



## REGULAR MEETING AGENDA

**Date:** 12/16/2019  
**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**

None

**F. Public Hearing**

**F1. Use Permit/Tali Ariely/328 Trenton Way:**

Request for a use permit to demolish an existing one-story single family residence and construct a new two-story single family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) district. ([Staff Report #19-088-PC](#))

F2 and G1 are associated items with a single staff report

**F2. Environmental Impact Report (EIR) Scoping Session/Andrew Morcos/141 Jefferson Drive and 180-186 Constitution Drive (Menlo Uptown):**

Request for environmental review, use permit, architectural control, lot line adjustment, major subdivision, heritage tree removal permits, and below market rate housing agreement to redevelop three parcels with 483 multi-family dwelling units, comprised of 441 rental units split between two seven-story apartment buildings with above-grade two-story parking garages integrated into the proposed buildings and 42 for-sale townhome-style condominium units, located in the R-MU-B

(Residential Mixed Use, Bonus) zoning district. The 42 proposed condominium units would contain approximately 82,600 square feet of gross floor area (GFA). The proposed 441 apartment units would contain approximately 383,500 square feet of GFA. The proposed floor area ratio (FAR) for the overall project would be approximately 222 percent. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The project site currently contains two single-story office and industrial buildings that would be demolished. ([Staff Report #19-089-PC](#))

## **G. Study Session**

### **G1. Study Session/Andrew Morcos/141 Jefferson Drive and 180-186 Constitution Drive (Menlo Uptown):**

Request for environmental review, use permit, architectural control, lot line adjustment, major subdivision, heritage tree removal permits, and below market rate housing agreement to redevelop three parcels with 483 multi-family dwelling units, comprised of 441 rental units split between two seven-story apartment buildings with above-grade two-story parking garages integrated into the proposed buildings and 42 for-sale townhome-style condominium units, located in the R-MU-B (Residential Mixed Use, Bonus) zoning district. The 42 proposed condominium units would contain approximately 82,600 square feet of gross floor area (GFA). The proposed 441 apartment units would contain approximately 383,500 square feet of GFA. The proposed floor area ratio (FAR) for the overall project would be approximately 222 percent. The proposal includes a request for an increase in height and FAR under the bonus level development allowance in exchange for community amenities. The project site currently contains two single-story office and industrial buildings that would be demolished. ([Staff Report #19-089-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: January 13, 2020
- Regular Meeting: January 27, 2020

## **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.



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

Agendas are posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the City website at [menlopark.org/agenda](http://menlopark.org/agenda) and can receive email notification of agenda and staff report postings by subscribing to the "Notify Me" service at [menlopark.org/notifyme](http://menlopark.org/notifyme). Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 12/11/2019)



## STAFF REPORT

### Planning Commission

**Meeting Date:** 12/16/2019

**Staff Report Number:** 19-088-PC

**Public Hearing:** Use Permit/Tali Ariely/328 Trenton Way

### Recommendation

Staff recommends the Planning Commission provide input and direction on the proposed project and continue the request for a use permit to demolish an existing one-story, single family residence and construct a new two-story, single family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) district, at 328 Trenton Way. 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.

### Background

#### *Site location*

The subject property is located at 328 Trenton Way, in the Willows neighborhood. Trenton Way is a short street that runs south from Lexington Drive and then bends eastward to intersect with Concord Drive. The subject property is located on the eastern side of Trenton Way, about midblock between Lexington Drive and Trenton Way's eastward bend towards Concord Drive.

While the majority of residences in the neighborhood are one-story in height, a few two-story residences exist as a result of new development and older residences with second-story additions. The residences along Trenton Way almost entirely reflect a ranch or traditional architectural style. The neighborhood features predominantly single-family residences that are also in the R-1-U zoning district.

### Analysis

#### *Project description*

The applicant is proposing to demolish the existing one-story, single-family residence with an attached two-car garage and construct a new two-story, single-family residence with an attached two-car garage. The subject property is substandard with respect to lot width and area. The proposed development would include four bedrooms and three bathrooms, as well as a basement.

Of particular note with regard to Zoning Ordinance requirements:

- The second floor would be limited in size, with its floor area representing approximately 39.7 percent of the maximum FAL, where 50 percent may be permitted on this property.
- The proposed basement would be entirely located within the building footprint and therefore is not included in the subject property's floor area limit (FAL) calculation.
- The proposed lightwell would conform to the required setbacks.
- The proposed residence would be 21 feet, five inches in height, where 28 feet is the maximum permitted.
- A proposed roof deck, located in the center and rear of the building, would conform to the required 20-foot side and 30-foot rear setbacks required for decks and balconies above the first floor.
- The roof deck would include a 42-inch-tall railing, designed to prevent access to other portions of the roof and in conformance with the Building Code.
- The master bedroom sliding door to access the deck would be limited by a steel bracket, installed at the top of the frame, to prevent the door from opening beyond the allowable extent of the deck.

The proposed project conforms to the development standards of the R-1-U zoning district. A data table summarizing parcel and project attributes is included as Attachment C. The project plans and the applicant's project description letter are included as Attachments D and E, respectively.

### ***Design and materials***

The applicant states that the proposed new residence would be designed as a California modern style home, focusing on an open floor layout and indoor-outdoor connectivity, as stated in the project description letter. The modern form, which is simple and rectangular, would be comprised of stucco walls and perforated aluminum screens, which the applicant indicates would allow for passive cooling throughout the residence. The residence would feature a flat roof, consistent with the design style. The applicant has indicated that in addition to allowing passive cooling, the perforated screening is intended to provide privacy between the residence and neighboring properties, and to limit the light entering the residence.

The second floor would be located directly above the front portion of the first floor, with no massing variation along the front façade. Apart from two unscreened sliding windows along the left side of the residence, both with sill heights of three feet, seven and five-eighths inches, all other windows on the second floor would have a sill height at the finished floor level. Along the front and sides of the residence, the second floor windows would be fully screened by the aforementioned perforated aluminum screening. Along the rear elevation, the second floor windows adjacent to the sliding glass door connecting to the deck, would extend to the finished floor, but would be frosted to a height of 42 inches above the finished floor.

For the Planning Commission's reference, staff provided the applicant with feedback on the design during the initial review process, including concerns regarding the front façade, and privacy issues related to the second floor windows and the rear deck. However, the applicant elected to pursue their proposed design, as is their option.

Staff believes that revising the design to address the lack of massing variation along the front façade, as

well as increasing second floor sill heights or using frosted glass for the lower portions of the second floor windows, would help alleviate many of the concerns expressed by neighboring property owners, as discussed in the correspondence section of this report. Staff recommends that the Planning Commission continues the project and provides direction for revisions, including direction on the following items:

- The proposed massing, especially along the front façade;
- The proposed second floor windows and deck; and
- The proposed exterior materials and the possible use of warmer materials, more typical of residential development.

As stated earlier, recommended conditions of approval are included as Attachment A, in case a majority of the Planning Commission votes to approve the project. Since the metal screening may not provide the desired level of privacy screening, staff has added recommended condition of approval 4(a), requiring the use of frosted glass for the portions of all windows above the first floor but below a point 42 inches above the finished second floor, to match the frosting proposed by the applicant for the windows along the rear elevation.

### ***Trees and landscaping***

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the heritage and non-heritage trees on site. The report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance and the protection of some trees, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist.

Based on the arborist report, there are three heritage trees located on adjacent properties behind the subject property, which include two coast redwood trees (trees #9 and #11) and one coast live oak (tree #10). Of these three heritage trees, only tree #9 is in close proximity to the subject parcel. There is one heritage-size liquidambar street tree (tree #1) located in the public right-of-way in front of the neighboring property at 332 Trenton Way. All four of these heritage trees are proposed to remain.

There are five non-heritage trees located within the subject property, which include two cherry trees (trees #5 and #8), one peach tree (tree #3), one Japanese maple tree (tree #4), and one apple tree (tree #12). There are also two non-heritage trees located on the property neighboring the subject property along the right side, including one orange tree (tree #6) and one Japanese black pine tree (tree #7). The applicant has proposed to remove trees #3 and #5 to allow for development of the proposed residence. There is also one non-heritage street tree adjacent to and in front of the subject property, a ginkgo biloba tree (tree #2), that the applicant has requested removal of to allow for the development of the new driveway. The City Arborist has reviewed and approved the removal of this tree. As such, the applicant is proposing to plant a Chinese tallow tree in the public right-of-way, further south along the front property line, and the City Arborist has approved the proposed replacement street tree.

To protect the heritage and non-heritage trees on site, the arborist report has identified such tree protection guidelines as tree protection fencing for the three heritage trees located to the rear of the subject property. For the heritage-size, liquidambar street tree, the arborist report has recommended tree protection guidelines, including the use of a pervious material for the proposed driveway. All

recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 3g.

### **Correspondence**

In their project description letter, the applicant states that they conducted outreach with several neighbors over the past few months. As of the writing of this report, staff has received a total of 13 letters of opposition from 11 neighbors (Attachment G). Generally, the letters of opposition express concern with shading, privacy impacts from the second floor deck, design style and material choices, potential construction-related impacts, neighborhood outreach efforts, soil quality and building foundation integrity, privacy impacts from the second floor windows, and potential heritage tree impacts.

As noted earlier in the report, staff is recommending that the Planning Commission provides feedback to the applicant on some of the concerns expressed by the neighbors, including massing, exterior materials, and privacy impacts, and continues the project to give the applicant time to revise the proposal. However, it should be noted the current proposal is designed below the maximum permitted height and adheres to the daylight plane requirements, which were designed to balance a property owner's right to develop their site with neighboring property owners' rights to adequate sunlight. Concerning construction impacts, soil quality, and building foundation integrity, the proposed project would be required to meet all Building Code requirements at the construction stage, and the subject site is not in a FEMA (Federal Emergency Management Agency) mapped flood zone. The heritage trees located to the rear of the property have been determined in the arborist report to be located at a distance that would only require tree protection fencing, and this arborist report has been reviewed by the City Arborist as part of the project review process.

### **Conclusion**

Staff believes that revising the design to address the lack of massing variation along the front façade, as well as increasing second floor sill heights or using frosted glass for the lower portions of all second floor windows, would help alleviate many of the concerns expressed by neighboring property owners. Staff recommends that the Planning Commission continue the project and include direction on possible revisions. No heritage tree impacts are anticipated, and the non-heritage, ginkgo biloba street tree would be replaced with a Chinese tallow tree.

### **Impact on City Resources**

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

### **Environmental Review**

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

### **Public Notice**

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

### **Appeal Period**

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

### **Attachments**

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

### **Disclaimer**

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

### **Exhibits to Be Provided at Meeting**

None

Report prepared by:

Matt Pruter, Associate Planner

Report reviewed by:

Corinna Sandmeier, Senior Planner



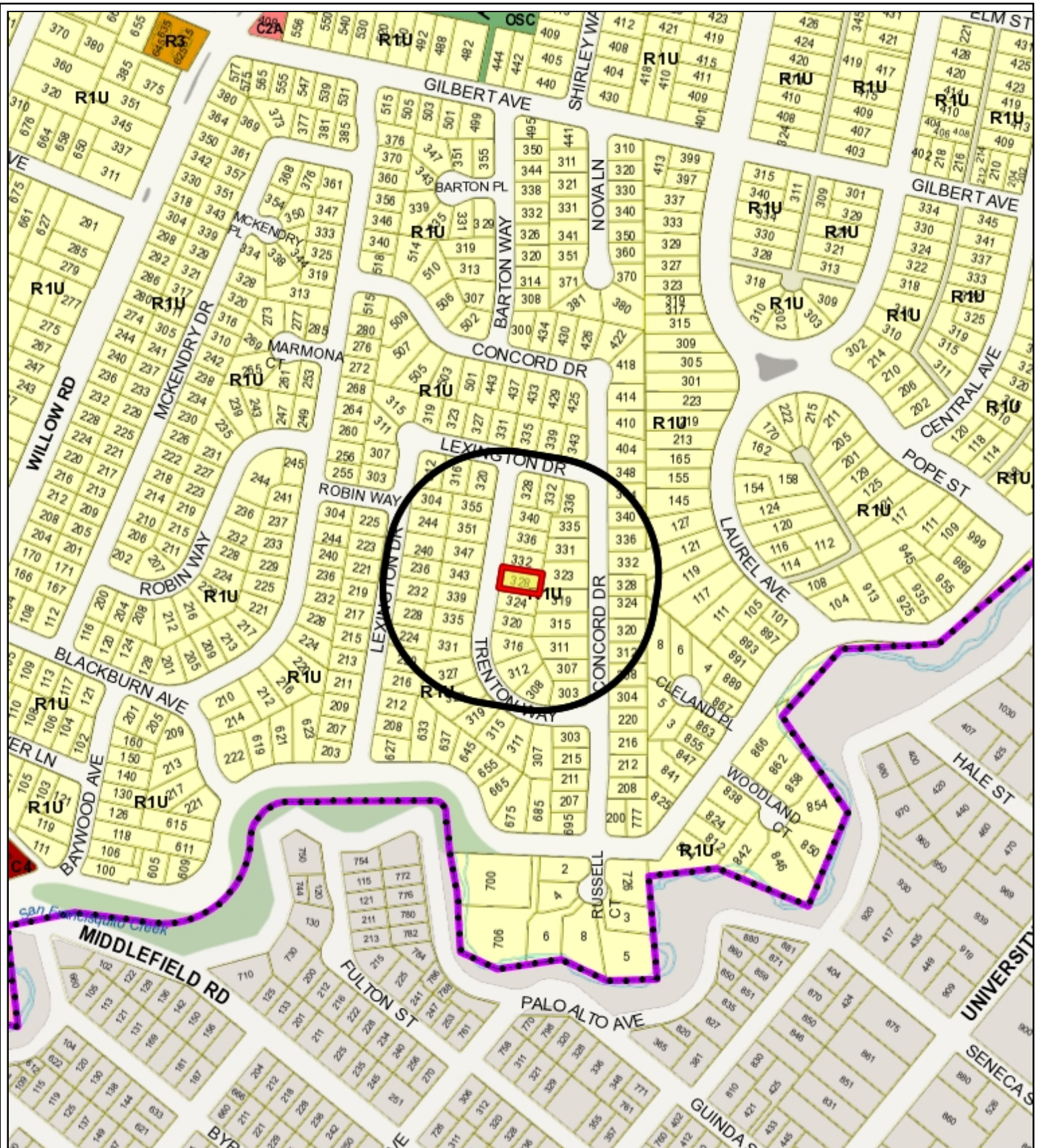
THIS PAGE INTENTIONALLY LEFT BLANK

## 328 Trenton Way – Attachment A: Recommended Actions

<b>LOCATION:</b> 328 Trenton Way	<b>PROJECT NUMBER:</b> PLN2019-00070	<b>APPLICANT:</b> Ryan Keerns	<b>OWNER:</b> Tali Ariely
<b>PROPOSAL:</b> Request for a use permit to demolish an existing one-story single family residence and construct a new two-story single family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) district.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> December 16, 2019	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, DeCardy, Doran, Kahle, Kennedy, Riggs, Tate)			
<b>ACTION:</b>			
<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Approve the use permit subject to the following <b>standard</b> conditions: <ol style="list-style-type: none"> <li>a. Development of the project shall be substantially in conformance with the plans prepared by Axelrod Design, consisting of 18 plan sheets, dated received November 21, 2019, and approved by the Planning Commission on December 16, 2019, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.</li> <li>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.</li> <li>c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>g. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Kielty Arborist Services, LLC, dated revised November 25, 2019.</li> </ol> </li> </ol>			

328 Trenton Way – Attachment A: Recommended Actions

<b>LOCATION:</b> 328 Trenton Way	<b>PROJECT NUMBER:</b> PLN2019-00070	<b>APPLICANT:</b> Ryan Keerns	<b>OWNER:</b> Tali Ariely
<b>PROPOSAL:</b> Request for a use permit to demolish an existing one-story single family residence and construct a new two-story single family residence on a substandard lot with regard to minimum lot width and area in the R-1-U (Single Family Urban Residential) district.			
<b>DECISION ENTITY:</b> Planning Commission	<b>DATE:</b> December 16, 2019	<b>ACTION:</b> TBD	
<b>VOTE:</b> TBD (Barnes, DeCardy, Doran, Kahle, Kennedy, Riggs, Tate)			
<b>ACTION:</b>			
<p>4. Approve the use permit subject to the following <i>project-specific</i> condition:</p> <ul style="list-style-type: none"> <li>a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing frosted glass for the portions of all windows above the first floor but below a point 42 inches above the finished second floor, subject to review and approval of the Planning Division.</li> </ul>			



City of Menlo Park  
 Location Map  
 328 Trenton Way



Scale: 1:4,000

Drawn By: MAP

Checked By: CDS

Date: 12/16/2019

Sheet: 1

328 Trenton Way – Attachment C: Data Table

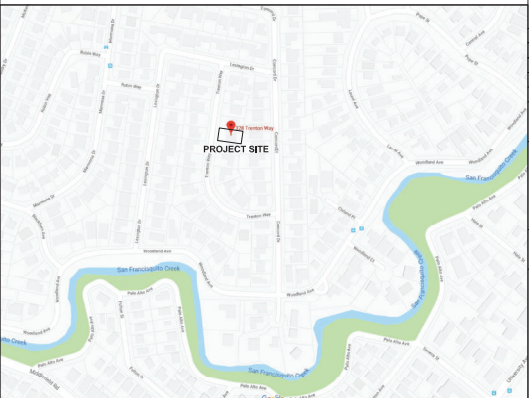
	<b>PROPOSED PROJECT</b>	<b>EXISTING PROJECT</b>	<b>ZONING ORDINANCE</b>
Lot area	5,775.0 sf	5,775.0 sf	7,000 sf min.
Lot width	55.0 ft.	55.0 ft.	65 ft. min.
Lot depth	105.0 ft.	105.0 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	25.2 ft.	20 ft. min.
Rear	30.9 ft.	20.5 ft.	20 ft. min.
Side (left)	7.5 ft.	5.0 ft.	5.5 ft. min.
Side (right)	7.5 ft.	5.0 ft.	5.5 ft. min.
Building coverage	1,887.7 sf 32.7 %	2,150.0 sf 37.2 %	2,021.5 sf max. 35.0 % max.
FAL (Floor Area Limit)	2,798.1 sf	1,924.0 sf	2,800.0 sf max.
Square footage by floor	954.5 sf/basement 1,201.6 sf/1st 1,111.9 sf/2nd 484.6 sf/garage 201.5 sf/porches	1,426.0 S f/1st 428.0 sf/garage	
Square footage of buildings	3,954.1 sf	1,924.0 sf	
Building height	21.4 ft.	16.9 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*	4	Non-Heritage trees**	8	New Trees*	1
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	3	Total Number of Trees	10

\* Of the four heritage trees, three are located within neighboring properties to the rear of the subject property and one is a street tree in front of the neighboring property, near the front left property corner.

\*\*Of the eight non-heritage trees, five are located within the subject property, two are located in the neighboring property to the right of the subject property, and one is a street tree in front of the property (to be removed).



GENERAL NOTES	APPLICABLE CODES	PROJECT DIRECTORY	AXELRODDESIGN																																						
<p>1. OWNERSHIP AND USE OF DOCUMENTS COPYRIGHT 2019 AXELROD ARCHITECTS</p> <p>2. ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY CONTRACTOR AT THE SITE. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN ADEQUATE INFORMATION BEFORE PROCEEDING WITH WORK. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY INFERRED FROM THE SITE EXAMINATION.</p> <p>3. COMPLEMENTARY DOCUMENTS: THE ARCHITECT'S DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE SHALL BE BINDING AS IF CALLED FOR BY ALL.</p> <p>4. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS IN PREFERENCE TO SCALED MEASUREMENTS; DETAILS TO GENERAL DRAWINGS, IF FIGURES OR INFORMATION ARE INSUFFICIENT, INACCURATE OR INCONSISTENT, NOTIFY THE ARCHITECT AND OBTAIN ADEQUATE INFORMATION BEFORE PROCEEDING WITH WORK.</p> <p>5. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATIONS OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT FORWARD BY THE CONTRACTOR.</p> <p>6. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, WHERE REQUIREMENTS ARE CONFLICTING, THE MORE STRINGENT RULE SHALL APPLY.</p> <p>7. CONTACT LIST: THE CONTRACTOR SHALL UPDATE AND MAINTAIN A PROJECT DIRECTORY INCLUDING ALL DESIGN TEAM MEMBERS &amp; APPROVED SUBCONTRACTORS, WITH FULL CONTACT INFORMATION FOR EACH.</p> <p>8. WORK INCLUDED: EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PROVIDE AND PAY ALL MATERIALS, LABORS, TOOLS, EQUIPMENT AND BUILDING PERMITS INCLUDING ENCROACHMENT AND HAULING PERMITS.</p> <p>9. PERMITS AND APPROVALS: OBTAIN ALL REQUIRED PERMITS AND PAY FEES FOR PERMITS, LICENSES, INSPECTIONS, FILINGS AND APPROVALS REQUIRED BY LOCAL LAWS, ORDINANCES AND REGULATIONS NECESSARY FOR COMPLETION OF THE PROJECT.</p> <p>10. INSPECTIONS: SCHEDULE REQUIRED INSPECTIONS IN A TIMELY MANNER SO AS NOT TO INTERRUPT PROGRESS OF THE WORK.</p> <p>11. WORK PERMIT: A VALID WORK PERMIT SHALL BE PROMINENTLY DISPLAYED AT THE JOB SITE FOR THE ENTIRE DURATION OF THE WORK.</p> <p>12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. THE CONTRACTOR SHALL INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, AND TO PERSONAL PROPERTY.</p> <p>13. OVERHEAD WORK: CONTRACTOR SHALL CONFORM TO ALL APPLICABLE SAFETY REQUIREMENTS AND GUIDELINES FOR THE ATTACHMENT, SUSPENSION, AND SUPPORTING OF OVERHEAD OBJECTS. COORDINATE ALL SUPPORTS AND BRACING SO AS NOT TO CONFLICT WITH ADJACENT WORK OR FINISHES.</p> <p>14. HAZARDOUS MATERIALS: IN THE EVENT THAT THE CONTRACTOR ENCOUNTERS ASBESTOS OR PRODUCTS CONTAINING (OR THOUGHT TO CONTAIN) ASBESTOS, HE SHALL REMOVE ALL PERSONS FROM THE PROPERTY IMMEDIATELY WITHOUT DISTURBING THESE PRODUCTS AND SHALL NOTIFY THE OWNER. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL PARTIES FROM POTENTIAL HAZARDS PRODUCED BY THE REMOVAL OF OR DAMAGE TO LEAD-BASED PAINTS AND COATINGS OR OTHER MATERIALS REPRESENTING SIMILAR HAZARDS, EXISTING ON OR ABOUT THE PROPERTY.</p> <p>15. SEQUENCE AND COORDINATION: THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS FOR ALL PORTIONS OF THE WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL ALSO COOPERATE IN SEQUENCING INSTALLATION OF ITEMS FURNISHED BY THE OWNER.</p> <p>16. LICENSED TRADESPEOPLE: PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND SIGN-OFFS.</p> <p>17. CURRENT DRAWINGS / REVISIONS: MAINTAIN A COMPLETE AND CURRENT SET OF THE CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES. UPON RECEIPT OF DATED &amp; ISSUED REVISIONS TO THE CONSTRUCTION DOCUMENTS BY THE ARCHITECT, THE CONTRACTOR SHALL IMMEDIATELY REVISION THE FIELD SET OF CONSTRUCTION DOCUMENTS AND NOTIFY ALL AFFECTED TRADES OF SUCH REVISIONS.</p> <p>18. SHOP DRAWINGS &amp; SAMPLES: SEE SPECIFICATIONS</p> <p>19. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS AND SAMPLES IS FOR CONFORMANCE WITH DESIGN INTENT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.</p> <p>20. QUALITY ASSURANCES • ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKERS THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED. • WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE, SUBJECT TO THE APPROVAL OF THE ARCHITECT.</p> <p>22. SECURING OF PREMISES: SECURE THE PREMISES AND MATERIALS WITHIN THE CONSTRUCTION AREA FOR THE DURATION OF CONSTRUCTION UNTIL THE OWNER'S FINAL ACCEPTANCE. TAKE ALL NECESSARY PRECAUTIONS AT THE END OF EACH WORK DAY TO INSURE THAT UNAUTHORIZED PERSONS CANNOT ENTER THE JOB SITE.</p> <p>23. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN ALL NECESSARY COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING SURFACES, FINISHES, CONSTRUCTION, FINISHES AND BUILDING ELEMENTS. SUCH PROTECTION SHALL BE MAINTAINED UNTIL THE OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL PROTECTION AND CLEAN ALL EXPOSED SURFACES.</p> <p>24. UNLESS OTHERWISE NOTED, ALL ELECTRICAL, OUTLETS, COMPUTER AND TELEPHONE OUTLETS/JACKS, SWITCHES, THERMOSTATS AND ALL OTHER WALL MOUNTED ACCESSORIES SHALL BE ALIGNED VERTICALLY OR HORIZONTALLY WHEN IN CLOSE PROXIMITY. COORDINATION OF THIS ALIGNMENT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</p> <p>25. PROVIDE BLOCKING AT PARTITIONS, CEILINGS, AND WALLS FOR ALL MOUNTED ACCESSORIES.</p> <p>26. PLACING OF ACCESS DOORS IN HARD SURFACE CEILINGS OR WALLS UNLESS SHOWN ON THE ARCHITECTURAL DRAWINGS, SHALL NOT BE ACCEPTED, UNLESS APPROVED IN WRITING BY THE ARCHITECT. LOCATE AND INSTALL ALL WORK AS REQUIRED TO PRECLUDE THE NEED FOR ACCESS THROUGH HARD SURFACE WALLS AND CEILINGS. COORDINATION OF THIS REQUIREMENT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.</p> <p>27. FINAL CLEANUP: ALL SPACES MUST BE LEFT VACUUM-CLEAN AND ORDERLY. READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERTOPS, CABINET SHELVES AND TOPS, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPPED CLEAN WITH A RAZOR AND WASHED AND WIPED.</p> <p>28. PROJECT CLOSEOUT: UPON COMPLETION OF THE JOB THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT G-704) TO THE ARCHITECT. UPON OWNER'S ACCEPTANCE, THE CONTRACTOR SHALL PERFORM A FINAL CLEANING.</p> <p>29. PUNCH LIST &amp; COMPLETION: THE PROJECT SHALL BE CONSIDERED COMPLETE WHEN THE LOCAL BUILDING INSPECTION OFFICE ISSUES A LETTER OF COMPLETION (CERTIFICATE OF OCCUPANCY) AND WHEN WORK ON THE ARCHITECT'S PUNCH LIST HAS BEEN COMPLETED TO THE SATISFACTION OF THE ARCHITECT.</p> <p>30. WARRANTY &amp; GUARANTEE: SEE SPECIFICATIONS</p> <p>31. 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.</p> <p>32. AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.</p>	<p>2016 CA BUILDING CODE 2016 CA MECHANICAL CODE 2016 CA PLUMBING CODE 2016 CA ELECTRICAL CODE 2016 CA ENERGY CODE 2016 CA FIRE CODE 2016 NFPA 72 (FIRE ALARMS) 2016 NFPA 13 (SPRINKLERS)</p> <p><b>SCOPE OF WORK</b></p> <p>PROPOSED WORK AT 328 TRENTON WAY: NEW TWO STORY RESIDENCE WITH BASEMENT, BUILDING TO INCLUDE AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION ON ALL FLOORS.</p> <p><b>DRAWING INDEX</b></p> <table border="0"> <tr><td>A0.00</td><td>TITLE SHEET</td></tr> <tr><td>A0.02</td><td>AREA PLAN</td></tr> <tr><td>A0.03</td><td>STREETSCAPE</td></tr> <tr><td>A0.04</td><td>EXISTING SITE PLAN</td></tr> <tr><td>A0.05</td><td>PROPOSED SITE PLAN</td></tr> <tr><td>A0.06</td><td>DEMO FIRST FLOOR PLAN</td></tr> <tr><td>A1.00</td><td>PROPOSED BASEMENT FLOOR PLAN</td></tr> <tr><td>A1.01</td><td>PROPOSED FIRST FLOOR PLAN</td></tr> <tr><td>A1.02</td><td>PROPOSED SECOND FLOOR PLAN</td></tr> <tr><td>A1.03</td><td>PROPOSED ROOF PLAN</td></tr> <tr><td>A2.01</td><td>DEMO ELEVATIONS</td></tr> <tr><td>A2.02</td><td>DEMO ELEVATIONS</td></tr> <tr><td>A2.03</td><td>PROPOSED ELEVATIONS</td></tr> <tr><td>A2.04</td><td>PROPOSED ELEVATIONS</td></tr> <tr><td>A3.01</td><td>PROPOSED SECTIONS</td></tr> <tr><td>A3.02</td><td>PROPOSED SECTIONS</td></tr> <tr><td>A8.01</td><td>PROPOSED RENDERINGS</td></tr> <tr><td>A8.02</td><td>AREA CALCULATIONS</td></tr> <tr><td>SU1</td><td>BOUNDARY &amp; TOPOGRAPHIC SURVEY</td></tr> </table>	A0.00	TITLE SHEET	A0.02	AREA PLAN	A0.03	STREETSCAPE	A0.04	EXISTING SITE PLAN	A0.05	PROPOSED SITE PLAN	A0.06	DEMO FIRST FLOOR PLAN	A1.00	PROPOSED BASEMENT FLOOR PLAN	A1.01	PROPOSED FIRST FLOOR PLAN	A1.02	PROPOSED SECOND FLOOR PLAN	A1.03	PROPOSED ROOF PLAN	A2.01	DEMO ELEVATIONS	A2.02	DEMO ELEVATIONS	A2.03	PROPOSED ELEVATIONS	A2.04	PROPOSED ELEVATIONS	A3.01	PROPOSED SECTIONS	A3.02	PROPOSED SECTIONS	A8.01	PROPOSED RENDERINGS	A8.02	AREA CALCULATIONS	SU1	BOUNDARY & TOPOGRAPHIC SURVEY	<p><b>ADDRESS:</b> 328 Trenton Way Menlo Park, CA 94025</p> <p><b>OWNER:</b> Tall Ariely and Michael Kertesz 328 Trenton Way Menlo Park, CA</p> <p><b>LOT SIZE:</b> 5,775 SF</p> <p><b>CONSTRUCTION TYPE:</b> TBD</p> <p><b>ZONING:</b> R-1-U</p> <p><b>USES:</b> Dwelling Unit</p> <p><b>DWELLING UNITS:</b> 1</p> <p><b>OCCUPANCY GROUP:</b> R-3</p> <p><b>REQUIRED SETBACKS:</b> Front: 20'; Slide: 5'-6"; Rear: 20'</p> <p><b>ALLOWABLE HEIGHT &amp; STORIES:</b> 28' and 2 stories</p> <p><b>PARKING REQUIREMENT:</b> 2 spaces (1 covered &amp; 1 uncovered)</p>	<p><b>AXELRODDESIGN</b></p> <p>461 2nd St, #558 T. 415.216.7922 www.axelrodarchitects.com</p> <p>owner Tall Ariely and Michael Kertesz 328 Trenton Way Menlo Park, CA 94025</p> <p>general contractor -- -- --</p> <p>structural engineer -- -- --</p>
A0.00	TITLE SHEET																																								
A0.02	AREA PLAN																																								
A0.03	STREETSCAPE																																								
A0.04	EXISTING SITE PLAN																																								
A0.05	PROPOSED SITE PLAN																																								
A0.06	DEMO FIRST FLOOR PLAN																																								
A1.00	PROPOSED BASEMENT FLOOR PLAN																																								
A1.01	PROPOSED FIRST FLOOR PLAN																																								
A1.02	PROPOSED SECOND FLOOR PLAN																																								
A1.03	PROPOSED ROOF PLAN																																								
A2.01	DEMO ELEVATIONS																																								
A2.02	DEMO ELEVATIONS																																								
A2.03	PROPOSED ELEVATIONS																																								
A2.04	PROPOSED ELEVATIONS																																								
A3.01	PROPOSED SECTIONS																																								
A3.02	PROPOSED SECTIONS																																								
A8.01	PROPOSED RENDERINGS																																								
A8.02	AREA CALCULATIONS																																								
SU1	BOUNDARY & TOPOGRAPHIC SURVEY																																								
		<p><b>MUNICIPAL COORDINATION</b></p> <ul style="list-style-type: none"> <li>AN INITIAL CONVERSATION HAS BEEN HAD WITH MENLO PARK MUNICIPAL WATER AND IT SEEMS LIKELY THAT THE FIRE SPRINKLER SYSTEM REQUIREMENTS WILL NECESSITATE AN UP-SIZING OF THE EXISTING SERVICE, WHILE THE DESIGN OF THAT SYSTEM WILL BE A DEFERRED SUBMITTAL AND THE MENLO PARK FIRE DEPARTMENT PLAN APPROVALS WILL BE PURSUED PRIOR TO BUILDING PERMIT APPLICATION, WE ARE AWARE OF AND ACKNOWLEDGE THAT A SEPARATE ONLINE APPLICATION FOR THIS UPGRADED WATER CONNECTION WILL BE REQUIRED. WE ALSO ACKNOWLEDGE THAT THE FEES ASSOCIATED WITH THE APPLICATION WILL BE DETERMINED BASED ON THE DESIGN OF THE SYSTEM AND THE NEW CONNECTIONS AND METERS WILL ALSO HAVE A COST IMPACT TO THE CONSTRUCTION OF THE PROJECT.</li> <li>A PRELIMINARY REVIEW OF THE PLANS BY THE WEST BAY SANITARY SEWER DISTRICT HAS DETERMINED A CLASS 4B SEWER PERMIT WILL BE REQUIRED TO CAP EXISTING LINE PRIOR TO DEMOLITION OF THE EXISTING RESIDENCE. A CLASS 1 SEWER PERMIT WILL BE REQUIRED FOR RECONNECTION ALONG WITH A CCTV OF THE EXISTING LATERAL. ALL WORK TO CONFORM TO THE REQUIREMENTS AND DETAILS PUBLISHED BY THE DISTRICT.</li> </ul>																																							
		<p><b>VICINITY MAP</b></p> 	<table border="1"> <thead> <tr> <th>number</th> <th>description</th> <th>date</th> </tr> </thead> <tbody> <tr> <td>▲</td> <td>PLANNING COMMENT RESPONSE</td> <td>04 OCT 2019</td> </tr> <tr> <td>▲</td> <td>PLANNING COMMENT RESPONSE</td> <td>21 NOV 2019</td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> <tr> <td>▲</td> <td></td> <td></td> </tr> </tbody> </table> <p>release USE PERMIT SET</p> <p><b>Kertesz-Ariely Residence</b> 328 Trenton Way Menlo Park, CA 94025</p> <p>drawing TITLE SHEET</p> <table border="1"> <tr> <td>seal &amp; #signature</td> <td>date: 26 JULY, 2019</td> </tr> <tr> <td></td> <td>project no:</td> </tr> <tr> <td></td> <td>ap#: 062-333-060</td> </tr> </table> <p><b>A0.00</b></p>	number	description	date	▲	PLANNING COMMENT RESPONSE	04 OCT 2019	▲	PLANNING COMMENT RESPONSE	21 NOV 2019	▲			▲			seal & #signature	date: 26 JULY, 2019		project no:		ap#: 062-333-060																	
number	description	date																																							
▲	PLANNING COMMENT RESPONSE	04 OCT 2019																																							
▲	PLANNING COMMENT RESPONSE	21 NOV 2019																																							
▲																																									
▲																																									
seal & #signature	date: 26 JULY, 2019																																								
	project no:																																								
	ap#: 062-333-060																																								



# AXELRODDESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --

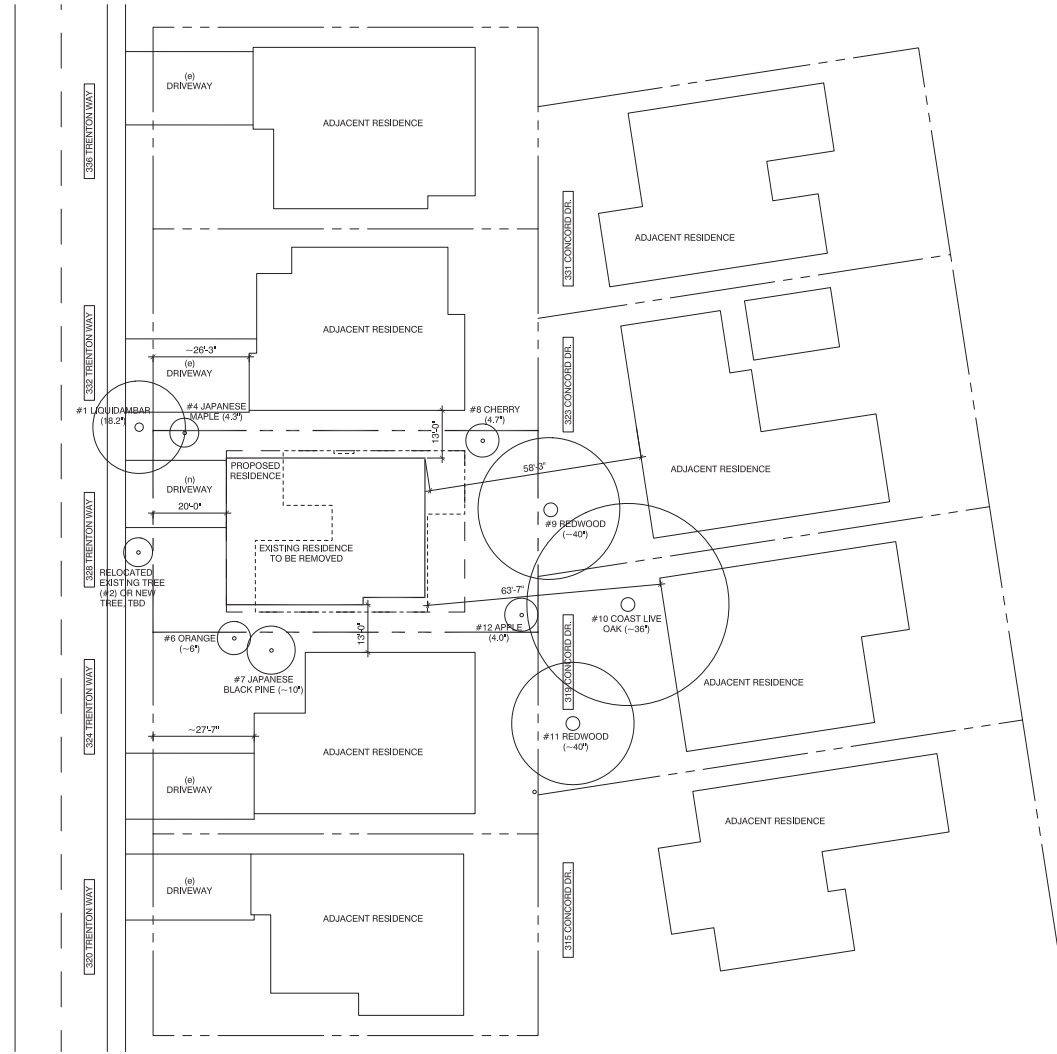
--

structural engineer  
 --

--

--

drawing notes  
 1. NEW TREES TBD, PENDING DESIGN  
 COORDINATION WITH LANDSCAPE ARCHITECT.



number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		

release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 AREA PLAN

seal & signature	date:	26 JULY, 2019
	project no.:	
	apn:	062-333-060

**A0.02**

1 AREA PLAN



1/16" = 1'

