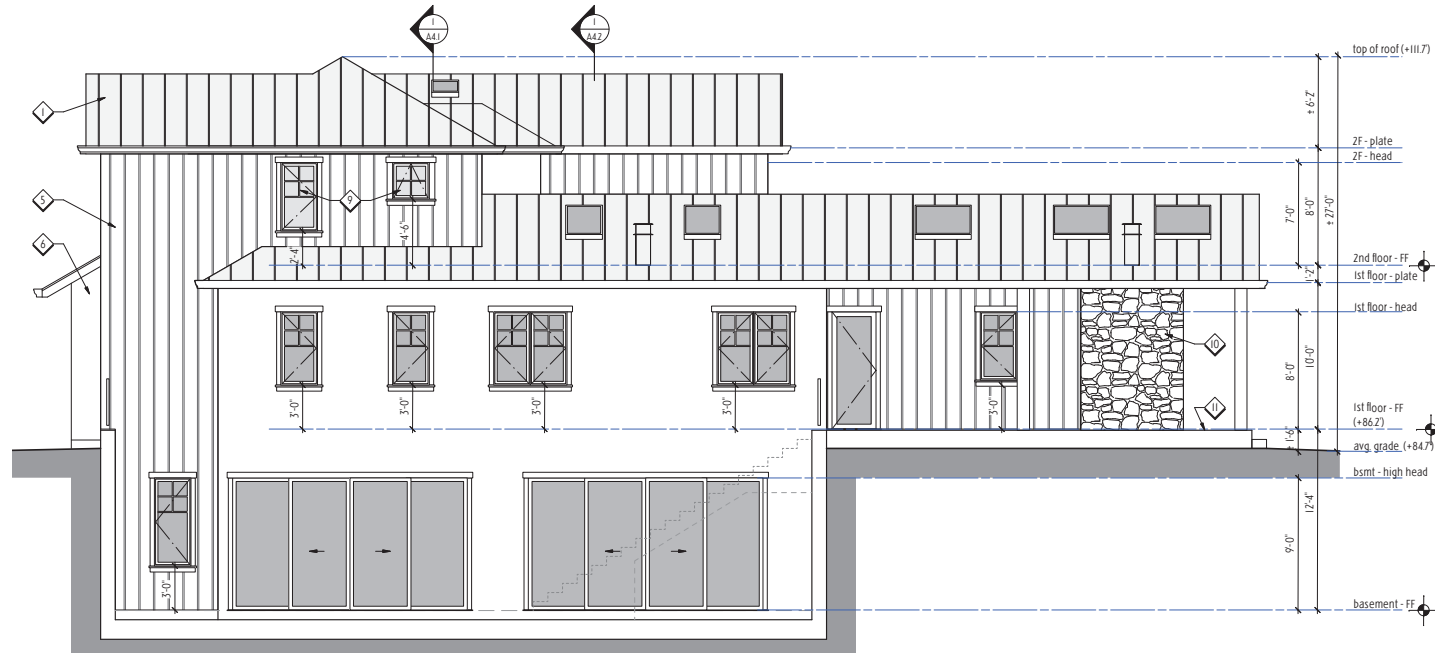
date

2019.01.19

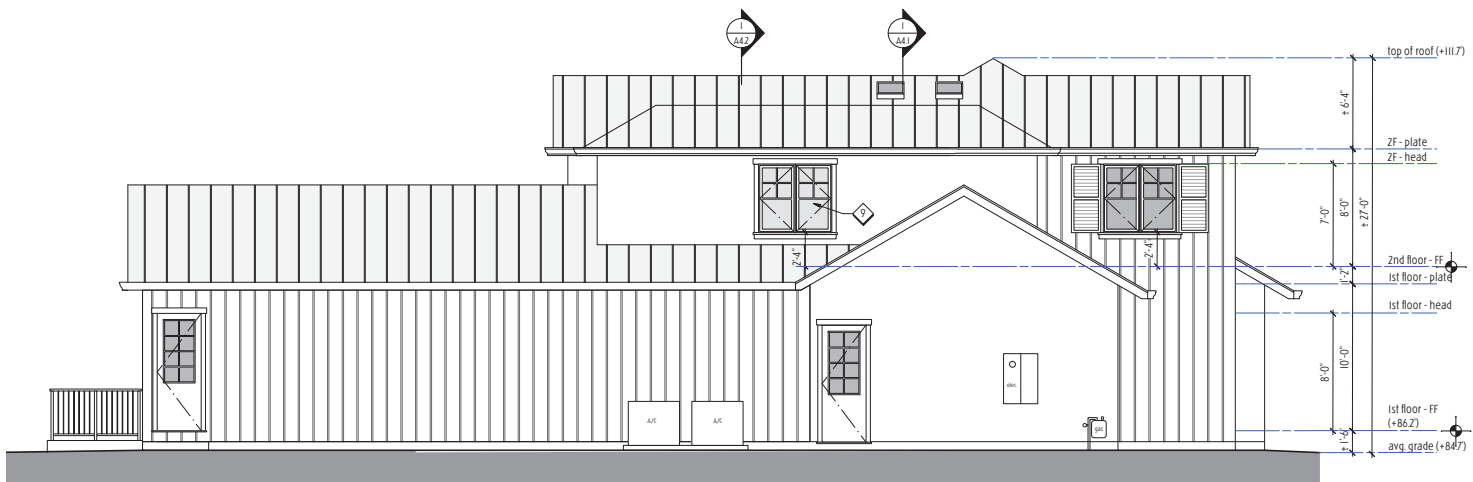
sheet

A3.1

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



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

- key notes:
1. standing seam metal roof
 2. painted wood fascia
 3. metal clad wood windows with simulated divided lites with mullions on both interior & exterior and spacer bars in between glass, surrounded by painted wood trim
 4. painted wood shutters
 5. painted board & batten siding
 6. smooth finish painted stucco
 7. painted steel guardrails
 8. painted wood garage doors
 9. lighter shade indicates translucent privacy glazing
 10. stone veneer at outdoor fireplace
 11. integral color poured concrete porch/patio and steps



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Palo Alto, CA 94301
p. 415.250.6052
f. 415.520.0219

an new residence at
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

--	--

title
side elevations

version
DR2

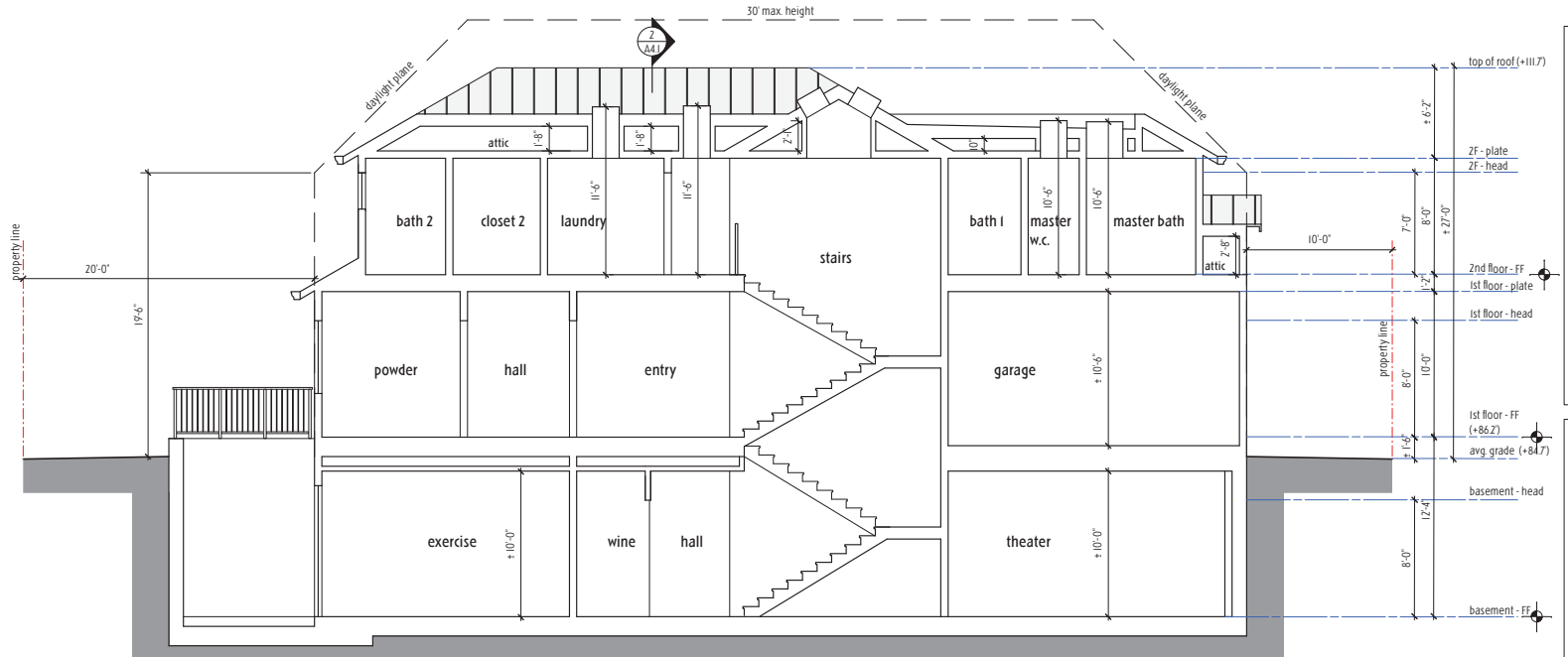
scale
1/4" = 1'-0"

job
1807

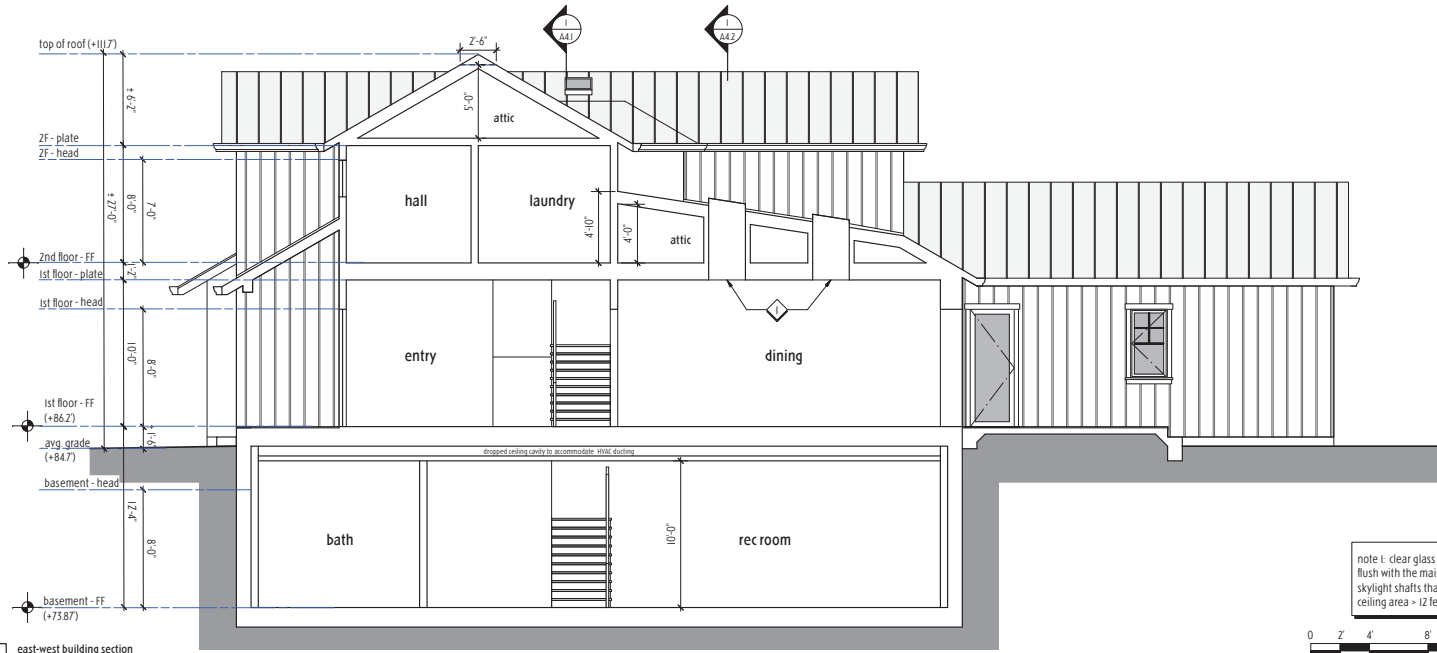
date
2019.01.19

sheet
A3.2

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1 north-south building section
scale 1/4" = 1'-0"



2 east-west building section
scale 1/4" = 1'-0"

note 1: clear glass lens to be installed flush with the main ceiling plane below skylight shafts that would create a clear ceiling area > 12 feet in height.



tective design

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f. 415.520.0219

an new residence at
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

title
building sections

version
DR2

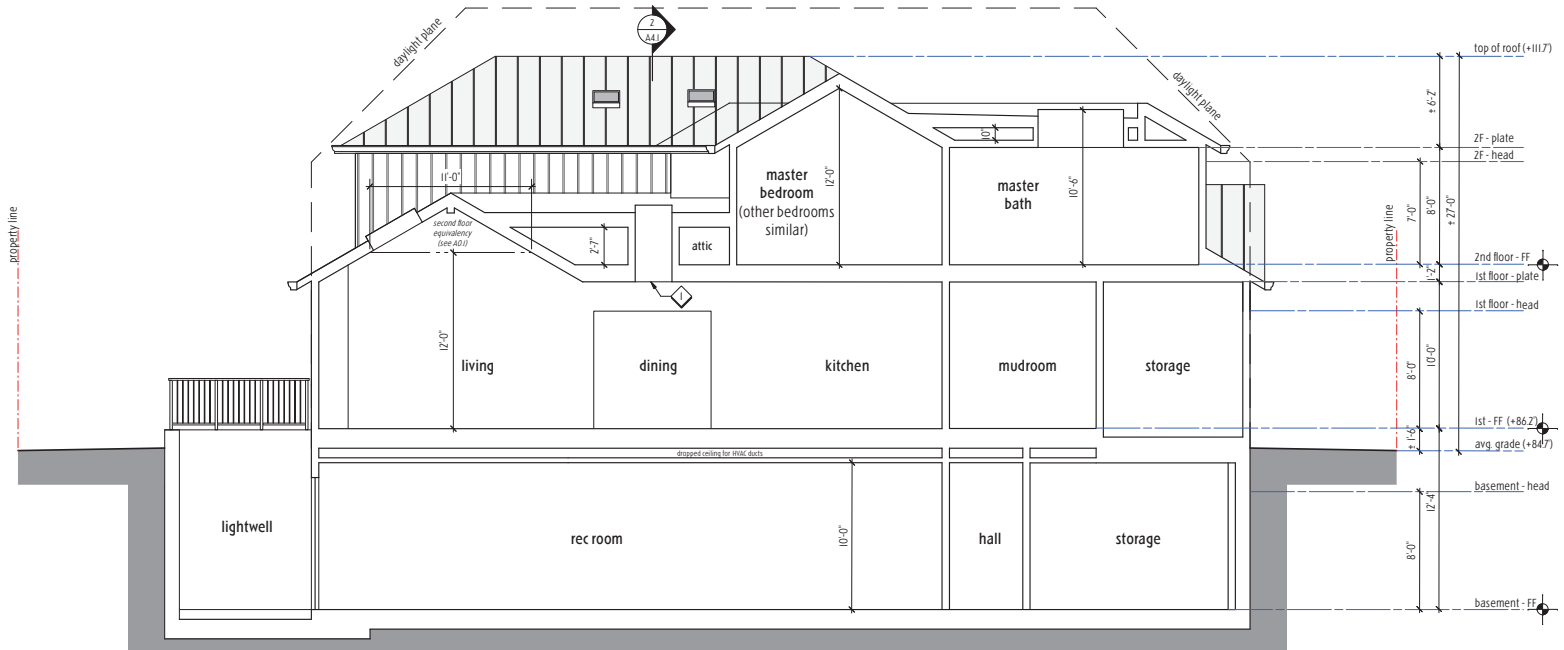
scale
1/4" = 1'-0"

job
1807

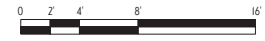
date
2019.01.19

sheet
A4.1

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1 north-south building section
scale: 1/4" = 1'-0"



note 1: clear glass lens to be installed flush with the main ceiling plane below skylight shafts that would create a clear ceiling area > 12 feet in height.



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625 Guinda Street
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p. 415.250.6052
f. 415.520.0219

an new residence at
1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

title
building sections

version
DR2

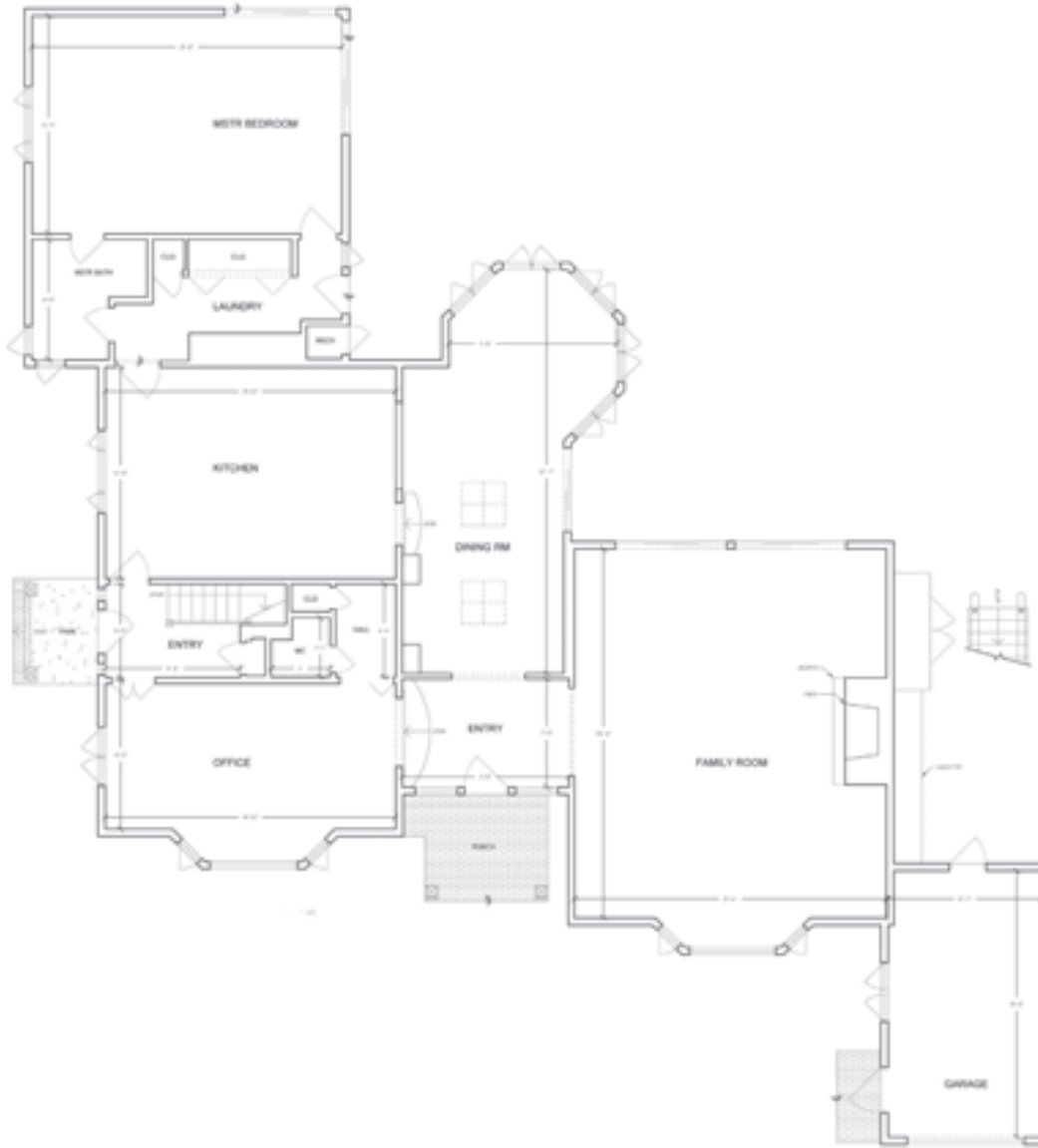
scale
1/4" = 1'-0"

job
1807

date
2019.01.19

sheet
A4.2

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note:
 This is the existing condition of the
 main house, which is to be demolished.

td
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 f. 415.200.0219

a new residence at
 1171 VALPARAISO AVENUE
 MENLO PARK, CA 94025

revisions

title
 existing house
 first floor plan

version
 DR2

scale
 1/4" = 1'-0"

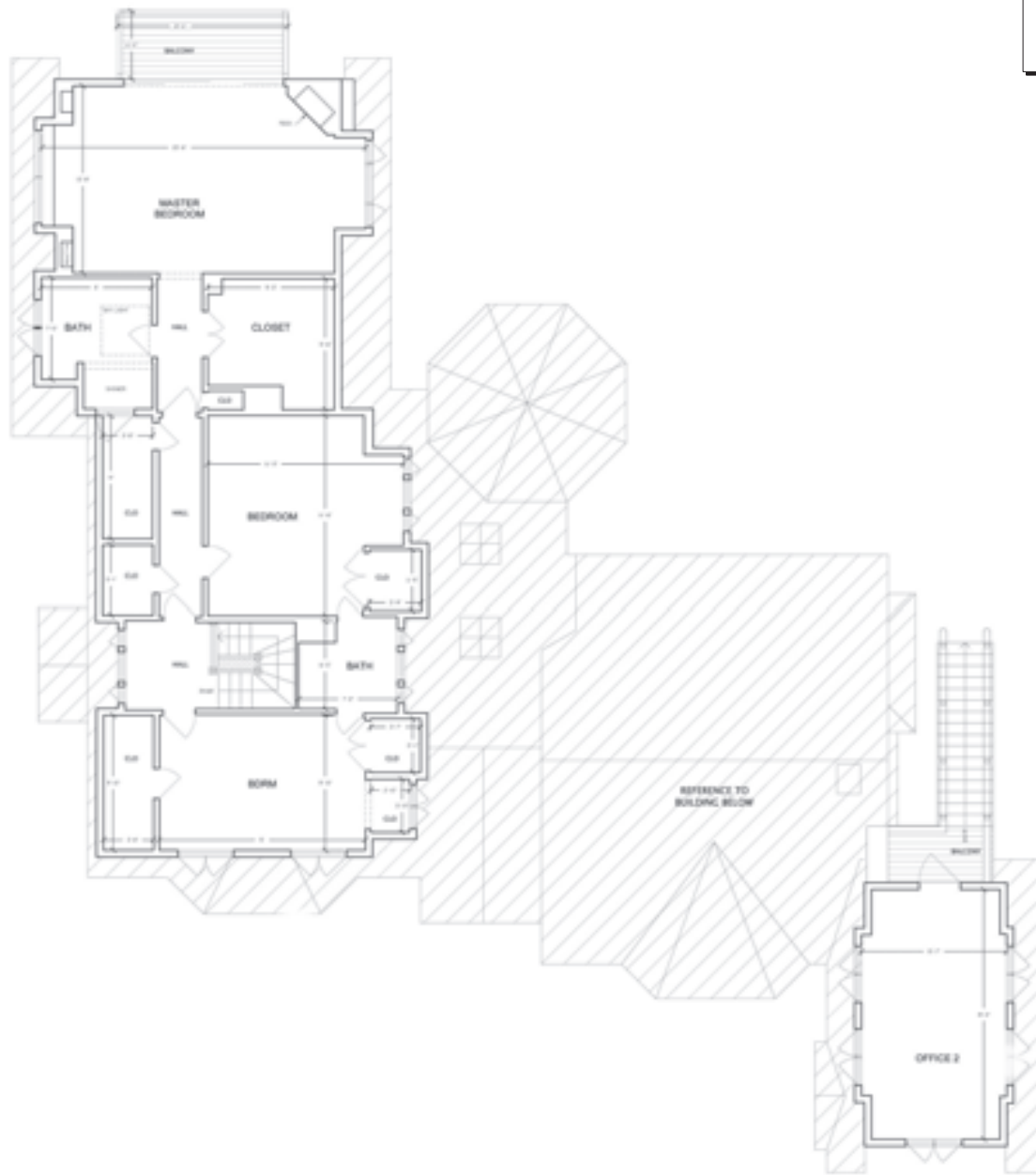
job
 1807

date
 2019.01.19

sheet
A8.1



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note:
This is the existing condition of the main house, which is to be demolished.

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f. 415.200.0219

a new residence at
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MENLO PARK, CA 94025

revisions

title
existing house
2nd floor plan

version
DR2

scale
1/4" = 1'-0"

job
1807

date
2019.01.19

sheet
A8.2



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



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

note:
This is the existing condition of the main house, which is to be demolished.



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revisions

title

existing house
elevations

version

DR2

scale

1/4" = 1'-0"

job

1807

date

2019.01.19

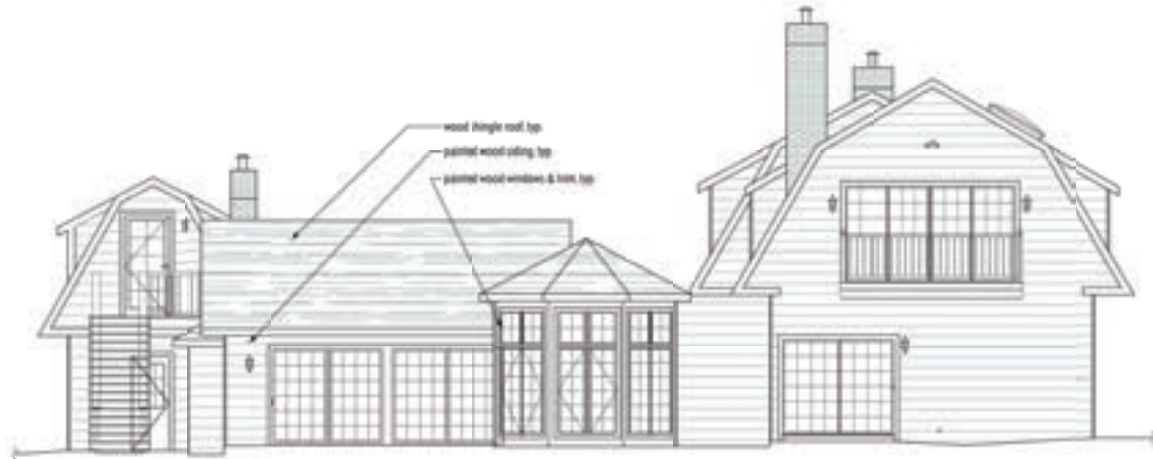
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A8.3

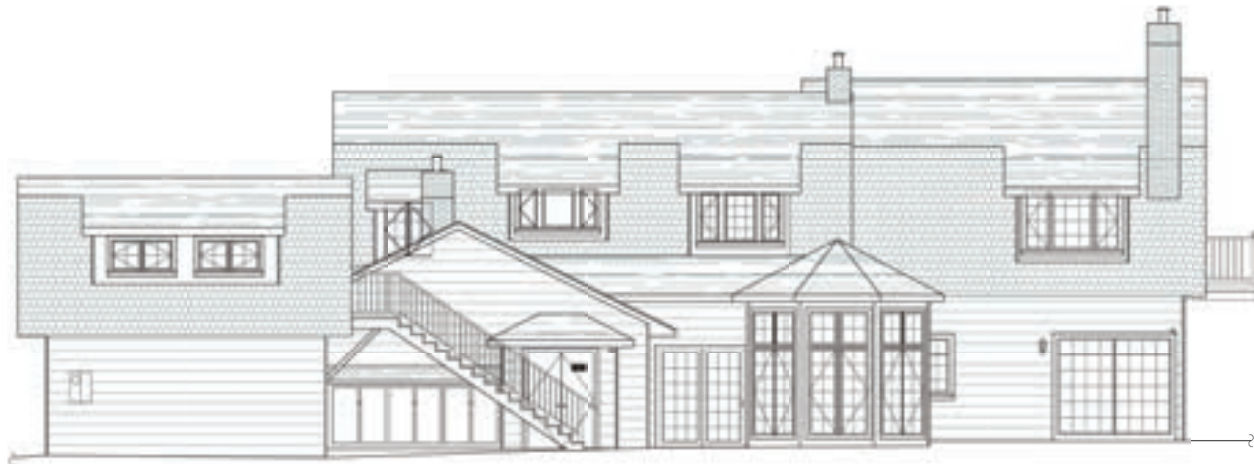
copyright 2018 tektive design, inc.

note:

This is the existing condition of the main house, which is to be demolished.



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



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



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revisions

title

existing house
elevations

version

DR2

scale

1/4" = 1'-0"

job

1807

date

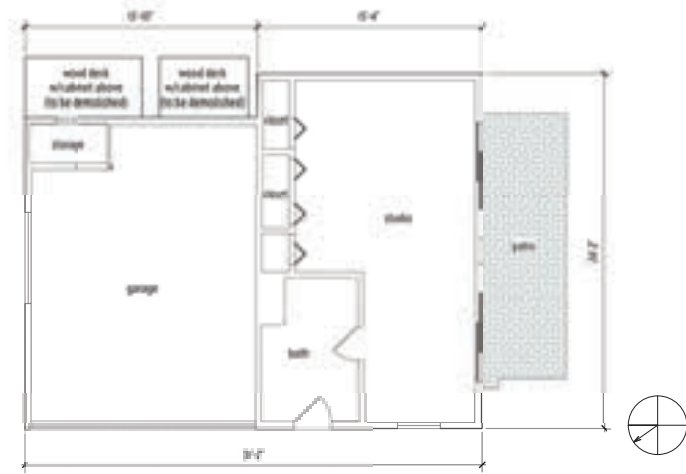
2019.01.19

sheet

A8.4

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note:
This is the existing condition of the cottage.
It will be retained & remodeled.



1 existing cottage plan
scale 1/4" = 1'-0"



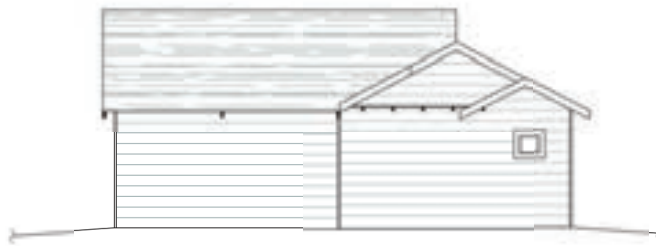
2 cottage - south elevation
scale 1/4" = 1'-0"



3 cottage - west elevation
scale 1/4" = 1'-0"



4 cottage - north elevation
scale 1/4" = 1'-0"



5 cottage - east elevation
scale 1/4" = 1'-0"

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revisions

title
existing cottage
plan & elevations

version
DR2

scale
1/4" = 1'-0"

job
1807

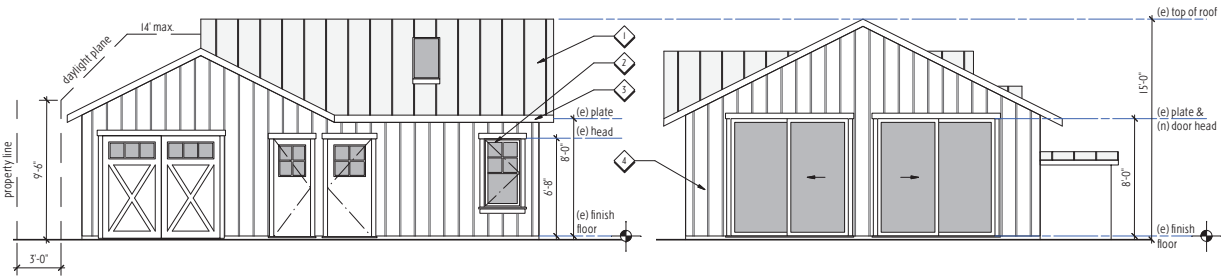
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2019.01.19

sheet

A9.1

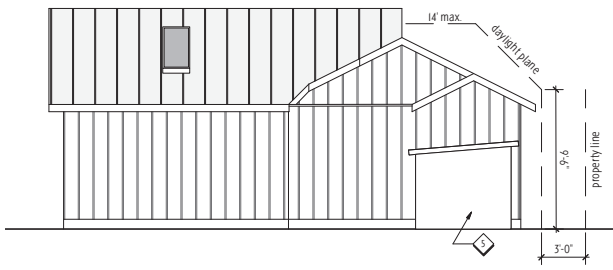
copyright 2018 tektive design, inc.

- key notes:**
1. standing seam metal roof
 2. painted wood fascia
 3. metal clad wood windows with simulated divided lites with mullions on both interior & exterior and spacer bars in between glass, surrounded by painted wood trim
 4. painted board & batten siding
 5. redwood board pool equipment enclosure.

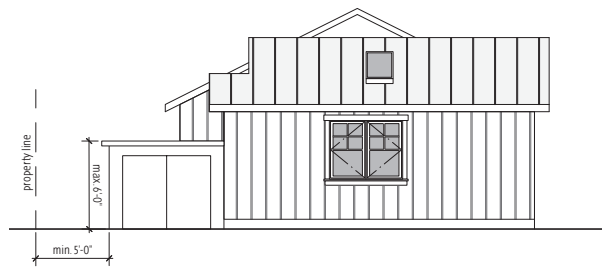


3 cottage - west elevation
scale: 1/4" = 1'-0"

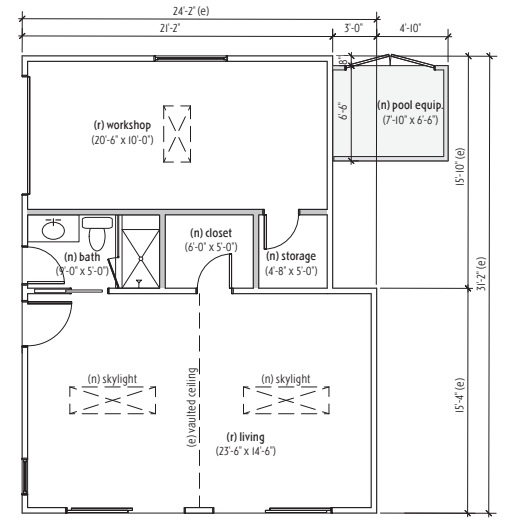
4 cottage - south elevation
scale: 1/4" = 1'-0"



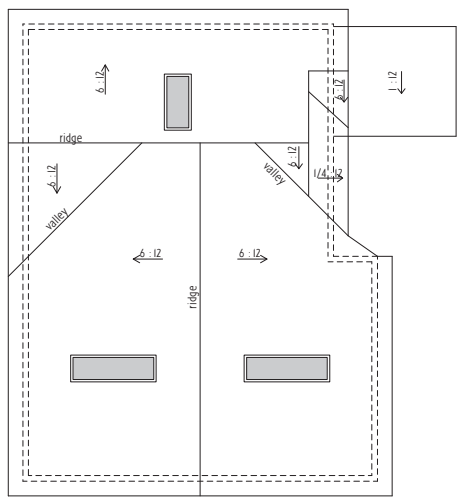
5 cottage - east elevation
scale: 1/4" = 1'-0"



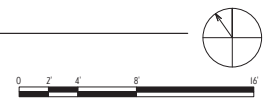
6 cottage - north elevation
scale: 1/4" = 1'-0"



1 cottage - floor plan
scale: 1/4" = 1'-0"



2 cottage - roof plan
scale: 1/4" = 1'-0"



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revisions

title
cottage plan & elevations

version
DR2

scale
1/4" = 1'-0"

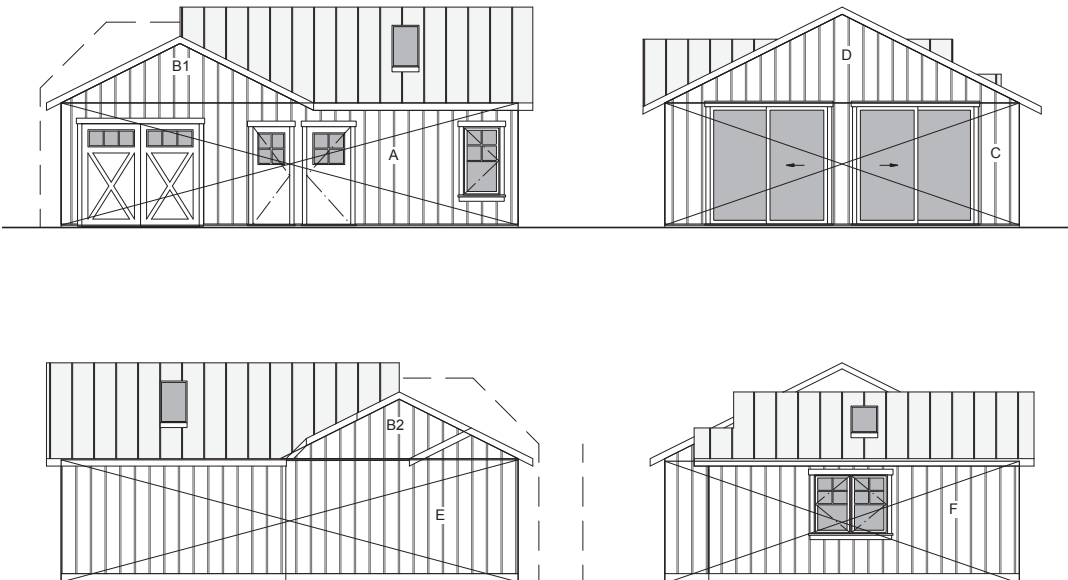
job
1807

date
2019.01.19

sheet
A9.2

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Nonconforming Structure New Work Value Diagrams

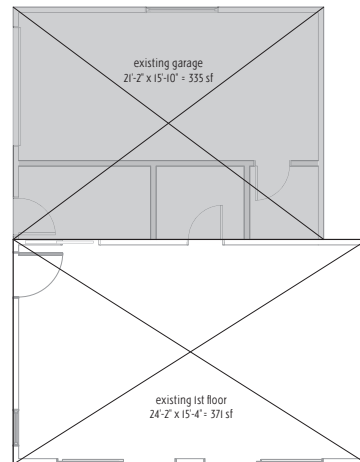


**Area of work
(replacing all doors, windows, siding)**

Area	Dimensions	SF
A	31'-2" x 8'-4"	260
B	15'-10" x 4'-0"	63
C	24'-2" x 8'-4"	202
D	24'-2" x 6'-0" / 2	73
E	31'-2" x 8'-4"	260
F	24'-2" x 8'-4"	202
Total		1,060

Existing Development

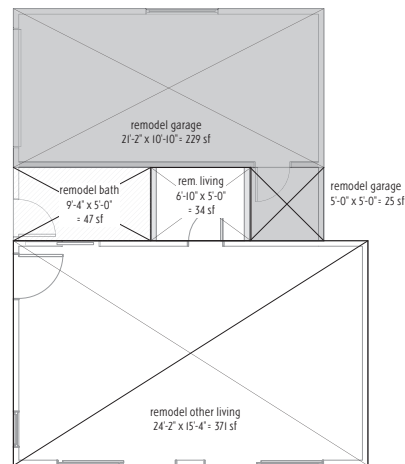
Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	371	\$200/sf	\$74,200
Existing garage	335	\$70/sf	\$23,450
Total	706		\$97,650



Proposed Development

Area of work	Square Footage	Construction Cost	Development Value
Bathroom remodel	47	\$130/sf	\$6,110
Living area remodel	406	\$100/sf	\$40,500
Garage remodel	254	\$35/sf	\$8,890
Replacement of door/window/siding	1,060	\$35/sf	\$37,100
Total	706		\$95,600

98% of (e) value



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f. 415.200.0219

a new residence at:

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revisions

title

cottage work
value diagrams

version

DR2

scale

1/4" = 1'-0"

job

1807

date

2019.01.19

sheet

A9.3



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Kelley Arbolado Services LLC

225 S. Santa Anita Ave
Pasadena, CA 91105
626.791.8121

November 19, 2016 Revised January 20, 2017

Valley Forge
1880 N. 10th Street
Pasadena, CA 91106

Dear Mr. ...

As indicated in the attached report, the following items were identified during the site visit. A list of items to be installed or replaced is provided in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.

Worked
All work items were completed as indicated in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.

- 1. ...
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...
- 10. ...
- 11. ...
- 12. ...
- 13. ...
- 14. ...
- 15. ...
- 16. ...
- 17. ...
- 18. ...
- 19. ...
- 20. ...

The length of the main trunk of the tree is approximately 10 feet. The main trunk is approximately 10 feet long. The main trunk is approximately 10 feet long.

MTO Submission: 1/20/16

Item	Quantity	Unit	Description
1	100	sq ft	Asphalt paving for driveway
2	10	ft	Concrete curb for driveway
3	1	unit	Drainage grate for driveway
4	1	unit	Drainage pipe for driveway
5	1	unit	Drainage manhole for driveway
6	1	unit	Drainage catch basin for driveway
7	1	unit	Drainage filter for driveway
8	1	unit	Drainage grate for driveway
9	1	unit	Drainage pipe for driveway
10	1	unit	Drainage manhole for driveway
11	1	unit	Drainage catch basin for driveway
12	1	unit	Drainage filter for driveway
13	1	unit	Drainage grate for driveway
14	1	unit	Drainage pipe for driveway
15	1	unit	Drainage manhole for driveway
16	1	unit	Drainage catch basin for driveway
17	1	unit	Drainage filter for driveway
18	1	unit	Drainage grate for driveway
19	1	unit	Drainage pipe for driveway
20	1	unit	Drainage manhole for driveway

The City of Menlo Park's Definition of Heritage Tree as Referenced

1. Any tree having a trunk with a circumference of 17 inches measured at 45 inches above ground level.
2. Any tree with a trunk circumference of 17 inches measured at 45 inches above ground level.
3. Any tree with a trunk circumference of 17 inches measured at 45 inches above ground level.
4. Any tree with a trunk circumference of 17 inches measured at 45 inches above ground level.

MTO Submission: 1/20/16

Item	Quantity	Unit	Description
1	100	sq ft	Asphalt paving for driveway
2	10	ft	Concrete curb for driveway
3	1	unit	Drainage grate for driveway
4	1	unit	Drainage pipe for driveway
5	1	unit	Drainage manhole for driveway
6	1	unit	Drainage catch basin for driveway
7	1	unit	Drainage filter for driveway
8	1	unit	Drainage grate for driveway
9	1	unit	Drainage pipe for driveway
10	1	unit	Drainage manhole for driveway
11	1	unit	Drainage catch basin for driveway
12	1	unit	Drainage filter for driveway
13	1	unit	Drainage grate for driveway
14	1	unit	Drainage pipe for driveway
15	1	unit	Drainage manhole for driveway
16	1	unit	Drainage catch basin for driveway
17	1	unit	Drainage filter for driveway
18	1	unit	Drainage grate for driveway
19	1	unit	Drainage pipe for driveway
20	1	unit	Drainage manhole for driveway

MTO Submission: 1/20/16

Worked
All work items were completed as indicated in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Item	Quantity	Unit	Description
1	100	sq ft	Asphalt paving for driveway
2	10	ft	Concrete curb for driveway
3	1	unit	Drainage grate for driveway
4	1	unit	Drainage pipe for driveway
5	1	unit	Drainage manhole for driveway
6	1	unit	Drainage catch basin for driveway
7	1	unit	Drainage filter for driveway
8	1	unit	Drainage grate for driveway
9	1	unit	Drainage pipe for driveway
10	1	unit	Drainage manhole for driveway
11	1	unit	Drainage catch basin for driveway
12	1	unit	Drainage filter for driveway
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15	1	unit	Drainage manhole for driveway
16	1	unit	Drainage catch basin for driveway
17	1	unit	Drainage filter for driveway
18	1	unit	Drainage grate for driveway
19	1	unit	Drainage pipe for driveway
20	1	unit	Drainage manhole for driveway

MTO Submission: 1/20/16

Worked
All work items were completed as indicated in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Item	Quantity	Unit	Description
1	100	sq ft	Asphalt paving for driveway
2	10	ft	Concrete curb for driveway
3	1	unit	Drainage grate for driveway
4	1	unit	Drainage pipe for driveway
5	1	unit	Drainage manhole for driveway
6	1	unit	Drainage catch basin for driveway
7	1	unit	Drainage filter for driveway
8	1	unit	Drainage grate for driveway
9	1	unit	Drainage pipe for driveway
10	1	unit	Drainage manhole for driveway
11	1	unit	Drainage catch basin for driveway
12	1	unit	Drainage filter for driveway
13	1	unit	Drainage grate for driveway
14	1	unit	Drainage pipe for driveway
15	1	unit	Drainage manhole for driveway
16	1	unit	Drainage catch basin for driveway
17	1	unit	Drainage filter for driveway
18	1	unit	Drainage grate for driveway
19	1	unit	Drainage pipe for driveway
20	1	unit	Drainage manhole for driveway

MTO Submission: 1/20/16



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Item	Quantity	Unit	Description
1	100	sq ft	Asphalt paving for driveway
2	10	ft	Concrete curb for driveway
3	1	unit	Drainage grate for driveway
4	1	unit	Drainage pipe for driveway
5	1	unit	Drainage manhole for driveway
6	1	unit	Drainage catch basin for driveway
7	1	unit	Drainage filter for driveway
8	1	unit	Drainage grate for driveway
9	1	unit	Drainage pipe for driveway
10	1	unit	Drainage manhole for driveway
11	1	unit	Drainage catch basin for driveway
12	1	unit	Drainage filter for driveway
13	1	unit	Drainage grate for driveway
14	1	unit	Drainage pipe for driveway
15	1	unit	Drainage manhole for driveway
16	1	unit	Drainage catch basin for driveway
17	1	unit	Drainage filter for driveway
18	1	unit	Drainage grate for driveway
19	1	unit	Drainage pipe for driveway
20	1	unit	Drainage manhole for driveway

MTO Submission: 1/20/16



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Worked
All work items were completed as indicated in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Worked
All work items were completed as indicated in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.



Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Worked
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Measuring tree trunk circumference for heritage tree definition.

MTO Submission: 1/20/16

Worked
All work items were completed as indicated in the attached report. The items to be installed or replaced are listed in the attached report. The items to be installed or replaced are listed in the attached report.



Measuring tree trunk circumference for heritage tree definition.

**tektive
design**

625 Gurnea Street
Palo Alto, CA 94301
p. 415.250.6052
f. 415.250.0219

a new residence at

1171 VALPARAISO AVENUE
MENLO PARK, CA 94025

revisions

title

arborist
report

version

DR2

scale

n.t.s.

job

1807

date

2019.01.19

sheet

T-1



REVISIONS	BY

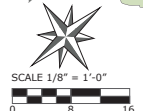


AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS
 8562 Rancho Real Gilroy Ca. 95020
 Calif. Reg.# 2239 (408) 842-0245
 aikenassociates@gmail.com

NOVAK RESIDENCE
 1171 Valparaiso Ave, Menlo Park CA.
LANDSCAPE PLAN



DATE	02-08-19
SCALE	1/8"=1'-0"
DRAWN	AD & IN
JOB	NOVAK



* NOTES (E) = Existing

*A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

L-1

Project Description**1171 Valparaiso Avenue, Menlo Park, CA 94025**

The applicant is requesting use permit approval to construct a new two-story over basement single-family residence with attached garage on a substandard lot in the R-E zoning district. The proposed new residence complies with all zoning, setback, height, and daylight plane requirements. The lot is substandard with respect to width at 94.07' vs. the minimum width for the zone of 110'. The 257.10' depth of the lot is greater than the zone minimum of 130', and the 24,175 sf area of the lot is greater than the zone minimum of 20,000. The existing two-story residence with attached garage would be demolished. The existing swimming pool and its surrounding hardscape, as well as an accessory building at the rear of the lot, are proposed to remain.

The site does not have much of a surrounding residential neighborhood to provide context for the home. The homes to the right and left are hidden behind high fences and vegetation; the home to the left is an older Spanish revival style, while the home to the right is a new two-story home in a modern farmhouse style that is currently under construction. To the north, there is a large church site. Across the street, the Sacred Heart school property extends far up and down Valparaiso. The new home is proposed to be built in a modern farmhouse style, with a gabled standing seam metal roof and an alternating pattern of board and batten siding providing a subtle textural contrast with smooth painted stucco on the walls. The metal clad wood casement windows will have a traditional look, with simulated divided lites with mullions on both interior and exterior, surrounded by painted wood trim, with painted wood shutters on some of the front windows as a decorative accent.

The massing of the home is traditional in its formal symmetry at the front, with the entryway flanked by matching tall gabled elements with bay windows. Although the new home is located closer to the front of the lot than the existing home, it is still set back from the street by 65', to provide for a spacious entry courtyard and to maintain adequate distance from the heritage oak trees at the front. At the rear, covered and uncovered patios provide space for indoor-outdoor living and entertaining. The primary view windows face front and rear; there are only a few windows on the sides of the second story, and all but one of those are proposed to have translucent privacy glazing, to be respectful of the neighbors' privacy. The overall height of the home is 27' vs. the maximum permitted of 30'.

The site is heavily wooded, with 33 heritage trees of protected size, including three large oak trees at the front of the lot and many redwood trees at the rear. A tree care regimen will be followed per the project arborist's advice in order to improve the health of the protected trees. The house will be sited closer to the front of the lot than the existing house, in order to increase the distance between the house and redwood tree #23 and the clump of heritage palm trees by the pool. Some of the smaller, non-protected trees on site are proposed for removal – the bay trees because they are a potential host for the sudden oak tree death pathogen, and others to make room for planting fruit trees along the perimeter of the property. One protected redwood tree that is nearly dead (#31, by the cottage) is also proposed for removal.

The detached accessory building in the rear corner of the lot, including a bath with 3 fixtures, is proposed to remain as a pool cottage and workshop space. The exterior envelope, roof structure, and footprint are proposed to remain the same, but the roofing and siding material are proposed to be replaced to coordinate with the new main house, along with the doors and windows, and an interior remodel is planned as well. Part of the accessory building was relocated to the current location in 1980 and the rest of it was constructed in 1981, with building permits. However, the building does not comply with the current policies on accessory buildings containing non-living space as defined in 2014. The height is 15' instead of the maximum of 14'. Per the nonconforming work value calculations, the proposed work on the accessory building is greater than 50% of its existing value, so use permit approval is required.

The owners have discussed the project with the neighbors at the adjacent properties (illustrated on A0.2) at 1161 Valparaiso, 1394 San Mateo, 1360 Garden Lane, and 1390 Garden Lane. None of these neighbors have expressed any concerns with the proposed design. Given the siting of the property, inhabitants of more distant properties are unlikely to be able to see the new home clearly or be much affected by it.

Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

November 14, 2018, Revised January 22, 2019

Tektive Design
Attn: Ms. Pearl Renaker
623 Guinda Street
Palo Alto, CA 94301

Site: 1171 Valparaiso Avenue, Menlo Park CA

Dear Ms. Renaker,

As requested on Thursday, November 1, 2018 I visited the above site to inspect and comment on the trees. A new home with a full basement is proposed on this site and your concern for the future health and safety of the trees has prompted this visit. Site Plan A1.1 dated 1/19/19 was reviewed for writing this report.

Method:

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

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

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

1171 Valparaiso 1/22/19

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Coast live oak (<i>Quercus agrifolia</i>)	31.9	40	50/35	Poor vigor, poor form, codominant at 8 feet with decay on leaders, buried root crown but exposed in past, near overhead irrigation by 6 feet, in decline, high water use landscape surrounding tree.
2	Bay (<i>Umbellularia californica</i>)	6.0	50	25/10	Fair vigor, poor form, suppressed by #3, poor location directly underneath power lines.
3P	Valley oak (<i>Quercus lobata</i>)	31.6	60	50/35	Fair vigor, fair to poor form, pruned for utilities on one side of canopy, codominant at 7 feet with good union, recommended to remove irrigation near tree.
4	Bay (<i>Umbellularia californica</i>)	7.1	50	30/12	Fair vigor, fair form, suppressed.
5	Bay (<i>Umbellularia californica</i>)	6.3	50	20/10	Fair vigor, poor form, heavily suppressed.
6	Loquat (<i>Eriobotrya japonica</i>)	6.8	50	25/15	Fair vigor, fair form, suppressed.
7P	Coast live oak (<i>Quercus agrifolia</i>)	40.4	35	50/40	Poor vigor, poor form, multi leader at 10 feet, in decline, heavy dieback, next to high water use landscape, root crown buried in past.
8P	Redwood (<i>Sequoia sempervirens</i>)	26.7	70	75.15	Fair vigor, fair form, small areas of die back.
9P	Bay (<i>Umbellularia californica</i>)	31.4	65	55/30	Fair vigor, fair form, one sided, pruned for utility line clearance.
10*	Pittosporum 13@grade (<i>Pittosporum eugenioides</i>)		45	20/12	Fair vigor, poor form, suppressed, history of limb loss, decay throughout canopy, old screening material.
11*P	Pittosporum 16@grade (<i>Pittosporum eugenioides</i>)		45	20/12	Fair vigor, poor form, suppressed, history of limb loss, decay throughout canopy, old screening material, ivy in canopy.

1171 Valparaiso 1/22/19

(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
12*P	Pittosporum (<i>Pittosporum eugenioides</i>)	18@grade	45	30/15	Fair vigor, poor form, topped limbs, suppressed, history of limb loss, decay throughout canopy, old screening material, ivy in canopy.
13*	Pittosporum (<i>Pittosporum eugenioides</i>)	14@grade	45	20/12	Fair vigor, poor form, topped limbs, suppressed, history of limb loss, decay throughout canopy, old screening material, ivy in canopy.
14*P	Pittosporum (<i>Pittosporum eugenioides</i>)	18est	50	25/15	Fair vigor, poor form, multi leader at 1 foot, old screening material topped in past.
15	Japanese maple (<i>Acer palmatum</i>)	6.0	80	12/12	Good vigor, good form.
16P	Canary island palm (<i>Phoenix canariensis</i>)	29.3	70	15/15	Good vigor, fair form, in palm grove.
17P	Canary island palm (<i>Phoenix canariensis</i>)	40.8	70	15/15	Good vigor, fair form, in palm grove.
18P	Canary island palm (<i>Phoenix canariensis</i>)	23.7	70	15/15	Good vigor, fair form, in palm grove.
19P	Canary island palm (<i>Phoenix canariensis</i>)	35.0	70	15/15	Good vigor, fair form, in palm grove.
20P	Canary island palm (<i>Phoenix canariensis</i>)	35.0	70	15/15	Good vigor, fair form, in palm grove.
21P	Canary island palm (<i>Phoenix canariensis</i>)	35.0	70	15/15	Good vigor, fair form, in palm grove.
22R	Canary island palm (<i>Phoenix canariensis</i>)	18.2	70	5/8	Good vigor, fair form, in palm grove, smallest in grove, exempt from ordinance
23P	Redwood (<i>Sequoia sempervirens</i>)	49.1	55	80/20	Fair vigor, poor form, 2 feet from home, top failed or died in past, loss of dominance.
24*P	Redwood (<i>Sequoia sempervirens</i>)	65est	65	90/20	Fair vigor, fair form, drought stressed canopy, 6 feet from property line.

