REGULAR MEETING AGENDA

Date: 5/23/2022
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 871 4022 8110

NOVEL CORONAVIRUS, COVID-19, EMERGENCY ADVISORY NOTICE
On March 19, 2020, the Governor ordered a statewide stay-at-home order calling on all individuals living in the State of California to stay at home or at their place of residence to slow the spread of the COVID-19 virus. Additionally, the Governor has temporarily suspended certain requirements of the Brown Act. For the duration of the shelter in place order, the following public meeting protocols will apply.

Teleconference meeting: In accordance with Government Code section 54953(e), and in light of the declared state of emergency, all members of the Planning Commission, city staff, applicants, and members of the public will be participating by teleconference.

How to participate in the meeting

- Submit a written comment online up to 1-hour before the meeting start time: PlanningDept@menlopark.org *
- Access the meeting real-time online at: zoom.us/join – Meeting ID# 871 4022 8110
- Access the meeting real-time via telephone (listen only mode) at: (669) 900-6833
  Regular Meeting ID # 871 4022 8110
  Press *9 to raise hand to speak

  *Written and recorded public comments and call-back requests are accepted up to 1 hour before the meeting start time. Written and recorded messages are provided to the Planning Commission at the appropriate time in their meeting. Recorded messages may be transcribed using a voice-to-text tool.

Subject to Change: Given the current public health emergency and the rapidly evolving federal, state, county and local orders, the format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the City's website www.menlopark.org. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.org/agenda).

Regular Meeting

A. Call To Order

B. Roll Call

C. Reports and Announcements

D. Public Comment

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

E. Consent Calendar

E1. Approval of court reporter transcript of April 25, 2022, Planning Commission Public Hearing on Draft Environmental Impact Report (Draft EIR) for Willow Village Master Plan. (Attachment)

F. Public Hearing

F1. Use Permit/Ami Ferreira/380 Cotton Street:
Request for a use permit to demolish an existing two-story, single-family residence with an attached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. (Staff Report #22-026-PC)

F2. Use Permit/Thomas James Homes/704 Arnold Way:
Request for a use permit to demolish an existing one-story, single-family residence and attached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. (Staff Report #22-027-PC)

F3. Use Permit/Aju Scaria/810 Harvard Avenue:
Request for a use permit to demolish an existing one-story, single-family residence, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The applicant is also requesting to maintain a fence greater than seven feet in height along a portion of the right property line. (Staff Report #22-028-PC)

G. Informational Items

G1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual

Commissioners may notify staff of planned absences.

- Regular Meeting: June 13, 2022
- Regular Meeting: June 27, 2022

H. Adjournment

At every regular meeting of the Planning Commission, in addition to the public comment period where the public shall have the right to address the Planning Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Planning Commission on any item listed on the agenda at a time designated by the chair, either before or during the Planning Commission's consideration of the item.

At every special meeting of the Planning Commission, members of the public have the right to directly address the Planning 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 Planning 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 by request by emailing the city clerk at jaherren@menlopark.org. Persons with disabilities, who require auxiliary aids or services in attending or participating in Planning Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at 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. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 05/18/22)

CITY OF MENLO PARK

PLANNING COMMISSION

CERTIFIED COPY

In re:

Meeting Agenda Item F1

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ENVIRONMENTAL IMPACT REPORT

PUBLIC HEARING

REPORTER'S TRANSCRIPT OF PROCEEDINGS

Monday, April 25, 2022

ATTENDEES

THE PLANNING COMMISSION:

Michael C. Doran - Chairperson
Henry Riggs
Michelle Tate
Chris DeCardy - Vice Chairperson
Andrew Barnes
Cynthia Harris
Camille Gonzalez Kennedy

SUPPORT STAFF:

Matt Pruter, Associate Planner
Kyle Perata, Acting Planning Manager

PROJECT PRESENTERS:

Claudia Garcia, ICF
Ollie Zhou, Hexagon
Heidi Mekkelson, ICF
Paul Nieto, Signature Development Group

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BE IT REMEMBERED that, pursuant to Notice of the Meeting, and on April 25, 2022, via ZOOM Videoconference, before me, AMBER ABREU-PEIXOTO, CSR 13546, State of California, there commenced a Planning Commission meeting under the provisions of the City of Menlo Park.

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MEETING AGENDA

Presentation by Mr. Perata

Project Presenters:

Ms. Garcia

Mr. Nieto

Public Comment

Kelli Fallon
Amy Buckmaster
Romain Taniere
Brittani Baxter
Ali Sapirman
Vince Rocha
Pam Jones
Isabella Chu
Karen Eshoo
Ken Chan
Adina Levin
Harry Bims
Colin
Fran Dehn
Karen Grove
Karen Rosenberg
Rick Solis
Sergio Ramirez

Commission Questions and Comments

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P R O C E E D I N G S

CHAIR DORAN: We'll move next to the public hearing portion of tonight's meeting. Item F1 and G1 associated, with a single staff report.

The description -- the title of -- yeah -- the item is lengthy. And I've been informed by our -- by our City Attorney that I don't have to read the entire title verbatim. Given that it's over a page, that's good news. So I have an abbreviated version, which I'm going to read to introduce item F1, and then we'll go to City staff for a combined report.

Give me one moment. So item F1 is a Draft EIR Public Hearing to the Planning Commission to receive and provide comments on the analysis of the Draft Environmental Impact Report for the proposed Willow Village Master Plan Project. The proposed project is located at 1350-1390 Willow Road, 925 to 1098 Hamilton Avenue, 1005 to 1275 Hamilton Court. And the Applicant is Signature Development Group and the Peninsula Innovation Partners, LLC, on behalf of Meta Platforms, Inc.

The proposed project consists of up to 1,730 dwelling units, up to 200,000 square feet of retail, 193 hotel rooms, publicly-accessible open spaces and parks, and an approximately 1,600,000 square feet office campus

for Meta, formerly Facebook, up to 1.25 million square feet of office space, with the balance, EG space, for accessory uses, including meeting and collaboration space, totaling 350,000 square feet, if the office square footage is maximized, in multiple buildings.

This portion of the meeting is a public hearing in the Draft EIR. And comments during this item should be focused on the Draft EIR.

Following the close of the Draft EIR public hearing, commission will hold a study session on the proposed project. More details on the proposed project and the Draft EIR are in the Agenda title and the Project Staff Report.

Mr. Perata, you have a staff report on -- for both F1 and G1. And I believe you have a proposed Agenda for us as well.

MR. PERATA: Yes. Thank you, Chair Doran.

Members of the commission, staff tonight has a very brief presentation. So we'll start that in a moment. Excuse me. And let me just get this up.

In the meantime, one quick update for the commission. Since the publication of the staff report, we have received approximately 14 additional items of correspondence. Those have all now been attached to the Agenda or previously were forwarded to the commissioners.

And there we go.

So with that, I'll move into the presentation.

CHAIR DORAN: Mr. Perata, do you want to share with us your proposal for the order?

MR. PERATA: One -- one step ahead of me. Here we go.

CHAIR DORAN: Sorry.

MR. PERATA: Thank you, Chair.

So for tonight's meeting, staff does have a recommended format. We do have two items on the Agenda tonight for the Willow Village project. It's a Draft EIR public hearing and a study session. And so we'll take them as two items. There is one comprehensive staff report that does address both components; the Draft EIR, as well as the study session on the project more generally.

For the first part of the item tonight, Draft EIR public hearing will start after this brief overview by staff, a presentation by the Applicant on the master plan. So this is going to be a little unique and different than other projects that the commission has seen recently with EIRs and study sessions.

We're actually going to have two Applicant presentations tonight -- or that's our recommendation -- the first being an overview of the Master Plan more

generally. And then, during the study session, allowing the Applicant team to present again on their Phase 1 Architectural Control Plan. So a little more detail on the buildings that would follow, after the entitlements with the Architectural Control Application. And I'll explain a little bit more about that in my presentation here.

Following the first presentation by the Applicant, we do have our EIR consultant, ICF, International, here tonight, to present on the CEQA, broadly, as well as the Draft EIR and the findings of the Draft EIR.

Following that, we can move into the public comments, and then commissioner questions and comments on the Draft EIR. We would recommend -- unless they're clarifying questions -- to hold them until after all public comment, since the questions can often lead to discussion and comments as well.

So then, following the close of the public hearing, we would move into the study session. Once again, as I mentioned earlier, an opportunity for the Applicant team to present more details on their Phase 1 Architectural Control Plans, and then taking public comment, and then -- as well as commissioner questions.

So with that, I'll just do a really brief

introduction. The Applicant's presentation will go into more detail on the project components and design and the master plan.

But just to get a little bit of context here, the project -- the project itself does include two sites, roughly. There's the main project site, which is kind of the main master plan, the 1350 to 1390 Willow Road, and the Hamilton Avenue and Hamilton Court parcels. That's the former Menlo Science and Technology Park.

To the west of Willow Road, there are two parcels. Hamilton Avenue -- or two sites. Hamilton Avenue Parcels North. There's two legal parcels within that site, and then Hamilton Avenue Parcel South. Those would be modified, as part of the project, through the realignment of Hamilton Avenue for the access to the site. So that would include, then, a reconstruction in a future phase of the Chevron station on Hamilton Avenue Parcels South, and then a potential for an addition of a couple thousand square feet -- about 6,000 -- 6,700 square feet of retail on Hamilton Avenue Parcel North, as well as some modifications for the elevated park's access point across Willow Road.

And the Applicant will talk more about the overall design of the project, but just to set the context here.

And then one more slide of the existing site plan and main project site shown in red, with the existing conditions. To the west of Willow Road, in the black hatched, is Hamilton Avenue Parcel North and South; the existing Chevron station, existing Belle Haven neighborhood shopping center.

And then, really briefly, here's the proposed site plan. Just for the commission's benefit, I won't re-read the land uses that are proposed, since the Chair did that during the introduction. But as part of the master plan that you see here, the entitlements that are being requested include the environmental review in this form and EIR, and Environmental Impact Report, certification of the Final EIR, as well as a General Plan circulation element and zoning map amendments to modify on-site circulation for the public rights of ways, and paseos through the site, a rezoning to allow for an X-zoning district, combining district, which would allow for a Conditional Development Permit to develop the site using the Master Plan-provisioned zoning ordinance, and then -- as well as a development agreement, a vesting tentative map, and then future architecture control reviews for individual buildings, as well as associated heritage tree removal permits. And then, the entitlements do include a below market rate housing agreement.

And so tonight's meeting purpose -- as I mentioned early on, we have two public meetings. The Environmental Impact Report public hearing. This is an opportunity to comment on the Draft EIR for members of the public and the Planning Commission. Following that, there will be the study session; opportunity, again, for clarifying questions on the Master Plan, the Architectural Control packages associated with Phase 1, among other things, the below market rate housing proposal, and then the zoning ordinance modifications. These are discussed in more detail in the report, as well as the overall site layout and design.

And then the Applicant team's presentation will focus more on the Master Plan design, as well as the architectural control packages for Phase 1.

No actions will be taken tonight. We are in the public comment period on the Draft EIR. That ends on May 23rd, at 5:00 p.m. It's Monday, May 23rd.

Following the close of the EIR public comment period, staff and the City's consultant will review and respond to all substantial comments in what's called the "Final EIR," or Response to Comments document.

But, ultimately, the Planning Commission, in its capacity for this project, is a recommending body to the City Council for most land use entitlements and the

certification of the Final EIR. The Planning Commission will be the acting body on the Architecture Control Permits. So through the Conditional Development Permit, it would set up the overall development parameters, and then individual buildings would come through for future architectural controls. And the Planning Commission will be charged for reviewing those designs.

And so that concludes my presentation. I'm going to turn it over to the Applicant team, unless there are any clarifying questions of the process or meeting format for staff.

CHAIR DORAN: I think your format, your order, makes a lot of sense. And I'm happy with it.

I did want to ask members of the public, if they would like to comment on this project, to raise their hands now, so we get an idea of how many people we have. I'm expecting -- based on the e-mail -- the volume of e-mails we received, I expect to have a great number of people wanting to talk. And I want to make sure that we're fair to everyone, and give everyone a chance to talk. But we also have to budget our time.

So during the Applicant's presentation, if members of the public, who wish to speak during the public comment period, could raise their hands, so we can get a count, that would be greatly appreciated.

And with that, I'll turn it over to the Applicant.

MR. NIETO: Good evening. This is Paul Nieto. Hopefully you can hear me.

CHAIR DORAN: Yes, we can hear you.

MR. NEITO: Perfect. Thank you. I'm going to see if I can get this to full-screen mode. Let's see. There we go. Try it here as well. This would be a lot easier for all of us to see. Perfect. Let's go back up.

Well, there we go. Thank you, Planning Commissioners and members of the -- of the community, City staff. My name is Paul Nieto. I'm with Signature Development Group. And we're going to go through a presentation that the commissioners and some members of the audience have seen much of before.

But for those who haven't, we're going to present this because it was what the integral part of the Environmental Impact Report has dealt with. So if you can see the screen, here's the existing site, and it is -- I guess, if I click on it, it advances. Got ya.

The existing site is a 1960s, 1970s concrete tilt-up site. There's really only one access point, which is the existing Hamilton Avenue, of no real connection to the neighbors to the -- to the west, or even neighbors to the east. There's no real access around. So it's

somewhat limited. From the buildings that are on the site right now, you see that they are concrete tilt-up. They're not sustainable. They're not -- they're not renewable. They're not welcoming. There's nothing that creates a sense of community or feel in the existing community.

So we just wanted to step back and take a look at the timeline of how we got here as a city and as a development sponsor. ConnectMenlo started in 2014, and brought a couple of years of hearings. And then Facebook, in 2017, got some community feedback and made a proposal, and got a lot of feedback from the community. They felt it was -- it needed some improvements, in terms of feeling -- people felt that it might be a bit walled off.

So we came on with Meta in 2018; got more feedback at a number of community meetings and revised the village, the Willow Village plan. And we went through a Planning Commission's scoping hearings, as well as City Council, and we got more community feedback on our plan. So we revised the plan a little, reduced some office, and continued to get feedback throughout this and had more community meetings. We had one-on-one meetings. Some people don't feel comfortable in the large meetings, so we had a number of one-on-one and small group meetings with our neighbors. Particularly -- I mean, throughout the

city, but in particular, in the Belle Haven area.

And then, in 2022, we continued our community feedback, and we gave this Planning Commission a presentation in January. We revised our plan a little bit again, and here we are, having released the EIR and having this session and, hopefully, public hearings.

So with that, I just wanted to recap the feedback we got through all of those meetings, and we grouped them. And, obviously, traffic was a big concern. So we have incorporated some things into the plan to try to distribute traffic and reduce that.

People always said, "We wanted a connection to Belle Haven. We need to feel like this isn't separate from us. How can you do that? Can you include the jobs and housing balance?" And in particular, we initially started off with 1,500 units. We've increased that to 1,730 units, which has also increased our affordable housing. We originally proposed to the do a lot of the services in Phase 3, but the community said, "We'd like you to deliver those things faster. And can you provide us more open space?"

So in response to that, we've reduced the office capacity by 30 percent, thereby reducing what we had originally proposed of our traffic. By increasing the housing, we get a better jobs-housing balance, based on

the number of employees, and increase the housing.

We've created a couple direct connections to Belle Haven, which we think is really neat. And we're looking forward to that. And hopefully they will enjoy this community because we're trying to do something that's never been done before. We've increased the affordable housing. We've once again, as I mentioned before, we're accelerated the grocery store to Phase 1.

Getting more open space, we took a previously-planned parking garage, and we're putting that underground so that we can have more open space, and in particular, improve the town square, and we've added more open space in the form of the elevated park and some other trails and gardens.

This is kind of how we started thinking about the project, is how can we do something that's really never been done before? Most tech campuses have been almost military bases to themselves. And, frankly, the Menlo Science and Technology Park was built along those same lines. So how can we meld a tech campus with some really cool mixed use and residential? And we came up with the idea of centering it around a main street and a town square. And how can, then, we add other connections to it?

So just on a big scale, we said, "How can we get

more access into Willow Road, but also diffuse traffic up to the east, the south of 80, and up here?" And so that's how the project started to form in our minds and with our design team.

We then -- I'm trying to advance this. There we go. So we came up with the plan like this that has -- divides this into some key areas. And I don't know why the screen -- there we go.

Let me back up. One more up. There we go.

So we've got the office campus. One of the ways that Meta reduced the amount of people on campus is creating a meeting and collaboration space. And this is -- because this site sits in the middle of a number of Meta facilities. This is a way that they can gather their employees together, without going on surface streets. We're planning a tunnel that will handle bikes, pedestrians, and their inner-company trams that are currently on the surface. So that can be useful and yet not add any more traffic to the site.

I don't know why the town square is not in a highlighted color, but it is a really key element, as is the main street and this elevated park that we'll be showing you later. We're mixing a hotel use, and a residential use, and parks, in a way that hasn't been tried before. And we are hoping that you will see that

this is something that can be done in a very positive way to not have a silo of tech people in the community, but be a place where we can gather -- we can all gather together.

So this is that same plan, colored out. I'm getting a delay on my advancing. So it's jumping two at a time at times.

The one other thing I wanted to point out, I pointed out in our last meeting, is in particular, the edge along Willow Road that we spent a lot of attention to. Right now, I showed you just the single access point that was up here with Hamilton. We're proposing, if we realign Hamilton and bring it right into what is our main street and our town square, to draw in our neighbors. We've created an elevated park, much like the High Line in New York City. Also another way to -- and some really cool ways to get up to that park. You can ride your bike up there. You can walk. You could stroll. It will be heavily landscaped, and there will be many opportunities for people to enjoy that park and various community things.

Along Willow Road -- Willow Road is, at times, a little bit unfriendly because of the traffic. So we wanted to really provide a softer arrival experience for those coming this way from Belle Haven. We have -- we think -- a good arrival experience from our neighbors who

are going to come across on Hamilton.

But coming more, we want to show off a really nice park. We've taken pains to really lower the architecture along Willow and give a variety of building massing, so that it feels warm, welcoming, at a human scale that is neighborly and isn't just an abrupt change.

Right now, across the street, Mid-Pen is doing four-story buildings. And so we think this is going -- our design is very complimentary to that.

And then, of course, we've got a combination of office -- on the east side, but along main street of the offices is retail that will match the retail along main street and in our town square to provide a real continuity of people enjoying food and beverage, shopping, banking. Whatever they need to do. A grocery right as you enter the community is a hallmark for it, and I'll describe that in a little bit more detail. And the whole thing is to have a vibrant, pedestrian, welcoming -- you know, biking as well -- environment.

If you notice, we have a slightly different color of road along main street. That will be pavers. We want to keep that very pedestrian friendly, slow down any cars that are in there, so that it is -- truly feels like a village, at that level of scale and pace.

So what I'm going to do is take you a little bit

on a walking tour, where we talk about place making. Part of that is how people access the site, but also how they will experience it, and how all of us, hopefully, will experience it. And these are some buildings that you will actually get in more detail a little bit later in the evening, but take you -- kind of on the seat scale of it, a little walking tour.

Starting off with our market. This is coming along the realigned Hamilton and walking up into -- into the Willow Village, towards the town square.

And just a couple of things to note is our color scheme, the orientation of the buildings, the level of the ground floor retail. And the glass, and the exposure there, is to be designed to not be -- to be welcoming, to draw people in, heavily landscaped. And one thing you'll notice, if you can see the scale here of people on the street, is that we've got to raise this site about five feet to plan for future sea level rise. That's a City ordinance. And so we -- that's why you'll see there's a gradual incline as people will go up main street.

So our main grocery entrance for pedestrians will be up here. We have an entrance off of Willow Road, from a garage, and another one from the other side. So you can drive up Hamilton and turn and get into the supermarket parking, or you could come off Willow or walk or ride your

bike -- however. But we wanted this to be a real arrival experience that was welcoming and have our neighbors feel cool and relaxed, as they're coming up the street to do their shopping or go to work, or however they're enjoying it. This is the idea of -- when we say, "a full service grocer," it's vegetables. It's really well lit. We think about that whole experience. We want that to feel welcoming and stimulating, actually. Inspirational, at times.

Continuing our walk up the street, this is the corner that I showed you before from a distance. Our next block is some retail. And Meta will likely have a bank here, some food and beverage, some entertainment.

To the left is the hotel site. And then on the left, this building is a retail building in the town square that is, if you will, kitty-corner to the grocery store. And directly across here, providing more retail experience, because we're going to take a stroll into the town square right now.

So this is at the corner from where -- you're basically looking from the grocery store to the northeast. And the hotel is on our left, a small retail pavilion with some food and beverage, perhaps a flower store and the like. This is a single-story building, but with a little added architecture and plantings to continue to create

that green vibrancy. And you can see the landscaping. And then the elevated park helps frame the north part of the town square, with the Meta meeting and collaboration space in the background.

We're next going to go inside this retail building and see how the town square looks as -- oops. I went, once again, too far. There it is.

And so this is -- there it is. So imagine you're having a sandwich, a coffee, or something looking out from that pavilion to the town square. There'll be a retail that you'll see in the next slide. On the right, the elevated park. Key element in the elevated park that will be able to be shown in a little bit more detail in the next slide is how we're getting people up to it in a variety of ways. But there's staircases and a high-speed elevator that can handle bikes and a number of people. And that's one last (inaudible). There we go.

And so this is looking -- you're looking to the east, and the elevated park is just to the left. And this is one of those high-speed elevators, as well as the really wide staircase to get people up.

Underneath the town square is parking. So people can easily come off of Willow or into one of our other street's parking. There's an elevator and stairs right here in that little retail pavilion or right next to the

retail pavilion. There's this -- and this is -- by the way -- so we have retail on the front. The back are Meta office buildings. But the idea is that the general public will not feel excluded, or this is to be a welcoming experience, where all people mingle and gather and do what they do every day.

We're going to look back across this amazing town square to the hotel and see how it frames the town square, also providing another access point to the elevated park, with one of the elevators with that transparent glass that -- we feel good. And then the architecture for the trellis and the flowers and the plantings continues to the porte-cochere for the hotel to give it a pretty cool, lush continuity that, hopefully, makes people feel good.

Then we're going to go up to the elevated park and just give you -- give everyone an idea of -- at least right at this section, what it will likely feel like. So lots of trees, lots of lush planting, but a bike path. There's walking paths and a number of what I call "outdoor rooms." And we'll see that on main street as well, where people can gather and feel comfortable, and you can get larger groups or small groups or just individuals who want to -- who want to grab a coffee and read a book or, most likely, text on their phones.

We're going to head back to main street right

now, and then walk down and experience that. So going back to this diagram where you see our food and beverage, our entertainment. The bank will likely be in this block. And here's what a plaza -- okay. Oh. Here is the offerings that -- we're just trying to get people to imagine the kind of offerings that we may have in there, and the feel and the vibe that we're looking for.

And here's the plaza and how it could look. We're creating in a number of spots -- really wide sidewalks, outdoor seating. Outdoor dining has really become a premium. We've got such great weather in Menlo Park that, throughout the year, we expect a number of people will want to enjoy that.

Next slide is really the other side of this building and plaza that you can see across main street. On the right-hand side, this is retail that lines the office buildings which we're going to go to next, but this was -- on the left-hand side is the other side of this block and its large plaza and wide sidewalks. This main street is particularly wide. We've kept the actual car lanes limited to two lanes, but we have a full dedicated bike path, as well as extra-wide sidewalks on both sides of the street. It's pavered, if you notice that -- so we want to keep cars -- we say, at Signature, a lot, "How can we make it so that cars feel uncomfortable here?" -- to

keep the pedestrian feel to be the primary and also bikes, because we have a bike path there, but the primary mode of how we want people to experience this. And you can see the proximity with the town square in the background.

Next, we're going to move to more of a panoramic view of what the office campus looks like from that retail plaza I just showed you out in front of that one parcel.

So this is one of the main entrances to the Meta office campus. You'll notice the buildings are CLT timber. That gives it a real nice feel. But I also wanted to point out, on the left is the retail of the town square. This is town square retail right here. Main street retail that people will continue to enjoy and, yet, it's beautifully -- at least -- I'm a little biased -- but beautifully integrated into a welcoming arrival experience with these CLT timber buildings. And "CLT" stands for cross-laminated timber, and it allows for a really terrific -- we think a great Northern California feel of the campus. The architects, in the study session, will be going into much better detail than I can show you here.

Next, we're just going to continue to go down main street to show you the different orientations of the buildings, the emphasis on, you know, some outdoor retail and dining, but also little rooms. Once again, as I

talked about on the elevated park -- little gathering spots for people to, you know, hang out.

There's going to be folks riding their bikes and just different experiences of what we're trying to -- opportunities for experiences, I should say, that we're trying to create in this human scale, and then moving further south, down main street, to the other office buildings. These two have to be connected via a sky bridge as well, for that feel.

We're going to turn a corner now and get into more of the residential areas. Well, first of all, I should -- I take that back. I'm going to tell you about sustainability. It -- the cool thing about the CLT stuff and, actually, the entire campus, all the buildings will be LEED Gold. We're 100 percent electric everywhere, except for an occasional -- not a Meta restaurant. But occasionally we're planning that if there's a good, vibrant restaurant that needs something besides all-electric cooking -- whether it's gas, whether it's some kind of pizza ovens, or things like that, that the City's reach code allows the flexibility for that. But mostly it's all electric. There will be a significant amount of photovoltaics for energy generation, recycled water. It will be one of the first recycled office campus and residential campuses. And we're working with West Bay

to make that happen.

And then, of course, throughout it all, we've got a real program for sustainable building materials, recycling the concrete buildings and the roadways, and to reuse as much as possible, to be as green and ecologically sensitive as possible.

Just an example of going to CLT timber, the construction of the buildings will use much less carbon and, actually, the timber itself embodies carbon. So as you know, the trees take CO2 out of the air. And so we're proud of being able to do that.

Now, this is where we're going to go into the thinking that was behind our residential street overview. And I'm just going to give you -- reorient you to where I'm going to be talking about in our land plan.

So the residential is on the west side of the campus, in these buildings and around this community corner. So from there, we started to look at, okay. We've got a number of buildings. How should we think about connections to the office, to the parks, to the town square, and hotel? And can we create a different feel in these locations and highlight the good stuff about that and have good architecture to do that? And how did -- how will it feel at our street level?

So here's one of the ideas, on our center street

of our design of the building, that had all that entertainment in it and the like. It's on a street that's heavily residential, that we call "center street" right now in the plan to, in parts of it, step back the buildings. We got rid of a lane of traffic in our thinking so that we can widen the sidewalks, add planting, and add stoops so that you had a real different feel in certain aspects of this development. You'll know that you're on a residential street, versus the combination of a retail street.

Here's another side of that building as it comes to what we call our "west street." So you have stoops transitioning to some higher densities to get to our jobs-housing balance. There are parts that we needed to densify and do it in a way that still feels good on a human scale.

This is our senior building and its unique architecture that we like, with balconies and different form, as well as a really good ground floor experience for our residents that will give them a porte-co that will shelter them from the elements.

As you can see here -- and it's a real -- a real nice indoor/outdoor environment for the seniors. There will not be any -- unlike the example I just showed for here, we want our seniors to feel safe and not have any

ground floor residences here. They're going to have a programming and activated spaces on the ground floor, and then they'll enjoy the upstairs.

On our next slide, this is just down the street, across from the community park, along park -- what we call "Park Boulevard," another street entrance that we're creating in this community, another vision and expression of some ground floor stoops, as well as some higher density, to create a good -- once again, a really friendly, warm, human scale, with greenery and landscaping and sidewalks that are usable.

The next slide is of -- another one of our residential buildings that abuts the community park and has slightly varied architecture. It -- on the left-hand side, we have another row of what we call "stoops" along Park Street. And there will also be ground floor residences on Park on the right here. So once again, you can sort of feel that we're -- we want to create great experiences that don't always -- that don't all look alike and look like they may have shown up over time, even though we will likely be building these pretty quickly.

Lastly, I'm going to talk about another -- and I'm going to end with a little gushing of trails and parks. This is our loop road. That's one of the multiuse paths in the project. And this is on the eastern edge and

the northern edge of the project.

We also thought long and hard about -- and we really worked with our neighbors at Tarlton to design this to also be another thing that's a separate and distinct experience. So lushly landscaped, a little bit of a meandering trail, but safe enough to ride bikes and people to walk and really feel like you're not in an office campus. So that's the feel we're going for. And we want all members of the community to be able to enjoy this Monday through Sunday, every week.

Next is our community park. It is still evolving as a gathering spot. In our community meetings, we have -- we had a number of polls that were done, one of which was on the community park and the various activities and uses. And so this is a combination of those uses. People wanted areas where they could picnic, they could enjoy some special landscaping, walking trails, and the like. We'll have some -- a kids' play area and gathering pavilions, and things like that. This is still taking shape. This is not a fully-baked plan at all, but it's presented here as a depiction for us to continue to refine and get feedback from the community.

One thing also to point out here is you'll see a bike lane on this side. It's not shown on the -- for some reason, on the west side of Willow. But working with

CalTrans and the City of Menlo Park and us, we will be creating dedicated bike lanes that run on both sides of Willow that will ultimately lead to the Bayfront Parkway. We are creating a tunnel that will tie into -- right by the town square, that will tie into the tunnel that goes underneath the 84 right now, for bikes to go along that Bayfront bike lane.

And I will -- I am going to conclude with this last slide that you've seen of main street. But the highlight here, that I just wanted to talk about, is this bike path. It connects all the way -- there's a spot where the loop road and this will connect in the south part and will continue up around the town square and underneath the elevated park into that tunnel to take you up to the bayfront and go to Bedwell Park, or whoever -- wherever you want to go as you're biking. So bikes are a key part of the plan. Wide sidewalks. The human scale is what we've been trying to achieve in this multiple-use of office, hotel, town square, elevated park area to bring people together. And that's the extent of the presentation.

CHAIR DORAN: Thank you.

I think we have a presentation by the EIR consultant next.

MR. NIETO: Do I need to relinquish the control

of this or can the City take...

UNIDENTIFIED SPEAKER: No, you do not need to.

MR. NIETO: Okay. Great. Well, thank you.

CHAIR DORAN: Thank you.

MS. GARCIA: I think I just need to be granted control. Thank you.

Good evening, Chair Doran, members of the commission, and members of the public. Thank you for joining us tonight to discuss the Willow Village Master Plan Project Environmental Impact Report. My name is Claudia Garcia, and I'm a Senior Environmental Planner at ICF. ICF was the lead consultant for the EIR for this project.

Also with us here tonight is Heidi. She's the principal and Project Director for the project. And we also have Ollie, from Hexagon, who is the lead transportation consultant.

Our presentation tonight will provide an overview of the project, describe the environmental review process, and identify next steps for the contents of the EIR. And I think I clicked a little too fast, and now we're a slide ahead from what I am sharing with you today. So forgive me for that.

At the end of the presentation, we'll also explain how to submit public comment on the contents of

the EIR.

So as noted previously, the overall intent of tonight's meeting is to receive public comment on the contents of the EIR, Environmental Impact Report, specifically on the environmental impacts evaluated in the EIR, and the adequacy of the document, pursuant to the California Environmental Quality Act. As part of our presentation, we will provide a summary of the proposed project, conclusions in the EIR, and identify next steps.

So we just heard from the project Applicant, who provided great detail on the vision of the overall development. This project is just meant to provide a brief overview. As noted on the slide, the project would redevelop the 59-acre main project site to include housing, retail uses, office and accessory uses, a 193-room hotel, and 20 acres of open space, including 8 acres of publicly-accessible parks.

The project also proposes to redevelop Hamilton Avenue Parcels North and South, to realign Hamilton Avenue, reconstruct the existing Chevron gas station, and enable up to 6,700 square feet of retail uses. Offsite transportation and utility improvements are also proposed to service the project.

So for the environmental review process, as provided in the CEQA guidelines, an EIR, or Environmental

Impact Report, is an informational document that is intended to inform public agency decision makers, like the Planning Commission tonight, and the general public, of the significant and environmental effects of a project, identify possible ways to avoid or substantially lessen the significant effects, and describe reasonable alternatives to the project.

The overall purpose of the EIR is to provide detailed information about the environmental effects that could result from implementing the proposed project. CEQA is a public disclosure statute. It's also a way to examine and identify methods for mitigating any adverse impacts and consider -- as I mentioned, consider feasible alternatives.

Here on this slide -- apologies for the tiny print -- but it's the overall review process to date. So the Notice of Preparation, that's when -- the first document that's released to notify the public, "Hi. We're preparing an Environmental Impact Report. This is the project. These are the types of topics we're going to be evaluating. Do you have any comments? Should we include anything else?" And so that was out for a period of 30 days.

And the City also conducted a scoping meeting. And the overall purpose was to receive comments on the

scope of the EIR; the content, the topics we should evaluate.

The Draft EIR was released for a public review for a period of 45 days, on April 8th. And as Kyle noted earlier, that 45-day period closes on Monday, May 23rd, at 5:00 p.m.

And today we are at the public hearing to receive comments on the contents of the EIR.

The next steps in the process will be -- are grayed out here because we're not there yet. And we'll discuss that on a later slide.

So the content of the Environmental Impact Report, as noted in Chapter 1 of the EIR and tonight's staff report, the project's location and development parameters are consistent with the ConnectMenlo General Plan update and was considered in the growth pattern evaluated in the ConnectMenlo EIR.

In accordance with CEQA, this EIR tiers from the ConnectMenlo EIR. What does that mean exactly? Well, where appropriate, our environmental analysis for this project relies on the evaluation, conclusions, and mitigation measures included in that ConnectMenlo EIR. However, given the scale of the project and the interest in the project, this EIR also includes project-level analysis, where appropriate, including disclosing --

including those adequately-addressed in the ConnectMenlo EIR.

So Consistent with the CEQA guidelines, this EIR provides a detailed project description, environmental setting, environmental impacts, including cumulative impacts, mitigation measures, and also incorporates the ConnectMenlo mitigation measures, where appropriate. It includes alternatives to the proposed project, and it also includes variants to the proposed project.

So what exactly is a variant, if it's not an alternative? Well, a variant is a slightly different version of the project that could occur based upon the action or inaction of an agency other than the City or property owners outside of the project. Because the variants could increase or reduce environmental impacts, the EIR analyzes those separately, at a project level.

So, for example, in order to construct the Willow Road tunnel, there will be outside agencies that would need to permit and allow for that construction other than the City. And so for those reasons, we included the No Willow Road Tunnel Variant of the project, which basically means that the tunnel would not be constructed, and the Meta trams would continue to use the public street network, Bayfront Expressway, and Willow Road access to the proposed campus district.

Another alternative we evaluated is the increased residential density alternative, which would increase the number of residential units by 200. So instead of 1,730 units, we would have 1,930 units.

The No Hamilton Avenue Realignment is exactly that. Instead of realigning the Hamilton parcels, the roadway would not be realigned. It would be -- it would remain as is, and the Master Plan would be adjusted so that it connects perfectly to the existing roadway as it is. And those parcels would not be redeveloped.

The On-Site Recycled Water Variant would provide recycled water to the main project site through on-site treatment of wastewater.

So here on your screen, we have a list of all the topics that were evaluated in the EIR. This is consistent of Appendix G of the CEQA guidelines. However, as shown here, we did not evaluate impacts related to agriculture and forestry resources, mineral resources, and wildfire. That's because those topics were scoped out as part of the scoping period.

And so we do briefly touch on those, but it was determined that these specific topics would not result in significant impacts due to the location of the project. And that information is included in the EIR.

Impacts and mitigation measures: As noted, the

Draft EIR identifies and classifies environmental impacts as "potentially significant, significant, less than significant," or "no impact."

For each impact identified as "potentially significant" or "significant," the EIR provides a mitigation measure or measures to reduce, eliminate, or avoid adverse impacts. If the mitigation measure would successfully reduce the impact to a less-than-significant level, it is stated in the EIR. However, if it cannot be reduced to a less-than-significant level, this impact is considered significant and unavoidable.

Really exciting stuff, I know. Super dry. Wall of text.

So let's get into the significant and unavoidable impacts identified in this EIR. Oh. And I skipped one. So I'm going to go back, if I can. There we go.

Impact Air Quality-1. The proposed project would conflict with or obstruct implementation of an applicable air quality plan. What does that mean? The ConnectMenlo EIR determined that emissions of criteria pollutants and precursors associated with operation of new developments would generate a substantial net increase in emissions.

Here, the proposed project determined that operations would disrupt or hinder implementation of the Bay Area Air Quality Management District's 2017 Clean Air

Plan. Specifically, operation of the project would exceed the threshold for reactive organic gases. And that's really the threshold that we're exceeding.

And so even though the project would implement Mitigation Measure Air Quality 1.1, by using diesel-powered equipment during construction, to control construction-related emissions and also limit the types of architectural coatings, the -- so AQ-1.2 Mitigation Measure would require the use of super compliant architectural coatings during operation at all buildings. However, the reactive organic gas emissions primarily are coming -- are resulting from consumer products, which is difficult to control. So even though the project would require these special, super-compliant coatings, that threshold would still be exceeded.

For noise impacts, Impact 1a is related to construction noise. So as noted earlier, the Willow Road tunnel is a component of the project and is slightly offsite and would require nighttime construction. And that would result in also excessive vibrations, due to pile-driving needed in order to construct the tunnel.

So there's a series of mitigation measures, as noted on the screen, that would be implemented, including a modified mitigation measure from the ConnectMenlo EIR. Those impacts would still exceed the municipal code

because, specific to noise, the municipal code states that construction impacts should occur during the day. However, because of the nature of the tunnel and because roadways would need to be shut down, that type of construction needs to occur at night.

So Alternatives Considered: The EIR also evaluated three alternatives, in addition to the required No Project Alternative. Alternative 1 is the No Willow Road Tunnel Alternative. Just as it states, the Willow Road Tunnel would not be constructed as part of this alternative. If this alternative were to be selected, the total emissions from construction would decrease, due to the overall decreasing construction. And so those air quality and noise impacts would be reduced.

Similarly, for the Base Level Intensity Alternative, the proposed -- it would be similar to the proposed project, but developed to be consistent with the base-level development standard, as noted in the RMU and office zoning district. So the Base Level Alternative would reduce the amount of office and non-office and retail development that would be included as part of the project. And the residential units would actually be reduced to 519, instead of 1,730. This alternative would also reduce impacts related to air quality and noise because of the reduced development pattern.

For the Reduced Intensity Alternative, that would also reduce the amount of office, slightly, to 1,225,000, compared to 1.6 million. And it would reduce the non-office commercial to 87 -- a little over 87,000, compared to 200,000, for the proposed project. And the units would only be reduced to 1,530. So a 200 unit difference. And that would also reduce the overall impacts -- significant impacts related to air quality and noise because the overall development pattern would be reduced.

And as noted in the alternative section of the EIR, the reduced intensity -- the Base Level Intensity Alternative was found to be the environmentally-superior alternative.

So back to our environmental review process chart, if I don't skip it. Our next steps in the process are to receive public comment tonight and through May 23rd, and prepare the Final EIR. So that requires us to respond to all comments received on the contents of the EIR. And following that, that document will be provided to you, the decision makers, in order to take action on the project and separately on the EIR.

So How to Comment on the Draft EIR: Well, there are multiple ways. You can provide comment tonight, by raising your hand via Zoom, as Chair Doran mentioned

earlier at the start of this hearing. You'll be notified when it's your turn to speak.

After tonight, you can submit written comments at the address provided below. This information is also included on the City's website. You can send your comment via USPS mail or via electronic mail to Kyle's e-mail, as noted on the screen. And the comment period will be open until 5:00 p.m., on Monday, May 23rd.

That concludes my presentation. Thank you for listening to all things CEQA, and we're eager to hear your comments.

CHAIR DORAN: Thank you.

So I do want to open it up to public comment on the EIR now. I would, as I mentioned earlier in tonight's program, like to get an idea of how many speakers we have. So if you're interested in speaking, please raise your hand and let Mr. Pruter get a count of hands before we proceed.

Mr. Pruter, how many hands do we have raised so far?

VICE CHAIR DECARDY: Chair Doran, I have a clarifying question.

CHAIR DORAN: Sure.

VICE CHAIR DECARDY: This is Commissioner DeCardy.

Are you asking for public comment interest solely on the EIR, or in both public comment periods tonight, as you're asking that question, just to clarify?

CHAIR DORAN: Yeah. That's a good question.

I suppose just on the EIR for now, because we're only taking comments on the EIR. We may have separate time limits for comments on the study session.

So if you're interested in commenting on the EIR, please raise your hand.

Mr. Pruter, can you give us an idea of how many speakers we have?

MR. PRUTER: Chair Doran, sure thing. We have, at the moment, 14 hands that are raised. That number has decreased slightly, following your announcement of the EIR-specific comments. So that may be related to that, but we have 14 right now.

CHAIR DORAN: Okay. That is kind of consistent with what I was expecting. There's a number of comments -- a large number of comments. And we are going to have a separate public comment period for the study session. I'm sure there's going to be a lot of questions from the commission as well.

So I want to limit the speaking time on EIR comments to two minutes per person, so we can get to everyone that wants to speak on this tonight, both on this

section and on the study session section.

So with that, Mr. Pruter, if you could set the clock for two minutes for each speaker, I would like to get started with the first one.

MR. PRUTER: Sure thing, Chair Doran. Pardon me for setting that up. We'll have that up shortly. But to clarify, we have, at the moment now 12 attendees -- quick clarification. So I will begin now.

First commenter I see on my screen is someone by the name of Kelli Fallon. And I'm going to allow you to speak at this time. You can un-mute yourself. And if you could please state your name and your jurisdiction as well, when you begin your comment.

You have two minutes. Thank you.

KELLI FALLON: Hi. My name is Kelli Fallon. I'm a Senior Policy Manager at the Bay Area Council, which is a public policy organization representing over 350 members of the Bay Area business community. And I'm calling in support of the proposed Willow Village development, which will build over 17 -- 1,730 new homes, which is nearly 60 percent of Menlo Park's Sixth Cycle RHNA obligation.

This project is a unique opportunity to not only build much-needed housing in Menlo Park, but to also provide significant economic and community development in a city, through the $75 million in amenities Facebook has

committed to invest in Menlo Park and surrounding communities.

As I'm sure you know, this is far beyond what housing developers are typically able to contribute to a project, as this is an opportunity that should not be missed, on top of all of the great sustainability efforts that have been mentioned tonight.

So I just want to say, this site is an excellent candidate for dense, mixed-use development directly adjacent to transit to grow the supply of housing and reduce dependence on cars, and it's a clear example of sustainable and inclusive growth for future generations.

And I encourage you to support it.

Thank you for your time and consideration.

CHAIR DORAN: Thank you.

MR. PRUTER: Thank you for your comment.

Our next commenter has the name, "Chamber of San Mateo County." If you could please state your name and your jurisdiction.

You'll have two minutes to speak, starting now. You may un-mute yourself.

AMY BUCKMASTER: Thank you. My name is Amy Buckmaster, Chamber of San Mateo County. Good evening, Chair Doran -- Doran [pronouncing]. Excuse me.

Members of the Planning Commission. I'm the CEO

of Chamber of San Mateo County. Our members include over 1,500 businesses and organizations, including 60 nonprofit organizations and 40 educational institutions, representing 85,000-plus employees countywide.

I'm here tonight to speak on the Willow Village EIR study session. Chamber of San Mateo County Board of Directors is proud to be endorsing the Willow Village project. Silicon Valley headquarters and campuses can now expand responsibly and in a community-focused way. Willow Village exemplifies this by working closely with the community and putting them at the center of the plans.

Through the pandemic and the economic recovery, we saw firsthand the needs of the community, especially our small, first generation-owned, family business, hanging on day by day. This project will help support those small businesses with recovery, future growth, and entrepreneurship. It will deliver badly-needed amenities and services to the Belle Haven, such as a grocery store, pharmacy services, cafes, and restaurants. And on top, local businesses will be prioritized for retail and dining.

And, lastly, but critical to our organization, it will deliver more than 300 affordable homes, including badly-needed very low income units for our seniors.

Thank you for your time.

MR. PRUTER: Thank you for much.

Our next speaker has the name of Romain Taniere. Sorry for mispronunciation.

You have two minutes to speak. If you could please provide your name and jurisdiction at the beginning of your comment.

You may now un-mute yourself. Thank you.

ROMAIN TANIERE: Hi. Good evening, Commissioners. My name is Romain Taniere. I'm an East Palo Alto resident. I've actually sent a more-detailed e-mail to the commission, but in two minutes, I just wanted to point out a couple of key points.

Basically, with Menlo Park's current City ordinance, prohibiting nearby overnight parking, residents have expressed concern about increasing parking issues, speed, traffic, and nonresidential cut-through traffic between University, Willow, and Bay corridors, which need to be addressed, in parallel with construction planning. Therefore, traffic and parking, on nearby EPA Kavanaugh neighborhood, must be included in mitigation measures.

And some of the impact project fees should go towards the City of East Palo Alto for safety and traffic mitigation measures, such as implementing street traffic speed scanning devices and installing digital radars, speed limit signs on Kavanaugh and Gloria, stop signs on

Clarence and Gloria, implementing an all-red traffic light interval at the University/Kavanaugh/Notre Dame and Willow/O'Brien traffic light intersections, strengthening control and enforcement of speed/traffic/parking regulations.

Meta should consider the integration planning of a multi-modal transit hub by the central corridors, and keep pushing for the Dumbarton rail corridor to be reactivated.

Meta should work with the SFPUC on nearby owners' project to redevelop the Hetch Hetchy right of way and connect the proposed Ivy/Willow and O'Brien parks to increase park playground and green community amenities on Hetch Hetchy, also re-including the initial proposal for a community center on ground level, near Ivy/Willow public park would be greatly beneficial.

Overall, we are very excited about this mixed-use project, with public access and amenities east of US-101, and hope groundbreaking will start soon.

Thank you very much for your consideration.

MR. PRUTER: Thank you for your comment.

Our next commenter is someone named Brittani Baxter. Brittani, you'll be able to un-mute yourself now and can you please provide your name and jurisdiction as you beginning of your comment.

You'll have two minutes. Thank you very much.

BRITTANI BAXTER: Hello. I'm Brittani Baxter, a District 3 resident. And I'll comment just on the EIR portions right now.

Really love how beautiful the project is. It was great to see how there is a focus of pedestrian and bike infrastructure, over car infrastructure and looking at, you know, some of the circulation impacts in the EIR -- really, just anything that we can do to help, you know, incentivize people to get out of cars and into transit or walking or biking would be extra fantastic.

And then, I also noticed, like was mentioned a little bit earlier, that there is a variant available that would have 200 additional units of affordable housing, if the project were to kind of max out its density bonus. And so I'm not quite sure exactly how that would work, but if it's possible to study those units tonight as well, that would be extra fantastic.

Thank you so much.

MR. PRUTER: Thank you for your comment.

We now have someone named Ali Sapirman. Ali, I'm going to let you un-mute yourself. If you could please provide your name and your jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

ALI SAPIRMAN: Hi. Good evening, Planning Commissioners. My name is Ali Sapirman, and I'm here on behalf of the Housing Action Coalition, a member-supported non-profit that advocates for creating more housing for residents of all income levels to help alleviate the Bay Area and California's housing shortage, displacement, and affordability crisis.

I am here to speak tonight in support of the Willow Village project, which the Housing Action Coalition enthusiastically endorsed. I've e-mailed the entire Planning Commission our formal letter of endorsement and forward you all letters of support from Menlo Park residents and housing advocates.

I'll now expand on three key elements on why the Willow Village project deserves your support. One, it transforms a space into a place for affordable homes. This project replaces 1970s, outdated office space, over 59 acres, with a mixed-use project that includes 1,730 homes. Approximately 18 percent will be subsidized affordable, which is more than 300 affordable homes. Of these, 120 homes will be reserved for seniors.

Two, it creates a community of resources. Willow Village will provide community amenities and benefits, such as a grocery store, pharmacy services, up to 200,000 square feet of retail space, significant public open

space, and a town square.

Three, built using environmentally-friendly practices. This project is built to be LEED Gold certification, meaning the buildings will be equipped with 100 percent electric power and use recycled water, sustainable materials, and increase photovoltaics.

Please vote tonight in support of the Willow Village project.

Thank you so much.

MR. PRUTER: Thank you for your comment.

Our next commenter is someone with the name of Jorge S21 Ultra. I'm going to let you un-mute yourself at this time. If you could please provide your name and your jurisdiction at the beginning of your comment.

You'll have two minutes. Thank you.

I apologize. Chair Doran, I'm not sure if this person is available at the moment, but I will proceed with another commenter, if that is acceptable.

CHAIR DORAN: Yes, please.

MR. PRUTER: We'll move on. Okay. We'll move on to the commenter by the name of Vince Rocha.

I'm going to allow you to speak at this time. If you can please un-mute yourself and provide your name and jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

VINCE ROCHA: Good evening Planning Commissioners. My name is Vince Rocha. I'm the Vice President of Housing and Community Development with the Silicon Valley Leadership Group, representing over 350 of the regions' largest employers and universities. We're calling in support of this project.

Our members have endorsed this project because it meets our needs for both housing, jobs, and environmental sustainability. For the purposes of the EIR, it has really mitigated the traffic impacts, creating open space and shopping, not just for the folks who will live and work there, but for the surrounding communities as well, really creating an environment of live, work, play.

We believe this meets or exceeds all of the environmental standards of the city, and we look forward to seeing this project come to fruition. Thank you.

MR. PRUTER: Thank you for your comment.

Our next commenter has the name of Pam Jones. I'm going to let you un-mute yourself at this time. If you could please provide your name and jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

PAM JONES: Good evening, housing commissioners, Chair and Vice Chair, and staff. Pamela Jones, resident of the Belle Haven neighborhood of Menlo Park.

In regards to the EIR, I continually do not understand the criteria of collecting data. The air quality, according to the report, is negligible. And yet, if you look at the California State EnviroScreen 4.0, it identifies Belle Haven and East Palo Alto as being significantly affected by air quality.

The second piece is on the housing studies, which are done by the same company that has done the General Plan. So I expect them not to find anything other than no impact or minimal impact.

But let me give you some data on the Belle Haven neighborhood and the impact there. If the 2020 census is correct, we have lost 488 residents between 2020 and 2010. That's in the Belle Haven neighborhood alone. The high-density apartments were not in the 2010 census because they were not built. The high-density apartments have 991 residents.

So consider that there's been significant impact on the residents that were living here long before Meta came to town, long before the high rise, long before the General Plan.

Thank you.

MR. PRUTER: Thank you for your comment.

Our next commenter is someone with the Isabella Chu.

Isabella, I'm going to let you be able to un-mute yourself. If you could please provide your name and jurisdiction at the start of your comment.

You have two minutes. Thank you.

ISABELLA CHU: Good evening, Planning Commission. My name is Isabella Chu. I live in Redwood City, and I work in Palo Alto. So I have to bike or take a train or a bus through Menlo Park, every time I go to work. So housing in Menlo Park and safe bike and walk infrastructure is of immediate practical interest to me.

Moreover, in my professional life, I study the interaction between land use policy and health. And when we're talking about the EIR, I think it's important to remember that the number one source of greenhouse gas emissions, air and noise pollution in cities, is cars. And the key driver of traffic in the Bay Area is people having to live far away and commute by car into jobs.

And so anything which reduces vehicle miles traveled is a powerful and important measure against climate change, against pollution, against morbidity and mortality. Cars happened to be -- car crashes happen to be the number one cause of death for people under the age of 22. So vehicle miles traveled have a lot of externalities.

But when we're talking about environment,

anything we can do to reduce vehicle miles' traveled is of central importance. And so building dense, walkable, bikeable communities near jobs is the most powerful thing we can do to reduce VMT and, frankly, give people access to opportunities.

So, you know, I want to speak in support of this project. The more you can reduce sort of the convenience of drivers and provide space for people on foot and bike, the better the project will be for the environment and for human health and prosperity.

Thank you.

MR. PRUTER: Thank you for your comment.

Our next commenter is someone names Karen Eshoo.

Karen, I am going to let you be able to un-mute yourself. If you could please provide your name and jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

KAREN ESHOO: Hi. Thanks for the time. I appreciate it.

I am the Head of School at Mid-Peninsula High School, which is adjacent to the -- to what will be the public park. I'm also a resident of the Willows. And I wanted to come tonight and first applaud the City for holding this hearing, and let you know how impressed we are at Mid-Pen with the EIR.

We appreciate all the mitigation efforts that are being made, especially because I know that, obviously, as construction gets started, we're certainly going to hear it. That's for sure. But we also know that it's worth it because of the outcome of this project.

Mid-Pen is a big supporter of the Willow Village project. And, in fact, I think it's just going to do amazing things for the Belle Haven neighborhood. You've already heard that from others in the neighborhood as well. We're proud to be a neighbor of Meta. We have been, I think, you know, obviously, for quite some time now.

And in particular, I am really happy to say that we have a wonderful relationship with the folks that are designing this project. They've been responsive to us. Whenever we've had questions or suggestions, they've reached right out to us and have been really willing to talk about how this project can also benefit Mid-Pen and make sure that our school continues to be able to thrive, as it always has.

So we are, once again, here to throw our support behind this project and those leading it. And appreciate your time tonight.

Thank you very much.

MR. PRUTER: Thank you for your comment.

Our next commenter has the name of Ken Chan.

Ken, I'm going to let you be able to un-mute yourself. If you could please provide your name and jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

KEN CHAN: Hello. Can everyone hear me?

MR. PRUTER: We can hear you.

KEN CHAN: Oh, I'm sorry. I didn't see -- well, hello members of the Menlo Park Planning Commission. My name is Ken Chan, and I'm an organizer with the Housing Leadership Council of San Mateo County. We work with our communities and their leaders to produce and preserve all the affordable homes, which is what has brought me to this moment.

I'd like to thank staff. I'd first like to thank staff for all of their hard work in putting together the report, and for their presentation tonight.

On behalf of HLC, I'd like to express our support for the Willow Village proposal under discussion tonight. Over 300 of these homes are proposed to be affordable, with 120 set at the very low, extremely low income levels for seniors. This means that as folks begin to transition into the next phase of their lives, at least 120 of the city's most vulnerable senior community members will have a safe and stable place to call home.

Thanks so much.

MR. PRUTER: Thank you for your comment.

Our next commenter is named Adina Levin.

Adina, I will give you the ability to un-mute yourself. Please state your name and your jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

ADINA LEVIN: There we go. Now successfully un-muted. Thank you very much.

My name is Adina Levin. I am a Menlo Park resident, and I'm a part of a group from Menlo Together that submitted a letter to the Planning Commission and will do some more detailed comments, probably, about the EIR.

And I, first of all, wanted to support the comments of some of the other speakers, in terms of having homes near jobs, and services is something that helps reduce vehicle miles traveled and which is the biggest source of greenhouse gas emissions. So that is an overall -- a good thing.

In terms of more comments relating to transportation, the proposal does have many features, that help reduce driving, associated with the project. And in order to maximize that, we would like to see very significant attention posed particularly to the crossings

of Willow at Hamilton, and also Park and Ivy and O'Brien; all of the intersections that need to be optimized for pedestrian safety, as well as the -- there's great bicycle trails on the project, but bicycle access to the project also needs to be very safe, to help people not drive.

With regard to the trip caps and the amount of vehicle parking, which are really correlated to how much driving and VMT, we would like to see some analysis, based on goals from mode share, what number of people are expected to be driving, versus using other modes. This is a method that Mountain View used and can help to reduce the amount of driving and vehicle miles traveled.

Thank you.

MR. PRUTER: Thank you for your comment.

Our next commenter is names Harry Bims.

Harry, I am going to let you be able to un-mute yourself. And if you could please provide your name and jurisdiction at the start of your comment.

You'll have two minutes. And I believe -- yes. Sorry. The stopwatch is coming back up. You'll have two minutes, please. Thank you.

HARRY BIMS: Hello. This is Harry Bims, District 1 resident. I'm here to speak in favor of the project and would like to say that this project is far from perfect, as I think we've seen some comments about that earlier

tonight. Nonetheless, I think, given the complexity of the project, that it strikes the right balance in addressing the broad range of issues that concern this project.

And I would also, you know, mention that this project is yet another District 1 project that leads the way throughout Menlo Park, in terms of providing affordable housing options, providing high-density residential uses as well, which is why District 1 has more high-density housing than any other district in Menlo Park by far.

So I'm speaking in favor of this project, and hopefully this project will incentivize other districts to follow suit, with similar projects that address the need for affordable housing in the Bay Area, and also deliver a project with the kind of quality materials and attention to detail that this project exemplifies.

Thank you.

MR. PRUTER: Thank you for your comment.

Our next commenter is named "Colin."

Colin, if you could please provide your name -- full name and jurisdiction at the beginning. You'll be able to un-mute yourself at this time. If you could please provide those items.

You'll have two minutes to speak. Thank you.

COLIN: Hi, Menlo Park City Council. I'm a resident living in the Kavanaugh neighborhood in East Palo Alto.

Meta and the Willow Village team really listened and worked with the local residents on their community feedback. The affordable housing is much needed for many low income East Palo Alto residents facing rent hikes.

The retail space and prioritization of local businesses is going to open so many opportunities for many East Palo Alto and Willow businesses that started during COVID, such as the many Mom and Pop restaurants currently operating with much success out of East Palo Alto and Willow residential homes.

Continually, East Palo Alto residents have asked for a local dog park and a full-service grocery store. It was Meta and this Willow Village development that delivered on those. The community -- this development will be the first in the Bay that is fully inclusive of workers and residents, with an open campus that invites all members of the community to take advantage.

The use of union labor is going to enrich many locals, tradespeople, and the LEED status will help reduce environmental impact.

Delaying this further will cause harm to local residents by delaying the great benefits of this

development from being realized.

Thank you for your time.

MR. PRUTER: Thank you for your comment. Our next commenter is named Fran Dehn.

Fran, I'll be letting you un-mute yourself. If you could please provide your name and your jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

FRAN DEHN: Thank you very much.

Good evening, Commissioners. Fran Dehn, Menlo Park Chamber of Commerce. And on behalf of the Chamber of Commerce, thanks for the opportunity to comment this evening in support of the Willow Village Master Plan.

The project is a model of corporate citizenship and community-based planning. The developers have truly listened to the community and delivered, in response to the input. They have engaged in an open community process for years; public outreach unprecedented.

Several substantive project modifications are a direct result, including moving the grocery store and other services to first phase, reducing office footprint, increasing the amount of housing, in particular, affordable housing, also providing parks, trails, open space for the community, retail spaces for local business to proliferate. And to reiterate, much needed housing.

The project would not look like it does today without Willow Village's team listening to and integrating the community's feedback into the project design. Meta is and has always been a receptive, responsive neighbor in Menlo Park.

They've invested 10s of millions into the community, such as the community campus, Belle Haven Community Campus, which is under construction; support for Menlo Park small businesses, local food subsidy programs, and on and on and on.

In summary, Willow Village, which is before you tonight, is a model for community-based planning, delivering unprecedented community amenities and benefits to the neighborhood and to the city as a whole, while still meeting Meta's long-term goals: Remain, contribute, and flourish in Menlo Park.

Every project that comes forward to the Planning Commission has merit and certainly, in particular, merit to the Applicant. However, with Willow Village, the community is also a primary beneficiary.

Thank you very much for your review, consideration this evening, and thank you to Meta and to Signature Development for a forward-thinking, community-based plan.

MR. PRUTER: Thank you for your comment.

What appears to be our final commenter is a person by the name of Karen Grove.

Karen, I'm going to allow you to un-mute yourself at this time. Can you please provide your name and jurisdiction.

You'll have two minutes to speak. Thank you.

KAREN GROVE: Thank you. I'm Karen Grove. I'm a Menlo Park resident. I serve on the Housing Commission, but I'm speaking for myself.

And, ironically, the first thing I'm going to talk about is circulation. As a member of Menlo Together, I wanted to add to Adina's comment that the EIR identifies that the project will put pressure on the intersections of Willow and Bayfront, and Willow and University. And so we were wondering if it would be feasible to add a third entrance or exit to Bayfront from what is currently being proposed as the "loop road." That would create a stronger grid, so to speak, with multiple options to enter and exit the area and relieve pressure on the two other intersections.

I also wanted to comment on the variation of adding another 200 units, which is, I understand, not being proposed by the developer, but has been studied in the EIR. And we would like to propose that if those additional units get built, they be designed to be

affordable for extremely low, very low, and low income households.

Menlo Park has a multi-year debt to the region, in terms of deeply affordable housing to meet the need of the jobs that we have added to our community. And the debt has been felt most strongly and continues to be felt most strongly in Belle Haven and East Palo Alto through eviction, homelessness, displacement, overcrowding, and extreme housing cost burden.

The impacted demographic is 50 percent black and Hispanic, and has a median income of 50 to $60,000 a year.

In addition, Belle Haven and East Palo Alto have carried the disproportionate impact of our city's growth. So that is why we would propose that if we add the extra 200 houses, which is a great idea, that we meet -- make them meet the needs of those most impacted in the nearby communities.

Thank you.

MR. PRUTER: Thank you for your comment.

If I may, through the Chair --

CHAIR DORAN: Yes.

MR. PRUTER: I believe that is all of our commenters, in terms of hands raised, just to clarify. But we did have a member of the public who had their hand raised and is no longer raising their hand. I wasn't sure

if we wanted to give another opportunity for them. They were unable to speak earlier, when I had given them the opportunity.

CHAIR DORAN: Sure. We can leave the public comment open for a little bit, to see if they want to come back, or if there are any other people who wish to comment.

MR. PRUTER: Okay. Thank you.

I do see another hand raised at the moment. Someone else. A person -- I can let them speak, if you'd like, Chair Doran.

CHAIR DORAN: Yes, please.

MR. PRUTER: Okay. Thank you.

We have an additional commenter named Karen Rosenberg.

Karen, I'm going to allow you to speak. And if you can please state your full name and your jurisdiction at the beginning of your comment.

You'll have two minutes to speak. Thank you.

KAREN ROSENBERG: Hi. I'm so sorry. I first just wanted to clarify whether or not this is for just the EIR, or if I can comment just on the Willow Village development in general.

CHAIR DORAN: This is intended to be the EIR, but since there's considerable overlap, I'd say, go ahead.

KAREN ROSENBERG: Okay. Wonderful.

Hello. My name is Karen Rosenberg, and I am a Resilience Associate at Greenbelt Alliance.

For those of you who are unfamiliar with Greenbelt, we are an environmental nonprofit, working to educate, advocate, and collaborate to ensure the Bay Area's lands and communities are resilient to a change in climate.

We are pleased to endorse Willow Village that would bring over 1,700 homes to the city of Menlo Park. As a mixed-use development, Willow Village would bring housing and jobs and neighborhood-serving retail, not to mention significant open space, as well as other amenities to help create an inclusive Menlo Park for all residents to enjoy.

One of the many benefits of this project is that the addition of such amenities to the area would reduce the number and length of automobile retail trips for existing residents and employees.

Additionally, Willow Village is located within half a mile of Facebook's major employment center, with bike, pedestrian, and shuttle routes available, so that employees do not have to drive.

Every city in the Bay Area must play their part to increase their housing stock to make sure the local

workforce can afford to live close to jobs, schools, and services. This project serves to help the City of Menlo Park make significant progress towards its Regional Housing Needs Assessment goals and allows its residents more time with family and friends, and less time in traffic congestion, improving the social fabric of our communities and reducing the climate-damaging greenhouse gas emissions produced by driving.

We urge the Planning Commission to approve Willow Village, and we hope its approval will resinate with other Bay Area cities and encourage them to redouble their efforts to grow smartly.

Thank you.

MR. PRUTER: Thank you for your comment.

We do now have two additional commenters. So I'll proceed.

The next person is names Rick Solis.

Rick, I'll let you be able to un-mute yourself at this time. If you can please state your full name and jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

RICK SOLIS: Hello. Can you hear me?

MR. PRUTER: Yes, we can.

RICK SOLIS: Hi. Thank you.

Hi. My name is Rick Solis. I'm a Field

Representative with Carpenters Local 217, based in Foster City, but we represent about 2,500 members in San Mateo County.