# AXELRODD DESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --  
 --

structural engineer  
 --  
 --  
 --

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		

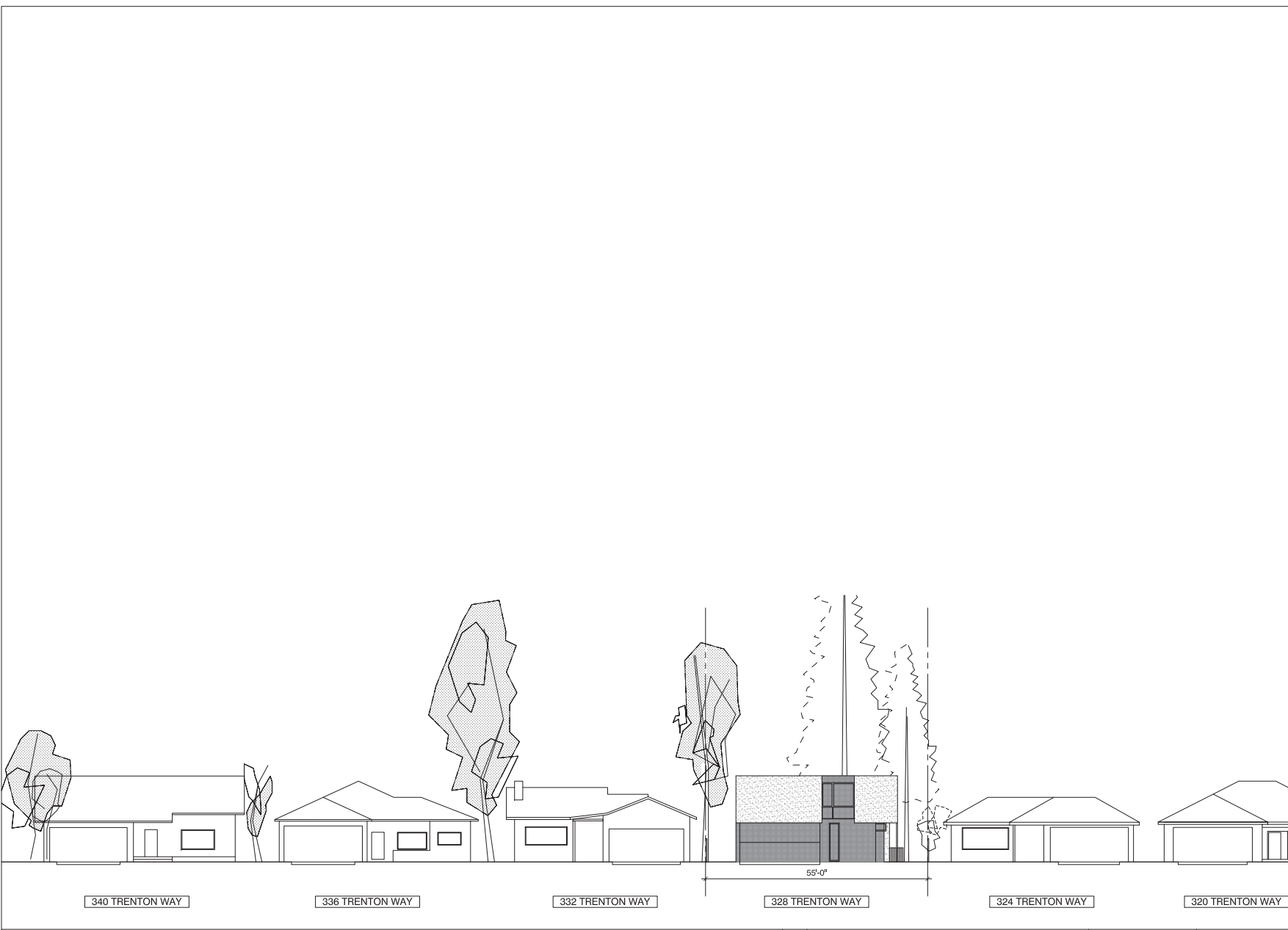
release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 STREETSCAPE

date:	26 JULY, 2019
project no.:	
apn:	062-333-060

**A0.03**



1 STREET ELEVATION - SOUTH 3/32" = 1'-0"

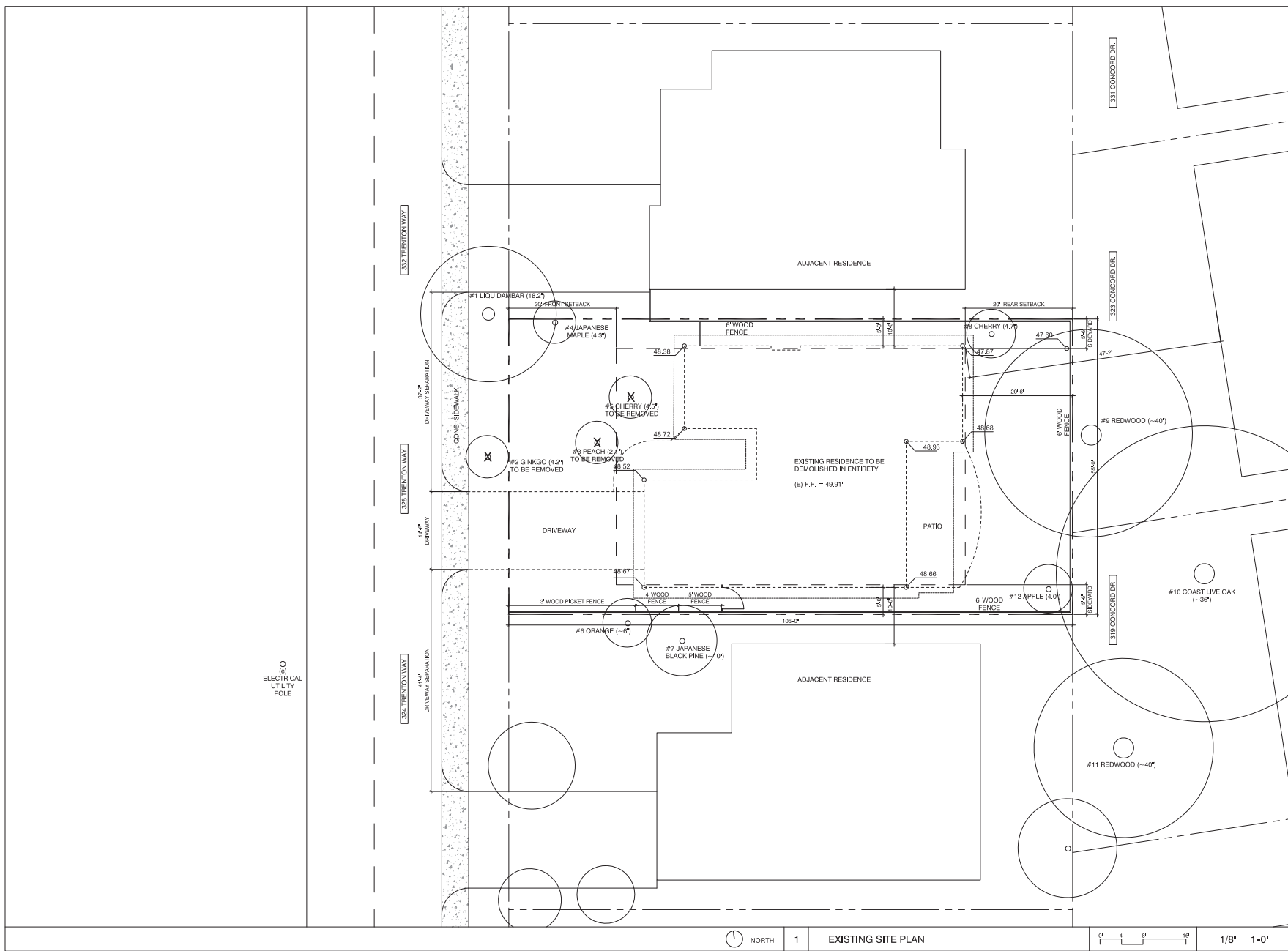
# AXELRODDESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tall Arley and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --

structural engineer  
 --  
 --



○ (E)  
 ELECTRICAL  
 UTILITY  
 POLE

number	description	date
△	PLANNING COMMENT RESPONSE	04 OCT 2019
△	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 EXISTING SITE PLAN

seal & signature  
 date: 26 JULY, 2019  
 project no:  
 aprt: 062-333-060

**A0.04**

1 NORTH 1 EXISTING SITE PLAN

1" = 1'-0"

**SITE ANALYSIS**

**ZONING:** R-1-U

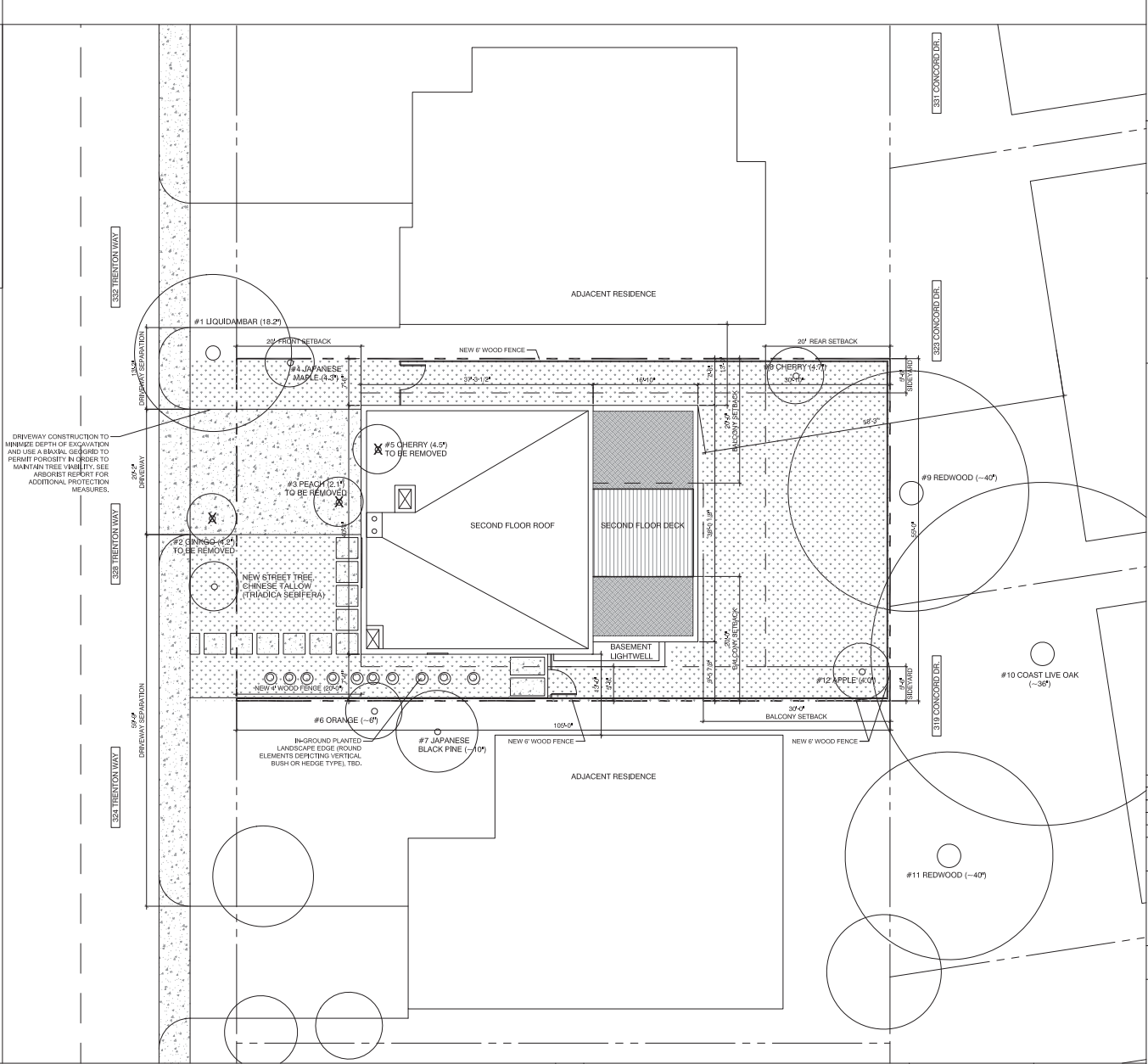
**LOT SIZE:** 5,775 SF

**ALLOWABLE FLOOR AREA:** 2,800 SF  
NO ATTIC SPACE OVER 5'-0"

**PROPOSED FIRST FLOOR AREA:** 1,686.22 SF  
**PROPOSED SECOND FLOOR AREA:** 1,112.53 SF  
**TOTAL PROPOSED FLOOR AREA:** 2,798.75 SF

**LAND COVERED BY STRUCTURES:** 1,887.72 SF  
**LANDSCAPING:** 3,017.1 SF  
**PAVED SURFACES:** 1,045.8 SF  
**PARKING SPACES:** 2 covered spaces

**ALL GRADES TO REMAIN NATURAL**



**AXELRODDESIGN**

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor  
--  
--  
--

structural engineer  
--  
--  
--

drawing notes  
1. NO A/C UNITS ARE TO BE INCLUDED FOR THE RESIDENCE. 100% PASSIVE COOLING IS PROPOSED.

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
**USE PERMIT SET**

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
**PROPOSED SITE PLAN**

seal & signature  
date: 26 JULY, 2019  
project no.:  
apn: 062-333-060

**A0.05**

# AXELRODDESIGN

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor  
--  
--  
--

structural engineer  
--  
--  
--

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

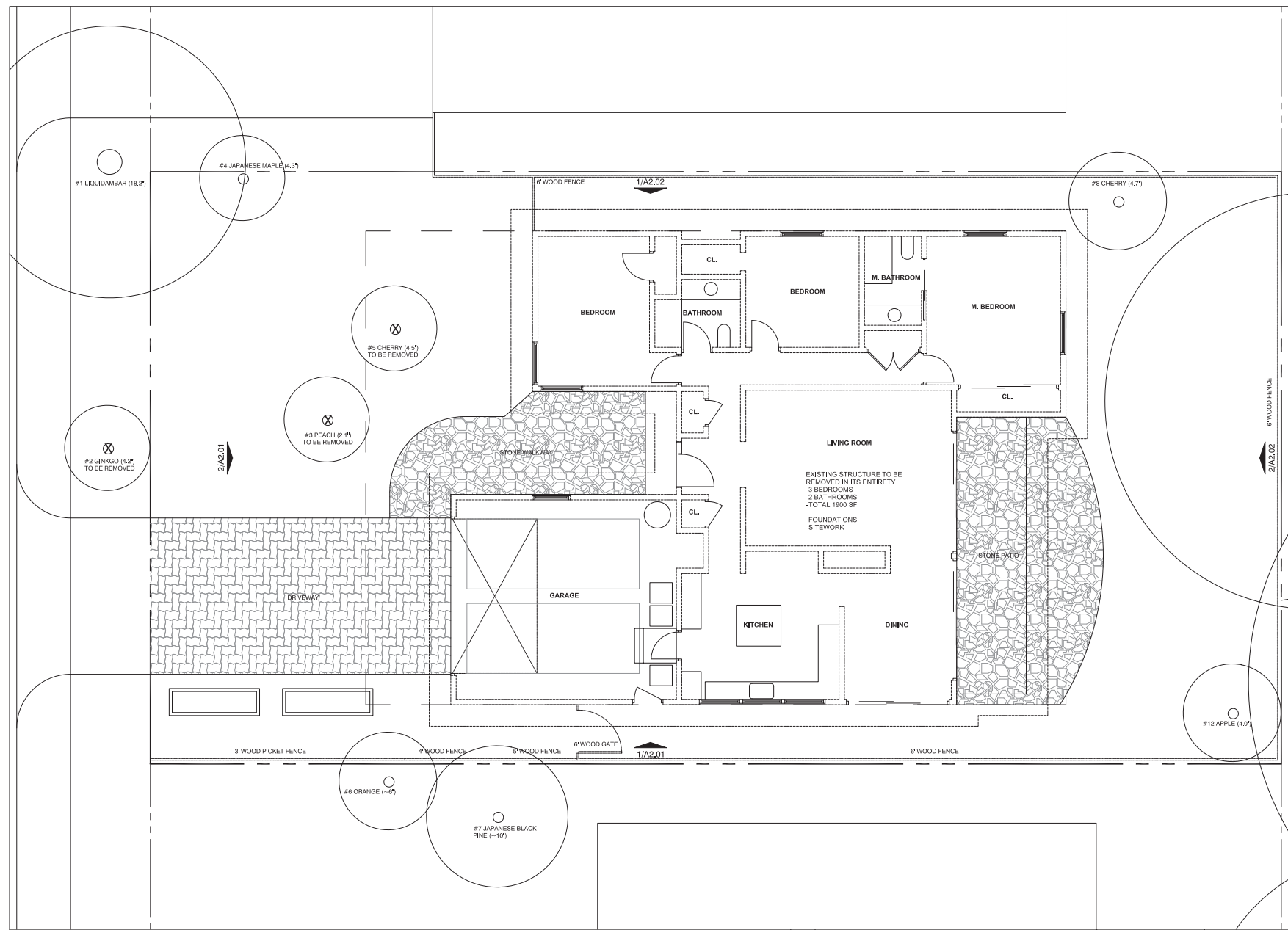
release  
USE PERMIT SET

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
DEMO FIRST FLOOR PLAN

seal & signature	date:	26 JULY, 2019
	project no.:	
	aprt:	062-333-060

## A0.06



1 DEMO FIRST FLOOR PLAN



1/4" = 1'-0"

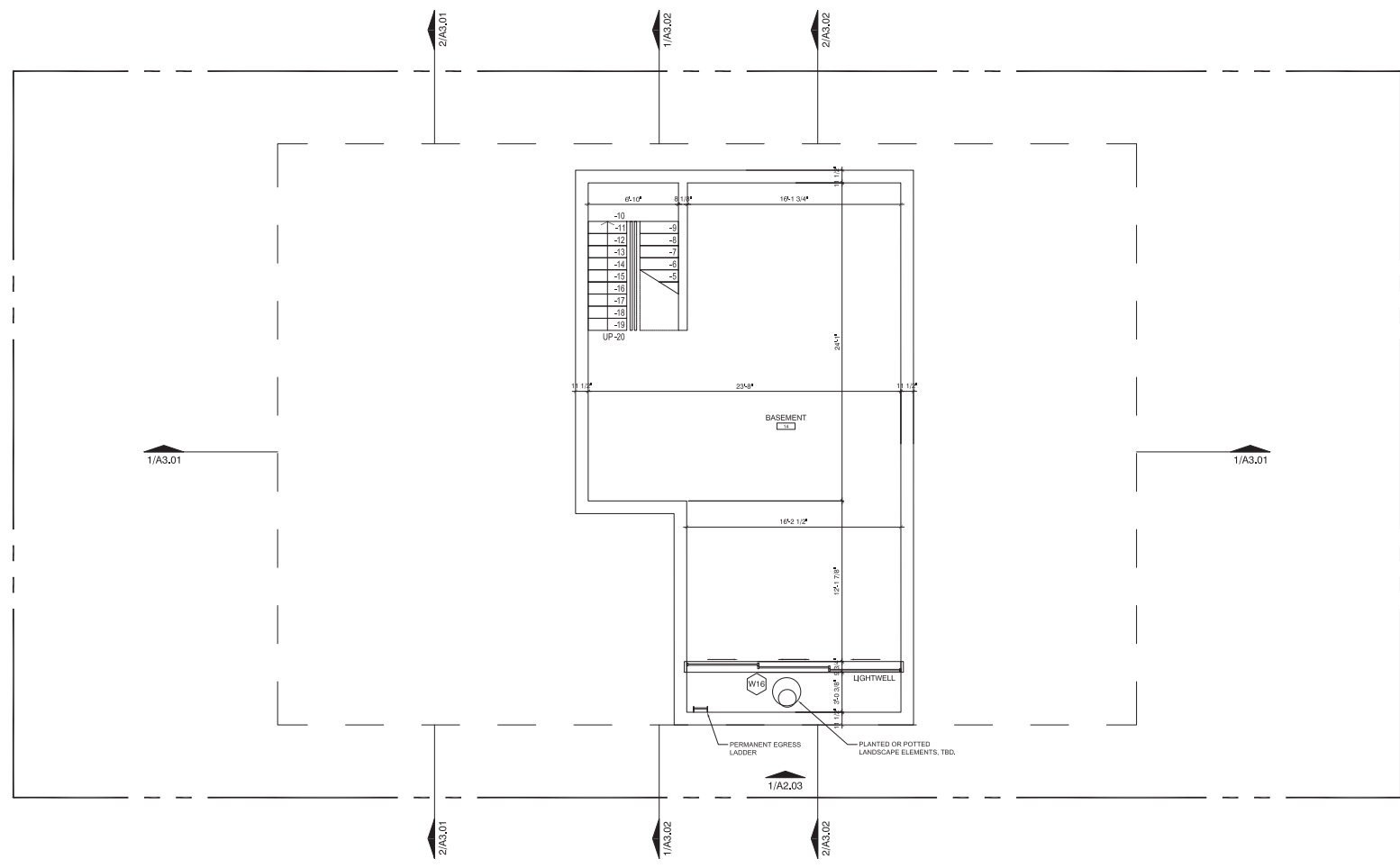
# AXELRODDESIGN

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor  
--  
--  
--

structural engineer  
--  
--  
--



number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		
▲		

release  
USE PERMIT SET

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
**PROPOSED BASEMENT FLOOR PLAN**

seal & signature	date:	26 JULY, 2019
	project no.:	
	apt.:	062-333-060

## A1.00



NORTH

1

PROPOSED BASEMENT FLOOR PLAN



1/4" = 1'-0"



# AXELRODDESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor

structural engineer

drawing notes  
 1. DRYER TO BE ELECTRIC.  
 2. NEW TREES TBD, PENDING DESIGN  
 COORDINATION WITH LANDSCAPE ARCHITECT.

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
 USE PERMIT SET

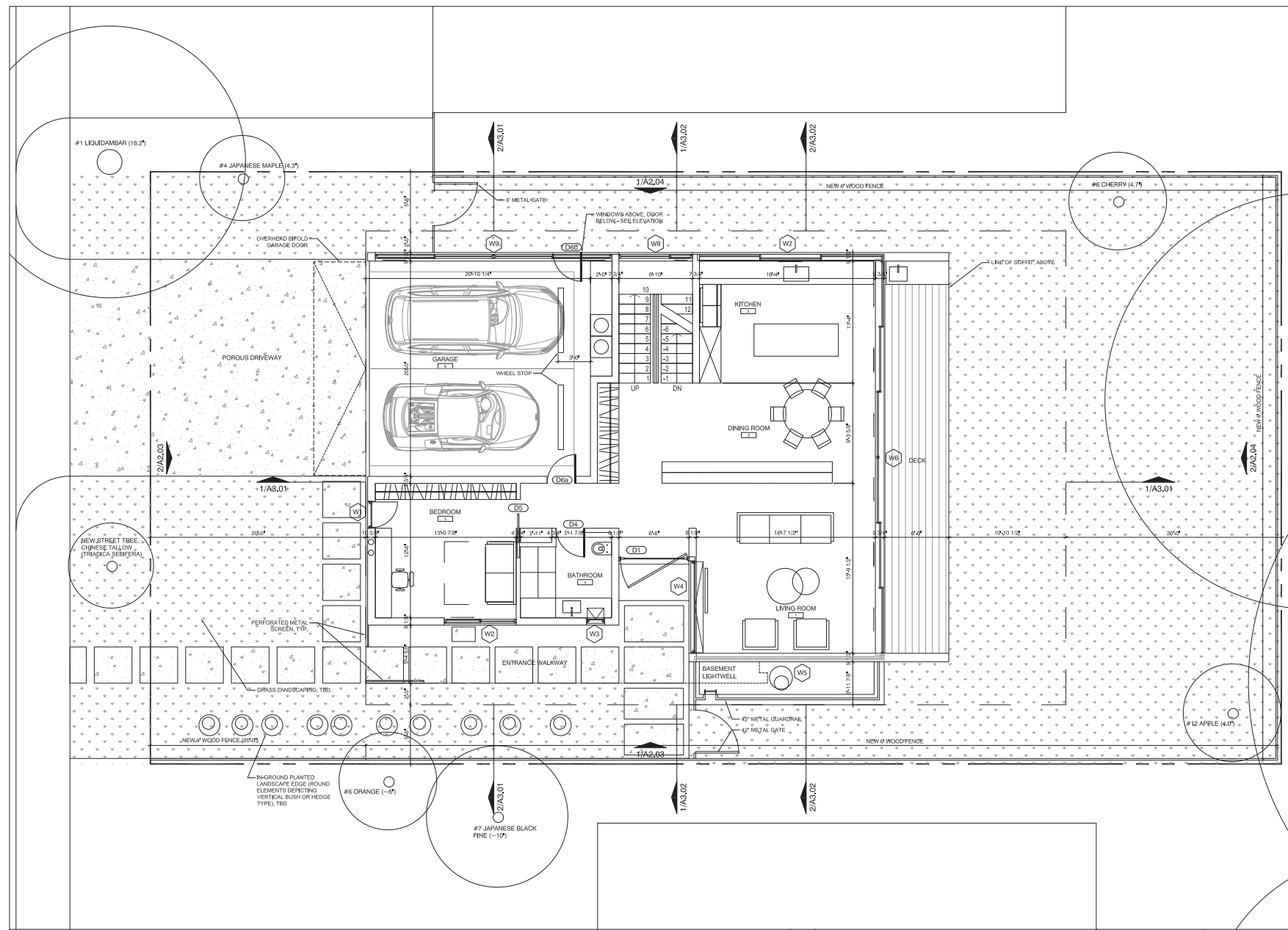
## Kertesz-Ariely Residence

328 Trenton Way  
 Menlo Park, CA 94025

### PROPOSED FIRST FLOOR PLAN

date:	26 JULY, 2019
project no.:	
aprt:	062-333-060

# A1.01



1 NORTH 1 PROPOSED FIRST FLOOR PLAN



1/4" = 1'-0"

# AXELRODDESIGN

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor

--

structural engineer

--

--

--

--

--

--

--

--

--

--

--

--

--

--

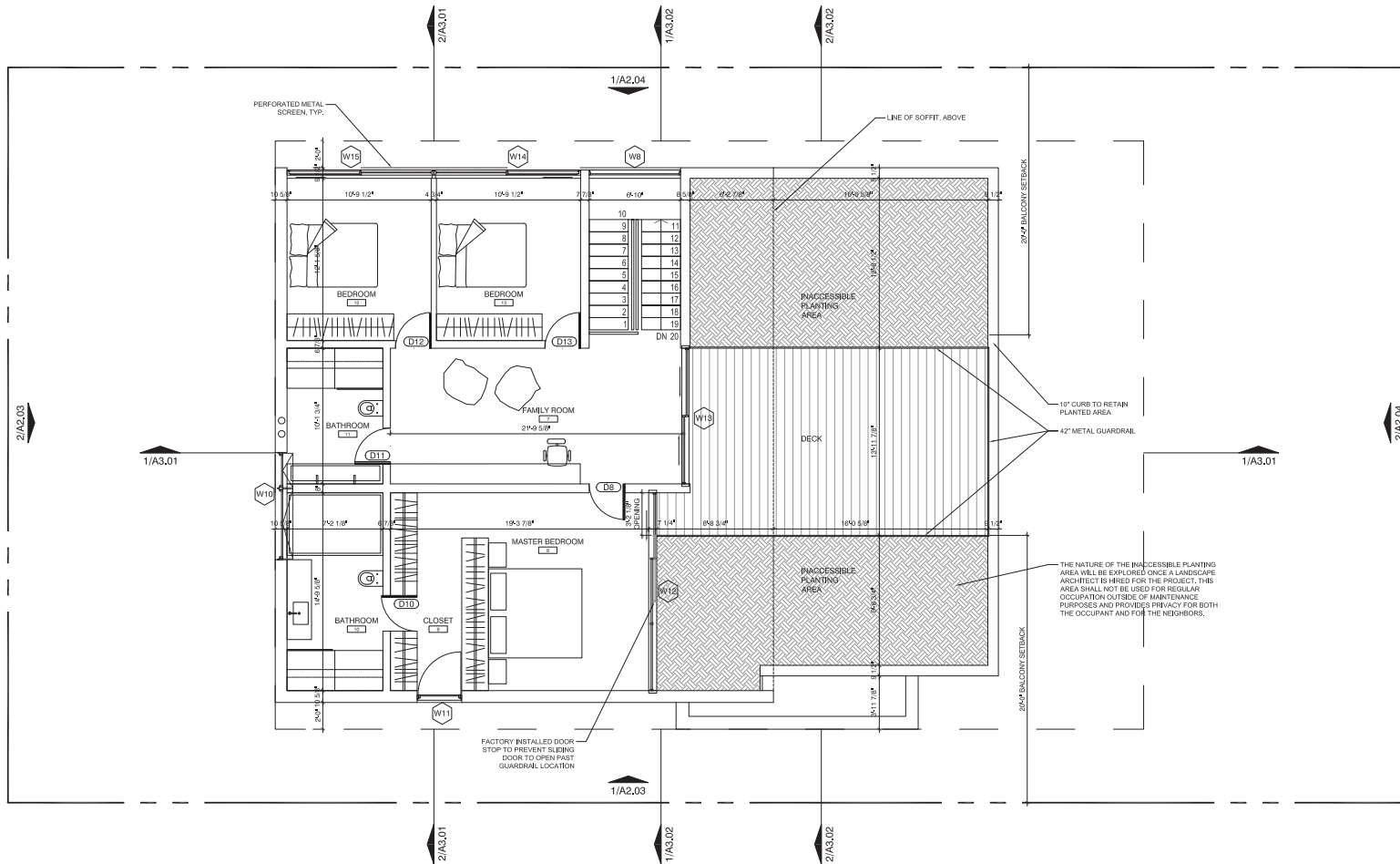
--

--

--

--

--



number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		
▲		

release  
USE PERMIT SET

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
**PROPOSED SECOND FLOOR PLAN**

seal & signature	date:	26 JULY, 2019
	project no.:	
	aprt:	062-333-060

**A1.02**

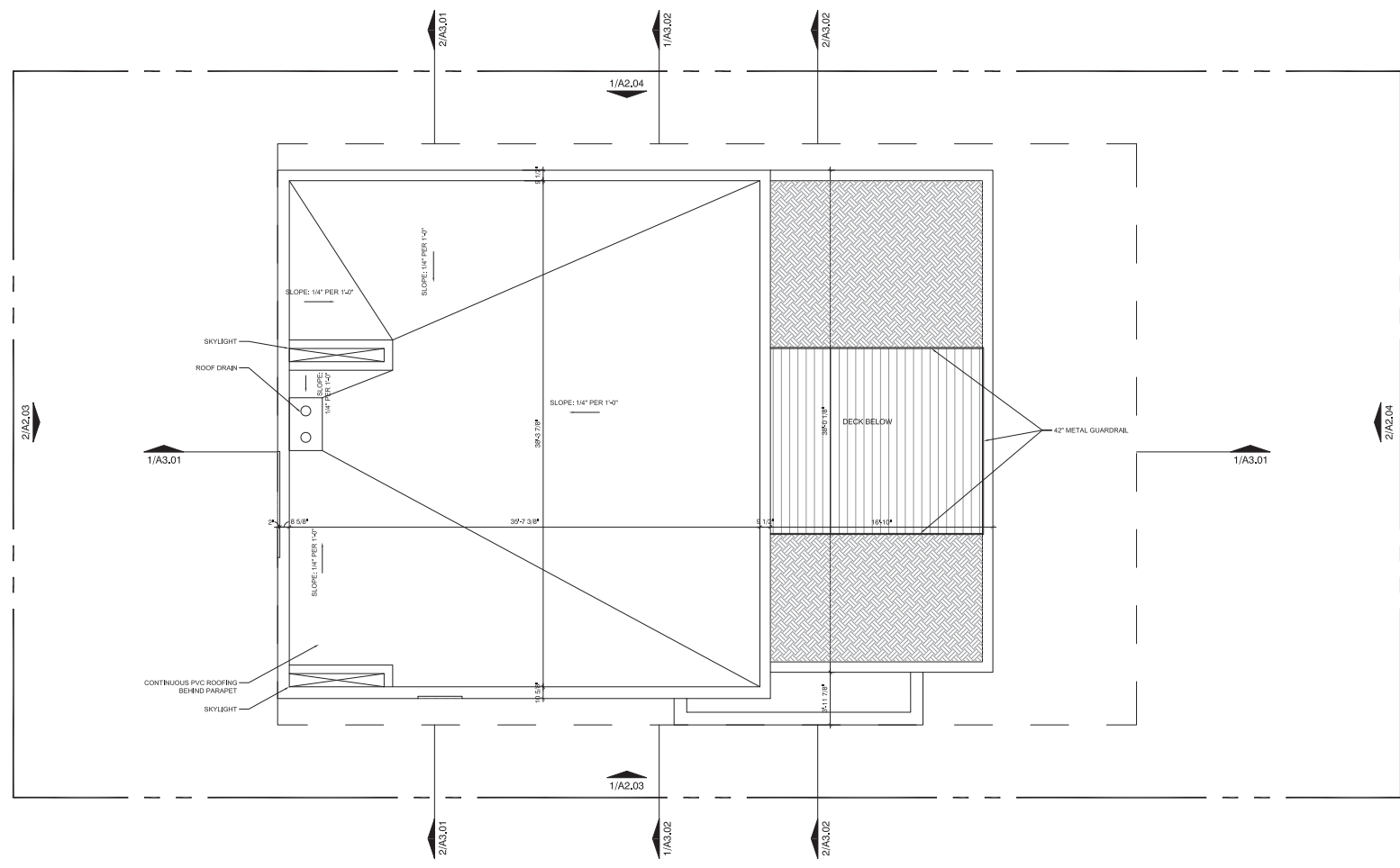
# AXELRODDESIGN

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor  
--  
--  
--

structural engineer  
--  
--  
--



number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
USE PERMIT SET

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
**PROPOSED ROOF PLAN**

seal & signature	date:	26 JULY, 2019
	project no.:	062-333-060
	apt.:	062-333-060

## A1.03



NORTH

1

PROPOSED ROOF PLAN



1/4" = 1'-0"

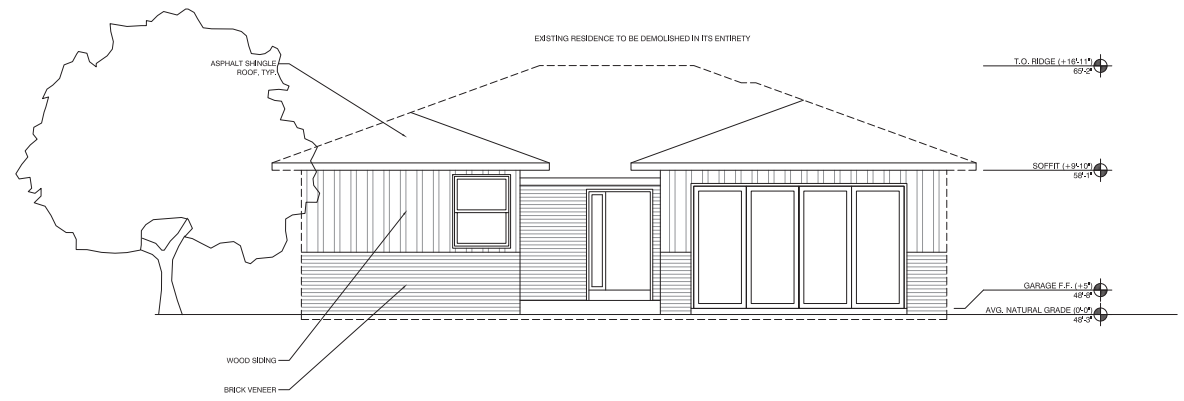
# AXELRODD DESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

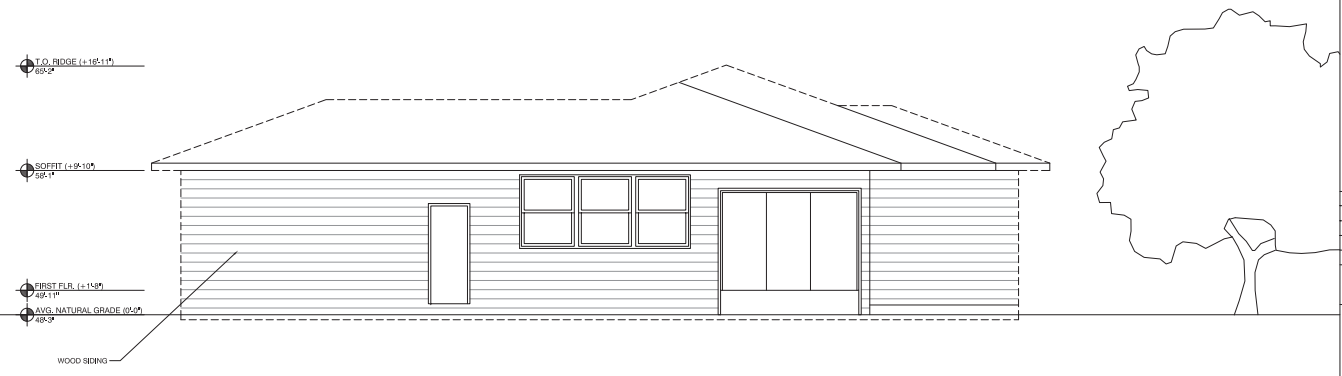
owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --  
 --

structural engineer  
 --  
 --  
 --



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



1 EXISTING SOUTH (RIGHT) ELEVATION 1/4" = 1'-0"

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 DEMO ELEVATIONS

date: 26 JULY, 2019  
 project no.:  
 aprt: 062-333-060

**A2.01**

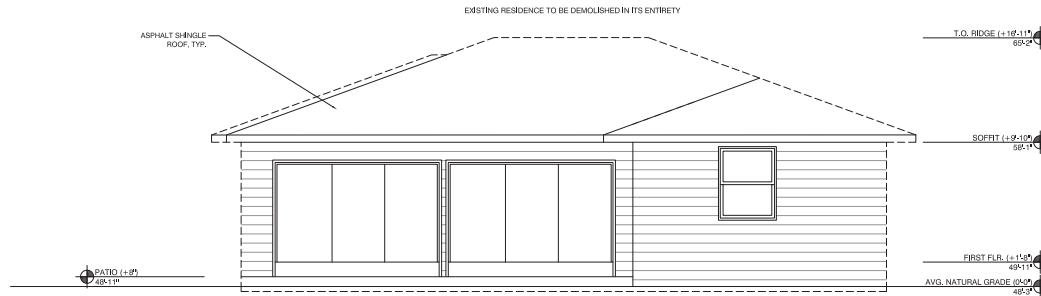
# AXELRODDESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --  
 --

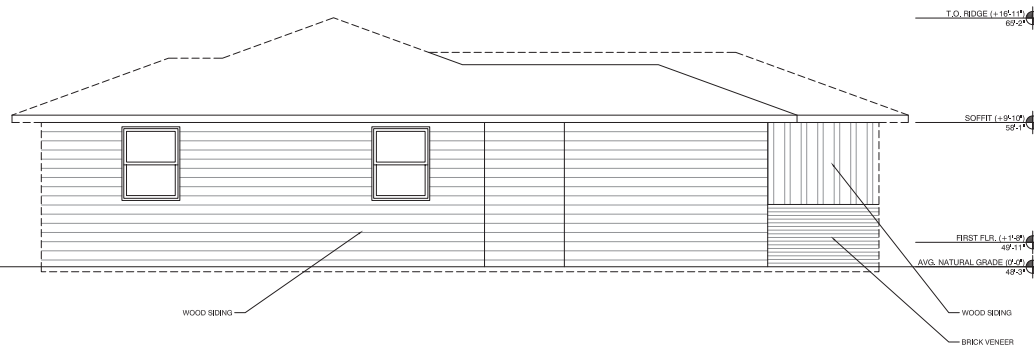
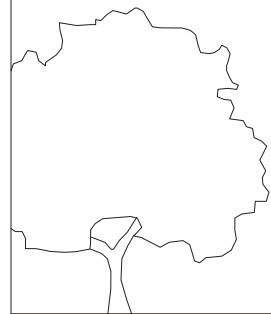
structural engineer  
 --  
 --  
 --



2 EXISTING EAST (REAR) ELEVATION



1/4" = 1'-0"



1 EXISTING NORTH (LEFT) ELEVATION



1/4" = 1'-0"

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		

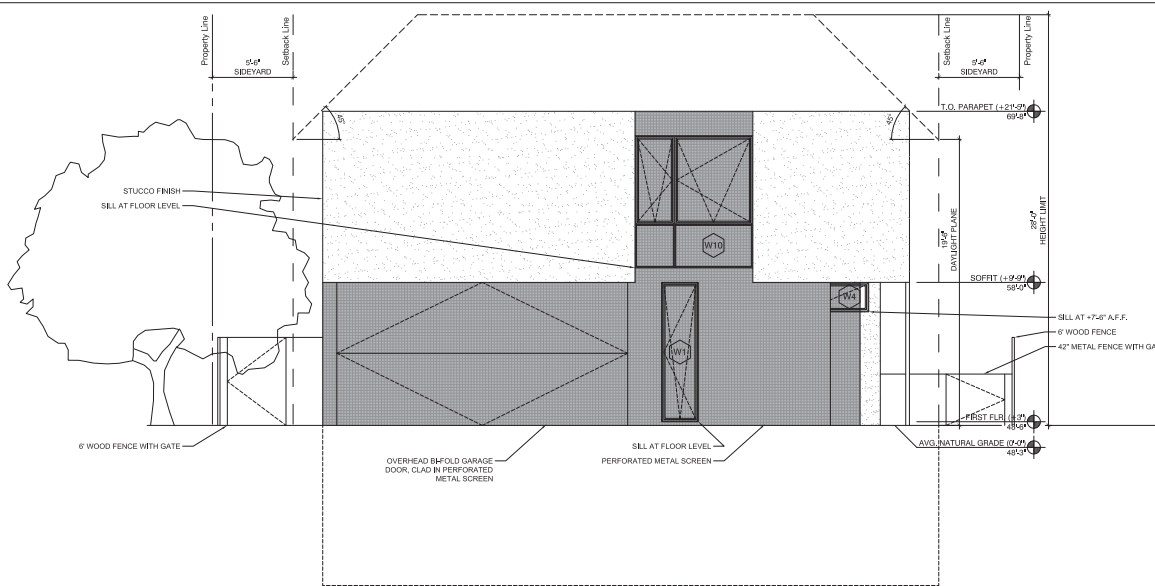
release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 DEMO ELEVATIONS

seal & signature	date:	26 JULY, 2019
	project no:	062-333-060

**A2.02**



PERFORATED METAL EXAMPLE

# AXELRODDESIGN

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Arlely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor

--

structural engineer

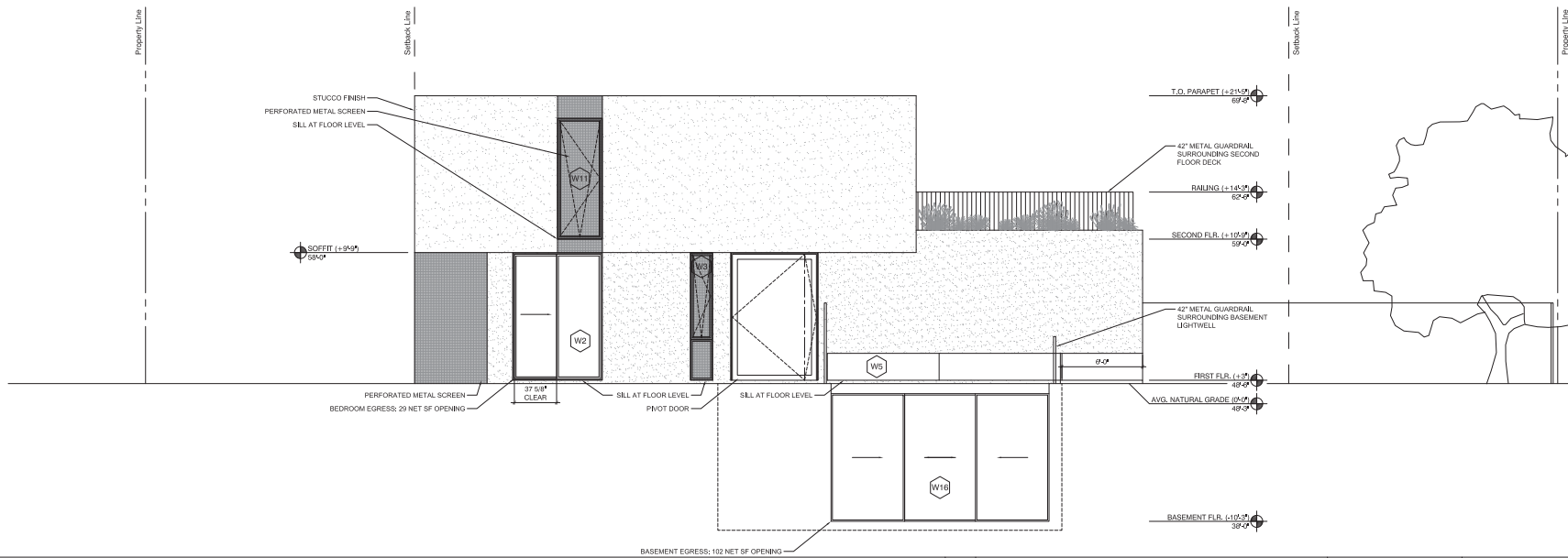
--

	WHITE STUCCO, DIFFERENT DENSITIES INDICATING SPATIAL DEPTH IN DRAWING
	WHITE PERFORATED METAL, SEE EXAMPLE ABOVE AND RENDERINGS ON A8.01

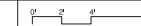
2 WEST (FRONT) ELEVATION



1/4" = 1'-0"



1 SOUTH (RIGHT) ELEVATION



1/4" = 1'-0"

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

release

USE PERMIT SET

## Kertesz-Arlely Residence

328 Trenton Way  
Menlo Park, CA 94025

drawing  
PROPOSED ELEVATIONS

seal & signature	date:	26 JULY, 2019
	project no.:	
	aprt:	062-333-060

A2.03



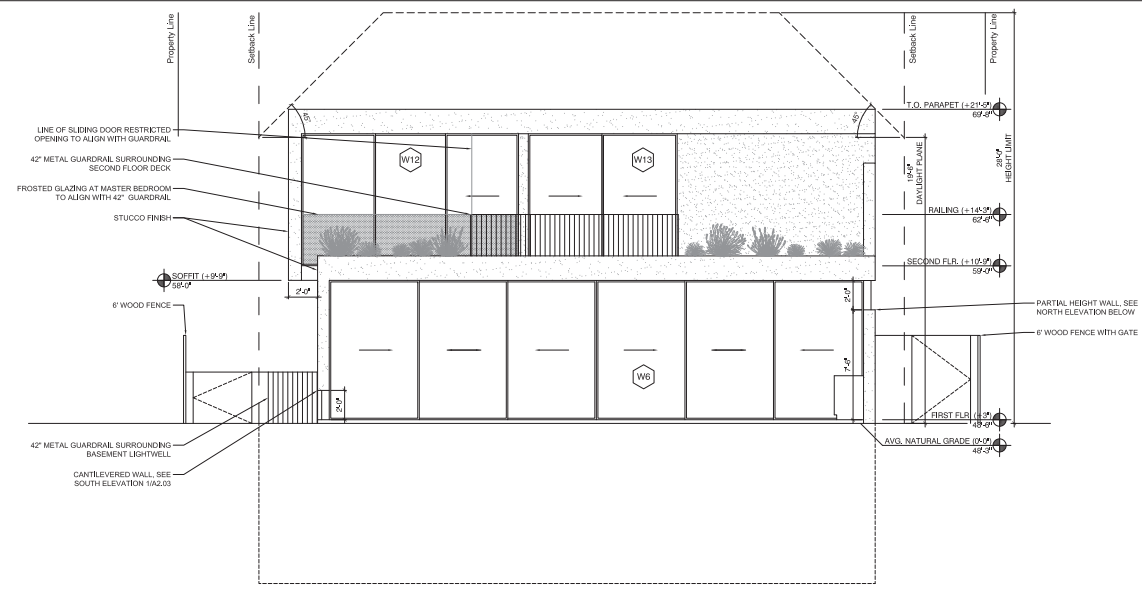
# AXELRODDESIGN

461 2nd St, #558  
T. 415.216.7922  
www.axelrodarchitects.com

owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

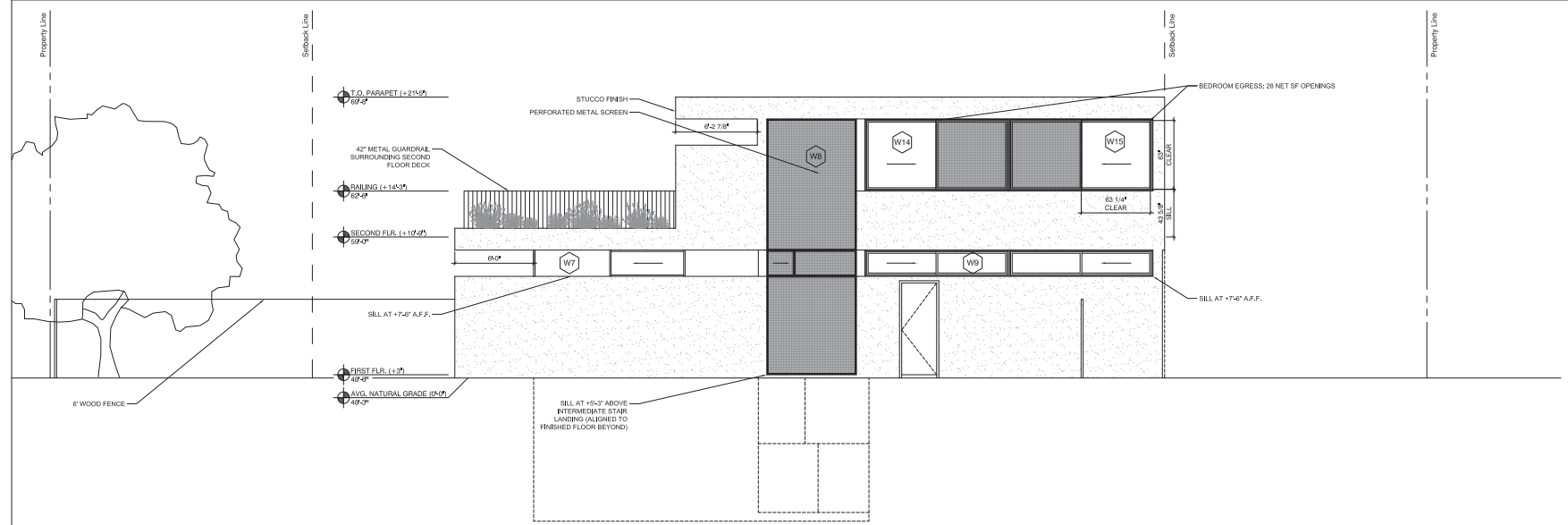
general contractor  
--  
--  
--

structural engineer  
--  
--  
--



	WHITE STUCCO, DIFFERENT DENSITIES INDICATING SPATIAL DEPTH IN DRAWING
	WHITE PERFORATED METAL, SEE EXAMPLE ON A2.01 AND RENDERINGS ON A8.01

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



1 NORTH (LEFT) ELEVATION 1/4" = 1'-0"

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
USE PERMIT SET

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
PROPOSED ELEVATIONS

seal & signature	date:	26 JULY, 2019
	project no.:	
	apt.:	062-333-060

## A2.04

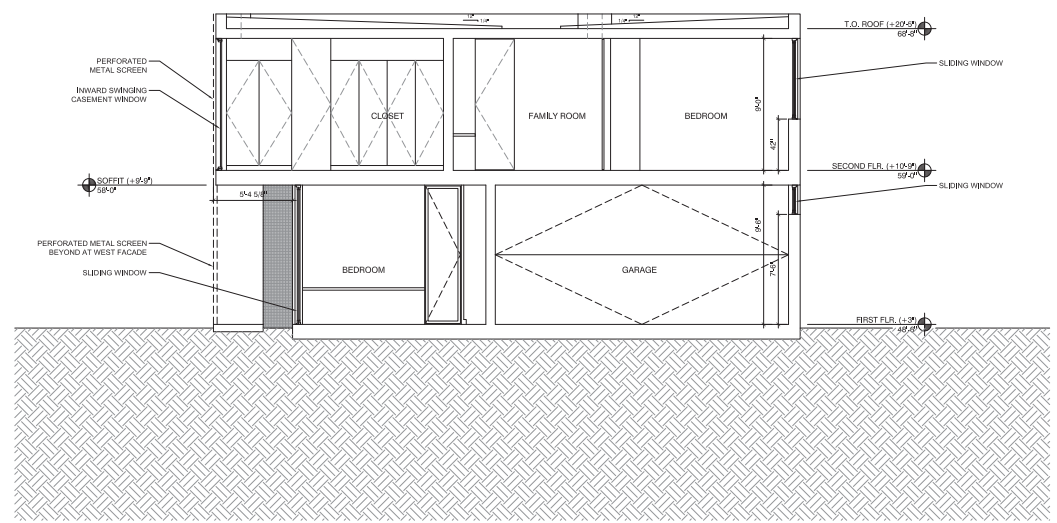
# AXELRODDESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

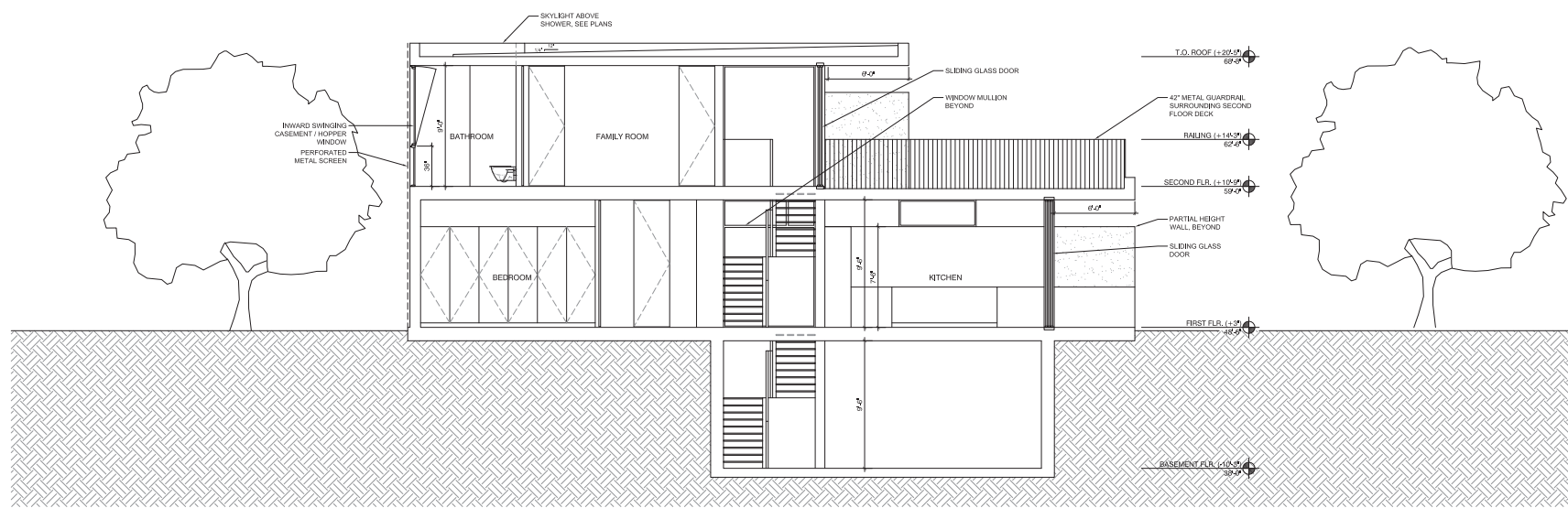
owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --  
 --

structural engineer  
 --  
 --  
 --



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



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

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		

release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 PROPOSED SECTIONS

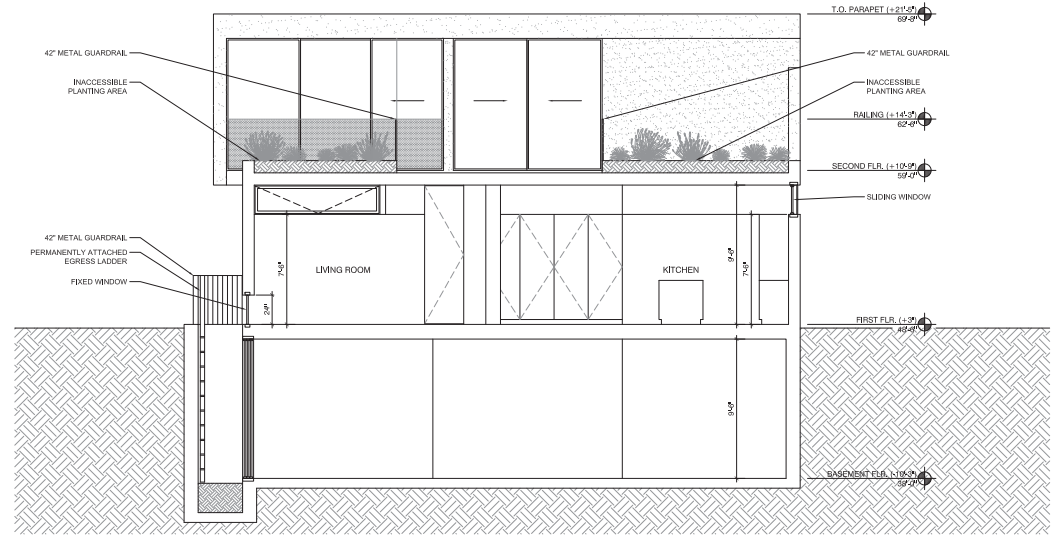
seal & signature	date:	26 JULY, 2019
	project no.:	
	aprt:	062-333-060

**A3.01**

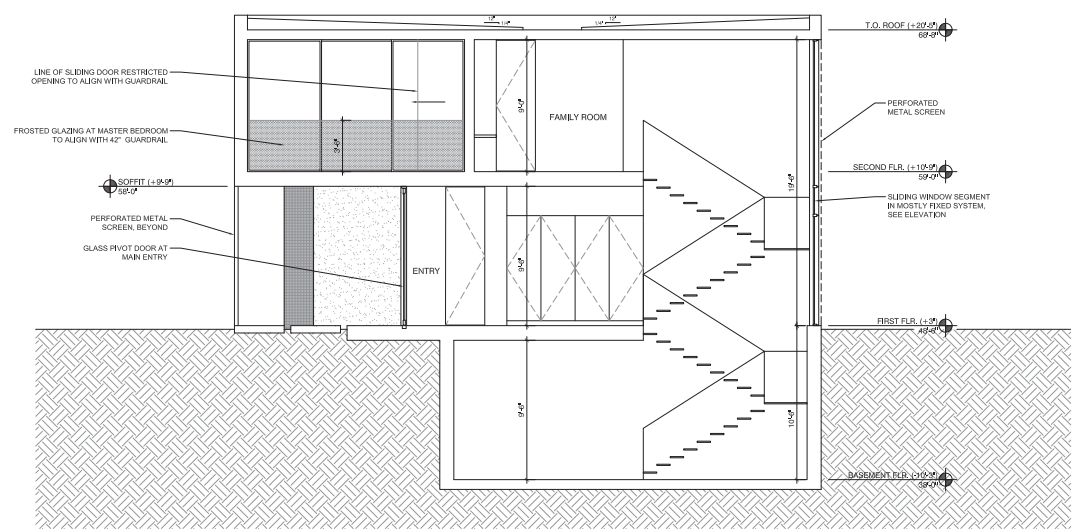
owner  
Tall Ariely and Michael Kertesz  
328 Trenton Way  
Menlo Park, CA 94025

general contractor  
--  
--  
--

structural engineer  
--  
--  
--



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



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

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		

release  
USE PERMIT SET

**Kertesz-Ariely Residence**  
328 Trenton Way  
Menlo Park, CA 94025

drawing  
PROPOSED SECTIONS

seal & signature	date:	26 JULY, 2019
	project no:	
	aprt:	062-333-060

**A3.02**

# AXELRODD DESIGN

461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tall Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --  
 --

structural engineer  
 --  
 --  
 --

number	description	date
▲	PLANNING COMMENT RESPONSE	04 OCT 2019
▲	PLANNING COMMENT RESPONSE	21 NOV 2019
▲		
▲		

release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

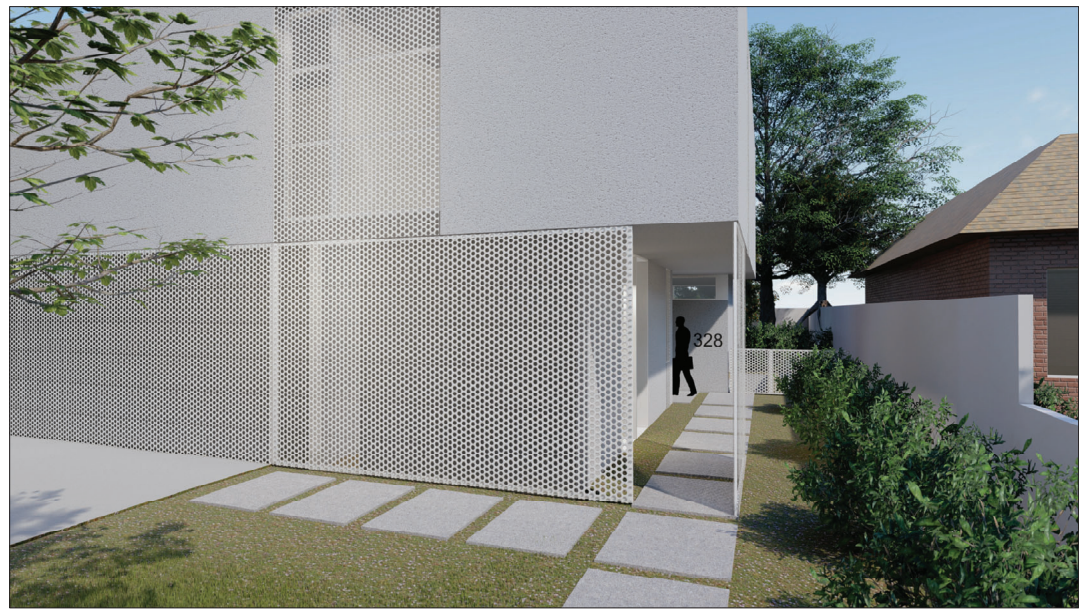
drawing  
 PROPOSED RENDERING

seal & signature	date:	26 JULY, 2019
	project no:	062-333-060

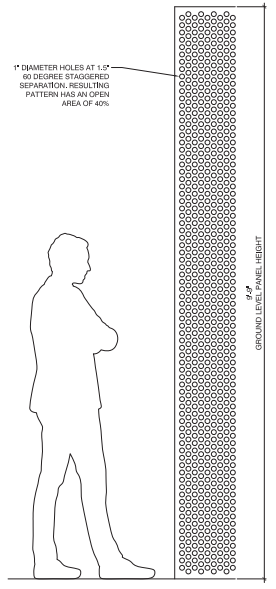
**A8.01**



Seen from the street, the house is clad in simple, white stucco, attracting the variations of light and mood across the day and through the seasons.



The entry to the house is guided by a series of pathways, perforated metal elements and landscape. Designed and considered to enable the arrival at home to find a place of respite, this sequence allows one to shed the activities of the day.



1	DETAIL		1" = 1'-0"
---	--------	--	------------



<b>LOCATION:</b>	328 Trenton Way, Menlo Park, CA 94025					
<b>EXISTING USE:</b>	Single family residence	<b>APPLICANT:</b>	Tali Ariely			
<b>PROPOSED USE:</b>	New single family residence	<b>PROPERTY OWNER(S):</b>	Tali Ariely and Michael Kertesz			
<b>ZONING:</b>	R-1-U	<b>APPLICATION(S):</b>	Use Permit			
<b>DEVELOPMENT STANDARDS</b>	<b>PROPOSED DEVELOPMENT</b>	<b>EXISTING PROJECT</b>	<b>ZONING ORDINANCE</b>			
Lot area	5,775 sf	5,775 sf	7,090 sf min.			
Lot width	55 ft	55 ft	65 ft min.			
Lot depth	105 ft	105 ft	100 ft min.			
Setbacks						
Front	20 ft	20 ft	20 ft min.			
Rear	20 ft	20 ft	20 ft min.			
Side (left)	5.5 ft	5.5 ft	10 % min.			
Side (right)	5.5 ft	5.5 ft	10 % min.			
Building Coverage	1,687.72 sf	2,150 sf	2,021.25 sf max.			
	33 %	37 %*	35 % max.			
FAL (Floor Area Limit)	2,798.12 sf	1,924 sf	2,800 sf			
Square footage by floor below grade						
first	963.02 sf	0 sf				
second	1,686.22 sf	1,924 sf				
total	1,112.53 sf	0 sf				
Square footage of buildings	3,761.14 sf	1,924 sf				
Building height	21.4 ft	15 ft	28 ft max.			
Parking	2 covered spaces	2 covered spaces	2 spaces			
Define Basis for Parking	2 spaces per dwelling unit, one of which must be covered.					
Trees	# of (a) Heritage trees	2	# of (a) non-Heritage trees	7	# of new trees	TBD
	# of (b) Heritage trees to be removed	2	# of (b) non-Heritage trees to be removed	2	Total # of trees	TBD

**AXELRODDESIGN**  
 461 2nd St, #558  
 T. 415.216.7922  
 www.axelrodarchitects.com

owner  
 Tali Ariely and Michael Kertesz  
 328 Trenton Way  
 Menlo Park, CA 94025

general contractor  
 --  
 --

structural engineer  
 --  
 --

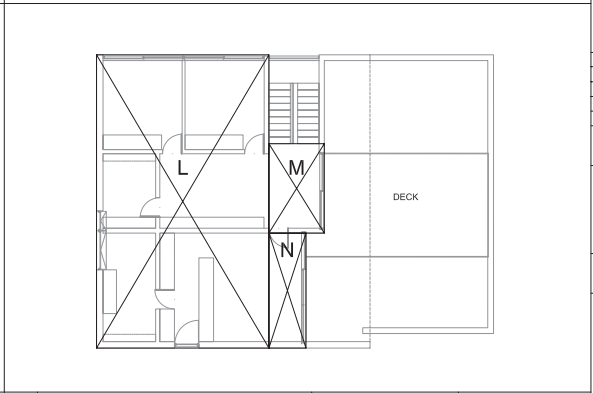
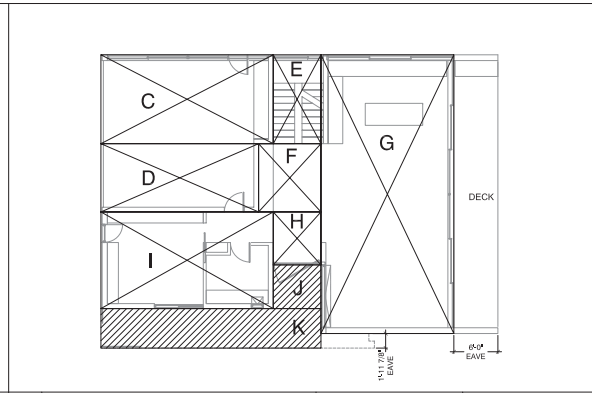
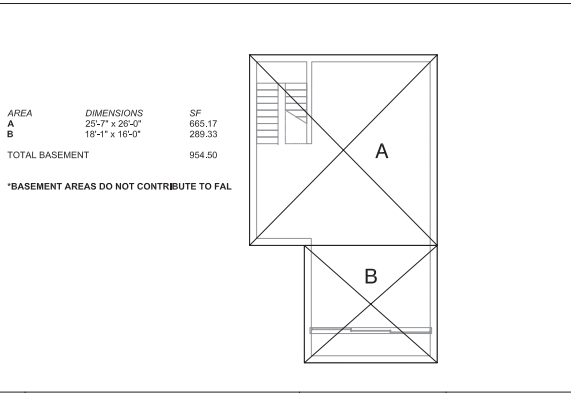
\* 40% coverage allowable for single story projects

**FLOOR AREA LIMIT CALCULATION**

AREA	DIMENSIONS	SF
C - GARAGE	23'-6" x 12'-1"	283.96
D - GARAGE	21'-0" x 6'-4"	200.67
E	6'-0" x 12'-1"	78.54
F	8'-0" x 9'-4"	78.33
G	18'-1" x 38'-0"	687.17
H	6'-6" x 7'-3"	47.13
I	23'-6" x 13'-2"	309.42
L	23'-5" x 40'-0"	940.00
M	7'-7" x 12'-2"	92.26
N	5'-1" x 15'-8"	78.64
<b>TOTAL FAL</b>		<b>2,798.12</b>

**BUILDING COVERAGE CALCULATION**

AREA	DIMENSIONS	SF
J - PORCH	6'-0" x 6'-0"	36.00
K - PORCH	30'-0" x 5'-5"	162.50
FIRST FLOOR AND GARAGE		1,686.22
<b>TOTAL BUILDING COVERAGE</b>		<b>1,887.72</b>
COVERAGE LIMIT: 5,775 X 35% = 2,021.25		



number	description	date
1	PLANNING COMMENT RESPONSE	04 OCT 2019
2	PLANNING COMMENT RESPONSE	21 NOV 2019

release  
 USE PERMIT SET

**Kertesz-Ariely Residence**  
 328 Trenton Way  
 Menlo Park, CA 94025

drawing  
 AREA CALCULATIONS

seal & signature	date: 26 JULY, 2019
project no:	
apn: 062-333-060	

**A8.02**

3	BASEMENT PLAN		1/8" = 1'-0"	2	FIRST FLOOR PLAN		1/8" = 1'-0"	1	SECOND FLOOR PLAN		1/8" = 1'-0"
---	---------------	--	--------------	---	------------------	--	--------------	---	-------------------	--	--------------

## AXELROD ARCHITECTS

December 09, 2019

**Project Address**

328 Trenton Way  
Menlo Park, CA 94025

**Project Description**

The new proposed residence is a four bedroom, three bath home with an attached two car garage to replace an existing, smaller residence that does not accommodate the needs of this four-person family. Building on the California Modern tradition, this home features an open-concept plan with extensive indoor/outdoor connectivity. Facing the backyard, large sliding glass doors allow the occupants to flow between the kitchen, dining and living spaces and the exterior. On the second floor, sliding glass doors allow a similar flow from the family room onto a secluded private deck. This deck follows the balcony setback requirements and has an integral landscape elements, providing privacy for both the occupants and the neighbors.

We have been discussing the project with Blomberg, the local window and door company whose history is most associated with the Eichler Homes. Elegant in proportion and detailing, their glazed openings provide industry leading energy performance. Along with the sliding glass doors, we are also working with them to specify hopper, interior swinging casement and sliding windows that provide the required egress from bedrooms and to serve the passive cooling of the house. The client is adamant about passive solutions to climate control, as such no air conditioning or heat pump equipment will exist on the property, eliminating a common source of noise pollution.

The house is clad in simple, white stucco, attracting the variations of light and mood across the day and through the seasons. The windows facing the street and side neighbors are typically covered with a perforated aluminum panel. These screens soften the light on the interior while providing privacy. While we will continue to study the perforated hole size and spacing, we have added a detail elevation on sheet A8.01 with a standard 60 degree staggered hole pattern with 1" diameter holes with 1.5" spacing. This pattern results in a panel with 40% openness.

The landscape will consist primarily of native species to reduce water consumption and maintenance, while softening the edges and property boundaries. The plant species will also be selected and distributed to enhance the privacy between the houses. Bringing in light and a sense of nature through planting, a narrow lightwell runs along the southern side to an unprogrammed basement.

## Neighborhood Outreach

Michael Kertesz and Tali Ariely have been presenting the proposed project to their neighbors and speaking to them about the strategies being deployed to enhance privacy and their strong desire to have a simple home without much material variation and minimal detailing. Below is a table indicating the outreach that has taken place or scheduled:

Address	Names	Meeting
347 Trenton	Carol Jamieson & Gary Mandelstam	8/25/19
332 Trenton	Diana & Michael Haven	9/22/19
324 Trenton	Darren & Carol Cunningham	9/15/19 and 11/24/19
343 Trenton	Stephen I. Jasik	Planned 11/24
323 Concord	Kellen and Judy Glender	Planned 11/24
319 Concord	Elena and Marc Demas	9/29/19
339 Trenton	Sydney Slone	9/29/19
355 Trenton	Allison Hecimovich	11/24/19
336 Trenton	Eileen Carp	11/24/19
312 Trenton	Nancy Rankin	11/24/19

Michael and Tali invited a group of neighbors to their home to discuss the proposed project at greater length on Sunday, November 24th. Those in attendance at this meeting raised a couple of points:

1. The importance of having the right engineering work done for the basement (the concern is that this will cause land motion for the whole neighborhood).
  - a. While the engineering work has not been completed, the architect has spoken with both structural engineers and building contractors about achieving the basement on a narrow site while minimizing the nuisance of this activity and ensuring the stability of the neighboring structures.
2. The importance of choosing the right finishes and colors for the front.

Another meeting took place on December 8th, 2019 and the following comments were received:

1. Front - The entrance is not inviting, not enough windows.
  - a. The front facades of the existing homes in the neighborhood typically have a large garage door, one large or two small windows, and a recessed entry porch with a single typical door. Our proposal has a large garage door, three windows and an entry path that will receive generous sunlight through the day and will be artificially lit at night, leading to an oversized glass entry door.

2. Back - the back neighbor afraid that we will block the sun. He also wants to see a lot of trees on the roof deck to keep his privacy.
  - a. The massing of the proposed house is pushed toward the street, further away from the rear neighbor than the existing house. Planting on the roof deck along with frosted window treatments will maintain everyone's privacy.
3. Side - both sides are afraid that they are losing their privacy, they are not sure they understand that the upper level glass is recessed from the side walls.
  - a. All windows on the second floor are screened with perforated metal panels.
4. They think the design is very white and ugly and we should show more greenery on both side walls.
  - a. We have not yet hired a landscape architect, so our ability to conceive of and represent the landscape will be enhanced once that person is brought onto the team. The concerns expressed thus far regarding the roles and requirements of the landscape will be conveyed to that professional, who will work diligently to provide year-round solutions.



## Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

Revised November 25, 2019

Tali Ariely  
tali.ariely@gmail.com

Site: 328 Trenton Way, Menlo Park, CA

Dear Ms. Ariely,

As requested on Thursday, April 5, 2018 I visited the above site to inspect and comment on the trees. A new home is planned for this site and your concern for the future health and safety of the trees has prompted this visit. Site plan A0.05 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.

328 Trenton 11/25/19

(2)

**Survey:**

<b>Tree#</b>	<b>Species</b>	<b>DBH</b>	<b>CON</b>	<b>HT/SP</b>	<b>Comments</b>
1 <b>P</b>	Liquidambar ( <i>Liquidambar styraciflua</i> )	18.2	70	60/25	Good vigor, fair form, codominant at 12 feet, damaging sidewalk, street tree. <b>10 times diameter=15 feet</b>
2 <b>P/R</b>	Ginkgo ( <i>Ginkgo biloba</i> )	4.2	80	12/8	Good vigor, good form, young street tree. <b>10 times diameter=3.5 feet</b>
3	Peach ( <i>Prunus persica</i> )	2.1	65	8/5	Fair vigor, fair form, peach leaf curl.
4	Japanese maple ( <i>Acer palmatum</i> )	4.3	80	12/10	Good vigor, good form, aesthetically pleasing.
5	Cherry ( <i>Prunus spp.</i> )	4.5	60	12/6	Fair vigor, fair form, topped.
6*	Orange ( <i>Citrus spp.</i> )	6est	80	15/15	Good vigor, fair form, abundance of fruit, 1 foot from property line.
7*	Japanese black pine ( <i>Pinus thunbergii</i> )	10est	65	15/15	Fair vigor, fair form, bonsai.
8	Cherry ( <i>Prunus spp.</i> )	4.7	65	10/10	Fair vigor, fair form, topped.
9* <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	40est	80	90/25	Fair vigor, good form, 20 feet from property line.
10* <b>P</b>	Coast live oak ( <i>Quercus agrifolia</i> )	36est	80	65/50	Fair vigor, fair form, limited visual inspection, 12 feet from property line, suppressed by redwoods.
11* <b>P</b>	Redwood ( <i>Sequoia sempervirens</i> )	40est	80	90/25	Fair vigor, good form, 20 feet from property line.
12	Apple ( <i>Malus spp.</i> )	4.0	80	12/10	Good vigor, good form.

\*-Indicates neighbors tree

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

**R**- Indicates proposed removal

**Summary:**

The trees surveyed on site are imported species except for the neighboring surveyed trees. Trees #1 and #2 are the only heritage (protected) trees on site as they are street trees located in the public right of way. The city of Menlo Park's definition of a heritage tree is as followed:

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



**Summary:**

Liquidambar tree #1 and ginkgo tree #2 are both street trees located in the public right of way. Both trees are in good health. The proposed plan will require the removal of the ginkgo tree to facilitate the proposed driveway construction. The new driveway is proposed on the opposite side of the property from the existing driveway. Menlo Park's ordinance lists the following considerations to use in determining whether there is good cause for removal or heavy pruning of a heritage tree:

1. The necessity to remove the tree or trees in order to construct **proposed improvements to the property**

The ginkgo tree is to be removed to facilitate the construction of the proposed driveway (improvement).

**Picture showing ginkgo tree to be removed**

The only other protected trees on site are the neighboring trees to the east #9-11. These trees consist of 2 large redwood trees and a large coast live oak tree. All of these trees are in good condition from what I could tell in my limited visual inspection. No work is proposed in close proximity to these trees. The proposed home sits in the same location as the existing home and no impacts are expected for the neighboring trees. All of the neighbor's trees are to be protected by tree protection fencing placed at 12 feet from the property line fence at the back of the property.

**Impacts/recommendations:**

The proposed driveway is located 8 feet from liquidambar tree #1. The driveway material is recommended to be pervious to allow for rain water to penetrate the driveway. Excavation for the driveway is recommended not to exceed 8 inches under existing grade. All excavation will need to be done by hand in combination with an air knife when working within 15 feet (10 times diameter) of the liquidambar tree. The Project Arborist will need to be on site to document the hand excavation when within 15 feet of the tree. All encountered roots during the hand excavation will need to be wrapped in burlap and kept moist to avoid root desiccation. All roots encountered within the aggregate layer must be retained within the section. A layer of Biaxial Geogrid (Tensar BX-1100 or equivalent) is recommended to be placed below the aggregate layer. Geogrid can be constructed over tree root zones and will help to improve filtration, reduce the base thickness needed, and reduce compaction of the underlying parent soil to 85%. Geogrid will help to relieve the roots from strain caused by passing cars. Tree protection fencing for the liquidambar tree will need to be placed at the proposed driveway edge, and out to 15 feet from the tree where possible. Impacts are expected to be minor. Soaker hoses are recommended to be placed within the tree protection zone. Soaker hoses should be turned on once a week until the top foot of soil is saturated. Seasonal rainfall will reduce the need to irrigate. The tree is recommended to be deep water fertilized in spring of 2020. The recommended irrigation and fertilizing will act as mitigations for the minor impacts to the tree. The following tree protection plan will help to ensure the future survival of the trees to be retained.

**Tree Protection Plan:***Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be placed at 10 times the tree diameter where possible. Where not possible because of proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. 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. 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 of the neighbor's trees are to be protected by tree protection fencing placed at 12 feet from the property line fence at the back of the property. Tree protection fencing for liquidambar tree #1 shall be placed at the proposed driveway edge and out to 15 feet from the tree wherever else possible.

**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 (10X diameter), 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*

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

*Trenching and Excavation*

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

*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.

328 Trenton 11/25/19

(6)

*Inspections*

It is the contractor's responsibility to contact the site arborist when work is to take place within 10 times the diameter of a protected tree on site. Kielty Arborist Services can be reached by email at [kkarbor0476@yahoo.com](mailto:kkarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David). Menlo Park requires a letter that states we have inspected the tree protection fencing. For this site monthly inspection should not be required as the protected trees are very far from the proposed construction activity.

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

Sincerely,  
Kevin R. Kielty *Kevin Kielty*  
Certified Arborist WE#0476A

*David Beckham*  
David P. Beckham  
Certified Arborist WE#10724A

**Pruter, Matthew A**

---

**From:** Diana L Haven <dhaven@stanford.edu>  
**Sent:** Sunday, October 13, 2019 4:10 PM  
**To:** Pruter, Matthew A  
**Subject:** Formal comment: 328 Trenton Way

**Follow Up Flag:** Flag for 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.**

Dear Matt,

The purpose of this email is to provide you with our formal comment for the proposed plans submitted for our next door neighbors home at 328 Trenton Way.

As submitted, I would appreciate confirmation that the design conforms with the City's guidelines for setbacks, daylight plane and 2<sup>nd</sup> story window placement.

I also understand that the 2<sup>nd</sup> story contemplates a balcony in the backyard. I want to be sure that the balcony does not impact our family's private use of our backyard.

Tali Ariely, our next door neighbor at 328 Trenton, shared with me that her architect is inspired by "Japanese Modern" design. To me, the white stucco with metal siding seems commercial/industrial and especially as a 2 story house, does not seem to reflect the character of the Willows neighborhood. This design seems better suited for a mixed use neighborhood.

I hope the final design will be more reflective of the 1 story homes found on Trenton Way, in the Willows, and further complement the surrounding homes.

Diana Haven  
Associate Director, Liability and Workers' Compensation  
☎ 650.736.7082 | ✉ [dhaven@stanford.edu](mailto:dhaven@stanford.edu)  
[ocro.stanford.edu](http://ocro.stanford.edu) | *Compliance and Ethics Helpline* | [helpline.stanford.edu](http://helpline.stanford.edu)

**Stanford** | **Office of the Chief Risk Officer**  
Valued Partner and Adviser

**CONFIDENTIALITY NOTICE:** The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any use, disclosure, dissemination, distribution or copying of any portion of this message or any attachment is strictly prohibited. If you think you have received this e-mail message in error, please notify the sender at the above e-mail address, and delete this e-mail along with any attachments. Thank you.



Wednesday, September 25, 2019

Mr. Matt Pruter, Associate Planner  
City of Menlo Park - Planning Division  
701 Laurel Street  
Menlo Park, CA 94025

Dear Mr. Pruter

My name is Eileen Carp and I live at 336 Trenton Way, Menlo Park. I am writing to add my comments to any others you might have received regarding the plan to demolish and reconstruct a residence at 328 Trenton Way.

Historically I have been very supportive of my neighbors' rights to make their home work for them in any way they choose. I have never before expressed any concern about a neighbor's project until now. The changes being proposed to the home at 328 Trenton Way are so extreme that I feel I must express my concern.

This home, as planned, will totally change the character of our neighborhood. Both the size and the style are completely out of place. It seems that this plan has been done in a vacuum with no regard for the impact on the neighborhood and neighbors around it. Every other person in our neighborhood who has planned a remodel has taken the time to walk around and talk to the neighbors a few houses in each direction to explain what they had planned and ask for feedback. Of course it is not necessary to get buy in from neighbors on a home plan, but it does show some concern for the significant impact the plan will have on those around them. The first I heard of this project was when I received the notice from the City.

Trenton Way is a very family, neighbor centered street. Neighbors know each other and look out for each other. This proposed remodel will change the character of our neighborhood and be an eyesore that clearly does not belong.

Please feel free to contact me if I can offer any additional information.

Eileen Carp  
336 Trenton Way, Menlo Park  
emcarp@sbcglobal.net

## Pruter, Matthew A

---

**From:** Paul Vodak <paul.vodak@microfit.com>  
**Sent:** Monday, October 21, 2019 3:53 PM  
**To:** Pruter, Matthew A  
**Subject:** 328 Trenton Way - New House Proposed

**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:

This is a formal comment regarding the new house plans submitted by our neighbor at 328 Trenton Way.

I live two houses down from 328 Trenton and I am concerned about the loss of privacy in my back yard. I cannot tell by the plans if there are windows on the second floor with a view of my back yard but the second story balcony would surely provide a clear view into my back yard. I have heard from a neighbor that there are now plans to put plants on the sides of the balcony, but if they are not maintained year round my privacy is lost. Also, if the owners stand at the back edge of the balcony I would think they could see around the plants into my back yard.

Secondly, I would like to formally complain about the style of the house. I have seen the actual plans and the computer illustration of the proposed house. It has a very cold, boxy, commercial appearance that is radically different from any house on our street, or in the entire Willows neighborhood for that matter. I sincerely hope the owners will reconsider the design and choose a style that complements our neighborhood.

Sincerely:

Paul Vodak  
320 Trenton way

## Pruter, Matthew A

---

**From:** Steve Jasik <macnosy@jasik.com>  
**Sent:** Thursday, October 24, 2019 12:52 PM  
**To:** Pruter, Matthew A  
**Cc:** Diana Haven; Carol Cunningham  
**Subject:** Re: 328 Trenton

**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,

I have lived at 343 Trenton Way as an owner since October 1983

consider this as a formal comment from me.

