REGULAR MEETING AGENDA

Date: 11/13/2023
Time: 7:00 p.m.
Location: Zoom.us/join – ID# 862 5880 9056 and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Members of the public can listen to the meeting and participate using the following methods.

How to participate in the meeting

- Access the live meeting, in-person, at the City Council Chambers
- Access the meeting real-time online at:
  zoom.us/join – Meeting ID# 862 5880 9056
- Access the meeting real-time via telephone (listen only mode) at:
  (669) 900-6833
  Regular Meeting ID # 862 5880 9056
  Press *9 to raise hand to speak
- Submit a written comment online up to 1-hour before the meeting start time:
  planning.commission@menlopark.gov*
  Please include the agenda item number related to your comment.

  *Written comments are accepted up to 1 hour before the meeting start time. Written messages are provided to the Planning Commission at the appropriate time in their meeting.

Subject to change: 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 website menlopark.gov. 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.gov/agendas).

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. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

E. Consent Calendar

None

F. Public Hearing

F1. Use Permit/Lerika Liscano/854 Cambridge Avenue:
Consider and adopt a resolution to approve a use permit to demolish an existing single-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 depth in the R-2 (Low Density Apartment) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #23-065-PC)

F2. Use Permit/Thomas James Homes848 College Avenue:
Consider and adopt a resolution to approve a use permit to demolish an existing single-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; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal includes an attached Accessory Dwelling Unit (ADU), which is a permitted use and not subject to discretionary review. (Staff Report #23-066-PC)

F3. Use Permit/Chris Kummerer/725 Hobart Street:
Consider and adopt a resolution to approve a use permit to demolish an existing two-story, single-family residence with a detached garage 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) zoning district; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary

review. (Staff Report #23-067-PC)

F4. Use Permit/Harmonie Lau/1664 Oak Avenue:
Consider and adopt a resolution to approve a use permit to construct first and second floor additions, that would exceed 50 percent of the existing floor area, to a single-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; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures. The proposal also includes the addition of an internal Accessory Dwelling Unit (ADU) within the existing structure, which is a permitted use and is not subject to discretionary review. (Staff Report #23-068-PC)

G. Regular Business

G1. Determination of Substantial Conformance/1065 Trinity Drive:
Review of staff determination that changes to the exterior window, front door, and garage door style and materials are in substantial conformance with the previous approvals. Review requested by Commissioner Riggs. (Attachment)

H. Informational Items

H1. Future Planning Commission Meeting Schedule – The upcoming Planning Commission meetings are listed here, for reference. No action will be taken on the meeting schedule, although individual Commissioners may notify staff of planned absences.

- Regular Meeting: December 4, 2023
- Regular Meeting: December 18, 2023

I. 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 before, 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.gov. 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 Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive email notifications of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting City Clerk at 650-330-6620. (Posted: 11/8/2023)

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **11/13/2023**
Staff Report Number: **23-065-PC**
Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-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 depth in the R-2 (Low Density Apartment) zoning district at 854 Cambridge Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures**

Recommendation

Staff recommends that the Planning Commission adopt a resolution to approve a use permit to demolish an existing single-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 depth in the R-2 (Low Density Apartment) zoning district. The proposal includes a detached accessory dwelling unit (ADU), which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

The project site is located at 854 Cambridge Avenue, between University Drive and El Camino Real, near the intersection of Cambridge Avenue and Cornell Road. A location map is included as Attachment B. The majority of the parcels on this portion of Cambridge Avenue are zoned R-2, with the exception of the lots on the corner of University Drive, which are zoned R-1-U (Single Family Urban Residential), and those at the intersection of Cambridge and El Camino Real, which are zoned R-3 (Apartment) and SP-ECR-D (El Camino Real/Downtown Specific Plan).

Analysis

Project description

The subject property is currently occupied by a 1,686-square-foot single-story, single-family residence and accompanying 464-square-foot detached garage. The property is a substandard lot with regard to minimum lot width, having a width of 60 feet where a minimum of 65 is required, a standard lot depth of 125.5 feet

where a minimum of 100 feet is required, and lot area of 7,532 square feet where a minimum of 7,000 is required. The project site could be developed with two dwelling units, however, the applicant is proposing a main house and an ADU, which effectively results in two units and a net increase by one unit. The broader neighborhood includes a number of single-family dwelling units on multi-family zoned parcels, which is a permitted use in the R-2 and R-3 zoning districts.

The applicant is proposing to demolish the existing residence and detached garage and construct a new two-story, single-family residence with a full basement that would include five bedrooms and six and one-half bathrooms. A two-car garage and a tandem uncovered parking space would fulfill the parking requirements for the main house and ADU. The detached ADU, occupying the rear right corner of the property, would contain an additional two bedrooms and a bathroom.

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 with regard to Zoning Ordinance requirements:

- The main house and ADU would total 3,759.7 square feet and would exceed the maximum floor area limit of 3,011.7 square feet for the site.
    - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate an ADU.
    - The proposed ADU would be 748 square feet.
- The total building coverage of the main house and ADU would be 2,960.1 square feet (39.3 percent of the lot), where 2,636.2 square feet (35 percent of the lot) is permitted.
- The main house would have a front setback of 20 feet on the first floor and 26 feet on the second floor where a minimum 20 feet is required.
- The main house would have a six-foot setback on the left and right sides where six feet is required on both sides.
- The main house would have a rear setback of approximately 54.5 feet where a minimum 20 feet is required.
- The second floor balcony would have a setback of 20.2 feet on the left side and 21.6 feet on the right side where a minimum 20 feet is required. Additionally, the second floor balcony would have a rear setback of 54 .5 feet where a minimum 30 feet is required.
- The second floor of the project would be 1,063.4 square feet where 15 percent (1,130 square feet) of the lot size is permitted.
- The proposed residence would have a total height of approximately 27.1 feet where 28 feet is permitted.

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 Attachment A, Exhibits A and B respectively.

Design and materials

As described in the project description letter, the proposed residence is designed in a contemporary architectural style. This architectural style is common in the Allied Arts neighborhood, where the surrounding homes are a mix of single-story and two-story, single-family residences. The exterior would predominantly feature painted stucco. Painted horizontal wood siding is proposed around the bay window and front entry door, and stone veneer is proposed at the front porch and around the garage. The garage door would consist of painted metal with horizontal window slits. The roofing would be standing seam metal and windows would be clad wood.

Second floor façade articulation along the front, left, and right sides would minimize the visual massing of

the structure and second floor windows would have a minimum sill height of three feet.

Staff believes that the scale, materials, and style of the project 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 D), detailing the species, size, and conditions of on-site and nearby trees. A total of 13 trees were assessed, including five heritage trees and three off-site (trees #1, 2 and 13).

One heritage, street tree (tree # 2) is proposed to be removed to accommodate the proposed project, and two heritage trees (trees #7 and 8) are proposed for removal due to their health. After review and assessment, the City Arborist conditionally approved the heritage tree removals, with no appeals filed. Eight new trees, including one street tree, and several shrubs are proposed to be planted as part of the proposed landscaping plan,

Table 1: Tree summary and disposition

Tree Number	Species	Size (DBH, in inches)	Disposition	Notes
1*	Sweetgum	26	Preserve	Heritage
2*	Sweetgum	19	Remove	Heritage
3	Pear	10	Preserve	Non-heritage
4	Coast Redwood	8.5	Preserve	Non-heritage
5	Sweetgum	6	Remove	Non-heritage
6	Blackwood Acacia	6	Preserve	Non-heritage
7	Blackwood Acacia	15	Remove	Heritage
8	Fig	15	Remove	Heritage
9	Olive	6	Remove	Non-heritage
10	Glossy Privet	8	Preserve	Non-heritage
11	Mexican Elderberry	7	Preserve	Non-heritage
12	Blackwood Acacia	9	Remove	Non-heritage
13*	California Buckeye	28	Preserve	Heritage

*indicates off-site (street) trees assessed in the arborist report.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, irrigation and mulching over impacted root protection zones, exposing roots through

hand digging, or trenching, or boring deeper trenches underneath roots, and a certified arborist monitoring during and after construction. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence
The applicant indicates that the property owners conducted outreach by contacting neighbors regarding the proposed project. Staff has not received any correspondence on the proposed project.

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 architectural style would be generally attractive and well-proportioned, and the additional side setback along the front and side elevations would help increase privacy. 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. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
B. Location Map
C. Data Table
D. Arborist Report

Report prepared by:
Fahteen Khan, Associate Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-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-2 (LOW DENSITY APARTMENT) ZONING DISTRICT.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing single-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-2 (Low Density Apartment) zoning district zoning district at 854 Cambridge Avenue. The proposal also includes a detached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review (collectively, the "Project") from Lerika Liscano ("Applicant"), on behalf of the property owner Anuj Suri ("Owner"), located at 854 Cambridge Avenue (APN 071-405-170) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Low Density Apartment (R-2) district. The R-2 district supports single-family multi-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-2 district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Bo Firestone Trees & Gardens, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 13, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-2 zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are

provided. A third uncovered parking space is provided for the Accessory Dwelling Unit, which is separate and not part of this action.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a low density apartment neighborhood and designed such that privacy concerns would be addressed through additional setbacks to portions of the second floor.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00012, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 13, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of November, 2023

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval

EXHIBIT A

SURI RESIDENCE

854 CAMBRIDGE AVE, MENLO PARK, CA 95025

APN 71405170

PARCEL MAP

VICINITY MAP

VYLCO
4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
VYLCO@OUTLOOK.COM

GENERAL NOTES:

1. ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO 2022 CALIFORNIA BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY AND FIRE CODES WITH CITY OF MENLO PARK AMENDMENTS.
2. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE. ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS OR CONFLICTS WITH ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
4. CLEAR DIMENSIONS SHALL NOT BE ALTERED WITHOUT APPROVAL OF THE DESIGNER.
5. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES.
7. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL DRAWINGS BEFORE THE ORDERING OR INSTALLATION OF ANY ITEM. COORDINATE WITH SHEARWALLS AND ENCLOSED STRUCTURAL POSTS AS REQUIRED.
8. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND PER CODE. ALL APPLIANCES, FIXTURES AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL AND MECHANICAL SYSTEMS MUST BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
9. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD (V.I.F.)
10. WINDOW DIMENSIONS NOTED ON DRAWINGS ARE NOMINAL - REFER TO MANUFACTURER FOR ROUGH OPENINGS.

CONSTRUCTION SHALL CONFORM TO:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA REFERENCE STANDARDS CODE

SHEET INDEX

PROJECT DIRECTORY

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

BUILDER: HAMILTON BUILDERS INC
LIC. #B-998293
3565 GLASGOW CT.
SAN JOSE, CA 95127
(408) 687-1109
KCBUILDERSGC@GMAIL.COM

STRUCTURAL ENGINEER: FMD ENGINEERING, INC.
32108 ALVARADO BLVD, #340
UNION CITY, CA 94587
(510) 475-8290
FDUARTE@FMDENGR.COM

CIVIL ENGINEER: PORFIRIO OSUNA, PE
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SUITE 206
SAN JOSE, CA 95119
(408) 721-2100

GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING
1916 O'TOOLE WAY
SAN JOSE, CA 95131
(408) 324-1400

ENERGY CONSULTANT: ENERGY CONSULT LLC
1252 W 22ND ST, UNIT #2
SAN PEDRO, CA 90731
(424) 247-7658

ARBORIST: BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE,
CERTIFIED ARBORIST #WE-8525A
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM
C- (408) 497-7158

PROJECT DESCRIPTION

PROJECT CONSISTS OF DEMOLITION OF AN EXISTING ONE-STORY HOME. CONSTRUCTION OF A NEW TWO-STORY OVER BASEMENT SINGLE-FAMILY HOME WITH ATTACHED GARAGE.

DEFERRED SUBMITTALS:
1- FIRE SPRINKLERS.
2- PHOTOVOLTAIC PANELS AND RELATED SYSTEMS.
3- GRAYWATER SYSTEM.

PROJECT DATA

APN	71405170	
ZONING	R-2	
OCCUPANCY	R3/U	
BUILDING TYPE	V-B	
CONSTRUCTION TYPE	VB-SPRINKLERED	
LOT SIZE	7,532 SF	
LOT WIDTH	60'	
LOT DEPTH	125'	
PROPOSED MAIN HOUSE		
	1ST FLOOR	1,496.37 SF
	2ND FLOOR	1,063.38 SF (MAX. 1,130.00 SF = 15%)
	GARAGE	451.98 SF
	TOTAL FAL	3,011.73 SF (MAX. FAL 3,013.00 SF = 40%)
	BASEMENT	1,787.90 SF
	LIGHTWELL	454.76 SF
	BALCONY	214.30 SF
	FRONT PORCH	111.05 SF
	COVERED PATIO	152.69 SF
PROPOSED ADU (UNDER A SEPARATE PERMIT)		748 SF
MAIN HOUSE REQUIRED SETBACKS		
	FRONT	20 FT
	SIDE	6 FT
	REAR	20 FT
MAIN HOUSE MAX. HEIGHT		28'-0"
PROPOSED HEIGHT		27'-6"
FLOOR AREA LIMIT		
	1ST FLOOR	1,496.37 SF
	GARAGE	451.98 SF
	2ND FLOOR	1,063.38 SF
	TOTAL FAL	3,011.73 SF (WITHOUT ADU)
	ADU	748 SF
	TOTAL FAL	3,759.73 SF (INCLUDES ADU)
BUILDING COVERAGE		
	1ST FLOOR	1,496.37 SF
	GARAGE	451.98 SF
	COVERED PATIO	152.69 SF
	COVERED PORCH	111.05 SF
	TOTAL BLG. COVERAGE	2,212.09 SF (29%) < 2,636.20 SF (35% MAX)

ABBREVIATIONS

A	ABV.	Above
	AB	Aggregate Base
	A.B.	Anchor Bolt
	Abn	Abandon
	AC	Asphalt Concrete
	A/C	Air Conditioner
	ADD.	Addition
	ADJ.	Adjust
	AFF.	Above Finished Floor
	AFG	Above Finished Grade
	AG	Above Grade
	APP'D	Approved
	ARCH.	Architect,Architectural
	AS	Aggregate Subbase
	ASPH.	Asphalt
	Ave	Avenue
B	BD.	Board
	Bldg	Building
	BLK.	Block
	BM.	Beam
	B.N.	Boundary nailing
	B.O.	Bottom of
	B.O.F.	Bottom of footing
	B.O.W.	Bottom of wall
	BRG.	Bearing
	B.U.	Built up
	BTM.	Bottom
C	CSMNT.	Casement
	CAB.	Cabinet
	C.B.	Catch Basin
	CF	Cubic Foot
	C.F.M.	Cubic Feet per Minute
	C.L.	Center Line
	CL.	Closet
	CLG.	Ceiling
	C.O.	Clean Out
	Co	County
	CO	Carbon Monoxide Detector
	COL.	Column
	CONT.	Continuous
	CONTR.	Contractor
	CONST.	Construct(ion)
	CONC.	Concrete
	COORD.	Coordinate
	CR	Creek
	C.T.	Ceramic Tile
	CY.	Cubic Yard
	C& G	Curb and Gutter
D	D	Depth
	D.S.	Down Spout
	D/W	Dishwasher
	DBL.	Double
	DEMO.	Demolition
	DF	Douglas Fir
	DI	Drainage Inlet
	DIA.	Diameter
	DIM.	Dimension
	DIST.	Distance
	D.L.	Dead Load
	DN	Down
	DR.	Door, Drive
	DWY	Driveway
E	E	Existing
	EA.	Each
	E.F.	Exhaust fan
	E.J.	Expansion joint
	E.N.	End nailing
	ELEV.	Elevation
	ELECT.	Electric, electrical
	EP	Edge of Pavement
	EQ.	Equal
	EQUIP.	Equipment
	EST.	Estimate
	E.W.	Each way
	EXC.	Excavation
	EXH.	Exhaust
	EXP	Expressway
	EXT.	Exterior
F	F.A.	Fire alarm
	F.C.O.	Floor clean out
	F.D.	Floor drain
	F.E.	Fire extinguisher
	FG	Finish Grade
	FH	Fire Hydrant
	F.N.	Field nailing
	FAB.	Fabricate
	FDN.	Foundation
	FIN.	Finish
	FL	Flow Line
	FLR.	Floor
	FLG.	Flooring
	FURN.	Furnace
	FT	Foot
	FTG.	Footing
	FWY	Freeway
G	GAL.	Gallon
	GALV.	Galvanized
	G.C.	General Contractor
	GFCI	Ground Fault Circuit Interrupt
	GFI	Ground Fault Interrupt
	GL.	Glass
	GM	Gas meter
	GR	Guard Railing
	GYP.	Gypsum
H	HDW.	Hardware
	HGT.	Height
	HOR.	Horizontal
	HR.	Hour
	H.R.	Handrail
	HT.	Height
	HTR.	Heater
	HWY	Highway
	H.W.	Hot water
I	I.D.	Inside diameter
	I.F.	Inside Face
	INCL.	Inclusive, including
	INV.	Invert
	INSUL.	Insulation
	INT.	Interior
J	J-BOX	Junction box
	JCT.	Junction
	JP	Joint Pole
	JT	Joint trench
	JST.	Joist
L	FT.	Linear feet
	LB	Pound
	LF	Linear Foot
	LIN.	Linear
	LN	Lane
	LT.	Light
	LTG.	Lighting
M	M.B.	Machine bolt
	M.O.	Masonry opening
	MAR.	Marble
	MAS.	Masonry
	MH	Manhole
	MTL.	Material
	MAX.	Maximum
	MECH.	Mechanical
	MFG.	Manufacturing
	MIN.	Minimum
	MTL.	Metal (steel)
N	N.T.S.	Not to scale
	N.F.C.	Not for construction
	NO.	Number
	NOM.	Nominal
O	O.C.	On center
	O.D.	Outside diameter
	OG	Original Ground
	O/H	Over head
	O.R.	Outside radius
	OPNG.	Opening
P	PART.	Partition
	PAV.	Pavement
	PERF.	Perforated
	PLT.	Plate
	PL.P/L	Property line
	PLYWD.	Plywood
	PP	Power Pole
	P.S.F.	Pounds per square foot
	P.S.I.	Pounds per square inch
	P.V.C.	Polyvinyl chloride
	PWR.	Power
Q	QTY.	Quantity
R	R.	Radius
	RC	Reinforced Concrete
	RCB	Reinforced Concrete Box
	RD	Road
	R.D.	Roof drain
	R.O.	Rough Opening
	R.O.W.	Right of way
	REFG.	Refrigerator
	REF.	Reference
	REINF.	Reinforced
	REL	Relocate
	RET.	Return / Retaining
	REV.	Revision
	RM	Room
	RMV.	Remove
	RW	Retaining Wall
	R/W	Right of Way
S	S.C.	Self-Closing
	SCHED.	Schedule
	SD	Smoke Detector
	SD	Storm Drain
	SECT.	Section
	SHT.	Sheet
	SHT'G	Sheathing
	SIM.	Similar
	SKLT.	Skylight
	SPECS.	Specifications
	SF / SQ.FT	Square feet
	SQYD	Square Yard
	SQ.IN.	Square inches
	ST	Street
	STD.	Standard
	STL.	Steel
	SS	Sanitary Sewer
	S.Y.	Square yard
	SYS.	System
T	T&G	Tongue and groove
	T.B.	Through bolt
	T.B.R.	To be removed
	T.O.	Top of
	T.O.B.	Top of Beam
	T.O.C.	Top of curb
	T.O.F.	Top of footing
	T.O.J.	Top of Joist
	T.P.	Top plate
	T.O.W.	Top of Wall
	T.S.	Tube Steel
	TH.	Threshold
	THR.	Threaded
	TYP.	Typical
U	UNF.	Unfinished
V	V.B.	Vapor barrier
	V.I.F.	Verify in field
	VA.	Voltage
	VCT.	Vinyl composition tile
W	W.C.	Toilet (water closet)
	WDW.	Window
	WP.	Weatherproof
	WT.	Weight
	WH	Water Heater
	WD.	Wood
	W.I.C.	Walk In Closet
Y	YD.	Yard

CITY OF MENLO PARK

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
701 Laurel Street
Menlo Park, CA 94025
phone: (650) 330-6702
fax: (650) 327-1653
planning@menlopark.org
http://www.menlopark.org

DATA SHEET

Please provide the appropriate information pertaining to your application. It is important to complete the existing and proposed development items even if the existing structure is being demolished or if there is no specific zoning ordinance requirement.