But I would like to express my support for the Willow Village project. And I don't want to waste your -- any further of your time with explaining on how this is going to -- you know, regarding how many units and how many square feet of everything. But the thing that we're happy with is, the Carpenters Union has always had a great relationship with Facebook, who is now Meta, and are partnering with Signature Development on the construction of this project.

And to let you know, I mean, just the thousands of construction -- and I'm not just saying regular construction jobs, but the union construction jobs that this project will generate is going to be a great thing for the area. So since the pandemic, there's been a big slow-down in people getting back to work, and a lot of construction workers are suffering.

But like I mentioned, this is -- these are union jobs that provide family-sustaining benefits for retirement, for health care, the wages that they will pay, and just everything that's going to help construction workers in the area and help -- help build the middle class construction work force.

So, again, I would like to urge you to please move this project forward to passage.

Thank you very much.

CHAIR DORAN: Thank you. I realize that it's hard to segregate comments on the EIR, from comments on the project generally. But I would like to ask the remaining speaker to confine their comments to the EIR. That's the portion of the Agenda that we're on right now.

And if they don't have comments on the EIR, to save their comments for the study session.

MR. PRUTER: Okay. Thank you, Chair Doran. Sorry.

To clarify, we have one more commenter. And I believe they're keeping their hand up. Another one has lowered their hand. So I believe they do have an EIR comment.

This person is named Sergio Ramirez. You will be able to speak at this time. And if you can please provide your name and your jurisdiction at the start of your comment.

You'll have two minutes. Thank you.

SERGIO RAMIREZ: Hi. Good evening, Commissioners. Thank you for the chance to speak tonight.

My name is Sergio Ramirez Herrera. I've been a Menlo Park resident for the past 13 years. So I am also

an 8-year apprentice carpenter with Carpenters Local 217.

In addition, I am a job-trained graduate from the training center here in Menlo Park. My four-year career has afforded me the opportunity to continue to live here and allow me to work close to home and spend more time with my family. With the benefits I earn through my work, I am also looking forward to a respectable retirement, when the time comes.

This developer has committed to using a union signatory general contractor on this project, which, in turn, allows others in my situation to utilize these benefits and earn a liveable wage that they deserve.

This project also includes more than 300 affordable homes, which -- with the desperate opportunities to better themselves and our community.

I fully support this project and look forward to seeing it through completion, and urge you all to do the same.

Thank you again for the opportunity to speak.

CHAIR DORAN: Okay. I'd like to remind the speakers that we're on the EIR report now. If we have comments on the EIR report, this is the appropriate time.

Comments on the project in general should be saved for the study session.

MR. PRUTER: Thank you, Chair Doran.

At this time, I do not see any other hands raised. So I think, if you'd like --

CHAIR DORAN: Okay. I'm going to close public comment and bring the conversation back to the Commission for commissioner questions and comments. And I'm sure there are a lot of those...

Well, if no one wants to speak, Commissioner DeCardy -- Vice Chair DeCardy?

VICE CHAIR DECARDY: I'm also happy to defer to Commissioner Riggs.

But, first of all, thank you. Thank you to the members of the public who have come and for your comments. They are enormously helpful, and for your commitment to providing feedback. Overall, it's a great project. I'm really looking forward to this project coming to fruition. So thank you to the team for the presentations.

To the staff, I thought the staff report was excellent. The materials, there are a ton. I thought the staff report did a nice job walking us through. Thank you for that.

And, Ms. Garcia, thank you to you and your team for the EIR, and for your really clear presentation.

I have three quick things, in addition to some of the comments we've heard already from -- really well said from the public. The first one is a question. It might

be for you, Ms. Garcia, or for staff.

If we have an EIR -- and I really appreciate having the EIR look at 200 additional units of housing. If we decided that we wanted to do 400 more units of housing, would that mean we'd have to reopen the EIR?

Or does that not limit us, as a community, as this project continues?

MS. GARCIA: Thank you, Commissioner. I think that's a great question.

As noted in the Variance chapter of the EIR, we did have to evaluate that particular variant in detail. And Ramboll, who did the air quality technical reports, did provide additional modeling information for air quality impacts.

And so increasing the units from 200 to 400 would likely require additional evaluation that, depending on what the results would be, could be included as an errata to the EIR, or an additional memo.

But if it would worsen impacts, then we would have to think about recirculation, if it gets to that point.

VICE CHAIR DECARDY: Yes.

If I could ask the same question through the Chair to Mr. Perata.

Just how much longer would that take, as staff,

and what would that do for cost?

MR. PERATA: Thank you. So I don't have good answers for either of those on the fly this evening.

We certainly would have to look into the cost more and -- in terms of what the scope and budget would be to modify the EIR, and whether or not it's a -- an errata in the Final EIR, where there potentially doesn't need to be recirculation, versus recirculation of the Draft EIR.

So when you're asking about the schedule, you know, Final EIR could potentially be accommodated within the overall project schedule.

Recirculation would require recirculating the Draft EIR for a new 45-day minimum public comment period. Either way, you're looking at additional time for the analysis, not factoring in items, like, whether or not it needs to be recirculated.

So I just don't have a good answer right now. I do see our City Attorney here to maybe bail me out a little bit.

MS. SHIMKO: Hi. I'm Anna Shimko.

And, Kyle, you don't need bailing out. I think you said it absolutely correctly. And you're right. It depends on the outcome.

If we did have to recirculate the EIR, of course, we would have not only the 45-day review period, but the

time to respond to comments on that recirculated EIR.

VICE CHAIR DECARDY: All right. Thank you to each of you.

In that case, I just applaud the -- at least the addition of the 200 units in that mix, and I think it's good for everybody to know, if we wanted to go higher, what those impacts might be.

So thank you.

My second one, I hope is simple, which is, you know, the potential EIR and the impacts of the diesel generator for emergency energy use. This is more just a request to the Applicant.

You all, I think, did a fabulous job in finding an alternative to a diesel generator at the Community Center and would really support and love finding that alternative in this instance, so we don't have to have diesel generator as backup. It's not an extraordinary greenhouse gas emissions' problem, but it seems a real shame for a project, that you're rightly touting for the other environmental and climate benefits, to have that pimple on it.

So that's the second comment.

And then the third one is -- actually, I have some questions around. And this is to the great points that were raised by numerous commenters, including

Mr. Taniere, Ms. Jones, Ms. Chu, and others, around air quality and transportation.

So you mentioned, Ms. Garcia, in your presentation, that the reactive organic gases are essentially -- there's nothing we can do about it; there's no mitigation.

So I think reactive organic gases are non-methane hydrocarbons.

So what are the consumer products we're talking about, that nobody has any control over?

MS. GARCIA: That's a great question. And I can do my part and find that specific list of consumer products, but I don't have it off the top of my head at the moment.

Heidi, do you happen --

MS. MEKKELSON: Yeah. I can -- I can try to respond to that. This is Heidi Mekkelson, from ICF, from the people in charge of the project.

Consumer projects are -- or consumer products are stationary source emissions. So not to be cheeky, but Axe body spray would be an example. Spray paint -- anything that consumers are using on a daily basis that emit reactive organic gases.

This particular threshold, from the Air Quality Management District, which is a pounds-per-day threshold,

is typically exceeded by large projects. It's just a difficult one to be under, if your project is of a certain size.

And moreover, because it is related to the actions of future project users, it's a difficult one to mitigate because you can only do so much to curb people from using aerosols, for example.

VICE CHAIR DECARDY: Okay. So -- yeah. Those are -- my question is, so there's nothing related to transportation or to traffic or to parking or to automobile use, or do those reactive organic gases actually end up intermingling with other stuff, and that's what gives you the air quality problems, like ground level ozone, and that kind of thing?

I'm not a scientist. So I'm not trying to -- I'm not trying to catch anybody out here. I truly am interested in this moment, trying to figure that out.

MS. MEKKELSON: Yeah. Yeah. That's a really good question. We looked at all of those things in the analysis.

So there are different criteria air pollutants that are measured in the analysis, including particulate matter; NOx, which Nox is primarily due to -- that's nitrogen oxide. Those are primarily related to vehicle traffic; ROGs, ozone, and methane for the greenhouse gas

analysis.

So each of those pollutants comes primarily from a different source. But we look at stationary sources, and we look at mobile source emissions.

And for the criteria, air pollutant operational impact, the threshold that is being tripped -- there's definitely, you know, impacts happening from all of these different emission sources, but the one that is tripping the threshold established by the Air Quality Management District is the consumer products.

VICE CHAIR DECARDY: Perfect. Thank you.

So my -- with that understanding, my question gets specifically to the alternatives proposed, and the traffic and air quality issues in that mix.

And so can -- I believe what you are looking at is a threshold that is around 6,000 trips -- car trips, ends up being what you were looking at for needing to avoid going over that level.

Can you just remind us, why 6,000 car trips? What's magic about that?

MS. MEKKELSON: That one, I will have to take a look at, or perhaps Ollie can weigh in on that one.

The 6,000 car trips threshold is not ringing a bell for me at the moment.

VICE CHAIR DECARDY: Mr. Perata came on. He's

kind of used to me on this.

MR. PERATA: I'll defer to Ollie, from Hexagon, the transportation sub-consultant under ICF. And then happy to follow up, but I think Ollie has it.

MR. ZHOU: Hi. This is Ollie Zhou, from Hexagon Transportation Consultants.

Vice Chair DeCardy, we -- in terms of transportation mitigation, we are talking about requiring the project to do TDM reductions. And those are expressed in percentages. I'm not -- you know, I haven't done the calculation myself and, you know, maybe you're right. That's the way you put it to the 6,000 trips' limit. I do not recall citing specifically anything about 6,000, but, you know, if you find it in the EIR, maybe, if you could point me to that, that would be great.

But the project is required to do TDM mitigations to reduce its residential VMT impact. And, you know, it's 32 percent off of IT -- 32 or 36 percent off of the IT-generation rates.

VICE CHAIR DECARDY: Yeah. It's the mitigation factor that I think you all identified as Mitigation TRA2. And you just said it was the equivalent of 6,000 trips. So that's what I was referring to. So I appreciate the answer on that.

So what I'm wrestling with is if we have a

request that we're going to look at later on this evening, from the Applicant, to actually ease the transportation demand management. But I believe the only mitigation that we really have is transportation demand management. And so how are we supposed to, as a community, as the Planning Commission, as the City Council, and as residents, understand these different impacts?

It is hard for me to wrestle with what you all have in the EIR and these impacts, off of what is the current transportation demand management. I guess regime or expectation off of what is the requested variants, and how are we supposed to understand that and the potential air quality impacts and other environmental impacts?

And whoever can best answer that.

MR. PERATA: So through the Chair, if I can start from a staff perspective, and then we can turn it over to another expert on the meeting tonight.

For the Environmental Impact Report, we did study the Applicant's requested adjustment to the City's standard practice for the transportation demand management. So our ordinance does include a requirement of 20 percent reduction for TDM, transportation demand management, in terms of trips.

We have historically taken that off of the net trips, after factoring into account the project site's

land uses, mixture of land uses, complimentary land uses in the vicinity of the project. That includes some internalization for trips, passthrough capture trips that would have passed the site already.

The Applicant's request, through the Conditional Development Permit, is to that number off the gross trips. And so that was factored into the analysis. So what the Planning Commission and the community is reviewing in the EIR is based on the Applicant's request.

So there isn't a change from the analysis in the EIR to the Applicant's request. But there is a component of the project that includes that change from net trips to gross trips, factoring into account this project's significant internalization, compared to other, more stand-alone uses.

VICE CHAIR DECARDY: Yes. Super helpful. That's exactly what I wanted to know. So I appreciate that.

So I will just say that, for me, I was really -- appreciated the alternatives. I get frustrated with EIRs that don't give a reasonable set so that it gives some sunshine for the community to be able to see the differences. But there is not one that has a massive reduction in parking and the potential opportunities on the massive reduction in parking. I just simply think we have to look at that, at all of these projects. I won't

certify it as adequate without that. I realize I'm only one vote, so it doesn't particularly matter. But it's why I think it's that important. I think it is that important so that our community has sunshine in this.

Half of the comments we just had were related to circulation and traffic in some dimension. And without getting the incentive to actually build on the incredible work that Meta has led, on TDM and to keep on pressing -- and I really appreciated the comment in the presentation that Mr. Neito made about -- you know, we're trying to send the incentives to have fewer cars, he said. Something like that. I think that's terrific.

But the only incentive to do that is to either get rid of parking or else to increase the cost. And we need to more honestly look at that, and I wish that was included in the EIR.

So, thanks. Those are my comments on the EIR this evening.

CHAIR DORAN: Thank you.

Commissioner Riggs?

COMMISSIONER RIGGS: Yes. Thank you. And thank you to my fellow commissioner for raising those four points.

I would like to ask a question similar to Mr. DeCardy's first question. And that has to do with, if

we had an alternative project, which we don't, because we scoped this in 2019, I think, before we started pressing more firmly for it.

If we had an alternative that involved a reduced parking option, both for residential and for office, would this require a revisit to the EIR?

And I have a similar question to follow that.

MS. GARCIA: Thank you, Commissioner Riggs. I think that's an excellent question.

Primarily the alternatives to the proposed project are identified and put forth in order to identify ways to reduce the significant impacts identified in the EIR. As noted in our presentation, the significant and avoidable impacts were related to air quality and noise.

Parking, unfortunately, is no longer considered an impact, under CEQA. So for those reasons, it wasn't identified as significant.

And in connection to that, that's one of the reasons why we didn't evaluate an alternative to the project that would reduce the parking.

COMMISSIONER RIGGS: Understood. But I raise parking as an indicator of VMT because, frankly, if you don't have a parking space when you go to work, then you don't drive, as anyone in San Francisco or Manhattan can tell you.

So under those conditions -- I realize that this is presumably in the positive direction. But does it in any way effect the EIR, if, for example, Meta decided, during the process of the building permit two years from now, maybe they're going to reduce the scope of their parking structures?

Would this in any way have any sort of kickback to the EIR, or because it would logically reduce VMT, would this be a nonissue?

MS. GARCIA: Thank you.

Heidi, correct me if I'm wrong, but an overall reduction or a reduction in the type of development that was evaluated in the EIR would, for the most part, reduce the overall significant impacts that were identified.

So it's unlikely that by reducing the number of parking spaces included in the parking garages that it would require recirculation of the EIR or identify additional significant impacts that were not identified previously.

COMMISSIONER RIGGS: All right. Thank you

MS. SHIMKO: And just to piggyback, if you don't mind, on what Claudia has said. I want to make sure that you know we did know that this would be an area of concern. And we seriously discussed whether it made sense to build into the alternatives' analysis an option that

had less parking.

And maybe Ollie is the best to opine on this topic, but because the transportation impacts are judged on the basis of vehicle miles traveled, and there's no correlation, in my understanding, between forecasting the vehicle miles traveled associated with the project and the parking that's provided, we would have no basis at this point to conclude that providing less parking really would reduce the vehicle miles traveled.

I mean, I understand your argument, and it may be correct. But based on the way that the technical analyses are accomplished, parking just doesn't figure into that calculus. So we concluded that it did not make sense at this point to include reduced parking ratios into one of the alternatives. I believe that we do have a mention of that in the alternatives' analysis, at some point.

But like Claudia said, if -- if, down the road, so to speak, the Applicant decided that less parking was needed, I'm confident that that could be accommodated.

And I don't see that there would be additional CEQA impacts as a result of that.

Ollie, do you want to say something?

MR. ZHOU: Yeah. I just want to concur, Anna, that I -- it's highly unlikely that, you know, additional EIR, environmental review, will be needed.

A reduction in parking will only be able to be captured in the VMT analysis if it is tied to an -- increasing the TDM measures' effect or a reduction in the trip cap that is being proposed by the project.

So, you know, if it can be tied that way, then it will only lead to a reduction in the VMT impacts, not an increase.

COMMISSIONER RIGGS: All right. That makes sense, and I appreciate all of your comments.

So the next question is perhaps a little more challenging.

If there were an additional connection between this campus and the expressway, a short connection between the north loop road, for example, and the expressway, would -- I expect that would alter the City's request for studies of level of service impact, at the least.

Although it may improve it, and that would certainly be the goal, is -- would an alteration to the traffic pattern require any revisit under CEQA, or is that similarly a small enough item and a potentially positive item that we wouldn't need to -- that it would not complicate the process?

MS. GARCIA: That would depend on the type of alteration -- if it's just re-striping lanes, adding bike ped, things like that.

COMMISSIONER RIGGS: No. It would be a connection. It would be -- call it a "driveway."

MS. GARCIA: It would be an actual -- yeah.

That may require additional study. I'm not sure that it would rise to the level of identifying an additional significant impact, but it would be something that we would need to look at, in terms of air quality, in addition to transportation, circulation, because it would require ground-disturbing activity, and that's really what we're interested in, what we're -- the project, how it's modifying the existing conditions around. And so we would need to take a look at that.

MR. ZHOU: I also want to add on, in terms of VMT, which is the transportation CEQA threshold, I believe it will have a negligible effect on vehicle miles traveled because it's not looking at -- opening a new connection would, you know, lead to very minor changes in trip lines.

However, I do want to say that because this will be a new transportation facility, under CEQA, I believe this would also qualify as a transportation project, which would require its own CEQA clearance because you're building new roadway to the existing roadway network.

But, you know, Claudia or Heidi, feel free to correct me on that.

COMMISSIONER RIGGS: Could this be handled as a

modification of the existing one, or do we actually have to open a new file?

Is that your implication? A new file, Mr. Zhou?

MR. ZHOU: I'm not sure how exactly this should be handled, from a CEQA prospective. You know, maybe Heidi --

MS. MEKKELSON: If it's part of the -- oh, sorry, Ollie.

If it's part of the project, then it can be included as a project -- as a component of the project, as other roadway facility improvements are already included as part of this project. It might require permits from other agencies, like CalTrans.

But an additional roadway or driveway, you know, could be theoretically added to this project and not be a separate project under CEQA.

What we would need to look at would be potential construction -- changes to construction, air quality and noise impacts, as Claudia mentioned, and also any potential changes to roadway hazards and safety. That is still something that we need to look at under CEQA, under transportation impacts.

So, you know, we would want to make sure that the driveway is located in an area that is safe and is not related -- is not resulting in conflicts with pedestrians

or bicycles, or things like that. So it really depends on what the proposal is, and what types of impacts it might result in.

If it results in new LOS impacts, that's not a trigger for recirculation under CEQA. But we would still need to look at these other things. And depending on what the change and the impact is, it's, you know, something that could be added to the Final EIR, without recirculating.

Or if it results in new impacts or impacts increased severity or, you know, is large enough to be considered substantial new information to the public, then that could trigger recirculation.

COMMISSIONER RIGGS: Pardon me for pushing back a little bit here, but if it's designed according to transportation standards, you're telling me that CEQA would want to re-examine it based as a safety issue, even if it's designed based on transportation standards?

MS. MIKKELSON: It's something we have to look at. It's something that we have to look at, no matter what.

If it's designed according to standards, then that's a good case that there's a less-than-significant safety impact, but it's definitely something that we need to look at.

COMMISSIONER RIGGS: Okay. Thank you very much. That's my questions.

CHAIR DORAN: Thank you.

Other commissioners? Commissioner Harris?

COMMISSIONER HARRIS: Commission -- or Chair Doran, I think you called on me before my hand was even up. That's pretty good.

CHAIR DORAN: You were in the top left position. So I can read your mind.

COMMISSIONER HARRIS: Okay. I really applaud both my fellow commissioners on discussing how we might take a look at a massive reduction in parking. And as we look at this in terms of reducing VMT, it's hard for me to understand that those two things are not connected. So -- but I do like the answer that later, an overall reduction in parking should not trigger a recirculation of the EIR.

A couple things were brought up by some of our -- residents were talking about a different way to look at trip caps. And I noticed that the analysis is always done based on the ITE methodology, which is -- my understanding is assumed to be an extremely car centric suburban area, which this is not. I mean, we're supposed to be a live, work, play development, with a large senior population. So it seems trips should be severely curtailed, both for office and residential. So -- and I was just surprised at

how large they were.

Now I see that it's partly because we're looking at the gross, versus the net, and only taking a reduction of 20 percent. So if you take a pretty high average of trips, and then you reduce it by 20 percent, you're still kind of at a -- pretty high, for what I think we're trying to accomplish here.

And I'm just wondering. Ms. Levin talked about doing -- looking at this in modal share. And I'm just wondering why we don't utilize that analysis, versus looking -- versus the way we do it with the trip caps and looking at the ITE.

Would -- I'm not sure who could answer that question best.

MR. ZHOU: Yeah. I can answer that question.

IT trip generation are traditionally how us transportation engineers are -- it's the best resource that we have to estimate trip generation for any type of, I'll just say, project.

The mode share for Meta relates -- you know, would only relate to the Meta portion of the trip generation. And I believe that it is somewhat captured by the trip cap that they're proposing for their -- for their Meta van use specifically.

For other uses, you know, we can do it that way.

We -- it will be based on very shaky grounds. We have to make several other assumptions, in terms of, you know, vehicle occupancy, auto ownership -- you know, trip rates, on a person level.

So, you know, it will be a completely new study. And I just want to say that IT trip generation is, you know, the best resource that transportation engineers have, in terms of modeling trip generation.

COMMISSIONER HARRIS: Okay. Thank you.

I -- like some of our residents, I'm having trouble deciding which items are purely EIR, and which items have to do with the general project. So I think -- I -- actually, I guess one more thing in this reducing of VMT.

I'd like to thank Ms. Chu for her comment and reminding us that the number one source of pollution is -- in air quality is cars. So the extent we can reduce them.

I'd like to thank Meta and Signature for all of the separated bike lanes and wide walkways and walking trails within the village, but, also, as Ms. Levin mentioned, it's just difficult to get to the village. So I'm interested in seeing how -- if we can work a little harder on the TDM, and we can also work on some of these intersections, which are pretty concerning.

And, also, on a circulation issue, again, I would

really urge that this project go to Complete Streets Commission. They're really equipped with helping us try to, you know, improve some of these areas so that it's -- you know, so that it's a good place for the surrounding community, who is going to be the most impacted.

So I think those are all my questions and comments for now, on the EIR.

Thanks.

CHAIR DORAN: Thank you. I believe Commissioner Tate, you have your hand raised.

COMMISSIONER TATE: I do. Thank you, Chair Doran.

So I'm not sure whether -- but I believe that putting a new road in would fall under this section and not the study session. And I would really like to see that evaluated, in putting a new road in to take out to Bayfront Expressway. I think that that would take a lot of the burden off of Willow Road and University, and just improve circulation as a whole, with getting out of the Willow Village community.

So what does it take for that to really be evaluated at this point? I know someone in the public mentioned it, a public commenter. And I actually have mentioned this before, in just other meetings, just in conversation and with Tarlton, actually, when his project

was up, and hoping that maybe there can be some sort of a collaboration between the two major land owners -- or the two only land owners, I should say, within that park, that area over there, to study this and to actually put in a road that would relieve, again, the pressure.

And I know that it does consist of working with other agencies, but I'm sure that there is some sort of way to make it happen because I know that there's already relationship forming with CalTrans. And, of course, relationship with the two cities.

So is that something that we can make sure that it happens, to at least study it? That's a question.

MS. GARCIA: Commissioner Tate, I'm not sure -- I don't want to speak out of turn, but as the EIR consultant, we're tasked to impartially review the project as proposed. And so if there -- if the Applicant or the City wants to modify the plan to include another intersection, we're happy to evaluate it in the document, but we can't propose that alteration.

COMMISSIONER TATE: Okay. So, then, this goes on record as a comment and a request, then.

CHAIR DORAN: Commissioner Tate, did you have any other questions or comments?

COMMISSIONER TATE: No. No. I'm done.

CHAIR DORAN: Okay. Thank you.

COMMISSIONER TATE: Thank you.

CHAIR DORAN: Do we have anyone else that would like to speak?

Okay. I'm not seeing anything else from the Commission. So I will -- well, I guess I should ask Mr. Perata, before I close this matter, do you have the input you need on the EIR?

MR. PERATA: Thank you, Chair Doran.

Yes. This is -- thank you for the discussion this evening; the comments. I believe we have everything we need.

If there are no further commissioner comments or questions, we can certainly close the Draft EIR public hearing and move on to the study session.

CHAIR DORAN: Okay. So I will close the public hearing portion of tonight's meeting now.

(Whereupon, Agenda F1 ended.)

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CERTIFICATE OF REPORTER

I, AMBER ABREU-PEIXOTO, hereby certify that said proceedings were taken in shorthand by me, a Certified Shorthand Reporter of the State of California, and was thereafter transcribed into typewriting, and that the foregoing transcript constitutes a full, true, and correct report of said proceedings which took place;

That I am a disinterested person to the said action.

IN WITNESS WHEREOF, I have hereunto set my hand this 6th day of May, 2022.

AMBER ABREU-PEIXOTO, CSR No. 13546

B

Q

STAFF REPORT

Planning Commission
Meeting Date: 5/23/2022
Staff Report Number: 22-026-PC

Public Hearing: Use Permit/Ami Ferreira/380 Cotton Street

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing two-story, single-family residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 380 Cotton Street, which lies on a curved portion of Cotton Street between Garland Drive and Bay Laurel Drive. All properties in the immediate vicinity are also located in the R-1-S zoning district. This portion of Cotton Street features primarily older, one-story ranch homes, with newer two-story residences with varying styles scattered throughout the neighborhood. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing two-story, single-family residence and construct a new two-story, single-family residence. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a five-bedroom, seven-bathroom home. The first floor would primarily be shared living space, including the kitchen, dining room, family room, and office, with a guest bedroom. The three main bedrooms, along with additional shared lounge space would be located on the second floor. The basement would include additional shared space along with an additional guest bedroom and mechanical equipment space. The required parking for the residence would be provided by an attached, front-loading, two-car garage. The proposed residence would meet all Zoning Ordinance requirements for

setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be almost at the maximum with 4,367.1 square feet where 4,368 square feet is the maximum;
- The proposed residence would be well below the maximum building coverage with 25.5 percent proposed where 35 percent is the maximum;
- The proposed second floor would be approximately 39.5 percent of the total allowable floor area where 50 percent is the maximum;
- The proposed balcony would have side setbacks of 30 feet, eight inches on the left side, 45 feet on the right side, and 60 feet in the rear, where 20 feet is required on the sides and 30 feet is required in the rear; and
- The height of the proposed residence would be 26.3 feet where 28 feet is the maximum permitted height.

The proposed residence would have a front setback of 28 feet, six inches, and a rear setback of 22 feet, four inches, where 20 feet is required in either case. The residence is proposed to have a left side setback of 16 feet, five inches, and a right-side setback of 10 feet, one inch, where 10 feet is the minimum interior side setback in the R-1-S district. The proposed second story would be stepped back from the first story in the rear and on the right side. The second story would be set back 54 feet, three inches from the rear property line and 17 feet, one inch from the right side property line.

Design and materials

The applicant states that the proposed residence would be constructed in a contemporary style. The exterior materials would consist of primarily vertical wood siding, with smooth stucco and brick veneer accents on portions of each elevation to provide visual interest. Roofing material would be standing seam metal, with wood fascia on the underside of the roof overhangs. The residence would include steel elements including steel patio and porch posts, as well as balcony and light well guardrails. The windows would be metal clad.

All second-story windows would have a minimum sill height of three feet, with several of the window sills proposed at a height of six feet. As stated previously, the second-story is proposed to be located 17 feet, 1 inch from the property line on the right side, 16 feet, five inches from the property line on the left side, and 54 feet, three inches from the rear property line. The project also includes a rear balcony which complies with the minimum of 20 feet from the sides and 30 feet from the rear. Staff believes the increased second-story setbacks, and balcony setbacks which far exceed the minimum required setbacks, are sufficient to alleviate potential privacy concerns.

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary architectural style would be generally attractive and add to the mix of architectural styles in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are a total of seven trees on and around the subject

property that were analyzed in the arborist report. There are three street trees (Trees #240, 241, and 242) in front of the subject property, all of which are heritage-size liquidamber trees. There are two trees on the neighboring property to the left, both of which are heritage-size (Trees #245 and 246). The final two trees (Trees #243 and 244) are located on the subject property and include a heritage magnolia (Tree #243), and a non-heritage avocado tree (Tree #244). No trees are proposed to be removed as part of this project. The applicant has not provided any additional information on the proposed landscaping other than a new six-foot-tall wood fence along the perimeter of the property, outside the 20-foot front setback. Any additional landscaping would be reviewed for consistency with the arborist report by Planning staff during review of the building permit application.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to existing heritage trees identified in the arborist report would be ensured as part of condition 3.h

Correspondence

The applicant indicates in their project description letter that they spoke to neighbors across the street from the subject property who wished to be notified of the timing of construction. As of the publication of this report, staff has not received any items of written correspondence on the project.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The contemporary architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff believes the placement and design of second-story windows, in addition to increased setbacks, would address potential privacy concerns. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

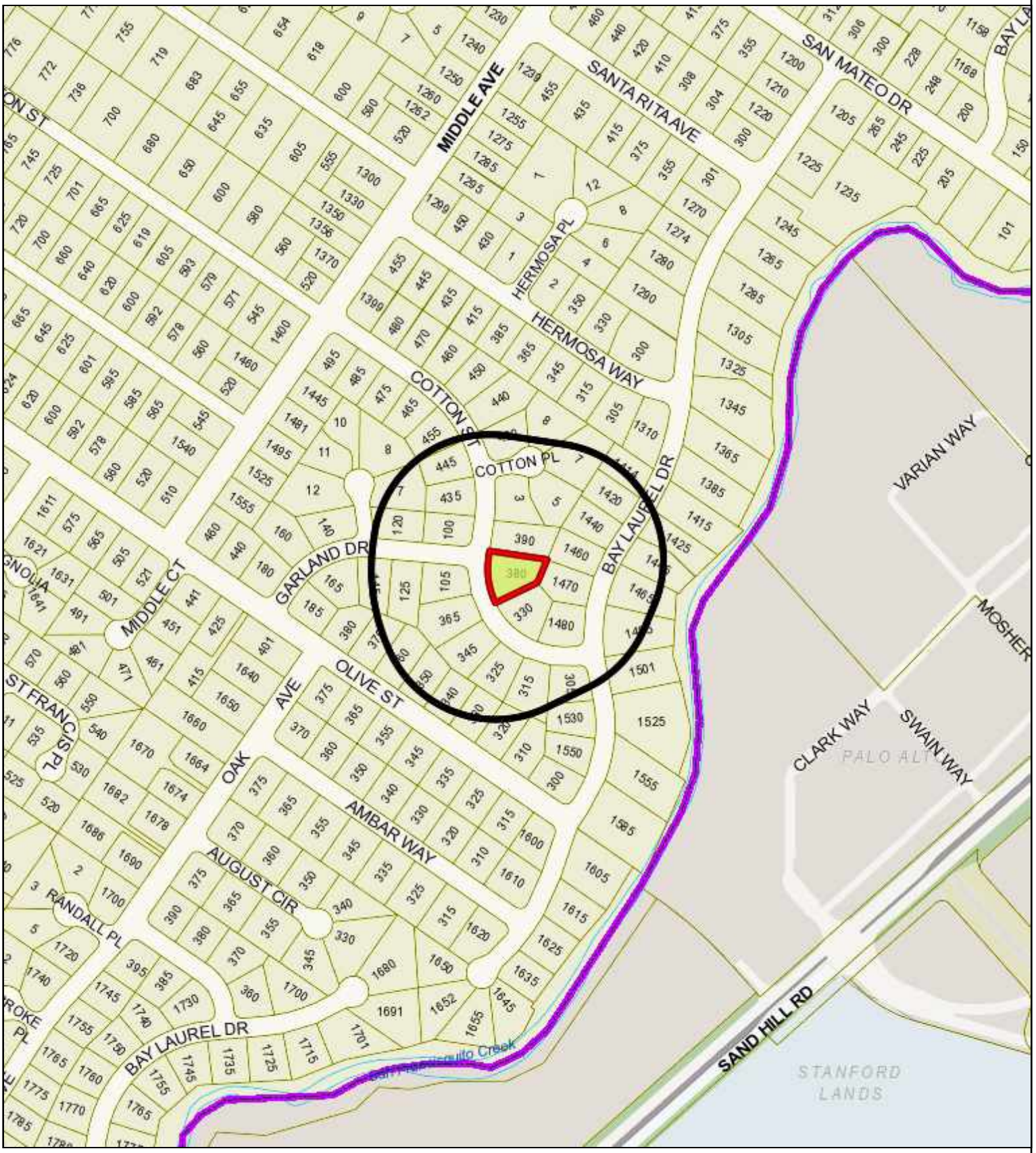
Report prepared by:
Chris Turner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

LOCATION: 380 Cotton Street	**PROJECT NUMBER:** PLN2021-00055	**APPLICANT:** Ami Ferreira	**OWNER:** Steve Harrick and Jennifer Min
PROPOSAL: Request for a use permit to demolish an existing two-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-S (Single Family Suburban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** May 23, 2022	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Do, Harris, Riggs, Tate, Thomas)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversions of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by May 23, 2023) for the use permit to remain in effect.
    b. Development of the project shall be substantially in conformance with the plans prepared by young and SDG Architecture consisting of 20 plan sheets, dated received March 30, 2022 and approved by the Planning Commission on May 23, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    c. 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.
    d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    e. 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.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit 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.
    h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Urban Tree Management, Inc., dated February 23, 2022.



City of Menlo Park

Location Map
380 COTTON STREET

Scale: 1:4,000 | Drawn By: CRT | Checked By: CDS | Date: 5/23/2022 | Sheet: 1

ATTACHMENT C

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	13,275 sf	13,275 sf	10,000 sf min.
Lot width	79.3 ft.	79.3 ft.	80 ft. min.
Lot depth	138 ft.	138 ft.	100 ft. min.
Setbacks			
Front	28.5 ft.	28.8 ft.	20 ft. min.
Rear	22.3 ft.	31.9 ft.	20 ft. min.
Side (left)	16.4 ft.	9.7 ft.	10 ft. min.
Side (right)	10.1 ft.	10.1 ft.	
Building coverage	3,381.5 sf 25.5 %	3,651.9 sf 27.5 %	4,646.3 sf max. 35 % max.
FAL (Floor Area Limit)	4,367.1 sf	3,845.5 sf	4,368.8 sf max.
Square footage by floor	2,152.7 sf/1st 1,725.6 sf/2nd 488.8 sf/garage 2,223.6 sf/basement 721.3 sf/porches 18.7 sf/fireplace	2,745.5 sf/1st 749 sf/2nd 351 sf/garage 547.4 sf/porches 8 sf/fireplace	
Square footage of buildings	7,330.7 sf	4,400.9 sf	
Building height	26.3 ft.	22.8 ft.	30 ft. max.
Parking	2 covered	2 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees**	Heritage trees	6*	Non-Heritage trees	1	New trees 0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees 7

*Of these trees, three are in the public right-of-way, one is on the subject property, and two are on neighboring properties.

ATTACHMENT D

NEW SINGLE FAMILY HOME:

HARRICK RESIDENCE

380 COTTON STREET
MENLO PARK, CALIFORNIA

SDG ARCHITECTURE

876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2023
STATE OF CALIFORNIA

PROJECT INFORMATION

SITE DATA:

ADDRESS:	380 COTTON STREET
A.P.N.:	071-362-0880
ZONING:	R1-S
OCCUPANCY GROUP:	R-3/U
TYPE CONSTRUCTION:	VB
PARKING:	2 SPACES - (1 COVERED MIN.)
FLOOD ZONE:	NO
FIRE HAZARD ZONE:	NO
FIRE SPRINKLERS:	YES
LOT AREA:	13,275 SQ. FT. *(PER SURVEY)*
LOT WIDTH:	79'-3" (MIN 80')
LOT DEPTH:	138.01'
REQUIRED SETBACKS:	FRONT - 20'-0" REAR - 20'-0" SIDES - 10'-0" SIDES - 10'-0"
MAXIMUM F.A.L.:	2,800 + [(13,275-7000).25]SQ.FT. = 2,800 + 1568.75 **4,368.8 SQ. FT.**
MAXIMUM BUILDING COVERAGE:	TWO-STORY: 35% = 4,646.3 SQ. FT.
DAYLIGHT PLANE:	SIDE SETBACK - 19'-6" 45 DEG
MAX. BUIDLING HEIGHT:	28'-0" *(FROM AVERAGE GRADE)*
DAYLIGHT PLANE:	19'-6" *(FROM AVG. NAT. GRADE AT DAYLIGHT PLANE / SIDE SETBACK)*
PARKING:	1 COVERED/1 UNCOVERED

DESIGN DATA

PROPOSED FAL SUMMARY:		
FIRST FLOOR AREA:	2,152.7	
SECOND FLOOR AREA:	1,725.6	
TOTAL LIVING AREA:	**3,878.3**	**SQ. FT.**
GARAGE	488.8	
TOTAL FLOOR AREA:	**4,367.2**	**SQ. FT.**
MAX FAL ALLOWED:	*4,368.8*	*SQ. FT.*
4,367.2 < 4,368.8 SQ. FT. (MAX FAL)	*OK*	
PROPOSED BUILDING COVERAGE SUMMARY		
GARAGE FLOOR AREA:	488.8	
FIRST FLOOR AREA:	2,152.7	
PORCHES	721.3	
FIREPLACE	18.7	
TOTAL FLOOR AREA:	**3,381.6**	**SQ. FT.**
MAX BUILDING COVERAGE (BC) ALLOWED:	*4,646.3*	*SQ. FT.*
3,381.6 < 4,646.3 SQ. FT. (MAX BC)	*OK*	

PROPOSED BUILDING HEIGHT:
(MEASURED FROM AVG. NATURAL GRADE): 26'-4"

PROPOSED MAIN HOUSE SETBACKS:

FRONT:	28'-6"
SIDE:	16'-05" (LEFT) 10'-1" (RIGHT)
REAR:	22'-4"
BALCONY:	60'-0"(FROM REAR PROP. LINE)
PARKING:	2 COVERED

CONCEPTUAL RENDERING

SITE MAP LOCATION

IMAGE COURTESY OF GOOGLE EARTH

OWNER

STEVE HARRICK & JENNIFER MIN
390 COTTON ST.
MENLO PARK, CA 94025

SHEET INDEX

SUPPLEMENTAL DOCUMENTS

DATA SHEET
ARBORIST REPORT
IMPERVIOUS AREA WORKSHEET
STORMWATER REQUIREMENT CHECKLIST
REQUEST FOR EVALUATION FOR POTENTIAL HISTORIC SIGNIFICANCE

CONSULTANTS

SURVEYOR:
MACLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
650.593.8580

ARBORIST:
URBAN TREE MANAGEMENT, INC.
PO BOX 971
LOS GATOS, CA 95031
650.321.0202

CIVIL ENGINEER:
MACLEOD & ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
650.593.8580

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS

CONTENTS:
COVER SHEET

DATE:
02.23.22

DRAWN:
A. FERREIRA

JOB:
21-103

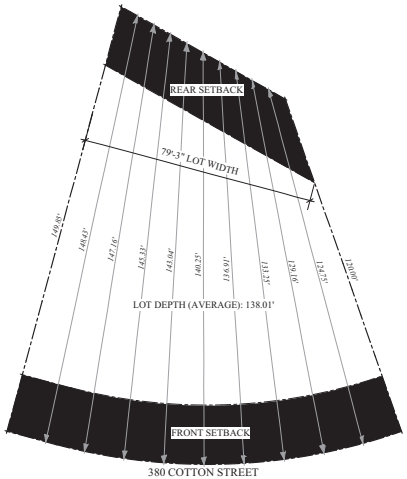
SHEET:
AA-1

LEFT DAYLIGHT PLANE DIAGRAM
(NO PROPOSED DLP INTRUSION- SEE REAR ELEVATION, SHEET A-12)

LEFT DAYLIGHT PLANE DIAGRAM (ALTERNATE VIEW)
(NO PROPOSED DLP INTRUSION - SEE REAR ELEVATION, SHEET A-12)

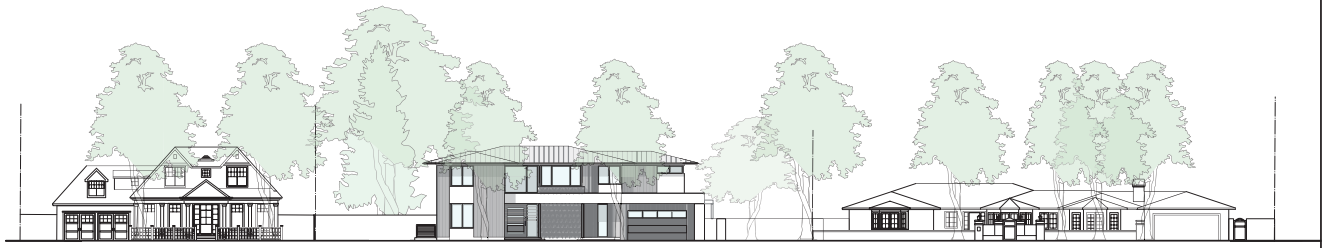
RIGHT DAYLIGHT PLANE DIAGRAM
(NO PROPOSED DLP INTRUSION)

DAYLIGHT PLANE DIAGRAMS



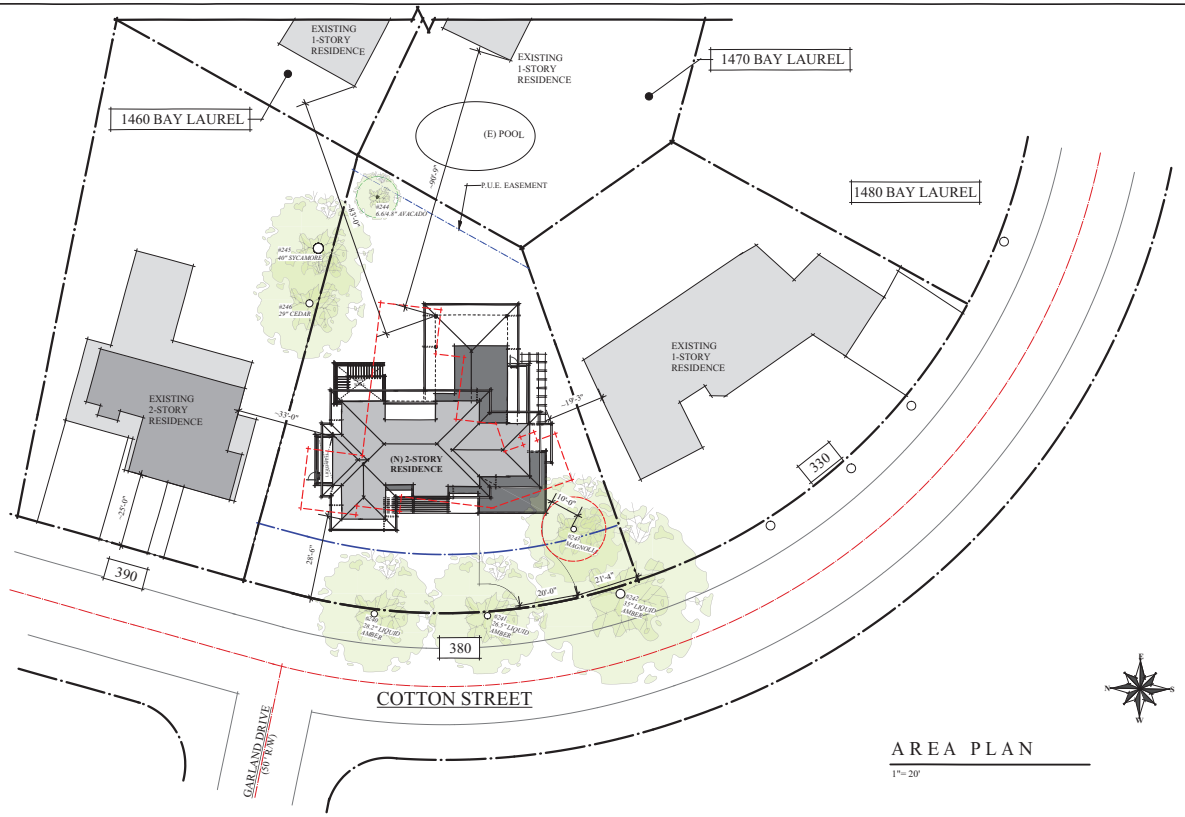
SETBACK DIAGRAM

1"= 20' PER MP ZONING ORDINANCE SECT. 16.04.430



STREETSCAPE ELEVATION

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



AREA PLAN

1"= 20'

SDG ARCHITECTURE

876 KAYNYNE STREET
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94063
650.366.9277
SDGArchitecture.com

LICENSED ARCHITECT
STEVE SIMPSON
C-26578
REN. 7-31-2023
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS

CONTENTS:
AREA PLAN & STREETSCAPE ELEVATION

DATE:
03.30.22

DRAWN:
A. FERREIRA

JOB:
21-103

SHEET:
AA-2

D2

WOOD SIDING, WINDOW AND ROOF/EAVE PRECEDENT

BRICK VENEER
CORSO BLACK BRICK (OR SIMILAR)

WINDOW, VERANDA POSTS AND ROOF/EAVE PRECEDENT

FRONT ELEVATION RENDERING

REAR ELEVATION RENDERING

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C-26578
REN. 7-31-2023
CALIFORNIA

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS

CONTENTS:
CONCEPTUAL RENDERINGS

DATE:
02.23.22

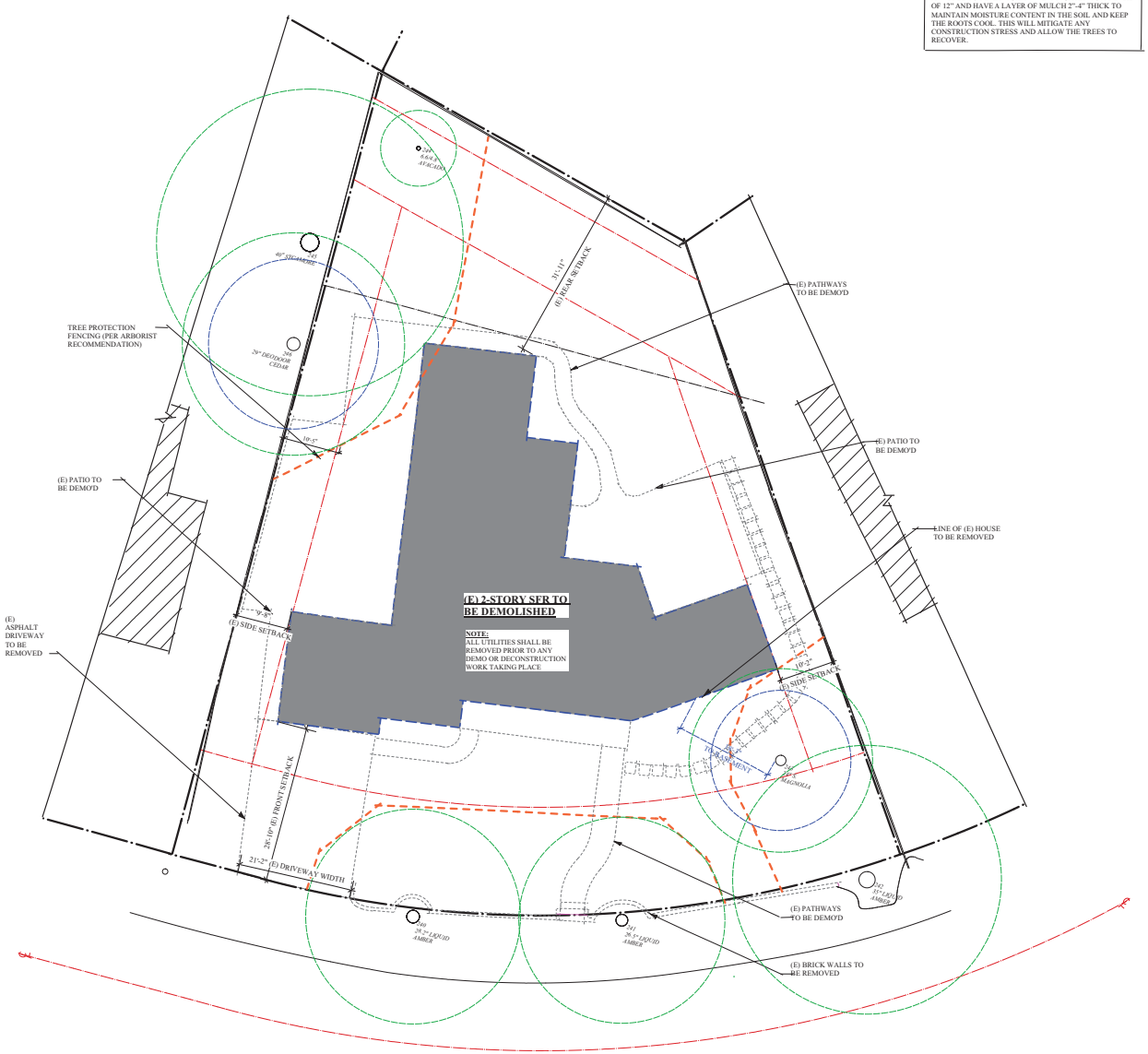
DRAWN:
A. FERREIRA

JOB:
21-103

SHEET:
AA-3

TREE MAINTENANCE AFTER CONSTRUCTION NOTE:

ALL TREE TO REMAIN SHALL BE IRRIGATED TO A DEPTH OF 12" AND HAVE A LAYER OF MULCH 2"-4" THICK TO MAINTAIN MOISTURE CONTENT IN THE SOIL AND KEEP THE ROOTS COOL. THIS WILL MITIGATE ANY CONSTRUCTION STRESS AND ALLOW THE TREES TO RECOVER.



DEMO SITE PLAN

SITE INFORMATION

A.P.N.:	071-362-0880
ZONING:	R1-S
LOT AREA:	13,275 SQ. FT.
LOT WIDTH:	79'-3"

MAXIMUM F.A.L.:
2,800 + [(13,275-7000).25]SQ.FT. = **4,365.75 SQ. FT.**

MAXIMUM BUILDING COVERAGE:
TWO-STORY: 35% = **4,646.25 SQ. FT.**

EXISTING FAL SUMMARY:		
FIRST FLOOR AREA:	2,745.5	
SECOND FLOOR AREA:	749.0	
TOTAL LIVING AREA:	**3,494.5**	**SQ. FT.**
GARAGE	351.0	
TOTAL FLOOR AREA:	**3,845.5**	**SQ. FT.**
MAX FAL ALLOWED:	*4,368.8*	*SQ. FT.*

EXISTING BUILDING COVERAGE SUMMARY		
GARAGE FLOOR AREA:	351.0	
FIRST FLOOR AREA:	2,745.5	
PORCHES	547.4	
FIREPLACE	8.0	
TOTAL FLOOR AREA:	**3,651.9**	**SQ. FT.**
MAX BUILDING COVERAGE ALLOWED:	*4,646.3*	*SQ. FT.*

EXISTING LAND COVERED BY STRUCTURES: 27.5%
EXISTING PAVED SURFACES (2,826 SF): 21.2%
EXISTING LANDSCAPED AREA: 51.3%
EXISTING PARKING SPACES: (2) COVERED

EXISTING BUILDING HEIGHT: 22'-10"

EXISTING SETBACKS:
FRONT: 28'-10"
SIDE: 9'-8" (LEFT)
10'-2" (RIGHT)
REAR: 31'-11"

TREE PROTECTION NOTES :

TP-1. ALL TREE PROTECTION FENCING TO BE 6'-0" HIGH METAL CHAIN LINK FENCING.

TP-2. ALL FENCING SHALL BE PLACED AT THE DIRECTION OF THE PROJECT ARBORIST - MICHAEL YOUNG (URBAN TREE MANAGEMENT) AND APPROVED BY THE CITY PRIOR TO START OF ANY DEMOLITION OR CONSTRUCTION WORK.

TP-3. ALL FENCING SHALL REMAIN IN PLACE FOR THE DURATION OF THE PROJECT OR APPROVED FOR REMOVAL BY THE ARBORIST.

TREE NOTE: EXISTING TREES REFERENCED TO ARBORIST REPORT PREPARED BY URBAN TREE MANAGEMENT, DATED OCTOBER 13, 2021.

LEGEND

EXISTING STRUCTURE TO BE REMOVED

EXISTING PAVING TO BE REMOVED

EXISTING BUILDING (ADJACENT PROPERTY)

TREE PROTECTION FENCING; 6' TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)

8X
6X
EXISTING TREE TO REMAIN

NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. 8X AND 10X DIAMETER ROOT ZONES ARE SHOWN. PROPOSED CONSTRUCTION IN ROOT ZONES SHOULD BE FIELD VERIFIED.

0 20 30 40 50 FT

SCALE: 1" = 10'-0"

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LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN: 7-31-2026
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS:
ISSUED FOR USE PERMIT

REVISIONS:

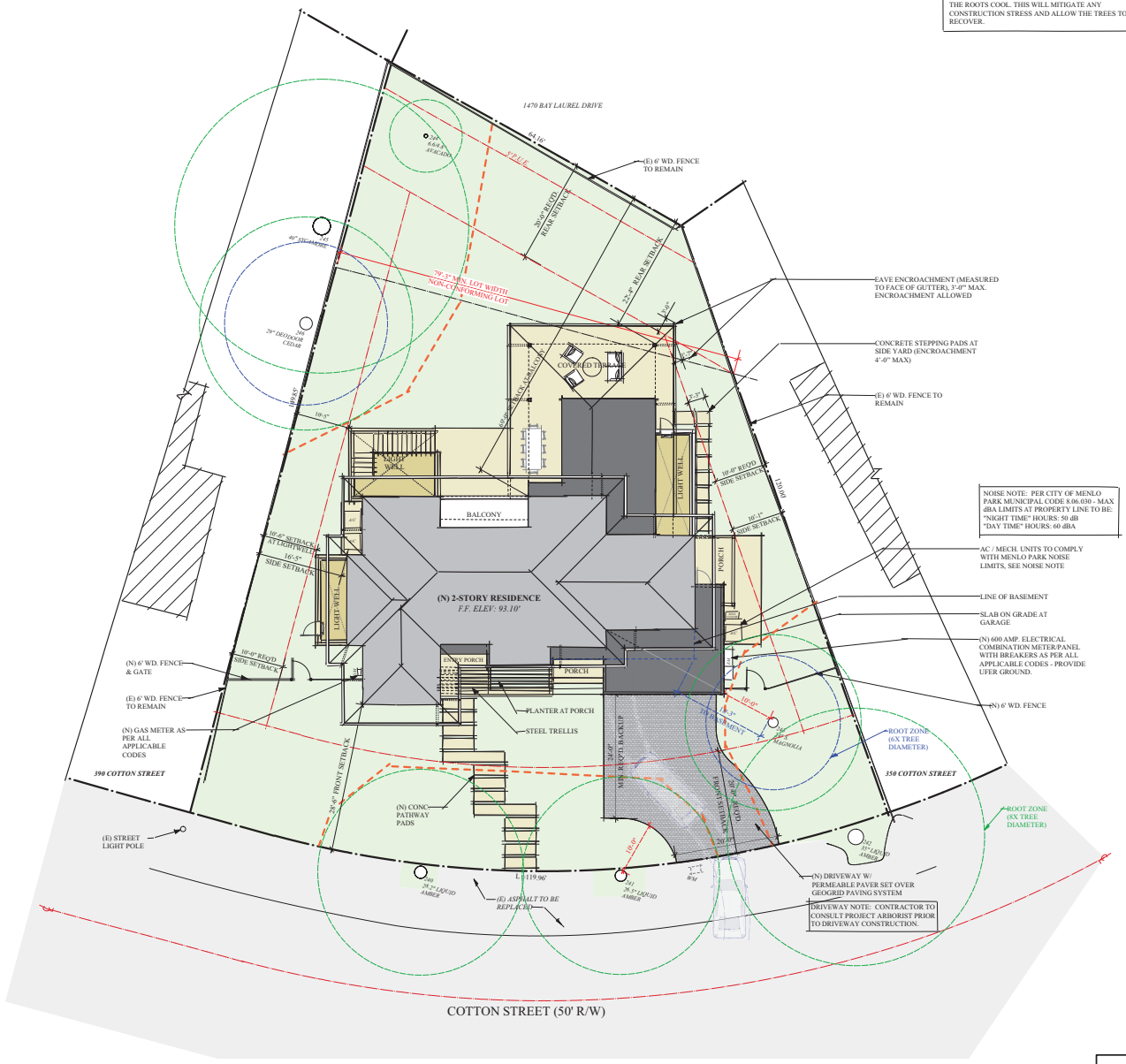
CONTENTS:
DEMO SITE PLAN

DATE:
02.23.22

DRAWN:
A. FERREIRA

JOB:
21-103

SHEET:
D-1



SITE PLAN

TREE MAINTENANCE AFTER CONSTRUCTION NOTE:

ALL TREE TO REMAIN SHALL BE IRRIGATED TO A DEPTH OF 12" AND HAVE A LAYER OF MULCH 2"-4" THICK TO MAINTAIN MOISTURE CONTENT IN THE SOIL AND KEEP THE ROOTS COOL. THIS WILL MITIGATE ANY CONSTRUCTION STRESS AND ALLOW THE TREES TO RECOVER.

SITE INFORMATION

A.P.N.:	071-362-0880
ZONING:	R1-S
LOT AREA:	13,275 SQ. FT. *(PER SURVEY)*
LOT WIDTH:	79'-3"
LOT DEPTH:	138.01'

MAXIMUM F.A.L.:
2,800 + [(13,275-7000).25]SQ.FT. = **4,368.8 SQ. FT.**

MAXIMUM BUILDING COVERAGE:
TWO-STORY: 35% = **4,646.3 SQ. FT.**

PROPOSED FAL SUMMARY:		
FIRST FLOOR AREA:	2,152.7	
SECOND FLOOR AREA:	1,725.6	
TOTAL LIVING AREA:	**3,878.3**	**SQ. FT.**
GARAGE	488.8	
TOTAL FLOOR AREA:	**4,367.2**	**SQ. FT.**
MAX FAL ALLOWED	*4,368.8*	*SQ. FT.*
4,367.2 < 4,368.8 SQ. FT. (MAX FAL)	*OK*	

PROPOSED BUILDING COVERAGE SUMMARY		
GARAGE FLOOR AREA:	488.8	
FIRST FLOOR AREA:	2,152.7	
PORCHES	721.3	
FIREPLACE	18.7	
TOTAL FLOOR AREA:	**3,381.6**	**SQ. FT.**
MAX BUILDING COVERAGE (BC) ALLOWED:	*4,646.3*	*SQ. FT.*
3,381.6 < 4,646.3 SQ. FT. (MAX BC)	*OK*	

PROPOSED BUILDING COVERAGE: 22.2%
SEE SHEET A1.1 FOR IMPERVIOUS CALCS

PROPOSED BUILDING HEIGHT:
(MEASURED FROM AVG. NATURAL GRADE): 26'-4"

PROPOSED MAIN HOUSE SETBACKS:
FRONT: 28'-6"
SIDE: 16'-05" (LEFT)
10'-1" (RIGHT)
REAR: 22'-4"
BALCONY: 60'-0"(FROM REAR PROP. LINE)

PARKING: 2 COVERED

LEGEND

- PROPOSED FIRST FLOOR FOOTPRINT
- PROPOSED SECOND FLOOR FOOTPRINT
- AREA OF LIGHTWELL
- PERMEABLE PAVERS AT (N) DRIVEWAY
- ASPHALT AT (N) DRIVEWAY
- PROPOSED HARDSCAPE
- EXISTING BUILDING (ADJACENT PROPERTY)
- TREE PROTECTION FENCING; 6' TALL MTL CHAIN LINK W/ 2" DIA. SUPPORT POLES (MOUNTED IN GROUND)
- EXISTING TREE TO REMAIN
  NOTE: ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. 10X & 6X DIAMETER ROOT ZONES ARE SHOWN PER ARBORIST RECOMMENDATION. PROPOSED CONSTRUCTION IN ROOT ZONES SHOULD BE FIELD VERIFIED.

0 20 30 40 50 FT

SCALE: 1" = 10'-0"

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LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN: 7-31-2026
STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS:
ISSUED FOR USE PERMIT

REVISIONS:

CONTENTS:
SITE PLAN

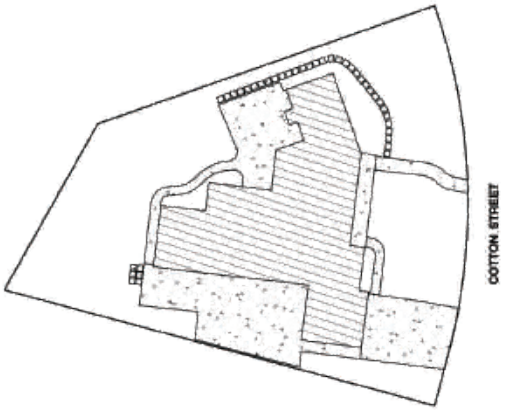
DATE:
02.23.22

DRAWN:
A. FERREIRA

JOB:
21-103

SHEET:
A-1

D5



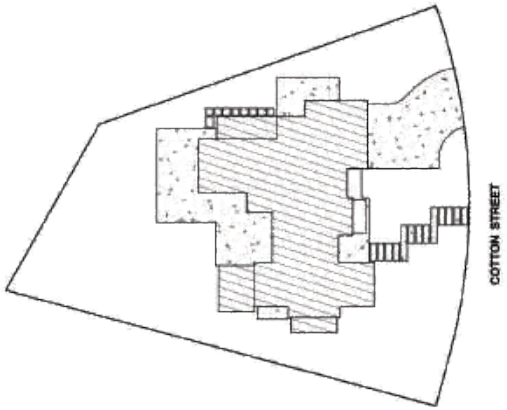
PRE-DEVELOPMENT IMPERVIOUS AREA:

BUILDING	3,148 sq. ft.
HARDSCAPE	3,164 sq. ft.
TOTAL:	6,312 sq. ft.

PRE-DEVELOPMENT IMPERVIOUS SURFACE PLAN

380 COTTON STREET — MENLO PARK

SCALE : 1" = 20' — NOVEMBER, 2021



POST-DEVELOPMENT IMPERVIOUS AREA:

BUILDING	3,042 sq. ft.
HARDSCAPE	2,337 sq. ft.
TOTAL:	5,379 sq. ft.

POST-DEVELOPMENT IMPERVIOUS SURFACE PLAN

380 COTTON STREET — MENLO PARK

SCALE : 1" = 20' — NOVEMBER, 2021

IMPERVIOUS AREA WORKSHEET

Page 1

Submit this form with the improvement plan set to the City of Menlo Park Engineering Division

Date: 11/16/2021 APN: 071-362-080

Property Address: 380 COTTON STREET

Project Description: DEMOLITION OF EXISTING 2-STORY SFR, NEW 2-STORY SFR WITH ATTACHED GARAGE AND FULL BASEMENT

Contact Name: AMI@SDGARCHITECTURE.COM

Contact Telephone Number: 650-366-9277 XT 3

Contact Email: AMI@SDGARCHITECTURE.COM

Title And Sheet# of Submitted Drawing used For Calculations: A-1.1

Land Use (Circle One):
Residential | Commercial | Industrial | Professional | Roadway

Drainage Basin (Circle One):
(See the Hydrology Report Requirements for a Drainage Basin map.)
Alhambra Creek | San Francisquito Creek | San Francisco Bay

I certify that the calculations below accurately reflect the proposed changes and final impervious surfaces for the above project:

Calculations Performed By (Print): DANIEL KOSS

Title: MACLEOD AND ASSOCIATES, INC.

