



REGULAR MEETING AGENDA

Date: 11/4/2019
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 transcript from the October 7, 2019, (1350-1390 Willow Road, 925-1098 Hamilton Avenue, and 1005-1275 Hamilton Court, Proposed Willow Village Master Plan Project Environmental Impact Report Scoping Hearing), Planning Commission meeting. ([Attachment](#))

F. Public Hearing

- F1. Use Permit Revision/Gary Ahern/1012 Cotton Street:
Request for a use permit revision for interior and exterior modifications to an existing two-story, single-family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The modifications include additions on the first and second floor. The residence is nonconforming with respect to the right side daylight plane, and the proposed new work value would exceed 50 percent of the existing value. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback. The previous use permit was granted in 1983. ([Staff Report #19-077-PC](#)) ***Continued from the meeting of October 21, 2019***

- F2. Use Permit Revision/Sebastian Heilgeist/530 Laurel Avenue:
Request for a use permit revision to perform interior and exterior modifications to an existing two-story single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. The modifications include additions on the second floor. The previous use permit was granted in 1992. ([Staff Report #19-078-PC](#))
- F3. Use Permit/Mehdi Jazayeri/713-715 Partridge Avenue:
Request for a use permit to demolish two existing single-family residences and construct two new two-story, single-family residences on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The proposal includes a request to place the detached garage on the front half of the lot. ([Staff Report #19-079-PC](#))
- F4. Use Permit/MidPen Housing Corporation/1345 Willow Road:
Request for a use permit to construct a fence that exceeds the seven-foot maximum height, along the rear of the property in the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district. ([Staff Report #19-080-PC](#))

G. Regular Business

- G1. One Year Review/Don Fox, WineBank/1320-A Willow Road:
Request that the Planning Commission conduct a one-year review of the use permit revision to increase the signage and advertising permitted, adjust the minimum prices of wines available for sale and consumption on-site, provide daily wine tastings, and host up to 150 wine tasting events per year at an existing wine storage facility in the LS (Life Sciences) zoning district. **Continued to the PC meeting of November 18, 2019**
- G2. Review of Draft 2020 Planning Commission Meeting Dates. ([Staff Report #19-081-PC](#))

H. Informational Items

- H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.
- Regular Meeting: November 18, 2019
 - Regular Meeting: December 9, 2019
 - Regular Meeting: December 16, 2019

I. Adjournment

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.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of

Menlo Park at, or prior to, the public hearing.

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.

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CITY OF MENLO PARK
PLANNING COMMISSION

**CERTIFIED
TRANSCRIPT**

In re)
Willow Village Project)
_____)

ENVIRONMENTAL IMPACT REPORT
SCOPING SESSION
REPORTER'S TRANSCRIPT OF PROCEEDINGS
MONDAY, OCTOBER 7, 2019
MENLO PARK CITY COUNCIL CHAMBERS

Reported by: MARK I. BRICKMAN, CSR, RPR
License No. 5527

1 ATTENDEES

2 THE PLANNING COMMISSION:

3 Andrew Barnes - Chairperson
Henry Riggs - Vice Chairperson
4 Camille Kennedy
Chris Decardy (Absent)
5 Michele Tate
Michael C. Doran

6 THE CITY STAFF:

7 Kyle Perata - Principal Planner

8 SUPPORT CONSULTANTS:

9 Kirsten Chapman, ICF Consultants
10 Erin Efner, ICF Consultants
Gary Black, Hexagon Transportation

11

12 PROJECT PRESENTERS:

13 Michael Ghielmetti
Eron Ashley

14

15 ---o0o---

16

17 BE IT REMEMBERED that, pursuant to Notice
18 of the Meeting, and on October 7, 2019, 7:305 PM at the
19 Menlo Park City Council Chambers, 701 Laurel Street,
20 Menlo Park, California, before me, MARK I. BRICKMAN, CSR
21 No. 5527, State of California, there commenced a Planning
22 Commission meeting under the provisions of the City of
23 Menlo Park.

24 ---o0o---

25

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1 OCTOBER 7, 2019

7:05 PM

2 P R O C E E D I N G S

3 ---o0o---

4 COMMISSIONER BARNES: We have a public hearing
5 and there are two -- we've got a public hearing. This is
6 F1 and FG, and these are associated items within a single
7 staff report.

8 What I will to do is I'll read one of these in
9 both F1 and FG and I'll have the same lead in.

10 F1, Environmental Impact Report, EIR Scoping
11 Session/Peninsula Innovation Partners/1350 to 1390 Willow
12 Road, 925 to 1098 Hamilton and 1005-1275 Hamilton Court.

13 This is a request for an Environmental Review,
14 Conditional Development Permit, Development Agreement,
15 Below Market Rate (BMR) Housing Agreement, Zoning Map
16 Amendment, General Plan Amendment, Heritage Tree Removal,
17 Vesting Tentative Map, Fiscal Impact Analysis and an
18 appraisal to identify the Community Amenity Value for a
19 Master Plan to comprehensively redevelop an approximately
20 9 -- 59-acre site located at 1350-1390 Willow Road, 925-
21 1098 Hamilton Avenue and 1005-1275 Hamilton Court.

22 The proposed project would demolish
23 approximately one million square feet of existing office,
24 industrial research and development (R&D) and warehousing
25 campus. The project site will be redeveloped with

1 approximately 1,735 housing units (with a minimum fifteen
2 percent affordable), up to 200,000 square feet of
3 non-office/commercial retail uses (including a grocery
4 store and pharmacy), approximately 1,750,000 square feet
5 of offices, a hotel with approximately 200-250 rooms, an
6 approximately 10,000 square foot community center, and
7 approximately 9.8 acres of publicly accessible open space
8 (including an approximately four acre public park).

9 The proposal includes the request for an
10 increase in height, floor area ratio (FAR) and density
11 under the bonus level development allowance in exchange
12 for community amenities, as outlined in the General Plan
13 and Zoning Ordinance.

14 The project site encompasses multiple parcels
15 zones O-B (Office) and R-MU-B (Residential Mixed Use).
16 The project site contains a toxic release -- contains a
17 toxic release site, per Section 6596.2 of the California
18 Government Code that would be remediated as part of the
19 proposed project, in accordance and in compliance with
20 the applicable requirements of the California Department
21 of Toxic Substance Control, the State Water Resources
22 Control Board and/or other responsible agencies.

23 So there you have it.

24 Commissioner -- excuse me. Mr. Perata.

25 MR. PERATA: Thank you. So I will give the

1 staff introduction to the project tonight and we'll
2 follow up with a presentation of the applicant and then a
3 presentation from the Environmental Impact Report
4 consultant developing the EIR for the project.

5 So I just want to start from a staff
6 perspective by giving an overview of the meeting purpose
7 for tonight.

8 As mentioned, we have two EIRs for the Willow
9 Village project. These are two public hearings. The
10 first is an Environmental Impact Report Scoping Session,
11 so this provides an opportunity for members of the public
12 and members of the Planning Commission to provide input
13 on the scope and content of topics on items that can be
14 studied in the EIR.

15 Then following that, we'll have a Study Session
16 tonight which will allow an opportunity for members of
17 the public and the Commission as well as provide feedback
18 on the project plans more generally, so not EIR focused
19 for that, but rather more general design, uses, layout,
20 more conceptual guidance or comments on the plans for the
21 applicant team and the staff.

22 And then just by way of kind of background, the
23 latest Study Session by the City Council for this project
24 will be on May 7th. And so no actions will be taken at
25 tonight's hearing.

1 So I just want to start with a little bit of
2 background which is highlighted in blue on the side
3 slide.

4 It is generally located on the east side of
5 Willow Road north of the San Francisco Public Utilities
6 Commission right-of-way and Ivy Drive, then just south of
7 the Dumbarton corridor, the Dumbarton corridor further
8 north of that is Highway 84/Bayfront Expressway.

9 Though an interesting site, it's approximately
10 59 acres in size. It's commonly referred to as a
11 Prologic Menlo site. The site includes twenty buildings,
12 approximately one million square feet of square footage
13 within those buildings, and existing land uses at the
14 project site include office, research and development and
15 warehouse uses.

16 Facebook occupies a number of buildings on the
17 project site and uses those buildings for a multitude of
18 uses, including offices, employee amenities, research and
19 development and a employee health center.

20 There's approximately 3,500 employees at the
21 site currently and the site has two zoning districts,
22 Office Bonus as well as Mixed Use Residential Bonus.

23 So I'll give a brief overview of the proposed
24 project here and the applicant team can go into further
25 detail.

1 As part of the project, the existing buildings
2 onsite will be demolished. The proposed project is a
3 Mixed Use Development. It would utilize the City's
4 ordinance allowance for a Master Plan Development which
5 will include a Conditional Development Permit and a
6 Development Agreement as a part of the entitlements for
7 the project.

8 Some of the main components to talk about
9 briefly. The project includes housing, retail as well as
10 a hotel and office.

11 As far as housing, there's approximately 1,735
12 units currently proposed. Retail, you have 200,000
13 square feet, and that does includes uses such as a
14 grocery store and pharmacy as well as some other non-
15 office commercial uses, restaurants, cafes, commercial
16 services could be within that square footage.

17 The hotel right now is proposed for up to 250
18 rooms and the office campus is 1.75 million square feet,
19 and that is a net increase of approximately 750,000
20 square feet above the existing commercial square footage
21 at the site currently.

22 The site also includes public space throughout,
23 the majority of which is an approximately four acre
24 publicly accessible park at the southwestern corner of
25 the site.

1 Adjacent to that site would be a community
2 serving space within the adjacent building.

3 And so the recommended meeting format for
4 tonight. As mentioned, we have two items, the EIR
5 Scoping Session and Study Session.

6 For the EIR Scoping Session, staff recommends
7 that the Commission, after staff's review and overview of
8 the proposed project, listen to a presentation by the
9 applicant, and then following that a presentation by the
10 City's EIR consultant of the project.

11 It's recommended that the Commission hold
12 general questions on the project for the EIR process more
13 generally without -- not comment particularly, but more
14 general clarifying questions.

15 So after all three presentations, but certainly
16 if you have a question for the applicant or the EIR
17 consultant or myself, we can take that after each
18 presentation if necessary.

19 Following any clarifying questions, we want to
20 open public comment, and then close that, Commissioner
21 comments on the EIR scope and content, and then after
22 closing the Scoping Session and Public Hearing, move on
23 to the Study Session, item G1.

24 For that, there will be no presentations.
25 Staff recommends moving all three presentations to this

1 time rather than having the applicant present it during
2 the Study Session.

3 But it would be an opportunity for clarifying
4 questions and we would take Public Comment and
5 Commissioner comments on the project.

6 So that concludes my presentation. As I stated
7 previously, I'd be happy to answer any general questions,
8 and then I'll turn it over to the applicant team to make
9 their presentation.

10 CHAIRPERSON BARNES: Any clarifying questions
11 from the Commissioners?

12 Seeing none, and, too, for the purpose of
13 clarity, just to give an overview one more time, we're
14 going to have the consultant for the EIR give a
15 presentation, and then -- then we'll bring it back to
16 Public Comment and then bring it up here.

17 We'll do it again as it relates to the session
18 on the project itself as we move to the EIR. In the
19 middle of that will be Public Comment opportunity and
20 then we'll bring it back up here.

21 So with that, let's call for the applicant.
22 Good evening.

23 MR. GHIELMETTI: Hi. My name is Mike
24 Ghielmetti. I'm the founder of Signature Development
25 Group and we're partnering with Facebook on the project

1 before you. So thanks for having us tonight. We'll been
2 to a few of these before. So some of these may be
3 repeats for the audience and some of you Commissioners
4 have been to our study sessions, as well.

5 So again, I'm Mike Ghielmetti with Signature
6 Development Group. We're a Bay Area-based private
7 family-owned development organization; been building
8 around the Bay Area for twenty years, and we take pride
9 in building the right project for the community we're
10 building in.

11 So a picture of the project we did in Oakland
12 called The Hive with kind of a derelict district that was
13 defunct and we brought it alive with a mixture of
14 residential and retail, building hotels and office space
15 around there and -- and we build from Novato to -- to San
16 Jose, San Francisco to Oakland.

17 And the consistent theme there is not that it's
18 a specific type of project, but it's hopefully the right
19 product for the community in terms of scale and scope,
20 architecture and the theme being connectivity.

21 Because we want residents to be connected to
22 these neighborhoods that we're building, be they brown
23 field or green field or something in between.

24 So we're excited to be here. We've been
25 partnering with Facebook for about eighteen months now.

1 We're trying to envision what this project could be.

2 As you know, Facebook's been in the community
3 for about seven or eight years now. I don't need to go
4 into too much detail. They've been very generous with
5 their time and public dollars and a number of topics
6 here, economic opportunity, housing, mobility, community,
7 sustainability and hopefully this project can carry
8 forward some of those goals.

9 A little bit of background. This concept has
10 been before you a couple of times. Initially Facebook
11 brought forth the concept in 2017 to help try and
12 envision what -- what could -- what could happen in this
13 area, and there were a number of community workshops.

14 We met with hundreds of people during that
15 timeframe and trying to get ideas from folks.

16 This wasn't a talking tour. It was really a
17 listening tour to -- to Belle Haven and to the
18 neighborhood surrounding it and broader Menlo Park.

19 What would you like to see here? What's
20 important to you? What are some of the good things?
21 What are some of the bad things? And how can we make
22 this better?

23 From that process, a number of issues came
24 forth that were things that the community had said hey,
25 can you help solve some of these problems and/or can you

1 provide opportunities or amenities? Things like retail
2 amenities, grocery store, pharmacy, things like parks and
3 open space, bike trails, traffic solutions and general
4 connectivity were very important.

5 Educational opportunities, housing and housing
6 affordability came about. Mobility in a variety of ways,
7 like I said, bike and pedestrian, public transportation,
8 vehicular access.

9 And so we took all of those ideas and meshed
10 them with some of the conditions at the site to help
11 create something that we could build forth from there.

12 As staff indicated, the site is about plus/
13 minus sixty acres. It's filled with a number of old
14 buildings, about -- about a million square feet with
15 capacity for about 3,500 folks working there.

16 The existing site conditions are ones that were
17 built from yesteryear. Not what I would call resilient,
18 not what I would call sustainable and it's not what I
19 would call connected.

20 So there's a whole lot of folks working there
21 that aren't going to be able to provide the broader
22 benefit we think a future project can deliver to the --
23 to the neighborhood.

24 So from all of the workshops that we had with
25 the community and stakeholder organizations, we started

1 to come up with some really broad brush Stokes, just kind
2 of a back-of-the-napkin kind of first blush, and
3 basically what it shows is that the project wanted to
4 have ample public parks.

5 We thought moving them together we'd be able to
6 create some parks and open space with better visibility
7 and better use and wanted to have a lot of connectivity,
8 both to the other Facebook campuses, but also to the
9 community as large.

10 And it didn't want to be sequestered. It
11 wanted to be an open community.

12 So the dotted lines in there kind of represent
13 places where a campus and a community could kind of come
14 together.

15 And so we've got office to, you know -- as I'm
16 looking at it to the right in and residential to the
17 left, but also ways for those to kind of blend together.

18 So this is the start of it and I'm going to
19 introduce Eron Ashley from our land planner and Howard
20 Layton to help explain how involved and I'll come back.

21 MR. ASHLEY: Thanks, Mike.

22 Good evening. My name is Eron Ashley. I'm a
23 partner in Hart Howerton. We're planners, architects,
24 interior designers based in San Francisco and New York
25 and we tend to get involved in either exceedingly large

1 or exceedingly complex projects where the real focus is
2 --

3 CHAIRPERSON BARNES: I'm sorry. Can you move
4 the mic?

5 MR. ASHLEY: Sure. We tend to work in
6 situations where the experience of living there working
7 there, visiting there is, you know, of the utmost
8 importance.

9 And so it's been really kind of fun for us to
10 get to know Facebook, get to know the community,
11 especially Belle Haven community, but Menlo Park as a
12 whole and to understand how a project of this sort can
13 really make more of a site.

14 Today it's really a cul-de-sac full of outdated
15 offices.

16 The program forward Willow Village is very much
17 what it was a year ago or two years ago when you first
18 saw it. It's a mix of office, residential, retail and a
19 hotel.

20 I think what's different here is we -- we've
21 spent a lot of time listening onsite, and if you've ever
22 sat at a light at Hamilton waiting for it to turn, all
23 the Facebook bikes and all the people walking across
24 Willow, you can really understand what connectivity means
25 in this part of Menlo Park.

1 And so a lot of what we've been doing is how do
2 you create a place that better interfaces with the
3 community.

4 And so my pointer doesn't really work here, but
5 one big change is to take the grocery store and some of
6 the other communities, the retail, the hotel, and make
7 them more a part of Willow Road in a way that makes it
8 more accessible for Belle Haven, more accessible to the
9 larger community.

10 Same for our open space. I think in a previous
11 version, you might have seen open space winding itself
12 through the community, and in this place -- in this case,
13 we really thought about -- well, we're not sure what this
14 open space wants to be yet, but let's consolidate it in a
15 way that's very accessible to the community.

16 A big theme of Facebook as a place to work,
17 it's connectivity. It's amazing to me that someone has a
18 business that people will be inclined to get on a bike,
19 to walk to meet one face-to-face as opposed to calling
20 them on the phone or e-mail them, and yet that's such a
21 significant part of the culture there.

22 And so we wanted to really embrace that in a
23 way that made it easier to be a Facebook employee, but
24 not in such a way that it would bother the community.

25 I think there's a blatant desire in this part

1 of Menlo Park to connect to things that certainly were
2 from the bay, by the highway. So how do we connect
3 better to the Bay Trail. How do we connect better to
4 each other?

5 And so some of the key themes are what is this
6 big red line that flashes through the plan? So this is a
7 theme or -- or a -- it's principally a road, but a road
8 dedicated more to people and bikes than it is to cars.

9 Thus creating a seam between the office campus,
10 which tends to be on the right side, and mixed use of the
11 plan which tends to be on the left side, and that theme
12 connects to -- it's shown with that yellow circle which
13 would be a grade separated crossing over the rail
14 corridor that will start to link people from belle Haven
15 and this Willow Village site to the bay.

16 We think that's just a huge opportunity that is
17 seamless connectivity.

18 We're at a site today that's got one way in,
19 one way out. Well, two if you're a UPS driver, I guess.

20 This needs to have as many ways in and ways out
21 as it can. So we've created five meaningful connections
22 for people, for bikes, for vehicles that capitalizes on
23 the redundancy.

24 You know, mixed use place to work because
25 people are coming and going at different times, and

1 connectivity means different things to different people.

2 So principally this is a place to walk. In
3 green, there are all -- all the green lines are the
4 pedestrian paths, and if you think about how few
5 pedestrian paths exist on the site today, what a
6 significant increase this is.

7 Dashed red lines are streets designed so that
8 bikes have the right-of-way. Solid red lines are where
9 bikes have a dedicated space to go from point A to point
10 B.

11 The idea you could ride safely free of cars
12 through that site and connect to the bay.

13 Obviously bikes are a big part of working at
14 Facebook, and so in kind of solid areas are these bike
15 parking lots and at the front door to every building.

16 The really -- the entire project team at
17 Facebook loved the idea that this office campus functions
18 like it's in a real town.

19 You walk out the front door, you use the real
20 street to get places, and it's not all behind gates and
21 walls.

22 On the two, on the east side of the property,
23 there's two large parking structures for 3,000 cars
24 total, but on the bottom portion is for the buses.

25 Obviously you're familiar with the Facebook

1 buses. The idea is that those buses are coming in and
2 leaving in an efficient way, and we're designing for
3 them, and this continues to allow Facebook to rely
4 heavily on transit and not every -- every employee has a
5 car.

6 At the heart of the project, we're calling it a
7 town square, and it really is. It's a - it's a hub of
8 activity and this gathering place where a grocery store,
9 a pharmacy, restaurant, shopping all come together with
10 the hotel and the front door of the office complex.

11 So if I'm a visitor to Facebook, I come to this
12 very civic place. If I'm a neighbor who lives across the
13 street and I want to come to this civic place, and it
14 really is a -- you know, great public space at the heart
15 of the project.

16 So here is the plan. On the left-hand side is
17 Willow. You can see Hamilton Avenue labeled just below
18 that. Above that would be the Chevron just above that,
19 the Jack-in-the-Box.

20 And so this square which has a hotel on the top
21 side of it, which is numbers 4 and 6, the office campus
22 to the right, numbers 9, a grocery store number 2 and a
23 pharmacy number 3 really is, you know, in a specific
24 place.

25 You know, we don't much have as many of the

1 squares in the West Coast, but certainly if you spend any
2 time on the East Coast, these squares are a great place
3 to come together.

4 The yellow is meant to be kind of a plaza
5 street. So the idea is that this whole place could be
6 taken over for farmer's markets and festivals and really
7 feel like the pedestrians have the right-of-way.

8 So if you were coming in from Willow Road,
9 here's the grocery store on the right, here's the
10 pharmacy in the distance as you come into the town
11 square.

12 It's important for us as you arrive to this
13 place, it felt like a real place. It didn't feel like an
14 office campus masquerading as a place.

15 So the office campus is set back and really
16 kind of community life is at the forefront.

17 I mentioned this bright red line which we call
18 Main Street. It's between the office campus, which is on
19 the right, and the residential mixed use area on the
20 left. In the distance is the hotel or town square.

21 The idea is that the office campus would have
22 retail and other active uses kind of laminated on the
23 front of it.

24 So it behaves like it's a real active
25 participant in the streetscape, in the public realm even

1 though it does have certain security requirements that
2 it's going to maintain.

3 And so you've got this kind of great street-
4 scape with this dedicated bike lane, all the stormwater
5 treatment, the street and -- and very few cars.

6 I think one of the things we're trying to do is
7 put cars that come here to work and shop into garages.
8 And so the public realm becomes a place for people and
9 bikes.

10 Inside the office campus, kind of borrowing on
11 a lot of the things that have worked really well in the
12 classic old Sun Microsystems campus on the other side of
13 the highway, a place that within that kind of secure
14 office environment that people can come together and
15 socialize, a place that feels very California.

16 You know, buildings that are four and five
17 stories, but also have lots of outdoor space. You know,
18 the kind of place that can only be here in Menlo Park.

19 A big piece of what we're excited about is a
20 big public park. I'm showing it here with no lines. And
21 so it's four acres. That's the school on the right
22 there. There's soccer fields behind. That's Willow Road
23 in the foreground.

24 There's a modest parking lot, and I think we
25 see a lot of value in that open space. We're really

1 looking to the community to help us figure out what that
2 means.

3 We don't have the monopoly on good ideas on
4 what should be built here, and a big point of public
5 engagement over the coming months is to understand this.

6 So here we -- we just drew the lines. This was
7 a college soccer field. So you can put two youth soccer
8 fields across here or two baseball fields, how big it is.

9 So, you know, here's the campus that we're
10 looking for the community to really share with us. We'd
11 love to hear from you tonight, and then here's the detail
12 of what we're attempting to do.

13 So with that, I'll turn it back to Mike.

14 MR. GHIEMMETTI: So you heard from staff
15 tonight. This is a Scoping Session. It is a Study
16 Session. We're not here to answer. We're hear to share
17 our initial thoughts about the project, talk to you about
18 some of our goals and listen.

19 And then along with our -- the City's EIR
20 consultants, study a number of alternatives and variants
21 that meet with community desires.

22 We do start off with a number of -- of really
23 important goals here, especially in this day and age
24 around sustainability. The LEED goals, all electric,
25 recycled water, no new emissions for gases, et cetera.

1 And so we've -- we set the bar pretty high
2 compared to -- to the community development standards in
3 the Bay Area, which are quite high, and we'll be studying
4 these throughout the process.

5 Some other things I just wanted to touch on
6 have to do with phasing. So what we're trying to do
7 here -- and again, we'd love to take input from the
8 community and you and continue to get input on the entire
9 process, but we had to start somewhere. We had to put
10 pen to paper.

11 We've got a three-phase project as shown here
12 and what we've tried to do is combine elements of
13 different aspects of this.

14 So, for instance, major community benefits and
15 amenities up-front along with a certain amount of
16 housing, both affordable and market rate and a certain
17 amount of office.

18 Now, we recognize that these lines are going to
19 move through the process again as we get input from
20 everybody.

21 The blue area was shown as -- as our initial
22 thoughts on phase one. What we've got are the parks as
23 they may manifest themselves over time.

24 We have four building -- residential buildings
25 here and a certain amount of office space with a certain

1 amount of parking and the transit hub.

2 We -- we do intend to exceed the minimum
3 requirements for affordable housing. How that comes out
4 again depends on community input. Your input to the
5 Council, et cetera, all the various stakeholders, but we
6 do intend to receive those standards. They elected you
7 to go through to go through the environmental and
8 feasibility standards.

9 The green phase here shown in phase two, again
10 more of the housing and pharmacy, the town square, which
11 is kind of scaled like the Sonoma town square, some
12 office and the balance of the transit hub and parking.

13 The yellow area that's shown here is phase
14 three which includes the bounds of the office space, the
15 grocery store, the hotel, the visitor center and more
16 residential.

17 We've already heard from folks in the community
18 about wanting to accelerate the grocery store. So we've
19 already started to look at that. Ways to do that either
20 to accelerate the grocery store or put in some other
21 grocery type use.

22 We certainly want the grocery store to be
23 successful, as well, and so we're -- we're looking at
24 that.

25 Part of this plan, too, is looking at, you

1 know, incorporating senior housing, you know, messing
2 around with the phasing over time.

3 So this is not something that is, you know, a
4 finished product. This is very early in the process and
5 that's why we're here to get all of your input.

6 A little bit about the schedule. So in
7 February of this year, we basically re-engaged -- as I
8 said, Facebook had started with the concept plan in 2017
9 and through parts of '18 and they brought us on board in
10 early '18 to help take that concept forward.

11 We -- we submitted a revised plan to the City
12 in February and have continued to have open houses, you
13 know, and a number of, as it said, one-on-one or large or
14 small-sized group presentations around the City.

15 We tried to emphasize Belle Haven because it's
16 the neighborhood most proximate.

17 In May, we had our Council Study Session. The
18 EIR contract was approved in August, and the NOP, Notice
19 of Preparation was posted in September and we're here
20 before you now.

21 But we have, you know, a while ahead of us.
22 We're -- we are -- we know there are issues out there.
23 We've heard a lot about the traffic and congestion.

24 We think we have some solutions that can help
25 that, but we know there are issues and we know we have to

1 be a part of those solutions.

2 So with that, we're available for any questions
3 you may have and thank you for your time.

4 CHAIRPERSON BARNES: Thank you very much.

5 And at this time clarifying questions only if
6 we have some. Your light's on, Commissioner Riggs.

7 COMMISSIONER RIGGS: So you're taking
8 questions that would be for the study just or just EIR at
9 this point?

10 CHAIRPERSON BARNES: You know, the fact is
11 that it might be better to hold the project in general
12 because we're going to do the project last, the EIR
13 before that.

14 We're going to hear from the consultant prior
15 to that. So if it's clarifying, feel free to ask it.

16 COMMISSIONER RIGGS: I'm happy to hold it.

17 CHAIRPERSON BARNES: Great. Thank you.

18 Commissioner Doran.

19 COMMISSIONER DORAN: Yeah. I'd just like to
20 know on the residential units whether the intention is
21 for those to be earmarked for Facebook employees or are
22 they going to be available for rent, selling condos?
23 What's the use of this?

24 MR. GHIELMETTI: Thank you for the question.

25 At this point, again, I think we're open to

1 listening. I think there are referred folks in the
2 community talking about, you know, pros and cons either
3 way, but they probably at this point are looking to be
4 public.

5 Again, some folks have talked about a certain
6 amount that maybe cuts down on traffic if some of are
7 more geared towards Facebook employees, but I think
8 they're -- they're up for grabs in terms of input from
9 you and the community.

10 COMMISSIONER DORAN: Thank you.

11 CHAIRPERSON BARNES: Great. Seeing no other
12 questions, we will progress to the EIR consultant.

13 MS. CHAPMAN: Good evening, Commissioners and
14 members of the public. Thank you for coming to the
15 Scoping Session for the Willow Village Master Plan
16 Project EIR.

17 My name is Kirsten Chapman and I work for the
18 environmental consulting firm ICF. We will be pre --
19 preparing the environmental review component for the
20 project.

21 I'm a project manager. I -- with us tonight we
22 have Erin Efner who's the project director from ICF and
23 then we also Gary Black from Hexagon and they will be
24 preparing the transportation component of the EIR.

25 So should you have any questions after the

1 presentation regarding the environmental review process,
2 we can respond to them accordingly.

3 Let me move to what is shown here. So we'll
4 cover the building process and the environmental review
5 process. We won't get into a project overview because
6 that is the job of the project applicant.

7 Just a quick introduction to our CEQA project
8 team or California Environmental Quality Act project
9 team.

10 We have the City of Menlo Park as the lead
11 agency, meaning that they have the principal
12 responsibility for carrying out the project.

13 ICF will be the lead EIR consultant and we will
14 prepare all sections of the EIR with assistance from
15 Hexagon for the transportation analysis.

16 We will also have Keyser Marston & Associates
17 on our team and they will be preparing the housing needs
18 assessment which we will then incorporate into the
19 population and housing section of the EIR.

20 And then also Bay Area Economics will prepare
21 the fiscal impact analysis which part of that will be
22 incorporated into the public services section, but it
23 will also be an interim document separate from the EIR.

24 So since the project involves discretionary
25 actions by the City, it is subject to the California

1 Environmental Quality Act or CEQA, and according to CEQA,
2 because this project may have significant effects on the
3 environment, an EIR is being prepared.

4 The EIR is a tool for identifying physical
5 impacts to the environment by analyzing the community
6 conducted by our EIR team.

7 The EIR is also used to inform the public and
8 decision-makers about a project and its potential
9 variance prior to project approval, recommend ways to
10 reduce impacts and also consider feasible alternatives to
11 lessen the item by physical.

12 So what's shown here, the EIR will cover most
13 of the environmental top -- topics required by CEQA. The
14 EIR analysis will cover topics such as aesthetics, air
15 quality, transportation, noise.

16 Since the project site is going to be developed
17 in an urbanized area of the City, we will not be doing a
18 full analysis of agricultural or rural resources. They
19 do not exist on the project site.

20 But each of these projects have several sub-
21 issues associated with them. There's one purpose of this
22 meeting tonight is to understand what the Planning
23 Commission and the public think about specific issues
24 under topics such as hydrology, for example.

25 So this slide shows the general step involved

1 in the CEQA process for the project. As most of you
2 know, the NOP was released on October 18th and the NOP
3 comment period will end on October 18th.

4 Following close of the scoping period, we will
5 begin preparing the EIR. When the Draft EIR is released
6 for public review, a Public Hearing will be held to
7 solicit comments on the adequacy of the Draft EIR.

8 A Final EIR will then be prepared and will
9 address all the comments received during the Draft EIR
10 review period and make any required changes that are
11 necessary to the Draft EIR.

12 And then the third hearing for the Final EIR
13 will be held before the Planning Commission and City
14 Council.

15 After the EIR is certified, the project can
16 then be approved, and following approval of the project,
17 Notice of Determination will be issued.

18 So the purpose of tonight's scoping phase is to
19 guarantee public input, early investigation of possible
20 mitigation measures to reduce the impact and also to
21 consider possible project alternative.

22 I want you to know that the attempt of the
23 scoping period is not focused on the project itself or
24 its merits, but instead the comments should be focused on
25 the environmental impact of the project.

1 The next step includes collecting data on
2 existing conditions from which we will evaluate the
3 impacts of the project. We will also begin a preliminary
4 review of the project for potential effects, and as we
5 prepare the EIR, we will consider all public comments
6 received during the scoping period either tonight,
7 received orally or via comment letter.

8 You can submit comments on the scope of the EIR
9 to Kyle Perata, Principal Planner with the City. You can
10 also speak tonight and we will note your comments and
11 consider them during the preparation of the Draft EIR.
12 As shown here, the comments must be received by October
13 18th.

14 So thank you again for coming tonight and we
15 look forward to receiving your comments.

16 CHAIRPERSON BARNES: Thank you.

17 Commissioner questions as it relates to the
18 EIR?

19 Seeing no Commissioner questions as it relates
20 to the EIR, I will move to open Public Comment on --

21 MR. PERATA: Through the chair, can I just
22 chime in before you open public comment?

23 CHAIRPERSON BARNES: Yes.

24 MR. PERATA: I just want to make one
25 additional staff clarification or update for the project.

1 In my opening remarks, I didn't mention that we
2 received four items of correspondence since the staff
3 report. Those were provided via e-mail to the Planning
4 Commission throughout the last few days, and hard copies
5 were available, also in the back of the room.

6 Members of the public who are interested in
7 hearing additional comments that are not in the staff
8 report due to time permitting after publication of it. I
9 just wanted to get that update prior to opening Public
10 Comment.

11 CHAIRPERSON BARNES: Great. Thank you.

12 And I will proceed to open Public Comment, and
13 then after that, will be another opportunity for
14 Commissioners to provide comments at that time, as well.

15 And I have a number of cards. Some of them
16 double up on the EIR portion of this meeting and on the
17 project portion of tonight's meeting.

18 I'm going to start with a Ms. Patti Fry going
19 first followed by Pamela Jones.

20 Good evening. Good evening. Please state your
21 name, jurisdiction.

22 MS. FRY: Patti Fry, Menlo Park. I wanted to
23 make -- make some suggestions regarding the EIR
24 evaluation. One is that since this is the largest
25 project Menlo Park has had it is planned to occur in

1 phases, that the EIR evaluate each phase separately so
2 that the mitigations for impacts for each phase could be
3 implemented since the implementation of the entire
4 project may take time.

5 We would not like to see these mitigation
6 measures end up being at the very end of the project, but
7 rather as they occur.

8 So that's one suggestion.

9 Another is as an alternate that the reduced
10 intensity alternate be focused on less office as opposed
11 to less retail or housing.

12 Those two uses are uses that are very important
13 to the community, and office I know is very important to
14 Facebook, but if there were a less intense project, it
15 should be solely less office, in my opinion.

16 In terms of metrics, we often see EIRs based on
17 ABAG projections. Since Menlo Park just went through a
18 Connect Menlo General Plan update process, I suggest that
19 that be used for the growth assumptions that comparisons
20 are made regarding population, jobs and housing, et
21 cetera rather than ABAG.

22 And in terms of transportation and traffic, I
23 know that CEQA likes to look at VMT, vehicle miles
24 traveled solely, but our town, especially in that part of
25 it, is congested incredibly, gridlocked a lot of the

1 time.

2 I would suggest that some of our traditional
3 tools also be used also to help inform decisions, and
4 that will be things like local level of service at
5 intersections and roadway segments.

6 The jobs/housing imbalance in Menlo Park and
7 our region is very, very acute and causing a lot of the
8 problems with traffic and displacement of very important
9 people to our community, so I urge the -- that be looked
10 at in terms of its impact and ways to help our overall
11 community do better at that.

12 So I thank you.

13 CHAIRPERSON BARNES: Thank you very much.

14 Followed by Patti Fry who is in turn -- excuse
15 me. That was Patti Fry. Excuse me. Pamela Jones
16 followed by Ms. Crystal Leach.

17 MS. JONES: Good evening.

18 A couple things for this aspect that I would
19 like to see included in the NOP. One is notification.
20 I'd like to see us use the TIERS public engagement
21 process.

22 The local newspaper, there is none, so for
23 people to find out about the sequencing here is going to
24 be virtually possible. My letter includes some detail.

25 High level Dumbarton corridor project,

1 including the train stop, must be a part of this
2 Environmental Impact Report along with a list of any
3 projects that are somewhere in the pipeline, one almost
4 to be completed with the -- with comment on specific
5 discussion items, mixed of land use and Master Plan
6 development.

7 I think it's critical that all of the team
8 review the CCI meeting -- the City Council meeting, CCI
9 and community role and input to better understand the
10 sentiments of the residents at this time when it comes to
11 development.

12 I know it can't be a part of the EIR, but it
13 helps to have everything framed.

14 I also -- under the land use, I would like to
15 see the bar significantly reduced for office and an
16 increase in housing, significance in housing.

17 The reality is we have an additional 6,000
18 employees over in that area which means there will be
19 9,000.

20 Currently there's about 18,000 -- somewhere
21 between 16 and 18,000 Facebook employees and we've only
22 built 738 units.

23 So we would further exacerbate the jobs/housing
24 imbalance if we move forward with this configuration. So
25 I would like for the NOP to consider those two areas.

1 I do want to see increase in BMR, for sale
2 housing and for sale condos. We know that communities
3 are stronger when people buy their property.

4 All residential and commercial areas should be
5 completed prior to any office regardless of what the
6 configuration is.

7 On the proposed circulation, the traffic
8 studies must include cross traffic between University
9 Avenue, O'Brien avenue and Willow Road in addition to the
10 usual cut-through traffic, and I would also like for them
11 to look at having a direct access from where the office
12 buildings would be to Bayfront so there would be no need
13 for any of the office people during Monday through Friday
14 to have to access Willow Road or University Avenue for
15 that matter.

16 In the rest of the impact from Pacific from
17 Bohannon building, hotel, shuttles, private vehicles.

18 CHAIRPERSON BARNES: Thirty seconds.

19 MS. JONES: Uber, Lyft and limousine. Air
20 quality, we must do local air quality monitoring. The
21 closest monitor in Redwood City. That definitely doesn't
22 address the area where this impact is.

23 Thank you.

24 CHAIRPERSON BARNES: Thank you.

25 Crystal Leach followed by Mr. Matthew Zito.

1 MS. LEACH: Good evening. My name is Crystal
2 Leach and I am the superintendent at Sequoia Union High
3 School District.

4 The district does not oppose development within
5 the district boundaries and appreciates the importance of
6 housing.

7 Rather, the district is solely concerned with
8 ensuring the safety of district families and staff and
9 the viability of the district's educational program.

10 The district is concerned that the project as
11 presented will have a vast number of significant impacts
12 on the district, including impacts related to
13 transportation, traffic, circulation, safety, noise,
14 population and student housing.

15 Are we counting the underclass? Often our
16 middle class, especially in the Bay Area, is now our
17 underclass, and realistically we have families living in
18 studios and in one bedroom housing.

19 So I ask: Why are we excited to build
20 communities without children? Thank you.

21 CHAIRPERSON BARNES: Thank you.

22 Matthew Zito followed but Luis Guzman.

23 MR. ZITO: Good evening, Commissioners.

24 Thanks for the opportunity to speak. I'm Matthew Zito.
25 I'm the chief facility officer for the Sequoia Union High

1 School District and the Pueblo Village sits squarely
2 within and near this project.

3 Menlo-Atherton currently has 2,500 students and
4 is the largest high school in the county, and the scope
5 and content of the EIR as it's being scoped out.

6 So this project has potential to have profound
7 and lasting impacts on the district, its facilities, our
8 students and staff, and Menlo-Atherton in particular is
9 the high school, the public high school for the entire
10 City of Menlo Park. There are 1,200 students from Menlo
11 at M-A currently.

12 And it has this impact particularly on this
13 entire project as proposed. You have recently been
14 proposed or approved in the Bayfront area of Menlo Park
15 as well as some of the condominium development, Stanford
16 development on El Camino Real.

17 So the district hopes to work with the City and
18 the developer to ensure that these impacts are fully and
19 adequately mitigated.

20 As I mentioned, the district operates two
21 schools within the attendance area, Menlo-Atherton, which
22 is a traditional public high school, plus the two miles
23 from the project site, and we also have a new small high
24 school that's essentially, Bohannon Industrial Park, but
25 it's in the former M-2 area at Jefferson near Chrysler.

1 So just opened this year. Has a capacity for 400
2 students, and it costs 56 million dollars.

3 Imagine the cost of development in the Bay
4 Area, it's astronomical and the cost of school
5 development is particularly challenging for us.

6 So we bought two acres for 9.6 million dollars.
7 Two acres which are probably now worth eighteen million
8 dollars. To secure land and build facilities is
9 staggering.

10 We are also a mile and a half from the proposed
11 project and we have many, many students that are in East
12 Palo Alto, and in that area, I know it's not really east,
13 but the El Camino kind of north and south that is behind
14 this development, and the bus that actually takes many
15 students from East Palo Alto to Menlo-Atherton is Q96
16 currently has an average speed of 5 miles an hour.

17 And so the traffic impacts in this area are
18 particularly troubling to us. It does look like a very
19 substantial transit center's being developed is what
20 looks like hundreds of buses in and out, I think an
21 additional 3,000 parking spaces and other ancillary
22 traffic, so we're concerned about our students actually
23 being able to move from their location, particularly in
24 East Palo Alto and actually being able to get safely in
25 time and safely to Menlo-Atherton.

1 So while the miles might seem quickly, might
2 seem a small distance, it's quite a bit of time to
3 travel..

4 So we have challenges to what the statutory
5 fees are for all intents a pittance. They cover almost
6 none of the construction costs, maybe five to eight
7 percent of the building facilities.

8 We're concerned about the traffic caused by the
9 project. This will discourage alternative means of
10 traffic and we really would ask that the EIR analyze the
11 existing and anticipated student movement pattern, bus
12 routes to all these two schools, looking at vehicular
13 movement and potential conflict, and this is a key part.

14 Potential conflicts with school pedestrian
15 movement with all the additional cars and buses and our
16 most precious commodity are teenagers that are moving to
17 the two schools.

18 So the safety issue is first and foremost --

19 CHAIRPERSON BARNES: Time is expired.

20 MR. ZITO: -- our concern.

21 We have other issues that we will outline,
22 noise and air quality concerns, but again, mitigation is
23 just key and the ability to have our students actually be
24 able to.

25 CHAIRPERSON BARNES: I'm sorry. Your time is

1 expired.

2 MR. ZITO: Thank you. Appreciate it.

3 CHAIRPERSON BARNES: Thank you.

4 With that, I have no other additional cards for
5 the EIR. If anyone -- I do have some more. So for
6 clarification, this is the EIR public comment period. We
7 will be doubling back for another. That relates to the
8 project itself, and -- so I have -- I have two here.
9 They're both for -- these look like EIR.

10 Is that your understanding for the EIR?

11 MR. PERATA: Correct. The one should be an
12 EIR comment card. I also another here. So I'm trying to
13 bring them up.

14 CHAIRPERSON BARNES: Is it your understanding
15 Mr. Bookman is EIR, as well?

16 MR. PERATA: That one appears to not be EIR.
17 What I might recommend that the chair does is there's a
18 number of comments that are for the project which might
19 be on the Study Session, but it may be possible that
20 people may want to speak now instead of wading through
21 the Commission deliberation.

22 So I would recommend giving the public
23 opportunity if they have submitted a card more for a
24 Study Session topic, commenting now in respect.

25 It might be a good idea to give an opportunity

1 to speak on this item prior to the Study Session. The
2 preference would be continue, separately from the EIR
3 comments for the purposes of the record.

4 CHAIRPERSON BARNES: I have no problem with
5 that.

6 So for clarification, what I will be doing is
7 we just finished the EIR Public Comment and we'll move
8 right into Public Comment as it relates to the project
9 itself, and I see Ms. Levin coming forward.

10 It sounds as though she -- so with that in
11 mind, I'm happy to call Ms. Levin.

12 MS. LEVIN: I'm --

13 CHAIRPERSON BARNES: Thank you. I had
14 called prior to that for Mr. Guzman. The gentleman who's
15 waiting in front.

16 Thank you very much. Sorry for the delay.

17 MR. GUZMAN: Good evening. Luis Guzman, a
18 East Palo Alto resident. We will benefit from the new
19 village Facebook campus and we are excited about the
20 opportunity to have the access to new retail services and
21 recreational amenities on the east side of 101.

22 However, East Palo Alto residents will also be
23 highly impacted to the increase of Facebook traffic and
24 parking issues.

25 Therefore, the revised East Palo Alto city trip

1 must be included in the evaluation as part of the EIR and
2 some of the impact projects, the City of East Palo Alto
3 for safety and traffic mitigation measures.

4 Residents would like to have as much local
5 amenities as many community parks, because we -- we do
6 not have access to public open space at the present in
7 the East Palo Alto area.

8 Therefore, we would like to have the O'Brien
9 Park much bigger than the current plan site.

10 The park shall include the complete re-
11 development of Hetch Hetchy right-of-way to connect to
12 the parks with additional park lands.

13 We would like the current developer of this
14 project to work with relevant parties such as the City in
15 that SF-PUC to increase park, playgrounds, actual on the
16 Hetch Hetchy sight to secure children, toddlers areas
17 and, football, soccer courts to serve future employees
18 and local residents.

19 Additional pedestrian parks to connect O'Brien
20 and Willow Village shall also be with other nearby
21 landlords.

22 For example, utilizing the current drainage
23 channel between 1075 and 1105 O'Brien Drive and the
24 previous connection between the Hamilton Court and 960
25 and 1350 Hamilton.

1 In connection with the project and in order to
2 limit traffic, the Willow-O'Brien area should be
3 redeveloped with pedestrian/bicycle traffic in mind.

4 Such a time was which at the present are mostly
5 non-existent should be constructed, from Capital Way in
6 Menlo Park.

7 Better lighting shall should be installed and
8 bicycle lanes should be also developed on the O'Brien
9 drive.

10 Although we are very excited about this new
11 mixed use project with public access needed, nearby
12 residents are looking forward for their developers to
13 improve their areas.

14 We are also looking forward for the City of
15 Menlo Park and the Planning Commission to encouraging
16 more of such live/work play development in the near
17 future that we will transform the O'Brien Park into a
18 more lively community district integrating in the
19 surrounding city neighborhoods.

20 Thank you.

21 CHAIRPERSON BARNES: Thank you. Thank you for
22 your patience. Appreciate it.

23 Next up is Ms. Adina Levin followed by Mr.
24 Colin Bookman.

25 MS. LEVIN: Good evening. Good evening,

1 Commissioners. I'm Adina Levin. I serve on the Menlo
2 Park Advisory Board. I've worked on the General Plan, on
3 the pretty much needed multiple income levels and needed
4 services.

5 On the project alternatives for the EIR,
6 because there's a window for opportunity to be studied,
7 the EIR studies a lower office alternative that would
8 rebuild the current office and then use the remaining
9 space for a higher housing alternative with up to 3,000
10 units for us, for BMR and at the same time office.

11 The areas seeing tremendous job growth,
12 Facebook is driving displacement of Belle Haven and
13 nearby communities.

14 These alternatives in the EIR should consider
15 reporting on vehicle miles traveled and the consequences
16 on less office and more housing.

17 Also the transportation, since there is ongoing
18 study of Dumbarton rail that Facebook is working on,
19 please do include a report of impacts of the vehicle
20 miles traveled when Dumbarton rail is coming forward
21 using that study that is currently in progress.

22 I know that's a little bit unusual because it's
23 usually only something that is done, but that analysis
24 could be highly relevant.

25 Let me see. With regard to phasing, phasing

1 has accelerated housing, which is very welcome. I'm glad
2 to hear that the grocery may be accelerated.

3 In terms of energy, please remove the offset
4 and credit options. That is no longer eligible under the
5 PUC code policy, and this is a big enough development.
6 It should be able to accommodate that without those
7 workarounds.

8 In terms of the safety of this EIR, pedestrian
9 overcrossing. It seems counterintuitive. A pedestrian
10 overcrossing of arterials.

11 The latest best practices suggest that that
12 could reduce safety because people will still cross,
13 drivers will expect them less and it might be even less
14 safe, so please do look at the latest and best practices
15 for the safety.

16 In terms of the housing needs assessment, I'm
17 glad to see that that is being done and we want to see
18 this project and the City as a whole to get total impacts
19 of the housing needs thing invoked by the additional
20 office, and on the housing, please do use the Density
21 Bonus Development Agreement for a higher share of below
22 market rate housing of twenty-five percent would be a
23 good level, including in a mix of subsidy levels with
24 very low and, you know, a mix of income levels with
25 senior housing also sounds like it would be welcome.

1 And I think those are the comments that I had
2 had. So thank you very much for your consideration on
3 this important project.

4 CHAIRPERSON BARNES: Thank you.

5 Mr. Colin Bookman followed by Mr. John Kadvany.

6 MR. BOOKMAN: So I'm Colin Bookman.

7 CHAIRPERSON BARNES: Good evening.

8 MR. BOOKMAN: Thank you. First off, thank you
9 for your time today.

10 CHAIRPERSON BARNES: Could you please state
11 your political jurisdiction?

12 MR. BOOKMAN: I live in East Palo Alto.

13 CHAIRPERSON BARNES: Thank you.

14 MR. BOOKMAN: One mile away from this new
15 development.

16 CHAIRPERSON BARNES: Thank you.

17 MR. BOOKMAN: My only comment why not build
18 more? Why not build higher? Why not more below market
19 unit rental units?

20 Doubling or tripling the height of these
21 buildings would afford the greater density, to justify
22 more public transit, more investment.

23 As that area builds up, so builds the
24 surrounding areas, and I think by extending the height
25 limits, it would benefit the surrounding communities and

1 would enable a lot of the concerns to be addressed.

2 You get more BMR, you triple the housing
3 density, all that could be used for housing. You triple
4 that, right, hey, we need more public transit, all of
5 those people are paying tax revenue.

6 Not all of them are commuting very far. Many
7 of them will be working at Facebook and will benefit the
8 surrounding areas.

9 That's all.

10 CHAIRPERSON BARNES: Thank you.

11 Mr. Kadvany followed by Pat Sausedo.

12 MR. KADVANY: Good evening, Commissioners.

13 I'm John Kadvany, several decades resident of Menlo --
14 Menlo Park.

15 I think this project as it comes forward and
16 assuming it gets past some considerable hurdles, it's
17 going to involve significant negotiation for additional
18 public benefit going well beyond the boundaries of Willow
19 Village that has been presented to us today.

20 Within the village, the housing looks great.
21 Its environment looks great. We need to say 1,700 units,
22 but in terms of the environmental numbers, the housing
23 and the office, office increase is probably going to
24 offset each other, especially with transportation
25 changes.

1 But I think -- I think within the boundaries of
2 the project, Facebook can probably come in with a pretty
3 good -- a pretty good case, but I don't think that's
4 going to be enough.

5 We're -- it's not like this is an isolated
6 project. Menlo Park is at a significant crossroads like
7 the rest of Silicon Valley in terms of our infras --
8 infrastructure and our quality of life.

9 Facebook is proceeding in advance with good
10 ideas to mitigate that with -- such as their Dumbarton
11 Rail and Bridge Study, and if that's successful, that can
12 be a part of our future negotiations, but that's not
13 going to be nearly enough.

14 We need a whole lot more as indicated by Mr. --
15 Mr. Zito and by Adina Levin, that we have to think in
16 terms of what's really going to be involved here in terms
17 of public benefit. Then it's going to go well beyond the
18 borders of this project.

19 So in terms of the EIR, I suggest -- the EIR
20 can't be everything, but it can start looking at what
21 goes beyond.

22 For example, the discussed transit corridor
23 down the rail line from East Palo Alto to Redwood -- to
24 Redwood City, that would be a big jump.

25 Facebook may be working with Google and other

1 South -- South Bay tech firms can talk about keeping that
2 going down into the South Bay.

3 As Mr. Zito said, we're going to have
4 significant impacts on the educational system. Maybe we
5 need to look inside the circle of the campus for an ed --
6 for an educational facility because land is so expensive.

7 So to the extent -- and as Adina said, also,
8 let's look at how the housing can be expanded different
9 from the parameters that are given here and maybe even
10 looking at changing the zone -- the zoning in the office
11 area, which doesn't allow any -- any housing at all.

12 So do that somehow so that the public is ready
13 with the knowledge base to intelligently discuss these
14 issues when they come up in the areas of transit,
15 housing, including affordability and education.

16 Thank you.

17 CHAIRPERSON BARNES: Thank you. Good evening.

18 MS. SAUSEDO: Good evening, Commissioners.

19 I'm Pat Sausedo with BIA Bay Area. BIA Bay Area is very
20 encouraged by the Willow Village project before you this
21 evening.

22 Willow Village embraces today's urban village
23 concept enabling City residents to work, reside, shop,
24 socialize and generally live a full rewarding life within
25 their local community with minimal dependence on the

1 automobile to fulfill their daily needs.

2 The village project will enable the City to
3 maintain -- maintain stable economic growth while
4 significantly increasing its housing supply utilizing
5 smart land use and building design standards to minimize
6 environmental impacts.

7 In response to prior feedback, the applicants
8 have rev -- revised their proposed project to develop at
9 this point over 1,700 residential units and are analyzing
10 single occupancy to family size three-bedroom residential
11 units.

12 The project's increase for multi-family housing
13 will help balance the proposed office and retail
14 development while reducing vehicle miles traveled by
15 giving employees the opportunity to walk and bike between
16 their homes, their jobs and shopping.

17 Recognizing the significant issues of housing
18 affordability, over twenty -- over 260 residential units
19 at this point will be committed to affordability
20 standards as determined by the City.

21 Additionally through the project's town square,
22 public parks, designated community buildings, it will
23 allow neighbor-to-neighbor socializing and community
24 engagement opportunity that will be fully supported by
25 the project's community benefits infrastructure.

1 Willow Village's core components embrace smart
2 development. Housing, jobs, retail services all in one
3 location.

4 BIA believes that this project as it continues
5 through the process has great core components and the
6 applicants want to work with you, work with the community
7 to make it all that it can be.

8 BIA thanks you for this opportunity to share
9 our thoughts at this point in time and we look forward to
10 continuing the dialogue as this project moves through the
11 processes in the City of Menlo Park.

12 Thank you again. Good evening.

13 CHAIRPERSON BARNES: Thank you.

14 COMMISSIONER RIGGS: Ma'am, could I just ask
15 for those present if you would tell us. BIA stands for
16 what?

17 MS. SAUSEDO: Building Industry Association
18 for the Bay Area.

19 COMMISSIONER RIGGS: Thank you.

20 MS. SAUSEDO: You're welcome.

21 CHAIRPERSON BARNES: Thank you.

22 MR. PERATA: Through the chair?

23 CHAIRPERSON BARNES: Yes, sir.

24 MR. PERATA: May I just jump in and clarify
25 the process? At the point that we're at, I just had an

1 additional item labeled F1 for this topic area to dive.
2 It sounds like we're starting to get into comments that
3 were probably identified as G1 Study Session, and so I
4 think it would probably be appropriate for the Planning
5 Commission through the chair to check and see if there's
6 any other items with F1 if the rest are study items,
7 actually close Public Comment, but prior to closing
8 Public Comment on the EIR scoping session, call for any
9 other items or anyone who has submitted a card so far and
10 would like to make their comments or have comments on the
11 EIR content and scope, make those comments now rather
12 than waiting for the Study Session.

13 CHAIRPERSON BARNES: So I've got maybe five F1
14 cards.

15 MR. PERATA: Okay.

16 CHAIRPERSON BARNES: And the intent is to work
17 through the F1. That's my intent.

18 So with that, Sergio Ramirez-Herrera followed
19 by Lushorn lee.

20 And good evening. Please state your -- you
21 have three minutes. Please state your name, organization
22 and political jurisdiction.

23 MR. RAMIREZ-HERRERA: Good evening, Chair and
24 Commissioners. Thank you for allowing me to speak. My
25 name is Sergio Ramirez-Herrera and I am a member of

1 Carpenters Local 217 and a long resident of Menlo Park.

2 I'm hear to speak in favor of the Willow
3 Village project for the benefit it brings to the
4 surrounding community through housing and job creation.

5 This development will allow my carpenters like
6 me to continue living in Menlo Park, and will provide me
7 with the nec -- necessary benefits and income to provide
8 for myself and my family.

9 And I am in full support of the Willow Village
10 project. I encourage you to consider the positive
11 benefits of this community center. Responsible
12 development brings to Menlo Park by making certain it is
13 appealing.

14 All right. Thank you so much.

15 CHAIRPERSON BARNES: Thank you.

16 Next is Lushorn Lee followed by Elizabeth
17 Jackson.

18 Good evening, you have three minutes, please
19 state your name and your organizes.

20 MS. JACKSON: Good evening. My name is
21 Elizabeth Jackson and I am currently live in East Palo
22 Alto, but for many years, I lived in eastern Menlo Park,
23 and I feel that these two areas, they're the same
24 community.

25 So whatever you do, it's going to affect both

1 of them because people who live in both areas share in
2 the community.

3 So I thank you for having the meeting tonight
4 and I wanted to attend to express my support for your
5 Willow Village and for the affordable housing project,
6 and also the traffic improvements that you plan on
7 working on, and that will certainly benefit both areas.

8 This Willow Village, I think it will deliver
9 good benefits and it will allow Facebook to continue to
10 remain in Menlo Park and to provide jobs for the
11 surrounding areas.

12 And I'm a carpenter and we look forward to
13 working with Facebook and the development because we know
14 that they understand skilled labor and quality work and
15 that's what we intend to offer.

16 And as a carpenter, I -- on this project, I
17 feel that I could help build and improve this project
18 because we're well trained. So I urge you to support
19 Willow Village.

20 Thank you very much for letting me -- allowing
21 me to make comments.

22 CHAIRPERSON BARNES: Thank you.

23 So the last two cards I have for G1 is Jose
24 Contreras followed lastly by James Kendle.

25 Good evening. You have three minutes.

1 MR. CONTRERAS: Good evening.

2 CHAIRPERSON BARNES: Excuse me. Your
3 organization represented, if any?

4 MR. CONTRERAS: Good evening, Commissioner.
5 My name is Jose Contreras. I'm a resident of Menlo Park,
6 Belle Haven for the past forty minutes.

7 CHAIRPERSON BARNES: Would you pull the mic up
8 a little bit?

9 MR. CONTRERAS: I'm a resident of Menlo Park
10 and Belle Haven for the past forty years. I'm here
11 tonight to support the Willow Village.

12 Willow Village will bring new retail and
13 housing to the Belle Haven community, but will also
14 create jobs and pay fair wages.

15 As a carpenter, I look forward to working in
16 the community where I live and close to home and to
17 support my family.

18 I've lived in Menlo Park for the past forty
19 years. I would encourage you to move the project as far
20 as possible and approve it.

21 Thank you.

22 CHAIRPERSON BARNES: Thank you.

23 And lastly Mr. James Kendall.

24 MR. KENDALL: Good evening, Chair and
25 Commissioners and staff. My name is James Kendall. I'm

1 a representative from Carpenter's Local 217 for San Mateo
2 County. I'm speaking on behalf of approximately 39,000
3 carpenter men and women across Northern California,
4 including Menlo Park residents, and some of them are with
5 me here tonight.

6 We are here in full support of the Willow
7 Village project signature development, and responsible
8 contractors will work on this project. This company has
9 a growing history that respects the workers.

10 Carpenters will earn a fair wage with medical
11 and retirement benefits that will allow workers a chance
12 to live in the community they work in.

13 It also means those wages will be invested back
14 into the community as they spend their earnings and tax
15 dollars into the local school and government.

16 This comes with commitment to apprenticeship
17 programs which guarantee that you will continue to have
18 trained, skilled and experienced work force and be able
19 to complete high quality projects in a safe and timely
20 manner.

21 Opportunities not just for jobs on this
22 project, but a career path for many men and women
23 apprentices, hard hat program for returning veterans.

24 Community members look forward to more than
25 their income. They're excited to have a chance to

1 revitalize their own community at the same time as
2 increasing the housing stock so badly needed by this
3 region.

4 The carpenters are in full support of this
5 project to expedite Willow Village the benefits bring to
6 the community as well as housing and union job creation.

7 Thank you for your time.

8 CHAIRPERSON BARNES: Thank you.

9 So with that, having no other cards specific to
10 F1 and G1, seeing no one coming forward, I will close
11 Public Comment.

12 There's another public for public after this
13 which we will get to later.

14 And I'm going to bring it back up to the dais,
15 my fellow Commissioners for comments related to the EIR
16 Scoping Session.

17 Comments at this time. Commissioner Doran.

18 COMMISSIONER DORAN: Through the Chair, I'd
19 like to ask the people on the EIR about this mention of a
20 toxic site, toxic release site on the building site.

21 Could you just give us a little bit more
22 information about what that toxic site is, what the
23 toxins are? If you have any preliminary things to say.

24 MS. CHAPMAN: No. We actually do not have any
25 information on that at this time. A Phase I

1 environmental site has been prepared by the project
2 applicant, and as part of our environmental review, we
3 will be reviewing that and incorporating that into the
4 EIR.

5 But at this time it has not been reviewed yet.
6 But it will definitely be.

7 CHAIRPERSON BARNES: Good. Commissioner
8 Riggs.

9 COMMISSIONER RIGGS: Yes. Thank you, Chair
10 Barnes.

11 I have -- I have a few comments to make. First
12 I did want to acknowledge more than half a dozen comments
13 tonight that addressed the EIR.

14 For the most part, they seem to deal with the
15 potential alternate projects. So our first speaker
16 suggested that there be a project that holds the existing
17 million square feet of office and that the new
18 construction or new square footage consist of housing and
19 non-commission, retail spaces.

20 There was also the comment that in review of
21 transportation and traffic, VMT alone ignores local
22 conditions.

23 That can be local gridlock. That can be
24 neighborhood lockdowns. That can be diversion of traffic
25 through ways to go through neighborhoods.