LOCATION: 854 CAMBRIDGE AVE., MENLO PARK, CA 95025

EXISTING USE: SINGLE FAMILY RESIDENCE	**APPLICANT:** LERIKA LISCANO
PROPOSED USE: SINGLE FAMILY RESIDENCE	**PROPERTY OWNER(S):** ANUJ SURI
ZONING: R2	**APPLICATION(S):**

DEVELOPMENT STANDARDS	PROPOSED PROJECT		EXISTING DEVELOPMENT		ZONING ORDINANCE
Lot area	7,532	sf	7,532	sf	sf min.
Lot width	60	ft.	60	ft.	ft. min.
Lot depth	125	ft.	125	ft.	ft. min.
Setbacks					
Front	20	ft.	29	ft.	ft. min.
Rear	54'-6"	ft.	22	ft.	ft. min.
Side (left)	6	ft.	17	ft.	ft. min.
Side (right)	6	ft.	5	ft.	ft. min.
Building coverage	2,212.09	sf	+/- 2,150	sf	sf max.
	29%	%	+/- 28.54	%	% max.
FAR (Floor Area Ratio)*		sf		sf	sf max.
		%		%	% max.
FAL (Floor Area Limit)**	3,759.73	sf	+/- 2,150	sf	sf
Square footage by floor					
below grade	1,787.90	sf		sf	
1ST	1,496.37	sf	+/- 1,686	sf	
2ND	1,063.38	sf		sf	
garage	ATTACHED 451.98	sf	DETACHED +/- 464	sf	
accessory building(s)		sf		sf	
other ADU	748	sf		sf	
Square footage of buildings	5,547.63	sf	+/- 2,150	sf	sf max.
Building height		ft.		ft.	ft. max.
Landscaping***	3,080.00	sf	+/- 3,177	sf	sf min.
	40.89	%	+/- 42.18	%	% min.
Paving***	590	sf	+/- 4,354	sf	sf min.
	7.83	%	+/- 57.80	%	% min.
Parking	2 COV., 2 IN DWY. spaces		1 COV., 1 IN DWY. spaces		spaces
Define Basis for Parking	(Example: 1 covered/1 uncovered per residential unit or # of spaces/X square feet)				
Trees	# of existing Heritage trees 5		# of existing non-Heritage trees 8		# of new trees 8
	# of existing Heritage trees to be removed 3		# of non-Heritage trees to be removed 4		Total # of trees 14

* Commercial and Multiple-residential properties | ** Single family residential and R-2 zoned properties | *** Commercial, Multiple-residential, and R-2 zoned properties

Updated March 2008 Y:\HANDOUTS\Approved\Data Sheet.doc

FOR OFFICIAL CITY USE ONLY:

NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025

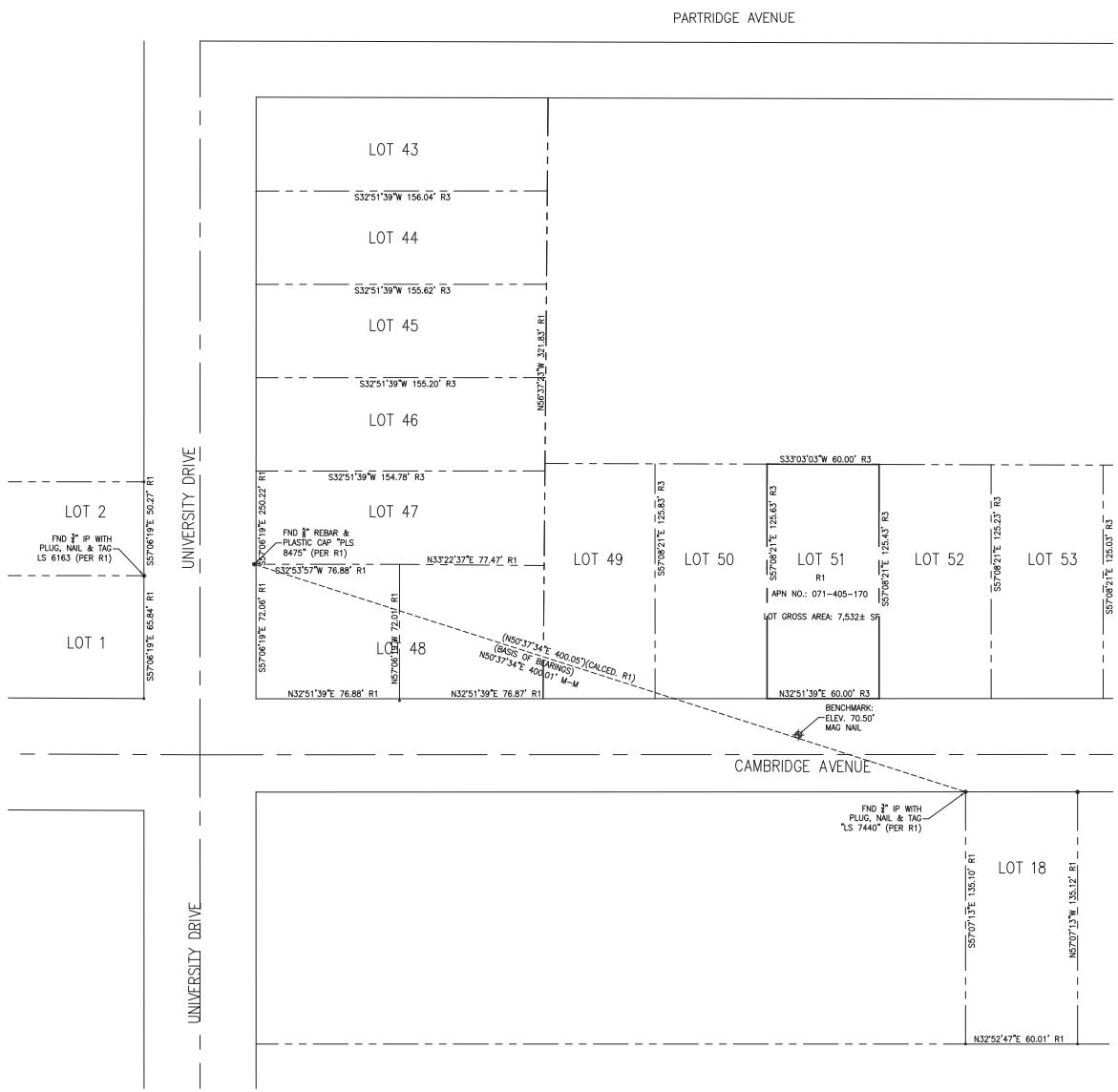
#	DATE	DESCRIPTION	BY
1	8/31/23	COMMENT RESPONSES	LL
2	10/10/23	COMMENT RESPONSES	LL

DATE: 4/27/2023
DRAWN BY: LL

COVER SHEET

SHEET: CS

USE PERMIT SET



LEGEND

- EXISTING CONTOUR LINE
- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- ( ) RECORD INFORMATION
- CENTERLINE
- CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- FIRE HYDRANT
- FLAT GRATE INLET
- O.H. PWR — OVERHEAD POWER LINE
- O.H. TEL — OVERHEAD TELEPHONE LINE
- SS — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
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- SIGN
- SD — STORM DRAIN LINE
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- UTILITY BOX
- UTILITY POLE
- W — WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER HEATER
- GAS

GRAPHIC SCALE
0 10 20 30 40 50 100
1" = 30'

THE BEARING NORTH 50°37'34" EAST OF THE CALCULATED MONUMENTS FOUND ON UNIVERSITY DRIVE AND CAMBRIDGE AVENUE, AS SHOWN ON RECORD OF SURVEY FILED FOR RECORD IN BOOK 38 OF MAPS PAGES 74, SAN MATEO COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES

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R2 RECORD OF SURVEY 23-M-08
R3 MAP NO. 2 STANDFORD PARK 46-M-08

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 70.50' (NAVD88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AE	ANCHOR EASEMENT
BM	BENCH MARK
BSL	BUILDING SETBACK LINE
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT
WCE	WIRE CLEARANCE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
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7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

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.

DATE: 06/26/2023
PORFIRIO OSCAR OSUNA, PRESIDENT
OSUNA ENGINEERING, INC.
P.L.S. NO.8921 EXPIRES 9/30/2024

PROFESSIONAL LAND SURVEYOR PORFIRIO OSCAR OSUNA No. 8921 Exp. 9-30-24 STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA PLS 8921 EXP. 9-30-24

REVISIONS | BY | CITY | DATE

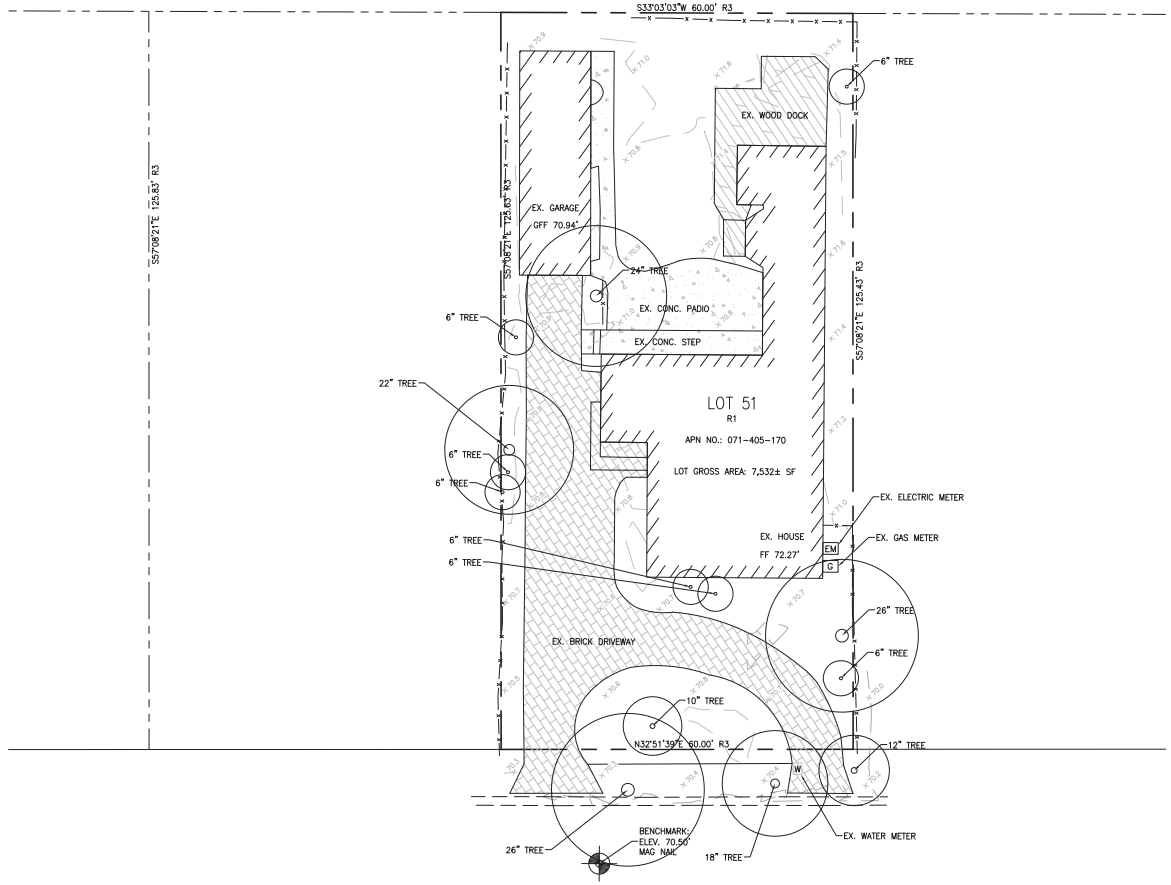
OSUNA ENGINEERING INC. Planning|Surveying|Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6920 SANTA TERESA BLVD. 206 SAN JOSE, CA 95119
TEL. (408) 772-4381 info@osunengineering.com

SITE SURVEY
854 CAMBRIDGE AVE
APN: 071-405-170
MENLO PARK, CALIFORNIA

Project No.: 2883 | Drawn By: LC | Checked: OO | Date: 06/26/23

SHEET
BT 1
OF 2 SHEETS

A6



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PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9-30-24
STATE OF CALIFORNIA

REVISIONS | BY | CITY | DATE

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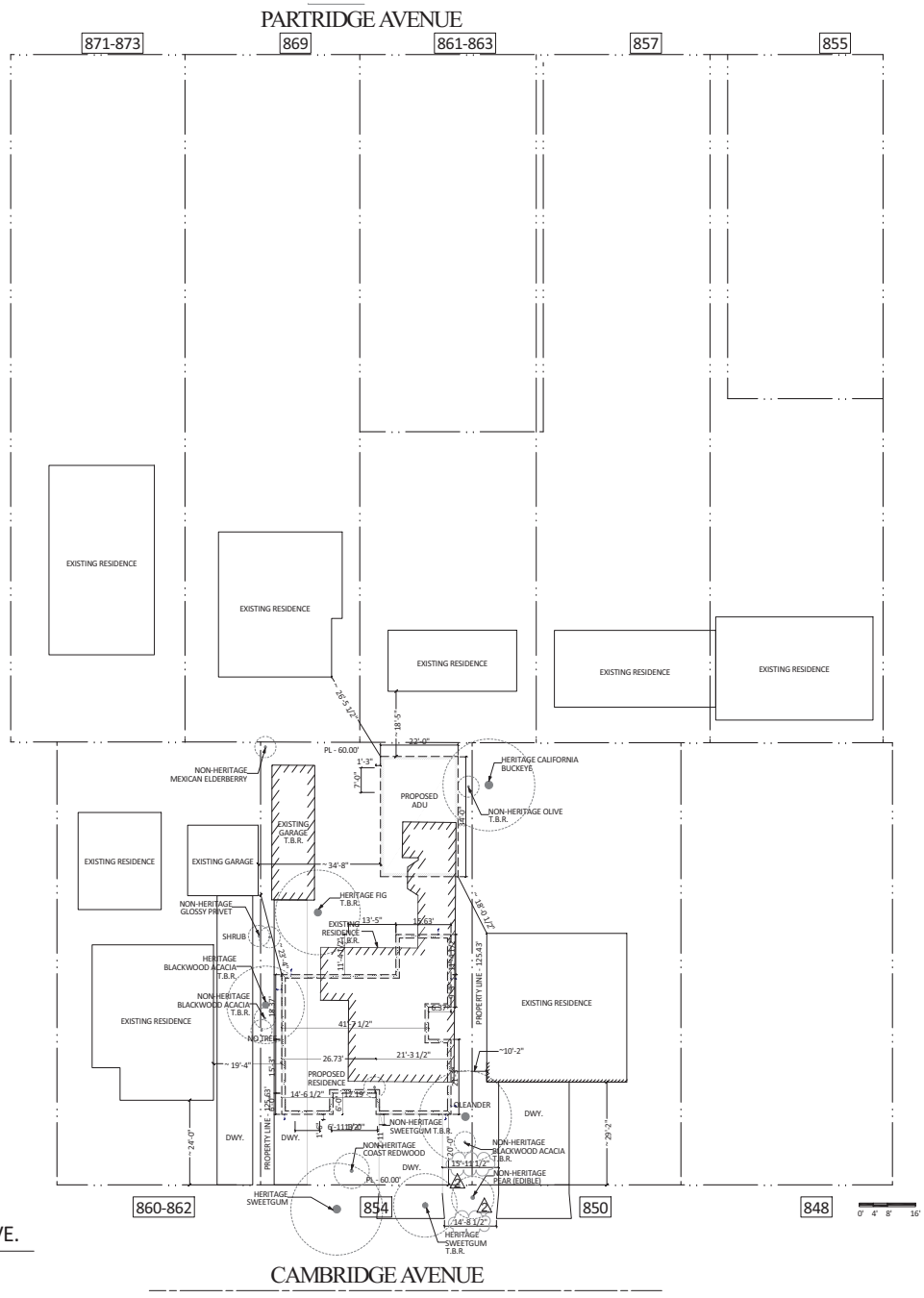
SHEET
BT 2
OF 2 SHEETS



1 A0.1 AREA PLAN: 854 CAMBRIDGE AVE.

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

ABBREVIATIONS

TBR	TO BE REMOVED
STB	SETBACK

VYLCO
4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
VYLCO@OUTLOOK.COM

NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025

#	DATE	DESCRIPTION	BY
1	8/31/23	COMMENT RESPONSES	LL
2	10/10/23	COMMENT RESPONSES	LL

DATE: 4/27/2023
DRAWN BY: LL

APPROVAL STAMPS:

USE PERMIT SET

AREA PLAN

SHEET: A0.1

2 A0.2 STREETSCAPE

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

0' 4' 8' 16'

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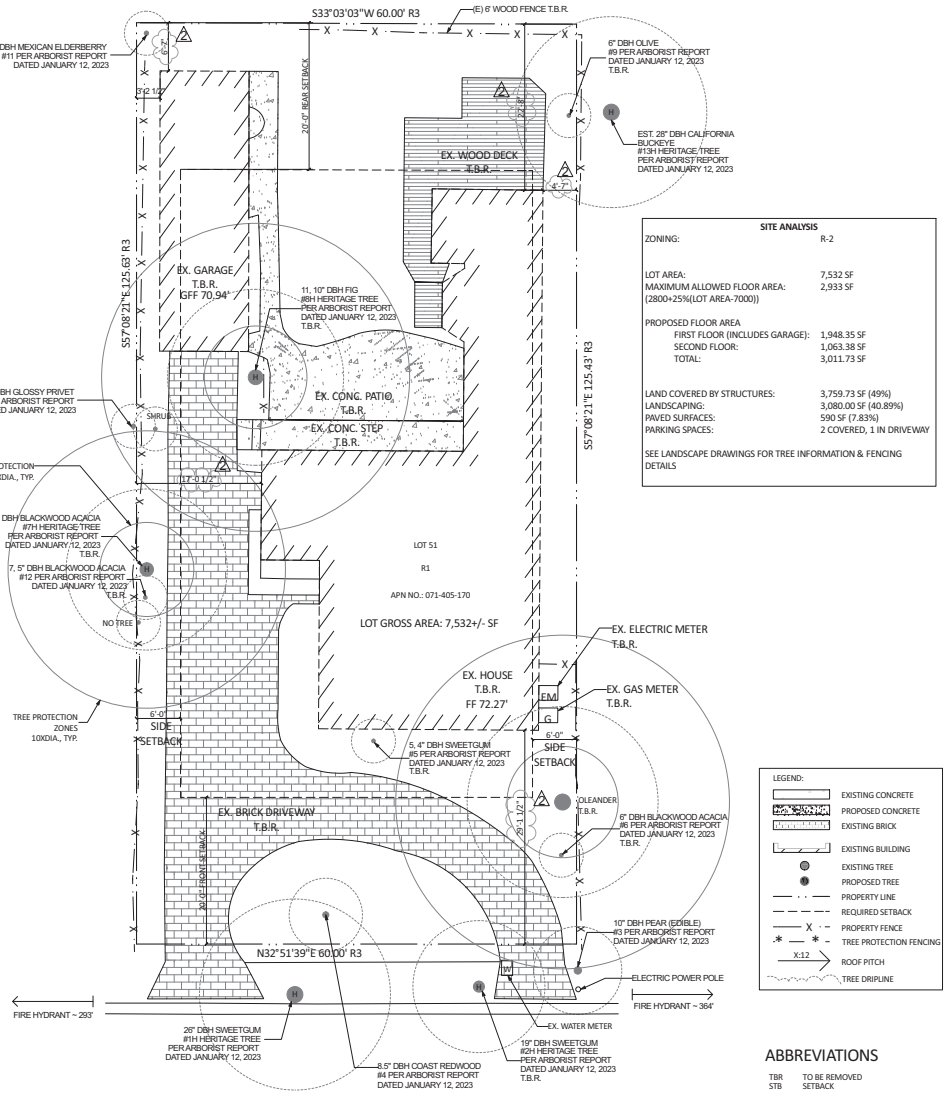
APPROVAL STAMPS:

USE PERMIT SET

STREETSCAPE

SHEET: A0.2



SITE ANALYSIS

ZONING:	R-2
LOT AREA:	7,532 SF
MAXIMUM ALLOWED FLOOR AREA: (2800+25%(LOT AREA-7000))	2,933 SF
PROPOSED FLOOR AREA	
FIRST FLOOR (INCLUDES GARAGE):	1,948.35 SF
SECOND FLOOR:	1,063.38 SF
TOTAL:	3,011.73 SF
LAND COVERED BY STRUCTURES:	3,759.73 SF (49%)
LANDSCAPING:	3,080.00 SF (40.89%)
PAVED SURFACES:	590 SF (7.83%)
PARKING SPACES:	2 COVERED, 1 IN DRIVEWAY