1171 Valparaiso 1/22/19

(4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
25P	Redwood (<i>Sequoia sempervirens</i>)	27.8	65	80/15	Fair vigor, fair form, in grove, top bends, suppressed.
26P	Redwood (<i>Sequoia sempervirens</i>)	33.8	65	80/15	Fair vigor, fair form, suppressed, in grove.
27P	Redwood (<i>Sequoia sempervirens</i>)	22.3	65	80/15	Fair vigor, fair form, suppressed, in grove.
28P	Redwood (<i>Sequoia sempervirens</i>)	22.5	60	75/15	Fair vigor, fair form, suppressed, slight lean.
29P	Redwood (<i>Sequoia sempervirens</i>)	16.0	45	50/12	Fair to poor vigor, poor form, heavily suppressed, located 5 feet from structure.
30P	Redwood (<i>Sequoia sempervirens</i>)	31.8	45	80/15	Fair vigor, fair form, suppressed, poor location, 2 feet from structure.
31P/R	Redwood (<i>Sequoia sempervirens</i>)	24.3	10	70/5	NEARLY DEAD Proposed to be removed
32P	Redwood (<i>Sequoia sempervirens</i>)	31.3	45	80/15	Fair to poor vigor, poor form, codominant at 4 feet with 3 leaders, suppressed.
33	Redwood (<i>Sequoia sempervirens</i>)	7.6	40	30/10	Fair to poor vigor, poor form, heavily suppressed, not enough room for tree.
34	Redwood (<i>Sequoia sempervirens</i>)	9.0	40	30/10	Fair to poor vigor, poor form, heavily suppressed, not enough room for tree.
35P	Redwood (<i>Sequoia sempervirens</i>)	21.0	40	70/20	Poor vigor, fair form, in decline.
36P	Redwood (<i>Sequoia sempervirens</i>)	35.0	40	80/20	Poor vigor, fair form, large amounts of dead wood, 4 feet from structure.
37P	Redwood (<i>Sequoia sempervirens</i>)	60.0	45	80/20	Fair vigor, poor form, multi leader at 5 feet, 4 feet from structure.
38*P	Redwood (<i>Sequoia sempervirens</i>)	40est	50	85/20	Fair vigor, poor form, codominant at 6 feet.

1171 Valparaiso 1/22/19

(5)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
39P	Redwood (<i>Sequoia sempervirens</i>)	45.0	40	85/20	Fair vigor, poor form, codominant at 6 feet with included bark, codominant again at 25', hazardous.
40P	Redwood (<i>Sequoia sempervirens</i>)	19.0	45	65/12	Fair to poor vigor, poor form, suppressed, part of tree house.
41	Redwood (<i>Sequoia sempervirens</i>)	11.2	40	45/10	Poor vigor, poor form, suppressed, part of tree house.
42P	Redwood (<i>Sequoia sempervirens</i>)	21.2	50	70/15	Fair to poor vigor, fair form, port of tree house.
43P	Redwood (<i>Sequoia sempervirens</i>)	19.9	50	70/15	Fair vigor, fair to poor form, suppressed, slight lean.
44P	Redwood (<i>Sequoia sempervirens</i>)	64.0	70	110/25	Fair vigor, fair form, largest tree.
45P	Redwood (<i>Sequoia sempervirens</i>)	46.1	45	90/20	Fair vigor, poor form, multi leader at 1 foot.
46P	Redwood (<i>Sequoia sempervirens</i>)	38.9	70	90/20	Fair vigor, fair form.
47P	Redwood (<i>Sequoia sempervirens</i>)	38.0	70	90/20	Fair vigor, fair form.
48P	Redwood (<i>Sequoia sempervirens</i>)	30.1	70	90/20	Fair vigor, fair form.
49	Loquat (<i>Eriobotrya japonica</i>)	6.4	65	15/15	Fair vigor, fair form.
50	Pittosporum (<i>Pittosporum undulatum</i>)	10.2	65	20/15	Fair vigor, fair form, fair screen.
51	Pittosporum (<i>Pittosporum undulatum</i>)	14.1@grade	65	20/15	Fair vigor, fair form, fair screen.
52	Pittosporum (<i>Pittosporum undulatum</i>)	6.0	65	20/12	Fair vigor, fair form, fair screen.

1171 Valparaiso 1/22/19

(6)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
53	Pittosporum (<i>Pittosporum undulatum</i>)	4.0	50	15/10	Fair vigor, fair form, suppressed.
54	Bay (<i>Umbellularia californica</i>)	6.3	65	20/20	Fair vigor, fair form.
55	Pittosporum (<i>Pittosporum undulatum</i>)	4.2	45	15/10	Fair vigor, poor form, suppressed.
56* P	Redwood (<i>Sequoia sempervirens</i>)	37.0	70	90/20	Fair vigor, fair form.
57* P	Redwood (<i>Sequoia sempervirens</i>)	24.0	40	65/15	Poor vigor, poor form, top dead.

**-Indicates neighbors tree P-Indicates protected tree by city ordinance*

R-Indicates proposed removal

The city of Menlo Park's definition of a heritage tree is as followed:

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

Summary of existing tree health:

Coast live oak tree #1 and #7 are in poor condition. Large areas of dead wood were observed in both tree canopies, and little live foliage was observed. Both trees are located in low spots and have had their root crowns exposed in the past, so that the root flare is visible. This was likely done to stop the progression of an oak root fungus disease and to improve tree health. Buried root crowns are often the cause of oak tree death in landscapes, as water sitting against an oak tree's trunk significantly raises the risk of the oaks developing an oak root fungus disease. Generally when planting a tree you want to plant the tree on a high spot so that the water drains away from the trunk. The surrounding landscape near both trees is a high water use landscape. Overhead irrigation was observed at only 6 feet from both oak trees. The soil below both trees was considerably moist during my site visit. Oak trees are native to this area and do not require dry season irrigation to maintain a healthy canopy. Irrigation during the dry season raises the risk of the oaks developing an oak root fungus disease. When inspecting fallen leaves, it is obvious that there has been an infestation of gall wasp, that leads to heavy leaf drop as seen on these trees. There is no complete control for the gall wasp infestation. Often new spring growth pushes out the infected leaves and the tree again will look healthy. Gall wasps are usually killed by either fungi, parasites, natural predators, and competing insects. Usually gall wasps do not seriously threaten tree health, unless the population is out of control year after year. Because trees on nearby properties have been killed by the gall wasp in the past, it is recommended to



take action against the gall wasp. A company who specialized in tree insect control, such as S.P. McClenahan should be contacted to develop a plan of action to reduce the population of gall wasp.

It is recommended to immediately suspend all irrigation at a minimum distance of 30 feet from the two oak trees. A root collar inspection should be completed using an air knife or hand tools to inspect for oak root fungus to get a better idea on the extent of suspected root rot. Often exposing the root crowns is all the trees need to be able to increase tree health/vigor. The area 30 feet out from both trees shall be vertically mulched to help aerate the soil. This work should be done by a tree care provider. Both trees should be re-inspected in spring to see if the trees have improved in vigor/health.

Showing both oak tree canopies in significant decline

Valley oak tree #3 is in fair condition. The tree is located underneath overhead utility lines and has been pruned for clearance on one side of the tree in the past. The tree is codominant at 7 feet with a good union formation. It is recommended to permanently suspend irrigation when within 30 feet of this tree. The past utility line clearance pruning done has made for an unbalanced canopy. It is recommended to use approved reduction cuts out on the ends of the limbs where heavy, to reduce risk of a large branch failure.

Redwood tree #8 is located in the front yard of the home and is in good condition. Redwood trees require significant dry season irrigation to maintain a healthy canopy. It is recommended to irrigate this tree during the dry summer months every 2 weeks out to a distance of 20 feet from the tree, until the top foot of soil is saturated. Redwood trees are often in conflict with oak trees when located in close proximity to one another as they have different water requirements.

Bay tree #9 is located underneath overhead utility lines, and has been pruned on one side of the canopy for line clearance. It is recommended to prune the other side of the tree that has not been pruned, to make for a more balanced canopy.

Pittosporum trees #10-14 are located on the neighboring property to the south. These trees create a dense screen for both properties. The majority of these trees are in poor condition due to being mature and topped in the past to maintain a hedge like appearance. Topping cuts promote decay as seen on many of the limbs. Ivy growth has also taken over a majority of the canopies. The adjacent neighbor is in the process of constructing a new home. It is recommended to have a discussion with the neighbor about planting new hedge material in this location as the existing hedge is in decline and has not been properly maintained. Some of the pittosporum trees in this location are of a protected size due to measuring the trees below the multi trunked union.



Canary Island palm trees #16-22 are in good condition. These trees have all been planted very close to one another and create a large clump of palm trees. Canary island palm tree #22 is very small and is proposed for removal as it is suppressed by the larger palms. Due to the height of the tree, the tree is exempt from the Heritage Tree Ordinance.

Showing clump of Canary Island palm trees with an arrow pointing to the small palm tree #22 to be removed



Showing redwoods at back of property

Trees #23-48 are redwood trees located at the back of the property, that make up a large grove of trees. Some of these trees are in significant decline and should either be removed or mitigated depending on the owners acceptability of risk associated with these trees. There are too many redwood trees in the backyard of the property. The property cannot adequately support the number of redwood trees at the back of the property according to good arboricultural practices. Redwood trees should have never been planted this close to the existing structures on site, as well as this close to one another. The smaller redwoods are being heavily suppressed and are in decline as a result. A thinning of the stand of redwood trees may improve the retained trees. All of the redwood trees to be retained are recommended to receive a heavy amount of irrigation during the dry season. The top foot of soil should be saturated every 2 weeks during the dry season to maintain a healthy canopy. This may not be feasible. It is also recommended to deep water inject the root zones of the retained redwood trees during the middle of the dry season annually. 100 gallons of water per 10 inches of trunk diameter shall be injected into the ground for each retained tree. At this the only redwood trees proposed for removal is redwood tree #31 as it is nearly dead. The stump shall be cut as close to the ground as possible. The stump shall not be poisoned or ground as this may have an impact on the retained redwood trees.

Discussion of redwood trees:

Redwood trees are native in mountain areas where precipitation from the incoming moisture off the ocean is high. In their natural habitat they get 50-100 inches of rain annually, including fog, which cools the tree tops. Here in Menlo Park the annual rainfall is significantly lower than the native range of the species, so supplemental irrigation is a must for the species to survive. The recent water cutbacks by the governor reducing water use by 25% in urban areas has pushed redwood trees in the area to extreme drought stress. The tops of redwood trees around town are looking poor and the vigor of a lot of redwoods is poor due to the drought. Tops of redwood trees can fail or die in this area due to drought stress related issues. Redwood trees also have large surface roots than can generate a lot of force. The Soil Science and Management book by Edward J. Plaster states that roots can exert up to 150 pounds per square inch of pressure when growing into a crack in rock. In this same fashion roots can exert their pressure to homes foundations and surrounding hardscapes causing significant damage to any home or hardscape in close proximity to large tree roots.



Redwood tree #23 is in fair condition. This tree is located only 2 feet from the existing home and is at high risk of damaging the existing home foundation. The proposed home is to be pushed further away from the tree, so this will not be an issue. The top of this tree has died in the past creating a loss of apical dominance. Multiple new tops/trunks will now grow at the top of this tree. It is recommended to remove all new growth at the top of the tree every 5-10 years in order to keep the tree at its current height and to reduce the risk of a limb failure at the top of the tree due to the tree losing apical dominance.

Showing redwood close to home

Neighbor's redwood tree #24 is in fair condition. The large redwood is showing signs of drought stress.

Redwood trees #29-37 are in poor condition. Some of these trees are only a few feet away from the accessory structure at the back of the property, and are at high risk of damaging the foundation. Installing a root barrier at the foundation is not recommended as this would cut large roots needed for structural stability. These trees should have never been planted so close to the existing accessory structure as well as this close to one another. Redwood tree #31 is nearly dead and is proposed to be removed. The stump shall be cut as close to the ground as possible. The stump shall not be poisoned or ground as this may have an impact on the retained redwood trees. Codominant redwood trees such as trees #32 and #37 are recommended to receive pruning mitigations as they are at risk of a large leader failure due to included bark. There is not enough room at the back of the property to support all of the redwood trees.

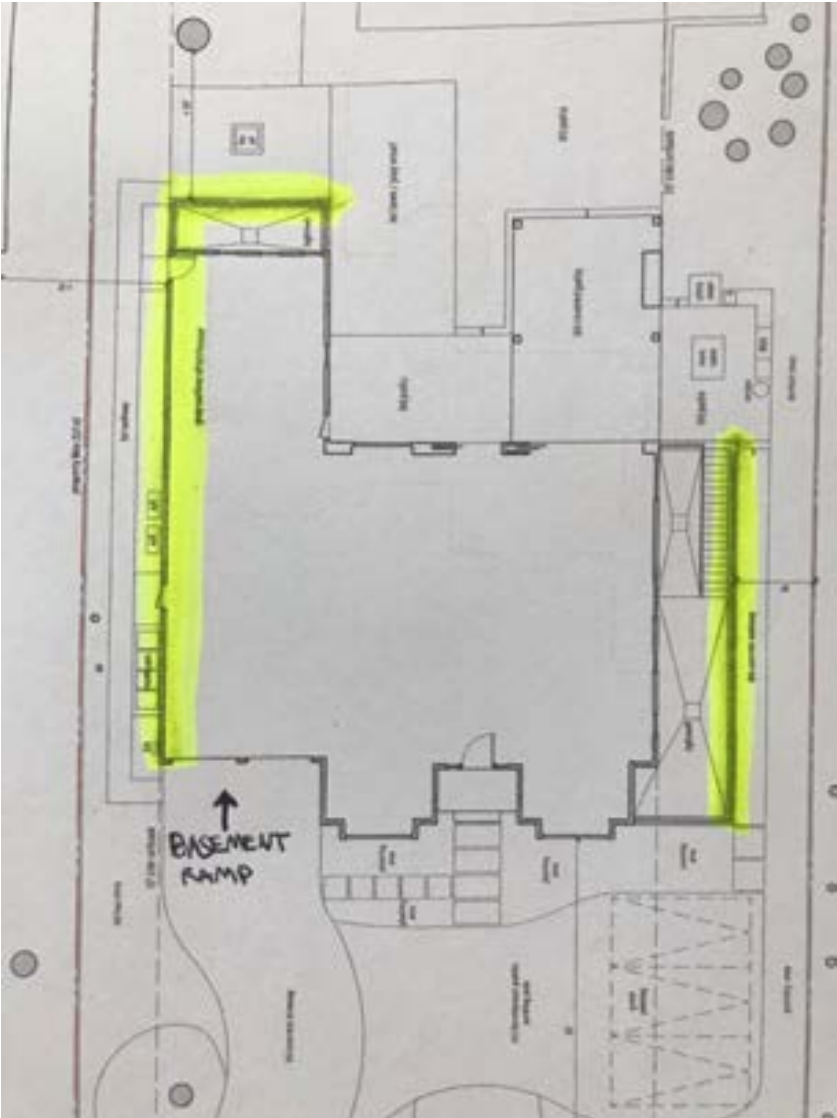
Redwood tree #39 is hazardous due to being codominant multiple times throughout the tree's canopy. Included bark was observed within the poorly formed unions. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree grows the narrow union will essentially fill with bark and create a growing area of structural weakness in the tree. When noticing a very narrow angle (creating a "V" at the junction of branches) it is likely that stress put on the either of the codominant stems can cause splitting, or even cause the stem to break off at the junction. As the leaders grow they have the potential to push against each other often until the point of failure. Also each leader is heavy to the direction away from the trunks and creates more stress to the poor union areas. Because the property owner would like to keep all of the redwood trees on site, it is recommended to apply all possible mitigations to the redwood trees including cabling and pruning. All redwood trees with a condition rating under 50 should be mitigated through pruning and cabling when necessary.

Redwood tree #44 is the largest redwood tree on site and is in good condition. Significant irrigation should be provided to maintain a healthy canopy.

Proposed work near the protected trees on site/recommendations:

A new home with a full basement is proposed on this site. Basement excavation will need to be done using vertical shoring on both the north and south side of the property as standard for supporting neighboring properties. The basement wall will also need to be shored when near redwood tree #23 as using the standard OSHA overcut for a basement would get closer to this tree than necessary, and would likely have a moderate impact on the trees health. By using shoring for the basement wall when adjacent to redwood tree #23, impacts will be reduced to a minor level. The proposed basement extends closer to the property line to the north than where the existing home is located by an estimated 5 feet. Roots of the neighboring redwood tree #24 will likely have minor impacts from the proposed basement excavation. The first 3 feet of excavation for the basement on this side of the property shall be excavated by hand under the Project Arborist supervision. All roots encountered must be shown to the Project Arborist before being cut. Significant irrigation should be applied between the proposed basement and property line. The top foot of soil shall be saturated every 2 weeks starting now and continue throughout the tree's lifespan. It is recommended to deep water fertilize the tree before the start of construction using 500 gallons of water.

The basement ramp will likely be in the location of the proposed concrete driveway on the north side of the property. The basement ramp is not expected to impact the trees. As mitigations for the minor impacts to redwood trees #23 and #24, these trees will need to receive significant irrigation throughout the entire construction process as well as after construction has been completed. During the middle of the dry season both trees are recommended to be deep water injected using 100 gallons of water for every 10 inches in trunk diameter. No fertilizer is recommended after roots have been cut, just clean water. A series of soaker hoses are recommended to be installed at a distance of 30 feet from these trees where possible. The top foot of soil within 30 feet of the trees is recommended to be saturated every other week during the dry season. A garden hose shall also be used to ensure adequate irrigation in these areas. None of the remaining redwood trees on site are expected to be impacted by the proposed construction. A map showing areas that will need to be supported by shoring during basement construction, as well as the recommended basement ramp is shown on the next page.



The highlighted area represents area of basement to be constructed using vertical shoring to support the basement wall during construction

When demolishing the existing home all tree protection measures must be installed. Tree protection fencing must be placed at the existing home foundation near redwood tree #23 and out to a distance of 30 feet from the tree where possible. Demolition equipment when removing the foundation material near this tree, must work facing the tree. The foundation should be pulled away from the tree. The Project Arborist is recommended to be on site during this work. Impacts are expected to be nonexistent from the demolition of the foundation.

The existing driveway is proposed to be demolished and rebuilt in roughly the same location when near tree #1. The existing driveway out to a distance of 30 feet from oak trees #1 and #7 is recommended to be retained during the majority of the home build, as the existing driveway is protecting roots that have grown underneath it. The driveway can also be used for vehicle parking and storage of material, and will help to reduce soil compaction elsewhere on the property. At the end of the project, when it is time to demolish the existing driveway, the Project Arborist must be called out to the site to make sure the work is done in a way that has the least amount of impacts to the root zone of oak trees #1 and #7, and to document the work. The existing driveway shall be carefully removed by hand when within 30 feet of oak trees #1 and #7, in order to reduce risk of damaging any encountered roots. A jackhammer can be used to break the existing driveway material into small hand manageable sized pieces. Exposed roots shall be wrapped in burlap and kept moist by spraying down the burlap multiple times a day as mitigations for possible impacts. This will help to avoid root desiccation. The proposed driveway and decomposed granite areas are all located within the existing driveway foot print. Base rock depth shall stay as minimal as possible for these areas. Excavation to reach required base rock depth for the driveway and decomposed granite areas when within 30 feet from oak trees #1 and #7, must take place with the use of an air spade in combination with hand tools. All roots within the base rock area must be retained when possible. The Project Arborist will need to be on site to document this work. Structural Soil (CU Mix) must be used as a base rock material when within 30 feet of oak trees #1 and #7. This material looks like your average aggregate, but slightly larger pieces mixed with a percentage of soil. This material must be packed around all existing roots within the required base rock areas and compacted to engineering standards. Structural Soil (CU Mix) can be purchased at TMT Enterprises in San Jose, California. This material was designed by Cornell University for situations where compacted base rock is needed near trees. Roots will still be able to grow within this material, even under the compacted conditions, and will help to reduce impacts to the retained oak trees. Once Structural Soil has been packed over all of the existing roots, the driveway and decomposed granite area shall be constructed on top of the material. The finished grades for the proposed driveway and decomposed granite area within 30 feet of oak trees #1 and #7 will need to be at or slightly above existing grades in these areas so that concrete or granite is not needed within the tree root zones but right on top. If the above recommendations are followed, impacts to oak trees #1 and #7 are expected to be minimal. Once the driveway and decomposed granite areas have been finished, minor irrigation shall be provided for oak trees #1 and #7. Irrigation shall be flood type irrigation in areas where the work has taken place. Irrigation shall stay at least 10 feet away from the tree trunks. The top foot of soil shall be saturated every other week for one month. After one month, no irrigation shall be provided for oak trees #1 and #7.

Walkways on the north side of the property shall be constructed on top of grade to reduce impacts to the neighbor's redwood tree. This shall be done at the end of the project under the Project Arborist supervision. Tree protection fencing will need to be temporarily reduced during the construction of the walkway, as fencing will be placed at the proposed foundation during construction.

The palm trees are not expected to be impacted by the proposed hardscapes near the tree trees. The existing site has hardscapes in the same general location as the proposed. Palm trees take well to root cutting and is one of the reasons they are easily transplanted at large sizes within the landscape. During the entire length of construction these trees should be deeply watered using 100 gallons a week.

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 for the protected trees on site should be placed at a distance equal to 10 times the tree diameters where possible. Where not possible because of approved proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or existing hardscapes/foundation. No equipment or materials shall be stored or cleaned inside the protection zones. Tree protection zones shall be mulched with a 3 inch thick layer of organic mulch. Areas where tree protection fencing needs to be reduced for access or for any other reason, should be mulched with 6" of coarse wood chips with ½ inch plywood laid on top(landscape barrier). The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The city of Menlo Park requires an inspection of the tree protection fencing by the Project Arborist before the demolition permit can be picked up, and another inspection before the building permit can be picked up. Site plan A1.1 shows the recommended tree protection zones for the protected trees on site. All other non-protected trees to be retained are recommended to be protected by fencing placed at the tree driplines when possible.

Landscape Barrier

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

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

Grading

The existing grade underneath the canopies of the protected trees on site is recommended to be retained as is. Grade changes of 3" may be acceptable by the Project arborist after review. Any grade changes proposed that are greater than 3" will require special mitigation measures for tree in close proximity. No grade changes are allowed within 3 feet of a tree's basal flare.

Trenching and Excavation

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

Irrigation

Normal irrigation shall be maintained on this site at all times for the imported trees. 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 my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. No irrigation shall be provided to the native oak trees unless directed by the Project Arborist.

Inspections

It is the contractor's responsibility to contact the site arborist when work is to take place underneath the dripline of a protected tree on site. Kielty Arborist Services can be reached by email at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin). In addition to monitoring construction activities within the dripline of a protected tree on site, a monthly monitoring report has been required by the city of Menlo Park. A report is to be submitted to the Building Department after each site visit. These site visits will be made to monitor tree conditions and protections. These inspections will be taking place the first week of each month for the duration of construction. The contractor must notify the Project Arborist when construction is to start.

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

12/11/18

Dear Planning Department of Menlo Park,

I am writing to let you know that I have met with our new neighbors at 1171 Valparaiso, Hannah Gilula and Kevin Novak.

We have reviewed their plans to build a house on their property and we have no concerns about the project. We support their project to build a new house at 1171 Valparaiso and are happy to have them join our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elaine Cummings', written in a cursive style.

Elaine Cummings
1360 Garden Lane
Menlo Park, CA



STAFF REPORT

Planning Commission

Meeting Date: 3/25/2019

Staff Report Number: 19-021-PC

Public Hearing: Use Permit/Regino Maldonado/1331 Modoc Avenue

Recommendation

Staff recommends that the Planning Commission approve a use permit to determine the Floor Area Limit (FAL) for a lot with less than 5,000 square feet in size, in association with the demolition, remodel, and expansion of the existing single family home that is nonconforming to the Zoning Ordinance setback requirements. The proposal includes a use permit request to add an attached secondary dwelling unit on a lot less than 6,000 square feet in size. The parcel is a substandard lot in the R-1-U (Single Family Urban Residential) zoning district. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 1331 Modoc Avenue, a short street to the northwest of US 101. Using Modoc Avenue in the north-south orientation, the subject property is located on the western side of Modoc Avenue, situated between Hamilton Avenue to the north and Ivy Drive to the south. A location map is included as Attachment B.

On Modoc Avenue, most of the houses along this area are one story in height and the neighborhood features predominantly single-family residences in the R-1-U district; apart from the Belle Haven School at 415 Ivy Drive in the P-F (Public-Facilities District). The residences mainly reflect a ranch or traditional architectural style.

Analysis

Project description

The applicant is proposing to construct additions to the left rear side, and perform interior modifications, which would result in a one-story residence with an attached secondary dwelling unit and remove the unpermitted work at the rear of the structure. The proposed demolition would bring the rear of the house back to the existing condition, which would be considered legal nonconforming. The subject property is

currently occupied by a single-story residence with an attached garage that is nonconforming with respect to the right side and rear yard setbacks. It has been established that the existing structure was originally built to have an approximately 10 foot rear setback. A 35 square foot shed would be removed as part of the proposal. 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.

Of particular note with regard to Zoning Ordinance requirements:

- The parcel is substandard with regard to lot width, at approximately 44 feet where 65 feet is required.
- The parcel is also substandard with regard to lot area at 4,581 square feet where 7,000 square feet is required and the applicant is requesting Planning Commission review of a floor area limit determination as part of the use permit since the lot area is below 5,000 square feet. The proposed ratio of the floor area to lot size is 39.3 percent.
- The development will maintain its larger front yard setback at 24.8 feet, where 20 feet is required.
- The proposed height for the single-story proposed project is 15 feet, five inches, which is significantly lower than the R-1-U zoning district maximum of 28 feet.
- The existing structure was built with rear setback of 10 feet, 11 inches where 20 feet is required today (which is a legal nonconforming situation).
- The proposal includes the demolition of the unpermitted addition at the rear of the structure. The removal would bring the structure back into compliance with its legal nonconforming rear setback.
- Existing concrete patio on the front yard is proposed to be removed to reduce the amount of hardscape on the property.

A data table summarizing parcel and project attributes is included as Attachment C.

Secondary dwelling unit

The secondary dwelling unit would be located at the left rear corner of the expanded structure, with an access path from the main front walkway, leading down the left side yard. The secondary dwelling unit would be approximately 246 square feet and comprised of a bedroom, bathroom, and kitchenette. Required parking for the secondary dwelling unit would be provided on the driveway, uncovered and in tandem to the uncovered required parking for the main house. Section 16.79.040 of the Zoning Ordinance allows for the required parking space for a secondary dwelling unit to be located in tandem along a single-car driveway, and within the front yard setback, if no more than five hundred (500) square feet of the required front yard is paved for motor vehicle use (inclusive of the main residence driveway and parking areas). Also, a minimum setback of eighteen (18) inches from the side property lines must be maintained. The proposed parking on site would fulfill each of these requirements.

Zoning Ordinance Chapter 16.79 establishes the regulations for secondary dwelling units, and projects that comply with these limits can (with some exceptions) be reviewed and approved by staff through the building permit process. However, Section 16.79.030 states that projects requesting modifications to the secondary dwelling unit development regulations (except for the density and subdivision limits, which cannot be modified) can be considered and approved by the Planning Commission through the use permit process. In this case, the applicant is proposing to modify the minimum lot requirement of 6,000 square feet, as this parcel is 4,581 square feet in size.

Section 16.79.030 does not provide any specific criteria with which to evaluate requests for modifications to the secondary dwelling unit development regulations, although staff would note that the mechanism is a use permit, not a variance. Use permits require consideration of the health, safety, morals, comfort, and general welfare of persons and properties in the vicinity, but do not require a finding of unique hardship or other more stringent variance-type determinations. From staff's perspective, the proposed request to permit a secondary dwelling unit on a lot that is approximately 24 percent below the minimum lot size is generally reasonable since the proposed secondary dwelling unit would be attached and comply with the side setback requirement of the main structure and would be within the existing legal nonconforming rear setback of the existing structure. Further, the proposal would meet the parking requirement for the main residence and the secondary dwelling unit.

Design and materials

The applicant states that the proposed remodeling and additions to the residence would continue to maintain the existing ranch style home, amid the similarity of scales and styles of the residences within the neighborhood. The proposed addition to the existing single-story residence would continue to contain textured stucco walls with a simple hip roof made of composition asphalt shingles. The wooden doors for the garage and front entry would remain the same. The use of stucco as a primary material is similar to other residences in the neighborhood. Additionally, the new windows would match the existing windows to have vinyl trim. The front entry would remain recessed further inward than the garage, which would be positioned closer to the front of the property.

Floor Area Limit (FAL) determination

The subject parcel is 4,581 square feet in size. In the R-1-U zoning district, the FAL for lots with less than 5,000 square feet of area shall be determined through the use permit process. Within this zoning district, the maximum FAL is 2,800 square feet for lots between 5,000 and 7,000 square feet of lot area. For such lots, the maximum FAL represents between 56 and 40 percent of the lot area, respectively. For the subject parcel, the proposed FAL of 1,799.1 square feet represents 39.3 percent of the lot area, which is less than what is allowed for lots that between 5,000 and 7,000 square feet in lot size. Staff generally uses the FAL ratios for lots between 5,000 and 7,000 square feet in size as a guideline for the FAL determination for lots less than 5,000 square feet. Staff believes that this proposal is a reasonable FAL for this lot area, in that it is below the percentage range enjoyed by parcels of 5,000 to 7,000 square feet in size.

Parking and circulation

The proposed project would include one covered parking space in an existing single car garage and one uncovered space in front of the house (between the new covered entry and the existing garage). As stated earlier, the required parking for the secondary dwelling unit would be provided on the driveway, uncovered and in tandem with the existing uncovered parking for the main house, and located within the front yard setback. As such, the proposed parking configuration would meet the Zoning Ordinance requirements for the main residence and the secondary dwelling unit.

Trees and landscaping

There is one heritage and two non-heritage trees located on or near the subject property: a 10-inch apple tree on the left property line, a 10-inch plum tree along the right property line, and one street tree, a 26-inch Modesto ash. All of these trees are proposed to remain. The applicant has identified fencing as a protection measure to protect the non-heritage trees on site. As part of the project review process, the project plan was reviewed by the City Arborist. It was determined that an Arborist Report would not be required. Standard heritage tree protection measures will be ensured along with hand excavation for the removal of the concrete pad in the front yard through recommended condition 3g.

Valuation

For nonconforming structures to calculate the replacement and new construction costs on which the use permit threshold is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be approximately \$296,720, meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than \$222,540 (75 percent of the replacement cost of the existing structure) in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work would be approximately \$178,805. Based on this estimate, the proposed project does not exceed 75 percent of the replacement cost of the existing structure, therefore not requiring a use permit; however, the use permit request is to establish FAL for a lot less than 5,000 square feet and for the addition of a secondary dwelling unit for a lot less than 6,000 square feet.

Correspondence

The applicant states that they contacted the property owners of all properties who could be directly impacted by the proposed scope of the work, and offered to address any concerns or questions that potentially impacted property owners might have. Applicant has not received any correspondence from neighbors. As of the writing of this report, staff has not received any correspondence regarding the proposed project.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are consistent with the broader neighborhood, given the similar architectural styles of structures in the area. Staff also believes that the style of the proposed additions would generally be well-proportioned and compatible with the existing elements of the main residence to remain. Lastly, staff believes that the proposed request to permit a secondary dwelling unit on a lot less than 6,000 square feet is supportable. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current

California Environmental Quality Act (CEQA) Guidelines.

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

Fahteen Khan, Contract Assistant Planner

Report reviewed by:

Kyle Perata, Acting Principal Planner

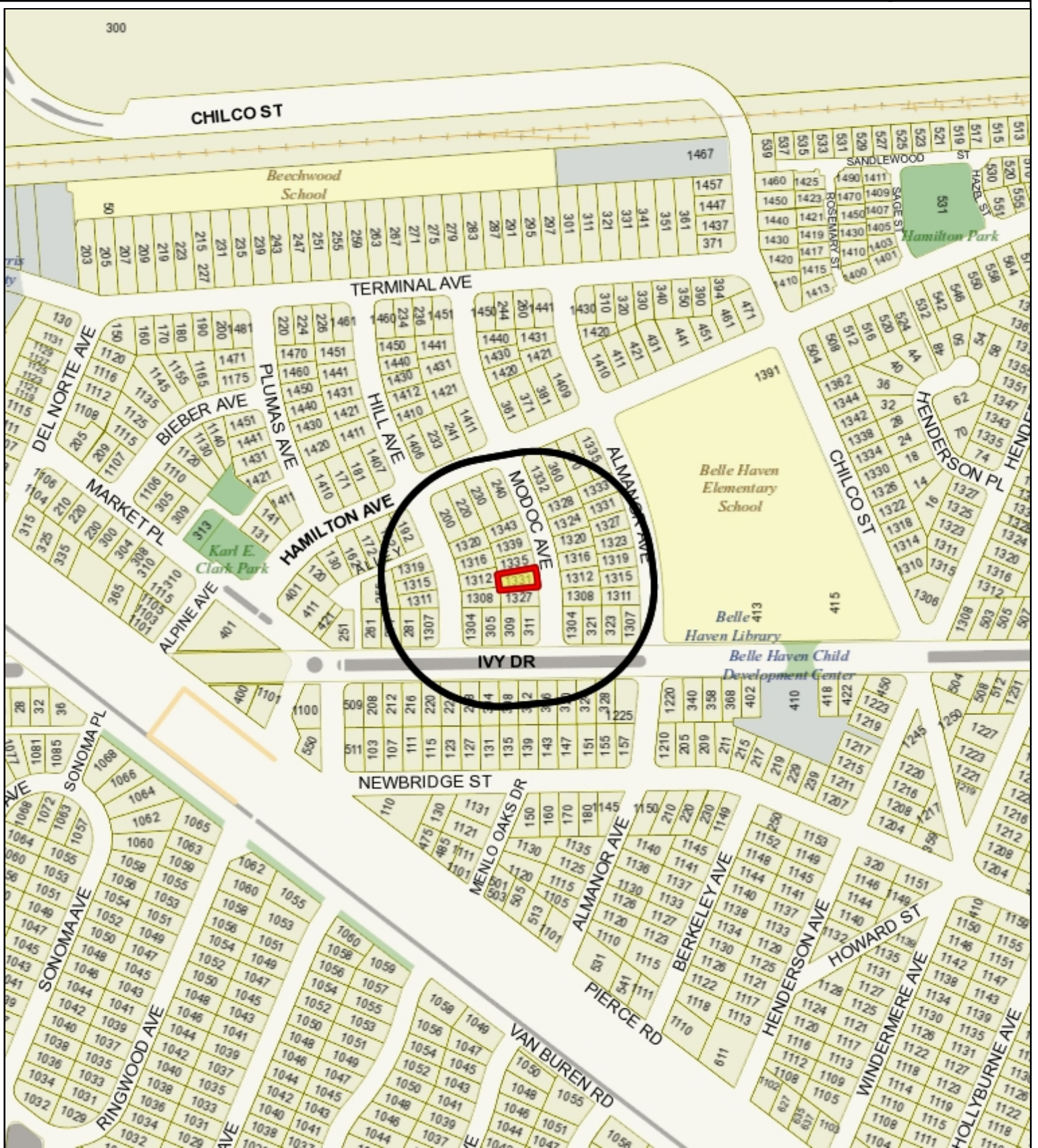
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1331 Modoc Avenue – Attachment A: Recommended Actions

LOCATION: 1331 Modoc Avenue	PROJECT NUMBER: PLN2018-00010	APPLICANT: Jing Quan	OWNER: Regino Maldonado
PROPOSAL: Request for a use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall for the purposes of rebuilding eaves up to four and a half feet from wall, in association with an increase of that wall's plate height.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, 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 WEC Associates, consisting of 9 plan sheets, dated received March 5, 2019, subject to review and approval by the Planning Division. b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. g. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and per the City Arborist's recommendation, hand excavation shall be used for the proposed concrete removal in the front yard. 			

1331 Modoc Avenue – Attachment A: Recommended Actions

LOCATION: 1331 Modoc Avenue	PROJECT NUMBER: PLN2018-00010	APPLICANT: Jing Quan	OWNER: Regino Maldonado
PROPOSAL: Request for a use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall for the purposes of rebuilding eaves up to four and a half feet from wall, in association with an increase of that wall's plate height.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, Onken, Riggs, Strehl)			
ACTION:			



City of Menlo Park
 Location Map
 1331 Modoc Avenue



1331 Modoc Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	4,581.0 sf	4,581.0 sf	7,000.0 sf min.
Lot width	44.0 ft.	44.0 ft.	65.0 ft. min.
Lot depth	100.0 ft.	100.0 ft.	100.0 ft. min.
Setbacks			
Front	24.8 ft.	24.8 ft.	20.0 ft. min.
Rear	10.9 ft.	2.5 ft.	20.0 ft. min.
Side (left)	5.4 ft.	5.3 ft.	5.0 ft. min.
Side (right)	4.3 ft.	4.3 ft.	5.0 ft. min.
Building coverage	1,831.6 sf 40 %	1,678.6 sf 36.7 %	1,832.4 sf max. 40 % max.
FAL (Floor Area Limit)	1,799.1 sf	1,643.6 sf	TBD sf max.
Square footage by floor	1,297.1 sf/1 st floor 256.0 sf/garage 246.0 sf/SDU 32.5 sf/porch	1,387.6 sf/1 st floor 256.0 sf/garage 35.0 sf/shed	
Square footage of buildings	1,831.6 sf	1,643.5 sf	
Building height	15.42 ft.	13.75 ft.	28 ft. max.
Parking	1 covered/1 uncovered	1 covered/1 uncovered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 0	Non-Heritage trees: 3	New Trees: 0
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 3

ADDITION & REMODEL OF RESIDENCE

1331 MODOC AVENUE, MENLO PARK, CA



**ADDITION AND
REMODEL OF
RESIDENCE**

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080



2625 MIDDLEFIELD RD. #306
LIU PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



DESIGN DATA

2. CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN)
1916 CALIFORNIA RESIDENTIAL CODE (CIRC)
2. CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES
1916 CAL IA TCODE
2. CAL IA FIRE CODE
1916 CAL IA EJECTA I CODE

1. ALL DETAILS & MATERIALS TO BE SPECIFIED IN CONTRACT DOCUMENTS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA RESIDENTIAL CODE (CIRC), CALIFORNIA PLUMBING, ELECTRICAL AND MECHANICAL CODES (CEM-C), CALIFORNIA TYPICAL CONSTRUCTION DETAILS (CITC), CALIFORNIA FIRE CODE (CFC) AND CALIFORNIA EJECTA I CODE (CEI).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

PROJECT DATA

1. PROJECT SITE: 1331 MODOC AVENUE, MENLO PARK, CA 94025
2. ZONING: R-1U
3. OCCUPANCY CLASSIFICATION: D-1
4. PROJECT TYPE: SINGLE-FAMILY RESIDENCE
5. LOT SIZE: 4,581 SF
6. PROPOSED FLOOR AREA: 4,581 SF x 40% = 1,832 SF
7. FLOOR AREA CALCULATION:
TOTAL FLOOR AREA: 1,832 SF
TOTAL GARAGE AREA: 1,658 SF
TOTAL AREA: 3,490 SF
8. TOTAL R.OOR AREA: 1,832 SF
9. TOTAL FLOOR AREA: 1,832 SF
10. TOTAL GARAGE AREA: 1,658 SF
11. TOTAL AREA: 3,490 SF
12. PROJECT IS FLOOD ZONE: NO
13. INSTALL A NFPA B-D AUTOMATIC SPRINKLER SYSTEM (EXISTING STRUCTURE IS NOT EQUIPPED WITH FIRE SPRINKLERS)
14. DESCRIPTION OF WORK: REMODEL EXISTING ONE-STORY SINGLE-FAMILY RESIDENCE AT REAR PART OF THE EXISTING BUILDING TO ADD ADDITIONAL FLOOR AREA AND TO CREATE A 740-SQ-FEET DUELLING UNIT (SDU).

VICINITY MAP



PROJECT DIRECTORY

OWNER:
SERGIO DONADO
3881 MODOC AVENUE
19110.PARC.CA

CIVIL:
JING & ASSOCIATES
1111 MIDDLESFIELD RD., SUITE 300
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

ARCHITECT:
WEC & ASSOCIATES
2625 MIDDLEFIELD RD. #306
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

SHEET INDEX

ARCHITECTURAL:
A1 - SITE PLAN
A2 - SEE PLAN AICI AREA PLAN
A3 - DEMOLITION AND PHOTODESCRIPTION FLANS
A4 - EXTERIOR ELEVATIONS
A5 - BUILDRING SECTIONS AND AREA CALC. DIAGRAM

CIVIL:
C1 - TOPOGRAPHIC SURVEY

DATE: MARCH 15, 2019
SCALE: AS SHOWN
DRAWN: JG
JOB: B...

ISSUED	No.	Description	Date
PLANNING RE-SUBMITTAL	01/20/18		02/20/18
PLANNING RE-SUBMITTAL	01/19/18		01/19/18
PLANNING RE-SUBMITTAL	01/15/18		01/15/18
PLANNING RE-SUBMITTAL	01/09/18		01/09/18

SHEET TITLE: COVER SHEET

SHEET NO. A.1

ADDITION AND REMODEL OF RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080

W E C
ASSOCIATES

325 MIDDLEFIELD RD #588
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date
PLANNING SUBMITTAL		02/25/2016
PLANNING RES-SUBMITTAL		11/19/2018
PLANNING RES-SUBMITTAL		03/1/2019
PLANNING RES-SUBMITTAL		03/01/2019

DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

SHEET TITLE:
SITE PLAN & AREA PLAN

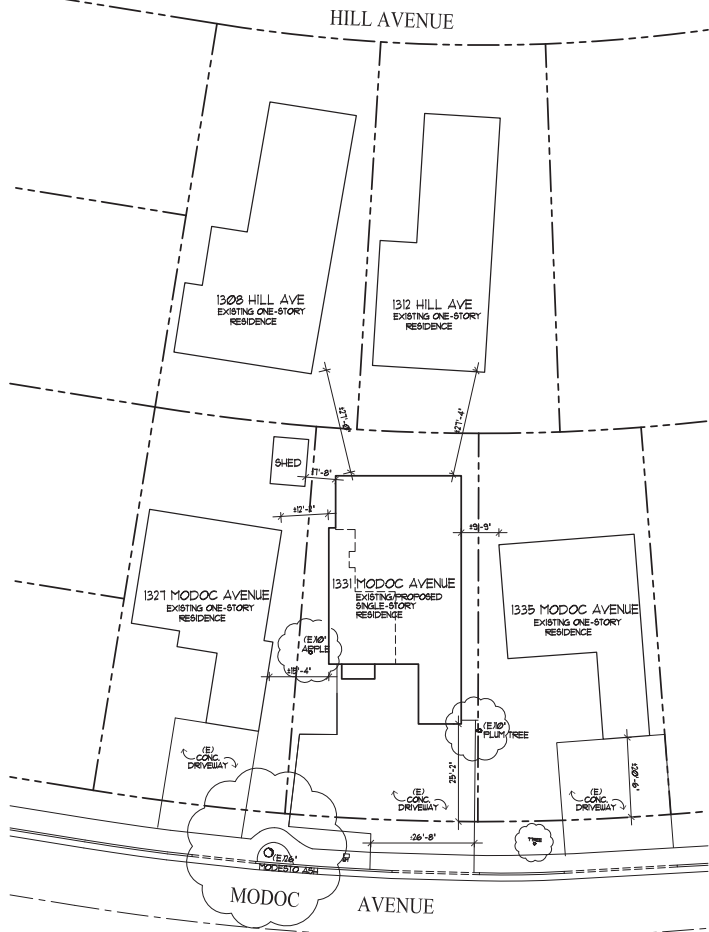
SHEET NO.

A.2

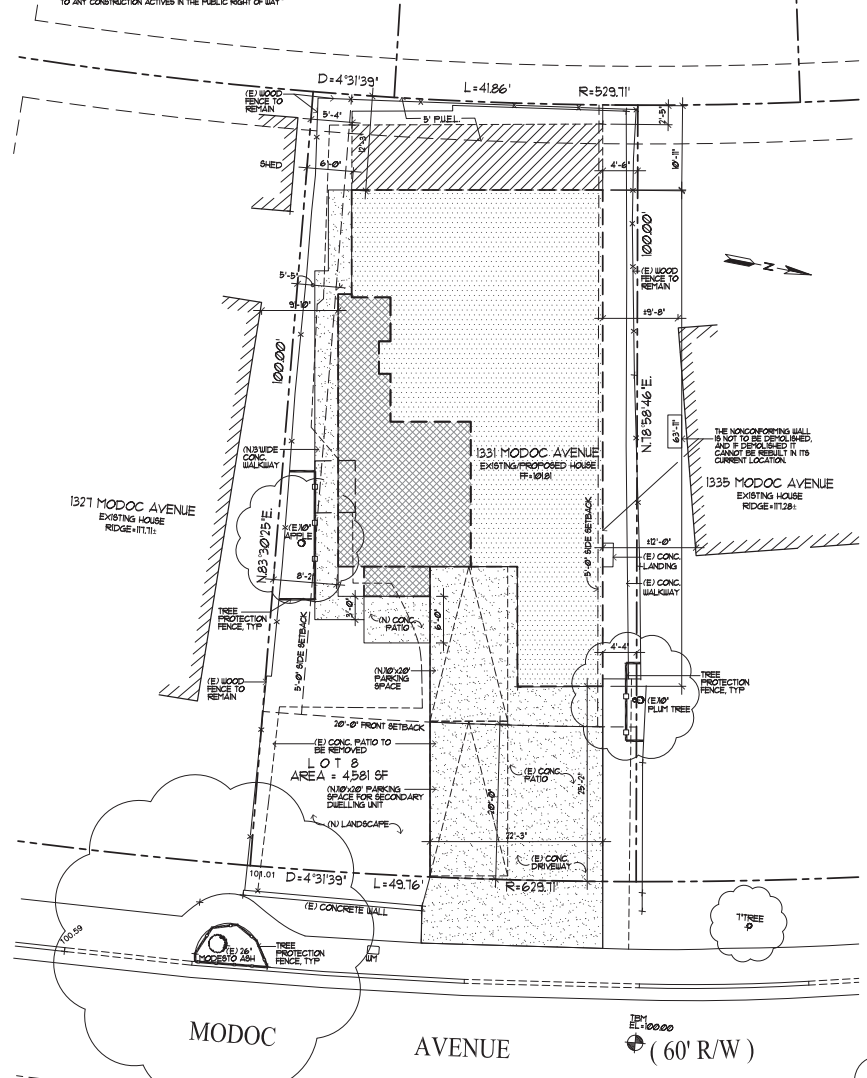
- NOTE:
- A RETENTION STRUCTURE WILL BE REQUIRED IF THE PROJECT DOCUMENTS AN INCREASE IN NET PERVIOUS AREA FROM EXISTING CONDITIONS. A GRADING AND DRAINAGE PLAN SHALL BE FURNISHED AS PART OF THE BUILDING PERMIT APPLICATION TO SUBSTANTIATE COMPLIANCE WITH THIS CONDITION.
 - FRONTAGE IMPROVEMENTS:
 - ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 - ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.
 - AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY.

LEGEND

- EXISTING RESIDENCE AREA: 13115 SF
- EXISTING TO BE REMOVED AREA: 272 SF
- NEW ADDITION AREA: 4581 SF (NO PORCH AREA: 325 SF)



AREA PLAN SCALE: 1/16"=1'-0" 2



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

ADDITION AND
REMODEL OF
RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080

W E C
ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



No.	Description	Date
	PLANNING SUBMITTAL	1/25/2018
	PLANNING RE-SUBMITTAL	11/19/2018
	PLANNING RE-SUBMITTAL	1/31/2019
	PLANNING RE-SUBMITTAL	3/13/2019

DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

SHEET TITLE:
NONCONFORMING
STRUCTURES NEW
WORK VALUE
CALCULATIONS
TABLES AND DIAGRAM

SHEET NO.

A.2.1

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 1331 Modoc Avenue, Menlo Park

Case No.:

60% of Existing Value \$148,960.00
75% of Existing Value \$223,540.00
Value of Proposed Project \$178,605.00 60%

Existing Development

Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	1394	X \$200/Sq Ft	\$278,800.00
Existing 2nd floor	0	X \$200/Sq Ft	\$0.00
Existing Basement	0	X \$200/Sq Ft	\$0.00
Existing Garage	256	X \$70/Sq Ft	\$17,920.00
Total	1650		\$296,720.00

Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work)

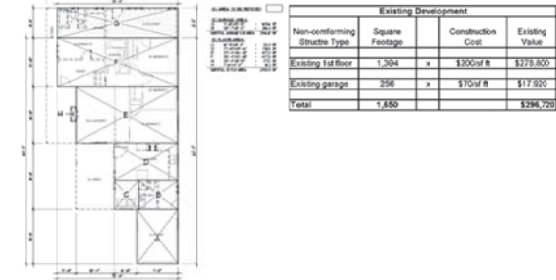
Page 4 of 6

Proposed Development

Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1: New square footage (walls of new foundation and/or wall framing)			
1st Floor Addition	430	X \$200/Sq Ft	\$86,000.00
2nd Floor Addition	0	X \$200/Sq Ft	\$0.00
Basement Floor Addition	0	X \$200/Sq Ft	\$0.00
Garage Addition	0	X \$70/Sq Ft	\$0.00
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)			
Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.			
Remodel of Kitchen	179	X \$130/Sq Ft	\$23,270.00
Remodel of Bathrooms	34	X \$130/Sq Ft	\$4,420.00
Remodel of Other Living Areas	172	X \$100/Sq Ft	\$17,200.00
Remodel of Garage	0	X \$35/Sq Ft	\$0.00
Category 3: Exterior modifications to existing structure			
Window and exterior door replacement are included in area remodel and accounted for in Category 1 and should be accounted for using the calculation below.			
New Roof Structure Over Existing Sq. Ft.	685	X \$50/Sq Ft	\$33,250.00
Replacement of Existing Windows/Exterior Doors	183	X \$35/Sq Ft	\$6,405.00
Replacement of Existing Siding	256	X \$35/Sq Ft	\$8,960.00
Total	1899		\$178,605.00

Page 5 of 6

Existing Floor Plan



Page 6 of 6

Proposed floor plan

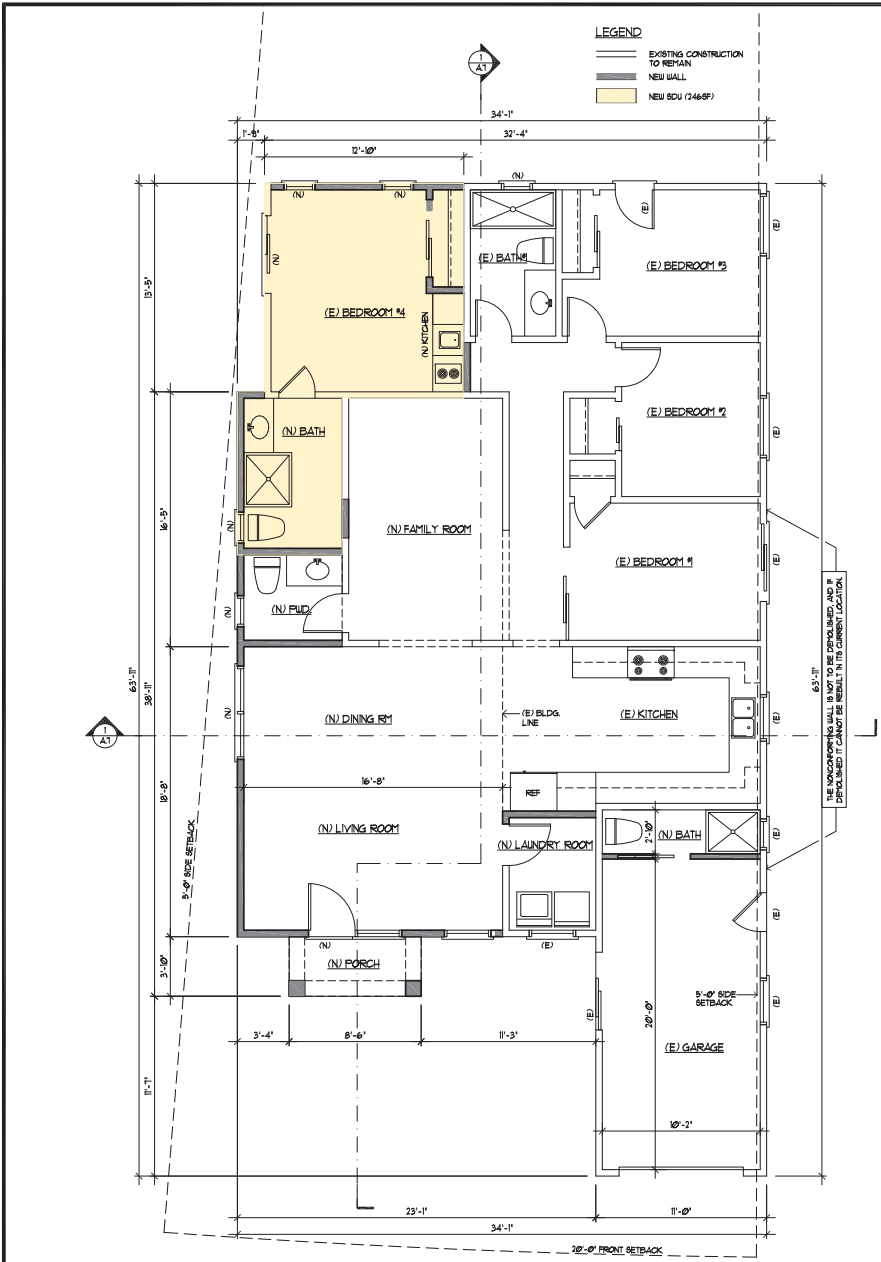


Proposed Development			
Proposed Development Type	Square Footage	Construction Cost	Existing Value
Category 1: New square footage			
1st floor addition	430	X \$200/Sq Ft	\$86,000
Category 2: Remodel of existing square footage			
Remodel of Kitchen	179	X \$130/Sq Ft	\$23,270
Remodel of bathrooms	34	X \$130/Sq Ft	\$4,420
Remodel of other living areas	172	X \$100/Sq Ft	\$17,200
Category 3: Exterior modifications to existing structure			
New Roof Structure Over Existing Sq. Ft.	685	X \$50/Sq Ft	\$33,250
Replacement of existing window/exterior door	183	X \$35/Sq Ft	\$6,405
Replacement of existing siding	256	X \$35/Sq Ft	\$8,960
Total	1684		\$178,605

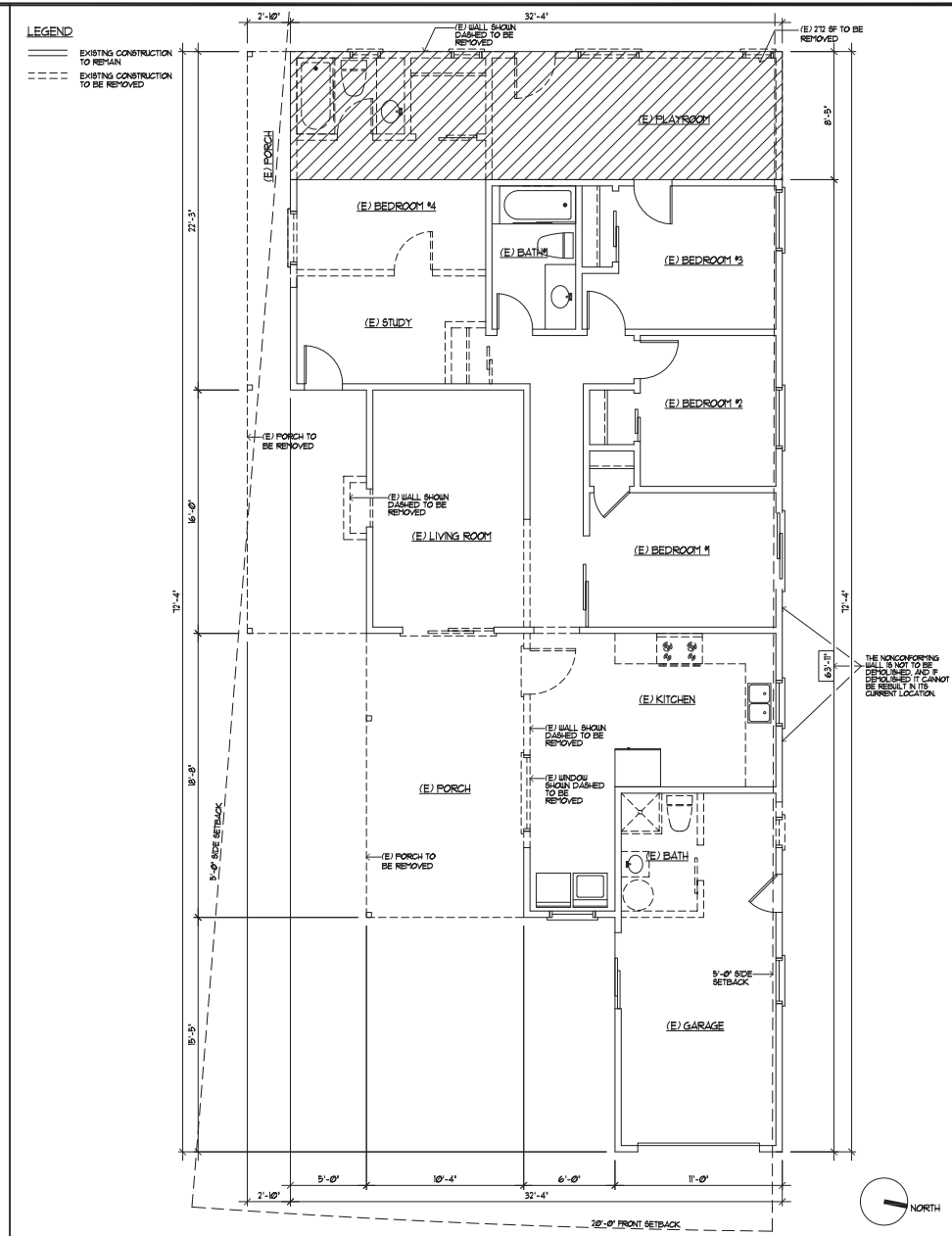
Page 8 of 8



Page 9 of 8



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



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

ADDITION AND REMODEL OF RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080



2625 MIDDLEFIELD RD #588
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



No.	Description	Date
PLANNING SUBMITTAL		1/25/2016
PLANNING RESUBMITTAL		11/19/2018
PLANNING RESUBMITTAL		1/31/2019
PLANNING RESUBMITTAL		3/1/2019

DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

SHEET TITLE:
DEMOLITION & PROPOSED FLOOR PLANS

SHEET NO.