1 We'll note the suggestion to add back levels of
2 service for related intersections, and per my comments
3 from several months ago, I would also add that
4 neighborhoods that are adjacent to these arterials that
5 are so impacted but are not listed as -- were not
6 normally listed as candidates for study under LOS, that
7 these should be included also because in fact if traffic
8 does divert.

9 And then there was the overall comment about
10 the jobs to housing balance. I believe that that refers
11 to in the case of this immediate area, the Facebook
12 campuses, that the last two projects of half a million
13 square feet each actually did not include any housing.

14 They were entirely negative to the jobs/housing
15 balance, and I would note that it's self-evident what the
16 transportation situation is and we haven't even occupied
17 the buildings that are currently under construction.

18 The next speaker made a similar suggestion
19 regarding the balance to note that they have an
20 alternative notice in office and existing housing. With
21 the emphasis on the fact that this proposal will make the
22 situation worse.

23 There was a comment from the school district
24 that the EIR should include a study of student traffic,
25 and I realize that VMT would include likely vehicles, but

1 the new school does not have a history and would not have
2 been measured to date, and I don't know that it would
3 come up with full numbers if it were measured here in
4 October or in the next few months compared with 2020 or
5 2021.

6 We might want to look ahead to that, including
7 Mr. Zito's comments about pedestrian access.

8 But I will note in response to an earlier
9 comment that we don't -- Facebook or I should say
10 signature development is not proposing pedestrian
11 overcrossing at Willow, but an undercrossing as I
12 understand it, which is much more inviting to people in a
13 hurry than having to climb -- rather than having to climb
14 fifteen feet when there is only ten to cross.

15 Another comment to reduce office square footage
16 to the existing one million square feet and put the
17 increased development and housing.

18 There was a comment that to the degree that
19 this conforms to the Connect Menlo guidelines -- and I'll
20 note since this is looking to a development agreement
21 that doesn't actually necessarily attempt to do so, that
22 particular effort perhaps outside of the zoning, which
23 would indeed be a public benefit discussion, that a lead
24 item would be activating the rail which already exists
25 and is in occasional use for Caltrain when it opens

1 between Facebook and Redwood City junction.

2 In other words, the infrastructure is sitting
3 there, and that essential transportation link could
4 indeed be an impact on overall traffic.

5 And I would have more comment on that later.

6 And also the suggestion that I assume is for
7 the City Council that potentially Connect Menlo should be
8 reconsidered in that the OB, office and bonus area does
9 not currently allow housing.

10 I think that reflects the fact that the RM, the
11 mixed use residential on the other hand does allow office
12 which perhaps was not what everyone anticipated.

13 And then there was an interesting comment from
14 one of our neighbors outside of Menlo Park that this
15 person looks forward to this project and its potential
16 traffic improvements, resulting improvement in current
17 traffic conditions, and for that, I have a couple of
18 questions for the transportation consultant through the
19 chair.

20 CHAIRPERSON BARNES: Yes, please.

21 COMMISSIONER RIGGS: So is that Mr. Black?

22 MR. BLACK: Yes. Gary black with Hexagon
23 Transportation Consultant. Good evening.

24 COMMISSIONER RIGGS: Good evening.

25 I guess the key question is through the team,

1 you would have an idea at perhaps the proposed additional
2 750,000 square feet about how many new employees that
3 would indicate or as we have in recent meetings, assuming
4 fifty percent diversion from a single car occupancy, how
5 many additional drivers were likely to be associated with
6 another 750,000 square feet of office?

7 MR. BLACK: Yes. Unfortunately I'm not
8 prepared to answer that question tonight because that's
9 part of the study that will be done, and it's anticipated
10 that that office would be occupied by Face -- Facebook.

11 And so we are scoped to engage with a study of
12 Facebook of their existing campus and their existing
13 number of employees and their mode of getting to work
14 versus bus versus drivable car, et cetera and to apply
15 those same numbers to the projected occupancy of the
16 office on this site.

17 But we haven't done that study yet, so we're
18 not prepared to provide that information tonight.

19 COMMISSIONER RIGGS: All right. Thank you.

20 And Kyle, I'll turn to you. For building 21 we
21 knew roughly how many employees resulted from 500,000
22 square feet, 490 or whatever it was, and again the latest
23 information that I recall is somewhere around fifty
24 percent diversion from single occupancy cars, and I guess
25 perhaps that doesn't exactly count the additional buses

1 and Lyft drivers and so forth.

2 But just looking at the single car, do we have
3 a rough idea -- well, for example, for the 500,000 square
4 feet, do we know? Was that an additional 4,000
5 employees, for example?

6 MR. PERATA: Sure. So I don't have off the
7 top of my head the breakdown for building 21 and 22, but
8 I can tell you the total.

9 It was approximately 900 -- 2,000 square feet
10 and the employment was 6,400 to be anticipated employment
11 based on Facebook's utilization of square footage within
12 the offices.

13 COMMISSIONER RIGGS: All right. So doing a
14 very rough shot at this, we could anticipate, assuming
15 some similarities, another 5,000 vehicles using
16 seventy-five percent of 100,000 square feet for 750
17 versus 940 or whatever the number was. That can be
18 improved.

19 MR. PERATA: I'm not prepared to answer how
20 many vehicles here and the building would equate in terms
21 of number of employees per vehicle at the time.

22 COMMISSIONER RIGGS: That's all right. I'm
23 willing to do that because I have a history of rebuilding
24 approvals.

25 So if we're talking about -- for the moment,

1 until we get Mr. Black's actual analysis, we're talking
2 an additional 5,000 vehicles for an office portion alone
3 for this project, not counting vehicles associated with
4 close to 2,000 residents, residences.

5 So maybe 3,000 additional humans of which a
6 percentage will either work in another location or will
7 come as tech workers do to in the future work in a
8 another location or have a spouse that works in another
9 location.

10 So just for perspective, I wanted to note that
11 this project will not on the surface of it reduce
12 traffic.

13 So I'll jump ahead and -- and make a couple of
14 suggestions for the EIR alternatives. I think we're
15 reflecting the comments tonight and e-mails to the
16 Planning Commission and I'll confess that I have not in
17 the last six or eight days looked at CCIN for e-mails to
18 the City Council, that an alternative -- one alternative
19 might be to indeed hold the existing office space at the
20 existing one million square feet.

21 Of course that existing is actually R&D space
22 and is a lower intensity than full-on office space. But
23 it's a handy target.

24 And then again I would support adding LOS
25 measurements to the VMT -- I'm sorry. For those who

1 don't speak the lingo, vehicle miles traveled is the
2 latest and most hip way of measuring traffic flow because
3 in theory, it measures how much time -- it's actually
4 mileage, automobile engines are running and therefore how
5 much pollution they're causing.

6 But it does not serve well to measure how much
7 time a resident is stuck in traffic, including a bus or a
8 fire truck.

9 Whereas LOS, which is levels of service says at
10 this intersection, that we're going to be stuck there for
11 three traffic lights or from this block to the next
12 block, it will take you seventeen minutes to go one
13 block, and we do that in some situations in Menlo Park.

14 And then I think the alternative reflects the
15 note that I had made which was that there should be a
16 real residential component.

17 I think in terms of traffic there should be an
18 alternative project which has no increase in traffic
19 associated with it, at the peak hour and through the day,
20 because many people know, our morning commutes ends at
21 around 11:30 am and our evening commute begins somewhere
22 around 2:45 or 3:00. I think earlier in that area.

23 And then maybe just a -- an overall comment
24 that this project which -- I should stop for a moment and
25 say I am impressed with this project.

1 I like a lot about it. I do have some
2 experience in the last thirty years with town planning,
3 and I think this is something very much to look forward
4 to, including a certain level of curiosity on my part
5 just how well it will work trying to be a center of
6 residential and social activity.

7 But this is not what is referred to I believe
8 in the project description as an urban area served by
9 transit. It simply is not.

10 The fact that there are shuttle buses and Lyft
11 drivers available two to three miles away from the train
12 station does not make the area served by transit.

13 So in and of itself, it lacks transportation,
14 but I believe there are significant transportation
15 opportunities, and as one speaker noted, perhaps one of
16 those should be linked to this project when we move from
17 environmental into scoping.

18 So those are my comments this evening.

19 CHAIRPERSON BARNES: Thank you.

20 A couple questions for our consultants. Before
21 I start, thank you to everyone that made public comment
22 this evening. I have taken copious notes and there's
23 just a trove of good thoughts here to bring down.

24 I'll focus on a couple of things. I'd like to
25 ask the consultants for the record as it relates to the

1 ability or inability to spec out future transportation
2 projects, for instance, a regional project like the
3 Dumbarton corridor cross by Transbay Partners.

4 For the record, does that at all fit into or
5 will become part of your analysis as it relates to
6 traffic flows?

7 MR. BLACK: It's in our scope of work to study
8 the effects of rail service on the Dumbarton rail -- in
9 the Dumbarton rail corridor.

10 CHAIRPERSON BARNES: Say more about that.
11 From where to where?

12 MR. BLACK: From the East Bay to this area and
13 then continuing where the tracks meet up with the
14 existing Caltrain tracks. It -- the exact scope of that
15 has not been identified yet --

16 CHAIRPERSON BARNES: Mm-hmm.

17 MR. BLACK: -- but it is going to be part of
18 the study.

19 CHAIRPERSON BARNES: So there's enough
20 information available to create a scenario where -- so
21 educate me. How does that show up in your scenarios?
22 Say a little more about that.

23 MR. BLACK: Well, we need to -- we are still
24 to study a scenario that has that and a scenario that
25 does not have that.

1 So we need to identify what the scenario with
2 the rail is going to look like. We're not prepared to
3 say right now tonight what that area is going to look
4 like, but we do believe there's enough studies that
5 looked at that corridor that we could identify a likely
6 possibility of a transportation improvement there.

7 CHAIRPERSON BARNES: And is that only for rail
8 or does it include some of the bus expressway lines,
9 dedicated lines that are contemplated, any improvements
10 in that service transportation?

11 MR. BLACK: We are scoped to look at only
12 improvements that are reasonably expected to be in place
13 by the year 2040.

14 I don't know if that answers your question, but
15 if it's just somebody's idea that's not in the Regional
16 Transportation Plan, then that would not be part of this
17 study.

18 But of course the reason for this hearing is
19 the -- you could add things to the study that aren't
20 already part of the scope.

21 CHAIRPERSON BARNES: And so to clarify, that's
22 an in-service date of 2040 which is some time between now
23 and 2040, twentyish years from now.

24 MR. BLACK: Yes. If the project is in the
25 Regional Transportation Plan.

1 CHAIRPERSON BARNES: And I would assume that
2 service is in there, and if it's not, certainly to be
3 talked about through samTrans through -- as a component
4 of the Dumbarton corridor, that shows up in there
5 somehow.

6 MR. BLACK: I'll make a note that the
7 Commission is interested in seeing that study.

8 CHAIRPERSON BARNES: It's in the context of a
9 hypothetical, of course. That's what scenarios are for,
10 and being able to in this EIR to understand the interplay
11 between the potentiality for regional solutions for
12 transportation and how it fits into what's being
13 contemplated here in Menlo Park and what it alleviates,
14 what it doesn't, how it impacts. That's what the
15 scenario is for.

16 So yes, to the extent that it's out there, and
17 whatever vetting process you have for its plausibility,
18 it should be in there.

19 Do me a favor, because we talk about acronyms a
20 lot. Educate me, if you would, about VMT and LOS and why
21 one is included, why VMT is used and how it relates to
22 this particular project and what would be the role of for
23 instance in level of service, as well, what your
24 methodology is.

25 MR. BLACK: Well yes. Right now we're scoped

1 to do both VMT is level of service. VMT is vehicle miles
2 traveled.

3 As I'm sure you're aware, the California
4 legislature passed a bill a number of years ago that
5 requires that EIRs look at vehicle miles traveled instead
6 of intersection level of service when assessing projects
7 from a transportation standpoint for EIRs.

8 And that new rule goes into effect in July of
9 2020, which is before we anticipate that this EIR would
10 be available.

11 And so we are required to include a discussion
12 of vehicle miles traveled in the EIR and to come to the
13 conclusion whether it -- the project would or would not
14 have significant impact on vehicle miles traveled.

15 But we do recognize as -- as some people have
16 commented, including the Commission, that that doesn't
17 answer the question about how long is it going to take me
18 to drive down Willow Road, for example, and that gets
19 into level of service and traffic flow and delays on the
20 streets, and it's in our scope to analyze that, as well.

21 Even though starting in July 2020 that would
22 not be a -- what we call CEQA impact, but it would be
23 studied in the traffic study.

24 CHAIRPERSON BARNES: And when you do an EIR
25 study, whether it's this project or something in our Life

1 Sciences District, how are you able to ferret out what is
2 a specific project for what the EIR is done on, what that
3 contribution is to overall traffic flows in terms of the
4 general public being able to understand and
5 contextualize?

6 You've got -- in any given arterial, you've got
7 X track generated by Y locations. Y locations could be
8 disparate throughout the area.

9 To what level of granularity are you able to
10 pull out the -- the origination destinations for traffic
11 and be able to get to net new trips, where they're coming
12 from, where we're going, what they impact?

13 And this gets to the bigger issue of data
14 driven discussions about what's contributing to what,
15 where the circulation is getting held up and by whom and
16 how it is to address that.

17 So if you could educate a little bit on how
18 that works in terms of what you what work that you do in
19 the EIR.

20 MR. BLACK: Yes. Well, we look at scenarios
21 that are with and without the project, and so that would
22 clearly show how the transportation system would change
23 as a result of the project.

24 In terms of sort of background of the
25 transportation system and who's going where, the tool

1 that we use to do the analysis is the regional travel
2 demand model that accounts for where trips originate and
3 where they're destined for, and we can look at patterns
4 in there and pretty much answer whatever question might
5 come up in the EIR process about -- if you want to know,
6 for example, let's look at the traffic on Bayfront,
7 Expressway, where is it coming from and where is it going
8 to? Is it originating in Menlo Park? Is it originating
9 somewhere else and where is it going to?

10 Those types of questions can be answered with
11 the tools that we intend to implement.

12 Though this EIR's on a specific project, so it
13 will be focused on what will happen to the system with
14 this project.

15 CHAIRPERSON BARNES: So the -- the before-
16 mentioned data which is on the Bayfront, we have X amount
17 of cars and where is it coming from, where is it going
18 to? I'm sorry. That data exists, but it's outside the
19 scope of this? Is that what you said?

20 MR. BLACK: It does exist. That would not
21 normally be a product of this EIR process to report
22 something like that, but if it's the interest of the
23 community to really dig down and know more about what's
24 happening on Bayfront Expressway, for example, the tools
25 exist to be able to do that.

1 And perhaps a question that might be related to
2 the project is well, what will happen to Bayfront
3 Expressway?

4 I can posit a scenario where the traffic would
5 not increase on Bayfront Expressway with this project
6 because the capacity is limited.

7 And so what would happen is -- is that there
8 would be more traffic from this project or from Menlo
9 Park that would use Bayfront Expressway, thereby
10 displacing perhaps longer distance trips today using
11 Bayfront Expressway.

12 Maybe this is getting a little too wonky, but
13 we would expect questions like that, could very well come
14 up.

15 CHAIRPERSON BARNES: Well, it's -- it's not
16 too wonky. We have sat in this chamber over and over
17 again with Planning Commission meetings as a Connect
18 Menlo process and as projects come through the cycle now
19 is the data that relates to what's happening on our
20 streets, who's going where.

21 And on the smaller projects, it's very
22 difficult to get detailed data -- to use a particular
23 project as a conduit to extract more detailed data.

24 On a project this big, there is no more worthy
25 endeavor for this whole process than to move the

1 discussion from, you know, I was on this street this many
2 years ago and this was my experience with traffic and now
3 I'm on this street now and this is my experience of
4 traffic. Therefore do something.

5 Move it from the official reactions of what we
6 think congestion is to really understand what congestion
7 is. Who's on the roads -- to the extent we can get the
8 data, DODs, all of it. Who's on the roads, what's coming
9 through our town.

10 For this particular development, and we've
11 heard tonight a number of times this is the largest
12 single development in -- to be proposed in Menlo Park's
13 history.

14 So there is no better time, opportunity to get
15 some real data on this, and we -- we have been through
16 and are still in the last leg of our Transportation
17 Master Plan which we did without data, as well.

18 So I personally have been waiting for the right
19 moment where we can get in and dig in and understand to
20 where, from where, when, whose sit, what are the trips,
21 who's adding to the trips, what's the complexion of those
22 night trips, what's mass transit, what can we do to get
23 there, and certainly to use this project as a lever to
24 better understand and have more data discussions so we're
25 all working off the same information when we extrapolate

1 impacts.

2 I think it's the most critical piece that we
3 can have information about what's going on.

4 So with that said, how close can you get us to
5 that?

6 MR. BLACK: Well, I'm making notes that the
7 Commission is quite interested in that, and I guess the
8 good news is we're getting better tools every day to be
9 able to answer that question about where traffic is
10 coming from and going to, and it is in our scope to study
11 that as part of putting together the tool that we're
12 going to use.

13 And so we could report out some of the facts
14 from that exercise that I think would be of interest to
15 the Commission.

16 CHAIRPERSON BARNES: And to the community.

17 MR. BLACK: Yeah.

18 CHAIRPERSON BARNES: A community discussion.

19 And so to that extent, you have, for instance
20 on this project the tentative Facebook, and Facebook runs
21 extensive Transportation Demand Management programs and
22 shuttles and has data available to it based on its own
23 workforce, where they're going, how they're getting
24 there, what they're doing.

25 To what extent do you have the ability to tap

1 into them or other sources to get real data from existing
2 patterns?

3 And is there a firewall between what you do and
4 what for instance data they might have and how is it that
5 what they have in terms of knowledge can -- can be
6 validated and come to use so we can use it, as well?

7 MR. BLACK: Well, it is our expectation that
8 we're going to get that type of data from Facebook,
9 exactly the questions that you just asked.

10 There is a concern about -- from -- about
11 privacy for Facebook workers, so we're not going to
12 identify, you know, specific people, but we will identify
13 aggregated data about mode split and place, you know,
14 where people live, basically, working at Facebook, not
15 individual addresses, of course, but perhaps zip code
16 data would be available or at least by City. That will
17 definitely be available, and mode split will be
18 available, I'm told.

19 CHAIRPERSON BARNES: Incredibly important, the
20 ability to understand what's happening in our town as it
21 relates to traffic patterns.

22 MR. BLACK: I'll also say that that would be
23 information that we would know for Facebook, but you
24 probably also would like to know what about traffic
25 that's not Facebook that's out there, and --

1 CHAIRPERSON BARNES: Well, as part of it,
2 that's contextualizing the whole flow. You have it in X,
3 Y and Z. However granular that gets, obviously better.

4 MR. BLACK: That's the type of data that I
5 said we're fortunate that more data's becoming available
6 every day that we can tap in to where there are companies
7 that are keeping track of where people are coming from
8 and going to.

9 CHAIRPERSON BARNES: Thank you.

10 I wanted to bring up two other points. One of
11 them is the ability to -- the ability to look at the
12 project over multiple phases, and you're going to do an
13 EIR and it's going to assume a completed project and
14 we're looking at Phase I, Phase II, Phase III.

15 What's your flexibility to do that and how
16 would that look and is it something you've done before?

17 MR. BLACK: Yes. We can certainly look at the
18 project in whatever phases it's presented. I believe we
19 heard tonight that there would be three phases, and so we
20 can do the analysis on three phases.

21 One of the comments was that we wanted -- we
22 don't want to wait until the very end to get our
23 improvements that -- that would go along with the
24 project.

25 And so that part of that phasing would be to

1 identify which improvements, transportation and
2 otherwise, would occur with each phase.

3 CHAIRPERSON BARNES: I think it's helpful
4 because it helps to add clarity to impacts, and so I
5 would propose that, as well.

6 And then the question of using -- as it relates
7 to statistics, using Menlo Park statistics versus ABAG
8 statistics and the Menlo Park statistics is done with the
9 Connect Menlo process, and I remember -- I can see in my
10 head the staff line of jobs, population, employment, all
11 of that.

12 Tell me a little bit about what's used for what
13 and respond to that question.

14 MR. BLACK: Well, it's in our scope of work to
15 use the Connect Menlo dataset for Menlo Park that we
16 would obtain from the City.

17 For the context outside of Menlo Park, we would
18 use the ABAG 2040 forecasts, but Connect Menlo inside
19 Menlo Park.

20 CHAIRPERSON BARNES: Okay. And then if there
21 were to be -- this is a half applicant question to get
22 back over to you.

23 If there was the ability to look at access
24 directly from Bayfront to the project -- and I don't know
25 how it is scoped out, but would that change materially

1 scenarios that you're running?

2 MR. BLACK: It could, and the first I've heard
3 of that was just suggested tonight and I wrote it down on
4 the list of things to look at, that direct connection.

5 That could be looked at in the context of
6 mitigation, in which case it wouldn't really be an
7 additional scenario, but I haven't really thought that
8 through about how that would be -- would be analyzed.

9 CHAIRPERSON BARNES: And of course I don't
10 know what, so let me elevate that as something to be
11 considered and looked at.

12 So thank you.

13 Additional Commissioner questions? And I
14 forget who was next. So Commissioner Kennedy.

15 COMMISSIONER KENNEDY: So I did scribble a lot
16 of notes so I've now confused myself, so, you know, I
17 want to add something that maybe hasn't been said before,
18 and I generally -- you know, I agree with Commissioner
19 Riggs in that the project is a very intense project.
20 It's very unique in both its size and complexity, its
21 phasing.

22 I think for me from a visual perspective, it's
23 very important to see an overlay of all of the -- all the
24 different textures, the phases that the tenants occupy
25 within the communities because it's bounded on three

1 sides, and I don't think that's either a good thing or a
2 bad thing. It's just what it is. It's the amount of
3 zoning.

4 But I think what's hard is that there's -- I'm
5 trying to figure out a good -- a visual, but it really is
6 a tsunami coming from this development that just
7 overtakes that community, and whether we phase in
8 community amenities that, you know, have been vetted by
9 the community and, phasing is really important.

10 And so I think frontloading all of the
11 community development in Phase I is incredibly important,
12 but beyond that any -- any privately owned public space
13 is just that, it is a privately owned public space, and
14 so it comes with a tremendous number of restrictions, and
15 potentially it sends not the long.

16 And so if residents say, "Well, a significant
17 portion of the residents who will be living in Willow
18 Village are Facebook workers," but they're residents who
19 live there, as well, those community amenities are
20 designed in part for them, but it is also designed in
21 part to benefit the classic commuter, which to me seems
22 to be the most important driver in how these phases are
23 programmed.

24 That being said, the -- the hope of creating
25 more jobs in the Belle Haven community for existing Belle

1 Haven residents, and some of people have lived there, and
2 I think that's really important to have skilled craftsman
3 jobs that are local so you don't have to drive from
4 Modesto, because that's where you can afford to live, as
5 a union carpenter or electrician.

6 But just thinking more holistically on this
7 project, not just from -- not just from an EIR
8 perspective, but from the planning perspective on how --
9 what does that overlay look like and who does it impact
10 and how do we make it such that, as my colleagues up here
11 and talked about all the traffic, and that is -- if
12 you're able to count it, if you're able to collect all
13 that data and then analyze it.

14 But beyond that, people have to live there.
15 They want to live there. They've lived there for decades
16 and there seems to be this ongoing -- this ongoing
17 situation where we -- things get built and then in
18 hindsight, we'll say, "We'll correct that next time."

19 That won't happen again, but I have yet to see
20 that as part of the Commission or as parts of the
21 residents of Menlo Park that being corrected, right?

22 So I think this is an opportunity to watch
23 Belle Haven and for Menlo Park to actually correct the
24 things that have gone wrong and create tools and paths
25 forward that will work beyond the next twenty or thirty

1 or forty years.

2 I also believe that and feel that regional
3 solutions have to be tied to all of this and how to make
4 that a possibility.

5 I don't have the answers to that, but my
6 general sense is that this is a -- the project itself is
7 a very -- this is a good project and the question is
8 how -- how is that project implemented in reality as
9 opposed to being really lovely.

10 I do support this kind of development, but it
11 is it needs to be looked at.

12 CHAIRPERSON BARNES: Commissioner Riggs.

13 COMMISSIONER RIGGS: Yeah. Thank you.

14 This isn't really anything new. I think if
15 anything, I just wanted to take the opportunity to add to
16 what Chair Barnes said regarding -- let me put it this
17 way: What happens to the traffic after it is only
18 measured as what we used to call LOSF or it wasn't moving
19 and it won't be moving after the new project?

20 So in context, it was maybe six years ago we
21 had a project on El Camino Real where we were considering
22 reducing -- holding the number of traffic lanes through
23 downtown at two lanes and reducing it north and south of
24 downtown to two lanes, as well, in order to provide
25 better bicycle lanes.

1 And I asked the question given that that is the
2 main highway connecting the Peninsula cities, if the
3 traffic right now needs three lanes and it's quite
4 evident when we get to the two lane portion through Menlo
5 Park that that is a bottleneck, where does the traffic go
6 if we enlarge the bottleneck?

7 And by the way, where is the traffic going
8 right now as a result of the existing bottleneck?

9 We were told by our transportation
10 consultants -- not Hexagon at the time -- that people
11 would find other routes and everything works out, and so
12 I said well, what other routes would those be that
13 associate with El Camino Real? Well, Alameda de las
14 Pulgas and Middlefield.

15 Well, but during commute hours, they come to a
16 full stop. Well, people change their behavior, but if
17 they were going to 101, they go to 280. Well, by 280 is
18 no longer a clear shot south of Palo Alto or up near San
19 Mateo.

20 Well, we don't study the freeways, actually.
21 Alameda and Middlefield are outside of our study, so the
22 answer is that everything looks fine on El Camino.

23 So I have not forgotten that exchange or the
24 fact that this went down just fine with City Council at
25 the time, and they concluded that there would be no

1 impact as a result of fewer lanes, and we had similar
2 discussions when projects of 10,000 square feet or larger
3 on El Camino were built.

4 So when traffic is diverted to routes outside
5 of our study area, we don't -- have not in the past
6 necessarily responded.

7 Recent traffic studies I have seen absolutely
8 that Middlefield and Alameda de Las Pulgas are included,
9 but the traffic when it is diverted through, say -- in
10 the last six years roughly through the Willows, no one
11 could say in a traffic impact analysis that traffic is
12 significantly increased on McHenry Drive because there
13 were no previous estimates of traffic on McHenry Drive,
14 and McHenry drive is a residential street and wasn't
15 meant to take commuter traffic. Therefore, no impacts
16 were identified.

17 Can we just assure that we won't similarly miss
18 an impact? And I'll note that's why I -- and I don't
19 word things anywhere near as well as Chair Barnes, but
20 that's why I have noted a few months ago and tonight that
21 we need to look at impacts in neighborhoods and the --
22 within the neighborhood and an increase in access.

23 Is that all doable and is that in the current
24 scope or can be in the scope?

25 MR. BLACK: Yes. I already took a note from

1 one of the comments that we don't want to just study
2 intersections. Typically when we do intersection levels
3 of service, we're looking at intersections, but what
4 you're talking about is traffic that would use -- I use
5 the term cut-through, cut-through of residential streets
6 to avoid certain congested intersections of congested
7 arterials.

8 We have a very extensive area that we're scoped
9 to look at for this project, and it does include many
10 residential streets, but we'll definitely take your
11 comment to heart and be on the lookout for that type of
12 potential impact.

13 CHAIRPERSON BARNES: Commissioner Tate.

14 COMMISSIONER TATE: So I'd like to move us
15 just a minute and that is to that housing portion, and I
16 was wondering if it is possible to make sure the study
17 looks at twenty-five percent BMR as well as having some
18 condo units and just really what would be the
19 difference -- the impact I should say in the community
20 with having twenty-five percent BMR or higher and some
21 units that are for sale?

22 CHAIRPERSON BARNES: And that's to the
23 consultant?

24 COMMISSIONER TATE: That is to the consultant.

25 MS. EFNER: Erin Efner for ICF. We can take

1 that to the consultant and talk about adding that
2 analysis to their scope of work.

3 COMMISSIONER TATE: Thanks.

4 CHAIRPERSON BARNES: Process question as it
5 relates to the scope of work. And you're bidding it out
6 and understanding how much money it takes to get it done.

7 How is it that we don't end up with a situation
8 where you don't have enough money -- specific on traffic,
9 that we don't run into a situation where you don't say
10 you have a scope of work and funds allocated to cover
11 some of the -- explicitly what we talked about tonight as
12 it relates to traffic and we don't end up with a
13 situation which -- again, I'll call out the
14 Transportation Master Plan where we said we didn't have
15 the money to go through and go through the type of data
16 that we think we have the opportunity to do now.

17 Do you think that the things that we're telling
18 you about now just all included in the scope, how we make
19 sure that there's a budget for this and what you need to
20 ask Council for this and what would it look like?

21 MR. BLACK: Oh, well, I can answer with the
22 transportation scope that there's -- everything that you
23 mentioned tonight could be reasonably construed by me to
24 be included in our scope.

25 So I'll stay tuned if -- if something else

1 comes up that seems like it's out of scope and then we
2 would need to communicate with our client that that's out
3 of scope and what do you want to do about it.

4 CHAIRPERSON BARNES: Great.

5 MR. BLACK: Yeah.

6 CHAIRPERSON BARNES: Thank you.

7 So looking for any more EIR specific questions,
8 comments from my fellow Commissioners, and if I don't
9 have any, then we will move to the project proposal Study
10 Session.

11 Commissioner Doran.

12 COMMISSIONER DORAN: So you're looking to
13 close it?

14 CHAIRPERSON BARNES: I'm looking to you.

15 COMMISSIONER DORAN: You may close the public
16 hearing portion now.

17 CHAIRPERSON BARNES: Right. Thank you.

18 (This record was concluded at 9:14 PM).

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I, the undersigned, hereby certify that the discussion in the foregoing meeting was taken at the time and place therein stated; that the foregoing is a full, true and complete record of said matter.

I further certify that I am not of counsel or attorney for either or any of the parties in the foregoing meeting and caption named, or in any way interested in the outcome of the cause named in said action.

IN WITNESS WHEREOF I have

hereunto set my hand this

30th day of October, 2019.


MARK I. BRICKMAN CSR 5527



STAFF REPORT

Planning Commission

Meeting Date: 11/4/2019

Staff Report Number: 19-077-PC

Public Hearing: Use Permit Revision/Gary Ahern/1012 Cotton Street

Recommendation

Staff recommends that the Planning Commission approve a use permit revision to construct first- and second-floor additions to an existing two-story, single-family residence with an attached two-car garage on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The residence is nonconforming with respect to the right side daylight plane, and the proposed new work value would exceed 50 percent of the existing value. In addition, as part of the use permit request, the applicant is proposing to maintain a fence greater than four feet in height within the required front setback. 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 proposed use permit revision.

Background

Site location

The subject property is located at 1012 Cotton Street. Using Cotton Street in the north-south orientation, the subject property is located on the eastern side of Cotton Street, between Santa Cruz Avenue and Middle Avenue. A location map is included as Attachment B. Cotton Street is a residential street that extends across the neighborhood, terminating at Valparaiso Avenue in the north and at Bay Laurel Drive in the south, near San Francisquito Creek and the City of Palo Alto.

Houses along Cotton Street include both one- and two-story residences. While most residences in the neighborhood are 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, Mediterranean, 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 the eastern side of Cotton Street, with the majority of surrounding streets (and the western side of Cotton Street) containing parcels zoned in the R-1-S (Single Family Suburban Residential) zoning district.

Previous Planning Commission review

On May 16, 1983, the Planning Commission approved a use permit to construct a new two-story, single-

family residence with an attached two-car garage on a substandard lot with respect to lot width in the R-E zoning district. The staff report and minutes for the May 16, 1983 Planning Commission meeting are included as Attachments C and D, respectively.

Analysis

Project description

In 1983, the approved project included the construction of a new two-story, single-family residence with an attached two-car garage. The applicant is proposing to add on to the existing two-story, single-family residence, along portions of both the first and second floors, and complete a series of exterior modifications. The original use permit was required due to the substandard lot width of 108 feet, where 110 feet is required. The existing residence is also nonconforming with respect to the right side daylight plane requirement of the current Zoning Ordinance. As such, the proposed additions on the first and second floor, extensive remodeling throughout the residence, and additional exterior modifications would total approximately 60 percent of the existing value, which exceeds the 50-percent value for two-story residences. The proposed project requires a use permit revision to modify the previously approved residence and a use permit for the proposed scope of work (remodeling and additions) to a nonconforming structure. The proposed development would include four bedrooms and five bathrooms, which would represent an increase from the previously approved room count of three bedrooms and 2.5 bathrooms. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback.

Of particular note with regard to Zoning Ordinance requirements:

- The expansion of the second floor would be limited in size, with its total floor area representing approximately 38.3 percent of the maximum floor area limit (FAL), where 50 percent may be permitted on this property, inclusive of attic areas greater than five feet in height. The second floor of the existing residence constitutes 34.6 percent of the maximum FAL.
- Two new fireplaces would replace two existing fireplaces, which would result in nominal changes in building coverage and floor area, relative to the existing building footprint.
- The residence would remain 29 feet, nine inches in height, where 30 feet is the maximum permitted for this property, as the property is greater than 20,000 square feet in size.
- While some of the existing residence extends into the right side daylight plane, none of the proposed additions would extend into the required daylight plane. All areas of new construction would comply with current setback requirements and all other development standards of the R-E zoning district.

The existing fence for the project, comprised of brick and stucco, would remain as is and exceed the maximum allowable height of four feet within the front yard setback. In particular, the perimeter fencing along the front and side property lines and located within the front yard setback would remain five feet in height, with a six-foot tall wrought iron gate facing the driveway and a five-foot, six-inch tall wrought iron gate facing the walkway leading to the main entry, containing a lamp on either side of the gate. The driveway gate is located approximately 10 feet from the front property line, and as such, the perimeter fencing opens inwardly, toward the interior of the lot. The Transportation Division reviewed the gate location and determined that the gate location would be acceptable given the driveway configuration, the inward direction of the gate opening, the current gate distance from the front property line, and that no

sidewalk currently exists in the public right-of-way along the subject property frontage. However, staff has included recommended condition 4a that would allow the Transportation Division to review and potentially require a relocation of the gate in the event that a sidewalk is installed in the future along the subject property's frontage and the Transportation Division identifies potential conflicts with pedestrians, bicycles, and vehicles. In addition, a smaller, two-foot-high brick planter fronts each angled side of fencing that connects to the driveway gate. No additional fencing is proposed. Overall, the request for an additional foot of fence height, apart from the taller gates, is a minimal increase from the required maximum height.

With the exception of the right side intrusion into the daylight plane, the proposed project conforms to the development standards of the R-E zoning district. A data table summarizing parcel and project attributes is included as Attachment E. The project plans and the applicant's project description letter are included as Attachments F and G, respectively.

Proposed project revisions

The proposed project involves the addition of square footage on the first and second floors, consisting of approximately 47 square feet and 345 square feet, respectively. The first floor addition would occur at the rear and along the right side of the residence, to the rear of the kitchen. The second floor addition would occur at the right corner along the front of the residence, to the right of the main entry. This second floor addition would also reshape the front gable over the first floor, which would provide a balance to the massing of the residence. A number of interior and exterior modifications are also proposed, which are identified in the list below. The proposed modifications to the previously approved project include:

- Changing the main façade material from cement plaster with brick accent and wood trim to horizontal wood siding;
- Changing the majority of the roof material from composition shingle to high-definition composition shingle;
- Changing a portion of the roof material extending above the front bay window from composition shingle to standing seam metal;
- Adding two new skylights above the laundry room and Bathroom 3, both on the second floor;
- Removing the brick-clad entry gable;
- Removing a window facing proposed Closet 1, adjacent to the master bathroom along the right side of the second floor;
- Removing a window facing the proposed living room, adjacent to the proposed fireplace along the right side of the first floor;
- Removing a bay window along the right side of the first floor, to be replaced by two new simulated true divided light windows along the front elevation;
- Removing a window facing proposed Closet 1, adjacent to the master bathroom along the rear of the second floor, to be replaced by one new simulated true divided light window along the rear elevation;
- Reducing the widths of two simulated true divided light side windows of the master bathroom bay window while maintaining the same height;
- Replacing all remaining windows with aluminum-clad wood framing and true simulated divided light windows, along with painted wood trim above and below the windows and decorative wood shutters along the sides;
- Adding a vertical board and batten gable along the right side of the front elevation, with a new window along the front elevation to match the above window details;

- Changing the front entry door from wood to painted wood with true simulated divided lights, separated by transoms around the perimeter of the door;
- Removing the brick chimney along the left side elevation, on the second floor and above, while keeping the brick portion along the first floor;
- Removing the brick chimney facing the front elevation;
- Creating a front porch in the general location of the existing front brick chimney, with wood columns, brick pavers, and new aluminum-clad true simulated divided light windows and French doors;
- Adding a new aluminum-clad French door with true simulated divided lights, along the left side of the rear elevation, on the first floor;
- Changing the location of the door to the pet room, and changing the material of the door to a wood French door with true simulated divided lights; and
- Changing the garage door to a painted wood carriage-style garage door.

Aside from the intrusion into the right side daylight plane, both the proposed and approved projects conform to the development standards of the R-E zoning district. Some of the new window sills on the second floor would match the existing sill height of two feet, eight inches above finished floor. In addition, a new master bedroom window would be at a lowered sill height of two feet, two inches above finished floor. Lower sill heights may create privacy concerns, especially along the left and right side elevations on the second floor. However, the applicant is only proposing sill heights that would match the existing heights on the left and right sides of the residence. 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 applicant has submitted an arborist report (Attachment H), detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist.

Based on the arborist report, there are three heritage trees located outside but immediately adjacent to the subject property, which include one coast live oak (Tree 4), one Monterey pine tree (Tree 5), and one valley oak (Tree 3). Trees 3 and 4 are located on the neighboring property to the left, at 1016 Cotton Street, and Tree 5 is located on the property to the rear, 1001 Hermosa Way.

There are nine non-heritage trees located within the subject property, which include four Mexican fan palm trees (Trees 7, 8, 10, and 12) two Mayten trees (Trees 1 and 9), one flowering plum (Tree 2), one saucer magnolia (Tree 6), and one hedge of cherry laurel trees (Tree 11). The hedge of cherry laurel trees is a collection of nine trees, and would be trimmed to meet the seven-foot maximum height requirement for

hedges.

To protect the heritage and non-heritage trees on site, the arborist report has identified tree protection fencing as a suitable protection measure for the trees located in the rear of the subject property. For the non-heritage cherry laurel hedge, the arborist report identifies using a three-inch thick layer of mulch between the hedge and the residence to reduce compaction impacts related to foot traffic. All recommended tree protection measures identified in the arborist report shall be implemented and ensured as part of condition 3g.

Correspondence

Staff has received four emails (Attachment G) from the neighbors located on the left side (1016 Cotton Street) and the right side of the property (960 Cotton Street), and the two closest properties located across the street, 991 and 1015 Cotton Street. For each of the four emails, the neighbors have stated they have no objection to the project.

Conclusion

Staff believes the scale, materials, and style of the proposed residence would be compatible with the neighborhood, and that the proposed revisions to the overall design would result in a consistent aesthetic approach. The more traditional style proposed for the residence would be generally attractive and well-proportioned, and the reshaping of the front gable over the first floor, coupled with the expansion of the second floor over the right of the front entry, would provide a balance to the massing. Tree protection measures would minimize impacts to the three heritage trees near the subject property. The request to maintain existing fencing exceeding the maximum height requirement within the front yard setback is reasonable. The Transportation Division reviewed the location of the existing driveway gate and determined the existing location was acceptable. The applicant has conducted outreach and has received support from the four most proximate neighbors on Cotton Street. 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. Planning Commission staff report, May 16, 1983
- D. Planning Commission minutes, May 16, 1983
- E. Data Table
- F. Project Plans
- G. Project Description Letter
- H. Arborist Report
- I. Correspondence

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:

Matt Pruter, Associate Planner

Report reviewed by:

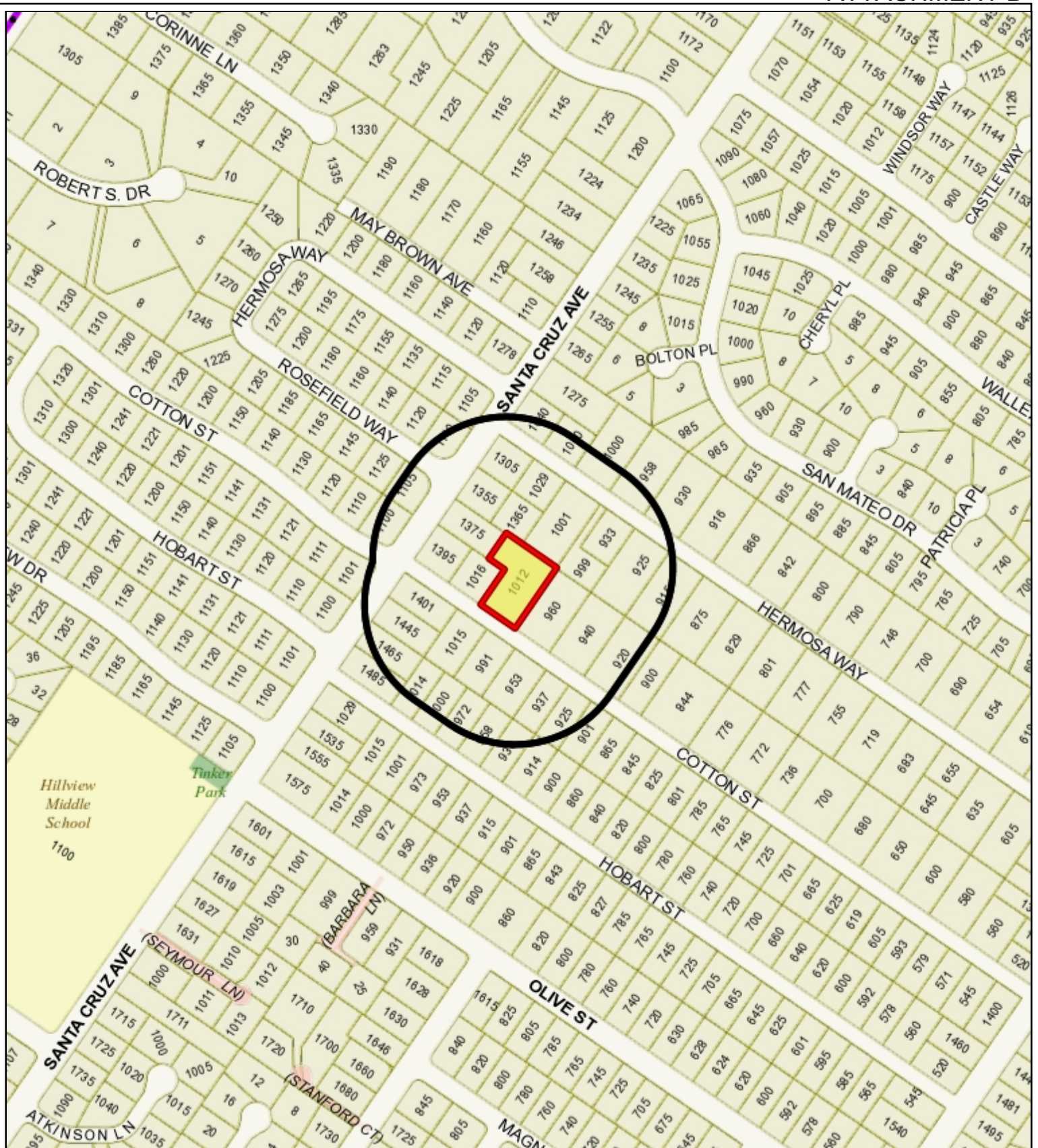
Corinna Sandmeier, Senior Planner

1012 Cotton Street – Attachment A: Recommended Actions

LOCATION: 1012 Cotton Street	PROJECT NUMBER: PLN2019-00041	APPLICANT: Gary Ahern	OWNER: Brad and Kelly Weber
PROPOSAL: Request for a use permit revision for additions and other modifications to an existing two-story, single-family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The residence is nonconforming with respect to the right side daylight plane, and the proposed new work value would exceed 50 percent of the existing value. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback. The previous use permit was granted in 1983.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kahle, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <ol style="list-style-type: none"> 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current California Environmental Quality Act (CEQA) Guidelines. 2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City. 3. Approve the use permit subject to the following standard conditions: <ol style="list-style-type: none"> a. Development of the project shall be substantially in conformance with the plans prepared by Focal Point Design, consisting of 14 plan sheets, dated received October 23, 2019, and approved by the Planning Commission on November 4, 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. g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborist Services, LLC, dated received May 31, 2019. 			

1012 Cotton Street – Attachment A: Recommended Actions

LOCATION: 1012 Cotton Street	PROJECT NUMBER: PLN2019-00041	APPLICANT: Gary Ahern	OWNER: Brad and Kelly Weber
PROPOSAL: Request for a use permit revision for additions and other modifications to an existing two-story, single-family residence on a substandard lot with respect to lot width in the R-E (Residential Estate) zoning district. The residence is nonconforming with respect to the right side daylight plane, and the proposed new work value would exceed 50 percent of the existing value. The applicant is also requesting to maintain a fence greater than four feet in height within the front yard setback. The previous use permit was granted in 1983.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kahle, Kennedy, Riggs, Tate)			
<p>ACTION:</p> <p>4. Approve the use permit subject to the following <i>project-specific</i> condition:</p> <ul style="list-style-type: none"> a. If future frontage improvements, such as sidewalks, are installed by the City along the front property line, then the City may request the driveway gate be relocated to a minimum of 20 feet from edge of sidewalk, based on potential conflicts with pedestrian, bicycle, and vehicle traffic conditions, subject to review and determination by the Transportation Division. If the Transportation Division determines that the existing gate would not create potential conflicts with pedestrians, bicyclists, or vehicles then no modifications to the gate location would be required. 			



City of Menlo Park
 Location Map
 1012 Cotton Street



Scale: 1:4,000

Drawn By: MAP

Checked By: CDS

Date: 11/4/2019

Sheet: 1

Meeting of May 16, 1983

STAFF REPORT

MENLO PARK

Department of Community Development

Planning Division

DIMENSIONS/AREA: 24,683₊ sq. ft. APPLICANT: Herb & Pat Weiss

EXISTING USE: Vacant APPLICATION FOR: Use Permit

PROPOSED USE: Single Family Residence

ZONING: R-E (Residential Estate--
Single Family Dwelling) LOCATION: 1012 Cotton Street

PROPOSAL:

The applicants are proposing to construct a single family dwelling on property located at 1012 Cotton Street. The subject property is currently zoned R-E (Residential Estate), which allows one single family dwelling per 20,000 sq. ft., provided the development regulations for the R-E Zoning District are met.

ACTION REQUESTED:

The subject property is substandard in regard to the minimum width requirements for the R-E Zoning District. The lot width at the front property line is only 108.56 ft. where 110 ft. is the minimum width required. However, Chapter 16.58 of the Zoning Ordinance allows for the development of substandard lots provided a Use Permit is granted and all other regulations of the applicable Zoning District are met.

The applicants are therefore requesting approval of their Use Permit application to allow them to develop their lot with the proposed single family dwelling.

COMMENTS:

The plans submitted for review appear to meet all of the other development regulations for the R-E Zoning District. The total square footage of the lot, 24,683₊ sq. ft., exceeds the minimum 20,000 sq. ft. that is required.

There should be no problems with the proposed development provided all Building and Engineering Division requirements are met.

Herb & Pat Weiss
1012 Cotton Street
Page two

Meeting of May 16, 1983
Use Permit

RECOMMENDATIONS:

Recommend approval as follows:

- 1) Make findings as per Section 16.82.030 of the Zoning Ordinance relative to granting of Use Permits.
- 2) Approve the Use Permit request, subject to the following conditions:
 - a) Comply with all Building Division requirements.
 - b) Driveway, ingress/egress and any other requirements of the Engineering Division must be met.
 - c) Proposed fences must comply with the City's Fence Ordinance.

Doc 0495D

1012 COTTON ST,



NO SCALE
5-11-83

SANTA CRUZ

AVE.

ST.

COTTON

USE PERMIT REQUEST
TO ALLOW THE
CONSTRUCTION OF A
SINGLE FAMILY RES.
ON A NONCONFORMING
LOT

80.36'

110'

108.56' WHERE 110 FT. IS REQD.

DRIVEWAY

PROPOSED RESIDENCE

158.56'

190.30'

CITY OF MENLO PARK

PLANNING COMMISSION MINUTES - May 16, 1983

A Regular Meeting of the Menlo Park Planning Commission was held on Monday, May 16, 1983 at 7:30 p.m. in the Council Chambers. Chairman Odom presided. On roll call there were:

Present: Commissioners: Bui, Draper, Jacobs, Knight, Wakelee,
Odom, Chairman

Absent: Commissioners: Smith

Staff: Clark, Jorgenson, La Motte, Morales, Partolan, Pirofalo

APPROVAL OF MINUTES

None.

CORRESPONDENCE

Letter from Stowe Lane residents regarding Stanford University's proposal.
Letter from the Bohannon Organization regarding the Planning Commission's requirement for a restaurant.

PUBLIC HEARING

1. USE PERMIT - Herb and Pat Weiss

Request approval of a Use Permit to allow the construction of a new single family residence on a nonconforming lot, being only 108.56 ft wide where 110 ft. is the minimum required. Property is located at 1012 Cotton Street.

Associate Planner Clark presented the Staff's report, dated May 16, 1983, to the Commission.

Chairman Odom opened the public hearing and asked if anyone wished to speak.

Mr. Arthur Hyman, 920 Cotton Street, recommended that the Use Permit be granted.

(Motion) There being no further public response, Commissioner Jacobs moved to close the public hearing. Commissioner Knight seconded the motion; carried 6-0.

Commissioner Bui asked if the applicant was agreeable to the conditions recommended by Staff. Mr. Herb Weiss, applicant, said yes.

(Motion) There being no further discussion, Commissioner Bui moved to:

- 1) Adopt the finding, as per Section 16.82.030 of the Menlo Park Zoning Ordinance, that the 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, nor will it be detrimental to the property and improvements in the neighborhood or the general welfare of the City.

- 2) Approve the Use Permit request, subject to the following conditions:
 - a) Comply with all Building Division requirements.
 - b) Driveway, ingress/egress and any other requirements of the Engineering Division must be met.
 - c) Proposed fences must comply with the City's Fence Ordinance.

Commissioner Wakelee seconded the motion; carried 6-0.

OLD BUSINESS

1. REZONING, CONDITIONAL DEVELOPMENT
PERMIT & ARCHITECTURAL CONTROL - Stanford University

Request rezoning of property located at Rural Lane and Alpine Road (Assessor's Parcel No. 074-312-010 and 074-312-180) from its existing R-1-S (Single Family Suburban Residential) to R-1-S-X (Single Family Suburban Residential--Conditional Development Permit); Conditional Development Permit to construct 14 townhouses; and Architectural Control approval of the General Plans for the proposed project. (Continued from Regular Meetings of April 4, April 18, and May 2, 1983.)

Chairman Odom announced that this item was continued to the next Regular Meeting of June 6, 1983, at the request of the applicant.

2. MINOR SUBDIVISION - Luul Development Co.

Request reconsideration of previous Planning Commission decision not to approve a Tentative Parcel Map which proposes to resubdivide property located at 1145 and 1147 Marcussen Drive into three parcels: Two condominium parcels and one common area parcel.

Senior Planner Morales presented the Staff's report, dated May 16, 1983, to the Commission.

Mrs. Barbara Dossey, applicant, said they were asking for a clarification of why the application was not approved. She didn't feel this was an unusual request, and asked that the Commission reconsider their previous decision.

City Attorney Jorgenson thought it might be more appropriate for the City Council to consider the request on appeal. Director Pirofalo explained the reason for the item returning to the Commission and the different routes that the application could go, i.e., reconsideration of the request by the Planning Commission, or have the applicant continue with the appeal process to the City Council. Commissioner Bui didn't feel the Commission should reconsider the request because one Commissioner was absent. He said the Commission has stated its opinion, and felt that the City Council should consider the appeal. Commissioner Jacobs agreed. Commissioner Wakelee felt that the Commission should reconsider the application, not on the basis that there was not a full Commission, but that there was a possibility of new information or a change in views.

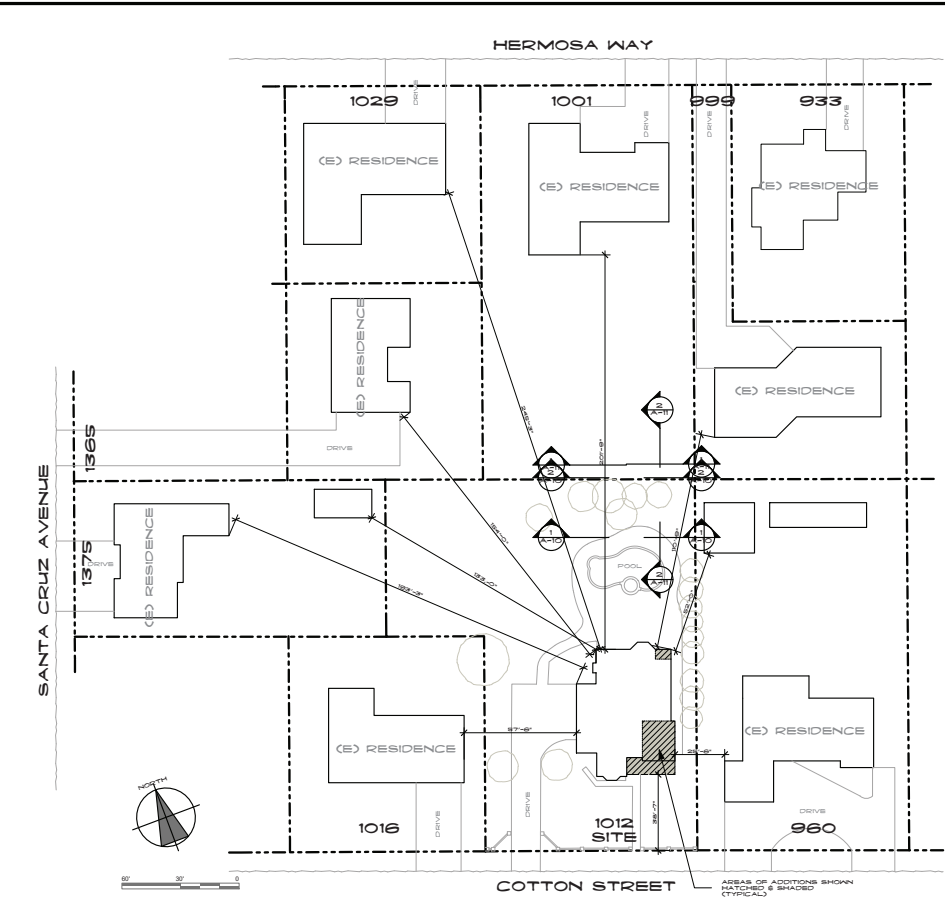
(Motion) After further discussion, Commissioner Jacobs moved to deny the request for reconsideration and suggested that the applicant continue with the appeal process. Commissioner Knight seconded the motion; carried 5-1, with Commissioner Wakelee opposed.

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	24,637 sf	24,637 sf	20,000 sf min.
Lot width	108.4 ft.	108.4 ft.	110 ft. min.
Lot depth	190.3 ft.	190.3 ft.	130 ft. min.
Setbacks			
Front	38.0 ft.	38.0 ft.	20 ft. min.
Rear	83.3 ft.	83.3 ft.	20 ft. min.
Side (left)^	48.7 ft.	48.7 ft.	20 ft. min.
Side (right)^	10.2 ft.	10.2 ft.	10 ft. min.
Building coverage	3,031.7 sf	2,783.7 sf	3,207.3 sf max.
	12.3 %	11.3 %	30.0 % max.
FAL (Floor Area Limit)	5,486.7 sf	5,105.1 sf	7,209.0 sf max.
Square footage by floor	2,242.4 sf/1st	1,918.5 sf/1st	
	2,238.8 sf/2nd	1,975.3 sf/2nd	
	522.5 sf/attics	522.5 sf/attics	
	483.0 sf/garage	688.8 sf/garage	
	264.0 sf/porches	131.0 sf/porches	
	18.3 sf/fireplaces	21.4 sf/fireplaces	
	24.0 sf/play structure	24.0 sf/play structure	
Square footage of buildings	5,793.0 sf	5,281.5 sf	
Building height	29.8 ft.	29.8 ft.	30 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees*	3	Non-Heritage trees**	9	New Trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	12

* Of these three heritage trees, all three are located on neighboring properties.