SEE LANDSCAPE DRAWINGS FOR TREE INFORMATION & FENCING DETAILS

LEGEND:
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BRICK
- EXISTING BUILDING
- EXISTING TREE
- PROPOSED TREE
- PROPERTY LINE
- REQUIRED SETBACK
- PROPERTY FENCE
- TREE PROTECTION FENCING
- X-12 ROOF PITCH
- TREE DRIPLINE

ABBREVIATIONS

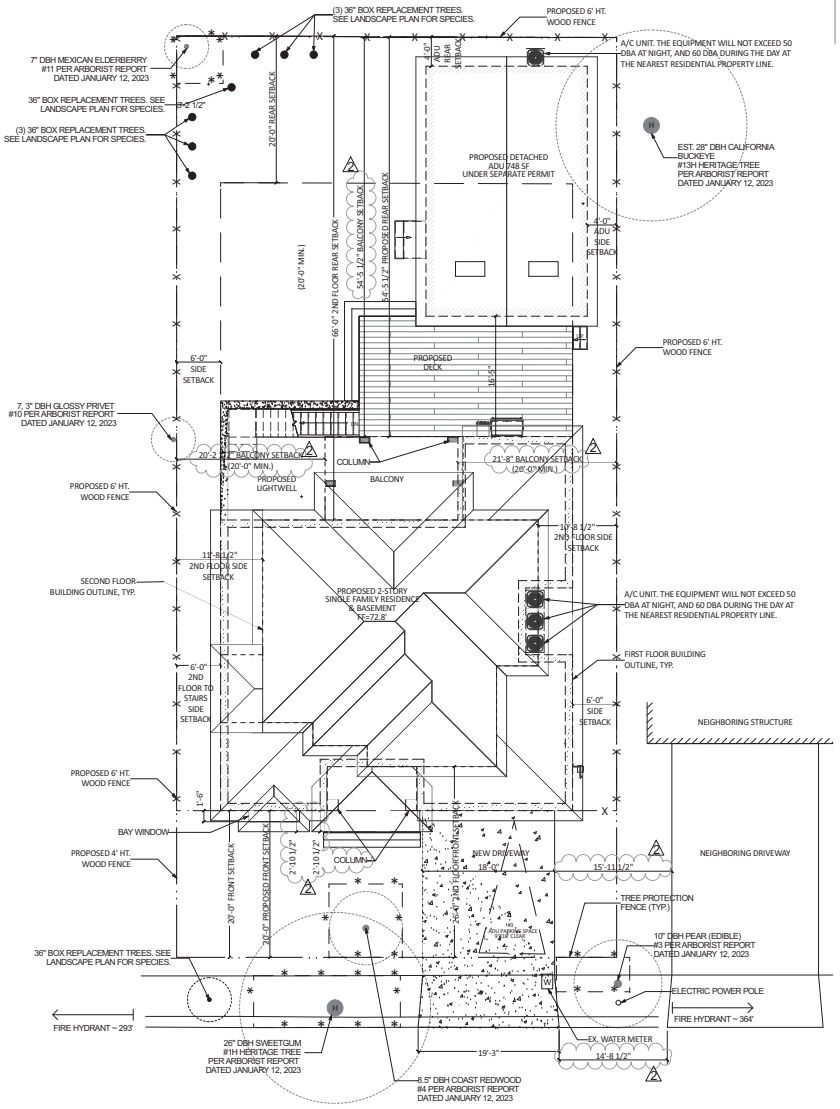
TBR	TO BE REMOVED
STB	SETBACK

0' 4' 8' 16'

CAMBRIDGE AVENUE

1 / A1.1 EXISTING/DEMO SITE PLAN

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



CAMBRIDGE AVENUE

2 / A1.1 PROPOSED SITE PLAN

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

APPROVAL STAMPS:

USE PERMIT SET

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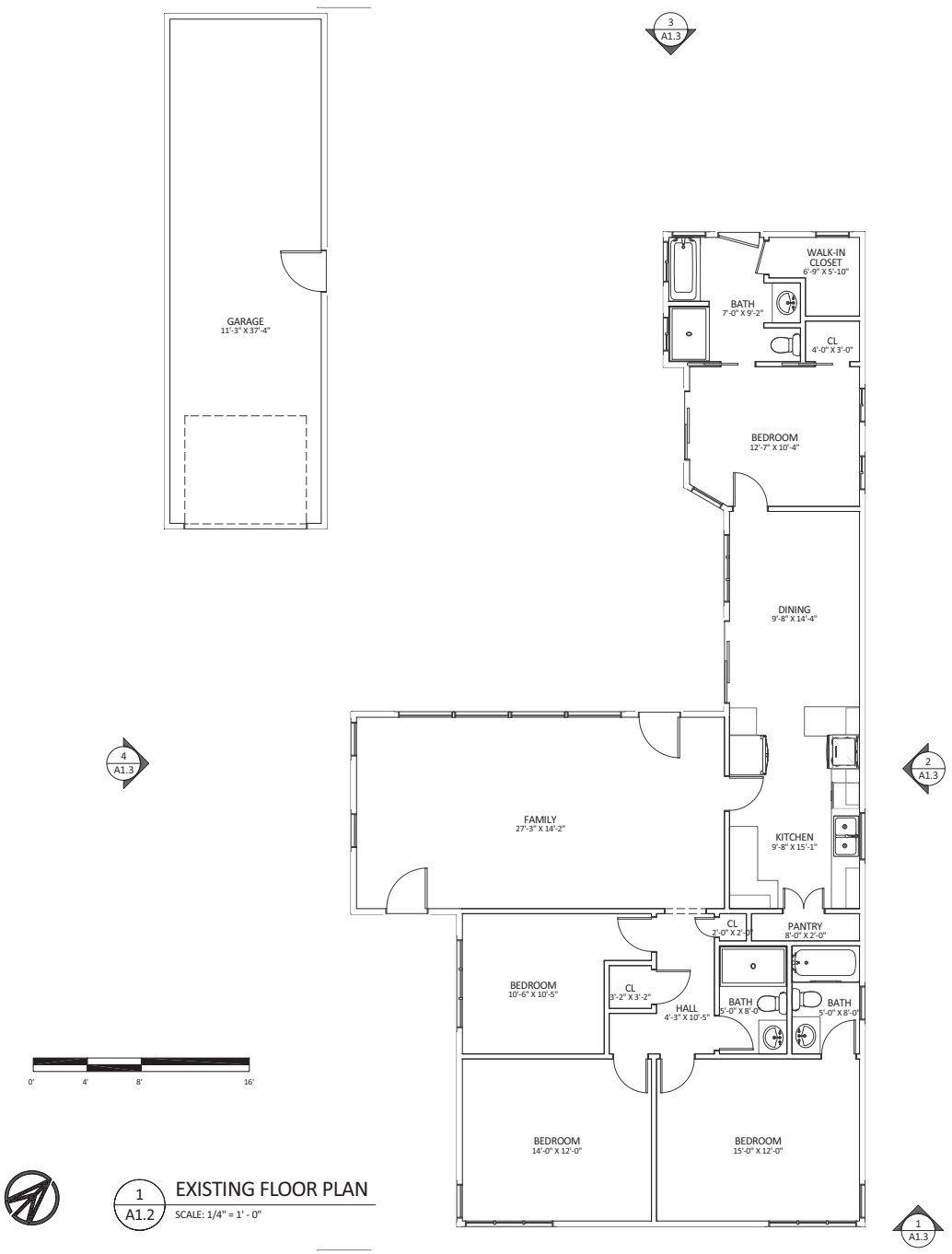
DATE: 4/27/2023
DRAWN BY: LL

SITE PLANS

SHEET: A1.1



LEGEND

(E)	EXISTING TO REMAIN
	(E) WALL TO REMAIN

1 A1.2 EXISTING FLOOR PLAN

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

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2	10/10/23	COMMENT RESPONSES	LL

DATE: 4/27/2023
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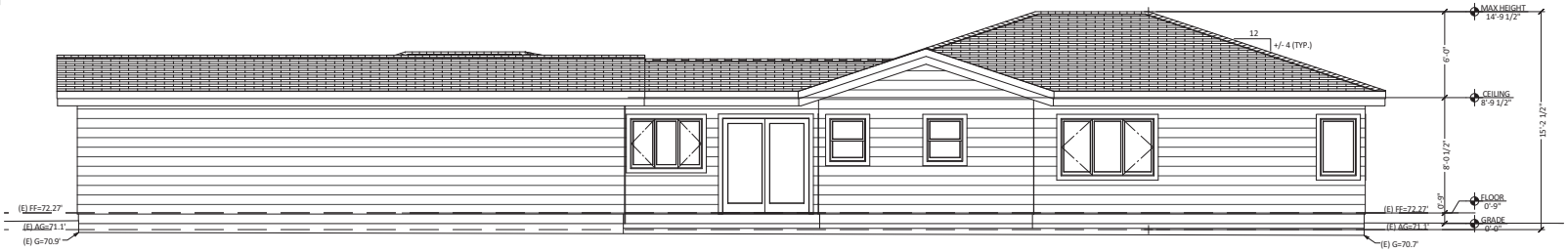
APPROVAL STAMPS:

USE PERMIT SET

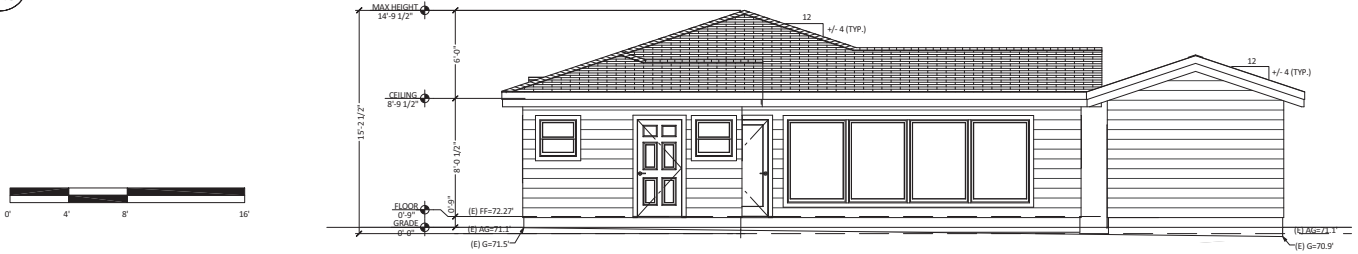
EXISTING FLOOR PLAN

SHEET: A1.2



4 A1.3 EXISTING SOUTH WEST EXTERIOR ELEVATION (LEFT SIDE)

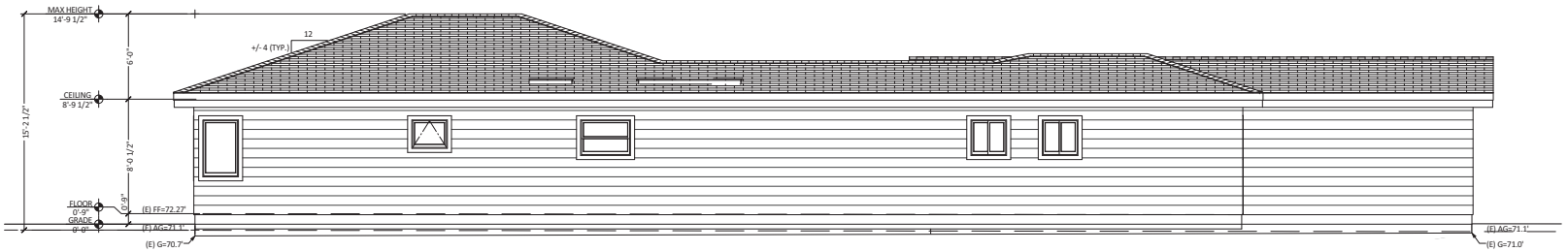
SCALE: 1/4" = 1' - 0"



3 A1.3 EXISTING NORTH WEST EXTERIOR ELEVATION (REAR)

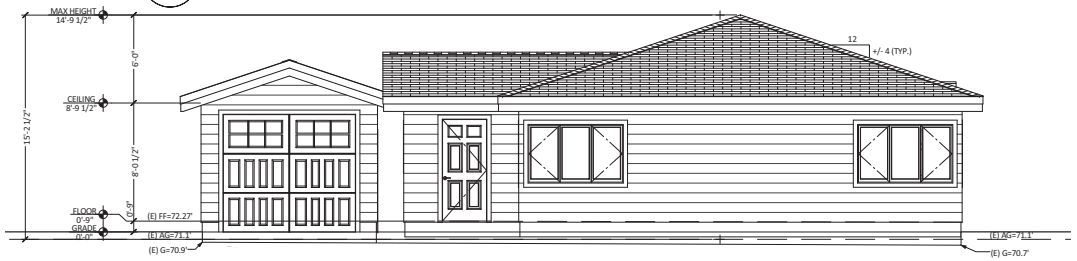
SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'



2 A1.3 EXISTING NORTH EAST EXTERIOR ELEVATION (RIGHT SIDE)

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



1 A1.3 EXISTING SOUTH EAST EXTERIOR ELEVATION (FRONT)

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

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APPROVAL STAMPS:

USE PERMIT SET

EXISTING EXTERIOR ELEVATIONS

SHEET: A1.3

ARCHITECTURAL NOTES:

- PRE-FABRICATED FIREPLACES:
A. PRE-FABRICATED METAL FIREPLACES SHALL BE INSTALLED WITH INSULATED CHIMNEY FLUE, SPARK ARRESTOR AND ACCESSORIES ACCORDING TO MANUFACTURERS SPECIFICATIONS.
B. FIREPLACE OPENING SHALL BE EQUIPPED WITH A TIGHT FITTING, CLOSEABLE METAL OR GLASS DOOR.
C. FIREPLACE SHALL HAVE A FLUE DAMPER AND AN OUTSIDE AIR INTAKE WITH DAMPER.
D. ONLY ELECTRICAL APPLIANCE FIREPLACES ARE TO BE USED.
E. SPARK ARRESTORS SHALL BE INSTALLED ON ALL CHIMNEYS INCLUDING OUTSIDE FIREPLACES.

- APPLIANCES: THE CONTRACTOR SHALL PROVIDE RESIDENTIAL EQUIPMENT WHICH IS U.L. LABELED. PROVIDE, TO THE OWNER, ALL MANUFACTURER'S STANDARD WRITTEN WARRANTIES, OWNER'S MANUALS, AND STANDARD ACCESSORIES. CONTRACTOR SHALL INSTALL THE APPLIANCES WHERE INDICATED ON DRAWINGS AND AS REQUIRED BY ALL CODES AND LISTINGS. APPLIANCE TYPES, STYLES, COLORS, ETC., SHALL BE SELECTED BY OWNER.
- DIMENSIONS: ALL EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- CAULKING: ALL JOINTS AND PENETRATIONS AT EXTERIOR WALLS, CEILINGS AND FLOOR ASSEMBLIES SHALL BE FULLY CAULKED AND SEALED.
- EXTERIOR PLASTER LATH: EXTERIOR PLASTER LATH SHALL BE OF AN APPROVED, PAPER-BACKED, CORROSION RESISTANT METAL OR WIRE FABRIC AND SHALL BE SELF FURRING. (1/4" MIN.) APPLY LATH OVER WALL UNDERLAYMENT WITH THE LONG DIMENSION HORIZONTAL AND LAP A MIN. 1/2" AT THE SIDES AND MIN. 1" AT THE ENDS. WHERE END LAPS OF SHEETS DO NOT OCCUR OVER SUPPORTS, THEY SHALL BE SECURELY TIED TOGETHER WITH A MIN. 18 GA. WIRE. REINFORCEMENT SHALL BE USED AT ALL CORNERS OR THE LATH SHALL BE CARRIED AROUND CORNERS AT LEAST ONE SUPPORT. A WEEP SCREED SHALL BE PROVIDED AT OR BELOW THE FOUNDATION LINE ON ALL EXTERIOR STUD WALLS A MIN. OF 4" ABOVE HIGHEST ADJACENT GRADE. THE SCREED SHALL ALLOW TRAPPED WATER TO DRAIN TO THE OUTSIDE. BOTH THE METAL LATH AND PAPER UNDERLAYMENT SHALL TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. NAILING OF METAL LATH SHALL BE AT A MAX. OF 6 O.C. EACH WAY USING EITHER 11 GA. X 1-1/2" LONG X 7/16" HEAD NAILS OR 16 GA. STAPLES WITH 7/8" LEGS.
- EXTERIOR PLASTER: EXTERIOR PLASTER SHALL BE PORTLAND CEMENT APPLIED IN THREE COATS TO A MIN. THICKNESS OF 7/8". SEE EXTERIOR ELEVATIONS FOR TEXTURE VARIATIONS.
- GYPSUM WALLBOARD: ALL INTERIOR WALL AND CEILING FACES ARE TO BE SHEATHED WITH 1/2" GYPSUM WALLBOARD EXCEPT WHERE NOTED TO USE 5/8" TYPE "X" WALLBOARD. TAPE, TEXTURE AND PAINT GYP. BOARD ACCORDING TO FINISH SCHEDULE. USE WATER RESISTANT GYPSUM BACKING BOARD AT WALLS TO RECEIVE CERAMIC TILE COVERING. ALL GAPS AND PENETRATIONS AT 5/8" TYPE "X" WALLBOARD SHALL BE FILLED WITH TAPING CEMENT. NAIL ALL GYP. BOARD TO WALL STUDS, PLATES, BLOCKING, ETC., AS FOLLOWS:
A 1/2" WALLBOARD 4d CEMENT COATED BOX NAIL OR 1-3/8" x 14 GA. ACID-ETCHED, PHOSPHATE COATED
B NAIL OR 4d "DRYVITE" NAIL AT 7" O.C.
C 5/8" TYPE "X" WALLBOARD 6D "COOLER" NAILS AT 7" O.C.

BATHROOM NOTES:

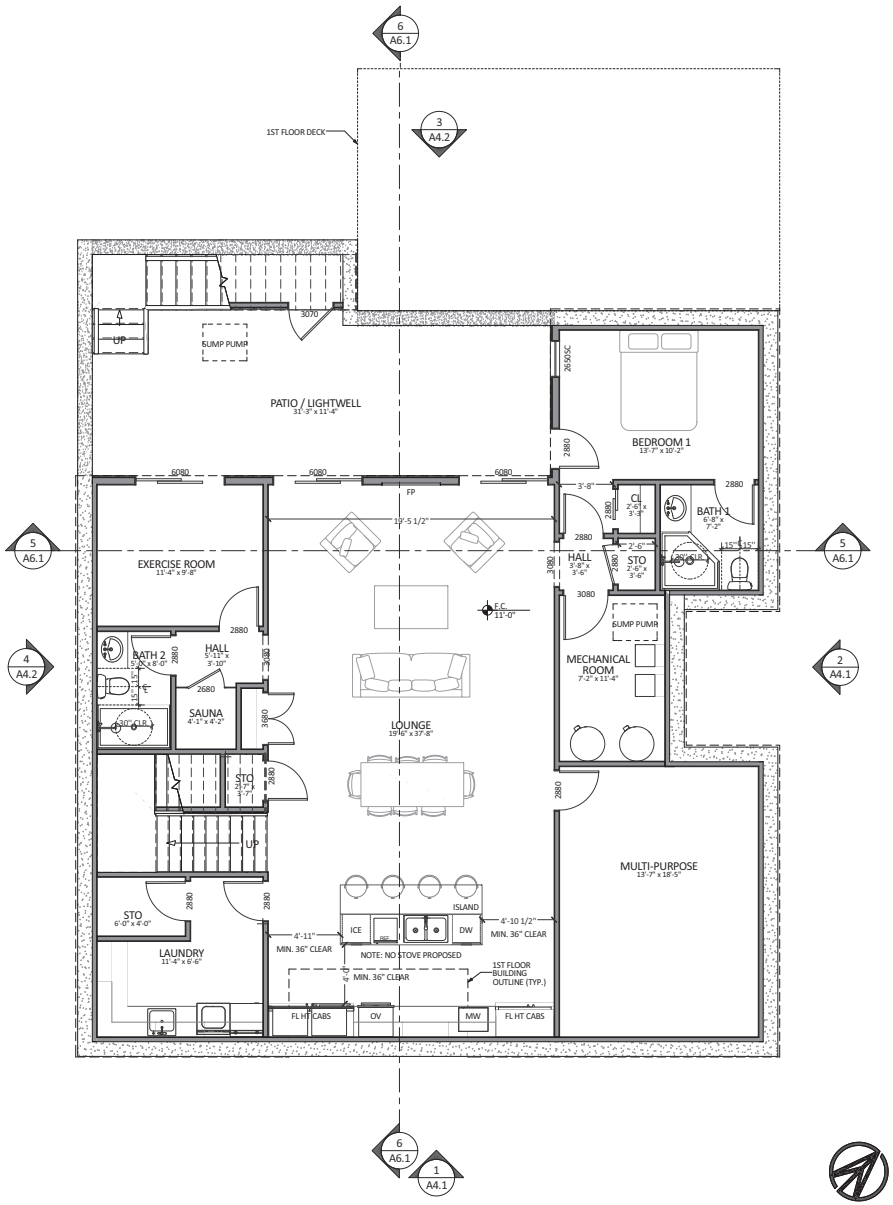
A) BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2.
B) GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.7.