A.3

ADDITION AND
REMODEL OF
RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080

W E C
ASSOCIATES

325 MIDDLEFIELD RD #588
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



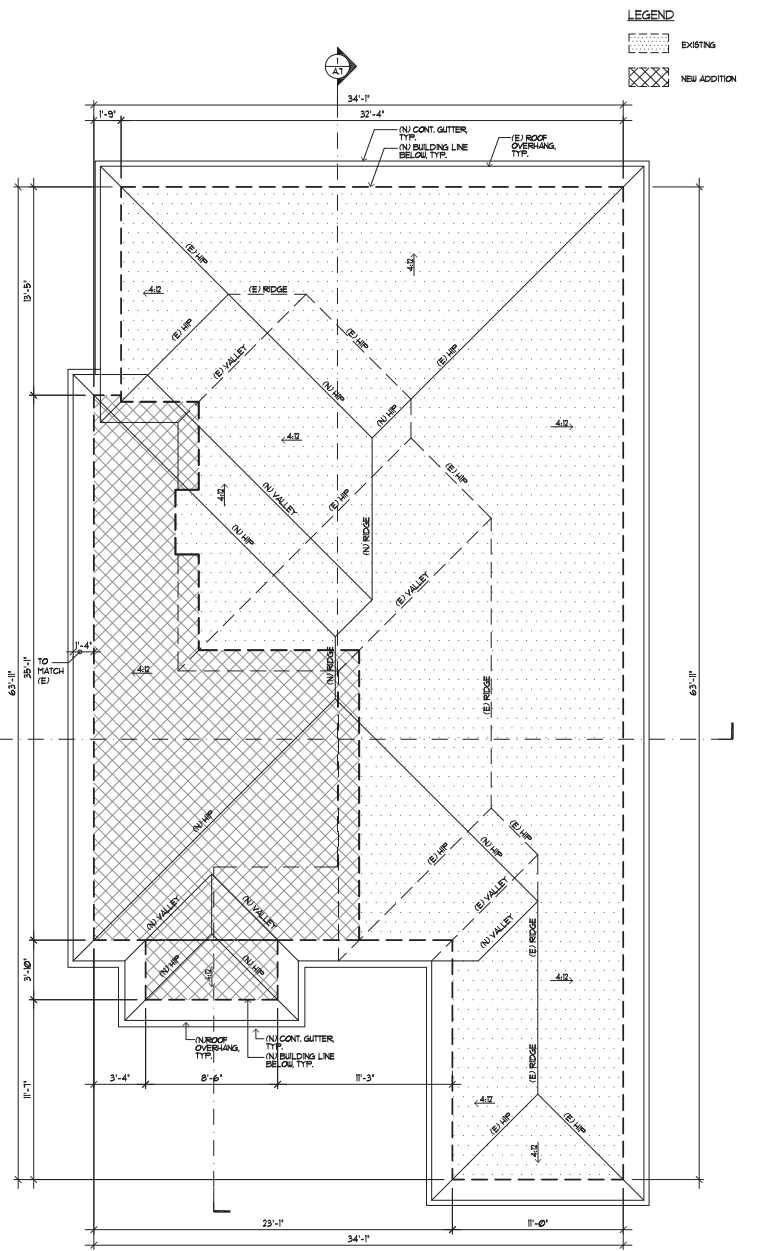
No.	Description	Date
	PLANNING SUBMITTAL	1/25/2018
	PLANNING RE-SUBMITTAL	11/19/2018
	PLANNING RE-SUBMITTAL	1/31/2019
	PLANNING RE-SUBMITTAL	3/13/2019

DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

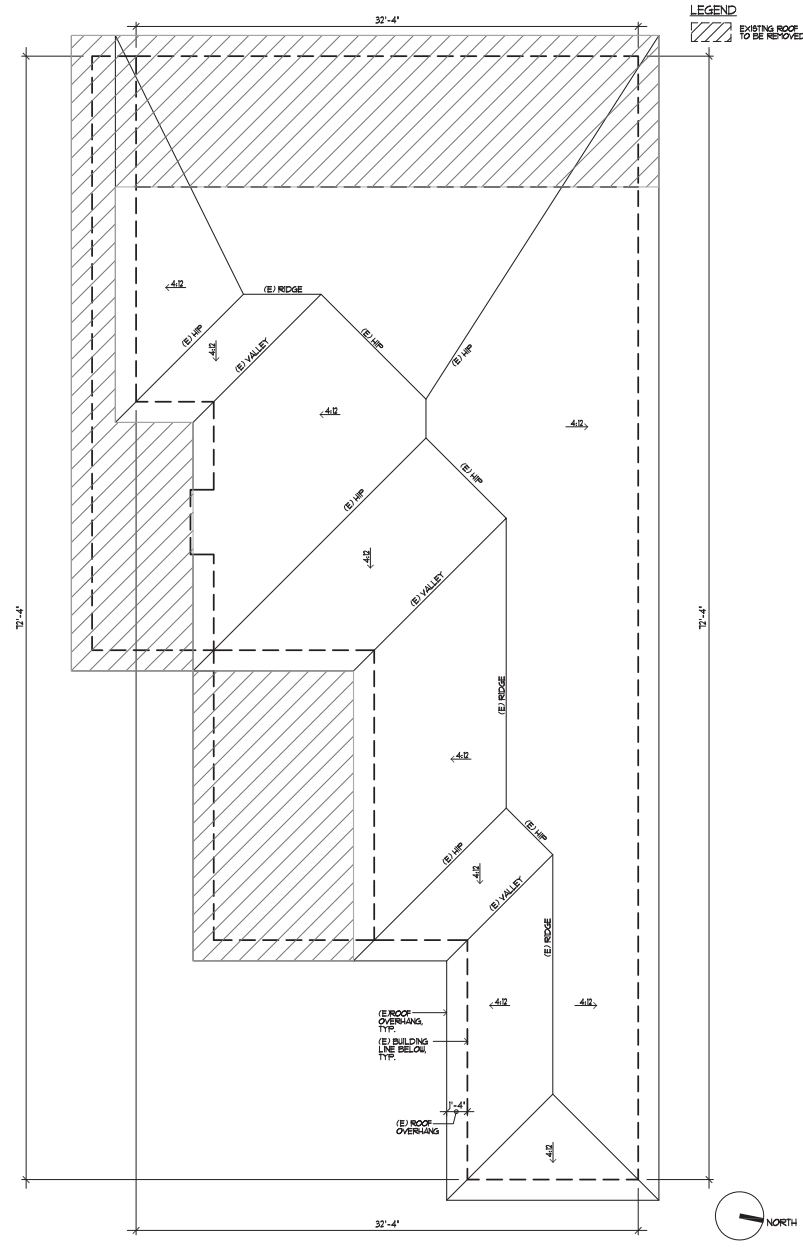
SHEET TITLE:
**EXISTING & PROPOSED
ROOF PLANS**

SHEET NO.

A.4



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



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

ADDITION AND
REMODEL OF
RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080

W E C
ASSOCIATES

3625 MIDDLEFIELD RD #558
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



No.	Description	Date
	PLANNING SUBMITTAL	1/25/2018
	PLANNING RE-SUBMITTAL	11/30/2018
	PLANNING RE-SUBMITTAL	1/31/2019
	PLANNING RE-SUBMITTAL	3/1/2019

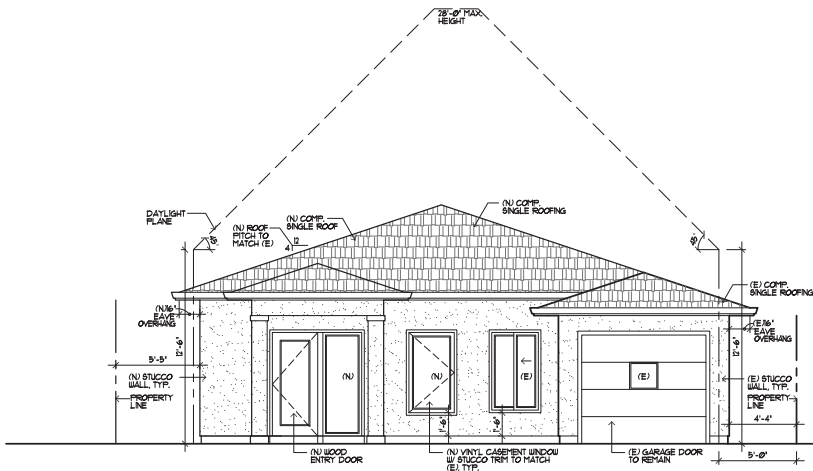
DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

SHEET TITLE:

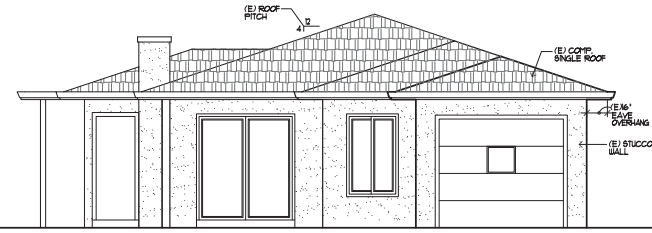
EXTERIOR
ELEVATIONS

SHEET NO.

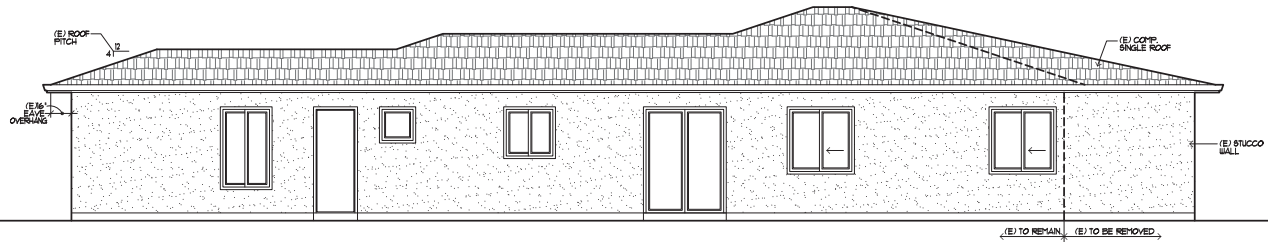
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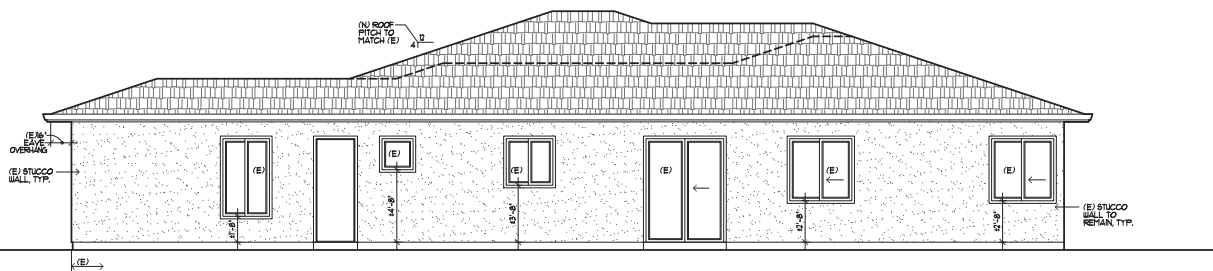
PROPOSED FRONT ELEVATION SCALE: 1/4"=1'-0" 2



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



EXISTING RIGHT ELEVATION SCALE: 1/4"=1'-0" 3



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

ADDENDUM AND REMODEL OF RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080

W E C
ASSOCIATES

1625 MIDDLEFIELD RD #558
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



No.	Description	Date
	PLANNING SUBMITTAL	1/25/2018
	PLANNING RE-SUBMITTAL	11/19/2018
	PLANNING RE-SUBMITTAL	1/31/2019
	PLANNING RE-SUBMITTAL	3/13/2019

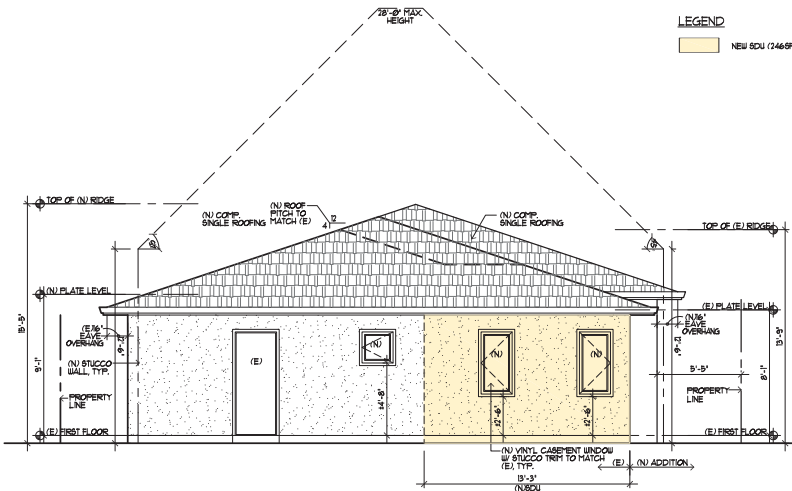
DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

SHEET TITLE:

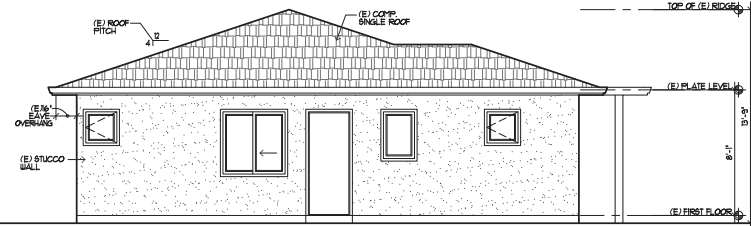
EXTERIOR ELEVATIONS

SHEET NO.

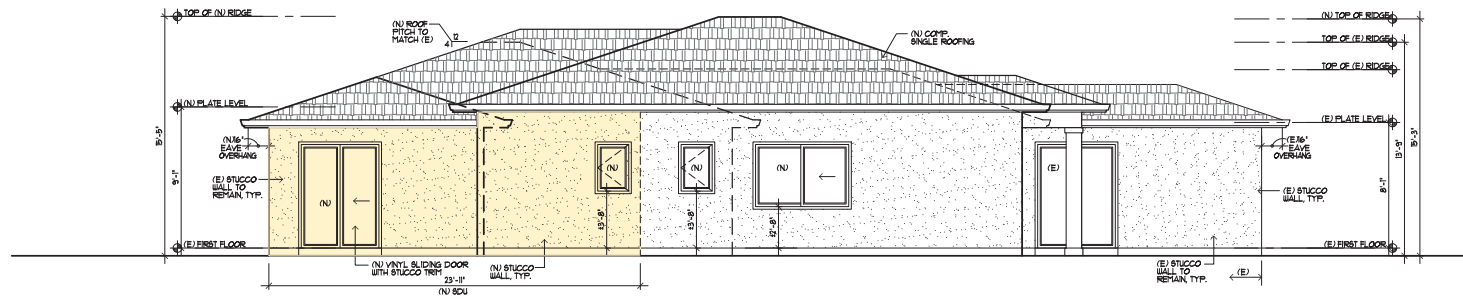
A.6



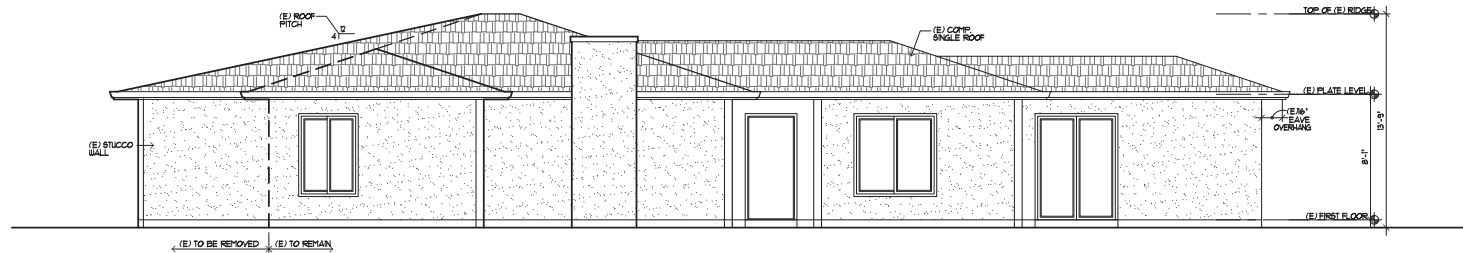
PROPOSED REAR ELEVATION SCALE: 1/4"=1'-0" 2



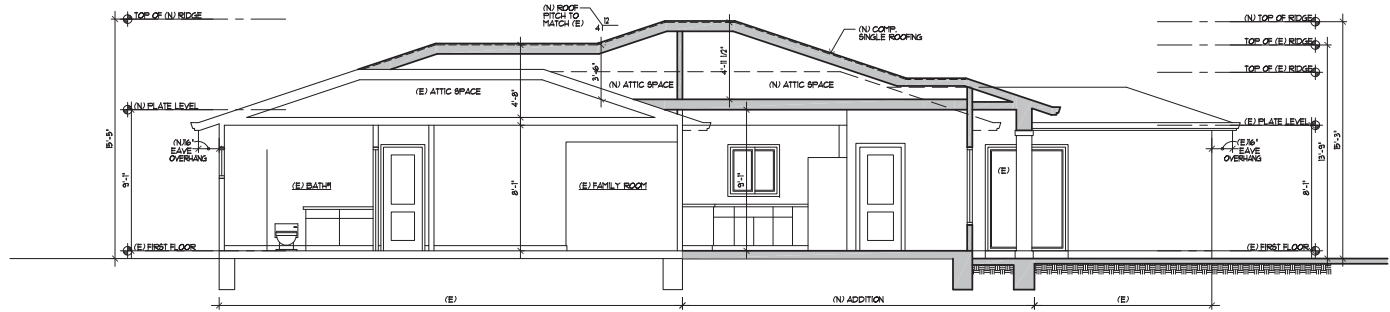
(E) REAR ELEVATION SCALE: 1/4"=1'-0" 1



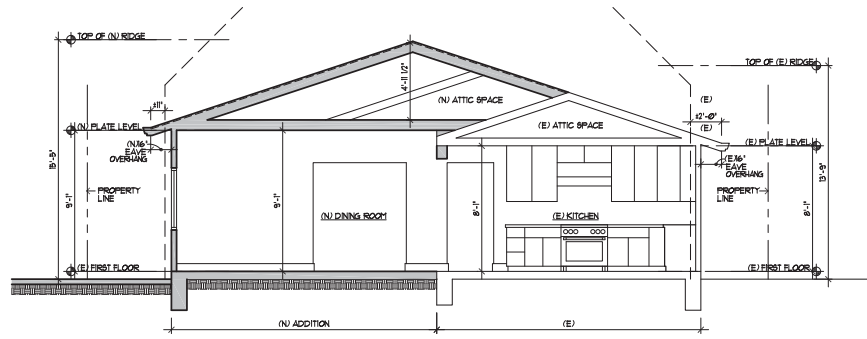
PROPOSED LEFT ELEVATION SCALE: 1/4"=1'-0" 3



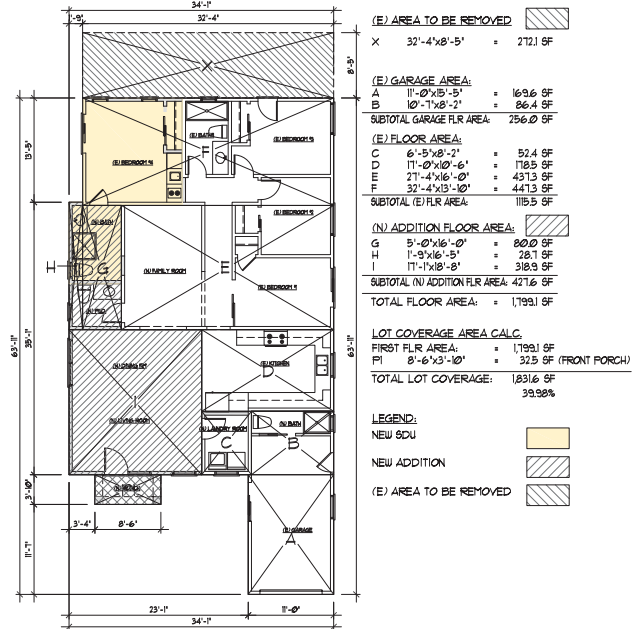
EXISTING LEFT ELEVATION SCALE: 1/4"=1'-0" 4



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



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



AREA CALCULATION DIAGRAM SCALE: 1/8"=1'-0" 3

ADDITION AND REMODEL OF RESIDENCE

1331 MODOC AVENUE
MENLO PARK, CA
APN: 055-352-080

W E C
ASSOCIATES

2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 387-2692
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



No.	Description	Date
	PLANNING SUBMITTAL	1/25/2016
	PLANNING RE-SUBMITTAL	11/19/2018
	PLANNING RE-SUBMITTAL	1/31/2019
	PLANNING RE-SUBMITTAL	3/12/2019

DATE: MARCH 1, 2019
SCALE: AS SHOWN
DRAWN: JQ
JOB: 18008

SHEET TITLE:
BUILDING SECTIONS & AREA CALC. DIAGRAM

SHEET NO.

A.7



- LEGEND:**
- AC ASPHALT CONCRETE
 - BC BUILDING CORNER
 - BW BACK OF WALK
 - CB CATCH BASIN
 - CD CORRUGATED METAL PIPE
 - CO CLEAN OUT
 - CRN CROWN
 - DN DRAINWAY
 - EC EDGE OF CONCRETE
 - EM ELECTRIC METER
 - EP EDGE OF PAVEMENT
 - FCR FENCE CORNER
 - FOR FOUND
 - FD FINISHED FLOOR
 - FL FLOW LINE
 - FR FIRE HYDRANT
 - FW FRONT OF WALK
 - G GROUND
 - GC GARAGE CORNER
 - GFC GARAGE FACE/FRONT
 - GM GROUND AT FENCE
 - GM GAS METER
 - HCR HANDICAP RAMP
 - INV INVERT
 - IP IRON PIPE
 - JP JOINT POLE
 - LG LIP OF GUTTER
 - O/H OVERHEAD
 - PC PROPERTY CORNER
 - RW RETAINING WALL
 - SL STREET LIGHT
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - SDMH STORM DRAIN MANHOLE
 - TRC TOP BACK ROLLED CURB
 - TC TOP OF CURB
 - TDB TOP OF BANK
 - TOE TOE OF BANK
 - TP TOP OF PAVEMENT
 - TRC TOP OF ROLLED CURB
 - TM 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, N24°36'12"W, OF THE CENTER LINE OF MODOC AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA, IN BOOK 20 OF MAPS AT PAGE 6, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
- BASIS OF ELEVATION:**
 TBM ELEV=100.00 (ASSUMED)
- UTILITY NOTE:**
 UNDERGROUND UTILITIES SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.
- LEGAL DESCRIPTION:**
 LOT 8, BLOCK 24, MAP REF: BOOK 20 PAGE 5, 6 AND 7
- NOTE:**
 1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING.
 2. SINCE A COPY OF TITLE REPORT WAS NOT PROVIDED, ONSITE EVIDENCE WAS NOT EVALUATED.
- I, YI-RAN MAI, CERTIFY THAT THIS PARCELS 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.

PROPERTY OF
 MODOC AVENUE

1331 MODOC AVENUE
 MENLO PARK, CA
 APN: 055-352-080

W E C
 & ASSOCIATES

3625 MIDDLEFIELD RD #588
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date
1	PLANNING RESUBMITTAL	1/31/2019

DATE: Nov.12, 2018
 SCALE: 1/8"=1'-0"
 DRAWN: BG
 JOB: 10078

SHEET TITLE:
BOUNDARY & TOPOGRAPHIC SURVEY

SHEET NO.
C.0



February 6, 2019

To: City of Menlo Park

Project: Addition and Remodeling of Residence
1331 Modoc Avenue
Menlo Park, CA

PROJECT DESCRIPTION:

Purpose of Proposal:

There is an existing one-story single-family residence with an attached one-car garage on the site. The property is located in R-1-U zoning district in the neighborhood consist of single family homes.

Scope of Work:

The project is to demolish the unpermitted addition at the rear part of the existing building. The rear wall of the proposed design will be consistent with San Mateo County property records. Remodel existing residence and create a 246sf attached second dwelling unit. The attached second unit includes a bedroom with a small kitchen and a full bathroom. This second dwelling unit will be occupied by the family member. Add additional 428sf livable space and 173sf covered front porch. Remodel existing one-car garage to meet city's requirements. There is a bathroom in the garage. The space is limited which can only include a toilet and a shower. The owner is a contractor. He prefers to take shower in the garage after work.

Architectural Style, Materials, Colors and Construction Method:

The existing residence is a ranch style home with one-car garage located at the front. The materials of the existing residence are stucco exterior walls and composition shingle roofing. The new addition will use the similar materials to match existing.

Basis for Site Layout:

The site is adjacent to single family homes on both left and right sides. The existing driveway entrance and driveway will remain. The existing front setback is 25'-2". The rear setback will be changed from existing 2'-5" to 10'-11", which is consistent with San Mateo County record. The existing right setback is 4'-4" and there is no construction work involved on the right side of the building. The left setback will be changed from existing 5'-4" to 5'-5".

Existing and Proposed Uses:

There is an existing one-story single-family residence. The proposed project will also be a single-family residence. Two existing trees in left and right side yards will be preserved.



STAFF REPORT

Planning Commission

Meeting Date: 3/25/2019
Staff Report Number: 19-022-PC

Public Hearing: Use Permit Revision/ Ravinder S. Sethi/
933 Hermosa Way

Recommendation

Staff recommends that the Planning Commission approve a use permit revision for a previously approved use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. The request includes modifications to the approved front, rear and right elevations, slightly raising the overall height of the structure, changing the siding materials from shingles to horizontal boards, and adding stone veneer to wooden columns. 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 933 Hermosa Way. Using Hermosa Way in the north-south orientation, the subject property is located on the western side of Hermosa Way, between Santa Cruz Avenue and Middle Avenue. A location map is included as Attachment B. Hermosa Way is a residential street that extends across the neighborhood, terminating just north of Santa Cruz Avenue in the north and at Bay Laurel Drive, near San Francisquito Creek and the City of Palo Alto, in the south.

Houses along Hermosa Way 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, although some contemporary-style and craftsman residences also exist. The neighborhood features predominantly single-family residences in the R-E (Residential Estate) district along portions of Hermosa Way and Cotton Street, with the majority of surrounding streets containing parcels zoned in the R-1-S (Single Family Suburban Residential) zoning district.

Previous Planning Commission review

On September 17, 2018 the Planning Commission approved a use permit to demolish an existing single-

story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. Links to the staff report and minutes for the September 17, 2018 Planning Commission meeting are included as Attachment C and D, respectively.

Analysis

Project description

The approved project included the demolition of the existing one-story, single-family residence with a detached one-car garage and the construction of a new two-story, single-family residence with an attached two-car garage and basement. The subject property is substandard with respect to lot width, depth, and area. The approved development will have six bedrooms and seven bathrooms with a basement and below grade patio.

Of particular note with regard to Zoning Ordinance requirements the approved project included the following attributes, which are not proposed to change with this revision:

- The second floor would be limited in size, with its floor area representing approximately 38 percent of the maximum FAL, where 50 percent may be permitted on this property.
- The proposed residence would occupy a smaller footprint within the footprint of the existing residence, but would be two stories in height and include six bedrooms and seven bathrooms.
- The proposed basement areas would be entirely located within the building footprint and therefore are not included in the subject property's floor area limit (FAL) calculation. Subsequently, no lightwells are proposed within required setback areas.

Proposed project revisions

The proposed project does not include any changes to the number of bedrooms and bathrooms or change in square footage. A number of exterior modifications are proposed, which are identified in the list below. The applicant is not proposing any changes to the left side elevation, however. The proposed modifications to the previously approved project include:

- Change of façade material from shingle wood siding to horizontal board siding;
- Addition of stone veneer on the bottom of all external columns and fire place;
- Increase of first floor plate height by three inches;
- Increase of the total height of structure from 26 feet 11 inches to 27 feet five inches;
- Removal of the front facing balcony on the second floor;
- Removal of balcony access door on the second floor from stair case landing and bedroom #4;
- Change of window configuration on the second floor front façade;
- Change of kitchen bay window width from six feet six inches to six feet 11 inches, additionally change in depth from one feet six inches to one feet nine inches;
- Removal of a window and proposal of a door from bedroom # 2 providing access to the rear yard;
- Increase of sill height from four feet to seven feet for bathroom # 2, 3 and 4 windows, additionally change in width from two feet to three feet;
- Change of width of rear porch door from 12 feet to 16 feet;
- Change of orientation of the dining room door and sidelight location;
- Change in width of master bedroom rear facing windows from nine feet six inches to 10 feet seven

and a half inches

Both the proposed and approved project would conform to the development standards of the R-E zoning district. A data table summarizing parcel and project attributes is included as Attachment E. The proposed revised project plans and the applicant's project description letter are included as Attachments F and G, respectively. 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. Further, the proposed modifications would be consistent with the architectural style of the approved residence.

Trees and landscaping

The approved project was not anticipated to adversely affect any of the existing trees located on the subject site or neighboring properties. Similarly, no impact to the trees or landscaping is anticipated with the proposed revisions. All recommendations that have identified in the arborist report submitted as part of the use permit shall be implemented and ensured as part of condition 3g.

Correspondence

The applicant has stated that the property owners conducted outreach with adjacent neighbors by sharing and discussing the proposed changes to the approved plans, receiving support from these neighbors in the process. Staff has not received any comments regarding the proposal.

Conclusion

Staff does not believe the proposed changes materially change the neighborhood compatibility of the existing residence. Staff believes that with proposed revisions, the architectural style of the approved residence would remain generally intact, continue to be attractive, and would continue to be consistent with the surrounding neighborhood. Staff recommends that the Planning Commission approve the proposed revisions to the 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. Planning Commission staff report, September 17, 2018 -
Hyperlink: <https://www.menlopark.org/DocumentCenter/View/18663/F2----933-Hermosa-Way?bidId=>
- D. Planning Commission minutes, September 17, 2018 -
Hyperlink: https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_09172018-3157
- E. Data Table
- F. Project Plans
- G. Project Description Letter

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Fahteen Khan, Contract Assistant Planner

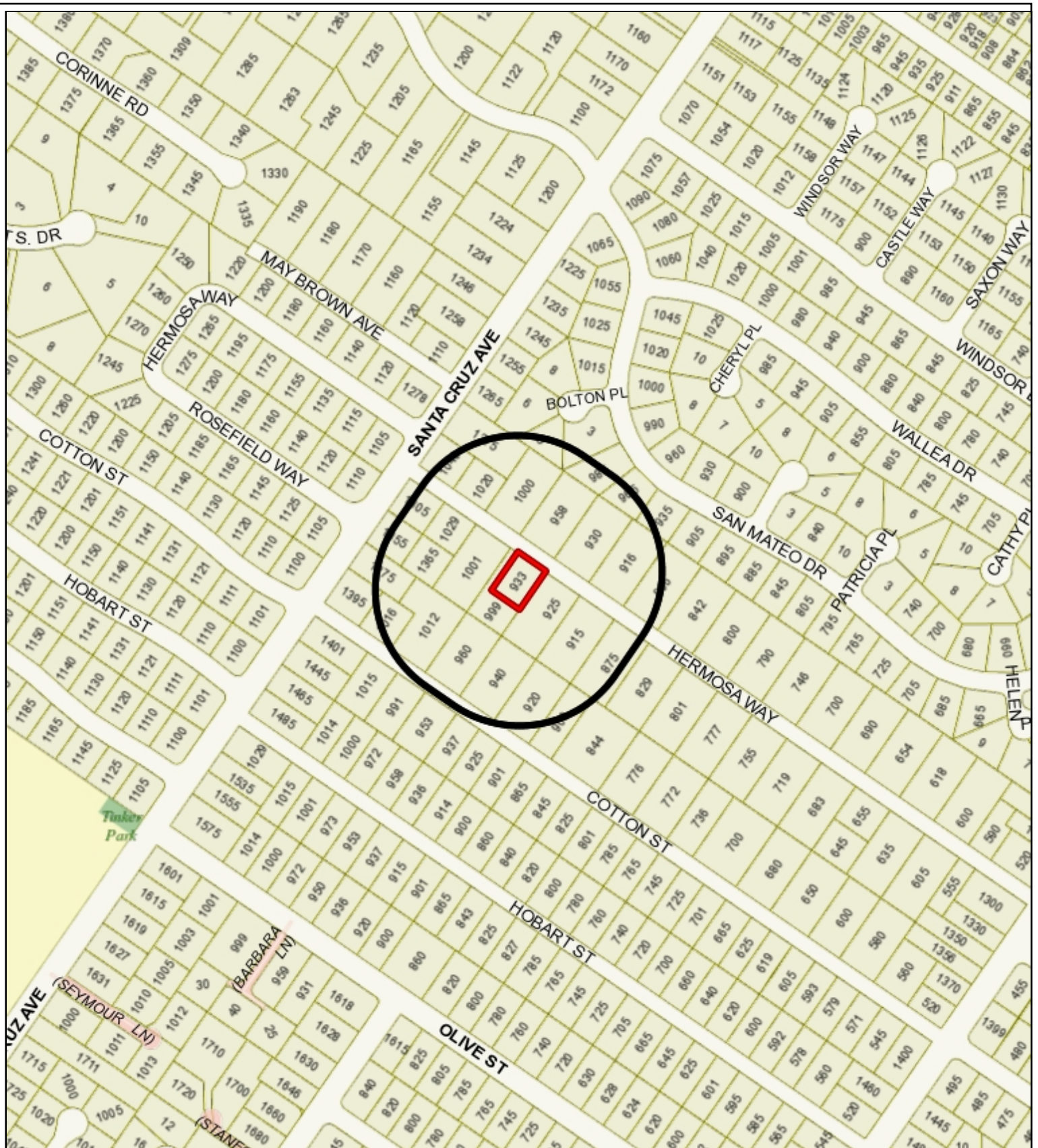
Report reviewed by:
Kyle Perata, Acting Principal Planner

933 Hermosa Way – Attachment A: Recommended Actions

LOCATION: 933 Hermosa Way	PROJECT NUMBER: PLN2019-00001	APPLICANT: Kohler Architects	OWNER: Ravinder S. Sethi
PROPOSAL: Request for a revision for a previously approved use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. The request includes modifications to the approved front, rear and right elevations, slightly raising the overall height of the structure, changing the siding materials from shingles to horizontal boards, and adding stone veneer to wooden columns.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, 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 16 plan sheets, dated received March 8, 2019, and approved by the Planning Commission on September 17, 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. 			

933 Hermosa Way – Attachment A: Recommended Actions

LOCATION: 933 Hermosa Way	PROJECT NUMBER: PLN2019-00001	APPLICANT: Kohler Architects	OWNER: Ravinder S. Sethi
PROPOSAL: Request for a revision for a previously approved use permit to demolish an existing single-story, single-family residence and construct a new two-story, single-family residence with an attached two-car garage on a substandard lot with respect to width, depth, and area in the R-E (Residential Estate) zoning district. The request includes modifications to the approved front, rear and right elevations, slightly raising the overall height of the structure, changing the siding materials from shingles to horizontal boards, and adding stone veneer to wooden columns.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, Onken, Riggs, Strehl)			
ACTION: <ul style="list-style-type: none"> 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 Mayne Tree Expert Company, Inc., dated received September 5, 2018. 			



City of Menlo Park
 Location Map
 933 Hermosa Way



Scale: 1:4,000

Drawn By: MAP

Checked By: KTP

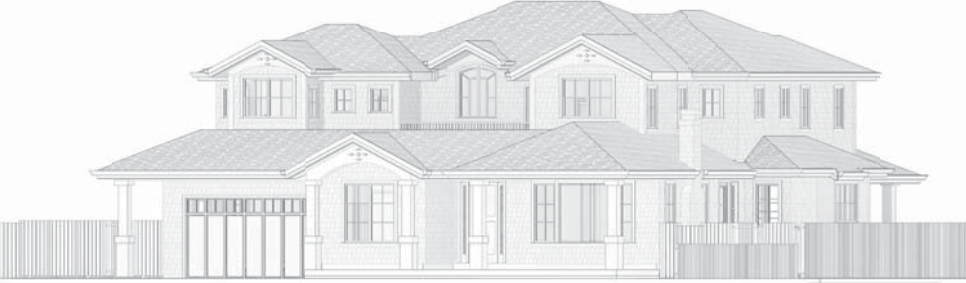
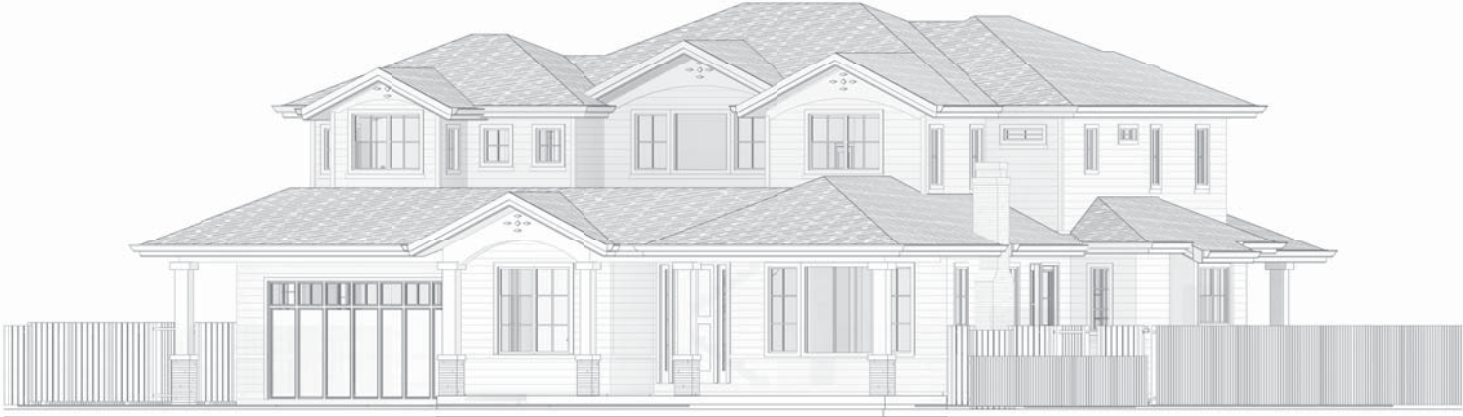
Date: 9/17/2018

Sheet: 1


	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,691.0 sf	10,691.0 sf	20,000 sf min.
Lot width	88.4 ft.	88.4 ft.	110 ft. min.
Lot depth	121.0 ft.	121.0 ft.	130 ft. min.
Setbacks			
Front	20.0 ft.	19.8 ft.	20 ft. min.
Rear	26.0 ft.	20.0 ft.	20 ft. min.
Side (left)^	20.0 ft.	20.0 ft.	20 ft. min.
Side (right)^	10.0 ft.	10.0 ft.	10 ft. min.
Building coverage	3,024.3 sf 28.2 %	3,174.0 sf 29.7 %	3,207.3 sf max. 30.0 % max.
FAL (Floor Area Limit)	3,719.3 sf	3,174.0 sf	3,722.6 sf max.
Square footage by floor	1,875.5 sf/1st 1,406.6 sf/2nd 437.2 sf/garage 706.6 sf/porches 5.0 sf/fireplace	2,802.0 sf/1st 316.0 sf/garage 56.0 sf/acc. buildings	
Square footage of buildings	4,430.9 sf	3,174.0 sf	
Building height	27.4 ft.	15.0 ft.	28 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees*	5	Non-Heritage trees**	2	New Trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	7

^ In the R-E zoning district, the total side yard setbacks is 30 feet, with a minimum of 10 feet on any one side, except corner lots
 * Of these five heritage trees, one is located within the subject property (Tree 6), and four are fully located in the adjacent property on the right side (Trees 1, 2, 4, and 5).
 **Of these two non-heritage trees, one is located within the subject property (Tree 7) and one non-heritage tree is fully located in the property neighboring the adjacent property on the right side (Tree 3).

SCOPE OF WORK	PROJECT INFO APPROVED 9.17.2018, NO CHANGES PROPOSED	PROJECT DIRECTORY																																										
<p>THE DECK ON 2ND FLOOR HAS BEEN REMOVED. THE WINDOW ON 2ND FLOOR AT STAIR GOT WIDER. THE DOOR IN BED ROOM #4 OPENING TO THE DECK HAS BEEN REMOVED. 1ST FLOOR PLATE HEIGHT CHANGED FROM 9'-3" TO 9'-6". EXTERIOR MATERIAL CHANGED TO HORIZONTAL BOARD SIDING. BUILDING HEIGHT CHANGED TO 27'-5". STONE VENEER ADDED TO FIRE PLACE AND ALL THE BASE COLUMN.</p>	<p>PROJECT DATA: APN: A 071213190 ADDRESS: 933 HERMOSA WAY ZONE: RE FLOOD ZONE: NO BUILDING OCCUPANCY GROUPS: R-3 U TYPE OF CONSTRUCTION: V-B STORIES: 2 STORIES W/ BASEMENT HISTORIC: NO</p> <p>FLOOR AREA SUMMARY LOT AREA = 10,691.0 ± SF. FIRST FLOOR = 1,875.5 SF. SECOND FLOOR = 1,488.8 SF. TOTAL LIVING AREA = 3,282.1 SF. TWO CAR GARAGE = 437.2 SF. TOTAL FLOOR AREA = 3,721.3 SF. ALLOWABLE FLOOR AREA = 3,722.6 SF. BASEMENT = 2,163.3 SF.</p> <p>LOT COVERAGE SUMMARY LOT AREA = 10,691.0 ± SF. FIRST FLOOR = 1,875.5 SF. TWO CAR GARAGE = 437.2 SF. COV. PORCHES = 451.9 SF. FIRE PLACE = 5.0 SF. COVERED DRIVEWAY = 254.7 SF. TOTAL LOT COVERAGE = 3,024.3 SF. ALLOWABLE LOT COVERAGE = 3,207.3 SF. (30%)</p>	<p>OWNER: RAVI SETHI 933 HERMOSA WAY MENLO PARK, CA 94025</p> <p>ARCHITECT: ROGER KOHLER KOHLER ARCHITECTS, INC. LICENSE #C-7334 721 COLORADO AVENUE, SUITE 102 PALO ALTO, CA 94303 650.328.1086 haleh@kohler-architects.com</p> <p>CIVIL ENGINEER: ED WU WEC & ASSOCIATES 2825 MIDDLEFIELD ROAD #658 PALO ALTO, CA 94306 650.823.6466 ed@weceng.com</p> <p>ARBORIST: MAYNE TREE EXPERT COMPANY, INC. RICHARD L. HUNTINGTON 535 BRAGATO ROAD, STE A SAN CARLOS, CA 94070-6311 650.593.4400 info@maynetree.com</p>																																										
 <p style="text-align: center;">(APPROVED 9.17.2018) NEW RESIDENCE: 933 HERMOSA WAY, MENLO PARK</p>	<p style="text-align: center;">COPYRIGHT</p> <p>DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF KOHLER ARCHITECTS, INC. 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 ARCHITECTS, INC.</p> <p>LOT SURVEY REQUIRED ALL PROPERTY LINES SHALL BE STAKED A WRITTEN STATEMENT CONFIRMING THE SURVEY RESULT AND STAKING METHOD SHALL BE SUBMITTED PRIOR TO FOUNDATION INSPECTION.(2016 CBC SECTION 108.1)</p>	<p style="text-align: center;">SHEET INDEX</p> <table border="0"> <tr><td>A0</td><td>PROPOSED AND APPROVED COVER SHEET</td></tr> <tr><td>A1</td><td>AREA PLAN AND PROPOSED AND APPROVED STREETCAR SURVEY</td></tr> <tr><td>A2</td><td>SITE PLAN</td></tr> <tr><td>D1</td><td>DEMOLITION PLAN</td></tr> <tr><td>A3</td><td>BASEMENT PLAN</td></tr> <tr><td>A4</td><td>FIRST FLOOR PLAN</td></tr> <tr><td>A4.1</td><td>PROPOSED FIRST FLOOR PLAN</td></tr> <tr><td>A5</td><td>SECOND FLOOR PLAN</td></tr> <tr><td>A5.1</td><td>PROPOSED SECOND FLOOR PLAN</td></tr> <tr><td>A6</td><td>ROOF PLAN</td></tr> <tr><td>A6.1</td><td>PROPOSED ROOF PLAN</td></tr> <tr><td>A7</td><td>PROPOSED AND APPROVED FRONT ELEVATION</td></tr> <tr><td>A8</td><td>PROPOSED AND APPROVED LEFT ELEVATION</td></tr> <tr><td>A9</td><td>PROPOSED AND APPROVED REAR ELEVATION</td></tr> <tr><td>A10</td><td>PROPOSED AND APPROVED RIGHT ELEVATION</td></tr> <tr><td>A11</td><td>PROPOSED AND APPROVED BUILDING SECTION 1</td></tr> <tr><td>A12</td><td>PROPOSED AND APPROVED BUILDING SECTION 2</td></tr> <tr><td>A13</td><td>PROPOSED AND APPROVED PERSPECTIVE</td></tr> <tr><td>FA1</td><td>BASEMENT AREA CALCULATION</td></tr> <tr><td>FA2</td><td>FIRST FLOOR AREA CALCULATION</td></tr> <tr><td>FA3</td><td>SECOND FLOOR AREA CALCULATION</td></tr> </table>	A0	PROPOSED AND APPROVED COVER SHEET	A1	AREA PLAN AND PROPOSED AND APPROVED STREETCAR SURVEY	A2	SITE PLAN	D1	DEMOLITION PLAN	A3	BASEMENT PLAN	A4	FIRST FLOOR PLAN	A4.1	PROPOSED FIRST FLOOR PLAN	A5	SECOND FLOOR PLAN	A5.1	PROPOSED SECOND FLOOR PLAN	A6	ROOF PLAN	A6.1	PROPOSED ROOF PLAN	A7	PROPOSED AND APPROVED FRONT ELEVATION	A8	PROPOSED AND APPROVED LEFT ELEVATION	A9	PROPOSED AND APPROVED REAR ELEVATION	A10	PROPOSED AND APPROVED RIGHT ELEVATION	A11	PROPOSED AND APPROVED BUILDING SECTION 1	A12	PROPOSED AND APPROVED BUILDING SECTION 2	A13	PROPOSED AND APPROVED PERSPECTIVE	FA1	BASEMENT AREA CALCULATION	FA2	FIRST FLOOR AREA CALCULATION	FA3	SECOND FLOOR AREA CALCULATION
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 <p style="text-align: center;">PROPOSED NEW RESIDENCE: 933 HERMOSA WAY, MENLO PARK</p>																																												

REVISIONS BY	
08.16.18	
09.04.18	
02.14.19	
03.07.19	



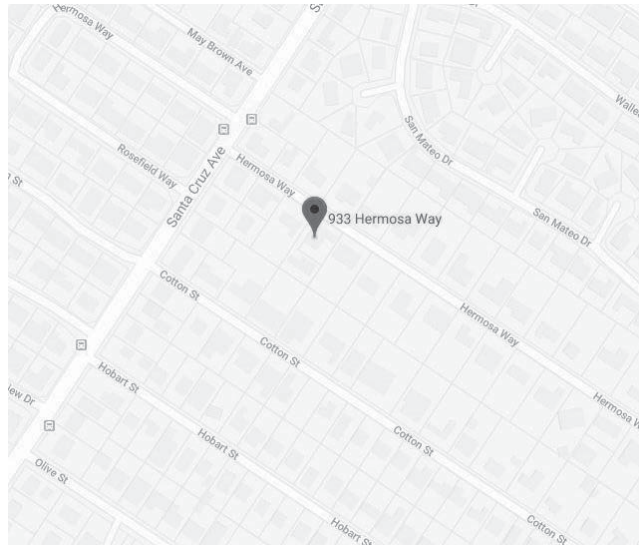
KOHLER ARCHITECTS
 R O G E R
 Roger Kohler
 Architect, A.I.A.
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 721 Colorado Avenue, Suite 102
 Palo Alto, California 94303
 650.328.1086
 Fax 650.321.2860
 info@kohler-architects.com
 www.kohler-architects.com

NEW RESIDENCE FOR:
 RAVI SETHI
 933 HERMOSA WAY
 MENLO PARK, CA 94025

COVER SHEET

DRAWN
H.A.
CHECKED
DATE
08.28.2018
SCALE
NOT TO SCALE
JOB NO.
SHEET
A0
OF SHEETS

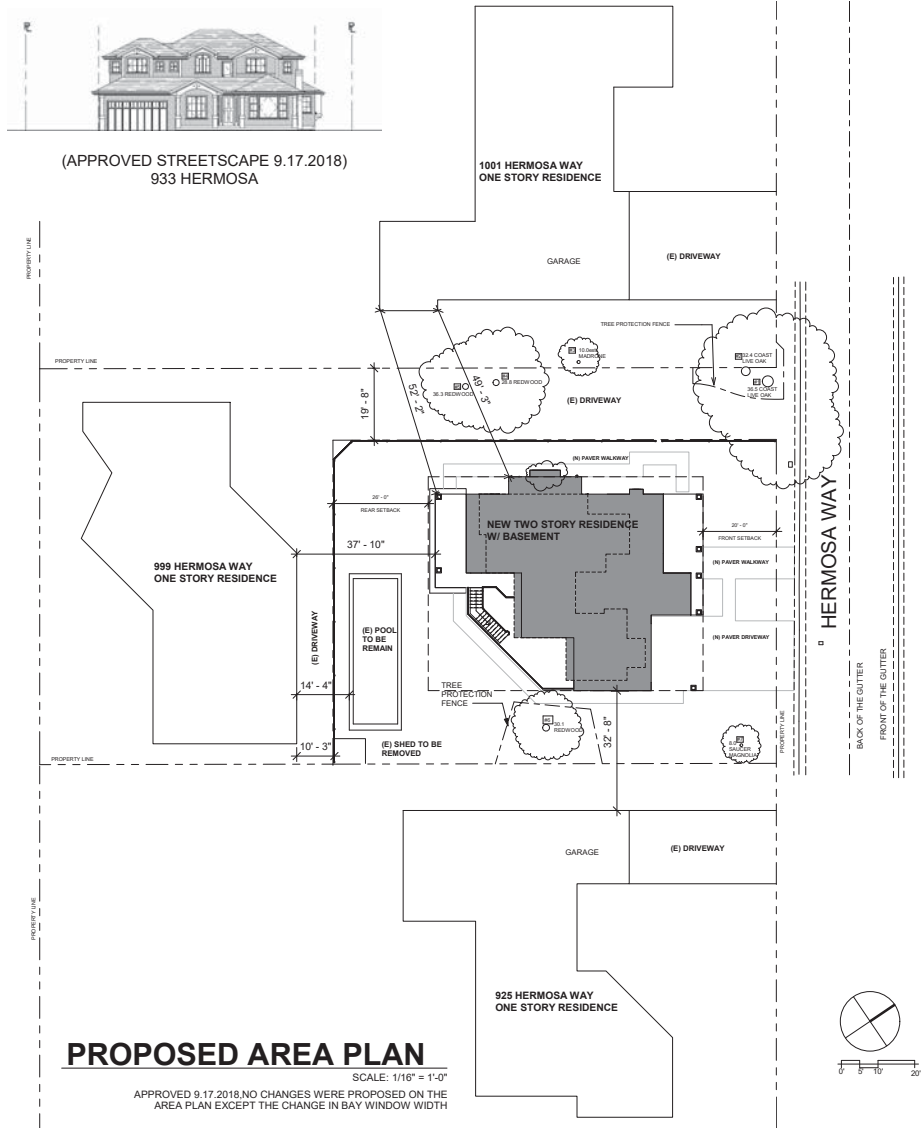
PROPOSED STREETScape



VICINITY MAP



AERIAL VIEW



PROPOSED AREA PLAN

SCALE: 1/16" = 1'-0"
 APPROVED 9.17.2018. NO CHANGES WERE PROPOSED ON THE AREA PLAN EXCEPT THE CHANGE IN BAY WINDOW WIDTH

REVISIONS BY	DATE
	08.16.18
	09.04.18
	02.14.19
	03.07.19

KOHLER ARCHITECTS
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NEW RESIDENCE FOR:
 RAVI SETHI
 933 HERMOSA WAY
 MENLO PARK, CA 94025

PROPOSED AREA
 PLAN
 STREETScape

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/16" = 1'-0"
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SHEET	
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OF SHEETS	

NOTES

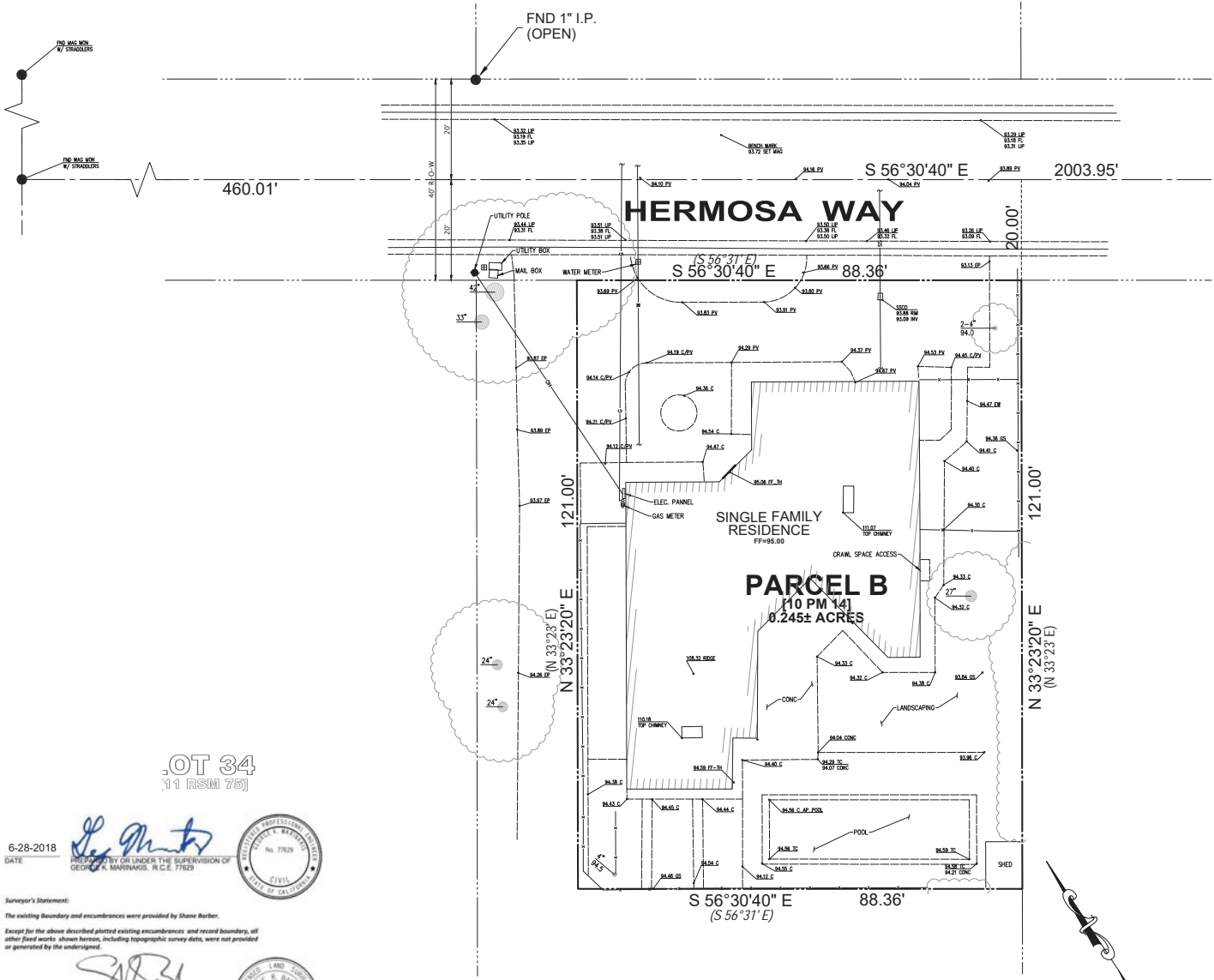
- The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents:
Parcel map Volume 10 page 14. Recorded in the county of San Mateo. Existing Monumentation set based on said map was located via a field survey, and was used to recreate the existing mapped lot. No liability is assumed for matters of record not stated in said documents that may affect the boundary lines, exceptions, or easements affecting the property.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark:
A temporary benchmark was set in Hermosa Avenue on a mag nail
Elevation: 93.72
- APN: 071-213-190

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY LINE
CENTERLINE	—————
EASEMENT	-----
BUILDING LINE WITH DOOR	
BUILDING OVERHANG	-----
CLEAN OUT	—●—
GAS METER	—●—
UTILITY POLE W/ GUY WIRE	—●—
VALVE	—x—
CATCH BASIN / DROP INLET	—●—
WATER METER	—●—
UTILITY BOX (SIZE VARIES)	—□—
SIGN	—■—
POST	—●—
TREE W/ SIZE AND ELEVATION	—●—
SPOT ELEVATION	—●—
CURB	— —
VALLEY GUTTER	— —
CONCRETE	— —
FENCE	— —
EDGE OF PAVEMENT	— —
SINGLE TREE	—●—
TREES AND BRUSH	—●—
SANITARY SEWER	—S—
STORM DRAIN	—D—
WATER	—W—
GAS	—G—
UNDERGROUND ELECTRIC	—E—
TELEPHONE / COMMUNICATION	—T—
OVERHEAD	—OH—

ABBREVIATIONS

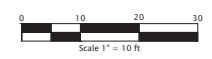
APN:	ASSESSORS PARCEL NUMBER
BS:	BOTTOM OF STEP
BW:	BACK OF WALK
COM:	COMMUNICATION
C:	CONCRETE
DWY:	DRIVEWAY
EB:	ELECTRIC BOX
ELEC:	ELECTRICAL
FF:	FINISH FLOOR
FL:	FLOW LINE
GS:	GROUND SURFACE
O.R.:	OFFICIAL RECORD
P.U.E.:	PUBLIC UTILITY EASEMENT
PV:	PAVEMENT
RIM:	RIM ELEVATION
S/W:	SANITARY SEWER CLEAN OUT
SSD:	SIDEWALK
SW:	SIDEWALK
TC:	TOP OF CURB
TH:	THRESHOLD
TS:	TOP OF STEP
WM:	WATER METER



6-28-2018
DATE
PREPARED BY OR UNDER THE SUPERVISION OF
GEORGE K. MAHARAJ, R.C.E. 77629

6-28-2018
DATE
PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097

Surveyor's Statement:
The existing boundary and encumbrances were provided by Shane Barber.
Except for the above described plotted existing encumbrances and record boundary, all other field works shown herein, including topographic survey data, were not provided or generated by the undersigned.