Calculations Performed By (Signature): Daniel Koss

Date: 11/16/21

IMPERVIOUS AREA WORKSHEET

Page 2

IMPERVIOUS AREA TABLE

Total Area of Parcel		A 6,360 sf
Existing Pervious Area		B 6,360 sf
Existing Impervious Area		C 6,315 sf
Existing % Impervious	C/A x 100	D 47.6 %
Existing Impervious Area To Be Replaced W/ New Impervious Area		E 3,379 sf
Existing Pervious Area To Be Replaced W/ New Impervious Area		F 0 sf
New Impervious Area (Creating and/or Replacing)* *If greater than 10,000sqft, a hydrology report must be submitted	E + F	G 5,379 sf
Existing Impervious Area To Be Replaced W/ New Pervious Area		H 3,379 sf
Net Change in Impervious Area*	F – H	I 933 sf
Proposed Pervious Area	B – I	J 5,427 sf
Proposed Impervious Area* *Verify that J + I = A	C + I	K 5,379 sf
Proposed % Impervious	K/A x 100	L 46.6 %

*Net change in impervious area is the area required by ordinance to be detained/retained on-site

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LICENSED ARCHITECT — STEVE SIMPSON — C-26575 — REN: 7-31-2023 — STATE OF CALIFORNIA

NEW SINGLE-FAMILY RESIDENCE:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS:
ISSUED FOR USE PERMIT

REVISIONS:

CONTENTS:
IMPERVIOUS AREA CALCULATIONS

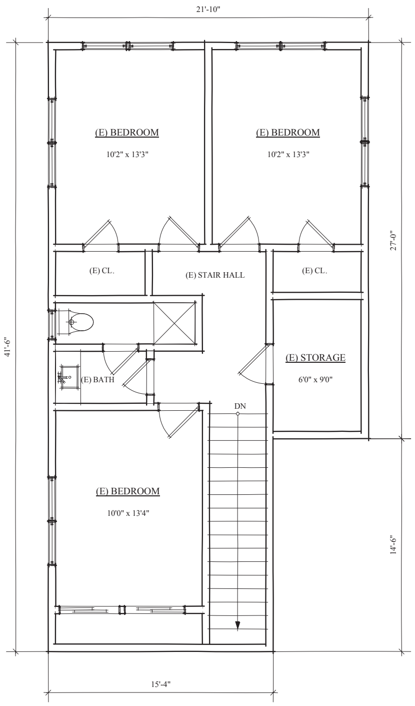
DATE:
02.23.22

DRAWN:
A. FERREIRA

JOB:
21-103

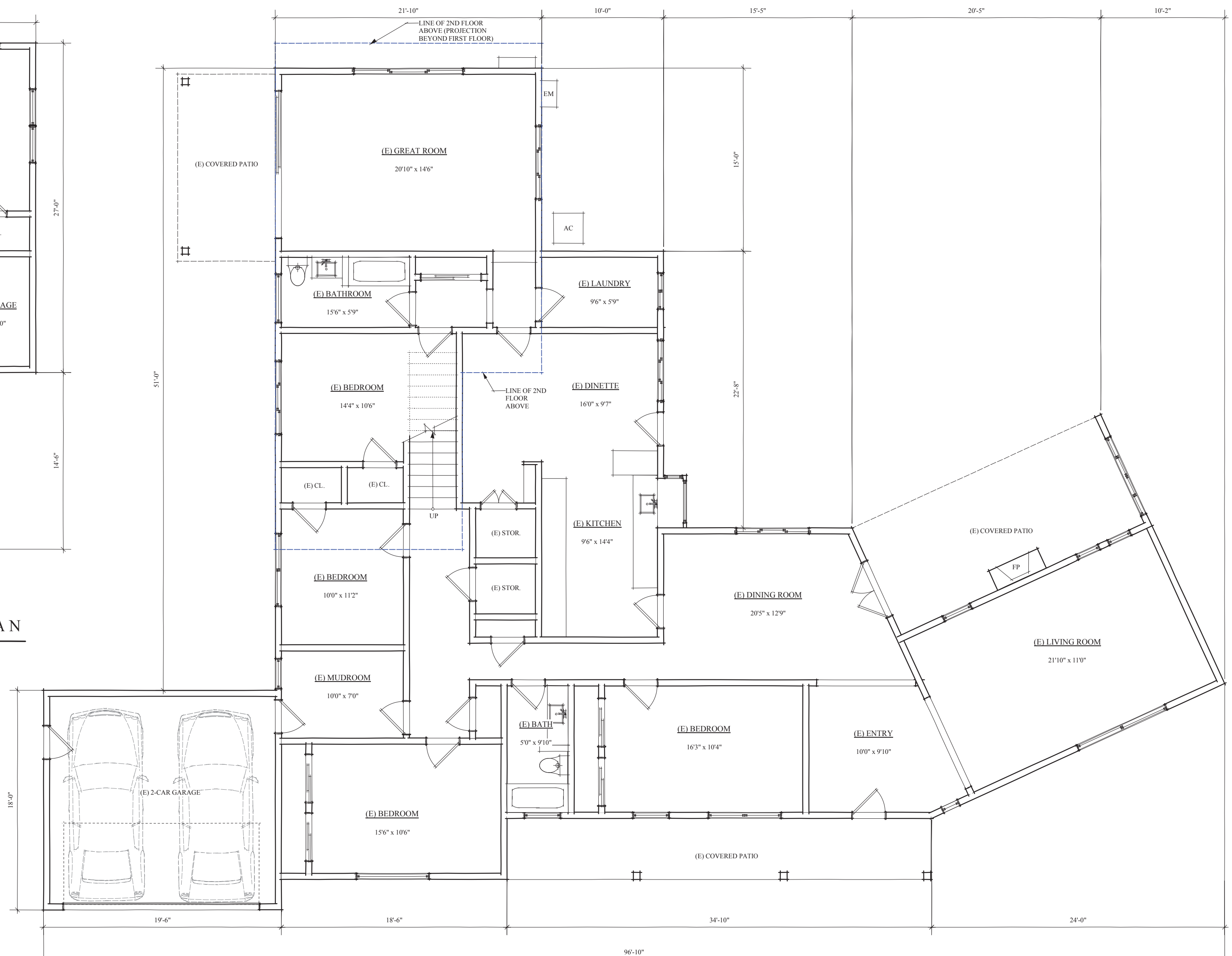
SHEET:
A1.1

D6



(E) SECOND FLOOR PLAN

(TO BE DEMOLISHED)



(E) FIRST FLOOR PLAN

(TO BE DEMOLISHED)

0 5 10 15 20 FT

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

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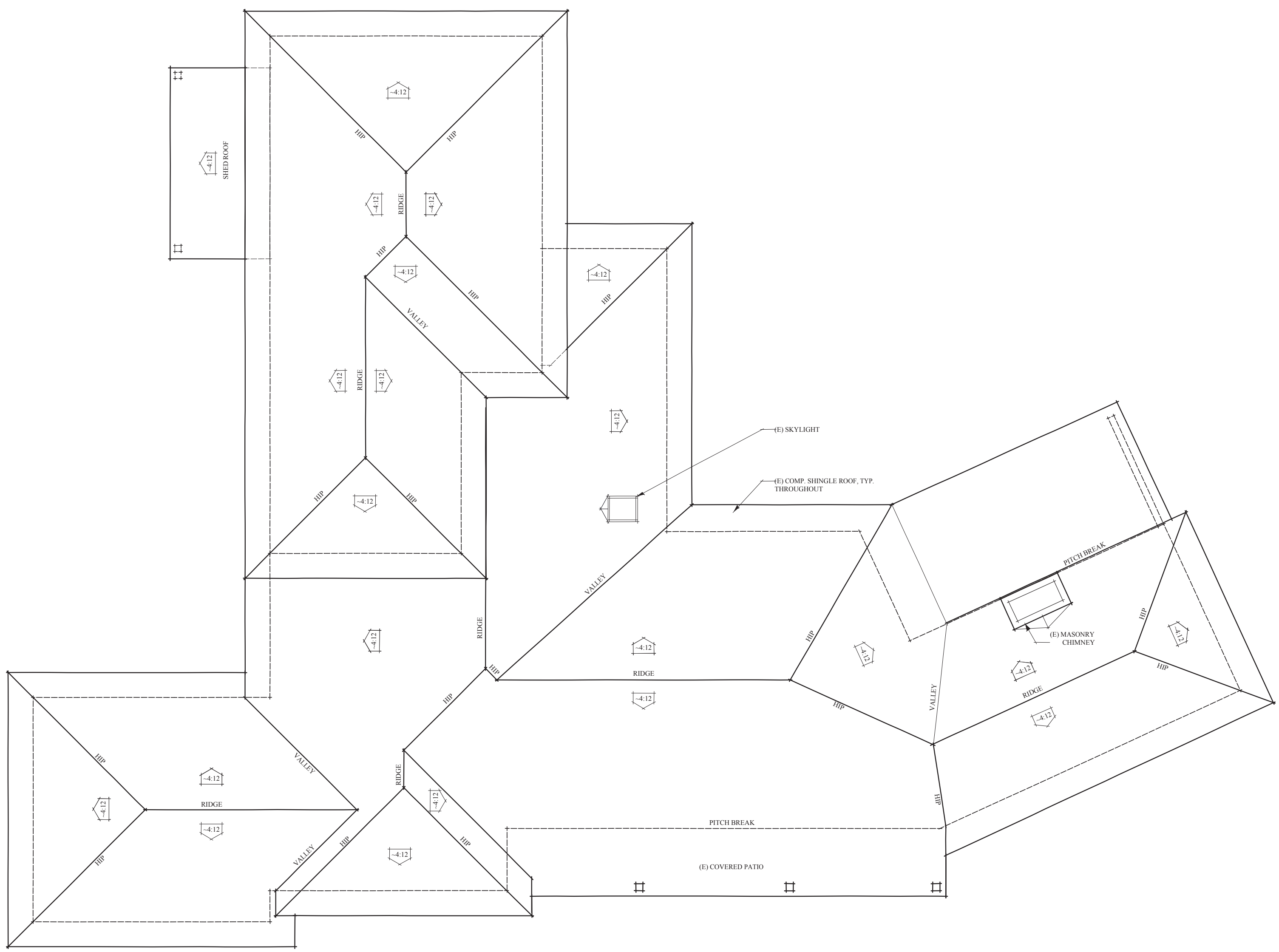
LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2023
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS	ISSUED FOR USE PERMIT
REVISIONS	
CONTENTS:	EXISTING FLOOR PLANS
DATE:	02.23.22
DRAWN:	A. FERREIRA
JOB:	19-112
SHEET:	A-2



(E) ROOF PLAN

(TO BE DEMOLISHED)

0 5 10 15 20 FT

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

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ARCHITECTURE

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650.366.9277
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LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2023
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS

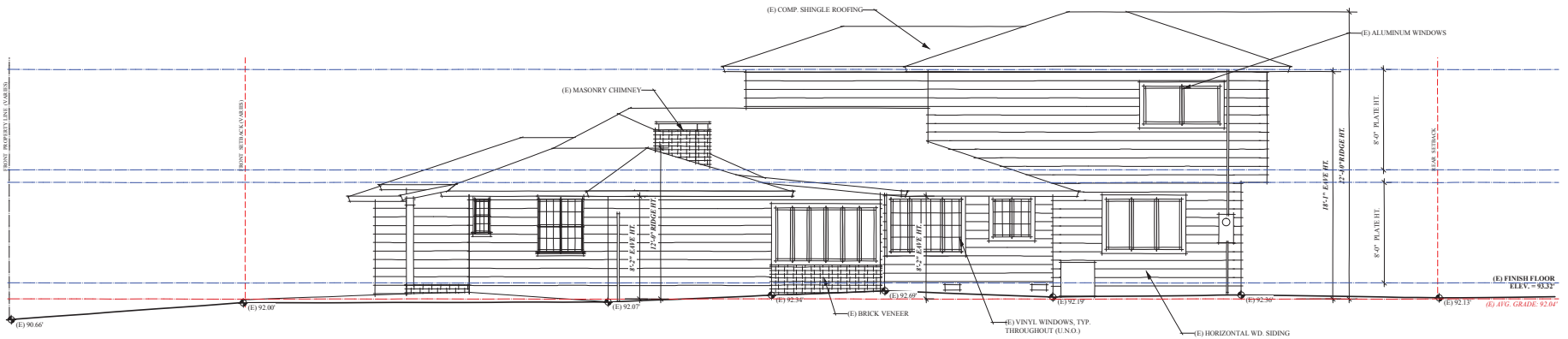
CONTENTS:
EXISTING ROOF PLAN

DATE:
02.23.22

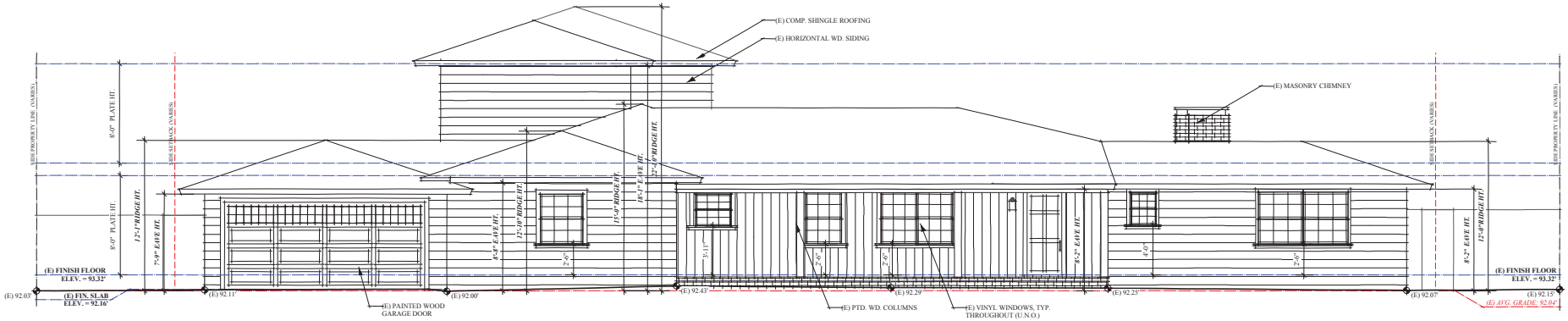
DRAWN:
A. FERREIRA

JOB:
19-112

SHEET:
A-3



EXISTING RIGHT (SOUTH) ELEVATION (TO BE DEMOLISHED)



EXISTING FRONT (WEST) ELEVATION (TO BE DEMOLISHED)

LEGEND

10'-1" DIMENSION FROM PLATE TO SUBFLOOR.

10'-1" DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

EXISTING AVERAGE GRADE

(E) LOW GRADE: 91.75'
(E) HIGH GRADE: 92.34'

EXISTING AVERAGE GRADE: 92.04'

0 5 10 15 20 FT

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

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C-26575
REN. 7-31-2023
STATE OF CALIFORNIA

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380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS:
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REVISIONS

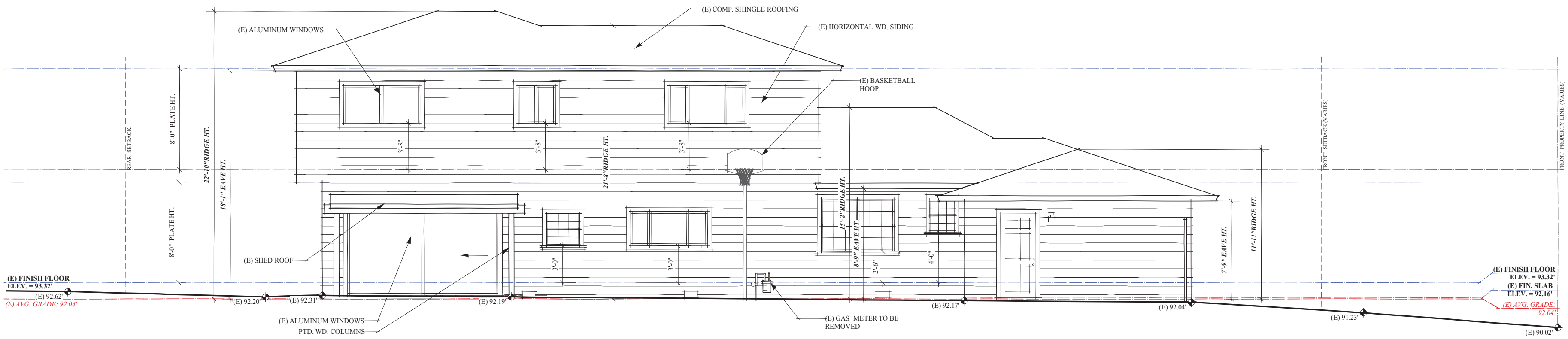
CONTENTS:
EXISTING EXTERIOR ELEVATIONS

DATE:
02.23.22

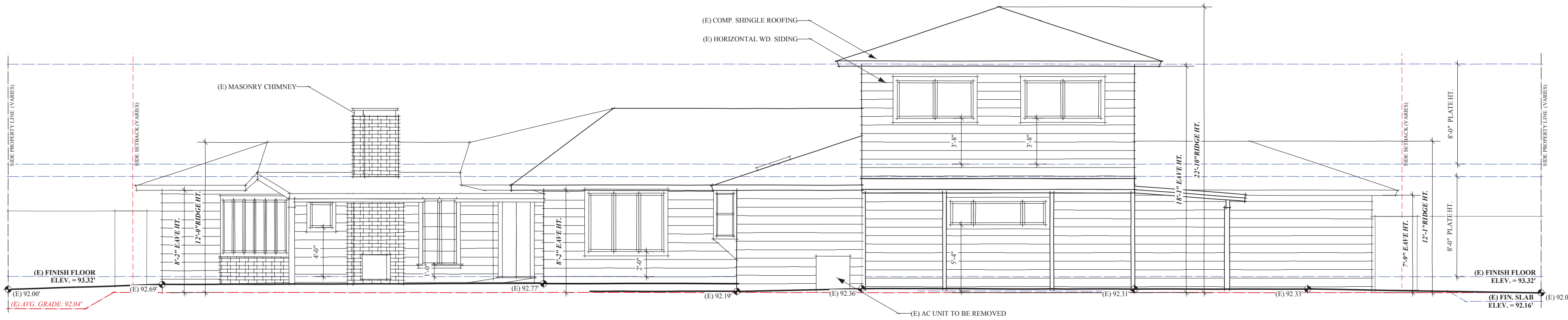
DRAWN:
A. FERREIRA

JOB:
19-112

SHEET:
A-4



EXISTING LEFT (NORTH) ELEVATION (TO BE DEMOLISHED)



EXISTING REAR (EAST) ELEVATION (TO BE DEMOLISHED)

LEGEND

10'-1"	DIMENSION FROM PLATE TO SUBFLOOR.
10'-1"	DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE FINISH GRADE.

EXISTING AVERAGE GRADE

(E) LOW GRADE: 91.75'
(E) HIGH GRADE: 92.34'

EXISTING AVERAGE GRADE: 92.04'

0 5 10 15 20 FT

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

SDG
ARCHITECTURE

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650.366.9277
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LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2023 STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

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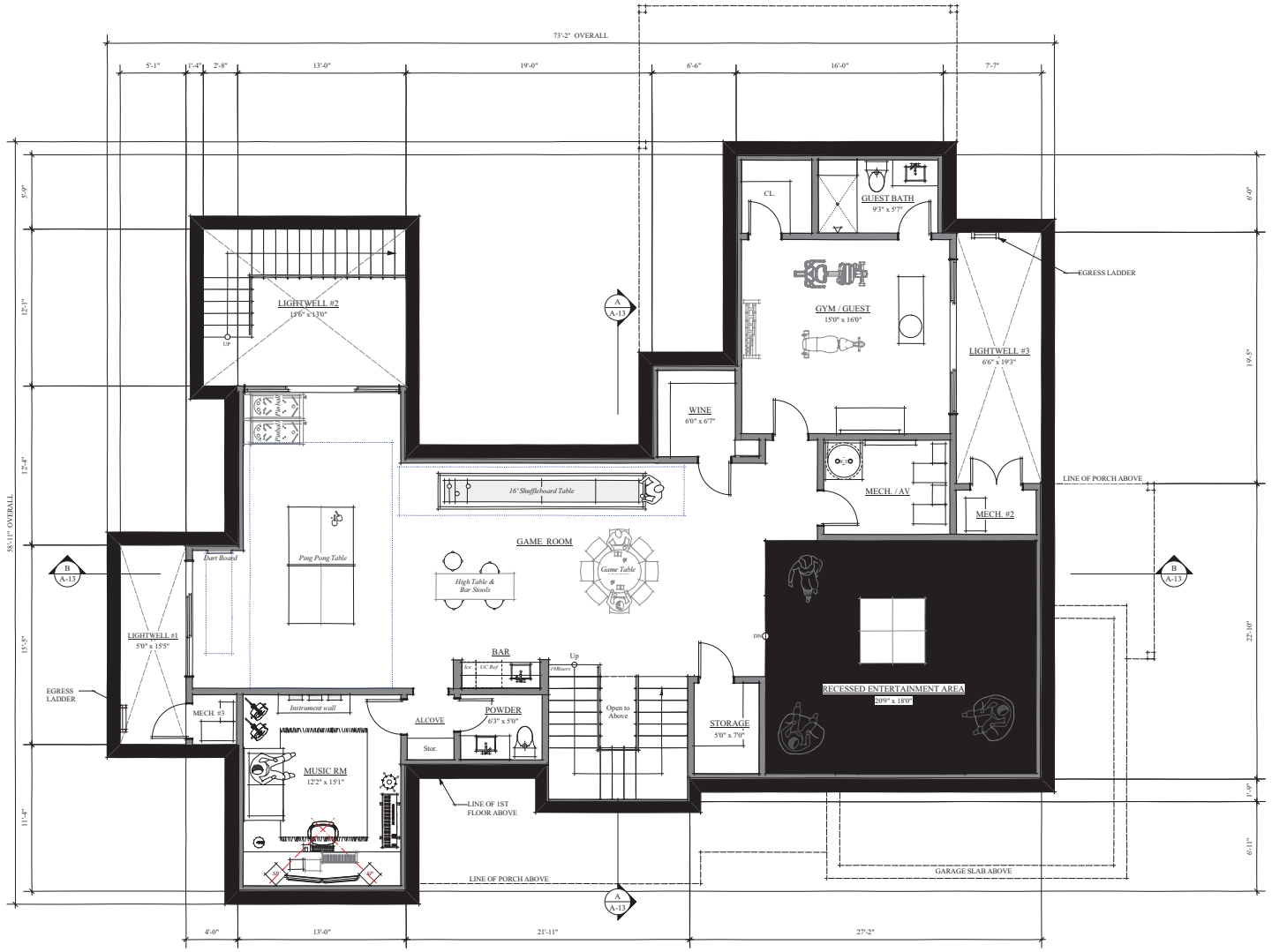
CONTENTS:
EXISTING EXTERIOR ELEVATIONS

DATE:
02.23.22

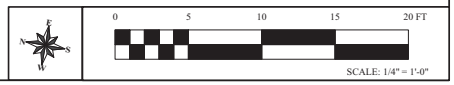
DRAWN:
A. FERREIRA

JOB:
19-112

SHEET:
A-5



PROPOSED BASEMENT FLOOR PLAN



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

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LICENSED ARCHITECT
DAVID SIMPSON
C-26575
REN. 7-31-2023
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
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380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS
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REVISIONS

CONTENTS:
PROPOSED BASEMENT FLOOR PLAN

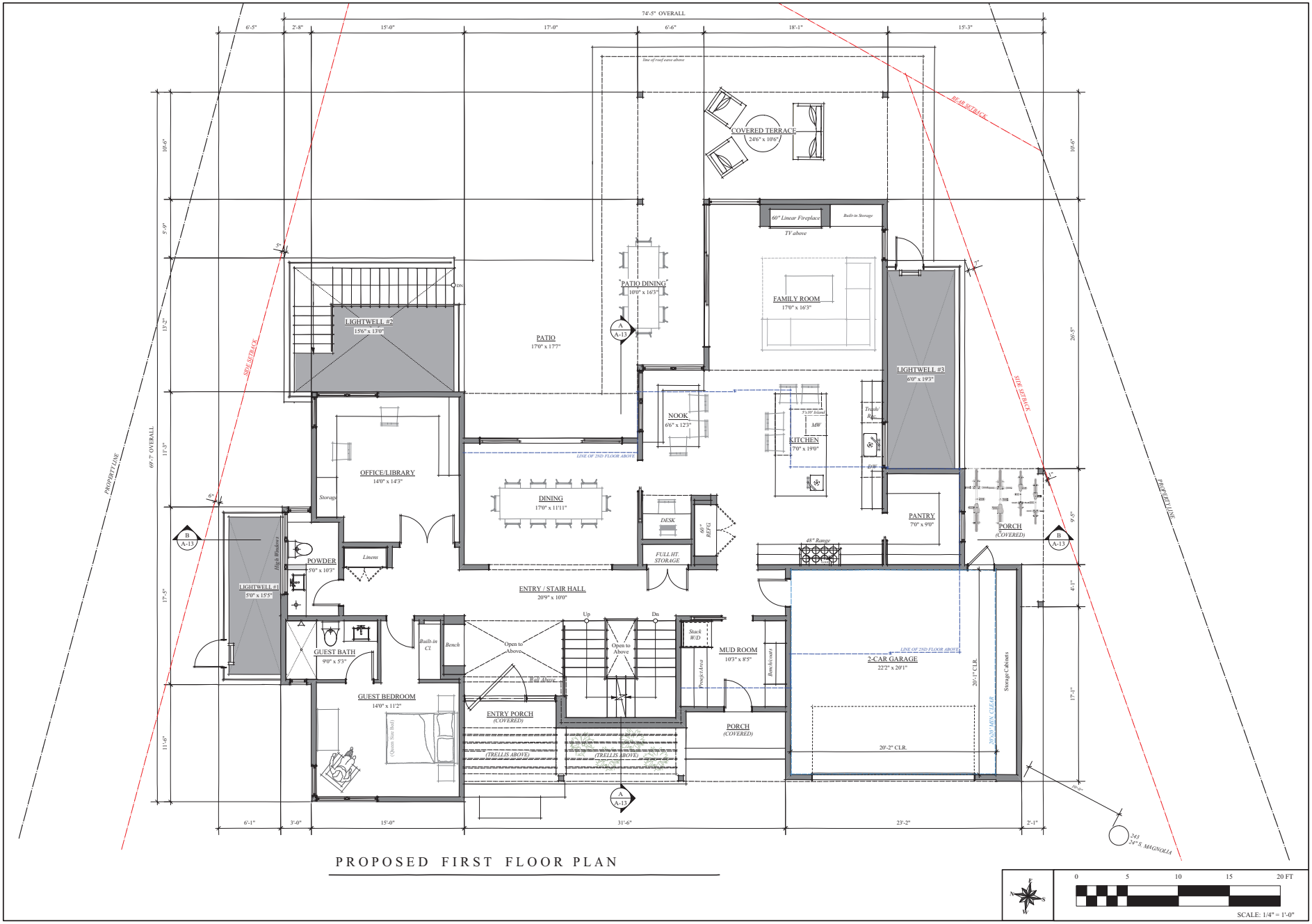
DATE:
02.23.22

DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-6

D11



PROPOSED FIRST FLOOR PLAN

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

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LICENSED ARCHITECT
STEVE STOPPER
C-26572
REN. 7-31-2023
STATE OF CALIFORNIA

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CONTENTS:
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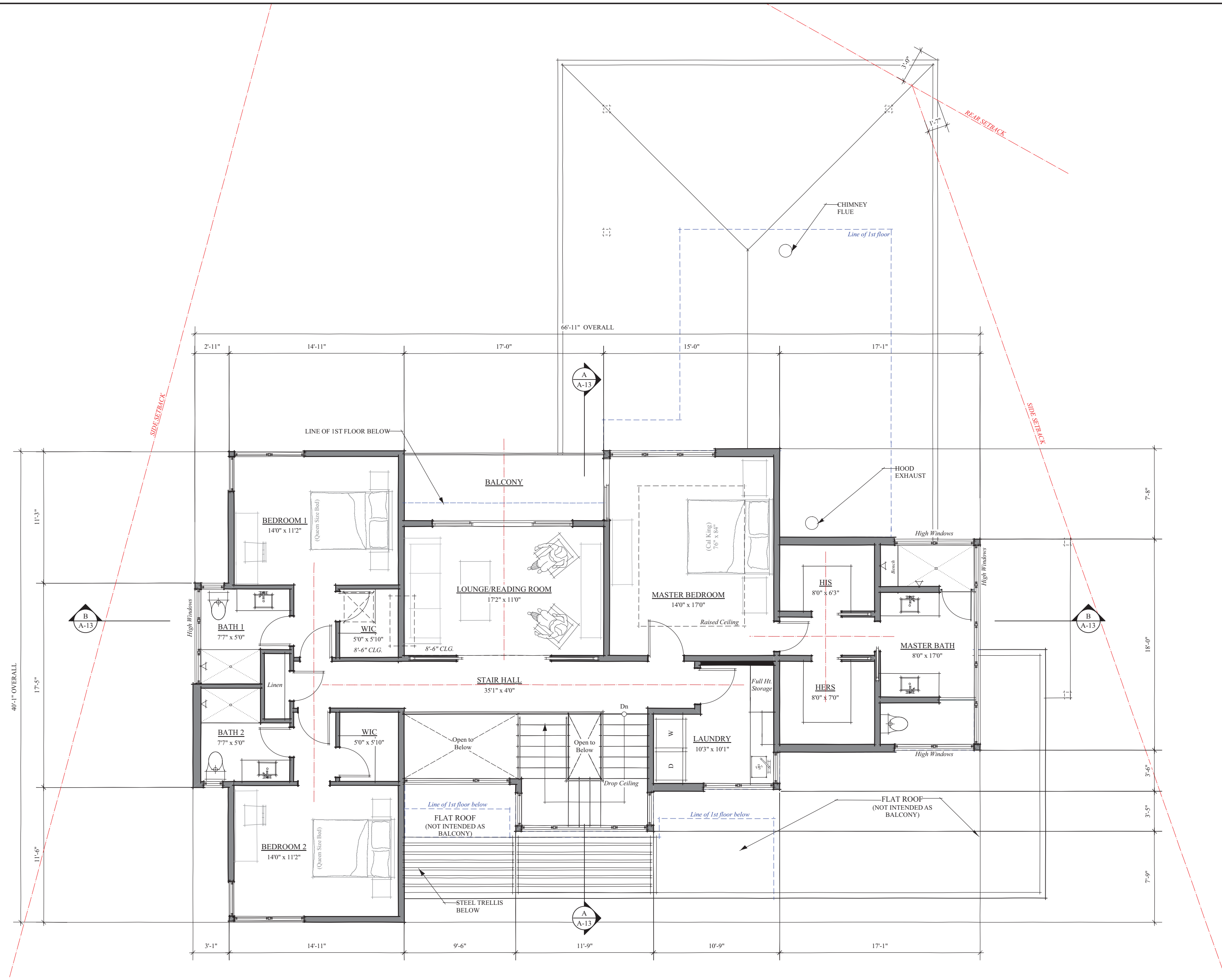
DATE:
02.23.22

DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-7

D12



PROPOSED SECOND FLOOR PLAN

SDG
ARCHITECTURE
876 KAYNYNE STREET
REDWOOD CITY, CALIFORNIA
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650.366.9277
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LICENSED ARCHITECT STEVE SIMPSON C-26575 REN. 7-31-2023 STATE OF CALIFORNIA

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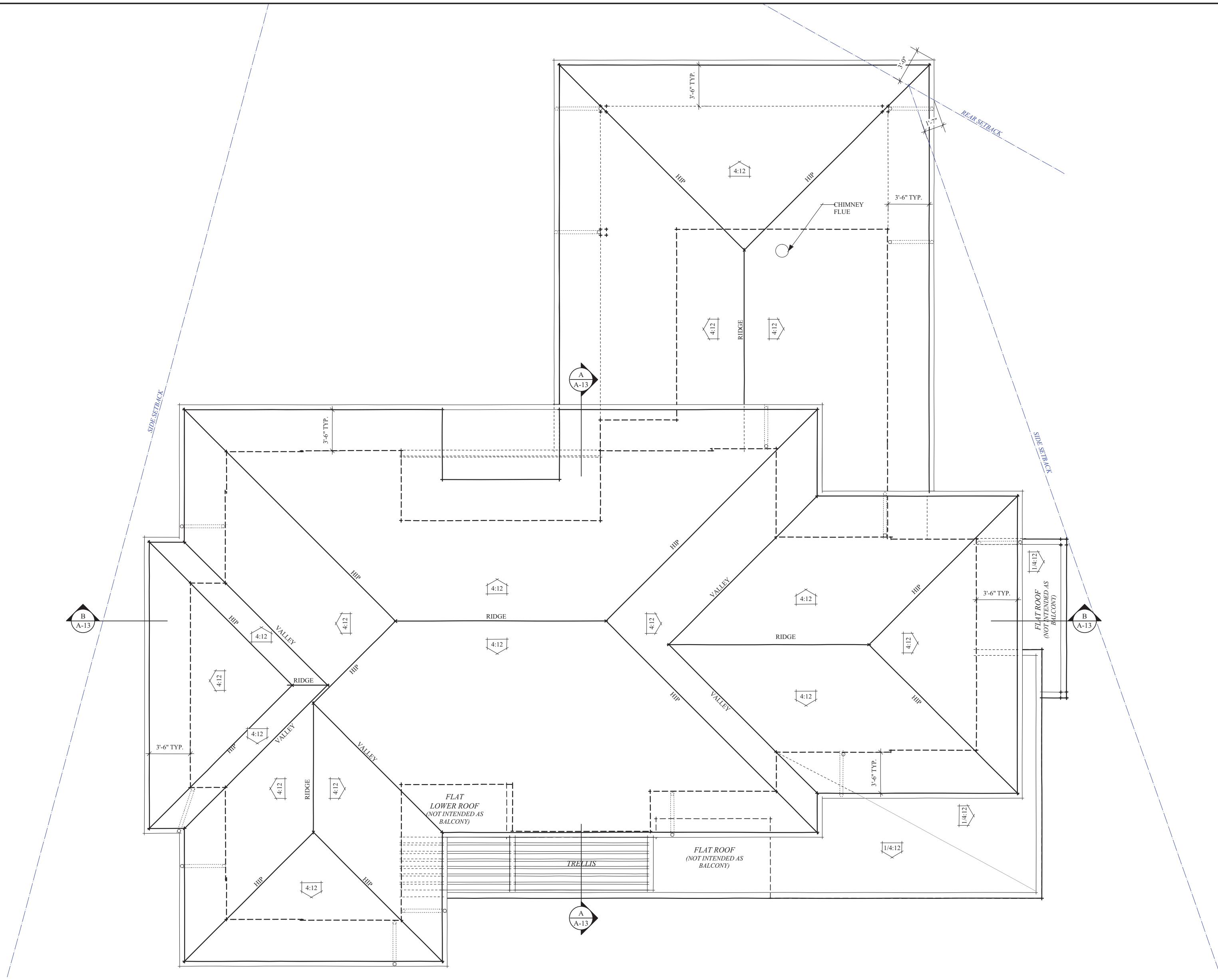
CONTENTS:
PROPOSED SECOND FLOOR PLAN

DATE:
02.23.22

DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-8



PROPOSED ROOF PLAN

N E S W

0 5 10 15 20 FT

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

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ARCHITECTURE

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LICENSED ARCHITECT
STEVE SIMPSON
C-26575
REN. 7-31-2023
STATE OF CALIFORNIA

NEW SINGLE FAMILY HOME:
HARRICK RESIDENCE
380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS
ISSUED FOR USE PERMIT

REVISIONS

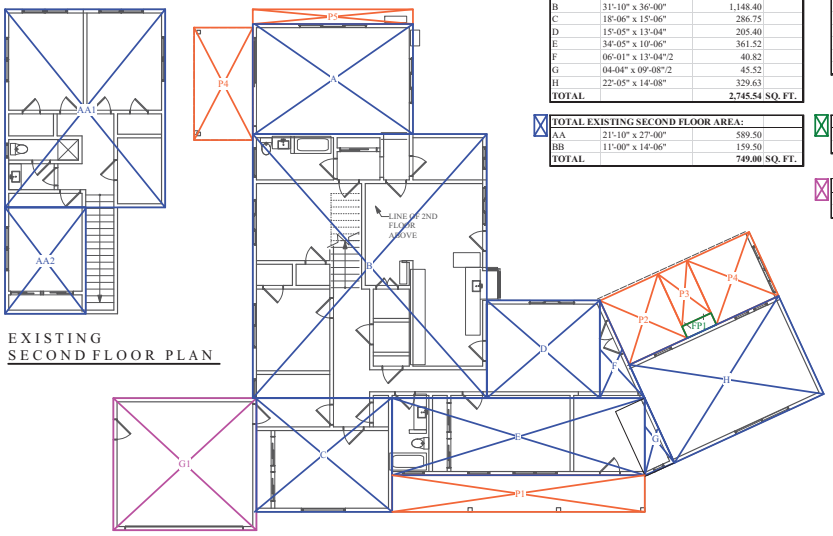
CONTENTS:
PROPOSED ROOF PLAN

DATE:
02.23.22

DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-9



EXISTING
SECOND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

TOTAL EXISTING FIRST FLOOR AREA:		
A	21'-10" x 15'-00"	327.50
B	31'-10" x 36'-00"	1,148.40
C	18'-06" x 15'-06"	286.75
D	15'-05" x 13'-04"	205.40
E	34'-05" x 10'-06"	361.52
F	06'-01" x 13'-04"/2	40.82
G	04-04" x 09'-08"/2	45.52
H	22'-05" x 14'-08"	329.63
TOTAL		2,745.54 SQ. FT.

TOTAL EXISTING SECOND FLOOR AREA:		
AA	21'-10" x 27'-00"	589.50
BB	11'-00" x 14'-06"	159.50
TOTAL		749.00 SQ. FT.

TOTAL (E) OPEN COVERED PORCHES AREA:		
P1	34'-05" x 05'-00"	172.16
P2	08'-08" x 09'-07"	83.59
P3	04'-04" x 07'-10"	34.30
P4	09'-04" x 09'-07"	89.66
P5	08'-00" x 15'-6"	124.00
P6	02'-00" x 21'-10"	43.66
TOTAL		547.37 SQ. FT.

TOTAL FIREPLACE AREA: (Not included in Cales)		
FP1	04'-06" x 02'-00"	8.00
TOTAL		8.00 SQ. FT.

TOTAL (E) ATTACHED GARAGE AREA:		
G1	19'-06" x 18'-0"	351.00
TOTAL		351.00 SQ. FT.

EXISTING FAL SUMMARY:	
FIRST FLOOR AREA:	2,745.54
SECOND FLOOR AREA:	749.00
TOTAL LIVING AREA:	3,494.54 SQ. FT.
GARAGE	351.00
TOTAL FLOOR AREA:	3,845.54 SQ. FT.
MAX FAL ALLOWED:	*4,365.75 SQ. FT.*

EXISTING BUILDING COVERAGE SUMMARY	
GARAGE FLOOR AREA:	351.00
FIRST FLOOR AREA:	2,745.54
PORCHES	547.37
FIREPLACE	8.00
TOTAL FLOOR AREA:	3,651.91 SQ. FT.
MAX BUILDING COVERAGE ALLOWED:	*4,646.25 SQ. FT.*

TOTAL FIRST FLOOR AREA:		
A	15'-00" x 11'-02"	172.5
B	18'-00" x 08'-10"	159.0
C	17'-10" x 08'-07"	153.0
D	15'-00" x 11'-03"	168.8
E	17'-00" x 23'-09"	403.8
F	12'-09" x 04'-08"	59.5
G	09'-09" x 03'-02"	30.6
H	14'-06" x 11'-03"	163.1
I	06'-06" x 19'-06"	126.8
J	18'-00" x 33'-02"	597.0
K	07'-07" x 09'-05"	71.4
L	05'-06" x 02'-08"	14.7
M	05'-06" x 02'-08"	14.7
N	09'-00" x 02'-00"	18.0
TOTAL		2,152.7 SQ. FT.

TOTAL SECOND FLOOR AREA:		
AA	08'-06" x 03'-06"	29.8
BB	06'-05" x 03'-05"	21.9
CC	15'-00" x 08'-00"	120.0
DD	18'-00" x 08'-09"	157.5
EE	17'-10" x 08'-07"	153.1
FF	15'-00" x 07'-10"	117.5
GG	06'-05" x 03'-05"	21.9
HH	08'-06" x 03'-06"	29.8
II	17'-00" x 16'-05"	279.1
JJ	09'-08" x 05'-06"	53.2
KK	02'-09" x 05'-06"	15.2
LL	09'-06" x 22'-05"	213.9
MM	04'-08" x 06'-07"	31.1
NN	06'-06" x 06'-05"	41.9
OO	09'-09" x 18'-04"	178.8
PP	07'-04" x 18'-00"	132.0
QQ	05'-06" x 18'-02"	124.2
RR	10'-00" x 00'-06"	5.0
TOTAL		1,725.6 SQ. FT.

TOTAL GARAGE AREA		
G1	20'-08" x 21'-01"	435.7
G1	02'-06" x 21'-03"	53.1
TOTAL		488.8 SQ. FT.

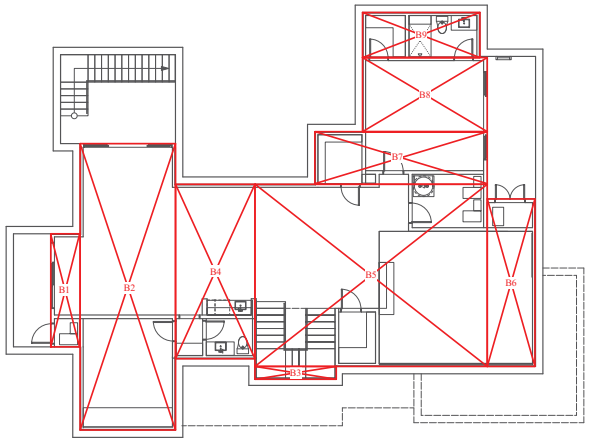
TOTAL BASEMENT FLOOR AREA:(Not included in Cales)		
B1	04'-00" x 15'-05"	61.7
B2	13'-00" x 39'-00"	507.8
B3	11'-01" x 01'-09"	19.4
B4	10'-11" x 23'-09"	261.4
B5	31'-08" x 24'-10"	786.2
B6	06'-06" x 22'-10"	148.4
B7	23'-06" x 07'-02"	168.5
B8	17'-00" x 10'-01"	171.7
B9	16'-00" x 06'-02"	98.4
TOTAL		2,223.6 SQ. FT.

TOTAL OPEN COVERED PORCHES AREA:		
P1	09'-00" x 02'-07"	23.7
P2	21'-09" x 05'-00"	108.8
P3	09'-09" x 7'-2"	64.2
P4	02'-03" x 04'-01"	9.4
P5	08'-00" x 09'-05"	75.3
P6	17'-00" x 04'-06"	76.5
P7	06'-06" x 16'-03"	105.5
P8	24'-06" x 10'-06"	257.8
TOTAL		721.3 SQ. FT.

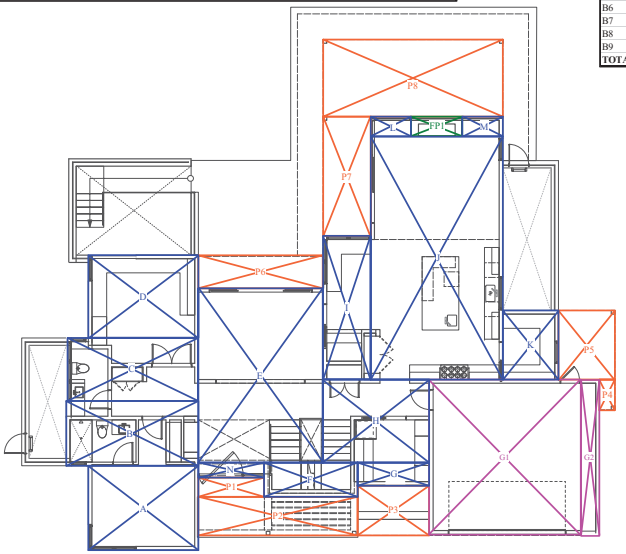
TOTAL FIREPLACE AREA: (Not included in Cales)		
FP1	07'-00" x 02'-08"	18.7
TOTAL		18.7 SQ. FT.

PROPOSED FAL SUMMARY:		
FIRST FLOOR AREA:	2,152.7	
SECOND FLOOR AREA:	1,725.6	
TOTAL LIVING AREA:	3,878.3	SQ. FT.
GARAGE	488.8	
TOTAL FLOOR AREA:	4,367.2	SQ. FT.
MAX FAL ALLOWED:	*4,368.8*	*SQ. FT.*
4,367.2 < 4,368.8 SQ. FT. (MAX FAL)	*OK*	

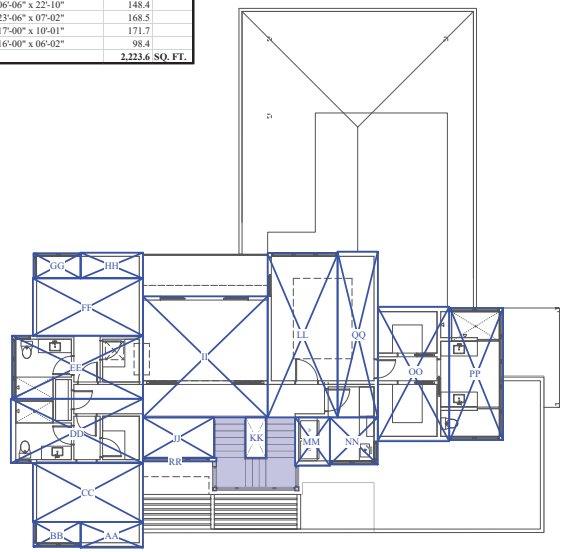
PROPOSED BUILDING COVERAGE SUMMARY		
GARAGE FLOOR AREA:	488.8	
FIRST FLOOR AREA:	2,152.7	
PORCHES	721.3	
FIREPLACE	18.7	
TOTAL FLOOR AREA:	3,381.6	SQ. FT.
MAX BUILDING COVERAGE (BC) ALLOWED:	*4,646.3*	*SQ. FT.*
3,381.6 < 4,646.3 SQ. FT. (MAX BC)	*OK*	



PROPOSED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

0 4 10 15 FT
SCALE: 1/8" = 1'-0"

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REVISIONS

CONTENTS:
EXISTING & PROPOSED FLOOR AREA CALCULATIONS

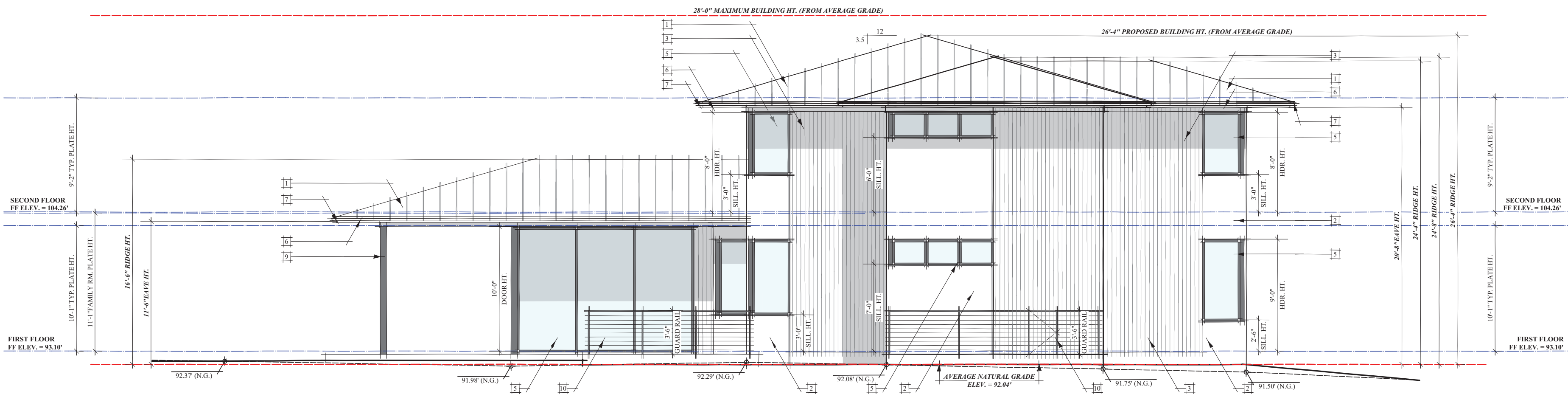
DATE:
02.23.22

DRAWN:
A. FERREIRA

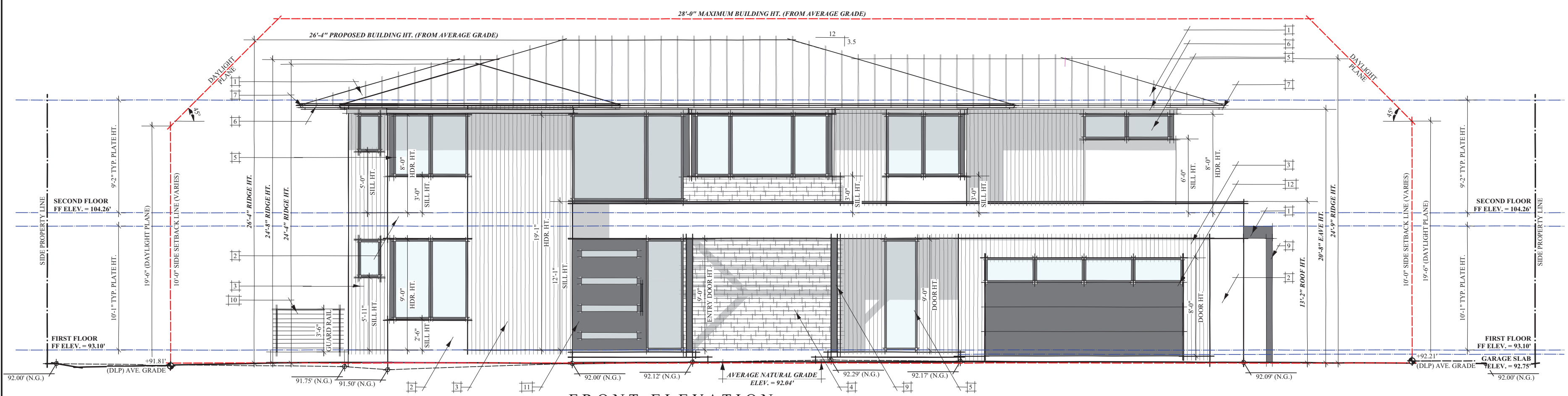
JOB:
21-103

SHEET:
A-10

D15



LEFT ELEVATION



FRONT ELEVATION

SHEET NOTES

1. **STANDING SEAM METAL ROOF**
   1" MAX. SEAMS O/ 'GRACE ICE & WATER SHIELD HT' UNDERLAYMENT O/ PLYWOOD SHEATHING.
   COLOR: TBD
2. **CEMENT PLASTER (STUCCO)**
   WITH SMOOTH HAND APPLIED TEXTURE (TO BE DETERMINED BY ARCHITECT) 7/8" MIN. THICKNESS IN 4 COATS INCLUDING FIBER-MESH OVER 2 LAYERS GRADE 'D' PAPER.
   STUCCO TO BE PAINTED, COLOR: TBD
3. **1X4 PAINTED VERTICAL SIDING W/ 1/4" SQ. GROOVE**
   OVER AN APPROVED BLDG. PAPER/FELT O/ 1/2" (MIN.) PLYWOOD (BOTTOM 18" MIN. TO BE TREATED).
   SOLID STAINED FINISH. COLOR: TBD
4. **LONG FORMAT BRICK VENEER**
   ADHESIVE MATERIAL & METHOD PER CRC.
   FINAL PATTERN & COLOR TBD.
5. **CLAD WOOD FRAME WINDOWS & GLASS DOORS**
   BY KOLBE VISTALUXE WINDOWS & DOORS OR APPROVED EQUAL.
   COLOR: TBD. NOTE: WINDOWS TO BE RECESSED APRROXIMATELY 2" FROM FACE OF EXTERIOR WALL
6. **WOOD FASCIA & TRIM**
   PRIME/SEAL & PAINT.
   PROFILE & COLOR: TBD
7. **5" HALF ROUND PROFILE GUTTERS**
   PAINTED GAVINIZED SHEET METAL
   COLOR TO MATCH ROOF COLOR.
8. **STEEL FRAMED CANOPY**
   PAINTED.
   COLOR: TO MATCH WINDOW COLOR
9. **STEEL COLUMNS**
   5" SQUARE TUBE STEEL, PAINTED.
   COLOR: TO MATCH WINDOW COLOR
10. **STEEL GUARD RAIL**
    1'-1/2" SQ. POSTS W/ 1/2" HORIZONTAL RAILS. PAINTED.
    COLOR: TBD
11. **CUSTOM ENTRY DOOR**
    FINAL DESIGN TBD
12. **GARAGE SECTIONAL DOOR**
    HORIZONTAL METAL PANELS WITH GLASS LITES ABOVE
    FINAL DESIGN TBD
13. **(N) 400 AMP ELECTRIC COMBINATION METER/PANEL**
    INSTALL PER PG&E STANDARDS.
14. **(N) GAS LINE & METER**
    INSTALL PER PG&E STANDARDS.
15. **ADDRESS NUMBERS**
    TO BE PLAINLY VISIBLE & LEGIBLE FROM STREET OR ROAD FRONTING PROPERTY PER CRC SEC. R319
    FINAL DESIGN TBD

AVERAGE NATURAL GRADE

(EXISTING NATURAL GRADE BENEATH PROPOSED BUILDING FOOTPRINT)

(E) LOW GRADE:	91.75'
(E) HIGH GRADE:	92.34'
AVERAGE GRADE:	92.04'

LEGEND

10'-1"	DIMENSION FROM PLATE TO SUBFLOOR
10'-1"	DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE EXISTING GRADE ELEV. = 92.04'

0 5 10 15 20 FT

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

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MENLO PARK, CALIFORNIA

STATUS:
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REVISIONS:

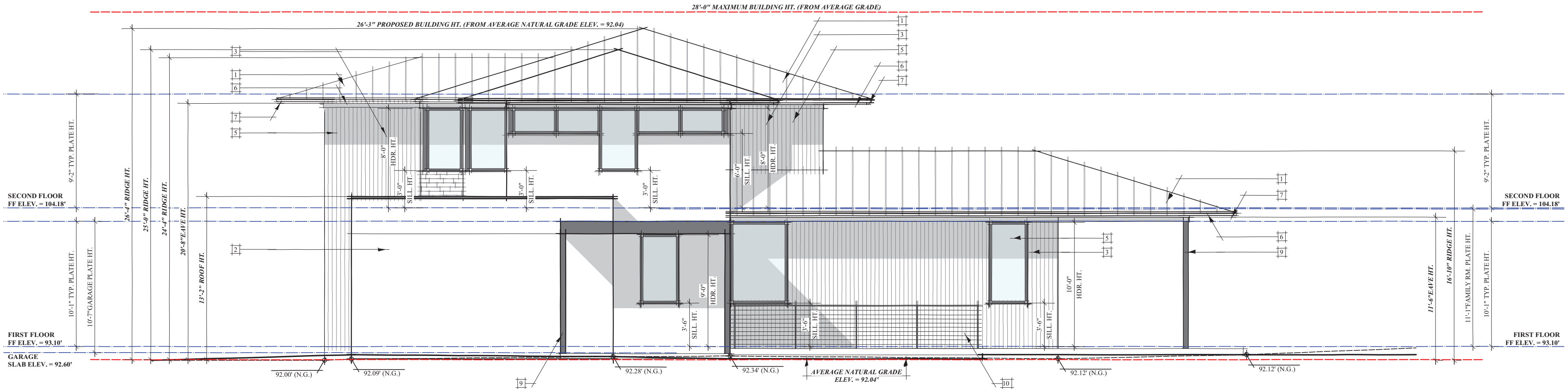
CONTENTS:
EXTERIOR
ELEVATIONS

DATE:
02.23.22

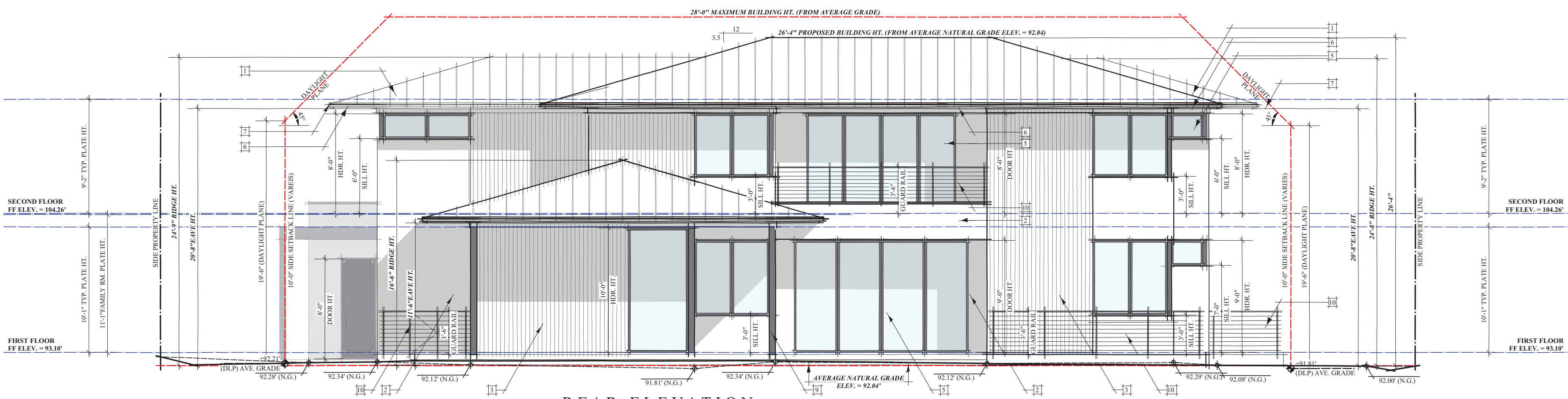
DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-11



RIGHT ELEVATION



REAR ELEVATION

SHEET NOTES

1	**STANDING SEAM METAL ROOF** 1" MAX. SEAMS O/ 'GRACE ICE & WATER SHIELD HT' UNDERLAYMENT O/ PLYWOOD SHEATHING. COLOR: TBD	6	**WOOD FASCIA & TRIM** PRIME/SEAL & PAINT. PROFILE & COLOR: TBD	11	**CUSTOM ENTRY DOOR** FINAL DESIGN TBD
2	**CEMENT PLASTER (STUCCO)** WITH SMOOTH HAND APPLIED TEXTURE (TO BE DETERMINED BY ARCHITECT) 7/8" MIN. THICKNESS IN 4 COATS INCLUDING FIBER-MESH OVER 2 LAYERS GRADE 'D' PAPER. STUCCO TO BE PAINTED, COLOR: TBD	7	**5" HALF ROUND PROFILE GUTTERS** PAINTED GAVINIZED SHEET METAL COLOR TO MATCH ROOF COLOR.	12	**GARAGE SECTIONAL DOOR** HORIZONTAL METAL PANELS WITH GLASS LITES ABOVE FINAL DESIGN TBD
3	**1X4 PAINTED VERTICAL SIDING W/ 1/4" SQ. GROOVE** OVER AN APPROVED BLDG. PAPER/FELT O/ 1/2" (MIN.) PLYWOOD (BOTTOM 18" MIN. TO BE TREATED). SOLID STAINED FINISH. COLOR: TBD	8	**STEEL FRAMED CANOPY** PAINTED. COLOR: TO MATCH WINDOW COLOR	13	**(N) 400 AMP ELECTRIC COMBINATION METER/PANEL** INSTALL PER PG&E STANDARDS.
4	**LONG FORMAT BRICK VENEER** ADHESIVE MATERIAL & METHOD PER CRC. FINAL PATTERN & COLOR TBD.	9	**STEEL COLUMNS** 5" SQUARE TUBE STEEL, PAINTED. COLOR: TO MATCH WINDOW COLOR	14	**(N) GAS LINE & METER** INSTALL PER PG&E STANDARDS.
5	**CLAD WOOD FRAME WINDOWS & GLASS DOORS** BY KOLBE VISTALUXE WINDOWS & DOORS OR APPROVED EQUAL. COLOR: TBD. NOTE: WINDOWS TO BE RECESSED APRROXIMATELY 2" FROM FACE OF EXTERIOR WALL	10	**STEEL GUARD RAIL** 1'-1/2" SQ. POSTS W/ 1/2" HORIZONTAL RAILS. PAINTED. COLOR: TBD	15	**ADDRESS NUMBERS** TO BE PLAINLY VISIBLE & LEGIBLE FROM STREET OR ROAD FRONTING PROPERTY PER CRC SEC. R319 FINAL DESIGN TBD

AVERAGE NATURAL GRADE

(EXISTING NATURAL GRADE BENEATH PROPOSED BUILDING FOOTPRINT)

(E) LOW GRADE: 91.75'
(E) HIGH GRADE: 92.34'

AVERAGE GRADE: 92.04'

LEGEND

10'-1"	DIMENSION FROM PLATE TO SUBFLOOR
10'-1"	DIMENSION FROM FINISH FLOOR, PLATE OR RIDGE TO AVERAGE EXISTING GRADE ELEV. = 92.04'

0 5 10 15 20 FT

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

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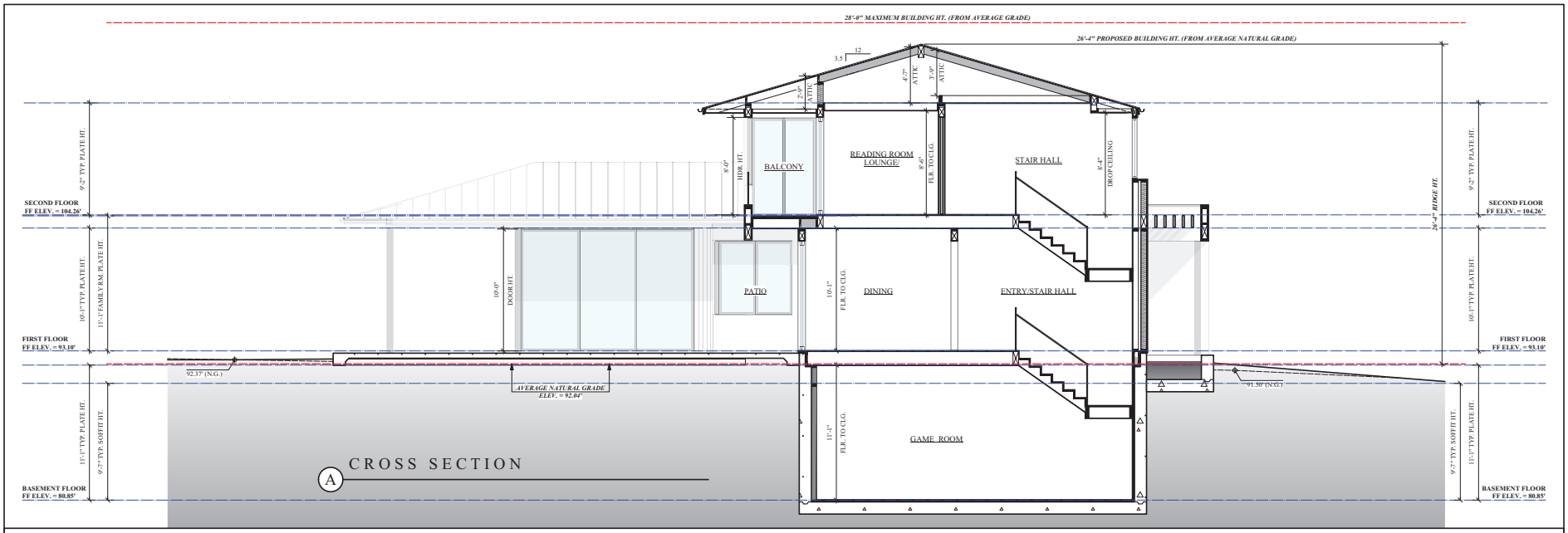
CONTENTS:
EXTERIOR
ELEVATIONS

DATE:
02.23.22

DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-12



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REN. 7-31-2023
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380 COTTON STREET
MENLO PARK, CALIFORNIA

STATUS:
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REVISIONS:

CONTENTS:
BUILDING SECTIONS

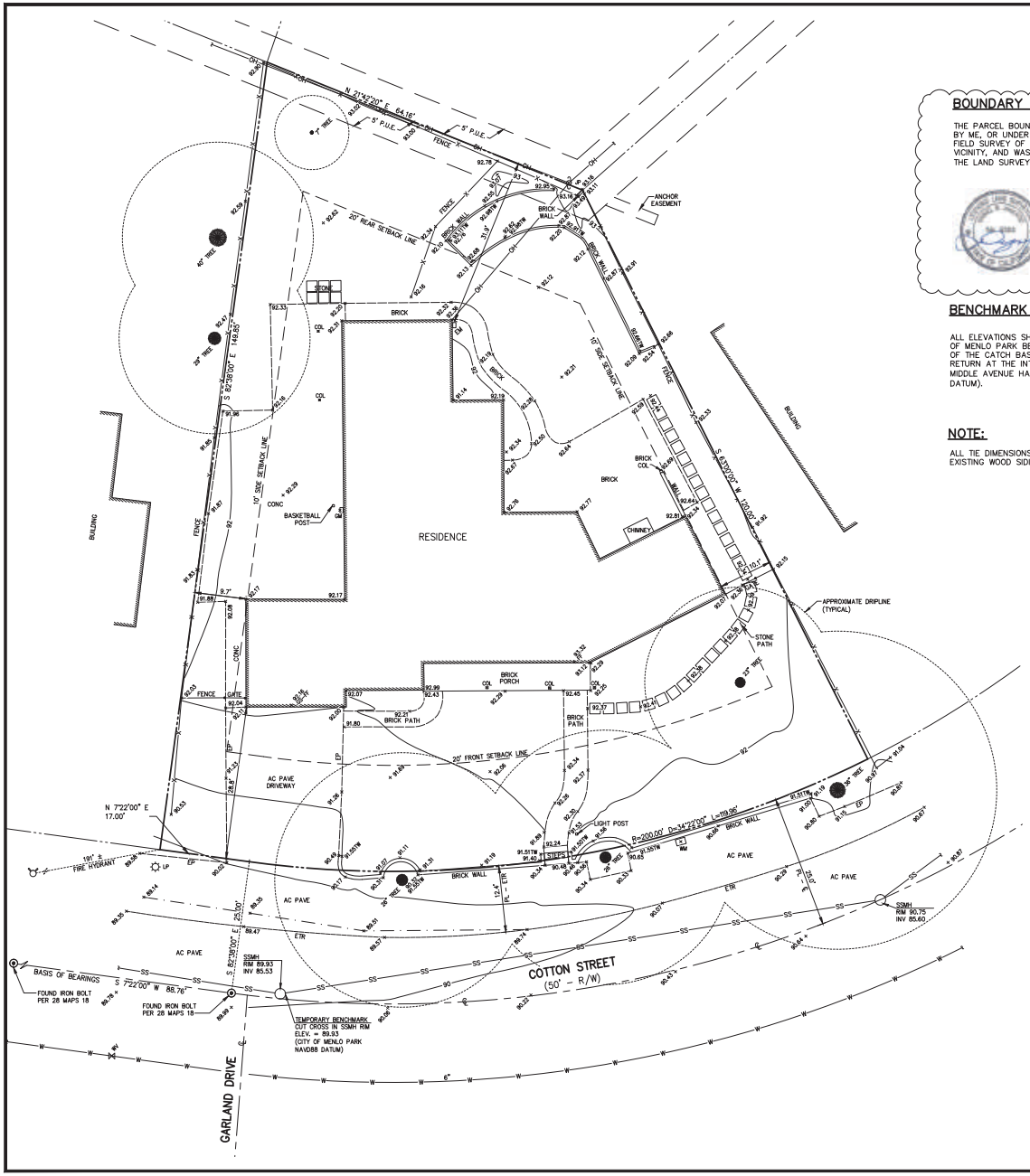
DATE:
02.23.22

DRAWN:
E. GLORIA

JOB:
21-103

SHEET:
A-13

D18



BOUNDARY NOTE:

THE PARCEL BOUNDARY SHOWN HEREON WAS ESTABLISHED BY ME, OR UNDER MY SUPERVISION, IS BASED UPON A FIELD SURVEY OF MONUMENTS FOUND IN THE PROJECT VICINITY, AND WAS PERFORMED IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT.