STAIR HANDRAILS NOTES:

A) EVERY STAIRWAY SHALL HAVE AT LEAST ONE HANDRAIL AND EVERY OPEN SIDE OF A STAIRWAY SHALL HAVE A GUARD COMPLYING WITH CRC SECTION R312.
B) HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF A FLIGHT, WITH THE EXCEPTION OF NEWEL POSTS.
C) HANDRAILS MOUNTED ON A WALL SHALL HAVE A MIN. 1-1/2" SPACE BETWEEN THE WALL AND THE HANDRAIL.
D) THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE DIAMETER (IF ROUND) BETWEEN 1-1/4" AND 2" OR (FOR OTHER SHAPES WITH A PERIMETER GREATER THAN 6 1/4"), SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE IN COMPLIANCE WITH CRC SECTION R311.7.7.3 PARAGRAPH 2.
E) THE TOP SURFACE OF ALL HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE TREAD NOSING.
F) HANDRAIL SHALL BE CAPABLE OF SUPPORTING A POINT LOAD OF 200 POUNDS AT ANY POINT, IN ANY DIRECTION.
G) STAIR SHOP DRAWINGS SHOWING HANDRAIL DESIGN AND CONNECTION DETAILS SHALL BE SUBMITTED TO OWNER AND TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. HANDRAILS WHICH ALSO SERVE AS GUARDRAILS SHALL ALSO MEET REQUIREMENTS INDICATES IN GUARDS NOTES BELOW.
A) INSTALL CR LAURENCE OR SIMILAR RAILING AND GUARDRAILS PER MANUFACTURE'S INSTRUCTIONS. ICC-ES REPORT ESR-3269 AND ISS-ES REPORT ESR-3842

GUARDS NOTES:

A) ALL EDGES OF INTERIOR AND EXTERIOR FLOORS, STAIRS, AND RAMPS MORE THAN 30" HIGHER THAN ADJACENT SURFACES SHALL HAVE GUARDS MEETING THE REQUIREMENTS OF CRC SECTION R312.
B) ALL GUARD RAILINGS AND WALLS SHALL BE A MIN. 42" HIGH, EXCEPT AT STAIRS WHERE THE TOP RAIL OF THE GUARD MAY BE A MIN. OF 34" ABOVE THE NOSING LINE.
C) GUARDS SHALL BE CONSTRUCTED TO SUPPORT A POINT LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT THEIR TOP EDGE. ADDITIONALLY, THE ENTIRE SURFACE OF GUARDS SHALL BE CONSTRUCTED TO SUPPORT A LATERAL LOAD OF 50 POUNDS ON ANY 1 SQUARE FOOT AREA.
D) OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS, BALUSTERS, PICKETS, GLAZING, ETC. ARRANGED SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH THE OPENINGS, EXCEPT THAT TRIANGULAR OPENINGS BETWEEN A GUARD MEMBER AND THE TREAD AND RISER OF A STAIR SHALL BE SUCH THAT A 6" DIA. SPHERE SHALL NOT PASS THROUGH.
E) GUARD SHOP DRAWINGS AND STRUCTURAL CALCULATIONS SHOWING CONSTRUCTION AND CONNECTIONS DETAILS SHALL BE SUBMITTED TO OWNER AND TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
F) INSTALL CR LAURENCE OR SIMILAR RAILING AND GUARDRAILS PER MANUFACTURE'S INSTRUCTIONS. ICC-ES REPORT ESR-3269 AND ISS-ES REPORT ESR-3842



LEGEND

(N) INTERIOR WALL ARE 2X4 STUDS, TYPICAL, U.O.N.
(N) EXTERIOR WALL ARE 2X6 STUDS, TYPICAL, U.O.N.

1 / A2.1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

ABBREVIATIONS

AW	SINGLE AWNING
FX	FIXED
LS	LEFT SLIDING
SC	SINGLE CASEMENT

APPROVAL STAMPS:

USE PERMIT SET

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PROPOSED BASEMENT FLOOR PLAN

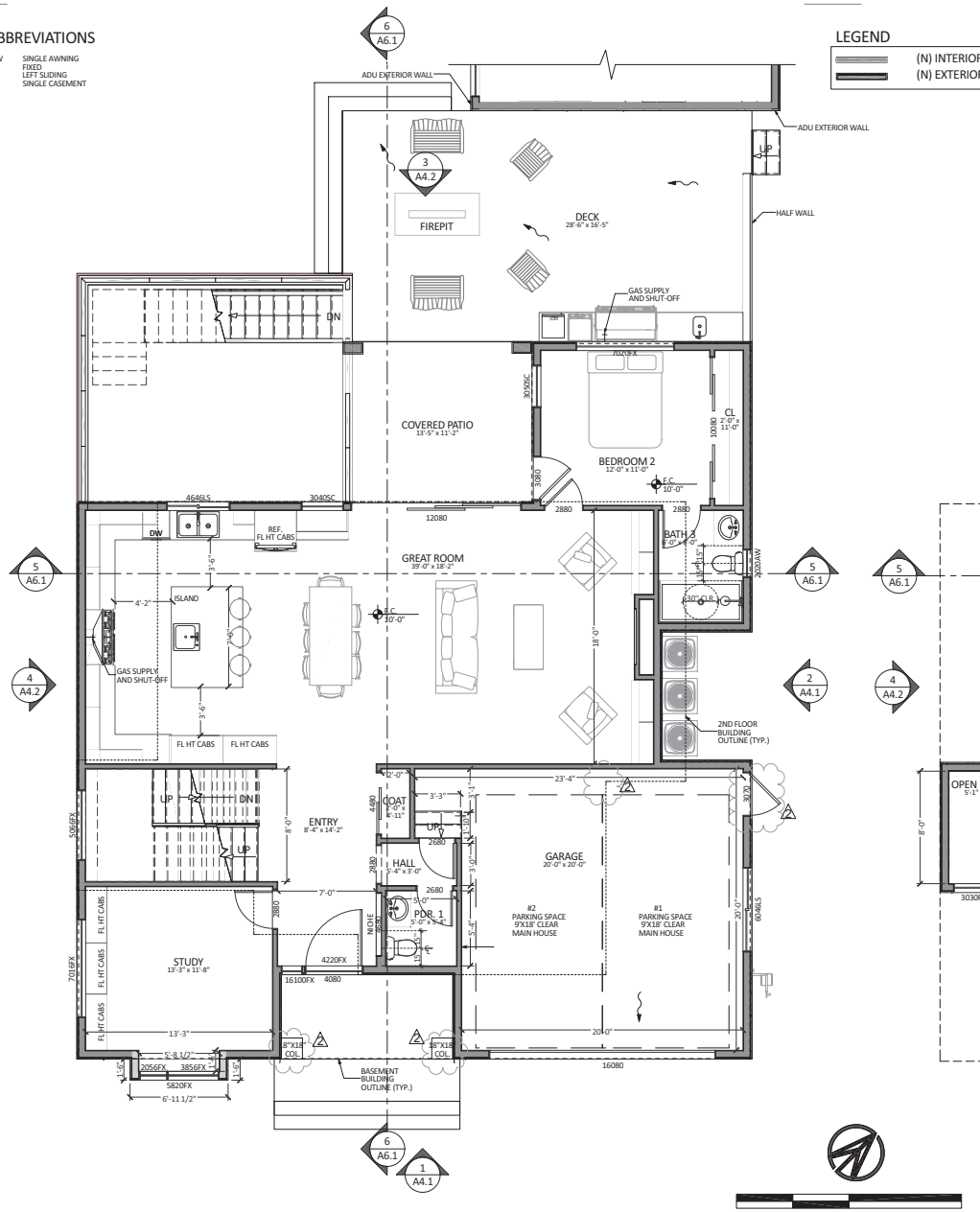
SHEET: A2.1

ABBREVIATIONS

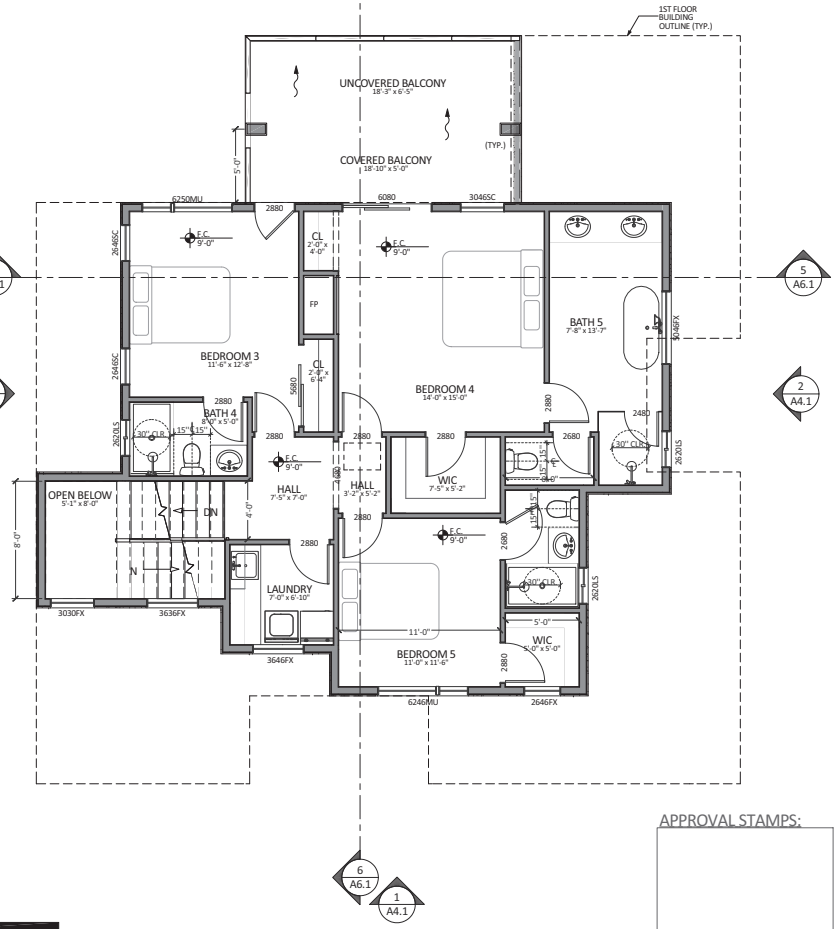
AW	SINGLE AWNING
FX	FIXED
LS	LEFT SLIDING
SC	SINGLE CASEMENT

LEGEND

(N) INTERIOR WALL ARE 2X4 STUDS, TYPICAL, U.O.N.
(N) EXTERIOR WALL ARE 2X6 STUDS, TYPICAL, U.O.N.



1 A2.2 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



2 A2.2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

0' 4' 8' 16'

APPROVAL STAMPS:

USE PERMIT SET

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DATE: 4/27/2023
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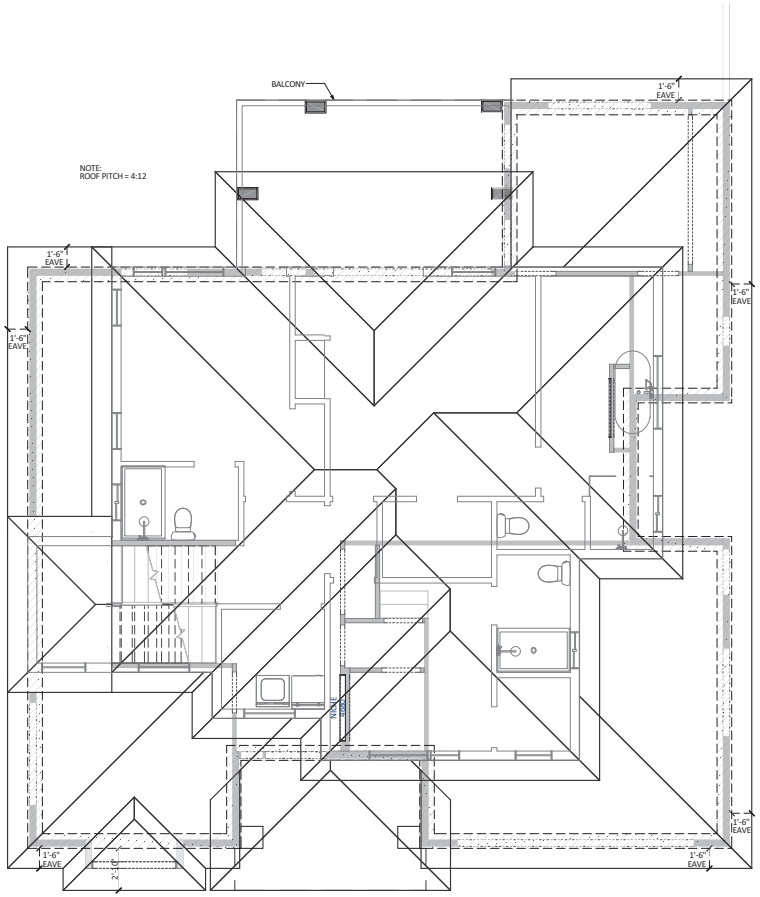
PROPOSED FIRST & SECOND FLOOR PLAN

SHEET: A2.2

ROOF PLAN NOTES:

1- ANY CALIFORNIA FRAMED ROOF AREAS ARE TO BE ENTIRELY FILLED WITH CLOSED CELL SPRAY FOAM PLASTIC INSULATION OR, IF ACCESS IS AVAILABLE, TO BE INSULATED AS PER DETAILS WITH A MIXTURE OF SPRAY FOAM AND BATT INSULATION.



1 A3.1 PROPOSED ROOF PLAN

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

0' 4' 8' 16'

LEGEND

	ROOFLINE WITH GUTTER
	DOWNSPOUDS
X:12	ROOF PITCH
	FIRST FLOOR BUILDING OUTLINE

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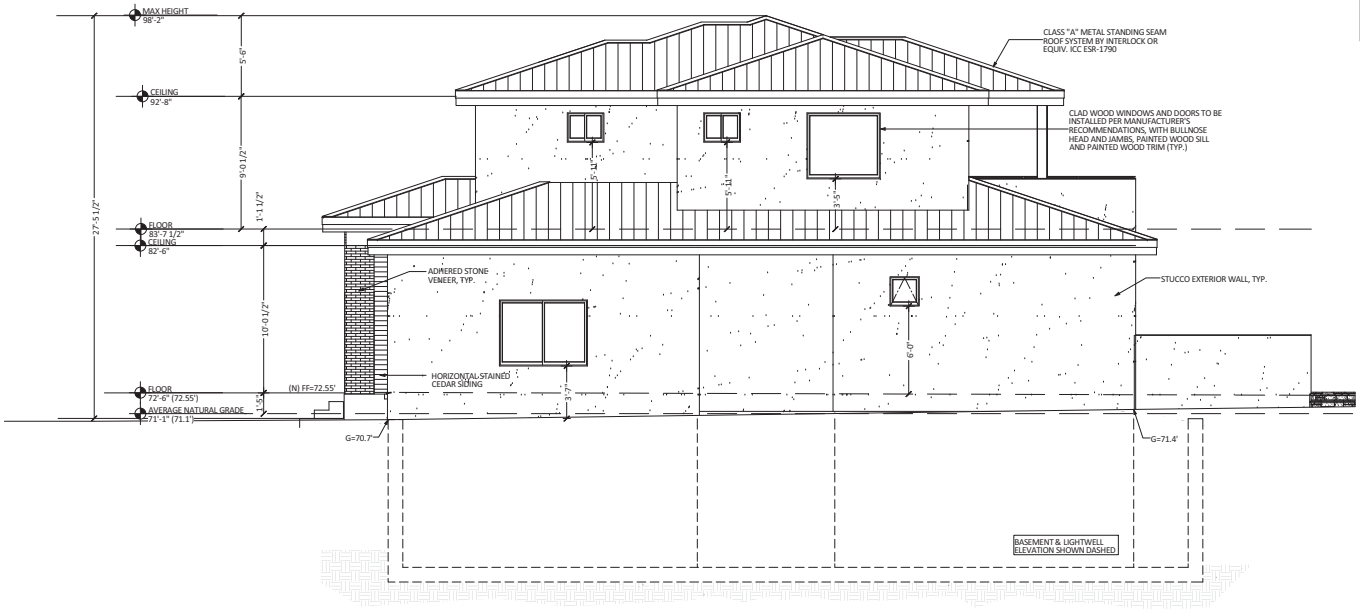
APPROVAL STAMPS:

USE PERMIT SET

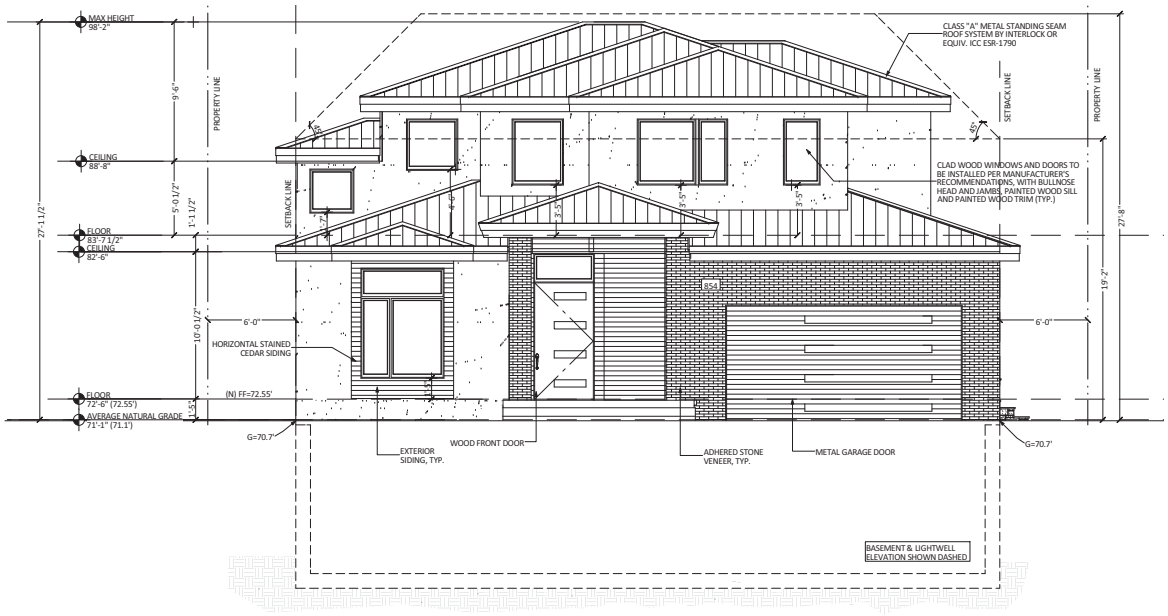
ROOF PLAN

SHEET: A3.1



2 A4.1 PROPOSED NORTH EAST EXTERIOR ELEVATION (RIGHT SIDE)

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



1 A4.1 PROPOSED SOUTH EAST EXTERIOR ELEVATION (FRONT)

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

0' 4' 8' 16'