**All nine of these non-heritage trees are located within the subject property.



① AREA PLAN
SCALE: 1" = 30'



② STREETScape ALONG COTTON ST
SCALE: 1/16" = 1'-0"

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(650) 326-4990 FX
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AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
1012 COTTON STREET
MENLO PARK, CA 94028

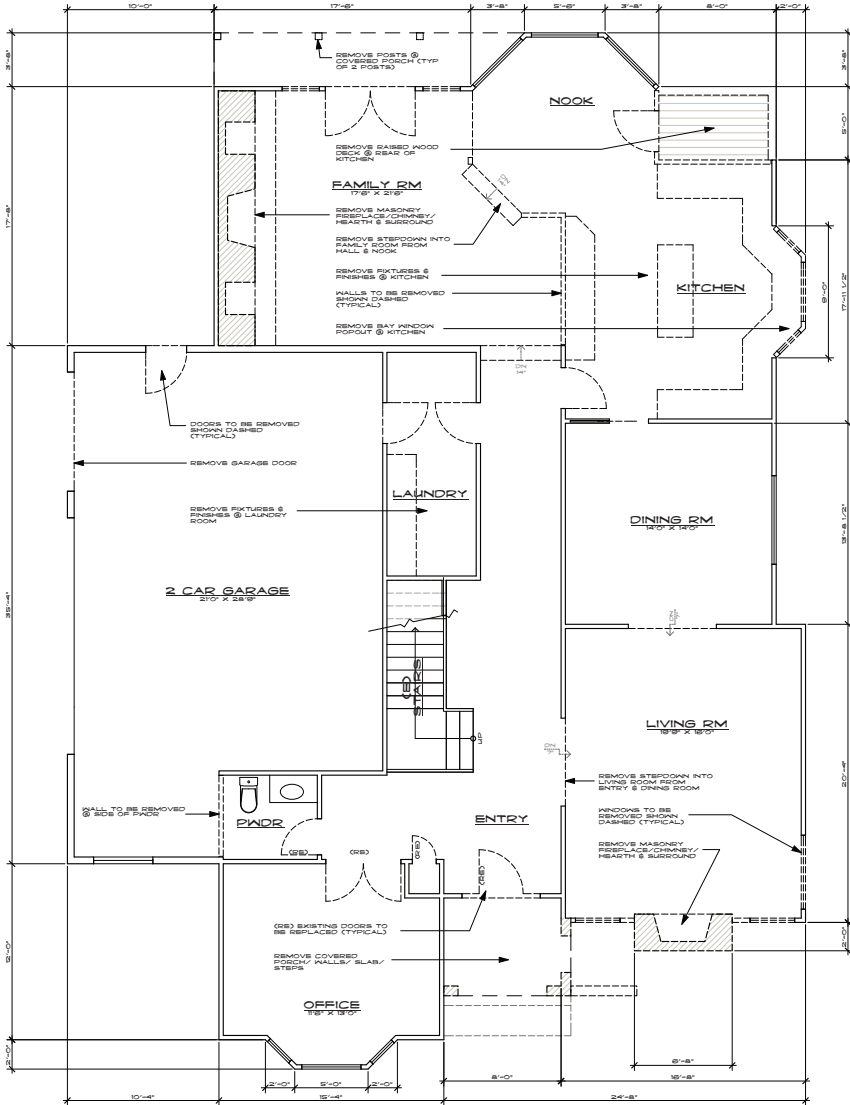
MARK	DATE	DESCRIPT

PROJECT NO. 201409
DATE 10/23/19
DRAWN BY: GJA

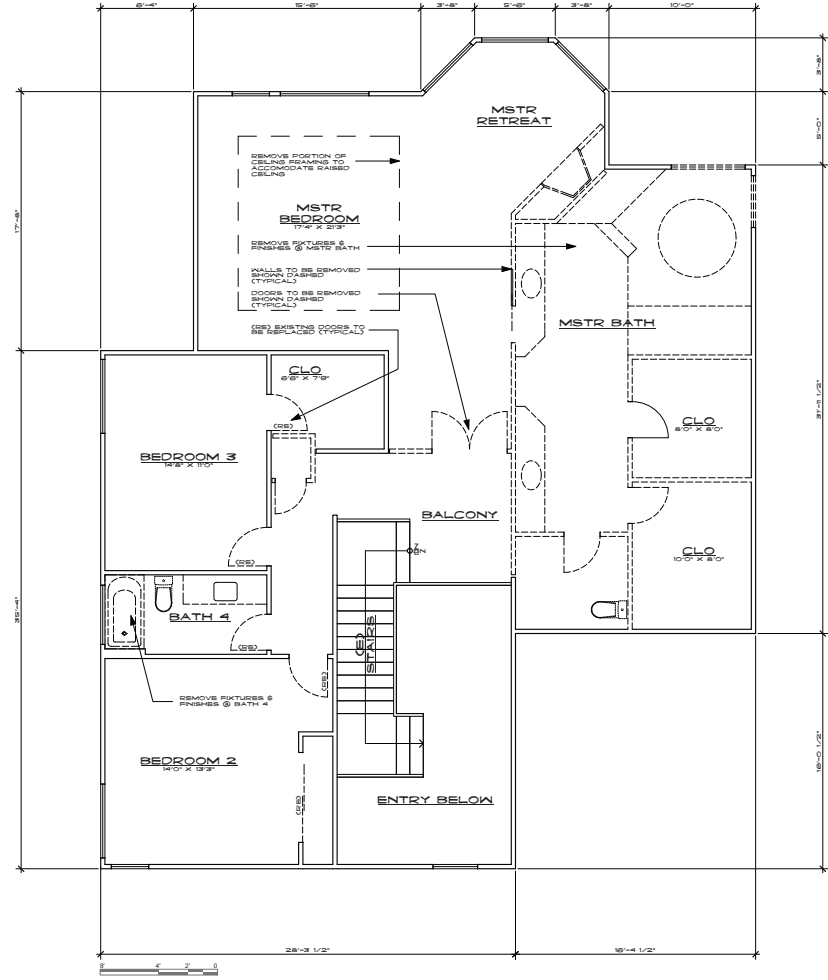
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SHEET TITLE
AREA PLAN/
STREETScape

A-2



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



② EXISTING UPPER FLOOR/ DEMO PLAN
SCALE: 1/4" = 1'-0"

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 email: gja@fpdesign.com website: www.fpdesign.com

AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
 1012 COTTON STREET
 MENLO PARK, CA 94028

MARK	DATE	DESCRIPT

PROJECT NO: 201469
 DATE: 10/23/19
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SHEET TITLE
 EXISTING FLOOR/ DEMO PLANS

A-3

WINDOW SCHEDULE

(RS) REPLACE EXISTING UNIT - FIELD VERIFY ALL EXISTING WINDOW OPENINGS UNIT TO COVER

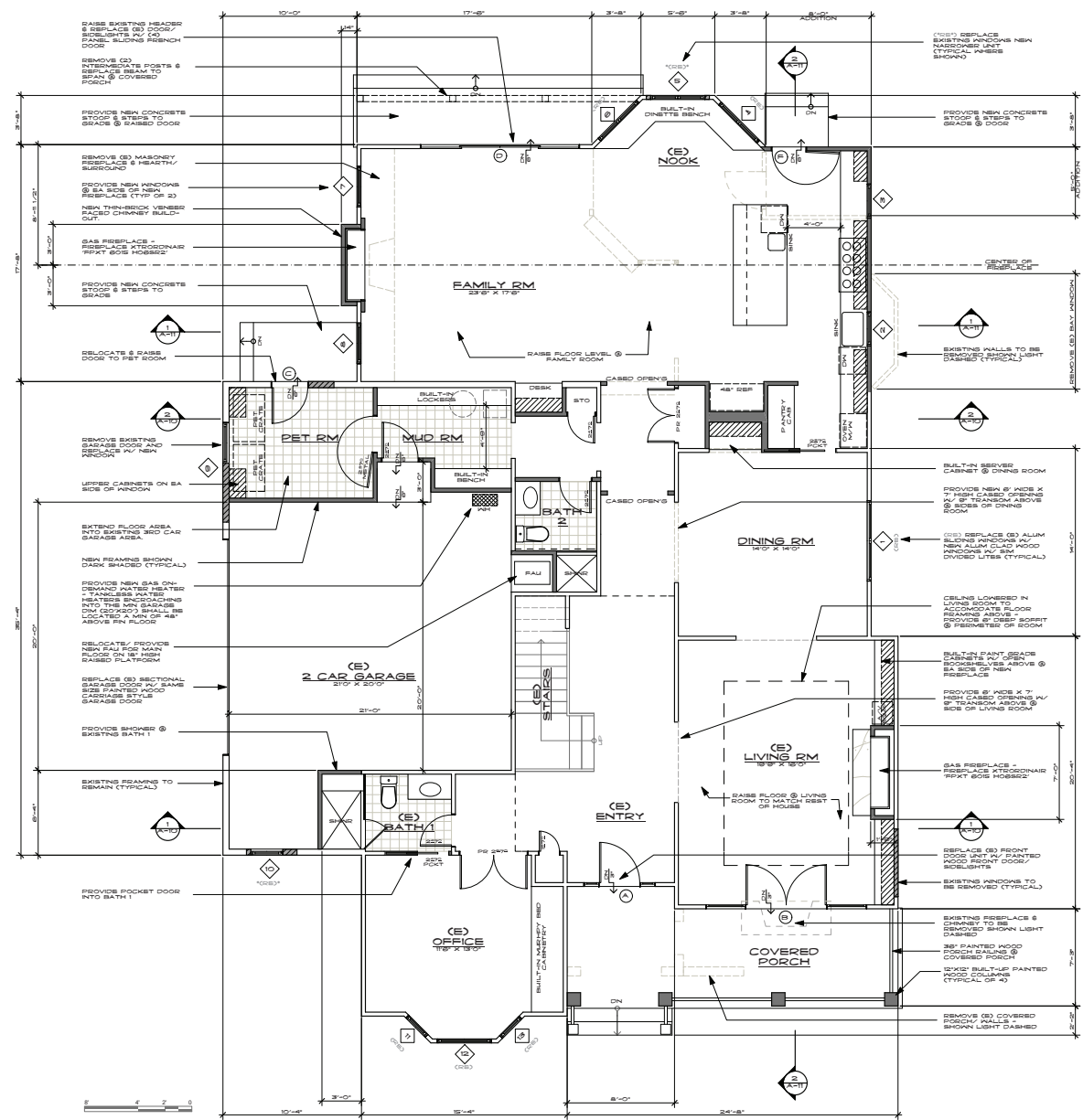
UNIT NO.	(S) NOMINAL SIZE	WINDOW TYPE	TEMP GLASS	REMARKS
1	8'0" X 5'0"	DRL HS	NO	REPLACE EXIST'G
2	2'4" X 4'8"	DRL HS	NO	REPLACE EXIST'G
3	2'4" X 4'8"	DRL HS	NO	REPLACE EXIST'G
4	4'0" X 5'0"	DRL HS	NO	REPLACE EXIST'G
5	4'0" X 5'0"	DRL HS	NO	REPLACE EXIST'G
6	4'0" X 5'0"	DRL HS	NO	REPLACE EXIST'G
7	3'0" X 2'0"	ANNS	NO	REPLACE EXIST'G
8	3'0" X 2'0"	ANNS	NO	REPLACE EXIST'G
9	3'0" X 2'0"	ANNS	NO	REPLACE EXIST'G
10	2'4" X 4'0"	DRL HS	NO	REPLACE EXIST'G
11	2'0" X 8'0"	DRL HS	NO	REPLACE EXIST'G
12	4'0" X 8'0"	DRL HS	NO	REPLACE EXIST'G
13	2'0" X 8'0"	DRL HS	NO	REPLACE EXIST'G
14	---NOT USED---			
15	---NOT USED---			
16	4'0" X 3'8"	DRL HS	NO	REPLACE EXIST'G
17	6'0" X 4'8"	DRL HS	NO	REPLACE EXIST'G
18	2'4" X 4'0"	CSMT	NO	EGRESS
19	4'0" X 2'0"	ANNS	YES	REPLACE EXIST'G
20	4'0" X 2'0"	ANNS	NO	EGRESS
21	7'0" X 4'0"	CSMT	NO	EGRESS
22	2'0" X 2'8"	ANNS	NO	EGRESS
23	2'4" X 4'0"	DRL HS	YES	REPLACE EXIST'G
24	4'8" X 4'0"	DRL HS	YES	REPLACE EXIST'G
25	2'4" X 4'0"	DRL HS	YES	REPLACE EXIST'G
26	8'0" X 4'8"	DRL HS	NO	EGRESS
27	2'4" X 4'0"	CSMT	NO	EGRESS
28	2'4" X 4'0"	CSMT	NO	EGRESS
29	5'0" X 4'0"	CSMT	NO	EGRESS
30	4'0" X 2'0"	ANNS	YES	REPLACE EXIST'G
31	5'0" X 4'0"	CSMT	NO	EGRESS
32	2'4" X 4'0"	DRL HS	NO	EGRESS

EXTERIOR DOOR SCHEDULE

UNIT	NOMINAL LTR. DIMENSIONS	DOOR TYPE
A	2'8" X 8'8"	FRENCH DOOR W/ TEMP GLASS SIDELIGHTS / TRANSOM
B	5'0" X 8'0"	FRENCH DOOR W/ TEMP GLASS & SIDELIGHTS / TRANSOM
C	2'8" X 8'0"	1 LITE METAL DOOR W/ TEMP GLASS
D	5'0" X 8'0"	(A) PANEL SL FRENCH DR W/ TEMP GLASS
E		EXIST'G DOOR TO REMAIN
F	2'8" X 8'8"	2 PANEL DUTCH DOOR W/ TEMP GLASS

NOTES

1. PROVIDE TEMPERS, APPROVED SAFETY GLAZING IN WINDOWS LOCATED IN HAZARDOUS LOCATIONS AND ADJACENT TO AND WITHIN 24 INCHES OF DOORS. WINDOWS IN DOORS, WINDOWS WITH AN AREA GREATER THAN 6 SQ. FT., WINDOW GLASS THICKNESS SHALL BE 1/2 INCHES TO THE FLOOR AND WITHIN 30" ABOVE FINISH SURFACE MUST BE SECURED IN WALL PERPENDICULAR TO THE PLANE OF DOORS. PER CBC SECTION 310.4.
2. GLASS OPENINGS @ EGRESS WINDOWS SHALL HAVE A MIN NET CLEAR OPENING OF 20" @ 20" MIN NET CLEAR OPENING HEIGHT OR 24" MIN NET CLEAR OPENING HEIGHT OR 20" MIN NET CLEAR OPENING HEIGHT AND A MIN HEIGHT OF 48" ABOVE THE FLOOR, AND THE WINDOW SHALL OPEN DIRECTLY TO A STREET, PUBLIC ALLEY, YARD OR EXIT COURT, PER CBC SECTION 310.4.
3. VERIFY ALL SPECIAL KNOWLEDGE OF SPECIAL CBC 6.31.3.



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

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DULLES, VA 20146 (703) 241-1100
1650 326-3300 PM (855) 326-4990 FX
mail: gja@fpd.com

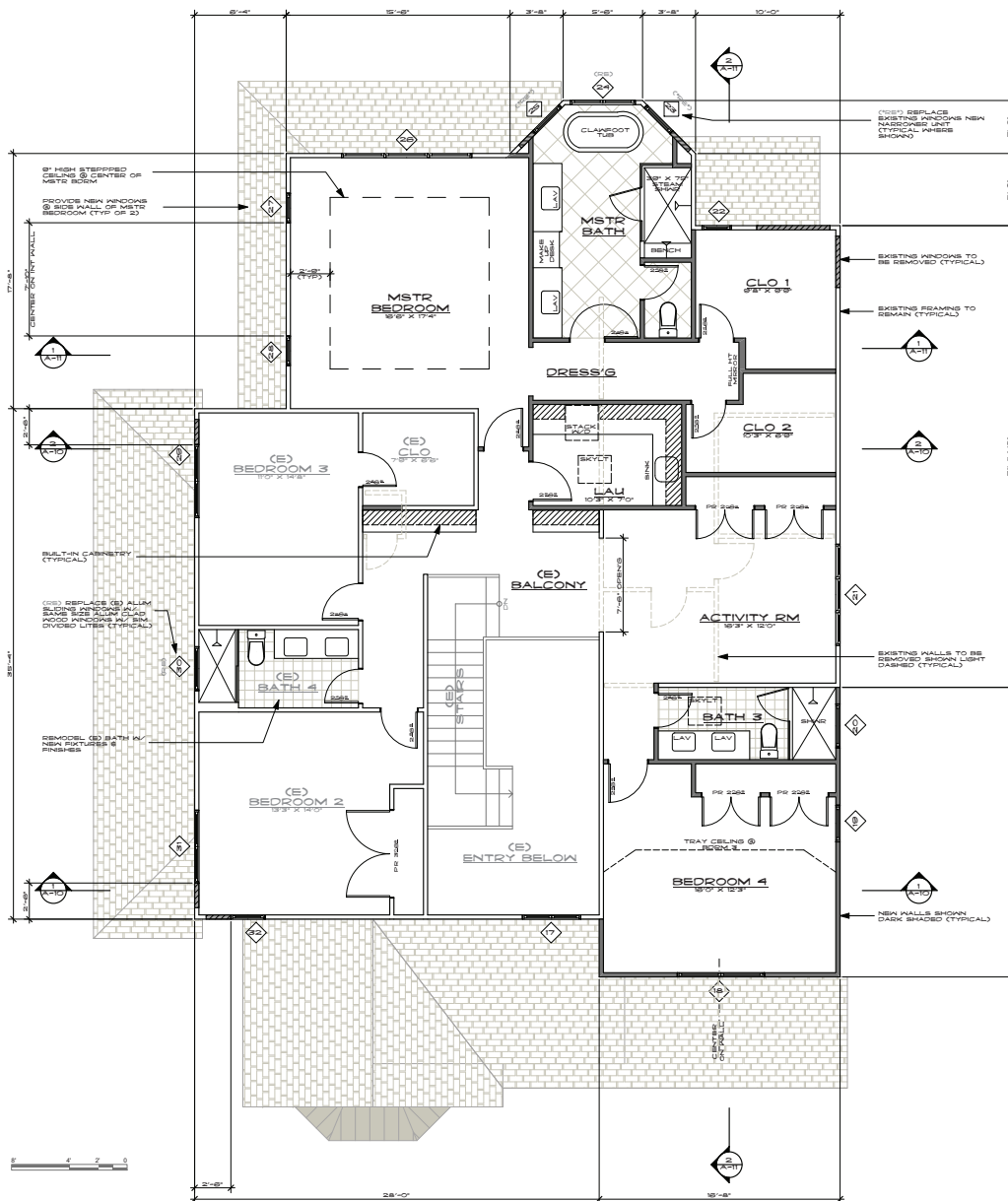
**AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER**
1012 COTTON STREET
MENLO PARK, CA 94028

MARK DATE DESCPT
PROJECT NO: 201409
DATE: 10/23/19
DRAWN BY: GJA

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SHEET TITLE
PROPOSED MAIN FLOOR PLAN

A-4



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

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 SAN ANTONIO, TEXAS 78205
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 email: gary@fpdesign.com | www.garyjahren.com

REGISTERED ARCHITECT
 STATE OF TEXAS
 C-26499

EXP. DATE
 03/2021

AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
 1012 COTTON STREET
 MENLO PARK, CA 94028

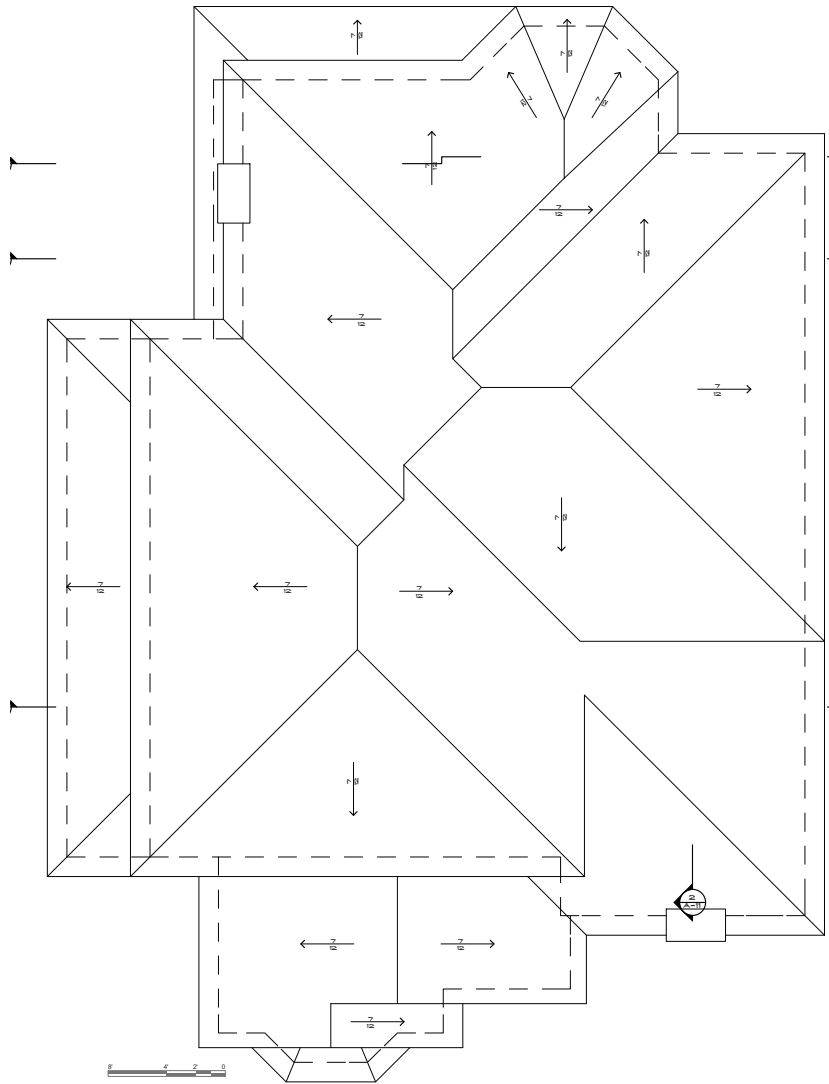
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PROJECT NO: 201409
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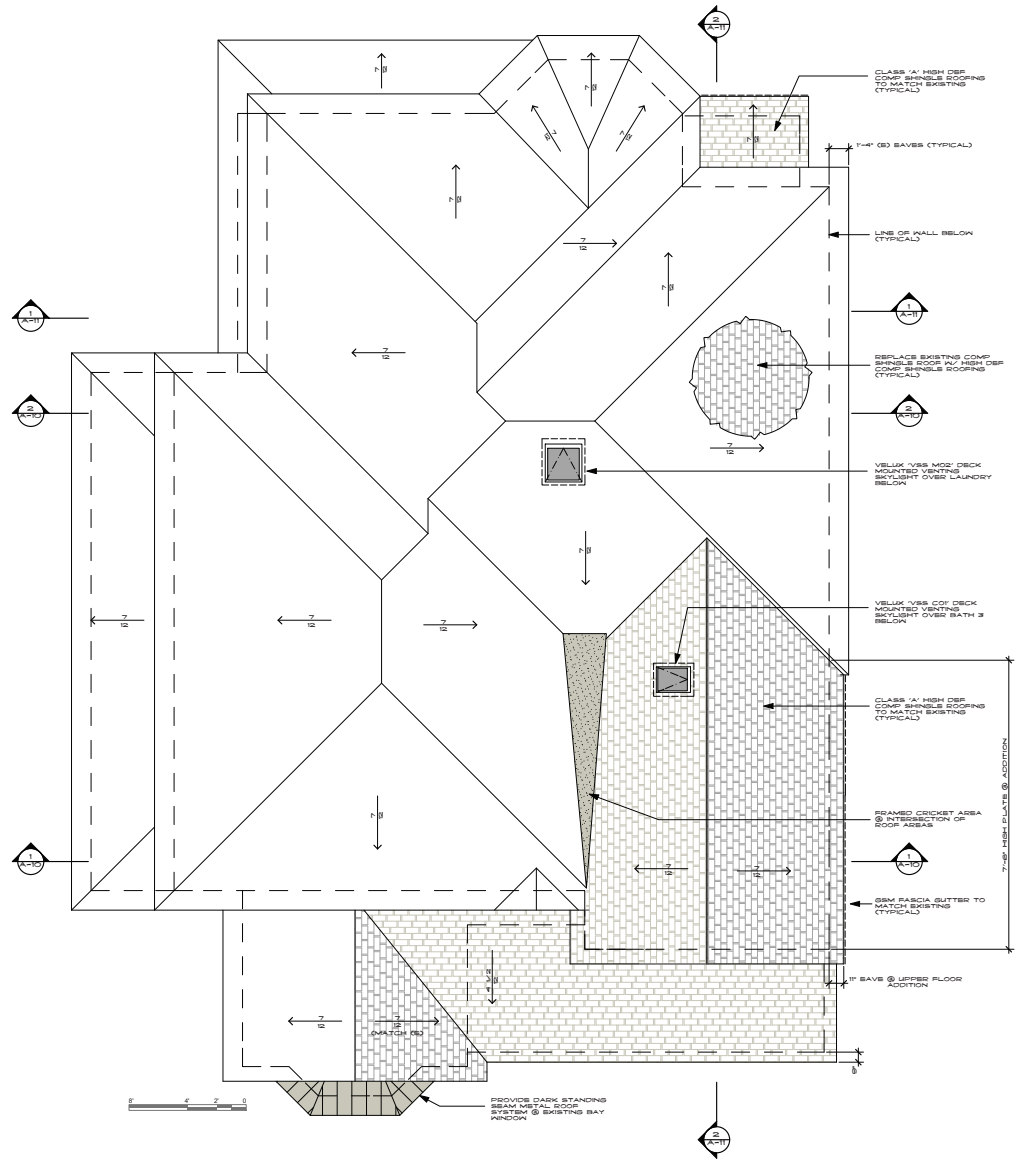
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SHEET TITLE
 PROPOSED
 UPPER FLOOR
 PLAN

A-5



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



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

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REGISTERED ARCHITECT
 STATE OF TEXAS
 C-26499
 EXPIRES 03/2021
 REISSUED 03/2018

AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
 1012 COTTON STREET
 MENLO PARK, CA 94028

MARK	DATE	DESP

PROJECT NO: 201409
 DATE: 10/23/19
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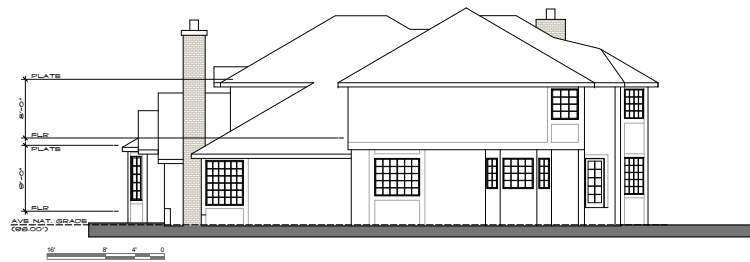
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SHEET TITLE
 ROOF PLANS

A-6



1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

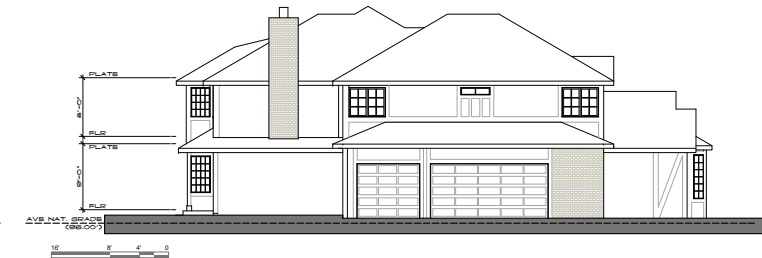


2 EXISTING RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NON-CONFORMING STRUCTURE NOTE
THE PORTION OF THE STRUCTURE WHICH EXTENDS INTO THE DAYLIGHT PLANS AND IS CLASSIFIED AS EXISTING NON-CONFORMING WHICH INCLUDES WALL & BOOR FRAMING WILL REMAIN AND MAY NOT BE REPLACED UNLESS THEY ARE BROUGHT INTO CONFORMANCE BY THE DAYLIGHT PLANS, SETBACK & SAVS REQUIREMENTS.



3 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION
(FROM REAR)



RIGHT SIDE ELEVATION
(FROM FRONT)



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AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
1012 COTTON STREET
MENLO PARK, CA 94028

MARK	DATE	DESCRIPT

PROJECT NO: 201409
DATE: 10/23/19
DRAWN BY: GJA
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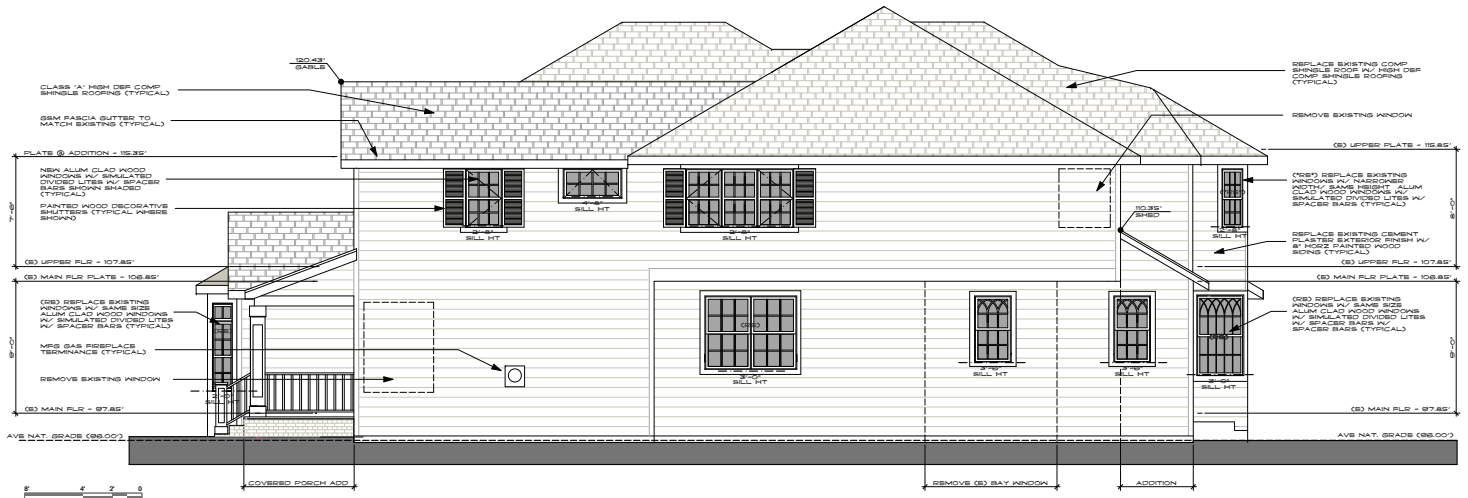
SHEET TITLE
EXISTING
ELEVATIONS/
PHOTOS

A-7



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

NON-CONFORMING STRUCTURE NOTE
THE POSITION OF THE STRUCTURE WHICH EXTENDS INTO THE DAYLIGHT PLANE AND IS CLASSIFIED AS EXISTING NON-CONFORMING WHICH INCLUDES HALLS & DOOR FRAMES WILL REMAIN AND MAY NOT BE REPLACED UNLESS THEY ARE BROUGHT INTO CONFORMANCE WITH THE DAYLIGHT PLANE/ SETBACK & BAY REQUIREMENTS



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

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MENLO PARK, CA 94025 (650) 326-2800 FAX
www.garyjahren.com

REGISTERED ARCHITECT
STATE OF CALIFORNIA
C-26499
EXPIRES 03/31/21
RENEWAL \$1000

AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
1012 COTTON STREET
MENLO PARK, CA 94028

MARK	DATE	DESCRIPTION

PROJECT NO: 201409
DATE: 10/23/19
DRAWN BY: GJA
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SHEET TITLE
PROPOSED EXTERIOR ELEVATIONS

A-8

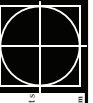


2 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

NON-CONFORMING STRUCTURE NOTE
THE PORTION OF THE STRUCTURE WHICH EXTENDS INTO THE DAYLIGHT PLANE AND IS CLASSIFIED AS EXISTING NONCONFORMING, WHICH INCLUDES HALL & DOOR BEAMS, HALL, BATH, AND MAIN, WILL BE REPLACED UNLESS THEY ARE BROUGHT INTO CONFORMANCE W/ THE DAYLIGHT PLANE, STRACK & SAVE REQUIREMENTS



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DUBLIN, CALIFORNIA 94568 (925) 326-4990 FAX
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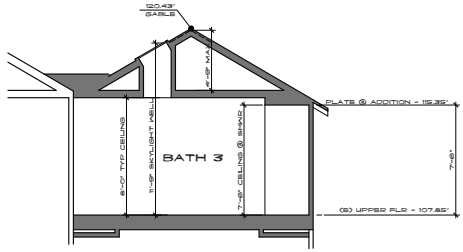
AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
1012 COTTON STREET
MENLO PARK, CA 94028

MARK	DATE	DESCR

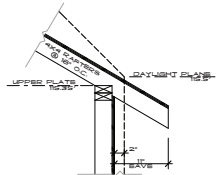
PROJECT NO: 201469
DATE: 10/23/19
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SHEET TITLE
PROPOSED
EXTERIOR
ELEVATIONS

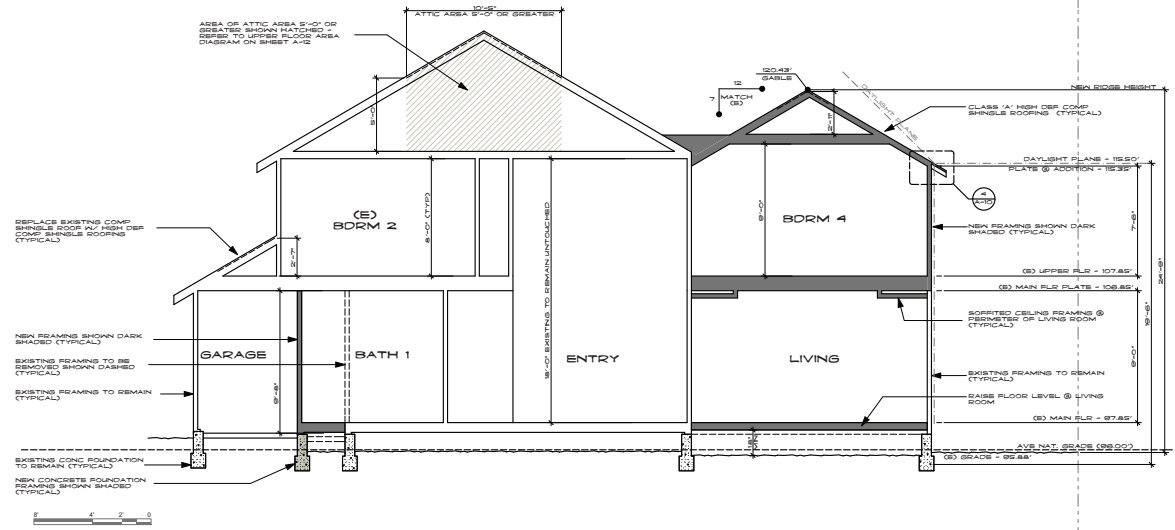
A-9



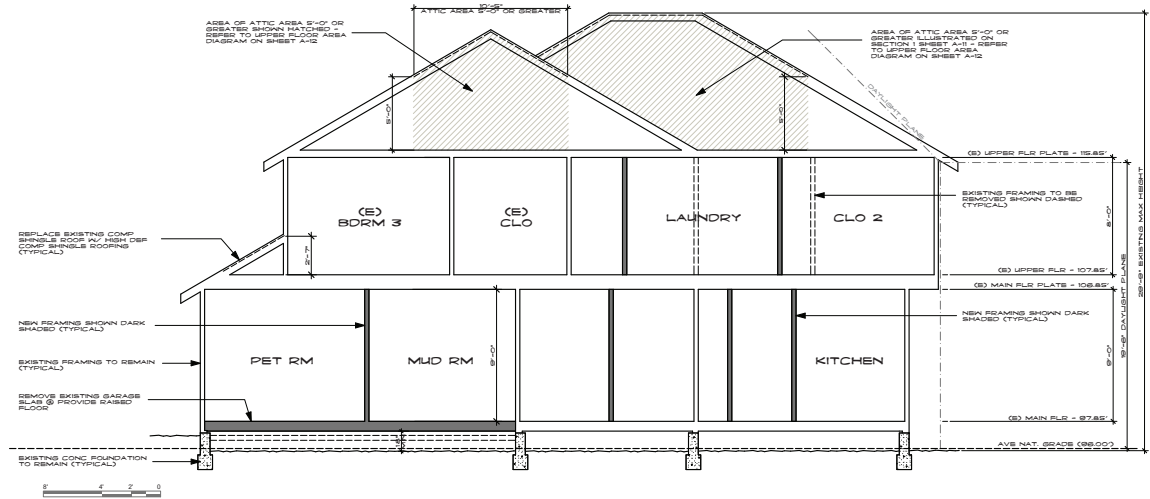
3 SKYLIGHT @ BATH 3 DIAGRAM
SCALE: 1/4" = 1'-0"



4 DAYLIGHT PLANE DETAIL
SCALE: 1" = 1'-0"



1 PROPOSED SECTION @ LIVING/ BATH 1
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION @ MUD/ PET ROOM/ KITCHEN
SCALE: 1/4" = 1'-0"



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AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
1012 COTTON STREET
MENLO PARK, CA 94028

MARK DATE DESPT

PROJECT NO: 201409

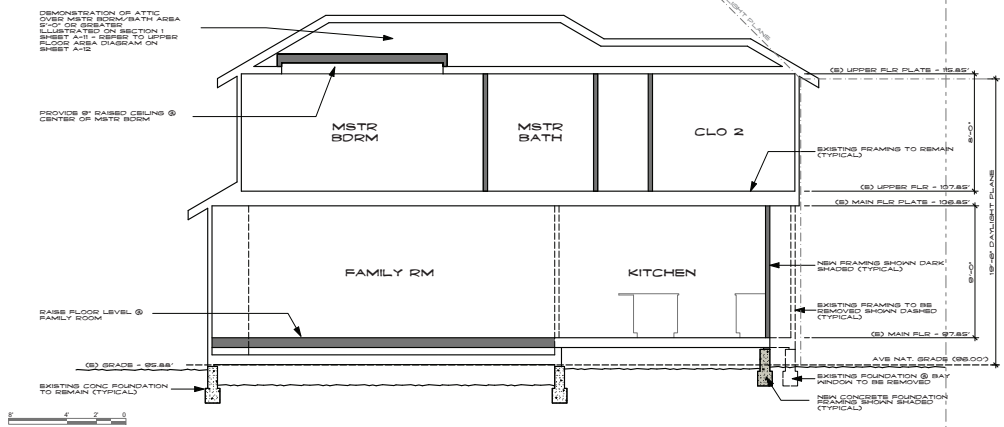
DATE: 10/23/19

DRAWN BY: GJA

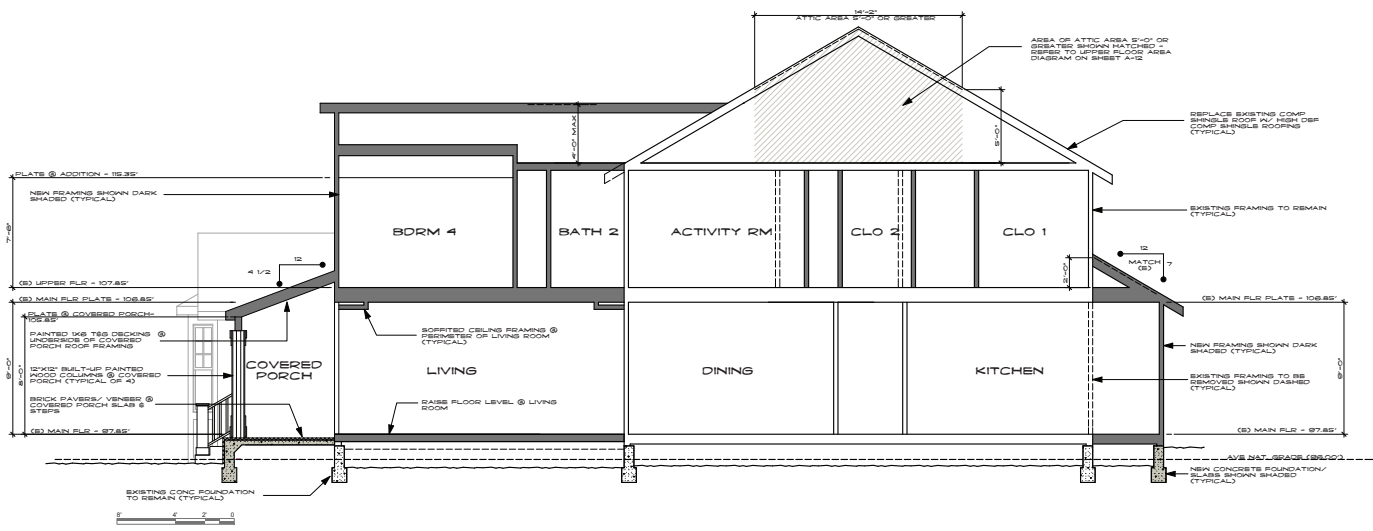
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SHEET TITLE
PROPOSED SECTIONS

A-10



1 PROPOSED SECTION @ FAMILY RM/ KITCHEN
SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION @ COVERED PORCH/LIVING/DINING/ KITCHEN
SCALE: 1/4" = 1'-0"



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AN ADDITION & REMODEL FOR:
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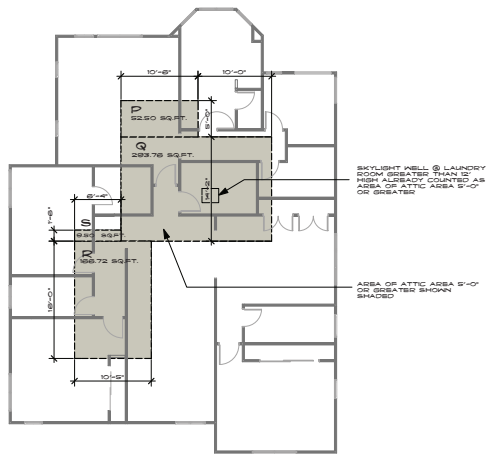
MARK	DATE	DEPT

PROJECT NO: 201409
DATE: 10/23/19
DRAWN BY: GJA

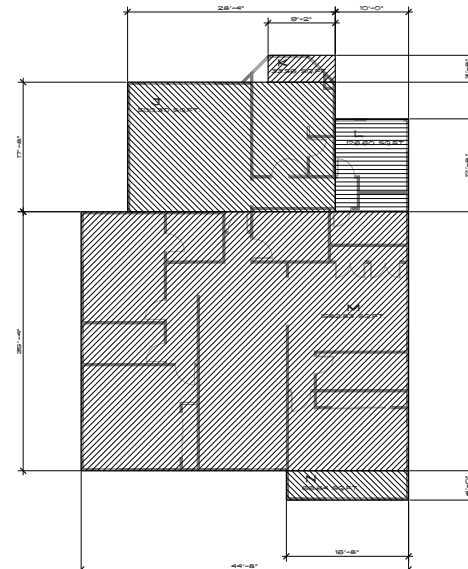
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SHEET TITLE
PROPOSED
SECTIONS

A-11

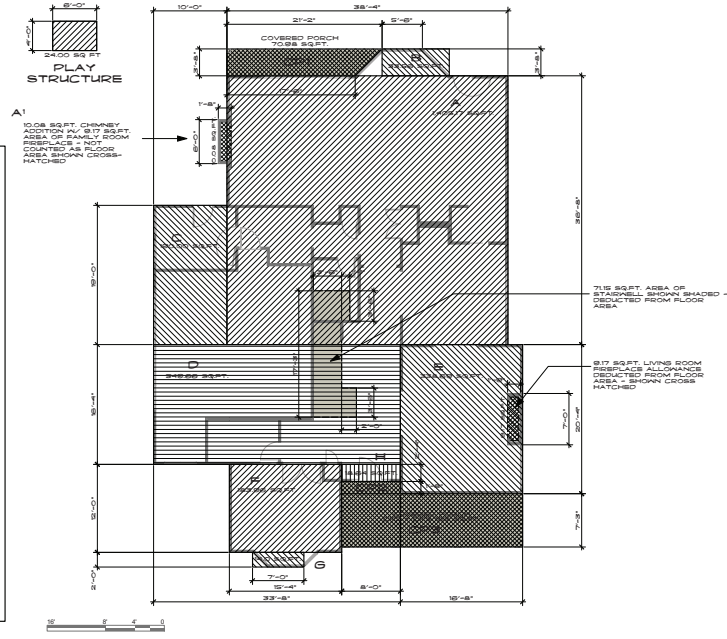


③ ATTIC AREA 5'-0" OR GREATER DIAGRAM
SCALE: 1/8" = 1'-0"



② UPPER FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

FLOOR AREA CALCULATIONS			
MAIN FLOOR			
PBR0101P	28'-4"	30'-8"	1402.17 SQ.FT.
01	10'-0"	17'-0"	170.00 SQ.FT.
02	37'-0"	17'-0"	629.00 SQ.FT.
03	28'-4"	17'-0"	482.68 SQ.FT.
04	28'-4"	30'-8"	869.68 SQ.FT.
05	10'-0"	17'-0"	170.00 SQ.FT.
06	37'-0"	17'-0"	629.00 SQ.FT.
07	28'-4"	17'-0"	482.68 SQ.FT.
08	28'-4"	30'-8"	869.68 SQ.FT.
UPPER FLOOR			
U1	28'-4"	17'-0"	482.68 SQ.FT.
U2	10'-0"	17'-0"	170.00 SQ.FT.
U3	37'-0"	17'-0"	629.00 SQ.FT.
U4	28'-4"	17'-0"	482.68 SQ.FT.
U5	28'-4"	30'-8"	869.68 SQ.FT.
ATTIC AREA GREATER THAN 5'-0"			
A1	10'-0"	17'-0"	170.00 SQ.FT.
A2	37'-0"	17'-0"	629.00 SQ.FT.
A3	28'-4"	17'-0"	482.68 SQ.FT.
A4	28'-4"	30'-8"	869.68 SQ.FT.
TOTAL FLOOR AREA 5,488.88 SQ.FT.			
COVERED PORCHES			
CP1	1/2(37'-0" x 17'-0")		310.25 SQ.FT.
CP2	1/2(28'-4" x 17'-0")		241.93 SQ.FT.
CP3	1/2(28'-4" x 30'-8")		437.83 SQ.FT.
TOTAL COVERED PORCHES 989.98 SQ.FT.			
LOT COVERAGE BREAKDOWN			
MAIN FLOOR AREA			3,682.27 SQ.FT.
UPPER FLOOR AREA			817.56 SQ.FT.
ATTIC AREA GREATER THAN 5'-0"			989.05 SQ.FT.
STAIRWELL, 3' CLEAR			7.15 SQ.FT.
PLAY STRUCTURE			24.00 SQ.FT.
TOTAL LOT COVERAGE 5,518.03 SQ.FT.			
ALLOWABLE			
MAX BUILDING COVERAGE			7,381.00 SQ.FT.
FLOOR AREA LIMIT			7,381.00 SQ.FT.
MAX SECOND FLOOR AREA			3,680.00 SQ.FT.



① MAIN FLOOR AREA DIAGRAM
SCALE: 1/8" = 1'-0"

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 email: gary@fpdesign.com | www.fpdesign.com

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 C-35499
 EXPIRES 03/2021

AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
 1012 COTTON STREET
 MENLO PARK, CA 94028

MARK	DATE	DESCRIPTION

PROJECT NO: 201409
 DATE: 10/23/19
 DRAWN BY: GJA

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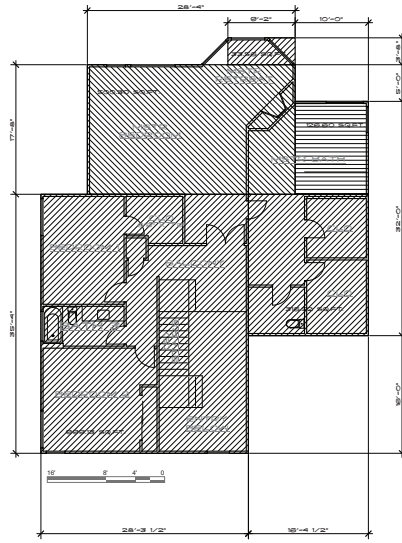
SHEET TITLE
 FLOOR AREA
 DIAGRAMS/CAL
 CS

A-12

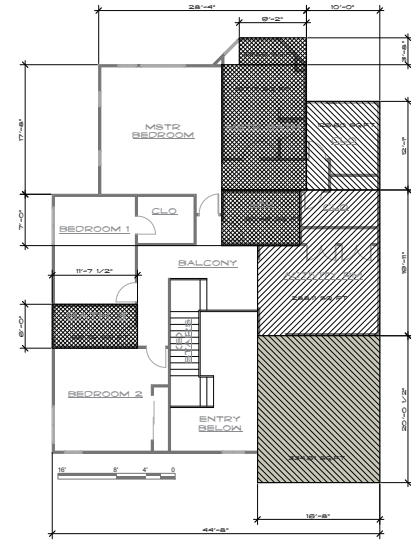
NONCONFORMING STRUCTURE - NEW WORK VALUE CALCULATION			
Address:	1012 Cotton Street		
Case No.:	PLN2019-00941		
50% of Existing Value	\$465,728.00		
75% of Existing Value	\$698,592.00		
Value of Proposed Project	\$561,062.10	60%	
Existing Development			
Non-Conforming Structure Type	Square Footage	Construction Cost	Existing Value
Existing 1st floor	1918.45	X \$200/Sq.Ft	\$383,690.00
Existing 2nd floor	2497.75	X \$200/Sq.Ft	\$499,550.00
Existing Basement	0	X \$200/Sq.Ft	\$0.00
Existing Garage	688.80	X \$70/Sq.Ft	\$48,216.00
Total	5105.00		\$931,456.00

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).

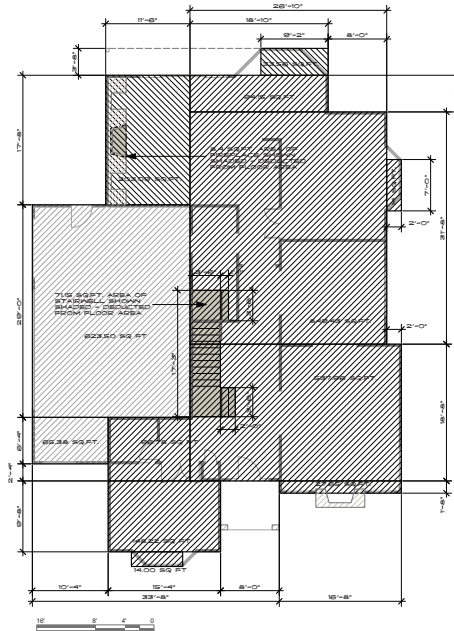
Proposed Development			
Proposed Development Type	Square Footage	Construction Cost	Development Value
Category 1 - New square footage (areas of new foundation and/or wall framing)			
1st Floor Addition	47.02	X \$200/Sq.Ft	\$9,404.00
2nd Floor Addition	234.61	X \$200/Sq.Ft	\$46,922.00
Basement Floor Addition	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 the calculation.			
Remodel of Kitchen	995.81	X \$130/Sq.Ft	\$133,457.30
Remodel of Bathrooms	491.34	X \$130/Sq.Ft	\$63,874.20
Remodel of Other Living Areas	1615.44	X \$100/Sq.Ft	\$161,544.00
Remodel of Garage	465.00	X \$36/Sq.Ft	\$16,740.00
Category 3 - Exterior modifications to existing structure			
Window and exterior door replacement are included in gross REMODEL 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.	1,184.00	X \$60/Sq.Ft	\$71,040.00
Replacement of Existing Windows/Exterior Doors	400.00	X \$35/Sq.Ft	\$14,000.00
Replacement of Existing Siding	3,773.00	X \$30/Sq.Ft	\$113,190.00
Total	6614.24		\$561,062.10



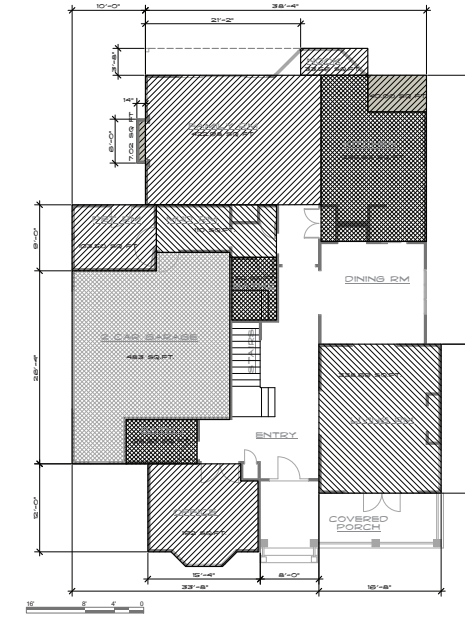
③ EXISTING UPPER FLR DIAGRAM
SCALE: 1/8" = 1'-0"



④ UPPER FLR SCOPE DIAGRAM
SCALE: 1/8" = 1'-0"



① EXISTING MAIN FLR DIAGRAM
SCALE: 1/8" = 1'-0"



② MAIN FLR SCOPE DIAGRAM
SCALE: 1/8" = 1'-0"



GARY J. AHERN, AIA
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WWW.FPDESIGN.COM



AN ADDITION & REMODEL FOR:
BRAD & KELLY WEBER
1012 COTTON STREET
MENLO PARK, CA 94028

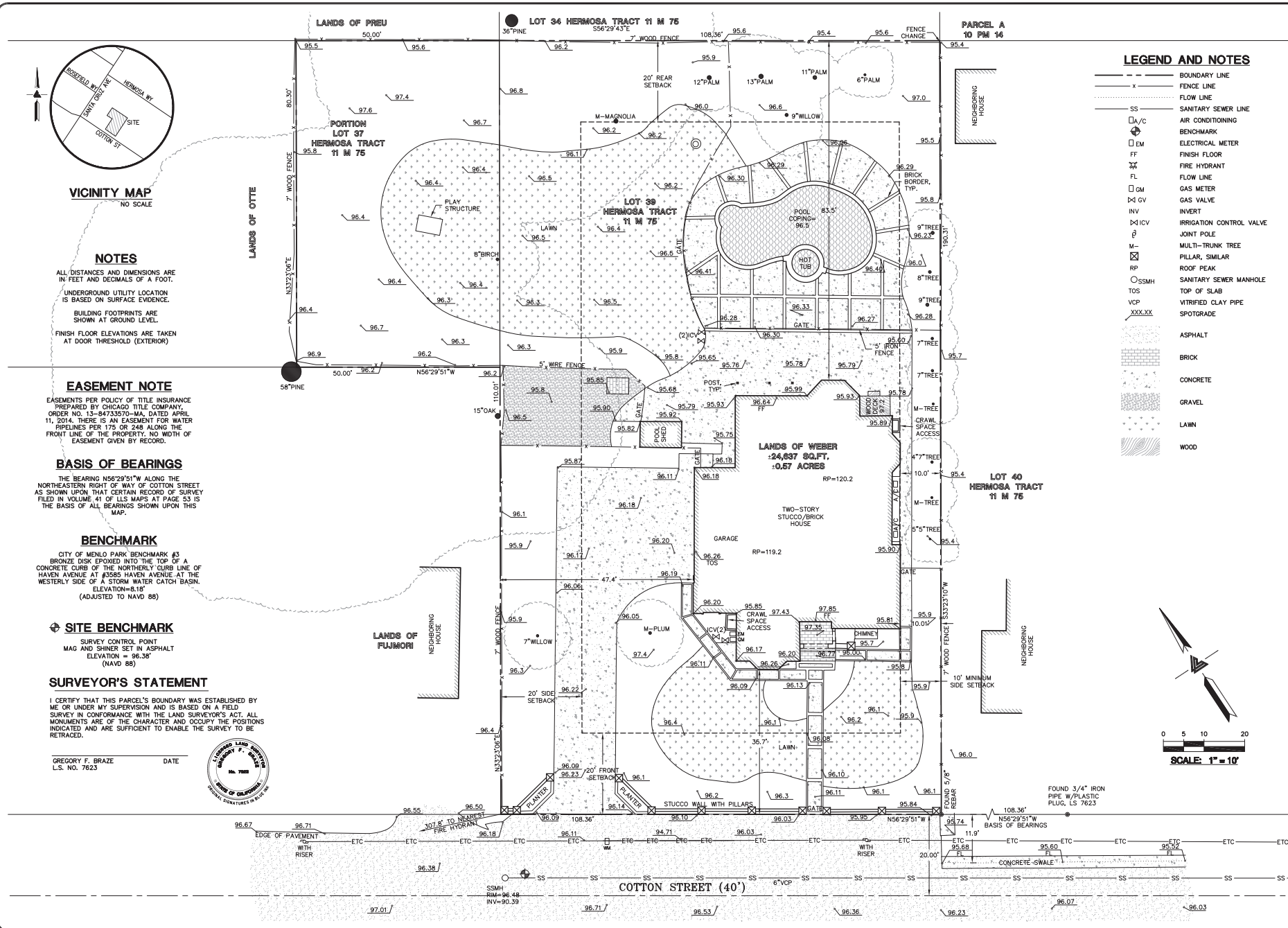
MARK	DATE	DESP.

PROJECT NO: 201409
DATE: 10/23/19
DRAWN BY: GJA

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SHEET TITLE
NON-
CONFORMING
AREA
DIAGRAMS/
CALCS

A-13



LEGEND AND NOTES

- BOUNDARY LINE
- - - FENCE LINE
- FLOW LINE
- SS SANITARY SEWER LINE
- /○ AIR CONDITIONING
- ⊕ BENCHMARK
- EM ELECTRICAL METER
- FF FINISH FLOOR
- ⊗ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GV GAS VALVE
- INV INVERT
- ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- M- MULTI-TRUNK TREE
- ⊗ PILLAR, SIMILAR
- RP ROOF PEAK
- SSMH SANITARY SEWER MANHOLE
- TOS TOP OF SLAB
- VCP VITRIFIED CLAY PIPE
- XXX.XX SPOTGRADE
- ASPHALT
- BRICK
- CONCRETE
- GRAVEL
- LAWN
- WOOD

NOTES

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

EASEMENT NOTE

EASEMENTS PER POLICY OF TITLE INSURANCE PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 13-84733570-MA, DATED APRIL 11, 2014. THERE IS AN EASEMENT FOR WATER PIPELINES PER 175 OR 248 ALONG THE FRONT LINE OF THE PROPERTY. NO WIDTH OF EASEMENT GIVEN BY RECORD.

BASIS OF BEARINGS

THE BEARING N56°29'51"W ALONG THE NORTHEASTERN RIGHT OF WAY OF COTTON STREET AS SHOWN UPON THAT CERTAIN RECORD OF SURVEY FILED IN VOLUME 41 OF LLS MAPS AT PAGE 53 IS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

CITY OF MENLO PARK BENCHMARK #3 BRONZE DISK EPOXIED INTO THE TOP OF A CONCRETE CURB OF THE NORTHERLY CURB LINE OF HAVEN AVENUE AT 8585 HAVEN AVENUE AT THE WESTERLY SIDE OF A STORM WATER CATCH BASIN. ELEVATION=8.18' (ADJUSTED TO NAVD 88)

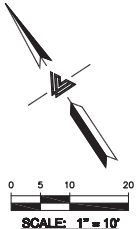
SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 96.38' (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.

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



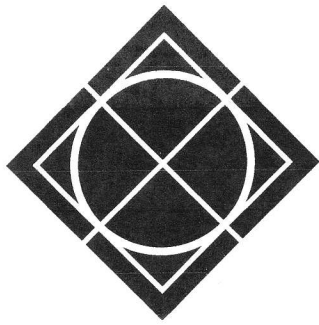
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 SACRAMENTO REGION
 1012 COTTON STREET
 MENLO PARK, CA 94025
 (916) 896-1233
 (916) 896-1233
 (916) 896-1233

**1012 COTTON STREET
 MENLO PARK
 CALIFORNIA**

**BOUNDARY &
 TOPOGRAPHIC
 SURVEY**

NO.	DESCRIPTION	DATE
1	PLAN STRUCTURE 7-1-19	DB
2	REVISIONS	BY
3		
4		
5		
6		
7		
8		
9		
10		

JOB NO: 2151258
 DATE: 12-11-15
 SCALE: 1" = 10'
 FIELD BY: DR
 DRAWN BY: DB
 SHEET NO:



GARY J. AHERN, AIA
ARCHITECT

October 8, 2019

City of Menlo Park Planning Department
701 Laurel Street
Menlo Park, CA 94025

Project Description - 1012 Cotton Street

We are proposing to remodel the existing two-story, single family residence at 1012 Cotton Street. Since the existing structure was approved in 1983 under a Conditional Use Permit (due to non-conforming lot width), our proposed scope of work will require us to obtain an additional Conditional Use Permit to modify the existing Use Permit.

The proposed scope of work includes, not only an interior remodel of the existing living areas, but will also include a 40 sq.ft. Kitchen addition at the rear of the Main Floor, 10 sq.ft. fireplace addition at the Family Room, a 335 sq.ft. Bedroom/ Bath addition at the front of the Upper Floor, a 193 sq.ft. Covered Entry Porch addition and an overall exterior renovation.

The scope of the exterior renovation will be to replace the dated existing cement plaster/ half-timber and brick surfaces to be painted, horizontal wood siding. The proposed windows & French doors (both new and existing to be replaced) will aluminum clad wood windows with simulated divided lights, which will include integral spacer-bars.

The roofing materials will be a high-definition, composition roofing system, at both the new roof areas, as well as the replacement of the existing roofing system.

The existing front bay window will be remodeled to include a built-up, painted wood wainscot and a dark metal standing seam accent roof.

As part of this Use Permit process we are also requesting to maintain the existing stucco and brick wall that is greater than 4' in height, and is located within the front yard setback. In addition, we are also requesting to maintain the existing 6' high wrought iron gate at the driveway. Both the wall system and the gate were existing well before when my clients purchased the house in 2014. The walls and gate are well outside the scope of work, and we would like to maintain them. To help tie the existing walls with the proposed exterior renovation on the main house, we are proposing to coordinate the brick surfacing at the new Covered Entry Porch to match the brick detailing on the existing walls.

We have reached out, and shared our proposed plans with the surrounding neighbors, and have received unanimous support for our projects.

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MENLO PARK, CA 94025

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gary@garyahern.com

www.garyahern.com

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

May 24, 2019

Brad & Kelly Weber
C/O Focal Point Design
1150 El Camino Real, #200
Menlo Park, CA 94025

Site: 1012 Cotton Street, Menlo Park, CA

Dear Brad & Kelly Weber,

As requested on Monday, May 20, 2019, I visited the above site to inspect and comment on the trees. The existing home is to be remodeled along with a small proposed addition. A small second story is also proposed for this site. Your concern for the future health and safety of the trees has prompted this visit. Site plan A-1 dated 5/2/19 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.

1012 Cotton 5/24/19

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Mayten (<i>Maytenus boaria</i>)	7.8	60	20/15	Fair vigor, fair form, topping cuts in past.
2	Flowering plum (<i>Prunus cerasifera</i>)	8.0	0	20/15	DEAD.
3* P	Valley oak (<i>Quercus lobata</i>)	18est	70	45/40	Good vigor, good form, close to property line, heavy into property.
4* P	Coast live oak (<i>Quercus agrifolia</i>)	18est	70	40/25	Good vigor, fair form, close to property line, heavy into property.
5* P	Monterey pine (<i>Pinus radiata</i>)	25est	50	50/40	Fair vigor, fair form, limited visual inspection, mature, areas of pine pitch canker.
6	Saucer magnolia (<i>Magnolia x soulangeana</i>)	14.1	70	20/20	Good vigor, good form.
7	Mexican fan palm (<i>Washingtonia robusta</i>)	13.6	70	20/10	Good vigor, good form.
8	Mexican fan palm (<i>Washingtonia robusta</i>)	13.0	70	20/10	Good vigor, good form.
9	Mayten (<i>Maytenus boaria</i>)	9.6	70	20/12	Good vigor, fair form.
10	Mexican fan palm (<i>Washingtonia robusta</i>)	12.0	70	15/10	Good vigor, good form.
11	Cherry laurel hedge (<i>Prunus caroliniana</i>)	8.0avg	70	12/50	Good vigor, good form, hedge pruned, fair screen.
12	Mexican fan palm (<i>Washingtonia robusta</i>)	6.0	70	10/10	Good vigor, good form

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

NO TREE REMOVALS ARE PROPOSED ON SITE

The trees surveyed are a mix of imported and native species. The only “Heritage” trees surveyed are the neighbors’ trees #3-5. All heritage trees have a bold **P** (protected) next to them in the survey to indicate a protected tree. 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:**

All of the surveyed trees are in fair to good condition, with the exception of the dead flowering plum tree #2. The neighbor to the west has two large protected oak trees in close proximity to the property line fence. These trees are growing heavily into the property, due to past suppressed conditions caused by a previously removed pine tree. In the future, the trees should be pruned on the property side where heavy to reduce risk of limb failure. Eventually the trees should become more balanced as the oak trees should start to put on more growth to the west.

Showing neighbor's oak trees



The neighbor to the north has a large mature Monterey pine tree in close proximity to the property line fence. This tree is in fair condition, and very far from any proposed property improvements.

Showing neighbor's Monterey pine tree



The only trees that are in close proximity to any proposed work, is the hedge of cherry laurel trees (11). None of these trees are of a protected size in the city of Menlo Park. Excavation is at a good distance away from the trees and no impacts are expected. It is recommended to put a 3inch thick layer of mulch between the cherry laurels and the home to help discourage compaction from heavy foot traffic. The following tree protection plan will help to ensure the future survival of the trees to be retained.