Diana,

While I think Michael & family a nice people, I really don't like the idea of our street having to put up with 6 months to a year of disruption.

Your comments as to the suggested plan for the house would also alarm me if I were living in your house instead of you. In particular the 2nd floor balcony is a no no. The people they share the backyard should protest that. And yes, they need to find a different architect.

I have tried to suggest to Michael & Tali that there are more economic ways to expand the house that would save them money and cause less disruption to the neighbors. Laws have changed and the garage can be changed into an apt, ... via ADU (Aux Dwelling Unit) Laws.

Steve

On 10/20/19 5:04 PM, Diana Haven wrote:

- > Hi Steve,
- > I made a formal comment regarding 328 Trenton. I am happy to share it with you. I also spent time with the Planner last week to understand the project.
- > There was a revision submitted on Oct 4 but to me the plan looks relatively the same. The exterior on the first floor is cover with a perforated metal and the second story is a white concrete. It looks very industrial.
- > They propose to remove all existing trees, even the city tree.
- > They have a balcony in the back yard that seems to span the entire width of the house. That is causing me significant concerns about our backyard privacy.
- > Matt Pruter would very much like to hear from the neighbors regarding their overall sentiments about the project. If you are comfortable making a formal comment that would be appreciated.

- > This project is going before the Planning Commission, who has significant discretion in terms of the design, in light of the fact that this design is a complete departure from the neighborhood.
- > Please let me know what you are thinking.
- > Diana
- >
- > Sent from my iPhone
- >

## Pruter, Matthew A

---

**From:** Eileen Carp <emcarp@sbcglobal.net>  
**Sent:** Monday, November 25, 2019 11:55 AM  
**To:** Pruter, Matthew A  
**Subject:** 328 Trenton way

**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.**

Good morning Matt

I need to tell you about a very unfortunate weekend with my neighbors at 328 Trenton Way. When I returned from work on Friday I found an invitation left in my mail box to go to 328 Trenton to look at their remodel plans yesterday (Sunday 11/24) at 4 PM. According to my security cameras the invitation was dropped off at 3:06 PM. That was 48 hours notice on the weekend before Thanksgiving to attend this meeting.

I had plans for Sunday afternoon that I had to cancel to attend this meeting. In addition it feels like the meeting and invitation were timed to have as few people as possible able to attend. The weekend before Thanksgiving tends to be a busy time for people whether they are traveling, getting ready to travel, preparing for Thanksgiving or having social events/commitments.

I was further shocked to discover that they did not invite most of the neighbors! The only 2 people who I know were invited were me and Larry and Allison Hecimovich across the street from me. The neighbors on either side were not invited (the Havens and the Cunninghams). I checked with 5 other neighbors and no one else was invited! As a result of my talking to neighbors 4 of us showed up for the meeting; me, Darren Cunningham, Nancy Rankin and Allison Hecimovich (keep in mind, Darren and Nancy were not even invited).

In the course of the meeting questions were raised about the basement and given the type of soil under our homes and the fact that part of the street is in a flood zone how they will structurally assure that their project will not undermine the integrity of the neighbors foundations. They had not considered this issue and had no good answer except to say they are sure the city will require it to be built correctly. They also stated that they could not possibly be the first people in the Willows to install a basement. We all stated that despite some of us living there for 30 + years no one could recall a basement being added to a remodel. They then stated that

they did not really know whether or not they really wanted a basement.

When the modern look of the house was brought up they stated that we should not worry - the house would not be steel and concrete it would be stucco and perhaps wood. They also implied that the terrace/balcony would not extend beyond the current house footprint and would not look into neighbor's backyards.

This entire episode has made me feel even more distrustful of this project. I just wanted to keep you in the loop.

Eileen

## Pruter, Matthew A

---

**From:** Diana L Haven <dhaven@stanford.edu>  
**Sent:** Monday, November 25, 2019 5:18 PM  
**To:** Pruter, Matthew A  
**Subject:** 328 Trenton comment

**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.

Dear Matt,

> Wanted to follow up with you on our conversation of last week. You had shared that the neighbors at 328 would be hosting a gathering to show their recent project submittal. I understand that this meeting took place on Sunday at 4, but my neither my husband nor I were invited.

>

> Neighbors who were invited did share that owners confirmed that concrete and metal were not being used on the exterior. In fact, they articulated the exterior materials are to be two types of stucco and wood, with a wooden door. I would appreciate your confirmation.

>

> I also understand that significant conversation was had around the basement and the structural integrity of adjacent homes. The owners did not seem to know whether our foundation or adjacent trees would be compromised. To that end, I would appreciate understanding more from the structural and environmental reports, together with who is the ultimate decision maker on this.

>

> You also shared that some of the second story windows did not conform to the 3 foot rule, and remained at 2 feet, with an exterior cover. Given that metal will not be covering the windows, it would seem that a dispensation should not be provided.

>

> I remain concerned with the balcony. This, I understand, was also discussed last night. I cannot appreciate how this will not impact my family's use, enjoyment and privacy of our home, given the massive balcony in such a confined space.

>

> I will try to contact you tomorrow to discuss further.

>

> Warmest regards, Diana

>

>

> Sent from my iPhone



## Pruter, Matthew A

---

**From:** carol jamieson <carol\_jamieson@yahoo.com>  
**Sent:** Monday, November 25, 2019 11:07 PM  
**To:** Pruter, Matthew A  
**Cc:** Gary Mandelstam  
**Subject:** Regarding Use Permit/Tali Ariely/328 Trenton Way

**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.**

Dear Mr Pruter:

We are residents of 347 Trenton Way, which faces the proposed new construction. While we understand the need to expand living space, we feel the proposed design is out of character with the existing homes on Trenton Way and the Willows, even when considering other newer homes with a more modern aesthetic. Our strong preference would be for a house more in keeping with the neighborhood, with a design that is not as imposing from the street. If we understand the submitted plans correctly, the exterior of the home is to be stucco and perforated metal screening. A softer, less "box-like" facade with more variation would be more in keeping with the neighborhood, together with using materials that are less industrial in nature than the proposed metal screening.

We are also concerned about the basement in the proposed home. Before planning permission is granted, we would like to be assured that there will be no impact on the groundwater that could adversely impact either the trees on the neighboring properties or storm-water management, and we would like to understand if there is any risk of subsidence in the area if ground water is removed.

We very much appreciate your consideration of the above when reviewing the application for this new residence.

Sincerely,

Carol Jamieson and Gary Mandelstam, 347 Trenton Way

## Pruter, Matthew A

---

**From:** Kellen Glinder <theglinders@me.com>  
**Sent:** Sunday, December 01, 2019 3:23 PM  
**To:** Pruter, Matthew A  
**Cc:** judy.glinder@gmail.com  
**Subject:** 328 Trenton Way Proposal

**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.**

Hi there Matt

Judy and I are writing to weigh in on the proposal for 328 Trenton Way. We have had a busy fall and have not been able to fully consider the proposal in depth, but have two concerns with the design as currently listed on the MP website <https://www.menlopark.org/ArchiveCenter/ViewFile/Item/9673> :

1-The balcony as currently proposed looks directly into our backyard and into our dining room. It could also look directly into our living room and onto our hot tub depending on the season. We have privacy concerns as well as how this would affect our overall property value and ability to sell our property in the future.

2-The heritage redwood in our yard is quite close to the proposed construction. We understand from our own arborist consultation that redwoods can be susceptible to destruction of peripheral roots in an entire quadrant and that this has led to prior redwood deaths. Arborists have advised us in the past not to till the soil in our entire backyard at once just for this reason. Destruction of peripheral roots during the construction of the proposed project puts our three bedrooms into the possible fall line should the redwood fail. Should the project proceed, we would ask for two arborist consultations as to the health and safety of the redwood tree and some ongoing arborist assurance that the tree remains in good health during and shortly after the project.

Thank you so much

Kellen and Judy Glinder

## Pruter, Matthew A

---

**From:** Sydney Sloan <sydsloan123@gmail.com>  
**Sent:** Wednesday, December 04, 2019 2:51 PM  
**To:** Pruter, Matthew A  
**Subject:** Re: 328 Trenton Way - Neighbor feedback

**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.**

Hello Matt,

I understand you are the planner assigned to the proposed remodeling of 328 Trenton Way. I live directly across the street from this property.

I very much enjoy them as neighbors but I do have concern over the design of their proposed structure. I feel strongly it does not at all fit in with the aesthetic of the neighborhood and would be a visual disruption based on the latest designs. It's a white box with metal details and looks more like a commercial building than a house in the Willows.

The structure is very close to the street and has an overtly modern design that is not representative of any house within our neighborhood. In addition, I know there is much concern over privacy issues with their adjacent neighbors.

I ask that the city not approve the design as it is currently and encourage them to design something that is more aligned, and can still be modern, with other neighborhood homes.

Thank you,

Sydney Sloan  
339 Trenton Way  
Menlo Park, CA . 94025

--

Sydney Sloan  
[sydsloan123@gmail.com](mailto:sydsloan123@gmail.com)  
m: +1 650-464-9959

## Pruter, Matthew A

---

**From:** katherine brubaker <katebru@icloud.com>  
**Sent:** Wednesday, December 04, 2019 3:09 PM  
**To:** Pruter, Matthew A  
**Subject:** 328 Trenton

**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.

I live at 303 Trenton. The owners before me added on a second story. Although it is not the most attractive add-on, it stays with the "theme" of The Willows and surrounding neighbors.

The proposed rebuild at 328 looks hideous. It reminds me of the We Fix Macs box (store) on El Camino in PA. This architectural design, which may look modern and stylish in a different neighborhood, does not fit here. I am against it as it is proposed.

Not being an engineer, I would also question if having a basement in this area is safe. I.e. is the water table going to affect it and surrounding structures once the soil is dug out.

But my main concern is the style and appearance.

Thank you for logging my complaint.

Sincerely

Katherine Brubaker

303 Trenton

## Pruter, Matthew A

---

**From:** Gregory Valiant <gregory.valiant@gmail.com>  
**Sent:** Sunday, December 08, 2019 9:22 PM  
**To:** Pruter, Matthew A  
**Subject:** Plans for 328 Trenton Way

**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.**

Hi Marc,

My wife and I live at 316 Trenton way, and recently saw the proposed plans for 328 Trenton Way.

We were initially quite excited when we heard that the plans would be for a modern house. When we saw the plans and rendering, however, we were appalled. The facade is essentially a 20x40ft featureless barricade composed of perforated metal and blank stucco; the current design seems to loom towards the street like a cheaply erected industrial wall that is meant to keep people out. Without any windows or doors (and coupled with the 20' setback) this facade gives an imposing vibe---completely counter to the otherwise friendly vibe of the other houses and gardens in the area. [Adding large windows to the two bedrooms at the front might help make this look more like a house and less like a high security parking garage, though the choice of the perforated metal would still be an issue.]

I sincerely hope that Tali and Mickey can be persuaded to change the look of the facade, both for the sake of the neighborhood, and maybe also for the sake of their resale value.

Thank you for serving on the planning committee,  
-Greg

## Pruter, Matthew A

---

**From:** Marc Demas <marcdemas@yahoo.com>  
**Sent:** Monday, December 09, 2019 12:51 PM  
**To:** Pruter, Matthew A  
**Cc:** Elena Demas  
**Subject:** Re: 328 Trenton Way  
**Attachments:** CMP\_Email\_Logo\_100dpi\_05d92d5b-e8e3-498f-93a6-d0da509bd6021111111111.png

**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.**

Hi Matt,

In follow up to our conversation last week I am writing to you to provide my official feedback and requests for the property proposal at 328 trenton way. Please find below my concerns and requests.

1. 2nd Story Terrace - My very strong concern for this project is in regards to privacy based on the drawings it seems that people utilizing this area would have direct line of site into our backyard and windows of our house over the high fence that is already in place. My request would be for this part of the plan to be removed completely and have no terrace at all. I do not see the real purpose of the terrace as all the people would be seeing is the immediate neighbors property/houses/windows etc. If this is not possible then at the very minimum I would like to see the terrace area minimized for how far they can go back towards my property at 319 Concord Drive behind their house. In addition, I would like there to be formal drawing made showing the line of site into my property so we can know what the privacy impact is. Also, if the current owner of the house were going to sell then what could future homeowners due once this area is already there in terms of expanding it so it could be even more of a privacy concern? Lastly, I would like the plan to have greenery put up along the fence line to block all line of site access to my property. I'd also like to know what would happen if a future owner took down this greenery?

2. Daylight - As things stand my backyard and house get limited daylight due to the placement and trees in the area. I am concerned that the new construction would impact our sunsets and daylight. So, I would like to see some sort of report showing the impact of this new structure on my daylight? Once I was able to see this report I would then know if this is a reasonable concern or not.

3. Foundation Digging and Tree Impact - I have two very large trees in my backyard and my next door neighbor I(Kellen Glinder) has a very large tree as well that could be impacted by any significant digging to put in a basement. I would like to see a report showing the impacts of the basement construction on these trees as I'm worried at the negative impact to them for this project.

4. House Design - As a 10 year resident of this wonderful neighborhood I am appalled at the recent renderings of this design. I feel very strongly that it would completely be an eyesore and out of place in the neighborhood. I walk down this street almost every day and do not want to see this industrial, ugly, non welcoming, stark, block. design in my area. I would suggest that windows need to be added to the front, the addition of other natural materials like stone or wood also be added and lastly that the front not be one large sheer face and in fact should have some angles to it. As things stand today all the neighbors surrounding this property have very serious deep objections to this design as is. We also do not understand why the owner have come up with such a design to begin with that is so not in keeping with the neighborhood wishes or style. They are well aware of the objections and say that there are changes that they will make it nice but we want to know exactly what this will

look like when finished. So, my request is to have them produce an accurate rendering of the full property from all sides so there is no misunderstanding of what it will look like.

5. Second Story Backyard Windows - I want to make sure that any windows from the second story do not have line of site into my backyard and property and so all my same concerns exist from item 1 above about the terrace. So, if there are windows there it would be requested that they are high only to let in light and not so they have this line of site access.

Best Regards,  
Marc Demas  
319 Concord Drive  
Menlo Park, CA 94025

408-472-9000 mobile  
marcdemas@yahoo.com  
<http://www.linkedin.com/in/marcdemas>

On Wednesday, December 4, 2019, 12:57:05 PM PST, Pruter, Matthew A <mapruter@menlopark.org> wrote:

Hi Marc,

Thank you for your email. I am out of the office today, but I shall be in the office tomorrow, December 5. Could I give you a call tomorrow morning, at perhaps 10am?

In the meantime, regarding the project in general, as the notice you received has indicated, the project at 328 Trenton Way will be heard at the Planning Commission meeting of Monday, December 16 at 7:00pm. I am in the process of preparing the staff report for the project item, and the staff report will be published and available online on Wednesday, December 11.

Would you like to provide a public comment for the project? You are welcome to email me or submit a letter in person prior to the meeting, and we would include it in the staff report and forward the letter to the applicant as well.

Hope this information helps. Please let me know if you have any questions, and please let me know how you would like to proceed. Thank you once again.

Best,

Matt



---

**From:** Marc Demas [mailto:marcdemas@yahoo.com]  
**Sent:** Wednesday, December 04, 2019 10:47 AM  
**To:** Pruter, Matthew A <MAPruter@menlopark.org>  
**Cc:** Elena Demas <elenademas@yahoo.com>  
**Subject:** 328 Trenton Way

**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.**

Hi Matt,

I stopped by the office this morning and was given your card as being responsible for the project at 328 Trenton Way. I am the homeowner of 319 Concord Drive which is one of the houses directly behind this project. I would like to chat with you ASAP so could you let me know when we could meet? We have been invited over Tali's house this Sunday so would like to chat with you before this. I have several questions and concerns that I want to make sure are taken into account as I was told by your office that all communications for this project should go through you.

Thank you,

Marc Demas

[marcdemas@yahoo.com](mailto:marcdemas@yahoo.com)

mobile: 408-472-9000

<https://menlopark.box.com/s/ka6f7u2q2crkb0vvob77e9vbnwn1zd5s>

Thank you again and hope you had a wonderful Thanksgiving holiday weekend too.

Best,

Matt



**Matthew A. Pruter**  
Associate Planner  
City Hall - 1st Floor  
701 Laurel St.  
tel 650-330-6703  
[menlopark.org](http://menlopark.org)

---

**From:** Diana L Haven [mailto:[dhaven@stanford.edu](mailto:dhaven@stanford.edu)]  
**Sent:** Tuesday, December 03, 2019 2:12 PM  
**To:** Pruter, Matthew A <[MAPruter@menlopark.org](mailto:MAPruter@menlopark.org)>  
**Subject:** 328 Trenton Way

**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.**

Hi Matt,

Hope you had a nice Thanksgiving.

This is just a reminder to please send me a soft copy of the current version of the project proposal for 328 Trenton Way. The homeowners have scheduled a meeting for next Sunday to review their plans with neighbors so I would like to understand the current proposal.

Many thanks,

Diana

**Diana Haven**

Associate Director, Liability and Workers' Compensation

☎ 650.736.7082 | ✉ [dhaven@stanford.edu](mailto:dhaven@stanford.edu)

[ocro.stanford.edu](http://ocro.stanford.edu) | *Compliance and Ethics Helpline* | [helpline.stanford.edu](http://helpline.stanford.edu)

**Stanford** | **Office of the Chief Risk Officer**  
Valued Partner and Adviser

**CONFIDENTIALITY NOTICE:** The information contained in this e-mail message may be privileged, confidential and protected from disclosure. If you are not the intended recipient, any use, disclosure, dissemination, distribution or copying of any portion of this message or any attachment is strictly prohibited. If you think you have received this e-mail message in error, please notify the sender at the above e-mail address, and delete this e-mail along with any attachments. Thank you.

## Pruter, Matthew A

---

**From:** nancy <ng.rankin@gmail.com>  
**Sent:** Wednesday, December 11, 2019 2:25 PM  
**To:** Pruter, Matthew A  
**Subject:** 328 Trenton Way plans

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.

Hi Matt,

I am a 40 year resident of Trenton Way and have several concerns about the proposed remodel at 328 Trenton Way. I have been to both meetings graciously hosted by Tali and Mickey, the owners of 328 Trenton Way, and very much appreciate their listening to the neighbors' concerns. I expressed my concerns at the first meeting and learned of others at the second meeting and would like to pass on ones that are of greatest worry to me.

The first deals with the proposed basement. In all my time here in Menlo Park, I can't recall seeing anyone in the Willows put in a basement. Since our homes are built on unconsolidated fill and many of us are near the creek, I am wondering if there is a high water table and/or underground stream near 328 Trenton which might affect a basement. I have seen how basements built in Palo Alto have had to pump water for months or construct very expensive below surface "dams" to deal with a high water table. (Would pumping affect the O'Connor Tract Cooperative Water District?)

Also I am also worried about digging for a basement and what engineering measures would need to be taken to be sure that houses to either side are not affected by the process of putting in a basement. Over the years walking in Lindenwood I have observed many basements go in by digging a large hole, constructing the cement floor and walls of the basement and then backfilling around the new walls. Since Lindenwood lots are all about an acre and the basements a healthy distance from neighboring structures, there appears to be no problem with constructing a basement using this method. Since Willows homes are very close together, putting in a basement could present significant issues to neighbors' foundations and therefore the house itself if not done carefully.

Second is the concern for the redwoods behind 328 Trenton. Will generous boundaries be established to make sure no construction equipment, supplies and such damage the roots of these rather large trees? It would be very sad to lose these trees or worse yet see them someday topple onto someone's home.

Lastly, as the plans currently stand the front surface of the proposed new home at 328 Trenton is very stark. There are many homes in the Willows which are of a modern design and all that I have seen have inviting features such as stone work, wood surfaces, windows, and recessed entry areas in the front. As seen in the drawings the front of 328 is a flat box with stucco and some metal surfaces containing a pattern of holes. This stands out as very uninviting presentation to the street in comparison to the rest of the homes on Trenton Way. Are there ways to soften the front of this home without changing the footprint?

Thank you for taking the time to read my email.

Nancy Rankin  
312 Trenton Way



## STAFF REPORT

### Planning Commission

**Meeting Date:** 12/16/2019

**Staff Report Number:** 19-089-PC

### Public Hearing and Study Session:

**Public hearing for the environmental impact report (EIR) scoping session and study session for the proposed Menlo Uptown project with 483 multi-family dwelling units comprised of 42 for-sale condominium units and 441 rental units at 141 Jefferson Drive and 180-186 Constitution Drive**

## Recommendation

Staff recommends that the Planning Commission conduct the following items for the proposed Menlo Uptown project located at 141 Jefferson Drive and 180-186 Constitution Drive:

- EIR scoping session to receive public testimony and provide comments on the scope and content of a focused EIR for the project; and
- Study session to receive public comments and provide feedback on the proposed project, including the applicant's project refinements since the previous Planning Commission study session on February 11, 2019.

The December 16<sup>th</sup> meeting will not include any project actions. The proposal will be subject to additional review and a recommendation to the City Council by the Planning Commission. The City Council would be the final decision-making body on the proposed project because the project would include a major subdivision to create 42 for-sale condominium units. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

### ***EIR Scoping Session***

- Introduction by Staff
- Presentation by Applicant on Project Proposal
- Presentation by City's EIR Consultant
- Commissioner Questions on EIR scope
- Public Comments on EIR scope
- Commissioner Comments on EIR scope
- Close of Public Hearing

### ***Project Proposal Study Session***

- Introduction by Staff
- Commissioner Questions on Project
- Public Comments on Project

- Commissioner Comments on Project

While applicants typically present on their project proposal during the study session portion of the meeting, staff believes that it would be beneficial for the Planning Commission and members of the public to receive the applicant's presentation during the EIR scoping session. Accordingly, staff recommends that the Planning Commission allow the applicant to present the overall project, followed by a presentation from the City's EIR consultant (LSA Associates, Inc.) outlining the California Environmental Quality Act (CEQA) process and the key findings from the Initial Study.

## Policy Issues

EIR scoping sessions provide an opportunity for Planning Commissioners and the public to comment on specific topics that they believe should be addressed in the environmental analysis. Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on a project, with comments used to inform future review and consideration of the proposal. The EIR scoping session public hearing and study session should be considered as separate items.

The project is anticipated to require the following entitlements:

1. **Environmental Review** to analyze potential environmental impacts of the project through an EIR, pursuant to CEQA;
2. **Use Permit** for bonus-level development (which requires the provision of community amenities);
3. **Architectural Control** to review the design of the new buildings and associated site improvements;
4. **Lot Line Adjustment** to change the boundaries of the three existing parcels on the site;
5. **Major Subdivision** to create 42 condominium units; and
6. **Below Market Rate (BMR) Housing Agreement** to provide on-site BMR units in accordance with the City's BMR Ordinance.

In addition, a Fiscal Impact Analysis (FIA) will be prepared as well as an appraisal to identify the necessary value of the community amenity.

## Background

### *Site location*

The project site consists of three contiguous R-MU-B (Residential Mixed Use-Bonus) zoned parcels with a total area of approximately 4.8 acres, and currently contains three single-story buildings with a mix of office and industrial uses. The existing buildings would be demolished as part of the redevelopment of the project site.

For purposes of this staff report, Bayfront Expressway (California State Route 84) is considered to have an east-west orientation, and all compass directions referenced will use this orientation. The project site is located south of Bayfront Expressway and east of Chrysler Drive. The project site is bounded by Constitution Drive to the north and Jefferson Drive to the south. The parcels to the north of the site are located in the O-B (Office, Bonus) district and contain a mix of office, light industrial, and R&D uses. The parcel directly south of the project site is zoned PF (Public Facilities) and is the site of the recently-opened TIDE Academy high school. Parcels immediately adjacent to the east and west of the project site are zoned R-MU-B and contain a mix of office, light industrial, and R&D uses. A location map is provided as Attachment A.

### ***Planning Commission considerations***

This report highlights a variety of topic areas and discussion items for consideration during the study session. As the Planning Commission reviews the report, staff recommends that the Commission consider the following topics and use them as a guide to provide feedback:

- Site and building design
- Open space layout and amount
- Public-serving commercial space square footage and potential uses

### ***Project overview***

The proposed project would result in the demolition of existing office and industrial buildings and redevelopment of the project site with residential buildings totaling approximately 466,000 square feet of gross floor area with a maximum of 441 multi-family rental units, 42 for-sale townhomes, and approximately 2,100 square feet of commercial space, as well as associated open space, circulation and parking, and infrastructure improvements. The project sponsor is currently proposing that 15 percent or a minimum of 73 of the total number of units across the entire project would comply with the City's Below Market Rate Housing Program Ordinance, Chapter 16.96, and the City's Below Market Rate Guidelines. The project plans are included as Attachment B. The applicant is proposing to develop the project utilizing the bonus level provisions identified in the Zoning Ordinance. The R-MU-B zoning district regulations allow a development to seek an increase in floor area ratio (FAR) and/or height subject to obtaining a use permit or conditional development permit (CDP) and providing one or more community amenities, as described in the Community Amenities section of the report.

The three major components of the project are referred to in this report as Buildings M1 and M2 and Building Site TH1. Building M1 would contain 221 rental units and front to Constitution Drive. Building M2 would include 220 rental units and would front to Jefferson Drive. Building M1 would also include an approximately 2,100-square-foot commercial space on the ground floor that would be open to the public. The commercial space could include retail, an eating establishment, personal services, private recreation, or other commercial uses that will be further refined and identified prior to conducting the environmental analysis. Building Site TH1 would front to Constitution Drive and would be made of up six townhome buildings that would each contain seven units, for a total of 42 units. The total proposed development on the site would have a FAR of approximately 221.6 percent, where 225 percent (plus 25 percent for nonresidential uses) is the maximum for bonus level residential development and 90 percent (plus 15 percent for nonresidential uses) is the maximum for base level developments in the R-MU-B zoning district.

Buildings M1 and M2 would each be seven stories in height and have a maximum height of approximately 84 feet, nine inches, which would comply with the Zoning Ordinance maximum height of 95 feet for the project site. The townhome buildings on Building Site TH1 would each be three stories with a maximum height of approximately 39 feet, five inches. The ground floor of each building would be raised three to five feet above grade to accommodate flood plain design requirements. The average height of all buildings on the site would be approximately 61 feet, below the maximum average height of all buildings on one site of 62.5 feet permitted for a bonus level development in the R-MU-B district subject to sea level rise.

Buildings M1 and M2 would both include at-grade, two-level, approximately 53,078-square-foot, 256-space parking garages with automated lifts. A total of 512 parking spaces would be provided between the two buildings, 441 of which would be unbundled and available for residents (or others) to rent, and 71 of which would be designated as visitor parking. Dedicated bicycle storage areas would also be provided.

A total of approximately 55,085 square feet of open space would be provided with Buildings M1 and M2.



Building TH1 would include a total of approximately 40,484 square feet of open space. Publicly accessible open space would consist of the approximately 12,557-square-foot pedestrian paseo that would bisect the site and provide access between Constitution Drive and Jefferson Drive, and an approximately 11,206-square-foot extension of the pedestrian paseo running between the townhome buildings. Approximately 11.3 percent of the project site would be publicly accessible open space, which would exceed the minimum requirement of 6.25 percent.

### Site layout

The two proposed apartment buildings, M1 and M2, would be located on the existing 141 Jefferson Drive parcel, and would be separated by a central area used for storm water treatment, a dog run, and landscaping that would run east to west between the two buildings. Buildings M1 and M2 would have footprints and forms that would be nearly identical as viewed from Jefferson Drive or Constitution Drive. A 20-foot-wide paseo is proposed directly east of the apartment buildings and would run north to south connecting Constitution Drive and Jefferson Drive. A fire and service lane would also run north to south along the western edge of the apartment buildings between Constitution Drive and Jefferson Drive.

Building M1 would front on Constitution Drive and would have five stories containing 220 dwelling units located above two levels of above-grade structured parking, a lobby, amenity spaces for tenants, and a 2,100-square-foot commercial space adjacent to the paseo. To account for potential flooding and sea level rise, the main lobby and amenity spaces fronting Constitution Drive would be elevated approximately five feet above the existing grade of the street. Stairs and ramps at the east end of the front of the building are proposed to bring pedestrians from the sidewalk to the front doors of the recessed lobby. A ramp at the west end of the front of the building would provide access to an automated parking system within the building. Beginning at the third story, five levels of apartment units would wrap in a U-shape around an east-facing terrace with a pool and other private and communal open spaces for tenants located above the garage.

The apartment building fronting Jefferson Drive (Building M2) would have virtually identical features, except that it would contain one additional apartment for a total of 221 dwelling units, would not contain public-oriented commercial space, and the terrace beginning at the third level would face west. In the original proposal, Buildings M1 and M2 both had west-facing terraces beginning on the third level. Following the initial study session, the applicant rotated the upper residential floors of Building M1 by 180 degrees to provide an improved height and massing transition from Building Site TH1 to Building M1 since the structures would be located directly across the proposed paseo from each other.

Buildings M1 and M2 would comply with the minimum and maximum setbacks permitted at the street, with portions of the ground floor façades along Constitution Drive and Jefferson Drive set back at varying distances between zero feet and approximately 25 feet. The buildings would also meet or exceed the minimum interior side setbacks of 10 feet, given that they would be bounded by the following:

- The aforementioned 21-foot wide fire and service lane to the west, as requested by the Menlo Park Fire Protection District; and
- The 20-foot wide paseo to the east (as well as an additional five-foot required setback from the paseo).

Farther east across the paseo and a 26-foot wide fire access road directly adjacent to the paseo, six townhome-style condominium buildings with seven units each (a total of 42 for-sale units) would be located in an array two buildings wide by three buildings deep. The buildings would have north and south orientations fronting onto Constitution Drive, interior roads running east to west, a central lawn area, and paths and landscaping that would connect to the paseo across the fire lane. The fire access road would

curve south and follow the rear property line of the site, and then curve north again to Constitution Drive in a large U-shape. The U-shaped road would be bisected by a road and sidewalks running east to west between the four townhome buildings closest to Constitution Drive. Bollards would be installed in the portion of the fire lane adjacent to the paseo to prevent vehicles from using the area and to encourage more pedestrian activity adjacent to the paseo, except in the event of an emergency. The townhomes would have a mix of open space provided through balconies and ground-level areas in between the buildings. Additional details regarding the proposed publicly accessible and private open space are provided in a later section of this report.

The project site includes and would maintain three legal parcels; however, the applicant is requesting that the proposed development be reviewed as if it is one parcel. Therefore, the development regulations such as density, gross floor area (GFA), height, parking, and open space (publicly accessible and private) would be comprehensively evaluated across the entire project site rather than on a parcel-by-parcel basis. If the project is approved, the conditions of approval would require that the applicant prepare the appropriate legal mechanism documenting that the development potential is shared between the legal parcels. Staff will work with the applicant team to identify the appropriate documentation through the entitlement process. It is currently anticipated that this documentation would be accomplished through a deed restriction that would be recorded with the San Mateo County Recorder’s Office.

**Floor Area Ratio (FAR) and Gross Floor Area (GFA)**

The proposed project would be developed at a bonus-level FAR of approximately 222.5 percent, which is a slight reduction in FAR and GFA from the original proposal reviewed at the February 2019 study session. The reduction in FAR and GFA between the original proposal and the revised proposal is due mostly to small decreases in the proposed residential amenities spaces on the lower floors of the building, slight reductions in the sizes of residential units on the uppermost floors, and reduced GFA for internal building circulation, stairwells, elevators, and associated mechanical equipment. A project-wide comparison of proposed FAR and GFA is provided in the table below to highlight changes between the previous and current proposals.

Table 1: Proposed FAR and GFA Modifications			
	Current Proposal	February 2019 Study Session Proposal	Zoning Ordinance
Total FAR	222.5 percent	224.9 percent	225 percent maximum
Total GFA	467,723 sf	472,918 sf	473,092 sf maximum
Dwelling Units	483 units	483 units	483 units maximum
Density	100 units per acre	100 units per acre	100 units per acre
Commercial GFA	2,116.8 sf	0 sf	52,565.8 sf maximum

In the R-MU-B zoning district, bonus level development has a maximum FAR of 90 percent at 30 dwelling units per acre and increases on an even gradient to 225 percent at 100 dwelling units per acre (approximately 1.93 percent FAR for each unit). The proposed project would be built to the maximum density permitted through the bonus level development provisions.



Slightly more than 2,100 square feet of public-serving commercial GFA has been added to the project, based on feedback from the Planning Commission at the previous study session. A particular use for this space has not yet been identified but could include retail, an eating establishment, personal services, private recreation, and/or other commercial uses permitted in the R-MU-B zoning district. The Planning Commission may wish to comment on the preferred types of uses for the space as part of its review.

### Height

The proposed apartment buildings would have a maximum height of 84 feet, nine inches, and the proposed townhome buildings would have a maximum height of 45 feet, six inches, where 95 feet is the maximum height permitted for any building on a bonus level development site along Jefferson Drive, Constitution Drive, or Independence Drive in the R-MU-B district. The 95-foot maximum height limit includes the 10-foot height increase allowed for properties within the FEMA flood zone. The heights of all buildings across the project site are limited to 62.5 feet, where height is defined as average height of all buildings on one site, and where the maximum height cannot be exceeded. Maximum height and height do not include roof-mounted equipment and utilities, nor do these development standards include a parapet used to screen mechanical equipment.

The applicant has submitted a preliminary analysis that documents compliance with the height limitation. The applicant's analysis averages the height of each specific portion of all the buildings using the portion of the footprint to weight that element of the building accordingly. The height of the overall development, according to the applicant team, is 61.1 feet. Compliance with the height limitation of the Zoning Ordinance may be calculated across multiple parcels and buildings within a single project site. Staff is still reviewing the analysis to verify compliance.

### **CEQA review**

After a robust community outreach process, commonly referred to as ConnectMenlo, in November 2016, the City Council approved an update to the Land Use and Circulation Elements of the General Plan and related zoning changes. Because the City's General Plan is a long-range planning document, an EIR analyzing ConnectMenlo was prepared as a program level EIR, pursuant to CEQA Guidelines Section 15168. Based on CEQA Guidelines Section 15152(d), if an EIR has been prepared or certified for a program or plan, the environmental review for a later activity consistent with the program or plan should be limited to effects that were not analyzed as significant in the prior EIR or are subject to substantial reduction or avoidance through project revisions.

In accordance with CEQA Guidelines Section 15168(c), an initial study was prepared to evaluate the potential environmental impacts of the Menlo Uptown project and determine what level of additional environmental review would be appropriate for the project EIR. The initial study discloses relevant impacts and mitigation measures covered in the ConnectMenlo EIR and discusses whether the proposed project is within the parameters of the ConnectMenlo EIR. Mitigation measures from the program EIR certified on November 29, 2016 will be applied to the proposed project.

The initial study concludes that for a number of CEQA topics the proposed project is consistent with the program level EIR, does not have effects that were not adequately analyzed in the ConnectMenlo program level EIR and thus do not warrant further analysis. These include topic areas such as geology and soils, aesthetics, and recreation. Therefore, the City will prepare a focused EIR for the proposed project, meaning that the project-level EIR will be focused on only those CEQA topic areas that require additional study (e.g. transportation, air quality, greenhouse gases (GHG), and noise). The draft focused EIR will be prepared and processed in accordance with CEQA and the State CEQA Guidelines in effect at the time of the release of this NOP.

Upon completion of the initial study, the City released a Notice of Preparation (NOP) (Attachment D) for the project on November 25, 2019, beginning an extended 30-day review and comment period (to account for the holidays) ending on January 10, 2020. A NOP signifies the city plans to prepare an EIR for the proposed project and begins the EIR process. The NOP is designed to seek guidance from potentially interested parties and members of the public on the scope and content of the EIR. The EIR is an informational document the purpose of which is to provide decision makers and the public with detailed information about the effects that the proposed project is likely to have on the environment, list ways in which the significant effects of the proposed project might be minimized, and identify alternatives to the proposed project. The members of the Planning Commission were provided a copy of the NOP and initial study, which are also located on the City website (<https://www.menlopark.org/1576/Menlo-Uptown>) (Attachment C). Additionally, hard copies are available at the Menlo Park Library Reference Desk (800 Alma Street), the Belle Haven Branch Library Reference Desk (413 Ivy Drive), and the Menlo Park Community Development Department (701 Laurel Street).

The December 16, 2019 Planning Commission meeting falls within the extended comment period, and serves as a scoping session for the proposed project. The scoping session provides an opportunity for the Planning Commission and public to give comments on the content in the focused EIR as well as the initial study. Comments can be made on the scope, content, and focus of the analyses in any of the CEQA topic areas (outlined below), including the topics proposed to be scoped out of the focused EIR through the analysis and findings in the initial study. Examples of topics for consideration are inclusion of specific study intersections, suggested mitigation measures, alternatives (e.g. increase or decrease in housing units, commercial square footage, etc.), and cumulative impacts. These topics are only examples to help provide context to the Commission and members of the public on the types of comments that could be provided on the EIR scope and are not intended to limit the scope of comments.

Verbal comments received during the scoping session and written comments received during the NOP comment period on the scope of the environmental review will be considered while preparing the Draft EIR. NOP comments will not be responded to individually; however, all written comments on the NOP will be included in an appendix of the Draft EIR, and a summary of all comments received (both written and verbal) on the NOP will be included in the body of the Draft EIR.

## Analysis

### *EIR Scoping Session*

Based on the conclusions in the initial study, the following topics will not be discussed in the focused EIR because the initial study found that the project is not anticipated to result in new or more severe impacts beyond those examined in the program level EIR prepared for ConnectMenlo:

**Table 2: Topics with Less than Significant Impacts**

Topic	Summary of Analysis and Findings in Initial Study
Aesthetics	The site is in a fully-developed area with relatively flat topography, and existing commercial and industrial buildings are located in the immediate vicinity. The project site does not provide public views of the San Francisco Bay, nor is it located within the viewshed of a state scenic highways. The City's architectural control process and General Plan policies

	would ensure that the proposed project complies with existing design standards and does not generate excessive light levels, which would reduce the potential for light and glare spillover. The proposed project would not result in new or more severe impacts to the aesthetics of the site and its surroundings beyond those examined in the ConnectMenlo EIR.
Agriculture and Forestry Resources	The site is currently developed with buildings, ornamental landscaping, and surface parking and is not zoned for nor utilized as an agricultural site, nor would it result in the conversion of forest land.
Biological Resources	The project site is currently developed and does not include any sensitive habitat, nor is it located near any sensitive habitats. Vegetation on the project site is limited. Compliance with bird-safe design measures in the R-MU-B zoning district, the City's stormwater quality requirements, and the City's Tree Preservation Ordinance would further reduce any potential impacts related to biological resources.
Cultural Resources	There are no recognized historic properties within the Bayfront Area, where the project is located. A Historic Resources Assessment prepared for the project site determined that none of the three existing buildings appear eligible for listing on the national or California registers of historical places and resources. The proposed project would comply with mitigation measures in the ConnectMenlo Final EIR to ensure that any potentially significant subsurface cultural resources or human remains are examined and recovered appropriately following review by a qualified archaeologist or the County Coroner.
Energy	The proposed project would comply with specific green building requirements for LEED certification, provide EV charging, provide on-site renewable energy generation, enroll in the USEPA's Energy Star Building Portfolio Manager, use new modern appliances and equipment, comply with current CALGreen standards, and meet the City's recently-adopted reach codes, which would help to reduce energy consumption. Because California's energy conservation planning actions are conducted at a regional level, and because the proposed project's total impact to regional energy supplies would be minor, the proposed project would not conflict with energy conservation plans.
Geology and Soils	There are no mapped faults going through or adjacent to the project site, and the project site is not located within an Earthquake Fault Zone. The design and construction of the proposed project is required to conform with, or exceed, current best standards for earthquake resistant construction in accordance with the most current California Building Code and with the generally accepted standards of geotechnical practice for seismic design in Northern California. No known fossils or unique paleontological resources or unique geologic features are present within the study area, but in the event that any were discovered during ground disturbing activities, a qualified paleontologist would assess the discovering and develop an excavation plan.
Hazards and Hazardous Materials	The potential routine transport, use, and disposal of hazardous wastes would have less than significant impacts because the proposed project would be required to comply with existing regulations to minimize impacts. Impacts associated with potential exposure to hazardous soil vapor and groundwater conditions during project construction and operation would be reduced to a less-than-significant level based on compliance with ConnectMenlo Final EIR mitigation measures HAZ-4a and HAZ-4b, which require an Environmental Site Management Plan and vapor intrusion assessment to be prepared and implemented as part of the proposed project.
Hydrology and Water Quality	The proposed project would have less than significant impacts on water quality because of compliance with existing regional and City regulations and design standards.
Land Use	The proposed project would not physically divide an established community with any new roadways or barriers, and it would be designed to be consistent with ConnectMenlo, the R-MU-B zoning regulations, and other City goals and policies. <sup>1</sup>
Mineral Resources	There are no known mineral resources in the vicinity of the project site.
Public Services	Physical conditions in relation to fire protection, police protection, schools, parks and recreation, and other public facilities have not changed substantially in the ConnectMenlo

	EIR study area since the preparation of the ConnectMenlo EIR; therefore, impacts would be less than significant.
Recreation	See “Public Services” above.
Utilities	The proposed project would be consistent with the type and intensity of development and population projections assumed for the project site in ConnectMenlo. The proposed project would connect to existing water delivery, sanitary sewer, and electrical power systems within the vicinity of the project site. It is anticipated that these pipelines would have sufficient capacity to support delivery of water to the proposed project, but the project sponsor will coordinate with the appropriate agencies to ensure that utilities are sufficient to serve the proposed project.
Wildfire	The ConnectMenlo Final EIR determined that the Bayfront Area, which includes the project site, does not contain areas of moderate, high, or very high Fire Hazard Severity for the Local Responsibility area, nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area (SRA). In addition, the proposed project would not impair the implementation of, or physically interfere with, an adopted emergency response plan.