02/23/22
DATE

BENCHMARK NOTE:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF MENLO PARK BENCHMARK #8. THE CENTER STAR ON TOP OF THE CATCH BASIN AT THE SOUTHWESTERLY CURB RETURN AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE HAVING AN ELEVATION OF 88.09 (NAVD88 DATUM).

NOTE:

ALL TIE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF EXISTING WOOD SIDING OR STUCCO FINISH.

VICINITY MAP

(NOT TO SCALE)

LEGEND

	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
℄	CENTERLINE
COL	COLUMN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
FH	FIRE HYDRANT
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
LP	LIGHT POLE
P.U.E.	PUBLIC UTILITY EASEMENT
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
12" TREE	TREE W/ SIZE
X X	FENCE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
W	WATER LINE

LOT AREA:

= 13,275 SQ. FT. ±
= 0.305 ACRES ±

UTILITY NOTE:

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

GRAPHIC SCALE

10 0 5 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV	DESCRIPTION	BY:	DATE
1	REVISE BOUNDARY NOTE	DGM	02/23/22

McLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET•SAN CARLOS•CA 94070•(650) 593-8580

PREPARED FOR:
STEVE HARRICK

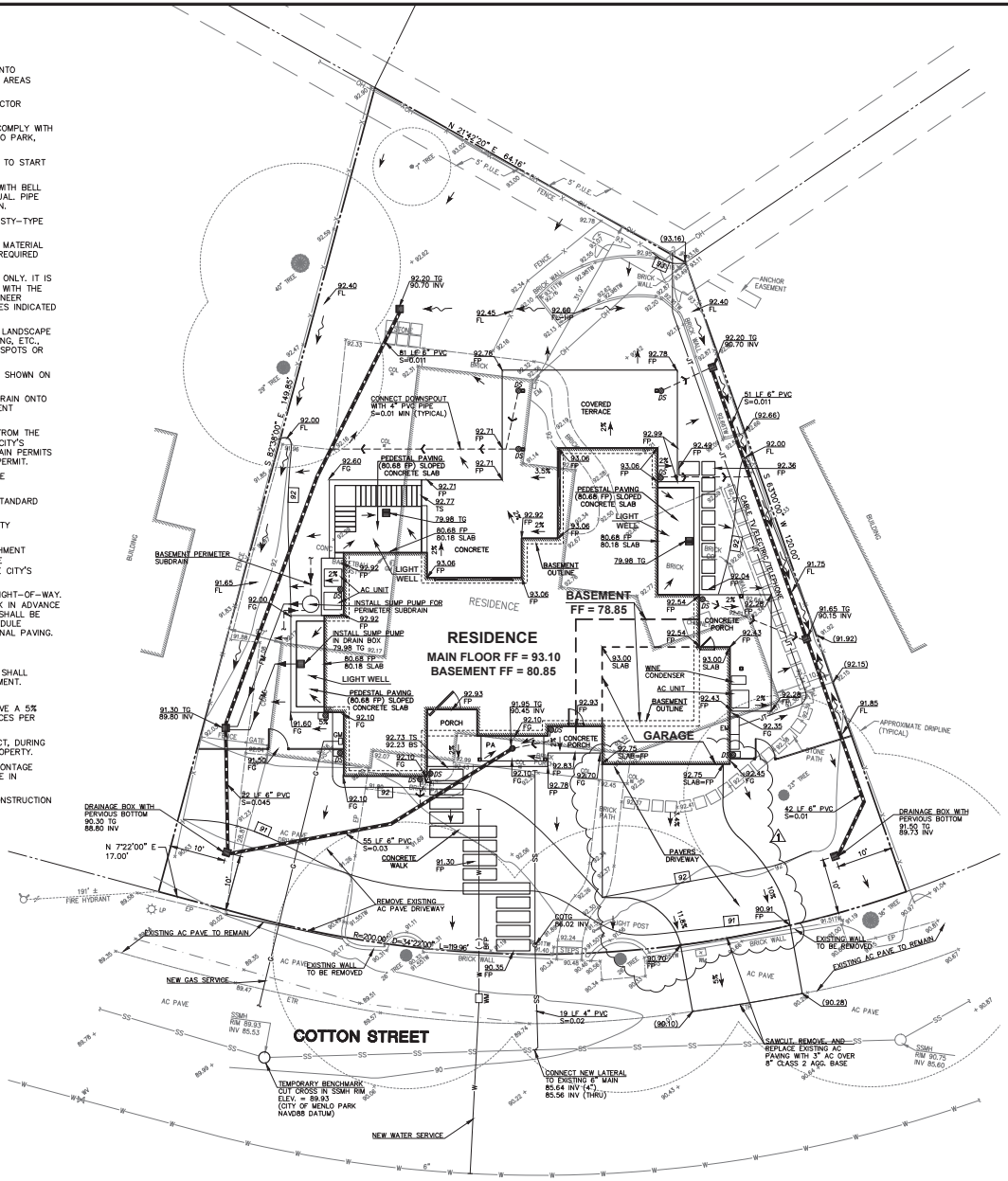
BOUNDARY AND TOPOGRAPHIC SURVEY PLAN
380 COTTON STREET
A.P.N. 071-362-080
LOT 8, 28 MAPS 18
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	04-06-21
DRAWING NO.	4915-TOPO
SHEET	1 OF 1

D19

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, RAIN WATER LEADERS SHALL BE DISPERSED ONTO CONCRETE SPLASH BLOCKS (2' MIN. IN LENGTH) OR IMPERVIOUS SURFACE AREAS AND DISCHARGE TO ON-SITE LANDSCAPE AREAS.
2. ALL MATERIALS SHALL BE FURNISHED BY AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF MENLO PARK, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 642-2444.
5. UNLESS OTHERWISE SPECIFIED, ALL SEWER PIPES SHALL BE PVC SDR 26 WITH BELL AND SPIGOT RUBBER GASKET JOINTS PER ASTM D3034 OR APPROVED EQUAL. PIPE INSTALLATION SHALL BEGIN FROM THE DOWNSTREAM POINT OF CONNECTION.
6. UNLESS OTHERWISE SPECIFIED, ALL ON-SITE AREA DRAINS SHALL BE CHRISTY-TYPE PRECAST CONCRETE OR APPROVED EQUAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING BUILDING PADS TO REQUIRED GRADE.
8. UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
9. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.
11. THE STORM RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.
12. THE APPLICANT/CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION PRIOR TO START OF ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY OR PUBLIC EASEMENT AREAS. THE APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING FOR CITY ENCROACHMENT PERMIT.
13. CIVIL ENGINEER SHALL COORDINATE WITH PROJECT ARBORIST TO DETERMINE LOCATIONS OF SEWER PIPES AND LIMITS OF PAVEMENT NEAR TREES.
14. ALL TRENCHES IN THE CITY'S RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAILS ST-9A, ST-9B AND ST-16.
15. ALL CONCRETE WORK IN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH CITY STANDARD DETAIL G-3.
16. PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY'S ENGINEERING DIVISION FOR ALL EXISTING PRIVATE STRUCTURES, IMPROVEMENTS AND LANDSCAPING (IF ANY) LOCATED IN THE CITY'S RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE.
17. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. APPLY TO ENGINEERING DIVISION AT (650) 330-6740 AT LEAST ONE WEEK IN ADVANCE OF STARTING WORK. DRAWINGS, TRAFFIC CONTROL PLAN AND INSURANCE SHALL BE INCLUDED IN APPLICATION PACKET. CALL 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR OPEN TRENCH, BACKFILL, COMPACTION, FORMING AND FINAL PAVING.
18. ALL ON-SITE DRAINAGE MUST BE INSPECTED BY ENGINEERING INSPECTOR. CALL (650) 330-6740 24 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
19. PRIOR TO APPROVAL OF FOUNDATION INSPECTION, A LICENSED SURVEYOR SHALL VERIFY FOUNDATION LOCATION BY SUBMITTING A SIGNED, STAMPED STATEMENT. (TEMPLATE IS AVAILABLE ON CITY WEBSITE.)
20. GRADES WITHIN THE FIRST 10 FEET ADJACENT TO A STRUCTURE MUST HAVE A 5% SLOPE ON PERVIOUS SURFACES, AND A 2% SLOPE ON IMPERVIOUS SURFACES PER 1804.A3 OF THE CALIFORNIA BUILDING CODE (CBC)
21. UNDER NO CIRCUMSTANCE SHALL DRAINAGE RESULTING FROM THIS PROJECT, DURING OR POST CONSTRUCTION, DIRECTLY SHEETFLOW ACROSS AN ADJOINING PROPERTY.
22. ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.
23. ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED.



LEGEND:

	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
BFP	BACK FLOW PREVENTER
BS	BOTTOM OF STEP
℄	CENTERLINE
COL	COLUMN
CONC	CONCRETE
COTG	CLEANOUT TO GRADE
DS	DOWNSPOUT TO DISPERSE ONTO IMPERVIOUS SURFACE
DS	DOWNSPOUT W/ PRECAST CONCRETE SPLASHBLOCK
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
FL	FLOWLINE
FG	FINISH GRADE
FH	FIRE HYDRANT
FP	FINISH PAVE
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
LP	LIGHT POLE
P.U.E.	PUBLIC UTILITY EASEMENT
SSMH	SANITARY SEWER MANHOLE
TS	TOP OF STEP
TG	TOP OF GRATE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
12" TREE	TREE W/ SIZE
X X	FENCE
G	GAS LINE
JT	JOINT TRENCH LINE
OH	OVERHEAD UTILITY LINE
SS	SANITARY SEWER LINE
W	WATER LINE
	NEW STORM DRAIN LINE
FM	FORCEMAIN LINE
	SHEET FLOW DIRECTION
	SWALE
92	NEW CONTOUR

UTILITY NOTE:

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

IMPERVIOUS AREA CALCULATIONS:

PRE DEVELOPMENT IMPERVIOUS AREA =	6,312 S.F.
POST DEVELOPMENT IMPERVIOUS AREA =	5,379 S.F.
DECREASE IN IMPERVIOUS AREA = (NO DETENTION PROVIDED)	933 S.F.

REC	DESCRIPTION	BY	DATE
1	REVISE DRIVEWAY GRADES	DJK	02/23/22

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
STEVE HARRICK

PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
380 COTTON STREET
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	DJK
DESIGNED BY:	DJK
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	11/09/21
DRAWING NO.	4915-GRAD
SHEET	C-1
	1 OF 1

D20

SDG
ARCHITECTURE

City of Menlo Park January 11, 2022
Attention: Chris Turner
701 Laurel Street, Menlo Park, CA 94025

RE: 380 Cotton Street - Use Permit project description

This proposal is for a Use Permit approval for a new two-story single-family residence on an existing non-conforming lot on Cotton Street. The lot is 13,275 square feet but non-conforming due to the width of the property at the rear. It is pie shaped and although much wider than required in the front, the width is measure at 79'-3" (*99% of the required width in the rear*). It is conforming in every other aspect.

The existing ranch style two-story home is proposed to be demolished. The neighborhood is a mixture of two-story and one-story homes with varied architectural styles ranging from Ranch-Style to Traditional to Contemporary.

We are proposing a Transitional style two-story home with a basement and attached 2-car garage. This home will include a total of 6 bedrooms and 5 bathrooms, 2 Powder Rooms, an open floor plan for the Dining, Family and Kitchen area. The basement contains a Game Room, Recessed Entertainment area, Gym/Guest Bedroom & Gym bathroom, Bar/Kitchenette area and a Music Room. A covered front porch as well as a covered veranda at the rear provide areas for family, friends and neighbors to gather. The covered front porch has a steel trellis integrated and one-story garage presents a strong horizontal element that will tie it to neighboring houses.

The existing property to the right (330 Cotton) is one- story and the property to the left (390 Cotton) is two - story. In order to mitigate privacy impacts to the neighbors we have minimized second floor windows facing the sides and two-story elements that are near the side setbacks. The majority of the proposed house has setbacks significantly greater than the required front and side setbacks.

The overall massing of the house is simple and ordered, but not overly formal or symmetrical. Exterior materials include vertical wood siding (light colored stain, smooth stucco and brick veneer. The stone and wood serve as textural elements and provide visual interest. Standing seam metal roof with deep eaves contributes to the Transitional vocabulary. We feel the house will be an attractive addition to the neighborhood.

The owners have spoken in-person with the neighbor across the street at 100 Garland Drive. Please see attached email correspondence from the neighbor.

Steve Simpson
Principal Architect
SDG Architecture, Inc.

Neighborhood outreach

Email received from Ms. Grace, 100 Garland Drive

Hi Steve,

It was lovely to chat with you this afternoon! If, when the time comes, you could let us know when the construction will begin- especially the digging- we'd really appreciate it. That way, we can plan to be away for the worst of it.

I'm wondering: have you considered building an ADU? It would be very handy to have if your parents are thinking of living with you, or if either of the boys ever need housing.

Carole Grace
100 Garland Drive
650-328-5881 (landline- no texting)
carolelfgrace@gmail.com

urbantreemanagement inc.

Arborist Report

380 Cotton St
Menlo Park, CA 94025

Inspection Date:
October 13, 2021
Revision Date:
February 23, 2022

Prepared by: Brandon Wagner
Project Arborist: Michael Young/Chris Stewart
contractor's license # 755989
certified arborist WC ISA #623
certified tree risk assessor

TABLE OF CONTENTS

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are seven (7) trees included in this report with six (6) trees protected under the City of Menlo Park's tree protection ordinance. During our survey, none of the trees were rated "A" condition, seven (7) trees were rated "B" condition and none of trees were rated "C" condition.
A - Retain, condition warrants long-term preservation.
B - Preservable, but may not be worthy of extensive effort or design accommodation.
C - Remove due to existing condition, structure and/or construction limits.

. The valuation for all protected trees onsite using the 10th edition of the Guide for Plant Appraisals is $46,624.

All on-site trees protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction.

Discussion

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

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, but may not be worthy of extensive effort or design accommodation.
C - Remove due to existing condition, structure and/or construction limits.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. The canopy height and spread are estimated using visual references only.

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

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

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Menlo Park. The surveyed area is basically square and flat and is located on Cotton St just at the end of Garland Dr. There were 4 protected trees surveyed on this property and two on the perimeter property mentioned in the report.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from fair/good to fair/poor. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. The structure of the trees on this property can be improved by following the recommendations listed on the data sheet on page 9 of this report. The structure rating on all trees in the surveyed area have received ratings of fair to fair/poor.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

There are no recommended removals on this property.

Site Images

Tree #241

Tree #243

Tree #246 & #247

Local Regulations Governing Trees

Definition of a heritage tree

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.

Risks to Trees by Construction

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

Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

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

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
    http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

+ + + + +

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

Respectfully,

Michael P. Young

F10

urbantreemanagement Inc.

TREE SURVEY DATA

Address: 380 Cotton St Menlo Park, CA 94025
Inspection Date: 10/13/2021

Revision Date: 2/15/2022

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
240	Liquidamber	28.2	45'/18'	F	FP	X	B	CD @20'DWR, EWR, RCE, SP, street tree
241	Liquidamber	26.5	40'/20'	F	FP	X	B	CD @20', crossing branches, DWR, EWR, SP , street tree
242	Liquidamber	35	50'/20	FP	FP	X	B	CD @10', thinning canopy, DWR, EWR, RCE, SP, street tree
243	Southern magnolia	24	30'/18'	FG	FP	X	C	Removal due to new driveway location
244	Avacado	6.8/4.8	12'/10'	FG	F		B	DWR, EWR, RCE, SP
245	Sycamore	40	45'/25'	F	FP	X	B	multiple leaders @ 6', DWR, EWR, SP, neighbors tree
246	Deodor cedar	29	55'/22'	F	F	X	B	DWR, EWR, SP, neighbors tree
		A = Retain, condition warrants long-term preservation					**0**	
		B = Preservable, but may not be worthy of extensive effort or design accommodation					**6**	
		C = Recommend removal due to existing condition and/or structure					**1**	
		TOTAL TREES					**7**	

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.
LCR-Live Crown Ratio.
RR - Recommend Tree Removal based upon Health or Structure of tree.
Prop - Steel prop in concrete footing recommended to help support a tree/limb.
Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

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 bwhere trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees under that are under 12 feet, which are exempt from the ordinance

Common Name	***Latin Name***
Southern magnolia	*Magnolia grandiflora*
Liquidambar	*Liquidambar styraciflua*
Deodr cedar	*Cedrus deodara*
Avacado	*Persea americana*
American sycamore	*Platanus occidentalis*

F11

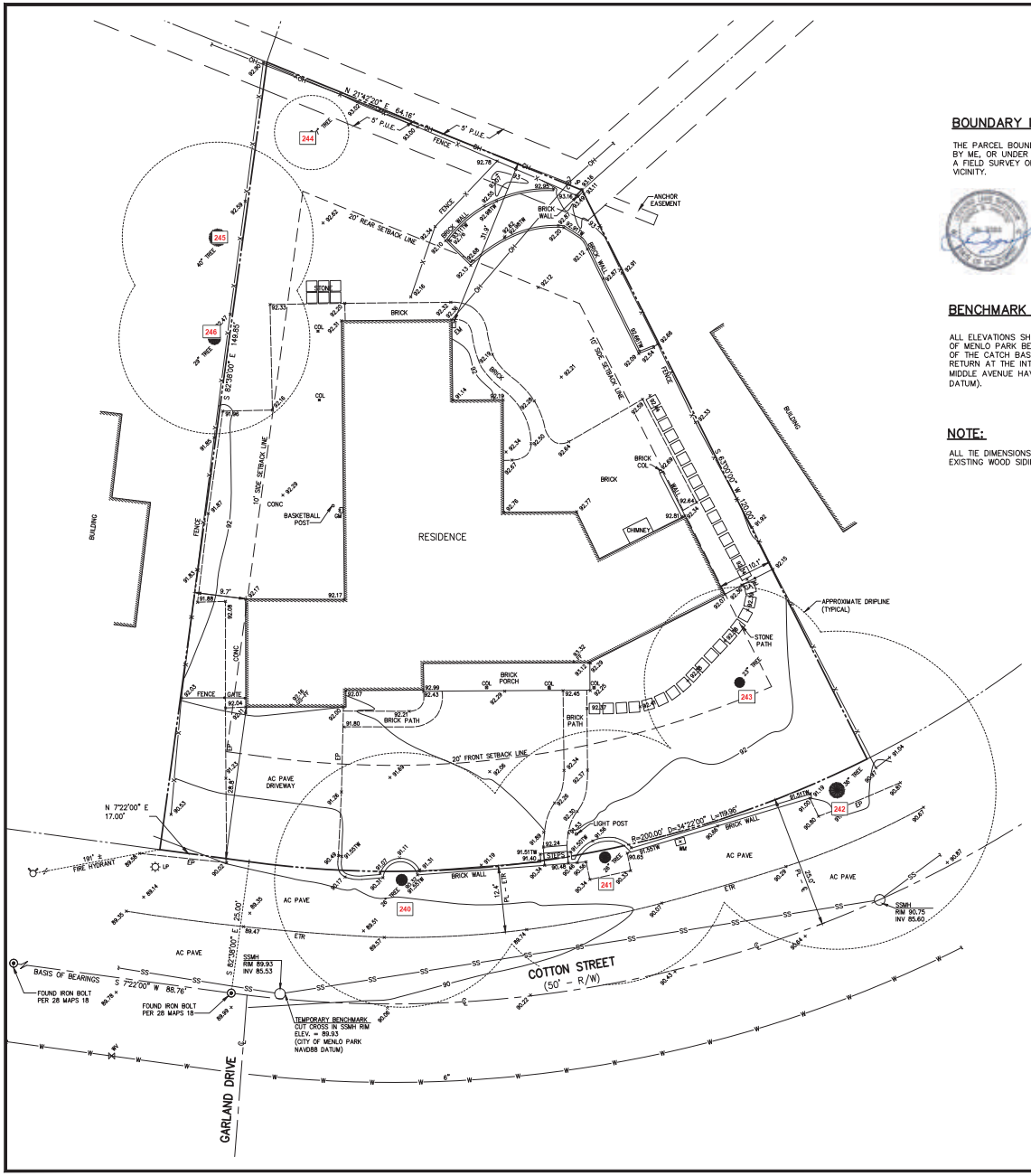
URBAN TREE MANAGEMENT, INC Tree Valuations-Guide for Tree Appraisals 10th Edition

Address: 380 Cotton St Menlo Park, CA 94025
Date: 10/13/2021

Tree No.	Species (example)	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacement tree Size	Replacement tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Reproduction cost (rounded)
240	Liquidamber	0.4	28.2	0.7	0.8		172.73	172.73	345.46	36.36	624.6	22,710	5,432	
241	Liquidamber	0.4	26.5	0.7	0.8		172.73	172.73	345.46	36.36	551.5	20,054	4,838	
242	Liquidamber	0.3	35	0.7	0.8		172.73	172.73	345.46	36.36	962.1	34,982	6,223	
243	Southern magnolia	0.6	24	0.8	1		172.73	172.73	345.46	36.36	452.4	16,449	8,241	
245	Sycamore	0.4	40	0.7	1		172.73	172.73	345.46	36.36	1256.6	45,691	13,139	
246	Deodor cedar	0.5	29	0.7	1		172.73	172.73	345.46	36.36	660.5	24,016	8,751	

Total: 46,624

F12



BOUNDARY NOTE:

THE PARCEL BOUNDARY SHOWN HEREON WAS ESTABLISHED BY ME, OR UNDER MY SUPERVISION, AND IS BASED UPON A FIELD SURVEY OF MONUMENTS FOUND IN THE PROJECT VICINITY.

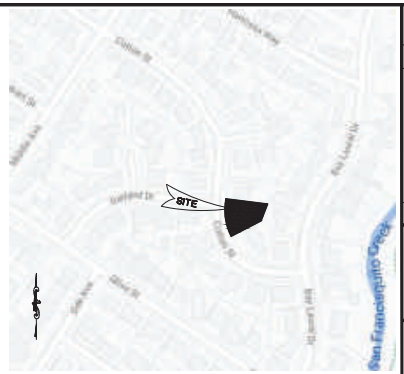
04/06/2021
DATE

BENCHMARK NOTE:

ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO CITY OF MENLO PARK BENCHMARK #8. THE CENTER STAR ON TOP OF THE CATCH BASIN AT THE SOUTHWESTERLY CURB RETURN AT THE INTERSECTION OF HERMOSA WAY AND MIDDLE AVENUE HAVING AN ELEVATION OF 88.09 (NAVD88 DATUM).

NOTE:

ALL TIE DIMENSIONS SHOWN ARE MEASURED FROM FACE OF EXISTING WOOD SIDING OR STUCCO FINISH.



VICINITY MAP

(NOT TO SCALE)

LEGEND

———	PROPERTY LINE
AC PAVE	ASPHALT CONCRETE PAVEMENT
℄	CENTERLINE
COL	COLUMN
CONC	CONCRETE
EP	EDGE OF PAVEMENT
ETR	EDGE OF TRAVELED ROAD
FF	FINISH FLOOR
FH	FIRE HYDRANT
GM	GAS METER
GS FF	GARAGE SLAB FINISH FLOOR
INV	INVERT
LP	LIGHT POLE
P.U.E.	PUBLIC UTILITY EASEMENT
SSMH	SANITARY SEWER MANHOLE
TW	TOP OF WALL
WM	WATER METER
WV	WATER VALVE
●12" TREE	TREE W/ SIZE
—X—X—	FENCE
—OH—	OVERHEAD UTILITY LINE
—SS—	SANITARY SEWER LINE
—W—	WATER LINE

LOT AREA:

= 13,275 SQ. FT. ±
= 0.305 ACRES ±

UTILITY NOTE:

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

10

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE

MacLEOD AND ASSOCIATES
CIVIL ENGINEERING • LAND SURVEYING
965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580

PREPARED FOR:
STEVE HARRICK

BOUNDARY AND TOPOGRAPHIC SURVEY PLAN

380 COTTON STREET
A.P.N. 071-362-080
LOT 8, 28 MAPS 18
MENLO PARK SAN MATEO COUNTY CALIFORNIA

DRAWN BY:	MDL
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	04-06-21
DRAWING NO.	4915-TOPO
SHEET	1 OF 1

urbantreemanagement inc.

Construction Review

Harrick Residence
380 Cotton Street
Menlo Park, CA 94025

To Whom It May Concern:

Assignment

It was our assignment to review the "SITE PLAN" sheet A-1 revised 2/18/2022 as it relates to the protected trees near the proposed driveway location.

Summary

Exploratory trenches were hand dug per our recommendations and the findings are reported below in the discussion section. The use of permeable pavers set over Geogrid paving system will adequately protect the roots at the northwest side of Southern magnolia (*Magnolia grandiflora*) tree #243. The roots found in the exploratory trench at the northeast side of tree #243 may be clean cut, in winter, with no impact to this tree. The root loss for tree #243 will be less than 15% and will not impact the overall health of this tree. No roots were found in the exploratory trenches on the southeast side of Liquidambar (*Liquidambar styraciflua*) tree #241 and construction may proceed as planned. We recommend irrigation every 2-3 weeks to a depth of 12" to mitigate root loss. Please refer to the discussion section below for details.

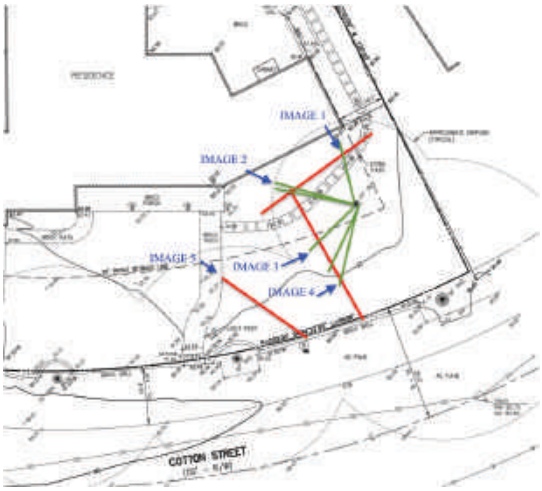
After tree protection fencing is in place, and before demolition starts, the project arborist shall be notified, and a site visit shall be conducted. A letter confirming all tree protection is in place per the City of Menlo Park's tree protection guidelines shall be written and demolition may proceed.

If any tree on-site protected by the City's Municipal Code is damaged beyond repair as a result of construction, it will require replacement according to its appraised value.

t 650+321+0202 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractors license # 755989 | certified arborist WC ISA #623

Discussion

The explatory trenching was hand dug in the locations shown to the right.



Images 1 & 2 show the roots at the northeast side of tree #243 that may be clean cut, in winter, and will have no impact on this tree.

Images 3 & 4 show the roots at the northwest side of tree #243 that will be preserved using permeable pavers set over Geogrid paving systems.

Image 5 shows that no roots were found in the hand dug exploratory trench at the southeast side of tree #241.

+ + + + +

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

Respectfully,

Michael P. Young

urbantreemanagement inc.

Tree Maintenance after Construction

Harrick Residence
380 Cotton Street
Menlo Park, CA 94025

To whom it may concern:

All tree to remain shall be irrigated to a depth of 12” and have a layer of mulch 2”-4” thick to maintain moisture content in the soil and keep the roots cool. This will mitigate any construction stress and allow the trees to recover.

Respectfully,

Michael P. Young

t 650+321+0202 | po box 971 los gatos ca 95031 | urbantreemanagement.com
contractors license # 755989 | certified arborist WC ISA #623

STAFF REPORT

Planning Commission
Meeting Date: **5/23/2022**
Staff Report Number: **22-027-PC**

Public Hearing: **Use Permit/Thomas James Homes/704 Arnold Way**

Recommendation

Staff recommends that the Planning Commission approve 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 in the R-1-U (Single Family Urban Residential) zoning district. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 704 Arnold Way, at the corner of Arnold Way and O'Keefe Street in the Willows neighborhood. All properties immediately adjacent to the subject property are also located in the R-1-U zoning district, however there are properties in the R-3 (Apartment) and C-4 (General Commercial) zoning districts in the surrounding neighborhood. This neighborhood features primarily older, one-story bungalow homes, with newer two-story residences with varying styles scattered throughout. A location map is included as Attachment B.

Analysis

Project description

The applicant is proposing to demolish the existing one-story, single-family residence and construct a new two-story, single-family residence. A data table summarizing parcel and project characteristics is included as Attachment C. The project plans and project description letter are included as Attachments D and E, respectively.

The proposed residence would be a four-bedroom, five-bathroom home. The first floor would primarily be shared living space, including the kitchen, dining room, great room, with one of the bedrooms located on the first floor. The three remaining bedrooms, along with additional shared loft space would be located on the second floor. The required parking for the primary dwelling would be provided by an attached, front-loading, two-car garage which is accessed from O'Keefe Street. The proposed residence would meet all

Zoning Ordinance requirements for setbacks, lot coverage, floor area limit (FAL), daylight plane, parking, and height. Of particular note, the project would have the following characteristics with regard to the Zoning Ordinance:

- The proposed floor area would be at the maximum with 2,841.9 square feet proposed where 2,842 square feet is the maximum;
- The proposed residence would be below the maximum building coverage with 27 percent proposed where 35 percent is the maximum;
- The proposed second floor would be approximately 42.5 percent of the total allowable floor area where 50 percent is the maximum;
- The height of the proposed residence would be 26.4 feet where 28 feet is the maximum permitted height.

The proposed residence would have a front setback of 20 feet, and a rear setback of approximately 53 feet, two inches, where 20 feet is required in either case. The residence is proposed to have a left side setback of 12 feet, one inch, where 12 feet is required as a street side setback. The residence would have a proposed right-side setback of approximately five feet, nine inches, where five feet, seven inches is the minimum interior side setback. The proposed second story would be stepped back from the first story on the right side for a proposed second-story setback of approximately nine feet, two inches.

Design and materials

The applicant states that the proposed residence would be constructed in a craftsman style. The exterior materials would consist of primarily horizontal cement fiber lap siding with painted cement fiber corner boards. Roofing material would be composition shingle roofing with cement fiber roof trim. The residence would include wood elements including wood porch posts, and a wood trellis on the rear of the proposed house. The windows would be fiberglass windows with no proposed grid pattern.

All second-story windows would have a minimum sill height of three feet, with several of the window sills proposed at a height of six feet. The stairwell window is proposed at two feet, six inches from the stair landing, however this window is on the street side of the residence and therefore is unlikely to pose any privacy issues. As stated previously, the second-story is proposed to be located approximately nine feet, two inches from the property line on the right side, but the majority of the second floor is stepped back an additional three feet, two inches for a setback of 12 feet, five inches for the majority of the second floor. Additionally, the second story has a proposed rear setback of approximately 53 feet, two inches. Staff believes the increased second-story setbacks and existing trees, discussed in a later section, are sufficient to alleviate potential privacy concerns.

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The craftsman architectural style would be generally attractive and add to the mix of architectural styles in the area.

Trees and landscaping

The applicant has submitted an arborist report (Attachment F) detailing the species, size, and conditions of the trees on and near the subject property. There are a total of three trees on and around the subject property. There are two heritage raywood ash trees (Trees #2 and 3) located near the rear property line.

The third tree (Tree #1) is a shared heritage horse chestnut tree and is located on the property line near the front of the property. No trees are proposed to be removed as part of this project. The applicant has provided a preliminary landscaping plan, which includes planting several additional trees of various species. The majority of the new trees would be located along the street side of the property, with one additional tree at the rear of the proposed house. The remainder of the property would be landscaped with a variety of shrubs and ground cover. A new wood fence, six feet in height, would be constructed on the perimeter of the property outside the front setback. A three-foot fence would be constructed within the front setback, which would comply with the maximum height for the sight triangle on corner lots.

The arborist report discusses the impacts of the proposed improvements and provides recommendations for tree maintenance, based on their health. As part of the project review process, the arborist report was reviewed by the City Arborist. Implementation of all recommendations to mitigate impacts to existing heritage trees identified in the arborist report would be ensured as part of condition 3.h.

Correspondence

The applicant indicates in their project description letter that they reached out to neighbors in the vicinity of the project and held a virtual meeting to gain feedback, and indicated that they followed up to address concerns. As of the publication of this report, staff has not received any items of written correspondence on the project.

Conclusion

Staff believes that the design and materials of the proposed residence are compatible with the surrounding neighborhood. The craftsman architectural style would be generally attractive and add to the mix of architectural styles in the area. Staff believes the placement and design of second-story windows, in addition to increased setbacks, would address potential privacy concerns. Staff recommends the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Chris Turner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

LOCATION: 704 Arnold Way	**PROJECT NUMBER:** PLN2021-00043	**APPLICANT:** Thomas James Homes	**OWNER:** Erika Movsesyen
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence and attached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** May 23, 2022	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Do, Harris, Riggs, Tate, Thomas)			

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversions of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by May 23, 2023) for the use permit to remain in effect.
    b. Development of the project shall be substantially in conformance with the plans prepared by Dahlin Group consisting of 23 plan sheets, dated received April 19, 2022 and approved by the Planning Commission on May 23, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    c. 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.
    d. Prior to building permit issuance, the applicants shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.
    e. 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.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    g. Simultaneous with the submittal of a complete building permit application, the applicant shall submit 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.

LOCATION: 704 Arnold Way	**PROJECT NUMBER:** PLN2021-00043	**APPLICANT:** Thomas James Homes	**OWNER:** Erika Movsesyen
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence and attached garage, and construct a new two-story, single-family residence with an attached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district.			
DECISION ENTITY: Planning Commission	**DATE:** May 23, 2022	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Do, Harris, Riggs, Tate, Thomas)			
ACTION: h. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by CalTLC, Inc., dated March 23, 2022.			

City of Menlo Park

Location Map
704 ARNOLD WAY

Scale: 1:4,000 | Drawn By: CRT | Checked By: CDS | Date: 5/23/2022 | Sheet: 1

704 Arnold Way – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,171 sf	7,171 sf	7,000 sf min.
Lot width	55.8 ft.	55.8 ft.	65 ft. min.
Lot depth	128 ft.	128 ft.	100 ft. min.
Setbacks			
Front	20 ft.	25 ft.	20 ft. min.
Rear	53.1 ft.	53 ft.	20 ft. min.
Side (left)	12.1 ft.	17 ft.	12 ft. min.
Side (right)	5.7 ft.	5 ft.	10% of lot width, minimum 5 feet.
Building coverage	1,933.9 sf 27 %	1,791 sf 25 %	2,509.8 sf max. 35 % max.
FAL (Floor Area Limit)	2,841.9 sf	sf	2,842.7 sf max.
Square footage by floor	1,196.2 sf/1st 1,208.6 sf/2nd 437.1 sf/garage 294.4 sf/porches 6.2 sf/fireplace	1,248 sf/1st 460 sf/garage 83 sf/accessory building	
Square footage of buildings	3,142.5 sf	1,791 sf	
Building height	26.4 ft.	16.3 ft.	28 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
	Note: Areas shown highlighted indicate a nonconforming or substandard situation.		

Trees**	Heritage trees	3*	Non-Heritage trees	0	New trees 6
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees 9

*Of these trees, two are on the subject property, and one is on a neighboring property.

PLANNING SUBMITTAL FOR:

704 ARNOLD WAY

MENLO PARK, CA

VICINITY MAP:

NOT TO SCALE

PROJECT TEAM INFO:

Developer
Thomas James Homes
255 Shoreline Dr Suite 428
Redwood City, CA 94065
Tel: (408) 402-3024

Architect
Dahlin Group
5865 Owens Drive
Pleasanton, CA 94588
Tel: (925) 251-7200
Contact: Jaime Matheron
jaime.matheron@dahlingroup.com

Landscape
HMH Landscape Architecture
1570 Oakland Rd.
San Jose, CA 95131
Tel: 408-487-2200
Contact: Bill Sowa
bsowa@hmhca.com

DEVELOPMENT SUMMARY

LOCATION	704 ARNOLD WAY
ASSESSOR'S PARCEL NUMBER	062-203-010
PARCEL AREA - GROSS	7,171 SQ. FT.
ZONING DESIGNATION	R1-U
OCCUPANCY GROUP	R-3
CONSTRUCTION TYPE	V-B

MAX. FLOOR AREA LIMIT	2,842 SQ. FT.	PROPOSED FLOOR AREA LIMIT	2,842 SQ. FT.
MAX. BUILDING COVERAGE	2,509 SQ. FT.	PROPOSED BUILDING COVERAGE	1,934 SQ. FT.
MAX. BUILDING HEIGHT FROM AVERAGE NATURAL GRADE	28'	PROPOSED BUILDING HEIGHT FROM AVERAGE NATURAL GRADE	27'-2"

REQUIRED SETBACKS		PROPOSED SETBACKS	
FRONT - STREET (FT)	20'	FRONT - STREET (FT)	20'-0"
SIDE -INT. (FT)	5'-7 1/2"	SIDE - INT. (FT)	5'-8 1/2"
SIDE - STREET (FT)	12'	SIDE - STREET (FT)	12'-1"
REAR (FT)	20'	REAR (FT)	53'-1 1/2"

PARKING REQUIRED:
2 TOTAL SPACES (1 MUST BE IN A GARAGE)
MIN. GARGE DIMENSIONS: 10'X20' PER SPACE

EXISTING		PROPOSED	
EXISTING FIRST FLOOR	1,708 SQ. FT.	PROPOSED FIRST FLOOR/GARAGE	1,633 SQ. FT.
EXISTING PORCH	18 SQ. FT.	PROPOSED PORCH	55 SQ. FT.
		PROPOSED LANAI	239 SQ. FT.
		PROPOSED FIREPLACE	6 SQ. FT.
EXISTING BUILDING COVERAGE	1,726 SQ. FT.	PROPOSED BUILDING COVERAGE (SEE AREA CALCS SHEET A.6 FOR PRECISE CALCULATIONS)	1,934 SQ. FT.
EXISTING DRIVEWAY AND CONC.	1,405 SQ. FT.	PROPOSED DRIVEWAY	484 SQ. FT.
TOTAL IMPERVIOUS AREA:	3,131 SQ. FT.	TOTAL IMPERVIOUS AREA	2,409 SQ. FT.

EXISTING USE: ONE SINGLE FAMILY DETACHED RESIDENCE OF APPROX. 1,708 SF TO BE DEMOLISHED.

PROPOSED USE: ONE NEW SINGLE FAMILY DETACHED RESIDENCE OF 2,842 SF.

SHEET INDEX:

FRONTAGE IMPROVEMENTS

ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ADDITIONALLY, 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.

ANY ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

D28M200 - TS		
FIRST FLOOR	1196 SQ. FT.	
SECOND FLOOR	1209 SQ. FT.	1400 MAX.
TOTAL LIVING	2405 SQ. FT.	
GARAGE	437 SQ. FT.	
PORCH	55 SQ. FT.	
LANAI	239 SQ. FT.	
FAL: (LIVING + GARAGE)	2842 SQ. FT.	
MAX FAL:	2842 SQ. FT.	
THOMAS JAMES HOMES STANDARD S.F. (LIVING + 24)	2429 SQ. FT.	

TITLE SHEET

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.0

D1

NOT TO SCALE

SITE AERIAL & PHOTOS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

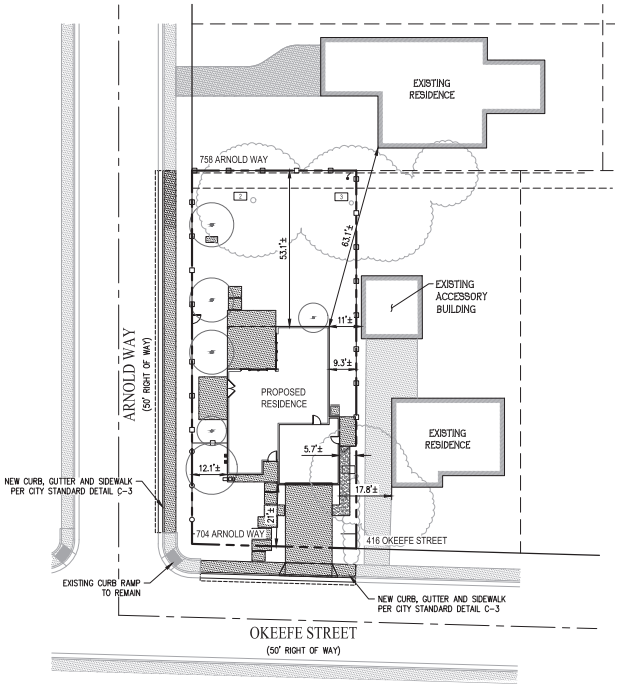
THOMAS JAMES HOMES

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1

D2

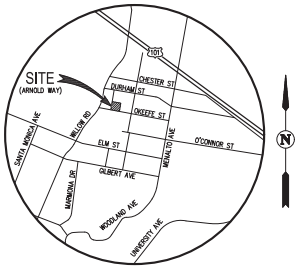


O'KEEFE STREET STREET SCAPE

SCALE: 3/16" = 1'

ARNOLD WAY STREET SCAPE

SCALE: 3/16" = 1'



VICINITY MAP

NOT TO SCALE

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	HOARSE CHESTNUT	16	YES	YES
2	RAYWOOD ASH	21	YES	NO
3	RAYWOOD ASH	17	YES	NO

NOTES:

1) TREE NUMBER, COMMON NAME AND DBH PER ARBORIST REPORT DATED NOVEMBER 22, 2021, AND PREPARED BY HMH.

LEGEND & ABBREVIATIONS

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- ADJACENT PROPERTY LINE
- EXISTING STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED NEW RESIDENCE
- PROPOSED NEW DRIVEWAY
- PROPOSED GRAVEL PATH
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE
- PROPOSED TREE PER LANDSCAPE PLANS

704 ARNOLD WAY
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: FEBRUARY 24, 2022

0 20 40 60

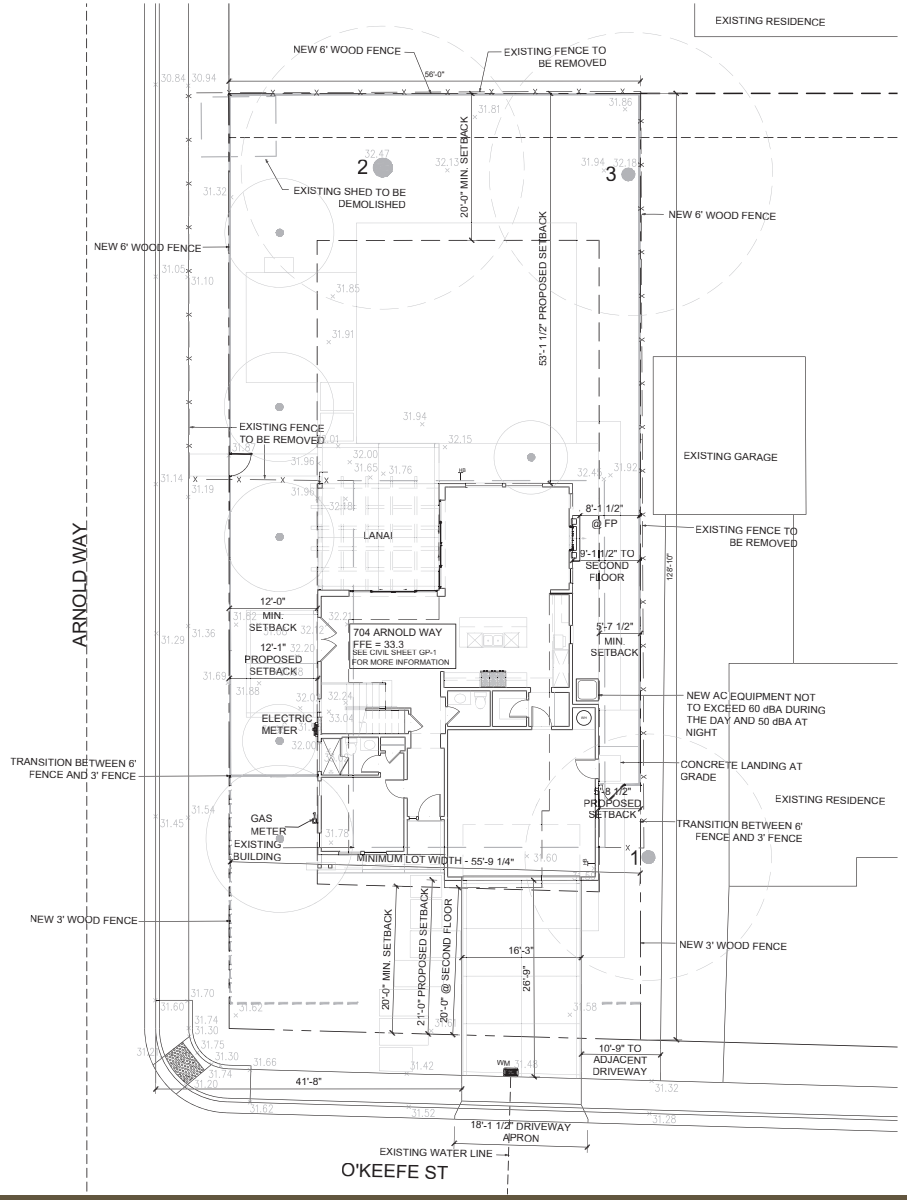
cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO. AP-1 OF 1 SHEETS

F:\3065-000\MENLO PARK\704 ARNOLD WAY\ACAD\EXHIBITS\ASB-AREA PLAN_704 ARNOLD WAY.DWG

2/24/2022 7:15 AM

D3



TREE/TAG NUMBER	ONSITE OR OFF	HERITAGE TREE	REMOVE OR RETAIN	REASON FOR REMOVAL
1	OFFSITE	YES	RETAIN	N/A
2	ONSITE	YES	RETAIN	N/A
3	ONSITE	YES	RETAIN	N/A

D28M200 - TS		
FIRST FLOOR	1196 SQ. FT.	
SECOND FLOOR	1209 SQ. FT.	1400 MAX.
TOTAL LIVING	2405 SQ. FT.	
GARAGE	437 SQ. FT.	
PORCH	55 SQ. FT.	
LANAI	239 SQ. FT.	
FAL: (LIVING + GARAGE)	2842 SQ. FT.	
MAX FAL:	2842 SQ. FT.	
THOMAS JAMES HOMES STANDARD S.F. (LIVING + 24)	2429 SQ. FT.	

SITE PLAN

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

0 8 16 32

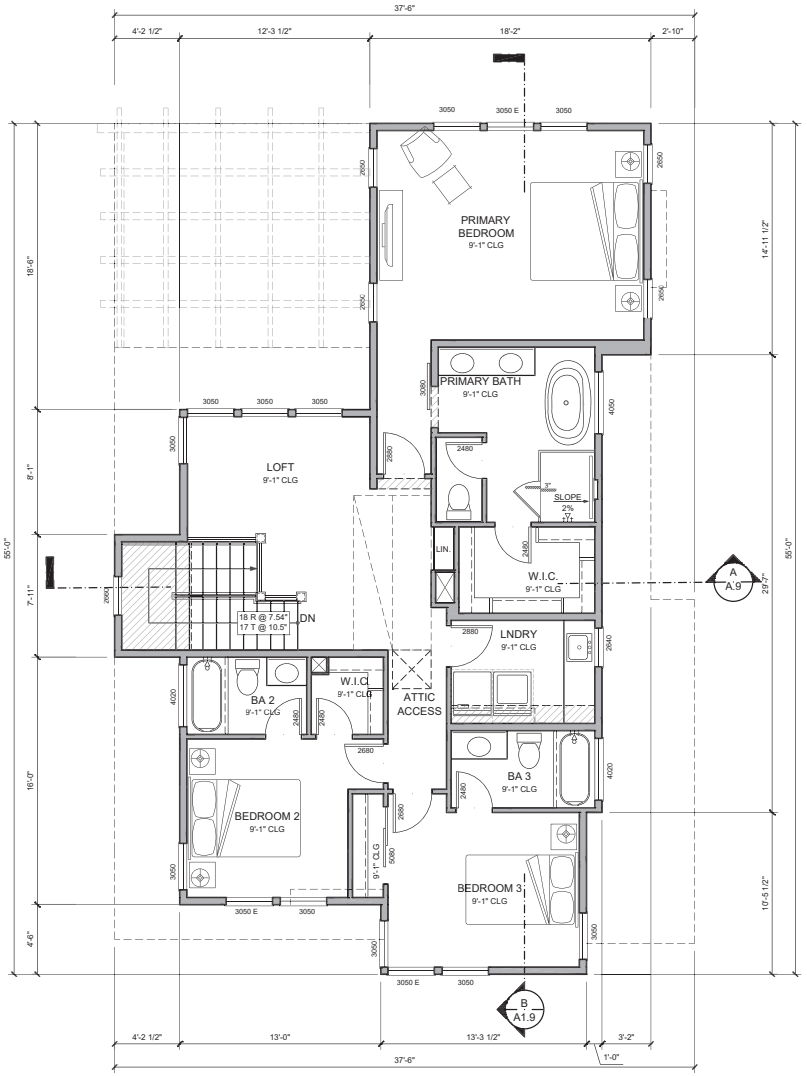
DATE 04-15-2022
JOB NO. 1641.012

NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

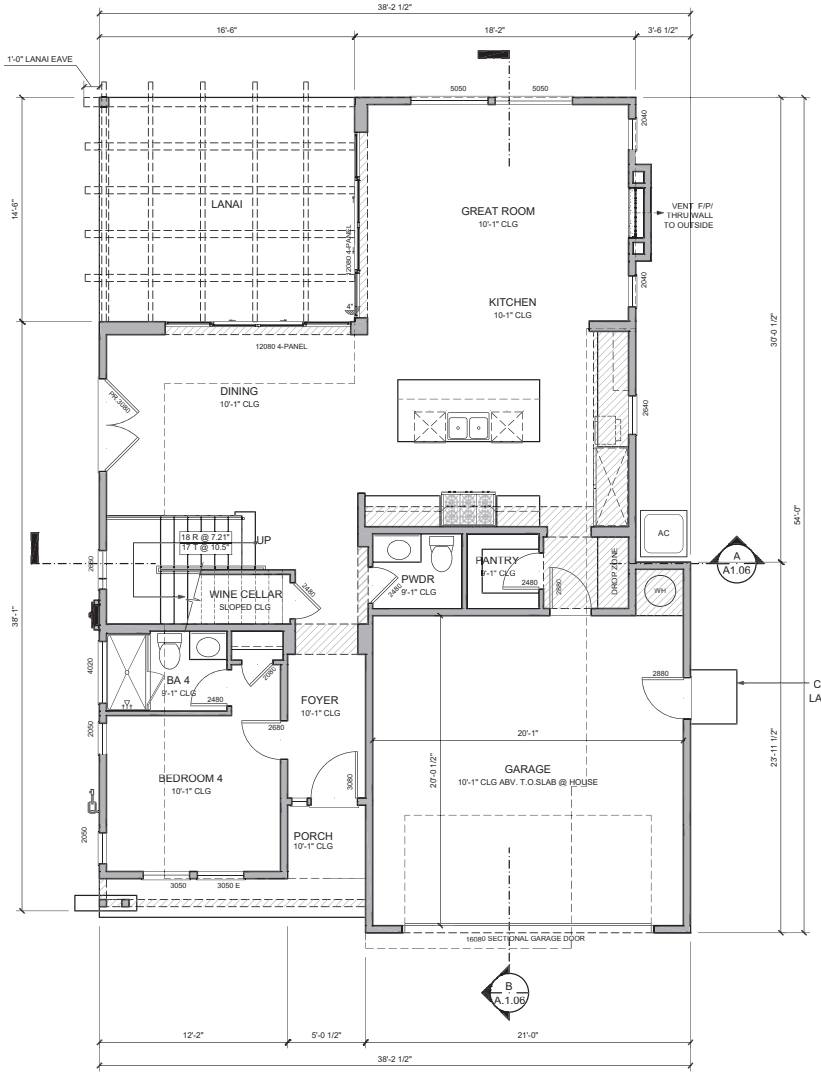
A.3

D4



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

D28M200 - TS		
FIRST FLOOR	1196 SQ. FT.	
SECOND FLOOR	1209 SQ. FT.	1400 MAX.
TOTAL LIVING	2405 SQ. FT.	
GARAGE	437 SQ. FT.	
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LANAI	239 SQ. FT.	
FAL: (LIVING + GARAGE)	2842 SQ. FT.	
MAX FAL:	2842 SQ. FT.	
THOMAS JAMES HOMES STANDARD S.F. (LIVING + 24)	2429 SQ. FT.	

FLOOR PLANS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

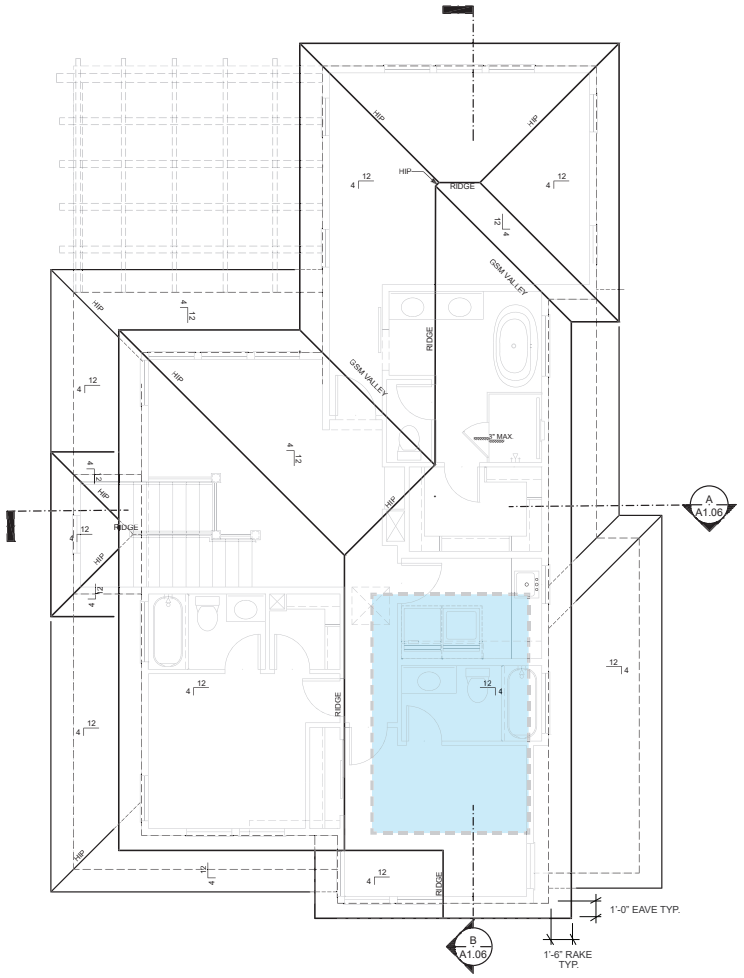
THOMAS JAMES HOMES

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.4

D5



POTENTIAL SOLAR ZONE

ALL ROOFING MATERIAL IS COMPOSITION SHINGLE UNLESS OTHERWISE NOTED

ROOF PLAN

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

0 4 8 16

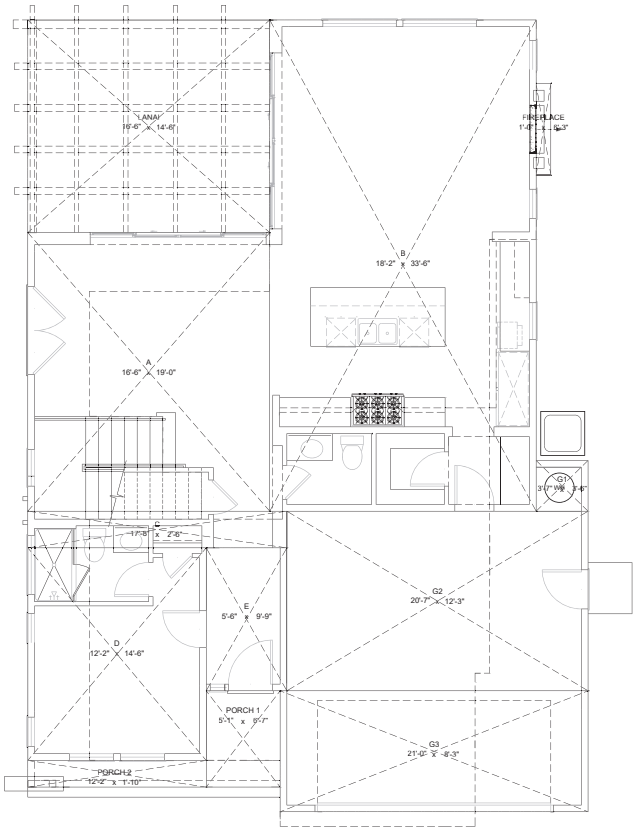
NORTH

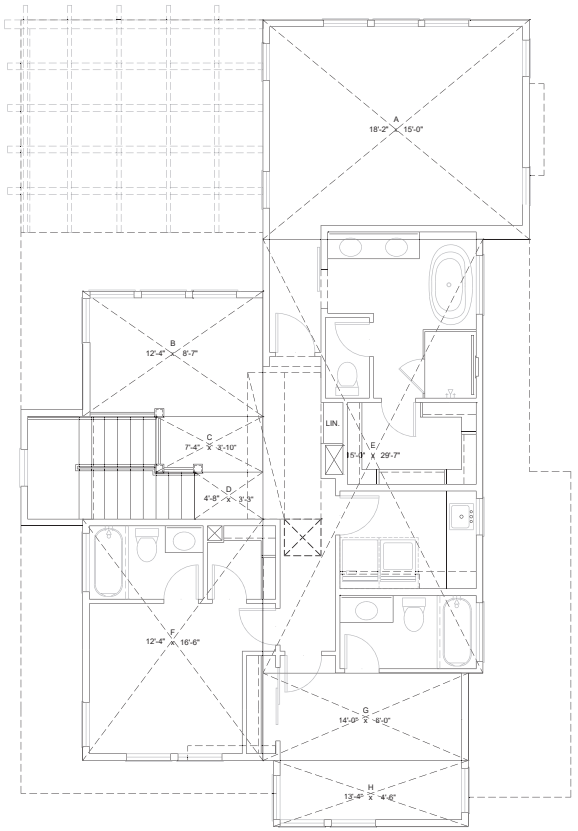
DATE	04-15-2022
JOB NO.	1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.5

D6





FIRST FLOOR AREA	
A	313.5 SQ. FT.
B	608.6 SQ. FT.
C	44.2 SQ. FT.
D	176.3 SQ. FT.
E	53.6 SQ. FT.
TOTAL	1196.2 SQ. FT.
GARAGE	
G1	12.2 SQ. FT.
G2	251.6 SQ. FT.
G3	173.2 SQ. FT.
TOTAL	437.1 SQ. FT.
SECOND FLOOR AREA	
A	271.7 SQ. FT.
B	105.0 SQ. FT.
C	27.6 SQ. FT.
D	15.0 SQ. FT.
E	443.7 SQ. FT.
F	202.3 SQ. FT.
G	83.4 SQ. FT.
H	59.8 SQ. FT.
TOTAL	1208.6 SQ. FT.
FLOOR AREA LIMIT	
FIRST FLOOR	1196.2 SQ. FT.
SECOND FLOOR	1208.6 SQ. FT.
GARAGE	437.1 SQ. FT.
TOTAL	2841.9 SQ. FT.
MAX. F.A.L.	2842 SQ. FT.
PORCH	
PORCH 1	33.1 SQ. FT.
PORCH 2	22.1 SQ. FT.
TOTAL	55.1 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	1196.2 SQ. FT.
LANAI	239.3 SQ. FT.
PORCH	55.1 SQ. FT.
GARAGE	437.1 SQ. FT.
FIREPLACE	6.2 SQ. FT.
TOTAL	1933.9 SQ. FT.