Showing cherry laurel hedge

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 1.5" diameter poles, pounded into the ground to a depth of no less than 2'. The distance between metal support poles shall not be more than 10'. The location for the protective fencing for the protected trees on site should be placed at a distance equal to the dripline of the protected trees on site. Where it is not possible to place tree protection zones at the dripline because of approved proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes, but not closer than 2 feet from the trunk of any tree. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood 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. All non heritage trees to be retained are recommended to be protected with fencing placed at the tree's dripline. The only required tree protection fencing on this site should be for the neighbor's oak trees. Tree protection should be placed off of the property line fence and out to the dripline where possible. The neighbor's Monterey pine tree will be protected by the existing property line fence. It is recommended to place a 3 inch thick layer of mulch between the cherry laurel hedge and the home in order to reduce compaction from foot traffic.

Avoid the following conditions:**DO NOT:**

- A. Allow run off of spillage of damaging materials into the area below any tree canopy.
- B. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
- C. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
- D. Allow fires under and adjacent to trees.
- E. Discharge exhaust into foliage.
- F. Secure cable, chain, or rope to trees or shrubs.
- G. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.
- H. Apply soil sterilant under pavement near existing trees.

Landscape Buffer

Where tree protection does not cover the entire root zone of the trees at the dripline, 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 and Grading

Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap. All 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 Project Arborist. The Project Arborist, at this time, may recommend irrigation or fertilization of the root zone. Existing grades underneath the protected tree driplines are to remain as is. If grade changes greater than 4 inches are to take place, special mitigation measures will be needed to reduce impacts to the trees.

Trenching and Excavation (for any reason)

Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots. If this is not possible, trenching for irrigation, drainage, electrical or any other reason shall be done by hand in combination with an air spade 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. When utilities need to be placed within a distance of 3 times the diameter or less of a protected tree on site, the Contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

Pruning

Any needed or recommended pruning shall be supervised by the Project Arborist, and must be done by a licensed tree care provider. All pruning for trees in fair to good health must stay underneath 25% of the total foliage of the canopy. No pruning is proposed at this time.

Irrigation

Normal irrigation shall be maintained on this site at all times. 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. Native oak trees shall not be irrigated unless their root zones are traumatized.

Construction related damage to trees

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

Inspections

The city of Menlo Park will require the Project Arborist to inspect the site before the building permit can be picked up to make sure the tree protection fencing has been well installed. Usually monthly inspections are required. Because the proposed work is very far from the protected trees on site it is requested that no monthly inspections be required for this site.

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

Kielty Arborist Services

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

ARBORIST DISCLOSURE STATEMENT

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

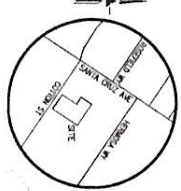
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under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

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

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

Arborist: _____
Kevin R. Kielty

Date: May 24, 2019



NOTES

ALL DIMENSIONS AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT. DIMENSIONS LISTED IN PARENTHESES ARE BEARING DIMENSIONS. ALL BEARING DIMENSIONS ARE SHOWN AT GROUND LEVEL. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXCEPT)

EASEMENT NOTE

EASEMENTS PER POINT OF TITLE RESERVANCE ORDER NO. 1-94-12375-DATED 11/19/94 ARE SHOWN ON THIS PLAN. THE FRONT LINE OF THE PROPERTY IS THE FRONT LINE OF THE EASEMENT ORDER BY RESERVANCE.

BASIS OF BEARINGS

NORTHWEST CORNER OF LOT 27 OF COTTON STREET IS SHOWN FROM THE CERTAIN RECORD OF SURVEY MAP NO. 1-94-12375-DATED 11/19/94 AS A POINT OF BEGINNING. THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

CITY OF MENLO PARK BENCHMARK IS A REFERENCE POINT OF SURVEYING IN THE PUBLIC DOMAIN OF THE CITY OF MENLO PARK. IT IS A CONCRETE MARK SET AT ELEVATION 41.10 (CORRECTION TO MVD 88) (CORRECTED TO MVD 88)

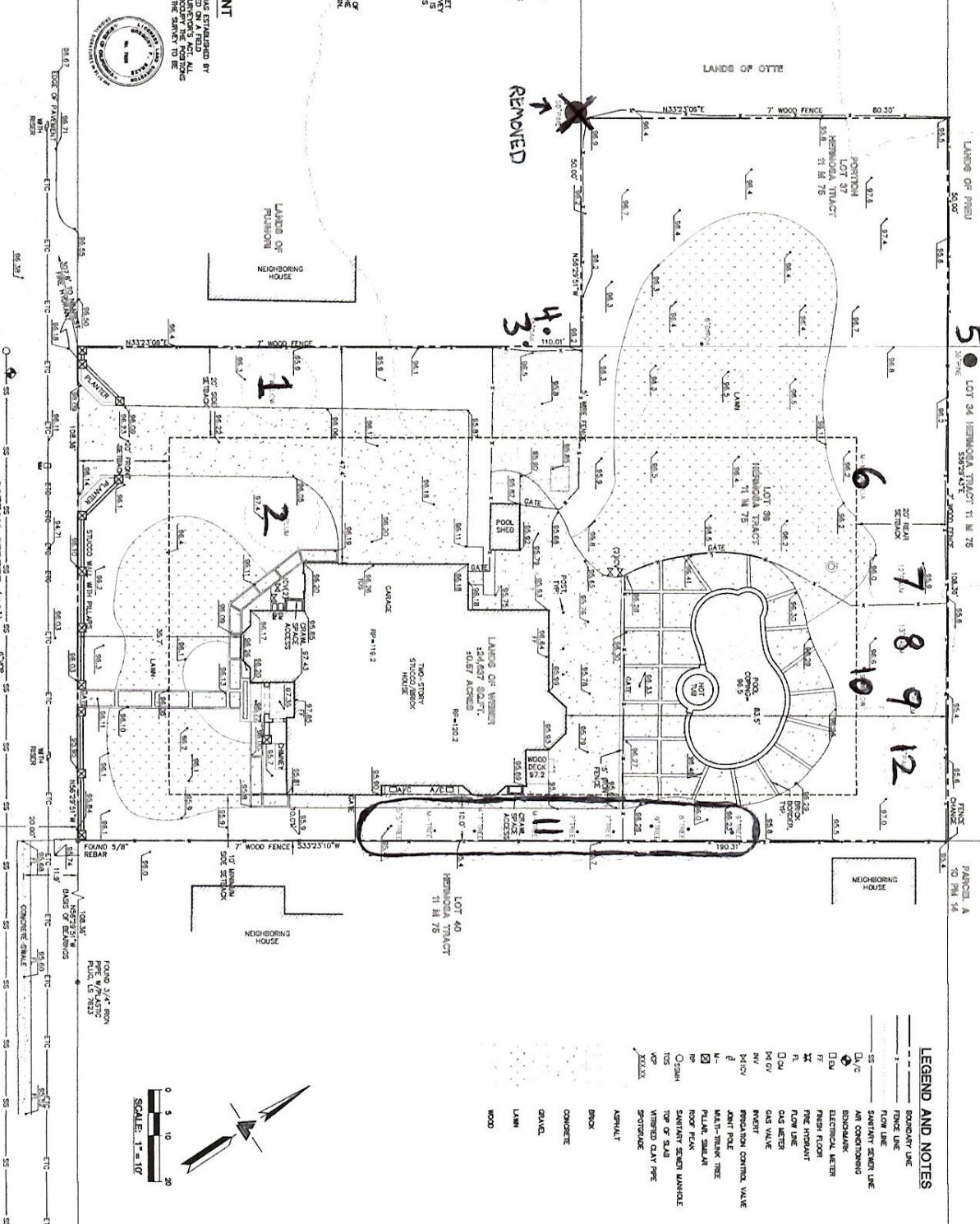
SITE BENCHMARK

MARK AND SPARK SET IN ASPHALT (ELEVATION = 41.10) (MVD 88)

SURVEYOR'S STATEMENT

I, SURVEYOR, HAVE THE ABOVE SURVEY MADE AND I HAVE BEING MADE IN ACCORDANCE WITH THE LAND SURVEYERS ACT. ALL DIMENSIONS AND BEARINGS ARE SHOWN AT GROUND LEVEL. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE AND IS NOT TO BE REPRODUCED.

DATE: _____



LEGEND AND NOTES

- BOUNDARY LINE
- - - - FLOW LINE
- SS SANITARY SEWER LINE
- D/C DAY CATCHING
- BE BENCHMARK
- EL ELECTRICAL LETTER
- FF FRESH FLOOR
- FR FRESH FLOOR
- FL FLOW LINE
- GM GAS METER
- GS GAS VALVE
- VENT
- R/C ROOF CONTROL VALVE
- JOINT POLE
- M/M MOUNTAIN TREE
- MT/BLK MOUNTAIN BLANK
- RF FRESH FLOOR
- T/S TOP OF SLAB
- W/P WINDING CAN PIPE
- SP SPRINKLER
- AS ASPHALT
- BR BRICK
- CON CONCRETE
- GR GRAVEL
- LA LAWN
- WO WOOD

NO.	DATE	SCALE	BY
1	12-11-15	1" = 10'	BT
2	12-11-15	1" = 10'	BT
3	12-11-15	1" = 10'	BT

1 OF 1 SHEETS
su1

BOUNDARY & TOPOGRAPHIC SURVEY

1012 COTTON STREET
MENLO PARK
CALIFORNIA

SAN MATEO COUNTY APN: 071-213-250

LEA & GRAZE ENGINEERING, INC.

CIVIL ENGINEERS - LAND SURVEYORS

BAY AREA REGION SACRAMENTO REGION
 2400 INDUSTRIAL PARK WEST 4637 COLLEAS BLVD. SUITE 300
 SARATOGA, CALIFORNIA 94545 ROSEVILLE, CA 95681
 (415) (510) (510) (510) (510) (510) (916) (916) (510) (510) (510) (510)
 (510) (510) 887-8045 (916) 888-1339 (916) 797-7353

WWW.LEAGRAZE.COM

Pruter, Matthew A

From: Gary J Ahern, AIA <gary@garyahern.com>
Sent: Thursday, September 26, 2019 1:49 PM
To: Pruter, Matthew A
Subject: RE: 1012 Outreach Emails 1 of 4

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Matt

Here is correspondence from neighbor at
960 Cotton Street

Gary J Ahern, AIA
Architect

Focal Point Design
1150 El Camino Real, #200
Menlo Park, CA 94025
(650) 326-2800

www.garyahern.com

Begin forwarded message:

From: Jim Harvey <jimharvey@jimharvey.org>
Subject: Re: Remodel Plans
Date: September 25, 2019 at 5:13:58 PM PDT
To: Kelly Weber <kellyaweber@icloud.com>
Cc: "Bradley C. Weber" <bweber@goodwinlaw.com>

Hi Kelly,

Thanks for the information about your remodel plans!

I have reviewed the Right Side Elevation, which faces our single-story home, and have no objection to the additional windows and other features shown thereon.

Good luck with the project!

Jim Harvey

960 Cotton Street

**** *
**** *
**** *
**** *

On Sep 24, 2019, at 8:12 PM, Kelly Weber <kellyaweber@icloud.com> wrote:

Hi Patti and Jim-

Hope all is well. I mentioned this a few months back, but we want to give you a heads up about a home remodel we are planning, likely starting this spring.

I am attaching a sketch of the proposed changes to the front and right hand side of our house so that you can take a quick look. Basically: the house footprint remains the same, we are changing look of exterior to be a more traditional style instead of a Tudor style, we are moving the chimney to the right hand side of the house and adding a front porch where the chimney used to be, and we are converting some second story crawl space into living space on the right hand side of the house.

Essentially, I think the only impact of the revised design for you is that there will be a few additional windows on our second story on the side of our house that faces our shared property line. Since your house is a single story, hopefully that won't trouble you too much.

Please take a look at the proposed changes when you have time and let me know if you have any questions or concerns. Ideally, if you don't have any issues, you can respond to this email indicating as much so that I can show it to the city. They like for homeowners to contact neighbors and keep them in the loop (which of course we would have done anyway). Also, please know that we and the construction crew will do everything we can to minimize any disruption or inconvenience to you during the remodel process.

Happy to discuss further if you'd like.

Thank you so much!

Kelly

<Front elevation copyPDF.pdf>

Pruter, Matthew A

From: Gary J Ahern, AIA <gary@garyahern.com>
Sent: Thursday, September 26, 2019 1:49 PM
To: Pruter, Matthew A
Subject: RE: 1012 Outreach Emails 2 of 4

Follow Up Flag: Follow up
Flag Status: Flagged

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Matt

Here is correspondence from neighbor at
1016 Cotton Street

Gary J Ahern, AIA
Architect

Focal Point Design
1150 El Camino Real, #200
Menlo Park, CA 94025
(650) 326-2800

www.garyahern.com

Begin forwarded message:

From: Jean Mou <jeanmou@yahoo.com>
Subject: Re: Remodel Plans
Date: September 26, 2019 at 8:49:05 AM PDT
To: Kelly Weber <kellyaweber@icloud.com>
Cc: "Bradley C. Weber" <bweber@goodwinlaw.com>

Kelly,
Thank you for sharing the plan.

As long as the remodeling project doesn't impact my parents' house and if you could notify us in advance for future works done on our joint side, it's completely fine.

A lot of work involved with a big remodeling project like this, so best of luck to you...

Warmly,

Jean
From my iPhone
Please excuse any typo

On Sep 25, 2019, at 11:55 AM, Kelly Weber <kellyaweber@icloud.com> wrote:

Hi Jean-

As discussed, here are the details of home remodel we are planning, likely starting this spring. Your home really won't be impacted by the revised design, other than getting to look at our new traditional exterior instead of the current Tudor exterior. The majority of the work is on the other side of the house. But the city still likes for homeowners to contact neighbors and keep them in the loop. I am attaching sketches of the proposed changes to the front and sides of the property so that you can take a quick look. Basically: the house footprint remains the same, we are changing look of exterior to be a more traditional style instead of a Tudor style, we are moving the chimney to the side of the house and adding a front porch there, and we are converting some second story crawl space into living space on the right hand side of the house. Nothing much changes on your side except a new garage door and windows.

Please take a look when you have time and let me know if you have any concerns or questions. Ideally, if you don't have any issues, you can respond to this email indicating as much so that I can show it to the city.

Happy to discuss further if you'd like.

Thank you so much!

Kelly Weber
1012 Cotton

<JHcopy.pdf>

Pruter, Matthew A

From: Gary J Ahern, AIA <gary@garyahern.com>
Sent: Thursday, September 26, 2019 1:49 PM
To: Pruter, Matthew A
Subject: RE: 1012 Outreach Emails 3 of 4

Follow Up Flag: Follow up
Flag Status: Flagged

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Matt

Here is correspondence from neighbor at
991 Cotton Street

Gary J Ahern, AIA
Architect

Focal Point Design
1150 El Camino Real, #200
Menlo Park, CA 94025
(650) 326-2800

www.garyahern.com

Begin forwarded message:

From: John E Mustain <jmustain@stanford.edu>
Subject: Re: Remodel Plans VERY NICE
Date: September 26, 2019 at 10:11:08 AM PDT
To: Kelly Weber <kellyaweber@icloud.com>

Hi Kelly ---- Two thumbs up from each of us! This is a wonderful re-design. We hope all goes smoothy and all is finished on schedule. Best wishes, Us

From: Kelly Weber <kellyaweber@icloud.com>
Sent: Tuesday, September 24, 2019 7:52 PM
To: John E Mustain

Cc: Bradley C. Weber
Subject: Remodel Plans

Hi John-

I hope all is well. I wanted to give you a heads up about a home remodel we are planning, likely starting this spring. You really won't be impacted by the revised design, other than getting to look at our new traditional exterior instead of the current Tudor exterior. But the city still likes for homeowners to contact neighbors and keep them in the loop. I am attaching a sketch of the proposed changes to the front of the property so that you can take a quick look. Basically: the house footprint remains the same, we are changing look of exterior to be a more traditional style instead of a Tudor style, we are moving the chimney to the side of the house and adding a front porch there, and we are converting some second story crawl space into living space on the right hand side of the house.

Please take a look when you have time and let me know if you have any concerns or questions. Ideally, if you don't have any issues, you can respond to this email indicating as much so that I can show it to the city.

Happy to discuss further if you'd like.

Thank you so much!

Kelly Weber
1012 Cotton

Pruter, Matthew A

From: Gary J Ahern, AIA <gary@garyahern.com>
Sent: Thursday, September 26, 2019 1:49 PM
To: Pruter, Matthew A
Subject: RE: 1012 Outreach Emails 4 of 4

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

Matt

Here is correspondence from neighbor at
1015 Cotton Street

Gary J Ahern, AIA
Architect

Focal Point Design
1150 El Camino Real, #200
Menlo Park, CA 94025
(650) 326-2800

www.garyahern.com

From: William Biagi <wpbiagi@yahoo.com>
Date: September 26, 2019 at 12:31:03 PM PDT
To: Kelly Weber <kellyaweber@icloud.com>
Subject: Re: Remodel Plans

Hi Kelly,

We have no issues at all regarding your home remodel and hope it turns out just the way you want it and without too many snags along the way.

Best Wishes Always for your Family..

Willy and Carlo 

On Tuesday, September 24, 2019, 07:56:32 PM PDT, Kelly Weber <kellyaweber@icloud.com> wrote:

Hi Willy,

I hope all is well. I wanted to give you and Carlo a heads up about a home remodel we are planning, likely starting this spring. You really won't be impacted by the revised design, other than getting to look at our new traditional exterior instead of the current Tudor exterior. But the city still likes for homeowners to

contact neighbors and keep them in the loop. I am attaching a sketch of the proposed changes to the front of the property so that you can take a quick look. Basically: the house footprint remains the same, we are changing look of exterior to be a more traditional style instead of a Tudor style, we are moving the chimney to the side of the house and adding a front porch there, and we are converting some second story crawl space into living space on the right hand side of the house.

Please take a look when you have time and let me know if you have any concerns or questions. Ideally, if you don't have any issues, you can respond to this email indicating as much so that I can show it to the city.

Happy to discuss further if you'd like.

Thank you so much!

Kelly Weber
1012 Cotton



STAFF REPORT

Planning Commission

Meeting Date: 11/4/2019

Staff Report Number: 19-078-PC

Public Hearing: Use Permit Revision/Ayesha Sikandar/530 Laurel Avenue

Recommendation

Staff recommends that the Planning Commission approve a use permit revision to perform interior and exterior modifications to an existing two-story single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. The modifications include additions on the second floor. The previous use permit was granted in 1992. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located on the eastern side of Laurel Avenue near the intersection of Laurel Avenue and Walnut Street. The property lies within the Willows neighborhood where all properties in the immediate vicinity are also located in the R-1-U zoning district. The surrounding area contains a mixture of older and newer single-family residences with both one and two-story designs. Many of the older residences have a traditional ranch style architecture, while the newer residences are more varied in style and include craftsman, Spanish, and contemporary designs. A location map is included as Attachment B.

Previous Planning Commission review

On April 20, 1992 the Planning Commission approved a use permit to remodel and expand an existing one-story residence and construct a new two-story addition on a substandard lot with regard to minimum lot width. The Planning Commission was supportive of the project; however, there was relatively little discussion on the project specifics. The Commission approved the project unanimously with one Planning Commissioner being recused.

Analysis

Project description

The subject site is currently occupied by a single-story residence with a detached garage. The applicant is

proposing to maintain the first story and second story, while adding second story additions to convert existing attic area into living space, and renovate portions of the existing structure. The existing detached garage is not proposed to be modified. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom home with one bedroom on the first floor and three bedrooms on the second floor. The majority of the first floor would be shared living space. The proposed residence would meet all Zoning Ordinance regulations for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed residence would be constructed near the maximum FAL with 2,776 square feet proposed where 2,800 square feet is allowed.
- The second floor would be less than the maximum permitted square footage at 41 percent of the proposed floor area where 50 percent is allowed.
- The proposed building coverage is well below the maximum limit at 23.4 percent where 35 percent is allowed.
- The proposed residence would be constructed near the maximum height with 27 feet, two and one fourth inches proposed where 28 feet is allowed. The proposed project would be slightly reduced in height by approximately four inches.
- The proposed second story gable on the right elevation would intrude into the daylight plane six feet, one fourth inch where 10 feet is allowed for the maximum length allowed of 30 feet. In order for the daylight plan intrusion to fully comply with the requirements the decorative window awning on the right elevation would be need to be removed per recommended condition of approval 4a.

The proposed residence would maintain the same building footprint as the existing residence. The proposed front and rear setbacks would be 20 feet, four and one half inches and 83 feet, eight and one half inches, respectively. The proposed right side setback would be seven feet, one inch and the proposed left side setback would be ten feet, ten and a half inches where the required side setback is five feet.

Design and materials

The applicant states that the proposed residence would be a contemporary style home. The exterior would be stucco siding with control joints. The primary roofing material would be composition shingles with accent roofing featuring metal roofing. The proposed residence would have accent features, including painted brick siding, exposed rafter tails, and mental columns at the front covered porch. Windows and doors would be aluminum casement windows. Windows with grids would have interior and exterior muntins with spacer bars to create simulated true divided lites.

The second-story windows on the rear elevation are proposed to have a sill height of three feet, four inches. The second story windows on the sides and front elevations are proposed to have sill heights of a minimum of two feet, six inches. The Planning Commission may wish to discuss the number of windows along the sides of the proposed second story; however, the windows with the lower sill heights are located further back from the required setbacks which may limit privacy impacts. Additionally, there are several large heritage trees in the rear yard that would provide some privacy screening. Staff has not received any

comments from the public regarding the proposed second story window design.

Flood zone

The subject property is located within the “AE” zone established by the Federal Emergency Management Agency (FEMA). Within this zone, flood proofing techniques are required for new construction and substantial improvements of existing structures. Stated in general terms, the finished floor must be at least one foot above the base flood elevation (BFE), per the FEMA and the City’s local requirements. The existing home is not located one foot above the BFE since it was built prior to the current FEMA requirements. The Public Works Department and Building Division have reviewed the plans and confirmed that the proposed improvements would not require the existing home to be raised to meet the current FEMA requirements.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are several trees on or near the property that are considered heritage trees but no heritage or non-heritage trees are proposed for removal as part of the project. With the initial application submittal the proposed plans included the removal of two heritage redwood trees in the rear yard. After review by the City Arborist the trees were determined feasible for retention and the City Arborist tentatively denied the removals. Subsequently the applicant revised the plans to retain these heritage trees.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. All recommendations identified in the arborist report shall be implemented and will be ensured as part of condition 3g. A portion of the existing deck is proposed to be removed otherwise no additional landscaping or site changes are proposed as part of the project.

Correspondence

The applicant states in their project description letter that they were able to discuss the project with the neighbors on either side of the subject property and directly across the street and received positive responses. During the review process, staff received several comments on the project regarding the proposed redwood tree removals. These comments are included as Attachment G. Since receiving the comments the tree removals are no longer proposed and members of the public that provided comments have been informed of this modification.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary architectural style would be generally attractive and add to the mix of architectural styles in the area. No heritage tree impacts are anticipated. 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, and the new structure would be within the daylight plane requirements. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Kaitie Meador, Senior Planner

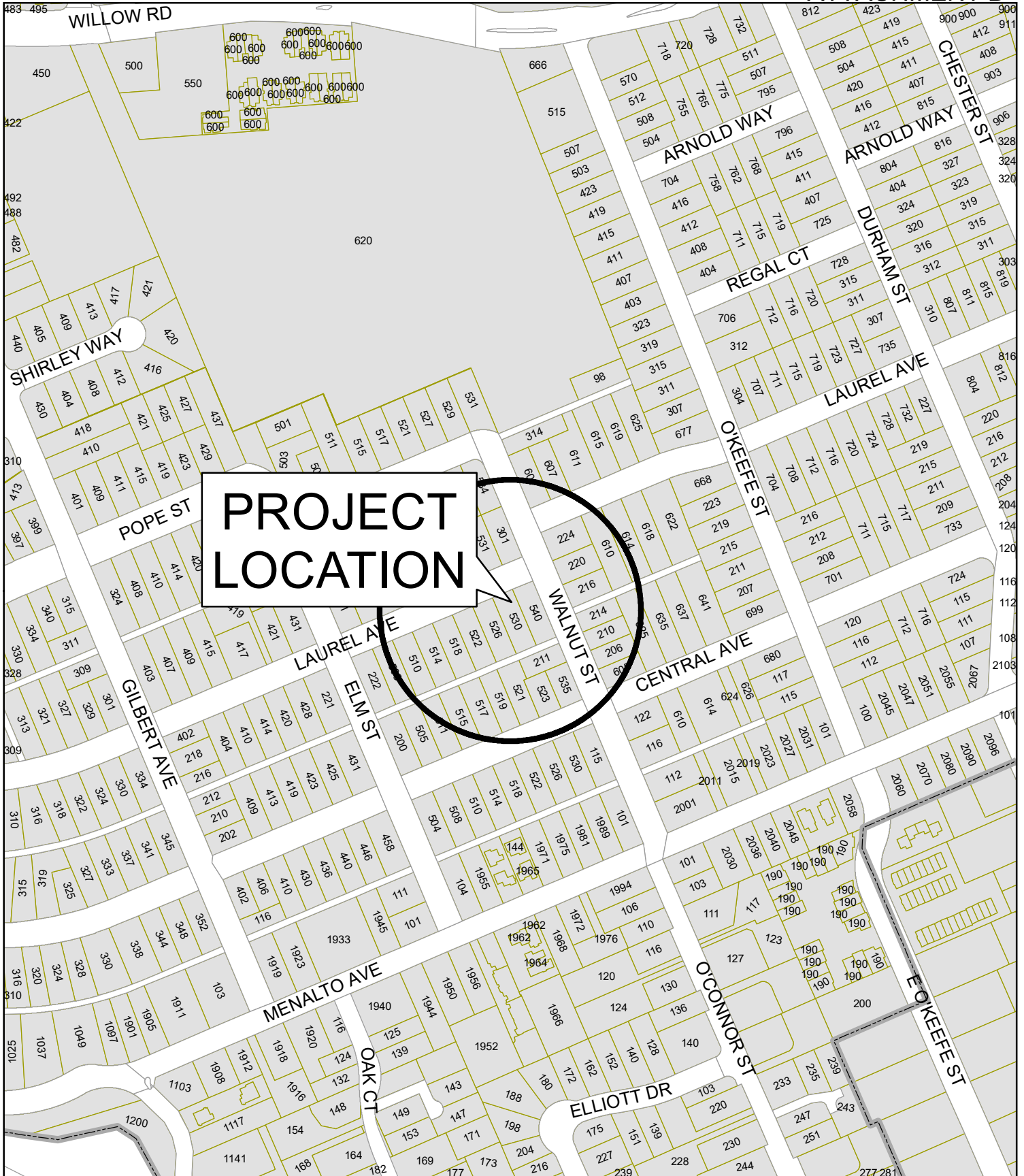
Report reviewed by:
Corinna Sandmeier, Senior Planner

530 Laurel Avenue – Attachment A: Recommended Actions

LOCATION: 530 Laurel Avenue	PROJECT NUMBER: PLN2019-00061	APPLICANT: Ayesha Sikandar	OWNER: Sebastian Heilgeist
PROPOSAL: Request for a use permit revision to perform interior and exterior modifications to an existing two-story single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. The modifications include additions on the second floor. The previous use permit was granted in 1992.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Kahle, Riggs, Tate)			
ACTION:			
<ol style="list-style-type: none"> 1. Make a finding that the project is categorically exempt under Class 1 (Section 15301, “Existing Facilities”) of the current 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 MA Dimensions INC, consisting of 10 plan sheets, dated received October 28, 2019, and approved by the Planning Commission on November 4, 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. 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 Advanced Tree Care, dated October 22, 2019. 4. Approve the use permit subject to the following project-specific conditions: 			

530 Laurel Avenue – Attachment A: Recommended Actions

LOCATION: 530 Laurel Avenue	PROJECT NUMBER: PLN2019-00061	APPLICANT: Ayesha Sikandar	OWNER: Sebastian Heilgeist
PROPOSAL: Request for a use permit revision to perform interior and exterior modifications to an existing two-story single-family residence on a substandard lot with respect to lot width in the R-1-U (Single Family Urban Residential) zoning district. The modifications include additions on the second floor. The previous use permit was granted in 1992.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Kahle, Riggs, Tate)			
ACTION:			
<ul style="list-style-type: none"> a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing the removal of the decorative window awning on the right elevation so that the elevation complies with the daylight plan intrusion requirements, subject to review and approval by the Planning Division. 			



**PROJECT
LOCATION**



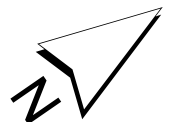
CITY OF
MENLO PARK

CITY OF MENLO PARK

LOCATION MAP

530 LAUREL AVENUE

DRAWN: TAS CHECKED: CDS DATE: 11/04/19 SCALE: 1" = 300' SHEET: 1



	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,000 sf	7,000 sf	7,000 sf min.
Lot width	50 ft.	50 ft.	65 ft. min.
Lot depth	140 ft.	140 ft.	100 ft. min.
Setbacks			
Front	20.4 ft.	20.4 ft.	20 ft. min.
Rear	83.7 ft.	83.7 ft.	20 ft. min.
Side (left)	10.9 ft.	10.9 ft.	5 ft. min.
Side (right)	7.1 ft.	7.1 ft.	5 ft. min.
Building coverage	1,640 sf	1,640 sf	2,450 sf max.
	23.4 %	23.4 %	35.0 % max.
FAL (Floor Area Limit)	2,776 sf	2,673 sf	2,800 sf max.
Square footage by floor	989 sf/1st 947 sf/2nd 227 sf/over 12' 613 sf/garage 38 sf/porches	989 sf/1st 1,071 sf/2nd* 613 sf/garage 38 sf/porches 10 sf/fireplaces	
Square footage of buildings	2,814 sf	2,721 sf	
Building height	27.2 ft.	27.6 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	6	Non-Heritage trees**	4	New Trees	0
Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees	10

* Inclusive of attic area over 5 feet in height

**Three of these trees are street trees

PROJECT DATA TABLE:	
APN #:	062-382-210
ADDRESS:	530 LAUREL AVENUE MENLO PARK, CA 94025
STORIES:	2
ZONING:	R-1-U
FLOOD ZONE:	AE
FFL:	33.63
(HEIGHT OF THE FJ ABOVE BFE: 7 1/2')	
BFE:	32.9
DFE:	33.9
TYPE OF CONST:	TYPE V-B
BLOCK ID:	21
LOT NUMBER:	11
LOT AREA:	7,000 SQ. FT.
ALLOWED BUILDING COVERAGE %:	35%
ALLOWED BUILDING COVERAGE SQ. FT.:	2,450 SQ. FT.
ALLOWED FAL:	2,800 SQ. FT.
(E) FAL:	
(E) FIRST FLOOR:	989 SQ. FT.
(E) SECOND FLOOR:	1,071 SQ. FT.
(E) GARAGE:	613 SQ. FT.
(E) BUILDING COVERAGE:	989+613+38 SQ. FT.
(E) BUILDING COVERAGE %:	1,640 SQ. FT. 23%
(P) FAL:	
(P) FIRST FLOOR:	989 SQ. FT.
(P) SECOND FLOOR:	1,174 SQ. FT.
(P) GARAGE:	613 SQ. FT.
(P) BUILDING COVERAGE:	2,776 SQ. FT. = 39.6%
(P) BUILDING COVERAGE:	1,640 SQFT
(P) BUILDING COVERAGE %:	(989+613+38) 23%

FRONTAGE IMPROVEMENT:

I. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED 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.

II. 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.

HTPS://WWW.MENLOPARK.ORG/211/STANDARD-DETAILS

III. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES IN THE PUBLIC RIGHT OF WAY."

- GENERAL NOTES:**
- FINISHED GROUND SURFACES SHALL BE GRADED TO DRAINAGE THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5%. ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).
 - LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
 - NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO PAVEMENT BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
 - CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
 - ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
 - PROVIDE 5% MIN. SLOPES FOR GRADE AWAY FROM FOUNDATIONS AND DRAINAGE AWAY FROM ADJACENT PROPERTY LINES.

APPLICABLE CODES:

2016 CBC, CPC, CMC AND CEC AS AMENDED BY STATE OF CA AND LOCAL JURISDICTIONS.	
2016 CALIFORNIA ENERGY CODE	2016 EDITION
CALIFORNIA FIRE CODE	2016 EDITION
CALIFORNIA BUILDING CODE	2016 EDITION
CALIFORNIA RESIDENTIAL CODE	2016 EDITION
CALIFORNIA MECHANICAL CODE	2016 EDITION
CALIFORNIA PLUMBING CODE	2016 EDITION
CALIFORNIA ELECTRICAL CODE	2016 EDITION
CALIFORNIA GREEN BUILDING CODE	2016 EDITION
ENERGY EFFICIENCY STANDARDS (TITLE 24)	2016 EDITION

PROJECT INFORMATION:

OWNER: SEBASTIAN HEILGEIST
 ADDRESS: 530 LAUREL AVE
 MENLO PARK, CA 94025
 CONTACT: 650.823.1953
 EMAIL: sheilgeist@yahoo.com

DESIGNER: AYESHA SIKANDAR
 COMPANY: MA DIMENSIONS INC.
 ADDRESS: 533 AIRPORT BLVD., SUITE 220
 BURLINGAME, CA 94010
 CONTACT: 650-714-9696
 EMAIL: ayesha@madimensions.com

STRUCTURAL ENGINEER: TBD
 COMPANY:

TITLE-24 ENGINEER: TBD
 COMPANY:

CONTRACTOR: TBD
 COMPANY:

CAL GREEN: TBD
 COMPANY:

SCOPE OF WORK:

- REMODEL EXISTING HOME.
- UPDATE EXTERIOR FACADE WITH STUCCO AND PAINTED BRICK.
- FILL UP/ CLOSE OFF EXISTING BASEMENT (CRAWL SPACE).

SHEET INDEX

ID	COVER SHEET	NAME
A-0	COVER SHEET	
A-1	EXISTING/DEMO FLOOR PLAN	
A-2	EXISTING ELEVATIONS	
A-3	EXISTING SECTION/ ROOF PLAN	
A-4	PROPOSED FLOOR PLANS/GARAGE ELEV.	
A-5	PROPOSED ROOF PLAN/EROSION CONTROL DETAIL	
A-6	PROPOSED ELEVATIONS	
A-7	PROPOSED SECTIONS	
A-8	SOFT CALCULATIONS	
A-9	PERVIOUS / IMPERVIOUS WORKSHEET	
A-10	EROSION CONTROL PLAN	
C-01	EXISTING SURVEY	

- I. FOR SLAB CONSTRUCTION:** "PRIOR TO APPROVAL OF FOUNDATION INSPECTION, A LICENSED SURVEYOR SHALL VERIFY FOUNDATION ELEVATIONS BY SUBMITTING A SIGNED, STAMPED STATEMENT."
- II. FOR CRAWLSPACE CONSTRUCTION:** "PRIOR TO APPROVAL OF UNDER FLOOR FRAMING INSPECTION, A LICENSED SURVEYOR SHALL VERIFY FOUNDATION ELEVATIONS BY SUBMITTING A SIGNED, STAMPED STATEMENT."
- III. FOR BOTH TYPES OF CONSTRUCTION:** "A FINISHED CONSTRUCTION ELEVATION CERTIFICATE WILL BE REQUIRED AT PROJECT COMPLETION."



WET FLOOD PROOFING REQUIREMENTS:

I. FLOOD VENTS OR OPENINGS ARE INSTALLED SO THAT FLOOD WATER CAN FLOW FREELY INTO AND OUT OF ANY NON-HABITABLE ENCLOSURE BELOW THE DFE (I.E. GARAGE OR CRAWLSPACE). FLOOD VENTS OR OPENINGS SHALL HAVE A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT ENCLOSED SPACE. THE BOTTOM OF ALL FLOOD VENTS SHALL BE NO MORE THAN 12" ABOVE THE LOWEST ADJACENT GRADE.

II. ALL PARTS OF THE BUILDING BELOW THE DFE ARE BUILT WITH FLOOD RESISTANT MATERIALS.

III. ALL SURFACE METERS AND UTILITY STRUCTURES ARE INSTALLED TO OR ABOVE DFE.

IV. THE DESIGN COMPLIES WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE (CHAPTER 12.42), FEMA TECHNICAL BULLETINS, AND THE LATEST VERSION OF THE STATE AND NATIONAL BUILDING CODES.

V. NON-HABITABLE ENCLOSURES USED SOLELY FOR STORAGE OR PARKING, (SUCH AS A CRAWLSPACE OR GARAGE), ARE ALLOWED BELOW THE DFE PROVIDED THAT THE ENCLOSURE IS ADEQUATELY WET-FLOOD PROOFED TO ALLOW FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER.

VI. FLOOD VENTS OR OPENINGS SHALL HAVE A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED SPACE. AT LEAST ONE FLOOD VENT SHALL BE LOCATED ON EACH EXTERIOR SIDE OF THE ENCLOSURE TO ALLOW THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER. PROVIDE THE AREA OF THE OUTSIDE FOUNDATION DIMENSIONS FOR THE ENCLOSED AREA IN ADDITION TO THE SIZE, NUMBER AND LOCATION OF FLOOD VENTS. THE BOTTOM OF ALL FLOOD VENTS SHALL BE NO MORE THAN 12" ABOVE THE LOWEST ADJACENT GRADE.

FEMA:

THE FLOOD ZONE DESIGNATION: AE
 BASE FLOOD ELEVATION (BFE): 32.9
 DESIGN FLOOD ELEVATION (DFE): 33.9

I. "THE PROJECT IS BUILT IN COMPLIANCE WITH THE CITY'S FLOOD DAMAGE PREVENTION ORDINANCE, CHAPTER 12, SECTION 42."

II. "ALL MATERIALS BELOW DFE SHALL BE RESISTANT TO FLOOD DAMAGE, (I.E. CONCRETE, REDWOOD OR PRESSURE TREATED DOUGLAS FIR)."

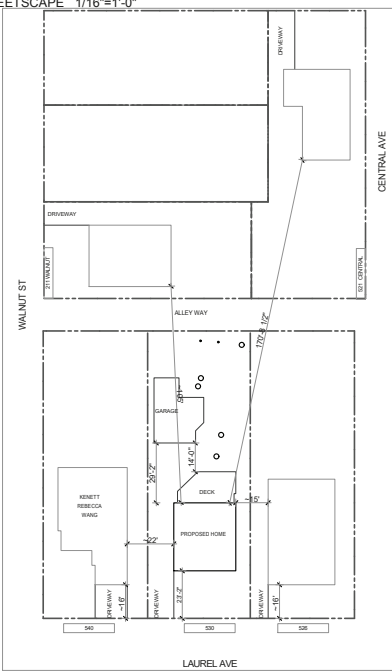
III. "THE BOTTOM ELEVATION OF ALL APPLIANCES AND UTILITIES (METERS, AIR CONDITIONING UNITS, ETC) SHALL BE AT OR ABOVE DFE."

IV. "STORM RUNOFF RESULTING FROM THE PROJECT'S GRADING AND DRAINAGE ACTIVITIES SHALL NOT ENCROACH ONTO ANY NEIGHBORING LOT. RUNOFF MUST BE CONTAINED ON-SITE."

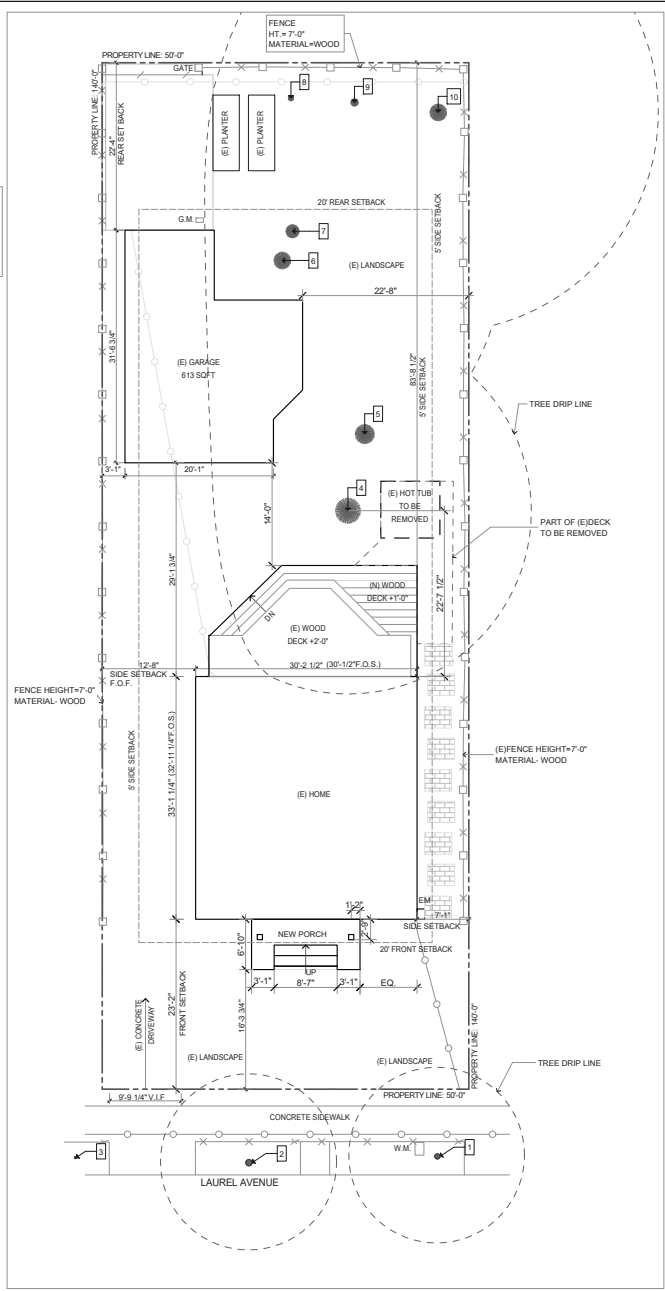
V. "NO BASEMENTS OR ANY HABITABLE ENCLOSURE BELOW THE DFE ARE ALLOWED FOR PROJECTS IN THE FLOOD ZONE."

VI. "FLOOD VENTS SHALL BE INSTALLED FOR ALL NON-HABITABLE ENCLOSURES BELOW THE DFE (I.E. CRAWLSPACE, GARAGE, ETC) AT A RATE OF 1 SQUARE INCH OF NET OPENING TO 1 SQUARE FOOT OF ENCLOSURE. REFER TO THE ENGINEERING PLANS HEREIN FOR VENT LOCATIONS AND CALCULATIONS."

VII. "I CERTIFY THAT I AM THE OF RECORD AND THE PLANS DATED July 3rd, SUBMITTED ON July 3rd COMPLY WITH CITY'S FLOOD DAMAGE PREVENTION ORDINANCE (CHAPTER 12, SECTION 42)."



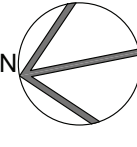
- TREE LEGEND**
- 8.3" CHINESE PISTACHE
 - 10.3" EUROPEAN BIRCH
 - 2.3" CHINESE PISTACHE
 - 38.5" COASTAL REDWOOD
 - 31.5" COASTAL REDWOOD
 - 26.1" VALLEY OAK
 - 17.0" COAST LIVE OAK
 - 8.0" PERSEMON
 - 11.5" COAST LIVE OAK
 - 25.0" COAST LIVE OAK
- SITE PLAN LEGEND**
- PROPERTY LINE
 - COLUMN
 - FENCE (HEIGHT = 7'-0" AND MATERIAL - WOOD)
 - OVERHEAD UTILITY LINE
 - TREE DRIP LINE



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



LAUREL RESIDENCE
 530 LAUREL AVENUE
 MENLO PARK, CA
 94025-2823



APN NUMBER: 062-382-210
 DATE: Monday, October 28, 2019

PLAN CHECK: _____
 BID DATE: _____
 FINAL PERMIT: _____
 REVISIONS: _____

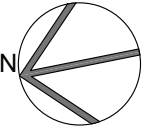
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COVER SHEET

A-0



LAUREL RESIDENCE
530 LAUREL AVENUE
MENLO PARK, CA
94025-2823



APN NUMBER 062-380-210
DATE Monday, October 28, 2019
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EXISTING/DEMO FLOOR PLAN

A-1

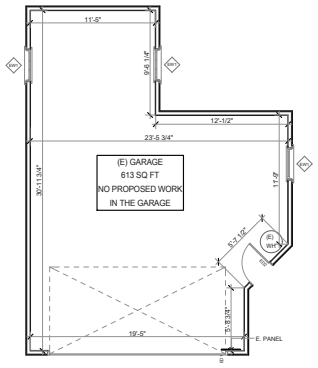
PAGE: 2 OF 12
Version: October 28, 2019

EXISTING DOOR SCHEDULE														
ID	ED1	ED2	ED3	ED4	ED5	ED6	ED7	ED7a	ED8	ED8a	ED10	ED11	ED12	ED13
FRONT VIEW														
W x H SIZE	15'-10"x6'-0"	2'-5 3/4"x5'-1 1/2"	3'-0"x6'-8"	2'-8"x6'-8"	2'-0"x6'-8"	1'-11 3/4"x6'-8"	2'-0"x6'-8"	2'-0"x6'-8"	3'-0"x6'-8"	5'-6 3/4"x6'-8"	5'-11"x6'-8"	2'-0"x5'-10 1/2"	1'-0"x6'-8"	2'-0"x6'-8"
QUANTITY	1	1	1	2	1	1	2	1	1	1	1	2	1	2

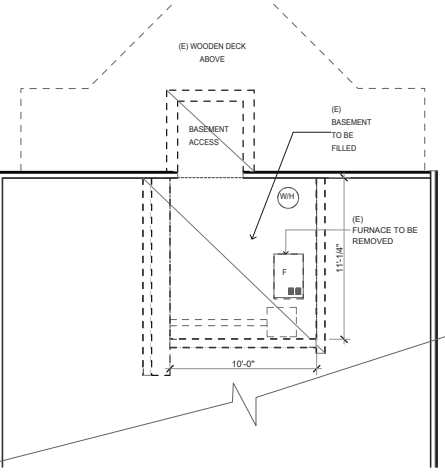
EXISTING WINDOW SCHEDULE												
ID	EW1	EW2	EW3	EW4	EW5	EW6	EW7	EW8	EW9	EW10	EW11	EW12
FRONT VIEW												
W x H SIZE	2'-11 1/2"x9 1/2"	6'-5 1/8"x4'-4 1/4"	2'-5 3/4"x4 1/2"	1'-5 3/4"x2'-5"	2'-11 1/2"x2'-10 3/4"	6'-5 3/4"x4 1/2"	2'-4 3/4"x4'-4 1/2"	2'-5 3/4"x2'-10 1/4"	6'-5 3/4"x4'-4"	2'-11 1/4"x4'-4 1/4"	5'-9 3/4"x4'-4"	2'-5 3/4"x4'-4"
QUANTITY	3	1	1	2	1	1	1	2	1	1	1	1

- LEGEND**
- 1. DEMO (E) FIRE PLACE (CHIMNEY)
 - 2. (E) WOODEN TRELLIS
 - 3. DEMO (E) FIXTURES
 - 4. DEMO (E) DOOR/WINDOWS

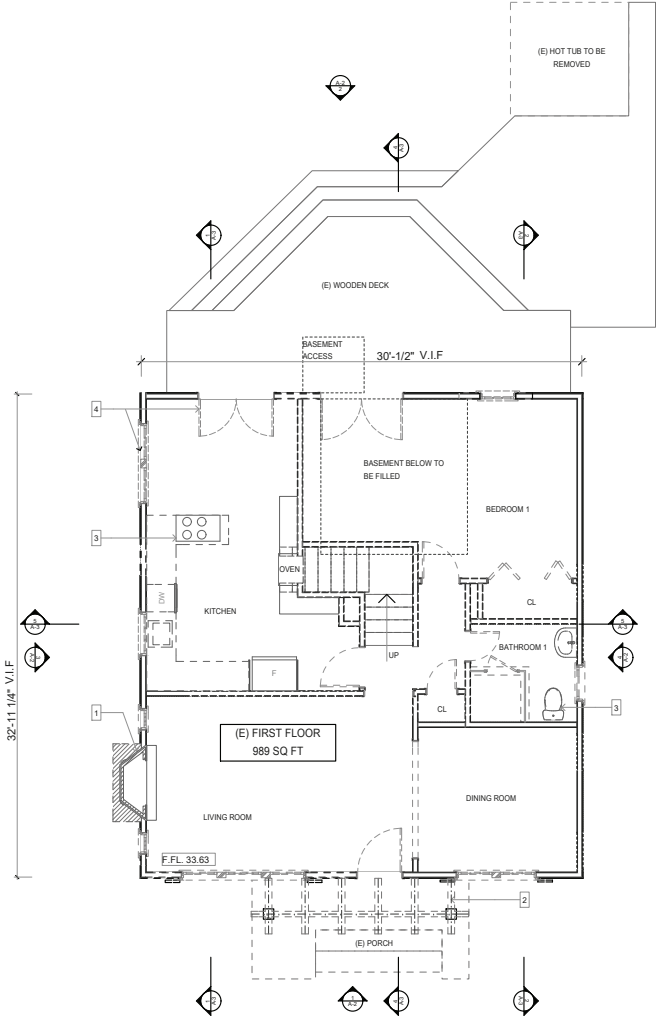
- LEGEND**
- WALL TO DEMO
 - WALL TO REMAIN
 - BASEMENT BELOW



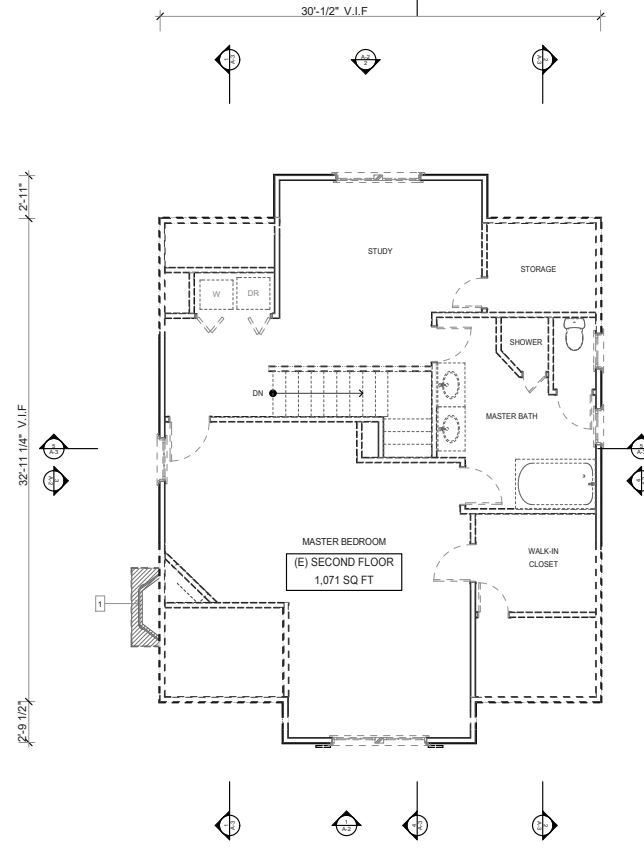
(E) GARAGE PLAN
SCALE: 3/16" = 1'-0"
4



EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"
3



(E) DEMO 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"
2

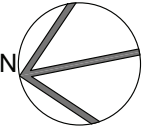


(E) DEMO 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"
1

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



LAUREL RESIDENCE
 530 LAUREL AVENUE
 MENLO PARK, CA
 94025-2823



APN NUMBER 062-380-210
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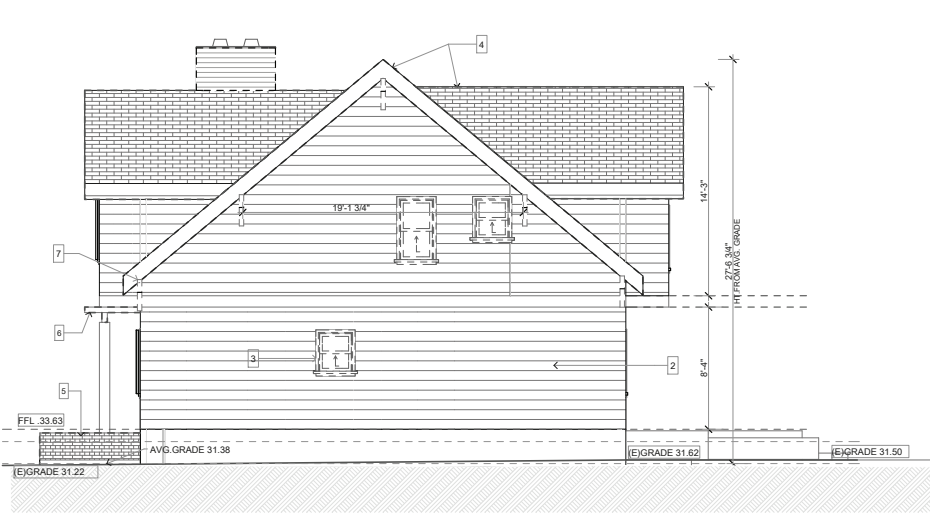
EXISTING ELEVATIONS

A-2

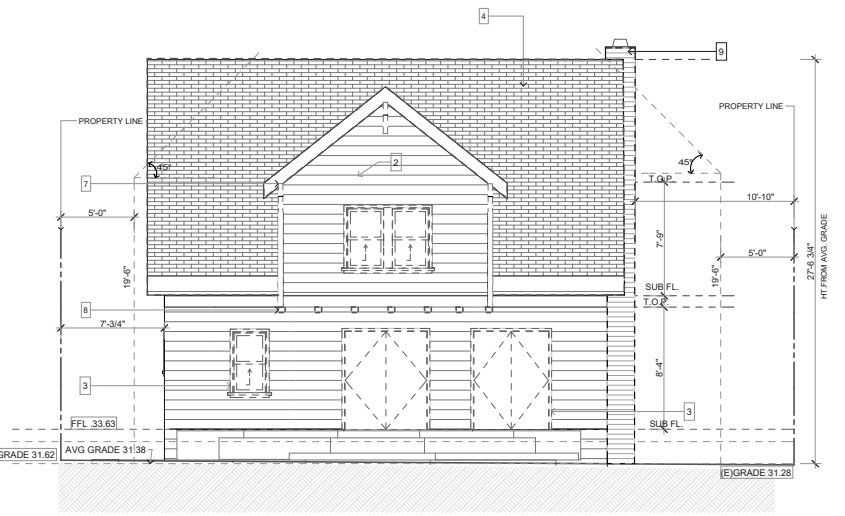
PAGE: 3 OF 12
 DATE: October 28, 2019

LEGEND EXISTING ELEVATIONS
 - - - WALL/ROOF TO DEMO
 - - - DOOR / WINDOWS TO DEMO

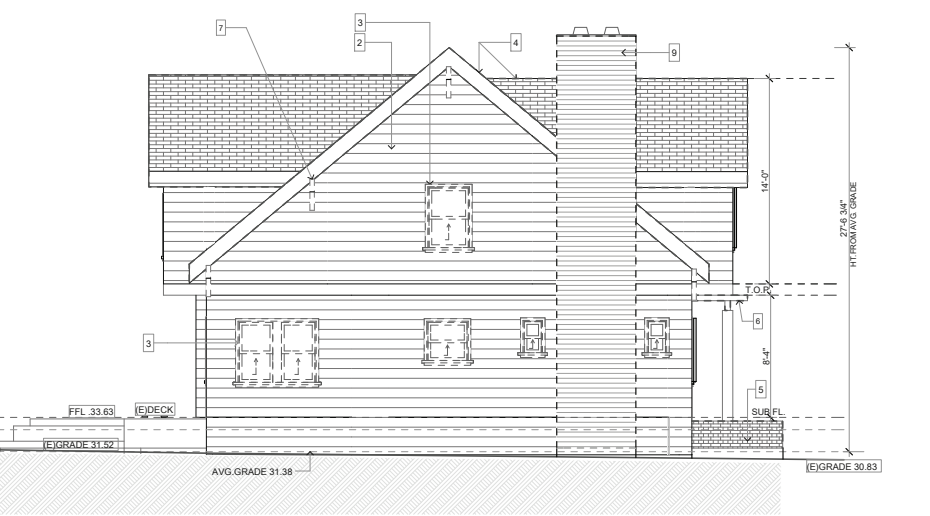
LEGEND
 1. (E) SIDING TO BE REPLACED BY PAINTED BRICK.
 2. (E) SIDING TO BE REPLACED WITH STUCCO
 3. (E) WINDOW/DOORS TO DEMO
 4. (E) ROOF TO DEMO
 5. (E) PORCH & REMOVE BRICK TO DEMO
 6. (E) TRELLIS AND BRACKET TO DEMO
 7. (E) BRACKETS TO DEMO
 8. (E) TRELLIS TO DEMO
 9. (E) CHIMNEY TO DEMO



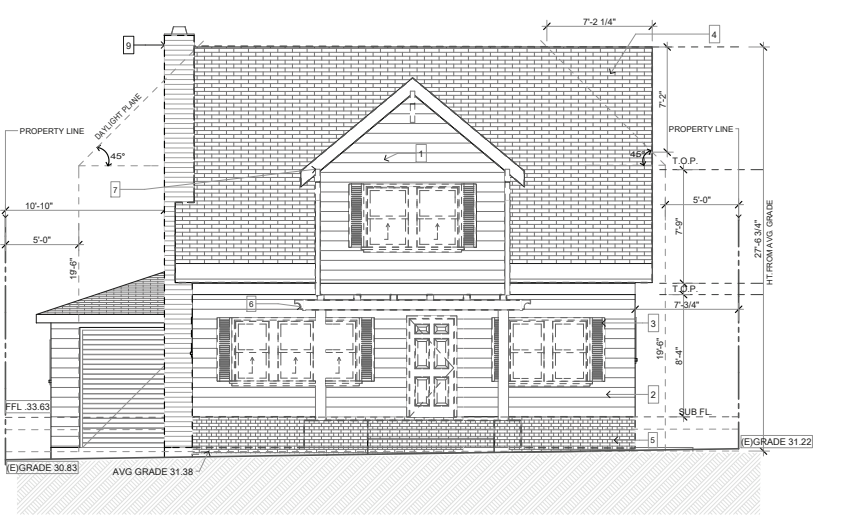
(E) RIGHT ELEVATION ④
 SCALE: 1/4" = 1'-0"



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



(E) LEFT ELEVATION ③
 SCALE: 1/4" = 1'-0"

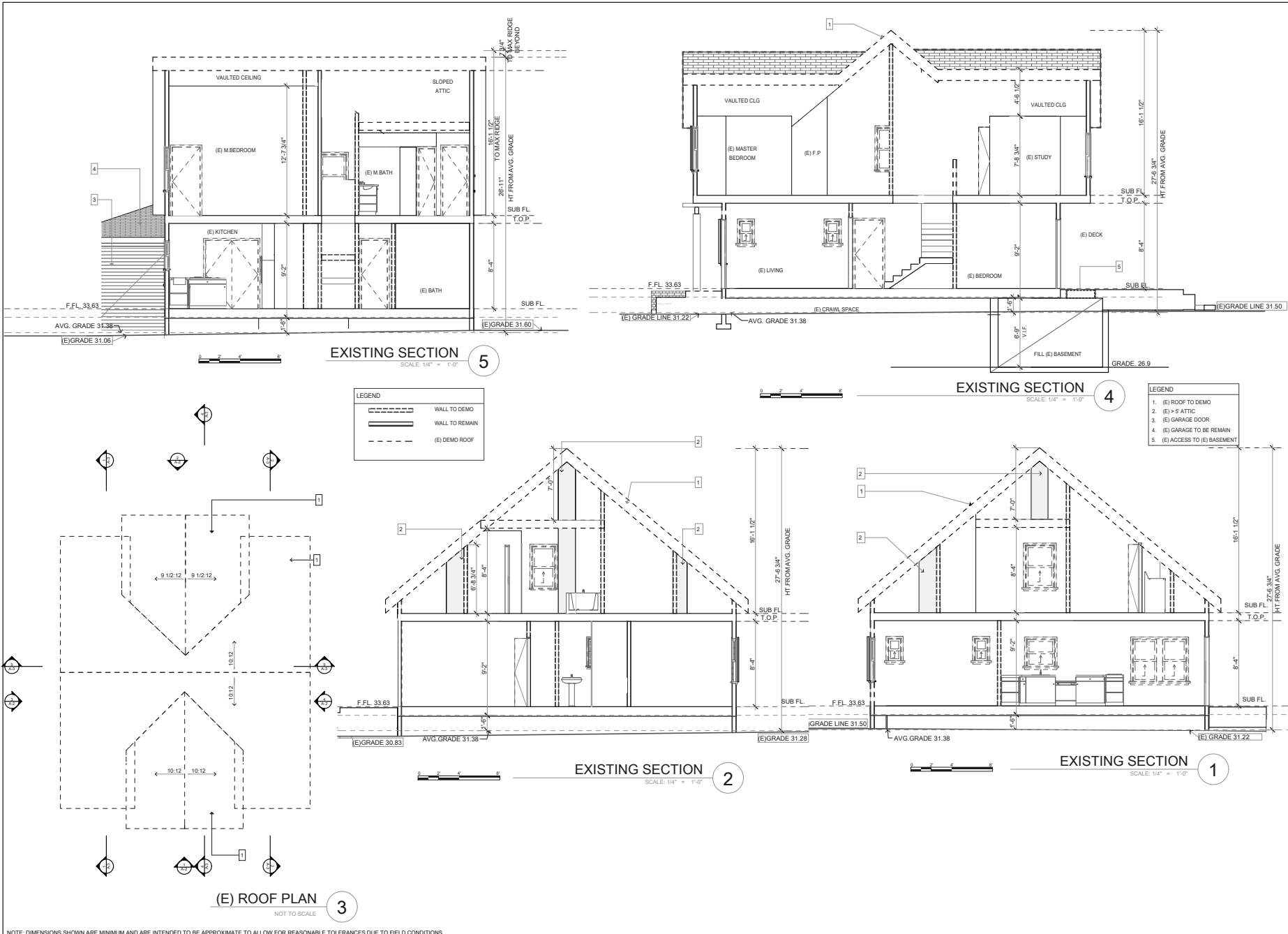


(E) FRONT ELEVATION ①
 SCALE: 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



LAUREL RESIDENCE
 530 LAUREL AVENUE
 MENLO PARK, CA
 94025-2823



APN NUMBER 062-380-210
 DATE Monday, October 28, 2019
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**EXISTING SECTION/
 ROOF PLAN**

A-3

PAGE: 4 OF 12
 10/28/19

PROPOSED FLOOD VENT TABULATION:

TOTAL (P)GARAGE: 613 SF
FLOOD VENT: 613 = 3.06 VENTS REQUIRED
 200

SMART VENT (1540-570)
 COVERAGE: 200 sq. ft. SIZE: 14 1/2"Wx 8 1/2"Hx 3"D

TOTAL (P)HOUSE: 989 SF
FLOOD VENT: 989 = 4.95 VENTS REQUIRED
 200

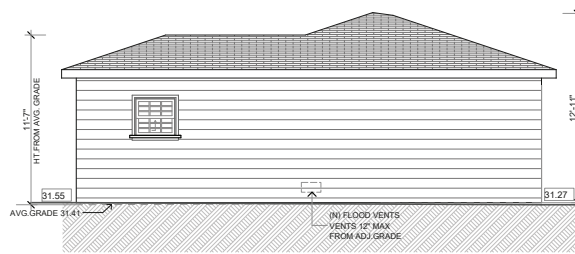
SMART VENT (1540-570)
 COVERAGE: 200 sq. ft. SIZE: 14 1/2"Wx 8 1/2"Hx 3"D

CONTRACTOR IS RESPONSIBLE TO PROVIDE ENOUGH VENT SPACE AND TO VERIFY IN FIELD

NOTE: CONCRETE RAT SLAB IN CRAWL SPACE.