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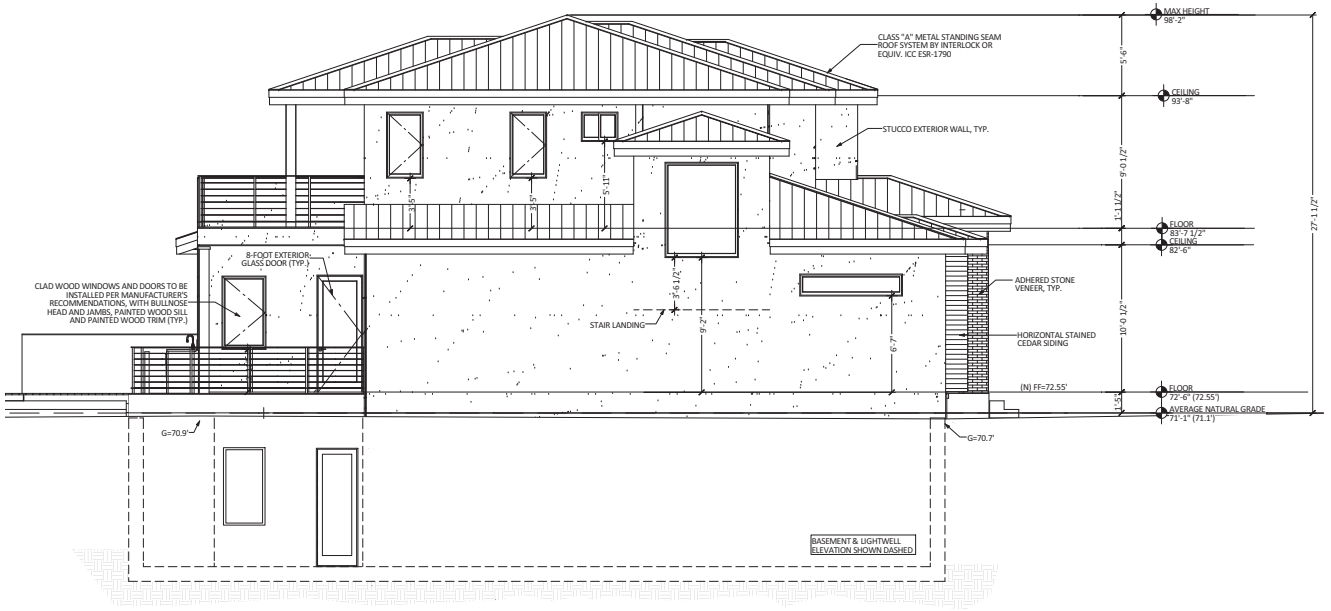
APPROVAL STAMPS:

USE PERMIT SET

PROPOSED EXTERIOR ELEVATIONS

SHEET: A4.1



4 A4.2 PROPOSED SOUTH WEST EXTERIOR ELEVATION (LEFT SIDE)

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

0' 4' 8' 16'

3 A4.2 PROPOSED NORTH WEST EXTERIOR ELEVATION (REAR)

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

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APPROVAL STAMPS:

USE PERMIT SET

PROPOSED EXTERIOR ELEVATIONS

SHEET: A4.2

FLOOR AREA CALCULATIONS

NOTES: NONE OF THE ATTIC SPACE MEETS THE DEFINITION OF "HABITABLE SPACE" PER UBC (MINOR ERRORS FROM ROUNDING - TOTALS REPRESENT COMPUTER ADED AREA CALCULATIONS)

FIRST FLOOR			SECOND FLOOR			BASEMENT		
SECTION	DIMENSIONS (FT)	SQ.FT.	SECTION	DIMENSIONS (FT)	SQ.FT.	SECTION	DIMENSIONS (FT)	SQ.FT.
1	15.63X11.37	177.71	7	6.84X19.00	129.96	11	14.17X9.91	140.42
2	6.37X9.26	58.98	8	25.04X30.77	770.48	12	6.37X7.79	49.62
3	41.62X18.37	764.55	9	5.66X19.88	112.52	13	38.69X38.26	1,480.27
4	26.73X15.26	407.89	10	17.63X2.86	50.42	14	6.37X18.46	117.59
5	14.54X6.00	87.24						
6 GARAGE	21.26X21.26	451.98						
FIRST FLOOR AREA SUBTOTAL =		1,948.35	SECOND FLOOR AREA SUBTOTAL =		1,063.38	BASEMENT FLOOR AREA SUBTOTAL=		1,787.90

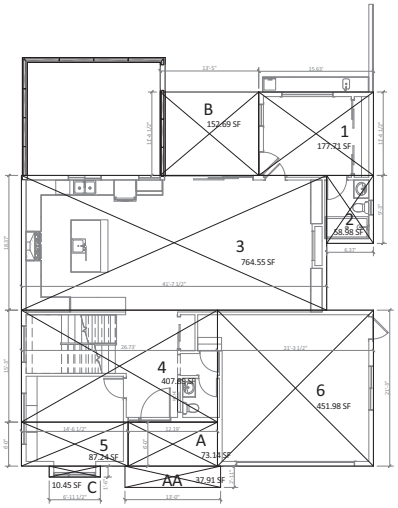
TOTAL COUNTABLE FLOOR AREA FIRST AND SECOND FLOOR = 3,011.73 SF < 3,013.00 SF (40% MAX. FAL)
TOTAL SQUARE FOOTAGE OF ALL LEVELS = 4,799.63 SF

LOT COVERAGE

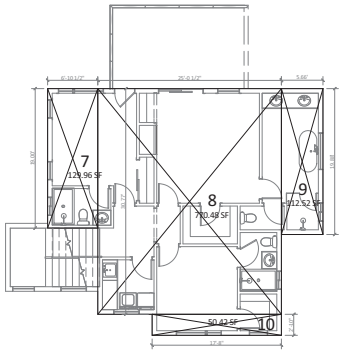
SECTION	DIMENSIONS (FT)	SQ.FT.
A	12.19X6	73.14
AA	13.03X2.91	37.91
B	13.43X11.37	152.69
FIRST FLOOR AREA		1,948.35
TOTAL LOT COVERAGE =		2,212.09 (29%) < 2,636.20 (35% MAX.)

BAYS AND BOXES
(NOT COUNTED AS FLOOR AREA OR LOT COVERAGE)

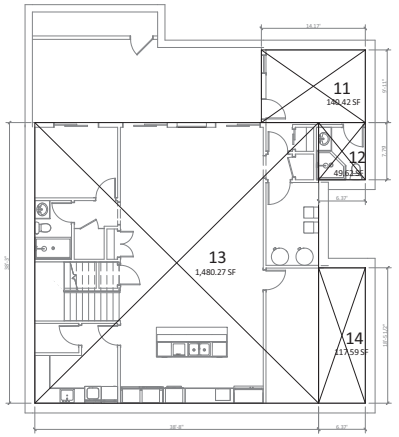
SECTION	DIMENSIONS (FT)	SQ.FT.
C	6.97X1.50	10.45
TOTAL =		10.45



1 A5.1 FIRST FLOOR AREA DIAGRAM
SCALE: 1/8" = 1' - 0"



2 A5.1 SECOND FLOOR AREA DIAGRAM
SCALE: 1/8" = 1' - 0"



3 A5.1 BASEMENT FLOOR AREA DIAGRAM
SCALE: 1/8" = 1' - 0"

0' 4' 8' 16'

APPROVAL STAMPS:

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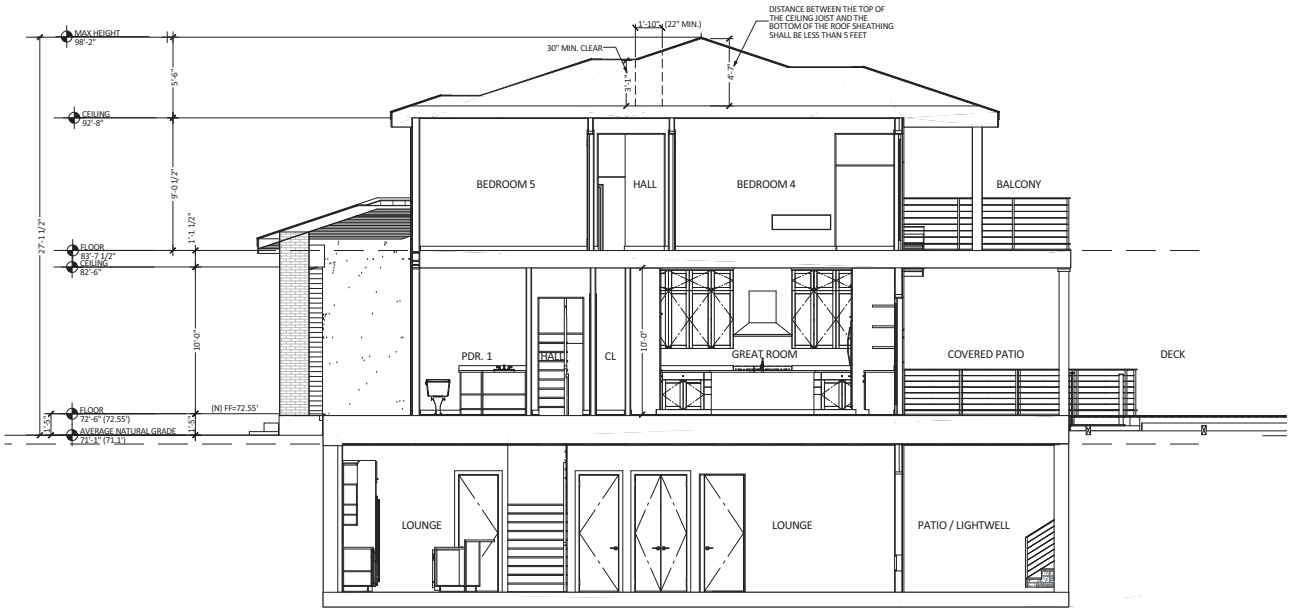
FLOOR AREA DIAGRAMS

SHEET: A5.1



6 A6.1 BUILDING SECTION

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

5 A6.1 BUILDING SECTION

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

0' 4' 8' 16'

APPROVAL STAMPS:

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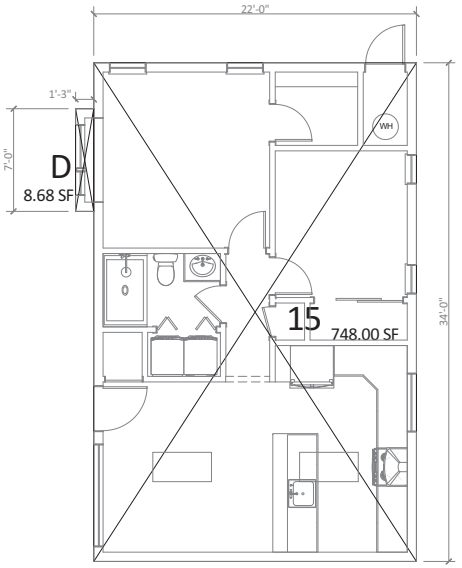
SECTIONS

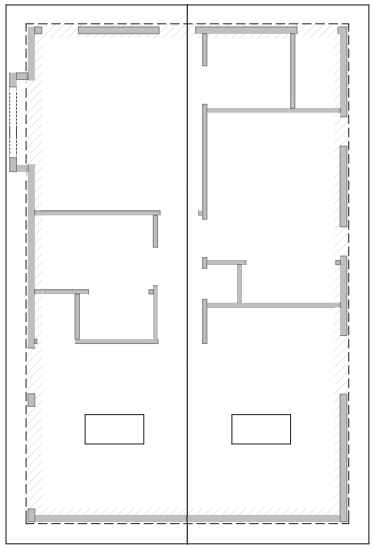
SHEET: A6.1

ADU		
SECTION	DIMENSIONS (FT)	SQ.FT.
15	22.00X34.00	748.00
ADU FLOOR AREA =		748.00
BAY WINDOW (NOT COUNTED AS FLOOR AREA OR LOT COVERAGE)		
D BAY	1.24X7.00	8.68



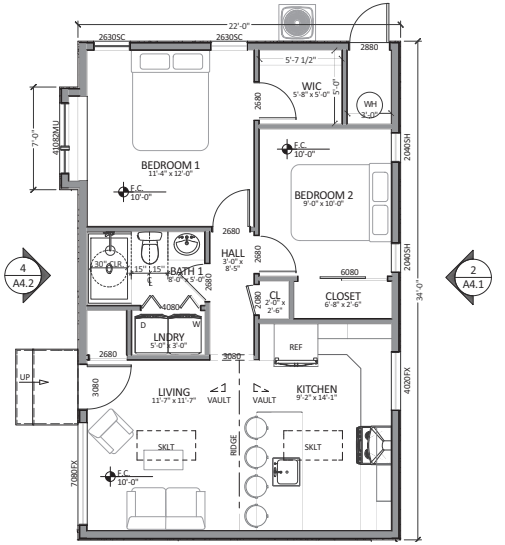
3 A8.1 ADU FLOOR AREA DIAGRAM

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



2 A8.1 PROPOSED ADU ROOF PLAN

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



1 A8.1 PROPOSED ADU FLOOR PLAN

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

LEGEND

(N) INTERIOR WALL ARE 2X4 STUDS, TYPICAL, U.O.N.
(N) EXTERIOR WALL ARE 2X6 STUDS, TYPICAL, U.O.N.
(N) 1-HR FIRE RATED WALL

0' 4' 8' 16'

APPROVAL STAMPS:

USE PERMIT SET

VYLCO
4750 ALMADEN EXPY STE 124#176
SAN JOSE, CA 95118
(415) 559-1081
VYLCO@OUTLOOK.COM

OWNER: ANUJ SURI
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025
(408) 203-7115

DRAFTER: LERIKA LISCANO
4750 ALMADEN EXPY
STE 124#176
SAN JOSE, CA 95118
VYLCO@OUTLOOK.COM

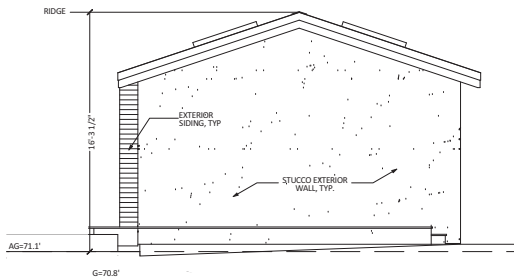
NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
854 CAMBRIDGE AVE,
MENLO PARK,
CA 95025

*	DATE	DESCRIPTION	BY
1	8/31/23	COMMENT RESPONSES	LL
2	10/10/23	COMMENT RESPONSES	LL

DATE: 4/27/2023
DRAWN BY: LL

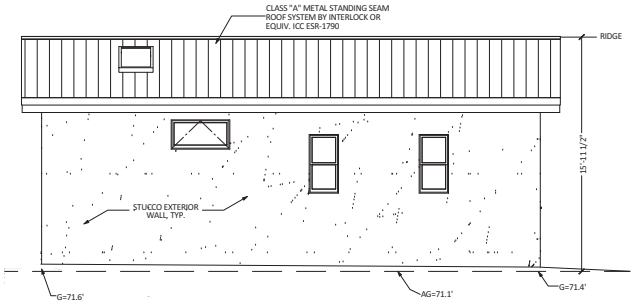
ADU PLANS (FOR REFERENCE ONLY)

SHEET: A8.1



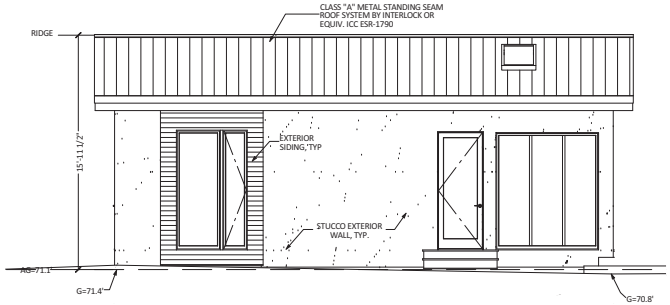
7 A8.2 PROPOSED SOUTH EAST EXTERIOR ELEVATION (RIGHT SIDE)

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



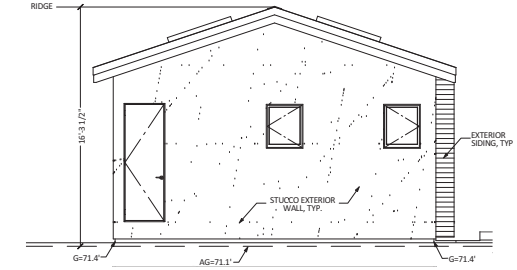
2 A8.2 PROPOSED NORTH EAST EXTERIOR ELEVATION (REAR)

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



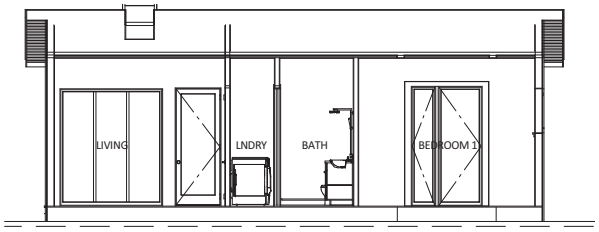
4 A8.2 PROPOSED SOUTH WEST EXTERIOR ELEVATION (FRONT)

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



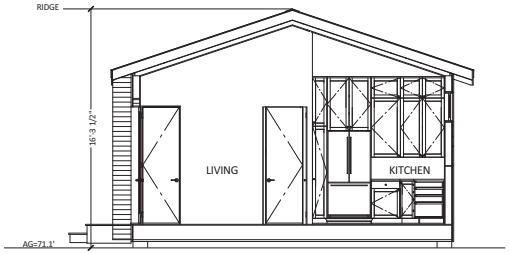
8 A8.2 PROPOSED NORTH WEST EXTERIOR ELEVATION (LEFT SIDE)

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



6 A8.2 BUILDING SECTION - ADU

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



9 A8.2 BUILDING SECTION - ADU

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

0' 4' 8' 16'

APPROVAL STAMPS:

USE PERMIT SET

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NEW SINGLE FAMILY RESIDENCE AND DETACHED ADU
854 CAMBRIDGE AVE,
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#	DATE	DESCRIPTION	BY
1	8/31/23	COMMENT RESPONSES	LL
2	10/10/23	COMMENT RESPONSES	LL

DATE: 4/27/2023
DRAWN BY: LL

ADU EXTERIOR ELEVATIONS & SECTIONS (FOR REFERENCE ONLY)

SHEET: A8.2

Plant Legend

Botanical	Common	Qty	Size	Water	Remarks
Tree					
Acer buergerianum	Trident Maple	1	36" Box	Low	
Arbutus 'Marina'	Marina Strawberry Tree	3	36" Box	Low	
Lagerstroemia indica 'Tuscarora'	Tuscarora Crape Myrtle	1	36" Box	Low	
Podocarpus gracilior	African Fern Pine	3	36" Box	Low, Medium	
Shrub					
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	3	5 Gallon	Medium	
Escallonia 'Newport Dwarf'	Dwarf Escallonia	3	5 Gallon	Medium, Extra in Summer	
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	4	5 Gallon	Low	
Lonicera tatarica 'Hohenlo'	Red Prince Honeysuckle	5	5 Gallon	Medium	
Nandina domestica	Nandina, Heavenly Bamboo	1	5 Gallon	Low	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	6	5 Gallon	Low	
Rosa 'Iceberg' Flex	Flex Rose Iceberg Rose	3	5 Gallon	Medium	
Salvia leucantha	Mexican Sage	1	5 Gallon	Low	
Vine					
Clytostoma callistegioides	Violet Trumpet Vine	4	1 Gallon	Medium	
Trachelospermum jasminoides	Star Jasmine	4	1 Gallon	Low, Medium	
Perennial					
Heuchera 'Cherry Cola'	Cherry Cola Coral Bells	12	1 Gallon	Low, Medium	
Annual					
Salvia 'Mystic Spires'	Mystic Spires Sage	3	1 Gallon	Very Low	
Grass					
Festuca glauca	Blue Fescue, Blue Fescue Grass	15	1 Gallon	Very Low	

PLANTING NOTES

1. The contractor shall locate and verify the existence of all utilities prior to starting work.
2. The plant material locations are diagrammatic and subject to change in the field as directed by the Landscape Architect.
3. All plant material shall conform to the guidelines established by the current American Standard of Nursery Stock, published by The American Association of Nurserymen.
4. The plant count is for contractor's convenience. In case of discrepancy, the plan shall govern.
5. All trees to be staked plumb unless otherwise noted.
6. All planted areas shall be free from rocks and debris greater than 2" in diameter.
7. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement;
8. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected;
9. For landscape installations, 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 six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling;
10. A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5 % of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such;
11. Stabilizing mulching products shall be used on slopes that meet current engineering standards;
12. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement;
13. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

REVISIONS	BY

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SURI RESIDENCE

854 Cambridge Ave, Menlo Park, CA.

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	10-10-23
SCALE	1/8"=1'-0"
DRAWN	SL-PD
JOB	SURI

L-1

Water Efficient Landscape Worksheet:

Reference Evapotranspiration (Eto)	43.3	Menlo Park, CA	Project Name	Suri Res	Address	854 Cambridge Ave

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
REGULAR LANDSCAPE AREAS							
1.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	845.0	313.0	8,401.8
2.) Med Water Use/ Trees	Drip	0.5	0.81	0.617283951	100.0	61.7	1,657.2
3.) High Water Use/ Lawn	Drip	0.7	0.81	0.864197531	540.0	466.7	12,526.1
4.) Med Water Use/ Trees	Drip	0.5	0.81	0.617283951	168.0	103.7	2,784.0
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	600.0	222.2	5,965.8
				Totals	2,253.0	1,167.3	31,336.9
SPECIAL LANDSCAPE AREAS							
None	None	None		None	None	None	None
				Totals	0	0	0.0
ETAF CALCULATIONS							
						ETWU TOTAL	31,336.9
Regular Landscape Areas						MAWA	34,802.8
Total ETAF x Area	1,167.3						
Total Area	2,253.0						
Average ETAF	**0.52**						

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .4l or below for non residential areas.