FLOOR AREA DIAGRAMS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

0 4 8 16

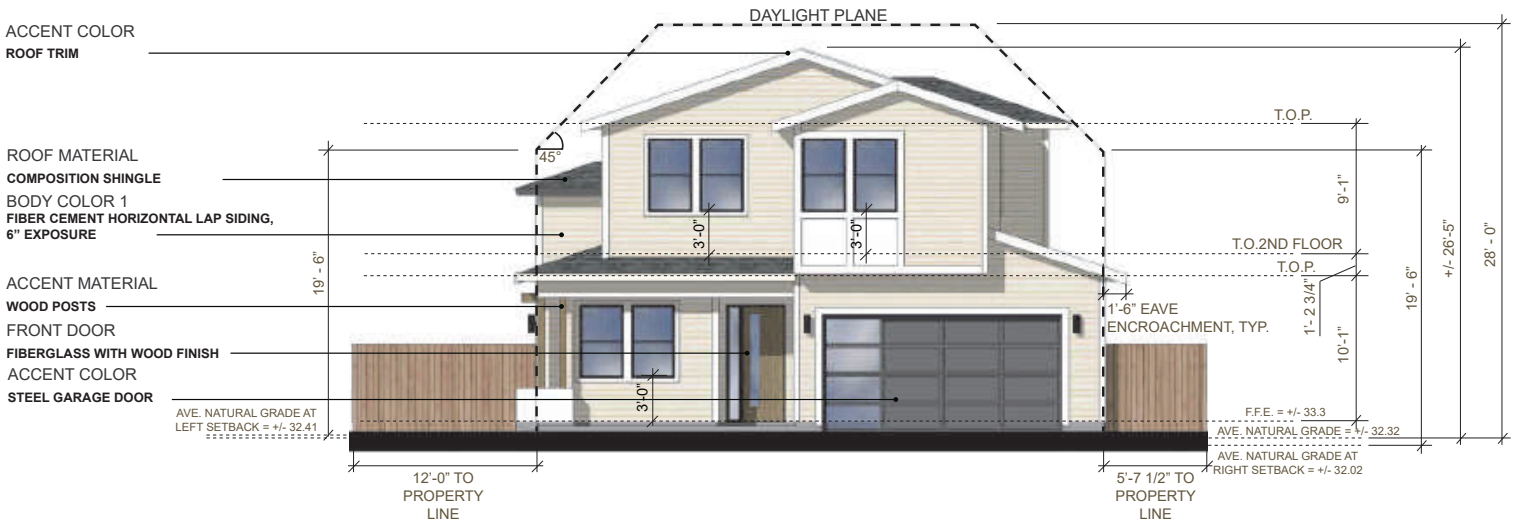
NORTH

DATE 04-15-2022
JOB NO. 1641.012

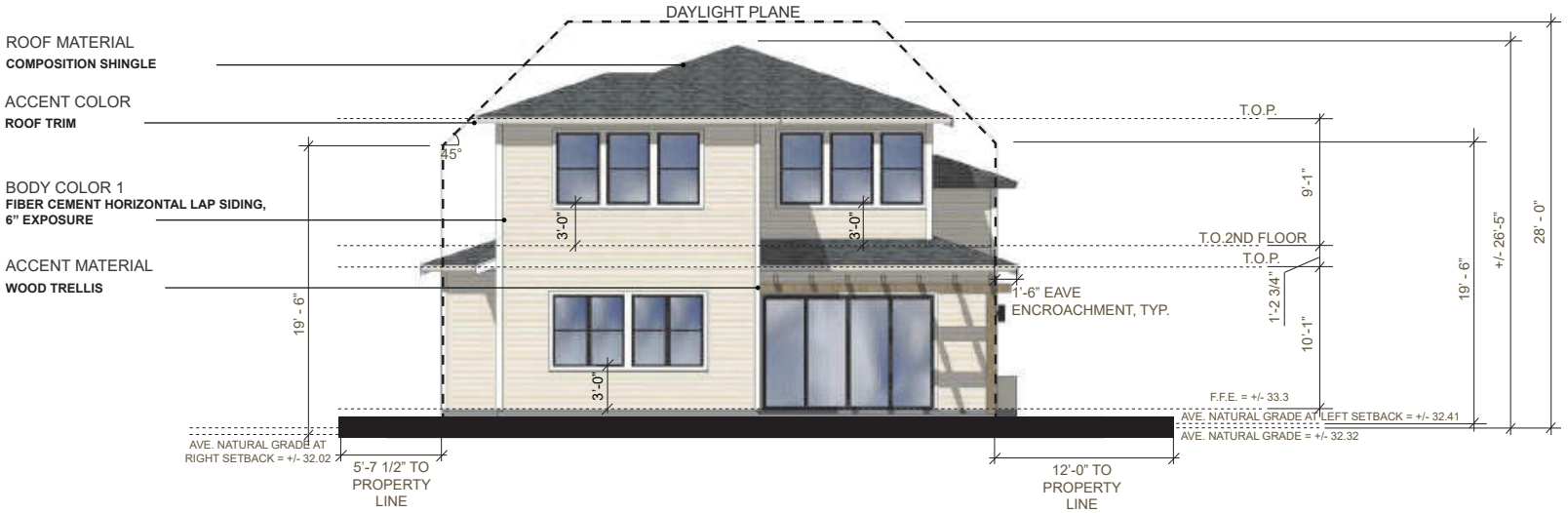
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6

D7



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



REAR ELEVATION 1/4" = 1'-0"

WINDOWS
MARVIN ESSENTIAL ALL ULTREX FIBERGLASS WINDOWS TYP. - NO GRIDS OR SPACE BARS

ELEVATIONS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

0 4 8 16

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.7

D8

RIGHT ELEVATION 1/4" = 1'-0"

LEFT ELEVATION 1/4" = 1'-0"

WINDOWS
MARVIN ESSENTIAL ALL ULTREX FIBERGLASS WINDOWS TYP. - NO GRIDS OR SPACE BARS

ELEVATIONS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

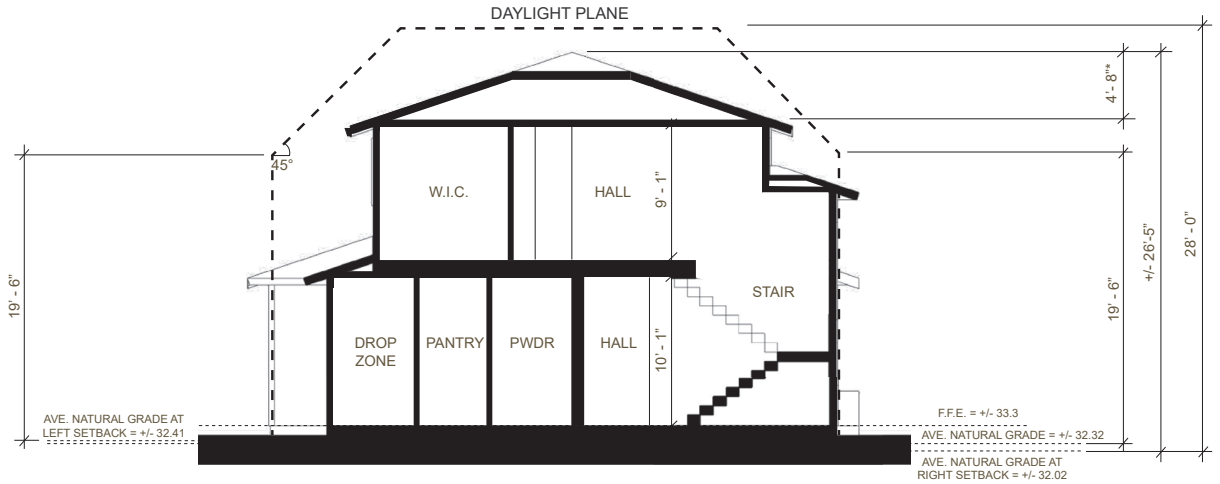
0 4 8 16

DATE 04-15-2022
JOB NO. 1641.012

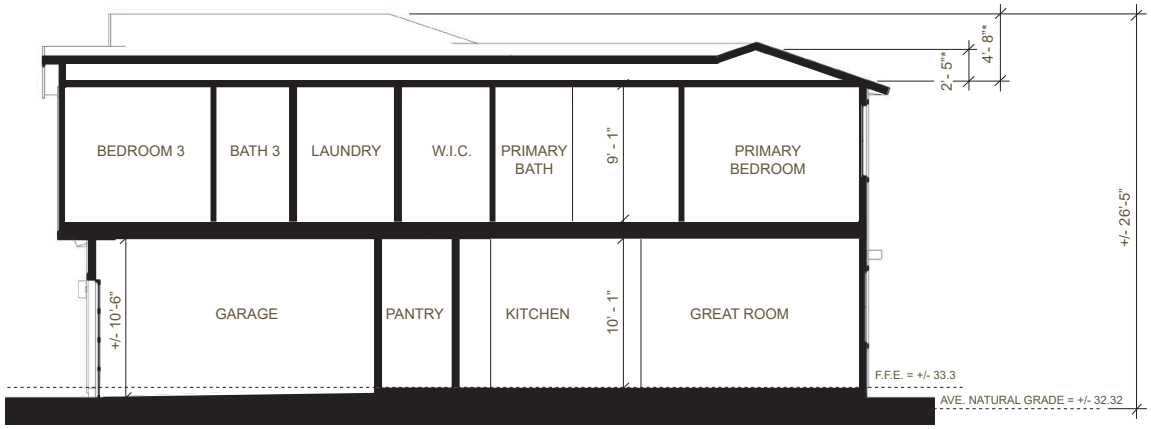
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.8

D9



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



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

* AS PER THE MENLO PARK MUNICIPAL CODE (SECTION 16.04.313 FLOOR AREA) ATTIC SPACE WHERE THE DISTANCE BETWEEN THE TOP OF THE CEILING JOIST AND THE BOTTOM OF THE ROOF SHEATHING MEASURES LESS THAN FIVE FEET (5') IS EXCLUDED FROM THE FLOOR AREA.

SECTIONS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

0 4 8 16

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.9

D10

PERSPECTIVE VIEW

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

DAHLIN

DATE	04-15-2022
JOB NO.	1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

D11

P5675-31 - Cylinder - Two Light wall bracket in Modern style - 5 Inches wide by 14 Inches high by Progress Lighting

Specs	
Width/Diameter (in):	5.00"
Height:	14.00"
Depth/Extension:	7.00"
Back Plate Length:	4.50"
Back Plate Width:	4.50"
Height from Center:	7.00"
Weight:	2.60 lbs.
Wire Length:	6.00"
# of Bulbs:	2
Standard Wattage:	75 Watts
Bulb Type:	PAR30/BR30
Design Style:	Modern/Transitional
Voltage Rating:	120 V
Material:	Polycarb/Cast Aluminum

EXTERIOR LIGHTING

BODY COLOR 1
FIBER CEMENT HORIZONTAL LAP SIDING, 6" EXPOSURE

ACCENT MATERIAL
FRONT DOOR/COLUMNS/TRELLIS WOOD FINISH WITH LIGHT STAIN

ACCENT COLOR
GARAGE DOOR/DOORS

ACCENT COLOR
ROOF TRIM

ROOF MATERIAL
COMPOSITION SHINGLE

COLORS & MATERIALS

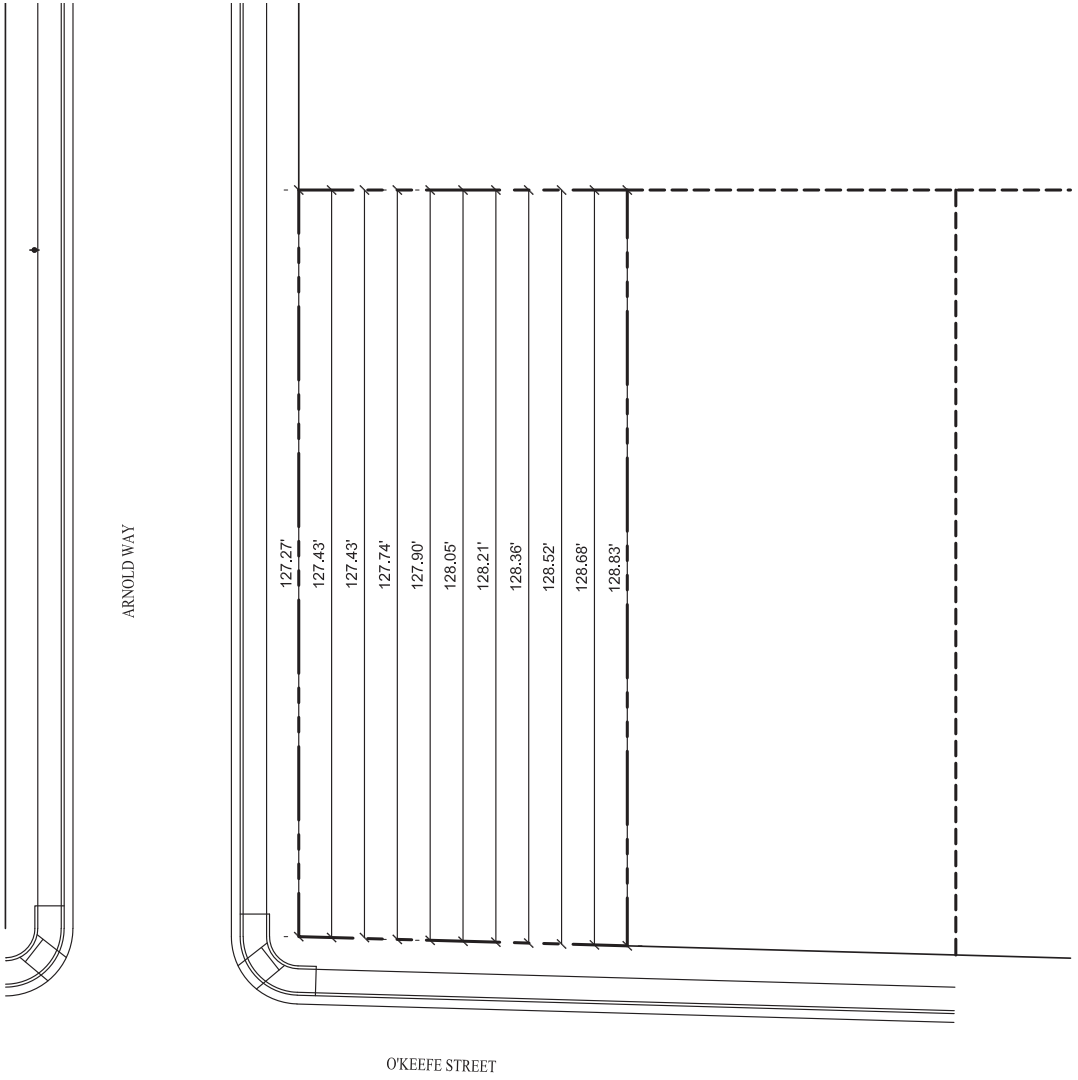
704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

THOMAS JAMES HOMES

DAHLIN

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



	Segments
1	127.27
2	127.43
3	127.43
4	127.74
5	127.9
6	128.05
7	128.21
8	128.36
9	128.52
10	128.68
11	128.83
TOTAL	**1408.42**
Lot depth	**128.04**

LOT DEPTH ANALYSIS

704 ARNOLD WAY, MENLO PARK
D28M200 CRAFTSMAN

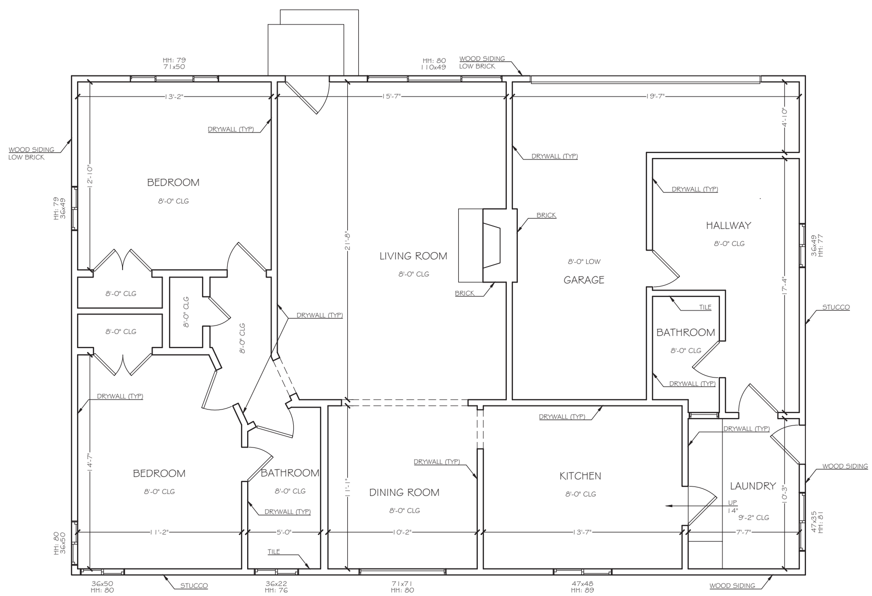
THOMAS JAMES HOMES

DATE 04-15-2022
JOB NO. 1641.012

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.12

D13



LEGEND

COUNTER
UPPER CABINET
FULL HEIGHT CABINET
W/D = WASHER/DRYER COMBO
W = WASHER
D = DRYER
= RANGE
REFR = REFRIGERATOR
OVEN = OVEN
DW = DISH WASHER
TC = TRASH COMPACTOR
FURN = FURNACE
= WALL HEATER
= GAS METER
= ELECTRIC METER
= ELECTRICAL PANEL
CLG = CEILING HEIGHT
HH = HEADER HEIGHT

PPM
PRECISION PROPERTY MEASUREMENTS
3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR
MARK SHERLOCK

PROJECT TYPE
FLOOR PLAN

PROJECT NAME
ARNOLD WAY RESIDENCE

PROJECT ADDRESS
704 ARNOLD WAY
MENLO PARK, CA 94025

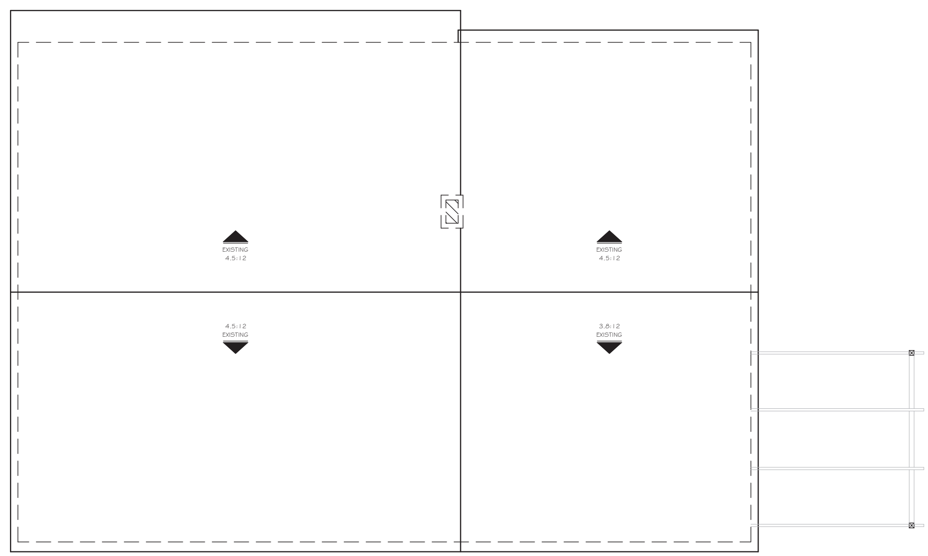
SCALE
1/4" = 1'-0"

PROJECT
2233_BA

APPROVED BY
JS

DATE
07/06/21

SHEET
1 of 3



LEGEND
CHIMNEY OUTLINE
BUILDING FOOTPRINT
= DRAIN
= AIR CONDITIONER
= UTILITY BOX

PPM
PRECISION PROPERTY MEASUREMENTS
3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE RENOVATIONS

PREPARED FOR
MARK SHERLOCK

PROJECT TYPE
ROOF PLAN

PROJECT NAME
ARNOLD WAY RESIDENCE

PROJECT ADDRESS
704 ARNOLD WAY
MENLO PARK, CA 94025

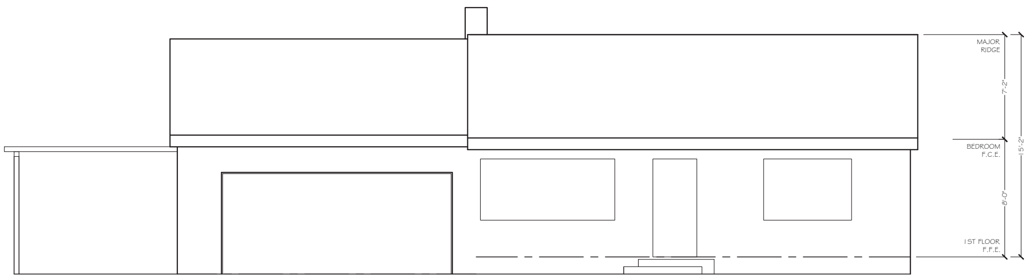
SCALE
1/4" = 1'-0"
PROJECT
2233_BA
APPROVED BY
JS
DATE
07/06/21
SHEET
2 of 3

LEGEND

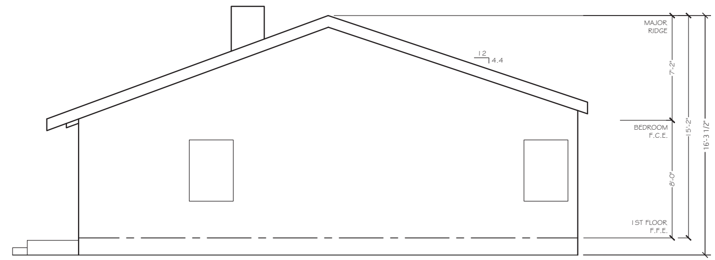
FINISHED GRADE LINE

FINISHED FLOOR LINE

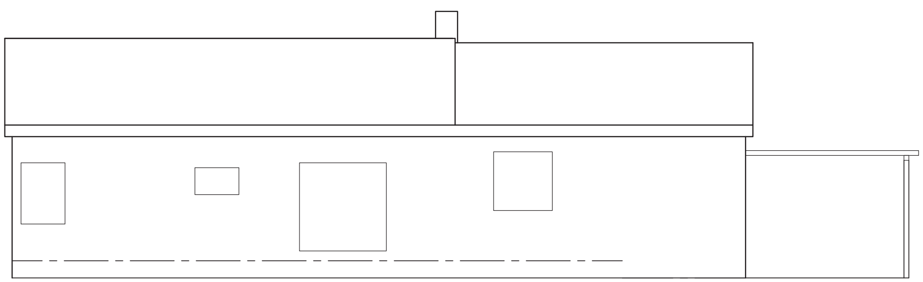
12 / X ROOF PITCH LABEL (RISE/RUN)



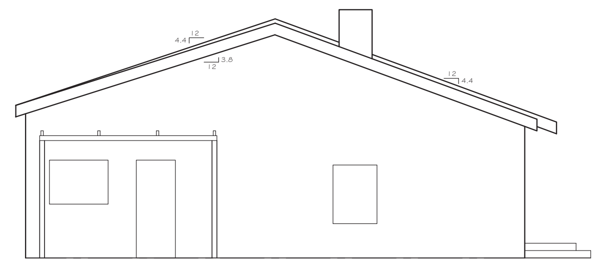
WEST



SOUTH



EAST



NORTH

PPM
PRECISION PROPERTY
MEASUREMENTS

3626 E. PACIFIC COAST
HIGHWAY | 2ND FLOOR
LONG BEACH CA | 90804
T 562.621.9100
F 888.698.2966
WWW.PPMCO.NET

WORRY FREE
RENOVATIONS

PREPARED FOR

MARK SHERLOCK

PROJECT TYPE

EXTERIOR
ELEVATIONS

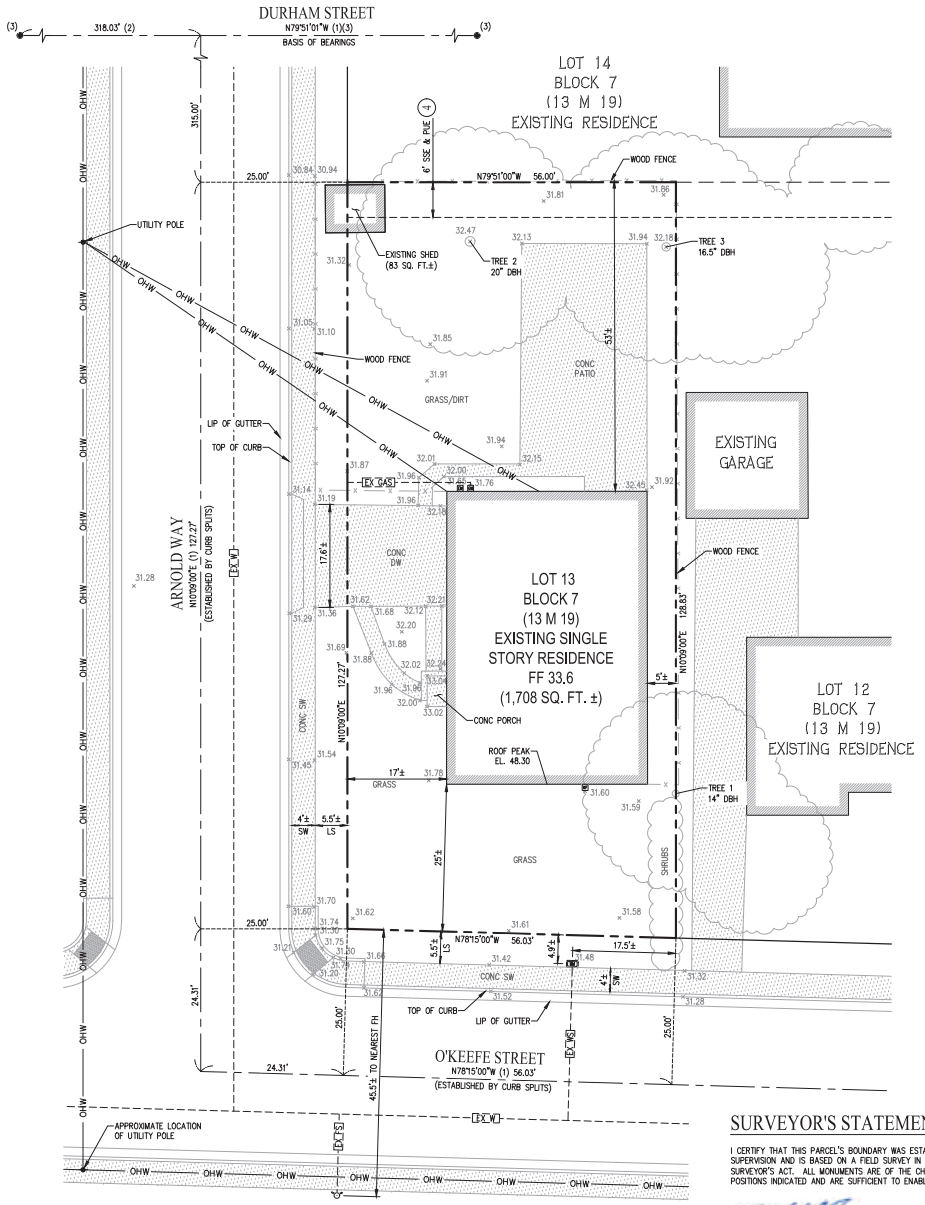
PROJECT NAME

ARNOLD WAY
RESIDENCE

PROJECT ADDRESS

704 ARNOLD WAY
MENLO PARK, CA 94025

SCALE	1/4" = 1'-0"
PROJECT	2233_BA
APPROVED BY	JS
DATE	07/06/21
SHEET	3 of 3



SURVEYOR'S STATEMENT:

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

6/10/21

MARK H. WEHBER
REGISTERED L.S. NO. 7960
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO. FSMO-1082101132-BD
DATED MAY 21, 2021

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13, BLOCK 7, IN THE CITY OF MENLO PARK, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MENALTO PARK, SAN MATEO COUNTY, CALIFORNIA" FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON DECEMBER 23, 1925 BOOK 13 OF MAPS, AT PAGE 19.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (3) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

(4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;

PURPOSE: SEWERS AND PUBLIC UTILITIES EASEMENT
AFFECTS: THE SOUTHWESTERLY 6 SAID LAND
NOTE: EASEMENT AFFECTS THE NORTHEASTERLY 6' OF SAID LAND. TITLE REPORT DESCRIPTION IS IN ERROR.

ITEM (5) RELATES TO A DEED OF TRUST AND CANNOT BE PLOTTED.

BENCHMARK:

BENCHMARK ID: BM 6 (CITY OF MENLO PARK)
DESCRIPTION: BRASS DISC SET IN TOP OF CURB, STAMPED "CITY BENCHMARK 6", AT THE INTERSECTION OF WILLOW ROAD AND DURHAM STREET, AT THE NORTHERLY END OF THE SOUTHWESTERLY CURB RETURN.
ELEVATION: 31.14' (NAVD 88)

BASIS OF BEARINGS:

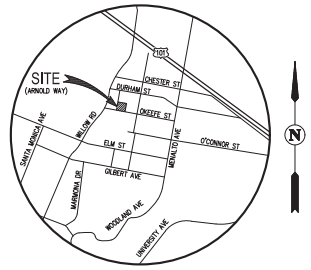
THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ON THE CENTERLINE OF DURHAM STREET, BEING N79°51'00"W PER RECORD OF SURVEY (42 LLS 26).

ASSESSOR'S PARCEL NUMBER:

062-203-010

AREA:

7,171 SQ. FT.



VICINITY MAP
NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT AND MAPS LISTED HEREON.
2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
4) NO SANITARY SEWER CLEANOUT WAS LOCATED ON-SITE DURING FIELD SURVEY.
5) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
6) SURVEY UPDATED 8/31/21 TO INCLUDE TREE TAG INFORMATION RELATED TO TREE INVENTORY IN THE PROJECT ARBORIST REPORT DATED 8/16/21 AND PREPARED BY HMH.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) "MENALTO PARK" (13 M 19)
(2) RECORD OF SURVEY (8 LLS 44)
(3) RECORD OF SURVEY (42 LLS 26)

FLOOD ZONE:

ZONE X: AREAS OF MINIMAL FLOOD HAZARD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06081C0308E

DATED: OCTOBER 16, 2012

LEGEND & ABBREVIATIONS

	BOUNDARY LINE
	EXISTING RIGHT OF WAY
	ADJACENT PROPERTY LINE
	EXISTING STRUCTURE
	EXISTING UTILITY PIPE
OHW	OVERHEAD WIRES
x x	FENCE LINE
	EXISTING ELECTRIC METER
	EXISTING GAS METER
	EXISTING WATER METER
103.30	EXISTING GROUND ELEVATION
	EXISTING FIRE HYDRANT
	FOUND MONUMENT AS NOTED
	FOUND STREET MONUMENT

BM	BENCHMARK
CONC	CONCRETE
DW	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FS	FIRE SERVICE
LS	LANDSCAPE
OHW	OVERHEAD WIRES
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
SW	SIDEWALK
W	WATER
WM	WATER METER
WS	WATER SERVICE

704 ARNOLD WAY
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: JUNE 10, 2021

0 10 20 30

JOB NO.: 3085-000

cbg
CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS
SAN RAMON ▪ (925) 866-0322
SACRAMENTO ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO. 1 OF 1 SHEETS

F:\3085-000\MENLO PARK\704 ARNOLD WAY\ACAD\EXHIBITS\XB-LOT SURVEY_704 ARNOLD WAY.DWG

D17

PLANS WERE DESIGNED BY REFERENCING

1. GRADING PLANS PREPARED BY CBG CIVIL ENGINEERS DATED: NOVEMBER 22, 2021.
2. GEOTECHNICAL REPORTS PREPARED BY MID PACIFIC ENGINEERING, INC. DATED: AUGUST 11, 2021.

PROJECT NOTES

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED WELO AS FOLLOWS:
(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
(A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
(B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
(A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
(B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION.
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH TITLE 23 BY THE STATE DEPARTMENT OF WATER RESOURCES SECTION 492.12, OR LOCAL AGENCY APPROVED ORDINANCE: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS PRIOR TO PROJECT ACCEPTANCE.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. HMH IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HMH IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, HMH WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, HMH WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE OBSERVATIONS TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY HMH FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY HMH, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF HMH IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HMH HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NONEXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

CONSTRUCTION NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER GEOTECHNICAL SOILS REPORT. IF SUCH REPORT IS UNAVAILABLE, CONTRACTOR SHALL DISCUSS PLACEMENT ON SUITABLE GRADE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

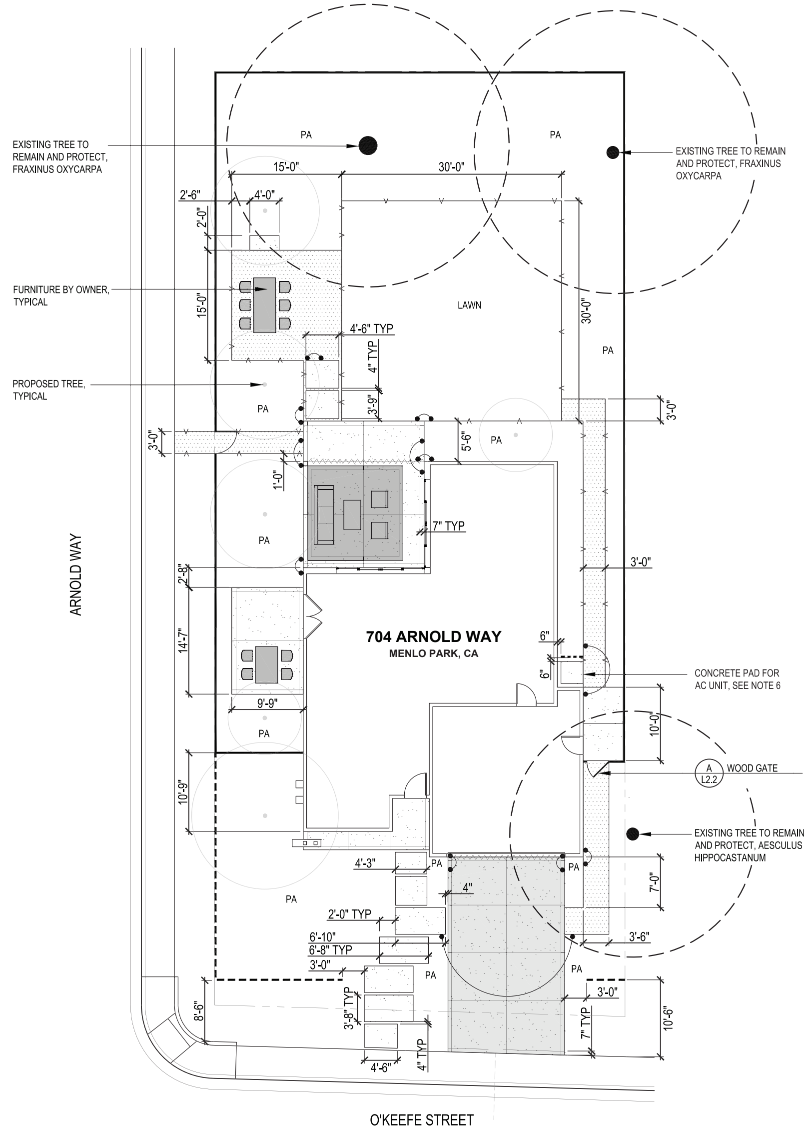
UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE FEET (3') OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ABANDONED PIPES SHALL BE CAPPED OR PLUGGED IN A MANNER APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

S:\PROJECTS\5985\00LA\598511 704 ARNOLD WAY\PRODUCTION\598511LCD.DWG



GRAPHIC SCALE

8 0 4 8 16 32

(In Feet)
1/8 inch = 1 foot

CONSTRUCTION LEGEND

DETAIL	DESCRIPTION	SYMBOL
	PLANTING AREA	PA
	TYPICAL	TYP
	ALIGN	
A / L2.1	CONCRETE PAVING PEDESTRIAN	
C / L2.1	CONCRETE PAVING VEHICULAR	
B/D / L2.1	CONTROL JOINT	
B/D / L2.1	EXPANSION JOINT	
E / L2.1	DECOMPOSED GRANITE	
F / L2.1	METAL HEADER	
A / L2.2	WOOD FENCE	
H / L2.1	LOW WOOD FENCE	
G / L2.1	AC UNIT SCREEN FENCE	

NOTES:
1. SEE SHEET L2.1-L2.2 FOR CONSTRUCTION DETAILS.
2. SEE SHEET L5.1 FOR TREE PROTECTION PLAN AND DETAIL. TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
3. ALL CONCRETE PAVING ADJACENT TO WALLS SHALL HAVE AN EXPANSION JOINT WHETHER SHOWN ON PLANS OR NOT.
4. FENCE LOCATIONS ARE DIAGRAMMATIC. FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY CONTRACTOR.
5. CONTRACTOR SHALL REFER TO SHEET GP-1 FOR SITE GRADING AND DRAINAGE INSTALLATION.
6. SEE CIVIL DRAWINGS FOR ELEVATION OF CONCRETE PAD, SEE ARCHITECTURAL DRAWINGS FOR EXACT PAD LOCATION AND SIZE.

SITE COVERAGE CALCULATIONS

DESCRIPTION	SF	% OF LOT
TOTAL LOT COVERAGE	7,153	100.0
BUILDING FOOTPRINT	1,696	23.7
TOTAL LANDSCAPE COVERAGE	5,457	76.3
PERMEABLE LANDSCAPE COVERAGE	4,340	60.7
LAWN	901	12.6
DECOMPOSED GRANITE	396	5.5
BARK MULCH	3,043	42.6
IMPERMEABLE LANDSCAPE COVERAGE	1,117	15.6
CONCRETE PAVING	1,117	15.6

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

SIGNATURE — DATE 2/28/22

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San Jose, CA 95131 HMHca.com

LICENSED LANDSCAPE ARCHITECT — BRIAN JOEL GLICK — STATE OF CALIFORNIA

THOMAS JAMES HOMES

704 ARNOLD WAY
THOMAS JAMES HOMES
MENLO PARK, CA

NO	DATE	DESCRIPTION

PROJECT NO:	5985.11
CAD DWG FILE:	598511LCD.DWG
DESIGNED BY:	JS
DRAWN BY:	JS
CHECKED BY:	BG
DATE:	FEBRUARY 28, 2022
SCALE:	1/8" = 1'-0"

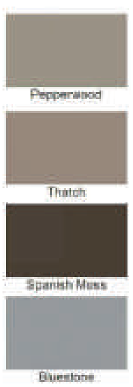
CONSTRUCTION PLAN

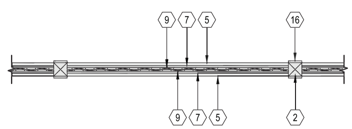
L1.1

PLOTTED: 2/28/2022 9:31 AM

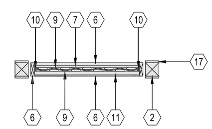
NOTES:
1. ALL WOOD SHALL BE COMMON REDWOOD UNLESS OTHERWISE NOTED.
2. ALL FASTENERS AND GATE HARDWARE SHALL BE GALVANIZED.
3. SECURE LEDGER TO BUILDING FRAMING WITH 1/4" x 4" LAG SCREWS AND WASHERS, COUNTERSUNK. APPLY SILICONE CAULKING PRIOR TO INSERTING LAG SCREW.
4. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.
5. STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXTERIOR STAIN, COLOR PER BUILDER, SEE REPRESENTATIVE STAIN COLORS.

REPRESENTATIVE STAIN COLORS:

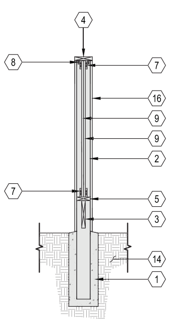




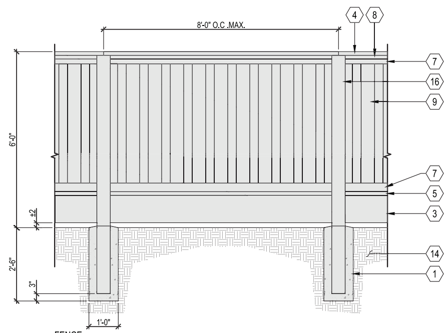
FENCE
PLAN VIEW
CAP OMITTED FOR CLARITY



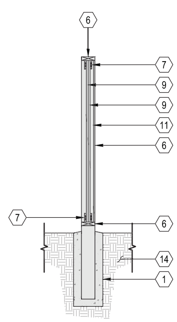
GATE
PLAN VIEW
TOP OF GATE FRAME OMITTED FOR CLARITY



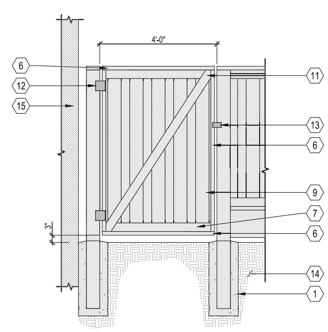
FENCE
SECTION



FENCE
SECTION / ELEVATION



GATE
SECTION



GATE
SECTION / ELEVATION

1. CONCRETE FOOTING, SLOPE TOP TO DRAIN AWAY FROM POST
2. 6x6 POST, ACQ TREATED
3. 2x12 KICKER, ACQ TREATED
4. 2x8 CAP
5. 2x6 BOTTOM RAIL
6. 2x6 GATE FRAME
7. 1x4 FRAME
8. 1x2 FRAME
9. 1x6 BOARD, OVERLAP 1" AS SHOWN
10. PROVIDE FULL BLOCKING AT EACH SIDE OF GATE
11. 2x4 DIAGONAL BRACE, BACKYARD SIDE OF GATE
12. HEAVY DUTY GATE HINGE
13. SELF-CLOSING GATE LATCH, 5'-0" ABOVE GRADE
14. NATIVE GRADE
15. ADJACENT BUILDING WALL
16. 1x6 FASCIA BOARD

A WOOD FENCE AND GATE, 6'-0" HEIGHT
SCALE: 1/2" = 1'-0"

S:\PROJECTS\5985\00L A\598511 704 ARNOLD WAY\PRODUCTION\598511LCD.DWG

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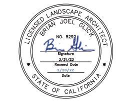

THOMAS JAMES HOMES

704 ARNOLD WAY
THOMAS JAMES HOMES
MENLO PARK, CA

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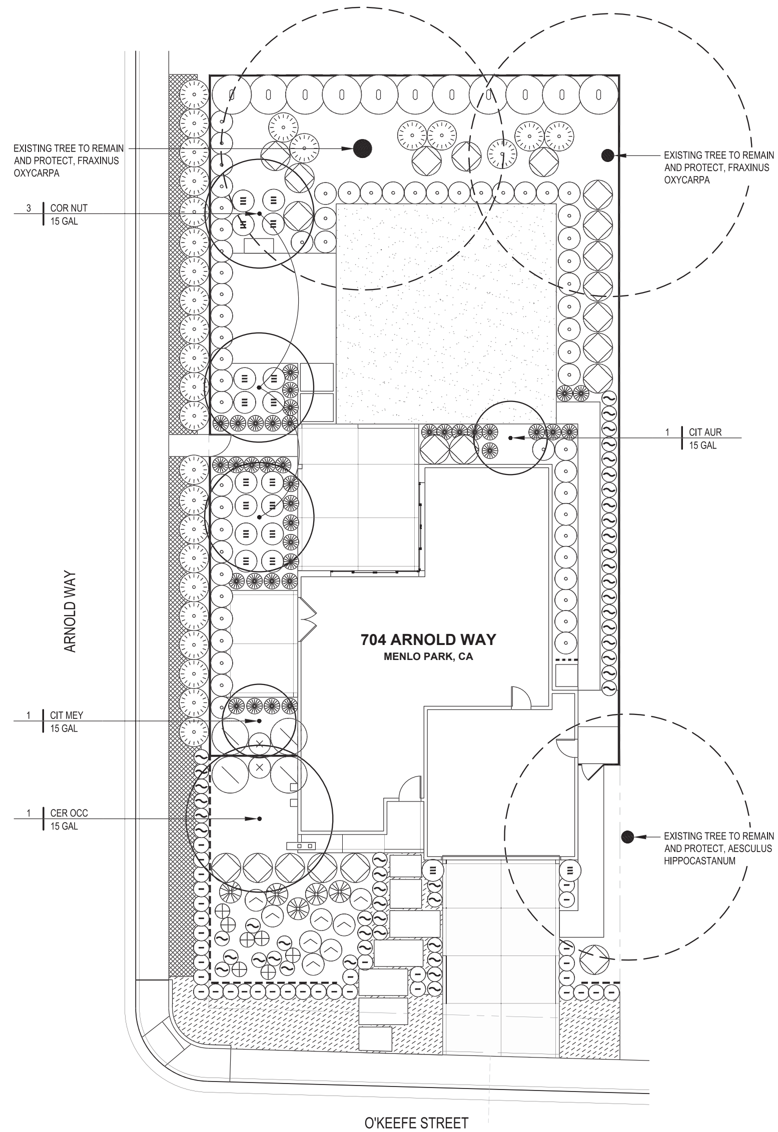
SCALE:	AS NOTED

CONSTRUCTION DETAILS

L2.2

PLOTTED: 2/28/2022 9:32 AM



TREE LEGEND

SYMBOL	BOTANICAL NAME
CER OCC	CERCIS OCCIDENTALIS
CIT AUR	CITRUS AURANTIIFOLIA
CIT MEY	CITRUS MEYERI
COR NUT	CORNUS NUTTALLII

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
	CAREX TUMULICOLA
	CARPENTERIA CALIFORNICA 'ELIZABETH'
	COLEONEMA PULCHRUM 'SUNSET GOLD'
	ERIOGONUM FASCICULATUM
	EUPHORBIA CHARACIAS 'SILVER SWAN'
	FESTUCA GLAUCA 'ELIJAH BLUE'
	HEMEROCALLIS MINOR
	MYRTUS COMMUNIS
	NEPETA FAASSENII
	RIBES SPECIOSUM
	SALVIA CLEVELANDII
	WESTRINGIA FRUTICOSA 'GREY BOX'
	WOODWARDIA FIMBRIATA

GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME
	ARCTOSTAPHYLOS 'EMERALD CARPET'
	BOLERO PLUS BY DELTA BLUEGRASS
	DYMONDIA MARGARETAE

NOTES:
1. TREES TO BE PLANTED MINIMUM 5' FROM UNDERGROUND UTILITIES.
2. SEE SHEET L4.2 FOR PLANTING LEGEND AND NOTES.
3. SEE SHEET L4.3 FOR PLANTING DETAILS.
4. A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

GRAPHIC SCALE
8 0 4 8 16 32
(In Feet)
1/8 inch = 1 foot

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PLANTING PLAN

L4.1

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PLOTTED: 2/28/2022 9:38 AM

D20

PLANTING NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY ANY PROPOSED SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL PROPOSED TREES PRIOR TO ORDERING MATERIAL.

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN FOR SOIL EROSION CONTROL MEASURES AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.

CERTIFICATE OF COMPLETION: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

PLANTING LEGEND

TREE LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
CER OCC	1	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	20' x 20'	L
CIT AUR	1	CITRUS AURANTIIFOLIA	KEY LIME	15 GALLON	10' x 10'	M
CIT MEY	1	CITRUS MEYERI	MEYER LEMON	15 GALLON	10' x 10'	M
COR NUT	3	CORNUS NUTTALLII	WESTERN DOGWOOD	15 GALLON	15' x 15'	M

SHRUB LEGEND

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
	37	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' x 2'	L
	21	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GALLON	4' x 4'	L
	5	COLEONEMA PULCHRUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	1 GALLON	3' x 3'	L
	29	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GALLON	3' x 4'	L
	18	EUPHORBIA CHARACIAS 'SILVER SWAN'	SILVER SWAN EUPHORBIA	1 GALLON	3' x 3'	L
	34	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GALLON	1' x 1'	L
	7	HEMEROCALIS MINOR	DWARF DAYLILY	1 GALLON	1' x 1'	M
	4	MYRTUS COMMUNIS	MYRTLE	5 GALLON	5' x 5'	L
	50	NEPETA FAASSENII	CATMINT	1 GALLON	2' x 2'	L
	11	RIBES SPECIOSUM	FUCHSIA-FLOWERING GOOSEBERY	5 GALLON	6' x 6'	L
	8	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	3' x 3'	L
	59	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	5 GALLON	3' x 3'	L
	2	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GALLON	4' x 3'	L

GROUNDCOVER LEGEND

SYMBOL	SPACING	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS
	4'-0" O.C.	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	1 GALLON	1' x 4'	L
	-	BOLERO PLUS BY DELTA BLUEGRASS	LAWN	SOD	SOD	H
	6" O.C.	DYMONDIA MARGARETAE	DYMONDIA	4 INCH	2" x 1'	L

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San Jose, CA 95131 HMHca.com

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLICK
NO. 5292
Signature
3/31/23
Renewal Date
2/28/22
Date
STATE OF CALIFORNIA

THOMAS JAMES HOMES TJ ™

704 ARNOLD WAY
THOMAS JAMES HOMES
MENLO PARK, CA

NO	DATE	DESCRIPTION
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△		
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PROJECT NO:	5985.11
CAD DWG FILE:	598511LCD.DWG
DESIGNED BY:	JS
DRAWN BY:	JS
CHECKED BY:	BG
DATE:	FEBRUARY 28, 2022
SCALE:	NONE

PLANTING LEGEND AND NOTES

L4.2

PLOTTED: 2/28/2022 9:32 AM

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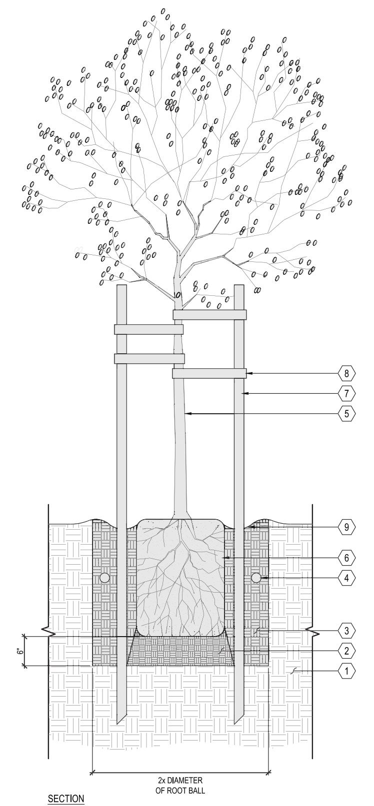
A TREE
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

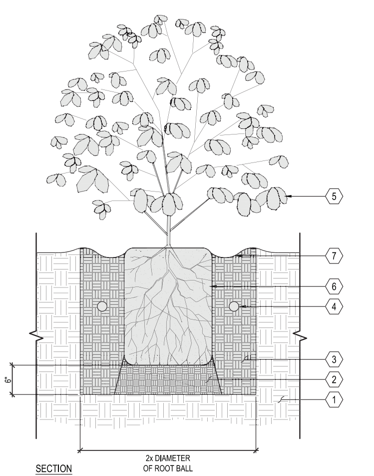
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
4. AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
5. TREE
6. ROOT BALL
7. PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
8. CINCH TIE
9. 2" DEEP BASIN AROUND ROOT BALL, TREES PLANTED IN TURF SHALL NOT HAVE BASINS



B SHRUB
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINNISH GRADE.

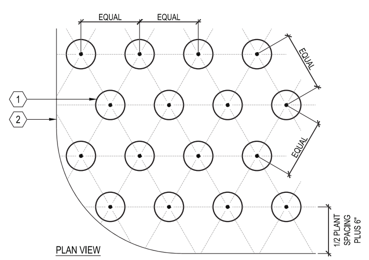
1. NATIVE GRADE
2. FOOT TAMP BASE
3. BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
4. AGRIFORM PLANT TABLETS, 3 PER SHRUB
5. SHRUB
6. ROOT BALL
7. 2" DEEP BASIN AROUND ROOT BALL



C GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. PLANT, SPACING VARIES, SEE PLANTING LEGEND
2. EDGE OF PLANTING AREA



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PLANTING DETAILS

L4.3

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TREE PROTECTION NOTES

SECTION I
SITE PREPARATION: ALL EXISTING TREES SHALL BE FENCED OFF WITHIN OR AT THE DRIP LINE (FOLIAR SPREAD) OF THE TREE. THE FENCE SHOULD BE A MINIMUM OF SIX FEET HIGH, MADE OF WIRE WITH STEEL STAKES, SUCH AS CYCLONE FENCING. IF THE FENCE IS WITHIN THE DRIP LINE OF THE TREES, EVERY ATTEMPT SHOULD BE MADE TO RELOCATE THE FENCE AT THE DRIPLINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PRUNED TO REDUCE THE CHANCE OF LIMB BREAKAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRIP LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS FORBIDDEN WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF PAINTS, SOLVENTS OR OTHER NOXIOUS MATERIALS, PARKED CARS, GRADING EQUIPMENT OR OTHER HEAVY EQUIPMENT. PENALTIES, BASED ON THE COST OF REMEDIAL REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE ASSESSED FOR DAMAGES TO THE TREES.

SECTION II
GRADING/EXCAVATING: ALL GRADING PLANS THAT SPECIFY GRADING WITHIN THE DRIP LINE OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRIP LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR AERATION, DRAINAGE, PRUNING, TUNNELING BENEATH ROOTS, ROOT PRUNING OR OTHER NECESSARY ACTIONS TO PROTECT THE TREES SHALL BE OUTLINED BY THE ARBORIST. IF TRENCHING IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, SAID TRENCHING SHALL BE UNDERTAKEN BY HAND LABOR. ALL ROOTS 2 INCHES OR LARGER SHALL BE TUNNELED UNDER AND OTHER ROOTS SHALL BE CUT SMOOTHLY TO THE TRUNK SIDE OF THE TRENCH. THE TRUNK SIDE SHOULD BE DRAPED IMMEDIATELY WITH TWO LAYERS OF UNTREATED BURLAP TO A DEPTH OF 3 FEET FROM THE SURFACE. THE BURLAP SHALL BE SOAKED NIGHTLY AND LEFT IN PLACE UNTIL THE TRENCH IS BACK FILLED TO THE ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TRENCH PRIOR TO BACK FILLING TO ASCERTAIN THE NUMBER AND SIZE OF ROOTS CUT, SO AS TO SUGGEST THE NECESSARY REMEDIAL REPAIRS.

SECTION III
REMEDIAL REPAIRS: THE ARBORIST ON THE JOB SHALL HAVE THE RESPONSIBILITY OF OBSERVING ALL ONGOING ACTIVITIES THAT MAY AFFECT THE TREES, AND PRESCRIBING NECESSARY REMEDIAL WORK TO INSURE THE HEALTH AND STABILITY OF SAID TREES. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES BROUGHT OUT IN SECTIONS I AND II. IN ADDITION, PRUNING, AS OUTLINED IN THE "PRUNING STANDARDS" OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE PRESCRIBED AS NECESSARY. FERTILIZING, AERATION, IRRIGATION, PEST CONTROL AND OTHER ACTIVITIES SHALL BE PRESCRIBED ACCORDING TO THE TREE NEEDS, LOCAL SITE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONERS OFFICE FOR INDIVIDUALS LICENSED AS PEST CONTROL ADVISORS OR PEST CONTROL OPERATORS.

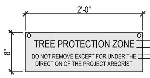
SECTION IV
FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND FILLS, COMPACTING, DRAINAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE ONGOING REMEDIAL CARE FOLLOWING THE FINAL INSPECTION.

S:\PROJECTS\5985\00LA\598511 704 ARNOLD WAY\PRODUCTION\598511LCD.DWG

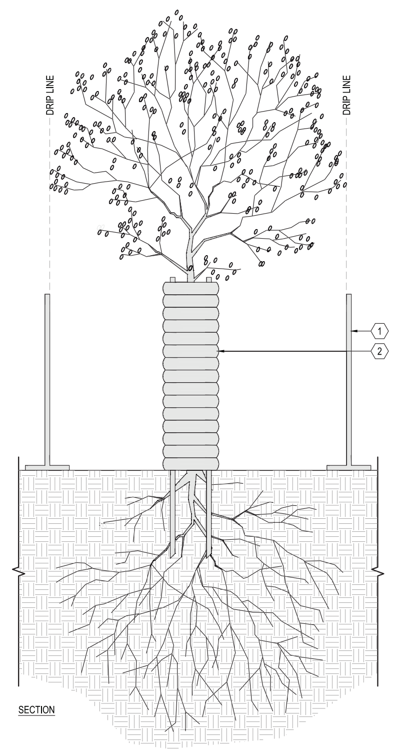
NOTES:
1. TREE PROTECTION MEASURES SHALL BE INSTALLED BEFORE GRADING OR EQUIPMENT IS ALLOWED ON SITE.
2. PRIOR TO CONSTRUCTION, CONSULT WITH THE PROJECT ARBORIST TO DETERMINE FERTILIZING AND WATERING SCHEDULES FOR EXISTING TREES.
3. WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE'S DRIP LINE, FENCING SHALL BE LOCATED BY THE PROJECT ARBORIST.
4. NO CONSTRUCTION WASTE, EITHER LIQUID, SOLID, OR ANY OTHER SUBSTANCE WHICH COULD ENTER INTO THE ROOT SYSTEM (OIL, GASOLINE, CHEMICALS, OR OTHER HARMFUL MATERIALS) SHALL BE DEPOSITED, DISPOSED OF, OR STORED WITHIN OR NEAR A TREE'S DRIP LINE.
5. WIRE, SIGNS, ROPES, PULLEYS, ETC., SHALL NOT BE ATTACHED TO ANY TREE.
6. IF TRENCHING WITHIN A TREE'S DRIP LINE IS NECESSARY, CONSULT WITH PROJECT ARBORIST.
7. IF TREE PRUNING IS NECESSARY, IT SHALL BE CARRIED OUT BY THE PROJECT ARBORIST.
8. ONLY TREES WITHIN THE LIMITS OF OR ADJACENT TO GRADING AND CONSTRUCTION AREAS SHALL RECEIVE TREE PROTECTION.
9. INSTALL ONE SIGN TO DRIP LINE FENCING PER AREA.

(1) 6'-0" HIGH TEMPORARY CHAIN LINK FENCE, INSTALLED AT DRIP LINE

(2) INSTALL TRUNK WRAP IF DRIP LINE FENCE IS NOT PRACTICAL, INSTALL FOUR (4) LODGE POLES AROUND EACH TREE, WRAP TRUNK IN STRAW WADDLE, THEN WRAP IN ORANGE SNOW FENCING UP TO BRANCHING STRUCTURE

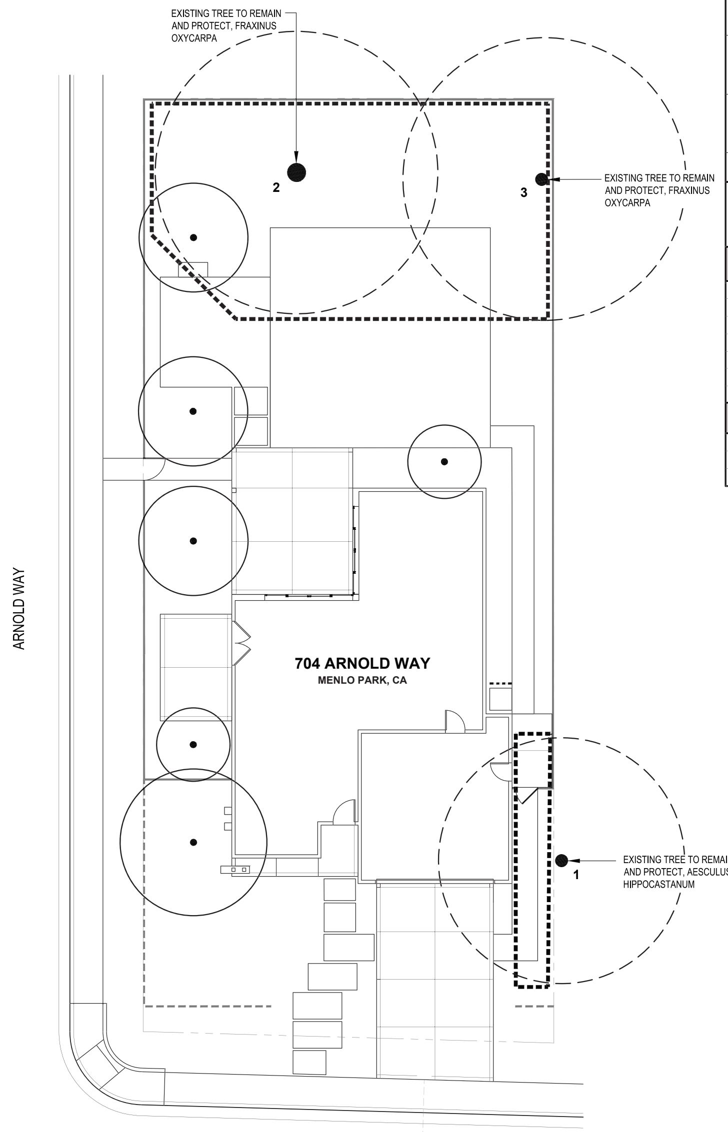


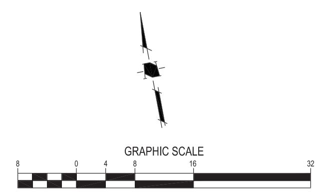
SIGN
SCALE: 1" = 1'-0"



SECTION

(A) TREE PROTECTION
SCALE: 1/2" = 1'-0"





TREE PROTECTION LEGEND DESCRIPTION	SYMBOL
TREE TO BE REMOVED	(X)
TREE TO REMAIN AND PROTECT	(•) dashed circle
PROPOSED TREE, SEE PLANTING PLAN	(•)
TREE PROTECTION FENCING	- - - -

NOTES:
1. SEE SHEET L4.2 FOR PROPOSED TREE SPECIES.
2. SEE ARBORIST REPORT BY THOMAS M. STEIN, CERTIFIED ARBORIST WE-12854A, DATED: FEBRUARY 24, 2022.

TREE MITIGATION TABLE DESCRIPTION	QUANTITY
ALL TREES ANALYZED	3
TREES ON SITE	2
HERITAGE TREES	3
HERITAGE TREES TO BE REMOVED	0
NON-HERITAGE TREES TO BE REMOVED	0
PROPOSED TREES	6
TOTAL PROPOSED TREES AND TREES TO REMAIN	9

TREE/TAG NUMBER	ONSITE OR OFF	HERITAGE TREE	REMOVE OR RETAIN	REASON FOR REMOVAL
1	OFFSITE	YES	RETAIN	N/A
2	ONSITE	YES	RETAIN	N/A
3	ONSITE	YES	RETAIN	N/A

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LICENSED LANDSCAPE ARCHITECT BRIAN JOEL GLICK NO. 5292 STATE OF CALIFORNIA

THOMAS JAMES HOMES

704 ARNOLD WAY
THOMAS JAMES HOMES
MENLO PARK, CA

NO	DATE	DESCRIPTION

PROJECT NO:	5985.11
CAD DWG FILE:	598511LCD.DWG
DESIGNED BY:	JS
DRAWN BY:	JS
CHECKED BY:	BG
DATE:	FEBRUARY 28, 2022
SCALE:	1/8" = 1'-0"
© HMH	

TREE PROTECTION PLAN AND DETAIL

L5.1

PLOTTED: 2/28/2022 9:40 AM

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

704 ARNOLD WAY
Project Description
March 1, 2022

PARCEL GENERAL INFORMATION

The 7,171 sq. ft. parcel located at 704 Arnold Way is a substandard lot, which is the reason a Use Permit is required for the proposed two-story residence. The R-1-U zoning ordinance requires a minimum of 7000 sq ft in area, 65 ft in width and 100ft in depth. The lot area and depth comply with the zoning ordinance; however, the width is at 55'-9.25" ft.

There are 3 trees analyzed including 2 trees onsite and 1 tree offsite. All trees are protected significant trees of which three are recommended to be retained. Tree protection to be provided for the trees to remain during construction through fencing as well as construction methods to save the trees from being impacted. 6 new 15gal. trees to be added onsite.