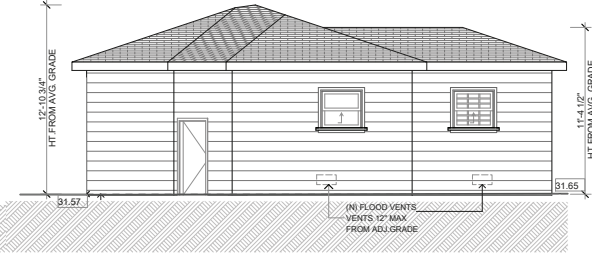
- LEGEND**
- (E) DECK
 - (N) METAL TRELLIS
 - (N) SKYLIGHT ABOVE
 - SHADE AREA ABOVE
 - HT. 1/2 TAKEN 200 %
 - (N) WALL
 - SKYLIGHT TUNNEL ABOVE
 - ATTIC ACCESS
 - (N) METAL ROOF ABOVE
 - OPENINGS IN THE (E) WALL
 - NICHE FOR VALVE
 - (N) RAILING

- LEGEND**
- (E) WALL TO REMAIN
 - (N) WALL
 - (E) EGRESS



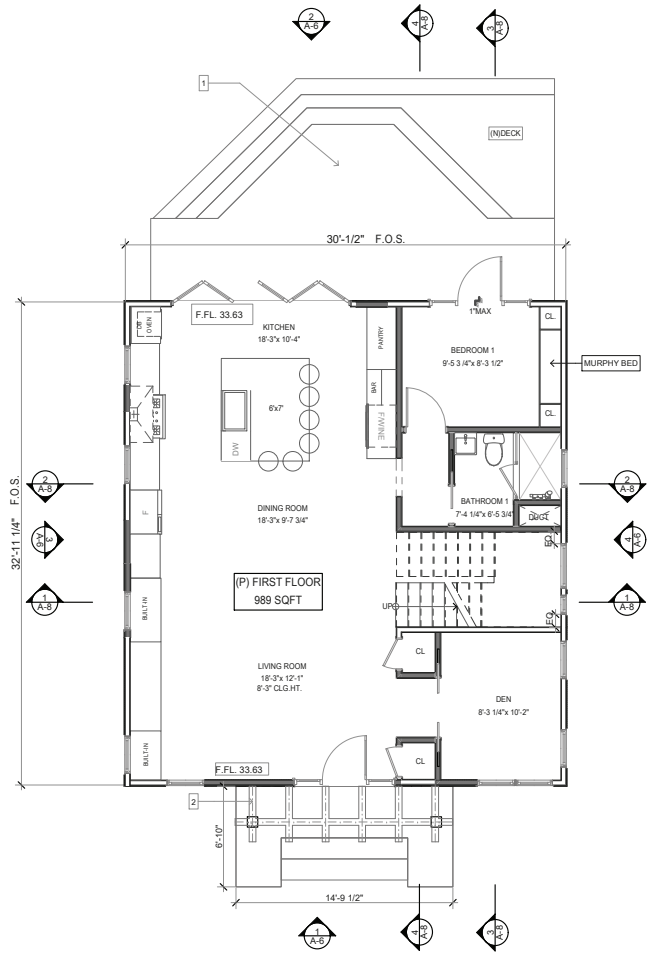
GARAGE LEFT ELEVATION

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



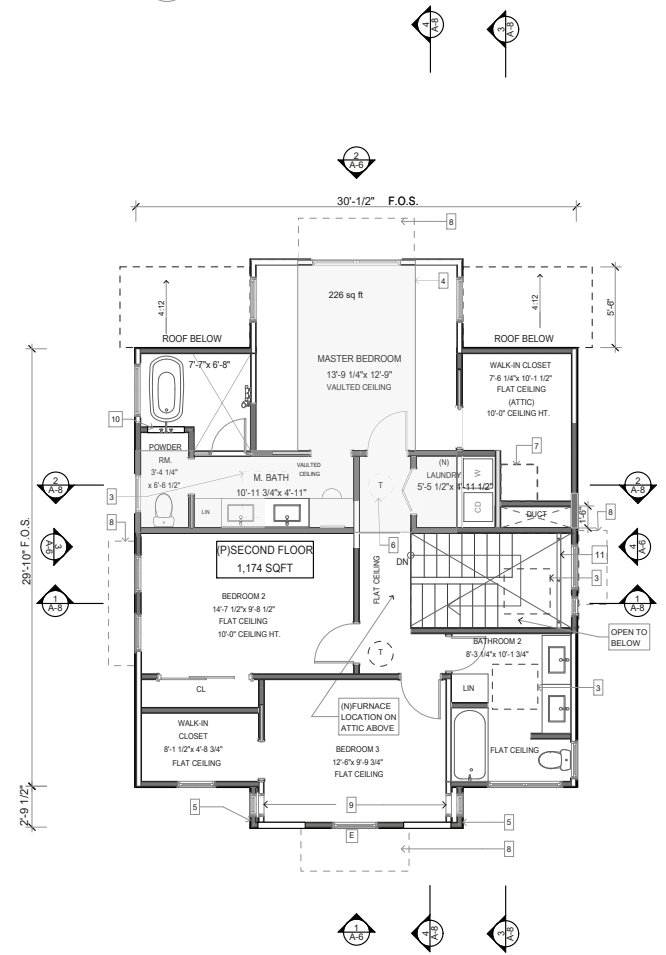
GARAGE RIGHT ELEVATION

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



PROPOSED 1st FLOOR PLAN

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



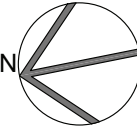
PROPOSED 2nd FLOOR PLAN

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

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



LAUREL RESIDENCE
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 MENLO PARK, CA
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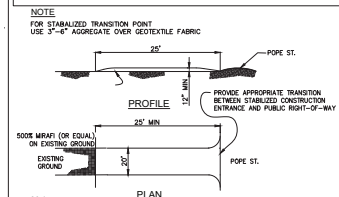
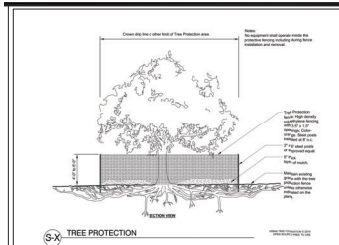


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PROPOSED FLOOR PLANS/GARAGE ELEV.

A-4



STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)

2 WOODEN STAKES OR REBAR PER HAY BALES (TYP)

ROUGH WOODEN FRAME

NATIVE MATERIAL

WEIGHT IN CORNERS

12 MIL PLASTIC LINING

BINDING WIRE

STACKED HAY BALES (2)

SECTION A-A
NOT TO SCALE

CONCRETE WASHOUT AREA
N.T.S.

NOTES

PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.

MEASURES TO CHAINAGE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDATED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGED TO STORM DRAINS AND WATERCOURSES.

USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT WHEN Dewatering SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (JWQCB/PERMITS) AS NECESSARY.

AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.

LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.

AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE. CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY BRUSHING METHODS.

TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS PER PLAN.

THE AREAS DESIGNATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "TRAIL OVER".

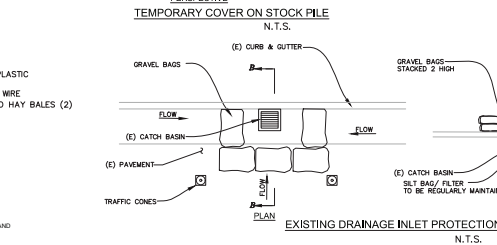
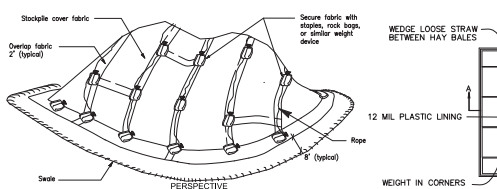
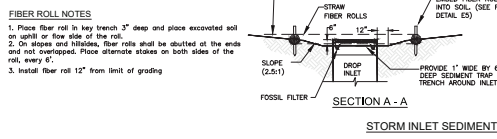
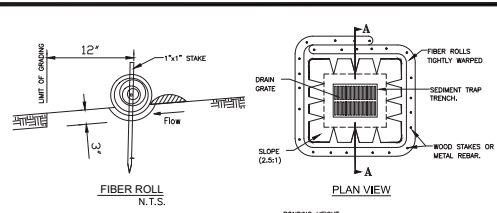
CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON"

DUST CONTROL IS REQUIRED YEAR-ROUND.

EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.

USE OF PLASTIC SHEETS BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

EROSION CONTROL SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.



EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which create denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
- Contractor shall maintain stabilized entrance of each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
- If hydroseeding is not used or is not effectively 100%, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of 1) seed, mulch, fertilizer 2) bloom straw 3) topsoil and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

NOTES:

- PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH SOIL SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20'-14" LONG.
- FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAMPING OF THE FIBER ROLL IN A TRENCH 3" DEEP. DO NOT CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
- THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION (CONSIGURE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. ELEVATION OF A BENCH ADJACENT TO THE DROP INLET OR A TEMPORARY ONE ON THE DOWN-SLOPE OF THE STRUCTURE MAY BE NECESSARY.
- FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAN ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 578-8876.

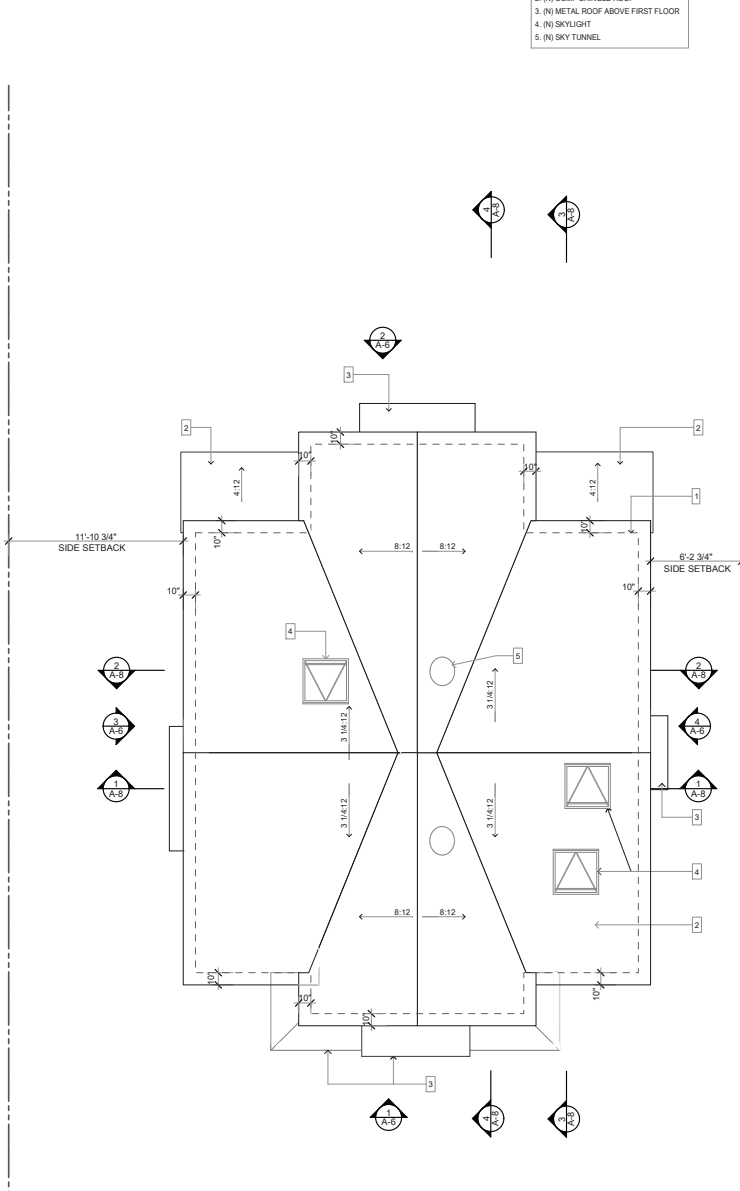
MAINTENANCE NOTES

Maintenance is to be performed as follows:

- Repair damages caused by soil erosion or construction at the end of each working day.
- Seeds shall be inspected periodically and maintained as needed.
- Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
- Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
- Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
- Rills and gullies must be repaired.

- All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
- Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

EROSION CONTROL DETAILS 2
NOT TO SCALE



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

- ROOF LEGEND**
1. WALL BELOW
 2. (N) COMP SHINGLE ROOF
 3. (N) METAL ROOF ABOVE FIRST FLOOR
 4. (N) SKYLIGHT
 5. (N) SKY TUNNEL

LAUREL RESIDENCE

530 LAUREL AVENUE
MENLO PARK, CA
94025-2823



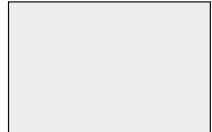
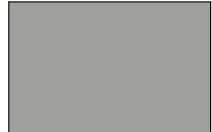

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DATE: Monday, October 28, 2019

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PROPOSED ROOF PLAN/EROSION CONTROL DETAILS / A-5

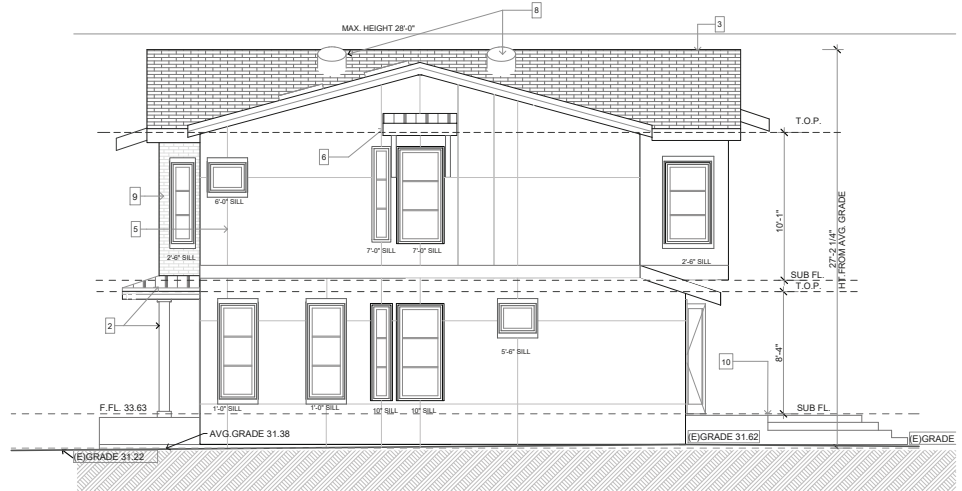
PAGE: 6 OF 12
Version: October 28, 2019

				
1. FOR ROOF TILES MATERIAL - COMP SHINGLE COLOR: GEORGE TOWN GREY	FOR FRONT ELEVATION FOR WALL FINISH MATERIAL - BRICK TYPE- CHALK DUST	FOR WALL FINISH STUCCO DOVE GRAY	FOR METAL ROOF GRAY	FOR ALUMINIUM DOOR & WINDOWS COLONIAL GRAY

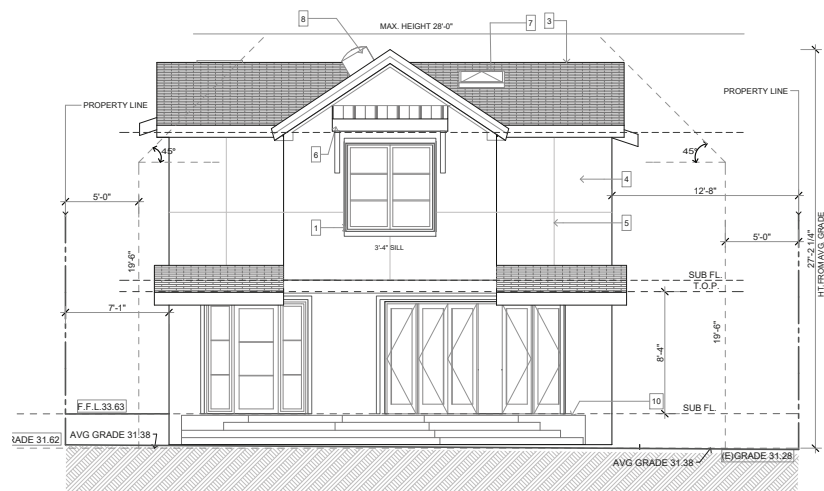
NOTES:
 I. BOTTOM OF CRAWLSPACE, IF APPLICABLE (SHALL BE NO MORE THAN 2' BELOW THE LOWEST ADJACENT GRADE OR 4' FROM THE BOTTOM OF FLOOR JOIST)
 II. BOTTOM OF PG&E GAS METER, AC UNIT, OR OTHER APPLIANCES SERVING THE BUILDING, IF ANY; NO UTILITIES (E.G. GAS, METERS, AC UNITS, ELECTRICAL CONDUITS) ARE PERMITTED BELOW THE DFE, WATER AND SEWER PIPES, SEALED TO PREVENT FLOOD WATER INTRUSION, ARE ALLOWED.

NOTE:
 EXISTING BFE IS 32.9 AND FFE IS 33.63. THE FLOOR JOIST IS APPROXIMATELY 0.65' AND IS ABOVE BFE. THE PROJECT IS EXEMPTED FROM RAISING IT TO 12' PLUS BFE BUT IS STILL SUBJECT THE FLOOD DAMAGE PREVENTION ORDINANCE.

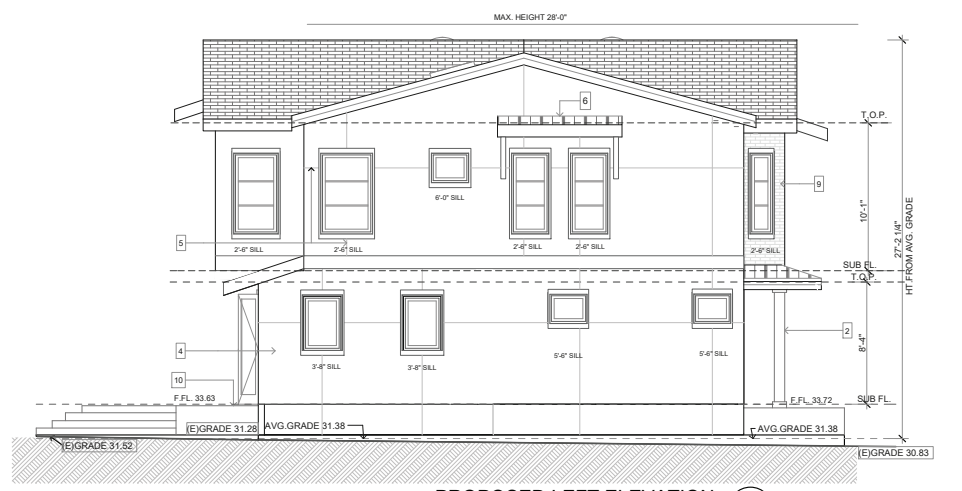
- LEGEND**
- ALUMINIUM FRAMES TYP. FOR DOOR & WIN.
 - METAL COLUMN & METAL BRACKET'S
 - (N) COMP SHINGLE ROOF
 - (N) STUCCO FINISH
 - STUCCO CONTROL
 - (N) METAL ROOF W/BRACKET
 - SKYLIGHT
 - (N) SKY TUNNEL
 - (N) PAINTED BRICK
 - (E) DECK
 - ALL WINDOWS ARE CASEMENT U.O.N.



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



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



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

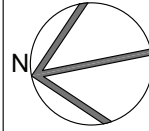


PROPOSED FRONT ELEVATION ①
 SCALE: 1/4" = 1'-0"

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



LAUREL RESIDENCE
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 MENLO PARK, CA
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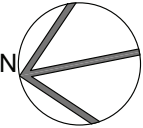
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PROPOSED ELEVATIONS

A-6



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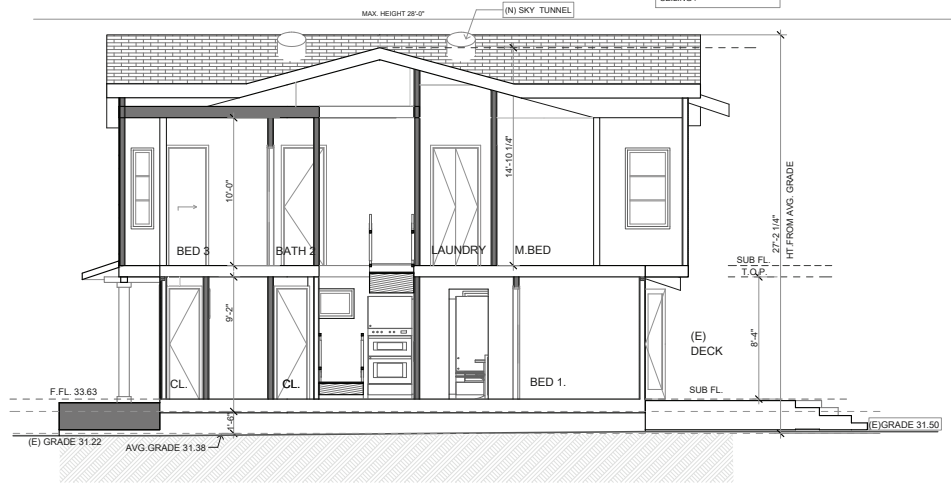
PROPOSED SECTIONS

A-7

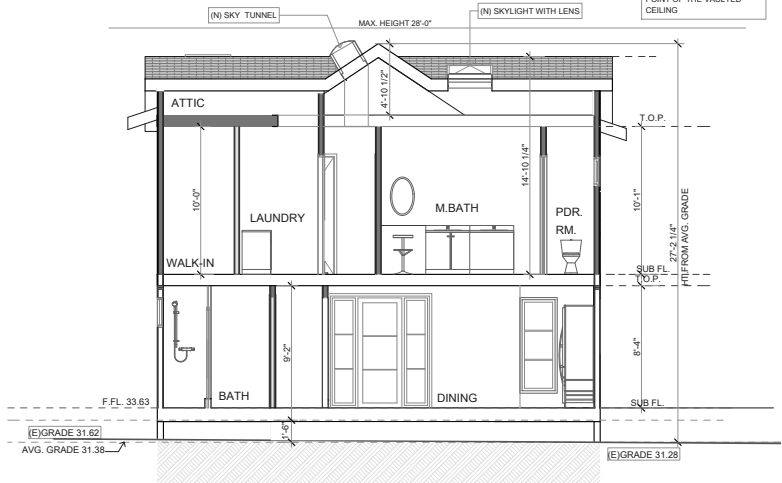
NOTES:
 1. THE FIRST-FLOOR INTERIOR HEIGHT IS MEASURED FROM FINISHED FLOOR ELEVATION OR A POINT 18" ABOVE AVERAGE NATURAL GRADE WHICHEVER IS LOWER.
 2. ALL SKYLIGHTS ARE PROVIDED WITH LENS.

THE INTERIOR HEIGHT IS MEASURED FROM HIGHEST POINT OF THE VAULTED CEILING.

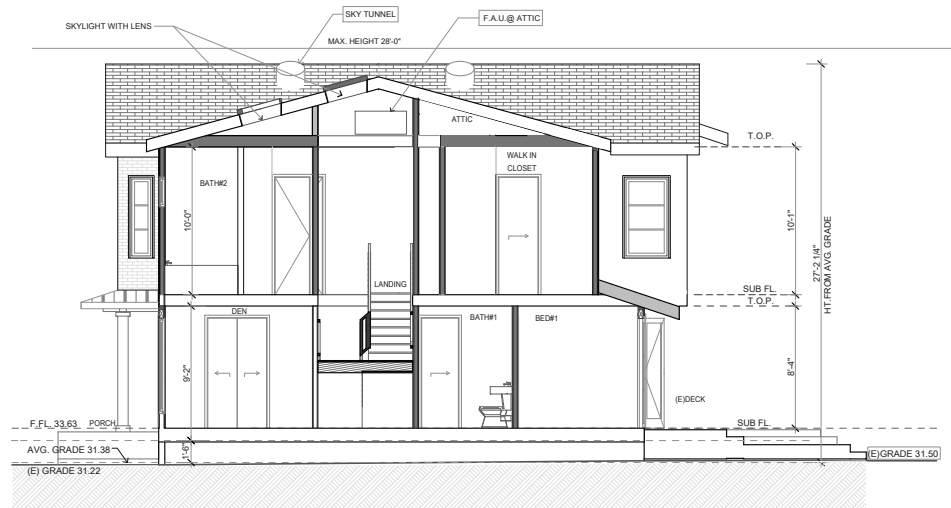
M. BATH IS VAULTED. THE INTERIOR HEIGHT IS MEASURED FROM HIGHEST POINT OF THE VAULTED CEILING.



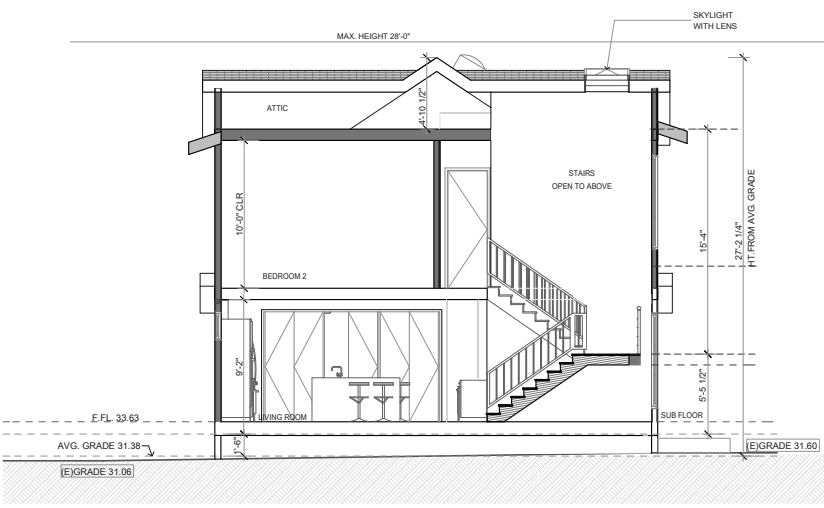
PROPOSED SECTION-4
 SCALE: 1/4" = 1'-0" **4**



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



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



PROPOSED SECTION-1
 SCALE: 1/4" = 1'-0" **1**

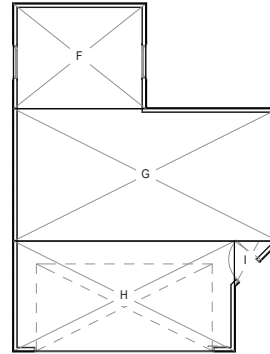
NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

NOTES:

1. NON-HABITABLE ENCLOSURES USED SOLELY FOR STORAGE OR PARKING, (SUCH AS A CRAWL SPACE OR GARAGE) ARE ALLOWED BELOW THE DFE PROVIDED THAT THE ENCLOSURE IS ADEQUATELY WET-FLOOD PROOFED TO ALLOW FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER.

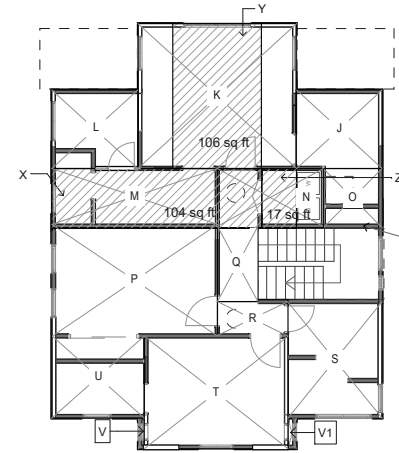
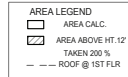
2. FLOOD VENTS OR OPENINGS SHALL HAVE A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED SPACE. AT LEAST ONE FLOOD VENT SHALL BE LOCATED ON EACH EXTERIOR SIDE OF THE ENCLOSURE TO ALLOW THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER. PROVIDE THE AREA OF THE OUTSIDE FOUNDATION DIMENSIONS FOR THE ENCLOSED AREA IN ADDITION TO THE SIZE, NUMBER AND LOCATION OF FLOOD VENTS. THE BOTTOM OF ALL FLOOD VENTS SHALL BE NO MORE THAN 12" ABOVE THE LOWEST ADJACENT GRADE.

(P) Floor Area Calculation		
ID	DIMENSIONS	Area
A	11'-4 1/4" x 22'-4 1/4"	176
B	8'-1 1/2" x 8'-7 1/2"	76
C	11'-4 1/4" x 10'-7 1/4"	120
D	18'-8 1/4" x 12'-6 1/4"	234
E	18'-8 1/4" x 20'-5"	382
F	12'-0" x 9'-6 1/2"	114
G	24'-0 3/4" x 12'-0 1/2"	290
H	20'-1" x 10'-0"	201
I	3'-11 3/4" x 4'-1 1/4" /2	8
J	7'-9 1/4" x 7'-1 3/4"	56
K	14'-5 1/4" x 13'-2 1/4"	189
L	7'-10" x 7'-1 3/4"	56
M	15'-0 3/4" x 5'-1"	81
N	14'-1 3/4" x 5'-3"	51
O	5'-4" x 3'-6 3/4"	29
P	15'-0 3/4" x 10'-2"	148
Q	3'-8 1/4" x 6'-10 1/4"	25
R	6'-5" x 3'-1 3/4"	21
S	8'-6 3/4" x 10'-7"	91
T	13'-1" x 10'-3"	134
U	8'-4 3/4" x 7'-5 1/2"	62
V	6'-1/2" x 2'-3 1/2"	11
V1	9" x 2'-9 1/2"	2
X CH>12"	19'-2" x 5'-7 1/2"	104
Y CH>12"	8'-0 1/2" x 13'-0"	106
Z CH>12"	2'-9 3/4" x 5'-8 3/4"	17
		2,776 sq ft



(E) GARAGE

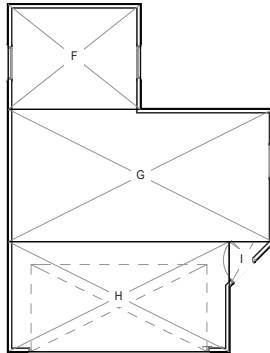
(P) FLOOR AREA CALCULATION SCALE: 3/16" = 1'-0" 4



(P) SECOND FLOOR

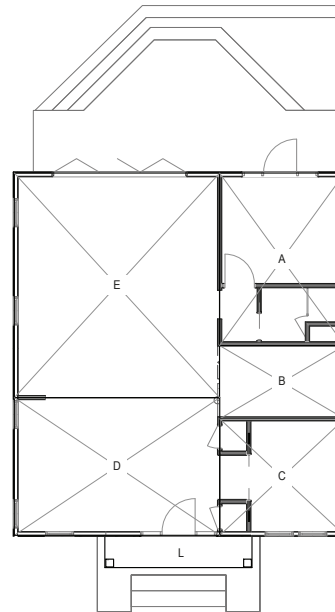
(P) FLOOR AREA CALCULATION SCALE: 3/16" = 1'-0" 2

(P) Building Coverage Calculation		
ID	DIMENSIONS	Area
A	11'-4 1/4" x 22'-4 1/4"	178
B	8'-1 1/2" x 8'-7 1/2"	76
C	11'-4 1/4" x 10'-7 1/4"	120
D	18'-8 1/4" x 12'-6 1/4"	234
E	18'-8 1/4" x 20'-5"	381
F	12'-0" x 9'-6 1/2"	114
G	24'-0 3/4" x 12'-0 1/2"	290
H	20'-1" x 10'-0"	201
I	3'-11 3/4" x 4'-1 1/4" /2	8
L	13'-3 1/4" x 2'-10"	38
		1,640 sq ft



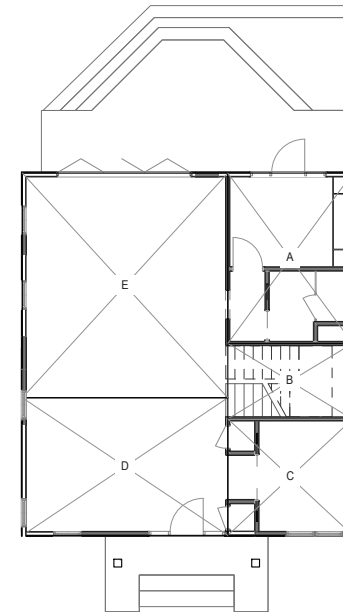
(P) BUILDING COVERAGE CALC. SCALE: 3/16" = 1'-0" 5

(E) GARAGE



(P) BUILDING COVERAGE CALCULATION SCALE: 3/16" = 1'-0" 3

(P) FIRST FLOOR

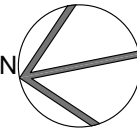


(P) FLOOR AREA CALCULATION SCALE: 3/16" = 1'-0" 1

(P) FIRST FLOOR



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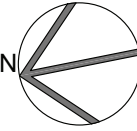
SQFT CALCULATIONS

A-8

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MENLO PARK, CA
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PERVIOUS / IMPERVIOUS WORKSHEET

A-9

PAGE: 10 OF 12
Date: October 28, 2019

IMPERVIOUS AREA WORKSHEET

Page 1

Submit this form with the improvement plan set to the City of Menlo Park Engineering Division.

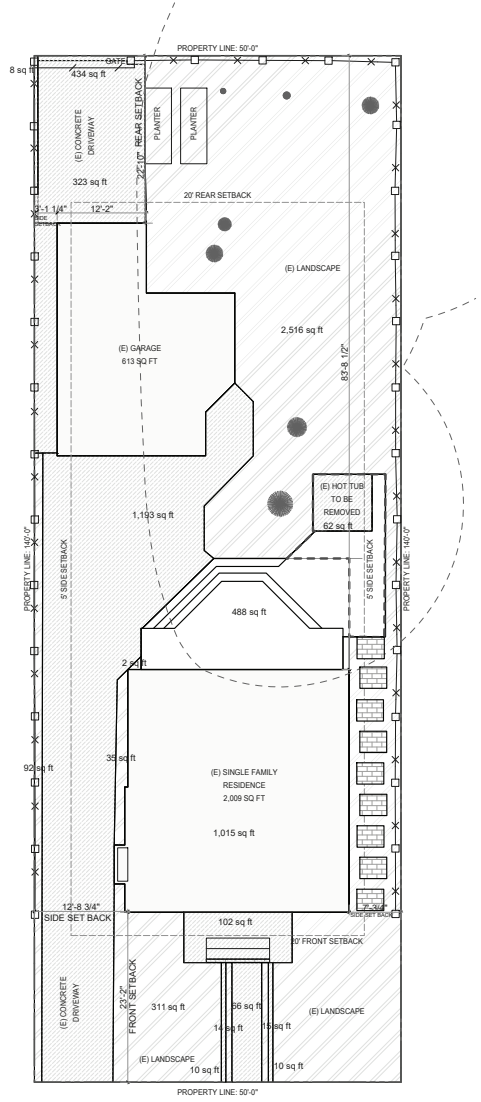
Date: 05/17/2019 APN: 062-382-210
 Property Address: 530 Laurel Ave, Menlo Park, CA, 94025
 Project Description: Remodel (E) Home, Add New Roof, Replace (E) Siding to Stucco
 Contact Name: Ayesha Sikandar
 Contact Telephone Number: 650.714.9696
 Contact Email: ayesha@madimensions.com
 Title And Sheet# of Submitted Drawing used For Calculations: A-9
 Land Use (Circle One): Commercial Industrial Professional Roadway
 Drainage Basin (Circle One): Atherton Creek San Francisco Creek San Francisco Bay
 (See the Hydrology Report Requirements for a Drainage Basin map.)
 I certify that the calculations below accurately reflect the proposed changes and final impervious surfaces for the above project.
 Calculations Performed By (Print): _____
 Title: _____
 Calculations Performed By (Signature): Ayesha Sikandar
 Date: 06/14/2019

IMPERVIOUS AREA WORKSHEET

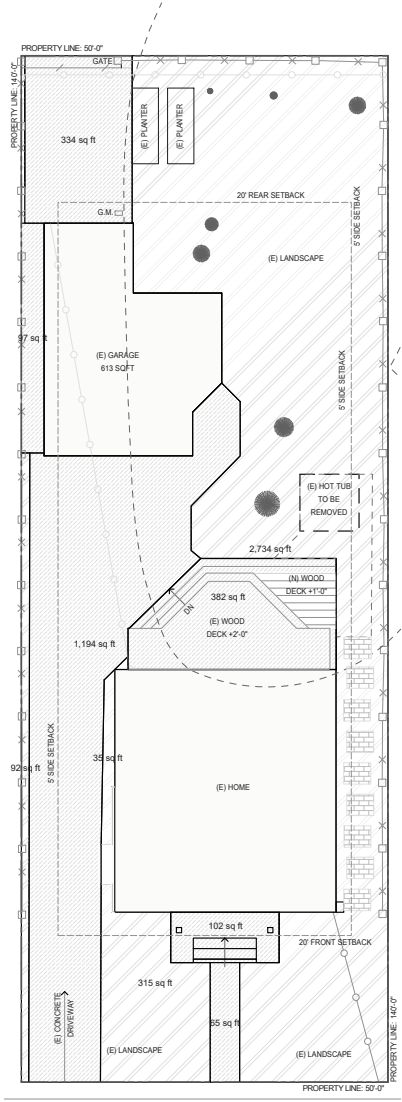
Page 2

IMPERVIOUS AREA TABLE			
Total Area of Parcel	A	7000	sq ft
Existing Pervious Area	B	2993	sq ft
Existing Impervious Area	C	3892	sq ft
Existing % Impervious	D	56	%
Existing Impervious Area To Be Replaced W/ New Impervious Area	E	06	sq ft
Existing Pervious Area To Be Replaced W/ New Impervious Area	F	14	sq ft
New Impervious Area (Creating and/or Replacing)* *If greater than 10,000sqft, a hydrology report must be submitted	E + F	20	sq ft
Existing Impervious Area To Be Replaced W/ New Pervious Area	H	76	sq ft
Net Change In Impervious Area	F - H	-62	sq ft
Proposed Pervious Area	B - I	3055	sq ft
Proposed Impervious Area *Verify that J + K = A	C + I	3830	sq ft
Proposed % Impervious	K / A x 100	55	%

*Net change in impervious area is the area required by



(E) PERVIOUS IMPERVIOUS SCALE: 1/8" = 1'-0" 1



(P) PERVIOUS IMPERVIOUS SCALE: 1/8" = 1'-0" 2

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

530 LAUREL AVE
MENLO PARK CA 94025
CONTEMPORARY STUCCO HOME

RECEIVED

SEP 03 2019

CITY OF MENLO PARK
BUILDING DIVISION



The owners are a young family who purchased the home in Oct of 2018. The house needs a lot of interior remodeling and updates.

Due to the roof design there are lot of areas in the house on the second floor that are not useable. We are therefore proposing to re design the existing roof so that the wasted areas can be captured as part of the sq. ft.

We are also proposing a facelift to the exterior of the home, more appropriate to the current owners taste and style yet still keeping it within the city guidelines and neighborhood profile. The new facade shall have a combination of stucco and stone. We are also proposing a combination of composition shingle and metal roof. The colors will be light almost white stucco to compliment the charcoal roof.

The existing footprint of the home stays the same and no additional paving is prosed for the project.

The neighbors are also on board with the new improvements and facade upgrades. Owner has discussed and shown plans to their neighbors:

1. Sherri and Lance Anderson - 526 Laurel Avenue
2. Devon and Lisa Joos - 531 Laurel Avenue
3. Ken and Rebecca Wang - 540 Laurel Avenue

The owner dropped off the plans and the letter in the mailbox of neighbor 525, Laurel Avenue. But they didn't get a response yet from the neighbor.

Advanced Tree Care

965 East San Carlos Ave, San Carlos

530 Laurel Ave, Menlo Park

October 22, 2019

Tina Tkalcevic
530 Laurel Ave
Menlo Park, CA 94025

Site: 530 Laurel Ave, Menlo Park

Dear Tina,

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

Method:

Menlo Park protects:

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.

Menlo Park requests that the tree protection plan contains all trees with a trunk diameter greater than 6 inches be included, this also includes trees on neighboring properties within 8 feet of the property line that may also be impacted by construction. The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

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

Advanced Tree Care

965 East San Carlos Ave, San Carlos

530 Laurel Ave, Menlo Park

October 22, 2019

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

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

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Chinese pistache <i>Pistache chinensis</i>	8.3"	20/15	70	Good health and condition, street tree Regulated
2	European birch <i>Betula pendula</i>	10.3"	20/10	50	Poor health and condition, topped for PGE street tree, Regulated
3	Chinese pistache <i>Pistache chinensis</i>	2.3"	10/5	80	Excellent health and condition, street tree Regulated
4	Coastal redwood <i>Sequoia sempervirens</i>	39.5"	65/20	60	Fair health and condition, severe root pruning on one side of root plate , Regulated
5	Coastal redwood <i>Sequoia sempervirens</i>	31.5"	70/20	70	Good health and condition, broad root plate , Regulated
6	Valley oak <i>Quercus lobata</i>	26.1"	50/30	55	Fair health and condition, one sided canopy, Regulated
7	Coast live oak <i>Quercus agrifolia</i>	17.0"	25/20	40	Fair health, poor condition, topped Regulated
8	Persimmon <i>Diospyros japonica</i>	8.0"	12/4	40	Poor health and condition, topped Not Regulated
9	Coast live oak <i>Quercus agrifolia</i>	11.5"	20/10	50	Fair health, poor condition, topped for power lines, Regulated
10	Coast live oak <i>Quercus agrifolia</i>	25.0"	30/30	55	Fair health and condition, lean over neighbors, pruned for PGE, Regulated

Summary:

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

There are 9 Regulated trees on the property in varying health and condition

Tree #s 1, 2 and 3 are street trees and should be protected during construction.

Tree #s 4, 5, 6, 7, 9 and 10 are Regulated and should be protected during construction.

Tree # 8 can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 1 and 2: TPZ should be at 6 feet from the trunk closing on the sidewalk in accordance with Type II Tree Protection as outlined and illustrated in image 2.15-3⁽⁶⁾.

Tree # 3: TPZ should be at 2 feet from the trunk closing on the sidewalk in accordance with Type II Tree Protection as outlined and illustrated in image 2.15-3⁽⁶⁾.

Tree # 9: TPZ should be at 10 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.

Tree # 7: TPZ should be at 15 feet from the trunk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.

Tree #s 6 and 10: TPZ should be at 20 feet radius from the trunk of the tree closing on the fence line, deck and garage in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.

Tree # 5: TPZ should be at 26 feet radius from the trunk of the tree where possible closing on the fence line, deck and garage in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.

Tree # 4: TPZ should be at 32 feet radius from the trunk of the tree where possible closing on the fence line, deck and garage in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**

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



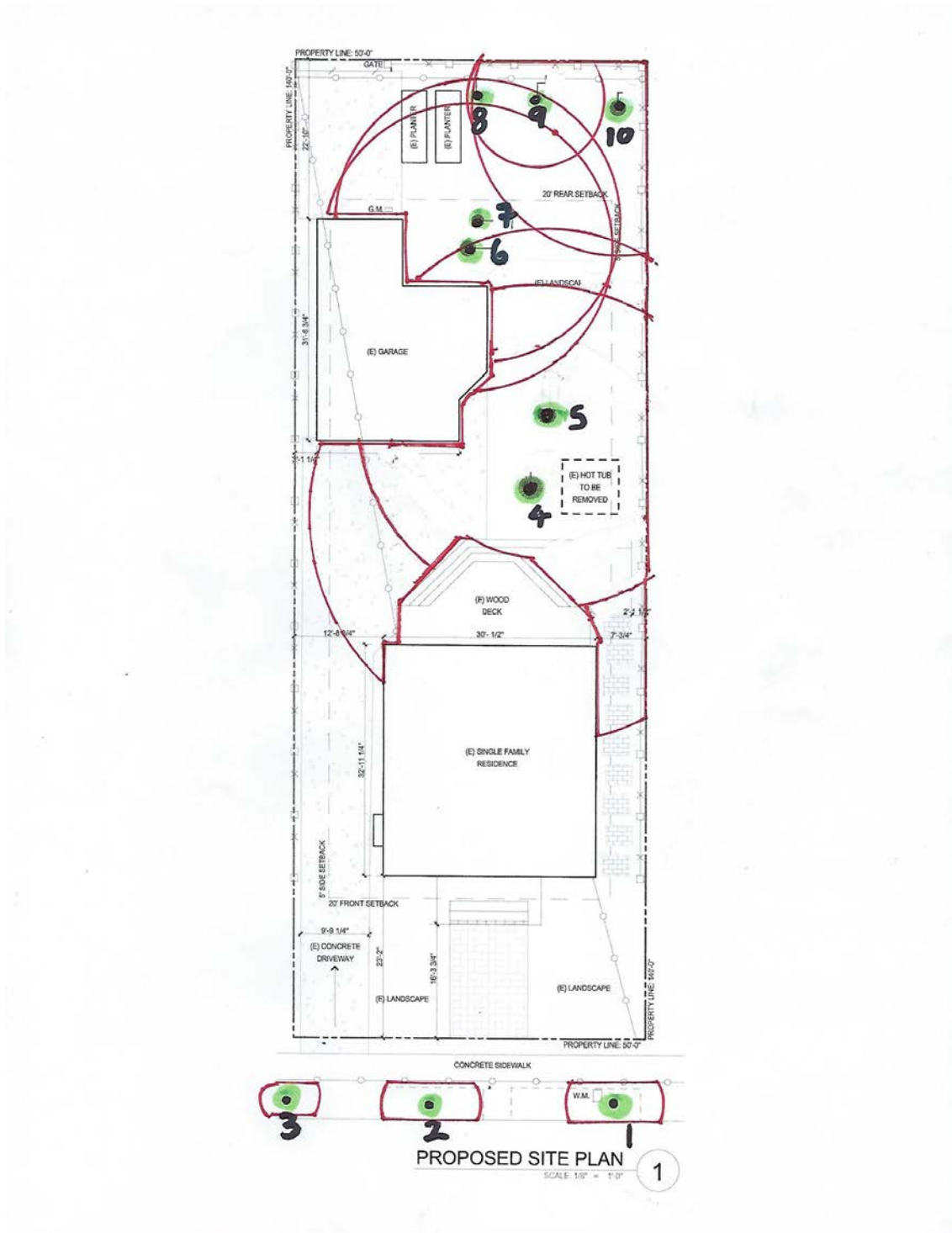
IMAGE 2.15-3
Tree Protection within a Planter Strip

• **Type II Tree Protection**

For trees situated within a **narrow planting strip**, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.(see *Image 2.15-3*)

2. Any pruning and maintenance of the tree shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4” in diameter shall be removed.

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



Location of existing house, protected trees and their Tree Protection Zones

Glossary

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

References

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

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

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

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

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

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

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

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

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

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 10/22/19

Terms and Conditions(3)

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

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

Meador, Kaitie M

From: Preeti Sharma <pritis@gmail.com>
Sent: Wednesday, September 04, 2019 11:22 AM
To: Meador, Kaitie M
Subject: Heritage tree on 530 Laurel Ave

Follow Up Flag: Follow up
Flag Status: Completed

Hello Kaitie,

I learned about the proposal to cut this heritage tree from a neighbor. I live on 425 Central ave and am planning a remodel too, however I never thought of cutting the Heritage tree on my lot since I did not envision it as an option.

Please do let me know under what circumstances does the city allow this ? (assuming that the tree is living and thriving)

Regards.

Preeti.

Meador, Kaitie M

From: Harald <hsaueressig@hotmail.com>
Sent: Friday, September 06, 2019 9:18 AM
To: Meador, Kaitie M
Subject: tree stewardship

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms. Meador,

I am writing to you to voice my concerns concerning the use permit proposal for the property on 530 Laurel Ave, in particular the removal of two iconic redwood trees.

“The proposal includes the heritage tree removal permit applications for a 39.5- inch coastal redwood in fair condition (tree #4) and a 31.5 inch coastal redwood in good condition (tree # 5) “.

As California’s state tree, the coast redwood is a symbol of Californian history and heritage, and to wantonly cut down some of the last remaining exemplars in our neighborhood would result in a great loss to the community as a whole.

Furthermore, both trees appear healthy and serve, among other things, an important role for local birds of prey and other wildlife.

I sincerely hope that in accordance with the City of Menlo Park’s guiding principles, i.e. “the availability of reasonable and feasible alternatives that would allow for the preservation of the trees”, a solution can be reached that would preserve these iconic trees.

In my opinion, it would be nothing less than a tragedy to remove these majestic trees, which significantly contribute to the beauty and charm of our community.

All the best,

Harald Saueressig

Meador, Kaitie M

From: Judy Rocchio <judesathome@gmail.com>
Sent: Friday, September 20, 2019 12:19 PM
To: Meador, Kaitie M
Subject: Notice of Applicant Submittal 530 Laurel Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Meador,

My husband and I are writing as concerned neighbors of 530 Laurel Ave. We live at 224 Walnut Street on the corner of Laurel Ave. We are very much opposed to the killing of two heritage Redwood trees on the 530 Laurel property simply to indulge the new owners in their desire to enlarge the existing two-story house. These two Redwood trees are protected by the Heritage Tree Ordinance and as such there needs to be a very good reason to cut them down. Reconstruction of an existing residence is not a good reason. Why not design the modified house with the trees in mind rather than cut them down? The value of the trees to the community completely outweighs the need for the “new” owner to enlarge the house. What is their justification??? These trees add a tremendous value to the property and surroundings it would be a crime against the neighborhood to cut them down.

Menlo Park is cutting down Heritage Trees at an alarming rate, as evidenced by the 7 giant Redwoods cut down at the corner of Ravenswood and El Camino Real last month. Please consider the future canopy of trees in Menlo Park and spare these two beautiful heritage Redwoods. As you know Redwoods sequester twice as much carbon as an average tree given they are fast growing, grow to over one hundred feet tall and 40 inches in diameter and live for hundreds of years if allowed. Since Menlo Park is a climate friendly city it needs to protect all its healthy trees especially Redwoods.

Please let us know what we can do to assure the two stately redwoods at 530 Laurel are protected into the future.

Sincerely,
Judy Rocchio and Bob Gillis

224 Walnut Street
Menlo Park, CA 94025

650-799-5921

Meador, Kaitie M

From: sarah patrick <sarah.patrick808@gmail.com>
Sent: Saturday, September 21, 2019 3:27 PM
To: Meador, Kaitie M
Subject: Redwood trees at 530 Laurel Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Meador,

We are writing to express our concern that our neighborhood may lose the two large and beautiful redwood trees at 530 Laurel. We live around the corner at 214 Walnut St. and feel that trees like these are a large part of what makes the Willows neighborhood such a great place to live. Menlo Park has already lost too many large trees to reconstruction of the Willow Road freeway interchange and reconstruction downtown. At a time when we're already beginning to experience the effects of climate change, protecting the large trees in our community should be one of our highest priorities. Houses throughout the Willows have been remodeled while still managing to preserve the large trees on their property. The new owners of 530 Laurel Ave. could certainly find a different remodel design that would preserve their trees and preserve the value of their property.

Best Regards,

Sarah Patrick and Scott Briggs
214 walnut St.

650-321-4378

Meador, Kaitie M

From: ken@wangfamily.com
Sent: Monday, September 23, 2019 1:40 PM
To: Meador, Kaitie M
Subject: Application for 530 Laurel Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Kaitie, I'm writing in response to the permit application submitted for 530 Laurel Ave.

I live at 540 Laurel Ave, immediately adjacent on the north side of the applicant's property, and would like to clarify which trees are proposed to be removed. From the description, it lists two redwood trees as trees #4 and #5 but from the diagram the two redwood trees are #1 and #2. So, it was not clear if the tall redwood trees or the smaller trees in the back of the property (I believe one is an oak) are proposed to be removed.

If it is the redwood trees, I strongly oppose their removal! Unless they are diseased, in danger of falling, or otherwise a threat to people or property, we should try to preserve these beautiful trees. They have been well maintained by the previous owner as long as I've lived here (since 2004) and provide significant and welcome shade for my house. The view from my kitchen dining area is of these trees and would be disheartening to say the least, to have them removed. They also add great aesthetic beauty and are among the tallest trees on our block, helping set our neighborhood apart.

Unfortunately, two tall cedar trees from my front yard had to be removed a few years ago due to their poor structure and threat to falling on houses of both 540 and 530 Laurel Ave. I'd hate to see more heritage trees go that are still healthy. Many of us were also sad to see the redwoods along the 101/Willow Road interchange removed not long ago and hope more trees aren't lost in residential areas like ours.

In addition, from the proposed floor plans, it looks like the existing footprint of the house and porch would not be extended significantly such that these trees would be in the way. It appears the trees would still be at the same distance from the porch and east side of the remodeled house, so doesn't justify their removal based on the proposed construction.

Thank you for considering my comments.

Ken Wang
540 Laurel Ave



STAFF REPORT

Planning Commission

Meeting Date: 11/4/2019

Staff Report Number: 19-079-PC

Public Hearing: Use Permit/ Mehdi Jazayeri/713-715 Partridge Avenue

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish two existing single-family residences and construct two new two-story, single-family residences on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district, at 713-715 Partridge Avenue. The proposal includes a request to place the detached garage partly on the front half of the lot, as may be permitted with a use permit. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is located at 713-715 Partridge Avenue. Using Partridge Avenue in the north-south orientation, the subject property is located on the eastern side of Partridge Avenue, between El Camino Real and University Drive. A location map is included as Attachment B.

Houses along Partridge Avenue include both one- and two-story residences, and the area contains a mixture of single-family and multifamily developments. While most residences in the neighborhood are generally one story in height, some two-story residences exist.

Most parcels on Partridge Avenue are also zoned R-2 (Low Density), however the properties at the ends of Partridge Avenue, to the north where it intersects El Camino Real and the south where it intersects University Drive, are part of the El Camino Real Downtown Specific Plan and the R-1-U (Single-Family Urban) district, respectively. At the north end of Partridge Avenue, the parcels immediately adjacent to the specific plan parcels are zoned R-3 (Apartment).

Analysis

Project description

The subject site is substandard with respect to lot width, and is currently occupied by two one-story

residences with a carport attached to the unit at the rear. The applicant is proposing to demolish all existing structures and construct two new two-story, single-family homes on the site. The required parking for each unit would be provided via a one-car garage (detached for the front unit and attached for the rear unit) and one uncovered parking space for each. 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 front residence (Unit #1) and rear residence (Unit #2) would both contain four-bedrooms, three full-bathrooms and a half-bath on the main level. Both homes would have a typical layout of shared spaces on the ground level and most/all of the bedrooms on the upper floor. The driveway would remain on the left side of the property and would be shared by both residences. The detached garage would be located partially in the front half of the lot, as may be permitted with a use permit. Since the garage would be located behind the front unit, with limited visibility from the street, staff does not have any concerns with the placement of this accessory building partially in the front half of the lot.

Of note with regard to Zoning Ordinance development standards:

- While a landscape strip is proposed along the left side property line, this strip would be reduced to one foot in width and would contain low landscaping in the areas adjacent to the detached garage back-up area, to ensure a total of 24 feet of back-up space.
- The buildings would comply with the daylight plane and would be below the maximum height limit (28 feet), at approximately 25.3 feet for Units #1 and #2. The proposed ridge height noted may decrease by up to one foot as shown on the drawings to account for "structural drift" during construction. Similarly, the detached garage is listed in the plans as being 12-feet-eight-inches in height, but this listed height also includes a buffer to account for structural drift.
- The rear-facing balcony for the rear unit would be permitted to be built at the building setbacks, due to the fact that the subject property and adjacent properties are zoned R-2.

The applicant is also requesting approval of a tentative map for a minor subdivision into two residential condominium units. The minor subdivision can be reviewed and approved administratively by the Public Works Department, if the Planning Commission approves the use permit request.

Design and materials

The applicant has indicated both new residences would be designed in a "modern ranch flavor", with stucco as the primary façade material and standing seam metal roofing. The windows for both units would be aluminum clad wood windows. On the front elevations of both units, the front entry would feature a covered porch supported by painted wooden posts. Although color and material boards are not required for two-unit projects, the applicant has submitted color and materials sheets for each proposed unit in order to relay the aesthetics more fully, and these will be available for Planning Commission review at the November 4 meeting.

With the exception of the east elevation for both units, the residence would feature massing variation of roof forms which create visual interest and would reduce the perceived mass at the front and along the side with the driveway. The second floor at the right side however, is stacked above the first at the side setback which creates an unbroken two-story mass. To disrupt the façade, both units would also feature a

decorative “belly band” to provide some massing variation.

On the side elevations, the placement of the upper-floor windows for both units are designed with sensitivity to neighbor privacy. For the front unit, the majority of the upper-floor windows would be facing the driveway side. Three windows facing the neighboring property at the right feature a minimum sill height of four feet, and one would have a three-foot sill height. All the side-facing windows at the second floor for the rear unit would have a minimum sill height of four feet. The balcony facing the rear would be situated on the right side of the building. A large heritage tree provides screening on the right side, and a new tree is proposed in the rear left corner of the rear yard. Staff believes that the scale, materials, and style of the proposed residences are consistent with the neighborhood, given the variety of architectural styles and sizes of structures in the vicinity.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size and conditions of the trees on or near the site. As part of the project review process, the City Arborist reviewed the report and requested enhancements that have been reflected in the arborist report and the plans. As described in the report, there are six existing trees located on or near the property, two of which are heritage trees. Of the heritage trees, one is located on the neighboring property to the right at the rear of the lot, and one is a street tree in front of the subject site. Tree protections related to the proposed work have been included in the report. Four of the non-heritage trees conflict with the proposed location of the residences and are proposed for removal, and four new trees have been voluntarily proposed to be planted at the site. The tree to be planted in the rear yard of the front unit, and the front yard of the rear unit will provide screening between the units on the subject site, and the tree proposed in the rear yard of the rear unit should provide additional screening for neighboring properties.

All recommended tree protection measures identified in the arborist report shall be implemented and ensured as part of standard condition of approval 3u.

Correspondence

Staff received an email from the neighbor across the street raising concerns about the proposed design. The email states that the architectural design appears to be a modern farmhouse style but is missing a number of elements of that particular style. However, the applicant has indicated that the proposed style would be “modern ranch”. Staff also received an email regarding this project and two other projects on Partridge Avenue, expressing concern over construction timing and the need to meet the required daylight plane and setbacks. Staff clarified that this proposal would meet all development regulations and that the construction timing for these projects would likely vary based on the timing of the potential permit issuances and the specifics of each project. These emails are included as Attachment G.