<sup>1</sup>This section may be included in the focused EIR for the proposed project if the draft EIR is released after July 1, 2020, when vehicle miles traveled (VMT) replaces level of service (LOS) as the standard used to evaluate environmental impacts under CEQA in the transportation impact analysis. At present, staff anticipates a draft EIR release prior to July 1, 2020 and the proposed project would analyze potential transportation impacts using LOS as the threshold of significance. If the draft EIR is released after July 1, 2020 the LOS analysis would be relocated to the Land Use chapter, thereby necessitating that the draft EIR include the Land Use topic area for consistency with the General Plan.

A more detailed analysis of the proposed project’s impacts in the areas above is provided in the initial study. The focused EIR will analyze whether the project would have a significant environmental impact in the remaining topic areas:

**Table 3: Topics to Be Included in the Focused EIR**

Topic	Reasons for Inclusion in EIR
Air Quality	The ConnectMenlo EIR includes mitigation measures requiring additional technical analysis to be performed, which could identify impacts not previously disclosed. The focused EIR will demonstrate compliance with the following ConnectMenlo mitigation measures: preparation of a technical assessment evaluating potential operational impacts related to traffic, compliance with the air district’s basic control measures for reducing construction-related emissions, preparation of a technical assessment evaluating construction-related impacts, and preparation of a health risk assessment for a project within 1,000 feet of a sensitive land use.
Greenhouse Gas (GHG) Emissions	Potential impacts from greenhouse gas emissions will be studied based on project-level vehicle trips identified for the proposed project.
Noise (traffic noise)	The proposed project could result in increased traffic noise at specific locations, which will be evaluated based on the project-level vehicle trips identified for the proposed project.
Population and Housing	As a result of the 2017 settlement agreement between the City of East Palo Alto and the City of Menlo Park, a housing needs assessment will be prepared for the project and an analysis of population and housing will be provided in the project-level EIR.
Transportation	The transportation mitigation measures for the ConnectMenlo EIR anticipated that any project proposed prior to adoption of a Transportation Master Plan and updated Transportation Impact Fee would need to conduct a project-specific Transportation Impact Assessment (TIA). Further, the settlement agreement between the City of East Palo Alto and the City of Menlo Park also requires a project-specific TIA. The TIA would include an analysis of potential impacts at 29 study intersections identified in Attachment E.



Tribal Cultural  
Resources

AB 52 provides for consultation between lead agencies and Native American tribal organizations during the CEQA process. The City sent a letter providing the opportunity for consultation pursuant to AB 52 for the project to these individuals. No requests for consultation have been received to date, but the consultation process and its conclusion will be further discussed in the EIR depending on whether responses are received during the NOP public comment period.

### Alternatives

Based on the significance conclusions determined in the EIR, alternatives to the proposed project will be analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a “range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.” The City is currently considering analysis of the following alternatives, and is seeking input on these alternatives and any other alternative that should be evaluated as part of the EIR:

- CEQA-Required No Project Alternative (maintaining the existing buildings with no new construction); and
- Reduced Project Alternative that would minimize the effects of potentially significant environmental impacts.

### Correspondence

As of the writing of this report, staff has not received any correspondence regarding the scope and content of the analysis for the focused EIR for the proposed project.

### Next steps

Following the close of the comment period on the scope and content of the EIR, City staff and its consultant will consider all comments in the development of the draft EIR. The preparation of the draft EIR for public release is expected to take approximately four months and is tentatively planned to be released in the spring of 2020 with a minimum 45-day public review and comment period. During the 45-day comment period, the Planning Commission would hold a public hearing to discuss the draft EIR. Once the draft EIR is completed, the environmental consultant will review and respond to all comments received in what is referred to as a “Response to Comments” document or final EIR.

### ***Study Session***

On February 11, 2019, the Planning Commission held a study session for an initial version of the proposed project. Similar to the current proposal, the original proposal included two seven-story apartment buildings with a total of 441 rental units and six townhome buildings with seven condominium units each, for a total of 483 new dwelling units. The total proposed project was nearly 473,000 square feet of GFA with a FAR of 225 percent. The Commissioners commented primarily on the following project aspects:

- **Distribution of Height and Massing.** Some Commissioners questioned the juxtaposition of seven-story apartment buildings and three-story townhome units on the same site and believed that changes should be considered to create better transitions between the two building types.
- **Open Space.** A few Commissioners indicated that the amount and distribution of proposed open space for the project seemed inadequate to address the needs of residents. The applicant was encouraged to provide additional open space and more concentrated areas of open space on the site, especially in

relation to the paseo that divides the apartment buildings from the townhome buildings.

- **Commercial Space.** The Commission asked the applicant to explore providing commercial space as part of the project, which would help to make a more well-rounded community on the site and provide additional amenities for residents in an area that is still beginning the transition from office and manufacturing uses to residential and commercial uses.

Since the previous study session, the applicant has made minor modifications to the proposal, particularly with regard to compliance with the Zoning Ordinance design standards, the aggregation of more publicly accessible open space adjacent to the required paseo, and the inclusion of approximately 2,100 square feet of public-serving commercial space. Details regarding development regulations, pedestrian and vehicular circulation, community amenities, and green and sustainable building regulations for the project are provided below but remain substantially the same as described in the previous study session staff report. Details related to design standards and open space have been updated to discuss the proposed modifications to the original plans described above.

#### Lot line adjustment

The site currently consists of three parcels addressed 141 Jefferson Drive (which is a through lot with a second frontage on Constitution Drive, currently addressed 172 Constitution Drive), 180 Constitution Drive, and 186 Constitution Drive. As part of the project, the applicant is requesting a lot line adjustment, which is defined in California Government Code Section 66412 as an "...adjustment between four or fewer existing adjacent parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, if the lot line adjustment is approved by the local agency, or advisory agency." The applicant is proposing a lot line adjustment that would maintain three parcels on the site, with the property lines shifted so that the existing 141 Jefferson Drive/172 Jefferson Drive through lot would be divided in half, and the lot line currently dividing the existing 180 and 186 Constitution Drive parcels would be moved west to the location of the existing lot line that divides 141 Jefferson Drive and 180 Constitution Drive. This lot line adjustment would effectively locate the two apartment buildings on separate parcels and place all of the townhome buildings on a single parcel.

#### Major subdivision

The applicant is requesting a major subdivision for the townhome component of the project at 180 and 186 Constitution Drive, which would allow the 42 condominium units to be purchased and sold independently. State law outlines five factors that the City Council may consider in reviewing the request for a subdivision. Staff will evaluate whether the proposed major subdivision would be in conformance with State and City requirements as more detailed plans are prepared and additional study is performed for the proposed project. The City Council would review and take final action on the proposed subdivision following a recommendation by the Planning Commission.

#### Vehicle parking and circulation

The proposed project would include a total of 582 vehicular parking stalls distributed between the two apartment buildings and townhomes. The R-MU-B zoning district requires a minimum of one space per residential unit and a maximum of 1.5 spaces per residential unit. The proposed use for the commercial space is currently undetermined but assuming that the most parking-intensive commercial uses could occupy the space, the maximum parking ratio for the space would be between 2.5 spaces per thousand square feet and 3.3 spaces per thousand square feet. The table below identifies the potential range of required parking stalls on the project site by use and the total overall range of parking spaces needed to meet the R-MU-B zoning district requirements:

Table 4: Vehicular Parking Requirements			
	Units/Gross floor area	Zoning Ordinance parking ratio	Number of parking stalls required
Residential Units	483 units	min. 1 and max. 1.5 spaces per unit, plus 10% additional for guests	min. 532 and max. 798
Commercial uses	2,116.8 s.f.	min. 2.5 and max. 3.3 spaces per 1,000 square feet <sup>1</sup>	min. 6 and max. 7
Total			min. 538 and max. 805

<sup>1</sup>This ratio represents the most parking-intensive commercial use that could potentially occupy the site (retail and/or an eating and drinking establishment).

Based on the total range of required parking stalls identified in the table above, the 582 vehicular parking spaces proposed for the project would meet the Zoning Ordinance requirements.

The proposed apartment buildings would incorporate two above-ground levels of parking at the base of each building. The parking structure for each of the apartment buildings would be accessed from a ramp located at the western end of each building’s street frontage on Constitution Drive and Jefferson Drive, respectively. Each apartment building would include the minimum required parking for tenants at a rate of one space per unit and approximately 35 additional spaces for guests and visitors to the apartments or commercial space. An automated parking system would be utilized within the apartment building garages to minimize the amount of space needed to park vehicles while meeting the parking requirements of the zoning district. The automated parking system would be used by tenants who would be trained on the operations of the system, while guests and visitors would use non-mechanized ground-level parking stalls within the parking structures.

The townhome buildings would include 63 vehicular parking stalls incorporated into one- and two-car garages located at the ground floor of each unit. An additional seven surface parking stalls would be provided for guests off of the internal roads on the site and would be tucked between the six townhome buildings or at the corners of the townhome site.

The R-MU-B zoning regulations require parking within multi-family residential developments to be unbundled from the price of a unit (unless parking is physically connected to one unit). Therefore, the proposed project will be required to unbundle the parking for the apartment units, while the for-sale townhomes may include the parking in the overall cost of each unit. Regardless, the proposed parking provided would meet the zoning ordinance parking ratio. In addition, as required by the R-MU-B zoning regulations, the project will be required to submit a transportation demand management (TDM) plan demonstrating that the project will reduce associated vehicle trips by least 20 percent below standard generation rates for uses on the site.

Bicycle and pedestrian parking and circulation

The proposed project would include a total of 799 bicycle parking spaces, which would meet the R-MU-B zoning district requirement of 1.5 long-term spaces per unit plus an additional 10 percent short-term spaces for guests. The apartment buildings would incorporate bicycle parking into dedicated storage rooms on the first level of each building. The bicycle storage rooms would be accessible from the paseo directly east of the apartment buildings. Each apartment building would include the minimum required long-term bicycle parking spaces for tenants (330 spaces for residents of the building fronting Constitution Drive and 332 spaces for residents of the building fronting Jefferson Drive), as well as 67 short-term outdoor spaces divided between the two buildings to meet the 10 percent additional parking for guests. For the townhome

units, long-term bicycle parking would be provided in each garage (a total of 63 spaces), and seven short-term bicycle parking spaces would be provided outdoors. In a future submittal, the applicant will need to provide one additional bicycle parking space near the entrance to Building M1 to meet bicycle parking requirements for the proposed commercial space.

As part of the proposed project, it is anticipated that new sidewalks and other street improvements such as street trees and planting buffers would be provided along the project frontages on Constitution Drive and Jefferson Drive, as required by the City’s Public Works Department.

Open space

The proposed project would be required to provide open space equivalent to 25 percent of the project site area, of which 25 percent (or 6.25 percent of the project site area) must be provided as publicly accessible open space. According to the Zoning Ordinance (Chapter 16.45.120(4)(A)):

Publicly accessible open space consists of areas unobstructed by fully enclosed structures with a mixture of landscaping and hardscape that provides seating and places to rest, places for gathering, passive and/or active recreation, pedestrian circulation, or other similar use as determined by the planning commission. Publicly accessible open space types include, but are not limited to, paseos, plazas, forecourts and entryways, and outdoor dining areas. Publicly accessible open space must:

- (i) Contain site furnishings, art, or landscaping;
- (ii) Be on the ground floor or podium level;
- (iii) Be at least partially visible from a public right-of-way such as a street or paseo;
- (iv) Have a direct, accessible pedestrian connection to a public right-of-way or easement.

The table below provides a comparison between the February 2019 study session proposal and the current proposal with regard to open space.

Table 5: Proposed Open Space			
	Current Proposal	February 2019 Study Session Proposal	Zoning Ordinance
Total Open Space	95,395 sf	83,724 sf	52,565.8 sf minimum
Total Publicly Accessible Open Space	24,313 sf	32,739 sf	13,141.4 sf maximum

The total amount of open space on the project site would increase compared with the previous proposal, but the amount of publicly accessible open space would decrease compared with the previous proposal. The main reason for the proposed decrease in publicly accessible open space is because areas such as building entrances, front yards of townhomes, and other similar spaces were originally proposed as publicly accessible open space by the applicant. Based on feedback from staff and the Planning Commission, these areas were excluded in the most recent proposal, and the publicly accessible open space was redesigned to be more aggregated around the paseo and in the vicinity of the proposed public-serving commercial space, as described in more detail below. The current proposal continues to include more open space and publicly accessible open space than the minimum requirements of the R-MU-B zoning district.



### Paseo and publicly accessible open space

As defined in the Zoning Ordinance, paseos are pedestrian and bicycle paths that provide a member of the public access through one or more parcels and to public streets and/or other paseos. The adopted Zoning Map identifies the locations of new paseos in the Bayfront Area, including a paseo connecting Constitution Drive to Jefferson Drive along the eastern edge of the proposed apartment buildings, and directly west of the site of the proposed townhomes. The paseo would provide an important mid-block connection from Jefferson Drive to Constitution Drive. As required by the Zoning Ordinance, the paseo would have a minimum 20-foot width and provide furnishing zones, trees, landscaping, and lighting at set distances to enhance the pedestrian experience. The applicant is proposing to incorporate the paseo into the publicly accessible open space provided as part of the project, which is permitted by the zoning regulations.

For the townhome portion of the project site, the applicant is proposing additional publicly accessible open space between the paseo and the western edge of the proposed townhome buildings, and also between the two rows of townhome buildings located farther interior on the site. The additional open space adjacent to the paseo would provide extra activity and recreation areas extending beyond the paseo adjacent to public-serving commercial space in Building M1. These additional areas would feature pedestrian paths, an open lawn area, landscaping, and other features that could further activate the paseo and the project site.

The Planning Commission should consider the proposed site layout and provide feedback on the applicant's proposal with regard to the general functionality and usability of the publicly accessible open space for the townhome buildings.

### Common and private open space

The proposed project would provide a mix of common and private open spaces for tenants. The apartment buildings would incorporate a combination of balconies, private terraces, common terraces above the garages at the courtyard level, as well as four open-air roof decks on the seventh floor of each building. Common open spaces in the apartment buildings would be available to tenants and guests, and would not be accessible to the public or townhome owners. 15,620 square feet of private open space and 26,907 square feet of common open space would be provided for the two apartment buildings, for a total of 42,527 square feet of private and common open space.

The townhomes units would have a total of 16,164 square feet of private open space provided on balconies and terraces for each unit, and 2,670 square feet of common open space at the center of the townhome site. As the plans continue to develop, staff will be working with the applicant to refine and provide more details for the uses of the project open space and ensure compliance with all Zoning Ordinance requirements.

### Trees and landscaping

The project would require the removal of 33 trees in the existing parking and landscape areas, 10 of which are heritage-sized trees. The applicant has stated that the project site would be replanted with at least 20 trees, and a minimum of 20 of the new trees would be heritage tree replacements meeting the City's Heritage Tree Replacement Procedures guidelines. The number of trees to be planted as part of the proposed project will continue to be refined with future submittals, but the current conceptual landscape plan in the project plan set shows considerably more than 20 trees are proposed to be located throughout the project site.

### Community amenities

The R-MU zoning district permits bonus level development, subject to providing one or more community amenities equal to the community amenity value identified through the appraisal process. As part of the

ConnectMenlo process, a list of community amenities was generated based on public input and adopted through a resolution of the City Council. Community amenities are intended to address identified community needs that result from the effect of the increased development intensity on the surrounding community. Project requirements (such as the publicly-accessible open space, and street improvements determined by the Public Works Director) do not count as community amenities.

An applicant requesting bonus level development must provide the City with a proposal indicating the specific amount of bonus development sought and the proposed community amenity to be provided in exchange. The value of the amenity to be provided must equal a minimum of 50 percent of the fair market value of the additional GFA of the bonus level development. The appraisal must be performed in accordance with the City's appraisal instructions, which will identify the community amenity value. Staff and the applicant will continue to work together through the process as the appraised value is determined and the project plans are refined. The applicant has not yet specified a community amenity to be provided in exchange for bonus level development. The applicant's proposal for community amenities will be subject to review by the Planning Commission through a later study session and/or in conjunction with the project entitlements.

### Design standards

In the R-MU-B zoning district, all new construction and building additions of 10,000 square feet of GFA or more must meet design standards subject to architectural control review. The design standards regulate the siting and placement of buildings, landscaping, parking, and other features in relation to the street; building mass, bulk, size, and vertical building planes; ground floor exterior facades of buildings; open space, including publicly accessible open space; development of paseos to enhance pedestrian and bicycle connections between parcels and public streets in the vicinity; building design, materials, screening, and rooflines; and site access and parking.

### *Architectural style and building design*

The design of the proposed multi-family residential buildings would have a contemporary architectural style, incorporating both solid elements and glass storefront along the majority of the primary street façades. The façades would predominantly consist of pre-finished rainscreen panels (a cladding system of interlocking panels made of wood, metal, composite, or other materials attached over top of a waterproof barrier) and vinyl punched-opening windows. The lower levels of the building would also contain board-formed concrete that addresses durability for potential flooding and sea level rise, in addition to the storefront and rainscreen system. The proposed windows, including the glass storefront system, would have aluminum frames and mullions. Select residences would include private balconies finished with a mix of glass and metal railings. The color and materials board provided by the applicant indicates that stucco will be used on various surfaces on the exteriors of the buildings, but the stucco sample included in the color and materials board does not meet the R-MU-B zoning district design guidelines requiring stucco to be smooth troweled. A future submittal will be required to incorporate a stucco sample demonstrating compliance with the zoning district design guidelines.

The two multi-family apartment buildings would both be seven stories tall, including a two-story concrete podium base element and a five-story wood-framed structure above. Parking, residential amenities, the leasing area, and tenant bicycle storage would be incorporated on the first floor. Parking would largely be managed using an automated parking system, with some spaces reserved for accessible parking, loading, guests, employees, and prospective tenants. The main residential structures above the podium base would form U-shaped courtyard buildings, with the opening of Building M1 facing east to provide a massing transition from the townhome site, and the opening of Building M2 facing west. Residential units are proposed to be a mix of studios, junior one-bedrooms, one-bedrooms, two-bedrooms, and three-

bedroom units.

The design of the proposed townhome buildings would also have a contemporary style. All townhome buildings would be three stories tall. Typical townhomes would have one- and two-car garages on the ground level, with living areas and bedrooms on the upper floors. The townhome-style units are proposed to be a mix of three-bedroom and four-bedroom units. The buildings would include recesses to modulate the building facades, and the roof lines of all the buildings would be flat with height modulations to create a visually interesting roofline. As currently proposed, the site layout and building orientation would reduce parking and garage visibility from Constitution Drive.

#### *Minimum setback and building projections*

On public-street-facing facades, buildings in the R-MU-B zoning district are required to step back at least 10 feet for 75 percent of the building on the upper stories above 55 feet in height. The applicant has submitted preliminary documentation that the proposal would comply with the required minimum step back by pulling back the center portion of the front façades of the apartment buildings facing Jefferson Drive and Constitution Drive. While portions of the building facade would be set back more than 10 feet from the property line, private balconies would extend closer to the property line by nearly four feet. The balconies would comply with the building projection allowance in the Zoning Ordinance, which permits encroachments up to six feet into a required setback.

The townhome buildings are all set back more than 10 feet from Constitution Drive. None of the townhome buildings are proposed to be over 55 feet in height, so the setback requirement would not apply.

#### *Major and minor modulations*

The design standards for the R-MU-B zoning district require major and minor modulations on street- and paseo-facing facades. For major modulations, the design must include a minimum of one recess of 15 feet wide by 10 feet deep per every 200 feet of facade length from ground level to 45 feet in height. For minor modulations, a minimum recess of five feet wide by five feet deep per 50 feet of facade length is required from ground level to the top of the building. The intent of the required modulations is to provide visual variety, reduce large building volumes, and provide spaces for entryways.

For the apartment buildings, the proposed major modulation along each street-facing frontage would be a recess of 15 feet wide and would have a varying depth equal to or greater than 10 feet in the vicinity of the recessed entryway to each building. Along the paseo, major modulations of 59 feet, 4 inches have been added toward the center of the façade of each building, whereas the previous proposal had no major modulations along the paseo. Minor modulations proposed along the street-facing frontages of each building would be recesses of five to 15 feet in width distributed across the façade every 50 feet or less. Staff believes that these proposed recesses meet the intent of the minor modulation requirement and sufficiently break up the massing of the building, whereas the previous proposal contained only one minor modulation that spanned a majority of the length of the building façade, did not change per each 50 feet of façade length, and did not provide visual variety. The proposed minor modulations along the paseo-facing façade of each building also appear to meet the intent of the Zoning Ordinance requirements and span the entire height of the building, as required by the design guidelines. Staff will work with the applicant to refine the diagrams and verify full compliance.

For the townhome buildings, no major modulations would be required since the buildings would be less than 200 feet in length. For the required minor modulations, the buildings would provide four angular recesses distributed along the front façades of the buildings every 50 feet or less. The minor modulations would be between 10 feet, eight inches and six feet, 10 inches in length, and would have a depth greater

than five feet. Under the previous proposal, covered porch elements were proposed as minor modulations, but they did not meet the minor modulation requirement because they did not span the full height of the building, as required by the design guidelines. Staff believes that the recesses shown in the most recent proposal meet the minor modulation requirement for the R-MU-B zoning district.

#### *Ground floor exterior*

As part of the project review, staff will review the project to ensure that it meets the ground floor transparency requirement and building entrance location and frequency requirements. Staff believes the Buildings M1 and M2 generally would meet the ground floor transparency requirement along Constitution Drive and Jefferson Drive; however, adjacent to the paseo, the buildings propose windows along the ground floor façade that would serve only to break up long expanses of wall associated with bicycle storage rooms that would span most of the building next to the paseo. The current proposal would comply with the maximum garage entrance size and ground floor minimum height requirement.

The townhomes appear to meet the ground floor transparency requirement, with 34 percent of the ground floor façades having transparent glazing where 30 percent transparent glazing is the minimum requirement. Staff will work with the applicant to refine the transparency diagram and verify full compliance.

#### *Summary*

With regard to the overall project design/style and the application of R-MU-B zoning district standards, staff believes that the project would meet the design guidelines required in the Zoning Ordinance. Staff will continue to evaluate the proposed project to ensure compliance as more detailed plans are prepared and any modifications are made. The Planning Commission may wish to provide additional feedback on the proposed building design and site layout before the project advances to the draft EIR development stage.

#### Green and sustainable building

In the R-MU zoning district, projects are required to meet green and sustainable building regulations. Accordingly, the proposed building would:

- Meet 100 percent of its energy demand through any combination of on-site energy generation, purchase of 100 percent renewable electricity, and/or purchase of certified renewable energy credits;
- Be designed to meet LEED (Leadership in Energy and Environmental Design) Gold BD+C (Building Design + Construction);
- Comply with the electric vehicle (EV) charger requirements adopted by the City Council in November 2018;
- Meet water use efficiency requirements;
- Locate the proposed building 24 inches above the Federal Emergency Management Agency (FEMA) base flood elevation (BFE) to account for sea level rise;
- Plan for waste management during the demolition, construction, and occupancy phases of the project; and
- Incorporate bird friendly design in the placement of the building, and use bird friendly exterior glazing and lighting controls.

In addition, the project would be required to use electricity as the only source of energy for all appliances used for space heating, water heating, cooking, and other activities, consistent with the City's reach code ordinance approved in September 2019. The reach codes will go into effect beginning January 1, 2020. Further details regarding how the proposed building would meet the green and sustainable building requirements will be provided as the project plans and materials are further developed.



### Planning Commission considerations

The following comments/questions are suggested by staff to guide the Commission's discussion, although Commissioners should feel free to explore other topics of interest.

- **Site and Building Design.** Based on the revised plans, is the proposed rotation of the upper floors of Building M1 so that the third level terrace opens out toward the paseo and townhomes acceptable? Do the modified building designs provide better massing and transitions between the two development types (apartments and townhomes) on the project site? Does the colors and materials board contain an appropriate mix of colors, materials, and textures for the proposed development?
- **Open Space.** Is the provision of additional open space at the north end of the paseo between Building M1 and Building Site TH1 sufficient to provide ample open space for residents and the public? Are there adequate amounts and types of open space distributed throughout the site? Are there additional furnishings, landscaping, or amenities that should be considered as detailed design of these spaces continues?
- **Public-Serving Commercial Space.** Is the approximately 2,100 square feet of public-serving commercial space on the ground floor of Building M1 an adequate amount of commercial space for the project? Is the commercial space appropriately positioned within the building and on the project site? Are there certain types of uses (retail, an eating establishment, personal services, private recreation, and/or other commercial uses permitted in the R-MU-B zoning district) more strongly desired to potentially occupy the space?
- **Overall Development Proposal.** Is the revised design of the project more appropriate for an area of the Bayfront transitioning from office and industrial uses to residential uses compared with the original proposal?

### Correspondence

As of the writing of this report, staff has not received any correspondence regarding 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. The project sponsor is also required to fully cover the cost of work by consultants performing environmental review and additional analyses to evaluate potential impacts of the project.

### **Environmental Review**

A focused EIR tiering from the ConnectMenlo program EIR will be prepared for the proposed project. On July 16, 2019, the City Council authorized the City Manager to enter into a contract with LSA Associates, Inc. to complete the environmental review and prepare an initial study and focused EIR for the proposed project. A focused EIR will be prepared only on the topics that warrant further analysis, including a transportation and housing analysis and other topics as described in the CEQA Review section earlier in this report. The City Council would take final action on the project entitlements, including the certification of the focused EIR, after the completion of the environmental review and a recommendation from the Planning Commission.

## **Public Notice**

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

## **Attachments**

- A. Location Map
- B. Project Plans
- C. Hyperlink: Notice of Preparation and Initial Study -  
<https://www.menlopark.org/1576/Menlo-Uptown>
- D. Traffic Impact Assessment (TIA) Study Intersections

## **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 materials board

Report prepared by:  
Tom Smith, Senior Planner

Report reviewed by:  
Corinna Sandmeier, Senior Planner  
Kyle Perata, Principal Planner

THIS PAGE INTENTIONALLY LEFT BLANK



# CITY OF MENLO PARK

## LOCATION MAP

### 141 JEFFERSON DRIVE PROJECT

DRAWN: TAS CHECKED: CDS DATE: 12/16/19 SCALE: 1" = 300' SHEET: 1





ATTACHMENT B



**MENLO UPTOWN**  
**MULTI-FAMILY HOUSING & TOWNHOMES**  
**MENLO PARK, CA**

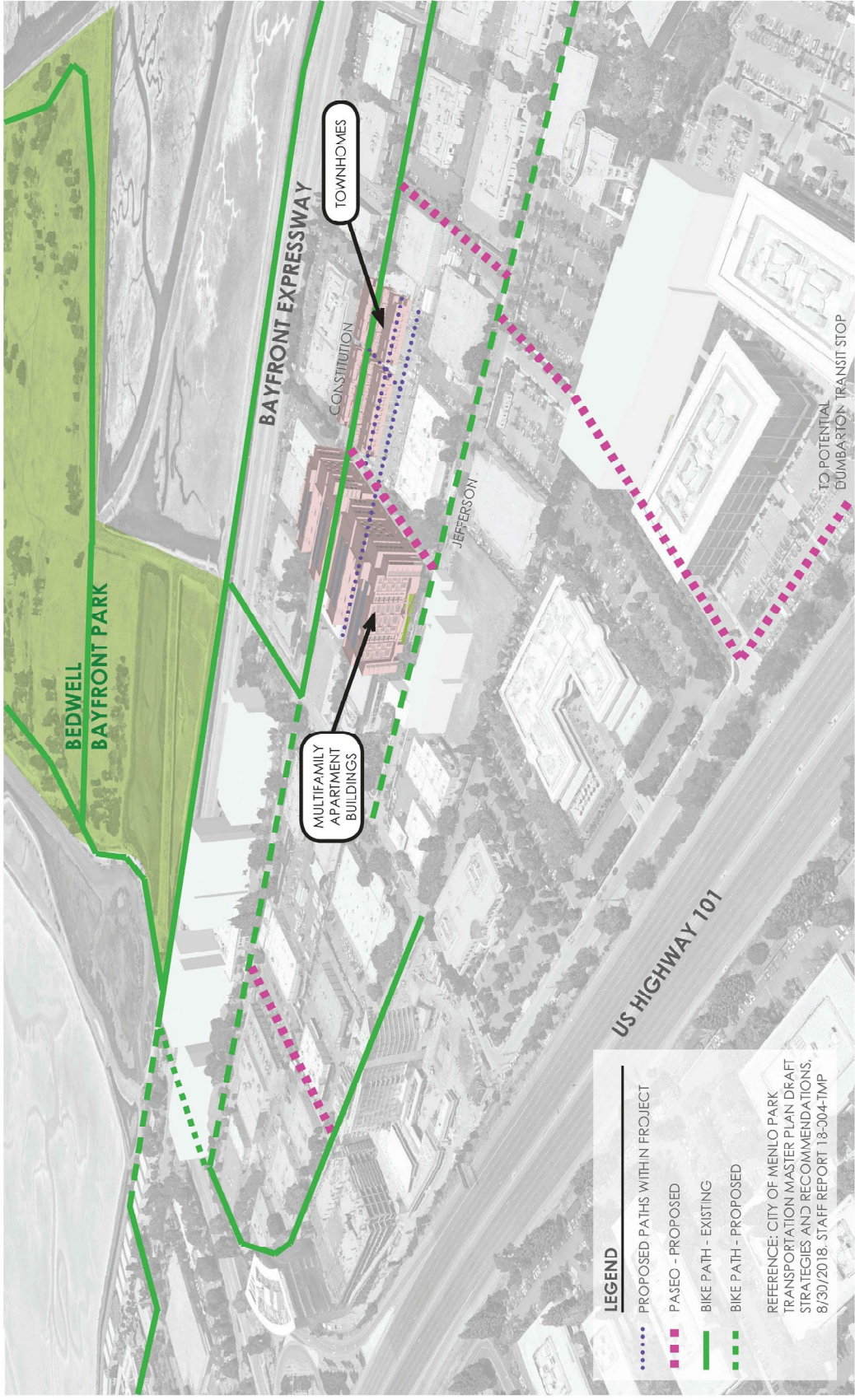
UPDATED SUBMITTAL TO THE CITY OF MENLO PARK  
NOVEMBER 06, 2019



MENLO UPTOWN HOUSING  
MENLO PARK, CA  
11-06-19

A-000





**PROJECT ADDRESSES**

- 180 AND 186 CONSTITUTION
- 141 JEFFERSON (172 CONSTITUTION)
- 141 JEFFERSON



**MULTI-FAMILY - AREA SUMMARY (441 UNITS)**

Level	RESID. GSF (P&H)	RESID. AREAS (RESID. COMMON)	NEIGHBORHOOD (P&H)	BERNIE GSF (P&H)	INOC (P&H)	TOTAL BLDG GSF
Level 07	48,204.35 SF	0.00 SF	8,774.35 SF	0.00 SF	0.00 SF	56,978.70 SF
Level 06	49,893.95 SF	0.00 SF	8,556.35 SF	0.00 SF	0.00 SF	58,450.30 SF
Level 05	49,893.95 SF	0.00 SF	8,556.35 SF	0.00 SF	0.00 SF	58,450.30 SF
Level 04	49,893.95 SF	0.00 SF	8,556.35 SF	0.00 SF	0.00 SF	58,450.30 SF
Level 03	49,893.95 SF	0.00 SF	8,556.35 SF	0.00 SF	0.00 SF	58,450.30 SF
Level 02	49,893.95 SF	0.00 SF	8,556.35 SF	0.00 SF	0.00 SF	58,450.30 SF
Level 01	49,893.95 SF	0.00 SF	8,556.35 SF	0.00 SF	0.00 SF	58,450.30 SF
Grand Total	308,883.57 SF	0.00 SF	52,762.42 SF	0.00 SF	0.00 SF	361,646.00 SF

**UNIT COUNT - MULTIFAMILY**

Level	STUDIO	1 BR	2 BR	3 BR	4 BR	TOTALS
Level 07	24	14	32	6	0	76
Level 06	24	14	32	6	0	76
Level 05	24	14	32	6	0	76
Level 04	24	14	32	6	0	76
Level 03	24	14	32	6	0	76
Level 02	24	14	32	6	0	76
Level 01	24	14	32	6	0	76
Grand Total	168	98	216	42	0	441

**AREA SUMMARY TABLES:**  
 1. AVERAGE UNIT TYPE AREAS - UNIT SUMMARY M1, M2  
 2. AVERAGE COMMON AREAS - UNIT SUMMARY M1, M2  
 3. AVERAGE COMMON AREAS - UNIT SUMMARY M1, M2  
 4. AVERAGE COMMON AREAS - UNIT SUMMARY M1, M2  
 5. AVERAGE COMMON AREAS - UNIT SUMMARY M1, M2  
 6. AVERAGE COMMON AREAS - UNIT SUMMARY M1, M2  
 7. AREA NUMBERS ARE ROUNDED UP TO A WHOLE FOOT.

**MULTIFAMILY CAR SUMMARY:**  
 RESID. AREAS - COMMON AREAS - RESID. COMMON GSF = 308,883.57 SF  
 RESID. AREAS - COMMON AREAS - RESID. COMMON GSF = 308,883.57 SF  
 RESID. AREAS - COMMON AREAS - RESID. COMMON GSF = 308,883.57 SF

**UNIT COUNT - INDIVIDUAL MULTIFAMILY BUILDINGS:**  
 Area Schedule (UNIT TYPE AREAS) - UNIT SUMMARY M1  
 Level | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | TOTALS

Area Schedule (UNIT TYPE AREAS) - UNIT SUMMARY M2  
 Level | STUDIO | 1 BR | 2 BR | 3 BR | 4 BR | TOTALS

**TOWNHOME - AREA SUMMARY (42 DWELLING UNITS)**

Unit Name	Description	Garage	Approx GSF*	#	%	Approx GSF Total
P1	3 bd + 3.5 bath	1-car	1696.6	18	43%	30539.0
P2	3 bd + 3.5 bath	2-car	2015.5	12	29%	24186.5
P3	4 bd + 3.5 bath	2-car	2266.8	8	19%	18134.6
P4	4 bd + 3.5 bath	2-car	2316.5	4	10%	9265.9
Subtotal				42	100%	82126.0
Grand Total				42	100%	82126.0

**UNIT TYPE AREAS:**  
 STUDIO: 500, 1 BR: 700, 2 BR: 900, 3 BR: 1100, 4 BR: 1300  
 AVERAGE UNIT SIZES: 200, 276, 354, 425, 500  
 UNIT COUNT: 21%, 28%, 36%, 44%, 100%

**APPROX GSF AVG. UNIT SQUARE FOOT:**  
 \*Measured to the outside of exterior stud of wall

\*\*Per Menlo Park Municipal Code: 16.04.325, GSF does not include covered parking or covered balconies or porches

**OPEN SPACE SUMMARY (Refer to sheet A-013 for Open Space Calculation Diagrams for 441 Unit Multi-Family Buildings and to sheet A-022 for Townhomes)**

MULTIFAMILY HOUSING PROJECT	PERCENTAGE	REQUIRED GSF (OPEN SPACE PROVIDED) (SF)	MINIMUM OPEN SPACE REQUIRED	25% OF SITE AREA	7.530	13,127.50 (Phase)
RUBIC OPEN SPACE REQUIRED	100% COMMON OPEN SPACE / 80% PRIVATE OPEN SPACE / 100% UNIT	44,100	(P) 33,280	20,388.50	Common Open Space	7,024.50 (Level 1 Dog Run) 14,402.50 (Level 3 Terrace) 4,800.50 (Level 7 Terrace)
PRIVATE OPEN SPACE REQUIRED	100% COMMON OPEN SPACE / 80% PRIVATE OPEN SPACE / 100% UNIT	44,100	14,402.50	14,402.50	Private Open Space	3,001.50 (Level 3) 1,511.50 (Level 4) 8,225.50 (Level 7)
TOTAL PRIVATE OPEN SPACE (Common space equivalent, min. 1000 sq ft)		44,100	28,388.50	28,388.50	100% at Common Space	
TOTAL OPEN SPACE (Common space equivalent, min. 1000 sq ft)		44,100	42,781.00	42,781.00	100% at Common Space	

**AVERAGE BUILDING HEIGHT CALCULATION SUMMARY**

AVERAGE BUILDING HEIGHT = 61.12' (+ 89.2' Max. Height)
--

NOTE: REFER TO SHEET A-010 FOR DETAILED BUILDING HEIGHTS AND AREA CALCULATIONS

**ZONING: R-MUB Zoning District (Bonus level development)**

MAX. ALLOWED FAR %	22%	473,302 SF
MAX. ALLOWED FLOOR AREA	270,283 SF x 1.25	337,854 SF
TOWNHOME GSF		82,126 SF
MULTIFAMILY GSF (Including Neighborhood Open Space)		365,207 SF
PROJECT TOTAL FLOOR AREA (TOWNHOME + MULTIFAMILY) + PARKING SPACES		447,722 SF

**UNIT COUNT SUMMARY:**

483 Units on net lot area of 4,833 acres (100 dwelling units/acre)
--

**PARKING SUMMARY**

<b>PARKING REQUIREMENTS:</b>	1.5 spaces/unit + 10% Shared for guests
Min. 1 space/unit	1.5 spaces/unit + 10% Shared for guests
Min. 1.5 space/unit	1.5 spaces/unit + 10% Shared for guests
Min. 40+ Alex, 725 Vehicular Parking	(725 long term + 74 short term + 799 total bike parking)
<b>ZONING ENFORCED BIKING VEHICLES &amp; 725 BIKES SPACES REQUIRED:</b>	
Multi-Family	121 Vehicular Parking and 135 Bike parking
Townhome	Vehicular spaces: 441 vehicular spaces + 77 additional spaces for guest (total = 512 spaces) Bike spaces: 522 long term parking trailers + 87 short term parking trailers = 729 spaces Bike spaces: 63 long term parking trailers + 7 short term parking trailers = 70 spaces



MENLO UPTOWN HOUSING  
 MENLO PARK, CA  
 11-06-19

LOCATION MAP & PROJECT DATA  
 SUMMARY

A-002



**TOWNHOUSE BUILDINGS CODE SUMMARY**

**PROJECT SUMMARY:**  
 FORTY-TWO (42) ATTACHED TOWNHOUSE UNITS IN SIX CONNECTED CLUSTER BUILDINGS, ON A 2.07 ACRE SITE.

**CODES IN USE:**  
 2016 CALIFORNIA RESIDENTIAL CODE (IRC)  
 2016 CALIFORNIA FIRE ALARM AND SIGNALING CODE (FAS)  
 2016 CALIFORNIA ELECTRICAL CODE (CEC)  
 2016 CALIFORNIA MECHANICAL CODE (CMC)  
 2016 CALIFORNIA ENERGY CODE (CEC)  
 2016 CALIFORNIA PLUMBING AND MECHANICAL CODE (CPLM)  
 2016 CALIFORNIA SAFETY ORDERS WITH ASME A17.1/2016 FOR ELEVATORS

**ALLOWABLE HEIGHTS AND AREAS:**  
 MAXIMUM HEIGHT: 3 STORES AND 40 FEET PER CBC TABLE 504.3.504.4  
 ALLOWABLE FLOOR AREA:  
 R-3 UNLIMITED PER CBC TABLE 506.2  
 U-1 1000 SQ FT PER CBC 503.1.1  
 FIRE SEPARATION BETWEEN OCCUPANCIES:  
 MAXIMUM HEIGHT: 3 STORES AND 40 FEET PER CBC TABLE 504.3.504.4  
 FIRE SEPARATION WITHOUT RAMPING OR MECHANICAL EQUIPMENT: SUITS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY.  
 PER CBC 3.102.2 ITEM 8 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.

**TYPES OF CONSTRUCTION:**  
 CONSTRUCTION TYPE: TYPE I-4  
**FIRE PROTECTION SYSTEMS:**  
 FIRE SPRINKLERS: NFPA-101

**MULTIFAMILY BUILDINGS CODE SUMMARY**

**CHAPTER 7 - FIRE PROTECTION SYSTEMS:**  
 FIRE SPRINKLER SYSTEM TO BE NFPA 13.  
 DESIGN VENT COMBINATION PER NFPA 13 THROUGHOUT.

**CHAPTER 10 - MEANS OF EGRESS:**  
 TABLE 1004.12 OCCUPANT LOADS FOR EACH SPACE ARE AS NOTED BELOW:  
 STORAGE AREAS: 300 SF PERSON  
 COMMON AREAS: 100 SF PERSON (SEE SEATING)  
 LEASING OFFICE (BUSINESS AREAS): 200 SF PERSON  
 PARKING GARAGES: 250 SF PERSON  
 RESIDENTIAL AREAS:  
 SECTION 1009 MEANS OF EGRESS SIZING:  
 DOORS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD (O.C.)  
 TABLE 1008.2.1 TWO OR MORE EXITS ARE REQUIRED FOR SPACES BASED ON THE FOLLOWING:  
 8 OCCUPANCIES: >48 PERSONS (2 EXITS) ; >500 PERSONS (3 EXITS)  
 5 OCCUPANCIES: >28 PERSONS (2 EXITS)  
 2 OCCUPANCIES: >28 PERSONS (2 EXITS)

**CHAPTER 11A - HOUSING ACCESSIBILITY:**  
 SECTION 1109A PARKING FACILITIES FULLY ACCESSIBLE AUTO AND VAN PARKING WILL BE PROVIDED AT THE FIRST FLOOR.  
 SECTION 1110A THRU 1115A EXTERIOR ROUTES: ALLEVIATED PATHWAYS, RAMPS AND STAIRS WHICH ARE NOT PART OF A MAIN ENTRANCE OR AREA ARE CONSIDERED ACCESSIBLE.  
 SECTION 1120A: INTERIOR STAIRWAYS SHALL BE ACCESSIBLE PER THIS SECTION.  
 SECTION 1124A: ELEVATORS SHALL BE ACCESSIBLE PER THIS SECTION.  
 SECTION 1126A: DOORS, GATES AND WINDOWS SHALL BE ACCESSIBLE PER THIS SECTION.  
 SECTION 1127A: ALL KITCHENS WITHIN UNITS AND IN COMMON AREAS SHALL COMPLY WITH THIS SECTION.  
 SECTION 1130A: ALL BATHING AND TOILET FACILITIES WITHIN THE RESIDENTIAL UNITS SHALL COMPLY WITH THIS SECTION.  
 SECTION 114'A: SWIMMING POOLS SHALL BE ACCESSIBLE PER THIS SECTION.