EXISTING HOME TO BE DEMOLISHED

The existing house is a single-story single-family post-war minimal home built in 1950. It is 1,240 sf home with an attached 460sf garage and a detached 83 sf accessory shed.

PROPOSED SINGLE FAMILY RESIDENCE

The proposed home is a two-story single-family residence in a Craftsman style with hints of modern elements. Materials are a combination of horizontal siding, smooth paneling and compositional shingle for cohesive aesthetic. Given the eclectic neighborhood style including minimal, farmhouse, and craftsman styles and the mix of 1- & 2-story homes, we believe that the home will blend well with the neighborhood context. The single-story porch and the step back of the second story along the corner edge offers a more human scale appearance to the streetscape keeping a smaller visual mass.

The new home will have 4 bedrooms and 4.5 baths including an attached 2-car garage with an open floor plan designed to appeal to families. There is attention paid to indoor-outdoor living, which contributes to healthy living and home value.

NEIGHBOR RELATIONS

We have reached out to neighbors within 300-ft. of this property with a copy of the site plan, floor plan, elevations and a letter addressing our project. We welcomed neighbors to join us for a virtual meeting to introduce the plans and listen to any feedback or concerns of the project. This meeting was held on 10.20.21 at 5pm. We had three different households join us on the call. Two households requested further information regarding tree pruning process, liability, and parking during construction. We followed up on 1/4/22 to address these concerns.

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

We look forward to adding to the charm and sense of community in Menlo Park, and welcome any questions the City may have as we go through the Use Permit Application process.

Best,

Anna Felver, Planning Manager at Thomas James Homes
afelver@tjhusa.com | 650. 402.3024

704 Arnold Way - Response to Concerns

Anna Felver <afelver@tjhusa.com>

Tue 1/4/2022 6:23 PM

To: Jo Ellis <jodrell64@gmail.com>

Cc: Cynthia Thiebaut <cthiebaut@tjhusa.com>

1 attachments (11 MB)

Neighborhood Notice 2 - 704 Arnold Way.pdf;

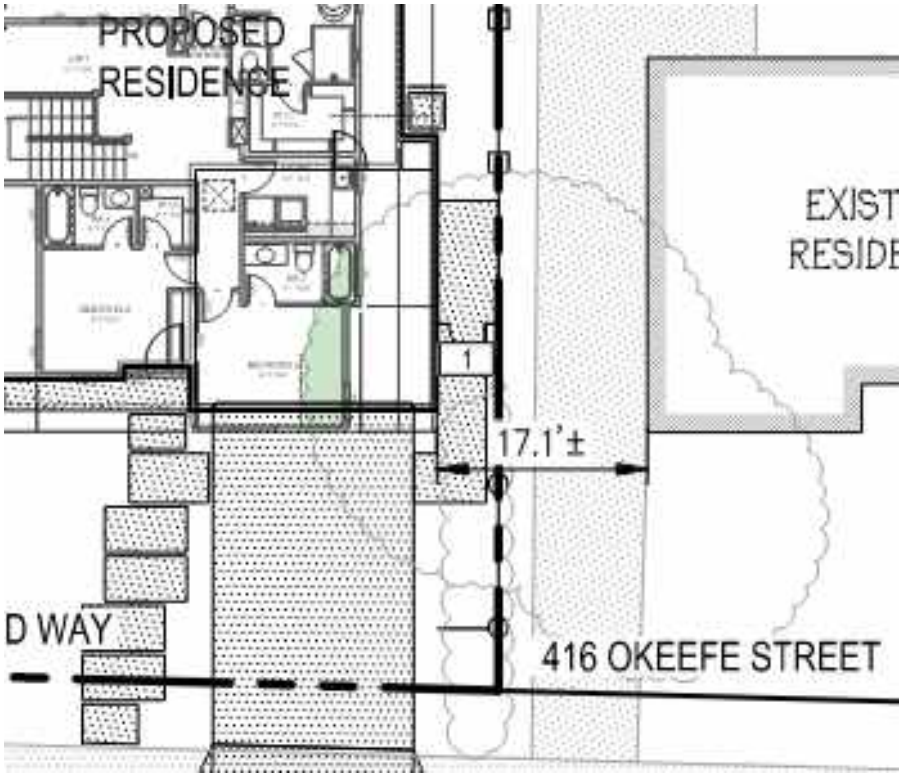
Jo and Bill,

Hope you had a wonderful holiday!!

Following up from our Neighbor meeting that occurred on 10/20/21. We are in the process of completing our second round to submit to the city for review. There are minor changes being made on the left side off Arnold Way to meet city guidelines. The proposed plan is relatively the same. Please see attached updated neighbor notice with plans and elevations.

I wanted to circle back to the 2 concerns you brought up in the meeting.

1. ***Tree pruning info and tree limbs that will be affected*** - As mentioned in the meeting Tree protection plan has been put in place to make sure we do not impact the trees. For Tree 1, since it is impacted currently by other trees and the existing structure and will then be impacted by the new development, there is some pruning that has been recommended to take place. We will want to coordinate with you of course beforehand. The pruning recommended will be to clear out what is around the tree as it has a crowded condition by excessive vegetation near or around the trunk. Pruning due to development will less impactful. see the green below of estimated tree canopy and 2nd floor. The top branches will need to be pulled back a couple feet. Pruning will be done under the direction of our arborist and their written pruning recommendations.



2. ***Liability info*** - It is difficult to provide clarity around who might be liable for damages under hypothetical situations. While there will be phases of work that cause dust, noise, and vibration that could theoretically damage your property, as a practical matter, our methods of construction for the proposed residence are typical for construction of new single-family home in this area and is unlikely to cause any damage to your residence. We would appreciate the opportunity to document the condition of your home prior to the start of our construction, which we would share with you.

Let me know if you have any other concerns.
Best,

Anna Felver
Planning Manager

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428, Redwood City, CA 94065
(650) 402-3024 | TJH.com

THE RIGHT HOME. RIGHT WHERE YOU WANT IT.
255 Shoreline Drive, Suite 428, Redwood City, CA 94065

January 4, 2022

Brian Gilmer, Neighbor at 507 Okeefe,

It was great to meet you at the Neighbor meeting that occurred on 10/20. We are in the process submitting our second round to submit to the city for review. There are minor changes being made on the left side off Arnold Way to meet city guidelines. The proposed plan is relatively the same. I attached an updated PDF for you to reference.

I would like to address the concern you brought up in the meeting regarding a parking plan for construction, so the driveways are not blocked:

These are public streets and will be treated as such. Our trades will not block any driveways and will endeavor to park directly in front of the property we are working on. The positive news for this site specifically, is that 704 Arnold is on a corner and therefore has additional frontage available to it for trade parking.

Please do not hesitate to contact me at the contact information below if you have any more questions or concerns about the proposed design or the site.

Sincerely,

Anna Felver
Planning Manager at **Thomas James Homes**
phone 650.402.3024 | email afelver@tjhusa.com

704 ARNOLD WAY

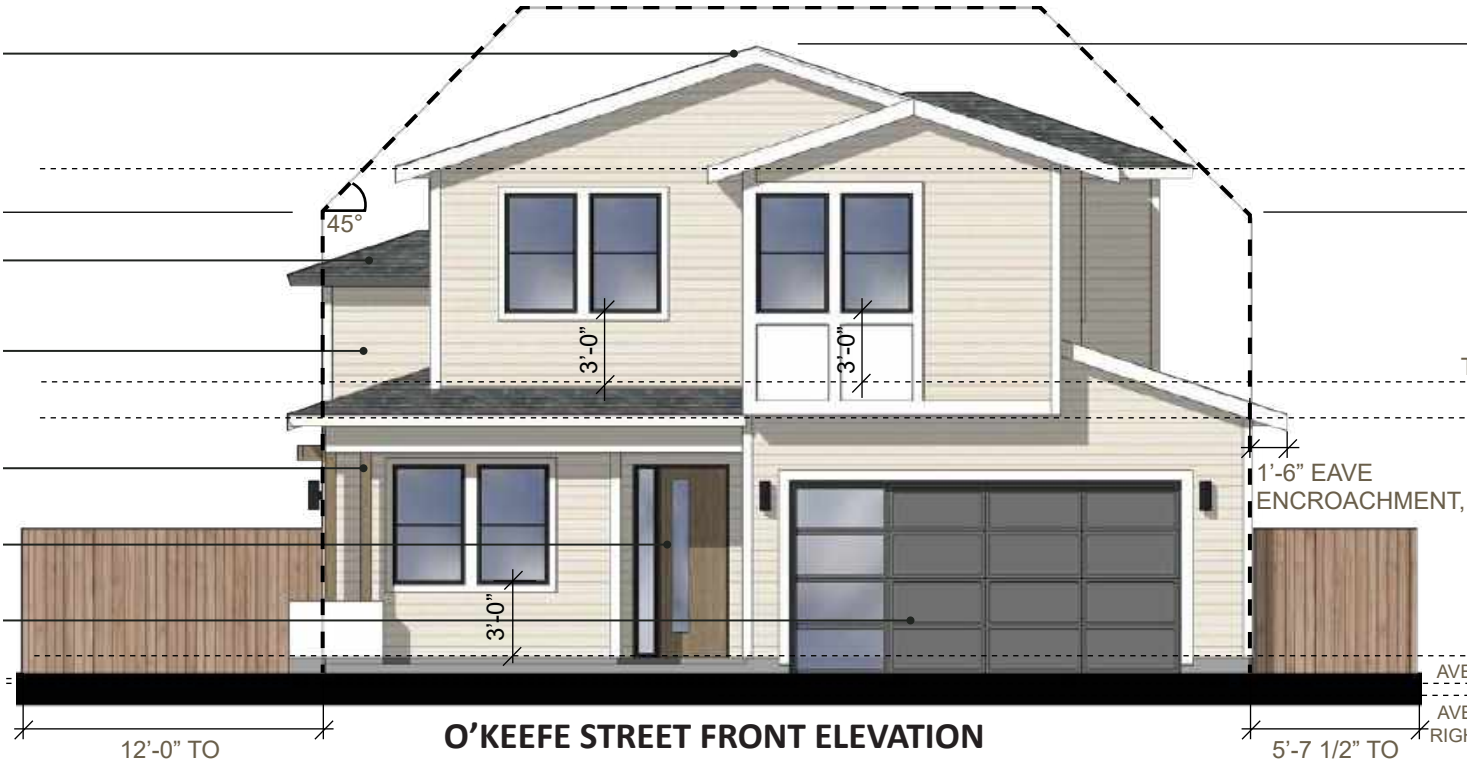
PROJECT SCOPE

Demolishing the existing 1-story, single family home with an attached garage to construct a new 2-story, single family home with 4 bedrooms, 4.5 baths and attached 2-car garage.

PERSPECTIVE

THE RIGHT HOME. RIGHT WHERE YOU WANT IT.
255 Shoreline Drive, Suite 428, Redwood City, CA 94065

PROPOSED ELEVATIONS



O'KEEFE STREET FRONT ELEVATION

SCALE 1/8" = 1'-0"

RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"

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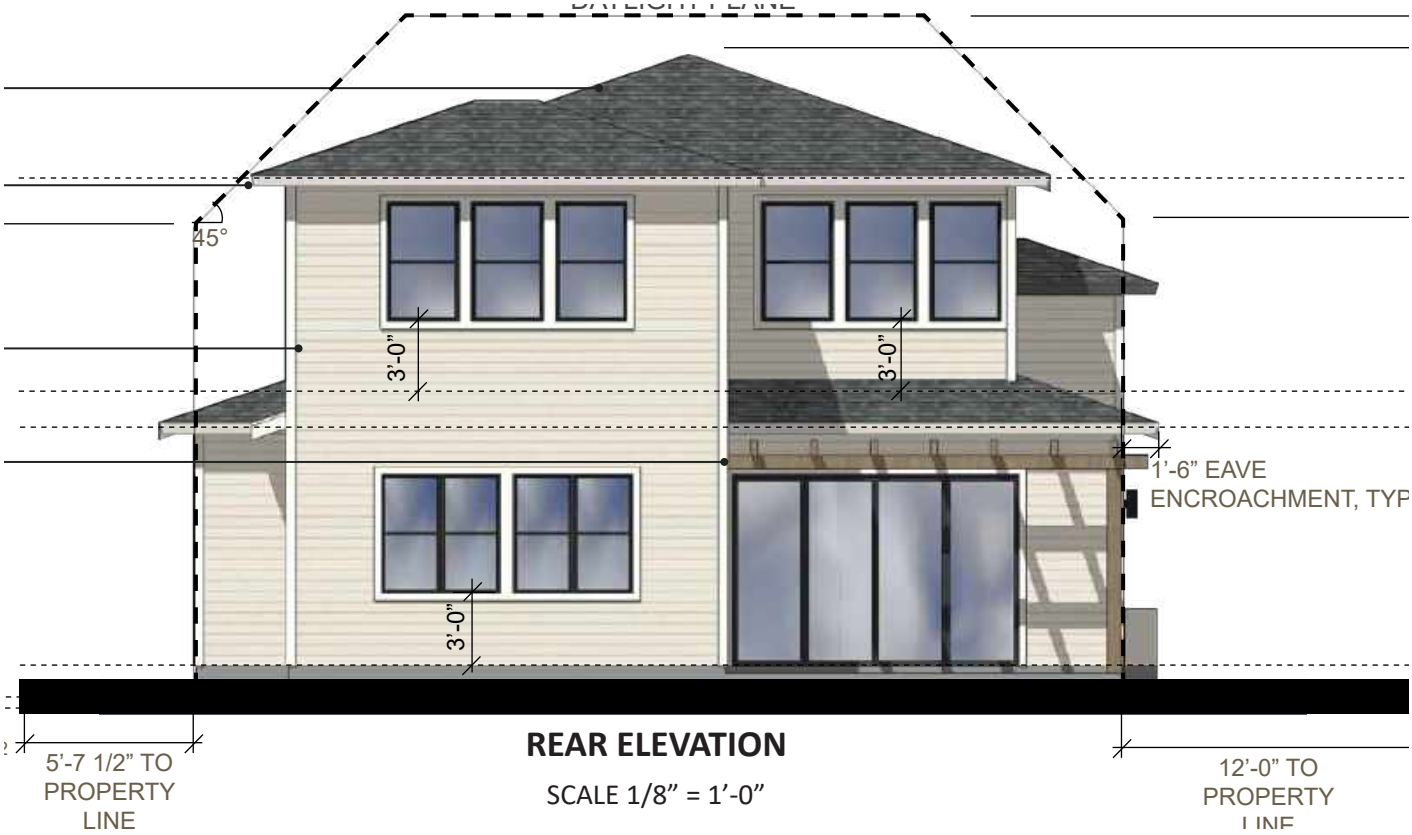
PROPOSED ELEVATIONS



REAR ELEVATION

SCALE 1/8" = 1'-0"

ARNOLD WAY LEFT ELEVATION

SCALE 1/8" = 1'-0"

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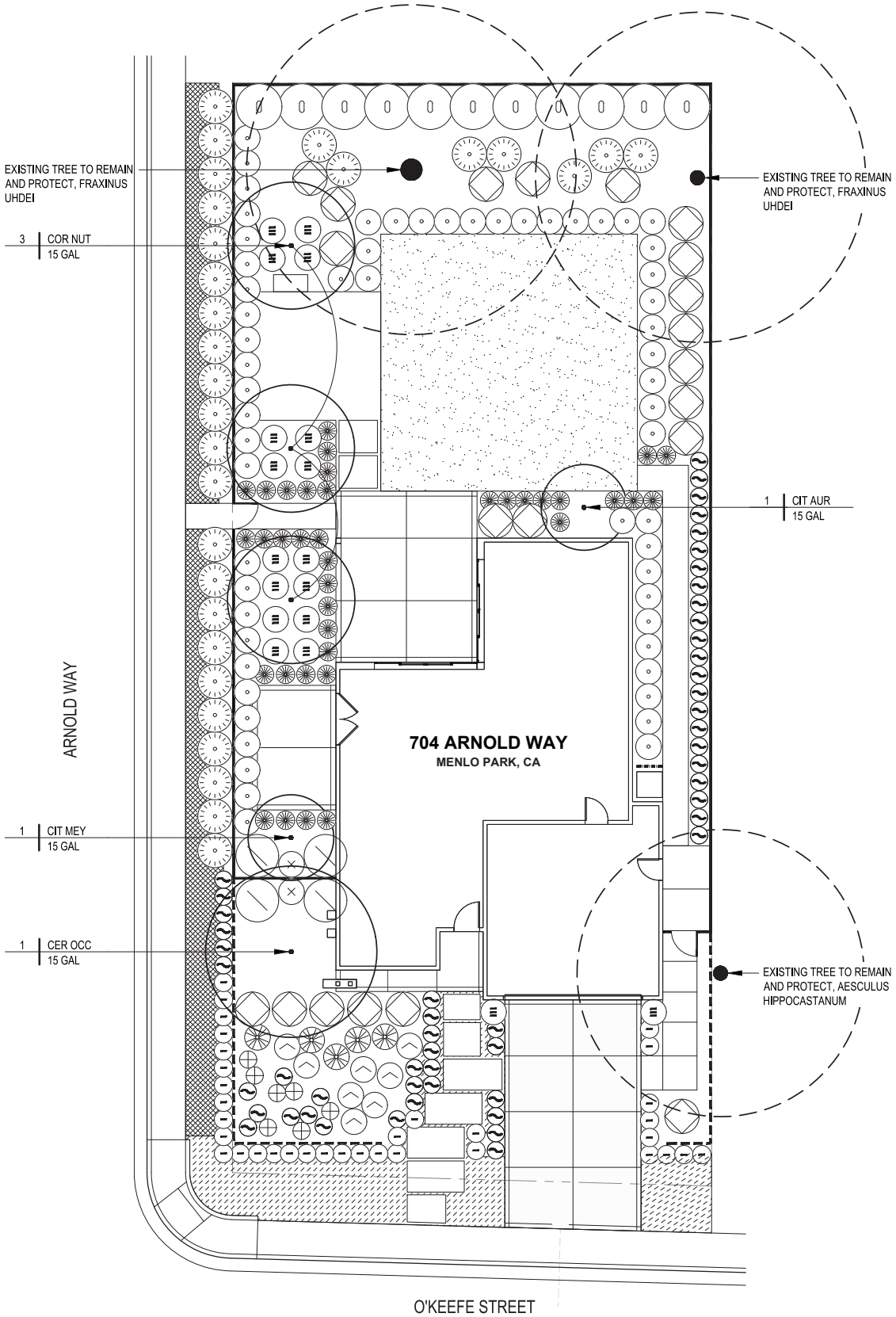
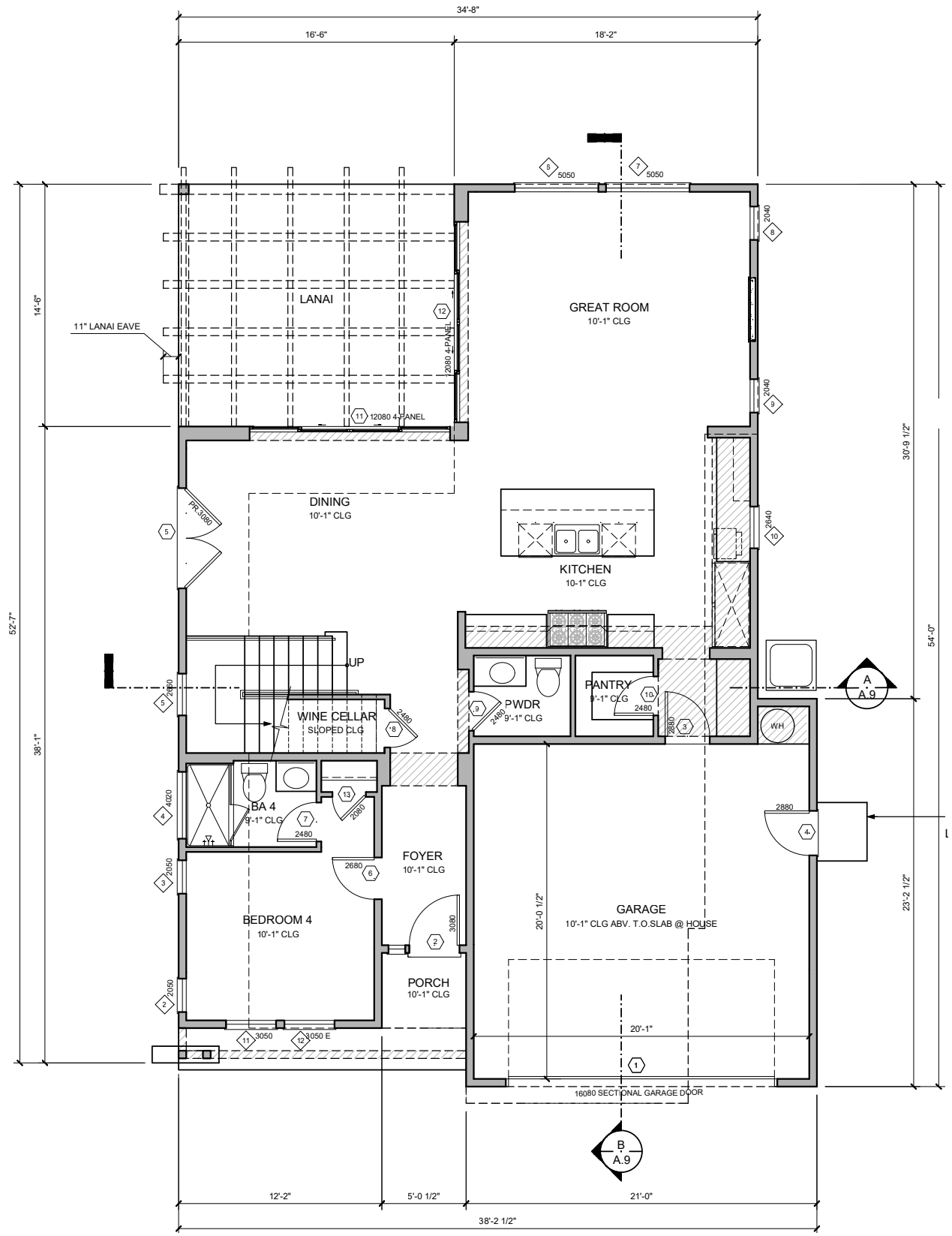
PROPOSED SITE PLAN



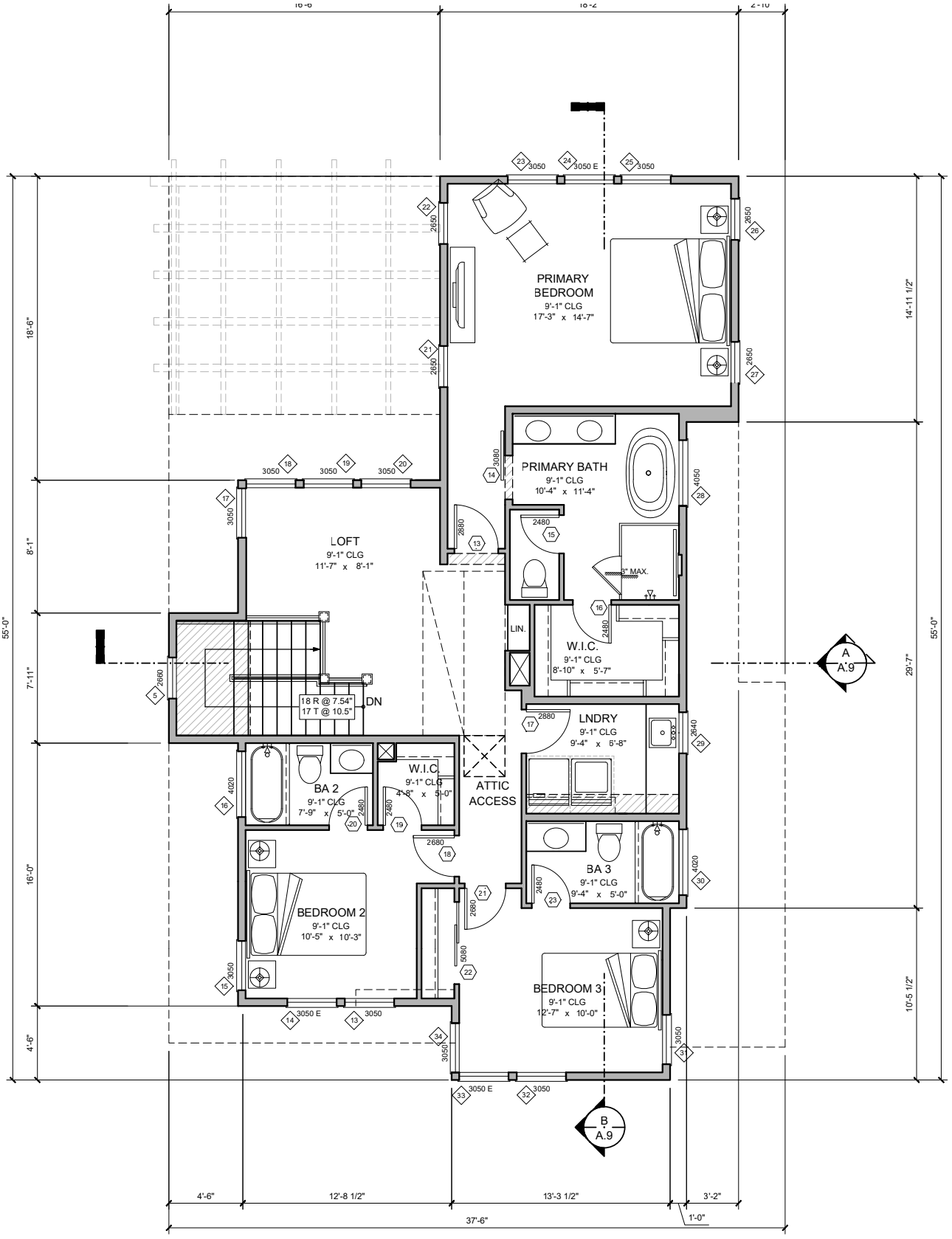
PROPOSED FIRST FLOOR PLAN



THE RIGHT HOME. RIGHT WHERE YOU WANT IT.

255 Shoreline Drive, Suite 428, Redwood City, CA 94065

PROPOSED SECOND FLOOR PLAN



California Tree and Landscape Consulting, Inc.

March 23, 2022

Cynthia Thiebaut, Director of Development
Thomas James Homes
255 Shoreline Drive, Suite 428
Redwood City, California 94065
Via Email: cthiebaut@tjhusa.com

ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 704 Arnold Way, Menlo Park, California [APN 06-220-3010]

EXECUTIVE SUMMARY

Thomas James Homes contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Thomas James Homes requested an Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan suitable for submittal to the City of Menlo Park. This is a Revised Final Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan for the initial filing of plans to develop the property. The date of the original final report was February 24, 2022.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on November 12, 2021, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 3 trees were evaluated on this property, all of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13.24. [1] One tree is located off the parcel but was included in the inventory because it may be impacted by development of the parcel. The 3 trees are due to be retained during construction. No trees are proposed to be removed during construction. A second site visit took place on March 15, 2022 to examine a root exploration trench dug adjacent to tree # 1.

TABLE 1

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak Trees	Protected Heritage Other Trees	Street Tree	Trees Proposed for Removal for Development	Total Proposed for Retention[3]
Horse Chestnut, *Aesculus hippocastanum*	1	0	0	1	0	0	1
Raywood Ash, *Fraxinus oxycarpa*	2	2	0	2	0	0	2
TOTAL	**3**	**2**	**0**	**3**	**0**	**0**	**3**

[1] Any tree protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair as a result of construction. In addition, any time development-related work is recommended to be supervised by a Project Arborist, it must be written in the report to describe the work plan and mitigation work. The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.

[2] CalTLC, Inc. is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.

[3] Trees in close proximity to development may require special protection measures. See Appendix/Recommendations for specific details.

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Menlo Park. The study area for this effort includes the deeded parcel as delineated in the field by the property fences and any significant or protected trees overhanging from adjacent parcels.

Prepare a report of findings. All trees protected by the City of Menlo Park are included in the inventory.

METHODS

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10-20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

The appraisals included in this report (see Appendix 4) is based on the 10th Edition of the *Guide for Plant Appraisal*.[4] The trunk formula technique of appraisal provides a basic cost to replace a tree, determined by its species and size. The tree costs are extrapolated from that of the most commonly available and used tree for landscaping, which at this time in Northern California has been determined to be a 24" box specimen.[5] Based on the size and value of the tree as a 24" box, the species are valued at $36.60 to $82.82 per square inch of trunk area. Per the request of the city of Menlo Park, multi-stem trees are measured as a single trunk, just below the lowest point of branching.

The basic value is depreciated by the tree's condition, which is considered a function of its health, structure and form and expressed as a percentage of the basic value. The result if termed the deterioration of the tree.

The trees are further depreciated by the functional and external limitations that may impact their ability to grow to their normal size, shape and function. Functional limitations include limited soil volume, adequate growing space, poor soil quality, etc. External limitations include easements, government regulations and ownership issues beyond the control of the tree's owner.

The final value is rounded to the nearest $100 to obtain the assignment result. If the tree is not a complete loss, the value of loss is determined as a percentage of the original value.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground height, but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a steel tape. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

[4] 2018. Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 10th Edition, 2nd Printing. International Society of Arboriculture, Atlanta, GA

[5] 2004. *Western Chapter Species Classification and Group Assignment.* Western Chapter, International Society of Arboriculture. Porterville, CA

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
Minor problem(s)	3	fair
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

Yes H – Tree is unhealthy
Yes S – Tree is structurally unsound

Observations and Conclusions

The site is located in an existing subdivision with single-family residences, and the vegetation is comprised of ornamental landscape plants. An existing home with a reported area of 1,240 sq. ft. is located on the parcel. The reported area of the lot is 7,169 sq. ft. The existing home is connected to electrical, gas, water, communication and sanitary sewer infrastructure. The development plans include demolishing the existing home and hardscape. A new home of 2,842 sq. ft. will be constructed. Refer to Appendix 2 – Tree Data for details.

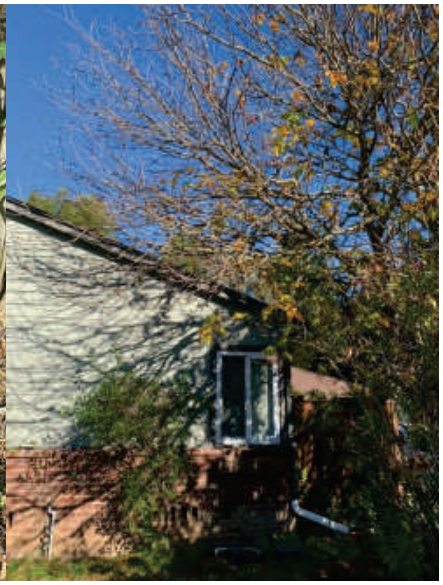
Recommended Removals of Hazardous, Defective or Unhealthy Trees

At this time, no trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts.

Construction Impact Assessment

This Arborist Report, Tree Inventory, Construction Impact Assessment and Tree Protection Plan is intended to provide to Thomas James Homes, the City of Menlo Park, and other members of the development team a detailed *pre-development review* of the species, size, and current structure and vigor of the trees within and/or overhanging the proposed project area. At this time, we have reviewed the Planning Submittal drafted by Dahlin dated September 16, 2021, and the Landscape Plan drafted by HMH dated September 2, 2021. The perceived construction impacts to protected trees are summarized below. **Refer to Appendix 2 – Tree Data for protective measures to be taken for trees that will remain.**

Tree # 1 (Tag # 9623): Moderate impact to the CRZ is expected from demolition and foundation excavation. Slight impact to the canopy is expected due to building encroachment. The CRZ impact would be expected to affect the long-term health of the tree. The health effects would be mitigated by minimizing the amount of root pruning for foundation excavation and ensuring the tree is properly irrigated prior to demolition, during construction and after construction. The canopy impacts would be mitigated by performing the minimum amount of clearance pruning needed for building clearance. Both CRZ and canopy impacts would be mitigated by establishing and respecting a tree protection zone, as shown in Appendix 1. Slight impact to the CRZ is expected from landscape improvements (walkway and fencing). Impacts to the CRZ would be mitigated by performing root exploration trenching at the right edge of the proposed walkway. If a significant amount of structural roots are found in the walkway area, an alternative walkway design should be considered. These options may include an elevated walkway. Impacts from the proposed fence construction include locating fence posts as far from the CRZ as possible, hand-digging fence post holes, and being prepared in the field to adjust fence post locations to avoid damaging structural roots. The examination of the root trench on March 15, 2022 showed that there was only roots 1” and smaller in diameter in the upper 6” of soil. It is unlikely the tree will be significantly impacted by the proposed foundation and hardscape. Refer to the photos below.



Tree # 2 (Tag # 9624): No impact is expected from development. A photograph of the tree is below.

Tree # 3 (Tag # 9625): No impact is expected from development. A photograph of the tree is below.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and City ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment**.
- Prior to any grading, or other work on the site that will come within 50’ of any tree to be preserved:
    1. Irrigate (if needed) and place a 6” layer of chip mulch over the protected root zone of all trees that will be impacted.
    2. Erect Tree Protection Fences. Place boards against trees located within 3’ of construction zones, even if fenced off.
    3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For grade cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric and/or thickened paving, re-enforced paving, and structural soil in lieu of compacting, and avoid root cutting as much as possible, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with hydro-vac equipment or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.

- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. This final report of recommendations is specific to the latest version of the layout plan provided by Roach & Campbell, dated August 20, 2021.

Report Prepared by:

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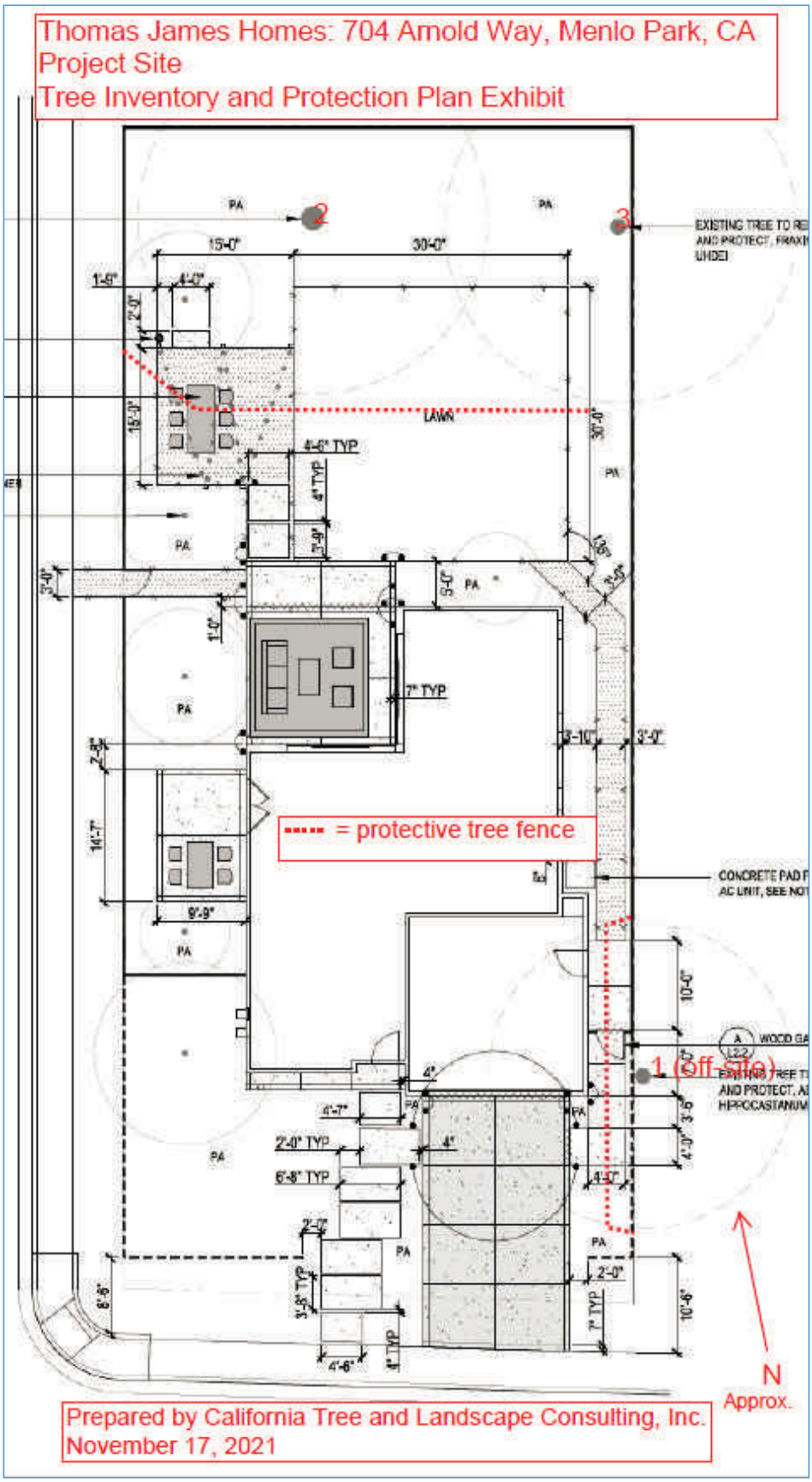
Enc.: Appendix 1 – Tree Inventory and Protective Plan Exhibit
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications

APPENDIX 1 – TREE INVENTORY AND PROTECTIVE PLAN EXHIBIT



APPENDIX 2 – TREE DATA

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Offsite	Common Name	Botanical Name	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommen-dations	Construction Impact	Protective Measures to be Taken	Suitability for Preserva-tion	Appraised Value, Rounded ($)	Justifica-tion for Removal
1	9623	No	Yes	No	Yes	Horse Chestnut	*Aesculus hippocastanum*	16	50	54	19	3 Fair - Minor Problems	Preserve	Located on W property line and overhanging site ~19'. 5.5' from existing house on project site. Codominant branching 8' above grade. Callused pruning wound 5' above grade. Overhanging house ~14'. Ivy on trunk. Exfoliating bark. Old pruning wounds S&W sides 4&6' above grade.	None at this time.	Moderate impact to CRZ due to foundation excavation. Slight impact to canopy due to building encroachment. Slight impact to CRZ due to landscape & fence improvements.	Perform clearance pruning as needed prior to demo. Install protective fencing as shown in Appendix 1. Perform root excavation in CRZ where proposed walkway to be located. Consider alternative walkway designs if a sig. # of structural root are encountered. Locate fence posts as far from tree as possible; hand dig fence posts and adjust location in field as needed to avoid structural root damage. Install woodchip mulch on project side dripline. Monitor irrigation needs 2x monthly; irrigate as needed.	G	$4,950	N/A
2	9624	No	Yes	No	No	Raywood Ash	*Fraxinus oxycarpa*	21	66	54	26	3 Fair - Minor Problems	Preserve	Located 10' S of N property line and 41' N of existing house. Exposed buttress roots W to 10' and S to 11'. Codominant branching 7&9' w/ included bark. Codominant branching 13' w/ inclusion. Slight lean S.	None at this time.	No impact from development is expected.	Install protective tree fence as shown in Appendix 1. Install 3-4" of woodchip mulch under dripline. Monitor irrigation needs 2x monthly; irrigate as needed.	G	$11,850	N/A

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Offsite	Common Name	Botanical Name	DBH	Circ.	Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommen-dations	Construction Impact	Protective Measures to be Taken	Suitability for Preserva-tion	Appraised Value, Rounded ($)	Justifica-tion for Removal
3	9625	No	Yes	No	No	Raywood Ash	*Fraxinus oxycarpa*	17	53	54	29	2 Major Structure or Health Problems	Preserve	1' W of E property line, 42' to house, and 11' to N property line. Large buttress root N to 6'. Codominant branching 6' w/ included bark. Moderate trunk lean W for 6', then straightens to vertical. Sparse lower canopy. Irrigation line over root collar. 3' from concrete patio w/ minor damage.	None at this time.	No impact from developmen t is expected. Install protective tree fence as shown in Appendix 1. Install 3-4" of woodchip mulch under dripline. Monitor irrigation needs 2x monthly; irrigate as needed.	Install protective tree fence as shown in Appendix 1. Install 3-4" of woodchip mulch under dripline. Monitor irrigation needs 2x monthly; irrigate as needed.	G	$6,150	N/A

TOTAL INVENTORIED TREES = 3 trees (170 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = None
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT= None
Rating (0-5, where 0 is dead) = 2=1 tree; 3=2 trees
Total Protected Street Trees = None
Total Protected Oak Trees None
Total Protected Other Trees 47.1"+ = 3 trees (170 aggregate circumference inches)
TOTAL PROTECTED TREES = 3 trees (170 aggregate circumference inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions:

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

A protective barrier of 6' chain link fence shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the project arborist or city arborist, but not

closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the project arborist and city arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization from the project or city arborist.

Where the city or project arborist has determined that tree protection fencing will interfere with the safety of work crews, tree wrap may be used as an alternative form of tree protection. Wooden slats at least 1" thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the city or project arborist. Straw waddle may also be used as a trunk wrap by coiling waddle around the trunk up to a minimum height of 6' from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

Signage should be placed on the protective tree fence no further than 30' apart. The signage should present the following information:

- The tree protection fence shall not be moved without authorization of the Project or City Arborist.
- Storage of building materials or soil is prohibited within the Tree Protection Zone.
- Construction or operation of construction equipment is prohibited within the tree protection zone.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Do not allow run off or spillage of damaging materials into the area below any tree canopy.

Do not store materials, stockpile soil or park or drive vehicles within the TPZ.

Do not cut, break, skin or bruise roots, branches, or trunks without first obtaining authorization from the city arborist.

Do not allow fires under and adjacent to trees.

Do not discharge exhaust into foliage.

Do not secure cable, chain or rope to trees or shrubs.

Do not trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the city arborist.

Do not apply soil sterilant under pavement near existing trees.

Only excavation by hand, compressed air or hydro-vac shall be allowed within the dripline of trees.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay

organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[6]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Route pipes outside of the area that is 10 times the diameter of the protected tree to avoid conflicts with roots. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering feeder roots. Alternatively, the trench can be excavated using hand, pneumatic of hydro-vac techniques within the RPZ. The goal is to avoid damaging the roots while excavating. The pipes should be fed under the exposed roots. Trenches should be filled within 24 hours, but where this is not possible the side of the trench adjacent to the trees shall be kept shaded with 4 layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

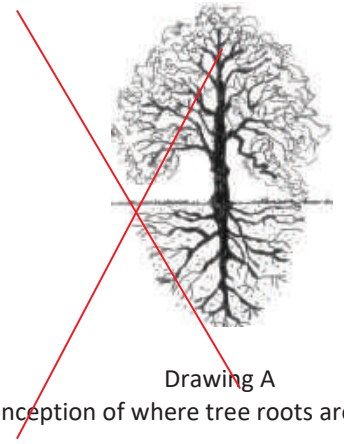
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least once a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs.

[6] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A
Common misconception of where tree roots are assumed to be located

Drawing B
The reality of where roots are generally located

Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.

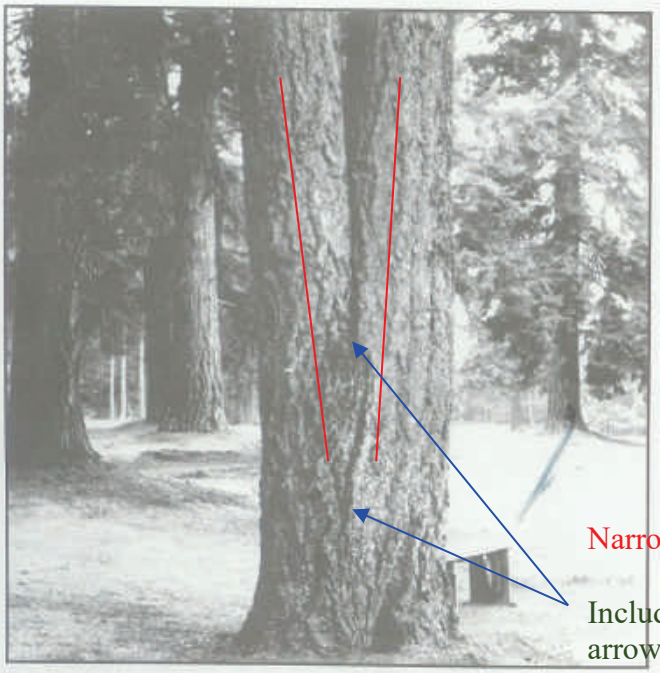


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.

Photo of another tree – not at this site.

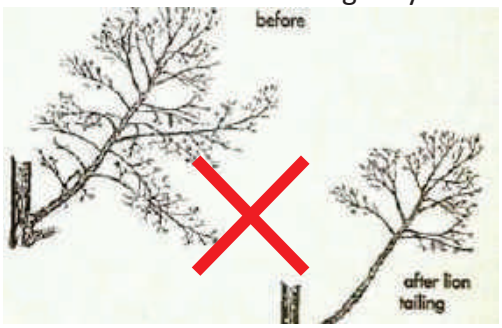
Normal limb structure

Over weight, reaching limb with main stem diameter small compared with amount of foliage present

Photo of another tree – not at this site

Lion's – Tailing is the pruning practice of removal of "an excessive number of inner and/or lower lateral branches from parent branches. Lion's tailing is not an acceptable pruning practice" ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: https://www.asca-consultants.org/

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

APPENDIX 4 – APPRAISAL VALUE TABLE

Client: Thomas James Homes: Tree Appraisal at 704 Arnold Way, Menlo Park, CA

Tree #	DBH	Species	Tree Sq In	Unit Cost Per Sq In	Basic Price	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost	Rounded Cost	% Loss	Assignment Result (inc. $250 install cost)
1	16	Horse Chestnut	200.96	87.35	17,553.50	0.63	0.6	0.7	0.26	4,669.23	4,700	0	4,950
2	21	Raywood Ash	346.185	87.35	30,238.64	0.60	0.8	0.8	0.38	11,611.64	11,600	0	11,850
3	17	Raywood Ash	226.865	87.35	19,816.25	0.53	0.7	0.8	0.30	5,918.45	5,900	0	6,150
											Additional Costs	**0**	**$0**
											Assignment Result (Rounded):		**22,950**

*The value of the trees was determined using the Trunk Formula Method, described in the *Guide for Plant Appraisal*[7], and on the *Species Classification and Group Assignment* published by the Western Chapter, International Society of Arboriculture (ISA).

[7] Council of Tree and Landscape Appraisers, 2018. *Guide for Plant Appraisal*, 10th Edition. International Society of Arboriculture, Champaign, IL.

COMMUNITY DEVELOPMENT DEPT.
701 Laurel Street
Menlo Park, CA 94025
650.330.6704
2/28/2011

TREE PROTECTION SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

2. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Project Arborist or City Arborist.

4. Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

5. **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 sterilants under pavement near existing trees.

6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.

7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.

8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.

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

12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, it shall be the responsibility of the Project Arborist to report the matter to the City Arborist as an issue of non-compliance.

13. Violation of any of the above provisions may result in sanctions or other disciplinary action.

MONTHLY INSPECTIONS

It is required that the site arborist provide periodic inspections during construction.
Four-week intervals would be sufficient to access and monitor the effectiveness of the Tree Protection Plan and to provide recommendations for any additional care or treatment.

STAFF REPORT

Planning Commission
Meeting Date: **5/23/2022**
Staff Report Number: **22-028-PC**
Public Hearing: **Use Permit/Aju Scaria/810 Harvard Avenue**

Recommendation

Staff recommends that the Planning Commission approve a use permit to demolish an existing one-story, single-family residence and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The applicant is also requesting to maintain a fence greater than seven feet in height along a portion of the right-side property line. The recommended actions are included as Attachment A.

Policy Issues

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

Background

Site location

Using Harvard Avenue in the east-west orientation, the subject property is located on the northern side of Harvard Avenue, between Cornell Road and University Drive. Harvard Avenue is a residential street that extends between El Camino Real to the east and University Drive to the west, near San Francisquito Creek and the City of Palo Alto. A location map is included as Attachment B.

Houses along Harvard Avenue include both one- and two-story residences, developed in a variety of architectural styles, including ranch, contemporary, and craftsman. The neighborhood features predominantly single-family residences that are also in the R-1-U zoning district, with some properties zoned R-2 (Low Density Apartment) further east along Harvard Avenue and along Cambridge Avenue.

Analysis

Project description

The subject property is currently occupied by a one-story residence with an attached two-car garage that is nonconforming with respect to the left side setback, in addition to a nonconforming deck along the right side of the property. The property has a substandard lot width of 60 feet, where 65 feet is required.

The applicant is proposing to demolish the existing residence and construct a new two-story, single-family residence with a basement and an attached two-car garage, along with an attached accessory dwelling unit (ADU) on the ground floor.

The proposed main residence would include five bedrooms and 5½ bathrooms, while the proposed ADU would contain one bedroom, one bathroom, and a combined living/dining room with kitchen.

Of particular note with regard to Zoning Ordinance requirements:

- The second floor would be limited in size relative to the development, with a floor area of 1,101.7 square feet representing approximately 35 percent of the maximum floor area limit (FAL), where 50 percent is allowed.
- The proposed floor area for the residence is 3,150.0 square feet, which is at the FAL of 3,150.0 square feet.
- As stated earlier, the maximum allowable FAL for the lot is 3,150.0 square feet. The proposed residence and ADU together would have a FAL of 3,814.8 square feet, which is permitted as the area of the 664.8-square-foot ADU may exceed the FAL.
- The proposed residence would be 27.3 feet in height, where 28 feet is the maximum permitted.
- The proposed project would be constructed well below the maximum building coverage, with a total of 28.6 percent where 35 percent is allowed.
- With inclusion of the 664.8-square-foot ADU, the building coverage would be 35.3 percent, which is permitted as the building coverage of the ADU may exceed the maximum permitted.

The proposed main residence would be set back 20.0 feet from the front property line and 45.8 feet from the rear property line, where a 20-foot setback is required for both. The left and right sides would both have an approximately 6.1-foot setback. In the R-1-U zoning district, side setbacks are 10 percent of the lot width, but no less than five feet and no greater than 10 feet. As such, the required setback for each side of the property is six feet.

Along the right property line bordering 128 Cornell Road, an existing eight-foot-tall wood fence, comprised of vertical natural wood boards with lattice work on top, extends from near the 20-foot required front setback and continues for approximately 60 feet. The remainder of the fence is six feet in height until the rear property line. The applicant is seeking to maintain this eight-foot-tall portion of fencing along the right side property line, which requires use permit approval for a fence that exceeds seven feet in height. The applicant has stated their preference to maintain the same fencing height for privacy. Overall, the request for an additional foot of fence height is a fairly minor increase from the maximum height permitted without a use permit.

Apart from the portion of fencing exceeding the seven-foot limit, 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 in their project description letter that the proposed new residence would be designed in a colonial revival style. The exterior of the proposed residence would predominantly feature horizontal lap siding and composition shingle roofing. Along the front elevation, a series of two gables would be symmetrically arranged in relation to the front entry, and the front entry would feature a gabled roof as

well.

The windows and doors would be clad wood and the windows along the front elevation would feature simulated true divided lights with interior and exterior grids and a spacer bar between the glass panes. To address privacy concerns, the right-side and left-side elevations would feature second floor windows with sill heights 5.1 feet above the finished floor. Along the right-side elevation, two larger windows would also be frosted up to a sill height of 5.8 feet, and one other large window would be fully frosted. One large window is also fully frosted along the left-side elevation. The second floor is set back approximately 19 feet from the right-side property line and approximately 10 feet from the left-side property line.

Staff believes that the scale, materials, and style of the proposed residence would result in a consistent aesthetic approach and are generally consistent with the broader neighborhood, given the similar architectural styles and sizes of structures in the area.

Trees and landscaping

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

Based on the arborist report, there are four existing trees located on or near the property. Of these trees, three trees are heritage size. The heritage trees consist of a redwood (tree #4) located in the rear of the subject property, along the right-side property line, a stone pine street tree in front of the neighboring property at 128 Cornell Road (tree #1) and a silver maple tree, located in the front yard of the neighboring property at 824 Harvard Avenue property (tree #2). A non-heritage Norfolk Island pine (tree #3) is also located in the front yard of 128 Cornell Road, very close to the subject property's right-side property line.

The applicant would also provide a new street tree, a Chinese pistache, in front of the subject property and within the public right-of-way, in coordination with the City Arborist and Engineering and Planning Divisions.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, exploratory trenching to clarify driveway construction impacts (which was completed earlier this year), excavation with hand tools within select distances of a tree trunk, root pruning, and pruning branches as needed. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 3k.

Correspondence

The applicant states in their project description letter that the property owner has completed a combination of outreach efforts, which involved meeting neighbors in person to discuss their proposal. These efforts are summarized by the property owner in Attachment E. The property owner indicates that they had direct communication with the three primarily adjoining property owners, and one of the two diagonally adjoining property owners, in addition to two property owners located across the street. Five of the six neighbors

expressed no objections, while the neighbor located at 128 Cornell Road expressed concerns about privacy and massing impacts from the proposed second story. The applicant provided story poles to simulate the massing, in addition to positioning the second floor no closer than 19 feet from the right-side property line. No other responses were provided.

Conclusion

Staff believes that the design, scale, and materials of the proposed residence are generally compatible with the surrounding neighborhood, and would result in a consistent aesthetic approach. The colonial revival style would be generally attractive and well-proportioned, and the positioning of the second floor would help increase privacy while reducing the perception of mass. Staff believes that the request to maintain existing fencing exceeding the permitted maximum height along the right property line is reasonable. Staff recommends that the Planning Commission approve the proposed project.

Impact on City Resources

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

Environmental Review

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

Public Notice

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

Appeal Period

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

Attachments

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

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Matt Pruter, Associate Planner

Report reviewed by:
Corinna Sandmeier, Acting Principal Planner

LOCATION: 810 Harvard Avenue	**PROJECT NUMBER:** PLN2021-00054	**APPLICANT:** Beausoleil Architects	**OWNER:** Aju Scaria

PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The applicant is also requesting to maintain a fence greater than seven feet in height along a portion of the right property line.

DECISION ENTITY: Planning Commission	**DATE:** May 23, 2022	**ACTION:** TBD

VOTE: TBD (Barnes, DeCardy, Do, Harris, Riggs, Tate, Thomas)

ACTION:

1. Make a finding that the project is categorically exempt under Class 3 (Section 15303, "New Construction or Conversion of Small Structures") of the current California Environmental Quality Act (CEQA) Guidelines.
2. Make findings, as per Section 16.82.030 of the Zoning Ordinance pertaining to the granting of use permits, that the proposed use will not be detrimental to the health, safety, morals, comfort, and general welfare of the persons residing or working in the neighborhood of such proposed use, and will not be detrimental to property and improvements in the neighborhood or the general welfare of the City.
3. Approve the use permit subject to the following ***standard*** conditions:
    a. The applicant shall be required to apply for a building permit within one year from the date of approval (by May 23, 2023) for the use permit to remain in effect.
    b. Development of the project shall be substantially in conformance with the plans prepared by Beausoleil Architects, consisting of 18 plan sheets, dated received May 17, 2022, and approved by the Planning Commission on May 23, 2022, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.
    c. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.
    d. 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.
    e. 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.
    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.
    g. All applicable public right-of-way improvements, including frontage improvements and the dedication of easements and public right-of-way, shall be completed to the satisfaction of the Engineering Division prior to building permit final inspection.

LOCATION: 810 Harvard Avenue	**PROJECT NUMBER:** PLN2021-00054	**APPLICANT:** Beausoleil Architects	**OWNER:** Aju Scaria
PROPOSAL: Request for a use permit to demolish an existing one-story, single-family residence, and construct a new two-story, single-family residence with a basement on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is not subject to discretionary review. The applicant is also requesting to maintain a fence greater than seven feet in height along a portion of the right property line.			
DECISION ENTITY: Planning Commission	**DATE:** May 23, 2022	**ACTION:** TBD	
VOTE: TBD (Barnes, DeCardy, Do, Harris, Riggs, Tate, Thomas)			

ACTION:

h. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition, or building permits.

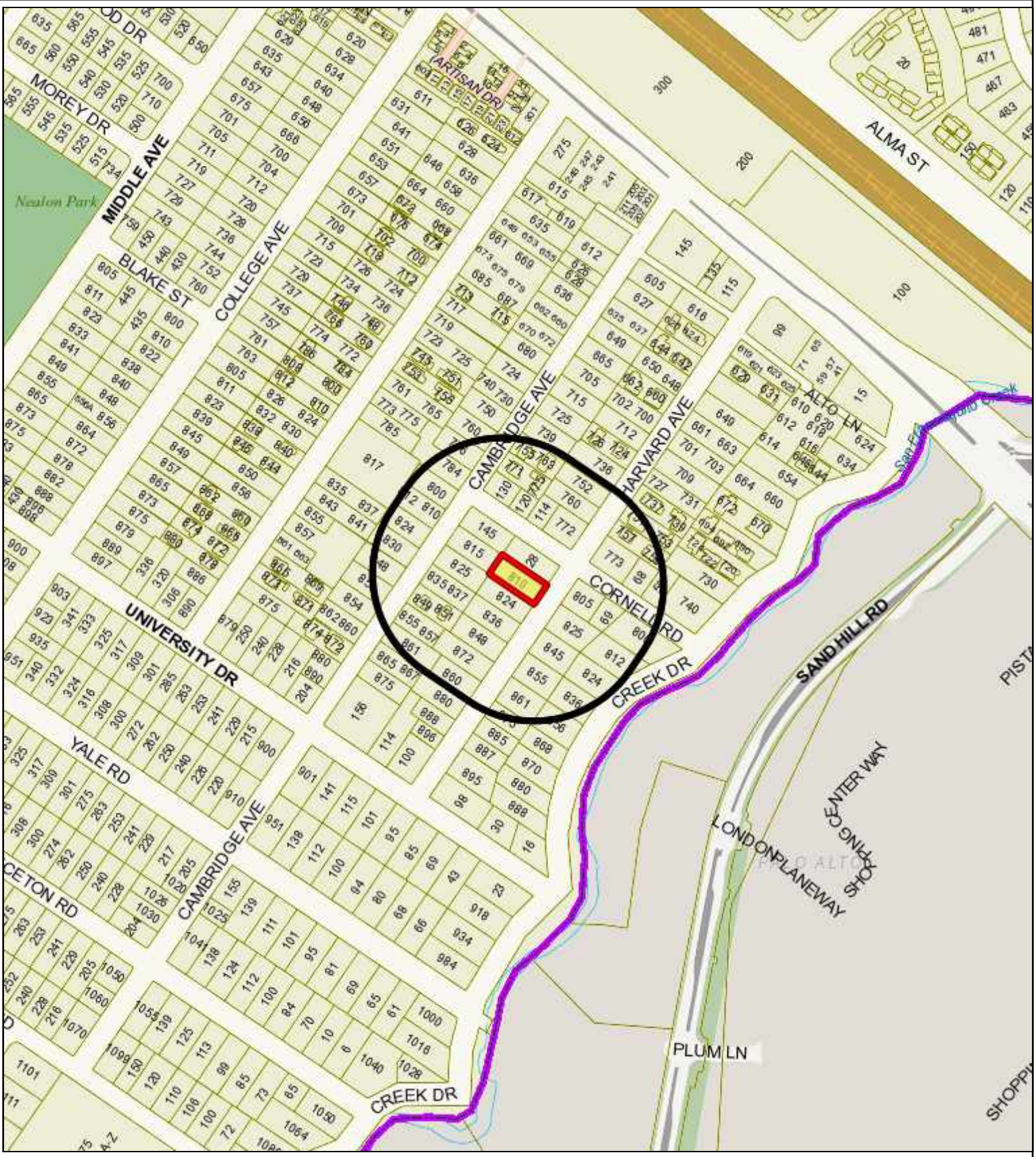
i. Post-construction runoff into the storm drain shall not exceed pre-construction runoff levels. The applicant's design professional shall evaluate the project's impact to the City's storm drainage system and shall substantiate their conclusions with drainage calculations to the satisfaction of the City Engineer prior to building permit issuance.

j. Simultaneous with the submittal of a complete building permit application, the applicant shall provide documentation indicating the amount of irrigated landscaping. If the project proposes more than 500 square feet of irrigated landscaping, it is subject to the City's Water Efficient Landscaping Ordinance (Municipal Code Chapter 12.44). Submittal of a detailed landscape plan would be required concurrently with the submittal of a complete building permit application.

k. Heritage trees in the vicinity of the construction project shall be protected pursuant to the Heritage Tree Ordinance and the arborist report prepared by Bo Firestone Consulting and Design, dated received April 12, 2022.

l. If construction is not complete by the start of the wet season (October 1 through April 30), the Applicant shall implement a winterization program to minimize the potential for erosion and sedimentation.

m. Prior to building permit issuance, the applicant shall pay all applicable City fees. Refer to City of Menlo Park Master Fee Schedule.