Conclusion

Staff believes that the scale, materials, and style of the proposed residences are compatible with those of the overall neighborhood. The inclusion of voluntary tree plantings will help maintain the tree canopy and provide privacy screening between the units on the subject site and those on adjacent lots. The proposed variation in the forms would lessen the perceived massing and add visual interest to the project despite

the use of unbroken two-story elements. Onsite circulation would meet all Transportation Division requirements for covered and uncovered parking while meeting the minimum required landscaping requirements. Though partly on the front half of the lot, the detached garage would be screened by the front unit and therefore would not be visible from the street. Staff recommends that the Planning Commission approve the proposed use permit.

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

Color and Material Sheets for each unit

Report prepared by:
Ori Paz, Associate Planner

Report reviewed by:
Corinna Sandmeier, Senior Planner

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713-715 Partridge Avenue – Attachment A: Recommended Actions

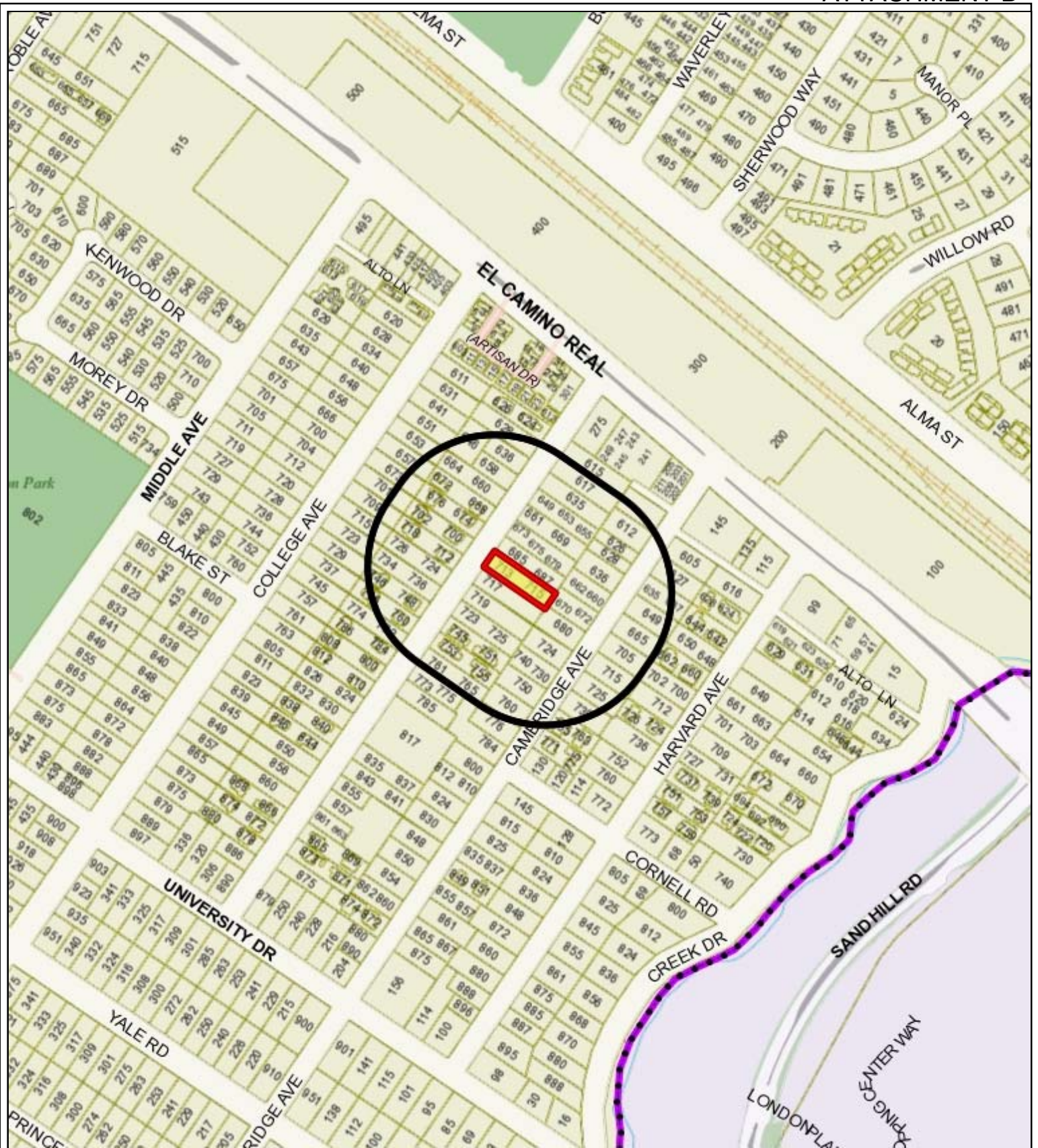
LOCATION: 713-715 Partridge Avenue	PROJECT NUMBER: PLN2019-00036	APPLICANT: Mehdi Jazayeri	OWNER: Mehdi Jazayeri
PROPOSAL: Request for a use permit to demolish two existing single-family residences and construct two new two-story, single-family residences on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The proposal includes a request to place the detached garage on the front half of the lot. The proposal includes administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Tate, Kahle)			
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 Hometec Architecture, Inc., consisting of 18 plan sheets, received October 30, 2019, and approved by the Planning Commission on November 4, 2019, except as modified by the conditions contained herein, subject to review and approval by the Planning Division. b. Prior to building permit issuance; the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project. c. Prior to building permit final inspection, all public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division. d. 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. e. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies’ regulations that are directly applicable to the project. f. 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. g. 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) tree protection fencing. 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. 			

713-715 Partridge Avenue – Attachment A: Recommended Actions

LOCATION: 713-715 Partridge Avenue	PROJECT NUMBER: PLN2019-00036	APPLICANT: Mehdi Jazayeri	OWNER: Mehdi Jazayeri
<p>PROPOSAL: Request for a use permit to demolish two existing single-family residences and construct two new two-story, single-family residences on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The proposal includes a request to place the detached garage on the front half of the lot. The proposal includes administrative review of a tentative parcel map to subdivide the project into two condominium units.</p>			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Tate, Kahle)			
<p>ACTION:</p> <ul style="list-style-type: none"> h. 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. Post-construction runoff into the storm drain shall not exceed pre- construction runoff levels. A Hydrology Report will be required to the satisfaction of the Engineering Division. Slopes for the first 10 feet perpendicular to the structure must be 5% minimum for pervious surfaces and 2% minimum for impervious surfaces, including roadways and parking areas, as required by CBC §1804.3. i. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). 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 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. k. If construction is not complete by the start of the wet season (October 1st through April 30th), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation, subject to review and approval of the Engineering Division. As appropriate to the site and status of construction, winterization requirements shall include inspecting/maintaining/cleaning all soil erosion and sedimentation controls prior to, during, and immediately after each storm event; stabilizing disturbed soils through temporary or permanent seeding, mulching, matting, tarping or other physical means; rocking unpaved vehicle access to limit dispersion of mud onto public right-of-way; and covering/tarping stored construction materials, fuels, and other chemicals. Plans to include proposed measures to prevent erosion and polluted runoff from all site conditions shall be submitted for review and approval of the Engineering Division prior to beginning construction. l. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a heritage street tree preservation plan, detailing the location of and methods for all tree protection measures. m. Prior to building permit issuance, the applicant shall pay all Public Works fees. Please refer to City of Menlo Park Master Fee Schedule for fee information. n. Prior to final occupancy, 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 			

713-715 Partridge Avenue – Attachment A: Recommended Actions

LOCATION: 713-715 Partridge Avenue	PROJECT NUMBER: PLN2019-00036	APPLICANT: Mehdi Jazayeri	OWNER: Mehdi Jazayeri
PROPOSAL: Request for a use permit to demolish two existing single-family residences and construct two new two-story, single-family residences on a substandard lot with respect to width in the R-2 (Low Density Apartment) zoning district. The proposal includes a request to place the detached garage on the front half of the lot. The proposal includes administrative review of a tentative parcel map to subdivide the project into two condominium units.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kennedy, Riggs, Tate, Kahle)			
<p>ACTION:</p> <p>PDF formats to the Engineering Division.</p> <ul style="list-style-type: none"> o. During the design phase of the construction drawings, all potential utility conflicts shall be potholed with actual depths recorded on the improvement plans submitted for City review and approval. p. Simultaneous with the submittal of a complete building permit application, the applicant shall submit engineered off-site improvement plans including specifications & engineers cost estimates. All public improvements shall be designed and constructed to the satisfaction of the Engineering Division. q. All lateral connections to overhead electric, fiber optic, and communication lines shall be placed in a joint trench. r. Prior to issuance of each building permit, the applicant shall pay the applicable Building Construction Street Impact Fee in effect at the time of payment, to the satisfaction of the Public Works Director. The current fee is calculated by multiplying the valuation of the construction by 0.0058. s. All agreements shall run with the land and shall be recorded with the San Mateo County Recorder's Office prior to building permit final inspection. t. Prior to final inspection, the Applicant shall submit a landscape audit report. u. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Advanced Tree Care dated March 29, 2019. 			



City of Menlo Park
 Location Map
 713-715 Partridge Ave.



	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	9,548.0 sf	9,548.0 sf	7,000.0 sf min.
Lot width	50.0 ft.	50.0 ft.	65.0 ft. min.
Lot depth	190.9 ft.	190.9 ft.	100.0 ft. min.
Setbacks			
Front	20.3 ft.	32.9 ft.	20.0 ft. min.
Rear	21.9 ft.	20.3 ft.	20.0 ft. min.
Side (left)	5.7 ft.	4.8 ft.	5.0 ft. min.
Side (right)	5.1 ft.	4.3 ft.	10.0 ft. min.
Building coverage	2,584.6 sf 27.1 %	2,831.6 sf 29.7 %	3,341.8 sf max. 35.0 % max.
FAL (Floor Area Limit)	3,816.0 sf 40.0 %	2,421.0 sf 25.4 %	3,819.2 sf max. 40.0 % max.
2 nd Floor FAL	1,422.6 sf 14.9 %	0.0 sf 0.0 %	1,432.2 sf max 15.0 % max
Landscaping	4,427.0 sf 46.4 %	4,200.0 sf 44.0 %	3,819.2 sf min. 40.0 % min.
Square footage by floor	Front Unit (#1) 982.8 sf/1st 701.0 sf/2nd 220.2 sf/det. gar. 99.1 sf/porch 5.0 sf/fireplace Rear Unit (#2) 966.5 sf/1st 721.6 sf/2nd 223.9 sf/att. gar. 87.1 sf/porch	Front Unit (#1) 1,411.0 sf/1 st 867.0 sf/crawl space 80.0 sf/porch Rear Unit (#2) 1010.0 sf/1st 15.6 sf/porch 315.0 sf/carport	
Square footage of buildings	4,007.2 sf	3,698.6 sf	
Building height	25.3 ft.	17.0 ft.	28.0 ft. max.
Parking	2 covered, 2 uncovered	2 covered	1 covered/1 uncovered per unit
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees					
Heritage trees*	2	Non-heritage trees	4	New trees	4
Heritage trees proposed for removal	0	Non-heritage trees proposed for removal	4	Total number of trees*	6

*Includes one street tree and one tree on a neighboring property.



Advanced Tree Care
 965 East San Carlos Ave, San Carlos, CA 94070
 713/715 Partridge Ave, Menlo Park
 October 20, 2019

Tree Survey

Tree#	Species	DBH	HtSp	Con Rating	Comments
1	Sweet gum <i>Liquidambar styraciflua</i>	16.9"	2018	40	Poor health and condition, topped by PG&E street trees, Regulated
2	European beech <i>Fagus sylvatica</i>	12.5"	3010	65	Good health and condition, slight lean Not Regulated
3	Crape myrtle <i>Lagerstroemia indica</i>	7.9"	128	65	Good health and condition, heavily pruned Not Regulated
4	European beech <i>Fagus sylvatica</i>	7.8"	2010	70	Good health and condition Not Regulated
5	Glossy privet <i>Ligustrum lucidum</i>	1.58" est	2518	70	Good health and condition, poor species, neighbor's tree, Regulated
6	Crape myrtle <i>Lagerstroemia indica</i>	6.3"	128	65	Good health and condition, heavily pruned Not Regulated

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

There is only one Regulated tree on this property which is a street tree, Tree # 1, in poor health and condition due to heavy pruning from PG & E. I recommend that this tree be removed but if retained should be protected during construction.

Tree # 5 is a glossy privet on the neighbor's property. This tree is Regulated and should be protected during construction.

The remaining trees can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 11/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: This tree is located in the sidewalk and should be protected with Type III Tree Protection as outlined and illustrated in image 2.15-4. The sidewalk will be replaced during the construction. Removal of the existing sidewalk within a 5 foot radius of the tree should be done by hand and preparation for the new sidewalk should be such that all roots greater than 2 inches in diameter should be preserved and worked around. This area is shaded in blue on the drawing.

Tree # 5: TPZ should be at 10 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2.15-2. This can be reduced a couple of feet for demolition and to provide safe access for construction.

2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut.

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruners. This will prevent any infection from damaged roots spreading throughout the root system and into the tree.

5. **Do Not:**
- a. Allow run off or spillage of damaging materials into the area below any tree canopy.
 - b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
 - c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
 - d. Allow fires under any adjacent trees.
 - e. Discharge exhaust into foliage.
 - f. Secure cable, chain or rope to trees or shrubs.
 - g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long.

7. Route pipes into alternate locations to avoid conflict with roots.

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots.

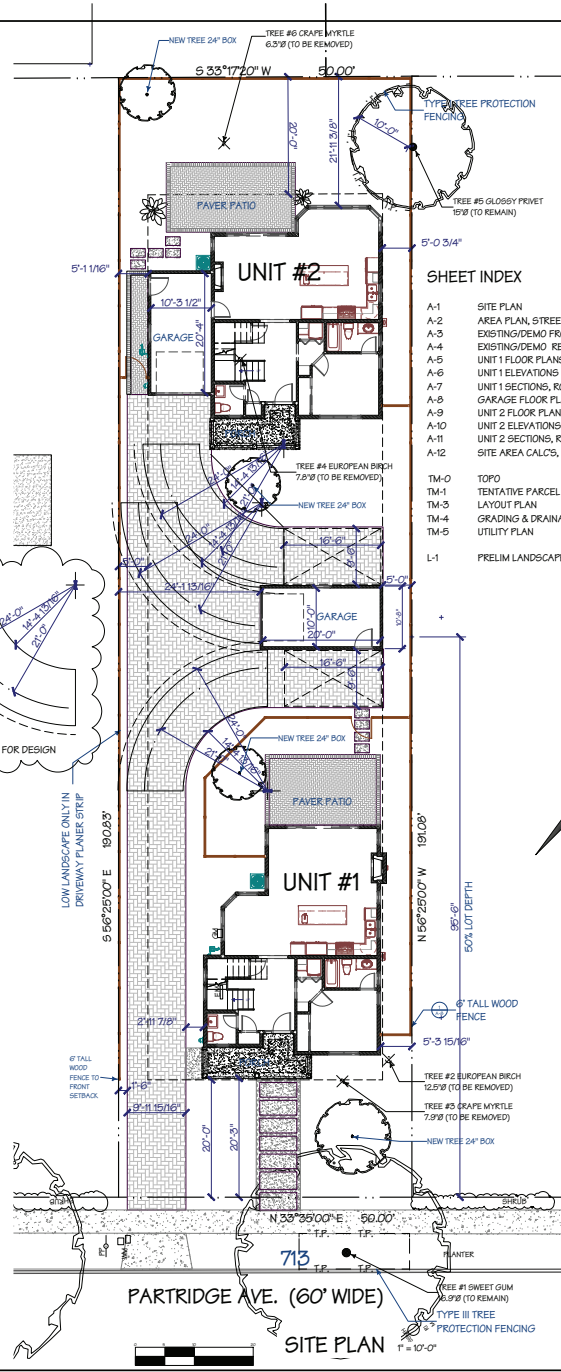
9. Compaction of the soil within the dripline shall be kept to a minimum. If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

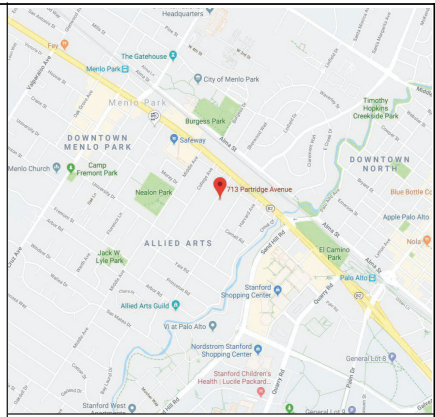
• Type I Tree Protection
 The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required. Typically near the end of the project (see images 2.15-1 and 2.15-2). Fencing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

• Type III Tree Protection
 Trees situated in a small area or sidewalk planter pit shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City arborist. (see image 2.15-4)



SHEET INDEX

- A-1 SITE PLAN
 - A-2 AREA PLAN, STREETScape
 - A-3 EXISTING/DEMO FRONT UNIT PLAN, ELEVATIONS
 - A-4 EXISTING/DEMO REAR UNIT PLAN, ELEVATIONS
 - A-5 UNIT 1 FLOOR PLANS
 - A-6 UNIT 1 ELEVATIONS
 - A-7 UNIT 1 SECTIONS, ROOF PLAN
 - A-8 GARAGE FLOOR PLAN, ROOF PLAN, ELEVATIONS
 - A-9 UNIT 2 FLOOR PLANS
 - A-10 UNIT 2 ELEVATIONS
 - A-11 UNIT 2 SECTIONS, ROOF PLAN
 - A-12 SITE AREA CALC'S, BLDG AREA CALC'S
- TM-0 TOPO
 - TM-1 TENTATIVE PARCEL MAP
 - TM-3 LAYOUT PLAN
 - TM-4 GRADING & DRAINAGE PLAN
 - TM-5 UTILITY PLAN
- L-1 PRELIM LANDSCAPE PLAN



VICINITY MAP

A.P.A. : 071-413-080
 ZONING: R-2
 LOT SIZE: 9,547.7 S.F.
 EXISTING HOUSE (FRONT): 1,411 S.F.
 EXISTING HOUSE (REAR): 1,010 S.F.

	FIRST FLOOR:	SECOND FLOOR:	TOTAL:
UNIT #1:	983 S.F.	701 S.F.	1,684 S.F.
UNIT #2:	965 S.F.	722 S.F.	1,687 S.F.
TOTAL:	1,948 S.F.	1,423 S.F.	3,371 S.F.

GARAGE (DETACHED): 220 S.F.
 GARAGE (ATTACHED): 224 S.F.

LOT COV. ALLOWED: 9,547.7 X .36 = 3,341 S.F.
 PROPOSED: 2,586 = 27.0% (INCLUDES PORCHES & FIREPLACE)
 F.A.L. ALLOWED: 9,547.7 X .40 = 3,819 S.F.
 PROPOSED: 3,816 = 39.96%
 2nd FLOOR ALLOWED: 9,547.7 X .15 = 1,432 S.F.
 PROPOSED: 1,422 = 14.89%
 LANDSCAPE REQ'D: 9,547.7 X .40 = 3,819.0 S.F.
 PROPOSED: 4,627 = 48%

TYPE OF CONSTRUCTION: VB
 OCCUPANCY GROUP: R-3, U

THIS PROJECT SHALL COMPLY WITH 2016 CBC, CGC, OMC, CFC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.

SITE DATA

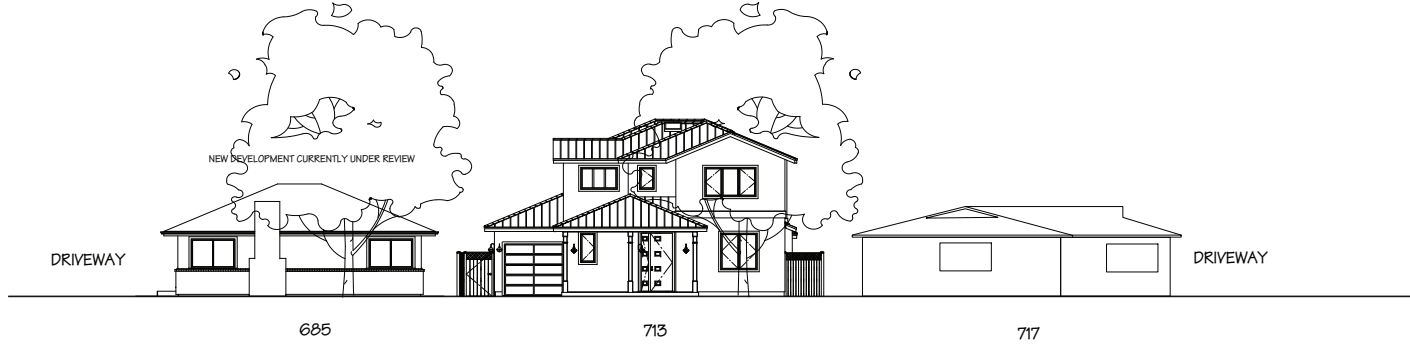
REVISIONS	BY
PLANNING 8-12-19	
PLANNING 10-23-19	
PLANNING 10-17-19	
PLANNING 10-24-19	

HOMETEC
 ARCHITECTURE, INC.
 615 NORTH FIRST STREET, SAN JOSE, CALIF. 95112
 408.995.6198
 hometec@hometec.com

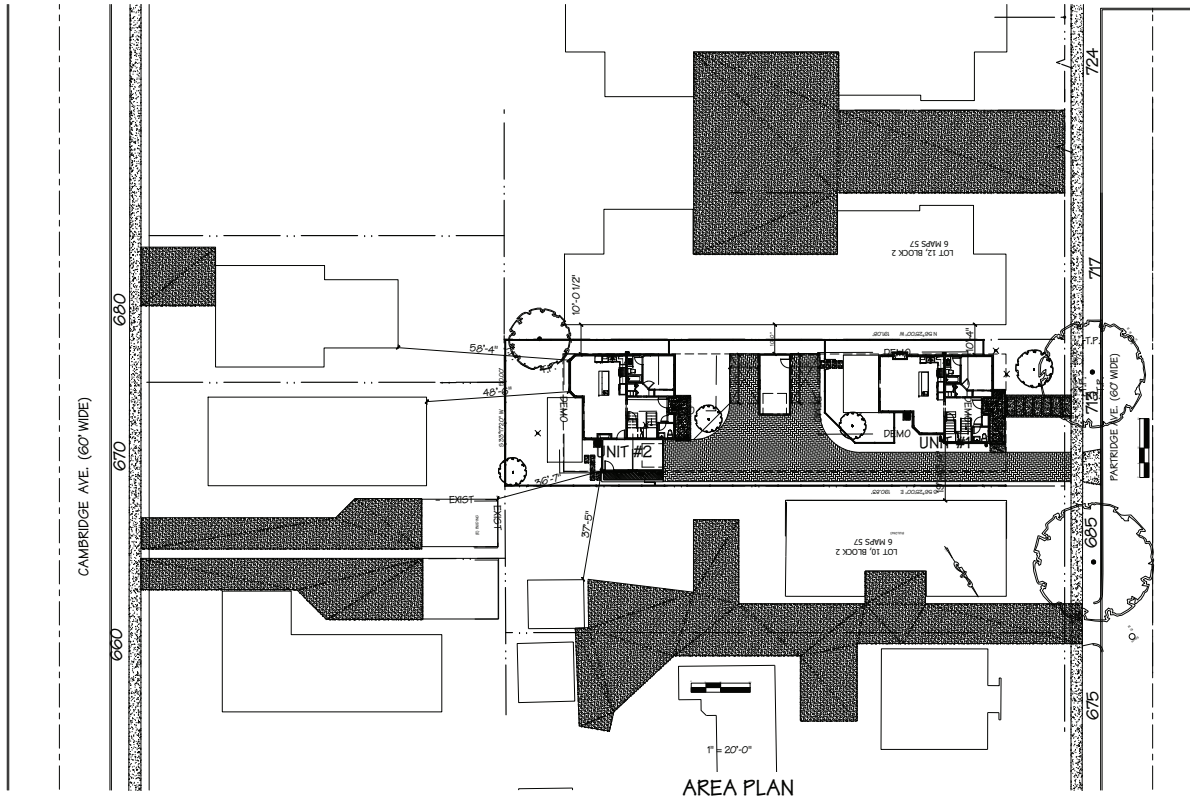
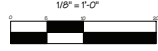
RICHARD A. HARTMAN
 AIA
 408.995.6198
 rhartman@hometec.com

MEHDI JAZAYERI
 713, 717 PARTRIDGE AVENUE, MENLO PARK, CA, 94025

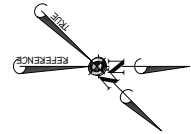
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 SCALE: 1" = 10'-0"
 DRAWN: RAH
 JOB: 19-009
 SHEET: **A-1**
 of 2 Sheets



STREET SCAPE



AREA PLAN



REVISIONS	BY
PLANNING	
8-12-19	
PLANNING	
10-23-19	
PLANNING	
10-17-19	
PLANNING	
10-24-19	

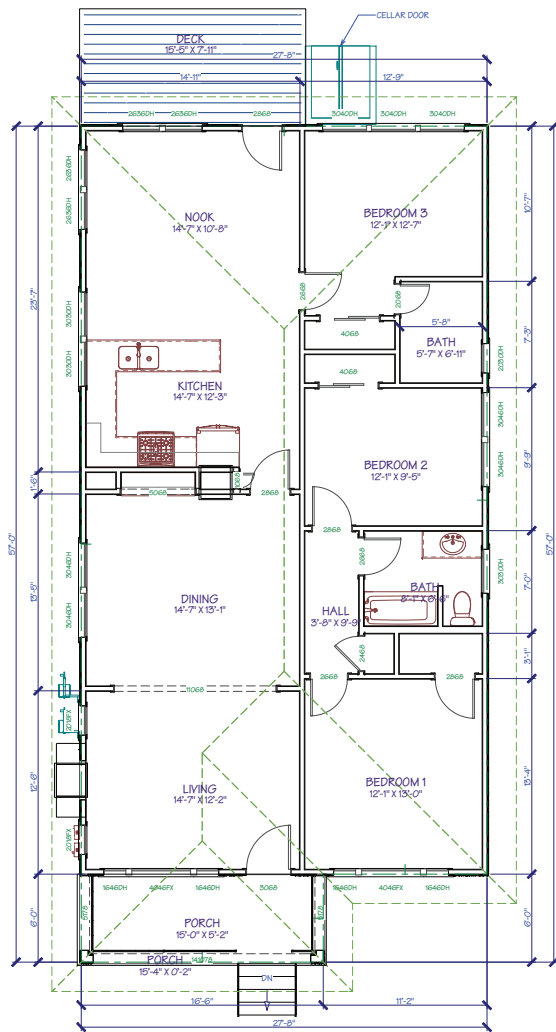
HOMETEC
 ARCHITECTURE, INC.
 615 NORTH FIRST STREET, SAN JOSE, CA 95112
 RICHARD A. HARTMAN
 AIA
 408.995.6106
 Richard.Hartman@hometec.com

AREA PLAN,
 STREETSCAPE

TWO NEW HOMES FOR:
MEHDI JAZAYERI
 713, 717 PARKTRIDGE AVENUE, MENLO PARK, CA, 94025

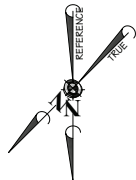
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Job	19-009
Sheet	

A-2
 of Sheets

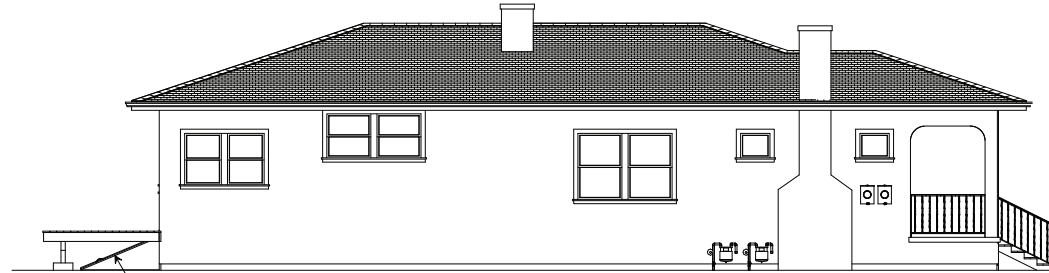


LIVING AREA
1411 SQ. FT.

EXISTING/DEMO FRONT UNIT FLOOR PLAN



SOUTH ELEVATION

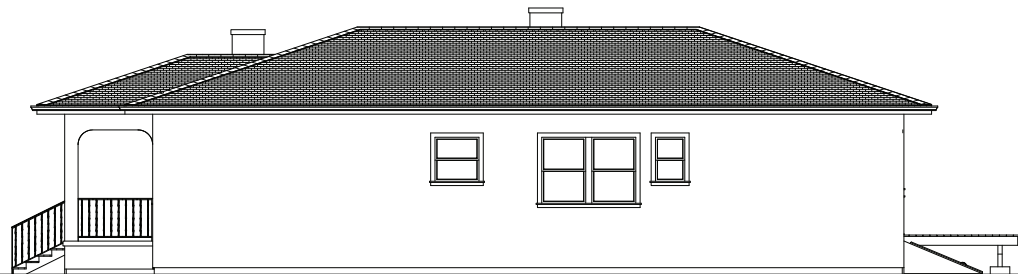


EAST ELEVATION

THIS UNIT TO BE REMOVED



NORTH ELEVATION



WEST ELEVATION

REVISIONS	BY
PLANNING	8-12-19
PLANNING	10-23-19
PLANNING	10-17-19
PLANNING	10-24-19

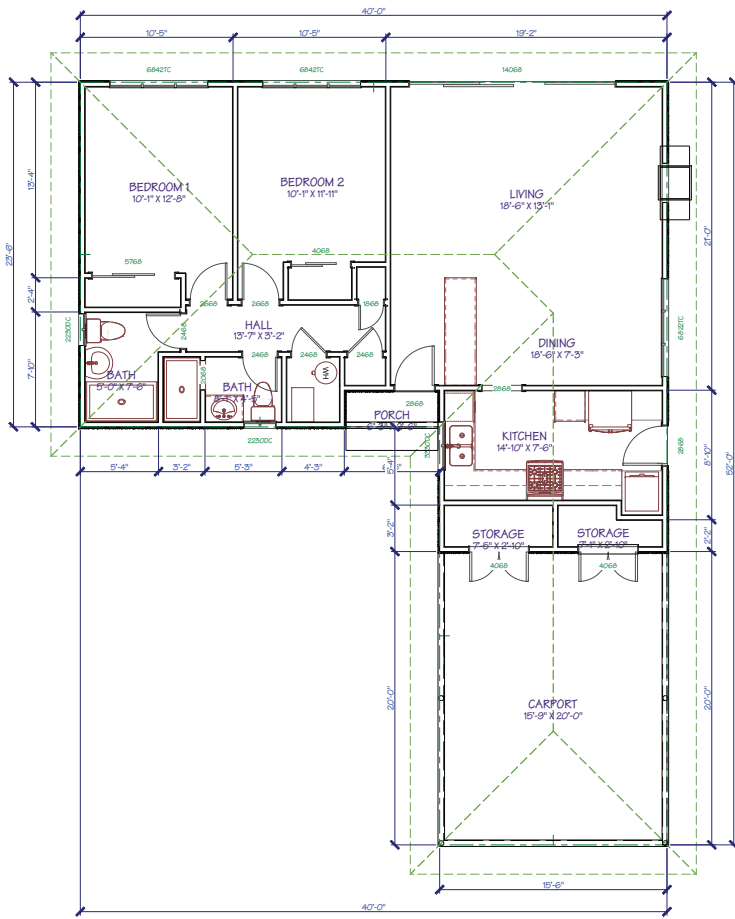
HOMETEC
ARCHITECTURE, INC.
615 NORTH FIRST STREET, SAN JOSE, CA 95112
RICHARD A. HARTMAN
AIA
408.995.6106
Richard.Hartman@hometec.com

EXISTING/DEMO
FRONT UNIT

TWO NEW HOMES FOR:
MEHDI JAZAYERI
713, 717 PARTRIDGE AVENUE, MENLO PARK, CA, 94025

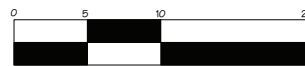
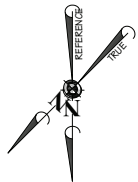
Date 6-24-19
Scale 1/4" = 1'-0"
Drawn RAH
Job 19-009
Sheet

A-3
of Sheets

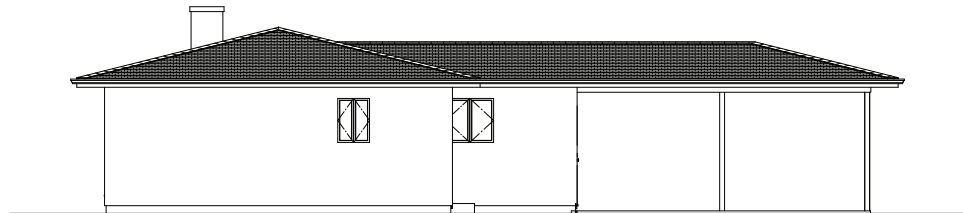


LIVING AREA
1010 SQ FT

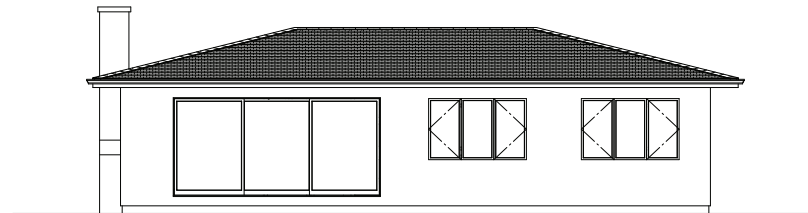
EXISTING/DEMO REAR UNIT FLOOR PLAN



NORTH ELEVATION

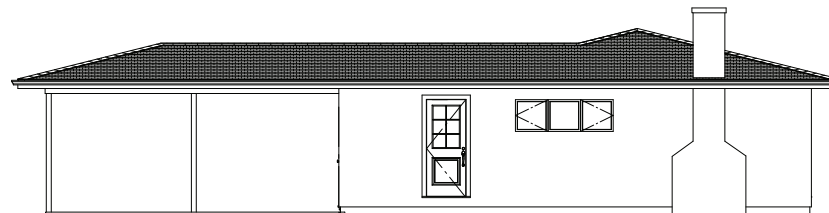


EAST ELEVATION



THIS UNIT TO BE REMOVED

SOUTH ELEVATION



WEST ELEVATION

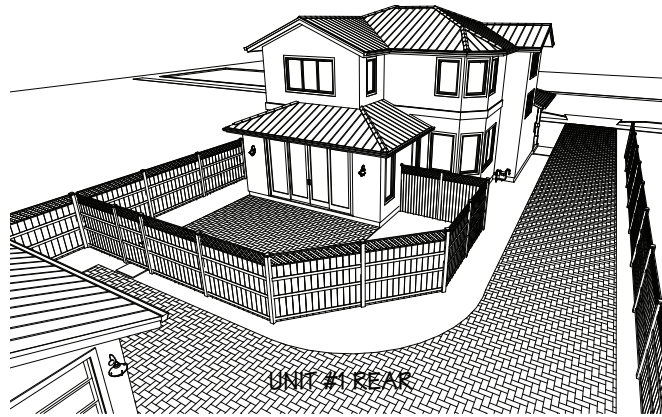
REVISIONS	BY
PLANNING 8-12-19	
PLANNING 10-3-19	
PLANNING 10-17-19	
PLANNING 10-24-19	

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615 NORTH FIRST STREET, SAN JOSE, CA 95112
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Richard.Hartman@hometec.com

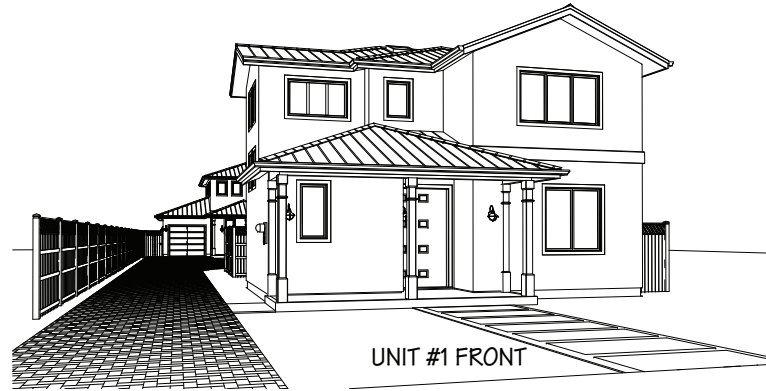
EXISTING/DEMO
REAR UNIT

TWO NEW HOMES FOR
MEHDI JAZAYERI
713, 717 PARTRIDGE AVENUE, MENLO PARK, CA, 94025

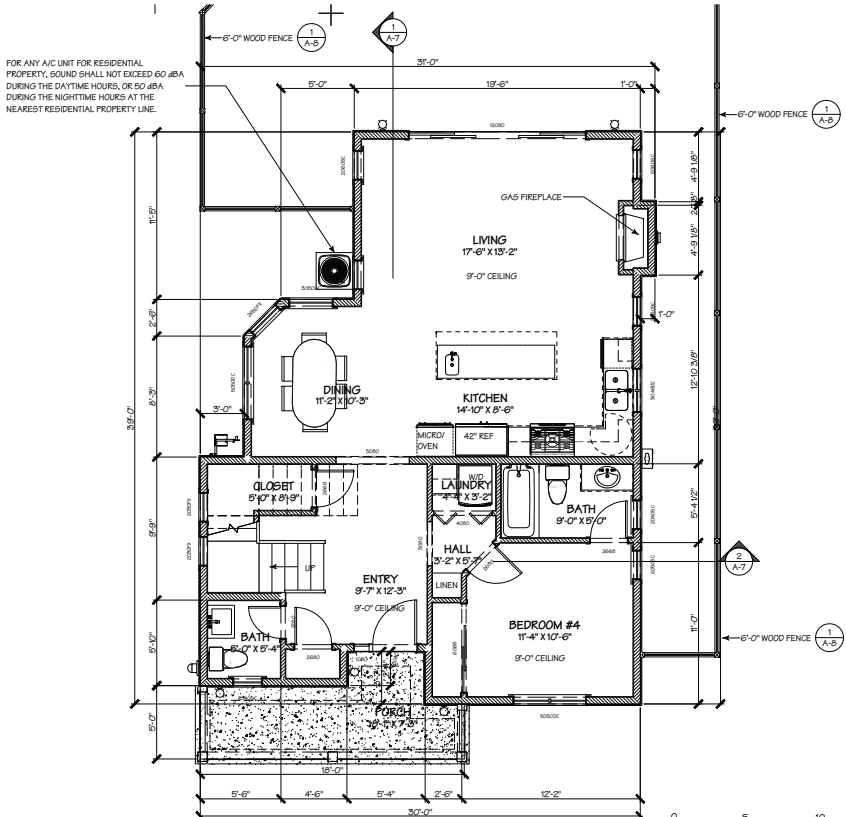
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Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-009
Sheet	A-4
of	Sheets



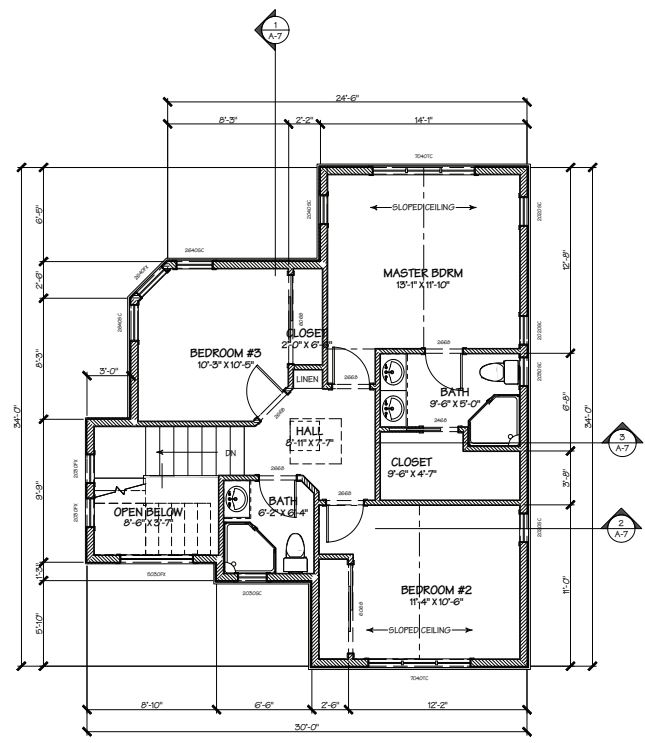
UNIT #1 REAR



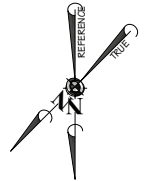
UNIT #1 FRONT



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT #1

FOR ANY A/C UNIT FOR 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.

REVISIONS	BY
PLANNING 8-12-19	
PLANNING 10-2-19	
PLANNING 10-17-19	
PLANNING 10-24-19	

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UNIT #1 FLOOR PLANS

TWO NEW HOMES FOR:
MEHDI JAZAYERI
713, 717 PARKTRIDGE AVENUE, MENLO PARK, CA, 94025

Date	6-24-19
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-009
Sheet	A-5
of	Sheets

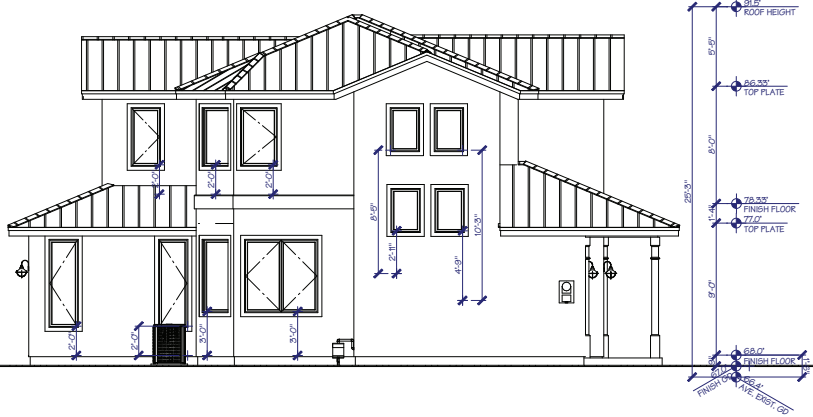
REVISIONS	BY
PLANNING 8-12-19	
PLANNING 10-2-19	
PLANNING 10-17-19	
PLANNING 10-24-19	

HOMETEC
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 615 NORTH FIRST STREET, SAN JOSE, CA 95112
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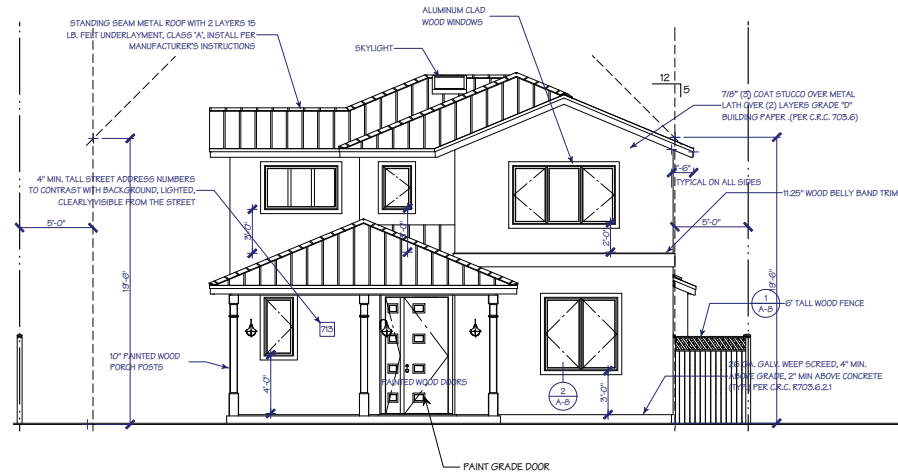
UNIT #1 ELEVATIONS

TWO NEW HOMES FOR:
MEHDI JAZAYERI
 713, 717 PARKTRIDGE AVENUE, MENLO PARK, CA, 94025

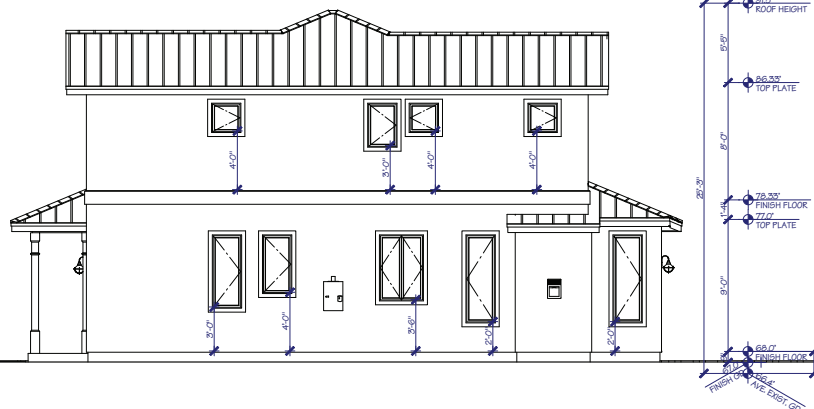
Date	6-24-19
Scale	1/4" = 1'-0"
Drawn	KAH
Job	19-009
Sheet	A-6
of	Sheets



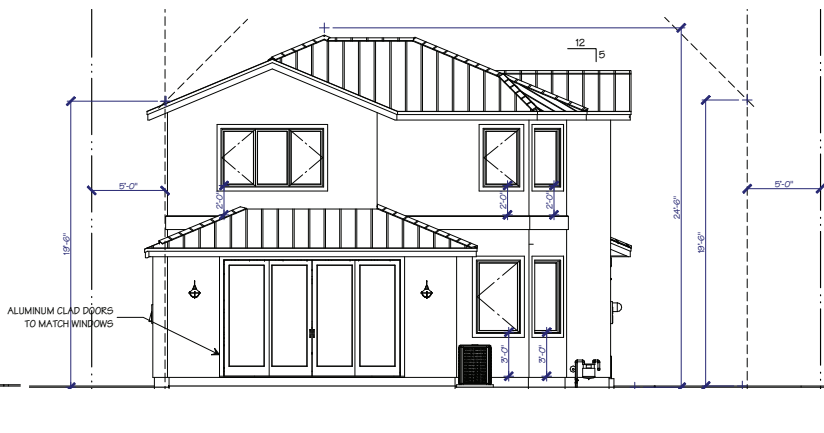
WEST ELEVATION



SOUTH ELEVATION



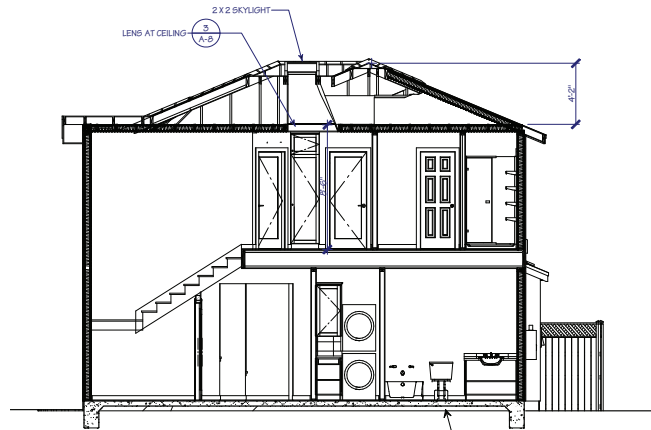
EAST ELEVATION



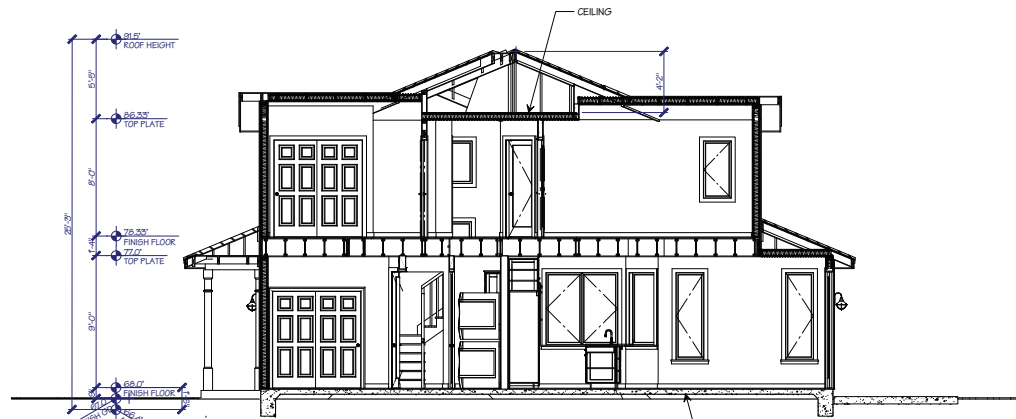
NORTH ELEVATION



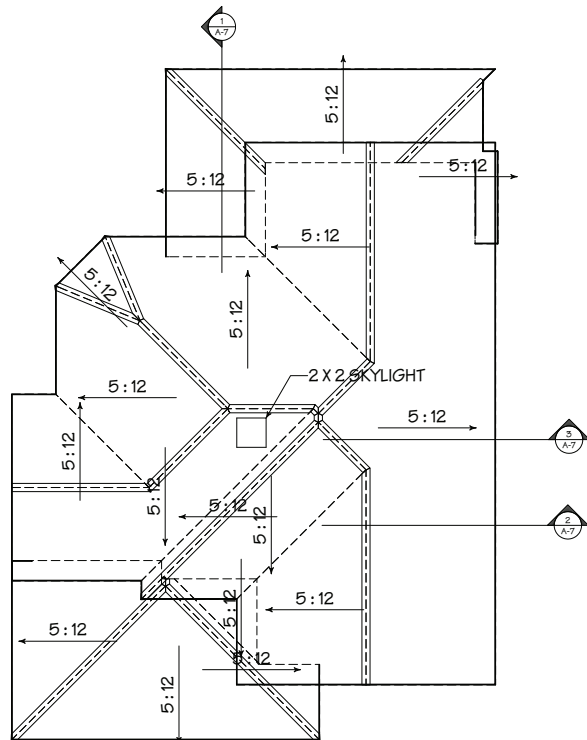
UNIT #1



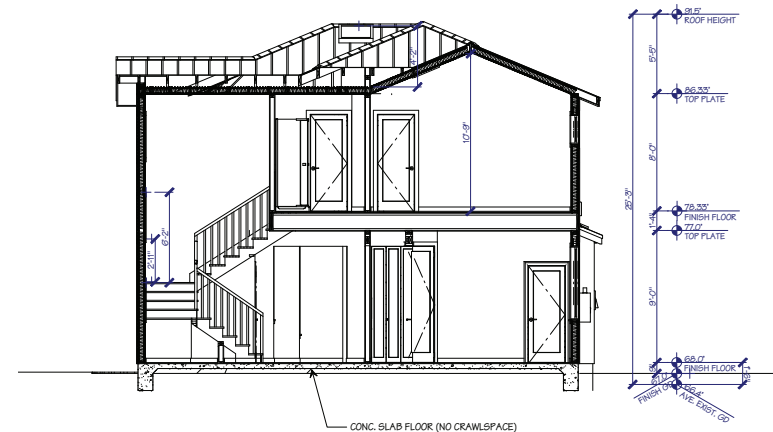
③ SECTION
CONC. SLAB FLOOR (NO CRAWLSPACE)



① SECTION
CONC. SLAB FLOOR (NO CRAWLSPACE)



ROOF PLAN



② SECTION
CONC. SLAB FLOOR (NO CRAWLSPACE)



REVISIONS	BY
PLANNING	
8-12-19	
PLANNING	
10-2-19	
PLANNING	
10-17-19	
PLANNING	
10-24-19	

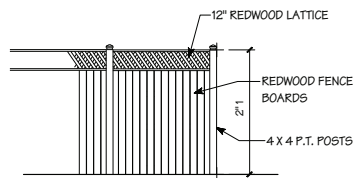
HOMETEC
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6157 NORTH FIRST STREET, SAN JOSE, CA 95112
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Richard.Hartman@hometec.com

UNIT #1 SECTIONS,
ROOF PLAN

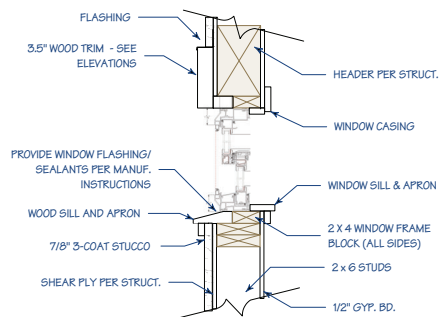
TWO NEW HOMES FOR:
MEHDI JAZAYERI
713, 717 PARKTRIDGE AVENUE, MENLO PARK, CA, 94025

Date	6 - 24 - 19
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-009
Sheet	A-7
of	Sheets

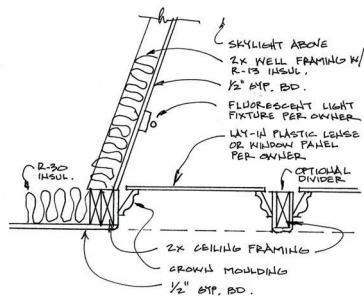
UNIT #1



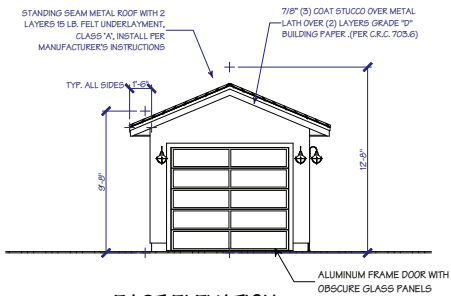
1 TYPICAL WOOD FENCE



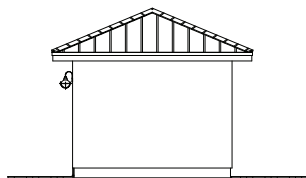
2 TYPICAL DOOR & WINDOW TRIM



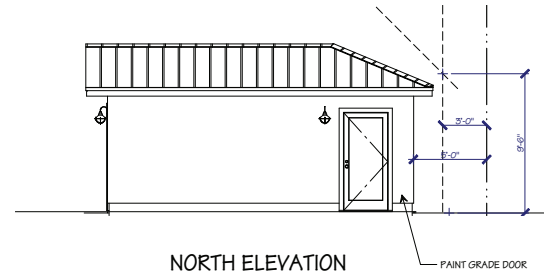
3 SKYLIGHT LENS AT CEILING



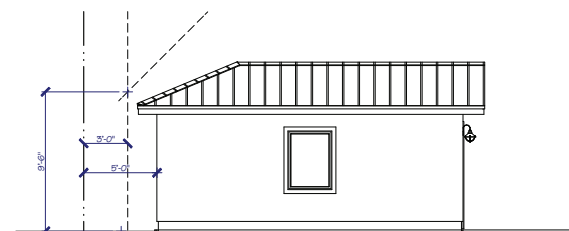
EAST ELEVATION



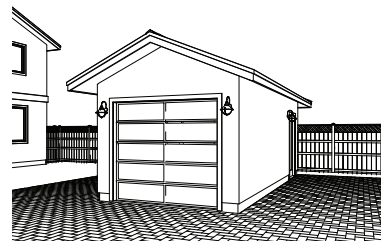
WEST ELEVATION



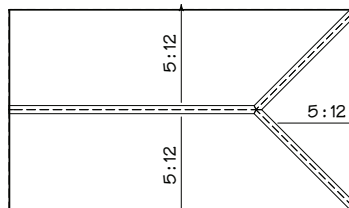
NORTH ELEVATION



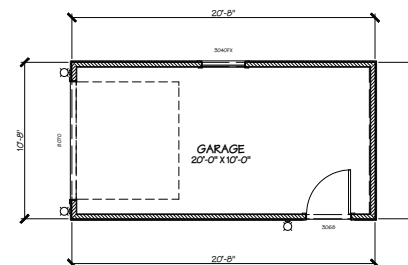
SOUTH ELEVATION



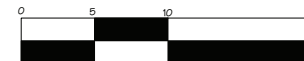
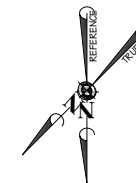
DETACHED GARAGE



DETACHED GARAGE ROOF PLAN



DETACHED GARAGE FLOOR PLAN



REVISIONS	BY
PLANNING 8-12-19	
PLANNING 10-2-19	
PLANNING 10-17-19	
PLANNING 10-24-19	

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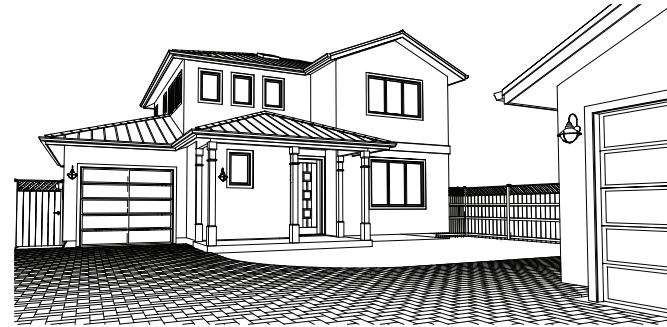
UNIT #1
DETACHED GARAGE

TWO NEW HOMES FOR:
MEHDI JAZAYERI
713, 717 PARTRIDGE AVENUE, MENLO PARK, CA, 94025

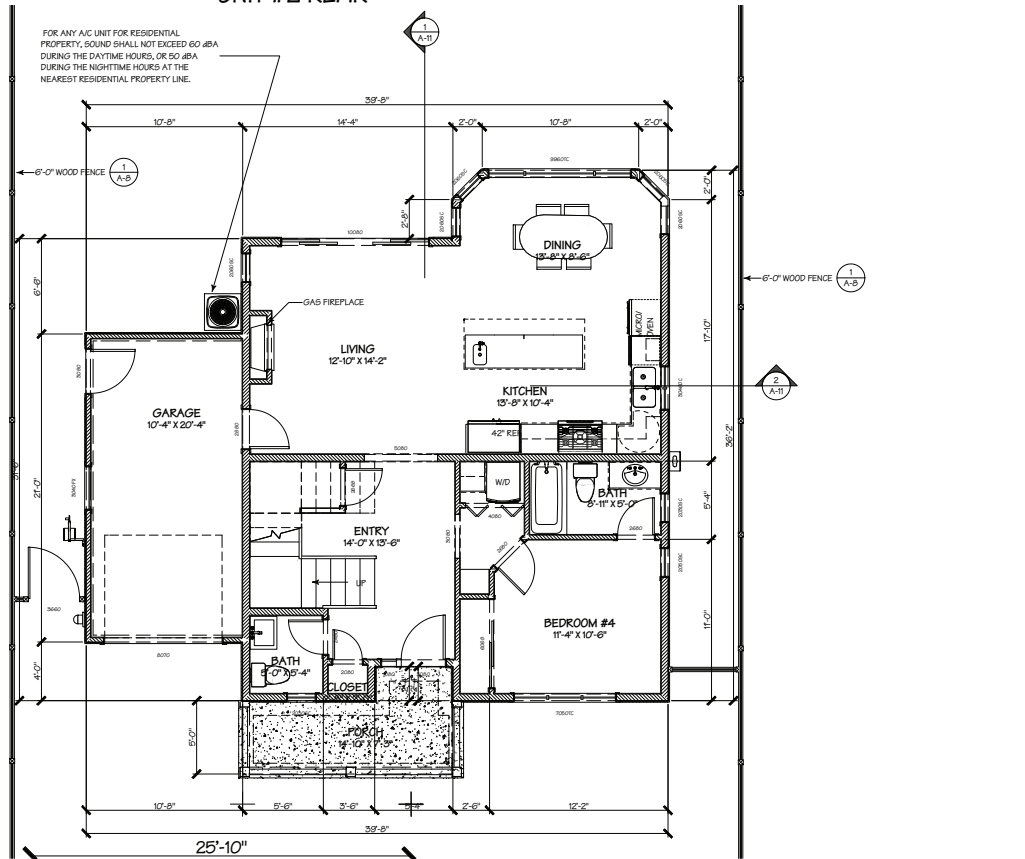
Date	6-24-19
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-009
Sheet	A-8
of	Sheets