GKM Engineering
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
216 N. Santa Cruz Blvd., Suite #208D
Los Gatos, CA 95030
(408) 855-1917
ckmengineering.com

TOPOGRAPHIC SURVEY
APN: 071-213-190
933 HERMOSA WAY

MENLO PARK

DATE	MAY 2017
SCALE	1"=10'
DESIGNER	GM
DRAFTER	GM
JOB	A170420
SHEET	1
OF	1 SHEETS

REVISIONS BY

08.16.18	
09.04.18	
03.07.19	



Roger Kohler
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650.321.2960
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www.kohler-architects.com

NEW RESIDENCE FOR:
RAVI SETHI
933 HERMOSA WAY
MENLO PARK, CA 94025

PROPOSED SITE
PLAN

DRAWN
H.A.

CHECKED

DATE

08.28.2018

SCALE

As Indicated

JOB NO.

SHEET

A2

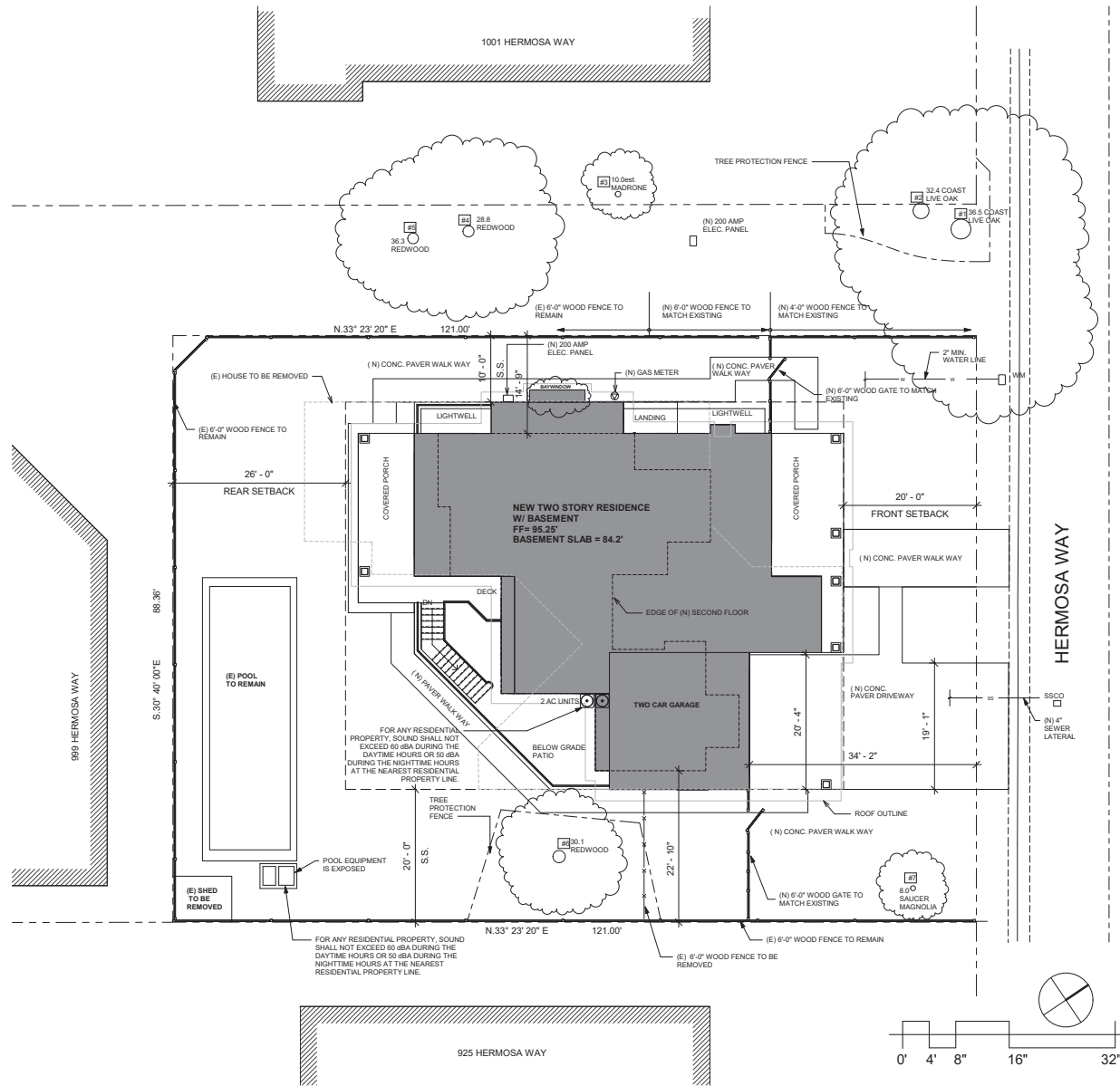
OF SHEETS

SITE PLAN LEGEND

- PROPERTY LINE = - - - - -
- SETBACK LINE = - - - - -
- (N) FIRST FLOOR =
- (N) SECOND FLOOR =
- (E) RESIDENCE TO BE DEMOLISHED =
- (E) TREE TO BE REMAIN =
- (E) TREE TO BE REMOVE =
- INDICATES TREE # FROM ARBORIST REPORT = #1
- EXISTING = (E)
- NEW = (N)

NOTES

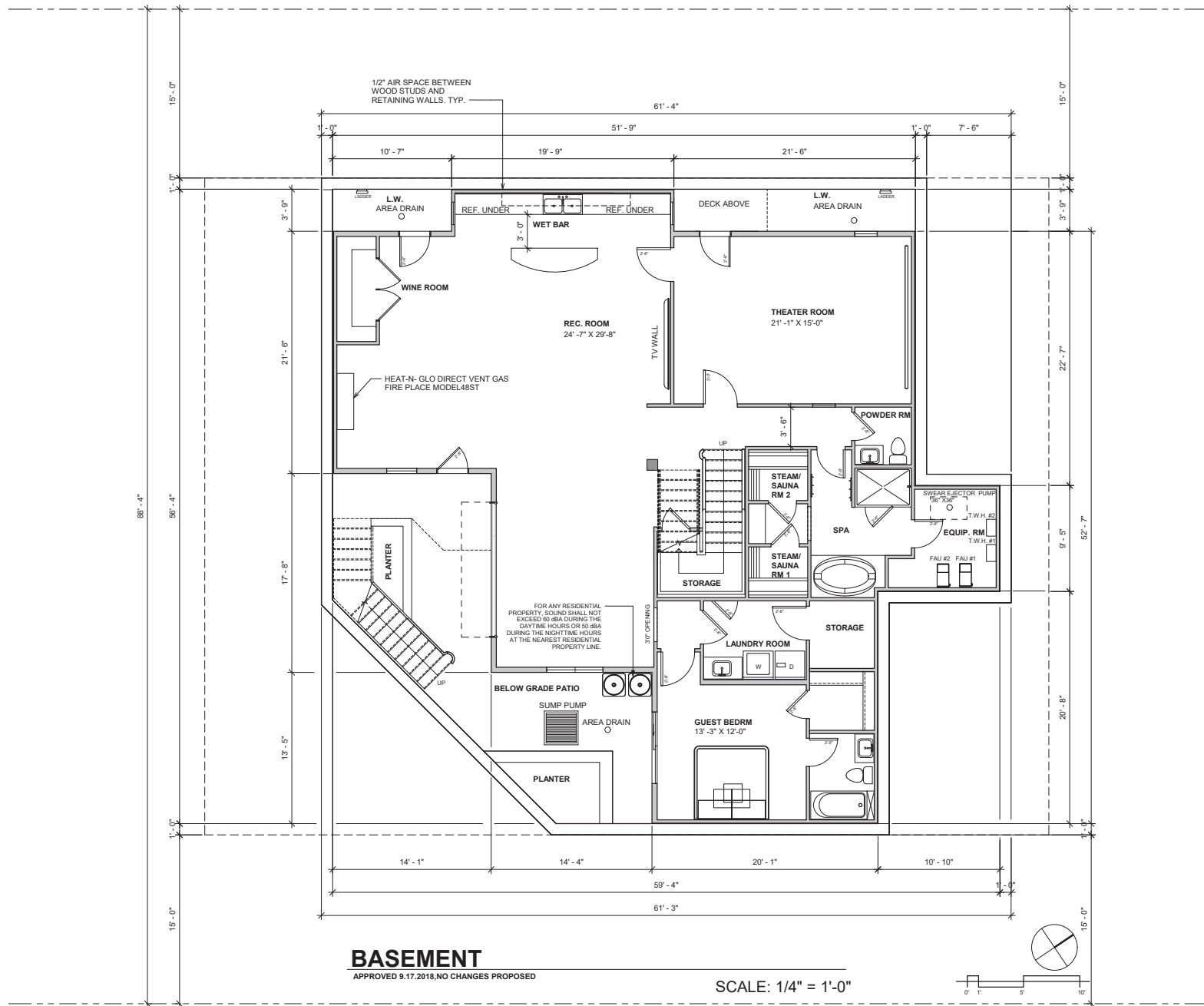
- CONTRACTOR TO REVIEW ARBORIST REPORT AND ENSURE ALL ARBORIST'S RECOMMENDATIONS ARE IMPLEMENTED.
- EXISTING DRIVEWAY SHALL REMAIN AS LONG AS POSSIBLE AND BE USED FOR STAGING DURING CONSTRUCTION.



PROPOSED SITE PLAN

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

APPROVED 9.17.2018. NO CHANGES WERE PROPOSED ON THE SITE PLAN EXCEPT THE CHANGE IN BAY WINDOW WIDTH



BASEMENT

APPROVED 9.17.2018, NO CHANGES PROPOSED

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

REVISIONS BY	
08.16.18	
09.04.18	



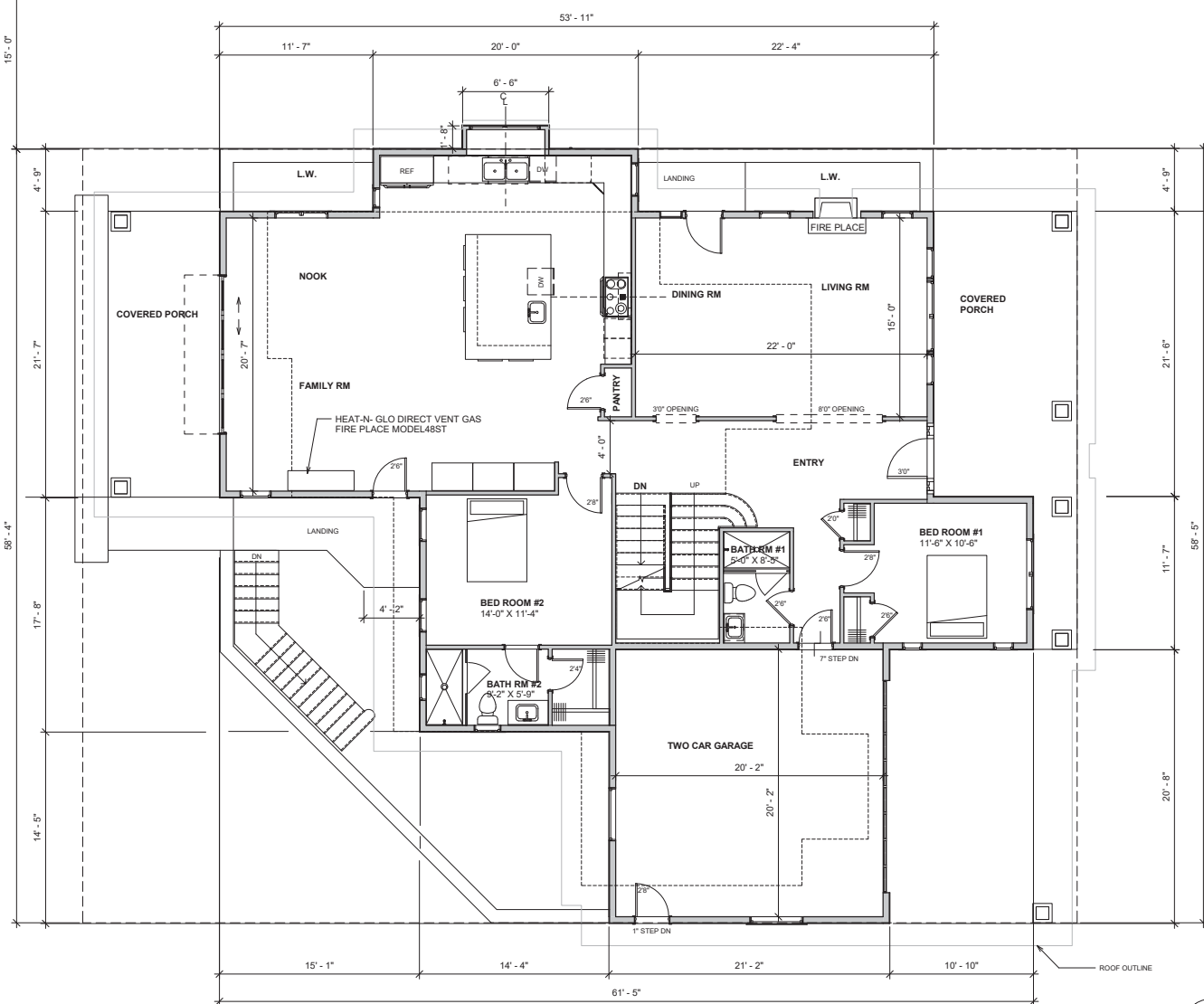
KOHLER ARCHITECTS
 R O G E R
 Roger Kohler
 Architect, A.I.A.
 C-7334
 721 Colorado Avenue, Suite 1102
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 Fax 650.321.2960
 office@kohler-architects.com
 www.kohler-architects.com

NEW RESIDENCE FOR:
RAVI SETHI
 933 HERMOSA WAY
 MENLO PARK, CA 94025

BASEMENT FLOOR PLAN

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

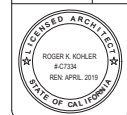
A3
 OF SHEETS



(APPROVED 9.17.2018) FIRST FLOOR PLAN

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

REVISIONS BY	
08.16.18	
09.04.18	



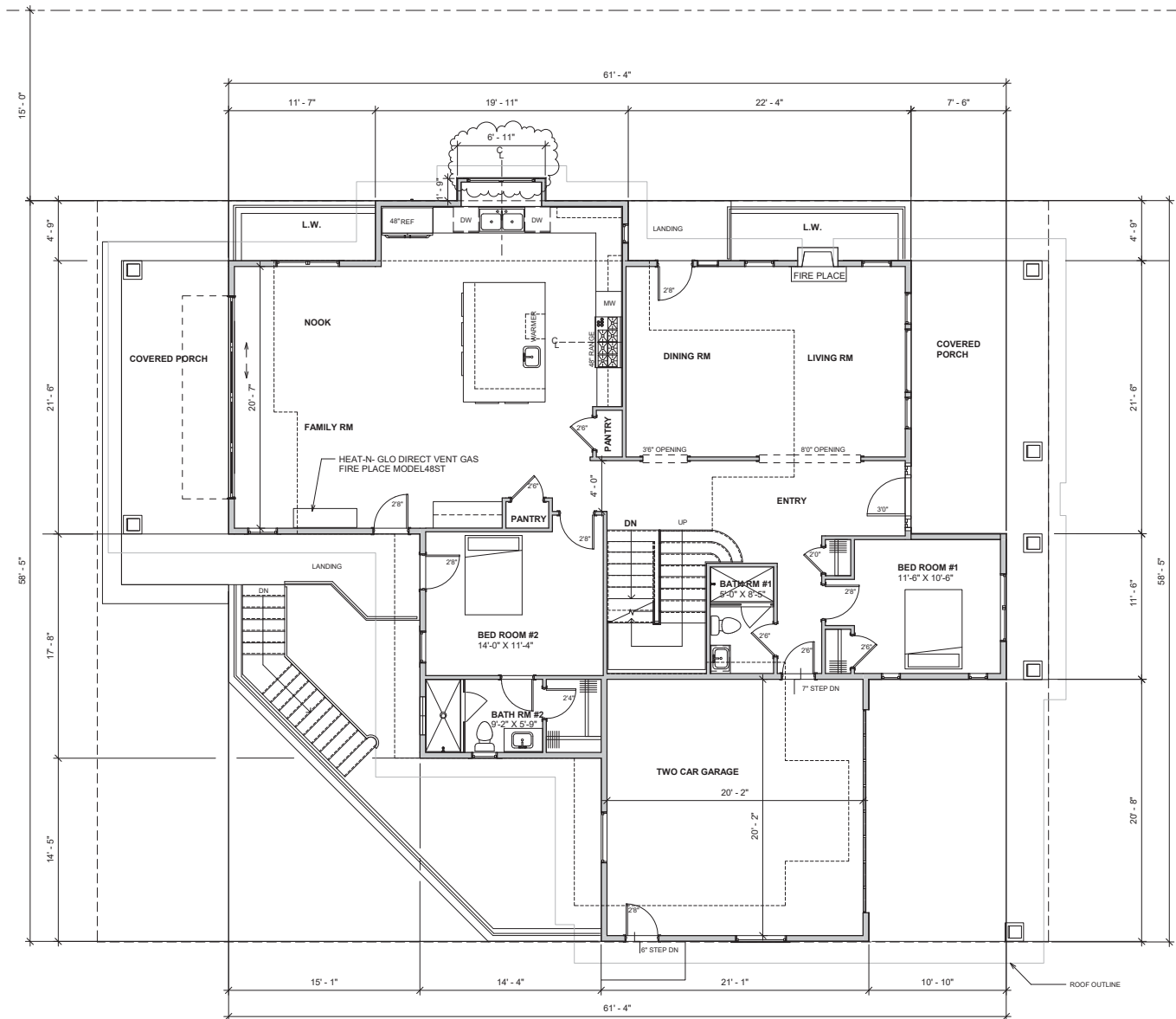
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RAVI SETHI
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 MENLO PARK, CA 94025

FIRST FLOOR PLAN

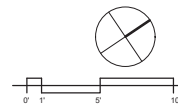
DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A4

OF SHEETS



PROPOSED FIRST FLOOR PLAN

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



REVISIONS BY	
08.16.18	
09.04.18	
02.14.19	
03.07.19	

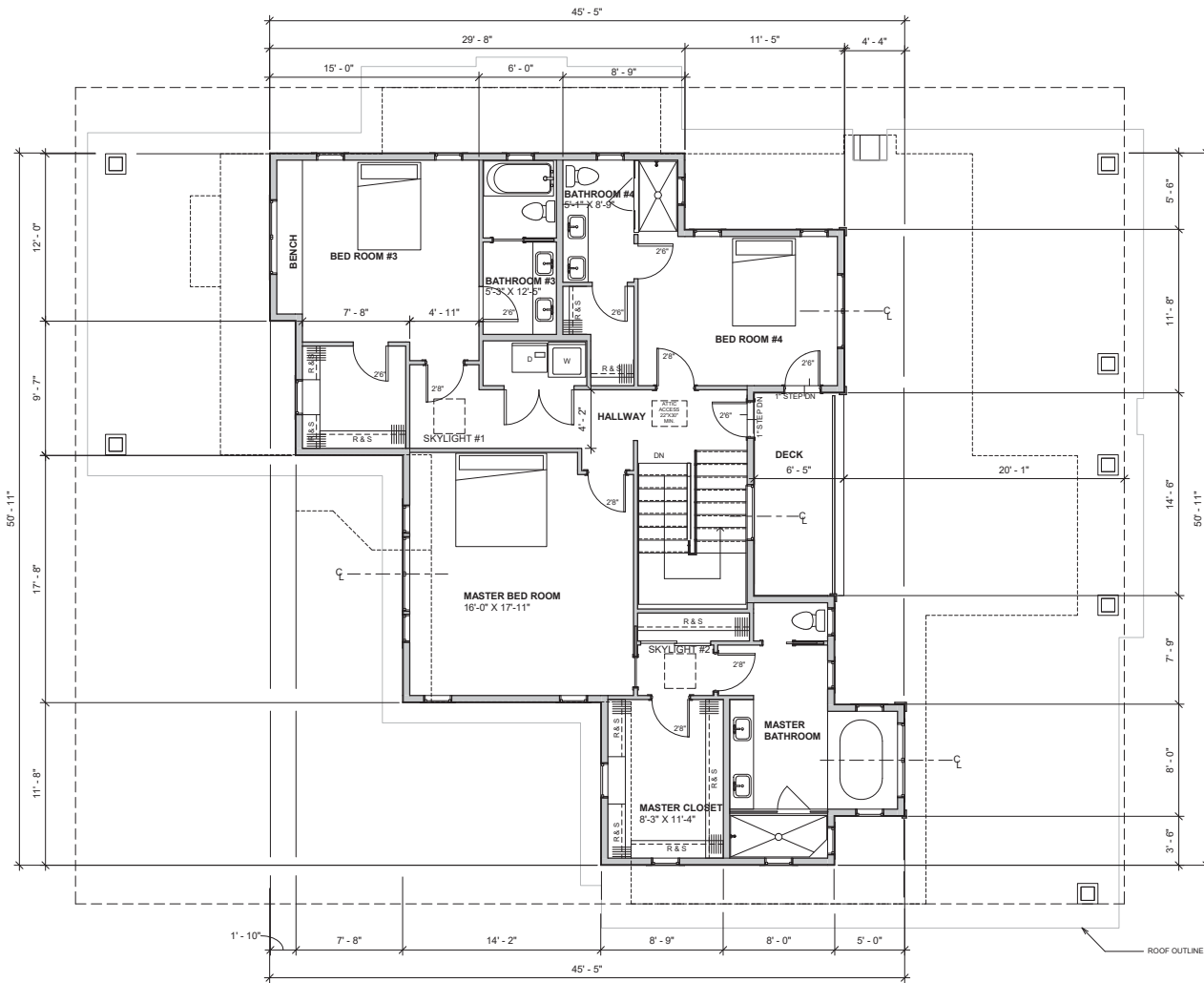
KOHLER ARCHITECTS
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PROPOSED FIRST FLOOR PLAN

DRAWN H.A.	
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
A4.1	


OF SHEETS



(APPROVED 9.17.2018) SECOND FLOOR PLAN

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

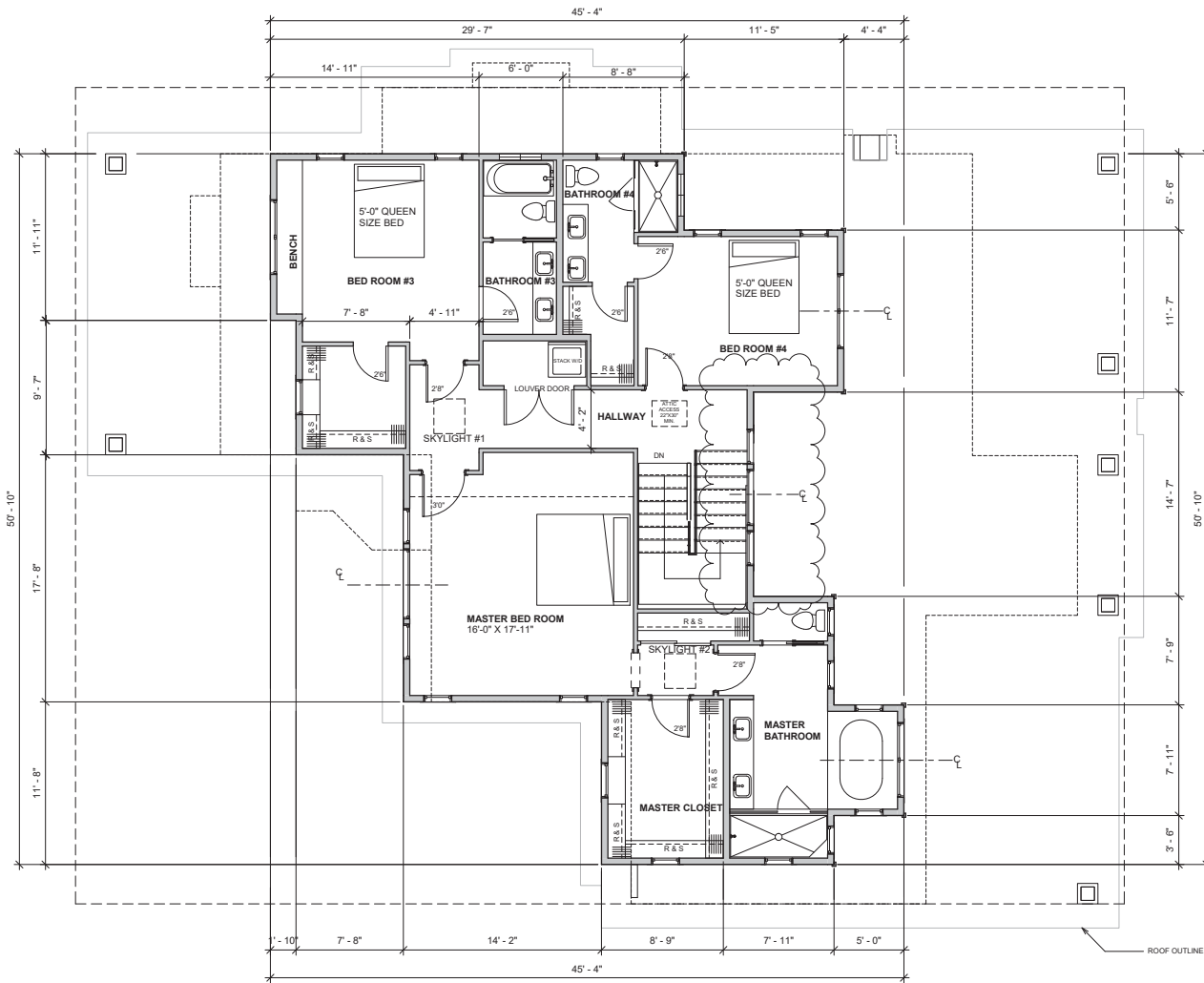
REVISIONS BY	
08.16.18	
09.04.18	


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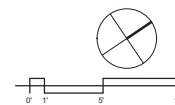
**SECOND FLOOR
 PLAN**

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A5
OF SHEETS	



PROPOSED SECOND FLOOR PLAN

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



REVISIONS	BY
08.16.18	
09.04.18	
02.14.19	
03.07.19	

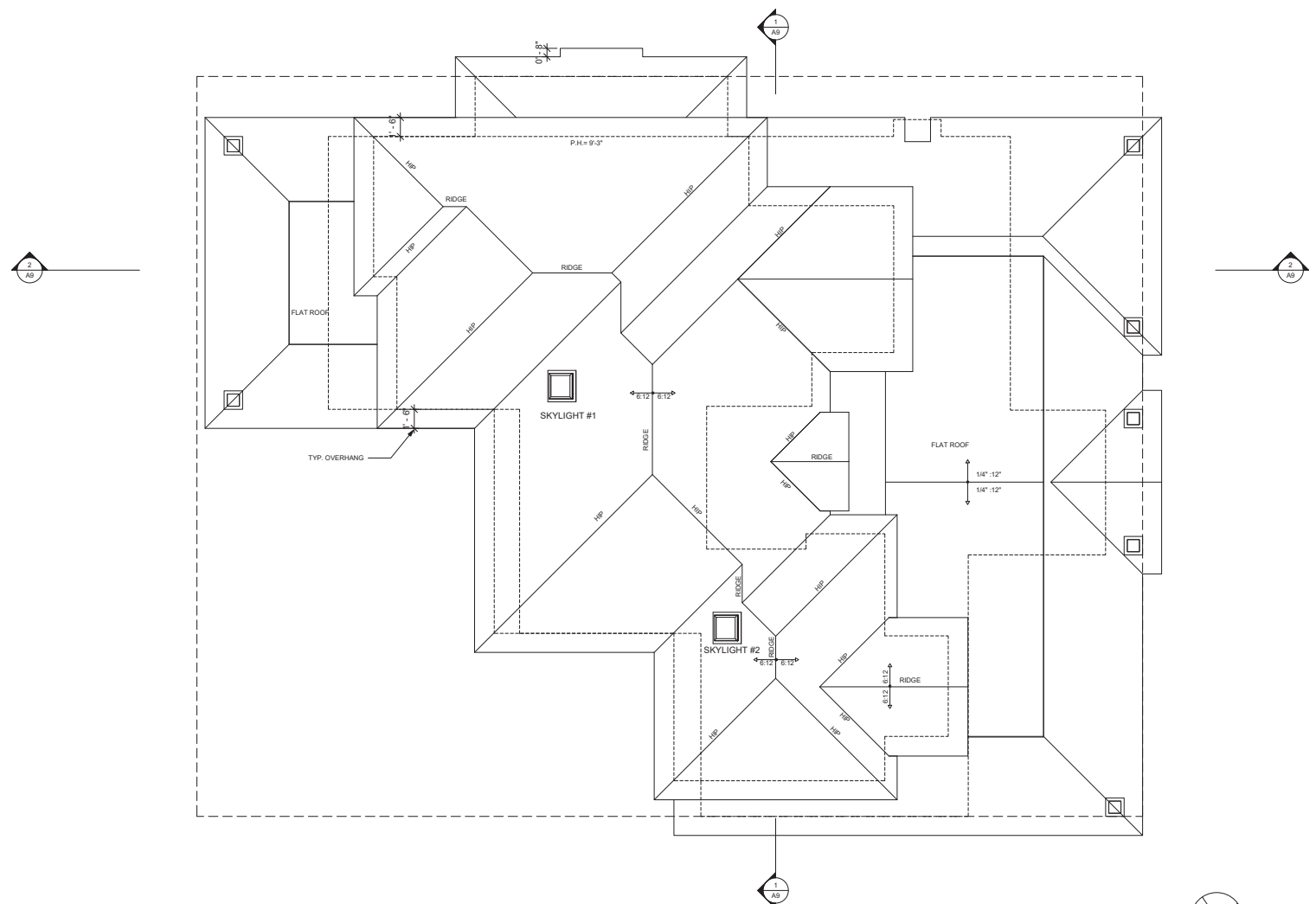
KOHLER ARCHITECTS
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NEW RESIDENCE FOR:
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PROPOSED
 SECOND FLOOR
 PLAN

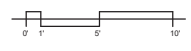
DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
A5.1	
OF SHEETS	

NOTE: SKYLIGHT #1 AND SKYLIGHT #2 WILL HAVE A LENS @ CEILING LEVEL, TYP.

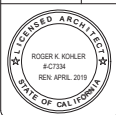


(APPROVED 9.17.2018) ROOF PLAN

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



REVISIONS	BY
08.16.18	
09.04.18	



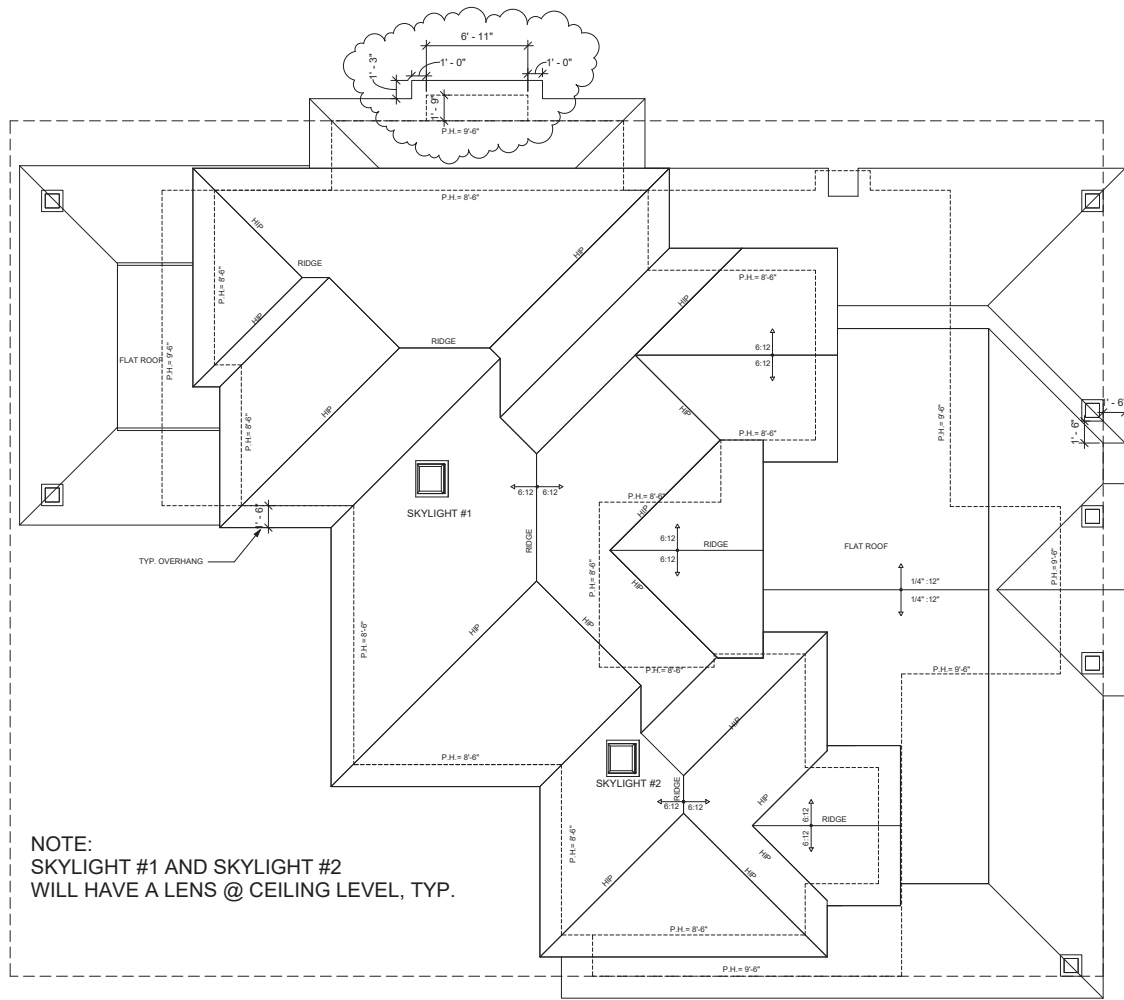
KOHLER ARCHITECTS
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ROOF PLAN

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

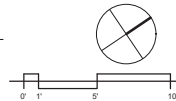
A6
 OF SHEETS



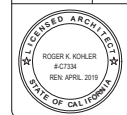
NOTE:
 SKYLIGHT #1 AND SKYLIGHT #2
 WILL HAVE A LENS @ CEILING LEVEL, TYP.

PROPOSED ROOF PLAN

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



REVISIONS BY	
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03.07.19	



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NEW RESIDENCE FOR:
 RAVI SETHI
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 MENLO PARK, CA 94025

PROPOSED ROOF
 PLAN

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A6.1
OF SHEETS	

REVISIONS BY

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09.04.18	
02.14.19	
03.07.19	

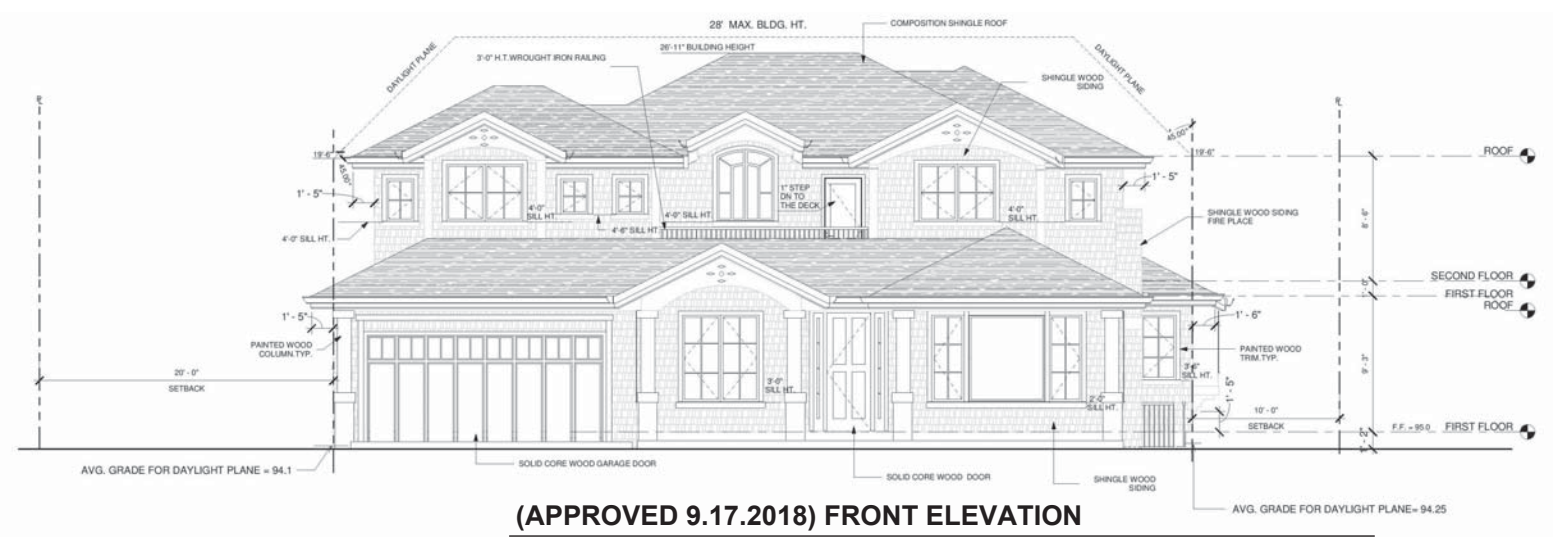


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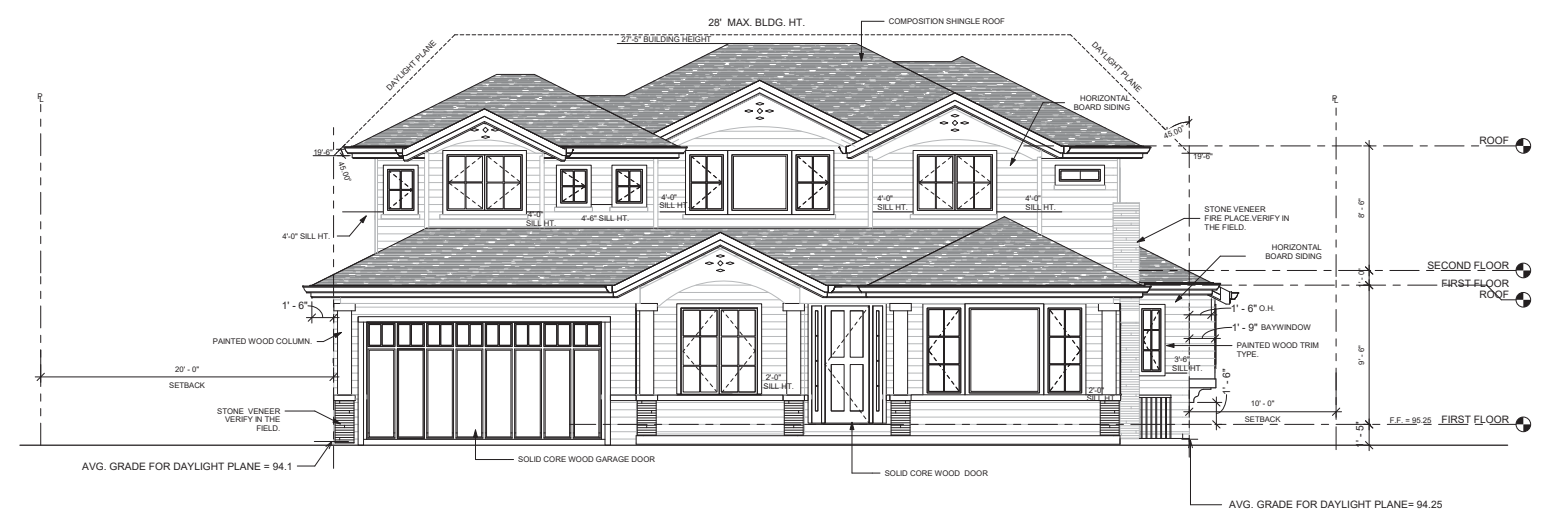
EXTERIOR ELEVATIONS

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A7
OF SHEETS	



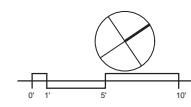
(APPROVED 9.17.2018) FRONT ELEVATION

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



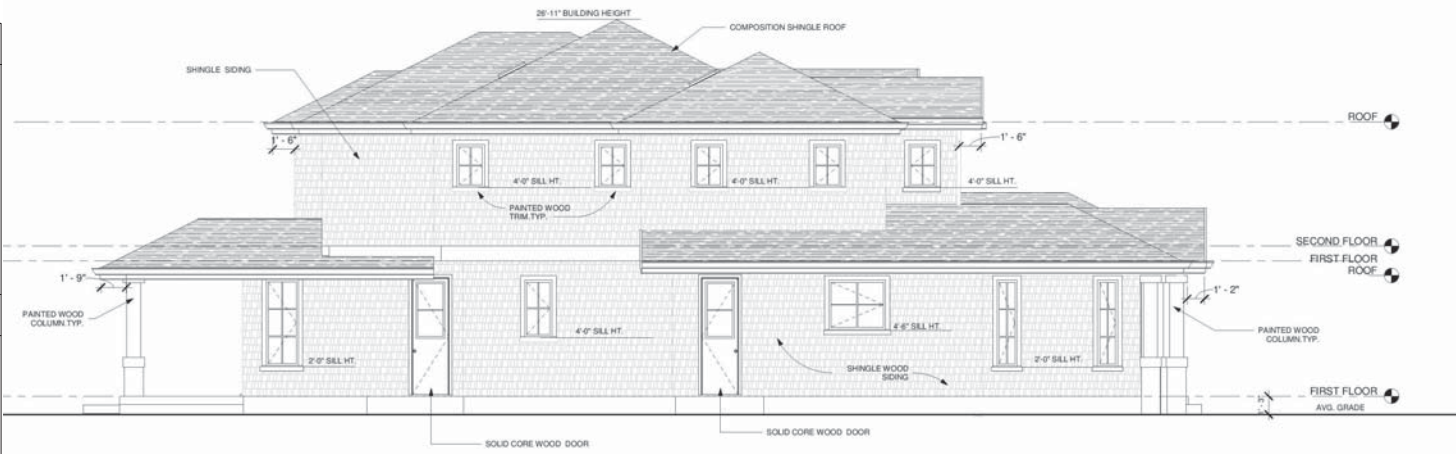
PROPOSED FRONT ELEVATION

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



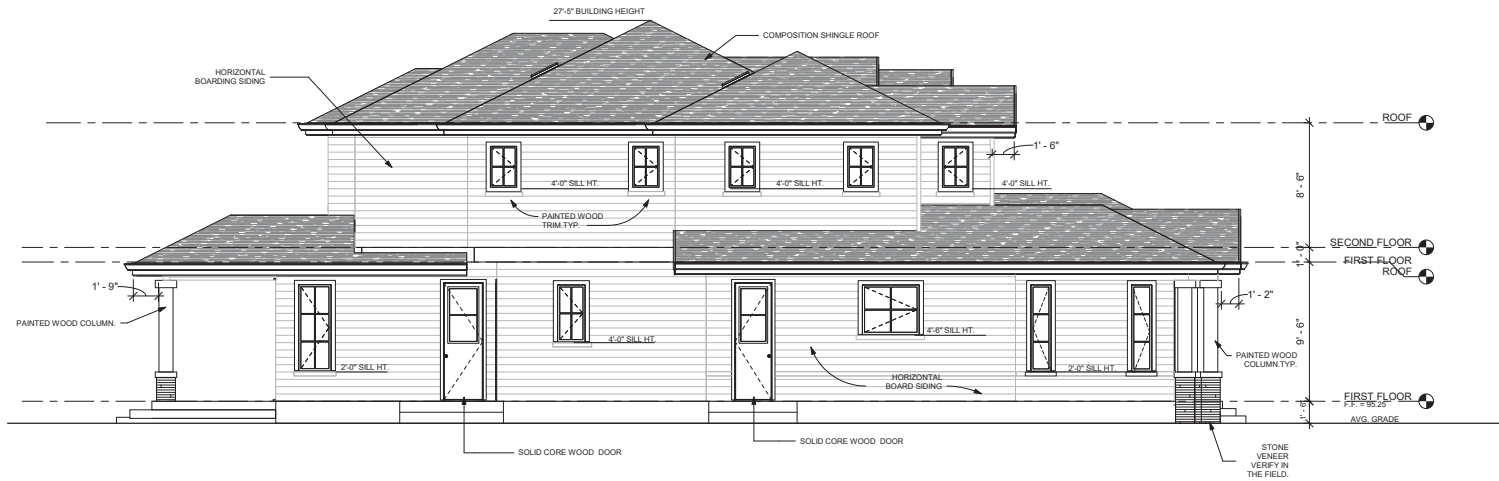
PROPOSED EXTERIOR FINISH SCHEDULE:	
ROOF:	COMPOSITION SHINGLE
EXTERIOR WALLS:	HORIZONTAL BOARD SIDING
WINDOWS:	CLAD WINDOWS/CLEAR INSULATED GLASS W/ APPLIED MUTIN BARS ON BOTH SIDES
EXTERIOR DOORS:	CLAD DOOR
EXTERIOR TRIM:	PAINTED WOOD
COLUMNS:	PAINTED WOOD W/ STONE VENEER BASE
PATIOS:	PRECAST CONCRETE PAVERS
WALKWAYS:	PRECAST CONCRETE PAVERS
GARAGE DOOR:	PAINTED WOOD
DRIVEWAY:	PRECAST CONCRETE PAVERS

APPROVED 9.17.2018 EXTERIOR FINISH SCHEDULE:	
ROOF:	COMPOSITION SHINGLE
EXTERIOR WALLS:	SHINGLE WOOD SIDING
WINDOWS:	CLAD WINDOWS/CLEAR INSULATED GLASS W/ APPLIED MUTIN BARS ON BOTH SIDES
EXTERIOR DOORS:	CLAD DOOR
EXTERIOR TRIM:	PAINTED WOOD
COLUMNS:	PRECAST CONCRETE PAVERS
PATIOS:	PRECAST CONCRETE PAVERS
WALKWAYS:	PRECAST CONCRETE PAVERS
GARAGE DOOR:	PAINTED WOOD
DRIVEWAY:	PRECAST CONCRETE PAVERS



(APPROVED 9.17.2018) LEFT ELEVATION

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



PROPOSED LEFT ELEVATION

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

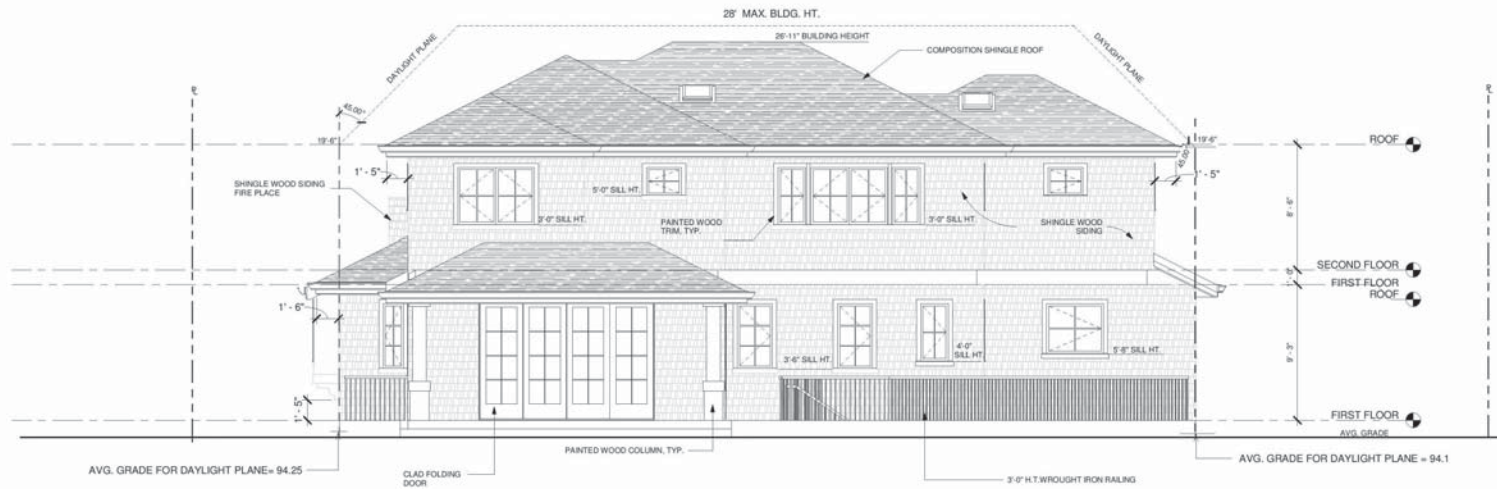
REVISIONS BY	
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02.14.19	
03.07.19	

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NEW RESIDENCE FOR:
RAVI SETHI
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 MENLO PARK, CA 94025