City of Menlo Park

Location Map

810 Harvard Avenue

Scale: 1:4,000 | Drawn By: MAP | Checked By: CDS | Date: 5/23/2022 | Sheet: 1

810 Harvard Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	8,400.0 sf	8,400 sf	7,000 sf min.
Lot width	60.0 ft.	60.0 ft.	65 ft. min.
Lot depth	140.0 ft.	140.0 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	21.1 ft.	20 ft. min.
Rear	45.8 ft.	62.8 ft.	20 ft. min.
Side (left)	6.1 ft.	5.3 ft.	6 ft. min.
Side (right)	6.1 ft.	12.4 ft.	6 ft. min.
Building coverage	2,401.0* sf 28.6* %	1,884.0 sf 22.4 %	2,940.0 sf max. 35 % max.
FAL (Floor Area Limit)	3,150.0* sf	1,844.0 sf	3,150.0 sf max.
Square footage by floor	1,626.5 sf/basement 1,544.6 sf/1st 1,101.7 sf/2nd 664.8 sf/ADU 503.7 sf/garage 346.7 sf/porches 6.0 sf/fireplaces	1,398.0 sf/1st 446.0 sf/garage 35.0 sf/porches 5.0 sf/fireplaces	
Square footage of buildings	5,794.0 sf	1,884.0 sf	
Building height	27.3 ft.	14.7 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**	3	Non-Heritage trees***	1	New Trees 1
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of Trees 5

* Does not include the ADU

** Two of these are not located on the subject property

*** Located on a neighboring property

ABBREVIATIONS

@	AT	F.O.F.	FACE OF FINISH	PRELIM.	PRELIMINARY
±	APPROXIMATE	F.O.M.	FACE OF MASONRY	PTD.	PAINTED
℄	CENTERLINE	F.O.S.	FACE OF STUDS	P.T.R.	PAPER TOWEL RECEPTACLE
ø	DIAMETER OR ROUND	FP. RF.	FIRE PROOFING	PWR.	POWER
A/E.	ARCHITECT / ENGINEER	FTG.	FOOTING		
A.B.	ANCHOR BOLT	FURN.	FURNITURE	QTY.	QUANTITY
A.C.	AIR CONDITIONING			QUAL.	QUALITY
ACOUS.	ACOUSTICAL	GA.	GAUGE		
ADJ.	ADJUSTABLE	GALV.	GALVANIZED	R.	RISER
A.F.F.	ABOVE FINISHED FLOOR	GL.	GLASS	R.A.	RETURN AIR
ALUM.	ALUMINUM	GLU. LAM.	GLUE LAMINATED	RAD.	RADIUS
ALT.	ALTERNATE	GLZ.	GLAZING	RBR.	RUBBER
ANOD.	ANODIZED	G.S.M.	GALVANIZED SHEET METAL	R.C.	REINFORCED CONCRETE
ARCH.	ARCHITECT (URAL)	GYP. BD.	GYPSUM BOARD	R.D.	ROOF DRAIN
A.D.	AREA DRAIN			REC.	RECESSED
		H.C.	HOLLOW CORE	RECPT.	RECEPTACLE
BD.	BOARD	HDR.	HEADER	REDWD.	REDWOOD
BLDG.	BUILDING	HDWD.	HARDWOOD	REF.	REFERENCE
BLDG. STD.	BUILDING STANDARD	HDWE.	HARDWARE	REINF.	REINFORCED (D) (ING) (MENT)
BLK.	BLOCK	H&R.	HANGER	RESIL.	RESILIENT
BLKG.	BLOCKING	H.M.	HOLLOW METAL	RM.	ROOM
B.T.U.	BRITISH THERMAL UNIT	H.O.	HOLD-OPEN	RND.	ROUND
		HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
CAB.	CABINET	HP.	HORSEPOWER	R.W.L.	RAIN WATER LEADER
CEM.	CEMENT	HR.	HOUR		
CEM. PLAS.	CEMENT PLASTER	HT.	HEIGHT	S.D.	STORM DRAIN
CER.	CERAMIC	H.W.	HOT WATER	SECT.	SECTION
CER. TILE.	CERAMIC TILE			SHT.	SHEET (ING)
C.J.	CONSTRUCTION JOINT	I.D.	INSIDE DIAMETER	SHTHG.	SHEATHING
C.L.	CENTER LINE	INCAND.	INCANDESCENT	SIM.	SIMILAR
CLG.	CEILING	INSUL.	INSULATION	S.M.	SHEET METAL
CLG. HT.	CEILING HEIGHT			SK.	SINK
CLR.	CLEAR	JAN.	JANITOR	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	J.B.	JUNCTION BOX	SPR.LR.	SPRINKLER
C.O.	CLEANOUT			SQ.	SQUARE
COL.	COLUMN	LAM.	LAMINATE	SQ.FT.	SQUARE FOOT
CONC.	CONCRETE	LAV.	LAVATORY	SQ.IN.	SQUARE INCH
CONF.	CONFERENCE	LB.	POUND	SQ.YD.	SQUARE YARD
CONSTR.	CONSTRUCTION	LIB.	LIBRARY	S.S.D.	SEE STRUCTURAL DRAWINGS
CONT.	CONTINUOUS (ATION)	LIN.	LINEN	S.ST.	STAINLESS STEEL
CONTR.	CONTRACT (OR)	LOC.	LOCATION	STD.	STANDARD
COORD.	COORDINATE	LTG.	LIGHTING	STL.	STEEL
CORR.	CORRIDOR			STOR.	STORAGE
C&K.	COUNTERSUNK	MAN.	MANUAL	STRUCT.	STRUCTURAL
C.W.	COLD WATER	MATL.	MATERIAL	SURF.	SURFACE
		MAX.	MAXIMUM	SUSP.	SUSPENDED
DBL.	DOUBLE	M.D.F.	MEDIUM DENSITY FIBERBOARD	SYS.	SYSTEM
DBL. GLZ.	DOUBLE GLAZING	MET.	METAL		
DED. CIR.	DEDICATED CIRCUIT	MEZZ.	MEZZANINE	T.	THERMOSTAT
DEMO.	DEMOLITION	MFR.	MANUFACTURING	T.&G.	TOUNGE AND GROOVE
DET.	DETAIL	MFR.	MANUFACTURER	TEL.	TELEPHONE
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM	TEMP.	TEMPERATURE
DIM.	DIMENSION	MISC.	MISCELLANEOUS	THK.	THICKNESS
DN.	DOWN	M.LWK.	MILLWORK	TK. BD.	TACK BOARD
DS.	DOWNSPOUT	MTD.	MOUNTED	TMPD. GL.	TEMPERED GLASS
DW.	DISHWASHER	MTG.	MOUNTING	TYP.	TYPICAL
DWG.	DRAWING	MTL.	METAL		
DWR.	DRAWER	MULL.	MULLION	U.O.N.	UNLESS OTHERWISE NOTED
				UR.	URINAL
(E)	EXISTING	N.A.	NOT APPLICABLE	UTIL.	UTILITY
EA.	EACH	N.I.C.	NOT IN CONTRACT		
EL.	ELEVATION	N.T.S.	NOT TO SCALE	V.C.T.	VINYL COMPOSITION TILE
ELEC.	ELECTRICAL			VERT.	VERTICAL
ELEV.	ELEVATOR	O.C.	ON CENTER	VEST.	VESTIBULE
ENCL.	ENCLOSURE	O.D.	OUTSIDE DIMENSION	V.I.F.	VERIFY IN FIELD
EQ.	EQUAL	OFF.	OFFICE	VIN.	VINYL
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	VNR.	VENEER
EQUIV.	EQUIVALENT	OPT.	OPTIONAL	VOL.	VOLUME
EST.	ESTIMATE				
EXIST.	EXISTING	P.A.	PUBLIC ADDRESS	W.	WASHER
EXP.	EXPANSION	PERIP.	PERIPHERAL	W/	WITH
EXT.	EXTERIOR	P.L.	PROPERTY LINE	W/O.	WITHOUT
		PLAM.	PLASTIC LAMINATE	W.C.	WATER CLOSET
F.D.	FLOOR DRAIN	PLBG.	PLUMBING	WD.	WOOD
FDN.	FOUNDATION	PLYWD.	PLYWOOD	WIN.	WINDOW
F.E.C.	FIRE EXTINGUISHER CABINET	PNL.	PANEL	W.P.	WIDE FLANGE
F.H.C.	FIRE HOSE CABINET	PNT.	PAINT	W.R.	WATER RESISTANT
FIN.	FINISH	POL.	POLISHED	WSCT.	WAINSCOT
FIN. FL.	FINISH FLOOR	PR.	PAIR	WT.	WEIGHT
FLR.	FLOOR (ING)	PREFAB.	PREFABRICATED	WTR.	WATER
F.O.C.	FACE OF CONCRETE	PREFIN.	PREFINISHED	WTRPRF.	WATERPROOF

SYMBOLS

DETAIL

5 / A-4 — 5 = DRAWING NUMBER; A-4 = SHEET NUMBER

SECTION / ELEVATION

4 / A-5 — 4 = DRAWING NUMBER; A-5 = SHEET NUMBER

REVISION

CLOUDED AROUND EXTENT OF REVISION

1 — SEE REVISION NUMBER AND DATE ON TITLE BLOCK

AREA IDENTIFICATION

LOBBY — ROOM NAME

200 — ROOM NUMBER

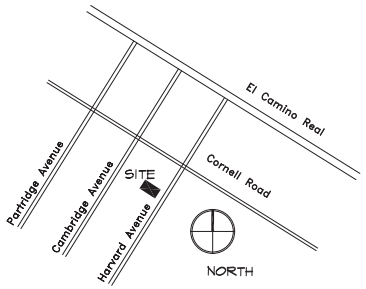
WORK POINTS

MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED

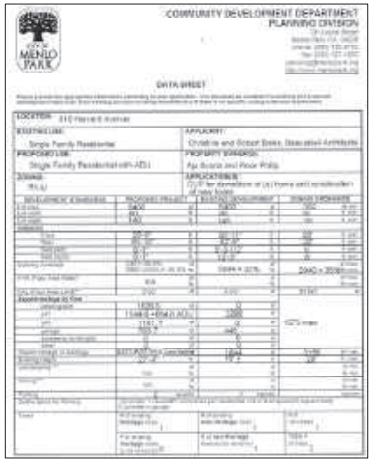
WORK POINT, CONTROL POINT, DATUM POINT OR FINISHED FLOOR

ALIGN ADJACENT SURFACES

LOCATION MAP



DATA SHEET



PROJECT TEAM

OWNERS	PHONE
AJ SCARIA AND ROSE PHILIP 810 HARVARD AVENUE MENLO PARK, CA 94025	
ARCHITECT	
ROBERT & CHRISTINE BOLES BEAUSOLEIL ARCHITECTS 478 MONTEREY ROAD PACIFICA, CA 94044	415.587.2004
SURVEYOR	
ROBERT NUTTON B+H SURVEYING 901 MALTERMIRE STREET BELMONT, CA 94002	408.637.1540
ARBORIST	
BO FIRESTONE TREES AND GARDENS BO FIRESTONE 2150 LACEY DRIVE, MILPITAS 95035	408.447.7158
CIVIL ENGINEERING	
CLIFF BECHTEL CLIFFORD BECHTEL AND ASSOCIATES 117 901 MALTERMIRE STREET BELMONT, CA 94002	650.593.0103

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL CONFORM ALL LOCAL AND STATE CODES, INCLUDING 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, AND ENERGY CODES , AS WELL AS THE CALIFORNIA HOUSING CODE

2. UNLESS OTHERWISE AGREED, THE A.I.A. DOCUMENT #A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", CURRENT EDITION IS HEREIN INCORPORATED IN THE CONSTRUCTION DOCUMENTS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.

4. ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSIGNING RESPONSIBILITIES FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

5. ALL WORK LISTED, SHOWN, OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.

6. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE PLANS, ALL ADDENDA, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTORS AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

7. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.

8. EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THIS WORK, SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF/HERSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE/SHE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS/HER WORK.

9. THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK ACCORDINGLY.

10. ELECTRICAL, PLUMBING, AND H.V.A.C. ENGINEERING SHALL BE DESIGN/BUILD AND SELECTED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ELECTRICAL, PLUMBING, AND H.V.A.C. DRAWINGS, AND REPORT TO THE ARCHITECT OR OWNER ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COST INCURRED DUE TO LACK OF PROPER COORDINATION.

11. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AND EXISTING AREAS IN OR OUTSIDE THE JOB SITE. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN IN AN ORDERLY MANNER READY FOR MOVE IN. ANY DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

12. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT OR OWNER FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.

13. GENERAL CONTRACTOR SHALL REVIEW AND SUBMIT FINISH SAMPLES, CUT SHEETS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO ANY FABRICATION OR INSTALLATION. PROVIDE SAMPLES OF ALL FINISHES, INCLUDING BUT NOT LIMITED TO, PAINTS, STAINS, BASE, FLOOR COVERINGS, LAMINATES, MILLWORK FINISHES, ETC.

14. ALL HORIZONTAL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF STUD, OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISH FLOOR LEVELS OR TOPS OF PLATES, AS NOTED. VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED. SHOULD THERE BE ANY DISCREPANCIES IMMEDIATELY REPORT TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.

15. CAL GREEN COMPLIANCE. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

16. VERIFICATION OF COMPLIANCE WITH CAL GREEN REQUIREMENTS MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

17. SUBCONTRACTOR SUBMITTALS. CONTRACTORS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC WORK SHALL SUBMIT DRAWINGS, SPECIFICATIONS, CALCULATIONS, APPLICATIONS, ETC., AS REQUIRED BY THE BUILDING DEPARTMENT FOR PERMITS AND APPROVALS PRIOR TO STARTING THEIR WORK. A COPY OF ALL SUBCONTRACTOR PLANS SHALL BE SUBMITTED TO THE PROJECT ARCHITECT FOR REVIEW PRIOR TO STARTING WORK. SUBCONTRACTORS SHALL PAY FOR ALL INSURANCE, PERMITS, FEES, LICENSES, SALES TAX, LABOR, MATERIALS, TOOLS, EQUIPMENT AND SCAFFOLDING AS NECESSARY TO COMPLETE THEIR RESPECTIVE SUBCONTRACT AGREEMENT.

DRAWING INDEX

PROJECT DATA

BUILDING CODE:	2019 CALIFORNIA RESIDENTIAL CODE	
OCCUPANCY GROUP. USE. BUILDING TYPE.	R-3/U SINGLE FAMILY RESIDENCE V-B	
ZONING. ASSESSOR'S PARCEL NO.:	R-1-U 071-451-080	
LOT AREA. MAXIMUM ALLOWED FLOOR AREA. MAXIMUM ALLOWED LOT COVERAGE: PROPOSED LOT COVERAGE:	8,400 S.F. 3150 S.F. (2800+25%(Lot area -7000) 2940 S.F. (35%) 2401 S.F. = 29% (DOES NOT INCLUDE ADU)	
PROPOSED FLOOR AREA:	FIRST FLOOR. SECOND FLOOR. BASEMENT. ADU. TOTAL PROPOSED SF.	2048.3 S.F. 1101.7 S.F. 1626.5 S.F. 664.8 S.F. 5441.3 S.F.
	TOTAL COUNTABLE S.F. (INCLUDING 1ST & 2ND FLOORS):	3150.0 S.F.
PROPOSED BUILDING HEIGHT:	27'-4"	
PROJECT SCOPE OF WORK:	PROJECTS CONSISTS OF DEMOLITION OF AN EXISTING SINGLE STORY HOME AND GARAGE AND CONSTRUCTION OF A NEW TWO STORY OVER BASEMENT SINGLE FAMILY HOME WITH ATTACHED GARAGE, ATTACHED ADU AND APPURENANT SITE IMPROVEMENTS. PROJECT WILL BE FULLY SPRINKLERED.	

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C.U.P. RE-SUBMITTAL	5.5.22

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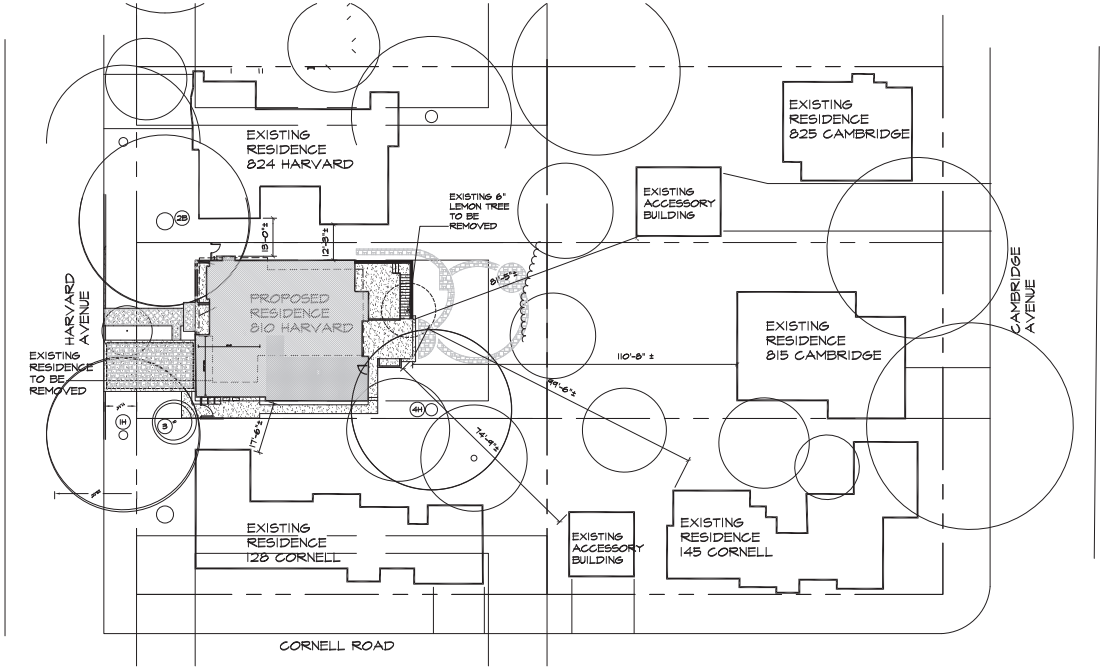
Sheet Title

COVERSHEET

Scale	AS NOTED
Project No.	2011
Drawn By	CB/RB

A0



1 Area Plan

1" = 20'

0 4'-0" 20'-0" 40'-0" 80'-0"

2 Streetscape Elevation

1/8" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0"

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AREA PLAN, STREETSCAPE ELEVATION

Scale	AS NOTED
Project No.	2011
Drawn By	CB/RB

A1.1

D2

RIGHT (NORTHEAST) SIDE

REAR (NORTHWEST) SIDE

LEFT (SOUTHWEST) SIDE

FRONT (SOUTHEAST) SIDE

1 Photographs of existing house (in lieu of elevations) Note: Existing maximum building height is approximately 14'-8" to "average natural grade"

LEGEND

- NEW TEMPORARY 6' HIGH CHAIN LINK TREE PROTECTION FENCE
- (E) WOOD FENCE TO REMAIN. SEE A1.3 FOR DETAILED DESCRIPTION
- ELEMENTS TO BE REMOVED
- PROPERTY LINES

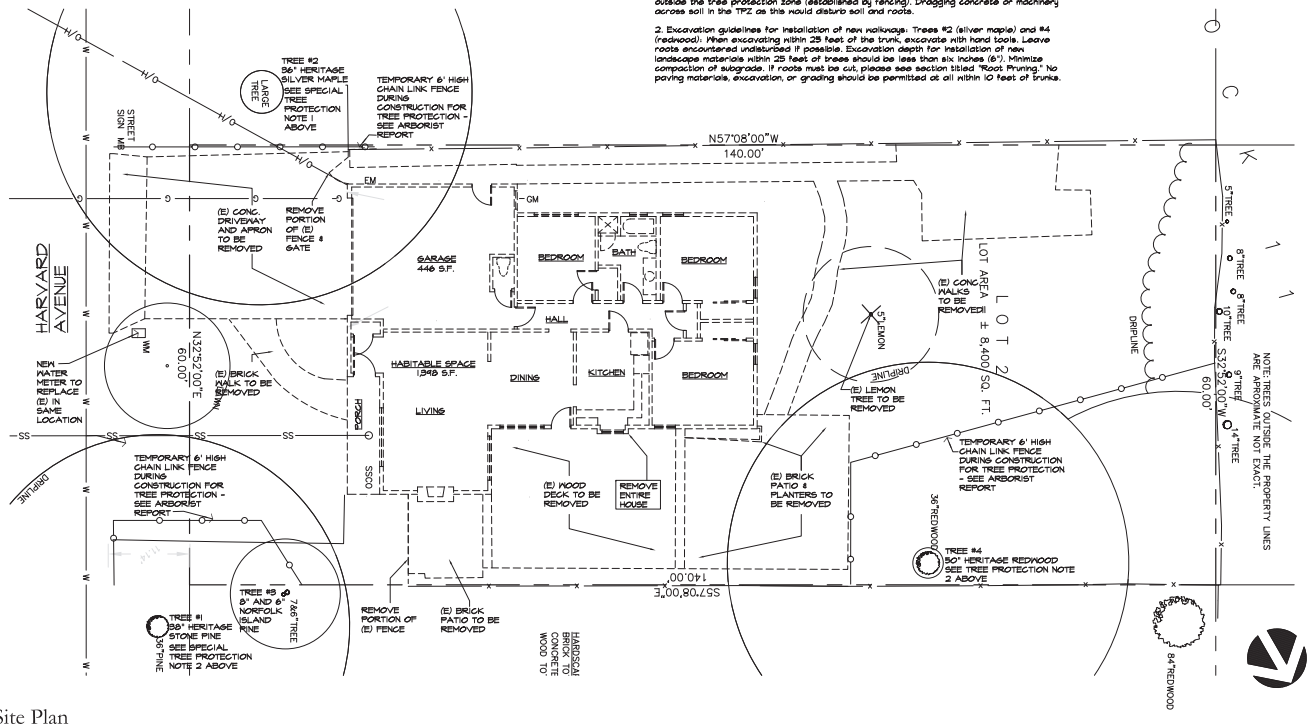
TREE PROTECTION

GENERAL: SEE FULL ARBORIST REPORT FOR PROJECT FOR TREE INFORMATION AND PROTECTION MEASURES. ERECT PROTECTION FENCES AS SHOWN HERE AND AS NOTED IN REPORT AND ON DRAWING TP-1 AND TP-2 PRIOR TO DOING ANY OTHER WORK ON SITE, INCLUDING ANY DEMOLITION, MOVEMENT OR STORAGE OF MATERIALS.

EXCERPTS FROM ARBORIST REPORT FOR SPECIAL TREE PROTECTION:

1. Demolition of existing driveway - Tree #2 (neighboring silver maple)- should be performed in a manner that avoids tearing roots. Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning"). Work must be done outside the tree protection zone (established by fencing). Dragging concrete or machinery across soil in the TPZ as this would disturb soil and roots.

2. Excavation guidelines for installation of new walkways: Trees #2 (silver maple) and #4 (redwood): When excavating within 25 feet of the trunk, excavate with hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 25 feet of trees should be less than six inches (6"). Minimize compaction of subgrade. If roots must be cut, please see section titled "Root Pruning." No paving materials, excavation, or grading should be permitted at all within 10 feet of trunks.



2 Demolition Site Plan

1/8" = 1'-0"

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DEMOLITION SITE PLAN & PHOTOS

Scale	1/8"=1'-0"
Project No.	2011
Drawn By	CB/RB

A1.2

LEGEND

- NEW TEMPORARY 6' HIGH CHAIN LINK TREE PROTECTION FENCE
- (E) WOOD FENCE TO REMAIN. SEE A1.5 FOR DETAILED DESCRIPTION
- ELEMENTS TO BE REMOVED
- PROPERTY LINES
- SETBACK LINES
- NEW HARDSCAPE, SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILED INFORMATION
- MAIN HOUSE FIRST FLOOR FOOTPRINT
- AUXILIARY DWELLING UNIT FOOTPRINT

SITE CONSTRUCTION NOTES

1. PROVIDE TREE PROTECTION MEASURES AND PERFORM THE RECOMMENDED EXPLORATORY EXCAVATION AND ROOT PRUNING (UNDER THE OBSERVATION OF THE PROJECT ARBORIST) AS DESCRIBED IN THE FULL ARBORIST REPORT PRIOR TO ANY NEW CONSTRUCTION.

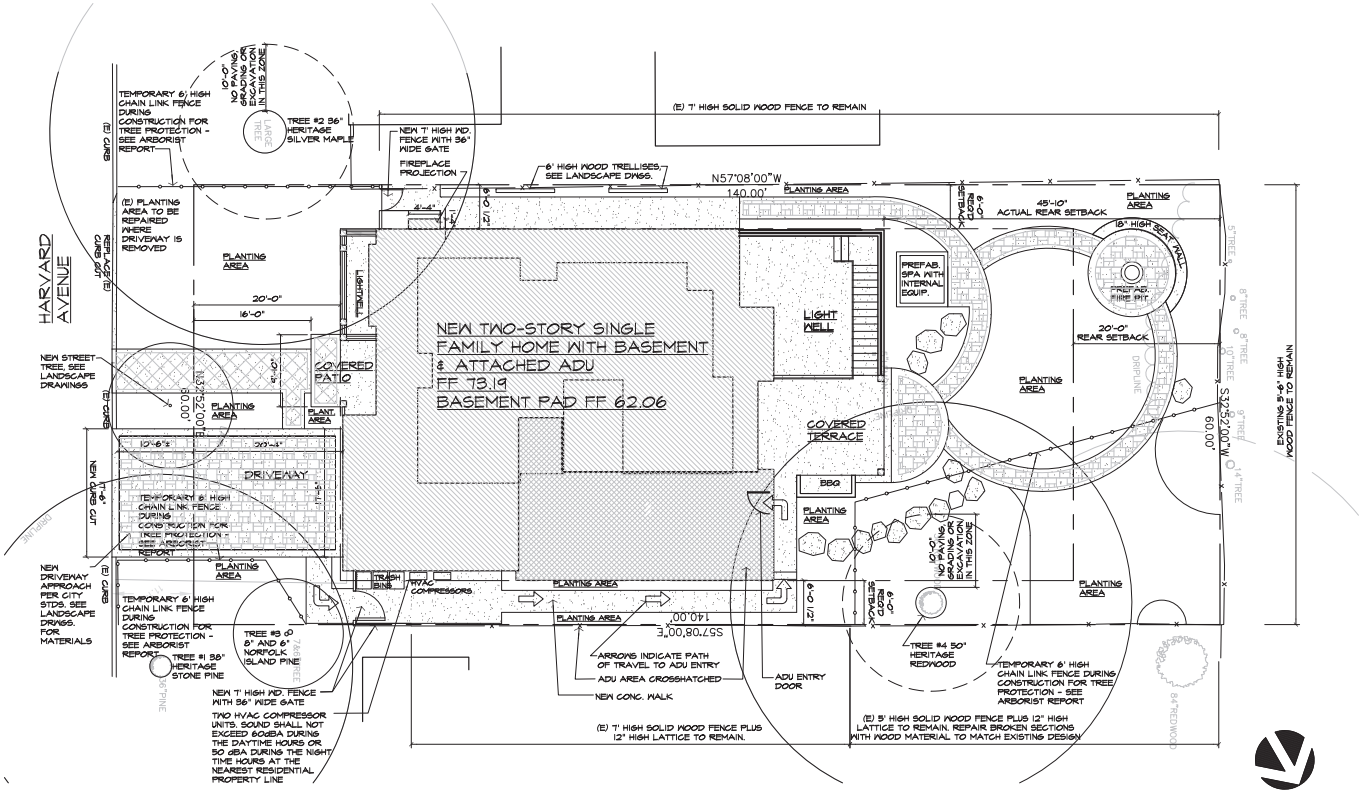
2. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE DESIGN, PLANTING, IRRIGATION, FIREPIT, SPA, AND STONE ELEMENTS.

SITE ANALYSIS

ZONING:	R1-U	
LOT AREA:	8400 S.F.	
MAXIMUM ALLOWED FLOOR AREA:	3150 S.F.	
PROPOSED FLOOR AREA: (NOT INCLUDING ADU)	FIRST FLOOR:	2048.3 S.F.
	SECOND FLOOR:	1101.7 S.F.
	TOTAL	3150.0 S.F.
ADU FLOOR AREA:		664.8 S.F.
LAND COVERED BY STRUCTURES	3065 S.F. (36.5% - Includes ADU)	
LANDSCAPE PLANTING AREA:	2855 S.F. (34.0%)	
PAVED SURFACES (INCL. BBQ.)	2480 S.F. (29.5%)	
PARKING SPACES:	2 COVERED, (2 IN DRIVEWAY)	

ADU PARKING

PER SECTION 16.79.080 OF THE MENLO PARK MUNICIPAL CODE, NO ADDITIONAL PARKING IS REQUIRED FOR THE ADU AS THE PROPERTY IS WITHIN 1/2 MILE FROM PUBLIC TRANSIT (THE EL CAMINO REAL SAMTRANS BUS LINE)



2 New Site Plan

1/8" = 1'-0"

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Sheet Title
SITE PLAN

Scale	1/8"=1'-0"
Project No.	1817
Drawn By	CB/RB

A1.3

D4

FLOOR AREA CALCULATIONS

NOTES: NONE OF THE ATTIC SPACE MEETS THE DEFINITION OF "HABITABLE SPACE" PER UBC

FIRST FLOOR		
SECTION	DIMENSIONS	SQ.FT.
1 GAR *	20'-0.75"X25'-11.75"	501.1
1A GAR *	4.25" X 4'-6.5"	1.6
2	12'-5.75"X25'-4.25"	316.4
3	13'-3" X 25'-4.25"	335.9
3A	11'-2"X1'-0"	11.2
4	10'-8"X24'-2.75"	258.5
5	10'-1"X 26'-10.75"	241.5
6	12'-4.75"X26'-8.75"	331.5
7 GAR *	1'-1" X 0'-5.5"	5
8 GAR *	1'-1" X 0'-5.5"	5
FIRST FLOOR TOTAL AREA		2048.3

SECOND FLOOR		
SECTION	DIMENSIONS	SQ.FT.
7	13'-5"X14'-3"	189.8
8	4'-5.5"X12'-3"	54.6
9	13'-3"X14'-3"	188.8
10	14'-10.5"X4'-4"	70.7
11	8'-0"X5'-4.5"	46.3
12	6.25"X9'-1.5"	4.8
13	15'-7.25"X14'-0"	246.5
14	11'-4.75"X3'-6.5"	41.8
15	15'-5.25"X15'-1.5"	209.2
16	4'-11"X1'-5"	6.2
SECOND FLOOR SUBTOTAL		1101.7

BASEMENT		
SECTION	DIMENSIONS	SQ.FT.
16	10'-11"X1'-0"	10.9
17	14'-8.5"X44'-3.5"	474.7
18	6'-11.5"X54'-0"	373.8
19	7'-5"X35'-9"	265.1
BASEMENT SUBTOTAL		1626.5

ADU		
SECTION	DIMENSIONS	SQ.FT.
AA	15'-1.5"X2'-2"	32.8
BB	14'-4.5"X32'-1.75"	462.4
CC	1'-5"X5'-11"	43.4
DD	1'-3.5"X4.25"	0.5
EE	8'-0" X 15'-1"	104.7
ADU SUBTOTAL		664.8

TOTAL COUNTABLE FLOOR AREA FIRST AND SECOND FLOOR= 2048.3 + 1101.7 = 3150.0

* TOTAL OF GARAGE AREAS = 503.7 S.F.

TOTAL SQUARE FOOTAGE OF ALL LEVELS = 4776.5 S.F.

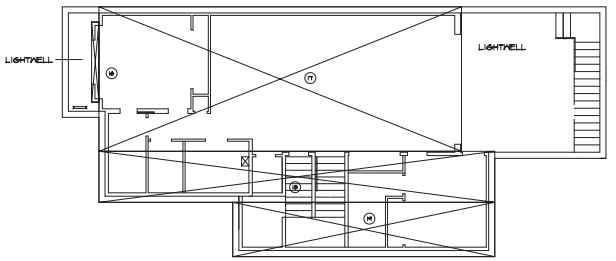
TOTAL SQUARE FOOTAGE OF ALL LEVELS INCLUDING ADU = 5441.3 S.F.

LOT COVERAGE

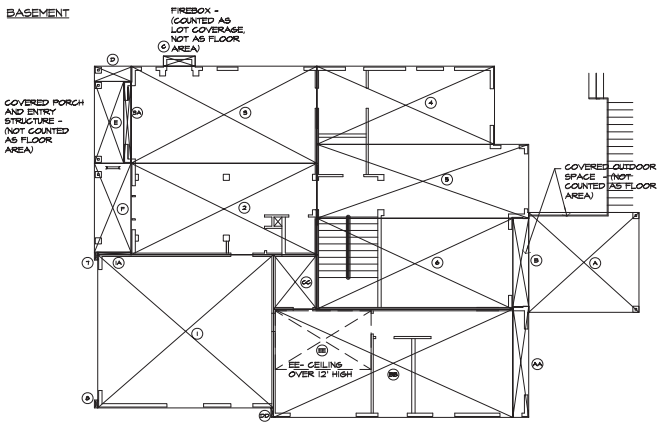
SECTION	DIMENSIONS	SQ.FT.
A	15'-7.5"X15'-0.5"	204.9
B	12'-0.5"X2'-2"	26.1
C	1'-4.5"X4'-4"	6.0
D	2'-1"X5'-0"	10.4
E	11'-2"X4'-0"	44.7
F	12'-1.5"X5'-0"	60.5
SUBTOTAL		352.7
FIRST FLOOR AREA		2048.3
TOTAL LOT COVERAGE NOT INCLUDING ADU		2,401.0

BAYS AND FIREBOXES (NOT COUNTED AS FLOOR AREA

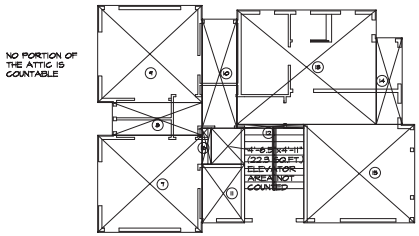
SECTION	DIMENSIONS	SQ.FT.
C	1'-4.5"X4'-4"	6.0
TOTAL		6.0 S.F.



BASEMENT



1ST FLOOR



SECOND FLOOR

1 Area Calculations

1/16" = 1'-0"

0'-0" 5'-0" 10'-0" 20'-0"

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Scaria Residence

New single family home with A.D.U.

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Menlo Park, CA

Sheet Title

AREA CALCS

Scale	AS NOTED
Project No.	2011
Drawn By	CB/RB

A1.4

D5

LEGEND AND NOTES

- NEW CONSTRUCTION: EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N. INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.
- ELEMENT ABOVE
- NEW CONCRETE WALL S.S.D.
- CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD

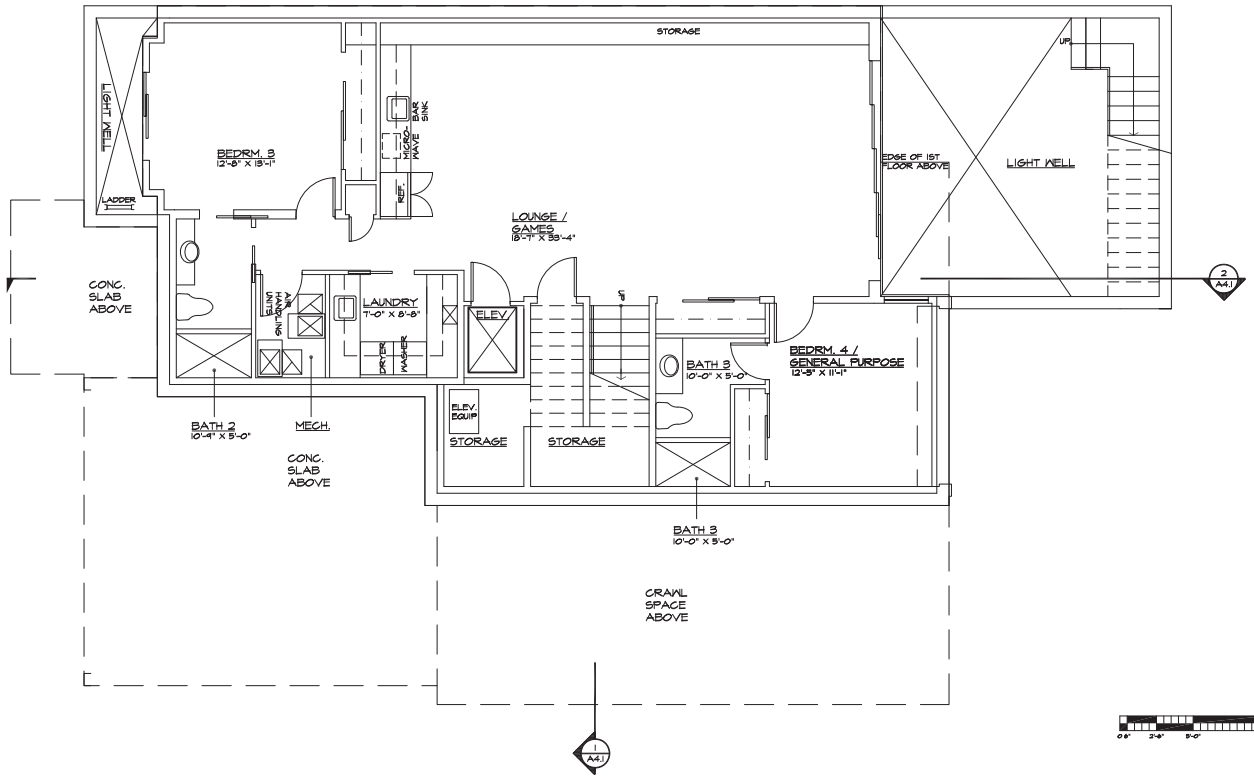
FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.

EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.

INTERIOR WALLS STUDS ARE 2X4'S, TYP. U.O.N., INCLUDING FURRING WALLS INSIDE OF CONCRETE RETAINING WALLS.

NO KITCHEN OR KITCHENETTE MAY BE INSTALLED ON THE BASEMENT LEVEL.



1 Basement Plan

1/4" = 1'-0"

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Sheet Title

BASEMENT PLAN

Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

A2.1

D6

LEGEND AND NOTES

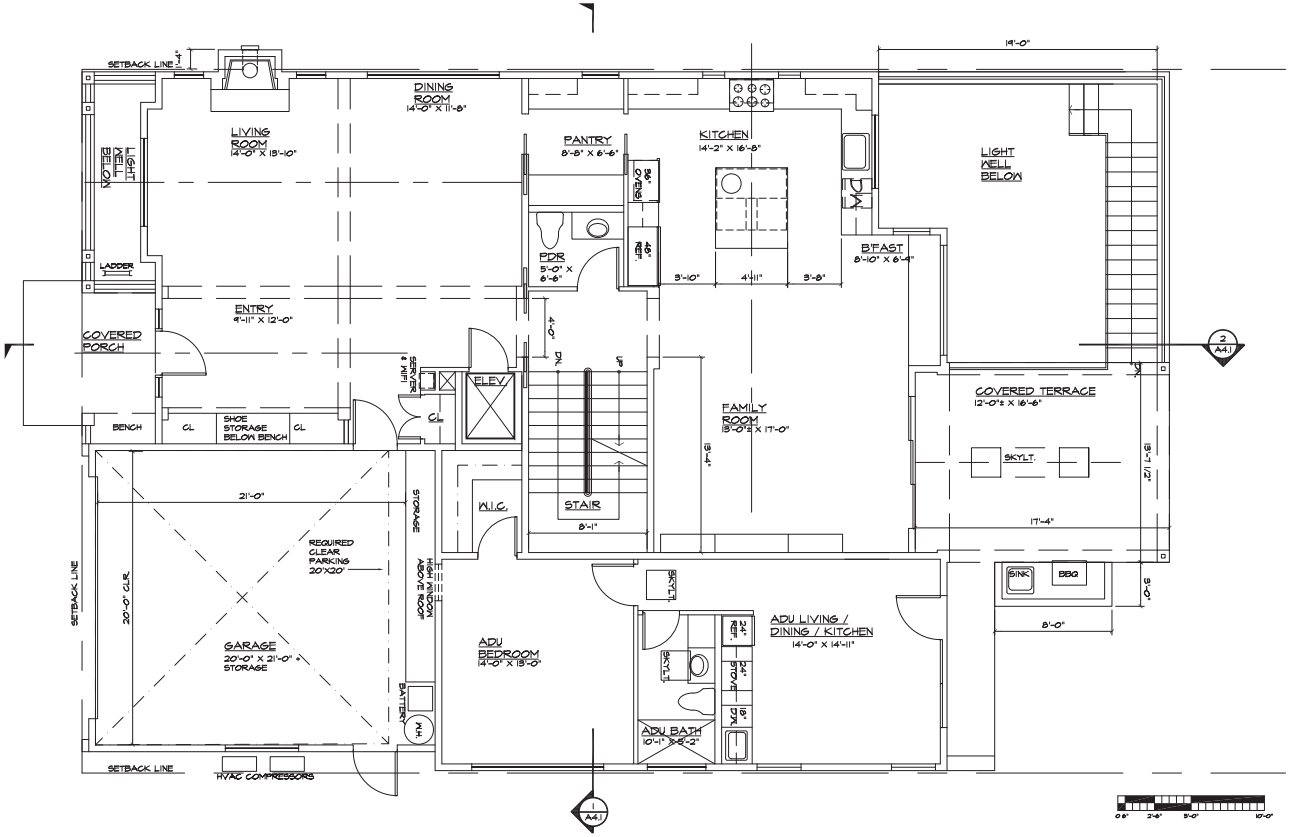
- NEW CONSTRUCTION: EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N. INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.
- ELEMENT ABOVE
- NEW CONCRETE WALL S.S.D.
- CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD

FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.

EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.

INTERIOR WALLS STUDS ARE 2X4'S, TYP. U.O.N.



1 First Floor Plan

1/4" = 1'-0"

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FIRST FLOOR PLAN

Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

A2.2

D7

LEGEND AND NOTES

NEW CONSTRUCTION:
EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N.
INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.

ELEMENT ABOVE

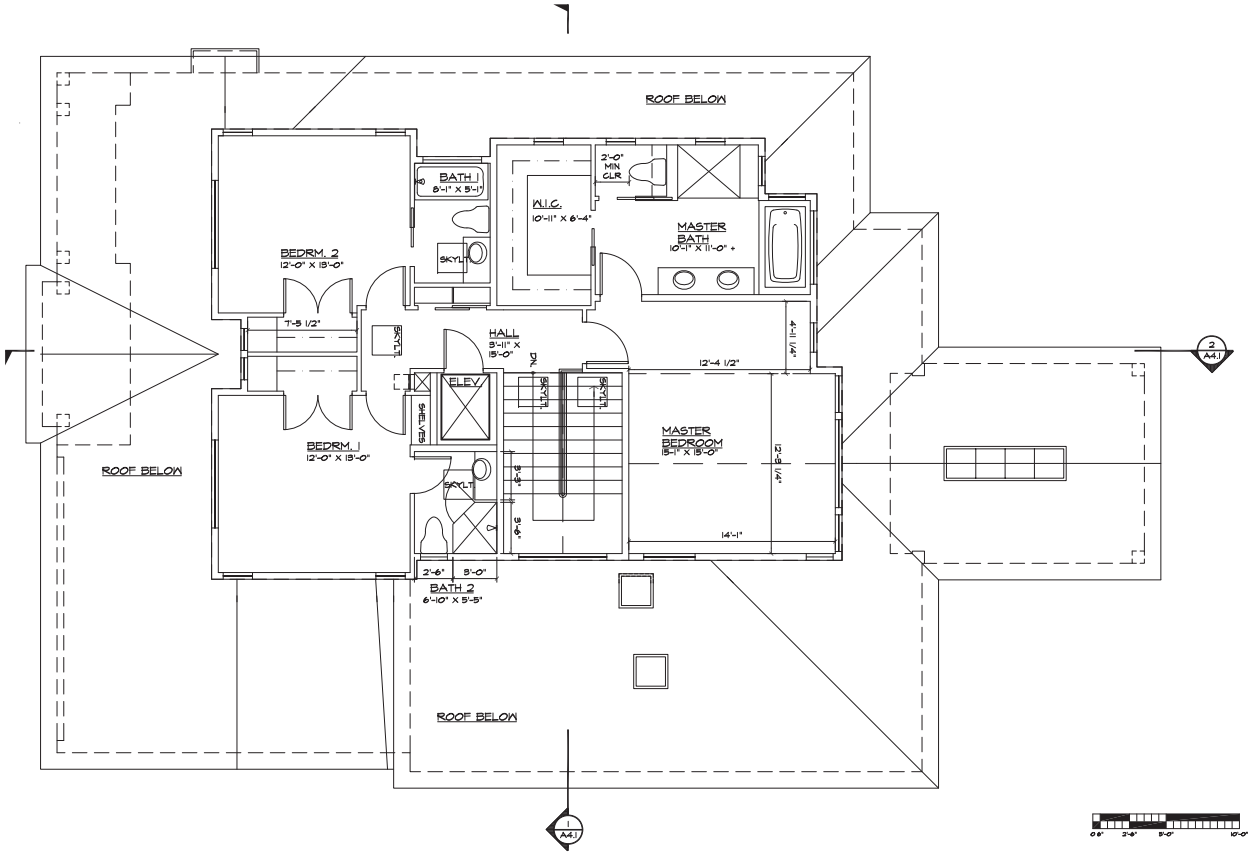
NEW CONCRETE WALL S.S.D.

CABINET ABOVE OR ELEMENT BELOW

WOOD SHELF AND ROD

FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.
EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.
INTERIOR WALLS STUDS ARE 2X4'S, TYP. U.O.N.



1 Second Floor Plan

1/4" = 1'-0"

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Sheet Title
SECOND FLOOR PLAN

Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

A2.3

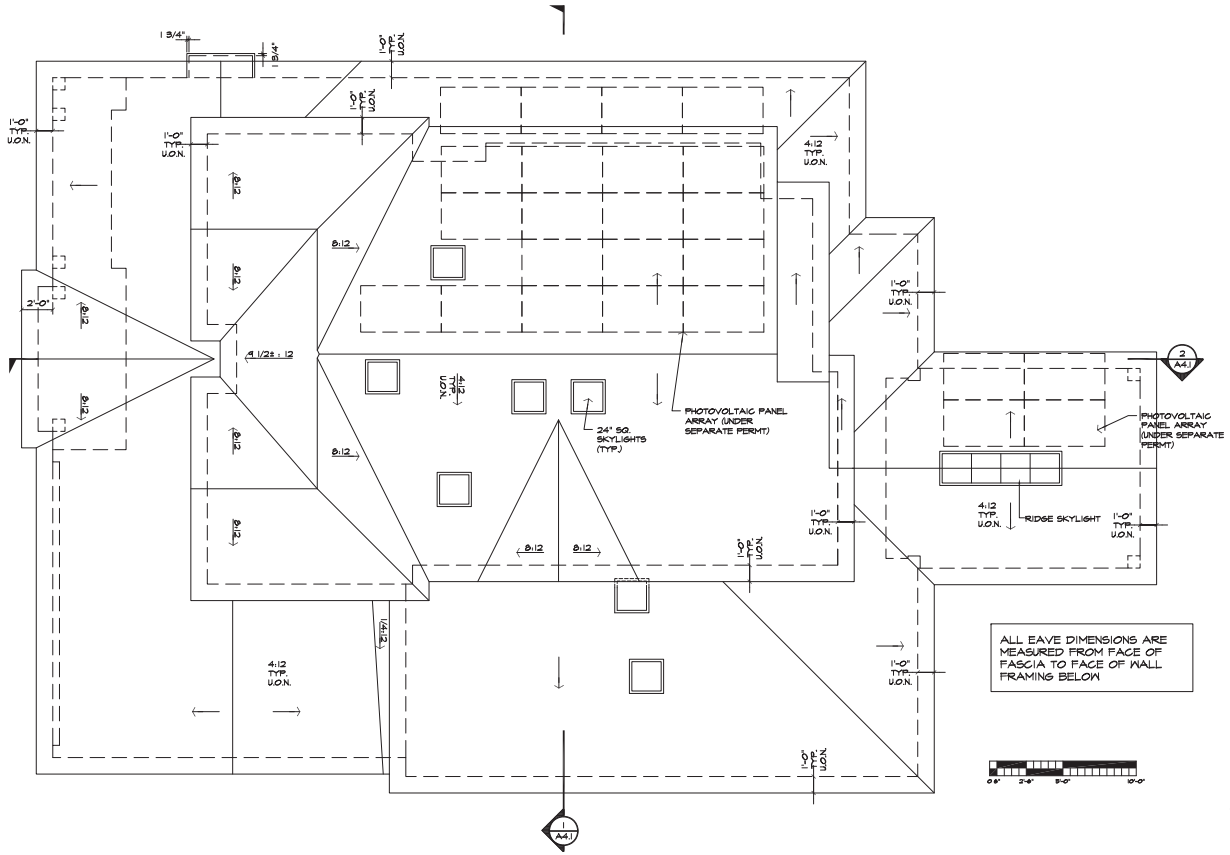
D8

LEGEND AND NOTES

D.S. — GUTTER WITH DOWNSPOUTS

— — — FACE OF WALL BELOW

——— DIRECTION OF DOWN SLOPE



1 Roof Plan

1/4" = 1'-0"

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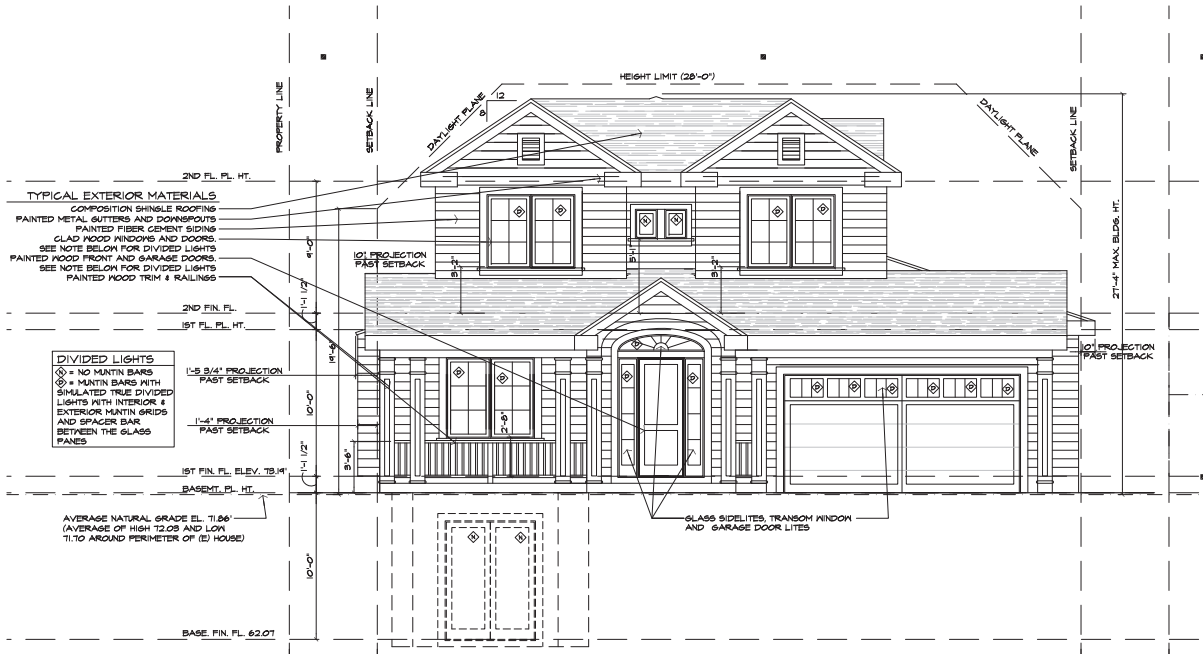
ROOF PLAN

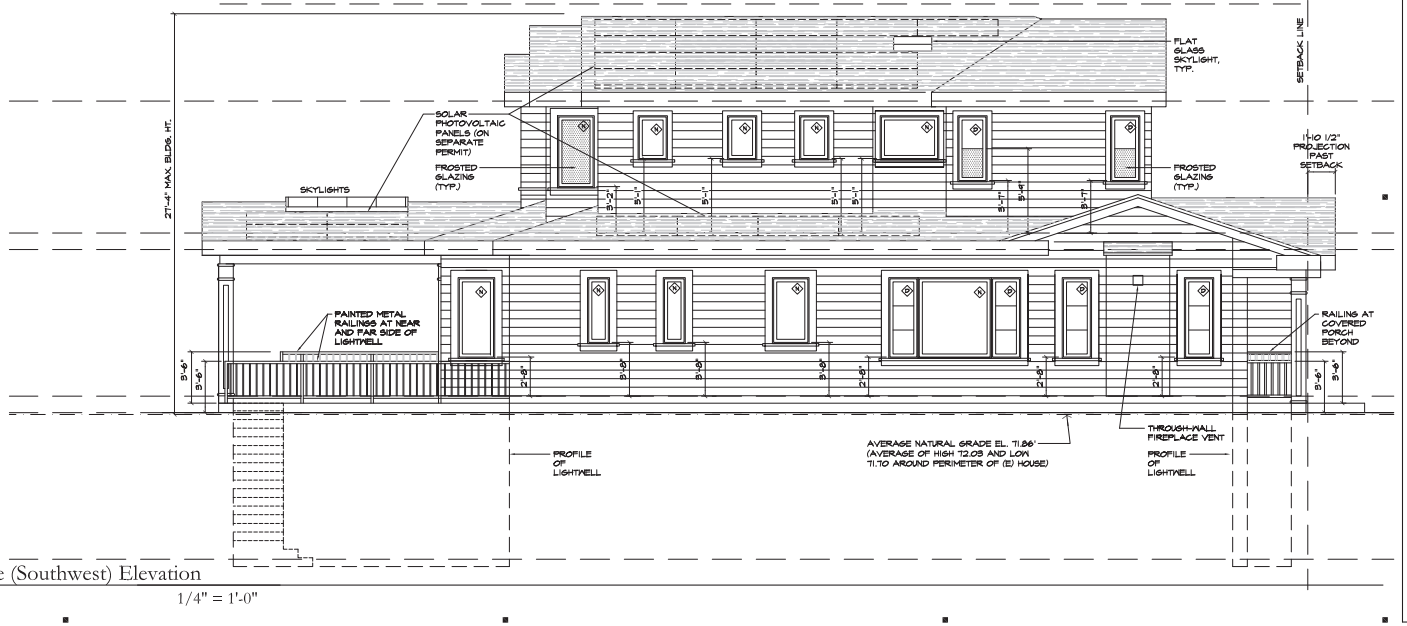
Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

A2.4



1 Front (Southeast) Elevation

1/4"=1'-0"



2 Left Side (Southwest) Elevation

1/4" = 1'-0"

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478 MONTEREY ROAD
PACIFICA, CA 94044
415.587.2004
www.beausoleil-architects.com

Submittal:

C.U.P. SUBMITTAL	11.15.21
C.U.P. RESUBMITTAL	1.31.22
C.U.P. RESUBMITTAL	4.11.22
C.U.P. RE-SUBMITTAL	5.5.22

Scaria Residence

New single family home with A.D.U.

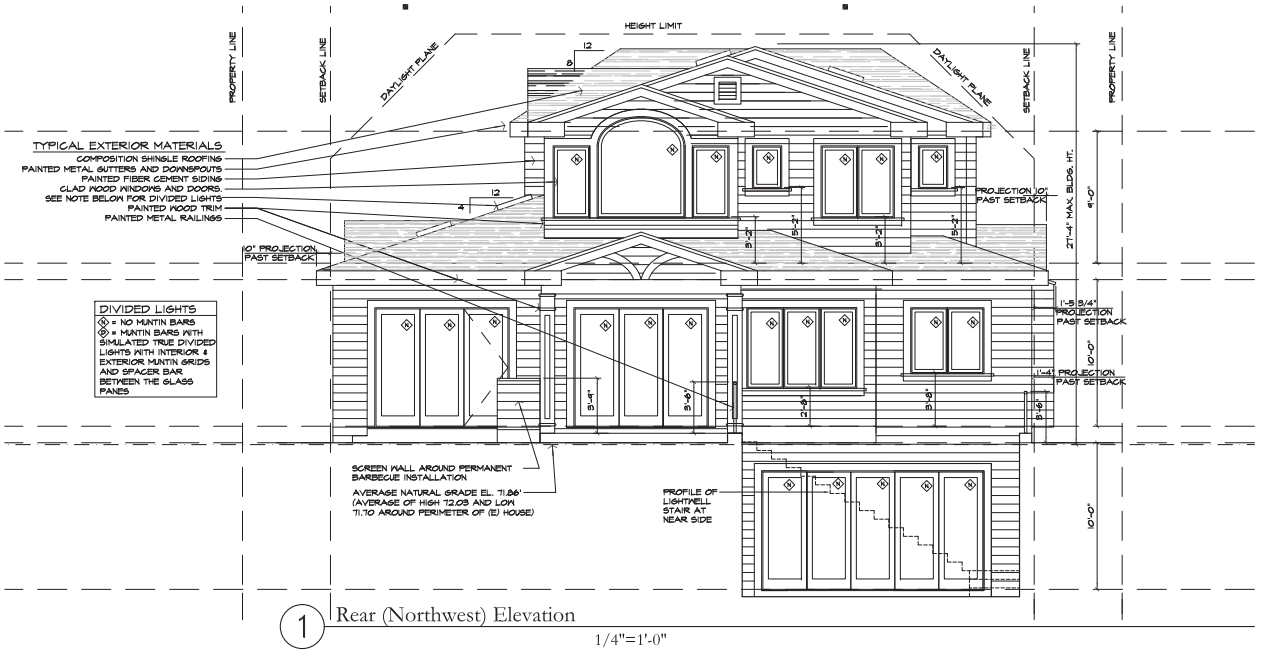
810 Harvard Avenue
Menlo Park, CA

Sheet Title
ELEVATIONS

Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

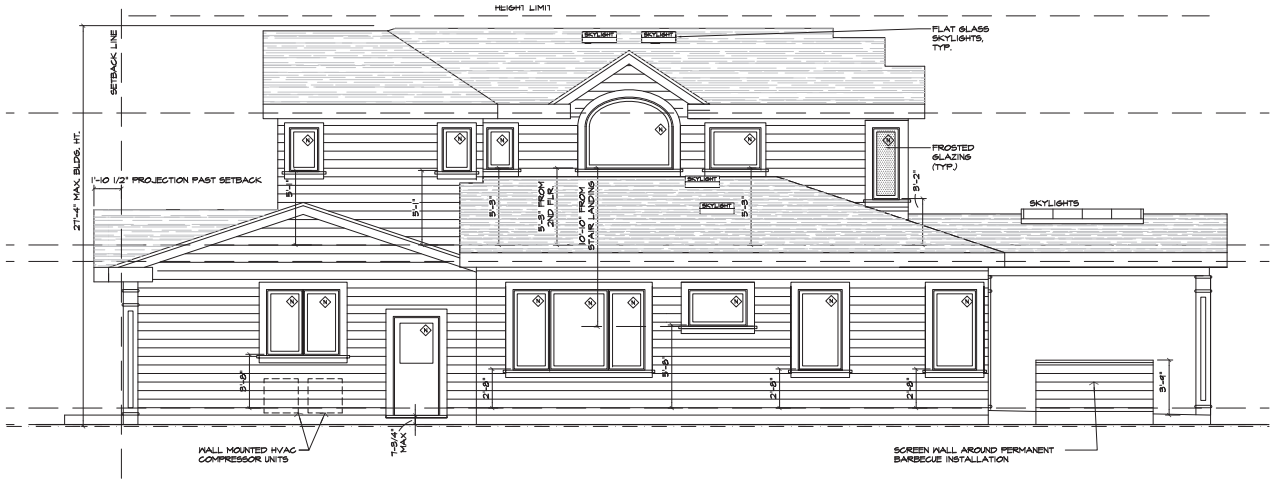
A3.1

D10



1 Rear (Northwest) Elevation

1/4"=1'-0"



2 Right Side (Northeast) Elevation

1/4" = 1'-0"

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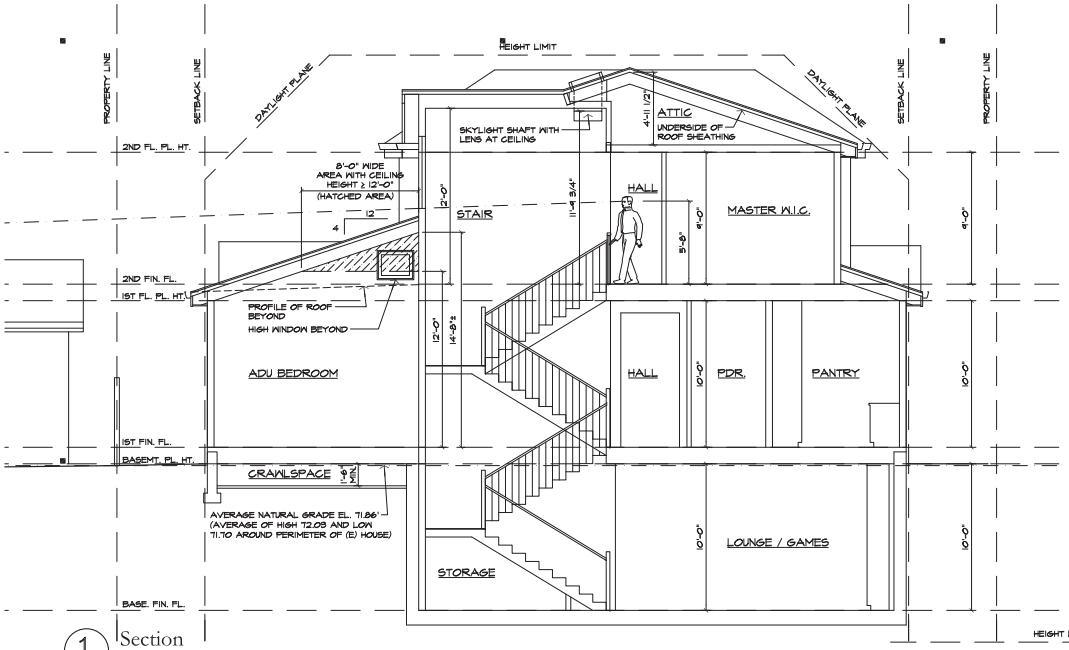
810 Harvard Avenue
Menlo Park, CA

Sheet Title
ELEVATIONS

Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

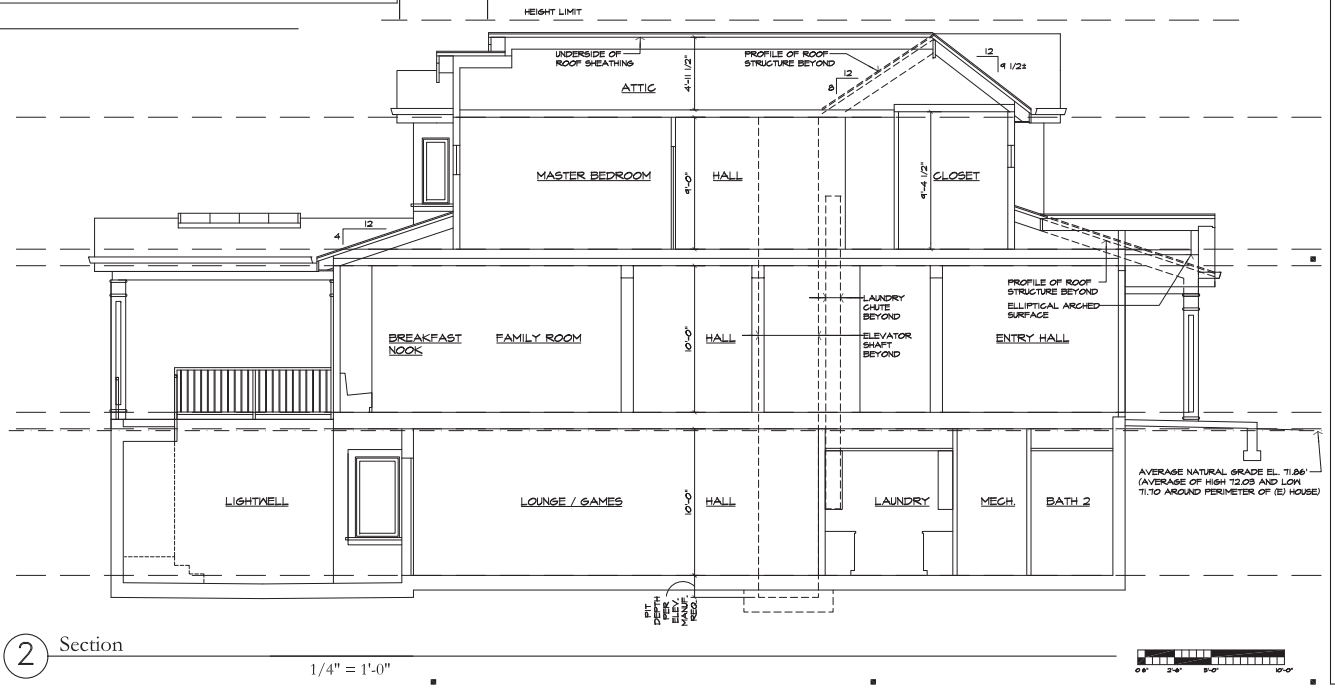
A3.2

D11



1 Section

1/4"=1'-0"



2 Section

1/4" = 1'-0"

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New single family home with A.D.U.