IRRIGATION NOTES

1. Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
2. This irrigation system is based on a minimum of 40 psi and 6 gpm. Prior to irrigation installation, ensure that gpm and psi requirements are met. If there is insufficient of either, contact the Landscape Architect immediately.
3. Install all irrigation equipment in accordance with manufacturer's specifications.
4. Piping layout is diagrammatic. Irrigation equipment shown in paved areas are for legibility only and are to be installed in planting areas (except for sleeves).
5. All irrigation pipes under paving must be sleeved. Sleeves are only shown diagrammatically on the plan, and more may be needed than shown. All mainline pipes and control wires under paving are to be installed in separate sleeves. Contractor is responsible to coordinate with other contractors to locate and install pipe sleeves under paving.
6. Flood trenches to compact backfill before final landscape grading.
7. The irrigation controller must be programmed within the days and hours established by any water conservation program adopted by the City of Menlo Park.
8. The Contractor is responsible to create accurate, scaled, as-built drawing of the entire irrigation system. Three copies of the as-built drawings are to be given to the Owner before the project is complete.
9. Contractor to install automatic irrigation per these plans. Any discrepancies are to be brought to the attention of the Landscape Architect. Contractor is responsible for the successful, full operation of the irrigation system.

An irrigation audit shall be completed by a Certified Landscape Irrigation Auditor after installation per the State Model Water Efficient Landscape Ordinance. The audit shall be provided to the San Mateo County.

10. Contractor to review controller selection and controller and valve locations with Owner.
11. The Contractor is responsible to work with the Owner and Landscape Architect to create a maintenance schedule and complete the Certificate of Completion and Certificate of Installation in compliance with the Model Water Efficient Landscape Ordinance.

Cambridge Ave

SCALE 1/8" = 1'-0"

0 8 16

IRRIGATION KEY/ DOMESTIC

	Irrigation Lateral Line: 3/4 in. PVC Class 200
	Irrigation Mainline: 1 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	RainBird 1806 PRS 6 in. 1800 Series **HE-VAN-10 Nozzle 12' radius** Turf Spray, 30 psi regulated 6.0" Pop-Up.
	Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outter ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
C	**Hunter ACC-1200** 12 to 42 Station Outdoor Modular Controller. No Module Required.
WS	**Hunter SOIL-CLIK** The Soil-Clik probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	**Hunter Solar-Sync** Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1-1/2" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	Shut Off Valve
B	**FEBCO 825Y 1-1/2"** Reduced Pressure Backflow Preventer

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the landscape & irrigation design plan."

Karen Aitken

Color Indicates the Irrigated Area — 1 100 SF Low Water Drip — Water Use (Low, Moderate or High)

Hydrozone Number (Valve)

*** NOTES (E) = Existing**

REVISIONS	BY

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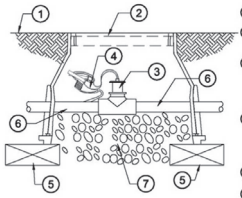
SURI RESIDENCE
854 Cambridge Ave, Menlo Park, CA.

IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	10-10-23
SCALE	1/8"=1'-0"
DRAWN	IN
JOB	SURI

L-2



1. FINISH GRADE
2. CARSON VALVE BOX WITH LOCKING LID
3. FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
4. IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
5. (4) BRICKS
6. MAINLINE PIPE FROM MASTER VALVE
7. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

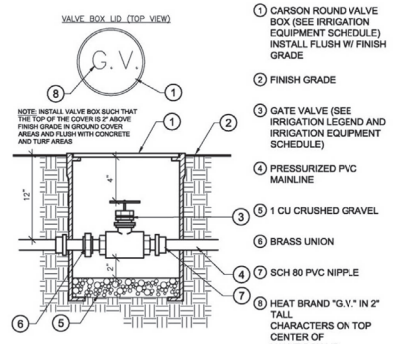
NOTES:

1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.

2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED EQUAL.

FLOW SENSOR

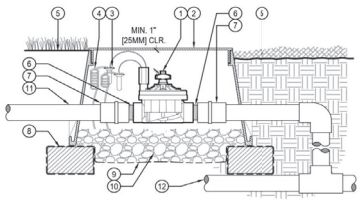


1. CARSON ROUND VALVE BOX (SEE IRRIGATION EQUIPMENT SCHEDULE) INSTALL FLUSH W/ FINISH GRADE
2. FINISH GRADE
3. GATE VALVE (SEE IRRIGATION LEGEND AND IRRIGATION EQUIPMENT SCHEDULE)
4. PRESSURIZED PVC MAINLINE
5. 1 CU CRUSHED GRAVEL
6. BRASS UNION
7. SCH 80 PVC NIPPLE
8. HEAT BRAND "G.V." IN 2" TALL CHARACTERS ON TOP CENTER OF VALVE BOX LID

ISOLATION SHUT OFF VALVE

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, SIZE PER RCV
7. PVC SLIP X FPT ADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE AND FITTINGS

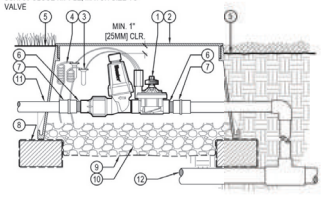


IN-LINE VALVE (ICV-151G)

Hunter V.ICV.05 NO SCALE

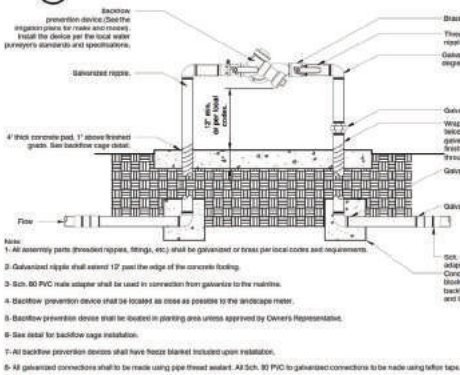
LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP X FPTADAPTOR
8. BRICK SUPPORTS (4)
9. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
10. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
11. IRRIGATION LATERAL
12. MAINLINE LATERAL AND FITTINGS



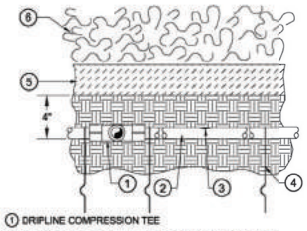
DRIP CONTROL ZONE KIT (ICZ-101-LF)

Hunter V.ICZ.01 NO SCALE



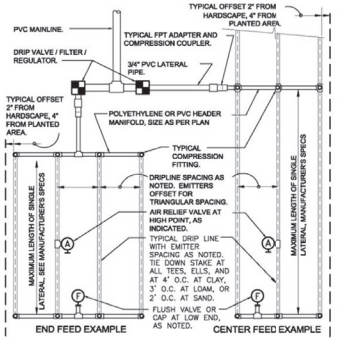
BACKFLOW PREVENTION DEVICE

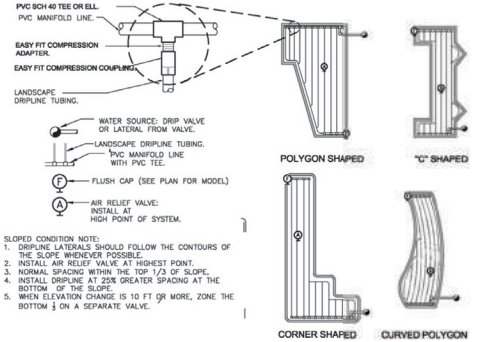
1" = 1'-0"



1. DRIPLINE COMPRESSION TEE
2. SUB-SURFACE DRIPLINE - SEE LEGEND FOR DRIP LINE MANUFACTURER, SPECIFICATIONS, SIZE AND SPACING
3. IN-LINE DRIP EMITTER
4. TIE-DOWN STAKES SPACE 3' O.C. PER DRIP LINE MANUFACTURER
5. MULCH - SEE PLANTING NOTES FOR DEPTH OF MULCH
6. PLANT MATERIAL - SEE PLANS FOR TYPE AND SPACING

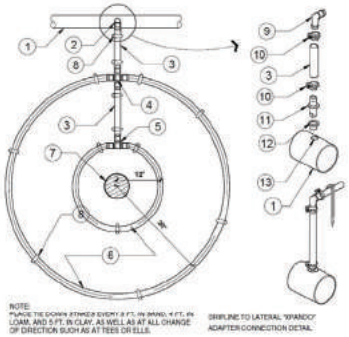
SUB-SURFACE DRIPLINE BURIAL





SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.

TYPICAL DRIPLINE LAYOUT

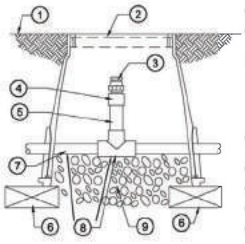


NOTE:
PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

DRIPLINE TO LATERAL 'XPANDO' ADAPTER CONNECTION DETAIL

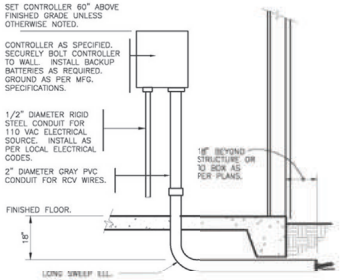
1. PVC LATERAL SUPPLY PIPE, SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
2. DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL 'XPANDO' ADAPTER CONNECTION DETAIL.
3. 1/2" POLYETHYLENE SLANK TUBING, AS REQUIRED.
4. BARB CROSS INSERT FITTING.
5. BARB TEE INSERT FITTING.
6. AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
7. PLANT TRUNK.
8. TYPICAL ANTELCO ASTA TIE-DOWN STAKE, SEE NOTES.
9. DRIPLINE BARBED INSERT ELL.
10. RATCHET CLAMP AT ALL BARBED CONNECTIONS ANTELCO PART NO. 46340.
11. INSERT ADAPTER, ANTELCO 'XPANDO' 13MM X 14MM, PART NO. 46595.
12. 13MM ANTELCO "CAPO: RUBBER GROMMET, NO. 45735.
13. DRILL 3/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FIRSTNEP DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.

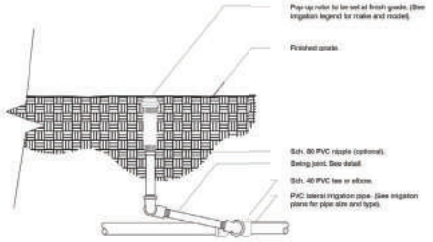


1. FINISH GRADE
2. SMALL CARSON VALVE BOX
3. DRIP AIR RELIEF VALVE INSTALLED AT HIGH POINTS OF THE DRIP ZONE - MATCH TO DRIPLINE MANUFACTURER
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

AIR RELIEF VALVE IN PVC HEADER



INTERIOR WALL MOUNT CONTROLLER



Notes:
1. All threaded connection points between Sch. 40 PVC and Sch. 80 PVC fitting shall be installed using teflon tape.
2. Contractor shall compact soil around rotor and near prior to planting, plugging, seeding, or laying of sod.

ROTOR SPRAYHEAD

N.T.S.

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.# 2239 (408) 842-0245
karen@KAA.Design

SURI RESIDENCE

854 Cambridge Ave, Menlo Park, CA.

IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-25
STATE OF CALIFORNIA

DATE	10-10-23
SCALE	1/8"=1'-0"
DRAWN	IN
JOB	SURI

L-3

A24

Planning Division
City of Menlo Park
City Hall - 1st Floor
701 Laurel St. Menlo Park, CA 94025
tel 650-330-6717

Project Name: Suri Residence
Project Address: 854 Cambridge Ave, Menlo Park, CA 94025
Date: 9/5/2023
Project Description Letter

To Whom It May Concern,

The existing 1-story, non-sprinklered residence at 854 Cambridge Avenue is an Allied Arts home constructed of wood, brick, and composite roof over conventional raised floor spread footing foundation. The house was built in 1948 to the building code of the time. The structure is in a reasonable condition with no sign of major structural failure and does not pose any significant risk to person or property.

Although the existing home is in good condition, it lacks the benefits of recent building codes, such seismic improvements and energy savings. We are proposing a new 2-story Contemporary Style home with a basement for a total of five bedrooms and six and a half bathrooms, an attached 2-car garage, and two bedrooms and one bathroom detached Accessory Dwelling Unit at the rear yard. The new building will be constructed in compliance with current codes using modern methods and materials and it will be fully sprinkled. Outstanding exterior materials include smooth exterior stucco, stained horizontal cedar siding, 8-foot glass doors, clad wood windows and trims, painted wood fascia, with a high-quality standing seam metal roof and metal/glass garage door. Further, the new home will make more efficient use of the site and will be aesthetically compatible with the city guidelines and immediate neighborhood. Landscape and site work design will utilize materials and methods consistent with current green building measures and be compatible with the site and surrounding neighborhood.

The property owner has stated the neighbor outreach. A summary is on the next page of this letter.

We feel the new home will be a wonderful addition to the neighborhood. The proposed design has been provided on plans to scale under separate copy.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,
Lerika Liscano, EIT
Vylco, Inc.

4750 Almaden Expy, Suite 124-176,
San Jose, CA 95118

Direct: (415) 559-1081
Neighbor outreach summary:

Property owner doing the outreach: Anuj Suri

1. **860 Cambridge Ave**. - this is the house on the left side of our house. I have had detailed conversations with the older gentleman who has been living there for many years. We discussed about the neighborhood, neighbors and also details about what we are thinking of doing with 854 Cambridge. He knows a lot about the neighbors and walks on the street often. I told him about the plans for a 2 story house with a basement and the ADU. He was pleased to learn about that... He also told me about about the previous owner who lived there. I also spoke with the older gentleman's son who stopped by one day to say hello and we again discussed about the plans for the house.
2. **861 Cambridge Ave**. - This is the house across the street. I spoke with the lady there who rents that place and has been there for many years as well. This house set way back in the yard. She congratulated me for being part of the neighborhood and mentioned that its a great neighborhood and she and family like it there. I also shared with her about building a new house and its currently in the planning phase. She was very supportive and said thats a typical process and takes time and we are doing the right thing to tear it down and rebuild. She also mentioned that many neighbors on the street want to see improvements and are excited to have us as neighbors.
3. **850 Cambridge** - this is the newer two story house on the right side of our house. I had a brief conversation with the gentleman there. They have been there since 2016 and love being there. I mentioned that we bought the place recently and plan to develop it next year once we get the permits. He also congratulated me and seemed happy about the decision.

LOCATION: 854 Cambridge Avenue	**PROJECT NUMBER:** PLN2023-00012	**APPLICANT:** Lerika Liscano	**OWNER:** Anuj Suri

PROJECT CONDITIONS:

1. The use permit shall be 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 November 13, 2024) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Vylco consisting of 20 plan sheets, dated received October 11, 2023 and approved by the Planning Commission on November 13, 2023, 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 Bo Firestone Trees & Gardens dated received September 5, 2023.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

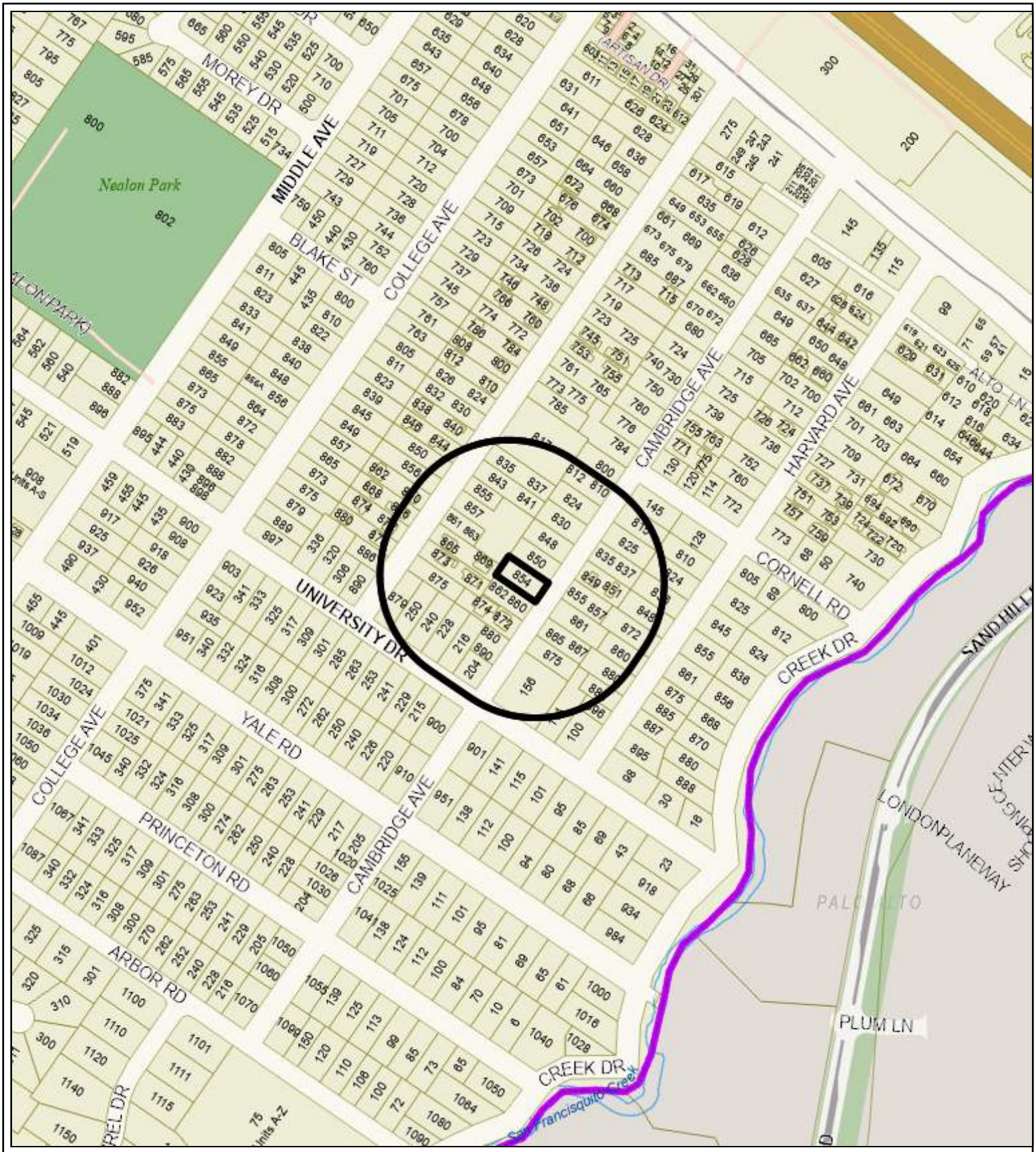
LOCATION: 854 Cambridge Avenue	**PROJECT NUMBER:** PLN2023-00012	**APPLICANT:** Lerika Liscano	**OWNER:** Anuj Suri

PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following **specific** conditions**:**

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing removal and replacement of the sidewalk, curb, and gutter along entire project frontage, subject to review and approval of the Engineering Division.