EXTERIOR
 ELEVATIONS

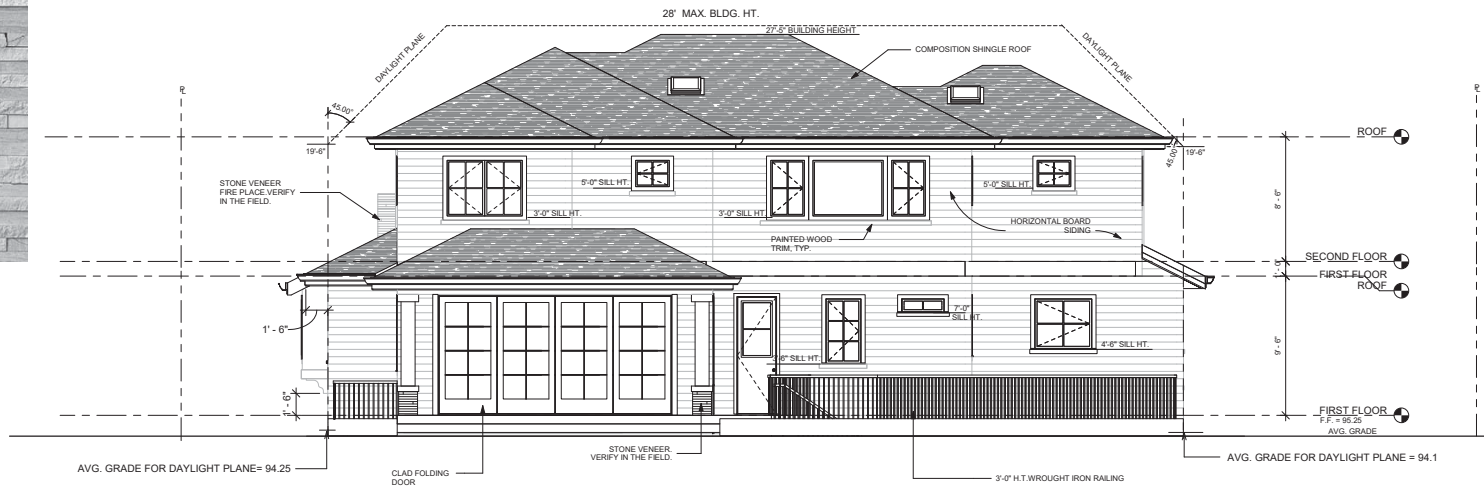
DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A8
OF SHEETS	



(APPROVED 9.17.2018) REAR ELEVATION

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

SAMPLE OF OUTSIDE VENEERS



PROPOSED REAR ELEVATION

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

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02.14.19	
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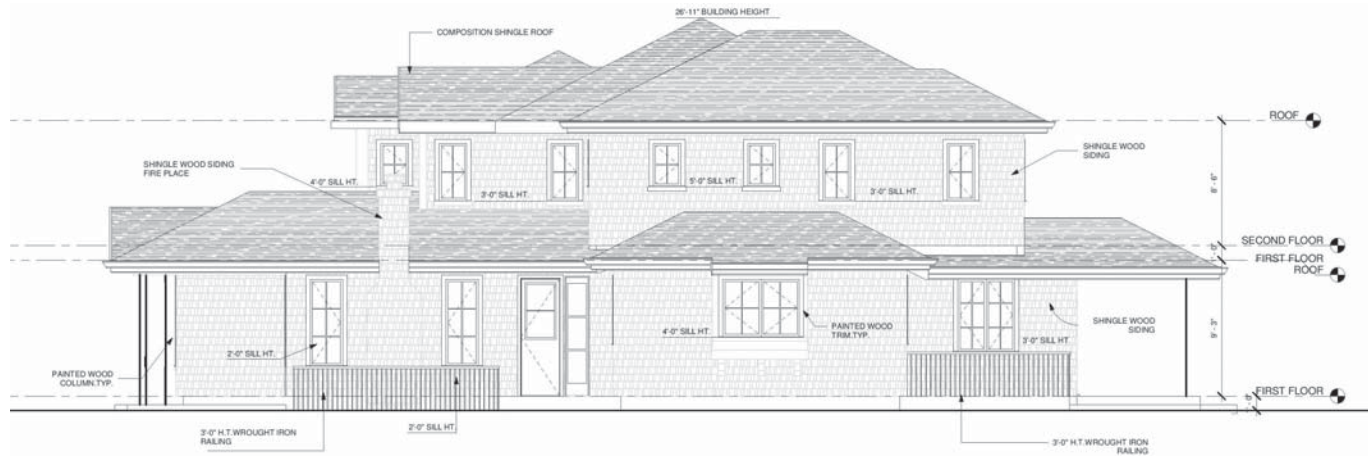
REGISTERED ARCHITECT
 ROGER K. KOHLER
 #2738
 REN APRIL 2011
 STATE OF CALIFORNIA

KOHLER ARCHITECTS
 R O C
 Roger Kohler
 Architect, A.I.A.
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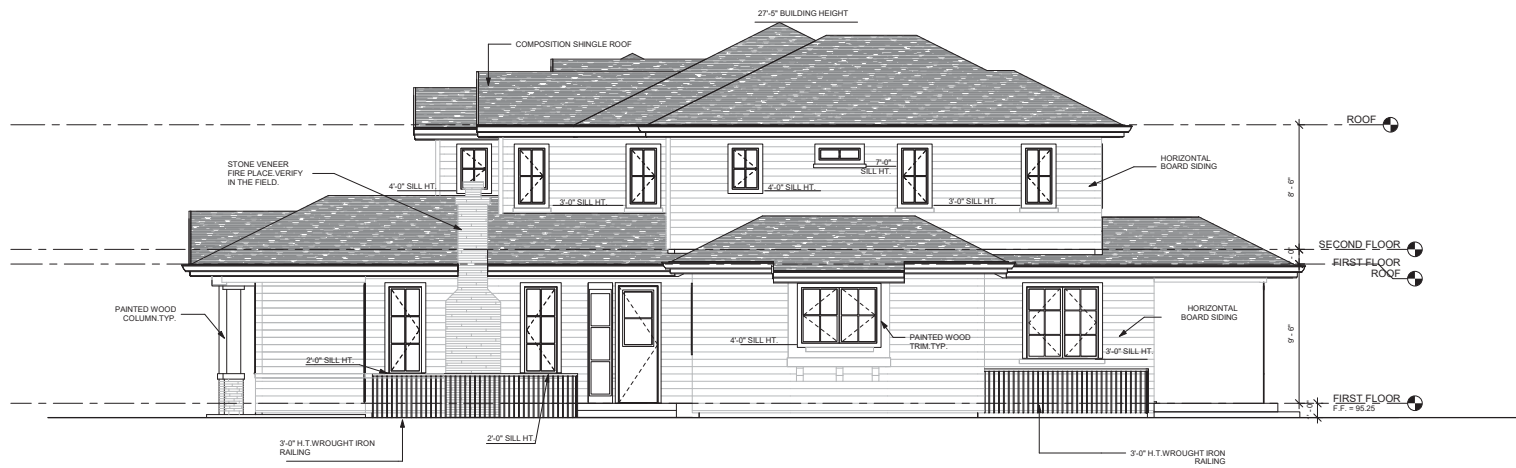
EXTERIOR
 ELEVATIONS

DRAWN H.A.	
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	A9
OF SHEETS	



(APPROVED 9.17.2018) RIGHT ELEVATION

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



PROPOSED RIGHT ELEVATION

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

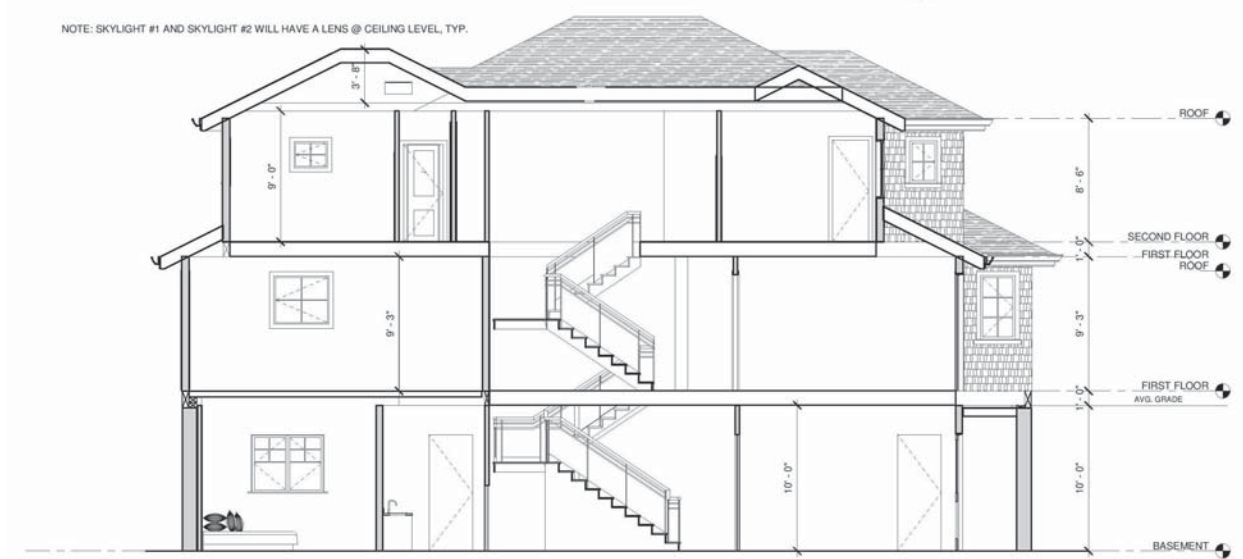
REVISIONS BY	
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02.14.19	
03.07.19	

ROGER KOHLER ARCHITECTS, A.I.A.
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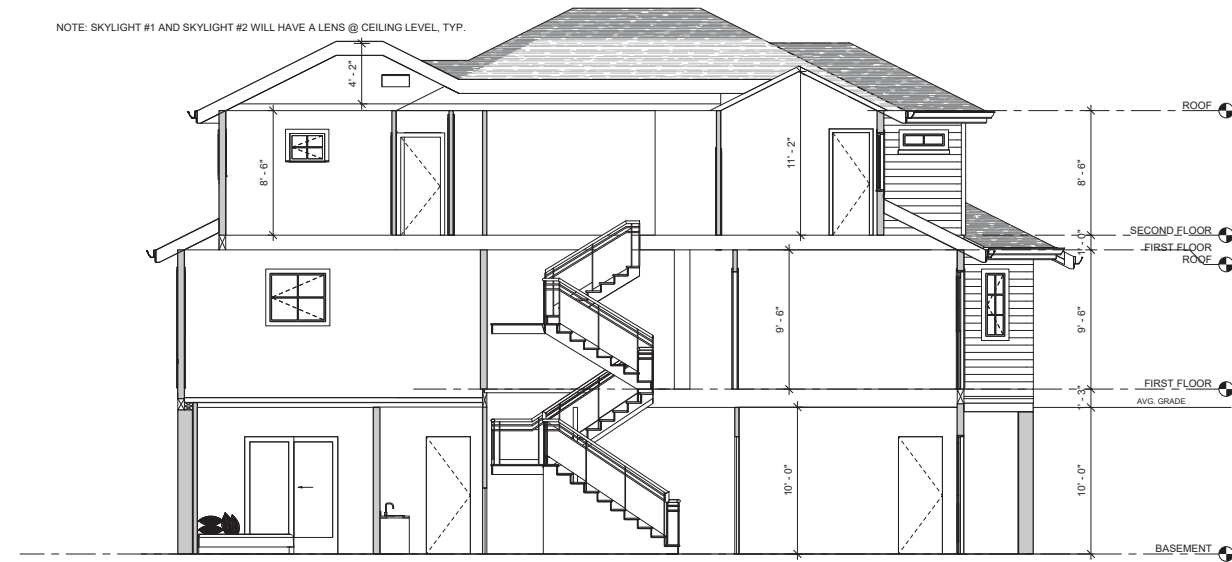
NEW RESIDENCE FOR:
RAVI SETHI
 933 HERMOSA WAY
 MENLO PARK, CA 94025

EXTERIOR
 ELEVATIONS

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
A10	
OF SHEETS	



(APPROVED 9.17.2018) SECTION 1



PROPOSED Section 1

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



REVISIONS	BY
08.16.18	
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NEW RESIDENCE FOR:
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BUILDING SECTIONS

DRAWN
H.A.
CHECKED

DATE
08.28.2018
SCALE
1/4" = 1'-0"

JOB NO.

SHEET

A11

OF SHEETS



(APPROVED 9.17.2018) SECTION 2



PROPOSED SECTION 2

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



REVISIONS BY

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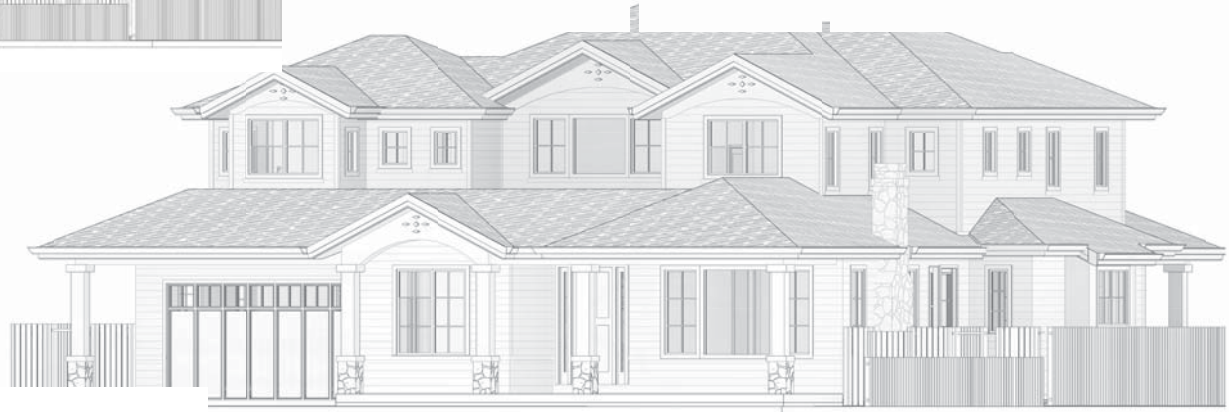
BUILDING SECTIONS

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	

SHEET
A12
 OF SHEETS



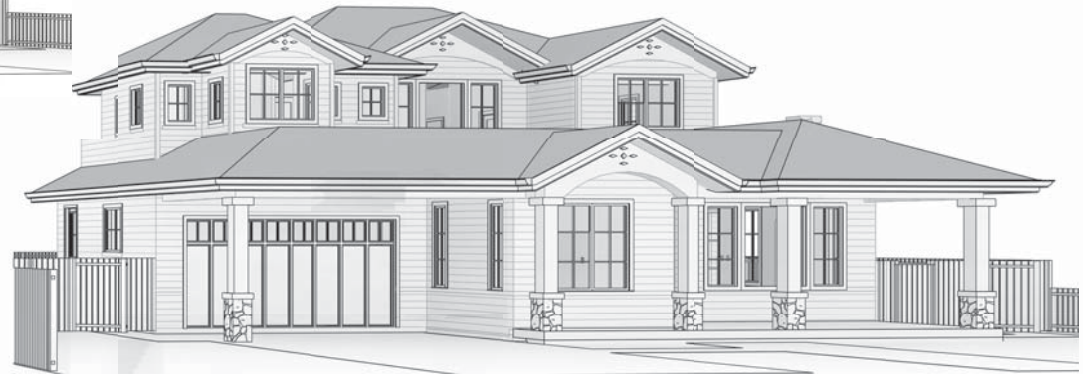
APPROVED FRONT RIGHT



PROPOSED FRONT RIGHT



APPROVED FRONT LEFT



PROPOSED FRONT LEFT

REVISIONS BY
08.16.18



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NEW RESIDENCE FOR:
RAVI SETHI
933 HERMOSA WAY
MENLO PARK, CA 94025

PERSPECTIVE

DRAWN
H.A.
CHECKED

DATE
08.28.2018
SCALE

JOB NO.

SHEET

A13

OF SHEETS

PHOTOS OF THE EXISTING RESIDENCE TO BE DEMOLISHED



FRONT



LEFT SIDE



REAR



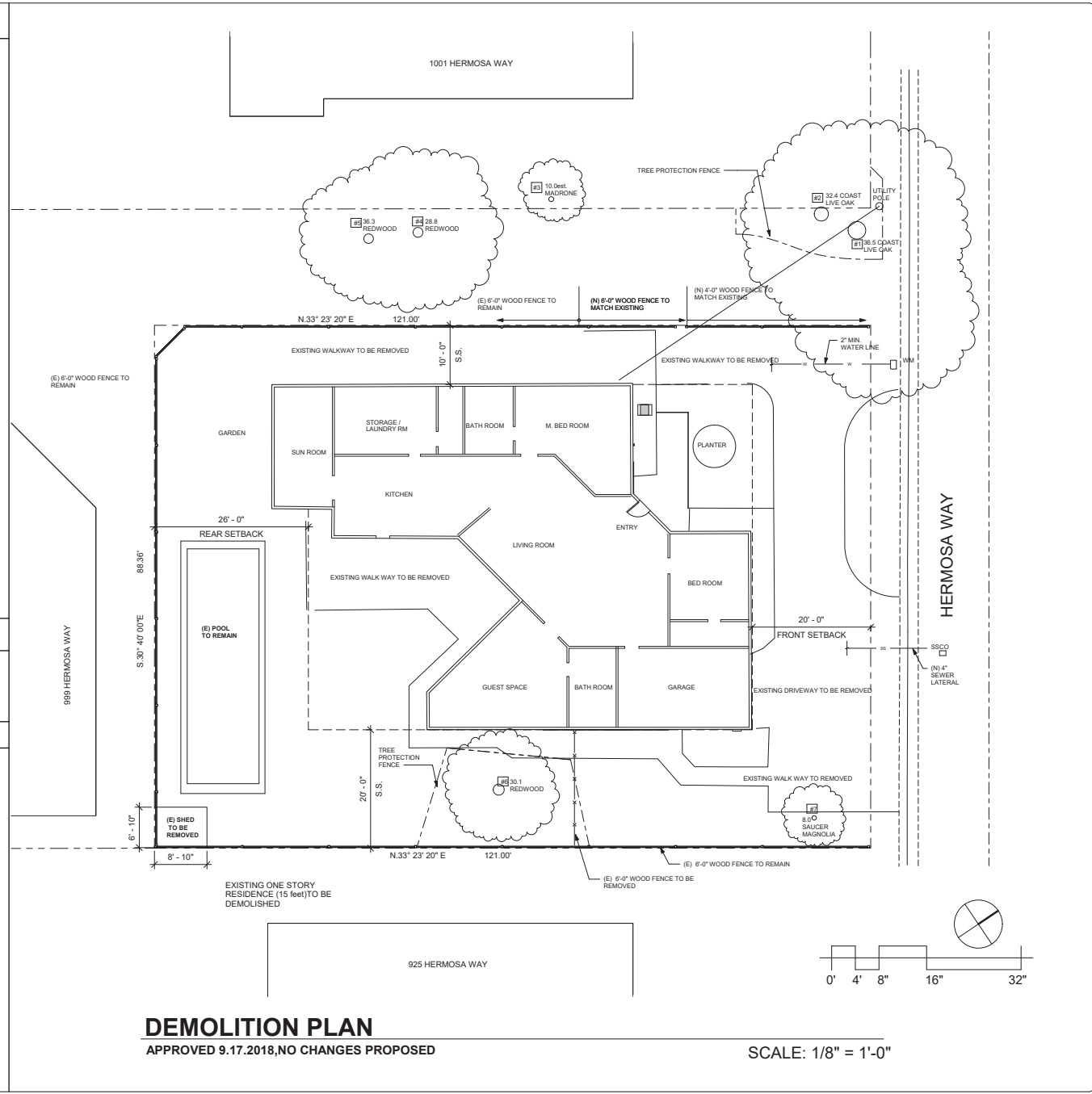
RIGHT SIDE

FLOOR AREA OF EXISTING RESIDENCE TO BE DEMOLISHED

FIRST FLOOR	=	2,806.42 S.F.
GARAGE	=	321.00 S.F.
TOTAL FLOOR	=	3,127.42 S.F.
EXISTING MAIN HOUSE HEIGHT	=	15'-0" BLDG HT.

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

APPROVED 9.17.2018, NO CHANGES PROPOSED

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

REVISIONS BY	
08.16.18	
09.04.18	

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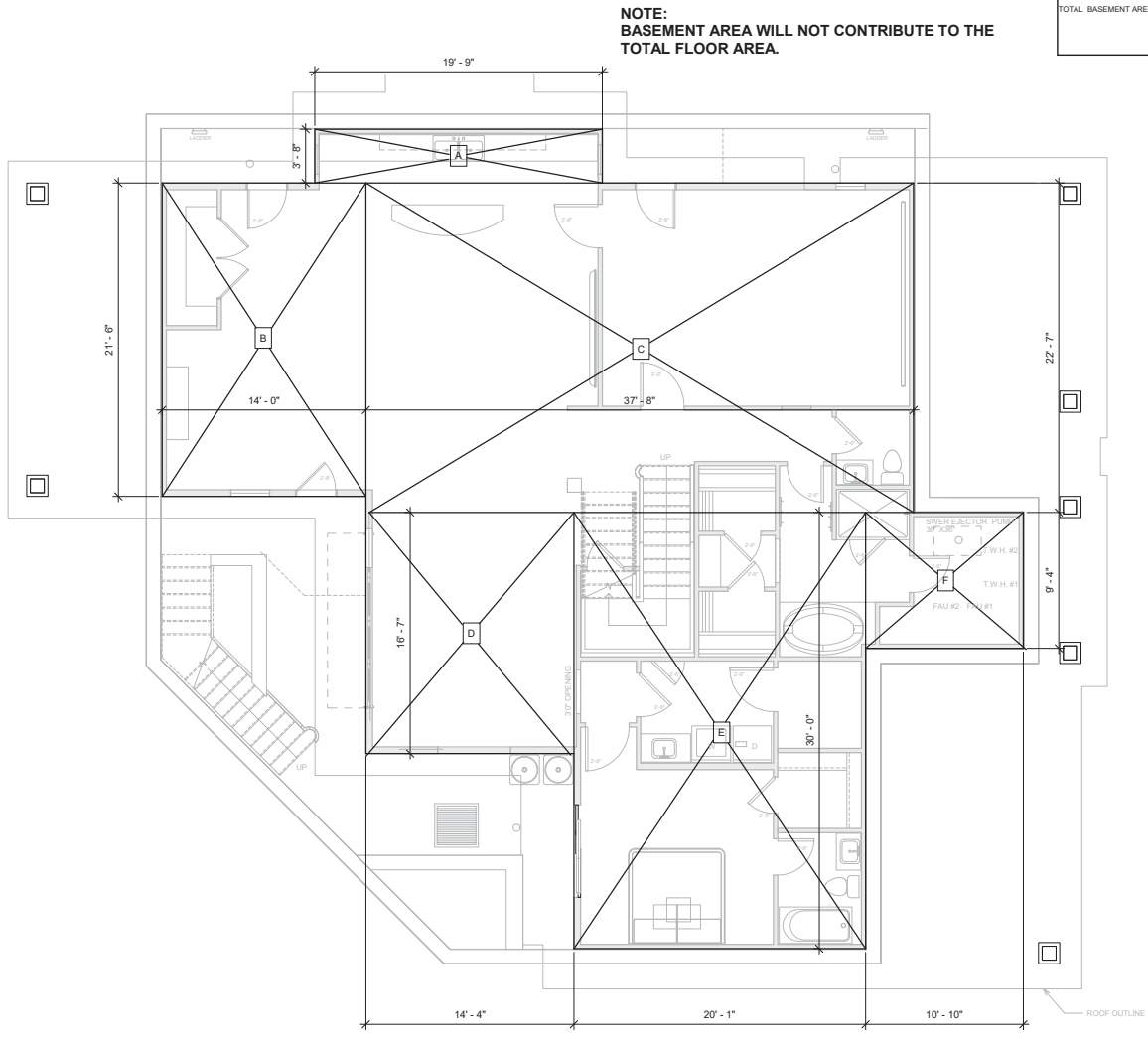
Roger Kohler
Architect, A.I.A.
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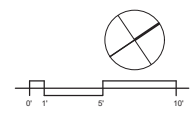
APPROVED
DEMOLITION PLAN

DRAWN H.A.
CHECKED
DATE 08.28.2018
SCALE 1/8" = 1'-0"
JOB NO.
SHEET
D1
OF SHEETS

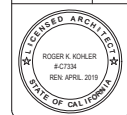


BASEMENT
APPROVED 9.17.2018, NO CHANGES PROPOSED

1/4" = 1'-0"



REVISIONS BY	
09.04.18	



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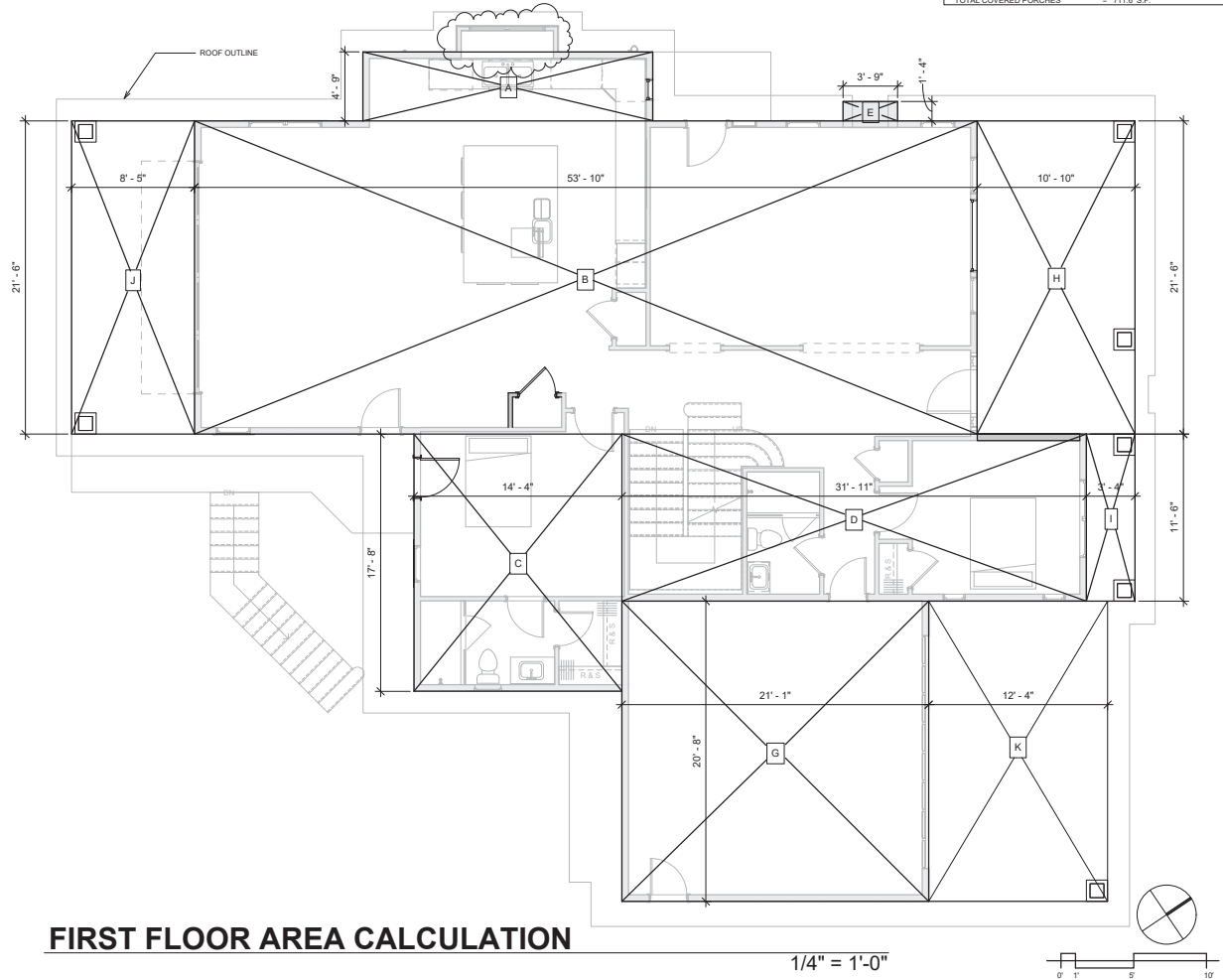
NEW RESIDENCE FOR:
RAVI SETHI
933 HERMOSA WAY
MENLO PARK, CA 94025

**BASEMENT AREA
CALCULATION**

DRAWN	H.A.
CHECKED	
DATE	06.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	
FA1	
OF SHEETS	

APPROVED 9.17.2018,
 THE PROPOSED BAY WINDOW IS NOT EXCEEDING 7 FEET
 THIS TIME SO THERE WILL BE NO CHANGE TO FAL. THE BAY
 WINDOW WAS ONLY WIDENED AND THAT DOSE NOT
 AFFECT THE FAL CAL FOR THIS FLOOR.

FIRST FLOOR	
A	= 20.08 X 4.75 = 95.4 S.F.
B	= 53.91 X 21.50 = 1,159.1 S.F.
C	= 14.33 X 17.66 = 253.1 S.F.
D	= 32.00 X 11.50 = 368.0 S.F.
TOTAL FIRST FLOOR AREA = 1,875.5 SF.	
GARAGE	
G	= 21.16 X 20.66 = 437.2 S.F.
TOTAL FLOOR AREA 2,312.7 SF.	
BUILDING COVERAGE	
TOTAL FLOOR AREA = 2,312.7 S.F.	
E (FIREPLACE)	= 3.75 X 1.3 = 5.0 S.F.
H	= 10.83 X 21.50 = 232.8 S.F.
I	= 3.33 X 11.50 = 38.3 S.F.
J	= 8.41 X 21.50 = 180.8 S.F.
K	= 12.33 X 20.66 = 254.7 S.F.
TOTAL COVERED PORCHES = 711.6 SF.	



FIRST FLOOR AREA CALCULATION

1/4" = 1'-0"

REVISIONS	BY
08.16.18	
09.04.18	
03.07.19	

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 Roger Kohler
 #2734
 REN APRIL 2018
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NEW RESIDENCE FOR:
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FIRST FLOOR AREA
 CALCULATION

DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	FA2
OF SHEETS	

SECOND FLOOR		
A	=	1.91 X 12.00 = 22.9 S.F.
B	=	24.41 X 21.58 = 526.8 S.F.
C	=	3.41 X 5.50 = 18.7 S.F.
D	=	14.63 X 11.88 = 172.9 S.F.
E	=	8.33 X 4.08 = 34.0 S.F.
F	=	16.93 X 11.00 = 186.1 S.F.
H	=	5.63 X 7.58 = 42.2 S.F.
G	=	25.08 X 6.85 = 170.9 S.F.
J	=	5.08 X 8.00 = 40.6 S.F.
I	=	16.66 X 11.66 = 194.2 S.F.
TOTAL SECOND FLOOR AREA		= 1,406.6 S.F.

REVISIONS	BY
08.16.18	
09.04.18	
03.07.19	



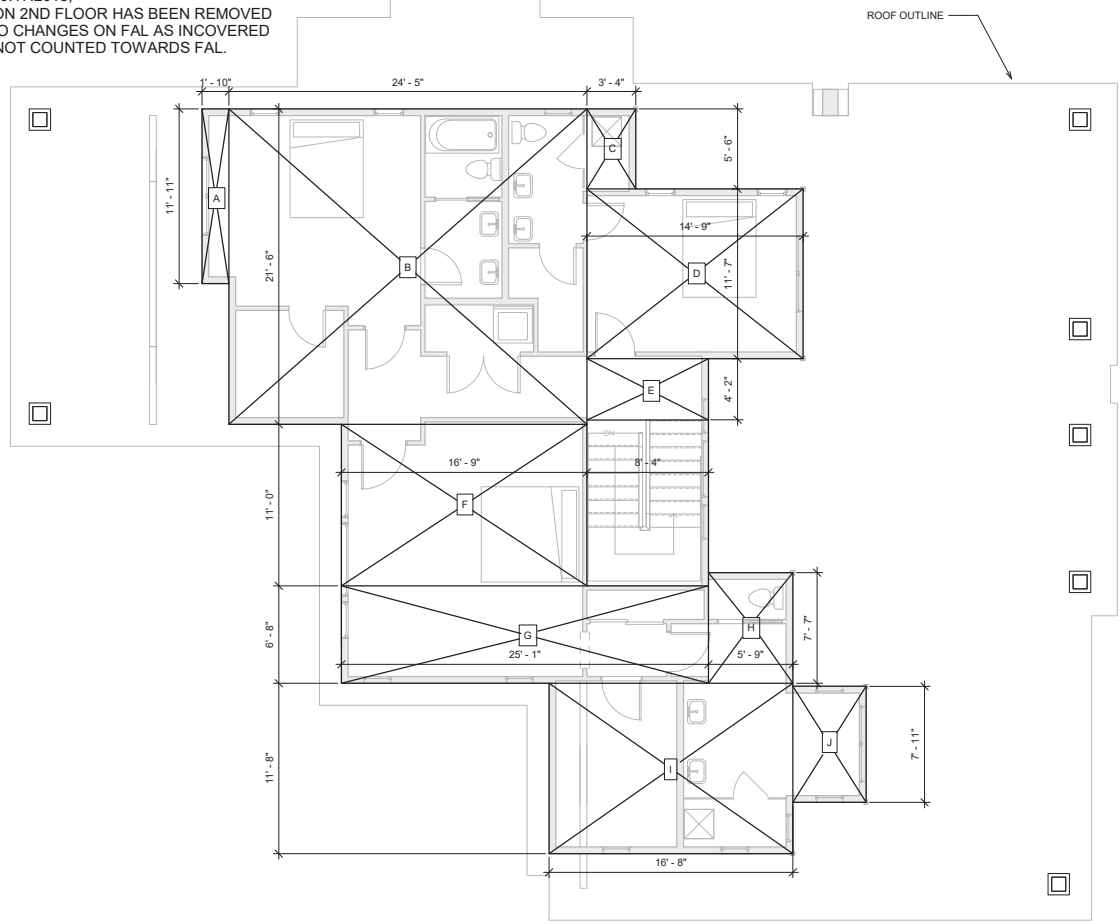
KOHLER ARCHITECTS
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 721 Colorado Avenue, Suite 102
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NEW RESIDENCE FOR:
RAVI SETHI
 933 HERMOSA WAY
 MENLO PARK, CA 94025

SECOND FLOOR
 AREA
 CALCULATION

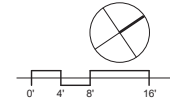
DRAWN	H.A.
CHECKED	
DATE	08.28.2018
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	FA3
OF SHEETS	

APPROVED 9.17.2018,
 THE DECK ON 2ND FLOOR HAS BEEN REMOVED
 THERE IS NO CHANGES ON FAL AS INCOVERED
 DECK ARE NOT COUNTED TOWARDS FAL.



SECOND FLOOR

1/4" = 1'-0"





Project Description – 933 Hermosa

The project proposed is a new, two story single-family residence with basement of 2,163.3 square feet located at 933 Hermosa in Menlo Park. The home will sit on a lot size of 10,691.0 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 933 Hermosa way. – 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 933 Hermosa is a traditional style home. The home will have a mix of gable and hip forms with composition shingle roofing and Horizontal board siding. Replacing arch top window on front elevation with rectangle window to be more consistent with the design and style.

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

This project has been approved by planning commission on Sep 17, 2018. Since then the owner is considering some changes that will require a Use Permit revision. A summarized list of the proposed changes are given below.

1. Proposing to remove the second floor front facing balcony.
2. The window on 2nd floor at stair landing will widen.
3. The door in the bed room #4 opening to the deck will be removed.
4. 1st floor plate height will change to 9'-6" from 9'-3".
5. Exterior material will change to horizontal board siding.
6. Building height will change to 27'-5".
7. Stone veneer will be added to the fireplace and all the base column.

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

Thank you,
Haleh Aboofazeli

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STAFF REPORT

Planning Commission

Meeting Date: 3/25/2019

Staff Report Number: 19-023-PC

Public Hearing: Use Permit and Variance/Scott Curtiss/1531 Laurel Place

Recommendation

Staff recommends that the Planning Commission approve a use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall to allow the proposed eaves to encroach up to 18 inches into the required right-side setback from the existing nonconforming wall, in association with an increase of that wall's plate height. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 1531 Laurel Place, a cul-de-sac off of Laurel Street near the intersection of Laurel Street and Encinal Avenue. The surrounding parcels are also part of the R-1-S zoning district and homes in the vicinity are predominantly single-story, single-family residences; however, two-story, single-family residences can also be found throughout the neighborhood. Most of the residences in the area are of the traditional ranch style, although some craftsman and contemporary residential residences are also present.

Analysis

Project description

The subject site is currently occupied by a single-story residence with an attached one-car garage. The parcel is trapezoidal in shape. The structure is nonconforming with regard to the left, and right side yard setbacks. The applicant is proposing to maintain the 2,161-square-foot first story, while adding a 1,149-square-foot second story, and renovating and removing portions of the existing structure. The current development also includes an attached 371.5-square-foot garage. The project site is substandard with regard to lot width, but the proposed project exceeds 100 percent of the replacement cost of the existing

structure within a 12-month period, therefore requiring use permit approval by the Planning Commission. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

The proposed residence would be a five-bedroom home with three and a half bathrooms and a two-car garage. While the existing garage does not meet the minimum requirements for a two-car garage under the current zoning ordinance requirements, the garage is considered a historic two-car garage and is usable as a two-car garage. Therefore, staff considers the parking situation conforming with two covered spaces.

The existing nonconforming walls of the residence on the left and right sides are proposed to remain with the wall framing retained. The plate height along a section of the right side nonconforming wall would be increased, which can be permitted as that does not increase the setback nonconformity itself; it would feature new eaves that would extend approximately 16 inches from the rebuilt wall. The encroachment into the right side yard setback for the eaves would be permitted if the requested variance to establish the existing wall as the setback is approved, as discussed in a following section.

The floor area, building coverage, and height of the proposed residence would all be below the maximum amounts permitted by the Zoning Ordinance. The proposed additions to the residence would meet all Zoning Ordinance requirements aside from the variance request for the rebuilt eaves to encroach into the right-side setback to be established at the existing right-side wall location. As stated previously the nonconforming walls on the left and right sides are proposed to remain. To ensure that the contractor is aware that nonconforming walls cannot be demolished past the framing members and rebuilt, staff has added project specific condition of approval 5a requiring the contractor to sign a statement to this effect to help ensure that the scope of work in the field does not exceed the use permit.

Design and materials

The existing residence is a traditional ranch home featuring the characteristic low profile, simple roof forms and stucco siding typical of this architectural style. As part of the proposed project, the façade would be updated to achieve a more contemporary aesthetic. The existing stucco siding on the exterior of the residence would be replaced with new horizontal painted wood siding, and the roofing would be new composite asphalt shingles and standing seam metal over the front porch. The proposed windows would be wood clad with simulated divided lites with spacerbar. The existing garage door would be replaced with painted wood. Additional architectural interest would be provided by painted wood columns, stone pavers and standing seam metal on the front porch.

The new second story would be concentrated toward the center of the first story and would be stepped in from the first story footprint except for a portion of the left-side wall that would accommodate the stairwell, a second level bathroom, and a portion of a bedroom. The closest adjacent residence, a single-story single-family home at 1529 Laurel Place, is approximately 10 feet away from the existing nonconforming garage on the ground floor and would be about 15 feet from the second floor addition. It should be noted that the neighboring residence is nonconforming to the side yard setback, reducing the distance between the proposed second floor addition and the existing neighboring residence. The second story of the

proposed structure is designed in such a way that potential privacy impacts should be limited due to the increased setbacks, compliance with the daylight plane, and limited number of windows on the side facades. While the windows on the side facades would have relatively low sill heights, the size and limited number of windows should reduce potential privacy impacts to the neighbors.

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

VariANCES

As part of this proposal, the applicant is requesting variance to legalize the existing nonconforming wall for the purpose of permitting the rebuilt eaves to encroach up to 18 inches into the required right-side setback defined by the legalized wall, which is located five feet, four inches from the right-side property line. The proposed plans identify the proposed eave encroachment as approximately 16 inches. The applicant has provided a variance request letter that is included as Attachment F. The required variance findings are evaluated below in succession:

- 1. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;*

The applicant states that a combination of factors create a hardship for the owners, who wish to remodel and expand their home in a functional manner. The subject site, is not a typical, rectangular-shaped lot, but rather a trapezoid shape with a narrow front. The combination of the irregular lot shape and the placement of the existing residence, creates a hardship. Staff concurs that this is a hardship peculiar to the property and not created by an act of the owner.

The proposed eave encroachments would replace the existing eave encroachment. Although reframing a roof of a nonconforming structure is allowed, the creation of new nonconforming eaves is not permitted. New eaves would have to be built in such a manner that they would not exceed the maximum permitted intrusion of three feet into the required setback, when the setback is 10 feet or greater. The existing side wall currently exceeds this encroachment. Therefore, the applicant is requesting to legalize the location of the existing right-side wall through this variance request and then reconstruct the eaves, which would be permitted to encroach 18 inches from the existing legalized wall since the setback would be less than 10 feet. The proposed design identifies the eave encroachment from the existing wall as one foot, four inches. Because the existing right nonconforming wall is located five feet, four inches from the property line, where 10 feet is required, legalization of the existing nonconforming wall would be necessary to allow for any eaves to be located on this wall. Staff believes this variance is justified as the proposed eave overhang would provide functional eaves along the right elevation, where no eaves would otherwise be permitted, and is based on the unique hardship of the existing wall's nonconforming location in relation to the atypical angled property lines and the roof design of the existing residence.

- 2. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not*

constitute a special privilege of the recipient not enjoyed by his/her neighbors;

The applicant states that the requested variance to legalize the right-side wall location is necessary to retain the existing floor plan and create functional space that would create a uniform design blending with the existing home and massing of the addition. Further, the variance would allow for the existing roof, including the eaves, to be rebuilt along the right side resulting in a cohesive aesthetic for the development while fostering a usable floor plan. Staff believes that legalizing the location of the existing right-side wall, and thus allowing for eaves of up to 18 inches to extend from the wall, would not constitute a special privilege for the owners, since the existing residence is already nonconforming and the proposed eaves would not increase the nonconformity and would result in a functional and cohesive aesthetic for the proposed project.

3. *That the granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property; and*

Staff believes that the proposed variance for the ground floor right-side wall would not be detrimental to the public health, safety, and welfare, or impair an adequate supply of light and air to the adjacent properties, given that the location of the wall would remain unchanged and the variance would allow for an architecturally consistent aesthetic with regard to the proposed eaves. The legalized wall location would allow the eaves to encroach on the ground floor up to 18 inches into the proposed five foot, three inch setback. Further, the remodeled and expanded residence would comply with all other development regulations prescribed by the Zoning Ordinance, such as building coverage, floor area limit, daylight plane, and building height.

4. *That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.*

The applicant cites the lot's trapezoid shape (narrowest at the front) and the existing encroachment into the required right side yard as examples of the uniqueness of this situation. Because the variance for the right-side wall and associated proposed eave design would be based on the unique conditions of a trapezoid shaped parcel and the placement of the existing house, they would not be applicable, generally, to other properties within the same zoning classification.

5. *That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process.*

The property is not within any Specific Plan area. Hence, a finding regarding an unusual factor does not apply.

Staff believes that the five findings can be made with regard to the proposed variances for the legalization of the existing nonconforming right-side setback, given the unique condition of the existing building and lot shape. Staff recommends approval for the variance and findings to this effect are included in the recommended actions.

Trees and landscaping

At present, there are 12 trees on or in near proximity to the project site. Nine of these trees are heritage trees, and all trees are proposed to remain. The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage trees on the property. The report indicates that there will be no impact to trees from the proposed addition and remodel. The report identifies suggested maintenance for the ongoing health of the trees. For instance according to the report, the heritage Coast Live Oak tree (tree #5) must be pruned every three years, and the redwood tree (tree #9) needs flood type irrigation. During the review process, the arborist report was reviewed by the City's independent consulting arborist to confirm the accuracy of the conclusions of the report. The partial demolition of the existing residence and construction of the proposed addition are not anticipated to adversely affect any of the existing trees located on the subject site or neighboring properties, given that the proposed addition is within the footprint of the existing structure. Standard heritage tree protection measures will be ensured through recommended condition 4g. No new landscaping is currently proposed.

Valuation

To calculate the replacement and new construction costs on which the use permit threshold is based, the City uses standards established by the Building Division. The City has determined that the replacement cost of the existing structure would be \$462,240, meaning that the applicants would be allowed to propose new construction and remodeling at this site totaling less than \$231,120 in any 12-month period without applying for a use permit. The City has determined that the value of the proposed work would be approximately \$572,780. Based on this estimate, the proposed project exceeds 50 percent of the replacement cost of the existing structure, therefore requiring use permit approval by the Planning Commission.

Correspondence

Staff has not received any correspondence on the proposed project.

Conclusion

Staff believes that the scale, materials, and style of the proposed residence are compatible with those of the greater neighborhood. No heritage tree impacts are anticipated, based on the project arborist's assessment of the project and the City arborist's review. Aside from the variance request, the floor area, building coverage, and height of the proposed residence would all be at or below the maximum amounts permitted by the Zoning Ordinance. Staff believes that the five findings can be made with regard to the proposed variance for the legalization of the existing right side setback, given the unique shaped parcel and the existing development on the site. Staff recommends that the Planning Commission approve the use permit and grant the variance for the proposed legalization of the existing right side setback, subject to the recommended actions 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.

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

- A. Recommended Actions
- B. Location Map
- C. Data Table
- D. Project Plans
- E. Project Description Letter
- F. Variance Letter
- G. 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:
Fahteen Khan, Contract Assistant Planner

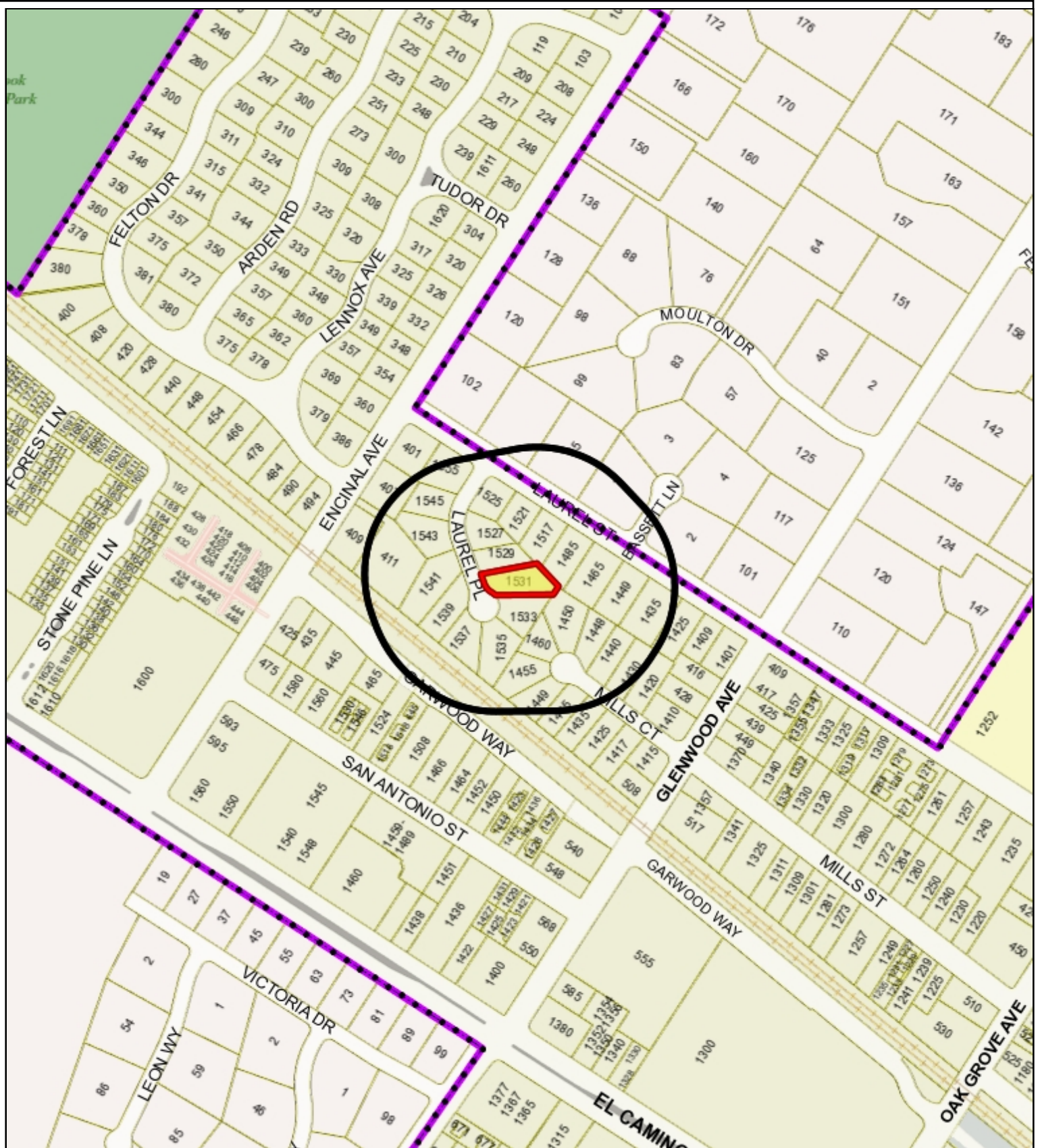
Report reviewed by:
Kyle Perata, Acting Principal Planner

1531 Laurel Place – Attachment A: Recommended Actions

LOCATION: 1531 laurel Place	PROJECT NUMBER: PLN2018-00095	APPLICANT: Lauren Goldman	OWNER: Michele and Scott Curtiss
PROPOSAL: Request for use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall to allow the proposed eaves to encroach up to 18 inches into the required right-side setback from the existing nonconforming wall, in association with an increase of that wall's plate height.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ol style="list-style-type: none"> 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines. 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City. 3. Make the following findings as per Section 16.82.340 of the Zoning Ordinance pertaining to the granting of the variance: <ol style="list-style-type: none"> a. A hardship peculiar to the property and not created by any act of the current property owner exists. The subject site, is not a typical, rectangular-shaped lot, but rather a trapezoid shape with a narrow front. The combination of the irregular lot shape and the placement of the existing residence, creates a hardship. b. The proposed variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity, and the variance would not constitute a special privilege of the recipient not enjoyed by neighbors. In this case the variance will allow for the existing roof, including the eaves, to be rebuilt along the right side resulting in a cohesive aesthetic for the development while fostering a usable floor plan. c. The granting of the variance will not be materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property, given that the location of the wall would remain unchanged and the variance would allow for an architecturally consistent aesthetic with regard to the proposed eaves. Further, the remodeled and expanded residence would comply with all other development regulations prescribed by the Zoning Ordinance, such as building coverage, floor area limit, daylight plane, and building height. d. The conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification as the lot is trapezoid shape, narrowest at the front and the existing encroachment into the required right side yard as examples of the uniqueness of this situation. e. The property is not within any Specific Plan area. Hence, a finding regarding an unusual factor does not apply. 4. Approve the use permit subject to the following standard conditions: 			

1531 Laurel Place – Attachment A: Recommended Actions

LOCATION: 1531 laurel Place	PROJECT NUMBER: PLN2018-00095	APPLICANT: Lauren Goldman	OWNER: Michele and Scott Curtiss
<p>PROPOSAL: Request for use permit to remodel and add a new second story to an existing non-conforming residence in the R-1-S (Single Family Suburban Residential) zoning district. The proposed work would exceed 50 percent of the existing replacement value in a 12-month period. Additionally, the project includes a variance request to legalize the non-conforming wall to allow the proposed eaves to encroach up to 18 inches into the required right-side setback from the existing nonconforming wall, in association with an increase of that wall's plate height.</p>			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by L'oro Designs, consisting of 21 plan sheets, dated received February 27, 2018, subject to review and approval by the Planning Division. b. Prior to building permit issuance, the applicants shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project. c. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes. e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division. f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. g. Heritage and street trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report by Kielty Arborist Service LLC, dated July 12, 2018; revised November 28, 2018. <p>5. Approve the use permit subject to the following project-specific condition:</p> <ol style="list-style-type: none"> a. Prior to building permit issuance the contractor shall sign a letter acknowledging the nonconforming walls cannot be demolished past the framing members. The letter shall identify that if the existing nonconforming walls and other elements of the existing residence are demolished the project will need to be revised to comply with the current Zoning Ordinance requirements. The letter shall be subject to review and approval of the Planning Division in an effort to ensure that the projects within nonconforming situations do not exceed the scope of work authorized by the use permit. 			



City of Menlo Park
 Location Map
 1531 Laurel Place



Scale: 1:4,000

Drawn By: FNK

Checked By: KTP

Date: 3/11/2019

Sheet: 1

	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	11,701.0 sf	11,701.0 sf	10,000.0 sf min.
Lot width	63.7 ft.	63.7 ft.	80.0 ft. min.
Lot depth	146.0 ft.	146.0 ft.	100.0 ft. min.
Setbacks			
Front	22.5 ft.	22.5 ft.	20.0 ft. min.
Rear	61.0 ft.	61.1 ft.	20.0 ft. min.
Side (left)	4.0 ft.	4.0 ft.	10.0 ft. min.
Side (right)	5.3 ft.	5.3 ft.	10.0 ft. min.
Building coverage	3,071.0 sf 25.8 %	2,891.0 sf 24.7 %	4,098.5 sf max. 35.0 % max.
FAL (Floor Area Limit)	3,965.7 sf	2,709.5 sf	3,977.5 sf max.
Square footage by floor	2,161.0 sf/1 st floor 1,148.9 sf/2 nd floor 371.5 sf/garage 101.0 sf/shed 56.0 sf/playhouse 181.6 sf/arbors 12.3 sf/fireplace 134.3 sf/patio 115.0 sf/over 12'	2,181.0 sf/1 st floor 371.5 garage 101.0 sf/shed 56.0 sf/playhouse 181.6 sf/arbors	
Square footage of buildings	4,281.6 sf	2,891.1 sf	
Building height	23.0 ft.	16.10 ft.	28 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			
Trees	Heritage trees: 12*	Non-Heritage trees: 3	New Trees: 0
	Heritage trees proposed for removal: 0	Non-Heritage trees proposed for removal: 0	Total Number of Trees: 12
*3 of the 12 heritage trees are on the neighbor's property.			