**MULTI FAMILY BUILDINGS CODE SUMMARY**

**CHAPTER 3 - OCCUPANCY GROUPS:**  
 SECTION 310.4 - OCCUPANCY GROUP R-3  
 SECTION 311.3 - OCCUPANCY GROUP R-2

**CHAPTER 5 - ALLOWABLE HEIGHTS AND AREAS:**  
 MAXIMUM HEIGHT IN FEET:  
 SECTION 504.3.504.4 (SPRINKLERED, WITH OUT AREA INCREASES)  
 R-2 OCCUPANCY: 80'  
 S-4 OCCUPANCY: UNLIMITED

**CHAPTER 6 - TYPES OF CONSTRUCTION:**  
 TYPE I/A WOOD FRAMING OVER TYPE I/A CONCRETE STRUCTURE. RATINGS PER TABLE 601.4 AS SHOWN IN THE LIST BELOW.  
 TYPE I CONSTRUCTION: 3 HRS  
 PRIMARY STRUCTURAL FRAME: 3 HRS  
 BEARING WALLS EXIT & INT.: 3 HRS  
 NONBEARING INTERIOR WALLS: 2 HRS  
 FLOOR CONSTRUCTION: 1 1/2 HRS  
 ROOF CONSTRUCTION: 1 HR  
 TYPE II CONSTRUCTION: 1 HR  
 BEARING WALLS EXIT: 1 HR  
 BEARING WALLS INT.: 1 HR  
 NONBEARING INTERIOR WALLS: 1 HR  
 FLOOR CONSTRUCTION: 1 HR  
 ROOF CONSTRUCTION: 1 HR  
 EXTERIOR WALL RATING PER TABLE 602  
 ALL UNITS APPLY TO BOTH CONSTRUCTION TYPES I/A AND I/A-4 AND BOTH A AND S OCCUPANCIES

**CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES:**  
 NONCOMBUSTIBLE AND PER 705.2.2 PROJECTIONS FROM TYPE II CONSTRUCTION MAY BE OF ANY MATERIAL. SEE SECTION 702.2 FOR PROJECTIONS WITHIN 1' OF THE FIRE SEPARATION DISTANCE.  
 OPENINGS PER TABLE 705.8: THE MAXIMUM AREA OF UNPROTECTED EXTERIOR WALL OPENINGS FOR SPRINKLERED BUILDINGS BASED ON DISTANCE FROM THE PROPERTY LINE IS AS NOTED:  
 3' TO 6' 15% OF WALL ALLOWED TO BE OPEN WINDOWS + DOORS  
 6' TO 10' 40%  
 10' TO 15' 45%  
 15' TO 27' 75%  
 OVER 27' NO LIMIT  
 SECTION 706.1.1 PARAPETS SHALL BE PROVIDED UNLESS THE ROOF IS PROVIDED WITH A ONE-HOUR FIRE RATED WIND-BLACK OF 4 PER SECTION 706.11 OCCUPATION 4.  
 SECTION 706.1.2 TWO AL-LOW FIVE-STORY MULTI-FAMILY APARTMENT BUILDINGS WITH AMENITY AND SUPPORT SPACES OVER TWO STORES OF STRUCTURED PARKING, RESIDENTIAL APARTMENTS, COMMERCIAL AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR, THE 7TH FLOOR, WILL BE CONSTRUCTED TO A MINIMUM LEVEL OF FIRE DEPARTMENT ACCESS, AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.  
 SECTION 706.1.4 OPENINGS WITHIN 4' OF EACH SIDE OF A FIRE WALL SHALL BE 45-MINUTE FIRE RATED.

**PROJECT SUMMARY**

**NORTH MULTI-FAMILY BUILDING (MF-1)**  
 PROJECT ADDRESS: 171 CONANT DRIVE, MENLO PARK, CA  
 LOT: 055-042-040  
 PARCEL 2  
 LOT AREA: 6,073 SF  
 ZONING DISTRICT: R-3  
 FLOOR AREA: 15,167 SF  
 TYPE OF BUILDING: MULTI-FAMILY RENTAL APARTMENT BUILDING  
 BUILDING HEIGHT: 8'-9"  
 NUMBER OF STORES: 7

**SOUTH MULTI-FAMILY BUILDING (MF-2)**  
 PROJECT ADDRESS: 111 INDEPENDENCE DRIVE, MENLO PARK, CA  
 LOT: 055-042-030  
 PARCEL 1  
 LOT AREA: 6,073 SF  
 ZONING DISTRICT: R-3  
 FLOOR AREA: 15,167 SF  
 TYPE OF BUILDING: MULTI-FAMILY RENTAL APARTMENT BUILDING  
 BUILDING HEIGHT: 8'-9"  
 NUMBER OF STORES: 7

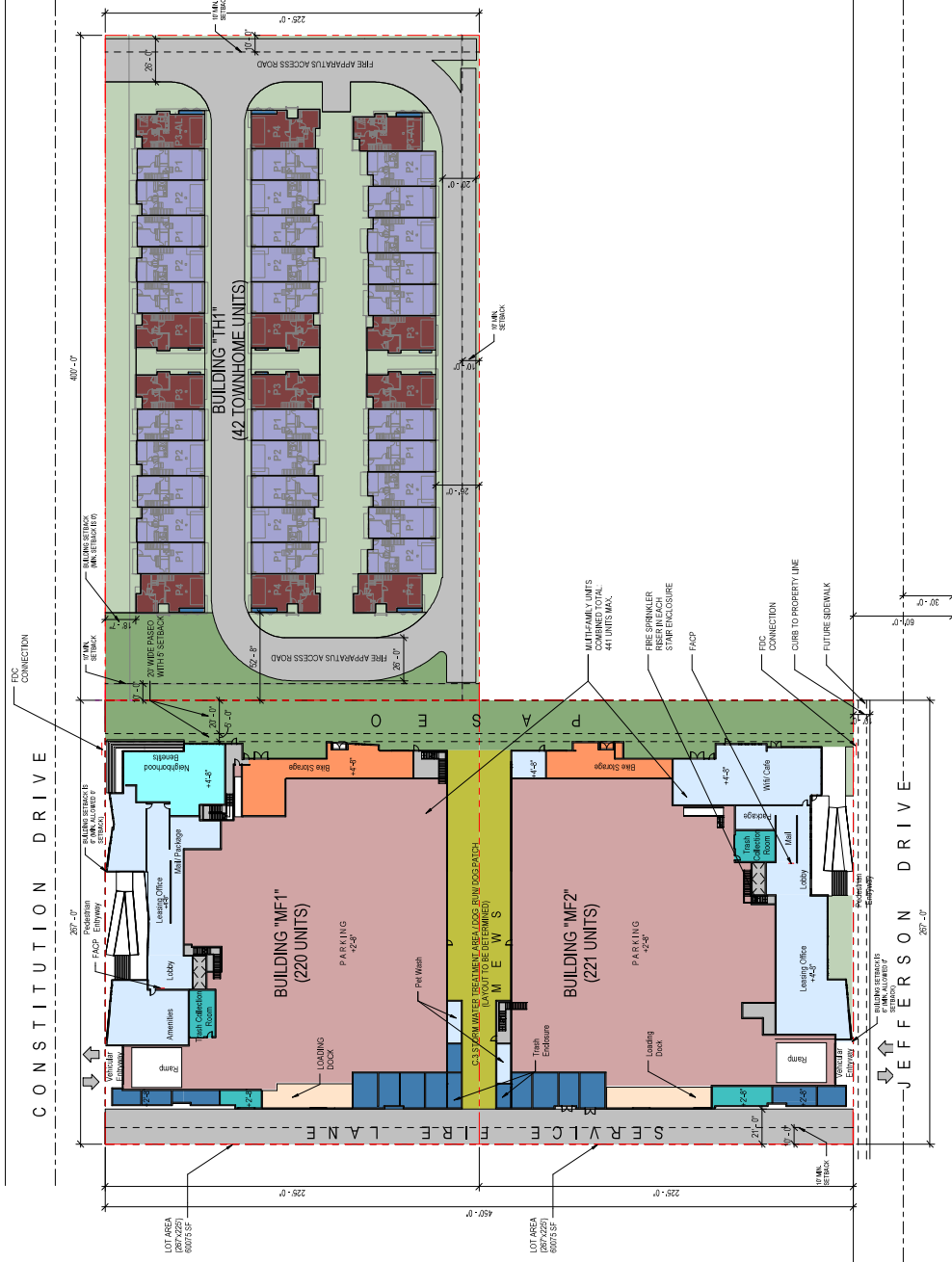
**TOWNHOMES (TH-1)**  
 PROJECT ADDRESS: 151985 CONSTITUTION DRIVE, MENLO PARK, CA  
 LOT: 055-042-020  
 PARCEL 2  
 LOT AREA: 9,013 SF  
 ZONING DISTRICT: R-M-L-B  
 FLOOR AREA: 20,143 SF  
 TYPE OF BUILDING: MULTI-FAMILY  
 BUILDING HEIGHT: 32'-0"  
 NUMBER OF STORES: 3

**CODES USED**  
 BUILDING CODE: 2016 CALIFORNIA BUILDING CODE (CBC)  
 FIRE SAFETY CODE: NFPA 720 NATIONAL FIRE ALARM AND SIGNALING CODE, 2015 EDITION  
 FIRE CODES: NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2015 EDITION)  
 NFPA 14 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS (2015 EDITION)  
 NFPA 720 NATIONAL FIRE ALARM AND SIGNALING CODE, 2015 EDITION  
 NFPA 720A NATIONAL FIRE ALARM AND SIGNALING CODE, 2015 EDITION  
 NFPA 111 STANDARD FOR EMERGENCY AND STANDBY POWER SYSTEMS, 2013 EDITION  
 CA STATE FIRE MARSHAL REQUIREMENTS  
 2016 CALIFORNIA BUILDING CODE (CBC), SECTIONS 10, 11, 13  
 2016 CALIFORNIA BUILDING CODE (CBC), BUILDING STANDARDS CODE  
 2016 CA ENERGY CODE  
 2016 CA MECHANICAL CODE (CMC)  
 2016 CA ELECTRICAL CODE (CEC)  
 2016 CALIFORNIA PLUMBING AND MECHANICAL CODE (CPLM)  
 2016 CALIFORNIA SAFETY ORDERS WITH ASME A17.1/2016 FOR ELEVATORS  
 MENLO PARK MUNICIPAL CODE  
 OTHERS: CODES: MENLO PARK MUNICIPAL CODE  
 POSE GREEN BUILDING REQUIREMENTS

**PROJECT SUMMARY**  
 THE PROJECT CONSISTS OF "THREE PROJECTS":  
 1. 1, 2. TWO AL-LOW FIVE-STORY MULTI-FAMILY APARTMENT BUILDINGS WITH AMENITY AND SUPPORT SPACES OVER TWO STORES OF STRUCTURED PARKING, RESIDENTIAL APARTMENTS, COMMERCIAL AND SUPPORTIVE SPACES. THE HIGHEST OCCUPIED FLOOR, THE 7TH FLOOR, WILL BE CONSTRUCTED TO A MINIMUM LEVEL OF FIRE DEPARTMENT ACCESS, AND THEREFORE THE BUILDING IS NOT A HIGH-RISE STRUCTURE.  
 3. FORTY TWO (42) TOWNHOME APARTMENTS IN SIX SEPARATE DETACHED STRUCTURES. THESE ARE TYPE I/A CONSTRUCTION AND INCLUDE ENCLOSED INDIVIDUAL PARKING GARAGES.

**GREYSTAR** H M  
 LANDSCAPE ARCHITECTS  
 11-06-19  
**PGAdesign**  
 LANDSCAPE ARCHITECTS  
**kt by bj**  
 ARCHITECTS & PLANNERS  
**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
**CODE INFORMATION**  
**A-003**





LEGEND	
[Light Blue Box]	3 Bedroom (FAR)
[Light Green Box]	4 Bedroom (FAR)
[Light Purple Box]	BOH/MEP/FP/GAS (FAR)
[Light Yellow Box]	Trash Area (NO FAR)
[Light Orange Box]	Core (FAR)
[Light Red Box]	Corridor (FAR)
[Light Cyan Box]	Parking- Vehicular (NO FAR)
[Light Blue Box]	Parking- Bike Storage (NO FAR)
[Light Green Box]	Residential Amenities (FAR)
[Light Yellow Box]	Open Space (NO FAR)
[Light Purple Box]	Neighborhood Benefits (FAR)



**GREYSTAR**  
 1981-2022

**PGAdesign**  
 LANDSCAPE ARCHITECTS

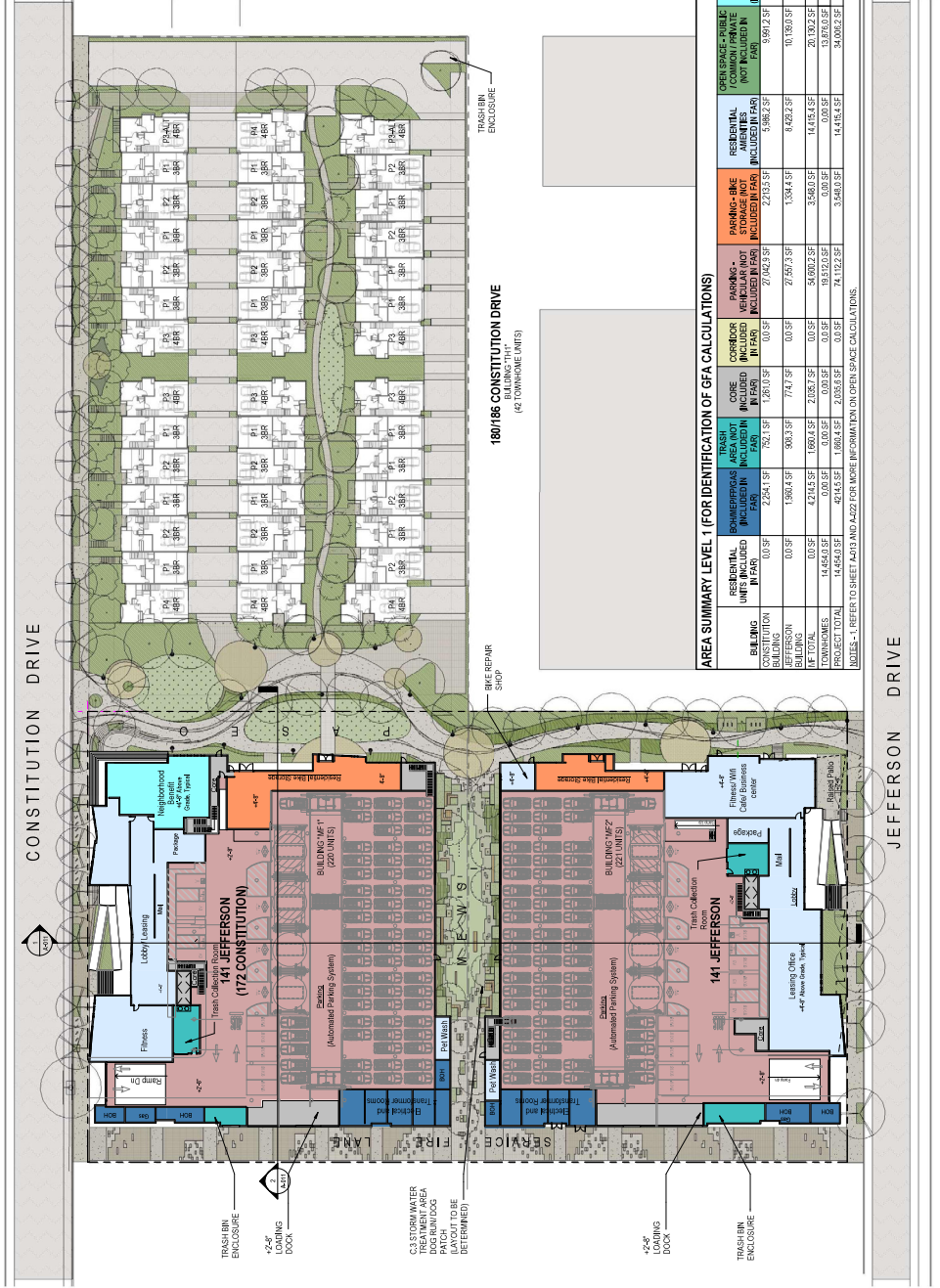
**BKF 100 YEARS**

**ktgby**  
 Architects & Planners

**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19

**SITE PLAN**

**A-004b**



**AREA SUMMARY LEVEL 1 (FOR IDENTIFICATION OF GFA CALCULATIONS)**

RESIDENTIAL UNITS (IN F&D)	COMMERCIAL UNITS (IN F&D)	TRASH AREA (NOT IN F&D)	CORRIDOR (IN F&D)	PARKING (INCLUDED IN F&D)	PARKING-BIKE (INCLUDED IN F&D)	RESIDENTIAL (COMMON/PRIVATE) (NOT IN F&D)	GREEN SPACE-PUBLIC (COMMON/PRIVATE) (NOT IN F&D)	HIGHBORHOOD (INCLUDED IN F&D)
0.0 SF	0.0 SF	762.1 SF	0.0 SF	27,042.3 SF	2,216.5 SF	5,896.2 SF	9,991.2 SF	2,116.8 SF
14,554.0 SF	0.0 SF	1,980.4 SF	74.7 SF	27,592.3 SF	1,304.4 SF	8,426.2 SF	10,180.0 SF	0.0 SF
14,554.0 SF	0.0 SF	6,214.5 SF	2,087.7 SF	54,902.2 SF	3,540.0 SF	14,015.1 SF	20,130.2 SF	2,116.8 SF
14,554.0 SF	0.0 SF	6,214.5 SF	2,087.7 SF	54,902.2 SF	3,540.0 SF	14,015.1 SF	20,130.2 SF	2,116.8 SF
14,554.0 SF	0.0 SF	6,214.5 SF	2,087.7 SF	54,902.2 SF	3,540.0 SF	14,015.1 SF	20,130.2 SF	2,116.8 SF
14,554.0 SF	0.0 SF	6,214.5 SF	2,087.7 SF	54,902.2 SF	3,540.0 SF	14,015.1 SF	20,130.2 SF	2,116.8 SF

NOTE - REFER TO SHEET A-02 AND A-03 FOR MORE INFORMATION ON SPACE CALCULATIONS.



PLAN LEVEL 01

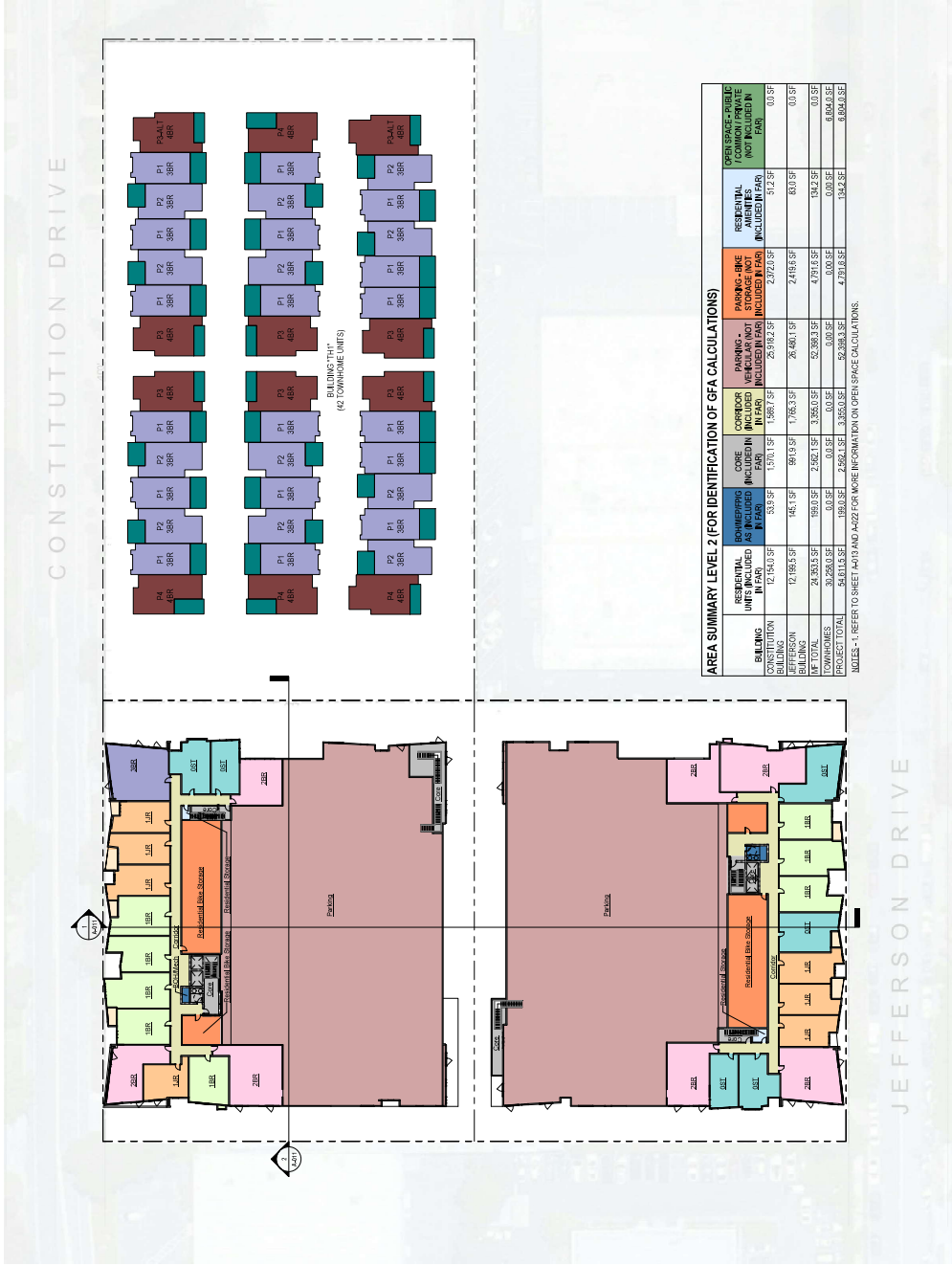
MENLO UPTOWN HOUSING  
MENLO PARK, CA  
11-06-19



PGAdesign LANDSCAPE ARCHITECTS







CONSTITUTION DRIVE

JEFFERSON DRIVE

PLAN LEGEND

	0 Studio (FAR)
	1 Junior Bedroom (FAR)
	1 Bedroom (FAR)
	2 Bedroom (FAR)
	3 Bedroom (FAR)
	4 Bedroom (FAR)

AREA SUMMARY LEVEL 2 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS INCLUDED IN THIS CALCULATION	CORRIDOR INCLUDED IN THIS CALCULATION	PARKING - BKE VEHICULAR STORAGE INCLUDED IN THIS CALCULATION	PARKING - BKE STORAGE NOT INCLUDED IN THIS CALCULATION	RESIDENTIAL AREA NOT INCLUDED IN THIS CALCULATION	OPEN SPACE - BKE / COMMON PRIVATE (NOT INCLUDED IN THIS CALCULATION)
CONSTITUTION BUILDING	12,140.5 SF	53.9 SF	1,538.7 SF	25,912.3 SF	2,272.3 SF	0.0 SF
JEFFERSON BUILDING	12,186.5 SF	165.1 SF	1,765.3 SF	26,461.3 SF	2,419.5 SF	810.5 SF
DF TOTAL	24,327.0 SF	199.0 SF	3,304.0 SF	52,373.6 SF	4,791.8 SF	1,042.5 SF
TOWNHOMES	39,280.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
PROJECT TOTAL	63,607.0 SF	199.0 SF	3,304.0 SF	52,373.6 SF	4,791.8 SF	1,042.5 SF

NOTES - 1. REFER TO SHEET 14013 AND 14022 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.



PLAN LEVEL 02

MENLO UPTOWN HOUSING  
MENLO PARK, CA  
11-06-19

GREYSTAR

BKF 100 YEARS

PGAdesign

LANDSCAPE ARCHITECTS

kitgy

Architectural Firm

A-006





**PLAN LEGEND**

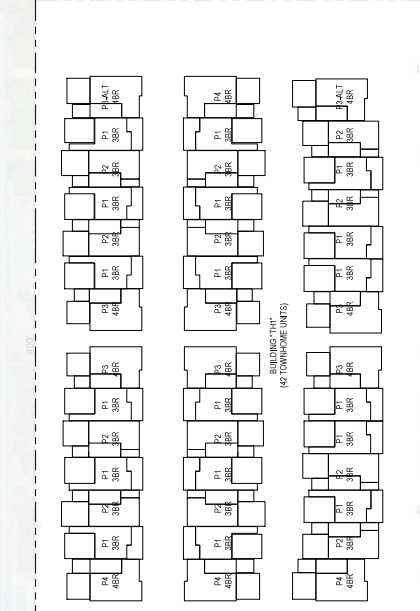
- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)
- 4 Bedroom (FAR)

**AREA SUMMARY LEVEL 3 (FOR IDENTIFICATION OF GFA CALCULATIONS)**

BUILDINGS	RESIDENTIAL UNITS INCLUDED	COMMON AREAS INCLUDED	CORRIDOR INCLUDED	PARKING - BIKES INCLUDED	PARKING - STORAGE NOT INCLUDED	RESIDENTIAL AMENITIES INCLUDED	OPEN SPACE - PUBLIC / COMMON / PRIVATE NOT INCLUDED
CONSTITUTION BUILDING	24,337.6 SF	37.7 SF	903.8 SF	0.0 SF	0.0 SF	1,807.3 SF	10,084.3 SF
JEFFERSON BUILDING	28,563.1 SF	37.7 SF	903.8 SF	0.0 SF	0.0 SF	1,807.3 SF	7,207.3 SF
<b>NET TOTAL</b>	<b>52,900.7 SF</b>	<b>75.4 SF</b>	<b>1,807.6 SF</b>	<b>0.0 SF</b>	<b>0.0 SF</b>	<b>3,614.6 SF</b>	<b>17,291.6 SF</b>
TOWNHOMES	34,852.6 SF	0.00 SF	0.00 SF	0.0 SF	0.0 SF	0.00 SF	0.00 SF
<b>PROJECT TOTAL</b>	<b>87,753.3 SF</b>	<b>75.4 SF</b>	<b>1,807.6 SF</b>	<b>0.0 SF</b>	<b>0.0 SF</b>	<b>3,614.6 SF</b>	<b>17,291.6 SF</b>

NOTES - 1. REFER TO SHEET A-013 AND A-022 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS

CONSTITUTION DRIVE



JEFFERSON DRIVE

PLAN LEGEND

	0 Studio (FAR)
	1 Junior Bedroom (FAR)
	1 Bedroom (FAR)
	2 Bedroom (FAR)
	3 Bedroom (FAR)
	4 Bedroom (FAR)

AREA SUMMARY LEVEL 4 (FOR IDENTIFICATION OF GFA CALCULATIONS)

BUILDING	RESIDENTIAL UNITS INCLUDED	COMMON AREAS INCLUDED	CORRIDOR INCLUDED	PARKING - VEHICULAR NOT INCLUDED	PARKING - BIKE STORAGE NOT INCLUDED	RECREATIONAL AREAS NOT INCLUDED	OPEN SPACE - PUBLIC / COMMON PRIVATE NOT INCLUDED
CONSTITUTION BUILDING	30,080.3 SF	3,877.5 SF	3,053.3 SF	0.0 SF	0.0 SF	0.0 SF	573.7 SF
JEFFERSON BUILDING	30,080.3 SF	3,877.5 SF	3,053.3 SF	0.0 SF	0.0 SF	0.0 SF	573.7 SF
TOTAL	60,160.6 SF	7,755.0 SF	6,106.6 SF	0.0 SF	0.0 SF	0.0 SF	1,147.4 SF
TOWNHOMES	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF	0.0 SF
PROJECT TOTAL	60,160.6 SF	7,755.0 SF	6,106.6 SF	0.0 SF	0.0 SF	0.0 SF	1,147.4 SF

NOTES - 1. REFER TO SHEET A-010 AND A-020 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.



PLAN LEVEL 04

MENLO UPTOWN HOUSING  
MENLO PARK, CA  
11-06-19



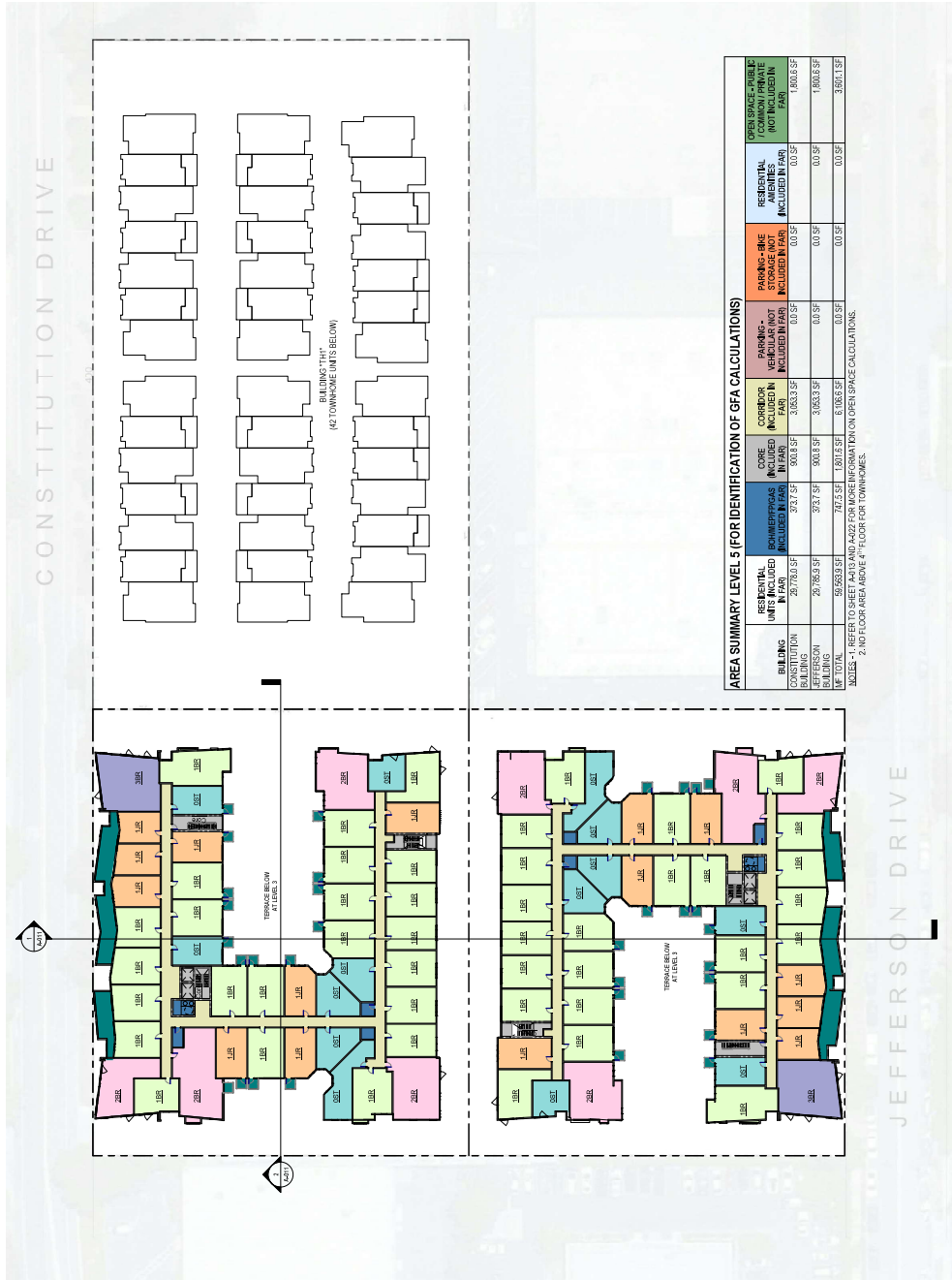
Architectural Division

LANDSCAPE ARCHITECTS

PGAdesign

BKF 100 YEARS

GREYSTAR



**PLAN LEGEND**

	0 Studio (FAR)
	1 Junior Bedroom (FAR)
	1 Bedroom (FAR)
	2 Bedroom (FAR)
	3 Bedroom (FAR)
	4 Bedroom (FAR)

**AREA SUMMARY LEVEL 5 (FOR IDENTIFICATION OF GFA CALCULATIONS)**

BUILDING	RESIDENTIAL UNITS (FAR)	CORRIDOR (INCLUDED IN FAR)	PARKING (INCLUDED IN FAR)	PARKING-RIC (INCLUDED IN FAR)	RESIDENTIAL (INCLUDED IN FAR)	OPEN SPACE-PUBLIC (COMMON PRIVATE) (NOT IN FAR)
CONSTITUTION BUILDING	29,750 SF	300.3 SF	0.0 SF	0.0 SF	0.0 SF	1,800.8 SF
JEFFERSON BUILDING	29,750 SF	300.3 SF	0.0 SF	0.0 SF	0.0 SF	1,800.8 SF
<b>TOTAL</b>	<b>59,500 SF</b>	<b>600.6 SF</b>	<b>0.0 SF</b>	<b>0.0 SF</b>	<b>0.0 SF</b>	<b>3,601.6 SF</b>

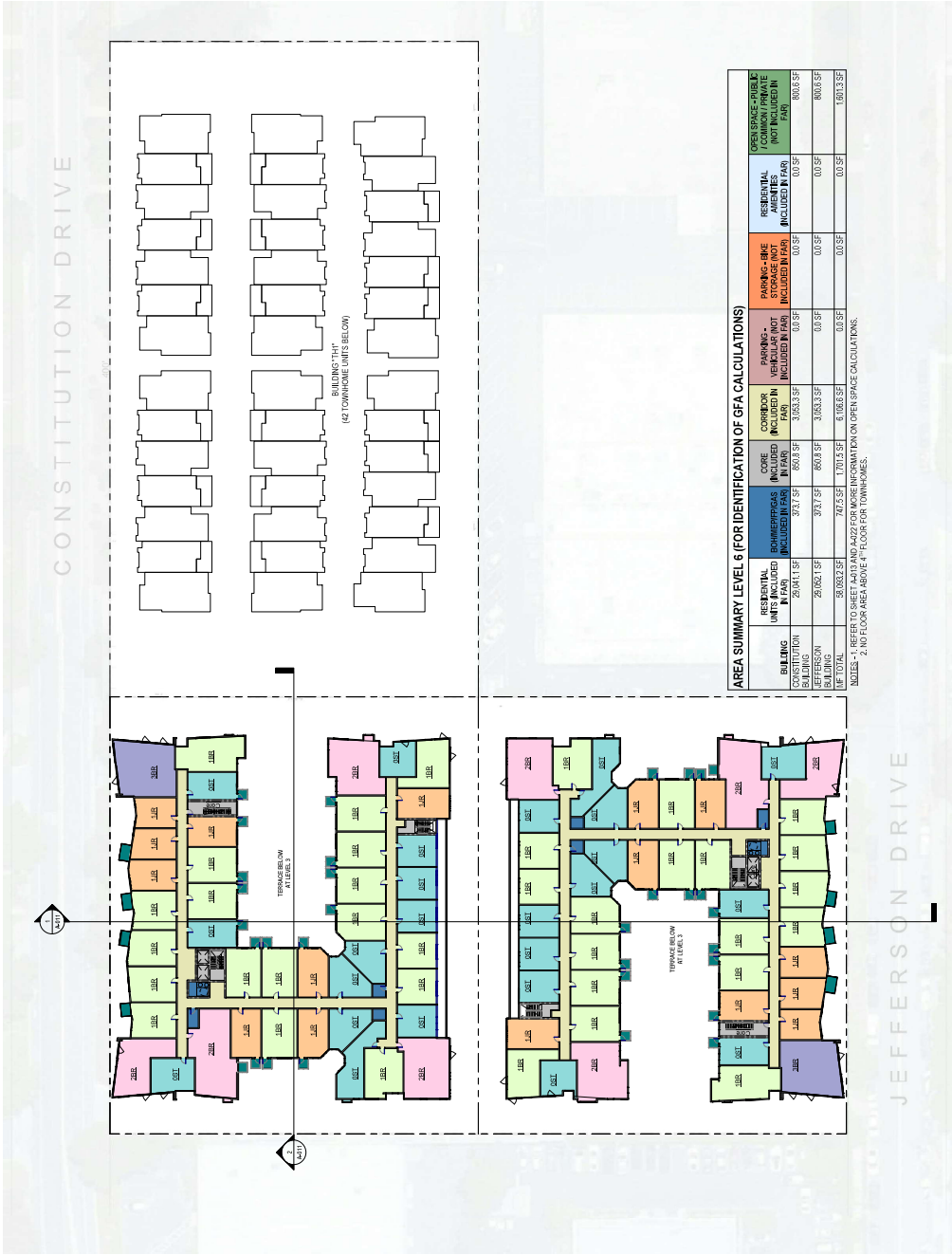
NOTES: 1. RESIDENTIAL UNITS ARE 2,500 SF PER UNIT. 2. 100% OF COMMON OPEN SPACE CALCULATIONS. 3. 100% OF COMMON OPEN SPACE CALCULATIONS.

**PLAN LEVEL 05**

**MENLO UPTOWN HOUSING**  
MENLO PARK, CA  
11-06-19

0, 15', 30'

**A-008b**



PLAN LEGEND

- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)
- 4 Bedroom (FAR)



**PLAN LEGEND**

- 0 Studio (FAR)
- 1 Junior Bedroom (FAR)
- 1 Bedroom (FAR)
- 2 Bedroom (FAR)
- 3 Bedroom (FAR)
- 4 Bedroom (FAR)

**AREA SUMMARY LEVEL 7 (FOR IDENTIFICATION OF GFA CALCULATIONS)**

BUILDINGS	RESIDENTIAL UNITS IN FAR	COMMERCIAL/INDUSTRIAL UNITS IN FAR	CORE IN FAR	PARKING - BIKE IN FAR	PARKING - CAR IN FAR	RESIDENTIAL COMMON PRIVATE (NOT IN FAR)	OPEN SPACE - PUBLIC
CONSTITUTION BUILDING	24,102.0 SF	382.8 SF	690.8 SF	0.0 SF	2,991.1 SF	0.0 SF	5,543.8 SF
JEFFERSON BUILDING	24,102.0 SF	382.8 SF	690.8 SF	0.0 SF	2,991.1 SF	0.0 SF	5,543.8 SF
<b>GF TOTAL</b>	<b>48,204.0 SF</b>	<b>765.6 SF</b>	<b>1,381.6 SF</b>	<b>0.0 SF</b>	<b>5,982.2 SF</b>	<b>0.0 SF</b>	<b>11,087.6 SF</b>

NOTES - 1. REFER TO SHEET A-019 AND A-022 FOR MORE INFORMATION ON OPEN SPACE CALCULATIONS.  
 2. NO FLOOR AREA ABOVE 5<sup>TH</sup> FLOOR FOR TOWNHOMES.