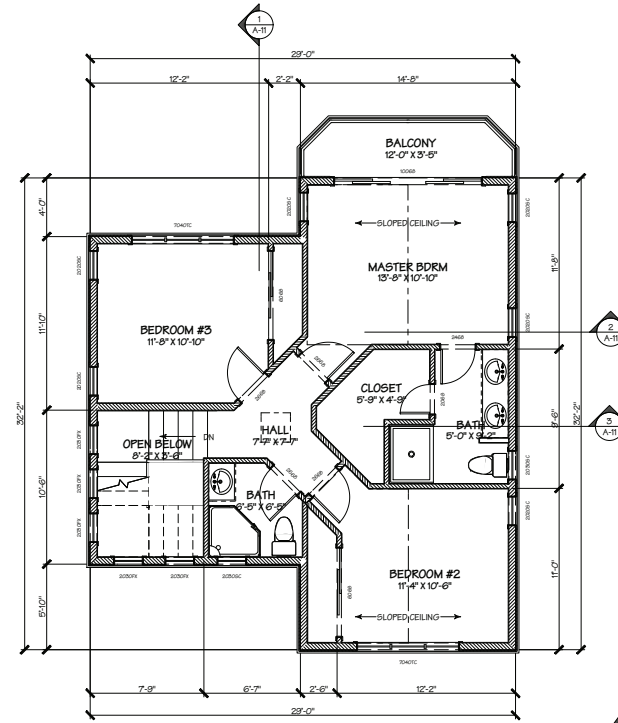
UNIT #2 REAR



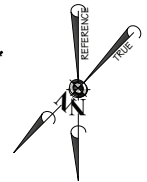
UNIT #2 FRONT



FIRST FLOOR PLAN



SECOND FLOOR PLAN



UNIT #2

REVISIONS	BY
PLANNING	8-12-19
PLANNING	10-23-19
PLANNING	10-17-19
PLANNING	10-24-19

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615 NORTH FIRST STREET, SAN JOSE, CA 95112
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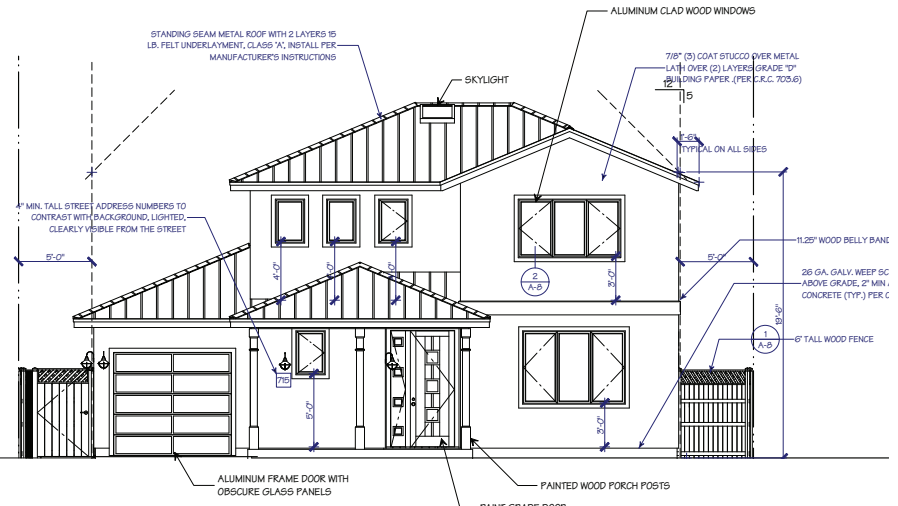
UNIT #2 FLOOR PLANS

TWO NEW HOMES FOR:
MEHDI JAZAYERI
713, 717 PARKTRIDGE AVENUE, MENLO PARK, CA, 94025

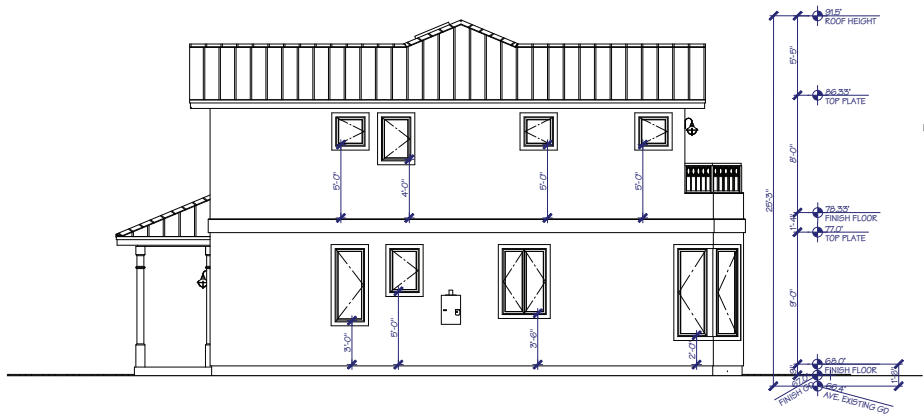
Date	6 - 24 - 19
Scale	1/4" = 1'-0"
Drawn	RAH
Job	19-009
Sheet	A-9
of	Sheets



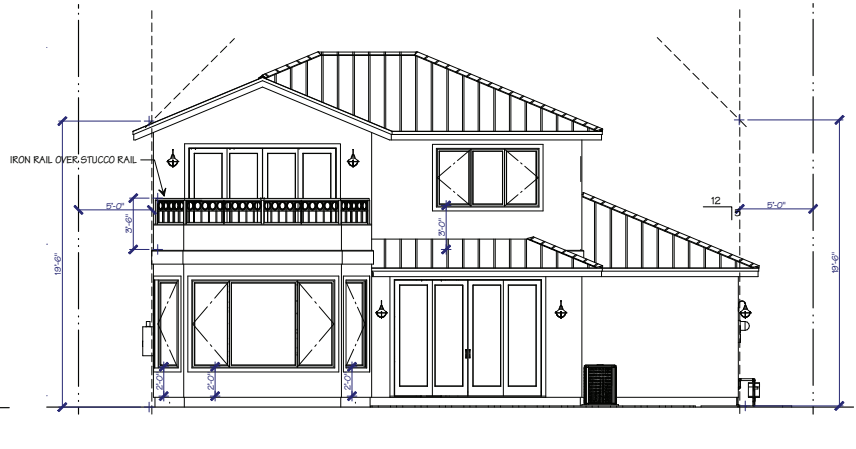
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

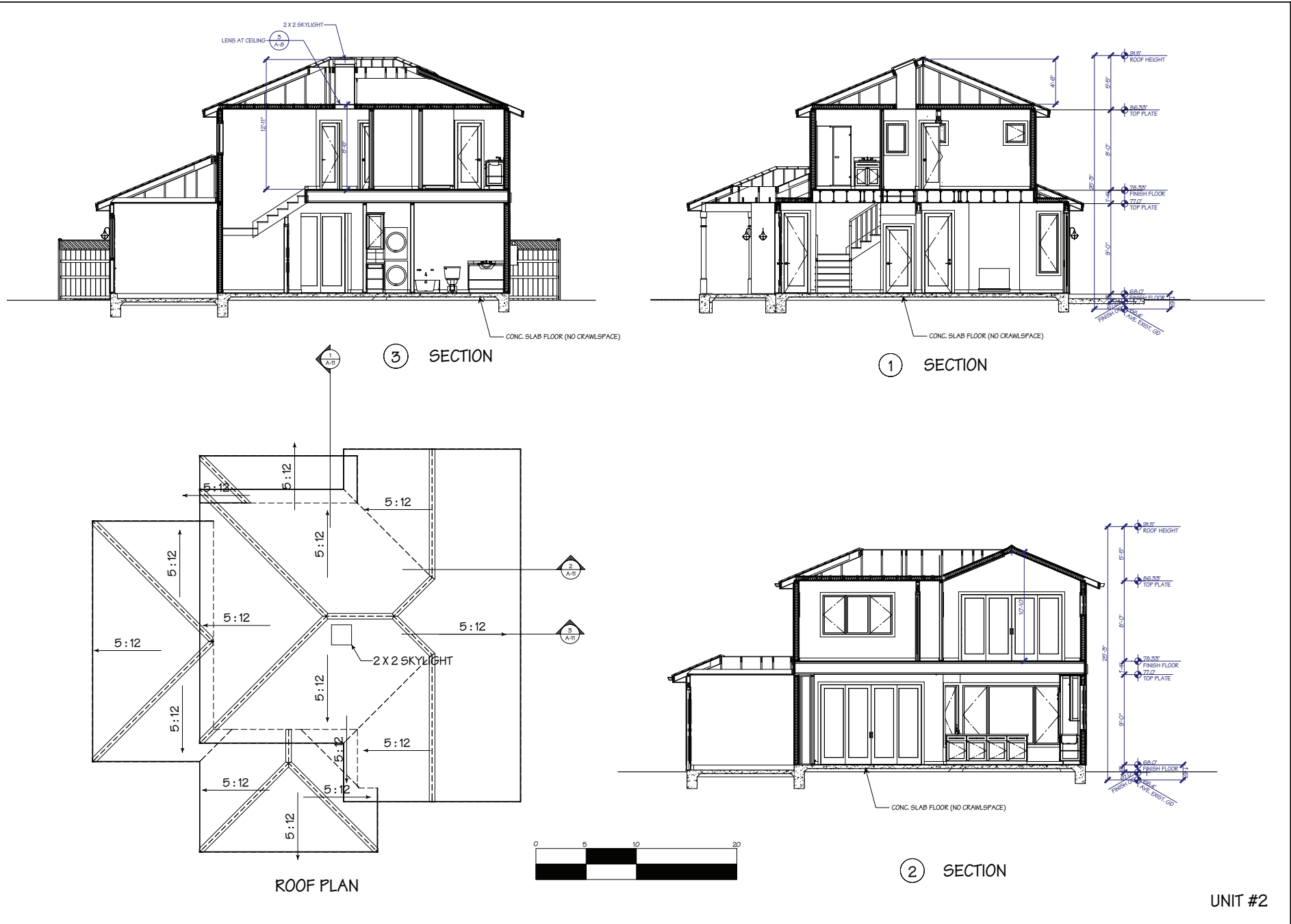


NORTH ELEVATION



REVISIONS	BY
PLANNING 8-12-19	
PLANNING 10-2-19	
PLANNING 10-17-19	
PLANNING 10-24-19	

HOMETEC ARCHITECTURE, INC. 415 NORTH FIRST STREET, SAN JOSE, CA 95112 (408) 995-9198 Home@hometec.com	
RICHARD A. HARTMAN A.I.A. ARCHITECT	
UNIT #2 ELEVATIONS	
TWO NEW HOMES FOR: MEHDI JAZAYERI 713, 717 PARTRIDGE AVENUE, MENLO PARK, CA, 94025	
Date	6-24-19
Scale	1/4" = 1'-0"
Drawn	KAH
Job	19-009
Sheet	A-10
of Sheets	



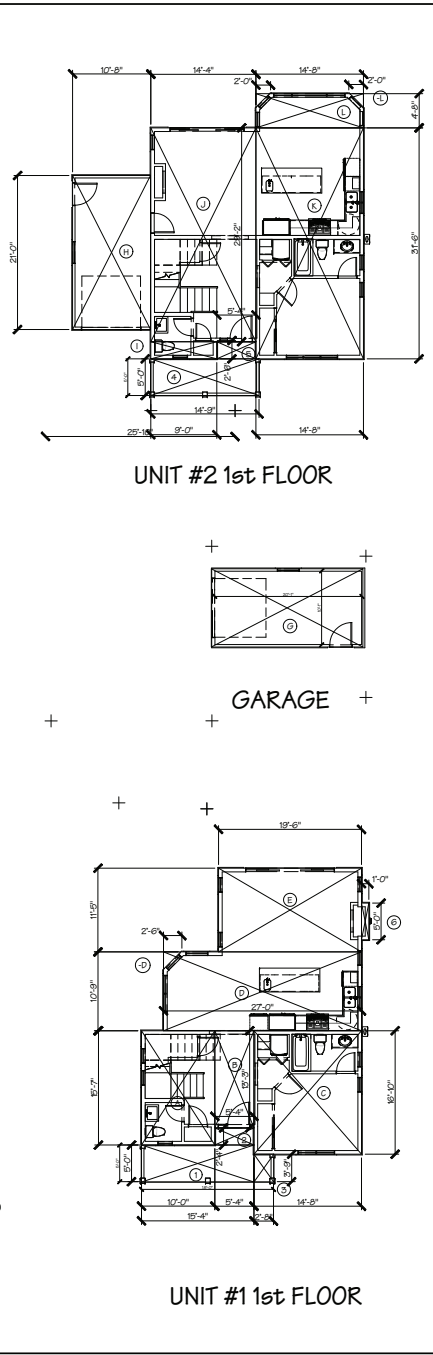
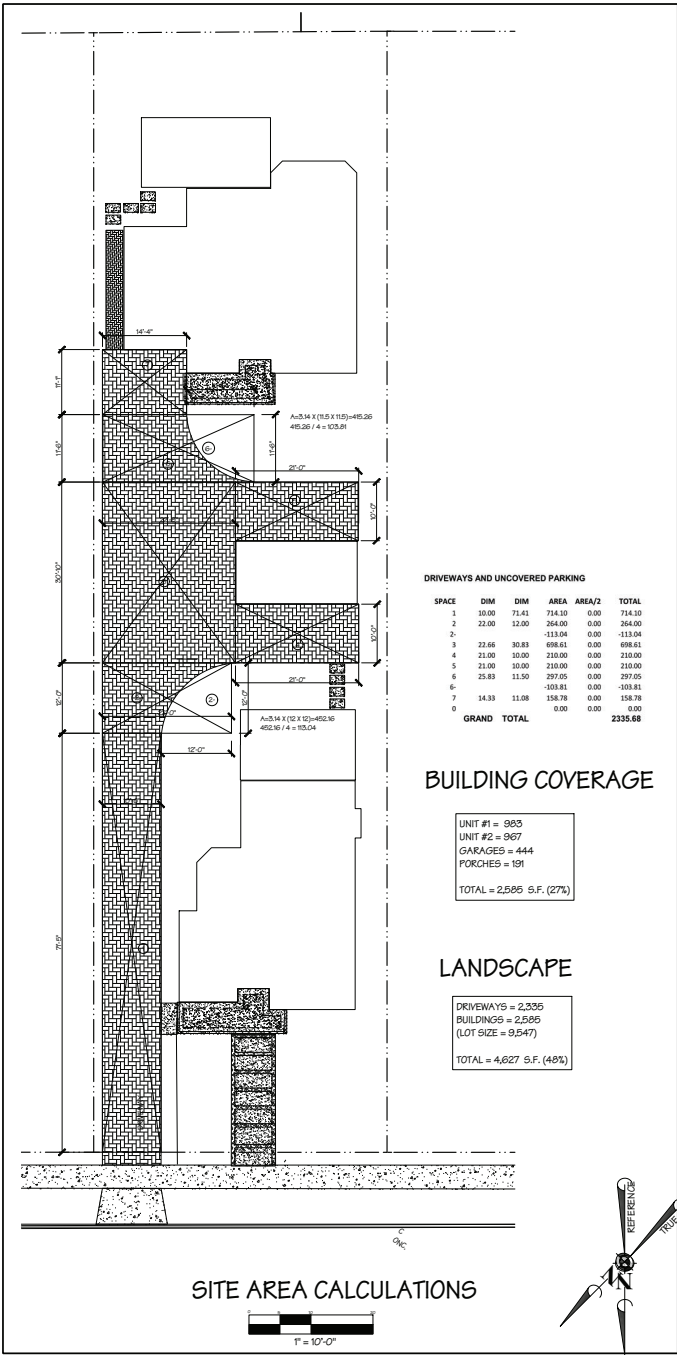
REVISIONS	BY
PLANNING	8-12-19
PLANNING	10-2-19
PLANNING	10-17-19
PLANNING	10-24-19

HOMETEC
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 richard@hometec.com

UNIT #2 SECTIONS,
 ROOF PLAN

TWO NEW HOMES FOR:
MEHDI JAZAYERI
 713, 717 PARTRIDGE AVENUE, MENLO PARK, CA, 94025

Date	6-24-19
Scale	1/4" = 1'-0"
Drawn	KAH
Job	19-009
Sheet	A-11
of	Sheets



#2 1st FLOOR FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
H	10.66	21.00	223.86	0.00	223.86
I	9.00	2.50	22.50	0.00	22.50
J	14.33	29.16	417.86	0.00	417.86
K	14.66	31.50	461.79	0.00	461.79
L	14.66	4.66	68.32	0.00	68.32
L'	2.00	-2.00	-4.00	0.00	-4.00
GRAND TOTAL					1190.33

#2 2nd FLOOR FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
S	3.83	3.00	11.49	0.00	11.49
T	6.58	10.50	69.09	0.00	69.09
U	14.33	11.83	169.52	0.00	169.52
V	14.66	32.16	471.47	0.00	471.47
GRAND TOTAL					721.57

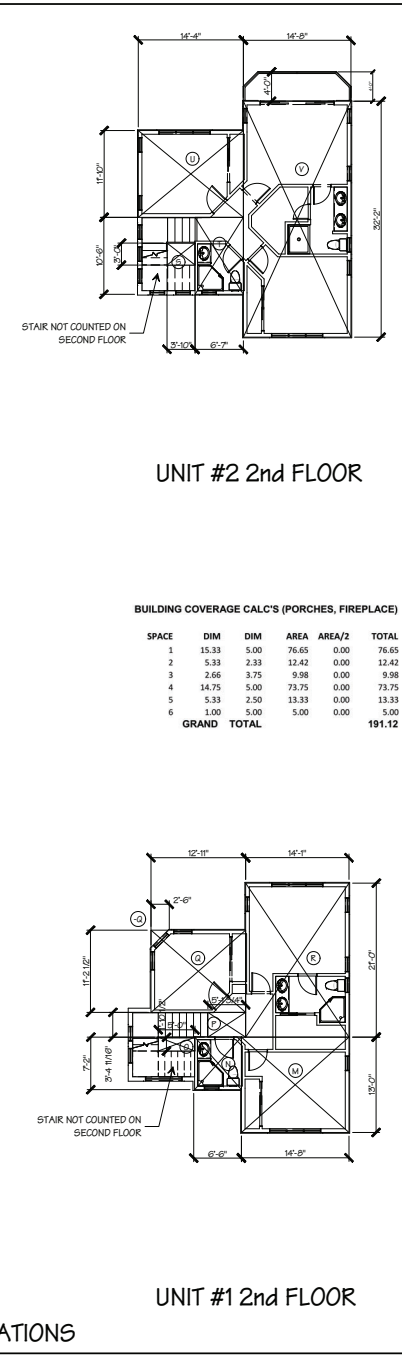
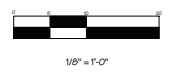
UNIT #1 : 1,203.01 + 701.04 = 1,904.04
 UNIT #2 : 1,190.33 + 721.57 = 1,911.90
 TOTAL = 3,815.94 S.F.
 GARAGES = 220.24 + 225.86 = 444.10 S.F.
 PORCHES, FIREPLACE = 191.12 S.F.

UNIT #1 1st FLOOR FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	10.00	15.58	155.80	0.00	155.80
B	5.33	13.25	70.62	0.00	70.62
C	14.66	16.83	246.73	0.00	246.73
D	27.00	10.75	290.25	0.00	290.25
D'	-2.50	2.50	-6.25	-3.13	-3.13
E	19.50	11.41	222.50	0.00	222.50
F					
G	20.66	10.66	220.24	0.00	220.24
GRAND TOTAL					1203.01

UNIT #1 2nd FLOOR FAL CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
M	14.66	13.00	190.58	0.00	190.58
N	6.50	7.16	46.54	0.00	46.54
O	5.00	1.87	9.35	0.00	9.35
P	5.14	3.39	17.42	0.00	17.42
Q	12.91	11.20	144.59	0.00	144.59
Q'	2.50	-2.50	-6.25	-3.13	-3.13
R	14.08	21.00	295.68	0.00	295.68
GRAND TOTAL					701.04



BUILDING COVERAGE CALC'S (PORCHES, FIREPLACE)

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
1	15.33	5.00	76.65	0.00	76.65
2	5.33	2.33	12.42	0.00	12.42
3	2.66	3.75	9.98	0.00	9.98
4	14.75	5.00	73.75	0.00	73.75
5	5.33	2.50	13.33	0.00	13.33
6	1.00	5.00	5.00	0.00	5.00
GRAND TOTAL					191.12

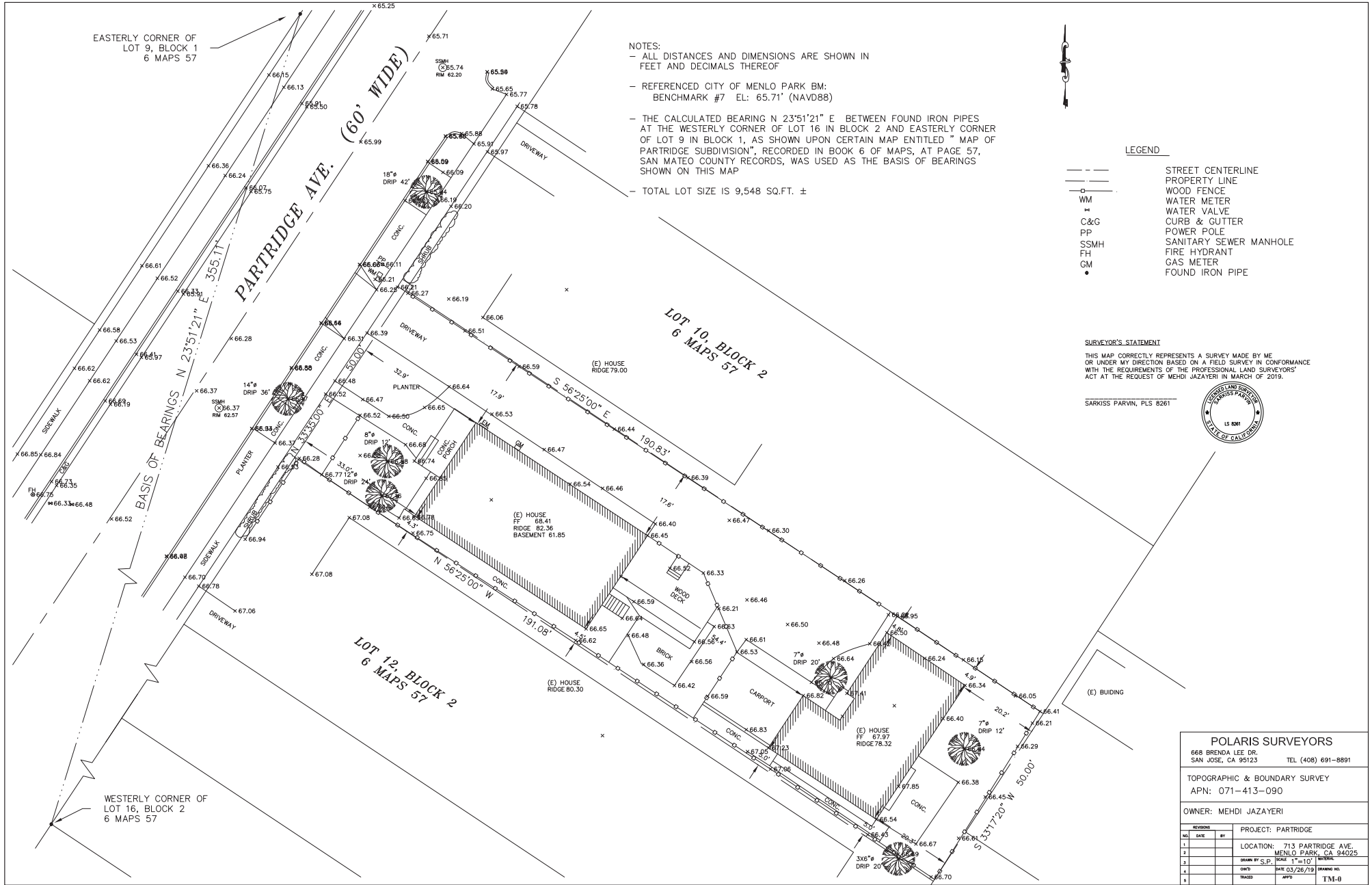
BUILDING AREA CALCULATIONS

REVISIONS	BY
PLANNING	
8-12-19	
PLANNING	
10-25-19	
PLANNING	
10-17-19	
PLANNING	
10-24-19	

HOMETEC
 ARCHITECTURE, INC.
 615 NORTH FIRST STREET, SAN JOSE, CA 95112
 RICHARD A. HARTMAN
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 408.939.6498
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**TWO NEW HOMES FOR:
 MEHDI JAZAYERI
 713, 717 PATRIDGE AVENUE, MENLO PARK, CA, 94025**

Date 6 - 24 - 19
 Scale 1/4" = 1'-0"
 Draw RAH
 Job 19-009
 Sheet
A-12
 of Sheets



NOTES:
 - ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
 - REFERENCED CITY OF MENLO PARK BM: BENCHMARK #7 EL: 65.71' (NAVD88)
 - THE CALCULATED BEARING N 23°51'21" E BETWEEN FOUND IRON PIPES AT THE WESTERLY CORNER OF LOT 16 IN BLOCK 2 AND EASTERLY CORNER OF LOT 9 IN BLOCK 1, AS SHOWN UPON CERTAIN MAP ENTITLED "MAP OF PARTRIDGE SUBDIVISION", RECORDED IN BOOK 6 OF MAPS, AT PAGE 57, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP
 - TOTAL LOT SIZE IS 9,548 SQ.FT. ±



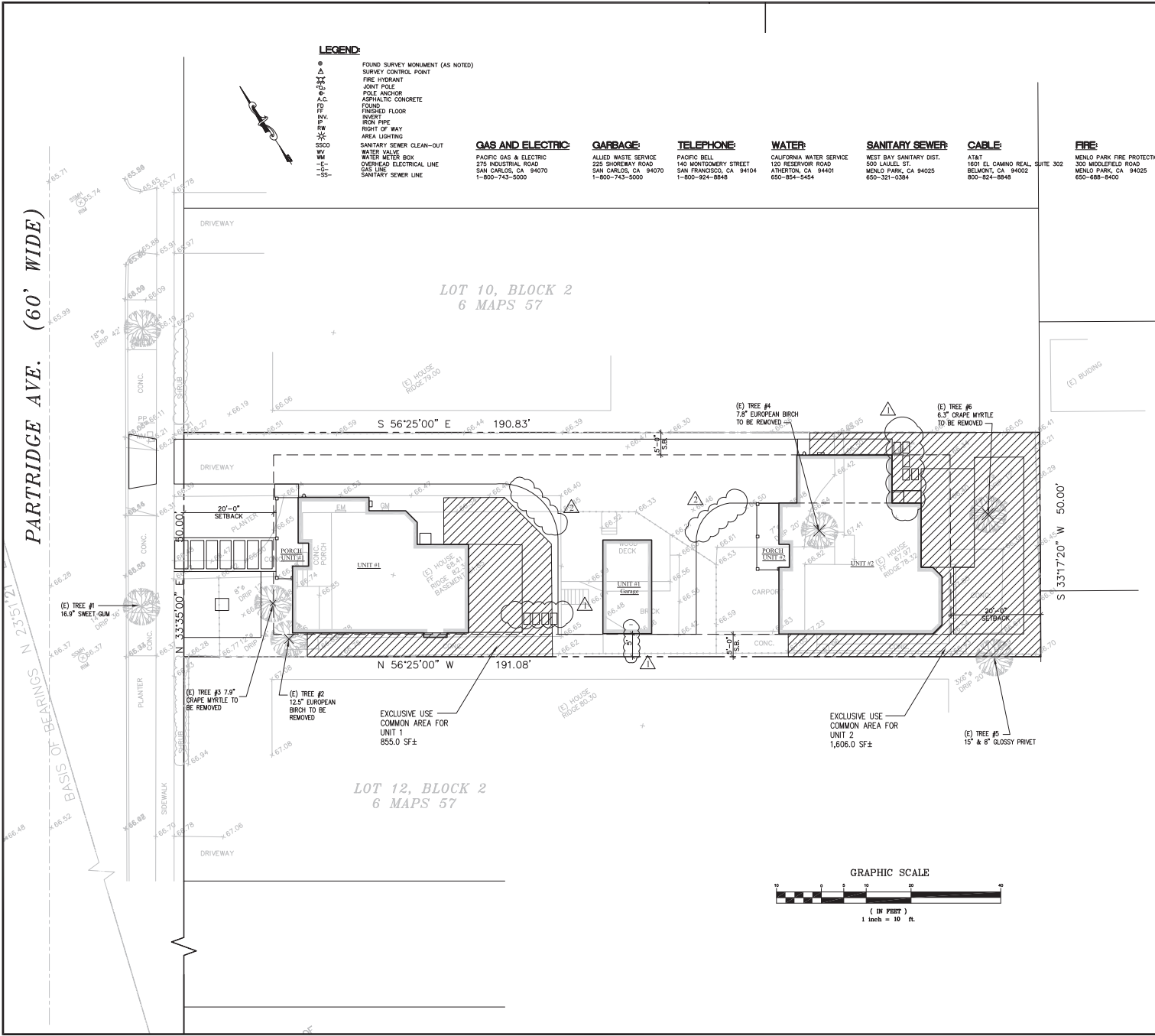
- LEGEND
- STREET CENTERLINE
 - PROPERTY LINE
 - WOOD FENCE
 - WM WATER METER
 - ⊕ WATER VALVE
 - ⊕ C&G CURB & GUTTER
 - PP POWER POLE
 - SSMH SANITARY SEWER MANHOLE
 - FH FIRE HYDRANT
 - GM GAS METER
 - FOUND IRON PIPE

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF MEHDI JAZAYERI IN MARCH OF 2019.

SARKISS PARVIN, PLS 8261

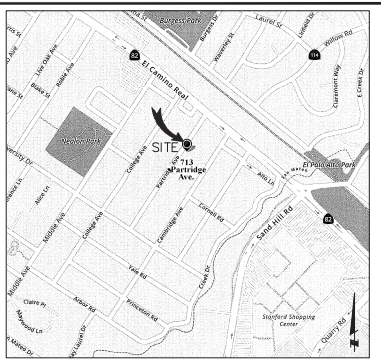


POLARIS SURVEYORS			
668 BRENDA LEE DR.		TEL (408) 691-8891	
SAN JOSE, CA 95123			
TOPOGRAPHIC & BOUNDARY SURVEY			
APN: 071-413-090			
OWNER: MEHDI JAZAYERI			
PROJECT: PARTRIDGE			
NO.	DATE	BY	
1			LOCATION: 713 PARTRIDGE AVE, MENLO PARK, CA 94025
2			SCALE: 1" = 10' HORIZ.
3			DRAWN BY: S.P.
4			DATE: 03/26/19 DRAWING NO.
5			TRACED APP'D TML



- LEGEND:**
- FOUND SURVEY MONUMENT (AS NOTED)
 - △ SURVEY CONTROL POINT
 - FIRE HYDRANT
 - JOINT POLE
 - POLE ANCHOR
 - ASPHALT/CONCRETE
 - FINISHED FLOOR
 - FOUND
 - IRON PIPE
 - RIGHT OF WAY
 - AREA LIGHTING
 - SSSD
 - WY
 - WW
 - W
 - E
 - G
 - SS

- GAS AND ELECTRIC:** PACIFIC GAS & ELECTRIC
275 INDUSTRIAL ROAD
SAN CARLOS, CA 94070
1-800-743-5000
- GARBAGE:** ALLIED WASTE SERVICE
225 SHOREWAY ROAD
SAN CARLOS, CA 94070
1-800-743-5000
- TELEPHONE:** PACIFIC BELL
140 MONTGOMERY STREET
SAN FRANCISCO, CA 94104
1-800-924-8848
- WATER:** CALIFORNIA WATER SERVICE
120 RESERVOIR ROAD
ATHERTON, CA 94401
850-854-5454
- SANITARY SEWER:** WEST BAY SANITARY DIST.
500 LAJELLE ST.
MENLO PARK, CA 94025
850-321-0384
- CABLE:** AT&T
1801 EL CAMINO REAL, SUITE 302
BELMONT, CA 94002
800-824-8848
- FIRE:** MENLO PARK FIRE PROTECTION
300 MIDDLEFIELD ROAD
MENLO PARK, CA 94025
850-688-8400



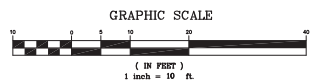
VICINITY MAP

PROPERTY OWNER / APPLICANT
KEVIN JAWYRE
PHONE: 650-823-1539

- EXISTING LOT**
AREA = 9,547.7± SQ.FT. △
- UNIT 1**
TOTAL AREA = 988.0± SQ.FT. △
- GARAGE UNIT 1**
AREA = 220.0± SQ.FT.
- PORCH UNIT 1**
AREA = 99.1± SQ.FT. △
- UNIT 2**
TOTAL AREA = 1,190.3± SQ.FT. △
- PORCH UNIT 2**
AREA = 87.1± SQ.FT.
- COMMON AREA**
AREA = 2,461.0± SQ.FT.

TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES

AS SHOWN UPON CERTAIN MAP ENTITLED "MAP OF PARTRIDGE SUBDIVISION" AS RECORDED IN SAN MATEO COUNTY IN BOOK 6 OF MAPS, AT PAGE 57 ASSESSOR'S PARCEL NUMBER: 071-413-090 A.K.A. 713 PARTRIDGE AVENUE, MENLO PARK



MENLO PARK SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 10' JUNE 21, 2019







CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, P.E.
901 BALDWIN STREET
SAN CARLOS, CA 94002
650-332-5000
650-332-7059 (FAX)

△ REV. 08/12/19
△ REV. 10/24/19

TM-1

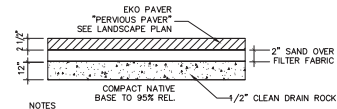
SITE SURFACE LEGEND

-  SITE CONCRETE WALKS, PATIOS, PORCH
-  PERMEABLE PAVER (DETAIL 1 THIS SHEET)
-  STANDARD PAVERS
-  LAWN

PROJECT COVERAGE CALCULATIONS CAN BE FOUND ON SHEET A-1 OF THE ARCHITECTURAL SET

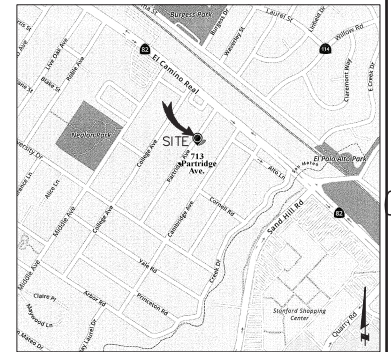
STREET FRONTAGE NOTES:

1. THE APPLICANT/CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OF PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY ENCROACHMENT PERMIT.
2. CIVIL ENGINEER SHALL COORDINATE WITH PROJECT ARBORIST TO DETERMINE THE LOCATIONS OF EDGE OF PAVEMENT, STORM DRAIN LINES AND OTHER UTILITY LINES NEAR TREES. THE LOCATIONS OF IMPROVEMENTS NEAR CITY TREES SHALL BE APPROVED BY CITY ARBORIST.
3. ALL CONCRETE WORK IN THE CITY'S RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAIL G-3.
4. PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL EXISTING PRIVATE STRUCTURES, IMPROVEMENTS AND LANDSCAPING (IF ANY) LOCATED IN THE CITY'S RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE.
5. THE APPLICANT SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, DRIVEWAY, ETC.) EXISTING OR DAMAGED BY THE CONSTRUCTION ACTIVITIES, PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. IF FRONTAGE IMPROVEMENTS DO NOT CURRENTLY EXIST, THE APPLICANT IS REQUIRED TO INSTALL FRONTAGE IMPROVEMENTS PER CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. ALL IMPROVEMENTS ARE TO BE COMPLETED AND APPROVED BY THE CITY OF MENLO PARK'S PUBLIC WORKS'S INSPECTOR PRIOR TO THE FINAL INSPECTION BY THE BUILDING INSPECTOR.



- NOTES
1. FINAL STRUCTURAL SECTION SHALL BE PROVIDED BY PROJECT GEOTECHNICAL ENGINEER AND IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. AREA WITHIN FIRE TRUCK MANEUVERING AREA SHALL BE DESIGNED TO WITHSTAND A 80,000 POUND FIRE TRUCK (OR TI = 5.5)

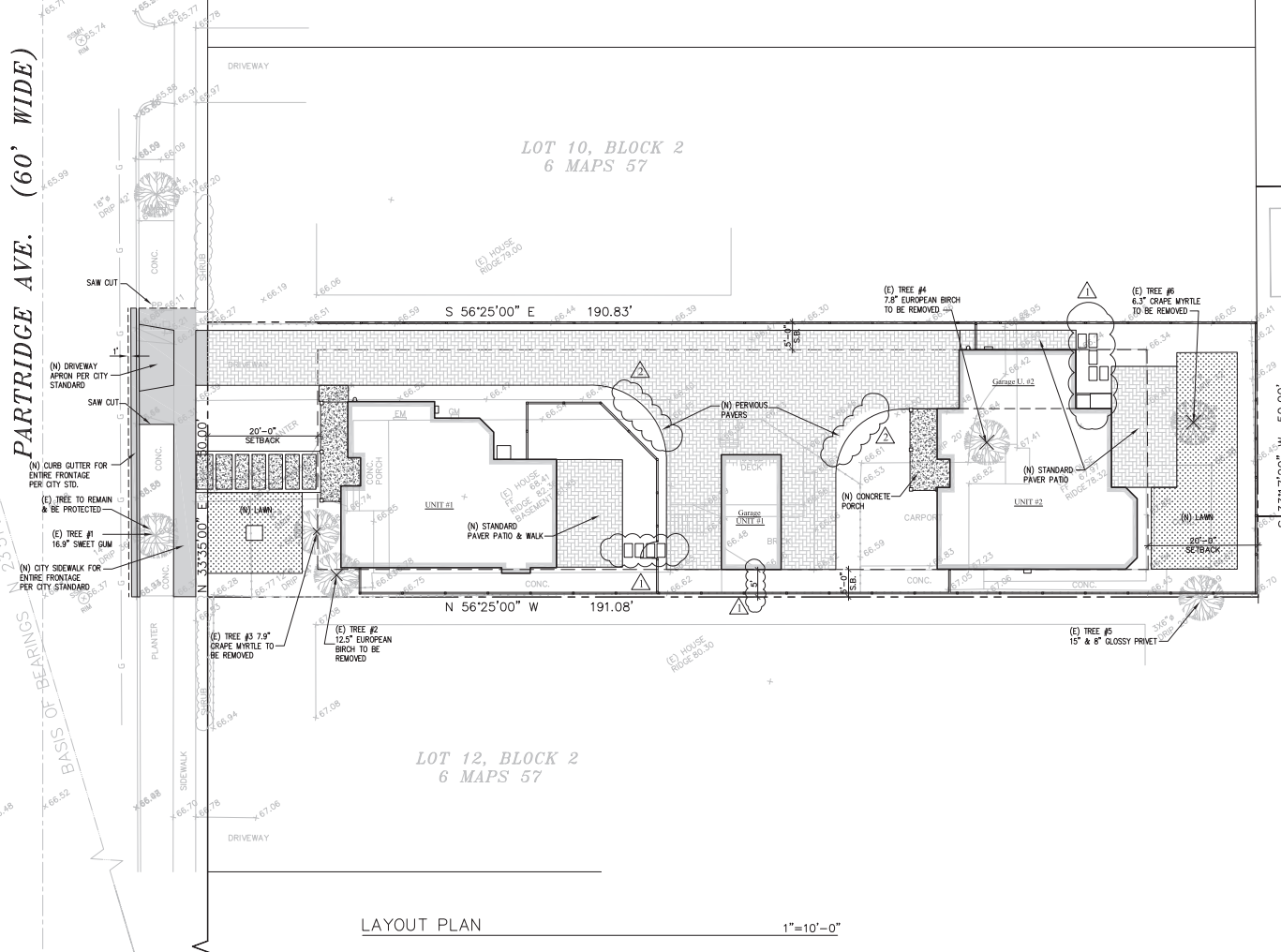
1 EKO "PERVIOUS" PAVER NOT TO SCALE



VICINITY MAP

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH PLANS AND SURVEY STAKES.
2. TOPOGRAPHIC INFORMATION PROVIDED BY POLARIS SURVEYORS, DATED MARCH 26, 2019.
3. SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
4. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 2% AWAY FROM RESIDENCE FOR A MINIMUM OF 5'-FEET.
5. CONTRACTOR SHALL HIRE GEOTECHNICAL CONSULTANT TO REVIEW COMPACTION ON ROAD WAY IMPROVEMENTS, TRENCH BACK FILLING, AND GENERAL SITE GRADING. CONTRACTOR SHALL ADHERE TO STANDARD PRACTICES AND MEET ALL CITY STANDARDS. A FINAL GEOTECHNICAL LETTER SHALL BE SUBMITTED TO CITY AT COMPLETION OF WORK.
6. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
7. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
8. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
9. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
10. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
11. CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP'S) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
12. CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
13. CONTRACTOR AND OWNER SHALL ADHERE TO NOISE ORDINANCE OF THE CITY OF MENLO PARK. IF REQUIRED, ALL TRENCHES IN THE CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B, AND ST-16. ALL CONCRETE WORK IN THE CITY'S RIGHT OF WAY SHALL COMPLY WITH CITY STANDARD DETAIL G-3.
14. APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS (CURB, GUTTER, SIDEWALK, DRIVEWAY, ETC.) EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER CITY STANDARDS (CG-1 & CG-2) ALONG THE ENTIRE PROPERTY FRONTAGE ON PARTRIDGE AVENUE.
15. STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
16. IN ACCORDANCE WITH THE MENLO PARK FIRE DEPARTMENT PERMIT, CONTRACTOR SHALL SCHEDULE AN INSPECTION OF FINAL IMPROVEMENTS AND OBTAIN "SIGN OFF" FROM THE FIRE DEPARTMENT.
17. ALL TRENCHING SHALL BE PER CITY STANDARD ST 9A, 9B AND ST-10.



LAYOUT PLAN

1"=10'-0"

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
201 WILSON STREET
REDWOOD CITY, CA 94062
650-342-2000
650-342-1058 (FAX)



California

NEW HOMES FOR
713 - 715 PARTRIDGE AVENUE
SAN MATEO COUNTY

Menlo Park

CONTENTS:
LAYOUT PLAN

DATE 06/21/19
SCALE AS NOTED
REVISIONS:
REV. 08/12/19
REV. 10/24/19

DRAWN J.G.
CHECKED C.B.
JOB No. 2019670
SHEET NO.

TM-2
OF 5 SHEETS

PARTRIDGE AVE. (60' WIDE)

LOT 10, BLOCK 2
6 MAPS 57

LOT 12, BLOCK 2
6 MAPS 57

GRADING AND DRAINAGE PLAN

1"=10'-0"

PAD GRADE NOTES

- CONTRACTOR SHALL VERIFY PAD GRADE, FROM APPROVED FINISH FLOOR SHOW, WITH APPROVED STRUCTURAL SECTIONS SHOWN ON THE STRUCTURAL PLANS.
- CURRENT PLANS NOTE THAT THE PAD GRADES, FOR THE GARAGES OF UNIT 1 AND UNIT 2, ARE THICKER STRUCTURAL SLABS THAN ALL OTHER BUILDING AREAS.

EARTHWORK TABLE	CUT	FILL
HOUSE/BASEMENT	30 CY	140 CY
DRIVEWAY	5 CY	30 CY
REAR/FRONT/SIDE YARD	0 CY	40 CY
TOTAL	35 CY	210 CY
		175 CY

IMPORT:
EXCESS MATERIAL SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER. EARTHWORK QUANTITIES HAVE BEEN PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL ESTIMATE HIS/HER OWN QUANTITIES TO COMPLETE JOB PER CONTRACT WITH OWNER.

LEGEND / ABBREVIATIONS

- SILT FENCE OR FIBER ROLL
- +101.8 SPOT SHOT (PROPOSED GRADE)
- AD AREA DRAIN
- CB CATCH BASIN
- FM FORCE MAIN
- FL FLOW LINE
- FDCC FOUNDATION CLEAN OUT
- RWL RAIN WATER LEADER
- PD PATIO DRAIN
- MIN. MINIMUM
- INV INVERT
- SD STORM DRAIN PIPE
SEE UTILITY NOTE 4/C-00
- SDCC SUB-DRAIN CLEANOUT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- (E) EXISTING
- GENERAL DRAINAGE FLOW DIRECTION
- 4" SD STORM DRAIN PIPE
S=0.01 20 LF
- RAIN WATER LEADER TO 2" CONCRETE SPLASH BLOCK
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- TREE PROTECTION
- ~ SURFACE FLOW DIRECTION

CLIFFORD BECHTEL AND ASSOCIATES
CLIFFORD BECHTEL, PE
201 WASHINGTON STREET
REDWOOD CITY, CA 94063
650-335-0900
650-837-1059 (FAX)



California

NEW HOMES FOR
713 - 715 PARTRIDGE AVENUE
SAN MATEO COUNTY

Mentlo Park

CONTENTS:

GRADING AND DRAINAGE PLAN

DATE 06/21/19

SCALE AS NOTED

REVISIONS:

△ REV. 08/12/19

△ REV. 10/24/19

DRAWN J.G.

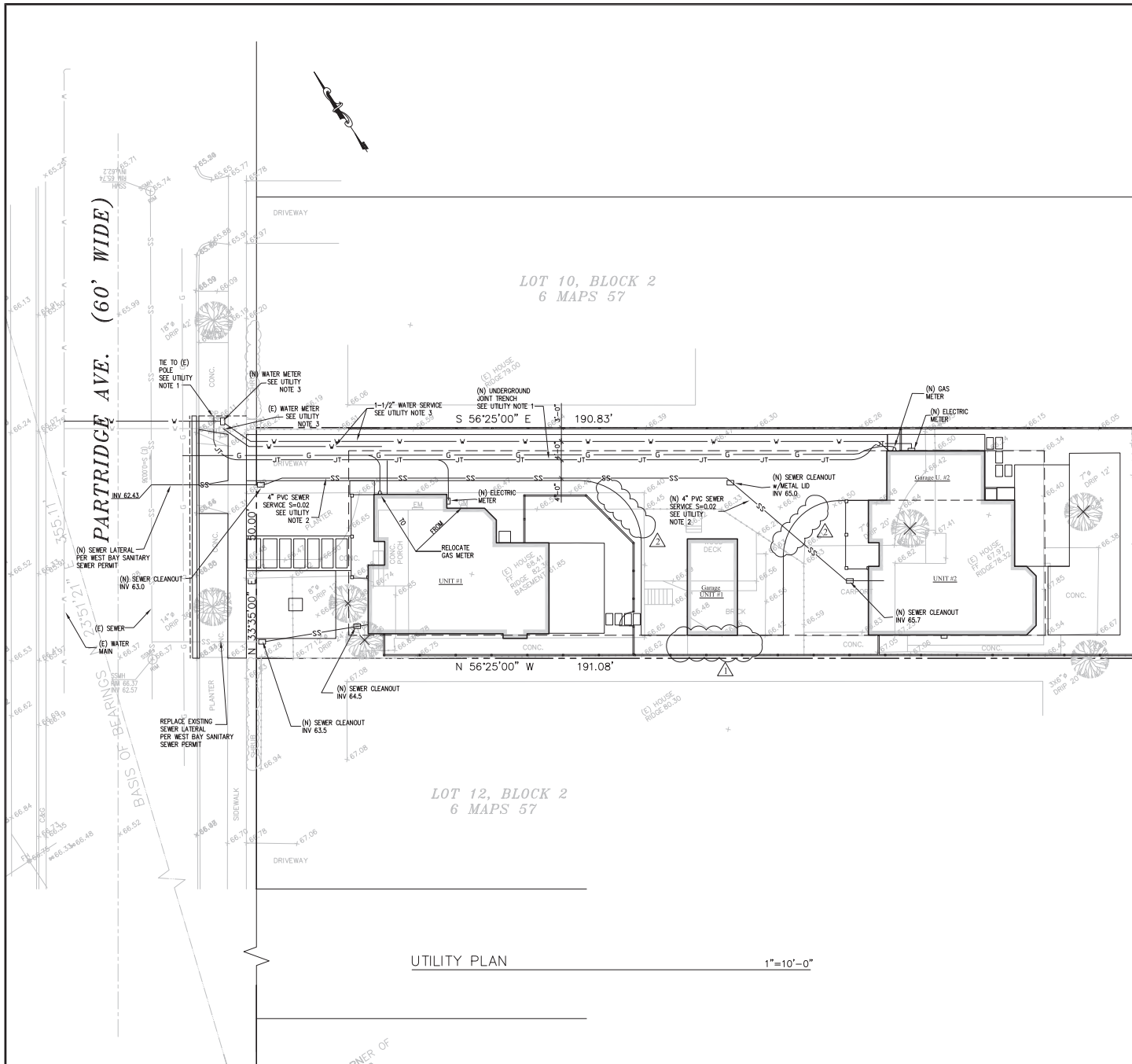
CHECKED C.B.

JOB No. 2019670

SHEET No.

TM-3
OF 5 SHEETS

SEE GENERAL NOTES ON SHEET TM-2 AND UTILITY NOTES ON TM-4



- UTILITY NOTES:**
1. ALL UTILITY SERVICES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH "JOINT TRENCH" PACKAGE AND AGREEMENT WITH PG&E. CONTRACTOR SHALL CONFIRM THAT INFORMATION SHOWN ON THESE PLANS MEETS REQUIREMENTS OF UTILITY AGENCIES.
 2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE WEST BAY SANITARY DISTRICT AND THE CITY OF MENLO PARK. SEE ADDITIONAL NOTES BELOW.
 3. OWNER SHALL CONTRACT WITH THE CALIFORNIA WATER SERVICE TO PROVIDE 2 (TWO) NEW WATER METERS AS REQUIRED. SERVICE SIZES SHALL BE SIZED TO MEET DOMESTIC AND FIRE SUPPRESSION NEEDS. ALL WATER SERVICE WORK SHALL BE IN CONFORMANCE WITH THE CALIFORNIA WATER SERVICE AND THE CITY OF MENLO PARK. ALL IRRIGATION SERVICES SHALL HAVE BACK FLOW PREVENTION DEVICES.
 4. ALL STORM DRAIN PIPE SHALL BE SDR 35 OR GREATER, HDPE OR SCH 40. ALL GRAVITY SERVICES SHALL BE PLACED WITH A MINIMUM SLOPE OF 0.5%.

- SEWER CONSTRUCTION IMPROVEMENT NOTES:**
1. THE IMPROVEMENTS MUST COMPLY WITH ALL CURRENT DISTRICT'S REGULATIONS AND STANDARDS.
 2. NEW CLEANOUT SHALL BE PROVIDED WITHIN 5' OF THE PROPERTY LINE ON PARTRIDGE AVENUE FOR ALL UNITS. EACH LINE MUST MAINTAIN A MINIMUM 2% SLOPE FROM THE PROPERTY LINE CLEANOUT TO THE MAIN. IF THEY CAN NOT OBTAIN GRAVITY THEN AN EJECTOR PUMP MUST BE INSTALLED ON THE PROPERTY. PLEASE NOTE THAT A GRINDER TYPE PUMP SHALL NOT BE USED.
 3. THE EXISTING SEWER SERVICE SHALL BE VIDEO INSPECTED AND INSPECTION SHALL BE PROVIDED TO SEWER DISTRICT FOR APPROVAL OF RE-USE.
 4. SERVICE LATERALS FROM PROPERTY LINE CLEANOUT OR EASEMENT EDGE CLEAN OUT TO HOME MUST MEET THE REQUIREMENTS OF THE CITY OF MENLO PARK BUILDING DEPARTMENT.
 5. THE SEWER DISTRICT WILL REQUIRE THE USE OF A TAP-TITE CONNECTION, TO SEWER MAIN, FOR THE NEW SEWER LATERALS.
 6. CONTRACTOR SHALL INSTALL 4" SEWER BACK WATER PREVENTOR ON THE PROPOSED SEWER SERVICES BETWEEN THE PROPERTY LINE CLEAN OUT AND BUILDING.
 7. NO POOL DRAINS, ROOF GUTTERS, SURFACE DRAINAGE, AND GROUND WATER SUMP PUMPS ARE ALLOWED TO CONNECT TO THE SANITARY SEWER.
 8. NO OTHER CONNECTIONS ARE ALLOWED BETWEEN THE PROPERTY LINE/EDGE OF EASEMENT CLEANOUT AND THE MAIN SEWER CONNECTIONS.
 9. OWNER SHALL PAY DISTRICT CONNECTION FEE AND OBTAIN TWO CLASS 1A PERMITS FROM WEST BAY SANITARY DISTRICT PRIOR TO PERFORMING ANY SEWER IMPROVEMENTS SHOWN ON THESE PLANS.
 10. EACH LATERAL MUST HAVE ADDRESS IDENTIFICATIONS IN OR AT THE CLEAN-OUT STRUCTURE, ACCEPTABLE TO THE DISTRICT. THESE IDENTIFICATIONS MUST BE PERMANENTLY ETCHED OR ENGRAVED INTO OR NEAR THE CLEANOUT STRUCTURE, AND EASILY VISIBLE AND IDENTIFIABLE.
 11. THE EXISTING LATERALS MUST BE DISCONNECTED AT THE MAIN SEWER. THE DISCONNECT MUST BE INSPECTED BY THE DISTRICT STAFF PRIOR TO DEMOLITION OF THE EXISTING STRUCTURE. A DISCONNECT PERMIT (CLASS 4 PERMIT) MUST BE OBTAINED FROM THE WEST BAY SANITARY DISTRICT.
 12. ALL SEWER LATERAL CROSSINGS OVER CAL WATER FACILITIES SHALL BE INSPECTED BY CAL WATER INSPECTOR BEFORE AND AFTER INSTALLATION.

UTILITY AGENCIES

SANITARY SEWER	WEST BAY SANITARY DISTRICT
PUBLIC WATER	CALIFORNIA WATER SERVICE
ELECTRIC	PACIFIC GAS AND ELECTRIC
GAS	PACIFIC GAS AND ELECTRIC
TELEVISION	COMCAST
PHONE	A. T. & T. SOUTH BAY ENGINEERING

ALL UTILITIES SHALL BE PLACED UNDERGROUND AND DESIGNS SHALL MEET ALL CONDITIONS OF APPROVAL AND ALL CITY, COUNTY, AND STATE CODE STANDARDS.

CLIFFORD BECHTEL AND ASSOCIATES
 CLIFFORD BECHTEL, PE
 301 WILSON STREET
 BERKELEY, CA 94702
 925-841-2000
 925-841-1058 (FAX)

California
 NEW HOMES FOR
 713 - 715 PARTRIDGE AVENUE
 SAN MATEO COUNTY
 Menlo Park

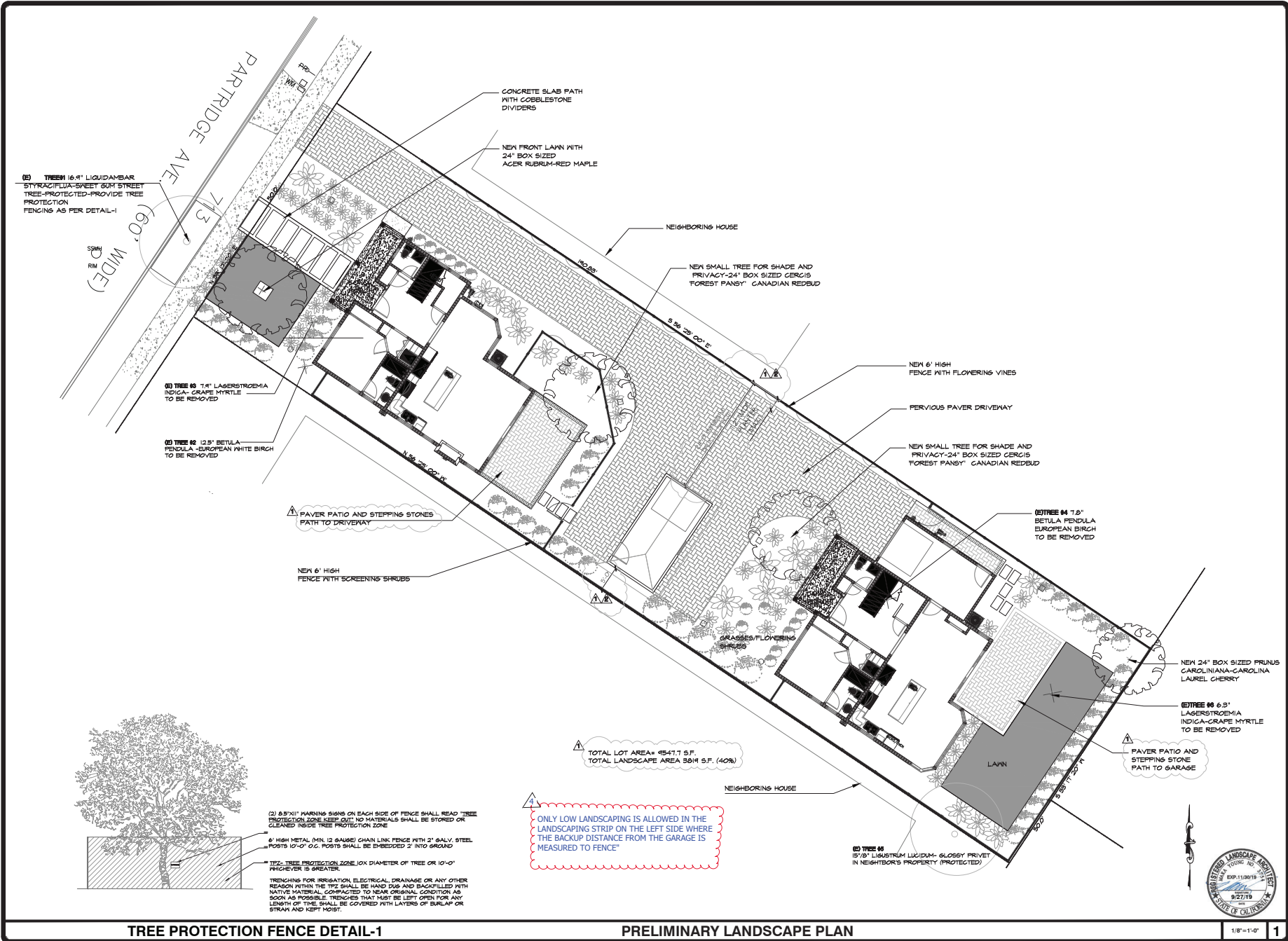
CONTENTS:

UTILITY PLAN

DATE 06/21/19
 SCALE AS NOTED

REVISIONS:
 △ REV. 08/12/19
 △ REV. 10/24/19

DRAWN J.G.
 CHECKED C.B.
 JOB No. 2019670
 SHEET NO.
TM-4
 OF 5 SHEETS



TREE PROTECTION FENCE DETAIL-1

PRELIMINARY LANDSCAPE PLAN

1/8" = 1'-0" 1

REVISIONS	BY
△ 8/21/18	MY
△ 8/19/18	MY
△ 8/27/18	MY
△ ORIENTATION	MY
△ 10/24/19	hah

DISCLAIMER
 THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE RELIED UPON FOR ANY INVESTMENT DECISION. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT INTENDED TO BE RELIED UPON FOR ANY INVESTMENT DECISION. THE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE.



PRELIMINARY
 LANDSCAPE PLAN

NEW HOMES FOR:
 MEHDI JAZAYERI
 713 - 715 PARTRIDGE AVENUE
 MENLO PARK, CA

DRAWN	MY
CHECKED	MY
DATE	4/30/19
SCALE	1/8" = 1'-0"
JOB NO.	xxx
SHEET	

L-1
 OF SHEETS



**713-715 Partridge Avenue
Letter of Justification**

Background:

This portion of Partridge Avenue is an old neighborhood of varied styles of homes with extra deep lots. The City rezoned the area to R2, Multi-Family. Many of the owners on the street have added rear units behind the old house or have built 2 new homes on their properties.

The historic review indicates no significance to any of the structures, the front house may have been a California Bungalow style but is now stuccoed over with bare wood porch posts and wrought iron railings. The rear house is a run-of-the-mill Ranch Style with no outstanding features.

Proposal:

We propose to remove all the buildings and replace them with 2 high quality 2-story custom homes of 4 bedrooms each. These homes are planned to have a "modern ranch" flavor. Each will have wood trim windows and standing seam metal roof. Each will have different colors. The 2nd story windows of each home are focused to the front or rear to preserve the privacy of adjoining neighbors.

We feel this project would be an improvement to the street and the surrounding area. The project will have improved parking and better setbacks from the existing neighbors than the current buildings.

Site Layout:

Two homes on a long, narrow property tends to the common solution of a house in the front and a house at the rear with parking between the two homes. This site organization is successfully repeated up and down the street in both new and older projects.

Normally, the parking formula would be to have all four cars park between the units, 90 degrees to the driveway. This facilitates being able to pull out of the property without backing down the driveway.

Our compromise solution is to attach a one-car garage to the rear house and have a one-car detached garage for the front house. This places 3 of the 4 required parking spaces between the two houses, allowing them to back out of their parking spaces and exit the property front-first.

In order to provide the rear unit with a front yard, we are requesting the detached garage not be placed entirely within the back half of the lot. If we moved the detached garage to the rear half of the lot, the front unit might gain a larger back yard but the rear unit would lose the significant visual benefit of a front yard. With the additional green space, the project will more closely resemble two single family homes rather than a cramped planning development.

From the beginning of our design conversations, the owners have indicated a strong desire to maintain all the trees on the property. This property does not have any protected trees other than the one street tree and an adjoining neighbor's tree.

It was also felt that the site design needed to include 20' deep rear yards for each home to enhance the quality of life for future homeowners and families.

Architectural Style:

The architectural style selected for these houses was of a modern ranch flavor.

Our goal is not to copy an established 'architectural style' as this would hint of 'fake historic' in our design. We hope to achieve a comfortable home style, to blend on this very eclectic street, and not seem to adhere to an academic definition.

Both buildings will be a modern variation of ranch. We propose to have stucco with a standing seam metal roof.

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

713/715 Partridge Ave, Menlo Park

October 20, 2019

Mehdi Jazayeri
85 Northgate St
Atherton, CA 94027

Site: 713/715 Partridge Ave, Menlo Park

Dear Mehdi,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. Two new residences are planned, prompting the need for this tree protection report.