Curtiss Remodel

1531 Laurel Place, Menlo Park, CA 94025



415.617.9992 | loro-design.com | 333 Foster Avenue, San Francisco, CA 94133



Curtiss Remodel

1531 Laurel Place, Menlo Park, CA 94025

ISSUE DATE	
DATE	DESCRIPTION
8.23.18	USE PERMIT
12.06.18	PC RESPONSES
02.12.19	PC RESPONSES

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SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

SYMBOL LEGEND			PROJECT DIRECTORY			PROJECT DATA			DRAWING INDEX		
<p>BUILDING ELEVATION KEY: DETAIL #/SHEET #</p> <p>BUILDING SECTION KEY: DETAIL #/SHEET #</p> <p>INTERIOR ELEVATION KEY: DETAIL #/SHEET #</p> <p>DETAIL KEY: DETAIL #/SHEET #</p> <p>DETAIL BUBBLE KEY: DETAIL #/SHEET #</p> <p>WALLS TYPES</p> <p>(N) EXTERIOR WALL</p> <p>(N) INTERIOR WALL</p> <p>(E) INTERIOR WALL</p> <p>(E) EXTERIOR WALL</p> <p>DEMOLITION WALL</p> <p>NOTATION MARKER</p> <p>REMARK NUMBER</p> <p>DOOR KEY: DOOR NUMBER</p> <p>WINDOW KEY: WINDOW NUMBER</p>			<p>OWNER SCOTT & MICHELE CURTISS 1531 LAUREL PLACE MENLO PARK, CA 94025 TEL (H): TEL (M): 415.699.8207 EMAIL: curtiss_scott@yahoo.com michelen711@gmail.com</p> <p>LAND SURVEYOR LEA & BRUCE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 Office: 510.887.4086 Direct: 510.887.4086 x 151 CONTACT: DARWIN RUIZ EMAIL: darwin@leabr.com</p> <p>ARCHITECT & OWNERS REPRESENTATIVE LORO DESIGNS 353 PACIFIC AVENUE SAN FRANCISCO, CA 94123 TEL (O): 415.617.9792 TEL (M): 415.617.9792 EMAIL: lauren@loro-designs.com</p> <p>ARCHITECT LORIS CURTISS CONTACT COMPANY TEL: FAX: LICENSE #: EMAIL:</p> <p>ARBORIST RIEHL ARBORIST SERVICES, LLC P.O. BOX 6187 SAN MATEO, CA 94403 Office: 650.515.9783 CONTACT: DAVID BECKHAM LICENSE: #WEI0724A & #WE0476A EMAIL: kkarbor0476@yahoo.com</p>			<p>SITE INFORMATION</p> <p>PROJECT LOCATION: 1531 LAUREL PLACE MENLO PARK, CA 94025</p> <p>APN: 061-390-140</p> <p>ZONING: R-1-5</p> <p>OCCUPANCY GROUP: R-3</p> <p>CONSTRUCTION TYPE: V-8</p> <p>FLOOD ZONE: NO</p> <p>HISTORIC: NO</p> <p>YEAR BUILT: 1951</p> <p>SIZE OF PROPERTY: 11,701 SF</p> <p>SETBACKS</p> <p>SIDE: 10 FEET</p> <p>REAR: 20 FEET</p> <p>FRONT: 20 FEET</p> <p>MAXIMUM ALLOWABLE FLOOR AREA</p> <p>FOR LOT: 3,975.25 SF FAL (FLOOR AREA LIMIT) = 2,800 SF + 25% (LOT AREA-7,000 SF) = 3,975.25 SF FAL SECOND FLOOR = 2,800 SF + 25% (11,701 SF - 7,000 SF) = 1,987.62 SF</p> <p>EXISTING GARAGE: 372 SF EXISTING FIRST FLOOR: 2,181 SF EXISTING SHED: 101 SF EXISTING PLAYHOUSE: 56 SF EXISTING FAL: 2,709 SF</p> <p>EXISTING GARAGE: 372 SF EXISTING FIRST FLOOR (TO REMAIN): 2,161 SF ADDITION SECOND FLOOR: 1,148 SF AREA ABOVE 12 FT (LIVING ROOM): 116 SF EXISTING SHED: 101 SF EXISTING PLAYHOUSE: 56 SF PROPOSED FAL: 3,953 SF < 3,975.25</p> <p>CONDITIONS NOT INCLUDED IN FLOOR AREA CALCULATIONS basements under structures within a main floor level of 30' or less above grade, garden structures with a semi solid roof, covered porches and patios structural attached to the exterior of the main residence, provided that one end is open and looks outward from the residence, bay window protrusions no more than 7ft in length, chimney and fireboxes, and eave overhangs.</p> <p>MAXIMUM ALLOWED LOT COVERAGE LOT COVERAGE = LOT AREA X 35% = 11,701 SF X 35% = 4,095.35 SF</p> <p>PROPOSED LOT COVERAGE EXISTING HOUSE (FIRST FLOOR): 2,161 SF EXISTING GARAGE: 372 SF EXISTING SHED: 101 SF EXISTING PLAYHOUSE: 56 SF EXISTING ARBOR: 181 SF PROPOSED FIREPLACE: 12 SF PROPOSED COVERED ENTRY: 134 SF TOTAL: 3,017 SF < 4,095.35 SF</p>			<p>ARCHITECTURAL DRAWINGS</p> <p>A0.0 COVER SHEET A0.1 GENERAL NOTES A0.2 ARBORIST REPORT A0.3 STORMWATER CONSTRUCTION BMP PLAN</p> <p>SU1 SURVEY A1.0 SITE PLAN A1.1 FLOOR AREA BLOCK OUT PLANS A1.2 AREA PLAN A1.3 NONCONFORMING DIAGRAMS A1.4 NONCONFORMING DIAGRAMS A1.5 STREETScape</p> <p>A2.0 FIRST FLOOR DEMOLITION PLAN A2.1 FIRST FLOOR PROPOSED PLAN A2.2 SECOND FLOOR PROPOSED PLAN A2.3 ROOF PLAN</p> <p>A3.0 EXISTING EXTERIOR ELEVATIONS A3.1 EXISTING EXTERIOR ELEVATIONS A3.2 PROPOSED EXTERIOR ELEVATIONS A3.3 PROPOSED EXTERIOR ELEVATIONS</p> <p>A4.0 BUILDING SECTIONS A4.1 BUILDING SECTIONS</p>		
<p>ABBREVIATIONS</p> <p>@ AT CENTERLINE</p> <p>C DEGREES</p> <p>Ø DIAMETER OR ROUND</p> <p>∠ PROPERTY LINE</p> <p>AC AIR CONDITIONING</p> <p>ADJ ADJUSTABLE</p> <p>AFB ABOVE FINISH FLOOR</p> <p>APPR APPROXIMATELY</p> <p>ATTN ATTENTION</p> <p>BD BOARD</p> <p>BLDG BUILDING</p> <p>BO BOTTOM OF</p> <p>CLG CEILING</p> <p>CLOS CLOSET</p> <p>CLR CLEAR</p> <p>CONT CONTINUOUS</p> <p>CSMNT CASEMENT</p> <p>DBL DOUBLE</p> <p>DEMO DEMOLISH</p> <p>DET DETAIL</p> <p>DIM DIMENSION</p> <p>DWG DRAWING</p> <p>(E) EXISTING</p> <p>EA EACH</p> <p>ELEV ELEVATION</p> <p>EQ EQUAL</p> <p>ETC ETCETERA</p> <p>EVG EXISTING</p> <p>EXT EXTERIOR</p> <p>FD FLOOR DRAIN</p> <p>FGG FERGIS GARBER GROUP</p> <p>FIE FINISH FLOOR ELEVATION</p> <p>FSE FINISH SLAB ELEVATION</p> <p>FIN FINISH</p> <p>FLR FLOOR</p> <p>FOC FACE OF CONCRETE</p> <p>FOF FACE OF FINISH</p> <p>FOS FACE OF STUD</p> <p>GA GAGE OR GAUGE</p> <p>GAL GALLON</p> <p>GALV GALVANIZED</p> <p>GL GLASS</p> <p>GPM GALLONS PER MINUTE</p> <p>GSM GALVANIZED SHEET METAL</p> <p>HORZ HORIZONTAL</p> <p>HVAC HEATING VENTING AIR CONDITIONING</p> <p>INCL INCLUDES OR INCLUDING</p> <p>INT INTERIOR</p> <p>LAV LAVATORY</p> <p>LF LINEAR FEET</p> <p>MAT MATERIAL</p> <p>MFR MANUFACTURER</p> <p>MAX MAXIMUM</p> <p>MIN MINIMUM</p> <p>(N) NEW</p> <p>NIC NOT IN CONTRACT</p> <p>NOM NOMINAL</p> <p>NTS NOT TO SCALE</p> <p>OC ON CENTER</p> <p>R RADIUS</p> <p>RWL RAIN WATER LEADER</p> <p>RCP REFLECTED CEILING PLAN</p> <p>REQD REQUIRED</p> <p>RO ROOF DRAIN</p> <p>RM ROOM</p> <p>ROUGH OPENING</p> <p>S SINK</p> <p>SF SQUARE FOOT/FOOTAGE</p> <p>SIM SIMILAR</p> <p>SSD SEE STRUCTURAL DRAWINGS</p> <p>SCD SEE CIVIL DRAWINGS</p> <p>STOR STORAGE</p> <p>T&G TONGUE AND GROOVE</p> <p>TBD TO BE DETERMINED</p> <p>TOP OF TOB OF SLAB</p> <p>TOS TOP OF SLAB</p> <p>TYP TYPICAL</p> <p>UNBC UNIFORM BUILDING CODE</p> <p>UDON UNLESS OTHERWISE NOTED</p> <p>VERT VERTICAL</p> <p>VF VERIFY IN FIELD</p> <p>W/ WITH</p> <p>WC WATER CLOSET</p> <p>WH WATER HEATER</p> <p>WO WHERE OCCURS</p>			<p>PROJECT DESCRIPTION</p> <p>THIS PROJECT CONSISTS OF A REMODEL TO AN EXISTING, NONCONFORMING ONE-STORY RESIDENCE WITH THE ADDITION OF A SECOND STORY. THE NONCONFORMING WALLS ARE PROPOSED TO REMAIN AND NONCONFORMING EAVES ARE PROPOSED TO BE REBUILT (DUE TO RAISED PLATE HEIGHTS) WITH A USE PERMIT AND VARIANCE REQUEST.</p>			<p>VICINITY MAP</p>					
			<p>APPLICABLE CODES</p> <p>2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE 2016 CALIFORNIA ENERGY CODE</p>			<p>SPECIAL INSPECTIONS & TESTING</p>			<p>FIRE SPRINKLER NOTES</p> <ol style="list-style-type: none"> 1. THE RESIDENCE SHALL RECEIVE A FIRE SPRINKLER SYSTEM. 2. PRIOR TO INSTALLATION OF THE SYSTEM, DESIGN DRAWINGS, INCLUDING HEAD CALCULATIONS AND LOCATIONS WILL BE SUBMITTED AND APPROVED BY MENLO PARK FIRE. 3. SPRINKLER RISER WATER SUPPLY LINE SHALL OCCUR PRIOR TO SHUT-OFF VALVE FOR RESIDENCE AND BE MARKED BY A RED SHUT-OFF VALVE. 4. SPRINKLER POP-DOWN HEADS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING. 5. SUBMIT & REVIEW LOCATION DRAWINGS TO THE ARCHITECT FOR COORDINATION PRIOR TO ORDERING COMPONENTS. 		

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

July 12, 2018, Revised November 28, 2018

Scott Curtiss
 1531 Laurel Pl
 Menlo Park, CA 94025

Site: 1531 Laurel Place, Menlo Park, CA

Dear Mr. Curtiss,

As requested on Thursday, June 28, 2018 I visited the above site to inspect and comment on the trees. A home addition and remodel is planned for this site and your concern for the future health and safety of the trees has prompted this visit. Site plan A1 dated 11/15/18 was used for writing this report.

Method:

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

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

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

Tree ID	Species	DBH	CON	H/SP	Comments
1P	Red maple (<i>Acer rubrum</i>)	4.0	80	20/10	Good vigor, good form, young street tree. 10 times diameter=3 feet
2P	Red maple (<i>Acer rubrum</i>)	4.1	80	20/10	Good vigor, good form, young street tree. 10 times diameter=3 feet
3	Ginkgo (<i>Ginkgo biloba</i>)	5.8	75	15/10	Good vigor, fair form, close to existing home.
4P	Incense cedar (<i>Calocedrus decurrens</i>)	25.3	75	60/20	Good vigor, fair form, slight lean away from home. 10 times diameter=21'
5P	Coast live oak (<i>Quercus agrifolia</i>)	30.5	75	45/40	Good vigor, fair form, codominant at 6 feet with fair to poor union, seam in union, recommended to remove high water use plants underneath dripline of tree and to cable codominant leaders. 10 times diameter=25'
6P	Pittosporum (<i>Pittosporum tobira</i>)	19.2	70	12/12	Fair vigor, fair form, multi leader at grade, mature. 10 times diameter= 16'
7	Pittosporum (<i>Pittosporum tobira</i>)	14.8	70	12/12	Fair vigor, fair form, multi leader at grade, mature.
8	Pittosporum (<i>Pittosporum tobira</i>)	14.4	70	12/12	Fair vigor, fair form, multi leader at grade, mature.
9P	Redwood (<i>Sequoia sempervirens</i>)	29.1	70	75/20	Good vigor, good form, top of canopy thin, 10 times diameter=24'
10P	Redwood (<i>Sequoia sempervirens</i>)	40est	90	100/25	Good vigor, good form, 2 feet form property line fence. 10 times diameter=33'
11P	African fern pine (<i>Podocarpus gracillior</i>)	20est	65	50/40	Fair vigor, poor form, codominant at 6 feet with fair union, 2 feet from property line. 10 times diameter= 17'
12P	Coast live oak (<i>Quercus agrifolia</i>)	25est	60	20/40	Fair vigor, poor form, heavy lateral limbs, decay at grade, surrounded by hardscape, 20 feet from property line, aesthetically pleasing. 10 times diameter=21'

*-Indicates neighbors tree P-Indicates protected tree by city ordinance

1531 Laurel Place 11/28/18 (3)

Summary:

The trees surveyed on site are mix of native and imported trees. Trees #1-2, #4-6 and #9-12 are heritage trees as they have diameter measuring over 15 inches or are street trees. The city of Menlo Park's definition of a heritage tree is as follows:

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

Summary

No tree removals are proposed on this site. The trees on site are all in fair to good condition with no poor trees surveyed. All trees are to be retained. A home remodel as well as the addition of a second story is proposed. No impacts to the trees on site are expected from the proposed addition and remodel. A wood deck patio exist in the same location as the proposed patio. The existing wood deck is supported by piers. The plan shows the existing wood framing for the deck to be retained, with stone pavers being installed on top of the existing deck frame. This way no excavation for a concrete slab is needed, and no impacts to the trees are expected. If for any reason existing piers need to be replaced because of damagetrot likely or more piers are needed(foot likely) or any other reason, all excavation will need to be manually done by hand under the Project Arborist supervision. A minimum no dig zone of 8 feet from incense cedar tree #4 will need to be maintained in order to not have an impact on the trees structural stability.

Tree care recommendations

Coast live oak tree #5 is in good condition. The oak tree is codominant at 6 feet with a fair to poor union. A seam is visible in the union. It is recommended to prune this tree every 3 years using only reduction cuts out on the ends of the limbs. All interior growth when possible shall be retained so that proper future reduction cuts can take place. A cable is recommended to be installed between the two large codominant leaders at a height equal to two thirds of the tree's height. The recommended pruning and cabling will significantly reduce the risk of a leader failure due to the poor union formed at 6 feet. High water use plants such as hydrangeas were observed in close proximity to this tree. It is recommended to remove all irrigation lines as well as high water use plants from underneath the dripline of this tree. It is important to understand that native oak trees survive off of annual rainfall in this area. Supplemental irrigation to oak trees in dry summer months significantly raises the risk of developing an oak root fungus disease. Irrigation near oak trees is one of the leading causes of oak tree death and failure.

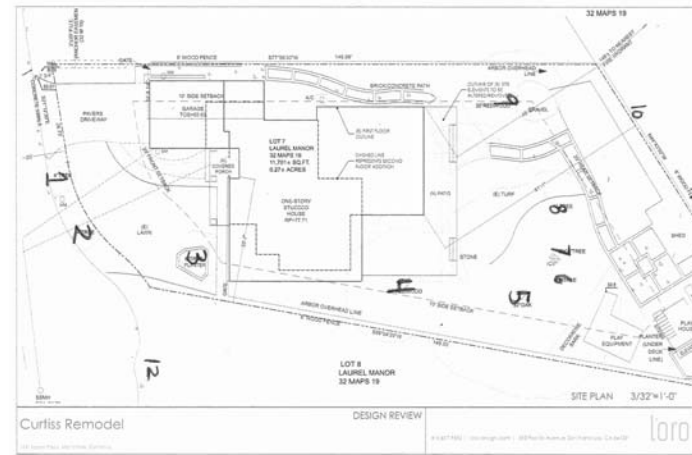
1531 Laurel Place 11/28/18 (6)

Inspections

It is the contractor's responsibility to contact the site arborist when work is to take place under the tree canopy of a protected tree on site. Kiely Arborist Services can be reached by email at kbarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David). Menlo Park often requires a letter that states we have inspected the tree protection fencing.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.
 Sincerely,
 Kevin R. Kisly
 Certified Arborist WE#0476A
 David P. Beckham
 Certified Arborist WE#10724A

NOTE: ARBORIST REPORT AND MAP HAS ALSO BEEN PROVIDED AS A SEPARATE DOCUMENT.



1531 Laurel Place 11/28/18 (4)

Redwood trees on the other hand need supplemental irrigation in this area of Menlo Park as they are out of their native range. Redwood trees are native in mountain areas where precipitation from the incoming moisture off the ocean is high. They are a very fast growing species putting on 24" or more of growth in a single growing season. In their natural habitat they get 50-100 inches of rain annually, including fog, which cools the tree tops. Here in Menlo Park the annual rainfall is significantly lower than the native range of the species, as this area is considered an oak woodland habitat (no fog). Supplemental irrigation is a must for the species to survive and thrive. A mature redwood tree is capable of consuming up to 500 gallons of water in one day. The top of redwood tree #9 is starting to look thin (drought stressed). It is recommended to provide flood type irrigation to this tree every 2 weeks during the dry summer months. A deep water injection can also be done for this tree. 300 gallons of water can be injected into the tree's root zone to improve and maintain tree vigor. The following tree protection plan will help to reduce potential impacts during construction to the trees on site.

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 for the protected trees on site should be placed at a distance equal to 10 times the protected tree diameters as indicated in the survey on page 2 of this report. Trees #4, 5, and 9 will need to have modified tree protection zones as they are in close proximity to the existing home and deck. Because incense cedar tree #4 is in close proximity to the existing deck, tree protection fencing for this tree will need to be placed 3 feet away from the existing deck in order to allow for access to the proposed work area, and out to 10 times the tree's diameter wherever else possible. This should be enough room to allow work to safely continue. The area between the fencing and deck should be mulched with a 6 inch thick layer of coarse mulch to reduce risk of compaction caused by any heavy foot traffic. Oak tree #5 and redwood tree #9 will need a slightly reduced tree protection zone as the existing deck area is within 10 times the tree diameters. A 3 foot clearance from the deck to the tree protection fencing for these trees is needed so that workers can safely access the area of proposed work. A 6 inch thick layer of coarse mulch should be placed between the fencing and deck. Wherever else possible fencing is to be placed at 10 times the tree diameters. No equipment or materials shall be stored or cleaned inside the protection zones. If at any time tree protection fencing needs to be reduced for access, the non-protected area should be mulched with 6" of coarse wood chips. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any of the proposed construction activity on site. The Project Arborist must verify the new fencing locations anytime the fencing is to be moved. Site plan A1 dated 11/15/18 shows the recommended tree protection zones as described in this report.

1531 Laurel Place 11/28/18 (5)

Landscape Buffer

Where tree protection does not cover the entire top zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

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

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots. Anytime excavation is to take place within 10 times the diameter of a protected tree on site, the project arborist must be called out to the site to witness the work.

Irrigation

Normal irrigation shall be maintained for the imported trees on site to be retained. The imported trees will require normal 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. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. No irrigation shall be provided to the native oak trees unless their root zones are traumatized.

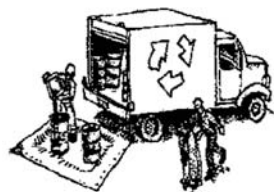


ISSUE DATE	DATE	DESCRIPTION
	8.23.18	USE PERMIT
	12.06.18	PC RESPONSES
	02.12.19	PC RESPONSES

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not over filled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded ber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as ber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



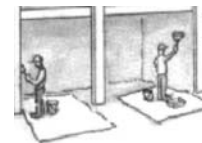
- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

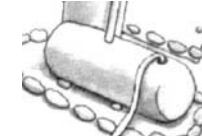
Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

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Curtiss Remodel

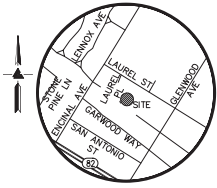
1531 Laurel Place, Menlo Park, CA 94025

ISSUE DATE	
DATE	DESCRIPTION
8.23.18	USE PERMIT
12.06.18	PC RESPONSES
02.12.19	PC RESPONSES

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SHEET TITLE
STORMWATER CONSTRUCTION BMP PLAN

SHEET NUMBER
A0.3



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- ARBOR OVERHEAD LINE
- CATV
- ETC
- EASEMENT
- FENCE LINE
- FLOW LINE
- SS
- T/E
- T/A/C
- EM
- FF
- FH
- FL
- GM
- INV
- I/C/V
- J
- M
- RP
- SSMH
- TOS
- VCP
- WM
- XXX.KX
- ASPHALT
- PAVERS
- CONCRETE
- DECORATIVE BARK
- GRAVEL
- LAWN
- TURF
- RIVER ROCK
- STONE
- WOOD
- WATER FEATURE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).
SETBACKS SUPPLIED BY ARCHITECT/TOWN OF MENLO PARK

EASEMENT NOTE

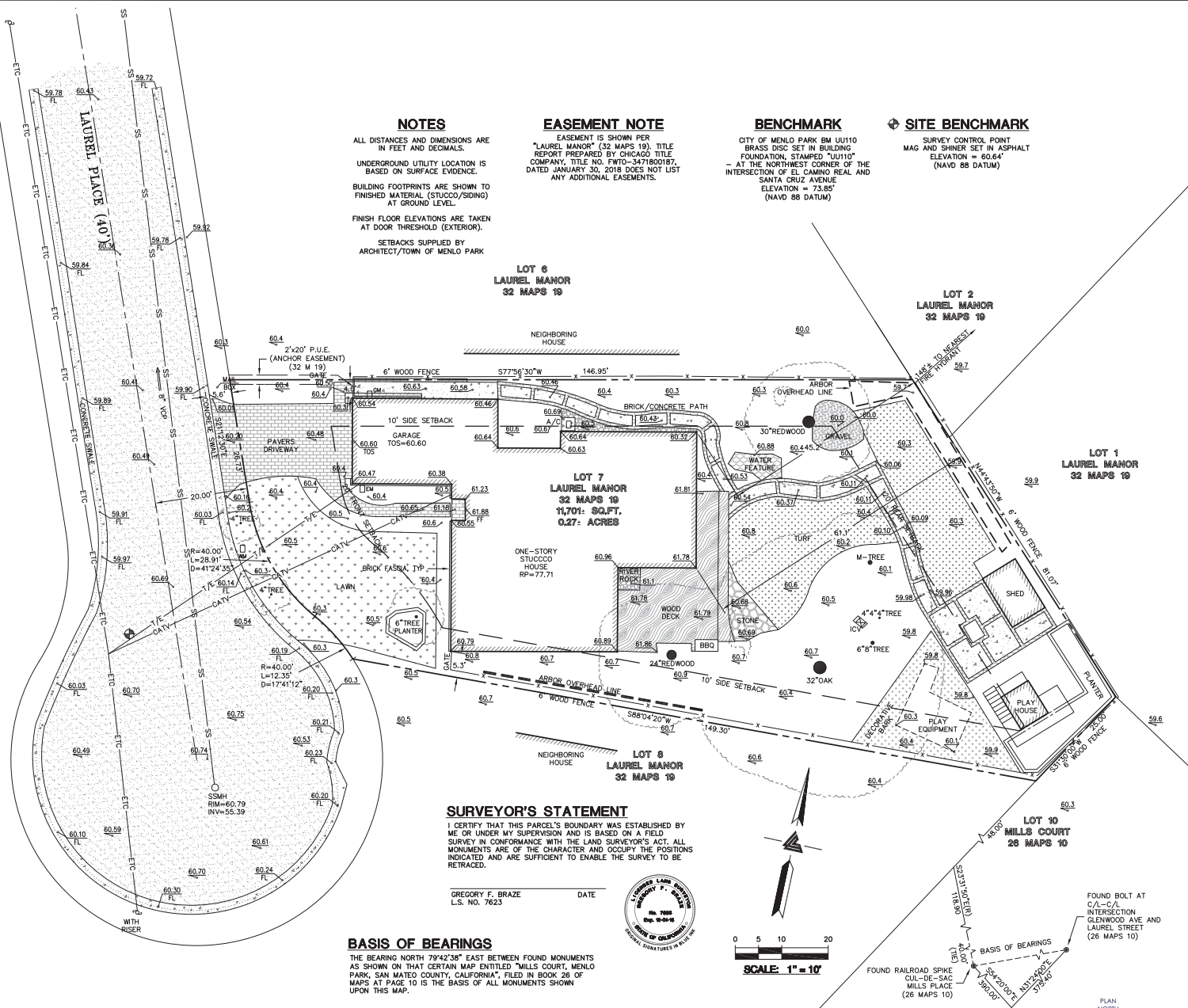
EASEMENT IS SHOWN PER LAUREL MANOR (32 MAPS 19), TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. F700-3471800187, DATED JANUARY 30, 2018 DOES NOT LIST ANY ADDITIONAL EASEMENTS.

BENCHMARK

CITY OF MENLO PARK BM UJ110 BRASS DISC SET IN BUILDING FOUNDATION, STAMPED "UJ110" - AT THE NORTHWEST CORNER OF THE INTERSECTION OF EL CAMINO REAL AND SANTA CRUZ AVENUE ELEVATION = 73.85' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 60.64' (NAVD 88 DATUM)



SURVEYOR'S STATEMENT

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

GREGORY F. BRAZE DATE
L.S. NO. 7623



BASIS OF BEARINGS

THE BEARING NORTH 79°42'38" EAST BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "MILLS COURT, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", FILED IN BOOK 26 OF MAPS AT PAGE 10 IS THE BASIS OF ALL MONUMENTS SHOWN UPON THIS MAP.



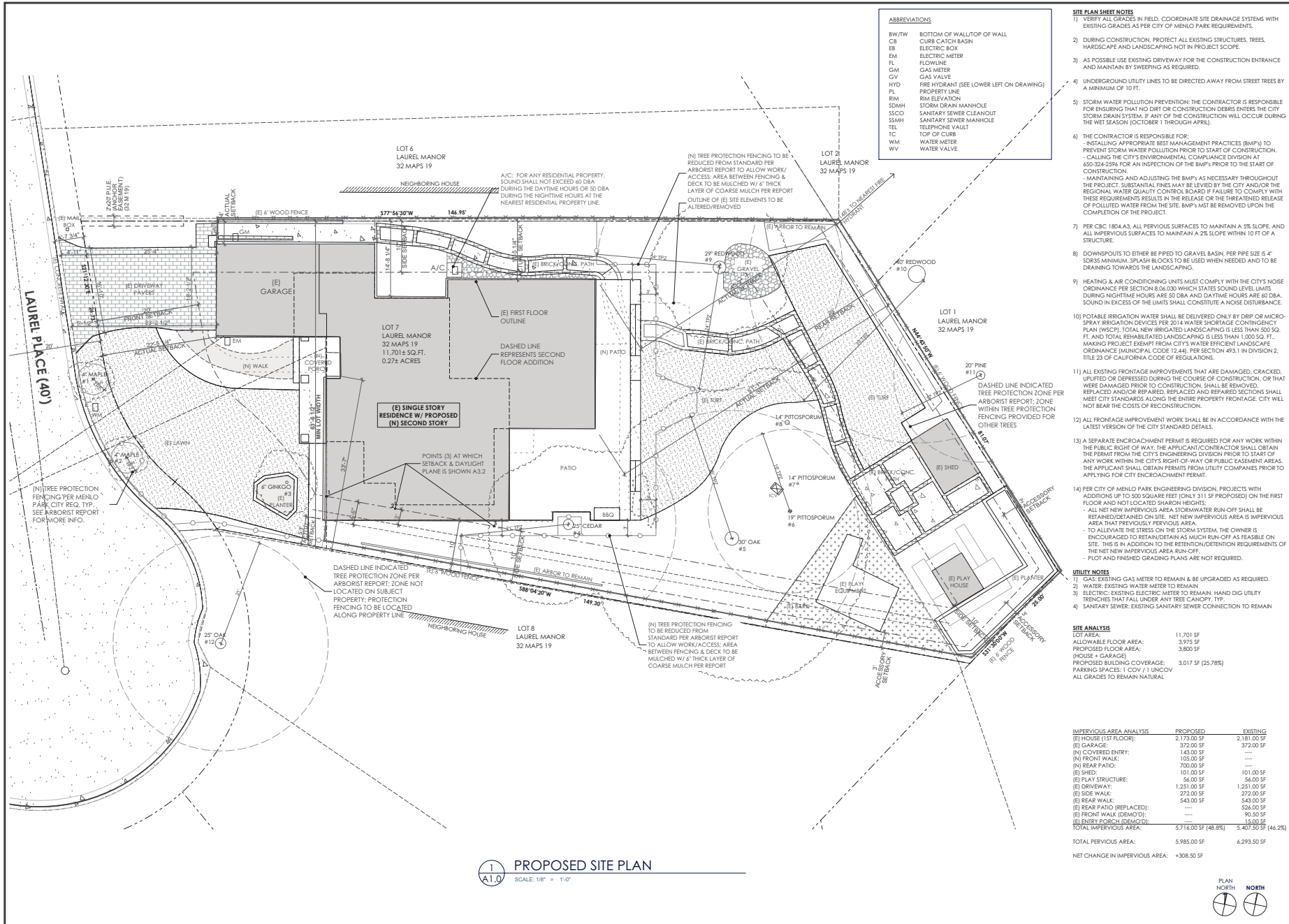
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS - LAND SURVEYORS
1000 AVENUE OF THE COUNTRIES, SUITE 300
SAN MATEO COUNTY, WEST PALM BEACH, FL 33411
HAYWARD, CALIFORNIA 94545
(415) 797-7383
(415) 797-7383
WWW.LEABRAZE.COM

1531 LAUREL PLACE
MENLO PARK
CALIFORNIA
SAN MATEO COUNTY
APR. 081-300-140

TOPOGRAPHIC AND
BOUNDARY
SURVEY

TOWN COMMENTS	RM
11-22-18	
REVISIONS	BY
JOB NO: 2180045	
DATE: 01-24-18	
SCALE: 1"=10'	
FIELD BY: KR	
DRAWN BY: DOR	
SHEET NO:	

SU1
1 OF 1 SHEETS



ABBREVIATIONS

BW/TW	BOTTOM OF WALL/TOP OF WALL
CB	CURB CATCH BASIN
EB	ELECTRIC BOX
EM	ELECTRIC METER
FL	FLOWLINE
GM	GAS METER
GV	GAS VALVE
HYD	FIRE HYDRANT (SEE LOWER LEFT ON DRAWING)
PL	PROPERTY LINE
RM	ROOM ELEVATION
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
TEL	TELEPHONE VALVE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE

- SITE PLAN SHEET NOTES**
- 1) VERIFY ALL GRADES IN FIELD. COORDINATE SITE DRAINAGE SYSTEMS WITH EXISTING GRADES AS PER CITY OF MENLO PARK REQUIREMENTS.
 - 2) DURING CONSTRUCTION, PROTECT ALL EXISTING STRUCTURES, TREES, HARDSCAPE AND LANDSCAPING NOT IN PROJECT SCOPE.
 - 3) AS POSSIBLE USE EXISTING DRIVEWAY FOR THE CONSTRUCTION ENTRANCE AND MAINTAIN BY SWEEPING AS REQUIRED.
 - 4) UNDERGROUND UTILITY LINES TO BE DIRECTED AWAY FROM STREET TREES BY A MINIMUM OF 10 FT.
 - 5) STORM WATER POLLUTION PREVENTION: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO DIRT OR CONSTRUCTION DEBRIS ENTERS THE CITY STORM DRAIN SYSTEM. IF ANY OF THE CONSTRUCTION WILL OCCUR DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL),
 - INSTALLING APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT STORM WATER POLLUTION PRIOR TO START OF CONSTRUCTION.
 - CALLING THE CITY'S ENVIRONMENTAL COMPLIANCE DIVISION AT 650.324.2598 FOR AN INSPECTION OF THE BMPs PRIOR TO THE START OF CONSTRUCTION.
 - MAINTAINING AND ADJUSTING THE BMPs AS NECESSARY THROUGHOUT THE PROJECT. SUBSTANTIAL FINES MAY BE LEVIED BY THE CITY AND/OR THE REGIONAL WATER QUALITY CONTROL BOARD IF FAILURE TO COMPLY WITH THESE REQUIREMENTS RESULTS IN THE RELEASE OR THE THREATENED RELEASE OF POLLUTED WATER FROM THE SITE. BMPs NOT BE REMOVED UPON THE COMPLETION OF THE PROJECT.
 - 6) PER CBC 180A.3, ALL PVIOUS SURFACES TO MAINTAIN A 5% SLOPE, AND ALL IMPERVIOUS SURFACES TO MAINTAIN A 2% SLOPE WITHIN 10 FT OF A STRUCTURE.
 - 7) DOWNSPOUTS TO EITHER BE PIPED TO GRAVEL BASIN, PER PIRE SIZE IS 4" SD335 MINIMUM, SPLASH BLOCKS TO BE USED WHEN NEEDED AND TO BE DRAINING TOWARDS THE LANDSCAPING.
 - 8) HEATING & AIR CONDITIONING UNITS MUST COMPLY WITH THE CITY'S NOISE ORDINANCE PER SECTION 8.06.030 WHICH STATES SOUND LEVEL LIMITS DURING NIGHTTIME HOURS ARE 50 DBA AND DAYTIME HOURS ARE 60 DBA. SOUND IN EXCESS OF THE LIMITS SHALL CONSTITUTE A NOISE DISTURBANCE.
 - 9) POTABLE IRRIGATION WATER SHALL BE DELIVERED ONLY BY DRIP OR MICRO-SPRAY IRRIGATION DEVICES PER 2014 WATER SHORTAGE CONTINGENCY PLAN (WSCP). TOTAL NEW IRRIGATED LANDSCAPING IS LESS THAN 1,000 SQ. FT. AND TOTAL REHABILITATED LANDSCAPING IS LESS THAN 1,000 SQ. FT., MAKING PROJECT EXEMPT FROM CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE (MUNICIPAL CODE 12.44), PER SECTION 493.1 IN DIVISION 2, TITLE 23 OF CALIFORNIA CODE OF REGULATIONS.
 - 10) ALL EXISTING FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
 - 11) ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
 - 12) A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY. THE APPLICANT/CONTRACTOR SHALL OBTAIN THE PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT.
 - 13) PER CITY OF MENLO PARK ENGINEERING DIVISION, PROJECTS WITH ADDITIONS UP TO 200 SQUARE FEET (ONLY 1 SF PROPOSED) ON THE FIRST FLOOR AND NOT LOCATED SHARON HEIGHTS:
 - ALL NEW IMPERVIOUS AREA STORMWATER RUN-OFF SHALL BE RETAINED/DETAINED ON SITE. NET NEW IMPERVIOUS AREA IS IMPERVIOUS AREA THAT PREVIOUSLY PERVIOUS AREA.
 - TO ALLEVIATE THE STRESS ON THE STORM SYSTEM, THE OWNER IS ENCOURAGED TO RETAIN/DETAIN AS MUCH RUN-OFF AS FEASIBLE ON SITE. THIS IS IN ADDITION TO THE RETENTION/DETENTION REQUIREMENTS OF THE NET NEW IMPERVIOUS AREA RUN-OFF.
 - PLOT AND FINISHED GRADING PLANS ARE NOT REQUIRED.

- UTILITY NOTES**
- 1) GAS: EXISTING GAS METER TO REMAIN & BE UPGRADED AS REQUIRED.
 - 2) WATER: EXISTING WATER METER TO REMAIN.
 - 3) ELECTRIC: EXISTING ELECTRIC METER TO REMAIN. HANG DIG UTILITY TRENCHES THAT FALL UNDER ANY TREE CANOPY. TYP.
 - 4) SANITARY SEWER: EXISTING SANITARY SEWER CONNECTION TO REMAIN.

SITE ANALYSIS

LOT AREA:	11,701 SF
ALLOWABLE FLOOR AREA:	3,975 SF
PROPOSED FLOOR AREA:	3,800 SF
(HOUSE + GARAGE)	
PROPOSED BUILDING COVERAGE:	3,017 SF (25.78%)
PARKING SPACES: 1 COV / 1 UNCOV	
ALL GRADES TO REMAIN NATURAL	

IMPERVIOUS AREA ANALYSIS	PROPOSED	EXISTING
(E) HOUSE (1ST FLOOR):	2,173.00 SF	2,181.00 SF
(E) GARAGE:	372.00 SF	372.00 SF
(N) COVERED ENTRY:	143.00 SF	---
(N) FRONT WALK:	105.00 SF	---
(N) REAR PATIO:	700.00 SF	---
(E) SHED:	101.00 SF	101.00 SF
(E) PLAY STRUCTURE:	56.00 SF	56.00 SF
(E) DRIVEWAY:	1,251.00 SF	1,251.00 SF
(E) SIDE WALK:	272.00 SF	272.00 SF
(E) REAR WALK:	543.00 SF	543.00 SF
(E) REAR PATIO (REPLACED):	---	526.00 SF
(E) FRONT WALK (DEMOLD):	---	90.50 SF
(E) ENTRY PORCH (DEMOLD):	---	15.00 SF
TOTAL IMPERVIOUS AREA:	5,716.00 SF (48.8%)	5,407.50 SF (46.2%)
TOTAL PERVIOUS AREA:	5,985.00 SF	6,293.50 SF
NET CHANGE IN IMPERVIOUS AREA:	+308.50 SF	

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

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ARCHITECTS
1531 Laurel Place, Menlo Park, CA 94025
C-33828
STATE OF CALIFORNIA

Curtiss Remodel

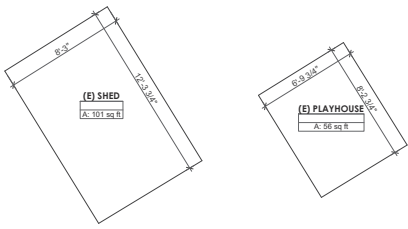
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ISSUE DATE	
DATE	DESCRIPTION
8.23.18	USE PERMIT
12.06.18	PC RESPONSES
02.12.19	PC RESPONSES

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.0

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FLOOR AREA CALCULATION SHEET NOTES

- HOUSE FIRST FLOOR: 2,161.01 SF
HOUSE SECOND FLOOR: 1,148.90 SF
GARAGE AREA: 371.53 SF
TOTAL: 3,681.44 SF
- TOTAL HOUSE + GARAGE: 3,681.44 SF
AREA ABOVE 12 FT: 115.00 SF
SHED: 101.04 SF
PLAYHOUSE: 56.00 SF
TOTAL FAL: 3,953.55 SF
- TOTAL FAL AREA = 3,953.55 SF < MAX 3,975.25 SF

- BASEMENTS UNDER STRUCTURES WITHIN A MAIN FLOOR LEVEL OF 30" OR LESS ABOVE GRADE ARE EXCLUDED.**
- BASEMENTS UNDER STRUCTURES WITHIN A MAIN FLOOR LEVEL OF 30" OR LESS ABOVE GRADE ARE EXCLUDED.
 - GARDEN STRUCTURES, SUCH AS ARBORS AND TRELLISES WITH A SEMI-SOLID ROOF ARE EXCLUDED FROM FAL AREA.
 - COVERED PORCHES AND PATIOS STRUCTURALLY ATTACHED TO THE EXTERIOR OF THE MAIN RESIDENCE, PROVIDED THAT ONE END IS OPEN AND LOOKS OUTWARD FROM THE RESIDENCE ARE EXCLUDED FROM FAL AREA.
 - BAY WINDOW PROTRUSIONS WHICH DO NOT PROVIDE FOUNDATION AND WHICH ARE NO MORE THAN 7 FEET IN LENGTH ARE EXCLUDED FROM FAL AREA.
 - CHIMNEY AND FIREBOXES OR FIREPLACES ARE EXCLUDED FROM FAL AREA.
 - EAVE OVERHANGS ARE EXCLUDED FROM FAL AREA.
 - INTERIOR SPACES WITH PERIMETER WALLS ARE MEASURED TO EXTERIOR FACE OF STUD.
 - INTERIOR SPACES WITH INTERIOR WALLS ARE MEASURED TO CENTER OF STUD.
 - EXTERIOR COVERED SPACES ARE MEASURED FROM EXTERIOR FACE OF STUD IN EXTERIOR WALL TO EXTERIOR FACE OF STUD.
 - FAL INCLUDES SQUARE FOOTAGE OF ALL ABOVE-GROUND LEVELS OF HOUSE, ACCESSORY BUILDINGS, AND GARAGES OR CARPORTS.

BUILDING COVERAGE

Floor (Story)	Zone Name	Renovation	Measured Area
1st FLOOR	(N) FIREPLACE	ADDITION	12.28
	(N) COVERED PORCH	ADDITION	134.31
	(E) PLAYHOUSE	EXISTING	56.05
	(E) SHED	EXISTING	101.06
	(E) GARAGE	EXISTING	371.53
	(E) FIRST FLOOR	EXISTING	2,161.02
		TOTAL	2,836.25 sq ft
	(E) ARBORS	EXISTING	181.62
		TOTAL	3,017.87 sq ft

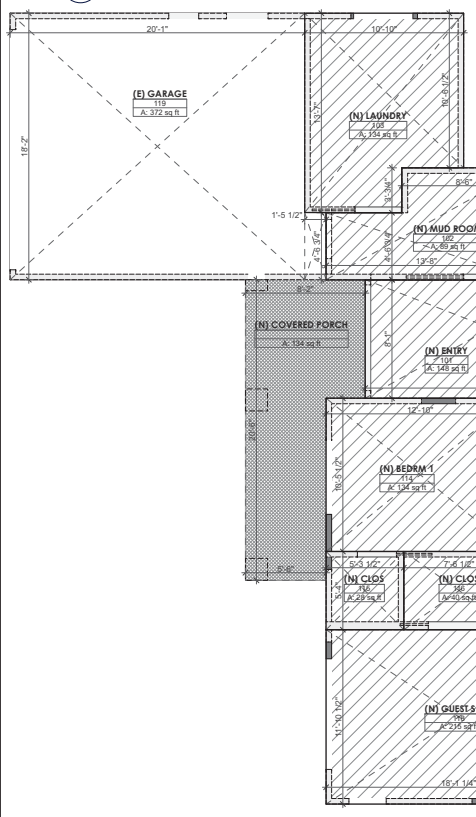
- BUILDING COVERAGE CALCULATION NOTES**
- BUILDING COVERAGE INCLUDES ALL STRUCTURES WITH ROOFS, INCLUDING SEMI-SOLID ROOFS SUCH AS TRELLISES AND ARBORS.
 - EAVES NOT IN EXCESS OF 6 FT ARE EXCLUDED FROM BUILDING COVERAGE.

FAR AREA CALCULATIONS

Floor (Story)	Zone Number	Zone Name	Renovation	Measured Area
1st FLOOR	101	(N) ENTRY	REMODEL	148.23
	102	(N) MUD ROOM	REMODEL	88.89
	103	(N) LAUNDRY	REMODEL	134.41
	104	(N) PWDR	REMODEL	25.96
	105	(N) STAIR	REMODEL	70.60
	106	(N) LIVING	REMODEL	271.07
	107	(N) DINING	REMODEL	271.69
	108	(N) KITCHEN	REMODEL	197.12
	109	(N) PANTRY	REMODEL	18.28
	110	(N) BUTLER	REMODEL	67.13
	111	(N) FAMILY	REMODEL	305.43
	112	(N) HALL	REMODEL	49.74
	113	(N) GUEST BATH	REMODEL	66.85
	114	(N) BEDRM 1	REMODEL	134.16
	115	(N) CLOS	REMODEL	28.26
	116	(N) CLOS	REMODEL	40.23
	117	(N) VESTIBULE	REMODEL	28.05
	118	(N) GUEST SUITE	REMODEL	215.11
		FIRST FLOOR		2,161.01 sq ft
2nd FLOOR	201	(N) HALL	ADDITION	78.23
	202	(N) CLOSET	ADDITION	19.02
	203	(N) VESTIBULE	ADDITION	27.20
	204	(N) MASTER BEDROOM	ADDITION	288.21
	205	(N) MASTER CLOSET	ADDITION	58.50
	206	(N) MASTER BATH	ADDITION	114.24
	207	(N) MASTER CLOSET	ADDITION	49.70
	208	(N) BEDROOM 3	ADDITION	131.19
	209	(N) CLOSET	ADDITION	19.91
	210	(N) CLOS	ADDITION	18.01
	211	(N) BEDROOM 2	ADDITION	204.68
	212	(N) BATH	ADDITION	87.01
		SECOND FLOOR		1,148.90 sq ft
		TOTAL (HOUSE)		3,309.91 sq ft
		(E) GARAGE	EXISTING	371.53
		TOTAL (HOUSE + GARAGE)		3,681.44 sq ft

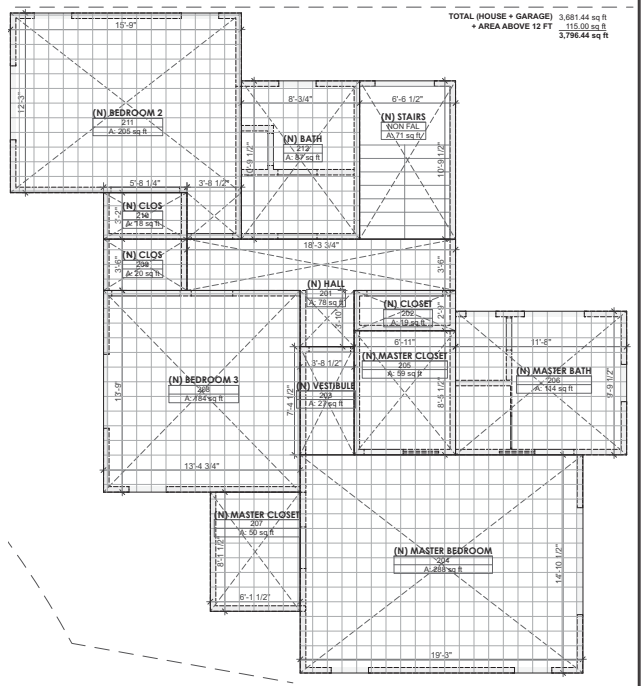
TOTAL (HOUSE + GARAGE): 3,681.44 sq ft
+ AREA ABOVE 12 FT: 115.00 sq ft
3,796.44 sq ft

3 ACCESSORY - FLOOR AREA CALCS



1 FIRST FLOOR - FLOOR AREA CALCS

2 SECOND FLOOR - FLOOR AREA CALCS



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REGISTERED ARCHITECT
 C-33828
 STATE OF CALIFORNIA

Curtiss Remodel

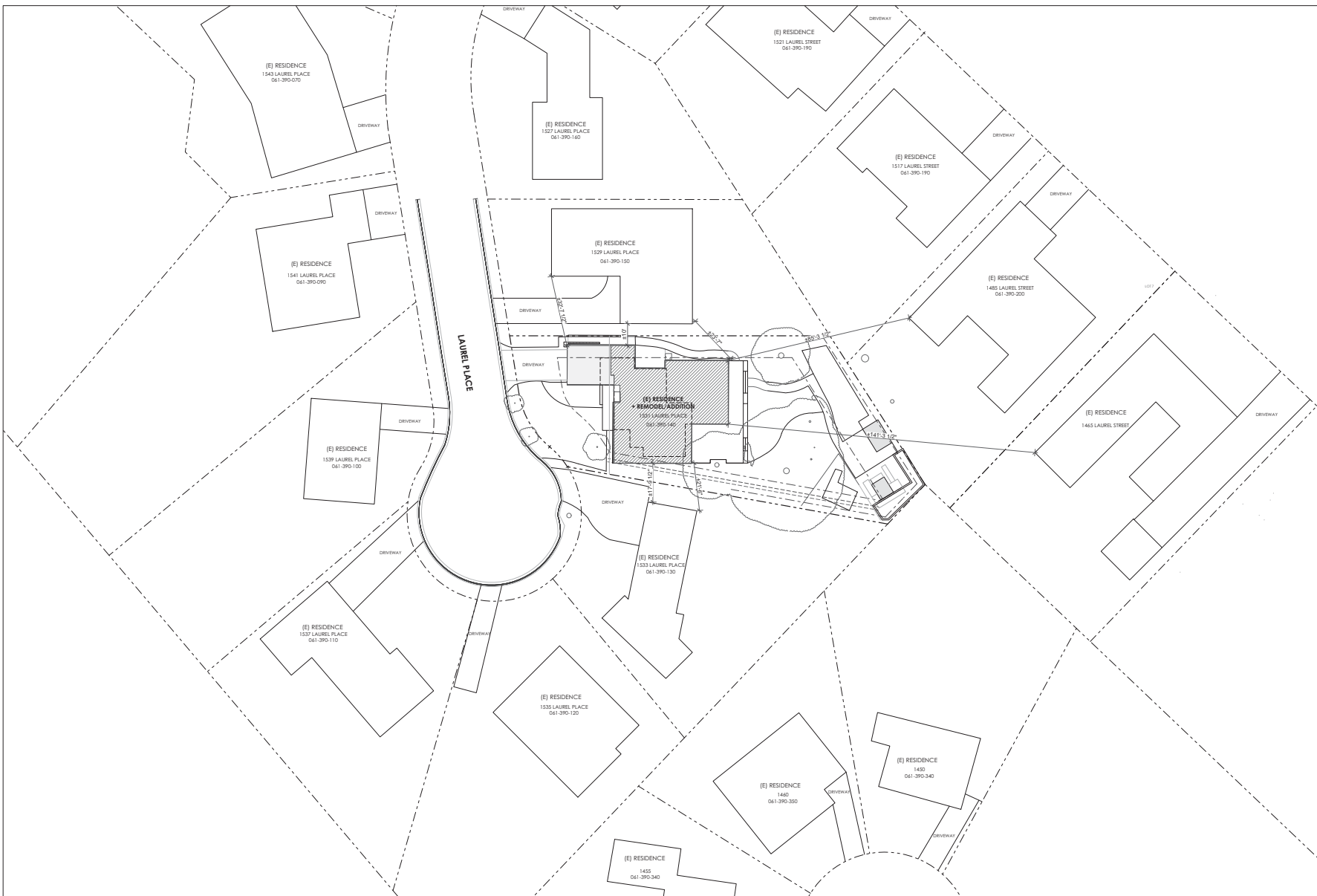
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	02.12.19	PC RESPONSES

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SHEET TITLE
FLOOR AREA BLOCK OUT PLANS

SHEET NUMBER
A1.1



① AREA PLAN
SCALE: 1" = 20'



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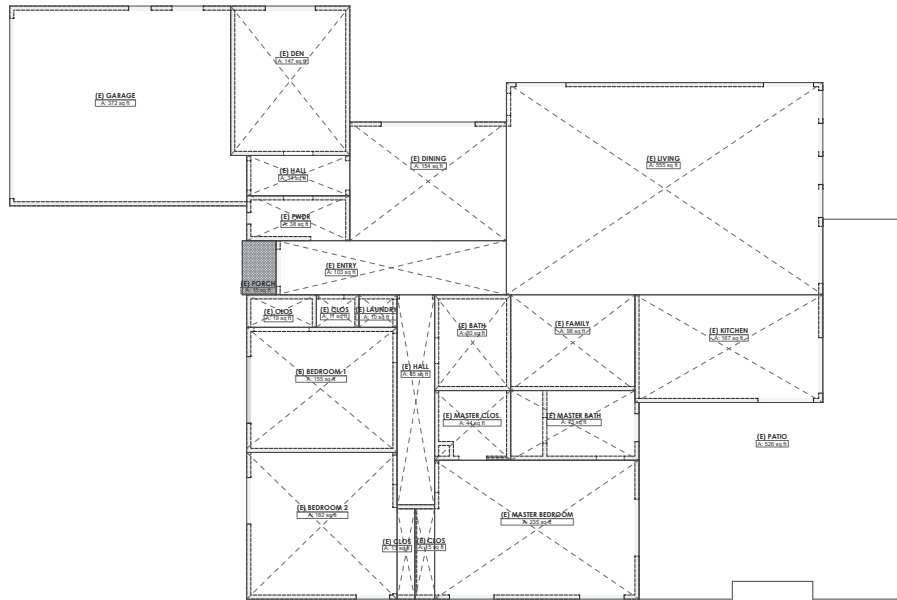
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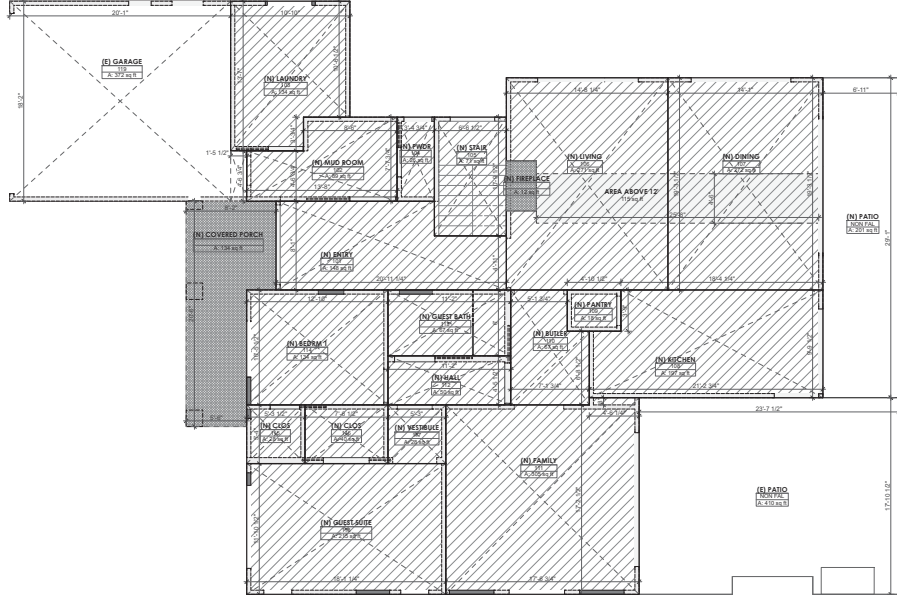
SHEET TITLE
AREA PLAN

SHEET NUMBER
A1.2



6 EXISTING FIRST FLOOR - FLOOR AREA

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



2 PROPOSED FIRST FLOOR - FLOOR AREA

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

NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION

Address: 1531 Laurel Place
 Case No.:
 95% of Existing Value \$231,120.00
 75% of Existing Value \$346,680.00
 Value of Proposed Project \$572,780.00 124%

Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	2181	X \$200/Sq Ft	\$436,200.00
Existing 2nd floor	0	X \$200/Sq Ft	\$0.00
Existing Basement	0	X \$200/Sq Ft	\$0.00
Existing Garage	372	X \$70/Sq Ft	\$26,040.00
Total	2553		\$462,240.00

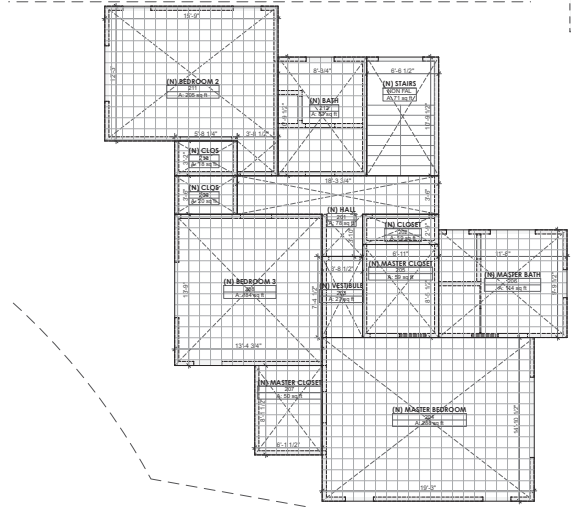
Note: This spreadsheet is only used on one nonconforming structure at a time. If there are detached structures on the same site, they are either subject to their own spreadsheet (if they are also nonconforming and subject to new work) or ignored (if conforming, or nonconforming but not subject to new work).

NOTE: A USE PERMIT APPROVED BY THE PLANNING COMMISSION IS REQUIRED IF THE VALUE OF THE PROPOSED WORK EXCEEDS 75% OF REPLACEMENT COST OF THE EXISTING STRUCTURE.

Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1: New square footage (areas of new foundation and/or wall framing)			
1st Floor Addition	0	X \$200/Sq Ft	\$0.00
2nd Floor Addition	1148	X \$200/Sq Ft	\$229,600.00
Basement Floor Addition	0	X \$200/Sq Ft	\$0.00
Garage Addition	0	X \$70/Sq Ft	\$0.00
Category 2: Remodel of existing square footage (foundation and wall framing are both retained)			
Note: Square footage measurements are taken to full extent of any room with any interior modifications. When the use of a room is changing, the proposed use should be used for this calculation.			
Remodel of Kitchen	157	X \$130/Sq Ft	\$20,610.00
Remodel of Bathrooms	93	X \$130/Sq Ft	\$12,090.00
Remodel of Other Living Areas	1883	X \$100/Sq Ft	\$188,300.00
Remodel of Garage	0	X \$35/Sq Ft	\$0.00
Category 3: Exterior modifications to existing structure			
Window and exterior door replacements are included in areas remodeler and accounted for in Category 2. New roofs and new siding on existing portions of the structure are not included in Category 2 or Category 1 and should be accounted for using the calculation below.			
New Roof Structure Over Existing Sq. Ft.	1323	X \$50/Sq Ft	\$66,150.00
Replacement of Existing Windows/Exterior Doors	112	X \$35/Sq Ft	\$3,920.00
Replacement of Existing Siding	1346	X \$35/Sq Ft	\$47,110.00
Total	6102		\$572,780.00

BLOCK-OUT PLAN LEGEND:

- (E) FAL AREA TO REMAIN
- (E) FAL AREA TO BE REMODELED
- (N) FAL AREA
- NON-FAL AREA (INCLUDED IN BUILDING COVERAGE)
- ABOVE 12 FT (TWO-STORY) FROM GRADE, COUNTED 200% TOWARDS FLOOR AREA



3 PROPOSED SECOND FLOOR - FLOOR AREA

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



Curtiss Remodel
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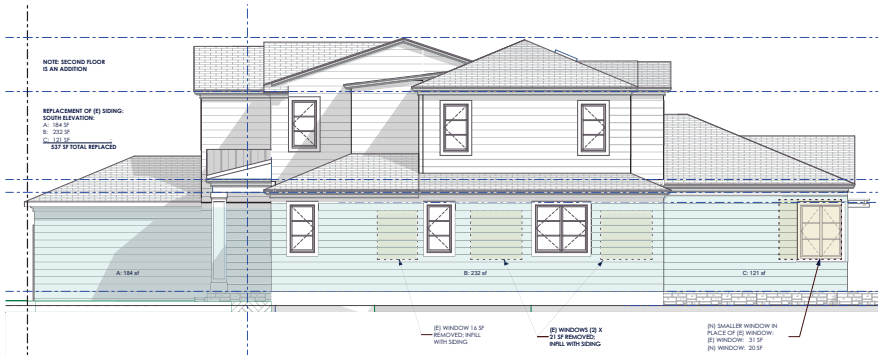
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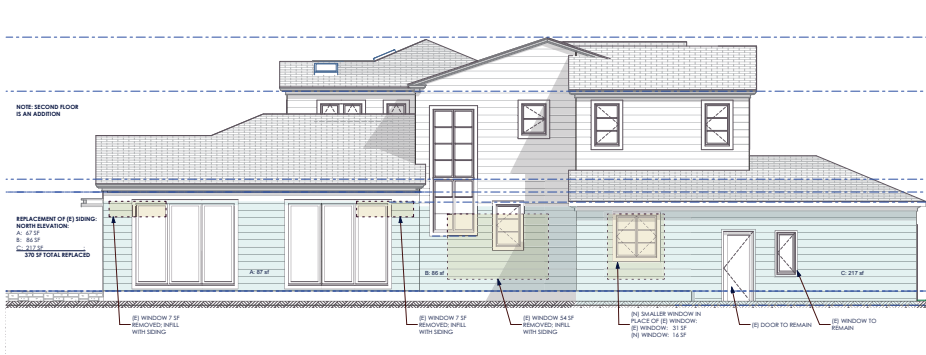
SHEET TITLE
 NONCONFORMING DIAGRAMS

SHEET NUMBER

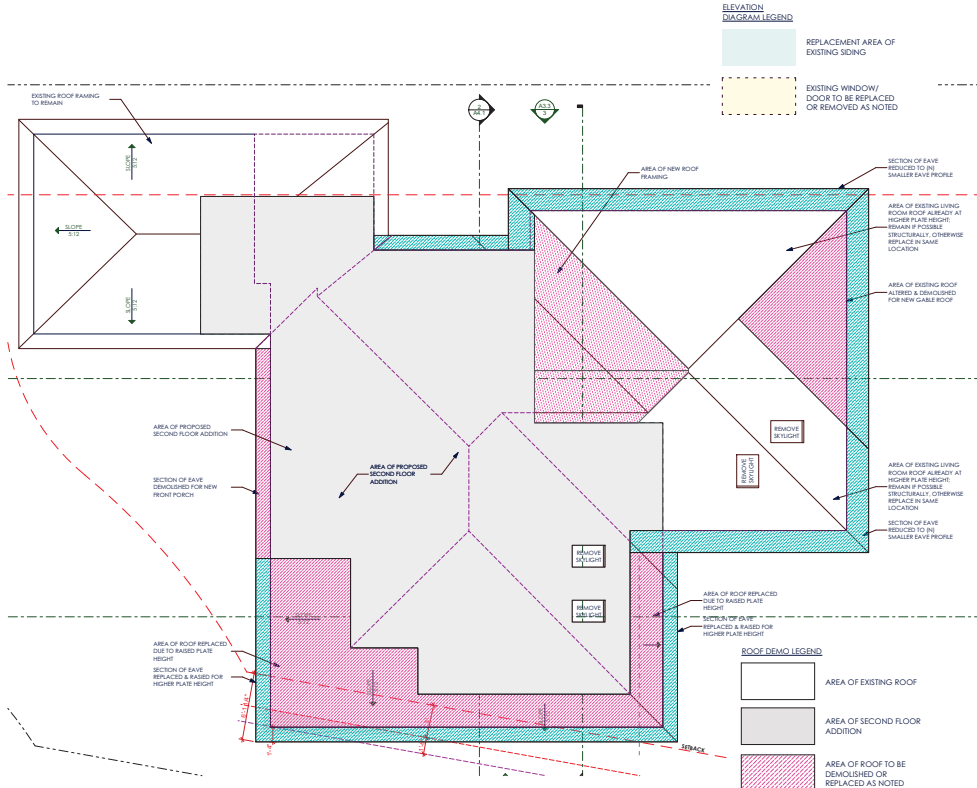
A1.3



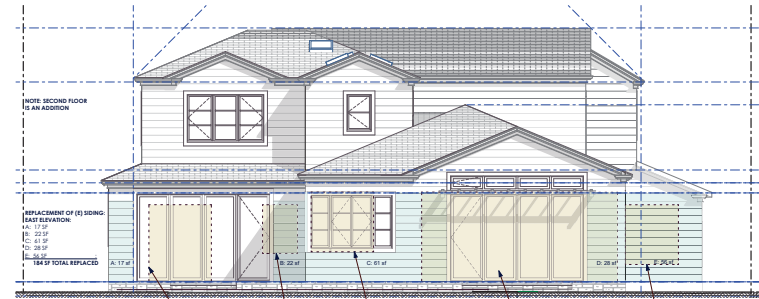
4 SOUTH ELEVATION (Calcs)
SCALE: 3/16" = 1'-0"



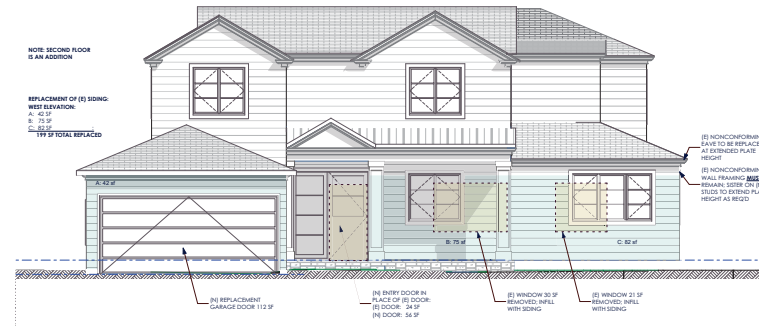
3 NORTH ELEVATION (Calcs)
SCALE: 3/16" = 1'-0"



5 ROOF DEMO DIAGRAM
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION (Calcs)
SCALE: 3/16" = 1'-0"



1 WEST ELEVATION (Calcs)
SCALE: 3/16" = 1'-0"

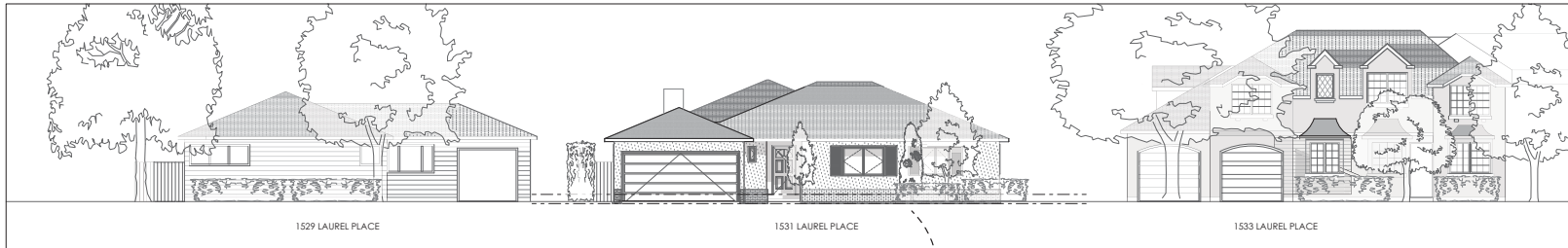
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SHEET TITLE
NONCONFORMING DIAGRAMS

SHEET NUMBER

A1.4



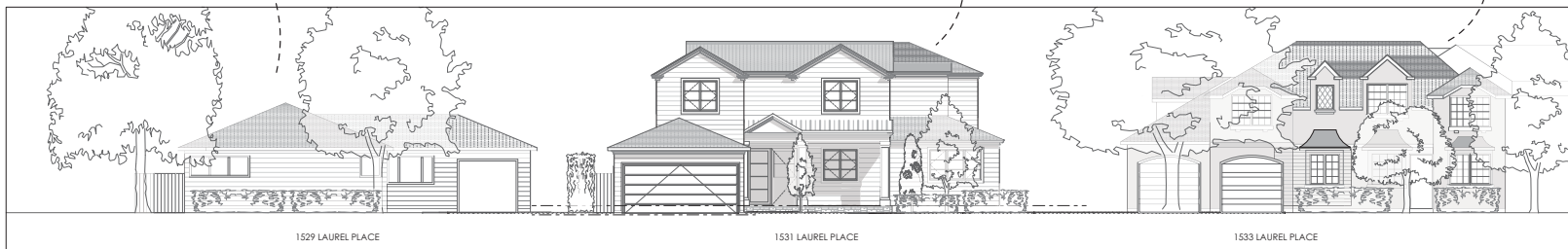
4 STREETScape - EXISTING
SCALE: 1/8" = 1'-0"



1531 LAUREL PLACE — EXISTING



1531 LAUREL PLACE — PROPOSED



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

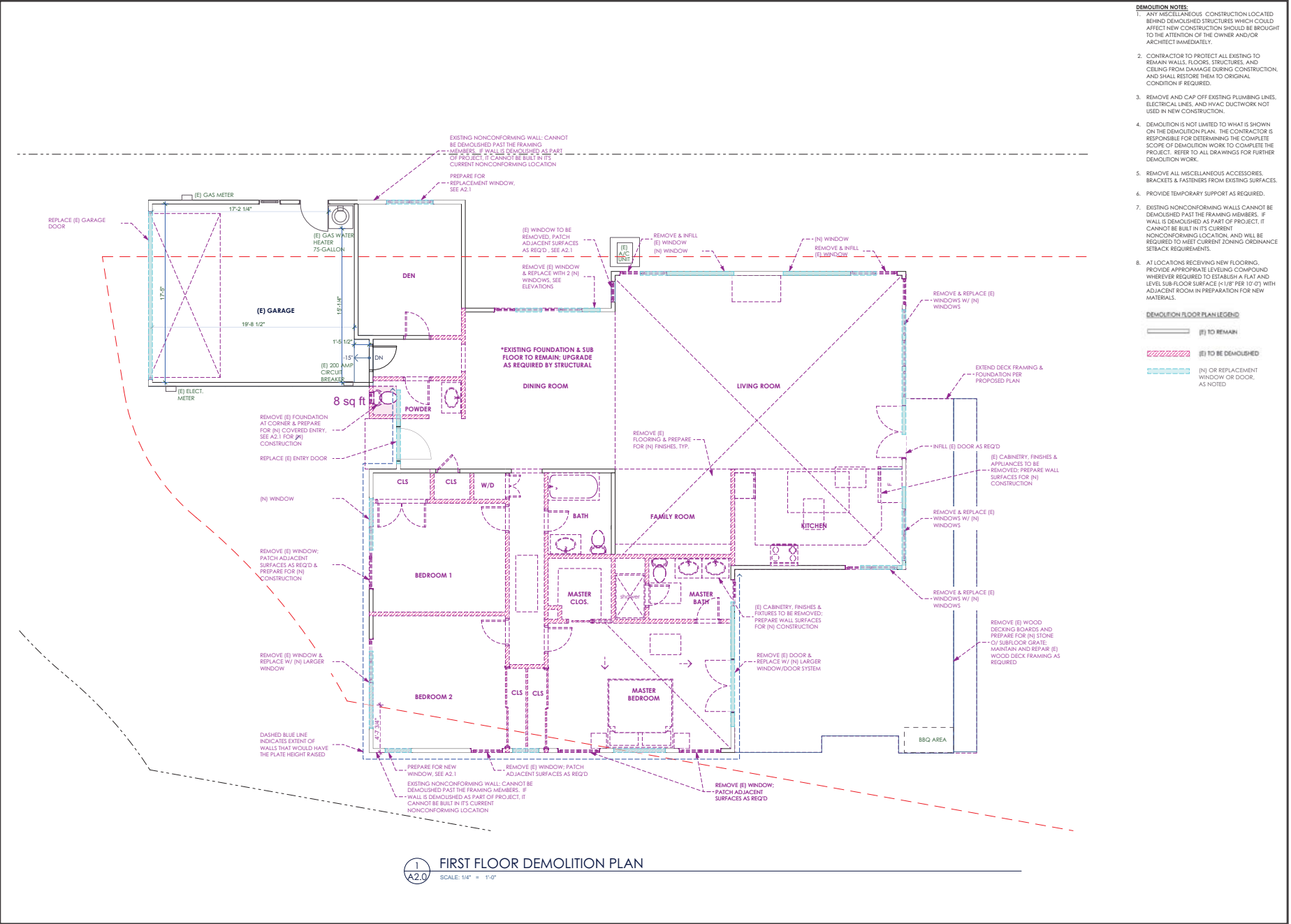


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SHEET TITLE
STREETScape

SHEET NUMBER
A1.5



- DEMOLITION NOTES:**
1. ANY MISCELLANEOUS CONSTRUCTION LOCATED BEHIND DEMOLISHED STRUCTURES WHICH COULD AFFECT NEW CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR ARCHITECT IMMEDIATELY.
 2. CONTRACTOR TO PROTECT ALL EXISTING TO REMAIN WALLS, FLOORS, STRUCTURES, AND CEILING FROM DAMAGE DURING CONSTRUCTION, AND SHALL RESTORE THEM TO ORIGINAL CONDITION IF REQUIRED.
 3. REMOVE AND CAP OFF EXISTING PLUMBING LINES, ELECTRICAL LINES, AND HVAC DUCTWORK NOT USED IN NEW CONSTRUCTION.
 4. DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN ON THE DEMOLITION PLAN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE COMPLETE SCOPE OF DEMOLITION WORK TO COMPLETE THE PROJECT. REFER TO ALL DRAWINGS FOR FURTHER DEMOLITION WORK.
 5. REMOVE ALL MISCELLANEOUS ACCESSORIES, BRACKETS & FASTENERS FROM EXISTING SURFACES.
 6. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
 7. EXISTING NONCONFORMING WALLS CANNOT BE DEMOLISHED PAST THE FRAMING MEMBERS. IF WALL IS DEMOLISHED AS PART OF PROJECT, IT CANNOT BE BUILT IN ITS CURRENT NONCONFORMING LOCATION, AND WILL BE REQUIRED TO MEET CURRENT ZONING ORDINANCE SETBACK REQUIREMENTS.
 8. AT LOCATIONS RECEIVING NEW FLOORING, PROVIDE APPROPRIATE LEVELING COMPOUND WHEREVER REQUIRED TO ESTABLISH A FLAT AND LEVEL SUB-FLOOR SURFACE 1/16" PER 10'-0" WITH ADJACENT ROOM IN PREPARATION FOR NEW MATERIALS.



Curtiss Remodel
1531 Laurel Place, Menlo Park, CA 94025

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SHEET TITLE
FIRST FLOOR DEMO PLAN

SHEET NUMBER
A2.0



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SHEET TITLE
FIRST FLOOR PROPOSED PLAN
SHEET NUMBER

A2.1

FLOOR PLAN SHEET NOTES CONT.

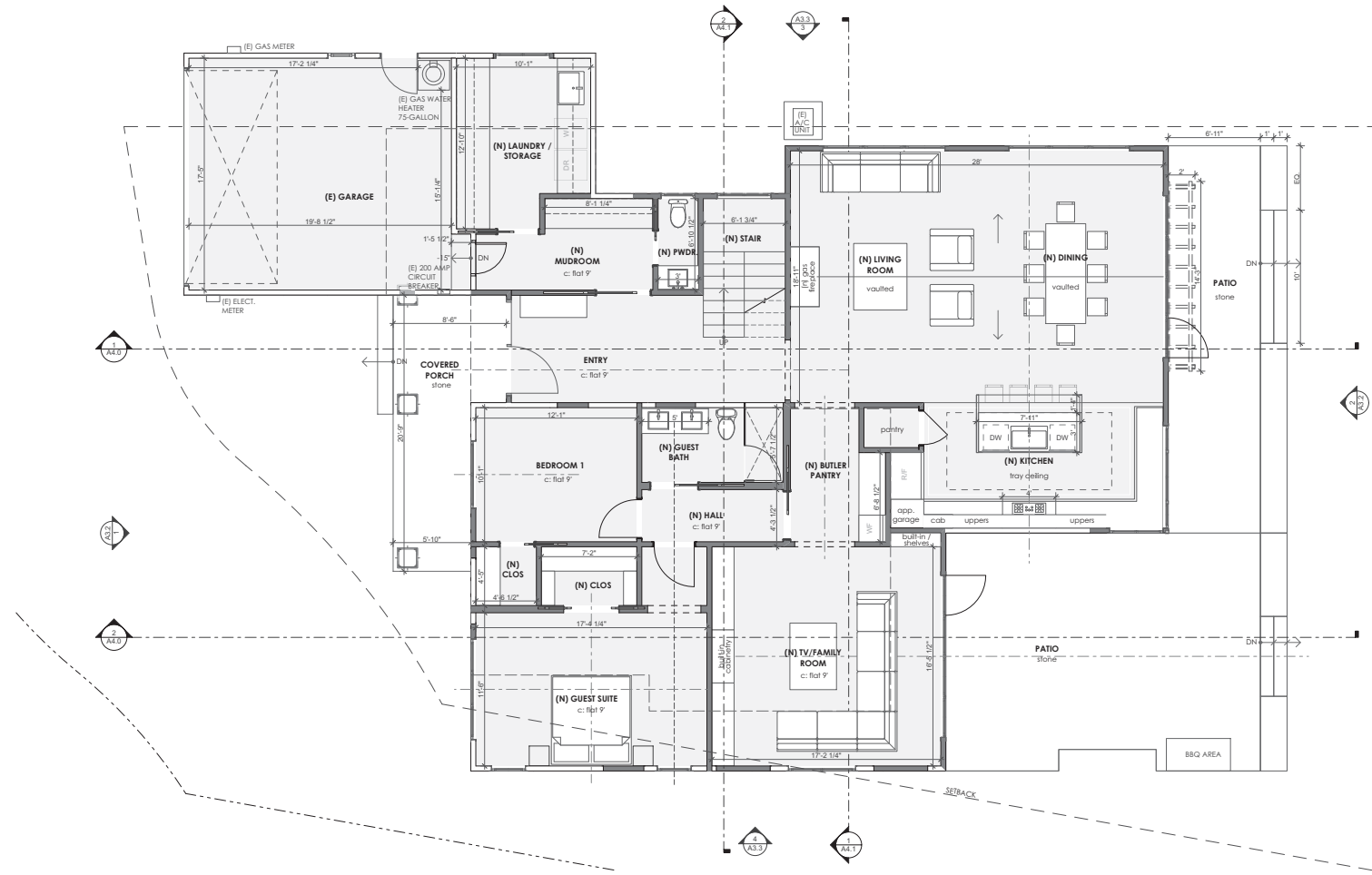
- 23) VENT DRYER W/ 4" SMOOTH METAL DUCT WITH BACKDRAFT DAMPER, MAX. 10' WITH 2 MAX 90 DEGREE BENDS.
- 24) FACTORY-BUILT FIREPLACES SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CONDITIONS OF THE LISTING. FACTORY-BUILT FIREPLACES SHALL BE TESTED IN ACCORDANCE WITH UL 127. CRC 81004.1
- 27) FURNACE IN UNDERFLOOR LOCATIONS; FAU MINIMUM SUPPORT SLAB 3" ABOVE GRADE OR MINIMUM C' ABOVE GROUND WHEN SUSPENDED. 1" CLEAR ON EACH SIDE. CMC 904.3.1. PROVIDE ACCESS TO SERVICE EQUIPMENT, MINIMUM 22"x30". ACCESS ROUTE SHALL BE 24" MAXIMUM OF 20 FT TO EQUIPMENT, UNOBSTRUCTED WITH 24" WIDE FLOOR. PROVIDE LIGHT FIXTURE AT EQUIPMENT WITH SWITCH FOR LIGHT AT ACCESS POINT. PROVIDE GFCO OUTLET NEAR EQUIPMENT. PROVIDE MINIMUM 30"x30" LEVEL WORK PLATFORM AT EQUIPMENT. CMC 904.11.

FLOOR PLAN SHEET NOTES

- 1) ALL INTERIOR DIMENSIONS ARE SHOWN TO GRIDLINE, FACE OF STUD, CENTERLINE OF DOOR/WINDOW.
- 2) ALL INTERIOR WALLS TO HAVE (1) LAYER 5/8" GWB BOTH SIDES UNO; ALL SOFFITS AND CEILINGS TO HAVE (1) LAYER 5/8" GWB UNO.
- 3) PROVIDE 2x4 OR 2x4 FIRE BLOCKING AT ALL STUD BAYS GREATER THAN 10'-0" HIGH AND AT ALL SOFFIT-TO-WALL INTERSECTIONS.
- 4) AT UNTILED BATH LOCATIONS, PROVIDE (1) LAYER 5/8" WATER RESISTANT GWB OR HARDE BACKER TO 72" AFF BEHIND ALL SINKS AND TOILETS AND ALL SIDE RETURN WALLS WITHIN 3'-0" OF SINKS AND TOILETS.
- 5) AT TILED BATH LOCATIONS, TILE IS TO BE INSTALLED OVER MORTAR BED & (1) LAYER 1/2" WATER RESISTANT CEMENT BOARD OR HARDE BACKER. FOR GYPSUM BOARD USED AS BACKER FOR NON-ABSORBENT FINISH MATERIAL, PROVIDE FIBER-CEMENT, FIBER-MAAT REINFORCED CEMENT, GLASS MAAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKER (WONDER-BOARD, HARDI-BACKER, DENS SHELD) CRC 8702.4.2
- 6) COORDINATE VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES WITH ARCHITECT PRIOR TO INSTALLATION.
- 7) COORDINATE INSTALLATION OF ALL RECESSED LIGHT FIXTURES, SPEAKERS, WALL SCONCES, ELECTRICAL OUTLETS, TELEPHONE JACKS, THERMOSTATS AND HVAC GRILLES WITH ARCHITECT PRIOR TO INSTALLATION. SEE LIGHTING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 8) THE RISE OF STAIR TREADS SHALL BE 7 3/4" MAX AND 4" MIN. STAIR TREAD DEPTH SHALL BE 10" MIN. NOSING SHALL BE 3/4" MIN AND 1 1/4" MAX; CRC R311.7.4.1 & R311.7.4.2.
- 9) STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. HANDRAILS MAY PROJECT INTO REQUIRED WIDTH OF STARWAY 4 1/2" MAX ON EITHER SIDE OF THE STARWAY, AND THE CLEAR WIDTH OF STARWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2" WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. HANDRAIL-ADJACENT TO A WALL SHALL HAVE A SPACE OF 1-1/2" MIN. CENTER OF HANDRAIL SHALL BE 34" MIN/36" MAX ABOVE STAIR NOSING. TYP. HANDRAIL TO HAVE 1 1/2" MIN/2" MAX & GRIPPABLE CROSS-SECTION WITH NO SHARP CORNERS; HANDRAIL GRIPPING SURFACES TO BE CONTINUOUS AND RETURN TO A WALL, GUARD OR WALKING SURFACE. CRC R311.7.1.
- 10) INTERIOR AND EXTERIOR GUARDRAILS AND HANDRAILS TO BE CAPABLE OF RESISTING PERPENDICULAR LOADS AS PER CBC SECTION 1607.7. TOP OF GUARD IS 42" HIGH ABOVE ADJACENT WALKING SURFACE (R312) GUARDS ON THE OPEN SIDES OF STAIRS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4.5" IN DIAMETER PER CRC R312.3
- 11) HABITABLE SPACES TO HAVE EXTERIOR GLAZING AREA EQUAL TO 8% OF FLOOR AREA MIN. 4% MIN OF THE GLAZING AREA TO BE OPERABLE.
- 12) PROVIDE BLOCKING FOR HANDRAILS AND GRAB BARS, CURTAIN ROD ATTACHMENTS ABOVE ALL WINDOWS AND EXTERIOR DOORS, ACCESSORIES IN BATHROOMS, AND ALL WALL MOUNTED EQUIPMENT; VERIFY HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION.
- 13) SEE FINISH FLOOR PLANS FOR FLOOR FINISHES AND STRUCTURAL DRAWINGS FOR RECESSED SUBSTRUCTURE BLOCK-OUT LOCATIONS.
- 14) IN BATHROOMS, PROVIDE 5 AIR CHANGES MIN. PER HOUR W/ OPENING AT LEAST 3' 0" FROM OPENINGS THAT ALLOW AIR ENTRY TO OCCUPIED AREAS OF THE BUILDING
- 15) CONTRACTOR TO VERIFY W/ MANUFACTURERS AND PROVIDE ALL CLEARANCES, PLUMBING, ELECTRICAL AND MECHANICAL REQUIREMENTS.
- 16) INDOOR WATER EFFICIENCY: WATER EFFICIENT PLUMBING FIXTURES AND FITTINGS THAT MEET REDUCED FLOW RATES SPECIFIED IN CALGREEN 4.03.1 TO REDUCE WATER CONSUMPTION BY AT LEAST 20% SHALL BE INSTALLED. REPLACE ALL NONCOMPLIANT FIXTURES IN PROJECT AREA.
- 17) TOILETS: SHALL BE 1.28 GALLON/FLUSH MAX & MEET THE EPA WATERSENSE SPECIFICATION. LAVATORY FAUCETS: SHALL BE 1.5 GALLON/MINUTE MAX. KITCHEN FAUCETS: SHALL BE 1.8 GALLON/MINUTE MAX.
- 18) SHOWER HEADS: SHALL BE 2.0 GALLON/MINUTE MAX; WHEN SINGLE SHALL SHOWERS HAVE MULTIPLE SHOWER FIXTURES, THE COMBINED FLOW RATE OF ALL SHOWER HEADS SHALL NOT EXCEED 20% REDUCTION AS SHOWN IN TABLE 4.03.1 OR ONLY ALLOW ONE SHOWER HEAD TO OPERATE AT A TIME. SHOWER AND BATH VALVES SHALL BE PRESSURE BALANCED OR THERMOSTATICALLY CONTROLLED TO PROVIDE MAX 120 DEGREE WATER AND PREVENT UNEVEN WARMING.
- 19) MINIMUM SHOWER INTERIOR SIZE 104 SQ IN AND 30" CIRCLE MINIMUM FROM A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD, TANGENT TO CIRCLES CENTERLINE TO 70" ABOVE THE DRAIN OUTLET.
- 20) SHOWER DOORS MUST BE 22" WIDE MIN OUTWARD OPENING; GLAZING FULLY TEMPERED OR LAMINATED SAFETY GLASS WITHIN 60" ABOVE STANDING SURFACE AND DRAIN INLET.
- 21) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH SMOOTH, NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE FINISH FLOOR PER CRC R307.2.
- 22) LANDINGS SHALL NOT BE MORE THAN 7.5' LOWER THAN DOOR THRESHOLDS PER CRC R311.2.1.
- 23) EGRESS WINDOWS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ FT (5.0 SQ FT FOR GRADE-FLOOR OPENINGS); MINIMUM NET CLEAR OPENING HEIGHT OF 24 IN; MINIMUM NET CLEAR OPENING WIDTH OF 20 IN; MAXIMUM SILL HEIGHT OF 44 IN ABOVE THE FLOOR AND OPENS DIRECTLY TO STREET, PUBLIC ALLEY, YARD, CRC R310.
- 24) GLAZING IN SHOWERS/BATHTUBS ADJACENT WALL OPENINGS WHERE BOTTOM OF GLAZING IS LESS THAN 60 IN ABOVE STANDING SURFACE SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLAZING OR APPROVED PLASTIC. CRC R308.4.5.

WALLS TYPES

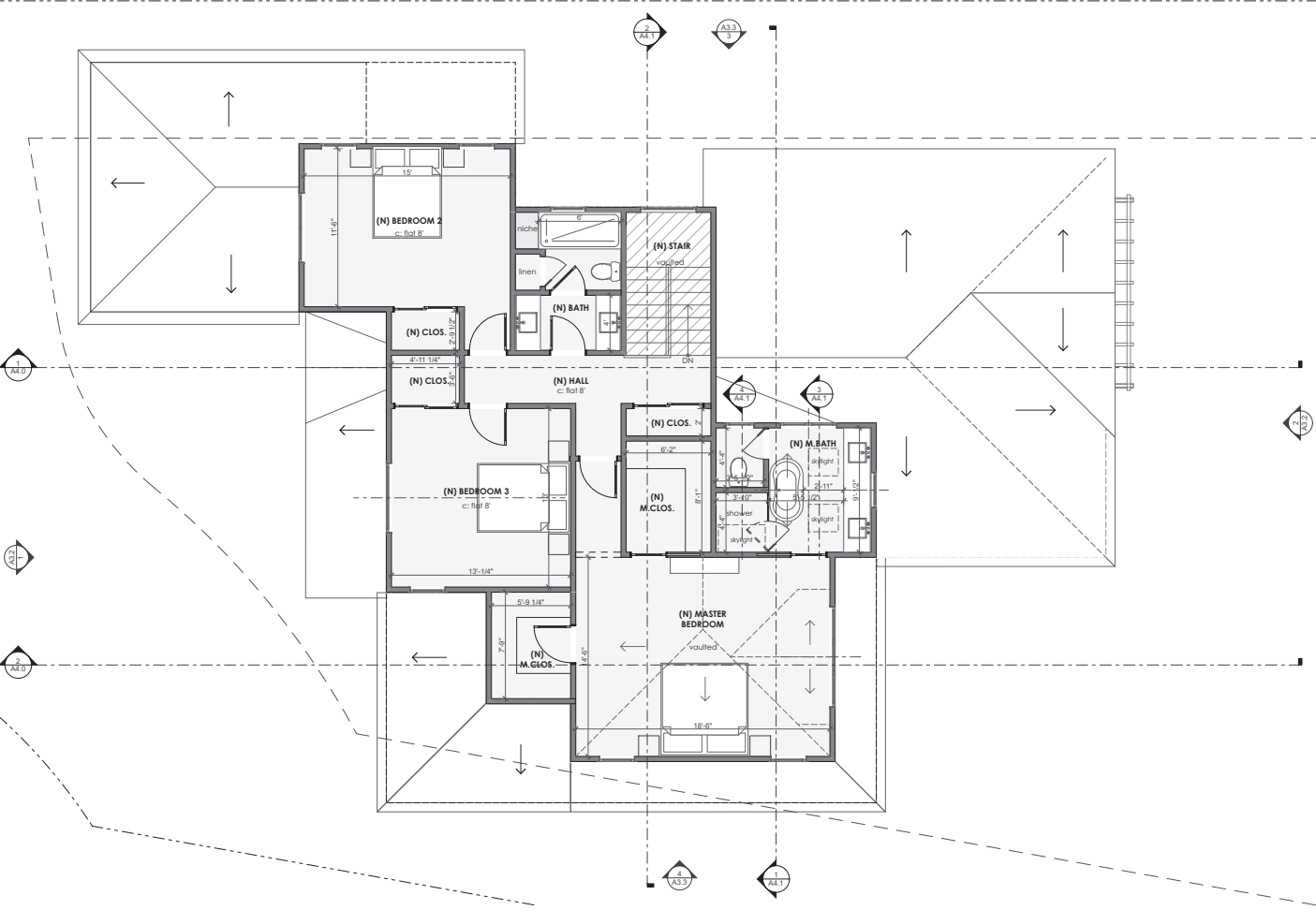
- (N) EXTERIOR WALL
- (N) INTERIOR WALL
- (E) INTERIOR WALL
- (E) EXTERIOR WALL
- DEMOLITION WALL



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

- WALLS TYPES**
- (N) EXTERIOR WALL
 - (N) INTERIOR WALL
 - (E) INTERIOR WALL
 - (E) EXTERIOR WALL
 - DEMOLITION WALL

FLOOR PLAN SHEET NOTES
SEE SHEET A2.1 FOR NOTES.



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



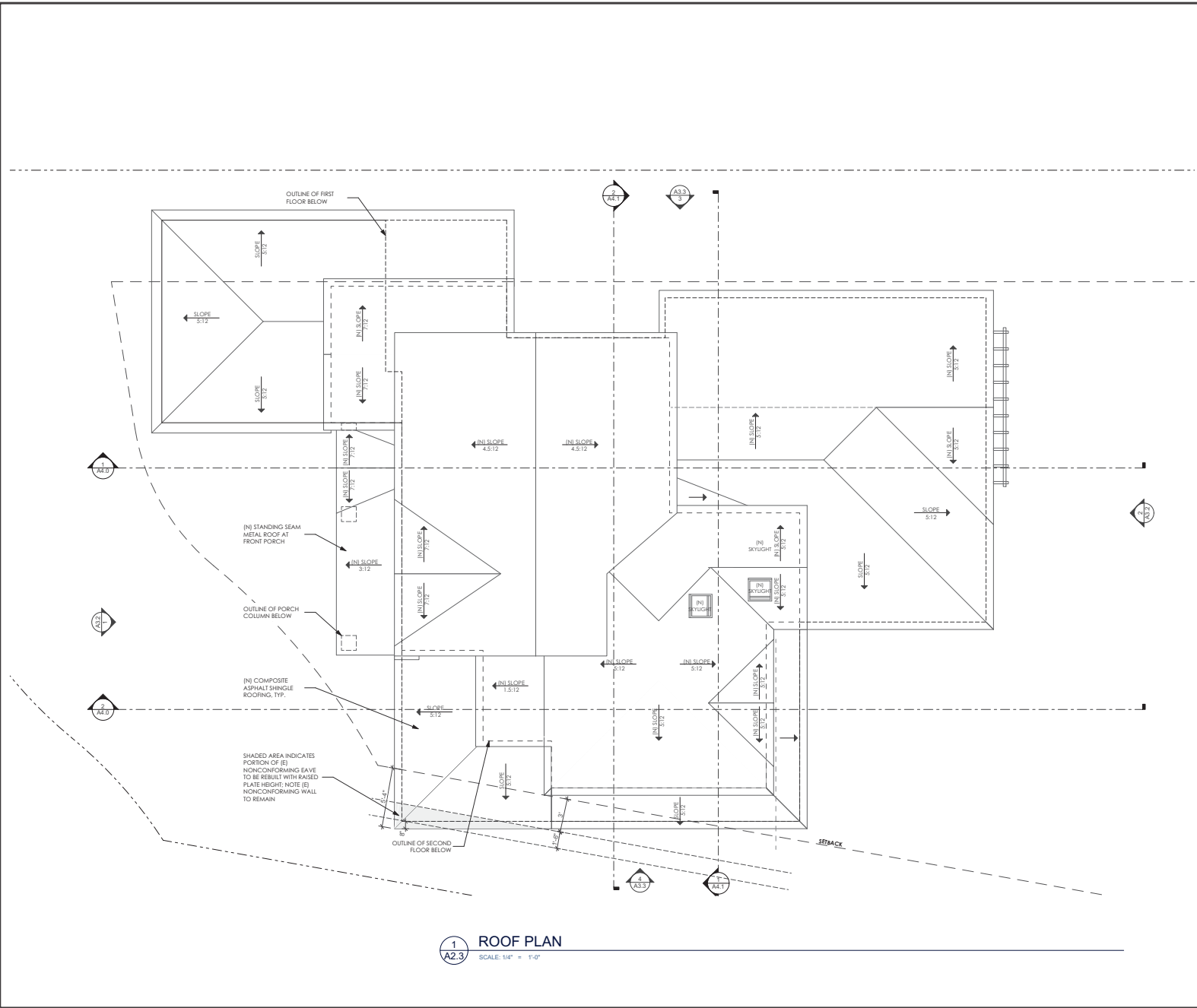
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SHEET TITLE
**SECOND FLOOR
PROPOSED
PLAN**

SHEET NUMBER

A2.2



1 ROOF PLAN
 A2.3 SCALE: 1/4" = 1'-0"

- ROOF PLAN NOTES:**
- 1) ALL ROOF SLOPES TO BE AS SHOWN ON ROOF PLAN
 - 2) ALL DIMENSIONS ARE SHOWN TO FACE OF STUD, EDGE OF EAVE FASCIA OR CENTERLINE OF DOOR OR WINDOW, UNO.
 - 3) ROOF MATERIAL: NEW COMPOSITE ASPHALT SHINGLES OVER UNDERLAYMENT OVER PLY, TYPICAL. AT FRONT PORCH ONLY, STANDING SEAM METAL ROOFING OVER UNDERLAYMENT OVER PLY.
 - 5) ALL ROOF PENETRATIONS TO BE FLASHED ACCORDING TO CURRENT SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION (SMACNA) GUIDELINES. PAINT EXPOSED VENT STACKS TO MATCH ROOF FINISH COLOR.
 - 6) COORDINATE ROOF VENT AND VENT STACK LOCATIONS FOR PLUMBING FIXTURES AND APPLIANCES WITH ARCHITECT PRIOR TO INSTALLATION. VENT STACKS TO BE GANGED TO UPPER ROOF LOCATION.
 - 7) PLUMBING VENTS SHALL BE LOCATED MIN 10' HORIZONTALLY OR 3' MIN VERTICALLY FROM OPERABLE SKYLIGHTS, AIR INTAKES, OR OPERABLE DOORS AND WINDOWS.
 - 8) CONTRACTOR TO VERIFY W/ MANUFACTURERS AND PROVIDE ALL CLEARANCES, PLUMBING, ELECTRICAL AND MECHANICAL REQUIREMENTS.
 - 9) PROVIDE ATIC ACCESS TO ALL SPACES WITH 30" OF MORE VERTICAL CLEARANCE FROM UNDERSIDE OF RAFTER TO TOP OF CEILING JOIST. PROVIDE A SWITCHED LIGHT AND POWER OUTLET TO ALL ACCESSIBLE SPACES.
 - 10) VELUX SKYLIGHTS: HALLMARK CCL #426-H-670.14 APPROVAL NUMBER, WHICH INCLUDES A LABEL VERIFYING COMPLIANCE WITH ANAAN/VDMA/CSA 101/15.2/A440, AND ALSO STATES THE NAME OF MANUFACTURER, THE APPROVED LABELING AGENCY, THE PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING. EACH PANE OF GLASS IS 16 SQ. FT. OR LESS. THE HIGHEST POINT OF GLASS SHALL BE WITHIN 12" FT. OF THE WALKING SURFACE BELOW. GLASS MUST BE TEMPERED AND LESS THAN 3/16 IN. THICK OR LAMINATED. IF THE PITCH OF THE ROOF IS LESS THAN 3:12 (25% SLOPE), A 4 IN. CURB IS REQUIRED. CRC R308.6.9.



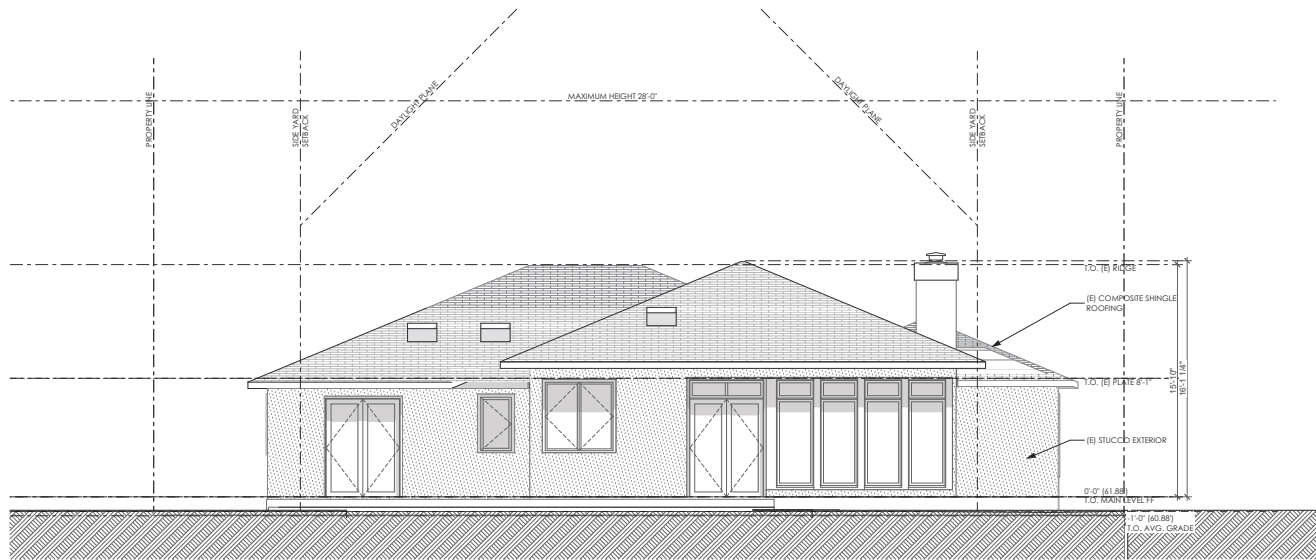
Curtiss Remodel
 1531 Laurel Place, Menlo Park, CA 94025

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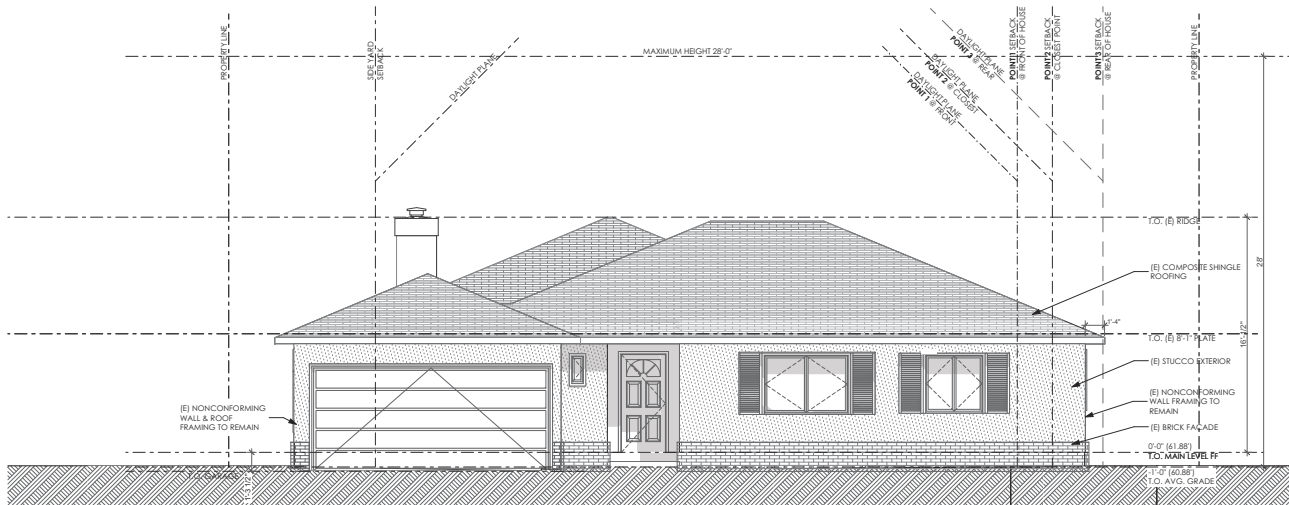
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SHEET TITLE
ROOF PLAN

SHEET NUMBER
A2.3



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



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



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SHEET TITLE
EXISTING
EXTERIOR
ELEVATIONS

SHEET NUMBER

A3.0



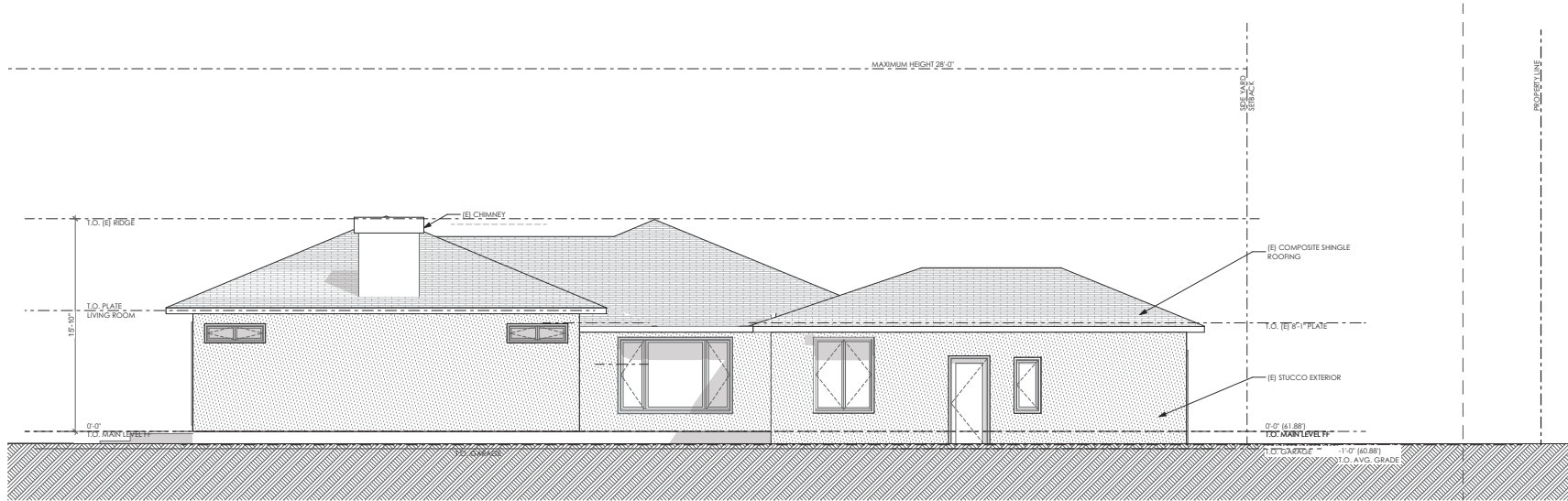
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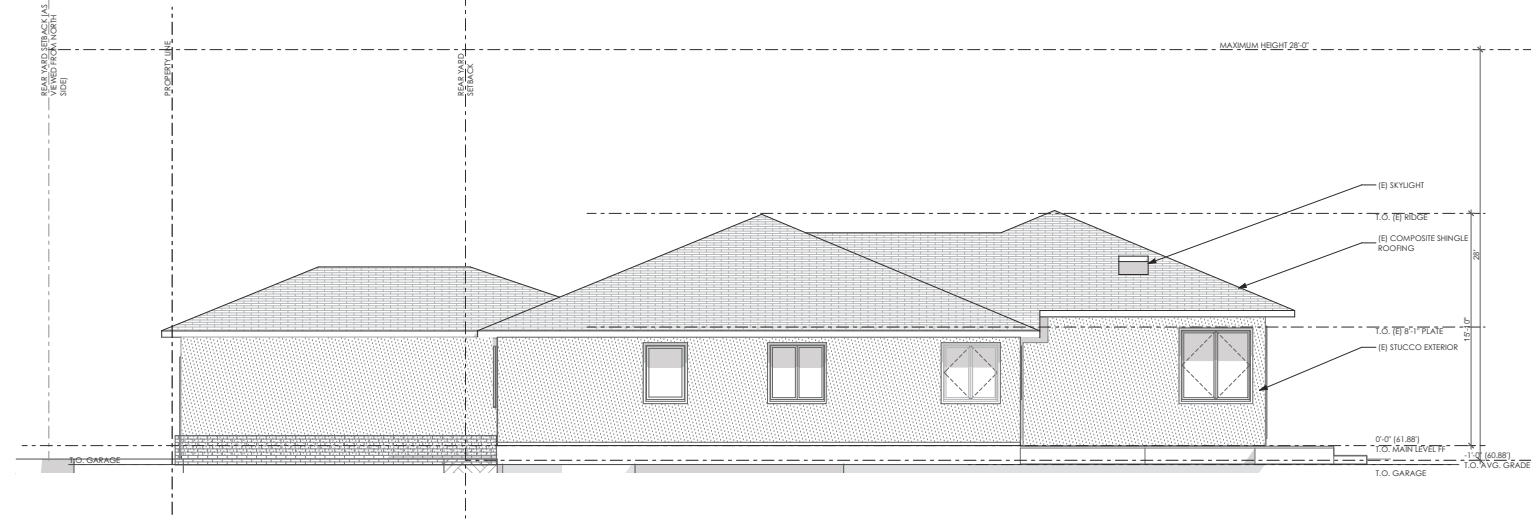
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SHEET TITLE
EXISTING
EXTERIOR
ELEVATIONS

SHEET NUMBER
A3.1



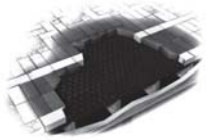
1 NORTH (SIDE) ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



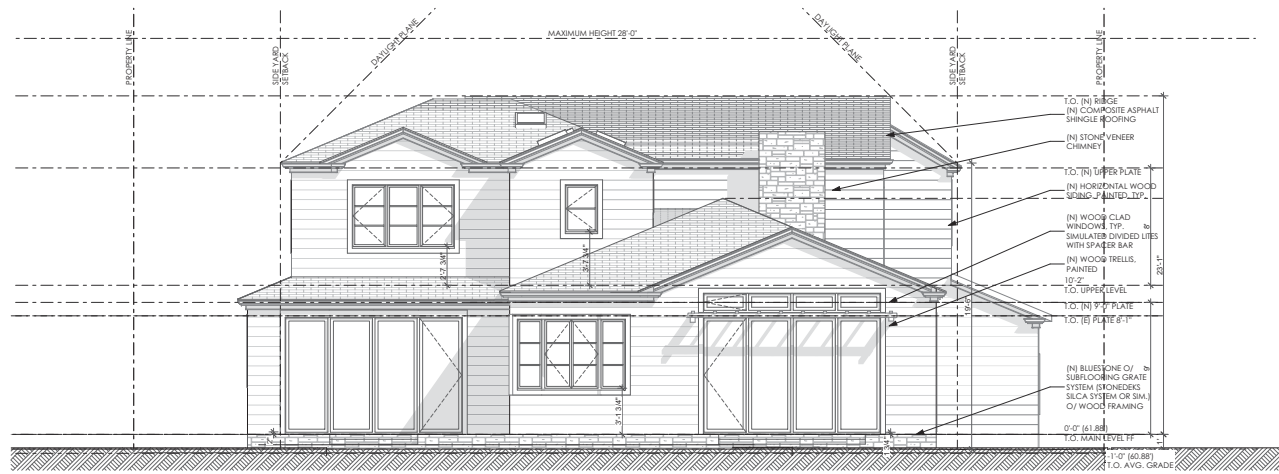
2 SOUTH (SIDE) ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



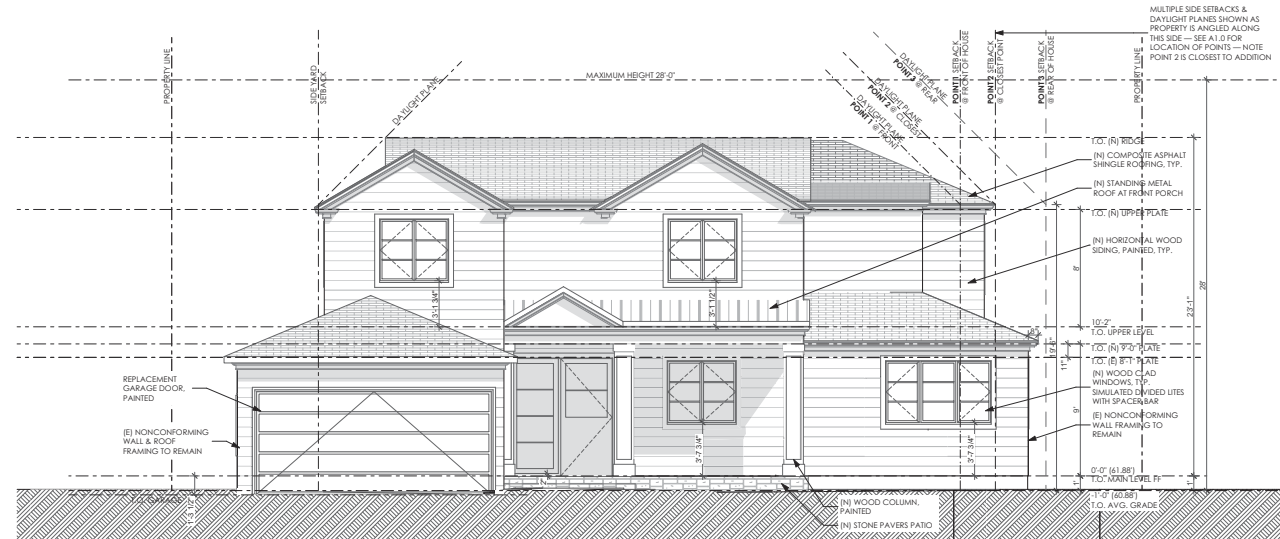
IMAGE OF BLUESTONE:
STONE PROPOSED AT REAR PATIO