City of Menlo Park

Location Map
854 Cambridge Avenue

Scale: 1:4,000 | Drawn By: FNK | Checked By: CDS | Date: 11/13/2023 | Sheet: 1

854 Cambridge Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,532.0 sf	7,532.0 sf	7,000 sf min.
Lot width	60.0 ft.	60.0 ft.	65 ft. min.
Lot depth	125.5 ft.	125.5 ft.	100 ft. min.
Setbacks			
Front	20.0 ft.	29.1 ft.	20 ft. min.
Rear	54.5 ft.	22.7 ft.	20 ft. min.
Side (left)	6.0 ft.	17.0 ft.	6.0 ft. min.
Side (right)	6.0 ft.	5.0 ft.	6.0 ft. min.
Building coverage	2,960.1 sf.* 39.3 %	2,150 sf 28.5 %	2,636.2 sf max. 35 % max.
FAL (Floor Area Limit)	3,759.8 sf.* 49.9 %	2,150.0 sf 28.5 %	3,012.8 sf max. 40 % max.
Square footage by floor	1,496.4 sf/1st 1,063.4 sf/2nd 1,788 sf/basement 452.0 sf/garage 748.0 sf/ADU 263.7 sf/porches	1,686.0 sf/1st 464.0 sf/garage	
Square footage of buildings	3,996.5 sf	2,150.0 sf	
Building height	27.1 ft. (main house) 15.9 ft. (ADU)	15.2 ft.	28 ft. max.
Parking	2 covered	1 covered	1 covered/1 uncovered
Note: Areas shown highlighted indicate a nonconforming or substandard situation.			

Trees	Heritage trees**	5	Non-Heritage trees	8	New Trees 8
	Heritage trees proposed for removal	3	Non-Heritage trees proposed for removal	3	Total Number of Trees 15

* Floor area and building coverage for the proposed project includes the ADU, which is 748 square feet in size. With the ADU and main residence combined, the floor area limit would be exceeded by 747 square feet and the building coverage would be exceeded by 323.9 square feet.

** Tree #13 is a heritage tree located in neighboring property.

ARBORIST REPORT

TREE PROTECTION PLAN

REVISED JUNE 29, 2023

PREPARED FOR: ANUJ SURI

SITE ADDRESS:
854 CAMBRIDGE AVE. • MENLO PARK, CA 94025

BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM C: (408) 497-7158
WWW.BOFIRESTONE.COM

ASCA RCA #758
Registered Consulting Arborist®

Contents

Introduction

ARBORIST ASSIGNMENT

On December 7, 2022, at the request of Anuj Suri, I visited 854 Cambridge Avenue in the role of Project Arborist. The purpose was to perform the assessments and data collections as necessary to create an industry-standard Tree Protection Report for their project permit. It was my understanding that the existing single-story house, detached garage, and deck would be demolished. A new two-story home with detached ADU and basement, as well as a new deck, would be built in their place. The assessments in this report were based on review of the following:

- Preliminary Site Survey BT2 by Osuna Engineering, Inc. (dated 11/03/22)
- Proposed Site Plan A1.1 by VYLCO (revised 04/27/23)

My inventory included a total of 13 trees over six inches (6" DBH). There were five (5) trees of Heritage size: two (2) sweetgums (*Liquidambar styraciflua*), one (1) fig (*Ficus carica*), one (1) California buckeye (*Aesculus californica*), and one (1) "undesirable species" blackwood) acacia (*Acacia melanoxylon*). Six (6) trees on the property were requested for removal. One (1) neighboring buckeye would require protection measures. 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 is 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. As needed, 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.*

Limitations

Trees assessed were limited to the scope of work identified in the assignment. I have estimated the trunk diameters of trees with barriers to access or visibility (such as those on neighboring parcels or behind debris). Although general structure and health were assessed, formal Tree Risk Assessments were not conducted unless specified. Disease diagnostic work was not conducted unless specified. All assessments were the result of ground-based, visual inspections. No excavation or aerial inspections were performed. Recommendations beyond those related to the proposed construction were not within the scope of work.

My tree impact and preservation assessments were based on information provided in the plans I have reviewed to date, and conversations with the involved parties. I assumed that the guidelines and setbacks recommended in this report would be followed. Assessments, conclusions, and opinions shared in this report are not a guarantee of any specific outcome. If additional information (such as engineering or landscape plans) is provided for my review, these assessments would be subject to change.

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 854 Cambridge Avenue was a narrow rectangular lot typical of the neighborhood and without notable topography. There was an existing house on-site with a looped driveway. A detached garage and wood deck were in the back yard. The tree stock was a mix of ornamentals, fruit trees, one (1) small coast redwood (*Sequoia sempervirens*), and a few trees of "undesirable species."

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 (DBH). 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, and overall suitability for retainment. 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, garage, and deck would be demolished. A new two-story home with basement, detached ADU, and deck would be built in their place.

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 large roots, or trenching across the root plate, destroys large networks. Even work that appears to be far from a tree can impact the fibrous root system. Placing impervious surfaces 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 tissues support the weight of the plant. They also conduct 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

SUMMARY

Two (2) Heritage Trees and one (1) Street tree would be impacted by the project: one (1) sweetgum (*Liquidambar styraciflua*), one (1) pear (*Pyrus spp.*), and one (1) California buckeye on the neighboring property to the north. Three (3) Heritage trees on the property were recommended for removal. Please see removal justifications in the following section.

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.**

TREE REMOVALS

Removal Justification for trees is as follows:

- **Trees #5, #9, and #12 were not Heritage Trees**:
    - I recommended Tree #5 (sweetgum) for removal because it was within the footprint of the new home.
    - I recommend Tree #9 (olive, *Olea europaea*) for removal because it would be expected to sustain "high" impacts (root loss of 20% - 30%) from the proposed ADU and would not be expected to survive the project.
    - I recommended Tree #12 (blackwood acacia, *Acacia melanoxylon*) for removal because it was an "undesirable" species and within 6X DBH of the proposed home.

- **Removal of Tree #2H (sweetgum, Street tree) would be justified as per Menlo Park Administrative Guidelines section 13.24.050 Clause a.5 "development."** This tree would be within the footprint of the new driveway.

- **Removal of Tree #7H (acacia) and 8H (fig) would be justified per Menlo Park Administrative Guidelines section 13.24.050 Clause a.5 "development."** These trees would be expected to sustain "high" to "severe" impacts (20% - 30% root loss) from the proposed construction of the home and would not be expected to survive the project. **Furthermore, removal of Tree #7H would be justified per Menlo Park Administrative Guidelines section 13.24.050 Clause a.4 "designated by the city arborist to be invasive or low desirability species."**

IMPACTS TO NEIGHBORING AND HERITAGE TREES

- **Tree #1H (sweetgum):** This tree would be expected to sustain "moderate" (acceptable) impacts of 10% - 25% root loss from the proposed construction of the driveway, approximately 10 feet away. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6X DBH of this tree.**

- **Tree #3 (pear, Street tree):** This Street tree would be anticipated to sustain "low" impacts (<10% root loss) from the proposed driveway construction, approximately 10 feet away.

- **Tree #13H (neighboring buckeye):** This neighboring tree would be "moderately" impacted by the proposed construction of the ADU foundation (approximately 10 feet away) assuming special care is taken. **Please see "Special Tree Protection Measures" section of this report for guidelines on working within 6X DBH of this tree.**

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:

- **Trees #1H (sweetgum**): Establish standard TPZ fencing to a radius of 25', or to the greatest extent possible as limited by the street, existing driveway, and proposed driveway. **See attached "TPZ Map" for recommended fencing locations**.

- **Tree #3 (pear, Street tree):** Establish standard TPZ fencing to a radius of 10', or to the greatest extent possible as limited by the street, existing driveway, and proposed driveway. **See attached "TPZ Map" for recommended fencing locations**.

- **Tree #13H (neighboring buckeye)**: Establish TPZ fencing to a radius of 20 feet, or to the greatest extent possible as limited by the proposed ADU. Please see "Special Tree Protection Measures" for further guidelines for building around this tree.

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

I recommend that trees be pruned only as necessary to provide minimum clearance for proposed structures and the passage of workers, vehicles, and machines, while maintaining a natural appearance. Any large dead branches should be pruned out for the safety of people working on the site.

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. Any pruning (trimming) of branches should be supervised by an ISA-certified 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 – Trees #1H and #13H

1) **Tree #1H (sweetgum): Demolition of existing hardscape** 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 cuts).

2) **Tree #13H (neighboring buckeye): guidelines for excavation of new ADU foundation:**
   - **Under the supervision of the Project Arborist, I recommend an exploratory trench to be dug by hand before excavation begins.** This way, roots may be exposed by gentle excavation methods.
   - **Woody roots (1" or larger) must not be damaged during digging.**
   - Roots to be exposed along the sides of the ADU inside 6X DBH of Heritage trees:
     - within 15' of the trunk of Tree #13H
   - The trench should be dug as deep as the proposed foundation. (Width does not matter.)
   - In the case that numerous or large roots are found, options for building around the roots may be discussed with the builder and engineer.
   - **Root pruning would be done selectively, under the direction of the Project Arborist.**

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.

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. 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.

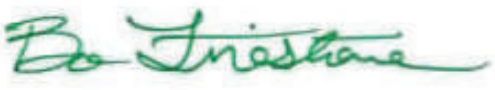
City Arborist Inspection

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 854 Cambridge Avenue appeared to be a valuable upgrade to the property. If any of the property owners, project team, or City reviewers 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 | ASCA Registered Consulting Arborist RCA #758 | ISA Qualified Tree Risk Assessor | ASCA Tree and Plant Appraisal Qualification | Member – American Society of Consulting Arborists | Wildlife-Trained Arborist

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 and 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: Recommended tree protection radius to ensure healthy, sound trees. Based on species tolerance, age, and size (total combined stem area) as per industry best practice standards.

Compromising the radius in a specific area may be acceptable as per arborist approval. Municipalities in our region simplify this nuanced process by using the distance to the dripline, 10X DBH, or 6X DBH as acceptable setbacks from construction.

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 or root loss of > 30% anticipated).
>
> **HIGH** – Work planned within 6X DBH and/or anticipated root loss of 20% – 30%. Redesign to reduce impact should be explored and may be required by municipal reviewer. Retainment may be possible with monitoring or alternative building methods. Health and structure may worsen **even if** conditions for retainment are met.
>
> **MODERATE** - Ideal TPZ encroached upon in limited areas. No work or very limited work within 6X TPZ. Anticipated root loss of 10% - 25%. 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.
>
> **LOW** - Anticipated root loss of less than 10%. Minor or no encroachment on ideal TPZ. Longevity uncompromised with standard protection.
>
> **VERY LOW** - Ideal TPZ well exceeded. Potential impact only by ingress/egress. Anticipated root loss of 0% - 5%. Longevity uncompromised.
>
> **NONE** - No anticipated impact to roots, soil environment, or above-ground parts.

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

Fite, Kelby, and E. Thomas Smiley. *Managing trees during construction,* second edition. Champaign, IL: International Society of Arboriculture, 2016. Print.

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

6/29/2023

BO FIRESTONE TREES & GARDENS
BUSARA FIRESTONE, CERTIFIED ARBORIST #WE-8525A
2150 LACEY DR., MILPITAS, CA 95035
E: BUSARA@BOFIRESTONE.COM P: (408) 497-7158
WWW.BOFIRESTONE.COM

Suri Residence rev. 06-29-23

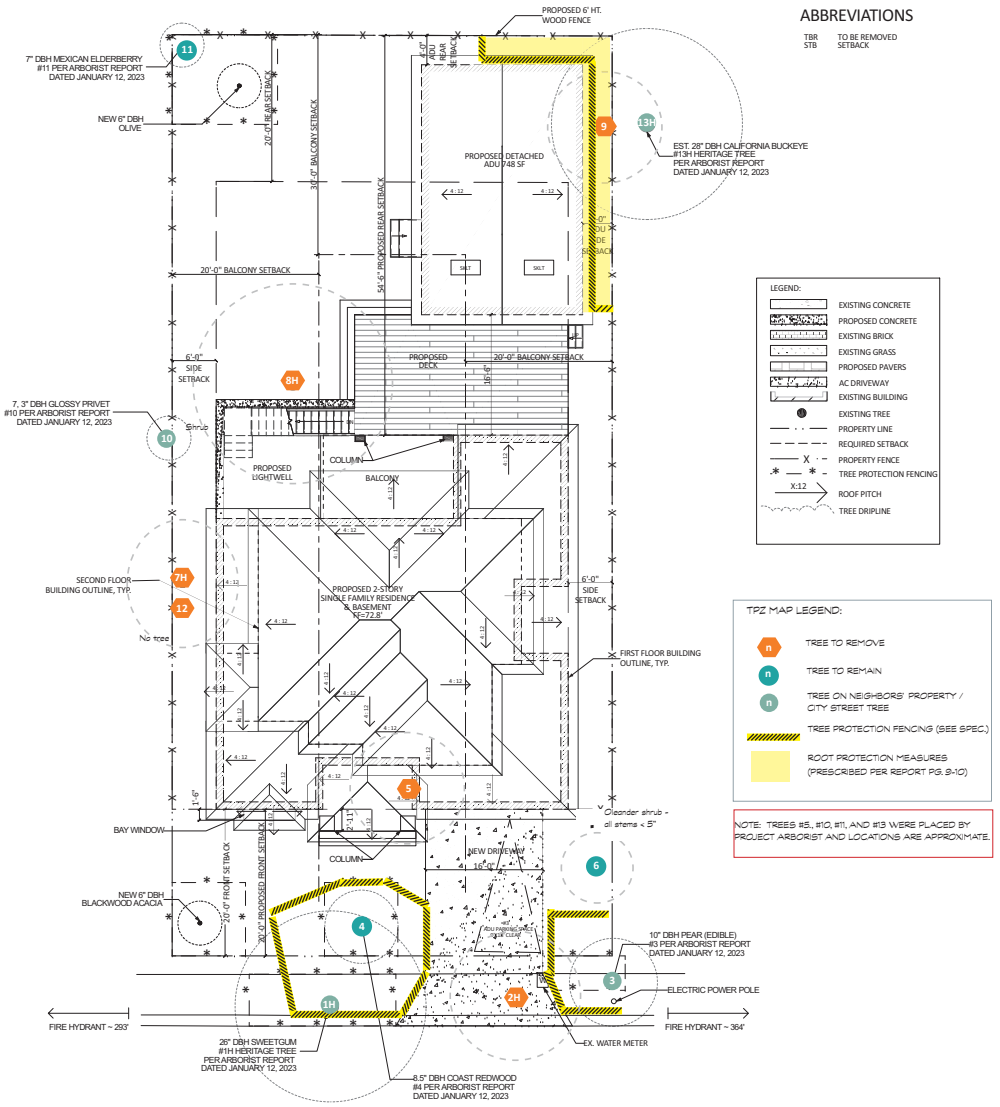
									TREE IMPACT ASSESSMENT											
#	Heritage (H)	Common Name	Botanical Name	Protected Status	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Health, Structure, Form notes	Age	Species Tolerance	6X DSH* (feet)	Est. Root Loss**	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level ***	Suitability Rating	Removal Status	Appraisal Result
1	H	Sweetgum	*Liquidambar styraciflua*	HERITAGE, STREET	26	26	30	35	FAIR (50%)	recent trunk damage, moderate vigor, topped	MATURE	MODERATE	13	10% - 25%	12	26	MODERATE	MODERATE	PRESERVE	$4,090
2	H	Sweetgum	*Liquidambar styraciflua*	HERITAGE, STREET	19	19	25	20	FAIR (50%)	moderate vigor, topped in the past	MATURE	MODERATE	10	> 30%	12	19	SEVERE	LOW	**REMOVE (X)**	$3,280
3		Pear (Edible)	*Pyrus spp.*	STREET	10	10	15	15	POOR (25%)	topped, leaning 35° towards street	MATURE	MODERATE	5	< 10%	12	10	LOW	LOW	PRESERVE	$530
4		Coast Redwood	*Sequoia sempervirens*	(not heritage)	8.5	8.5	20	15	GOOD (75%)	good vigor, shaded by canopy of Sweetgum	YOUNG	HIGH	4	0% - 5%	6	4	VERY LOW	HIGH	PRESERVE	$870
5		Sweetgum	*Liquidambar styraciflua*	(not heritage)	5, 4	6	25	15	FAIR (50%)	twin trunks, moderate vigor	YOUNG	MODERATE	3	> 30%	8	4	SEVERE	LOW	**REMOVE (X)**	$440
6		Blackwood Acacia	*Acacia melanoxylon*	undesireable	6	6	25	10	EXCELLENT (90%)	good vigor, full green canopy	YOUNG	LOW	3	< 10%	12	6	LOW	HIGH	PRESERVE	$280
7	H	Blackwood Acacia	*Acacia melanoxylon*	HERITAGE, undesireable	12.5, 9	15	40	20	FAIR (50%)	high vigor, codominant stems	MATURE	LOW	8	20% - 30%	15	19	HIGH	LOW	**REMOVE (X)**	$960
8	H	Fig	*Ficus carica*	HERITAGE	11, 10	15	25	30	GOOD (75%)	moderate vigor, pleasing form, minor structural defects	MATURE	MODERATE	8	> 30%	12	15	SEVERE	LOW	**REMOVE (X)**	$5,700
9		Olive	*Olea europaea*	(not heritage)	6	6	20	15	FAIR (50%)	poor taper, 45° lean, lollipopped	MATURE	MODERATE	3	20% - 30%	12	6	HIGH	LOW	**REMOVE (X)**	$460
10		Glossy Privet	*Ligustrum lucidum*	undesireable	7, 3	8	20	15	FAIR (50%)	moderate vigor, twisted form, growing through fence	MATURE	LOW	4	10% - 25%	15	10	MODERATE	MODERATE	PRESERVE	$90
11		Mexican Elderberry	*Sambucus nigra*	(not heritage)	7	7	15	10	FAIR (50%)	20% dieback, shrubby form, moderate vigor	MATURE	MODERATE	4	0% - 5%	12	7	VERY LOW	MODERATE	PRESERVE	$520
12		Blackwood Acacia	*Acacia melanoxylon*	undesireable	7, 5	9	40	15	FAIR (50%)	high vigor, codominant stems	YOUNG	LOW	5	10% - 25%	12	9	MODERATE	MODERATE	**REMOVE (X)**	$350
13	H	California Buckeye	*Aesculus californica*	HERITAGE	est. 28	28	40	30	GOOD (75%)	exceptional size and form	MATURE	HIGH	14	10% - 25%	8	19	MODERATE	HIGH	PRESERVE	$15,100
KEY:																				
#		**Neighboring / City Street Tree**																		
		Removal Request																		

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 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).**
****Impact level assumming all basic and special tree protection measures are followed.**

Appraisal calculations summary available apon request.

Prepared by Busara Firestone
ISA Certified Arborist #WE-8525A



ABBREVIATIONS

TBR	TO BE REMOVED
STB	SETBACK

LEGEND:

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING BRICK
- EXISTING GRASS
- PROPOSED PAVERS
- AC DRIVEWAY
- EXISTING BUILDING
- EXISTING TREE
- PROPERTY LINE
- REQUIRED SETBACK
- PROPERTY FENCE
- TREE PROTECTION FENCING
- X:12 ROOF PITCH
- TREE DRIPLINE

TPZ MAP LEGEND:

- TREE TO REMOVE
- TREE TO REMAIN
- TREE ON NEIGHBORS' PROPERTY / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)
- ROOT PROTECTION MEASURES (PRESCRIBED PER REPORT PG. 9-10)

NOTE: TREES #5, #10, #11, AND #13 WERE PLACED BY PROJECT ARBORIST AND LOCATIONS ARE APPROXIMATE.

2 A1.1 PROPOSED SITE PLAN

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

TREE PROTECTION ZONE MAP

854 CAMBRIDGE AVE, MENLO PARK, CA

DATE:
rev. 6/29/23

TPZ ELEMENTS DRAWN:
B. FIRESTONE
ISA-CERTIFIED ARBORIST
#WE-8525A

BASE MAP: SITE PLAN A1.1
by VYLCO
(04/27/2023)

ARBORIST REPORT
pg. 20

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **11/13/2023**
Staff Report Number: **23-066-PC**
Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing single-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 at 848 College; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to demolish an existing single-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 at 848 College Avenue. The project includes an attached Accessory Dwelling Unit (ADU) which is a permitted use and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed single-family residence.

Background

Site location

The project site is located at 848 College Avenue in the Allied Arts neighborhood. Using College Avenue in the east-west orientation, the subject property is located on the north side of College Avenue between Blake Street and University Drive. A location map is included as Attachment B. Adjacent parcels are also zoned R-1-U, with a mix of one- and two-story, single-family residences. Older residences in the neighborhood are generally one story in height, while newer residences are typically two stories in height.