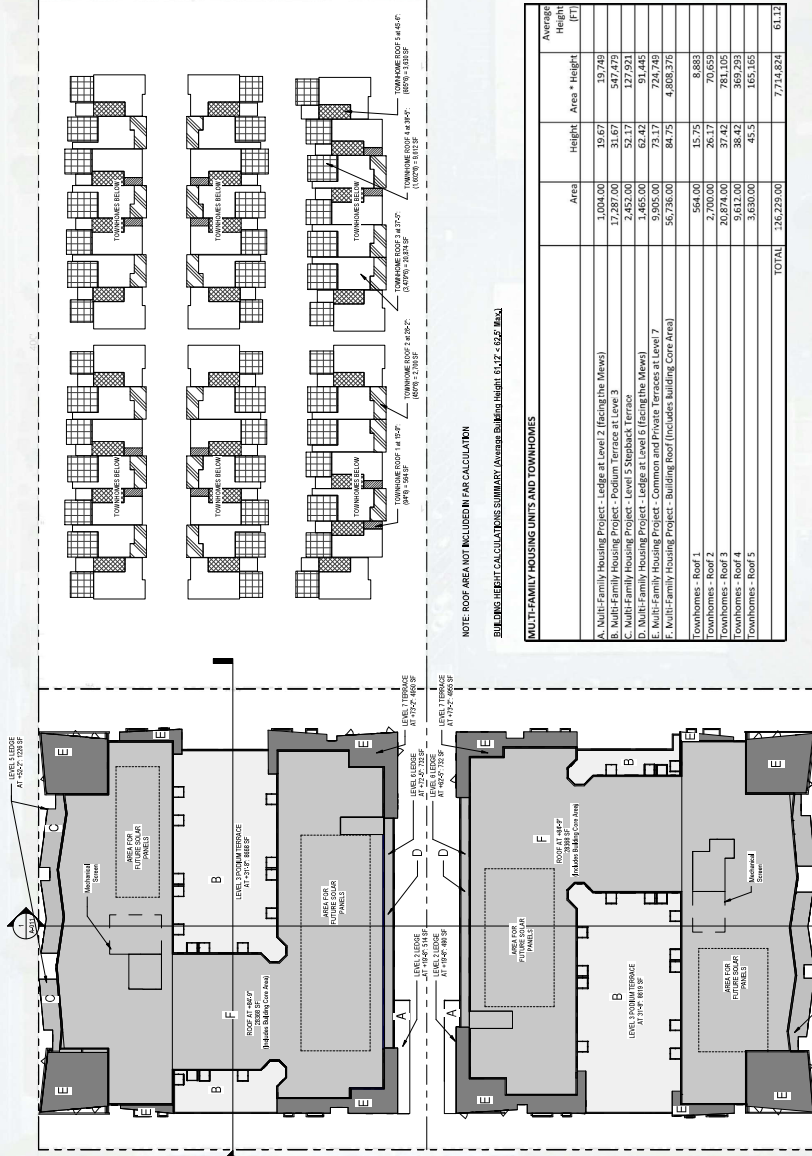
GREYSTAR<sup>®</sup> **H M** REAL ESTATE | **BKF 100** YEARS | **PGAdesign** LANDSCAPE ARCHITECTS | **ktgby** Architectural Planners

MENLO UPTOWN HOUSING  
 MENLO PARK, CA  
 11-06-19

PLAN LEVEL 07

0' 15" 30" **A-009**

CONSTITUTION DRIVE



JEFFERSON DRIVE

NOTE: ROOF AREA NOT INCLUDED IN FAR CALCULATION

BUILDING HEIGHT CALCULATIONS SUMMARY (Average Building Height 61.12' < 65.2' MAX)

MULTI-FAMILY HOUSING UNITS AND TOWNHOMES	Area	Height	Area * Height	Average Height [FT]
A. Multi-Family Housing Project - Ledge at Level 2 (Facing the Views)	1,004.00	19.67	19,749	19.67
B. Multi-Family Housing Project - Pool Deck Terrace at Level 3	7,452.00	52.17	388,821	52.17
C. Multi-Family Housing Project - Ledge at Level 5 (Facing the Views)	1,465.00	62.42	91,445	62.42
D. Multi-Family Housing Project - Common and Private Terrace at Level 7	9,905.00	73.17	724,749	73.17
E. Multi-Family Housing Project - Building Roof (Includes Building Core Area)	56,736.00	84.75	4,808,376	84.75
Townhomes - Roof 1	554.00	15.75	8,883	15.75
Townhomes - Roof 2	3,942.00	37.42	147,105	37.42
Townhomes - Roof 3	30,874.00	37.42	1,155,293	37.42
Townhomes - Roof 4	9,612.00	38.42	369,293	38.42
Townhomes - Roof 5	3,630.00	45.5	165,165	45.5
<b>TOTAL</b>	<b>126,225.00</b>		<b>7,714,824</b>	<b>61.12</b>

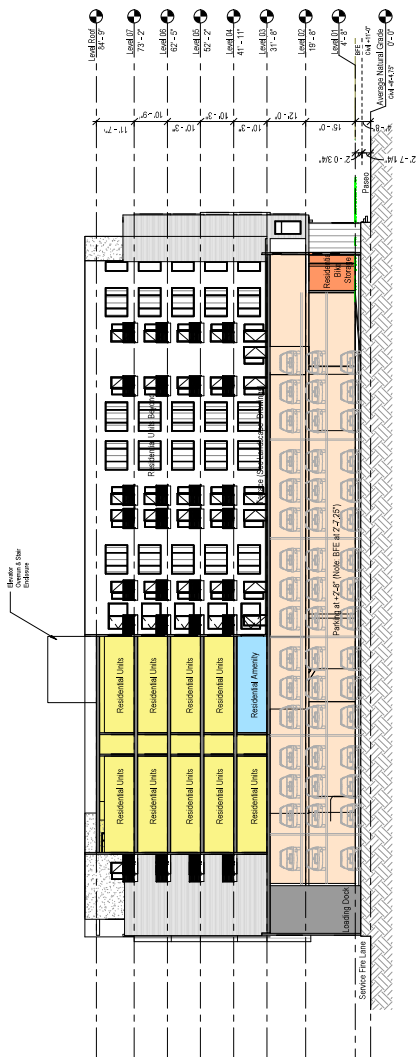


PLAN LEVEL ROOF

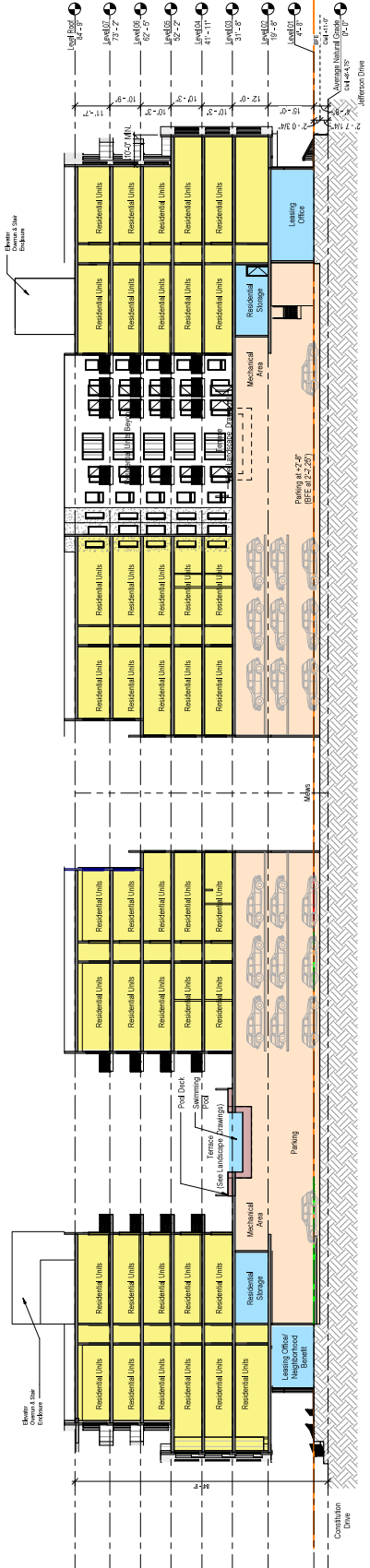
MENLO UPTOWN HOUSING  
MENLO PARK, CA  
11-06-19







WESTGATE BUILDING SECTION  
11/17/19



NORTH SOUTH BUILDING SECTION  
11/17/19

Level	MULTI-FAMILY OPEN SPACE SUMMARY				TOTAL OPEN SPACE
	MF - OPEN SPACE - PUBLIC	MF - OPEN SPACE - PRIVATE	MF - OPEN SPACE - COMMON	MF - OPEN SPACE - TOTAL	
Level 07	0.0 SF	6,267.7 SF	4,500.0 SF	11,965.5 SF	
Level 06	0.0 SF	3,861.1 SF	0.0 SF	3,861.1 SF	
Level 04	0.0 SF	1,914.4 SF	0.0 SF	1,914.4 SF	
Level 03	0.0 SF	2,820.0 SF	14,461.5 SF	17,291.5 SF	
Level 02	13,106.5 SF	0.0 SF	7,237.3 SF	20,343.8 SF	
Level 01	13,106.5 SF	15,418.4 SF	26,386.3 SF	54,911.2 SF	

**Project Compliance - Open Space:**  
 54,911 SF of Open Spaces provided by design (45.7% of total site area)

Includes:  
 Public Open Space: 13,107 SF  
 Private & Common Open Spaces: 41,805 SF

**PUBLIC OPEN SPACE** 13,107 SF  
**PRIVATE OPEN SPACE** 15,418 SF  
**COMMON OPEN SPACE** 26,386 SF

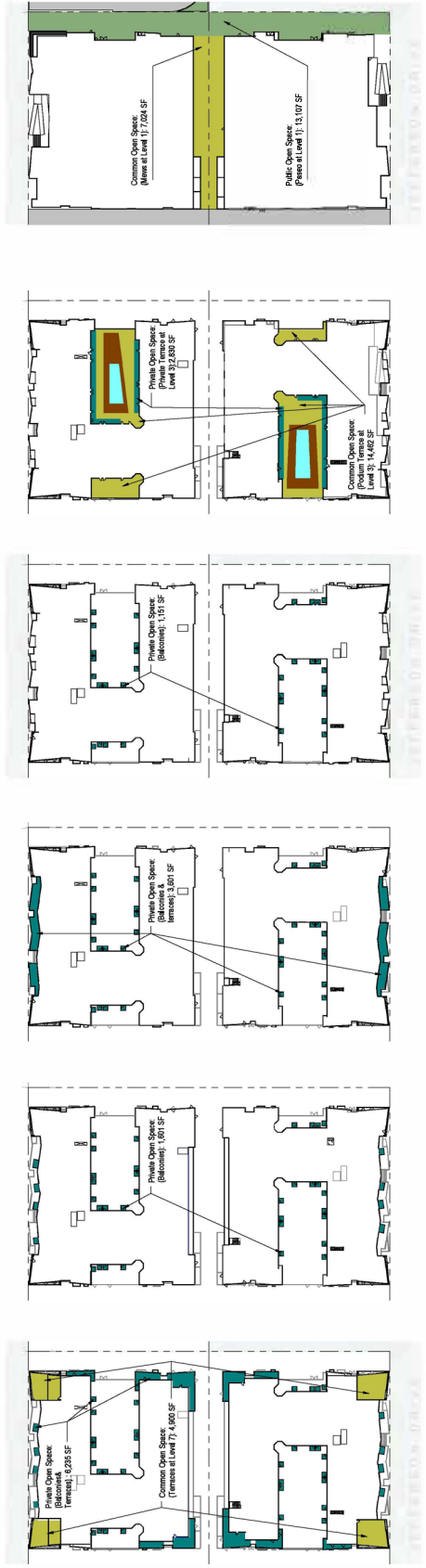
**Project Compliance - Common Open Space:**  
 Common Open Space + Private Open Space (1.25x equivalency) = Total Common Open Spaces Provided  
 26,386 SF + (15,418 SF \* 1.25) = 45,659 SF

45,659 SF for 441 units = 103 SF per unit  
 103 SF Common Open Space/du > min. 100 sf/du requirement

**Municipal Code 16.45120 (4) - Open Space:**  
 All development in the Residential-Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

One hundred (100) square feet of open space per unit shall be created as common open space. In the case of a mix of private and common open spaces, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

**Project Requirements:**  
 25% of the total lot area (120,150) = 30,038 SF Open Space required  
 25% of Open space requirement (30,038) = 7,510 SF Public Open Space required  
 100 SF of Common Open Space per unit required









100% of building face (upper stories)  
 Exempt building face  
 Eligible building face  
 Required setback face  
 Stepback building face provided

7,314 SF  
 7,314 SF x 25% = 1,829 SF  
 7,314 SF - 1,829 SF = 5,485 SF  
 5,485 SF x 75% = 4,114 SF

4,806 SF  
 4,806 SF > 4,114 SF    Complies

**Municipal Code 16.45120 (2) - Minimum Stepback:**  
 10' for a minimum of 75% of the building face along public streets for the building's upper stories. A maximum of 25% of the building face along public streets may be exempted from this standard in order to provide architectural variation.

**Project Compliance:**  
 Building steps back at least 10' for 75% of the building face on the upper stories

-  Stepped back portion of the building above base height
-  Base Height

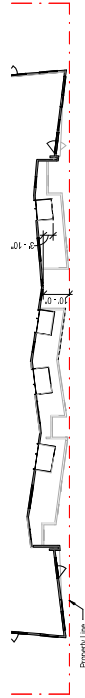


Building projection  
 390 SF

**Municipal Code 16.45120 (2) - Building Projections:**  
 Maximum 6' from the required setback for portions of the building above the ground floor

**Project Compliance:**  
 All building projections are within 6' from required setback

-  Building projection beyond required setback
-  Ground level height

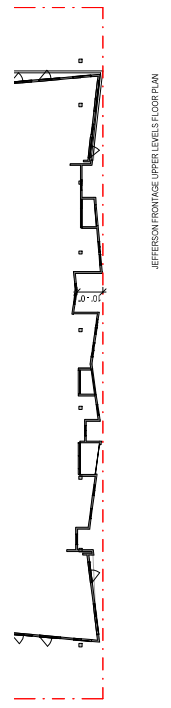
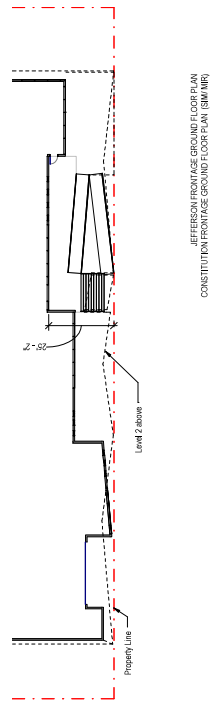
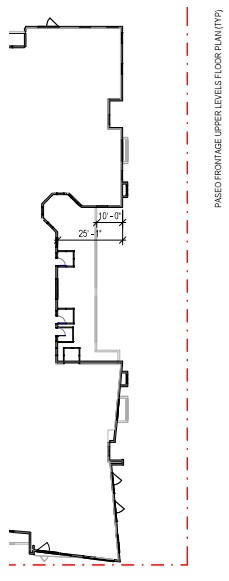
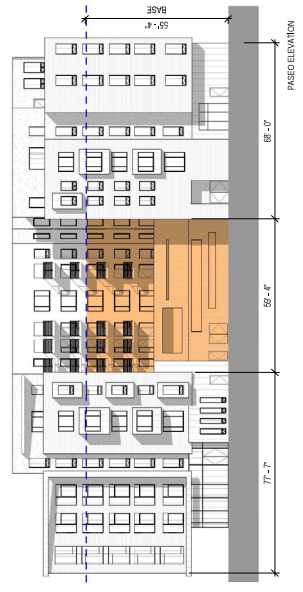


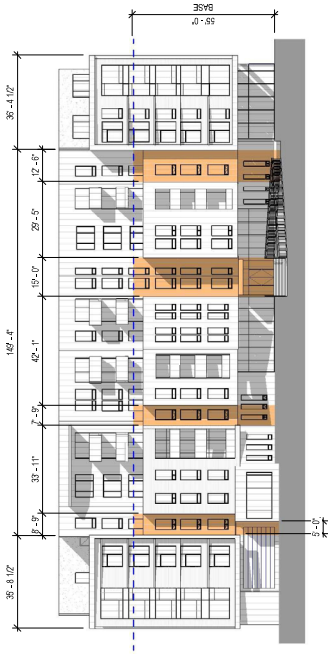
JEFFERSON FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)  
 CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (SM/MP, TYP)

**Municipal Code 16.45120 (2) - Major Building Modulations:**  
 Minimum one recess of 15' wide by 10' deep per 200' of facade length facing publicly accessible spaces (streets, open space, and passco) applicable from the ground level to the top of the buildings' base height.

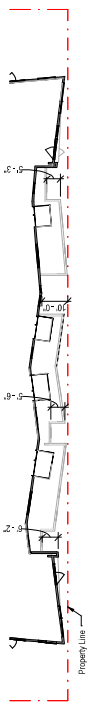
**Project Compliance:**  
 At least one major building recess provided every 200' of facade on Jefferson and Constitution elevations.

- Major building recess
- Base height

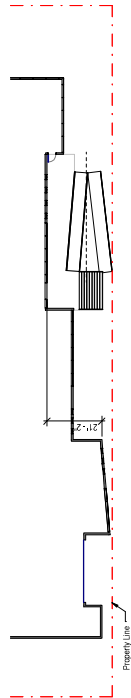




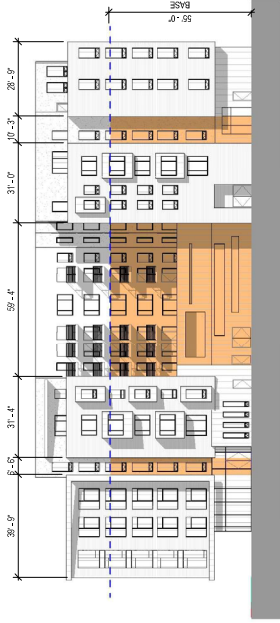
JEFFERSON ELEVATION  
CONSTITUTION ELEVATION (SM/MR)



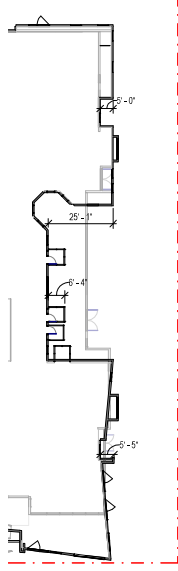
JEFFERSON FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)  
CONSTITUTION FRONTAGE UPPER LEVELS FLOOR PLAN (SM/MR, TYP)



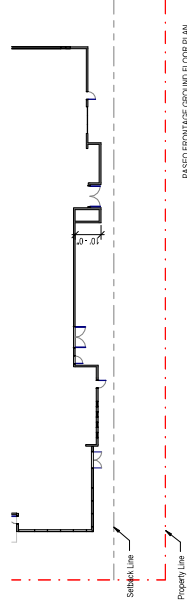
JEFFERSON FRONTAGE GROUND FLOOR PLAN  
CONSTITUTION FRONTAGE GROUND FLOOR PLAN (SM/MR)



PASEO ELEVATION



PASEO FRONTAGE UPPER LEVELS FLOOR PLAN (TYP)



PASEO FRONTAGE GROUND FLOOR PLAN

**Municipal Code 16.45120 (2) - Minor Building Modifications:**  
Minimum recess of 5' wide by 5' deep per 50' of facade length facing publicly accessible spaces (streets, open space, and paseos).

Bulking projections spaced no more than 50' apart with a minimum of 3' depth and 5' width may satisfy this requirement in lieu of a recess.

**Project Compliance:**

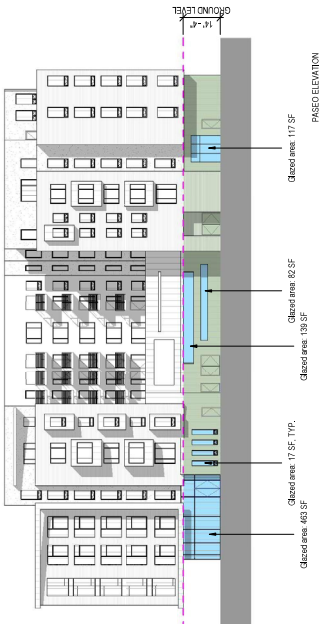
✓ At least one minor building recess or bulking projection provided every 50' of facade

- Minor building recess
- Bulking projections
- Base height

**Municipal Code 16.45120 (3) - Ground Floor Transparency:**  
Minimum 30% for residential uses of the ground floor facade that must provide visual transparency

**Project Compliance:**  
Transparent glazing exceeds 30% of the ground floor facade.

- ✓
- Ground level transparent glazing surface
- Ground level opaque surface
- Ground level height



Ground level facade surface  
Minimum required transparent glazing surface  
Opaque surface provided  
Transparent glazing surface provided

2,684 SF  
2,684 SF x 30% = 805 SF  
1,815 SF  
869 SF > 805 SF Complies

Note: 10% max facade surface areas to have non-bird friendly glazing.



Ground level facade surface  
Minimum required transparent glazing surface  
Opaque surface provided  
Transparent glazing surface provided

3,338 SF  
3,338 SF x 30% = 1,001 SF  
1,756 SF  
1,582 SF > 1,001 SF Complies

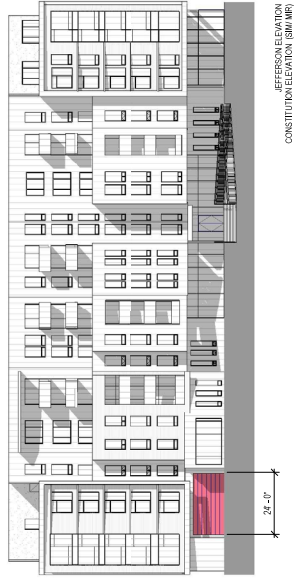
Note: 10% max facade surface areas to have non-bird friendly glazing.



**Municipal Code 16.45120 (3) - Minimum Ground Floor Height Along Street Frontage:**  
10' for residential uses

**Project Compliance:**  
The ground level is 14'-4".

- ✓
- Ground level
- Ground level height



**Municipal Code 16.45120 (3) - Garage Entrances:**  
 Maximum 24' opening for two-way entrance

**Project Compliance:**  
 A 24' opening for two-way vehicular entrance is provided on Jefferson and Constitution.

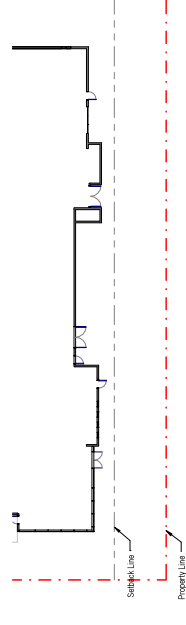
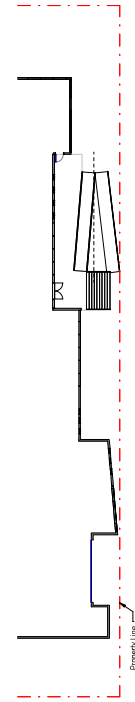
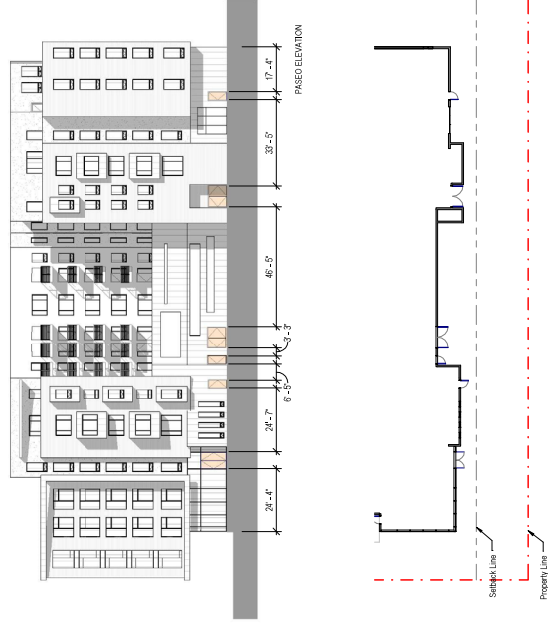
Garage opening



**Municipal Code 16.45120 (3) - Building Entrances:**  
 One entrance every 100' of building length along a public street or passageway.

**Project Compliance:**  
 At least one entrance is provided every 100'.

Bulking entrance



**GREYSTAR**  
 REAL ESTATE

**HM**  
 HANSEN PARTNERS

**BKT 100 YEARS**

**PGA design**  
 LANDSCAPE ARCHITECTS

**ktgj**  
 ARCHITECTURAL PARTNERS

**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19

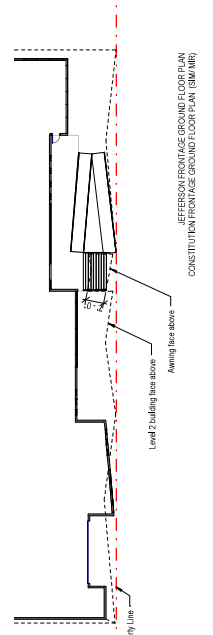
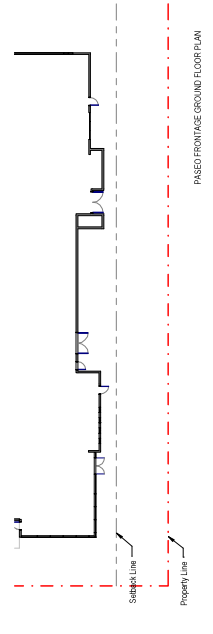
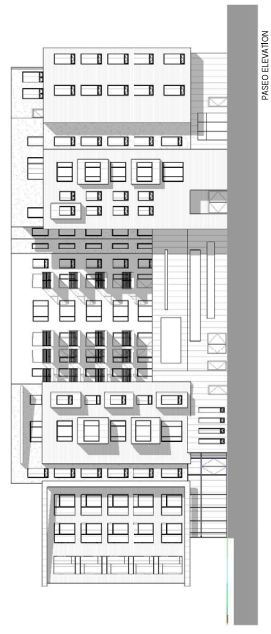
**ZONING COMPLIANCE - GROUND FLOOR EXTERIOR**

**A-018**

**Municipal Code 16.45120 (3) - Awnings, Signs, and Canopies:**  
 Maximum 7' horizontal projection

**Project Compliance:**  
 All awnings and canopies project less than 7' horizontally from face of building. A minimum vertical clearance of 8' from finished grade to the bottom of the projection is required.

■ Projecting awning and canopy



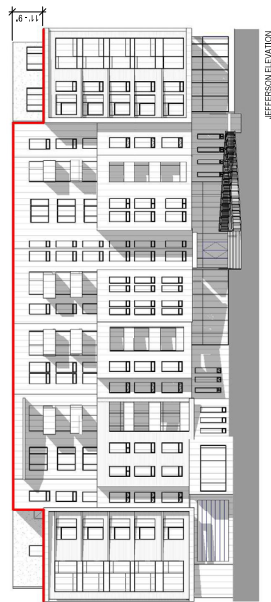
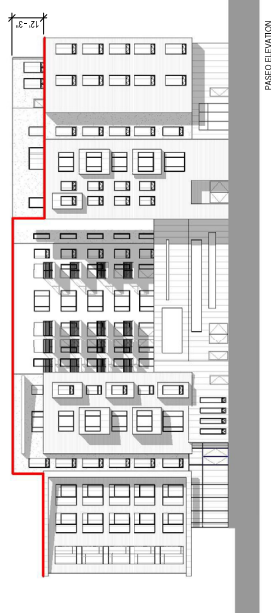
**Municipal Code 16.45120 (6) -**

**Roof Line:**  
Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four-foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets.

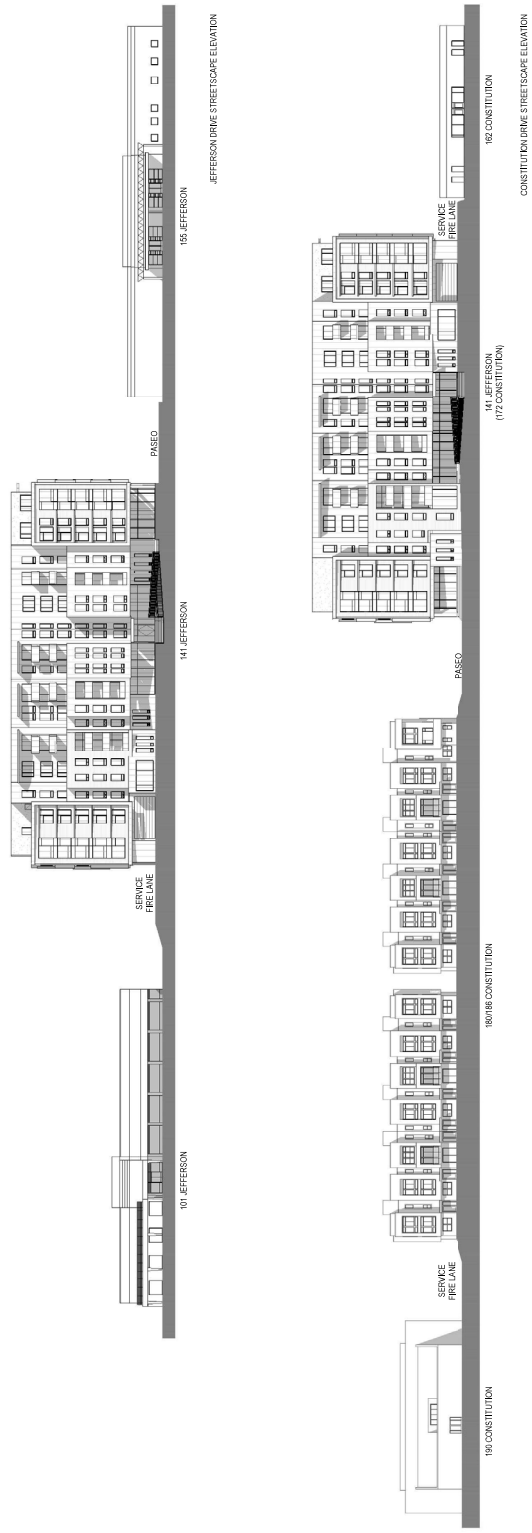
**Project Compliance:**

Roof line varies across the building, including a four-foot minimum height modulation.

— Roof line







**GREYSTAR**  
 REAL ESTATE

**HM**  
 HANSEN PARTNERS

**BKT 100 YEARS**

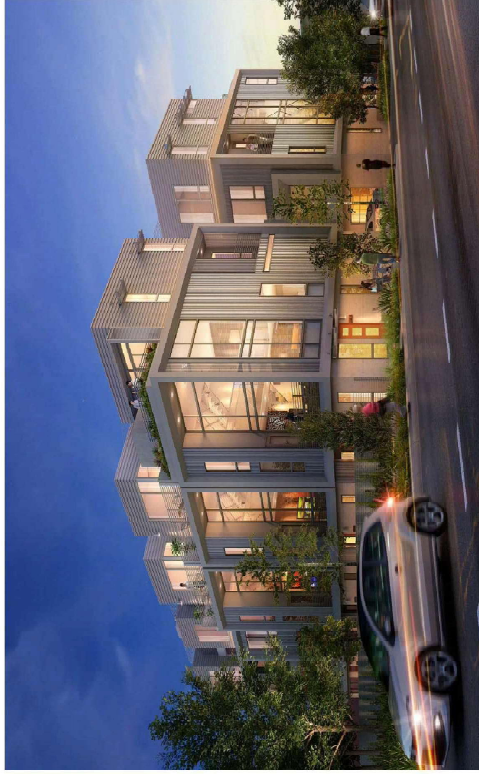
**PGAdesign**  
 LANDSCAPE ARCHITECTS

**ktgy**  
 Architectural Partners

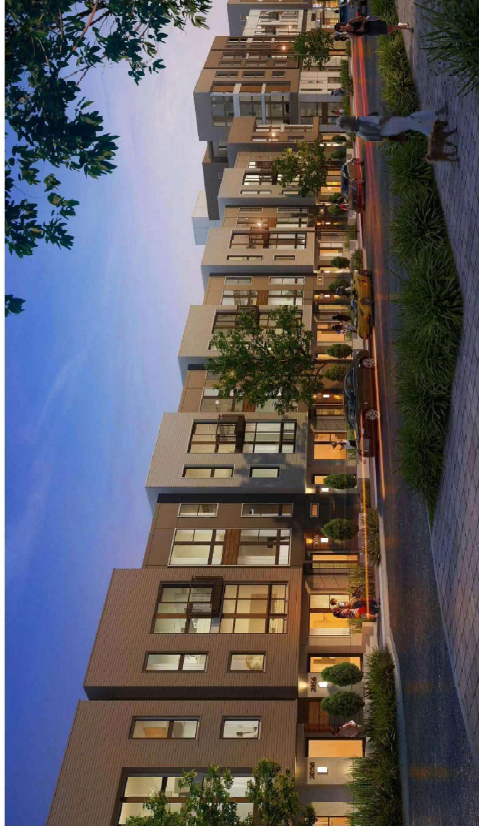
**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19

**STREETSCAPE**

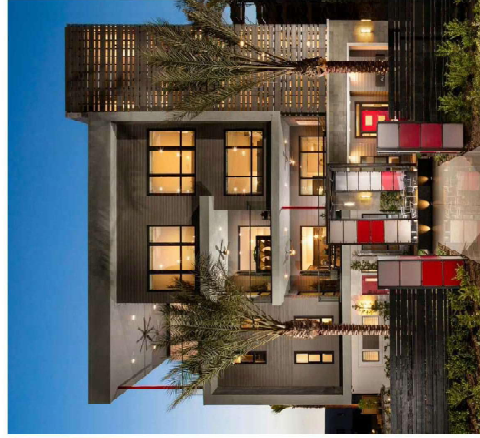
**A-020b**



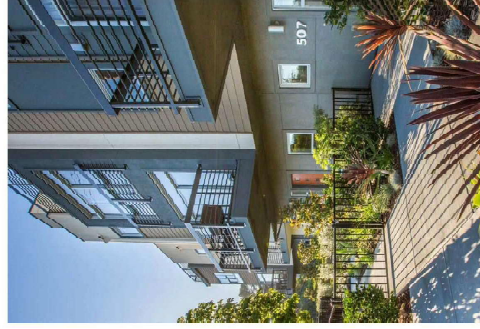
Townhouse Inspiration Image 3.



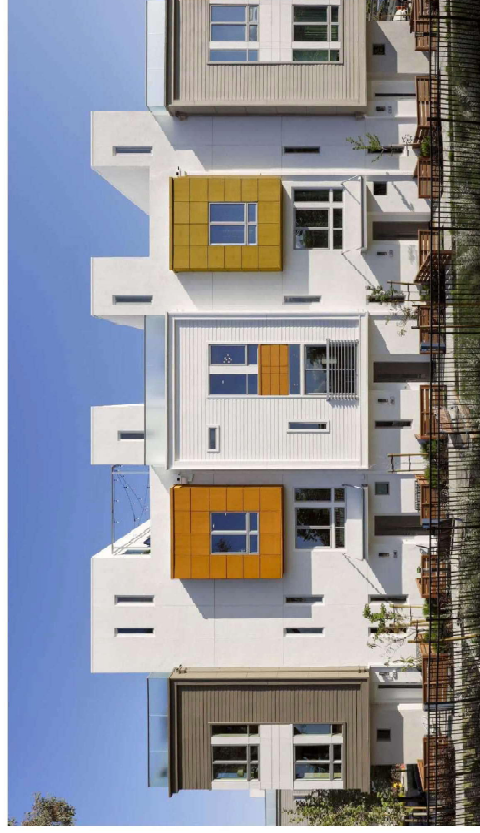
Townhouse Inspiration Image 2.



Townhouse Inspiration Image 5.



Townhouse Inspiration Image 4.



Townhouse Inspiration Image 1.

**Municipal Code 16.45.120 (4)**

**Open Space:**

All Development in the Residential- Mixed Use district shall provide a minimum amount of open space equal to 25% of the total lot area, with a minimum amount of publicly accessible open space equal to 25% of the total required open space area.

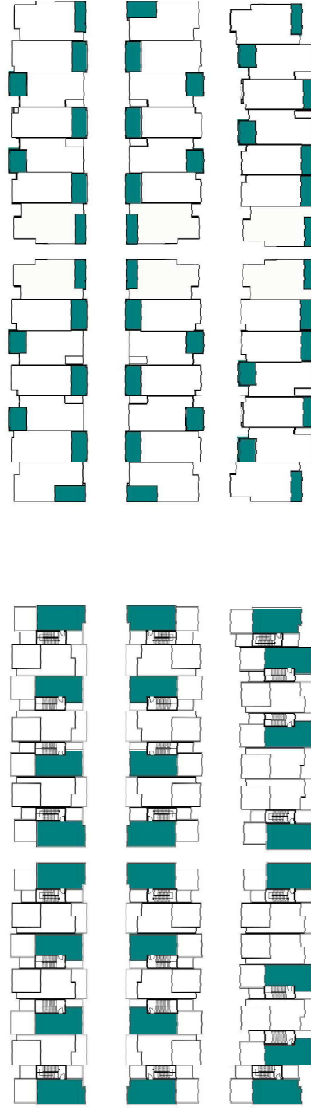
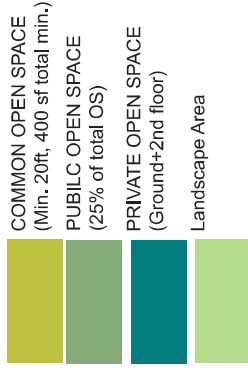
**Project Requirement**

25% of the total area (90,113SF) = 22,528 SF open space required

**Project Compliance**

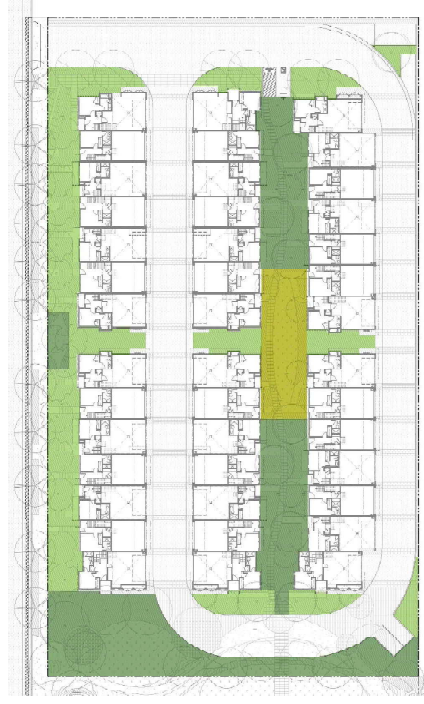
45% total area (40,484 SF) provided including:

- Common Open Space: 2,670 SF
- Public Open Space: 11,206 SF (50% of total OS)
- Private Open Space: 16,164SF (2nd Floor + Roof level)
- Landscape Area: 10,444 SF



ROOF LEVEL

LEVEL 2



LEVEL 1





**Note:**  
The project intends to include bird-friendly glazing.



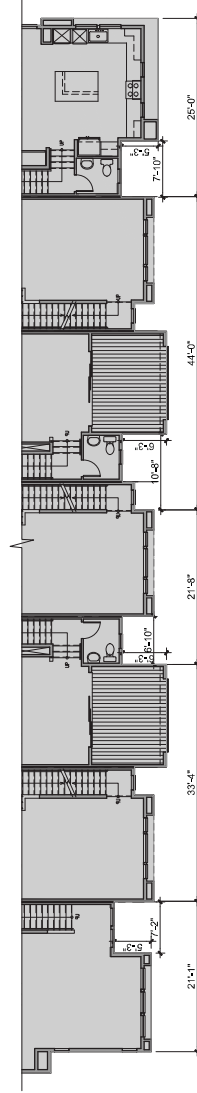
Typical Front Elevation

**Municipal Code 16.45.120 (2)**  
**Minor Building Modulations:**  
Minimum one recess of 5' wide by 5' deep per 50' of façade length

**Project Compliance:**  
At least one minor building recess provided every 50' of façade



Minor building modulation delineation



Typical Partial Building Plan

**Note:**  
The project intends to include bird-friendly glazing.

**Municipal Code 16.45.120 (3)**  
**Building Entrances:**  
One entrance every 100 feet of building length along a public street or paseo. A minimum of one is required along each length.

**Project Compliance:**  
The typical Townhome building is +/-145' with 6 entries facing the street. Along Constitution Drive there are two townhome buildings with a total of 13 entries facing the public street.

★ Building entry

**Municipal Code 16.45.120 (3)**  
**Ground Floor Transparency:**  
Minimum 30% for residential uses of the ground floor façade that must provide visual transparency

**Project Compliance:**  
Transparent glazing exceeds 30% of the ground floor facade

Ground floor glazing

Ground level height



Ground floor level facade area 1,479 sq.ft.  
 Minimum required glazing area 444 sq.ft. ( 30 % of ground floor level facade area)  
 Transparent glazing provided 510 sq.ft. ( 34 % of ground floor level facade area)  
 510 sq.ft. > 444 sq.ft. Complies

**ZONING COMPLIANCE**  
GROUND FLOOR EXTERIOR (TOWNHOME) **A-025**

**MENLO UPTOWN HOUSING**  
MENLO PARK, CA  
11-27-19



**Note:**  
The project intends to include bird-friendly glazing.

**Municipal Code 16.45.120(6)**

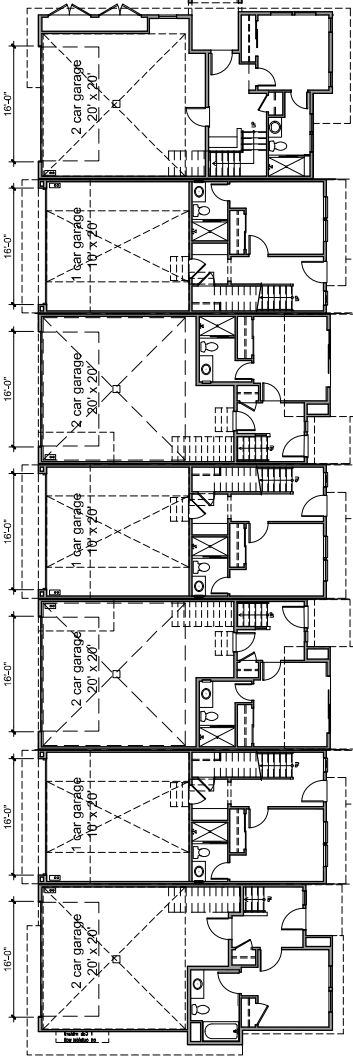
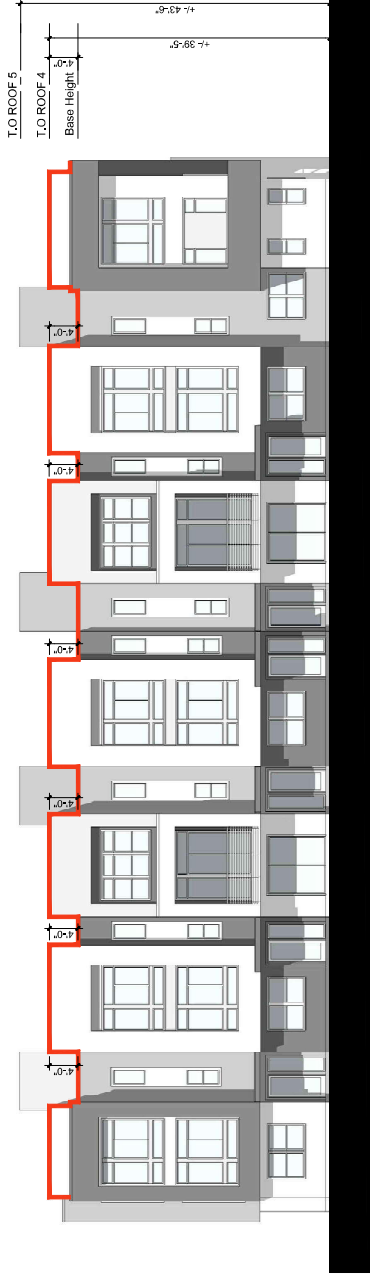
**Roof Line:**

Roof lines and eaves adjacent to street-facing facades shall vary across a building, including a four foot minimum height modulation to break visual monotony and create a visually interesting skyline as seen from public streets

**Project Compliance:**

Roof line varies across the building, including a four-foot minimum height modulation

— Roof line



**City of Menlo Park Parking Stalls and Driveway Design Guidelines (March 18, 1996)**

**Design Guideline #4:**

Parking stalls in a single or two car garage should have minimum dimensions of 10'x20' each. The back up area should be a minimum of 24' for an 8 foot garage door.