PATIO ASSEMBLY DETAIL:
STONE O/ SUBFLOORING GRATE SYSTEM (STONEDEKS SILCA SYSTEM OR SIM.) O/ WOOD DECK JOISTS



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



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



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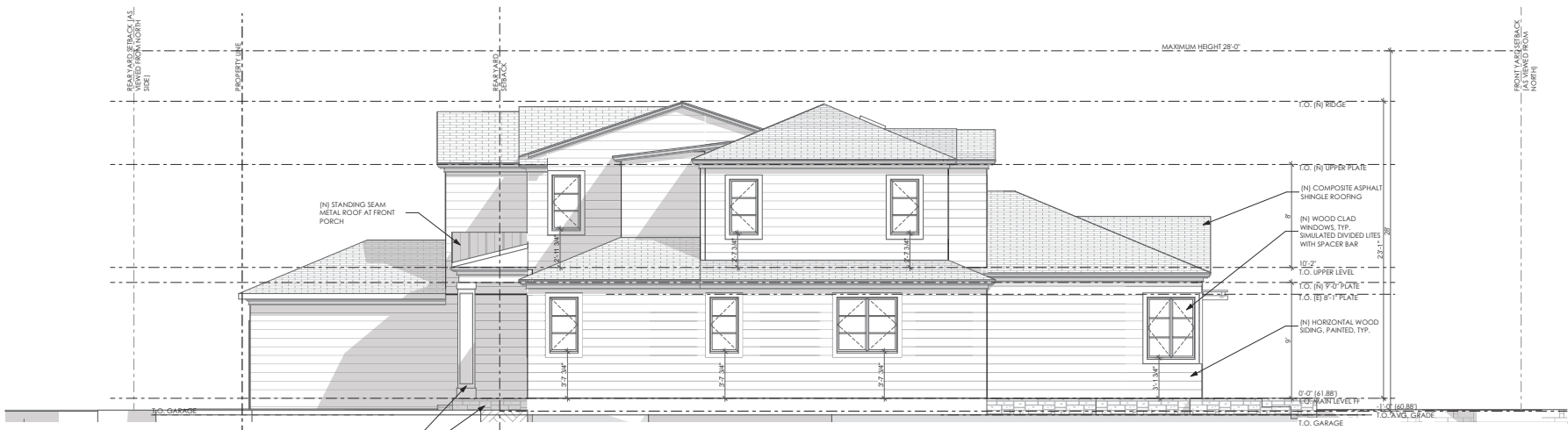
SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

A3.2



1
A3.3 **NORTH (SIDE) ELEVATION - PROPOSED**
SCALE: 1/4" = 1'-0"



2
A3.3 **SOUTH (SIDE) ELEVATION - PROPOSED**
SCALE: 1/4" = 1'-0"



Curtiss Remodel

1531 Laurel Place, Menlo Park, CA 94025

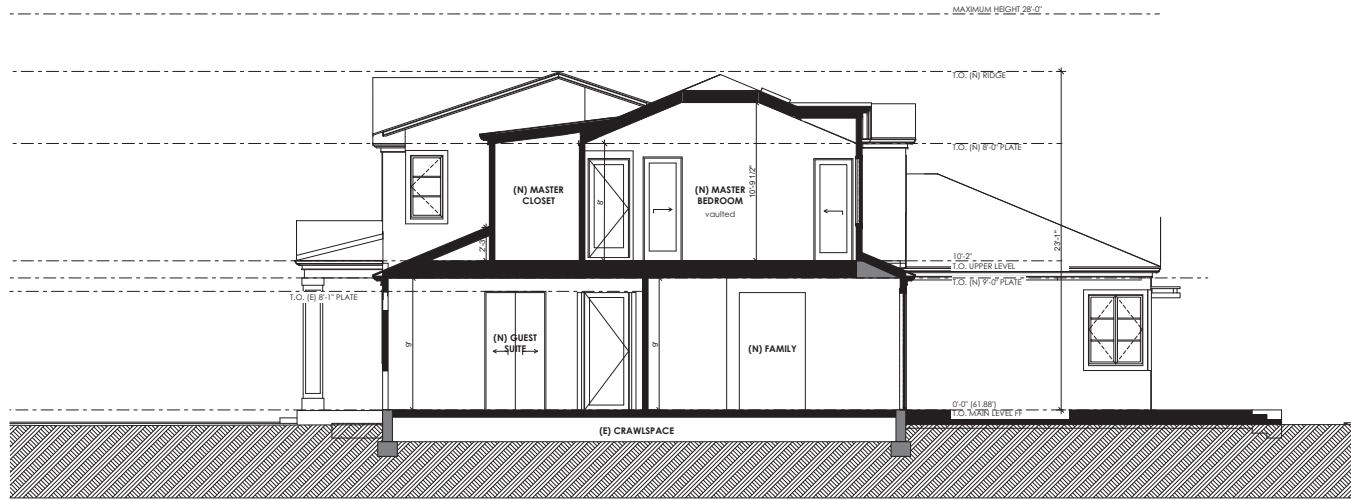
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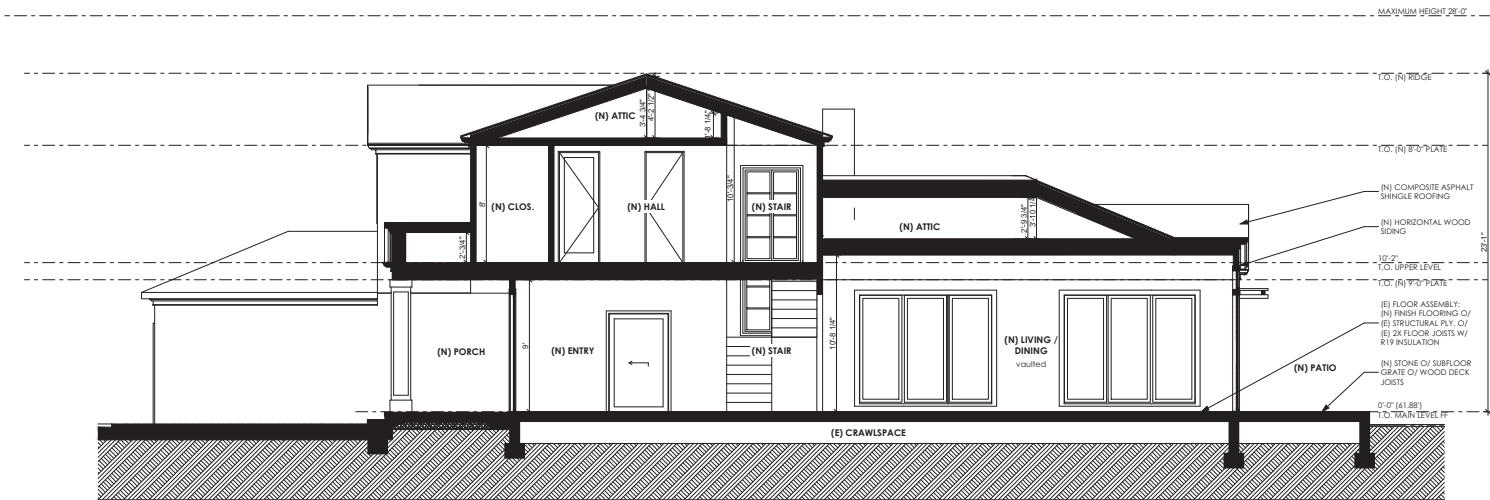
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PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

A3.3



2 GUEST + FAMILY SECTION
SCALE: 1/4" = 1'-0"



1 ENTRY + LIVING SECTION
SCALE: 1/4" = 1'-0"



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SHEET TITLE
BUILDING SECTIONS

SHEET NUMBER

A4.0



Curtiss Remodel

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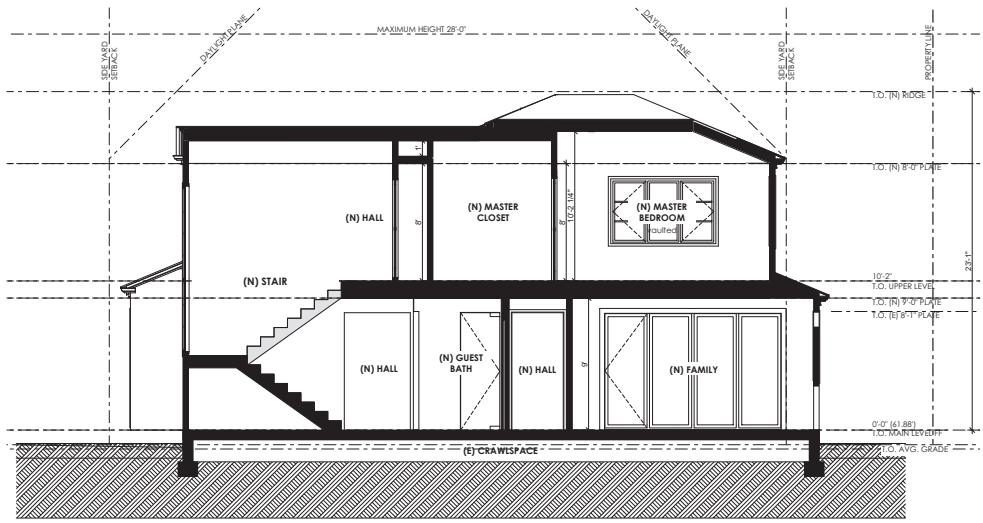
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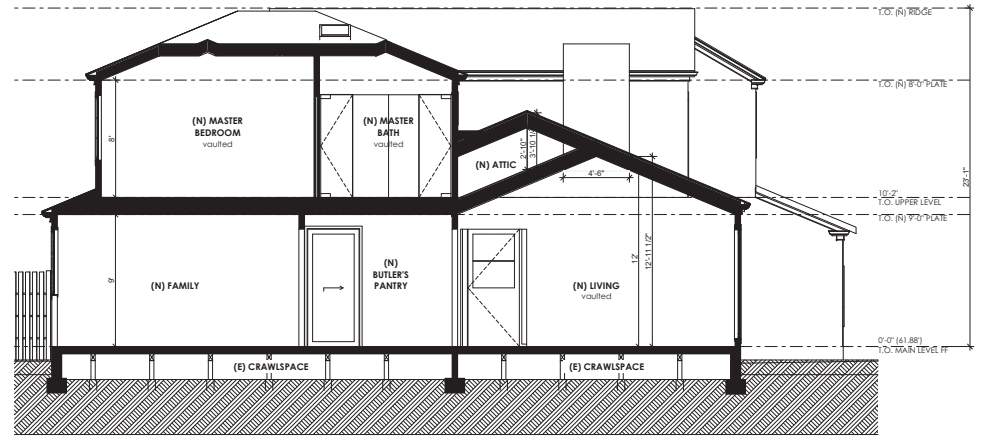
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BUILDING SECTIONS

SHEET NUMBER

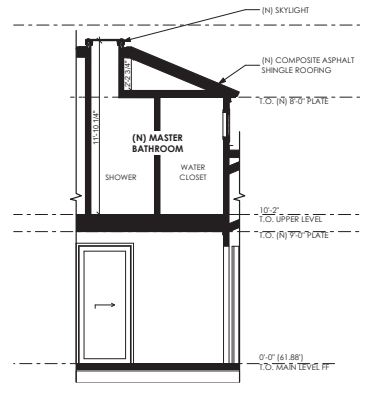
A4.1



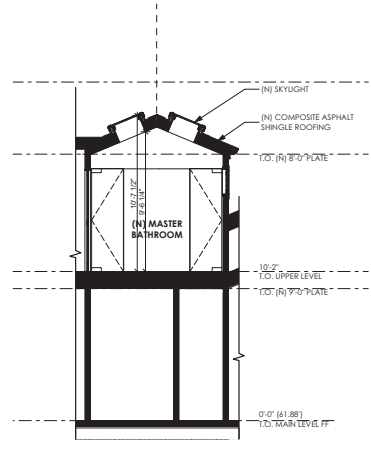
2 STAIR SECTION
SCALE: 1/4" = 1'-0"



1 LIVING + FAMILY SECTION SECTION
SCALE: 1/4" = 1'-0"



3 SKYLIGHT SECTION
SCALE: 1/4" = 1'-0"



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

August 23, 2018

Updated: December 5, 2018

1531 Laurel Place Project Description:

The goal for the remodel and addition at 1531 Laurel Place is to gain modest square footage while maximizing the use of the yard. We plan to accomplish this by maintaining the existing first floor footprint with the addition of a second floor setback from the front yard. A portion of the existing first floor is non-conforming which requires a Use Permit, as the scope of work on the non-conforming existing residence surpasses the value threshold of the non-conforming new work value calculation.

Our plans include the reconfiguration of the interior of the existing first floor to allow for better access and use of the back yard as well as allow the addition of a second floor. There is no new square footage on the first floor. All new square footage, located on the second floor, is within the constraints of the existing setbacks. The house exterior will be updated with the use of horizontal siding and composite shingle roof, with the standing seam metal roof at the front porch, using a grey and white color palette.

All existing trees are proposed to remain. The existing deck near the large cedar tree is proposed to be updated, taking careful consideration of the arborist recommendations and working with the arborist during construction to protect the tree. Construction will take roughly twelve months.

In addition, the Owners have discussed the proposed remodel with their immediate neighbors and received positive feedback per letter dated September 4, 2018 that was submitted to the Planning Department.

Thank you in advance for supporting improvements to the beautiful neighborhood.

Lauren Goldman

L'oro Designs
553 Pacific Avenue
San Francisco, CA 94133
lauren@loro-designs.com
415.617.9592

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

July 12, 2018, Revised November 28, 2018

Scott Curtiss
1531 Laurel Pl
Menlo Park, CA 94025

Site: 1531 Laurel Place, Menlo Park, CA

Dear Mr. Curtiss,

As requested on Thursday, June 28, 2018 I visited the above site to inspect and comment on the trees. A home addition and remodel is planned for this site and your concern for the future health and safety of the trees has prompted this visit. Site plan A1 dated 11/15/18 was used for writing this report.

Method:

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

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

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

1531 Laurel Place 11/28/18

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Red maple (<i>Acer rubrum</i>)	4.0	80	20/10	Good vigor, good form, young street tree. 10 times diameter=3 feet
2P	Red maple (<i>Acer rubrum</i>)	4.1	80	20/10	Good vigor, good form, young street tree. 10 times diameter=3 feet
3	Ginkgo (<i>Ginkgo biloba</i>)	5.8	75	15/10	Good vigor, fair form, close to existing home.
4P	Incense cedar (<i>Calocedrus decurrens</i>)	25.3	75	60/20	Good vigor, fair form, slight lean away from home. 10 times diameter=21'
5P	Coast live oak (<i>Quercus agrifolia</i>)	30.5	75	45/40	Good vigor, fair form, codominant at 6 feet with fair to poor union, seam in union, recommended to remove high water use plants underneath dripline of tree and to cable codominant leaders. 10 times diameter=25'
6P	Pittosporum (<i>Pittosporum tobira</i>)	19.2	70	12/12	Fair vigor, fair form, multi leader at grade, mature. 10 times diameter= 16'
7	Pittosporum (<i>Pittosporum tobira</i>)	14.8	70	12/12	Fair vigor, fair form, multi leader at grade, mature.
8	Pittosporum (<i>Pittosporum tobira</i>)	14.4	70	12/12	Fair vigor, fair form, multi leader at grade, mature.
9P	Redwood (<i>Sequoia sempervirens</i>)	29.1	70	75/20	Good vigor, good form, top of canopy thin, 10 times diameter=24'
10*P	Redwood (<i>Sequoia sempervirens</i>)	40est	90	100/25	Good vigor, good form, 2 feet from property line fence. 10 times diameter= 33'
11*P	African fern pine (<i>Podocarpus gracilior</i>)	20est	65	50/40	Fair vigor, poor form, codominant at 6 feet with fair union, 2 feet from property line. 10 times diameter= 17'
12*P	Coast live oak (<i>Quercus agrifolia</i>)	25est	60	20/40	Fair vigor, poor form, heavy lateral limbs, decay at grade, surrounded by hardscape, 20 feet from property line, aesthetically pleasing. 10 times diameter=21'

*-Indicates neighbors tree P-Indicates protected tree by city ordinance

Summary:

The trees surveyed on site are mix of native and imported trees. Trees #1-2, #4-6 and #9-12 are heritage trees as they have diameter measuring over 15 inches or are street trees. The city of Menlo Park's definition of a heritage tree is as followed:

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

Summary

No tree removals are proposed on this site. The trees on site are all in fair to good condition with no poor trees surveyed. All trees are to be retained. A home remodel as well as the addition of a second story is proposed. No impacts to the trees on site are expected from the proposed addition and remodel. A wood deck patio exist in the same location as the proposed patio. The existing wood deck is supported by piers. The plan shows the existing wood framing for the deck to be retained, with stone pavers being installed on top of the existing deck frame. This way no excavation for a concrete slab is needed, and no impacts to the trees are expected. If for any reason existing piers need to be replaced because of damage(not likely) or more piers are needed(not likely) or any other reason, all excavation will need to be manually done by hand under the Project Arborist supervision. A minimum no dig zone of 8 feet from incense cedar tree #4 will need to be maintained in order to not have an impact on the trees structural stability.

Tree care recommendations

Coast live oak tree #5 is in good condition. The oak tree is codominant at 6 feet with a fair to poor union. A seam is visible in the union. It is recommended to prune this tree every 3 years using only reduction cuts out on the ends of the limbs. All interior growth when possible shall be retained so that proper future reduction cuts can take place. A cable is recommended to be installed between the two large codominant leaders at a height equal to two thirds of the tree's height. The recommended pruning and cabling will significantly reduce the risk of a leader failure due to the poor union formed at 6 feet. High water use plants such as hydrangeas were observed in close proximity to this tree. It is recommended to remove all irrigation lines as well as high water use plants from underneath the dripline of this tree. It is important to understand that native oak trees survive off of annual rainfall in this area. Supplemental irrigation to oak trees in dry summer months significantly raises the risk of developing an oak root fungus disease. Irrigation near oak trees is one of the leading causes of oak tree death and failure.

Redwood trees on the other hand need supplemental irrigation in this area of Menlo Park as they are out of their native range. Redwood trees are native in mountain areas where precipitation from the incoming moisture off the ocean is high. They are a very fast growing species putting on 24" or more of growth in a single growing season. In their natural habitat they get 50-100 inches of rain annually, including fog, which cools the tree tops. Here in Menlo Park the annual rainfall is significantly lower than the native range of the species, as this area is considered an oak woodland habitat (no fog). Supplemental irrigation is a must for the species to survive and thrive. A mature redwood tree is capable of consuming up to 500 gallons of water in one day. The top of redwood tree #9 is starting to look thin (drought stressed). It is recommended to provide flood type irrigation to this tree every 2 weeks during the dry summer months. A deep water injection can also be done for this tree. 300 gallons of water can be injected into the tree's root zone to improve and maintain tree vigor. The following tree protection plan will help to reduce potential impacts during construction to the trees on site.

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 for the protected trees on site should be placed at a distance equal to 10 times the protected tree diameters as indicated in the survey on page 2 of this report. Trees #4,5, and 9 will need to have modified tree protection zones as they are in close proximity to the existing home and deck. Because incense cedar tree #4 is in close proximity to the existing deck, tree protection fencing for this tree will need to be placed 3 feet away from the existing deck in order to allow for access to the proposed work area, and out to 10 times the tree's diameter wherever else possible. This should be enough room to allow work to safely continue. The area between the fencing and deck should be mulched with a 6 inch thick layer of coarse mulch to reduce risk of compaction caused by any heavy foot traffic. Oak tree #5 and redwood tree #9 will need a slightly reduced tree protection zone as the existing deck area is within 10 times the trees diameters. A 3 foot clearance from the deck to the tree protection fencing for these trees is needed so that workers can safely access the area of proposed work. A 6 inch thick layer of coarse mulch should be placed between the fencing and deck. Wherever else possible fencing is to be placed at 10 times the tree diameters. No equipment or materials shall be stored or cleaned inside the protection zones. If at any time tree protection fencing needs to be reduced for access, the non-protected area should be mulched with 6" of coarse wood chips. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any of the proposed construction activity on site. The Project Arborist must verify the new fencing locations anytime the fencing is to be moved. Site plan A1 dated 11/15/18 shows the recommended tree protection zones as described in this report.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting

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

Trenching and Excavation

Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots. Anytime excavation is to take place within 10 times the diameter of a protected tree on site, the project arborist must be called out to the site to witness the work.

Irrigation

Normal irrigation shall be maintained for the imported trees on site to be retained. The imported trees will require normal 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. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. No irrigation shall be provided to the native oak trees unless their root zones are traumatized.

1531 Laurel Place 11/28/18

(6)

Inspections

It is the contractor's responsibility to contact the site arborist when work is to take place under the tree canopies of a protected tree on site. Kielty Arborist Services can be reached by email at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David). Menlo Park often requires a letter that states we have inspected the tree protection fencing.

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

Sincerely,

Kevin R. Kielty

Certified Arborist WE#0476A

David P. Beckham

Certified Arborist WE#10724A

December 5, 2018

1531 Laurel Place – Variance Findings:

The goal for the remodel and addition at 1531 Laurel Place is to gain modest square footage while maximizing the use of the yard. We plan to accomplish this by maintaining the existing first floor footprint with the addition of a second floor setback from the front yard. A portion of the existing first floor is nonconforming which requires a Use Permit, as the scope of work on the nonconforming existing residence surpasses the value threshold of the nonconforming new work value calculation. In addition portions of the existing eaves extend beyond the allowed eave encroachment. We're proposing to extend the plate height of the existing walls as allowed by zoning regulations, however this requires the existing nonconforming eaves be replaced due to raising the plate height. Therefore, a Variance is also being requested to legalize the nonconforming wall for the purpose of rebuilding the nonconforming eaves. The nonconforming wall would maintain existing framing, while extending the plate height. Please see below how each Variance statement is addressed in detail.

1) That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits;

The subject property is not a typical, rectangular-shaped lot, but rather a trapezoid shape that narrows towards the front yard to a minimum of 60 feet wide, below the minimum lot width per zoning regulations.

2) That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his/her neighbors;

The variance is necessary to maintain the existing house footprint and create a functional space that creates a uniform design blending the existing home massing with the addition. The replaced, smaller eave would be positioned at the same existing wall at the raised plate height, and reduces the current eave encroachment. This allows for efficient use of the existing footprint rather than significantly modifying the floor plan and/or creating different eave heights along the side yard.

3) That the granting of the variance will not materially detrimental to the public health, safety, or welfare, or will not impair an adequate supply of light and air to adjacent property;

l'oro

553 Pacific Avenue, San Francisco, CA 94133

The existing nonconforming eave that will be replaced at the existing wall will not extend any further than it does in its current condition, and the new replaced eave will actually be smaller and encroach less than it does today into the side yard. Thus the replaced eave and existing side yard wall will not be materially detrimental to the public health, safety or welfare, and will not impair an adequate supply of light and air to adjacent property.

4) That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.

The existing house is situated towards the front of the property, which has the narrowest lot width, thus presenting a number of challenges in remodeling the existing house that are not generally applicable to other properties, specifically the unusual shape of the lot noted above.

5) That the condition upon which the requested variance is based is an unusual factor that was not anticipated or discussed in detail during any applicable Specific Plan process.

The project is not within any Specific Plan area.

Lauren Goldman

L'oro Designs
553 Pacific Avenue
San Francisco, CA 94133
lauren@loro-designs.com
415.617.9592



STAFF REPORT

Planning Commission

Meeting Date: 3/25/2019

Staff Report Number: 19-024-PC

Public Hearing: Use Permit/Mandy Dang/993 El Camino Real

Recommendation

Staff recommends that the Planning Commission approve a request for a use permit for a full/limited service restaurant (boba tea shop) on a lot that is substandard with regard to parking located at 993 El Camino Real in the El Camino Real/Downtown Specific Plan (SP/ECR-D) zoning district. The tenant space is vacant but was previously used for a cobbler shop. The recommended actions are contained within Attachment A.

Policy Issues

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

Background

Site location

The subject property is located at the corner of El Camino Real and Menlo Avenue, on the edge of the Downtown area. The parcel is located within the El Camino Real/Downtown Specific Plan's El Camino Real South-West (ECR SW) sub-district. The parcel consists of a one-story commercial building and a private parking lot. The commercial building is occupied by four tenants including the subject vacant tenant space, a dry cleaners/laundry mat, a restaurant, and fitness studio.

The surrounding properties are also located in the SP/ECR-D zoning district. Using Menlo Avenue in the north to south orientation, the parcels to the north, across El Camino Real, and to the south are developed with offices. The property to the west, across Menlo Avenue, had a restaurant use on the ground floor (Applewood Pizza) but is currently vacant. The building is developed with residential units above. The property to the east is a retail use, currently Menlo Clock Works. Access to the property is provided from El Camino Real, as well as from Menlo Avenue. A location map is included as Attachment B.

Analysis

Project description

The applicant is requesting to occupy the vacant tenant space, formerly a cobbler shop (The Cobblery), with a full/limited service restaurant (boba tea shop). The restaurant would occupy approximately 730 square feet of the 6,700-square-foot commercial building. The applicant states that the restaurant would

be open daily, with the typical hours of operation between 11:00 a.m. to 9:00 p.m. from Sunday to Thursday, and 11:00 a.m. to 10:00 p.m. on Friday and Saturday. The restaurant would have a total of one to three employees at any given time depending on the demand. The applicant is proposing in-store seating for between 8 and 12 people. No outdoor seating is proposed. The applicant has submitted proposed plans (Attachment C) and a project description letter (Attachment D), which describes the proposed operations of the restaurant in more detail.

No exterior changes to the building are proposed, with the exception of the installation of a new accessible door to match the existing and a new backlit letter sign (to be reviewed under separate permit by staff). The applicant proposes to construct new tenant improvements within the space, including the construction of a new bathroom, a drink preparation area, a cabinet counter for order-taking, and a seating area. The proposed plans include the installation of a new rooftop condenser and new exhaust fans, none of which will be visible from the public right of way as verified by a line-of-sight diagram in the plan set.

Staff believes that the proposed restaurant use would be consistent with the services of similar businesses elsewhere within the city, especially within the El Camino Real and downtown areas.

Parking and circulation

The parking requirement is six spaces per 1,000 square feet for restaurant uses and four spaces per 1,000 square feet for retail and personal services uses in the SP/ECR-D zoning district. The building is nonconforming with regard to parking, with 25 parking spaces where 31 spaces would be required for the proposed mix of uses at the site.

Although a full/limited service restaurant is a permitted use in the SP/ECR-D zoning district, use permit approval is required for the change in use in a building that is nonconforming with regard to parking. In the SP/ECR-D zoning district, the change from retail to full/limited service restaurant slightly increases the parking requirement. However, based on the size of the subject tenant space (approximately 730 square feet), the increase is fewer than two (2) parking spaces. Customer parking demands are not expected to be excessive based on the hours of operation of the businesses sharing the private parking lot, anticipated trip sharing, and the alternative transportation modes (such as biking and walking) available to customers due to the proposed restaurant's location.

According to the applicant's project description letter, the busiest hours for the restaurant will be in the afternoon between 2:00 p.m. and 4:00 p.m. and the evening between 7:00 p.m. to 9:00 p.m. The fitness studio has its busiest hours in the morning between 6:00 a.m. to 10:45 a.m. The adjacent laundromat at 995 El Camino Real and adjacent restaurant at 989 El Camino Real (Mama Cheli's) have comparable hours to the proposed subject restaurant (boba tea shop), but some trip sharing is anticipated based on the different uses and the various services that they provide (i.e., a customer patronizing the laundromat may opt to also get a boba tea while waiting, or a patron of the restaurant may frequent the boba tea shop after a meal, which would not generate additional car trips). Additionally, due to the central location in the downtown area customers may use alternative transportation to the restaurant such as walking and biking. Boba tea is popular with students, who would most likely frequent the boba shop by foot or bicycle. Furthermore, the applicant states that since the drinks take only a few minutes to prepare and most customers purchase the beverages to-go, they expect a quick turnover rate, making a minimal impact on

the parking availability for the other three businesses.

The Transportation Division has reviewed the applicant's proposal. Based on the parking occupancy study and the parking analysis provided by the applicant, the Transportation Division has expressed no concerns with the proposed restaurant's impact on parking. The change in use would result in more trips to/from the site and, therefore, a supplemental transportation impact fee of \$3,993.49 was calculated based on the change in use, and shall be paid by the applicant prior to building permit issuance. Accordingly, staff has added project-specific condition of approval 4b in Attachment A.

Staff believes that with the on-site parking spaces and the parking demand of this proposed use, parking impacts would be minimized. Additionally, the Transportation Division has reviewed the proposed restaurant and does not anticipate any significant parking impacts since the four businesses have staggered hours of demand.

Correspondence

Staff has not received any correspondence on this proposal.

Conclusion

Staff believes that the proposed restaurant (boba tea shop) is consistent with the services of similar uses elsewhere in the city. While the proposed restaurant generates a slightly greater parking demand than the previous retail use (the cobbler shop), the proposed restaurant is not anticipated to have parking impacts due to the staggered hours of demand of the existing uses sharing the on-site parking, as well as due to the potential for shared trips. The central location near the downtown area would allow customers to use alternative forms of transportation to the restaurant. The Transportation Division has reviewed the applicant's proposal. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

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

Attachments

- A. Recommended Actions
- B. Location Map
- C. Project Plans
- D. Project Description Letter
- E. Mitigation Monitoring and Reporting Program

Disclaimer

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

Exhibits to Be Provided at Meeting

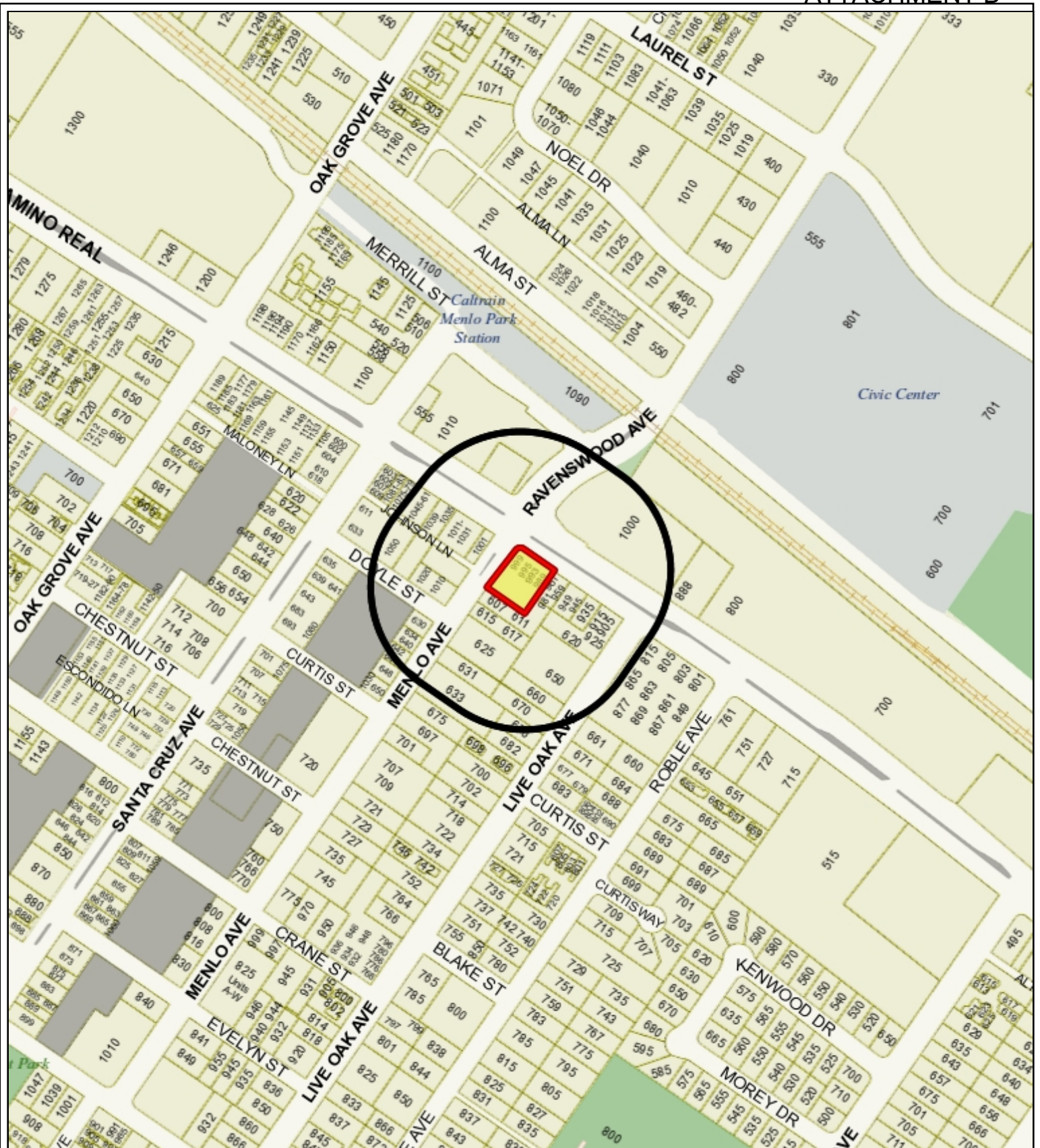
None

Report prepared by:
Cecilia Conley, Contract Assistant Planner

Report reviewed by:
Kyle Perata, Acting Principal Planner

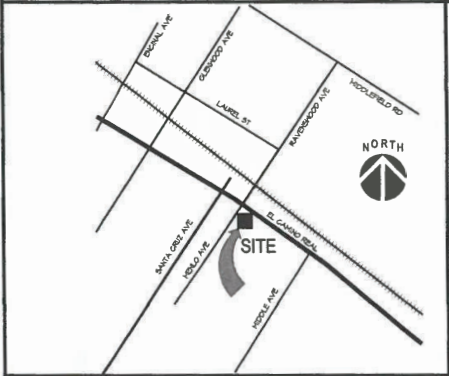
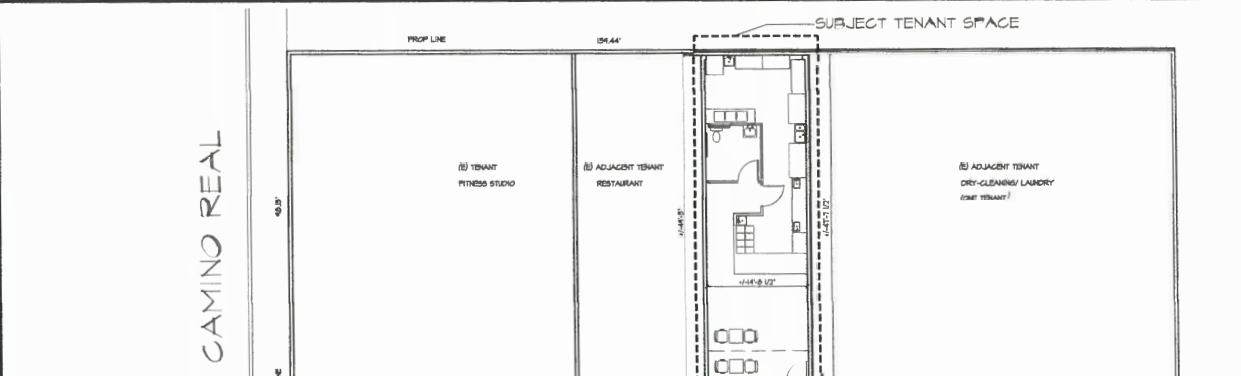
993 El Camino Real – Attachment A: Recommended Actions


LOCATION: 993 El Camino Real	PROJECT NUMBER: PLN2018-00108	APPLICANT: Mandy Dang	OWNER: Wright Family Trust
REQUEST: Request for a use permit for a full/limited service restaurant (boba tea shop) on a lot that is substandard with regard to parking located at 993 El Camino Real in the El Camino Real/Downtown Specific Plan (SP/ECR-D) zoning district. The tenant space is vacant but was previously used for a cobbler shop.			
DECISION ENTITY: Planning Commission	DATE: March 25, 2019	ACTION: TBD	
VOTE: TBD (Barnes, Doran, Goodhue, Kennedy, Onken, Riggs, Strehl)			
<p>ACTION:</p> <ol style="list-style-type: none"> 1. Make findings with regard to the California Environmental Quality Act (CEQA) that the proposal is within the scope of the project covered by the El Camino Real/Downtown Specific Plan Program EIR, which was certified on June 5, 2012. Specifically, make findings that: <ol style="list-style-type: none"> a. The project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current CEQA Guidelines. b. Relevant mitigation measures have been incorporated into the project through the Mitigation Monitoring and Reporting Program (Attachment E), which is approved as part of this finding. 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 March Design, consisting of four sheets, dated received March 14, 2019, and the project description letter, dated received January 9, 2019, and approved by the Planning Commission on March 25, 2019, except as modified by the conditions contained herein, subject to review and approval of the Planning Division. b. 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. 4. Approve the use permit subject to the following project-specific conditions: <ol style="list-style-type: none"> a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment E). Failure to meet these requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines. b. The City has adopted a Supplemental Transportation Impact Fee for the infrastructure required as part of the El Camino Real / Downtown Specific Plan. The fee is calculated at \$393.06 per PM peak hour vehicle trip. The proposed project is subject to a Supplemental TIF of \$3,993.49, for a total of 10 new PM peak hour trips. Payment is due before a building permit is issued and the supplemental TIF will be updated annually on July 1st along with the TIF. 			



City of Menlo Park
 Location Map
 993 El Camino Real



<p>APPLICABLE CODES</p> <p>2016 CBC, CFG, CFC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF MENLO PARK ORDINANCES</p> <p>2016 CALIFORNIA BUILDING CODE (CBC)</p> <p>2016 CALIFORNIA FIRE CODE (FC)</p> <p>2016 CALIFORNIA PLUMBING CODE (CPC)</p> <p>2016 CALIFORNIA MECHANICAL CODE (CMC)</p> <p>2016 CALIFORNIA ELECTRICAL CODE (CEC)</p> <p>2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CES)</p> <p>2016 CALIFORNIA GREEN BUILDING STANDARDS (CGBS)</p>	<p>DRAWING INDEX</p> <p>ARCHITECTURAL</p> <p>A1.0 TITLE SHEET & SITE PLAN</p> <p>A2.1 EXISTING AND PROPOSED FLOOR PLANS, ROOF PLAN, & AREA PLAN</p> <p>A3.1 OVERALL FRONT ELEVATION, ENLARGE ELEVATION & SECTIONS, & LINE OF SIGHT</p> <p>A5.2 STREETSCAPE</p> <p>PROJECT SCOPE</p> <p>NEW PEARL MILK TEA SHOP AT EXISTING SPACE. FLOOR AREA IS APPROXIMATELY 130 SF.</p>	<p>CONDITIONAL USE PERMIT for</p> <p>BOBA TEA SHOP</p> <p>993 EL CAMINO REAL</p> <p>MENLO PARK, CA 94025</p> <p>APN: 071 288 590</p>	
<p>LOCATION MAP</p>	<p>SITE PLAN 1/8" = 1'-0"</p>		
			
<p>PROJECT CONTACT</p>			
<p>TENANT</p> <p>MANDY DANG 415 EL CAMINO REAL MENLO PARK, CA 94025</p> <p>(650) 660-7882 EMAIL: mandy.dang27@gmail.com</p> <p>ARCHITECT</p> <p>MARCH DESIGN 11 MAIN STREET, SUITE J3 LOS ALTOS, CA 94022</p> <p>(650) 302-1481 (650) 818-9486 FAX EMAIL: mms.cio@gmail.com</p>			
<p>PROJECT SUMMARY</p>			
<p>APN: 071 288 590</p> <p>ZONING DISTRICT: SF-EGR-D EL CAMINO REAL/DOWNTOWN SPECIFIC PLAN</p> <p>CONSTRUCTION TYPE: V - B (NON-SPRINKLER)</p> <p>OCCUPANCY GROUP: B</p> <p>SIZE OF LOT: +/-15,655 S.F.</p> <p>EXISTING BUILDING FLOOR AREA: +/-6,100 S.F.</p> <p>TENANT AREA: +/-724 S.F.</p> <p>ON-SITE PARKING PROVIDED: 25 STALLS (INCLUDING 1 DISABLED ACCESSIBLE)</p>			



March DESIGN
ARCHITECTURE | INTERIOR | PLANNING

111 MAIN STREET, SUITE J3
LOS ALTOS, CA 94022
865.362.1987
marchdesign@comcast.net

REVISIONS


RECEIVED

MAR 14 2019

CITY OF MENLO PARK
BUILDING DIVISION

CONDITIONAL USE PERMIT

BOBA TEA SHOP
993 EL CAMINO REAL
MENLO PARK, CA 94025
APN: 071 288 590



CLIENT

DATE: 01/03/19

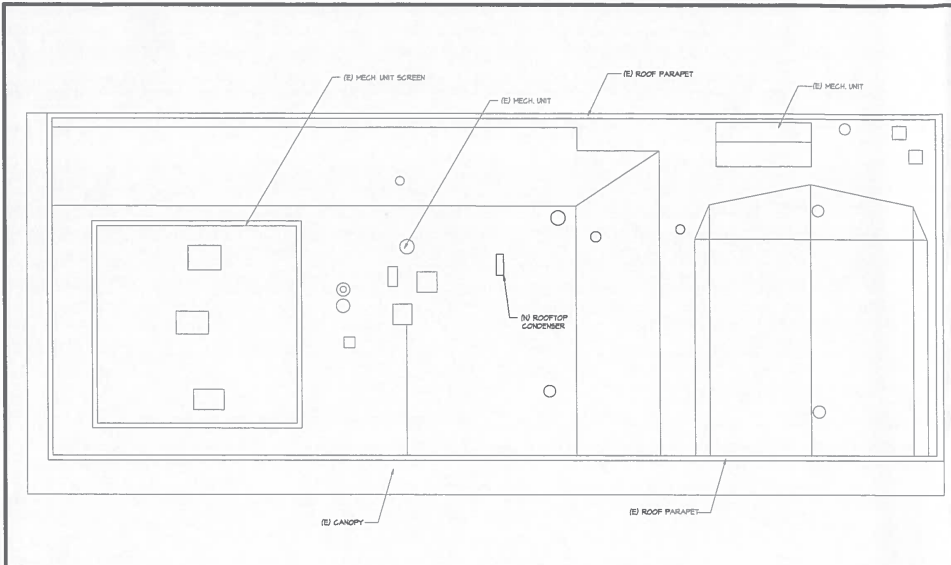
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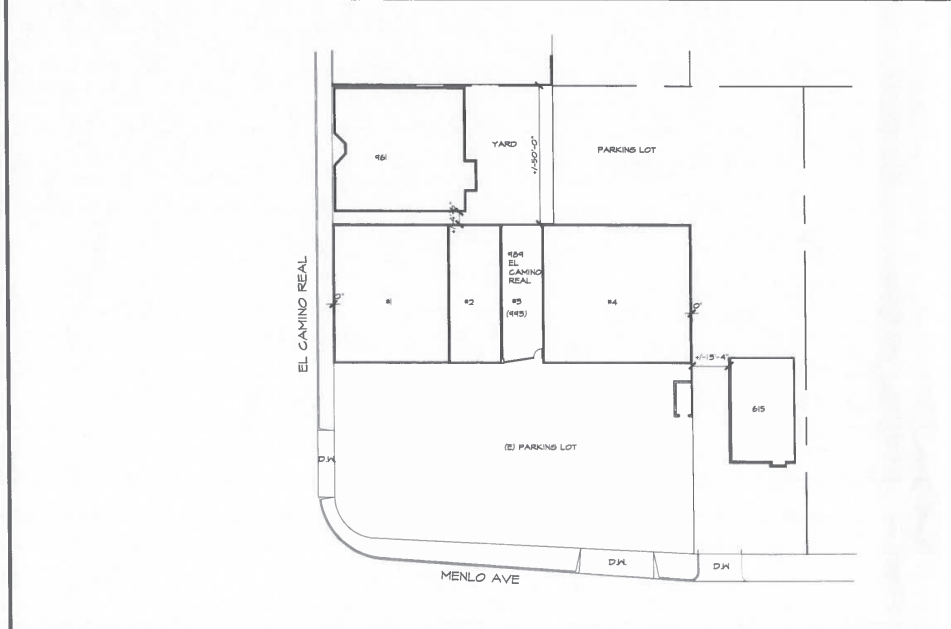
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TITLE SHEET AND SITE PLAN

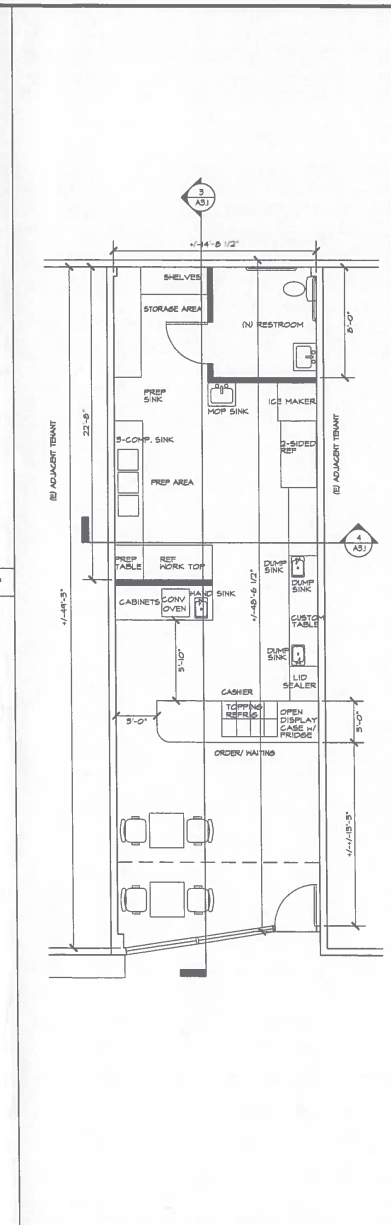
A1.0



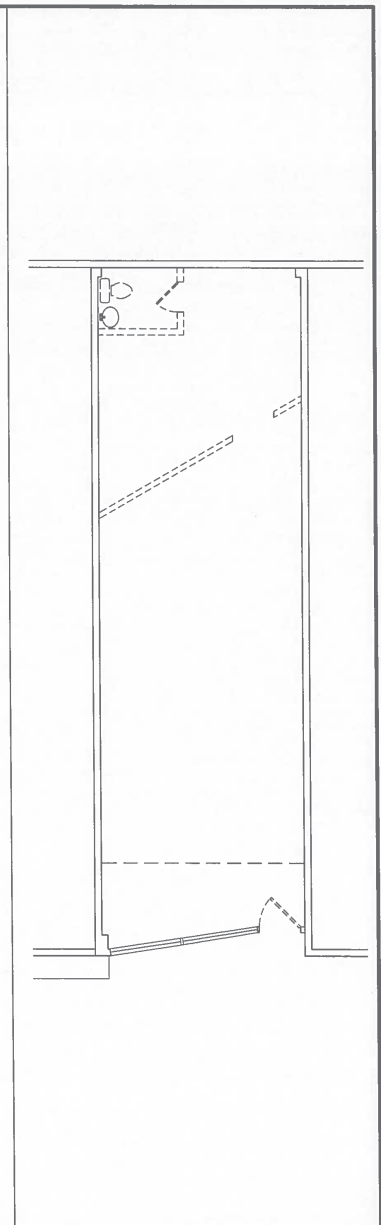
3 ROOF PLAN 1/8" = 1'-0"




4 AREA PLAN 1" = 20'-0"



2 PROPOSED FLOOR PLAN 1/4" = 1'-0"



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



**March
DESIGN**


ARCHITECTURE | INTERIOR | PLANNING

111 MAIN STREET, SUITE #8
LOS ANGELES, CA 90012
TEL: 323.784.1100
info@marchdesign.com

REVISIONS

CONDITIONAL USE PERMIT

BOBA TEA SHOP
988 EL CAMINO REAL
MENLO PARK, CA 94025
APN: 071 288 680



CLIENT

DATE 01/03/19

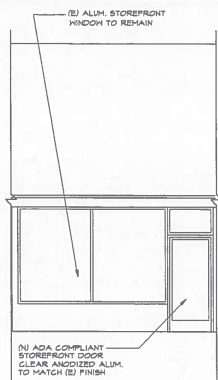
CHECKED

DRAWN MM

JOB NO.

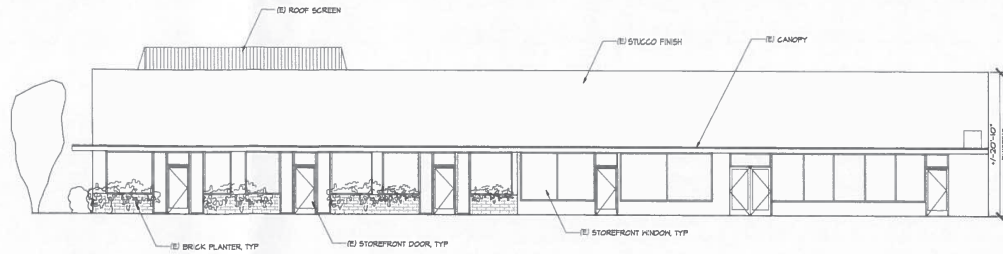
**EXIST. & PROP.
FLOOR PLANS
AREA & ROOF PLANS**

A2.1



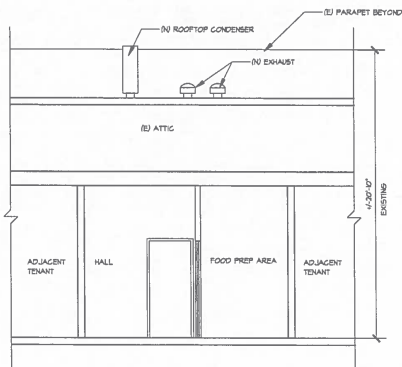
② ENLARGED FRONT ELEVATION

1/4" = 1'-0"



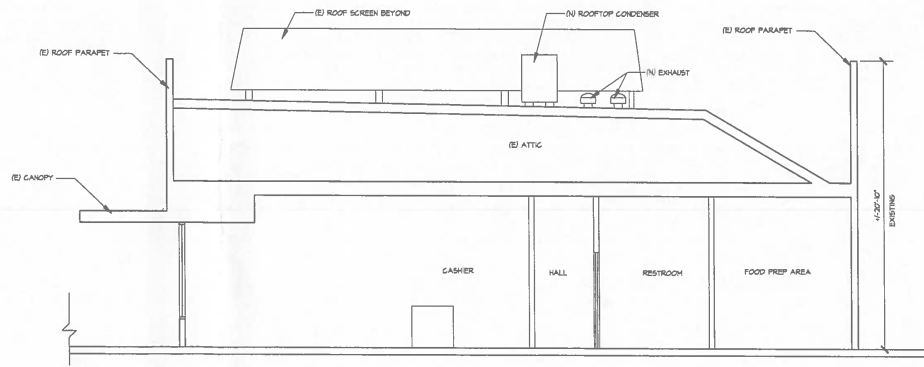
① OVERALL FRONT ELEVATION

1/8" = 1'-0"



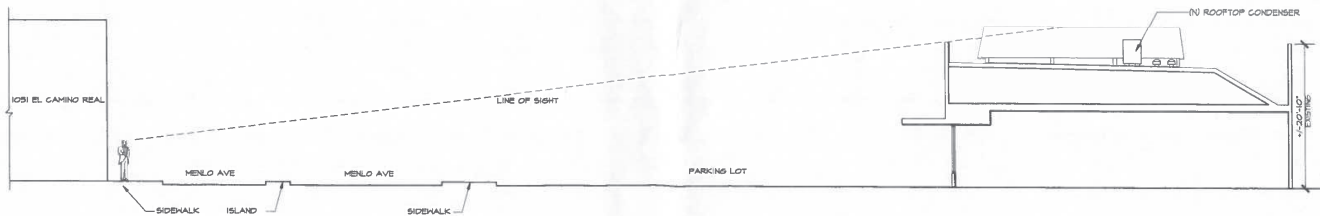
④ SECTION

1/4" = 1'-0"



③ SECTION

1/4" = 1'-0"



⑤ LINE OF SIGHT

1/8" = 1'-0"



REVISIONS

CONDITIONAL USE PERMIT

BOBA TEA SHOP
983 EL CAMINO REAL
MENLO PARK, CA 94025
APN: 071 288 690



CLIENT

DATE 01/03/19

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JOB NO.

ELEVATIONS
SECTIONS &
LINE OF SIGHT

A3.1



① SIDE STREET VIEW FROM EL CAMINO REAL



② FRONT STREET VIEW FROM MENLO AVE

March
DESIGN

ARCHITECTURE | INTERIOR | PLANNING

111 MAIN STREET, SUITE 10
LOS ALTOS, CA 94022
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REVISIONS

CONDITIONAL USE PERMIT

BOBA TEA SHOP
983 EL CAMINO REAL
MENLO PARK, CA 94025
APN: 071 288 590



CLIENT	
DATE	01/03/19
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DRAWN	MM
JOB NO.	

**EXISTING
STREETSCAPE**

A3.2

Purpose of the Proposal

We are applying for the Use Permit for the property located at 993 El Camino Real, Menlo Park due to its substandard parking. The proposed business is to sell boba drinks.

Boba is a tea based drink mixed with or without milk, and can include added flavoring accompanied by various toppings including tapioca pearls, various jellies, fruit bits, etc.

Since boba drinks are usually consumed as desserts or snacks, the busy hours are expected to be between 2pm - 4pm, and then 7pm - 9pm, more so on the weekends vs weekdays. Since it takes less than 2 minutes to make one drink and most customers purchase the beverages to go, we expect a short-term need for parking with fast turnover rates, making minimal impact on the parking availability for other three businesses sharing the main building: Barre3 fitness studio, Lauderdale dry-cleaner, and Mami Cheli's taqueria.

We don't expect to affect the parking needs of Barre3 fitness studio. Their morning classes end at 10:45AM before we open, and their two evening classes from 5:45pm - 8pm only take place on weekdays when the proposed boba shop expects to be less busy. In the other hand, the busiest hours for the taqueria are during lunch between 12-2pm and dinner from 6-8pm, which means may share the same busy hour with Mama Cheli's taqueria between 7-8pm. However, like the neighboring dry cleaner, the proposed boba shop's customers come and go quickly, resulting in less and shorter parking demand.

Moreover, in addition to the 25 parking spots provided by the main building, customers can choose from three other 3-hour public parking lots along the adjacent street, Menlo Avenue, or the additional street parking along El Camino Real as well as Santa Cruz Avenue. And because boba is considered a complement to meals, we intend to serve customers from the surrounding restaurants who can walk over from their original destinations for a quick 10 minute purchase.

Scope of Work:

Project consists of interior improvements within the leasehold space, including:

- Upgrading and installing new electrical and plumbing
- Expanding bathroom to meet ADA requirements.
- Creating storage area by removing current non-bearing partition wall and adding walls
- Building beverage preparation counter and front area for order taking

No outdoor seating is proposed.

Existing and Proposed Uses

The subject property is currently vacant and was previously a cobbler shop. We are proposing to open a boba shop that sells tea-based beverages to go, with available in-store seating for 4 persons. The proposed hours of operation will be from 11AM - 9PM from Sunday to Thursday, and 11AM - 10PM on Fridays and Saturdays.

As for staffing, we intend to have between one and two employees on site at any given time on the weekdays, and two to three employees during weekends. Each working day consists of two 6 or 6.5 hour shifts.

El Camino Real/Downtown Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
BIOLOGICAL RESOURCES				
<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>	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
HAZARDOUS MATERIALS				
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)				
<p><i>Mitigation Measure HAZ-3:</i> 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.</p>	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
TRANSPORTATION, CIRCULATION AND PARKING				
Impact TR-1: Traffic from future development in the Plan area would adversely affect operation of area intersections. (Significant)				
<p><i>Mitigation Measures TR-1a through TR-1d:</i> (see EIR for details)</p>	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD
Impact TR-2: Traffic from future development in the Plan area would adversely affect operation of local roadway segments. (Significant)				
<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; 	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

EI Camino Real/Downtown Mitigation Monitoring and Reporting Program				
Mitigation Measure	Action	Timing	Implementing Party	Monitoring Party
* 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 carpool, vanpool, bicycle or use public transit; * Imposing charges for parking rather than providing free parking; * Providing shuttles for customers and visitors; and/or * Car share programs.				
<i>Impact TR-7: Cumulative development, along with development in the Plan area, would adversely affect operation of local intersections. (Significant)</i>				
<i>Mitigation Measures TR-7a through TR-7n: (see EIR for details)</i>	Payment of fair share funding.	Prior to building permit issuance.	Project sponsor(s)	PW/CDD