810 Harvard Avenue
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Sheet Title
SECTIONS

Scale	1/4"=1'-0"
Project No.	2011
Drawn By	CB/RB

A4.1

D12

TREE INVENTORY - 810 Harvard Rd, Menlo Park, CA, 94025

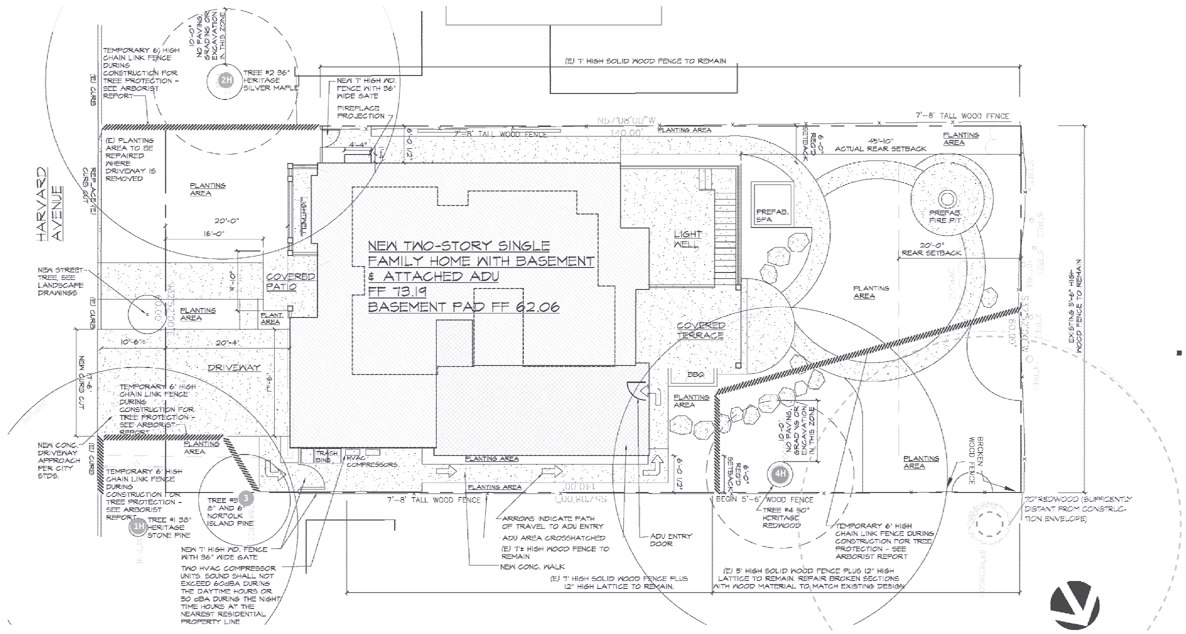
Scaria Residence - 11/15/21

pg. 11

#	Heritage (H)	Common Name	Botanical Name	DBH (inches)	[illegible]	Height (feet)	Spread (feet)	TREE IMPACT ASSESSMENT: Condition	Age	Species Tolerance	[illegible]	Estimated Root Loss	[illegible]	[illegible]	Impact Level	Suitability Rating	Prescription	Appraised Result
1	H	Stone Pine	Pinus pinea	est. 36	36	50	50	FAIR (50%)	MATURE	MODERATE	29	<25%	12	36	MODERATE	MODERATE	PRESERVE	$13,000
2	H	Silver Maple	Acer saccharinum	est. 38	38	50	50	FAIR (50%)	MATURE	MODERATE	38	<25%	12	36	MODERATE	MODERATE	PRESERVE	$21,400
3		Norfolk Island Pine	Araucaria heterophylla	est. 8, 6	10	50	25	GOOD (75%)	MATURE	MODERATE	5	<25%	12	18	MODERATE	MODERATE	PRESERVE	$1,330
4	H	Redwood	Sequoia sempervirens	50	50	90	40	FAIR (50%)	MATURE	HIGH	25	<25%	8	33	MODERATE	MODERATE	PRESERVE	$12,500

KEY:

- on neighboring parcel
- proposed removal



2 New Site Plan

1/8" = 1'-0"

TREE PROTECTION PLAN

TREE PROTECTION ZONE MAP

810 HARVARD RD, MENLO PARK, CA

DATE:
4.7.22

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN A1.3
by BEAUSOLEIL ARCHITECTS
(1.31.2022)

REPORT
pg. 19

BEAUSOLEIL ARCHITECTS
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These Documents are a 'builder's set' intended for use by a qualified, experienced general contractor using qualified, experienced subcontractors and suppliers. Details, materials, systems, and methods not specified herein are fully the responsibility of the General Contractor, his subcontractors, and installers.

Sheet Title

ARBORIST TREE PROTECTION PLAN & TREE INVENTORY

Scale	NTS
Project No.	2011
Drawn By	CB/RB

TP1

Tree Protection Recommendations

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the Fencing when a copy of the written authorization is submitted to the City.

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.

Specific recommended protection for trees is as follows:

- **Tree #1 (neighboring olean pine).** Protect with standard six foot chain link TPZ chain-link fencing. Establish standard TPZ fencing to the greatest extent as possible, as limited by the location of the driveway work and property line. Leave the minimum space needed to pass through the narrow side yard (usually about 3'). **See attached "TPZ Map" for recommended fencing locations.**
- **Tree #2 (neighboring silver maple).** Protect this tree with standard six foot chain link TPZ chain-link fencing, along the edge of the existing driveway. **See attached "TPZ Map" for recommended fencing locations.**

- **Tree #3 (neighboring Australia brush pine).** This tree has a large trunk may be protected by the same fencing parameters as used for Tree #1. **See attached "TPZ Map" for recommended fencing locations.**
- **Trees #4.** Protect with standard six foot chain link TPZ chain link fencing. Establish a minimum radius of 10 feet or to the greatest extent as possible, as limited by the location of the work and property line. Leave the minimum space needed to pass around the proposed house (usually about 5'). **See attached "TPZ Map" for recommended fencing locations.**

TPZ FENCING SPECIFICATIONS

1) Establish tree protection fencing (refer to) installing six (6) foot tall chain link fencing, mounted on eight (8) foot tall, two (2) inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing stating, "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST."

Preventing Root Damage

Anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load. This may be done by applying a six to 12 inch layer of wood chips mulch to the area. With this method, should an excess of four inches need/have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (+3/4 inch thick) or road mats over a four inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

Branches must be pruned to allow clearance for proposed structures and the passage of workers, vehicles, and machines. Any large dead branches should be pruned out for the safety of people working on the site.

I recommend that each tree that designated to remove shall be pruned as necessary to provide clearance for development, while maintaining a natural appearance. All tree pruning for removal activities shall be performed prior to the beginning of any demolition or development.

Pruning should be specified in writing adhering to ANSI A300 Pruning standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Pruning should be performed by a licensed and insured tree contractor and supervised by an ISA certified arborist or an ASCA Registered Consulting Arborist.

Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.

Arborist Inspection

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits. Tree protection fencing to be inspected by City a minimum before demo and/or building permit issuance.

DURING CONSTRUCTION

Special Tree Protection Measures

1. **Demolition of existing driveway - Tree #3 (neighboring silver maple):** should be performed in a manner that avoids tearing roots. Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Carry roots unbroken or pruning rather than tearing them (see instructions on "Root Pruning"). Work must be done outside the tree protection zone (established by fencing). Dragging concrete or machinery across soil in the TPZ as this would disturb subsoil roots.
2. **Excavation guidelines for installation of new walkways - Trees #2 (silver maple) and #4 (redwood):** Where excavating within 25 feet of the trunk, excavate with hand tools. Locate roots encountered and tolerated if possible. Excavation depth for installation of new hardscape materials within 25 feet of trees should be less than six inches (6"). Minimize compaction of subgrade. If roots must be cut, please see section titled "Root Pruning." No paving materials, excavation, or grading should be permitted at all within 10 feet of trunks.
3. **Special Tree Protection Measures – Construction of the Driveway – Tree #3:**
   a. Environmental or exploratory trench to be dug by hand, before broader excavation begins, to expose roots along the tree side of the driveway. This way, roots may be exposed by gentle excavation methods and then cut selectively. Hand pruning should be supervised by the Project Arborist.
   b. Excavation depth for installation of new pavement should be no more than six inches (6"). Compaction of subgrade should be minimal. Consider using "geogrid" to reinforce beneath the pavers and reduce the depth needed for excavation.
   c. Builders may notice root ends after digging or trenching. If this happens, no roots must be cut for any reason, please see section titled "Root Pruning."
4. **Excavation guidelines for installation of new basement and foundation - Tree #4 (redwood):** Use hand tools only when exposing within 10 feet of the trunk of this tree within the top 30 inches of soil depth. Under the supervision of the Project Arborist or City

Arborist, roots encountered should be cut cleanly with a sharp, clean instrument perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact.

Root Pruning

Roots within normal further beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice tree roots after digging or trenching. If this happens, exposed ends should be cut cleanly. The cut should be made perpendicular to the growth of the root (i.e. a "square cut") in a location where bark is undamaged and intact.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

Any root pruning must be supervised by the Project Arborist.

Irrigation

Water supplementary and highly important trees during the construction phase (in this case, Trees #1 - #4), as a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 30 inches into the soil, to the depth of tree roots. Do not water native soils during the warm dry season (June – September) as this activates soil root fungus. Instead, make sure that the soil is sufficiently irrigated with mulch (where possible). Remember that supervised tree roots typically extend three to five times the distance of the canopy.

Project Arborist Supervision

I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning

- as requested by the property owner or builder or discovered tree conditions and ongoing compliance with tree protection (but I suggest every 8 weeks).

Any tree development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 30 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates soil root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch to address the soil, reduce weeds, reduce compaction, and promote microbial benefits to soil life and invertebrate. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, spreading as close to the dripline where possible. Do not pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show

signs of stress. Signs stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and insect die-back. Diseased trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

City Arborist Inspection

A final inspection by the City Arborist is required at the end of the project. This is to be done before Tree Protection Fencing is taken down. Replacement trees should be planted by this time as well.

Conclusion

The home building project planned at 810 Harvard Avenue appears to be a valuable upgrade to the property and neighborhood. If the recommendations and protection measures in this report are followed, all trees identified for preservation are expected to survive. However, special care must be taken, as construction will require a mortgage redwood in the back yard as well as protection zones on neighboring properties.

If any of the parties involved have questions on this report, or require Project Arborist supervision or tech staff support, please do not hesitate to contact me at (408) 497-7338 or kevin@finchtrees.com.

Signed,

Kevin Dill Finchtree | QA Certified Arborist WE-#0222A | QA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualified on | Member – American Society of Consulting Arborists

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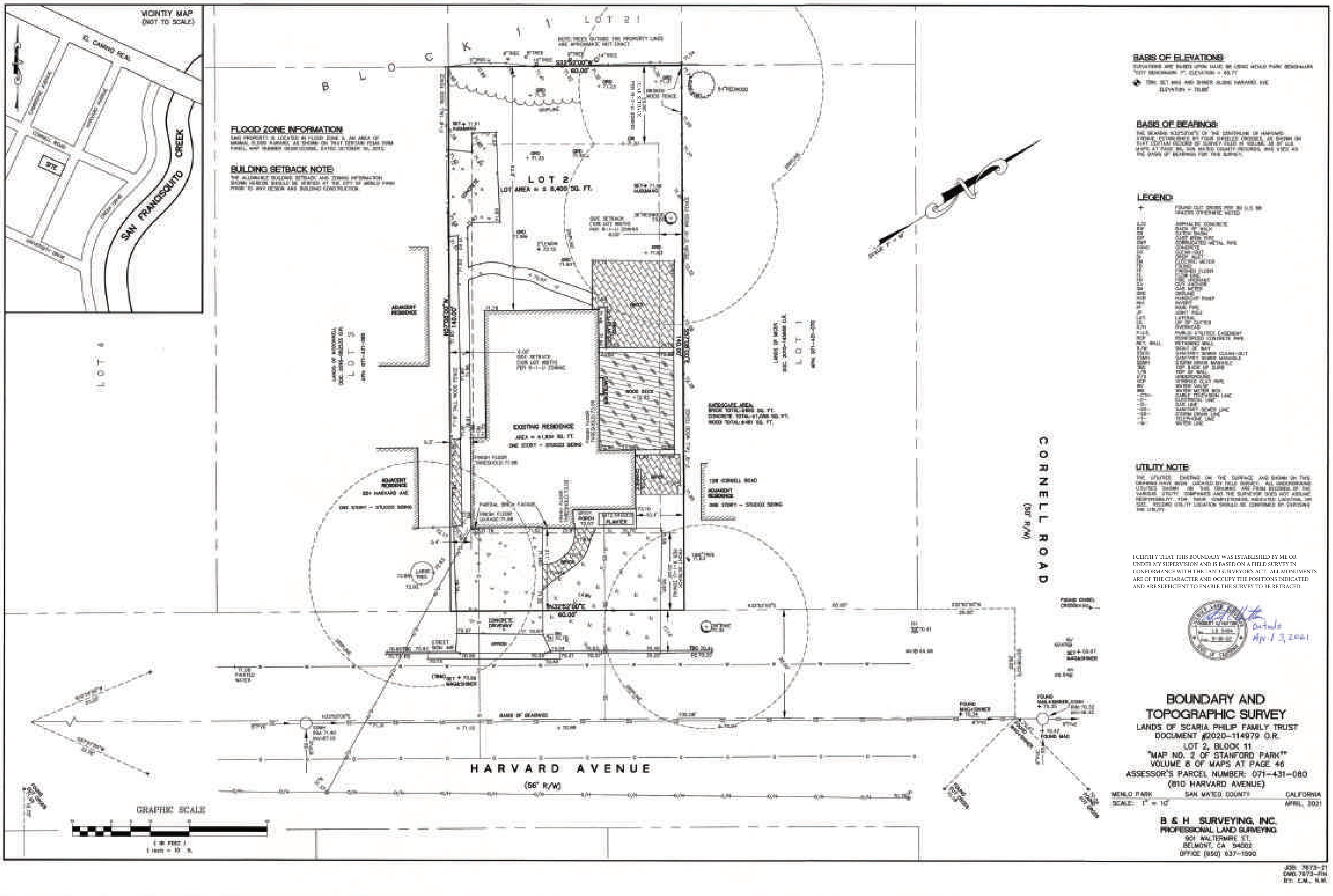
Scaria Residence
New single family home with A.D.U.
810 Harvard Avenue
Menlo Park, CA

Sheet Title
ARBORIST
TREE PROTECTION
RECOMMENDATIONS

Scale	NTS
Project No.	2011
Drawn By	CB/RB

TP2

D14


VICINITY MAP
(NOT TO SCALE)
EL CAMINO REAL
SAN FRANCISQUITO CREEK
SITE
FLOOD ZONE INFORMATION
BUILDING SETBACK NOTE
BLOCK 11
LOT 21
LOT 2
LOT AREA = ± 8,400 SQ. FT.
EXISTING RESIDENCE
ADJACENT RESIDENCE
LOT 3
LOT 4
LOT 1
CORNELL ROAD
(50' R/W)
HARVARD AVENUE
(56' R/W)
GRAPHIC SCALE
BASIS OF ELEVATIONS
BASIS OF BEARINGS
LEGEND
UTILITY NOTE
I CERTIFY THAT THIS BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.
BOUNDARY AND TOPOGRAPHIC SURVEY
LANDS OF SCARIA PHILIP FAMILY TRUST
DOCUMENT #2020-114979 O.R.
LOT 2, BLOCK 11
"MAP NO. 2 OF STANFORD PARK"
VOLUME 8 OF MAPS AT PAGE 46
ASSESSOR'S PARCEL NUMBER: 071-431-080
(810 HARVARD AVENUE)
MENLO PARK
SAN MATEO COUNTY
CALIFORNIA
SCALE: 1" = 10'
APRIL, 2021
B & H SURVEYING, INC.
PROFESSIONAL LAND SURVEYING
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590

D15

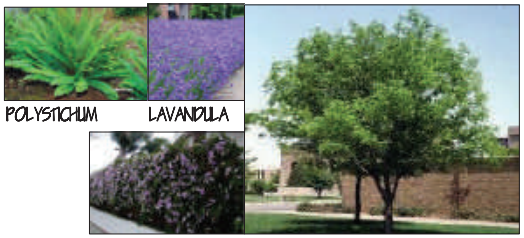
PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Sod lawn 100% dwarf fescue		high	.7
	Teucrium prostrata @ 24" oc	1 gallon	low	.3
	Trachelospermum jasminoides/ Star Jasmine @ 24" oc	1 gallon	med	.3
	Thymus citrinus/ Lemon Thyme @ 18" oc	1 gallon	low	.3
	Carex divulsa/ Berkeley Sedge @ 26" oc	1 gallon	low	.3
	Achillea Moonshine/ Yarrow @ 30" oc	1 gallon	low	.3
	Garden areas			
	Mulch 2			
A	Buxus Green Beauty/ Boxwood	5 gallon	low	.3
B	Loropetalum Suzanne	5 gallon	low	.3
C	Cotinus Golden Spirit/ Smoke Tree	5 gallon	low	.3
D	Lomandra Breeze	5 gallon	low	.3
E	Polystichum munitum/ Fern	5 gallon	low	.3
F	Lavandula Munstead/ Lavendar	5 gallon	low	.3
V-1	Clytostoma callistegioides/ Lavendar Trumpet Vine	5 gallon	low	.3
T-1	Pistachia chinensis Keith Davey Required city street tree, verify placement with city	24" box	low	.3
T-2	Fruit trees to be determined	15 gallon		

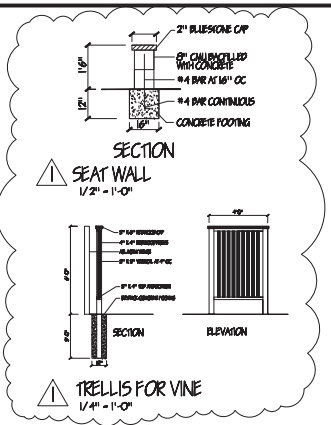
1) Soil to be thoroughly prepared prior to planting. Contractor shall send a soil sample to a lab for analysis and recommendations for soil preparation prior to planting.
2) Incorporate 4 cy of compost per 1000 sf, 6" into native soil.
3) Verify layout of plant material in field.
4) Protect all existing trees from damage throughout construction. See tree protection plan from architect.
5) Spread 3" of wood chip mulch (Prochip Mahogany) or equal, after planting.
6) Double stake all trees.
7) I have complied with the criteria of the Water Efficient Landscape Ordinance in the design of the landscape.


TELICRIUM TRACHELOSPERUM THYMUS CAREX ACHILLEA


BUXUS LOROPETALUM COTINUS LOMANDRA


POLYSTICHUM LAVANDULA

CLYTOSTOMA PISTACHIA



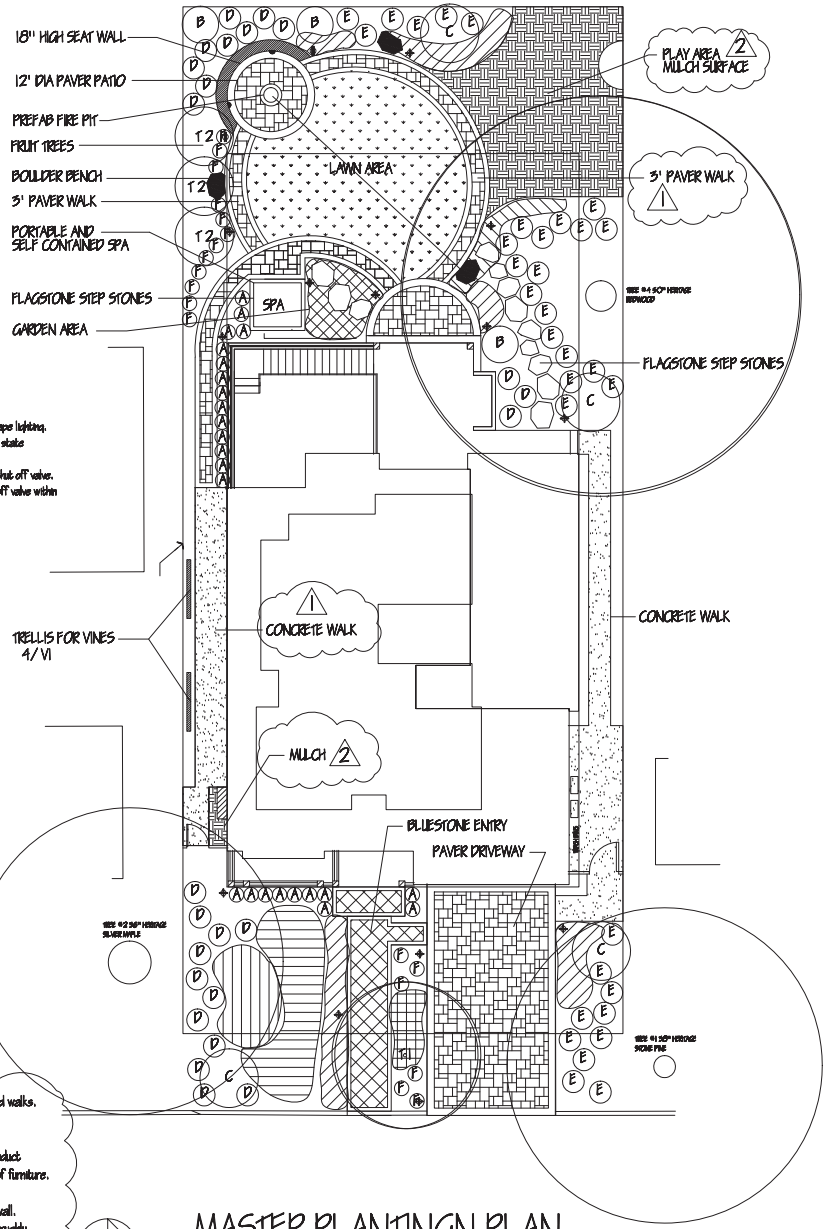
LIGHTING/ UTILITY NOTES

1) Verify placement of all proposed utility lines and landscape lighting.
2) All lighting and utility work to be according to local and state electrical and plumbing codes.
3) Run gas line (size tbd) to fire pit location. Provide shut off valve.
4) Provide electrical service for spa, tbd. Locate shut off valve within view of the spa.

FX, or equal, low voltage path light

FX, or equal, low voltage wall light

GFI 110v outlet with locking cap



GENERAL NOTES

1) Interlocking paver to be used for driveway, rear patio and walks.
2) Entry walk to be bluestone tile.
3) Side yard walks to be concrete.
4) Spa will be a 'unitary' self-contained prefabricated product with built-in pump and filter equipment, essentially a piece of furniture. It is not undercover and will be roughly 36" high.
5) The fire pit is the small circle concentric with the seat wall. There is no 'pit' per se, the fire pit is a raised structure, roughly 18" to 24" high, with a depression for a fire inside of it. It may be a prefabricated, gas-fired unit.
6) The ground surface for the play area to be a simple organic mulch.
7) See architectural plans for fencing call outs.

MASTER PLANTINGN PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
email wjheldasla@comcast.net

REVISED 12/ 6/ 21
REVISED 12/ 12/ 21
REVISED 12/ 21/ 21
REVISED 1/ 27/ 22
REVISED 4/ 9/ 22 1
REVISED 5/ 5/ 22 2

REGISTERED LANDSCAPE ARCHITECT No. 2235 Signature EXPIRATION DATE: 08/30/2023 STATE OF CALIFORNIA

PHILIP / SCARIA RESIDENCE

for:
ROSE PHILIP AND ALLI SCARIA
810 HARVARD AVENUE
MENLO PARK, CA. 94025

MASTER PLANTING PLAN

date: 12/ 1/ 21
scale: NOTED
drawn by: WJH
job no. 20286
sheet L 1
of sheets

D16

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o)		43	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	240	89	2370
#2 low water	0.3	Drip	0.81	0.37	120	44	1185
#3 low water	0.3	Drip	0.81	0.37	315	117	3110
#4 medium water	0.5	Drip	0.81	0.62	395	244	6500
#5 low water	0.3	Drip	0.81	0.37	70	26	691
#6 low water	0.3	Drip	0.81	0.37	55	20	543
#7 low water	0.3	Drip	0.81	0.37	495	183	4888
#8 low water	0.3	Drip	0.81	0.37	340	126	3357
#9 high water	0.7	Overheac	0.75	0.93	590	551	14681
#10 see special			0.75	0.00		0	0
#11 see special			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	2620	1400	37325
Special Landscape Areas							
#10 fruit trees	[redacted]			1	150	150	3999
#11 garden				1	85	85	2266
				1		0	0
				1		0	0
				Totals	235	235	6265
						ETWU Total	43590
						Maximum Allowed Water Allowance (MAWA)[e]	44682

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1400
Total Area	2620
Average ETAF	0.53

All Landscape Areas

Total ETAF x Area	1635
Total Area	2855
Average ETAF	0.57

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

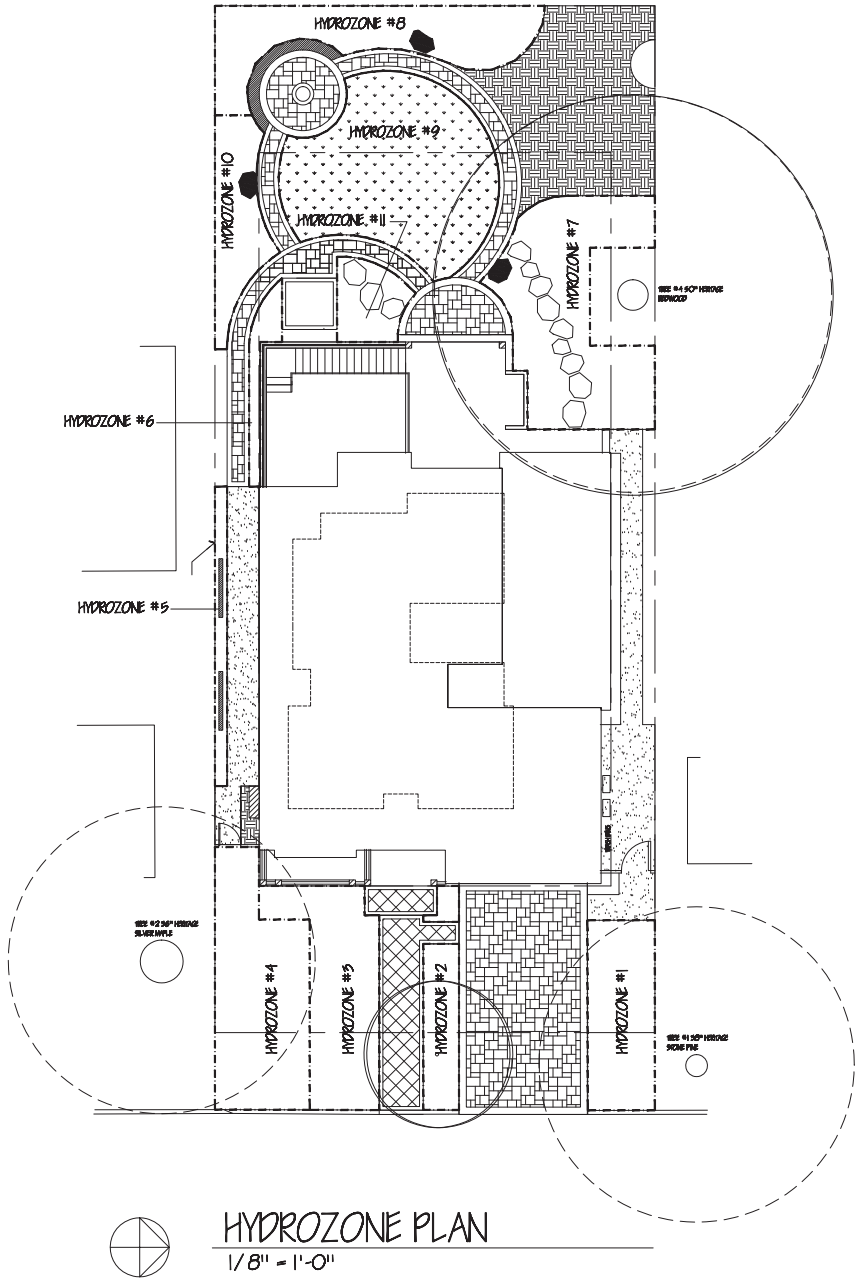
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



HYDROZONE PLAN
1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
email wjheldasla@comcast.net

REVISED 4/9/22
REVISED 5/5/22

REGISTERED LANDSCAPE ARCHITECT
No. 2235
SIGNATURE
EXPIRATION DATE: 08/30/2023
STATE OF CALIFORNIA

PHILIP / SCARIA RESIDENCE

for:
ROSE PHILIP AND ALLI SCARIA
810 HARVARD AVENUE
MENLO PARK, CA. 94025

HYDROZONE PLAN

date: 12/27/22
scale: NOTED
drawn by: W.J.H
job no. 20286
sheet L 2
of sheets

D17

IRRIGATION LEGEND

Hunter I-Core with Solar sync weather based controller with rain sensor - verify placement in garage - run control wires from controller to irrigation main within schedule 80 conduit

Febco #765- 1" pressure vacuum breaker - provide lockable cover - verify location point of connection and install per manufacturers specifications

1" schedule 40 pvc mainline - min. depth 18"

Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter

Schedule 40 pvc lateral lines - min. depth 12"

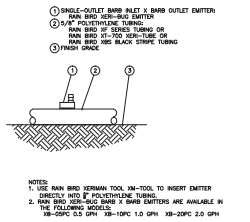
Schedule 40 pvc sleeving - verify placement under patio and walks

Rainbird Xeribug 1 gph pressure compensating emitters set on ½" drip line (2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger) install flush end valve at the end of each drip line run - place emitters on opposite sides of the rootball

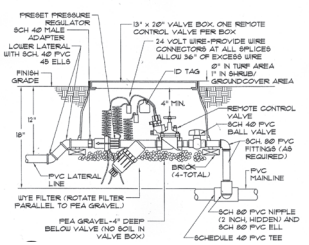
Control valve number

1) Verify water source and placement of backflow preventer.
2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller.
4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
6) Verify control wire placement and operation of valves.
7) Verify placement of rain sensor in field.
8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warrantee period.
10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
11) Verify and coordinate installation of sleeving and/ or mainline and lateral lines access under all pavement.
12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.

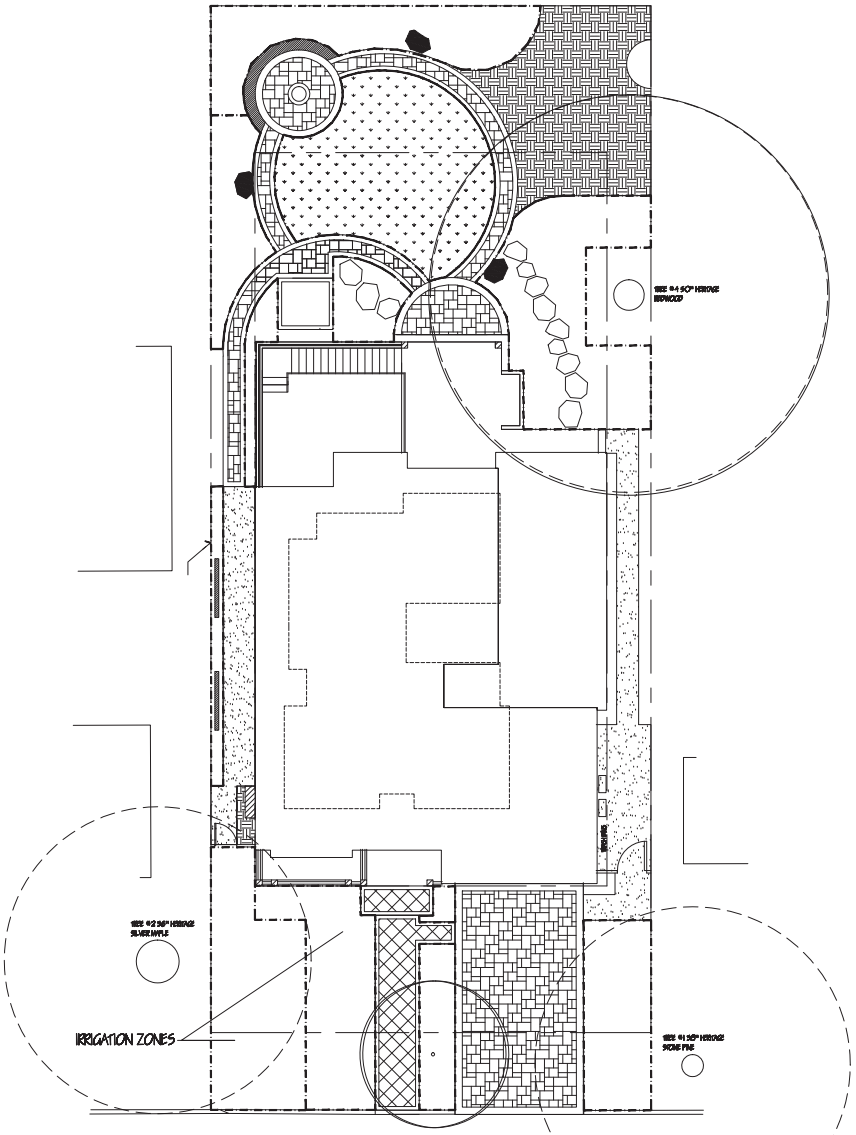
1) "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
2) "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
3) "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
4) "An irrigation audit report shall be completed at the time of final inspection."
5) "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
6) Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
7) "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."



A XERI-BUG INTO 1/2-INCH TUBING
N.T.S. OPTION 1



B CONTROL VALVE DETAIL



CONCEPTUAL IRRIGATION PLAN
1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
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REVISED 4/9/22
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REGISTERED LANDSCAPE ARCHITECT
No. 2235
Jeffrey Held
EXPIRATION DATE 08/30/2023
STATE OF CALIFORNIA

PHILIP / SCARIA RESIDENCE

for:
ROSE PHILIP AND AJU SCARIA
810 HARVARD AVENUE
MENLO PARK, CA. 94025

CONCEPTUAL IRRIGATION PLAN

date: 1/27/22
scale: NOTED
drawn by: WJH
job no. 202186
sheet L 3
of sheets

D18

PROJECT DESCRIPTION FOR Rev. 5-5-22

AJU THALAPPILLIL SCARIA AND ROSE MARIE PHILIP RESIDENCE

810 Harvard Avenue
Menlo Park, CA

The project is a new two-story, single-family home with a basement and attached garage and Accessory Dwelling Unit, replacing an existing one-story single-family home with an attached garage. The lot is quite flat and is not in a flood zone. The parcel is zoned R-1-U but is substandard as to the lot width, therefore a conditional use permit is required for approval of the project.

The project is intended to provide a modern family with a large, comfortable home. There will be three bedrooms and three baths on the second floor, a great room style family room and kitchen, combined living and dining rooms and two-car garage on the ground floor, and recreation and storage spaces and two bedroom suites in the basement. The attached ADU is on the ground floor, with access on the rear.

The siting of the house keeps the house largely clear of existing mature trees on the property and nearby on the neighbor's properties. No heritage trees will need to be removed as part of the project; one non-heritage lemon tree is proposed for removal. Tree protective measures will be taken per the arborist report during demolition of the existing house and construction of the new one. The siting is also designed to open up the family living spaces to the rear yard and includes a large south facing light well for the basement. The siting also accommodates a southwest facing photovoltaic array on the roof.

The design of the house is intended to lightly evoke colonial revival design while meeting current requirements for second floor setbacks. Exterior materials include horizontal lap siding, composition shingle roofing, wood trim and railings. The construction will be conventional stick framing but with TJI floor joists and (probably) truss roof framing. The owners would like to employ green construction techniques and intends to build a high quality, well-sealed, well insulated building shell, with many custom interior amenities.

There is an existing solid wood fence on a portion of the north side of the property that is 7 feet high with 12 inches of lattice work on top of it. The fence predates the owner's purchase of the property and is in good condition. The owners are requesting an additional use permit to keep a fence greater than seven feet in height outside of the front yard setback. They would prefer to keep it as-is as it provides extra privacy for both them and the adjacent neighbor.

The neighborhood has a mixture of older homes and newer homes in a variety of styles, and we believe this home will fit into the matrix very well.

The owners have reviewed the project with several neighbors, as follows:

1. Kenneth and Sheila McDonnell (824 Harvard Ave, Menlo Park) –Met them in person. Feedback was positive. They were happy to see that we will be using green building techniques as they spend time outdoors and grow organic herbs and vegetables.

2. Emmanuel and Daria Rosen (825 Harvard Ave, Menlo Park) – Met them in person. They had no objections or any specific comments.

3. John Micek (128 Cornell Ave): We met with John and went over the proposed plan in detail. He had two points of feedback:
   a. The exhaust from current kitchen is loud and he would appreciate if that's fixed in the new house: We agreed to use much quieter and up-to-date exhaust in the kitchen that doesn't affect the neighbors
   b. He was worried about the windows to the side yard affecting privacy: Architects did a study on viewing angles and showed that there is no visibility into their backyard through the window next to stairs. The bedroom windows are already at the standard height.
   c. He wanted to get a rough massing of the proposed second floor as viewed from his backyard. This was to ensure there is sufficient light in his backyard. We installed story poles for him to review as per his direction (on his side of the lot and showing the highest point). We discussed how the second floor is quite far away (roughly 19') from the property line and is already pushed to the maximum extent to the other side with respect to daylight planes. Also talked about the findings from a shade study that the architects did. He wasn't happy that there was a 2 story house coming next to his house.

4. Jeff and Marjorie Klapper (815 Cambridge Ave): We met with them in person and they did not have any specific comments and wished us all the best to move forward.

5. Nate and Kyuhee Voorhies (805 Harvard Ave): Met them in person. They reviewed the plans and had no objections. They wanted to be updated on the project once we know when the demolition will begin.

6. Cameron Marlow and Amanda Kelso (145 Cornell): Met them in person. They reviewed the plans and had no objections or feedback.

The owners gave the following description of the project to the neighbors:

Hi,

We are your neighbors (Aju and Rose) from 810 Harvard Ave. We are working on a full rebuild of the house on the current property and wanted to get feedback on the plan from neighbors before we send it to the city for review. We have added a summary below and also attached the plan. Please let us know if you have any questions or comments.

Thanks, Aju (650-842-0847, ajutscaria@gmail.com) and Rose (650-847-9542, mailrosep@gmail.com)

Summary: The project is a new two-story, single-family home with a basement and attached garage and Accessory Dwelling Unit.

There will be three bedrooms and three baths on the second floor, a great room style family room and kitchen, combined living and dining rooms, and two-car garage on the ground floor, and recreation and storage spaces and bedroom suite in the basement. The attached ADU is on the ground floor, with access on the rear.

The siting of the house keeps the house largely clear of existing mature trees on the property and nearby on the neighbor's properties. No trees will need to be removed as part of the project. Tree protective measures will be taken per the arborist report during demolition of the existing house and construction of the new one.

The siting is also designed to open up the family living spaces to the rear yard and includes a large south facing light well for the basement. The siting also accommodates a southwest facing photovoltaic array on the roof.

The design of the house is intended to lightly evoke colonial revival design while meeting current requirements for second floor setbacks. Exterior materials include horizontal lap siding, composition shingle roofing, wood trim and railings. The construction will be conventional stick framing but with TJI floor joists and (probably) truss roof framing. The owners would like to employ green construction techniques and intends to build a high quality, well-sealed, well insulated building shell, with many custom interior amenities.

As noted above, the owners had story poles erected to illustrate the shading and privacy concerns of neighbor John Micek of 128 Cornell Avenue, shown below:

ARBORIST REPORT

REV. APRIL 7, 2022

PREPARED FOR
PROPERTY OWNER: AJU SCARIA

SITE ADDRESS:
810 HARVARD AVE. • MENLO PARK, CA 94025

BO FIRESTONE CONSULTING & DESIGN
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
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Contents

Introduction

ARBORIST ASSIGNMENT

As Project Arborist, I visited the site of the proposed home building project at 810 Harvard Avenue, Menlo Park on August 11th, 2021. After review of plan sheets A0 – A4.1 including proposed site plan A1.3 (dated 11/9/21 by Beausoleil Architects), it was my understanding that the existing single-story house, deck, and hardscaping would be demolished and replaced by a two-story house with basement and attached garage. The home would also include an attached ADU. A new driveway and walkways were also planned. This is a revision to my original report which incorporates plan updates on site plan A1.3 (revised 1/31/22).

My inventory included three (3) Heritage Trees: a native coast redwood (*Sequoia sempervirens)* on the property, as well as a large Italian stone pine (*Pinus pinea*) and silver maple (*Acer saccharinum*) in the front yards of the two neighboring parcels. My inventory also included one non-heritage Norfolk pine (*Araucaria heterophylla)* on the neighbor's side of the property line. No Heritage Trees were requested for removal. All other trees on grounds were sub-size (<6"). All other neighboring trees were sufficiently distant from the work (>10x dbh).

USES OF THIS REPORT

According to City Ordinance, any person who conducts grading, excavation, demolition, or construction activity on a property to do so in a manner that does not threaten the health or viability or cause the removal of any Heritage Tree. **Any work performed within an area 10 times the diameter of the tree (i.e., the tree protection zone) requires the submittal of a tree protection plan for approval by the City before issuance of any permit for grading or construction.**

This report was written by Busara Firestone, Project Arborist, to serve as a resource for the property owner, designer, and builder. I have provided instructions for retaining, protecting

and working around trees during construction, as well as information on City requirements. *The owner, contractor and architect are responsible for knowing the information included in this arborist report and adhering to the conditions provided.*

City Tree Protection Requirements

Heritage Tree Definition

A "Heritage Tree" is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

Construction-Related Tree Removals

According to the City of Menlo Park, applicants are required to submit a site plan with the Heritage Tree Removal Application Permit even if they have submitted a site plan to the City for a planning or building permit. The site plan facilitates the review by the City Arborist.

For removals of two or more trees, applicants shall be required to submit a planting plan indicating the species, size and location of the proposed replacement trees on a site plan. Heritage Tree Permits related to Construction will also be charged for City-retained arborist expenses.

Violation Penalties

Any person who violates the tree protection ordinance, including property owners, occupants, tree companies and gardeners, could be held liable for violation of the ordinance. The ordinance prohibits removal or pruning of over one-fourth of the tree, vandalizing, mutilating, destruction and unbalancing of a heritage tree without a permit.

If a violation occurs during construction, the City may issue a stop-work order suspending and prohibiting further activity on the property until a mitigation plan has been approved, including protection measures for remaining trees on the property. Civil penalties may be assessed against any person who commits, allows or maintains a violation of any provision of the ordinance. The fine will be an amount not to exceed $5,000 per violation, or an amount equivalent to the replacement value of the tree, whichever is higher.

Impacts on Protected Trees

SITE DESCRIPTION

The property at 810 Harvard Avenue was a rectangular lot typical of the neighborhood and without noticeable topography. There was a house with attached garage on-site with a deck and patio in the back yard. The back yard was an open area that featured the only tree of significant size on the property, a 50” redwood tree. In the front, a large Italian stone pine and mature silver maple flanked the property on neighboring parcels. There was also a small Norfolk Island pine along the property line, under the canopy of the pine.

TREE INVENTORY

This tree preservation plan includes an attached inventory of all trees on the property regardless of species, that were at least 12 feet tall and 6-inch DSH.

This inventory also includes as necessary, any neighboring Heritage Trees with work proposed within 10 times their diameter (DSH). Any street trees within the public right-of-way were also included, regardless of size, as required by the City.

The Inventory includes each tree's number (as shown on the TPZ map), measurements, condition, level of impact (due to proximity to work), tolerance to construction, overall suitability for conservation, and prescription (remove/retain). The inventory also includes the appraised value of each tree using the Trunk Formula Method (10th Edition).

PROJECT DESCRIPTION

After review of the proposed site plan, it was my understanding that the existing single-story house and driveway would be demolished and replaced by a two-story house with basement and attached garage. The home would also include an attached ADU. A new driveway was planned in a new location. The old walkways would be removed, and new walkways were planned to the front door and through the side yard.

HOW CONSTRUCTION CAN DAMAGE TREES

Damage to Roots

Where are the Roots?

The most common types of injury to trees that occur during property improvements are related to root cutting or damage. **Tree roots extend farther out than people realize, and the majority are located within the upper 24 inches of soil.** The thickest roots are found close to the trunk,

and taper and branch into ropey roots. These ropey roots taper and branch into an intricate system of fine fibrous roots, which are connected to an even finer system of fungal filaments. This vast below-ground network is tasked with absorbing water and nutrients, as well as anchoring the tree in the ground, storage, and communication.

Damage from Excavation

Any type of excavation will impact adjacent trees by severing roots and thus cutting off the attached network. Severing larger roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree (like on the far side of the yard), will impact the fibrous root system where excavation is taking place. Placing impervious surface over the ground, or installing below ground structures, such as a pool, or basement wall, will remove rooting area permanently from a site.

Damage from Fill

Adding fill can smother roots, making it difficult for them to access air and water. The roots and other soil life need time to colonize the new upper layers of soil.

Changes to Drainage and Available Water

Changes to the hydrology of the site, caused for instance by new septic fields, changes to grade, and drainage systems, can also cause big changes in available water for trees. Trees can die from lack of water or disease if their water supply dries up or gets much wetter than they are used to.

Soil Compaction and Contamination

In addition, compaction of soil, or contamination of soil with wash-water, paint, fuel, or other chemicals used in the building process, can cause damage to the rooting environment that can last many years. Tree protection fencing creates a barrier to protect as many roots as possible from this damage, which can be caused by travelling vehicles, equipment storage, and other construction activities that may occur even outside the construction envelope.

Mechanical Injury

Injury from the impact of vehicles or equipment can occur to the root crown, trunk, and lower branches of a tree. The bark protects a tree – creating a skin-like barrier from disease-causing organisms. The stem issues are in charge of supporting the weight of the plant, and conducting the flow of water, sugars, and other important compounds throughout the tree. When the bark and wood is injured, the structure and health of the tree is compromised.

IMPACTS TO HERITAGE TREES

Tree #1 (a neighboring stone pine) would sustain "moderate" root damage from the excavation of the first-story foundation, driveway, and new walkway around the house (planned at a distance of 6X the DSH). **The driveway is planned within 6X DSH of this tree. For this impact to be acceptable, the guidelines in Special Tree Protection Measures must be followed.**

Tree #2 (a neighboring silver maple) would sustain "moderate" root damage from the excavation of the basement, and some minor root loss from the installation of the front walkway. The removal of the driveway adjacent to this tree may provide benefits to health over the long-term.

Trees #4 (redwood) stood in the back yard. This tree was expected to sustain "moderate" root damage from the excavation of the basement level, first-story foundation, as well as, to a lesser extent, the new walkway around the house. The corner of the basement would be approximately 20 feet from the trunk, which would be less than 6X DSH. This is closer than recommended, but since the cut would not be completely transverse across the root plate, I estimated root loss to be 15% - 25%. **For this impact to be acceptable, the guidelines in Special Tree Protection Measures must be followed.**

All retained trees were expected to survive project impacts if tree protection measures are properly implemented. My evaluation of the impacts of the proposed construction work for all affected trees was summarized in the Tree Inventory. These included impacts of grading, excavation for utility installation, retaining walls, drainage or any other aspect of the project that could impact the service life of the tree. Anticipated impacts to trees were summarized using a rating system of "severe," "high," "moderate," "low," or "very low."

General species tolerance to construction, and condition of the trees (health and structural integrity), was also noted on the Inventory. These major factors, as well as tree age, soil characteristics, and species desirability, all factored into an individual tree's suitability rating, as summarized on the Inventory. Suitability of trees to be retained was rated as "high," "moderate," "low." Trees with low suitability would be appropriate candidates for removal. **Please see Glossary for definitions of ratings. No Heritage Trees were proposed for removal as part of this project.**

Tree Protection Recommendations

PRE-CONSTRUCTION

Establish Tree Protection Zones (TPZ)

The Tree Protection Zone (TPZ) shall be a fenced-off area where work and material storage is not allowed. They are established and inspected prior to the start of work. This barrier protects the critical root zone and trunk from compaction, mechanical damage, and chemical spills.

Tree protection fencing is required to remain in place throughout construction and may only be moved or removed with written authorization from the City Arborist. The Project Arborist may authorize modification to the fencing when a copy of the written authorization is submitted to the City.

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits.

Specific recommended protection for trees is as follows:

- **Tree #1 (neighboring stone pine)**: Protect with standard six-foot chain-link TPZ I chain-link fencing. Establish standard TPZ fencing to the greatest extent as possible, as limited by the location of the driveway work and properly line. Leave the minimum space needed to pass through the narrow side yard (usually about 5'). **See attached "TPZ Map" for recommended fencing locations**.

- **Tree #2 (neighboring silver maple)**: Protect this tree with standard six-foot chain-link TPZ I chain-link fencing along the edge of the existing driveway. **See attached "TPZ Map" for recommended fencing locations**.

- **Tree #3 (neighboring Norfolk Island pine)**: This non-heritage tree may be protected by the same fencing perimeter as used for Tree #1. **See attached "TPZ Map" for recommended fencing locations**.

- **Trees #4**: Protect with standard six-foot chain-link TPZ I chain-link fencing. Establish a minimum radius of 30 feet or to the greatest extent as possible, as limited by the location of the work and properly line. Leave the minimum space needed to pass around the proposed house (usually about 5'). **See attached "TPZ Map" for recommended fencing locations**.

TPZ FENCING SPECIFICATIONS:

1) Establish tree protection fencing radius by installing six (6)-foot tall chain link fencing mounted on eight (8)-foot tall, two (2)-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.

2) Post signs on the fencing stating, "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST."

Preventing Root Damage

Anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load. This may be done by applying a six to 12-inch layer of wood chip mulch to the area. With this method, mulch in excess of four inches would have to be removed after work is completed. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

Pruning Branches

Branches must be pruned to allow clearance for proposed structures and the passage of workers, vehicles, and machines. Any large dead branches should be pruned out for the safety of people working on the site.

I recommend that each tree that designated to remain shall be pruned as necessary to provide clearance for development, while maintaining a natural appearance. All tree pruning (or removal) activities shall be performed prior to the beginning of any demolition or development.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. Pruning should be performed by a licensed and insured tree contractor and supervised by an ISA-certified arborist or an ASCA-Registered Consulting Arborist.

Any property owner wanting to prune heritage tree more than one-fourth of the canopy and/or roots, must have permission from the City.

Arborist Inspection

The City requires that tree protection fencing be installed before any equipment comes on-site and inspected by the Project Arborist, who shall submit a verification letter to the City before issuance of permits. Tree protection fencing to be inspected by City Arborist before demo and/or building permit issuance.

DURING CONSTRUCTION

Special Tree Protection Measures

1. **Demolition of existing driveway - Tree #2 (neighboring silver maple)-** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on "Root Pruning"). Work must be done outside the tree protection zone (established by fencing). Dragging concrete or machinery across soil in the TPZ as this would disturb soil and roots.

2. **Excavation guidelines for installation of new walkways – Trees #2 (silver maple) and #4 (redwood):** When excavating within 25 feet of the trunk, excavate with hand tools. Leave roots encountered undisturbed if possible. Excavation depth for installation of new landscape materials within 25 feet of trees should be less than six inches (6"). Minimize compaction of subgrade. If roots must be cut, please see section titled "Root Pruning." No paving materials, excavation, or grading should be permitted at all within 10 feet of trunks.

1) **<u>Special Tree Protection Measures – Construction of the Driveway – Tree #1</u>**

   a. **I recommend an exploratory trench to be dug by hand, before broader excavation begins, to expose roots along the tree-side of the driveway.** This way, roots may be exposed by gentle excavation methods and then cut selectively. Root pruning should be supervised by the Project Arborist.

   b. Excavation depth for installation of new pavement should be no more than six inches (6"). Compaction of subgrade should be minimal. Consider using "geogrid" to reinforce beneath the pavers and reduce the depth needed for excavation.

   c. Builders may notice torn roots after digging or trenching. If this happens, or of roots must be cut for any reason, please see section titled "Root Pruning."

3. **Excavation guidelines for installation of new basement and foundation – Tree #4 (redwood):** *<u>Use hand tools only</u>* when excavating within 30 feet of the trunk of this tree within the top 36 inches of soil depth. Under the supervision of the Project Arborist or City

Arborist, roots encountered should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact.

Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly. The cut should be made perpendicular to the growth of the root (i.e. a "square cut") at a location where bark is undamaged and intact.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. Roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn.

Any root pruning must be supervised by the Project Arborist.

Irrigation

Water moderately and highly impacted trees during the construction phase (in this case, Trees #1 - #4). As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. Do not water native oaks during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

Project Arborist Supervision

I recommend the Project Arborist meet with the builder on-site:

- Soon after excavation
- During any root pruning

- As requested by the property owner or builder to document tree condition and on-going compliance with tree protection plan (I suggest every 6 weeks).

Any time development-related work is recommended to be supervised by a Project Arborist, a follow-up letter shall be provided, documenting the mitigation has been completed to specification.

POST-CONSTRUCTION

Ensure any mitigation measures to ensure long-term survival including but not limited to:

Continued Tree Care

Provide adequate and appropriate irrigation. As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

Mulch insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Do not pile mulch against the trunk.

Do not fertilize unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show

signs of stress. Signs stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

City Arborist Inspection

A final inspection by the City Arborist is required at the end of the project. This is to be done before Tree Protection Fencing is taken down. Replacement trees should be planted by this time as well.

Conclusion

The home building project planned at 810 Harvard Avenue appeared to be a valuable upgrade to the property and neighborhood. If the recommendations and protection measures in this report are followed, all trees identified for preservation are expected to survive. However, special care must be taken, as construction will impact a Heritage redwood in the back yard as well as prominent trees on neighboring properties.

If any of the parties involved have questions on this report, or require Project Arborist supervision or technical support, please do not hesitate to contact me at (408) 497-7158 or busara@bofirestone.com.

Signed,

Busara (Bo) Firestone | ISA Certified Arborist WE-#8525A | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists

Supporting Information

GLOSSARY

Terms appear in the order they appear from left to right on the inventory column headings.

DBH / DSH: Diameter at 4.5' above grade. Trees which split into multiple stems at 4.5' are measured at the narrowest point below 4.5'.

Mathematic DBH / DSH: diameter of multitrunked tree, mathematically derived from the combined area of all trunks.

SPREAD: Diameter of canopy between farthest branch tips

TREE STATUS: A "Heritage Tree" is a tree that has protected status by the City of Menlo Park. The City can classify trees with Heritage status for their remarkable size, age, or unique value. However, in general, native oaks of 10 inches or more, and any tree having a trunk with a diameter of 15 inches or more has Heritage status (measured at 54 inches above natural grade, or at the branching point for multi-trunk trees).

CONDITION-Ground based visual assessment of structural and physiological well-being:

"Excellent" = 81 - 100%; Good health and structure with significant size, location or quality.

"Good" = 61-80%; Normal vigor, full canopy, no observable significant structural defects, many years of service life remaining.

"Fair" = 41-60%; Reduced vigor, significant structural defect(s), and/or other significant signs of stress

"Poor" = 21- 40%; In potentially irreversible decline, structure an aesthetics severely compromised

"Very Poor" = 6-20%; Nearly dead, or high risk of failure, negative contribution to the landscape

"Dead/Unstable" = 0 - 5%; No live canopy/buds or failure imminent

IDEAL TPZ RADIUS: Minimum recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area). Compromising the radius in a specific area may be acceptable as per arborist approval.

AGE: Relative to tree lifespan; “Young” <1/3; “Mature" 1/3 - 2/3; "Overmature" >2/3

IMPACT: Anticipated impact to an individual tree including……

> **SEVERE** - In direct conflict, removal necessary if plans proceed (distance to root cuts/fill within 3X dbh)
>
> **HIGH** - Ideal TPZ significantly encroached upon but could still be retained with monitoring or alternative building methods. Health and structure may worsen even if conditions for retainment are met. May recommend alternative TPZ method due to proximity to work.
>
> **MODERATE** - Ideal TPZ encroached upon in limited areas. Special building guidelines may be provided by Project Arborist. Although some symptoms of stress are possible, tree is not likely to decline due to construction related activities. May recommend alternative TPZ method due to proximity to work.
>
> **LOW** - Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.
>
> **VERY LOW** - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Longevity uncompromised.
>
> **NONE** - Negligible anticipated impact.

TOLERANCE: General species tolerance to construction (HIGH, MODERATE, or LOW) as given in Managing Trees During Construction, Second Edition, by International Society of Arboriculture

SUITABILITY ASSESSMENT: An individual tree's suitability for preservation considering impacts, condition, maturity, species tolerance, site characteristics, and species desirability. (HIGH, MODERATE, or LOW)

APPRAISAL RESULT: The reproduction cost of tree replacement as calculated by the Trunk Formula Technique.

BIBLIOGRAPHY

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ISA. *Guide for Plant Appraisal,* 10th edition, second printing. Atlanta, GA: International Society of Arboriculture, 2019. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA.

Smiley, E. Thomas, Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessmen*t: International Society of Arboriculture, 2011. Print.

CERTIFICATE OF APPRAISAL

I, Busara Rea Firestone, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the appraisal analysis, opinions, and conclusion are limited only by the reported assumption and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions are developed, and this appraisal has been prepared, in conformity with the *Guide for Plant Appraisal (10th edition, 2000)* authored by the Council of Tree and Landscape Appraisers.
6. That the methods found in this appraisal are based on a request to determine the value of the plants considering reasonable factors of plant appraisal.
7. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.

Signed,

Busara (Bo) Firestone

ISA Certified Arborist WE-#8525A

4/7/22

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Scaria Residence - 4/7/22

								TREE IMPACT ASSESSMENT										
#	Heritage (H)	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Age	Species Tolerance	6X DSH* (feet)	Estimated Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Prescription	Appraisal Result
1	H	Stone Pine	*Pinus pinea*	est. 38	38	60	50	FAIR (50%)	MATURE	MODERATE	**19**	< 25%	12	38	**MODERATE**	MODERATE	PRESERVE	$13,000
2	H	Silver Maple	*Acer saccharinum*	est. 36	36	60	50	FAIR (50%)	MATURE	MODERATE	**18**	< 25%	12	36	**MODERATE**	MODERATE	PRESERVE	$11,400
3		Norfolk Island Pine	*Araucaria heterophylla*	est. 8, 6	10	30	15	GOOD (75%)	MATURE	MODERATE	**5**	< 25%	12	10	**MODERATE**	MODERATE	PRESERVE	$1,200
4	H	Redwood	*Sequoia sempervirens*	50	50	90	40	FAIR (50%)	MATURE	HIGH	**25**	< 25%	8	33	**MODERATE**	MODERATE	PRESERVE	$22,500
KEY:																		
#		**on neighboring parcel**																
		proposed removal																

SEE GLOSSARY FOR DEFINITION OF TERMS

*** 6X DBH is recongnized by tree care industry best practices as the distance from trunkface to a cut across the root plate (at least 18"deep) that would result in a loss of approximately 25% of the root mass. Cuts closer than this may result in tree decline or instability.**

****Based on approximate distance to excavation and extent of excavation (as shown on plans).**

Appraisal calculations summary available apon request.

Prepared by Busara Firestone
ISA Certified Arborist #WE-8525A

LEGEND

- NEW TEMPORARY 6' HIGH CHAIN LINK TREE PROTECTION FENCE
- (E) WOOD FENCE TO REMAIN. SEE A1.3 FOR DETAILED DESCRIPTION
- ELEMENTS TO BE REMOVED
- PROPERTY LINES
- SETBACK LINES
- NEW HARDSCAPE. SEE LANDSCAPE ARCHITECTURE DRAWINGS FOR DETAILED INFORMATION
- MAIN HOUSE FIRST FLOOR FOOTPRINT
- AUXILIARY DWELLING UNIT FOOTPRINT

SITE CONSTRUCTION NOTES

1. PROVIDE TREE PROTECTION MEASURES AND PERFORM THE RECOMMENDED EXPLORATORY EXCAVATION AND ROOT PRUNING (UNDER THE OBSERVATION OF THE PROJECT ARBORIST) AS DESCRIBED IN THE FULL ARBORIST REPORT PRIOR TO ANY NEW CONSTRUCTION.

2. SEE LANDSCAPE DRAWINGS FOR HARDSCAPE DESIGN, PLANTING, IRRIGATION, FIREPIT, SPA, AND STONE ELEMENTS.

TPZ MAP LEGEND:

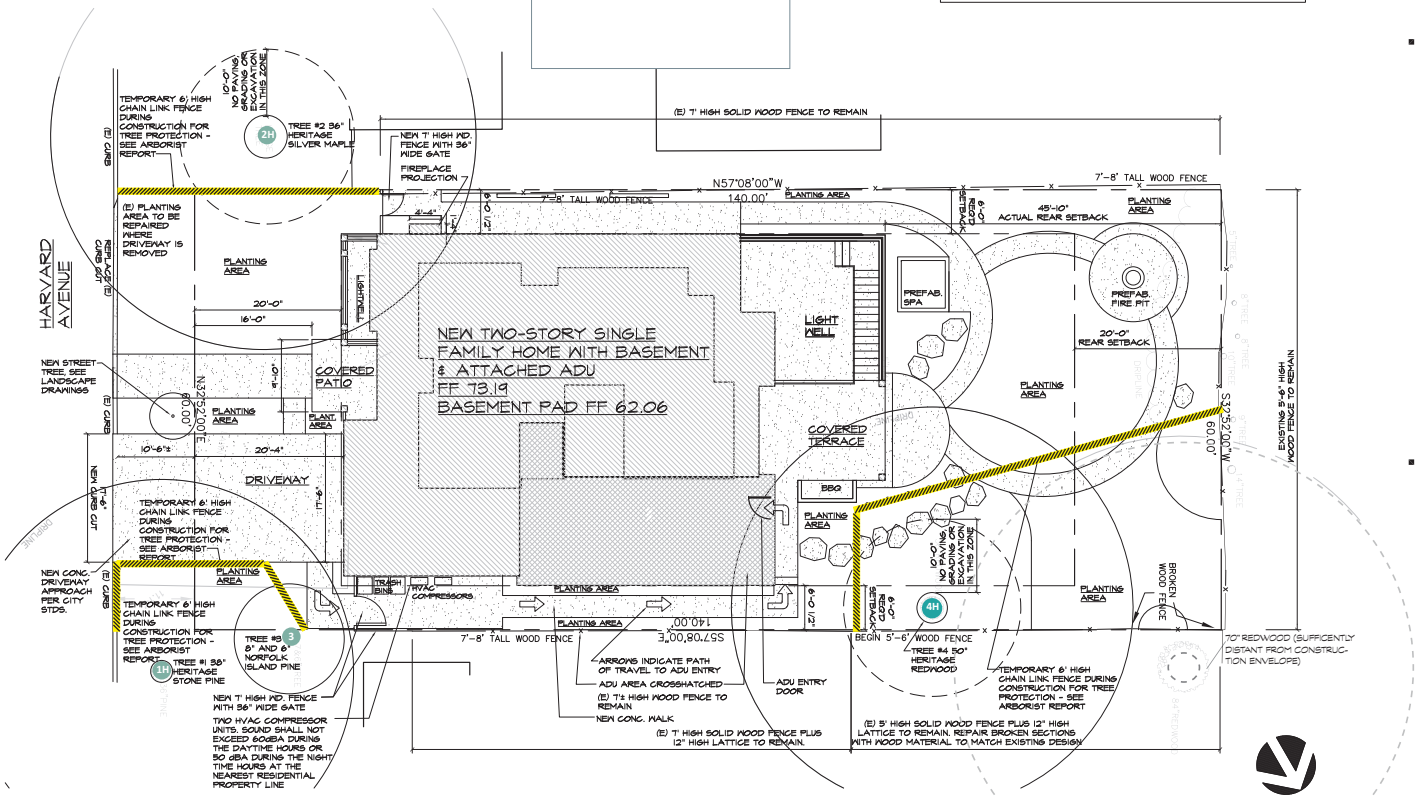
- TREE TO REMAIN (ALL)
- TREE ON NEIGHBORS' PROPERTY /PUBLIC RIGHT-OF-WAY
- TREE PROTECTION FENCING (SEE REPORT FOR SPEC.)

SITE ANALYSIS

ZONING:	R1-U	
LOT AREA:	8400 S.F.	
MAXIMUM ALLOWED FLOOR AREA:	3150 S.F.	
PROPOSED FLOOR AREA: (NOT INCLUDING ADU)	FIRST FLOOR:	2048.3 S.F.
	SECOND FLOOR:	1101.6 S.F.
	TOTAL	3149.9 S.F.
ADU FLOOR AREA:		664.8 S.F.
LAND COVERED BY STRUCTURES	3090 S.F. (36.8% - Includes ADU)	
LANDSCAPE PLANTING AREA:	2855 S.F. (34.0%)	
PAVED SURFACES:	2455 S.F. (29.2%)	
PARKING SPACES:	2 COVERED, (2 IN DRIVEWAY)	

ADU PARKING

PER SECTION 16.79.080 OF THE MENLO PARK MUNICIPAL CODE, NO ADDITIONAL PARKING IS REQUIRED FOR THE ADU AS THE PROPERTY IS WITHIN 1/2 MILE FROM PUBLIC TRANSIT (THE EL CAMINO REAL SAMTRANS BUS LINE)



2 New Site Plan

1/8" = 1'-0"

TREE PROTECTION ZONE MAP

810 HARVARD RD, MENLO PARK, CA

DATE:
4.7.22

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN A1.3
by BEAUSOLEIL ARCHITECTS
(1.31.2022)

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