Method:

Menlo Park protects:

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.

Menlo Park requests that the tree protection plan contains all trees with a trunk diameter greater than 6 inches be included, this also includes trees on neighboring properties within 8 feet of the property line that may also be impacted by construction. The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 54 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

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

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

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

713/715 Partridge Ave, Menlo Park

October 20, 2019

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

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

Sincerely



Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Sweet gum <i>Liquidambar styraciflua</i>	16.9"	20/18	40	Poor health and condition, topped by PGE street trees, Regulated
2	European birch <i>Betula pendula</i>	12.5"	30/10	65	Good health and condition, slight lean Not Regulated
3	Crape myrtle <i>Lagerstroemia indica</i>	7.9"	12/8	65	Good health and condition, heavily pruned Not Regulated
4	European birch <i>Betula pendula</i>	7.8"	20/10	70	Good health and condition Not Regulated
5	Glossy privet <i>Ligustrum lucidum</i>	15/8"est	25/18	70	Good health and condition, poor species, neighbor's tree, Regulated
6	Crape myrtle <i>Lagerstroemia indica</i>	6.3"	12/8	65	Good health and condition, heavily pruned Not Regulated

Summary:

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

There is only one Regulated tree on this property which is a street tree, Tree # 1, in poor health and condition due to heavy pruning from PG and E. I recommend that this tree be removed but if retained should be protected during construction.

Tree # 5 is a glossy privet on the neighbor's property. This tree is Regulated and should be protected during construction.

The remaining trees can be removed if desired.

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree # 1: This tree is located in the sidewalk and should be protected with Type III Tree Protection as outlined and illustrated in image 2.15-4. The sidewalk will be replaced during the construction. Removal of the existing sidewalk within a 5 foot radius of the tree should be done by hand and preparation for the new sidewalk should be such that all roots greater than 2 inches in diameter should be preserved and worked around. This area is shaded in blue on the drawing.

Tree # 5: TPZ should be at 10 feet radius from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2⁽⁶⁾. This can be reduce a couple of feet for demolition and to provide safe access for construction.



IMAGE 2.15-1
Tree Protection Fence at the Dripline



IMAGE 2.15-2
Tree Protection Fence at the Dripline



IMAGE 2.15-4
Trunk Wrap Protection

• Type I Tree Protection

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

• Type III Tree Protection

Trees situated in a small tree well or **sidewalk planter pit**, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the *City Arborist*. (see *Image 2.15-4*)

2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. **The pruning should be carried out by an arborist, not by construction personnel.** No limbs greater than 4” in diameter shall be removed.

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



Location of existing house, protected trees and their Tree Protection Zones

Glossary

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

References

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

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

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

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

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

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

Certification of Performance⁽³⁾

I, Robert Weatherill certify:

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

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

Signed



Robert Weatherill
Certified Arborist WE 1936a
Date: 10/20/19

Terms and Conditions(3)

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

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

From: [Calvin Clark](#)
To: [Khan, Fahteen N](#); [Paz, Ori](#)
Subject: Re: Comments on 713-715 Partridge Ave proposal
Date: Tuesday, October 29, 2019 11:04:20 PM

CAUTION: This email originated from outside of the organization. Unless you recognize the sender's email address and know the content is safe, DO NOT click links, open attachments or reply.

[CC'ing Ori, who is listed as the contact in the upcoming meeting.]

Hi. Unfortunately, we won't be able to attend the November 4th Planning Commission meeting where this project will be discussed. The submission plans available online have not changed since we send this original e-mail, so the same comments still apply.

Thank you for your consideration,

-Calvin and Iris Clark

From: Calvin Clark <ckclark@hotmail.com>
Sent: Monday, September 23, 2019 9:35 PM
To: fnkhan@menlopark.org <fnkhan@menlopark.org>
Subject: Comments on 713-715 Partridge Ave proposal

Fahteen,

We received notice of the proposal at 713-715 Partridge Ave (<https://www.menlopark.org/Archive/ViewFile/Item/9494>). We have some comments, particularly since we live right across the street at 700 Partridge Ave. We looked at the plans both online and in the planning office. Our principal concern is the appearance of the front unit, which appears to follow a modern farmhouse style. If the builders are going to choose this style, we think they should commit to it more and include more of the typical details for that style. We do not see this reflected in the current plans.

The porch looks too small to be functional. The single window opening into the porch to the left of the door appears odd because it is off-center. Board and batten siding might align more within character for the style.

We request to be notified if there are updates to these plans.

Regards,

Calvin and Iris Clark
700 Partridge Ave
Menlo Park, CA
ckclark@hotmail.com

From: [Erin Cooke](#)
To: [Khan, Fahteen N](#); [Paz, Ori](#); [Pruter, Matthew A](#)
Cc: [Andy Thru Trace](#)
Subject: 617; 661-687; 713-715 Partridge Ave
Date: Sunday, July 14, 2019 1:07:36 PM

Hello - We live behind these proposed development properties (in subject line) and would like a chance to review the plans. As working parents, we can't come in during business hours. Can you share an electronic file please?

We are specifically interested in ensuring that they are following current setbacks and daylight plane requirements. And understanding the construction timeline, as it appears that they will be demo'ing and reconstructing most of the block behind us, and potentially at the same time that our street is undergoing a major project. Please also share a draft timeline for these projects in going through design, demo, and construction and how that maps with the project proposed for 201 el Camino/612 cambridge.

Many thanks -

Erin Cooke
628 Cambridge Ave
610-781-0503

Sent from my iPhone



STAFF REPORT

Planning Commission

Meeting Date: 11/4/2019

Staff Report Number: 19-080-PC

Public Hearing: Use Permit/MidPen Housing Corporation/
1345 Willow Road

Recommendation

Staff recommends that the Planning Commission approve a use permit to construct a fence that would exceed the seven-foot maximum height, along the rear of the property in the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) 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 subject property is located at 1317-1385 Willow Road (commonly referred to as 1345 Willow Road) in the Belle Haven neighborhood, and it currently consists of 82 affordable housing units. Using Willow Road in a north-south orientation, the subject property is located midblock between Ivy Drive and Hamilton Avenue on the west side of Willow Road. A location map is included as Attachment B.

The subject property, owned by MidPen Housing, is located in the R-4-S (AHO) zoning district. The surrounding zoning and land uses are summarized in the table below.

Location/ Direction	Zoning	Existing Land Uses
Project Site	High Density Residential, Special – Affordable Housing Overlay (R-4-S – AHO)	MidPen Property – 82 Affordable Housing Units
North	Neighborhood Commercial District, Special (C-2-S)	Chevron Gas Station, Convenience Store, and Car Wash
East*	Residential Mixed Use – Bonus (R-MU-B); Life Sciences – Bonus (LS-B)	Offices; Research and Development; Mid-Peninsula High School
South	Neighborhood Mixed Use District, Restrictive (C-2-B)	Soleska Market
West	Single Family Urban Residential District (R-1-U)	Small lot single family residences

*Properties to the east are located across Willow Road from the subject site.

Chapter 16.64 of the Zoning Ordinance regulates fences, walls, trees, and hedges and states that the maximum height of fences within the required front setback in residential zoning districts is four feet. Outside of front yard setbacks fences are permitted a maximum height of seven feet. The Ordinance further states that the maximum heights may be exceeded upon the granting of a use permit.

Previous approvals

On April 30, 2019, following Planning Commission review at a study session on March 11, 2019 per R-4-S zoning requirements, the Community Development Director granted R-4-S compliance to demolish the existing 82-unit affordable multifamily housing units on site and construct a proposed 140-unit, 100-percent Below Market Rate (BMR) multifamily affordable housing development, ranging from three to four stories in height in the R-4-S (AHO) zoning district. The approval included application of the Affordable Housing Overlay (AHO), which provides a density bonus for providing on-site affordable housing units and allows modifications to development standards, along with the removal of 20 heritage trees that range in health from slight decline to decline.

No construction or demolition has begun on site, and no changes from these approved plans are proposed with this use permit application. A link to the staff report from the March 11, 2019 Planning Commission meeting is included as Attachment C. A data table summarizing parcel and complete development attributes is included as Attachment D. The proposed project plans and the applicant's project description letter are included as Attachments E and F, respectively.

Analysis

Project description

The applicant wishes to provide a secured site for its residents while also offering privacy to the neighboring residents on Carlton Avenue, along the rear of the subject property. As such and in conjunction with the redevelopment of the project site, the applicant is proposing to build a seven-foot tall cedar fence, comprised of horizontal slats. These slats would be arranged at varying board widths to enhance the visual appearance of the fence. As stated in the applicant's project description letter, the proposed fence is proposed to address specific privacy concerns expressed by neighbors living adjacent to the subject property. However, due to the grading that is proposed for the property, the actual height of the proposed fence relative to the grade of the neighboring properties would range from six feet, 10 inches to nine feet, four inches, thereby requiring use permit approval to exceed the maximum seven-foot height limit. The proposed fence would be located nine inches from an existing concrete masonry unit (CMU) wall that is approximately five feet, eight inches tall, and located along the rear property line but entirely within the subject property. The applicant has stated in their project description letter that the project would involve building the new fence slats 18 inches above the proposed grade, creating an opening to the existing CMU wall to prevent rodent infestation between the proposed fence and the CMU wall. Both the wall and fence would be located within a public utility easement belonging to West Bay Sanitary District, and the applicant would, if applicable, obtain an encroachment permit to allow for the new fence construction. Staff has added recommended condition of approval 4a, requiring documentation of an encroachment permit for the proposed fence location from the West Bay Sanitary District, if applicable. To visually conceal the void in the bottom of the fence, the applicant has proposed drought-tolerant grasses

that would be planted six inches from one another for the entirety of the rear fence length, and the grasses would be allowed to grow between 18 and 30 inches above the proposed grade.

Trees and landscaping

The applicant has submitted an amendment to an existing arborist report (Attachment G), providing additional details regarding the species, size, and conditions of the heritage and non-heritage trees on site that would be most directly impacted by the proposed fence. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist.

Based on the arborist report, there are two heritage trees located outside but immediately to the rear of the subject property, which include two black walnut trees (Trees 1 and 2). The arborist report provided an estimate of 18 to 24 inches for the diameter of each tree. Tree 1 is located in the rear yard of 1368 Carlton Avenue, and Tree 2 is located in the rear yard of 1384 Carlton Avenue.

To protect these heritage trees, the arborist report has identified hand excavation to the first 12 inches of digging for the fence footings within 15 feet of the two trees as a suitable protection measure for the trees located in the rear of the subject property. All recommended tree protection measures identified in the arborist report shall be implemented and ensured as part of condition 3g.

Correspondence

Staff has not received any correspondence for the project, but the applicant states in the project description letter that the applicant team has continued to conduct outreach with the community, holding meetings over the past two years.

Conclusion

Staff believes that the proposed fence height would improve the privacy for the adjoining rear yards along both the subject property and the Carlton Avenue properties. In general, the fencing would offer additional privacy for the Carlton Avenue properties that would otherwise be constrained from a higher grade on the subject property. Tree protection measures would minimize impacts to both neighboring heritage trees, as confirmed by the City Arborist. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

- A. Recommended Actions
- B. Location Map
- C. Planning Commission staff report, March 11, 2019 – Hyperlink:
<https://www.menlopark.org/DocumentCenter/View/20824/G1---1345-Willow-Road-R4S?bidId=>
- D. Data Table
- E. Project Plans
- F. Project Description 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

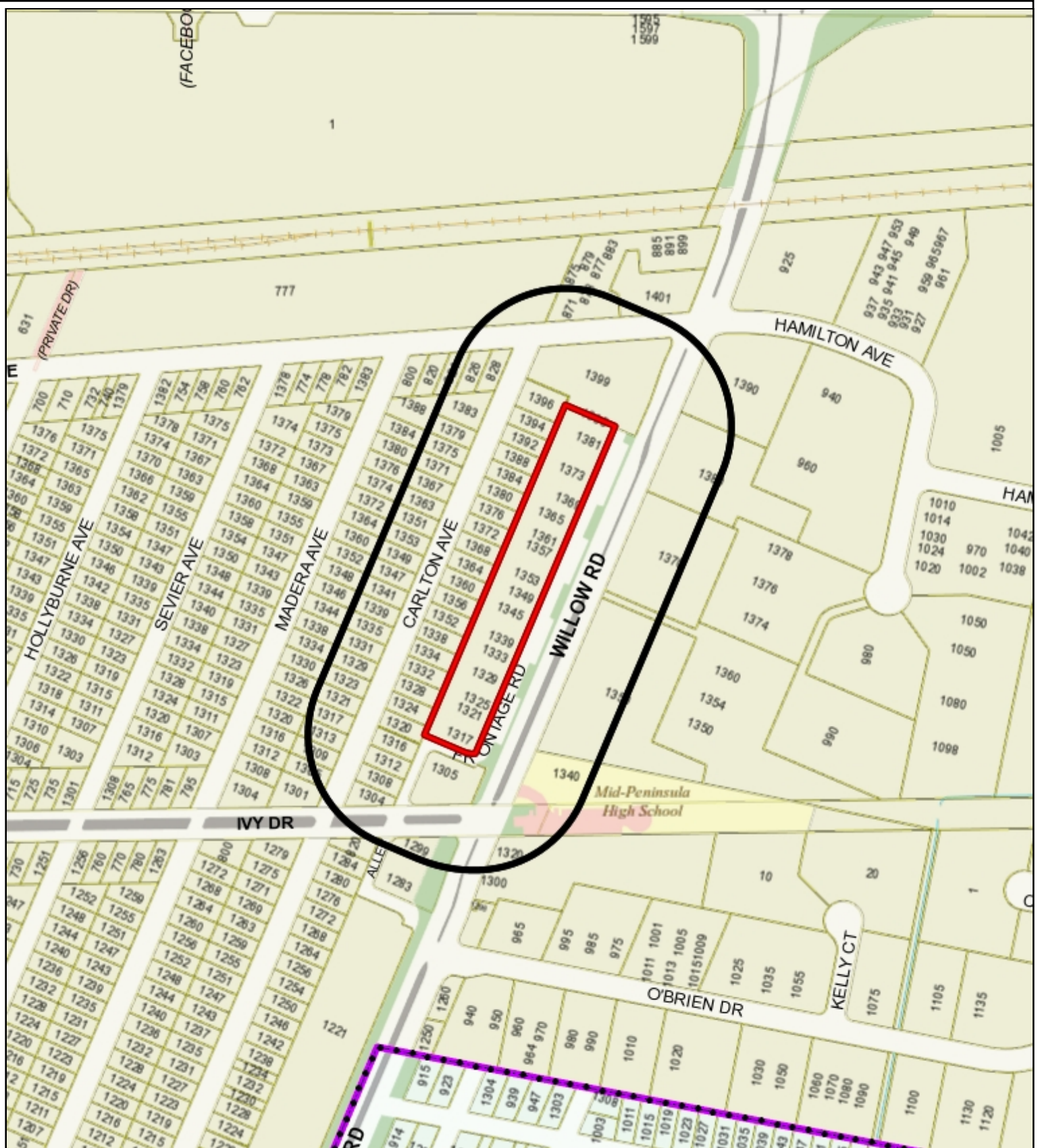
None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Senior Planner

1345 Willow Road – Attachment A: Recommended Actions

LOCATION: 1345 Willow Road	PROJECT NUMBER: PLN2019-00064	APPLICANT: Kristen Belt	OWNER: MidPen Housing Corporation
PROPOSAL: Request for a use permit to construct a fence that exceeds the seven-foot maximum height, along the rear of the property in the R-4-S (AHO) (High Density Residential, Special – Affordable Housing Overlay) zoning district.			
DECISION ENTITY: Planning Commission	DATE: November 4, 2019	ACTION: TBD	
VOTE: TBD (Barnes, DeCardy, Doran, Kahle, Kennedy, Riggs, Tate)			
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 Mithun, consisting of eight plan sheets, dated received October 24, 2019, and approved by the Planning Commission on November 4, 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 a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits. f. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by HortScience, dated received October 9, 2019. 4. Approve the use permit subject to the following project-specific condition: <ol style="list-style-type: none"> a. If applicable, prior to issuance of a building permit the applicant shall submit documentation of an approved encroachment permit from the West Bay Sanitary District, for the location of the fence, subject to review and approval of the Planning Division. 			



CITY OF
MENLO PARK

City of Menlo Park
Location Map
1345 Willow Road



Scale: 1:4,000

Drawn By: MAP

Checked By: CDS

Date: 11/4/2019

Sheet: 1

		R-4-S Regulation¹	Proposed Project Development
Minimum Lot Area		20,000 sf	164,000 sf
Minimum Lot Width		100 ft.	941.3 ft.
Minimum Lot Depth		100 ft.	174.2 ft.
Density	Minimum	20 du/ac	37.2 du/ac (using the AHO bonus)
	Maximum	30 du/ac (48 du/ac with AHO 60% bonus)	
Minimum Yards	Front	10 ft. (5 ft. with AHO)	14.6 ft.
	Interior Side	10 ft., except may be reduced to 5 ft. abutting a private access easement	6.3 ft. to south; 67.3 ft. to north
	Corner Side	10 ft.	N/A
	Rear	10 ft.	51.3 ft.
Maximum Floor Area Ratio		Increase on an even gradient from 60% for 20 du/ac to 90% for 30 du/ac (155% AHO)	102% (using the AHO bonus)
Maximum Building Coverage		40% (45% AHO)	32.5%
Minimum Open Space (Landscaping)		25% (15% AHO)	41.0%
Height	Maximum Building Height	40 ft. (60 ft. with AHO)	54.3 ft. (using the AHO bonus)
Building Profile		Starting at a height of 25 feet (32 feet with AHO), a 45-degree building profile shall be set at the minimum setback line contiguous with a public right-of-way or single-family zoned property.	Satisfied
Parking	Vehicular	2 spaces for units w/ 2 or more bedrooms; 1.5 spaces for 1 bedroom unit; 1 space per studio. Spaces cannot be located in required front yard setbacks or in tandem (Requirement reduced to 1 parking space per one-bedroom unit and 1.5 spaces per two- and three-bedroom unit per AHO 177 total spaces required. 247 parking spaces would be the requirement when not applying the AHO).	177 spaces (using the AHO bonus)
	Electric Vehicle	For 100 percent Below Market Rate housing developments, EVSE shall be provided for a minimum of 10 percent of the total number of dwelling units.	14 spaces (10% of the total dwelling units)

1345 Willow Road – Attachment D: Data Table

	Bicycle	<p>Long-term – 1 space per unit where a private garage (per unit) is not provided (reduced to 0.5 spaces per unit with AHO; 70 required)</p> <p>Short-term (visitor) – 1 space per every 10 units (14 required)</p>	<p>Long-term: 79 spaces (using the AHO bonus)</p> <p>Short-term: 14 spaces</p>
--	----------------	---	--

¹ A development regulation, except for floor area ratio and density, may be modified subject to a use permit established in Chapter 16.82.



GATEWAY FAMILY HOUSING

MIDPEN HOUSING
1345 WILLOW ROAD
MENLO PARK, CA

REAR FENCE USE PERMIT SUBMITTAL
OCTOBER 7, 2019



— PROPERTY LINE
— EXISTING CMU FENCE

1 AERIAL VIEW
NTS



1. VIEW ALONG SOUTH LEG OF FRONTAGE RD.



2. LOOKING NORTH ALONG FRONTAGE RD.



3. LOOKING NORTH ALONG FRONTAGE RD.



4. REAR YARD FROM PARKING AREA



5. REAR YARD FROM NORTH PARKING AREA



6. LOOKING NORTH ALONG FRONTAGE RD.



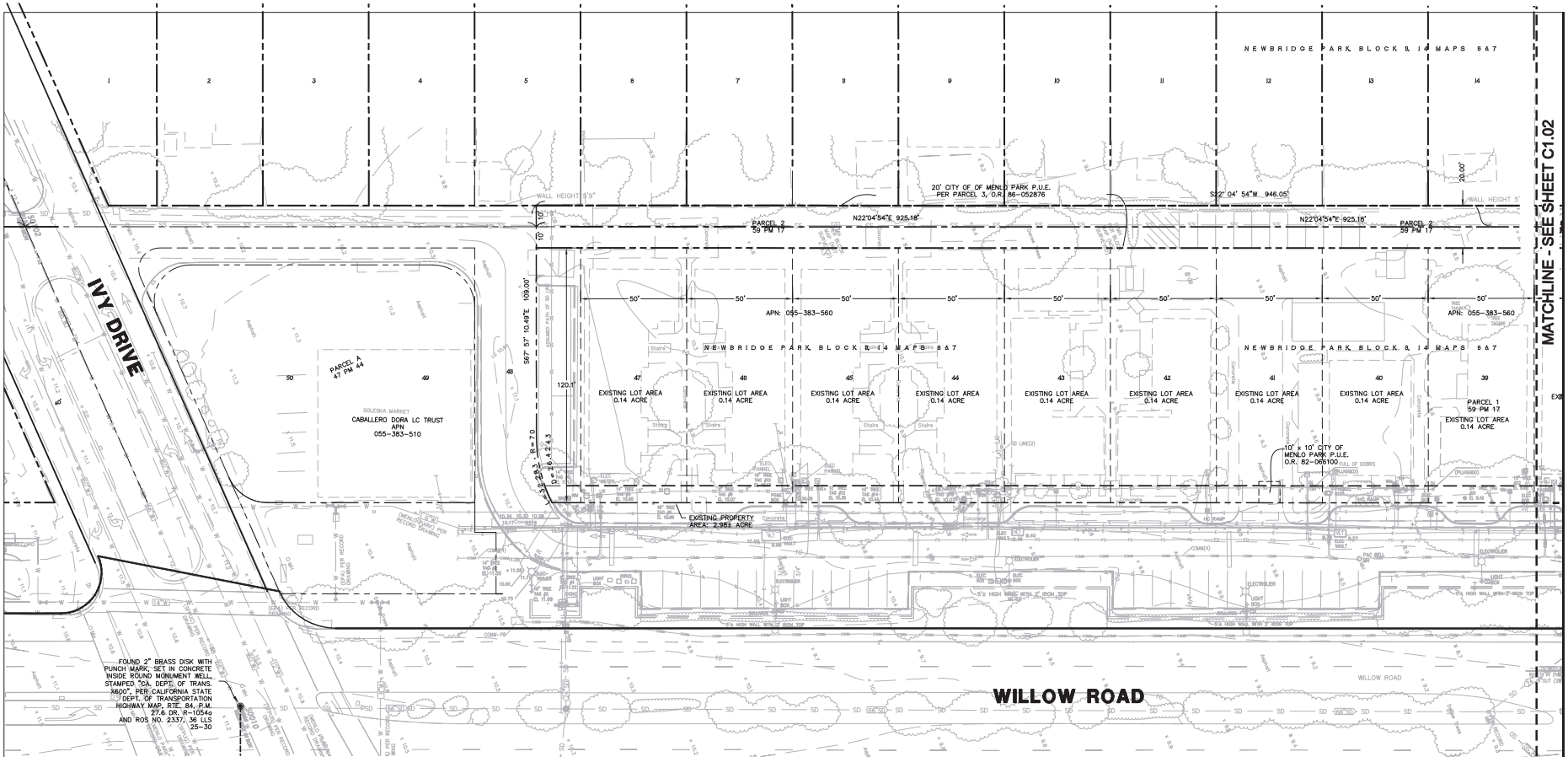
7. TYPICAL REAR YARD VIEW

FOR PERMIT ONLY
 THIS DOCUMENT HAS BEEN PREPARED
 FOR PERMIT APPLICATION AND IS SUBJECT
 TO REVIEW AND MODIFICATION BY
 GOVERNMENTAL AGENCIES

EXISTING SITE PHOTOS

1526900
 10/07/19

G0.05
 REAR FENCE USE PERMIT
 SUBMITTAL
 © 2019 MITHUN, INC.



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 1700 N. FIRST STREET,
 SUITE 800
 SAN JOSE, CA 95112
 (408) 487-8100
 www.bkf.com

MidPen HOUSING
 PROJECT: GATEWAY FAMILY HOUSING
 LOCATION: 1345 WILLOW ROAD
 MENLO PARK, CA
 PREPARED FOR: MIDPEN HOUSING

NO. DATE REVISION

JACOB NGUYEN
 PROJECT MANAGER
 COLE GALLERITZ
 PROJECT DESIGNER
 MIDDY NGUYEN
 PROJECT SUPERVISOR
 FCG
 DESIGNER
 DA, SA

BOUNDARY AND TOPOGRAPHIC SURVEY

20155154
 PROJECT: 15017719
 DATE: 8/20/15
 SCALE: 1/8"=1'-0"
 PROJECT: NEAR FENCE USE PERMIT SUBMITTAL

20155154
 PROJECT: 15017719
 DATE: 8/20/15
 SCALE: 1/8"=1'-0"
 PROJECT: NEAR FENCE USE PERMIT SUBMITTAL

20155154
 PROJECT: 15017719
 DATE: 8/20/15
 SCALE: 1/8"=1'-0"
 PROJECT: NEAR FENCE USE PERMIT SUBMITTAL

NEAR FENCE USE PERMIT SUBMITTAL
 © 2014 MITHUN, INC.

MATCHLINE - SEE SHEET C1.02

E4

NOT FOR CONSTRUCTION

- LEGEND**
- PROJECT PROPERTY LINE
 - - - ADJACENT PROPERTY LINES
 - CALTRANS RIGHT OF WAY
 - - - STREET CENTER LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - W — PROPOSED WATER LINE
 - SS — PROPOSED SANITARY SEWER LINE
 - SD — PROPOSED STORM DRAIN LINE
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING STREET LIGHT LINE
 - EXISTING COMMUNICATIONS LINE



BENCHMARK

A FOUND BRONZE DISK SET IN THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTERLY OF JEFFERSON DRIVE CITY OF MENLO PARK BM#2
 ELEVATION = 7.50 FEET
 DATUM = NAVD83

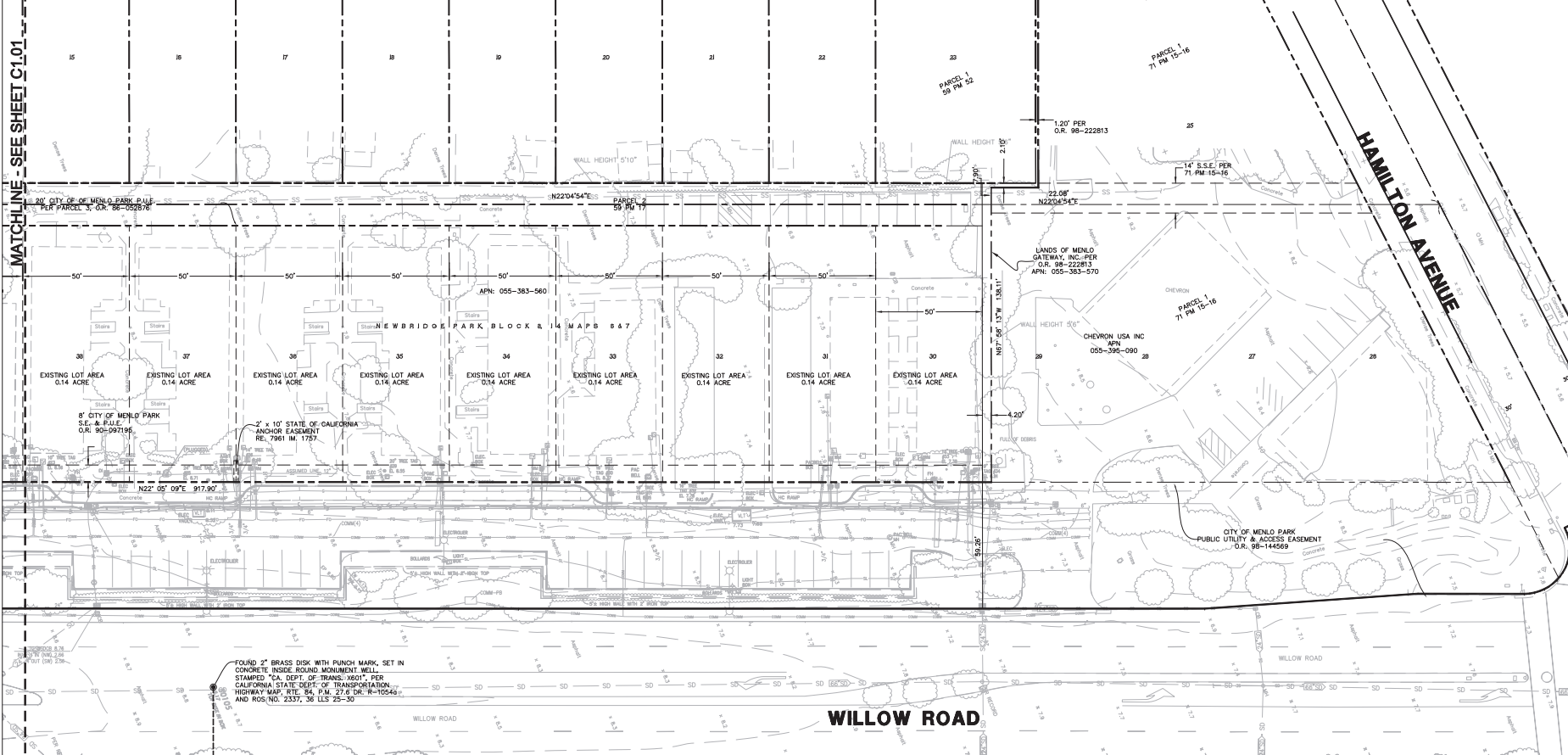
A VERTICAL SHEET OF +2.70 FEET WAS APPLIED TO THE RECORD ELEVATION OF CITY OF MENLO PARK BM#2 IN ORDER TO CONVERT FROM NAVD83 TO NAVD88

SURVEY 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 ARE SUFFICIENT AND ENABLE THE SURVEY TO BE RETRACED.

JOHN KOROYAN, P.L.S. DATE
 BY: ENGINEERS P.L.S. NO 5883





MATCHLINE - SEE SHEET C1.01

MITHUN

SAN FRANCISCO
 800 Market Street, 8000
 San Francisco, CA 94104
 T 415.958.0888
 F 415.958.1888
 mithun.com



PROJECT: GATEWAY FAMILY HOUSING
LOCATION: 1345 WILLOW ROAD
 MENLO PARK, CA
PREPARED FOR: MIDPEN HOUSING

DATE: _____

DRAWN BY: _____

SCALE: _____

DATE: _____

DRAWN BY: _____

DATE: _____

DRAWN BY: _____

DATE: _____

DRAWN BY: _____

DATE: _____

DRAWN BY: _____

JACOB NGUYEN
 PROJECT MANAGER
 COLLE GALKARITZ
 PROJECT MANAGER
 MIDDY VAN WAGEN
 FCG
 BDR
 DA, SA



- LEGEND**
- PROJECT PROPERTY LINE
 - - - - ADJACENT PROPERTY LINES
 - CALTRANS RIGHT OF WAY
 - - - - STREET CENTER LINE
 - - - - LOT LINE
 - - - - EASEMENT LINE
 - W - PROPOSED WATER LINE
 - SS - PROPOSED SANITARY SEWER LINE
 - SD - PROPOSED STORM DRAIN LINE
 - - - - EXISTING ELECTRIC LINE
 - - - - EXISTING GAS LINE
 - - - - EXISTING FIBER OPTIC LINE
 - - - - EXISTING STREET LIGHT LINE
 - - - - EXISTING COMMUNICATIONS LINE

BENCHMARK

A FOUND BRONZE DISK SET IN THE TOP OF A CONCRETE CURB AT THE EASTERLY CURB RETURN OF THE SOUTHERLY CURB LINE OF CONSTITUTION DRIVE, EASTERLY OF JEFFERSON DRIVE (CITY OF MENLO PARK B#2)

ELEVATION = 7.50 FEET DATUM = NAVD83

A VERTICAL SHIFT OF +2.70 FEET WAS APPLIED TO THE RECORD ELEVATION OF CITY OF MENLO PARK B#2 IN ORDER TO CONVERT FROM NAVD29 TO NAVD83

SURVEY 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 ARE SUFFICIENT AND ENABLE THE SURVEY TO BE RETRACED.

JOHN KOROVAN, P.L.S. DATE _____
 SRV ENGINEERS, P.L.S. NO 5883



BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: _____

DRAWN BY: _____

DATE: _____

DRAWN BY: _____

DATE: _____

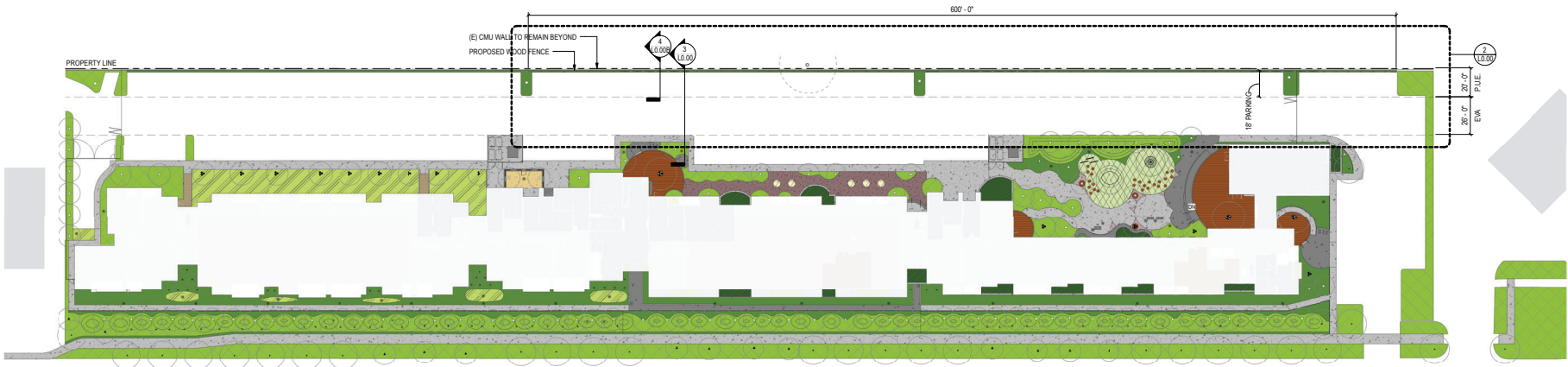
DRAWN BY: _____

C1.02 SET

REAR FENCE USE PERMIT SUBMITTAL
 © 2014 MITHUN, INC.

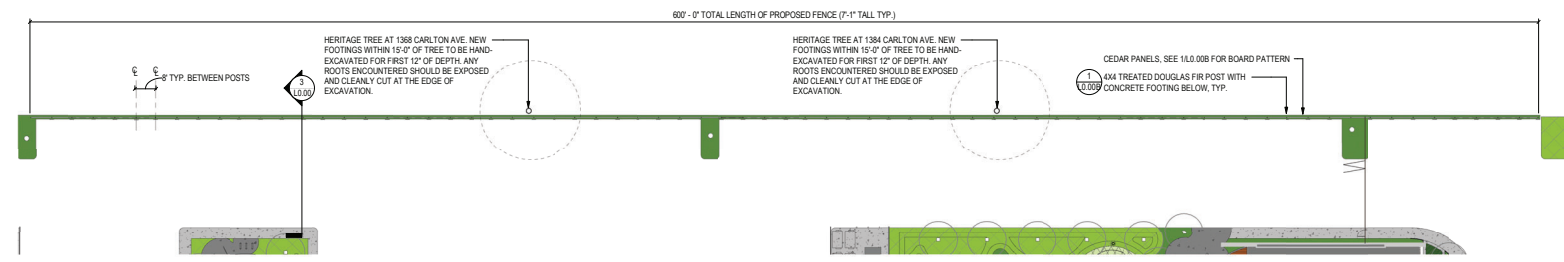
E5

NOT FOR CONSTRUCTION

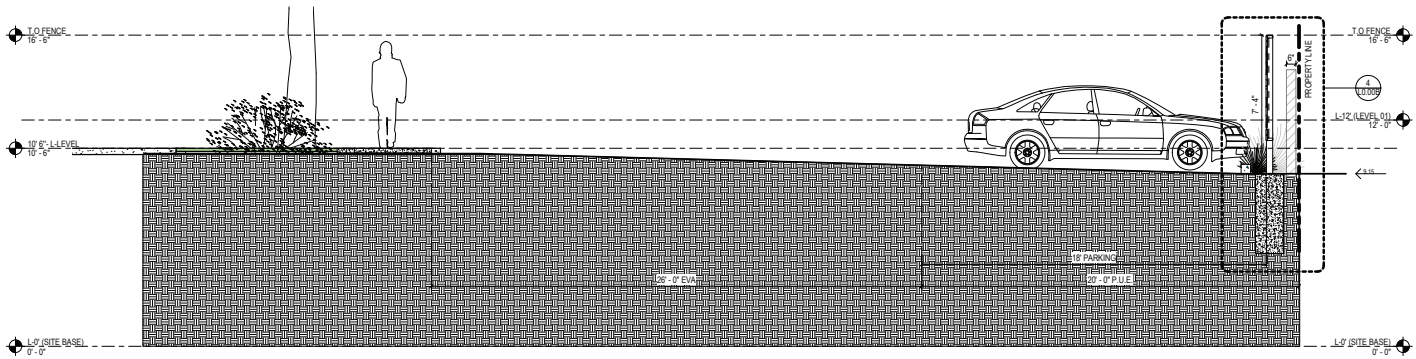


NOTE: CONDUCT EXCAVATION WORK FOR PROPOSED WOOD FENCE FOOTING CONSISTENT WITH PROJECT ARBORIST RECOMMENDATIONS AND THE TREE PRESERVATION GUIDELINES SUBMITTED JANUARY 1, 2019.

1 SITE LAYOUT PLAN-OVERALL KEY
 1" = 30'-0"



2 FENCE LAYOUT PLAN
 1" = 20'-0"



3 SECTION FENCE WEST
 3/8" = 1'-0"

NO.	DATE	REVISION

DESIGNER	DG
CHECKER	TM
PROJECT MANAGER	MCU
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT MANAGER	
PROJECT ARCHITECT	
PROJECT ENGINEER	

REAR FENCE USE PERMIT SUBMITTAL

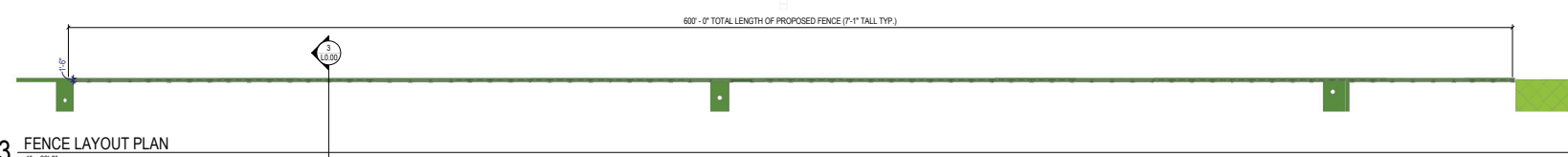
PROJECT NO.
 1526000
 DATE
 10/07/19

LO.00
 DESIGN DEVELOPMENT 100%
 © 2019 MITHUN, INC.

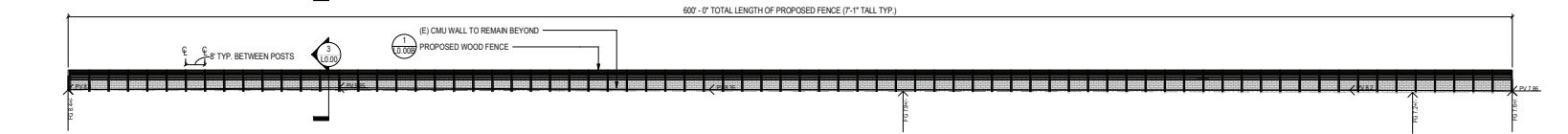
PLAN LEGEND

[Green box] NATIVE PRESERVATION MIX

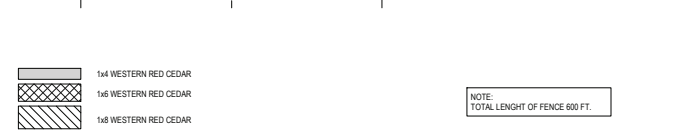
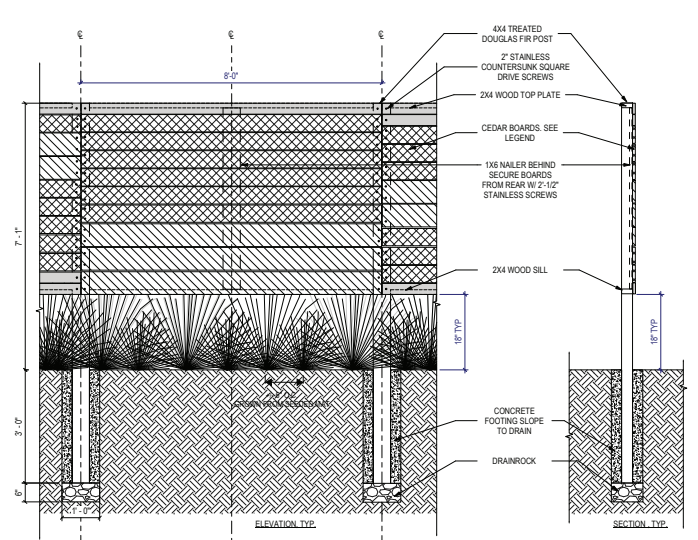
NATIVE PRESERVATION MIX			
BOTANICAL NAME	COMMON NAME	HEIGHT	WATER USE
Festuca rubra	MOLATE FESCUE	18"-36"	LOW
Foliaria macrantha	LJUNGGRASS	18"-36"	LOW
Nesquelea cernua	NODDING NEEDLEGRASS	18"-36"	LOW
Stipa pulchra	PURPLE NEEDLEGRASS	18"-36"	LOW



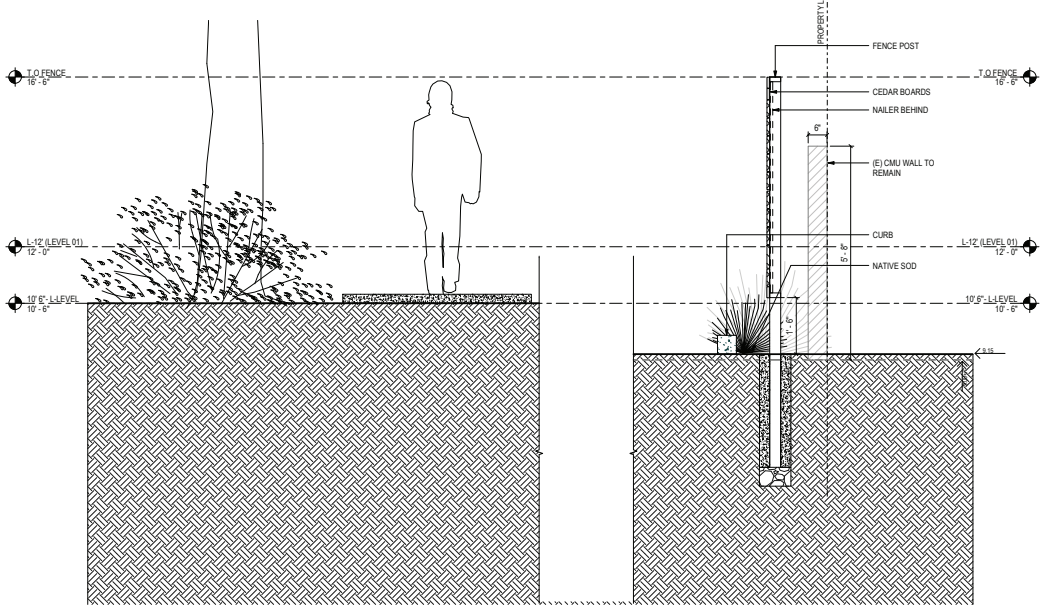
3 FENCE LAYOUT PLAN
 1" = 20'-0"



2 FENCE ELEVATION
 1" = 20'-0"



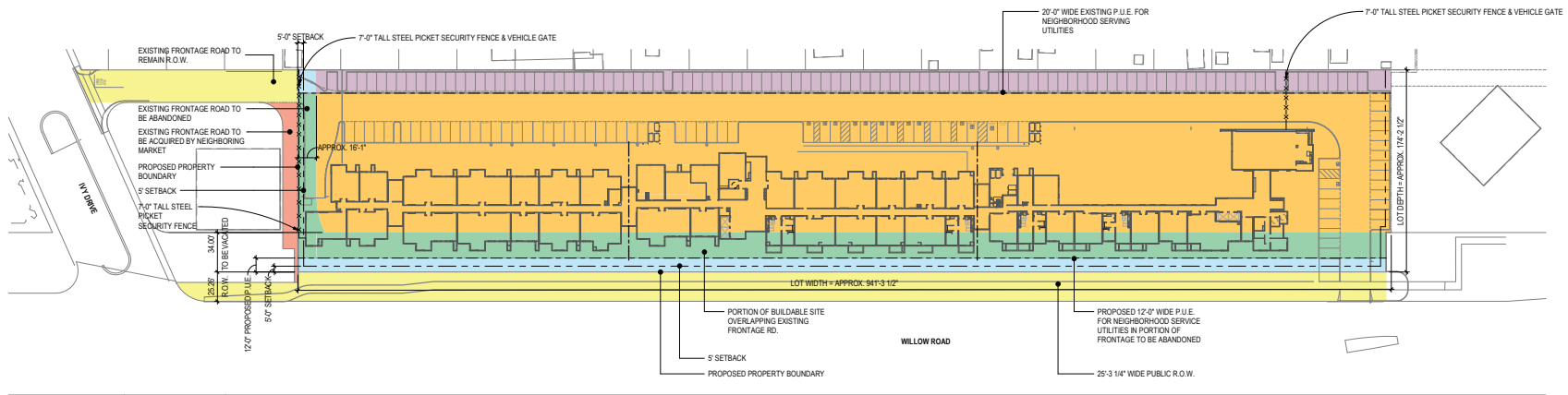
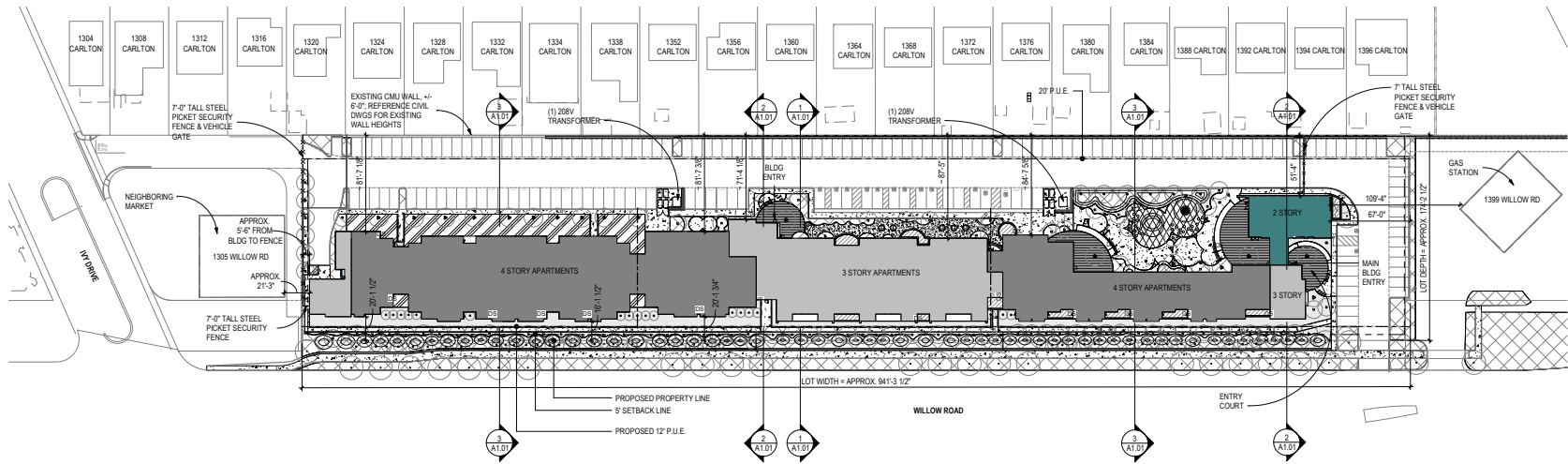
1 WOOD FENCE & GATE DETAIL
 3/4" = 1'-0"



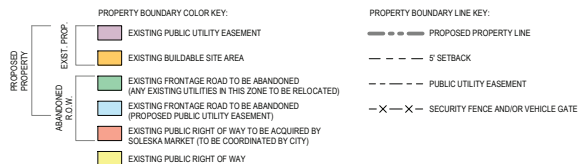
4 DETAIL SECTION FENCE WEST
 3/4" = 1'-0"

PROJECT
GATEWAY FAMILY HOUSING
 LOCATION
**1345 WILLOW ROAD
 MENLO PARK, CA**

PREPARED FOR
MIDPEN HOUSING



EXISTING SITE AREA: **129,810 SF**
 R.O.W. ABANDONMENT TO BE ACQUIRED: **34,190 SF**
 TOTAL PROPOSED SITE AREA: **164,000 SF**



FOR PERMIT ONLY
 THIS DOCUMENT HAS BEEN PREPARED FOR PERMIT APPLICATION AND IS SUBJECT TO REVIEW AND MODIFICATION BY GOVERNMENTAL AGENCIES.

SITE BOUNDARY DIAGRAM

1526900
 1007719

A1.01

REAR FENCE USE PERMIT SUBMITTAL
 © 2018 MITHUN, INC.



NOT FOR CONSTRUCTION



July 8, 2019
 Revised October 7, 2019
 Revised October 23, 2019

Mr. Matthew Pruter
 Associate Planner
 City of Menlo Park
 701 Laurel St.
 Menlo Park, CA 94025

Re: Gateway Family Housing
 R4S Zoning Compliance Submittal
 Mithun Project No. 1526000

Dear Mr. Pruter,

We are pleased to submit for a Use Permit for a rear fence at Gateway Family Housing on behalf of MidPen Housing. The purpose of the fence is to enhance the privacy of the Carlton neighbors, and will be constructed along with the redevelopment of the entire site, for which we recently received a preliminary planning approval for R-4-S zoning compliance.

Project Description

mithun.com

The existing property contains a CMU wall at the rear of the property that is approximately 6' tall for the length of the site, and follows the gradually sloping grade. The site will be redeveloped to include 140 affordable housing units and associated common spaces in a 3 and 4 story elevator-served building. As part of the proposed redevelopment, we will be revising the grade of the site to minimize ramping into the building, which is elevated to meet FEMA criteria. This will create a condition wherein the sidewalks along the rear of the property are approximately 30" higher than they are currently.

In order to prevent a direct sight-line from the new sidewalks into the yards of the Carlton neighbors, we propose to build a wood fence directly in front of the existing CMU wall to effectively increase the height of the rear wall. Because the grades of the neighbors' yards would not change, the height of the proposed fence would range from 6'-10" to 9'-4", depending on the precise location, which exceeds the 7' allowable height for a rear fence.

The proposed fence is a direct response to privacy concerns of the Carlton neighbors. Our community outreach process for the building revealed substantial support for adding height at the rear wall, and neighbors appreciated the teams' consideration of their privacy.

The fence will require an encroachment permit from West Bay Sanitary, who holds an easement for the westernmost 20' of the site. In preliminary conversations with them, there was no objection to the proposed footings, as they will be substantially away from the sewer line and likely will not need to be removed in the event of a repair to the sewer line.

The design of the fence is a simple cedar slat design, using varying board widths to create variety and texture. We propose to hold the boards up from grade approximately 18" to avoid a rodent-habitat in the cavity between the CMU wall and the wood fence. In order to protect trees in the rear yards of Carlton neighbors, the contractors will hand dig for the fence post footings in the area within the drip line of trees called out for protection in the arborist's report.

Mithun | Pier 56
 1201 Alaskan Way, #200
 Seattle, WA 98101

T 206.623.3344
 F 206.623.7005

Mithun | Solomon
 660 Market Street, #300
 San Francisco, CA 94104

T 415.956.0688
 F 415.956.1688

The planning department has expressed a preference for including plantings along the rear fence to soften the edge between the parking area and the fence. Due to the West Bay Sanitary easement, we are not able to plant large shrubs or trees. And initial conversations with residents suggested that they do not want to see vines included as part of the proposal due to maintenance concerns. We therefore propose to include some low-water grasses. The grasses will be a seed mix of 4 different grasses to provide some variety in color and texture. They will be installed as a sod mat, with the plantings sitting approximately 6" apart to provide a cohesive blanket of green. The grasses will grow to be anywhere from 18-30" tall, concealing the gap at the bottom of the fence.

MITHŪN

Community Outreach

The project team has been working with residents and neighbors for the past 6 years to ensure a design that meets the City's goals, the owner's criteria, and the residents' needs while also addressing the neighbors' concerns. Initial outreach began as part of the City's Housing Element update in 2012, and has continued throughout the years, with MidPen participating in the Belle Haven Vision and Action Plan meetings and the City's Connect Menlo General Plan update process. Outreach where the fence was discussed includes:

- April/May, 2017: Met one-on-one with community members
- June 5, 2017: Participated in City sponsored community meeting
- June 13, 2017: Attended house meeting hosted by Carlton Ave homeowner
- June, 2017: Conducted door-to-door outreach on 1200 and 1300 blocks of Carlton
- July 10, 2017: Attended house meeting hosted by Carlton Ave homeowner
- July 13, 2017: Met one-on-one with community members
- July 9, 2018: Held meeting with Carlton neighbors at Sequoia Belle Haven

Additionally, we plan to distribute flyers to the Carlton residents that back up to the proposed fence on Friday, October 25 to update them on the progress of the rear fence design, and alert them to the Use Permit process including the Planning Commission dates.

We have met most extensively with the Carlton neighbors directly behind the project site, as they are the most directly affected by the new development. While they have expressed concern about building height and losing privacy in their yards, they seem to appreciate the importance of increasing the number of affordable housing units. The most active neighbor in our collaboration with the neighbors ultimately spoke in support of the project at the City Council session for funding commitment last summer.

The agreement that we have reached with the neighbors is to pull the building as close to Willow Rd. as possible by relocating several utilities within Frontage Rd., reduce height to 2 or 3 stories where the building gets closer to the Carlton neighbors, and to locate non-residential program spaces in these areas closest to Carlton, to whatever degree possible.

Please don't hesitate to contact us with any questions you have pertaining to the project. We look forward your feedback!

Sincerely,

Kristen Belt
Mithun

cc: Nesreen Kawar, *MidPen Housing*



October 8, 2019

Cynthia Luzod
MidPen Housing
303 Vintage Park Dr. Ste. 250
Foster City, CA 94404

Subject: Rear fence use permit
Gateway Family Housing

Dear Ms. Luzod:

As part of the Gateway Family Housing project at 1345 Willow Rd., MidPen Housing is installing a wood fence along the rear property line. The City of Menlo Park requested additional information and preservation guidelines for two off-site trees within 10' of the proposed fence. I evaluated the trees on September 20 and October 8, 2019. The following are my observations and recommendations.

Description of tree and site

Both trees were mature California black walnut trees. One was in the rear yard of 1368 Carlton Ave. (tree #1, Photo 1) and the second tree was in the rear yard of 1384 Carlton Ave. (tree #2, Photo 2). I estimated the trunks of both trees to be approximately 18-24" in diameter, making them both *Heritage* trees.

The trunk of the tree #1 was concealed by a wood fence. The canopy extended over the site approximately 15'. The tree was in good condition with fair structure. Foliage appeared healthy and the canopy was dense, indicating good vigor. The base of the tree was approximately 2' from the wood fence at the back yard. The wood fence was offset from the CMU wall approximately 3', putting the base of the tree roughly 5-6' behind the CMU wall.

Photo 1 (right):
Canopy of off-site
tree #1 extended
over the site
approximately 15'.

Photo 2 (far right):
Multiple branches
had been pruned
from tree #2, giving it
asymmetrical form.



The trunk of tree #2 was approximately 8' behind the CMU wall. The tree was in fair condition with asymmetrical crown that had been pruned on the south side (Photo 2). The upper canopy extended over the site approximately 5'.

Construction plans and Evaluation of Impacts

I reviewed the Rear Fence Use Permit Submittal (7/11/19) to evaluate impacts to the trees.

A new wood fence is proposed on the project side of the existing CMU wall, which will remain in place. The fence will be installed on wood posts resting on concrete footings. Drawings indicate the holes for footings will be 3.5' deep and 12" in diameter, and they will be placed 8' apart on center.

Impacts to the trees may occur during excavation for footings. The footing of the existing CMU wall has likely limited root expansion onto the site. I expect few roots to be damaged from footing excavation, and I expect impacts to the trees to be minor.

Excavation for footings within 15' of the trees should be done by hand for the first 12" of depth. Any roots encountered should be exposed and cleanly cut at the edge of excavation. Roots should not be "treated". Pruning to accommodate fence height does not appear to be necessary.

The **Tree Preservation Guidelines** provided in the January 11, 2019 report apply to the preservation of all on- and off-site trees within the project area. Successful preservation of any trees is predicated on adhering to those guidelines.

Please feel free to contact me if you have questions about my observations or recommendations.

Sincerely,



Deanne Ecklund
Registered Consulting Arborist #647



STAFF REPORT

Planning Commission

Meeting Date: 11/4/2019
Staff Report Number: 19-081-PC

Regular Business: Review of Draft 2020 Planning Commission Meeting Dates

Recommendation

Staff recommends that the Planning Commission provide feedback on the proposed 2020 Planning Commission calendar, included as Attachment A.

Policy Issues

Review of the draft Planning Commission calendar does not raise any particular policy issues.

Background

Each year, the Planning Commission reviews the Planning Commission calendar for the upcoming year.

Analysis

Attachment A identifies the proposed 2020 Planning Commission meeting dates. The proposed meeting dates were selected with consideration of the following factors:

- Typical schedule of two meetings per month;
- City holidays and other noted celebrations and religious holidays;
- Avoidance of back-to-back meetings; and
- Preferred Planning Commission packet release during a week when City Hall is open on Friday to allow more time for staff to respond to questions before the meeting.

At times, the Planning Commission may also need to schedule a study session or special meetings. These meetings can be scheduled on as needed basis, and therefore, have not been identified on the calendar.

In addition to the above listed factors, the draft 2020 Planning Commission calendar takes into account the Columbus Day holiday, which while not a City holiday, is observed by the local school districts and some government and private sector organizations. At the November 4 meeting, the Commissioners should be prepared to discuss their schedules to determine if any modifications are needed to the draft schedule. Staff recognizes that schedule conflicts may arise in the future, but if the Commission can determine if any meeting dates would result in a lack of a quorum, these dates should be avoided now. For example, if a Planning Commissioner is aware of a particularly problematic conflict with a local school break, that can be discussed at this meeting.

The Planning Commission may make a formal motion/second and vote to approve the draft calendar (with or without revisions), or Commissioners may provide individual input for staff to review and finalize

administratively. Once the Commission has approved the 2020 meeting dates, staff will provide the City Clerk with the information and update the City's webpage.

Impact on City Resources

Review of the draft Planning Commission calendar does not affect City resources.

Environmental Review

Review of the draft Planning Commission calendar is not a "project" under the California Environmental Quality Act (CEQA), and thus no environmental review is required.

Public Notice

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

Attachments

A. Draft 2020 Planning Commission Calendar

Report prepared by:
Corinna Sandmeier, Senior Planner

Report reviewed by:
Kyle Perata, Principal Planner

PLANNING COMMISSION

DRAFT MEETING DATES FOR 2020

January

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

March

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9*	10*	11
12	13	14	15*	16*	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29*	30*
31						

June

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

July

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

August

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19*
20*	21	22	23	24	25	26
27	28	29	30			

October

S	M	T	W	T	F	S
				1	2	3*
4*	5	6	7	8	9	10*
11*	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					







December

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

PC MEETINGS **CITY HALL CLOSED** **CITY HOLIDAYS**

SPECIAL MEETINGS WILL BE SCHEDULED AS NEEDED

Legend

-  PC Meetings
-  City Hall Closed
-  City Holidays
-  Jewish Holidays
-  Columbus Day
-  Approved CC meeting dates

<u>Date</u>	<u>Jewish Holidays</u>
Apr. 9-16	Passover (<i>no work permitted on 4/9; 4/10; 4/15 & 4/16</i>)
May 29-30	Shavuot
Sept. 19-20	Rosh Hashanah
Sept. 28	Yom Kippur
Oct. 3-9	Sukkot (<i>no work permitted on 10/3 & 10/4</i>)
Oct. 10	Shmini Atzeret (<i>no work permitted</i>)
Oct. 11	Simchat Torah (<i>no work permitted</i>)
Dec. 11-18	Chanukah/Hanukkah

Note:

**No work is permitted*

<u>Date</u>	<u>School Breaks</u>
Dec. 21 - Jan 1	Winter Break
Feb. 17-21	Mid-Winter Break
Apr. 6-10	Spring Break

<u>Date</u>	<u>City Hall Holidays</u>
Jan. 1	New Year's Day
Jan. 20	Martin Luther King Day
Feb. 17	President's Day
May 25	Memorial Day
July 4	Independence Day's observed
Sept. 7	Labor Day
Nov 11	Veterans Day
Nov 26-27	Thanksgiving
Dec. 24	Christmas Eve
Dec. 25	Christmas Day