**Project Compliance:**

1-car garages have the minimum 10'x20' clear and 2-car garages have the minimum 20'x20' clear. See site plan sheets for back up dimensions.

Typical Ground Floor Building Plan





**GREYSTAR**  
 REAL ESTATE

**HM**  
 HANSEN PARTNERS

**BKF 100**  
 YEARS

**PGAdesign**  
 LANDSCAPE ARCHITECTS

**ktgy**  
 ARCHITECTURE PLANNING

**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19

**PROJECT VIEW – VIEW ON CONSTITUTION  
 LOOKING SOUTH**

**A-027**





CONSTITUTION

**GREYSTAR**  
 REALTY PARTNERS

**HM**  
 HANSEN PARTNERS

**BKF 100**  
 YEARS

**PGAdesign**  
 LANDSCAPE ARCHITECTS

**ktgy**  
 ARCHITECTURE & PLANNING

**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19

**PROJECT VIEW -VIEW ON CONSTITUTION  
 LOOKING SOUTH**

**A-028**





**GREYSTAR** | **HM** HEALTH PARTNERS | **BKF 100 YEARS** | **PGAdesign** LANDSCAPE ARCHITECTS | **kitgy** Architecture & Planning  
**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19  
**PROJECT VIEW – VIEW OF PASEO OPEN SPACE**  
**A-029**





**GREYSTAR**  
 REAL ESTATE

**HM**  
 HEALTHCARE

**BKF 100**  
 YEARS

**PGAdesign**  
 LANDSCAPE ARCHITECTS

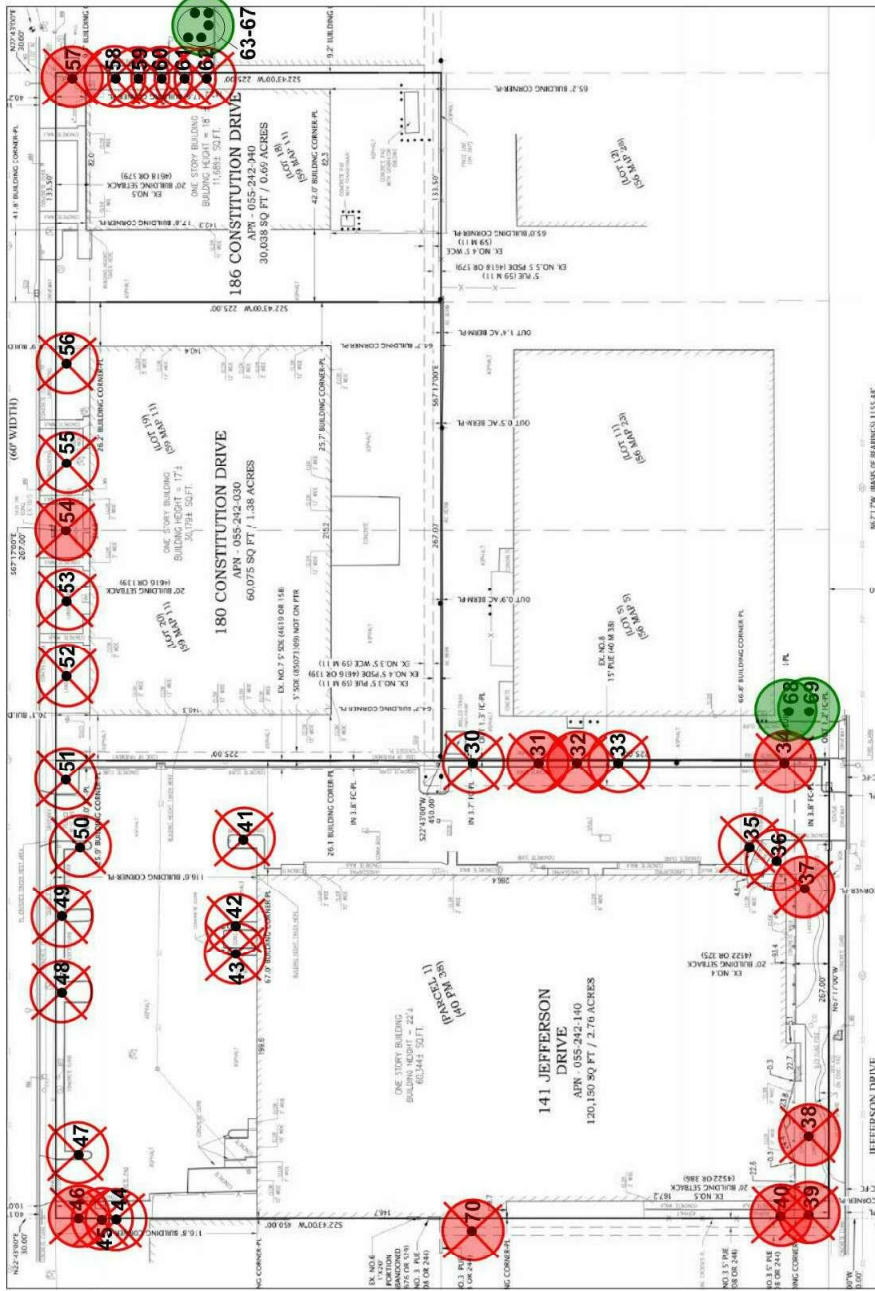
**ktgy**  
 Architecture + Planning

**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19

**PROJECT VIEW – VIEW OF PASEO OPEN SPACE**

**A-030**





**Legend:**

- Non-heritage tree to be removed
- Heritage tree to be removed
- Non-Heritage tree to be preserved and protected
- Heritage tree to be preserved and protected

**HERITAGE TREE SUMMARY**

Tree #	Species	Trunk Diameter (inches)	Condition	To be Removed?	Heritage Tree No.
30	Fig	6.5	2	Yes	No
31	River red gum	12.10 (17)	2	Yes	No
32	River red gum	21	3	Yes	Yes
33	River red gum	12.11 (20)	3	Yes	Yes
34	River red gum	4.3,3,3,2,2,2	5	Yes	No
35	Crape myrtle	6.5,4,3,3,3,2	5	Yes	No
36	Crape myrtle	16	4	Yes	No
37	Evergreen pear	16	4	Yes	Yes
38	Coast redwood	47	3	Yes	Yes
39	Coast redwood	18	3	Yes	Yes
40	Coast redwood	14	3	Yes	Yes
41	Crape myrtle	7	5	Yes	No
42	Crape myrtle	6	5	Yes	No
43	Canary Island pine	10	3	Yes	No
44	Illian stone pine	11	3	Yes	No
45	Illian stone pine	26	3	Yes	Yes
46	Callery pear	8	0	Yes	No
47	Callery pear	2	4	Yes	No
48	Frontier elm	2	4	Yes	No
49	Callery pear	5	3	Yes	No
50	Callery pear	5	3	Yes	No
51	Frontier elm	1	4	Yes	No
52	Illian cypress	5	5	Yes	No
53	Illian cypress	54,4,3	4	Yes	No
54	California fan palm	27	4	Yes	Yes
55	Orange	4,4,3,3,3,3	4	Yes	No
56	Illian cypress	26	3	Yes	No
57	Marine palm	26	3	Yes	Yes
58	Chinese elm	12	3	Yes	No
59	Chinese elm	8	3	Yes	No
60	Chinese elm	8	3	Yes	No
61	Chinese elm	8	3	Yes	No
62	Chinese elm	8	2	Yes	No
63	Red ironbark	24	2	No	Yes
64	Red ironbark	15	2	No	Yes
65	Red ironbark	14	2	No	Yes
66	Red ironbark	22	2	No	Yes
67	Red ironbark	19	2	No	Yes
68	Silver dollar gum	35	4	No	Yes
69	Silver dollar gum	35	4	No	Yes
70	Nichol's willowleafed poppermint	17	4	Yes	Yes

NOTES:  
 1. TREE DATA PROVIDED BY GUE ENGINEERS  
 2. TREE DATA PROVIDED BY HOK SCIENCEBARTLETT CONSULTING  
 3. TREE DISPOSITION PLAN PREPARED BY PGADesign LANDSCAPE ARCHITECTS  
 4. FOR MORE INFORMATION SEE ARCHONIST REPORT PREPARED BY HOK SCIENCEBARTLETT CONSULTING NOVEMBER 2018.

**TREE DISPOSITION PLAN**

GREYSTAR PGAdesign MENLO UPTOWN HOUSING  
 MENLO PARK, CA 11-6-19

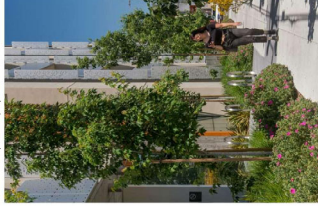
0 15' 30'  
  
 L-000

**PASEO TREES**

Quercus virginiana (Southern Live Oak)



Acer rubrum (Red Maple)



**MEWS TREE**

Ginkgo biloba (Princeton Sentry (Ginkgo))



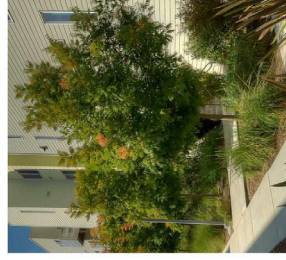
**STREET TREE AT CONSTITUTION**

Gleditsia triacanthos 'Shademaster' (Honey Locust)

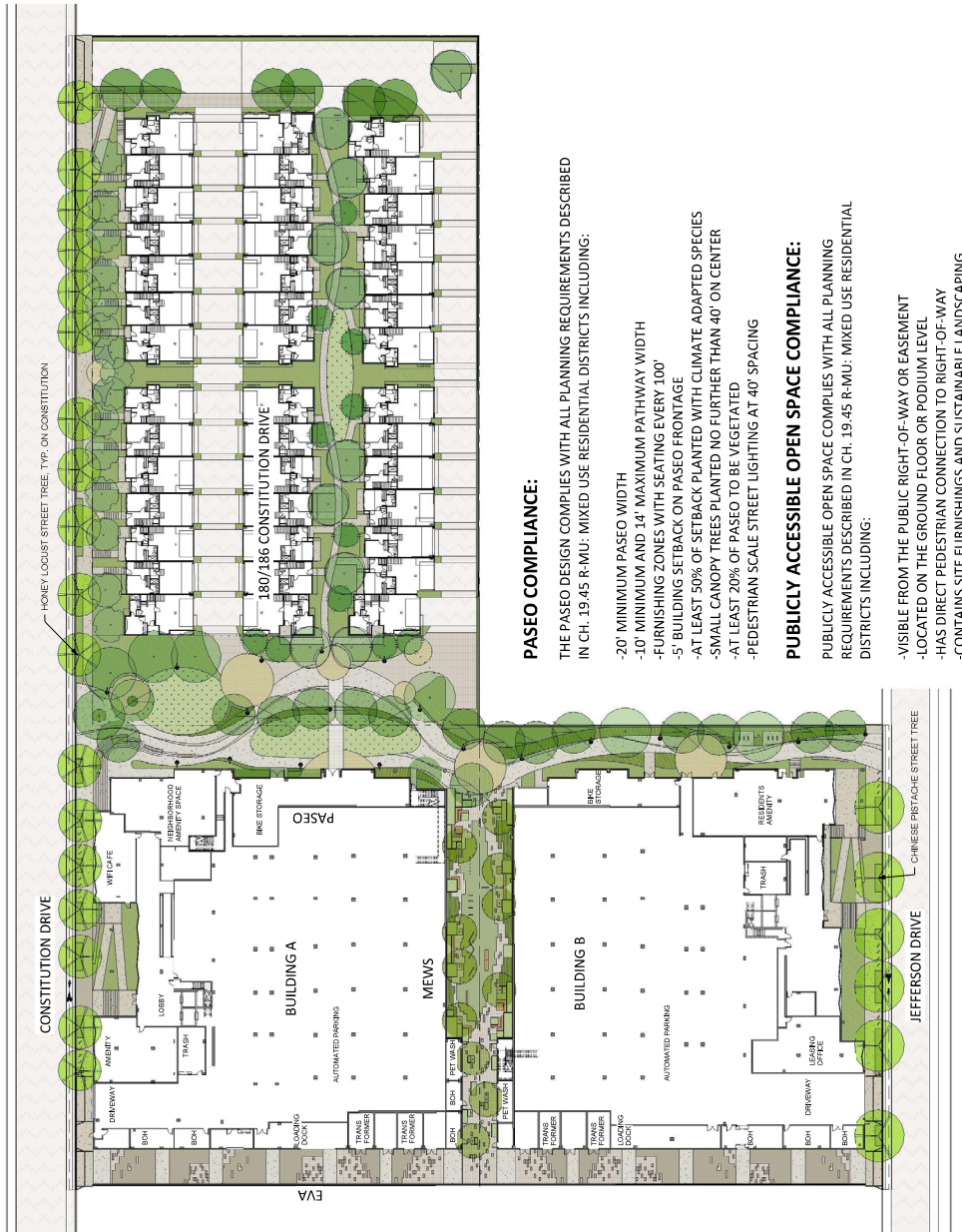


**STREET TREE AT JEFFERSON**

Prinosia chinensis (Chinese Pistache)



**PLANTING - UNDERSTORY**



**PASEO COMPLIANCE:**

THE PASEO DESIGN COMPLIES WITH ALL PLANNING REQUIREMENTS DESCRIBED IN CH. 19.45 R-MU: MIXED USE RESIDENTIAL DISTRICTS INCLUDING:

- 20' MINIMUM PASEO WIDTH
- 10' MINIMUM AND 14' MAXIMUM PATHWAY WIDTH
- FURNISHING ZONES WITH SEATING EVERY 100'
- 5' BUILDING SETBACK ON PASEO FRONTAGE
- AT LEAST 50% OF SETBACK PLANTED WITH CLIMATE ADAPTED SPECIES
- SMALL CANOPY TREES PLANTED NO FURTHER THAN 40' ON CENTER
- AT LEAST 20% OF PASEO TO BE VEGETATED
- PEDESTRIAN SCALE STREET LIGHTING AT 40' SPACING

**PUBLICLY ACCESSIBLE OPEN SPACE COMPLIANCE:**

PUBLICLY ACCESSIBLE OPEN SPACE COMPLIES WITH ALL PLANNING REQUIREMENTS DESCRIBED IN CH. 19.45 R-MU: MIXED USE RESIDENTIAL DISTRICTS INCLUDING:

- VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR EASEMENT
- LOCATED ON THE GROUND FLOOR OR PODIUM LEVEL
- HAS DIRECT PEDESTRIAN CONNECTION TO RIGHT-OF-WAY
- CONTAINS SITE FURNISHINGS AND SUSTAINABLE LANDSCAPING



**MENLO UPTOWN HOUSING**  
MENLO PARK, CA  
11-6-19

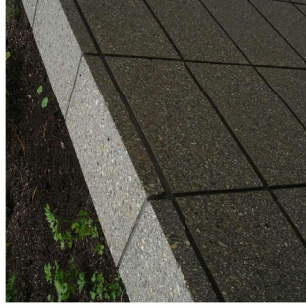
**LANDSCAPE PLAN STREET LEVEL - OVERALL**



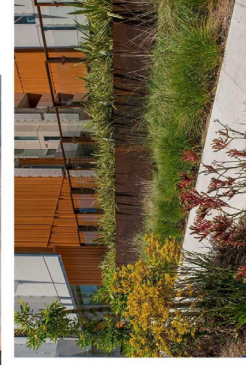
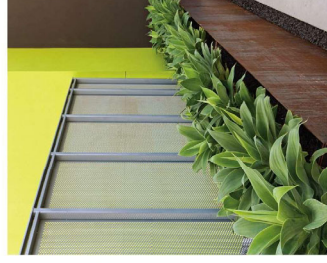
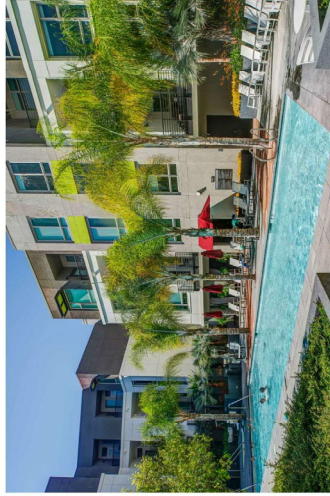
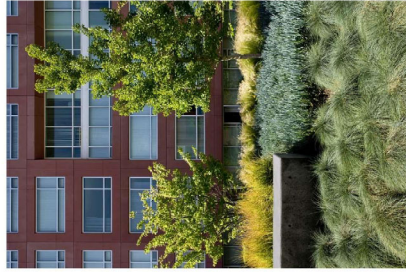
0 15' 30'  
**L-001**



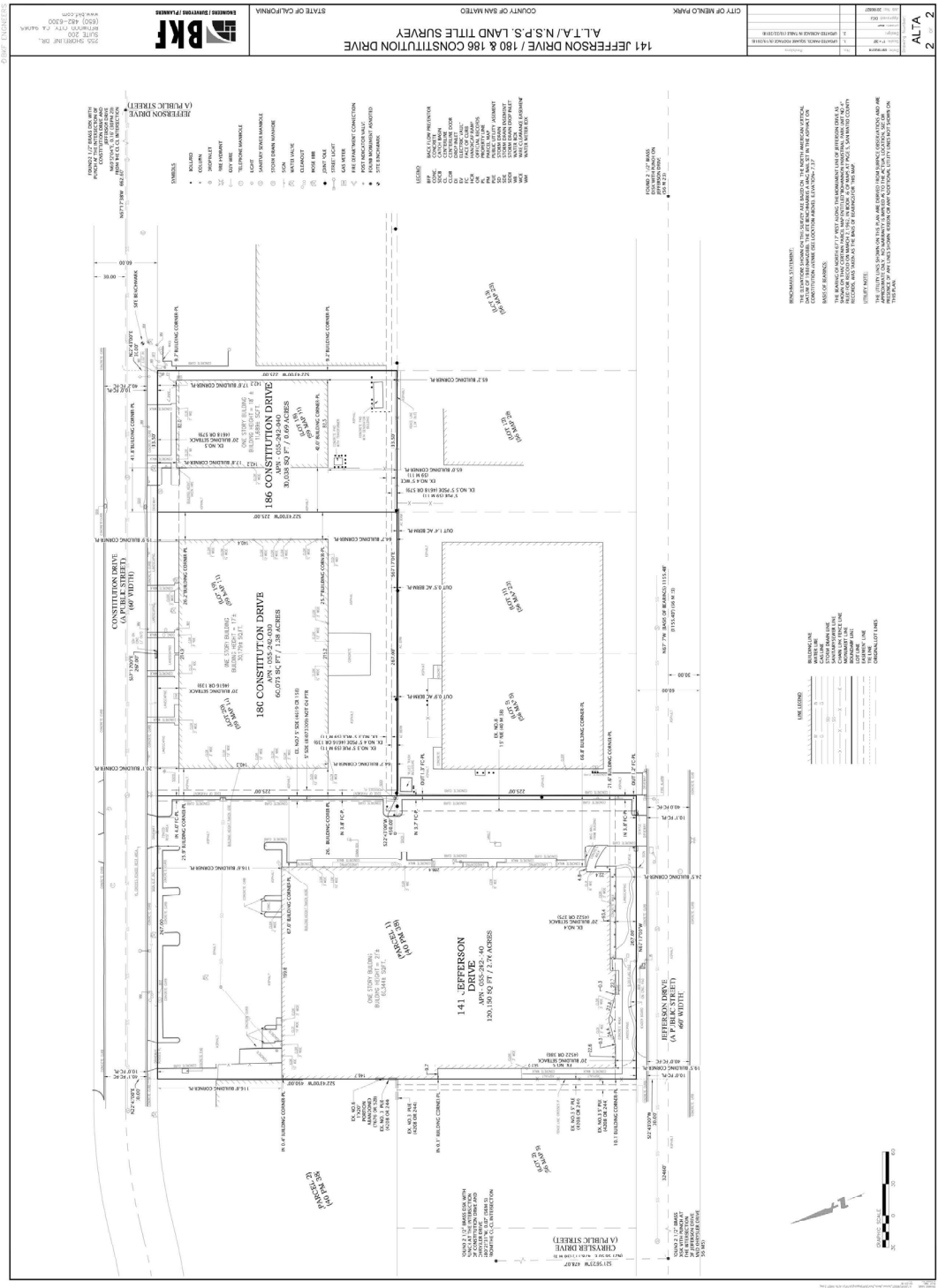
PLANTER WALL TYPES



PLANTS AT PODIUM LEVEL









0:00 ENGINEERS

1730 N. FIRST STREET,  
SUNNYVALE, CA 95086  
950-261-2000  
www.bkf.com

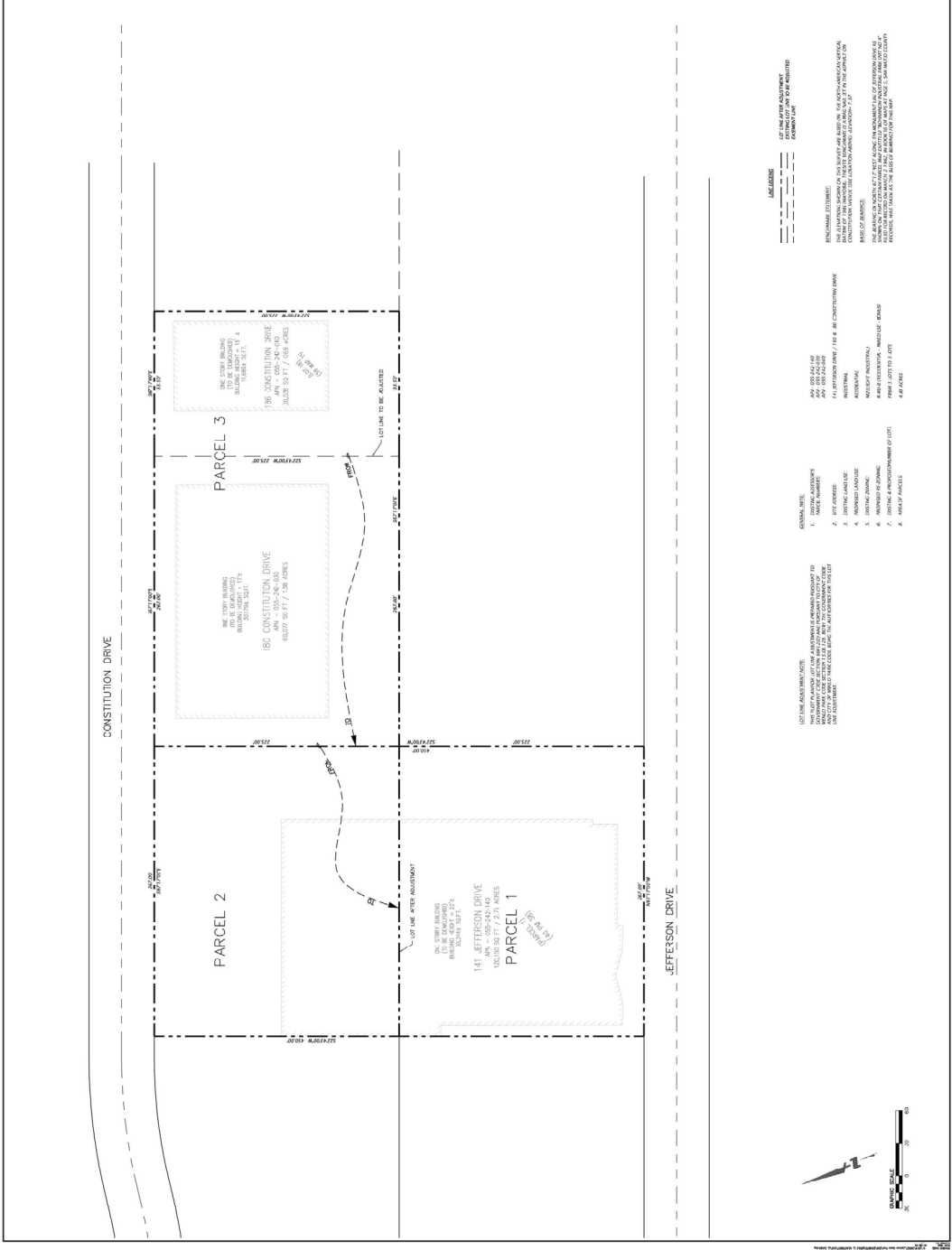


STATE OF CALIFORNIA

COUNTY OF SAN MATEO  
CITY OF MENLO PARK  
141 JEFFERSON DRIVE / 180 & 186 CONSTITUTION DRIVE  
PLOT PLAN FOR LOT LINE ADJUSTMENTS

APPLICANT: [Name]  
ADDRESS: [Address]  
CITY: [City]  
COUNTY: [County]

NO.	DATE	DESCRIPTION
1	11-06-19	PRELIMINARY
2		
3		
4		
5		
6		
7		
8		
9		
10		



**GENERAL NOTE:**  
THIS PLOT PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE APPLICANT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

**GENERAL NOTES:**

- EXISTING LANDSCAPE
- EXISTING UTILITIES
- EXISTING LOT SIZE
- PROPOSED LOT SIZE
- EXISTING ZONING
- PROPOSED ZONING
- PROPOSED PERMITS
- PROPOSED PARCELS

**PROPOSED LOT LINE ADJUSTMENT:**  
THE APPLICANT REQUESTS THAT THE LOT LINE BE ADJUSTED AS SHOWN ON THIS PLOT PLAN TO CORRECT THE RECORD MAP.

**PROPOSED LOT LINE ADJUSTMENT:**  
THE APPLICANT REQUESTS THAT THE LOT LINE BE ADJUSTED AS SHOWN ON THIS PLOT PLAN TO CORRECT THE RECORD MAP.

**GREYSTAR** HEALTH PARTNERS

**HM** HEALTH PARTNERS

**PGAdesign** LANDSCAPE ARCHITECTS

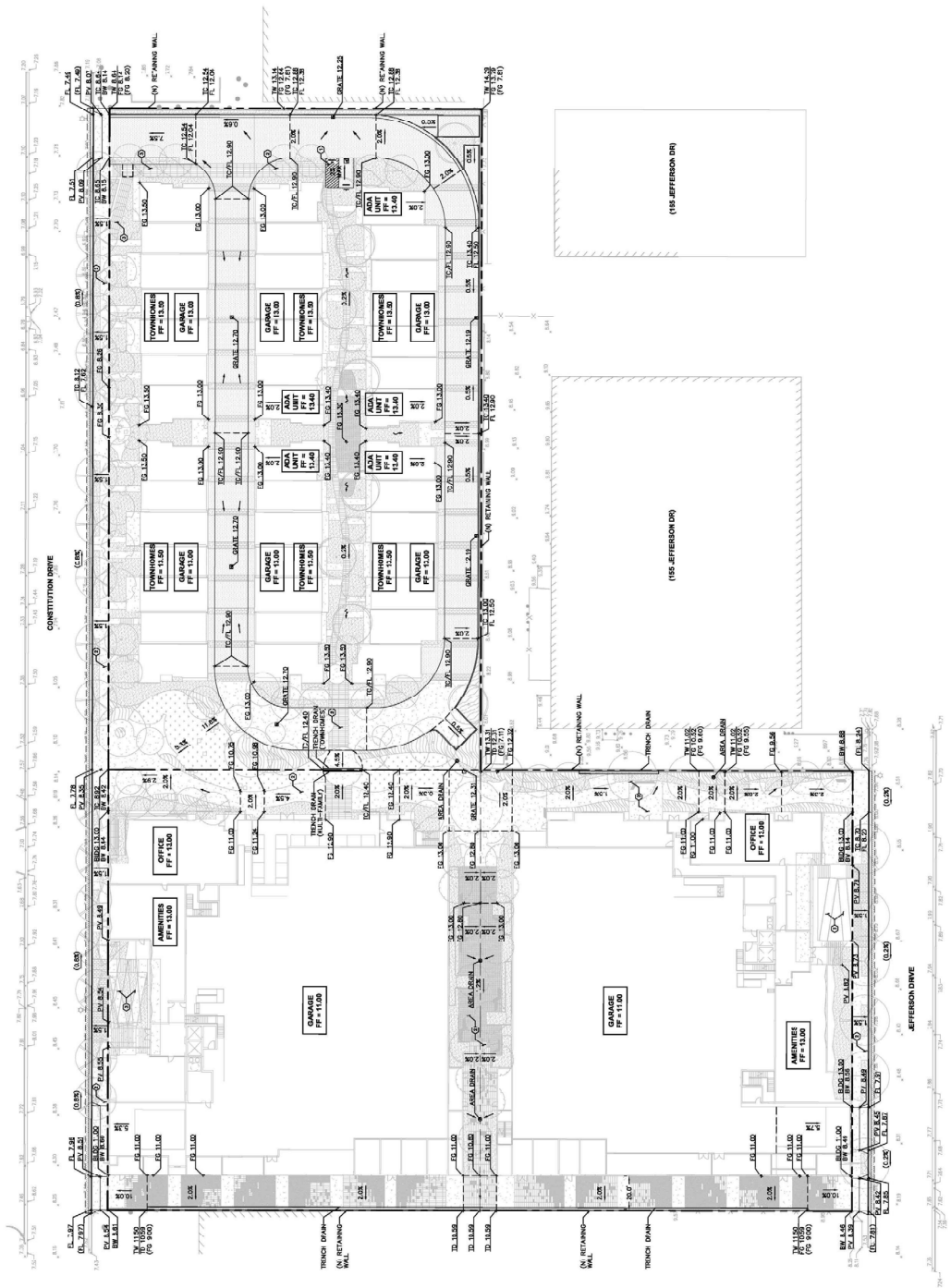
**ktgy** ARCHITECTURE & PLANNING

**BKF 100 YEARS**

**MENLO UPTOWN HOUSING**  
MENLO PARK, CA  
11-06-19

**SITE PLAN - PROPOSED LOT LINE ADJUSTMENT**

**C-003**



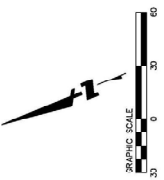
SYMBOLS	
---	PROPERTY LINE
---	CONSTRUCTION
---	EXISTING ELEVATION
---	PROPOSED ELEVATION
---	SLOPE

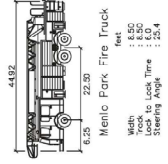
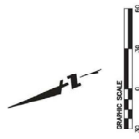
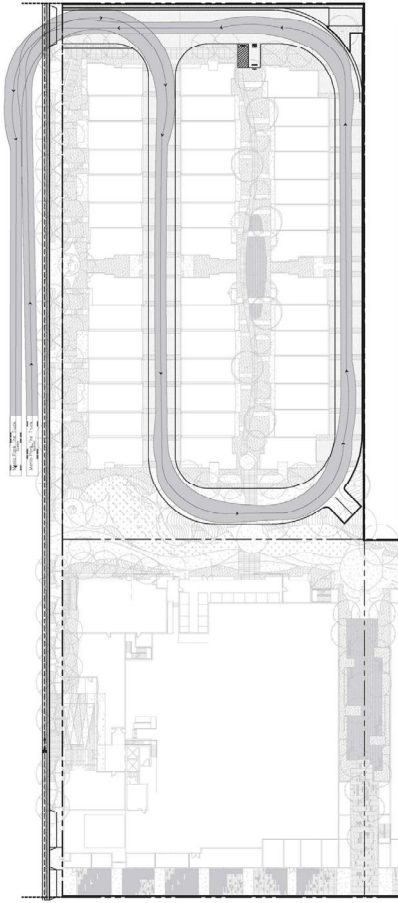
CONSTRUCTION	
---	ASPHALT DRIVE
---	CONCRETE DRIVE
---	PAVEMENT
---	FINISHED GRADE
---	BASE OF WALK
---	FINISHED FLOOR
---	TOP OF CURB
---	FLOOR LINE
---	TOP OF CURB
---	TRENCH DRAIN
---	TOP OF WALL

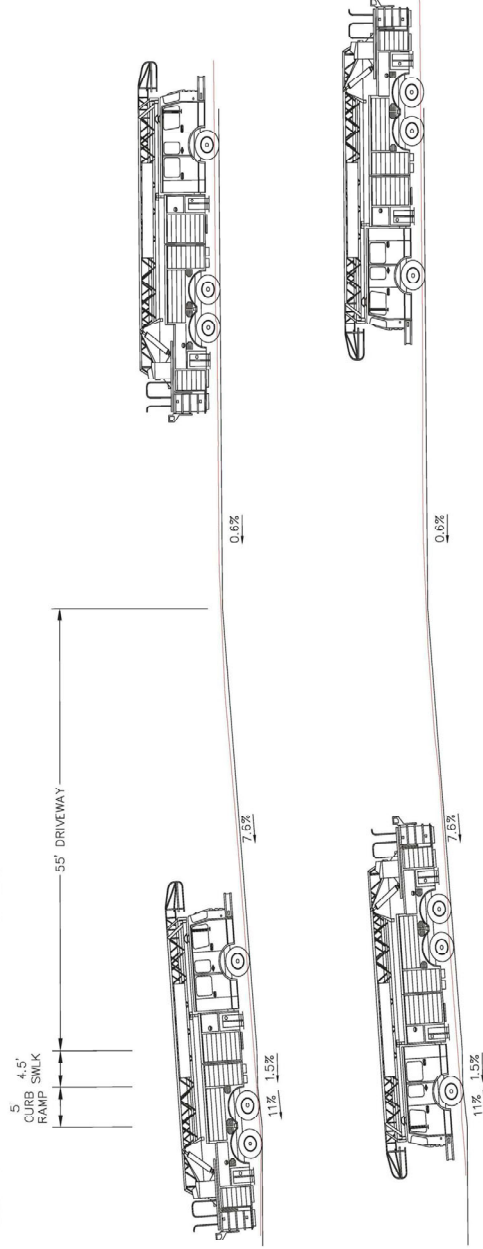
NOTES	
1.	2% MAXIMUM SLOPE IN ALL DIRECTIONS
2.	3% MINIMUM UNIFORM SLOPE 2% MAXIMUM CROSS-SLOPE
3.	5.33% MINIMUM UNIFORM SLOPE 2% MAXIMUM CROSS-SLOPE
4.	SHOULD BE CONSIDERED AS A 2% SLOPE UNLESS NOTED OTHERWISE
5.	SHOULD BE CONSIDERED AS A 2% SLOPE UNLESS NOTED OTHERWISE
6.	SHOULD BE CONSIDERED AS A 2% SLOPE UNLESS NOTED OTHERWISE





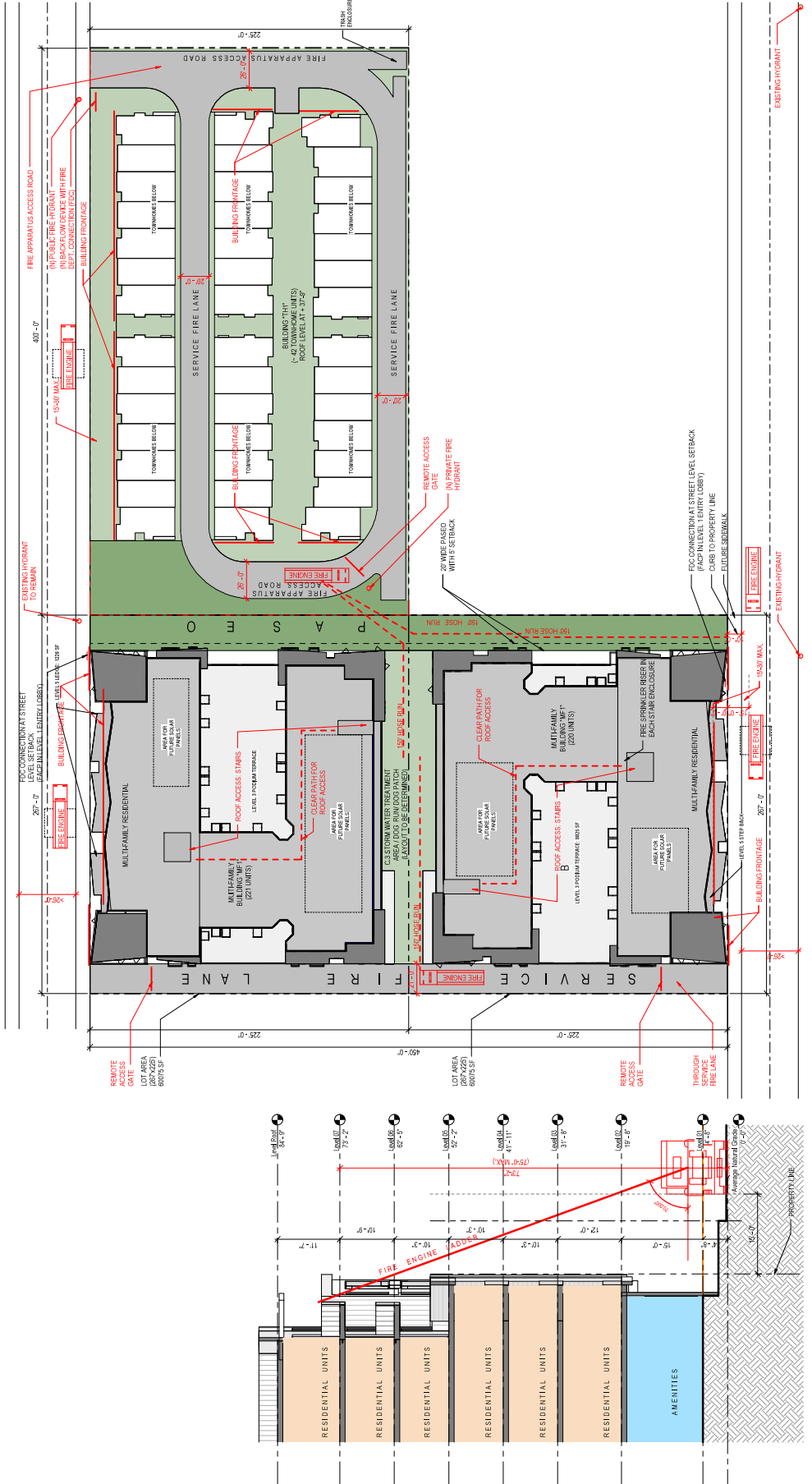


MENLO PARK FIRE TRUCK



Menlo Park Fire Truck

Part #	Front Wheelbase	Rear
#1	0.92	1.00
		0.75



**GREYSTAR** REAL ESTATE SERVICES  
**PGAdesign** LANDSCAPE ARCHITECTS  
**ktgy** Architectural Firm  
**BKF100** YEARS  
**MENLO UPTOWN HOUSING**  
 MENLO PARK, CA  
 11-06-19  
**SITE PLAN - FIRE EXHIBIT**  
 0, 15', 30'  
**FE-001**

## Menlo Uptown Project – Attachment D: Transportation Impact Assessment Study Intersections

The focused EIR will include analysis of 29 intersections as follows:

1. Marsh Road and Bayfront Expressway (State)
2. Marsh Road and US-101 NB Off-Ramp (State)
3. Marsh Road and US-101 SB Off-Ramp (State)
4. Marsh Road and Scott Drive (Menlo Park)
5. Marsh Road and Bay Road (Menlo Park)
6. Marsh Road and Middlefield Road (Atherton)
7. Chrysler Drive and Bayfront Expressway (State)
8. Chrysler Drive and Constitution Drive (Menlo Park)
9. Chrysler Drive and Jefferson Drive (Menlo Park)
10. Chrysler Drive and Independence Drive (Menlo Park)
11. Chilco Street and Bayfront Expressway (State)
12. Chilco Street and Constitution Drive (Menlo Park)
13. Willow Road and Bayfront Expressway (State)
14. Willow Road and Hamilton Avenue (State)
15. Willow Road and Ivy Drive (State)
16. Willow Road and O'Brien Drive (State)
17. Willow Road and Newbridge Street (State)
18. Willow Road and Bay Road (State)
19. Willow Road and Durham Street (Menlo Park)
20. Willow Road and Coleman Avenue (Menlo Park)
21. Willow Road and Gilbert Avenue (Menlo Park)
22. Willow Road and Middlefield Road (Menlo Park)
23. University and Bayfront Expressway (State)
24. Middlefield Road and Ravenswood Avenue (Menlo Park)
25. Middlefield Road and Ringwood Avenue (Menlo Park)

Menlo Uptown Project – Attachment D: Transportation Impact Assessment Study Intersections

26. Marsh Road and Florence Street-Bohannon Drive (Menlo Park)
27. Willow Road and US-101 NB Ramps (State)
28. Willow Road and US-101 SB Ramps (State)
29. Bay Road and Ringwood Avenue (Menlo Park)