Analysis

Project description

The subject property is currently occupied by a 1,883-square-foot, single-story, single-family residence and accompanying 761-square-foot, detached garage, originally built in approximately 1914 and subsequently expanded to its current state in 1973. The property is a substandard lot with regard to minimum lot width, having a width of 50 feet where a minimum of 65 is required, a standard lot depth of 156.1 feet where a

minimum of 100 is required, and lot area of 7,811 square feet where a minimum of 7,000 is required.

The applicant is proposing to demolish the existing residence and detached garage and construct a new two-story, single-family residence with a full basement that would include three bedrooms and three and one-half bathrooms. The attached ADU, occupying the front left corner of the residence, would contain an additional bedroom and a bathroom. A two-car garage and a tandem uncovered parking space would fulfill the parking requirements for the main house and ADU.

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 with regard to Zoning Ordinance requirements:

- The main house and ADU would contain 3,324.5 square feet and would exceed the maximum floor area limit of 3,002.7 square feet for the site.
    - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 404.6-square-foot ADU.
- The total building coverage of the main house and ADU would be 2,343.6 square feet, or approximately 30 percent of the lot, where 2,734 square feet (35 percent) is permitted.
- The main house would have a front setback of 22 feet where a minimum 20 feet is required.
- The main house would have five-foot setback on the left and right sides where a minimum five feet is required on both sides.
- The main house would have a rear setback of 54.5 feet where a minimum 20 feet is required.
- The second floor would be approximately 1,306 square feet where 1,501 square feet is permitted.
- The proposed residence would have a total height of approximately 26.4 feet where 28 feet is permitted.

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 Attachment A, Exhibits A and B respectively. Additionally, the project applicant is required to remove and replace the curb and gutter along entire project frontage as conditioned in the Conditions of Approval, number 2a (Attachment A, Exhibit C).

Design and materials

As described in the project description letter, the proposed residence was designed in a traditional style to fit with the eclectic architectural style of the Allied Arts neighborhood. The horizontal siding is proposed, along with a standing seam metal roof. Windows are proposed to be composite with no divided-lites.

The proposed residence would keep the front setback to a minimum to provide ample space for a private rear yard. Second floor façade articulation along the front, left, and right sides would minimize the visual massing of the structure and windows on the left and right sides would have a minimum sill height of three feet. A large covered porch at the left rear corner of the proposed residence would provide space for outdoor living.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby trees. A total of nine trees were assessed, including six heritage trees. Three trees are proposed to be removed to accommodate the proposed project. Five new trees are proposed to be planted as part of the proposed landscaping plan.

Table 1: Tree summary and disposition				
Tree Number	Species	Size (DBH, in inches)	Disposition	Notes
1	Northern catalpa	1.5	Retain	Non-heritage
2	Lebanon cedar	33	Remove	Heritage
3*	Chinese privet	6.3	Retain	Non-heritage
4	Coast redwood	26	Remove	Heritage
5	Lemon	7	Retain	Non-heritage
6	Japanese maple	7	Retain	Non-heritage
7	Common fig	18	Remove	Heritage
8*	Coast live oak	30	Retain	Heritage
9*	Coast live oak	30	Retain	Heritage

*indicates off-site trees assessed in the arborist report

The applicant applied for heritage tree removal permits to remove tree #2 and tree #7 for health conditions, and tree #4 due to development impacts. After review and assessment by the City Arborist, the removal permits were conditionally approved with no appeals filed.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, irrigation and mulching over impacted root protection zones, exposing roots through hand digging, potholing, or using an air spade, applying a geotextile fabric, trenching with hydro-vac equipment or air spade, placing piping beneath roots, or boring deeper trenches underneath roots, and a certified arborist monitoring during and after construction. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence
The applicant forwarded an email in support of the project (Attachment E) from a neighbor. As of the writing of this report, staff has not received any direct correspondence.

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. 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. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
      A. Project Plans
      B. Project Description Letter
      C. Conditions of Approval
B. Location Map
C. Data Table
D. Arborist Report
E. Correspondence

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING SINGLE-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.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing one-story, single-family residence with a detached garage and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban) zoning district at 848 College Avenue. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review (collectively, the "Project") from Thomas James Homes ("Applicant"), on behalf of the property owners Yan Ting and Emily Tsai ("Owner"), located at 848 College Avenue (APN 071-403-200) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Urban (R-1-U) district. The R-1-U district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-U district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by California Tree and Landscape Consulting, Inc., which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 13, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-U zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are

provided. A third uncovered parking space is provided for the Accessory Dwelling Unit, which is separate and not part of this action.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through greater than required setbacks of the second floor on the front, rear, left, and right sides.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00016, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 13, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of November, 2023

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval

A8 A4

EXHIBIT A

A5

PLANNING SUBMITTAL FOR:

848 College Ave.

MENLO PARK, CA

VICINITY MAP:

NOT TO SCALE

PROJECT TEAM INFO:

Developer
Thomas James Homes
275 Shoreline Drive, Suite 400
Redwood City, CA 94065
Tel: (650) 272-3276

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

Landscape
Roach & Campbell
111 Scripps Drive,
Sacramento, CA 95825
Tel: (916) 945-8003
Contact: David Campbell
david@roachcampbell.com

DEVELOPMENT SUMMARY

LOCATION	848 COLLEGE AVE.		
ASSESSOR'S PARCEL NUMBER	071-403-200		
PARCEL AREA - GROSS	7,811 SQ. FT.	0.18 AC	
ZONING DESIGNATION	R-1-U		
OCCUPANCY GROUP	R-3		
CONSTRUCTION TYPE	V-B		
MAX. FLOOR AREA LIMIT	3002.75 SQ. FT.	PROPOSED FLOOR AREA LIMIT (BASEMENT & ADU EXCLUDED)	2919.84 SQ. FT.
		FAL (INCLUDING ADU EXCEEDANCE) (BASEMENT EXCLUDED)	3324.49 SQ. FT.
MAX. BUILDING COVERAGE (7,811)(.35)	2734.00 SQ. FT.	PROPOSED BUILDING COVERAGE (ADU EXCLUDED)	2152.77 SQ. FT.
MAX. BUILDING HEIGHT	28'	PROPOSED BUILDING HEIGHT	26'-4 1/2" FROM ANG

REQUIRED SETBACKS		PROPOSED SETBACKS	
FRONT - STREET (FT)	20'	FRONT - STREET (FT)	22'-0"
FRONT - STREET- AT GARAGE (FT)	20'	FRONT - STREET- AT GARAGE (FT)	27'-0"
SIDE (FT)	5.004'	SIDE - RIGHT (FT)	5.004'
REAR (FT)	20'	SIDE - LEFT (FT)	5.004'
		REAR (FT)	54'-6"

PARKING REQUIRED:
2 TOTAL SPACES
MIN. GARAGE DIMENSIONS: 10' X 20' PER SPACE

EXISTING USE: ONE SINGLE FAMILY DETACHED RESIDENCE OF 1883.00 SQ. FT. AND DETACHED GARAGE TO BE DEMOLISHED.

PROPOSED USE: ONE NEW SINGLE FAMILY DETACHED RESIDENCE OF 3,656.40 SQ. FT. WITH AN ATTACHED GARAGE AND ATTACHED ADU.

CODES AND REGULATIONS GOVERNING THE PROJECT: CURRENT 2022 CALIFORNIA CODES

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.

3 BEDROOMS / 3.5 BATH +
1 BEDROOM / 1 BATH ADU
(OPT. BEDROOM @ BASEMENT)

FLOOR AREA	
FIRST FLOOR	1122.16 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
BASEMENT	1228.32 SQ. FT.
TOTAL LIVING	3656.40 SQ. FT.
GARAGE	491.76 SQ. FT.
ADU	404.65 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
FIREPLACE	7.78 SQ. FT.
FAL: (BF & 2ND FLR. LIVING + GARAGE) BASEMENT & ADU EXCLUDED	2919.84 SQ. FT.
FAL: (BF & 2ND FLR. LIVING + GARAGE + ADU) * BASEMENT INCLUDED	3324.49 SQ. FT.
MAX FAL:	3002.75 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1122.16 SQ. FT.
GARAGE	491.76 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
COURTYARD	165.86 SQ. FT.
LIGHTWELL	48.00 SQ. FT.
FIREPLACE	7.78 SQ. FT.
TOTAL (NOT ADU):	2152.77 SQ. FT.
MAX BUILDING COVERAGE	2734.00 SQ. FT.

THOMAS JAMES HOMES STANDARD	
BASEMENT	1228.32 SQ. FT.
FIRST FLOOR	1129.94 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
TOTAL LIVING:	3664.18 SQ. FT.
ADU	404.65 SQ. FT.
TOTAL (LIVING + ADU + 24 SQ. FT.)	4092.83 SQ. FT.

COVER SHEET

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

DAHLIN

DATE	07-19-2023
JOB NO.	1641.059

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

A.0

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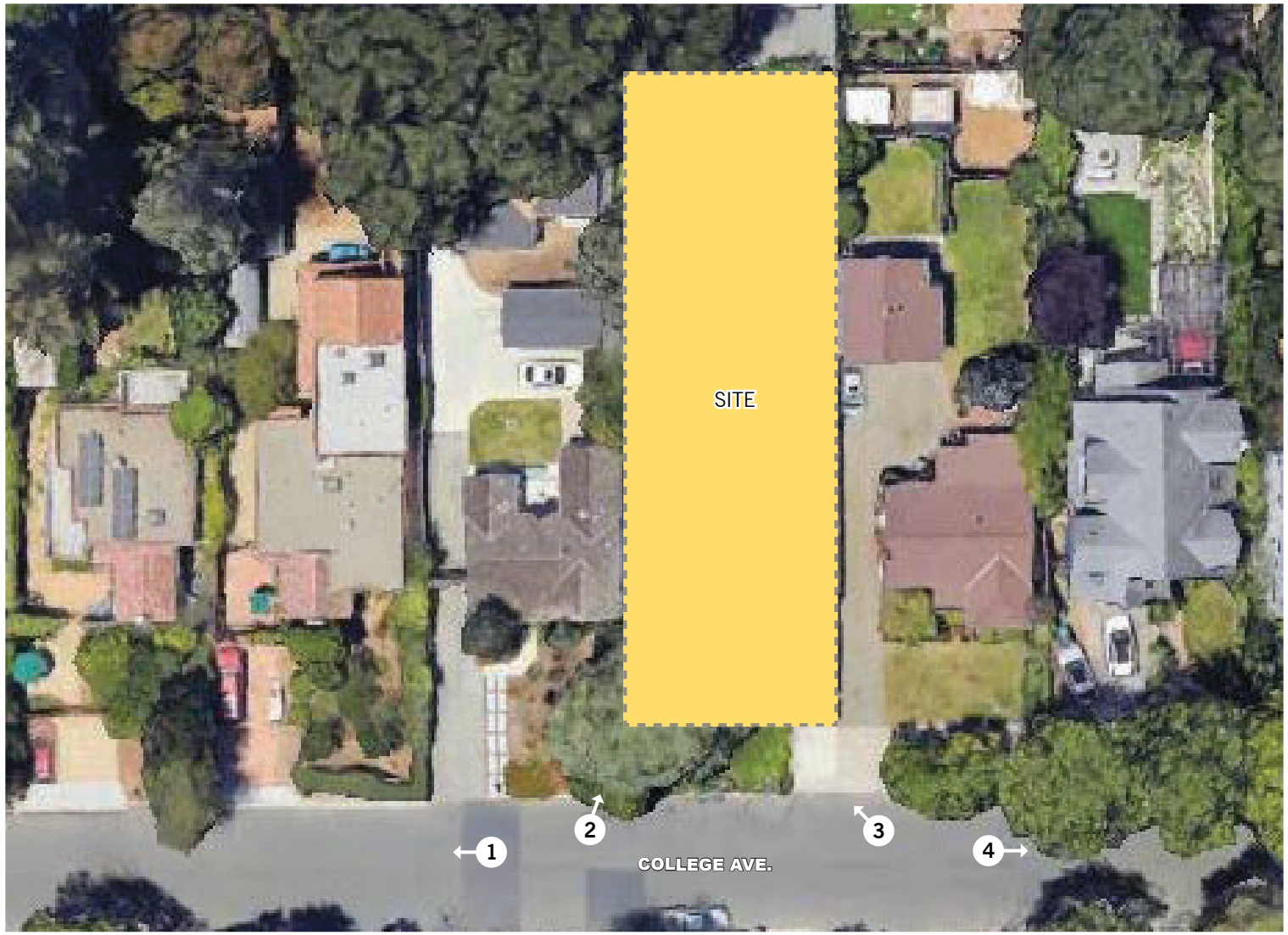

NOT TO SCALE

SITE AERIAL & PHOTOS

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

DAHLIN

DATE 07-19-2023
JOB NO. 1641.059

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

NORTH

A.1

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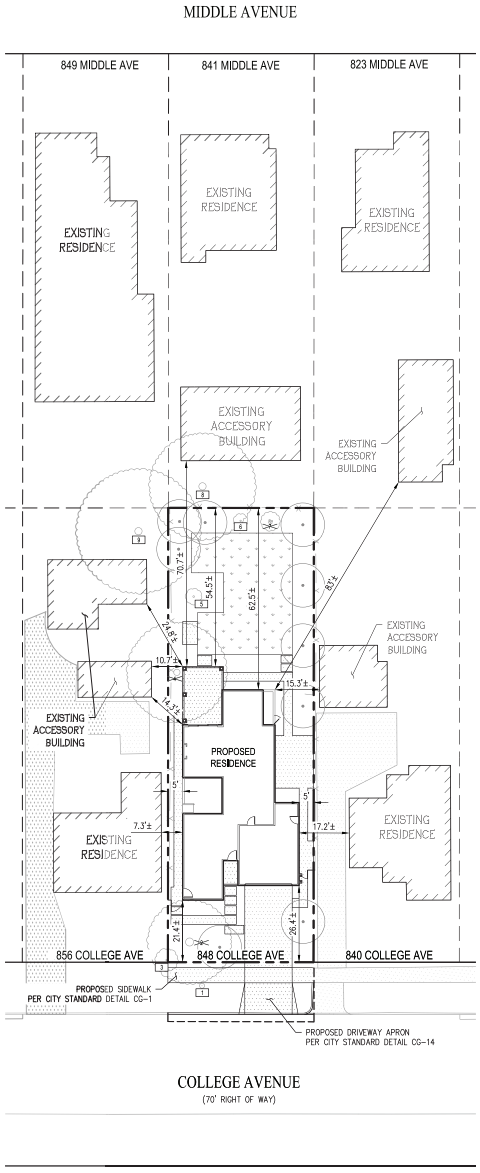

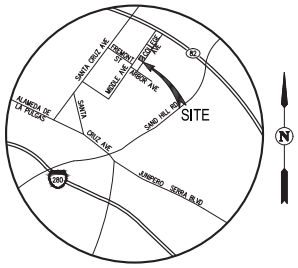

VICINITY MAP

NOT TO SCALE

EXISTING TREES TO BE REMOVED				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
2	DEODAR CEDAR	33	YES	NO
4	COAST REDWOOD	26	YES	NO
7	COMMON FIG	4,6,6,7,7,8	NO	NO

EXISTING TREES TO REMAIN				
TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE
1	NORTHERN CATALPA	1.5	NO	YES
3	CHINESE PRIVET	6	NO	YES
5	LEMON	7	NO	NO
6	JAPANESE MAPLE	6	NO	NO
8	COAST LIVE OAK	30	YES	YES
9	COAST LIVE OAK	30	YES	YES

NOTES:

1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENTED IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED SEPTEMBER 30, 2022 AND PREPARED BY HEARTWOOD CONSULTING ARBORISTS FOR MORE INFORMATION.

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- ADJOINER PROPERTY LINE
- EXISTING STRUCTURE ON ADJOINING LOT
- EXISTING CONCRETE FLATWORK
- PROPOSED NEW RESIDENCE
- PROPOSED SAWCUT
- PROPOSED CURB
- PROPOSED CONCRETE FLATWORK
- PROPOSED TURF GRASS
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE

COLLEGE AVENUE STREET SCAPE

SCALE: 1/16"=1'

848 COLLEGE AVENUE
AREA PLAN
THOMAS JAMES HOMES

CITY OF MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 19, 2023

0 20 40 60

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
AP-1
OF 1 SHEETS

F:\3085-000\MENLO PARK\848 COLLEGE AVE\ACAD\EXHIBITS\XB-AREA PLAN_848 COLLEGE AVE.DWG

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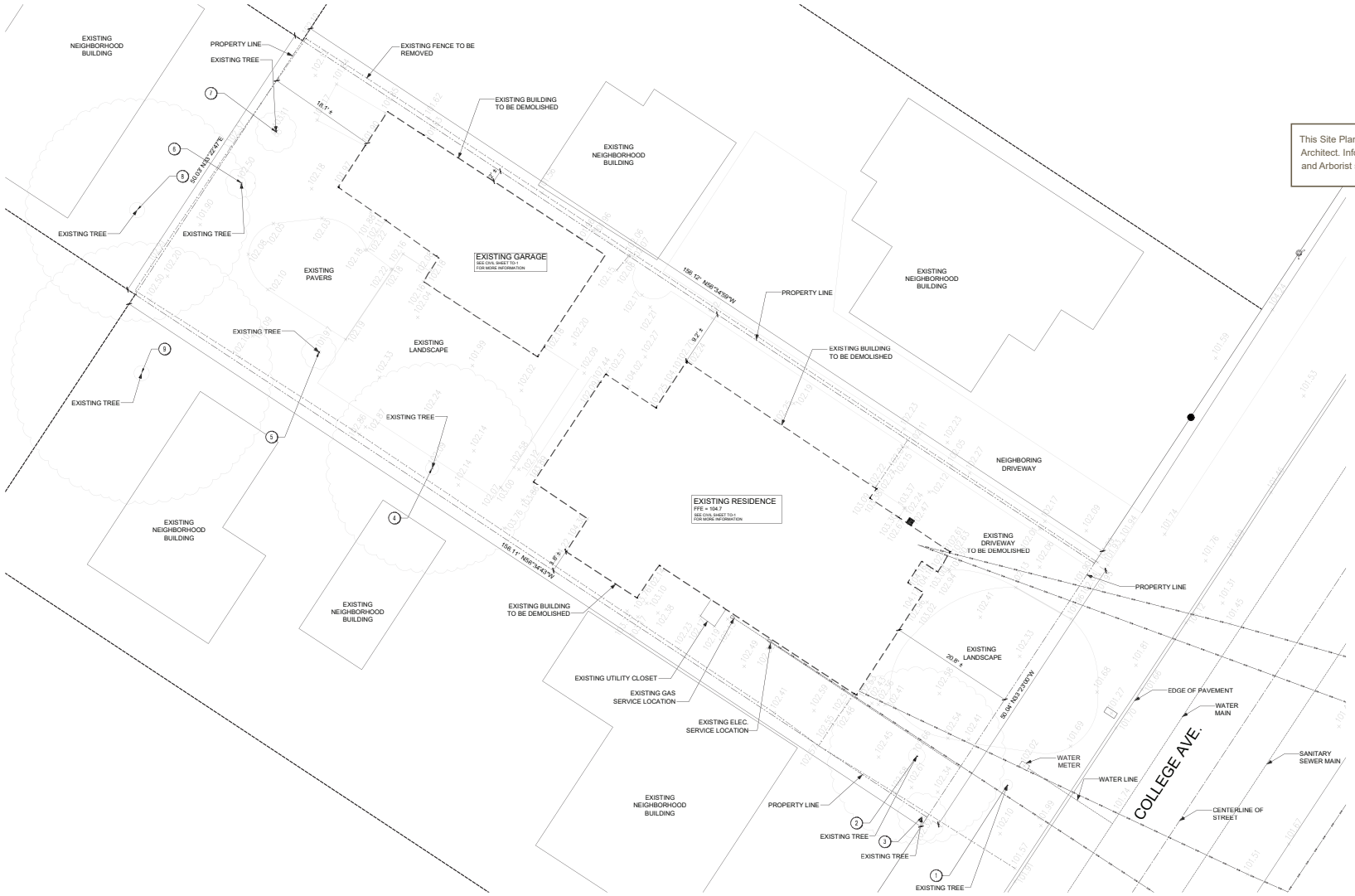

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS

This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.

EXISTING SITE PLAN

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 8 16 32

NORTH

DATE	07-19-2023
JOB NO.	1641.059

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

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A9

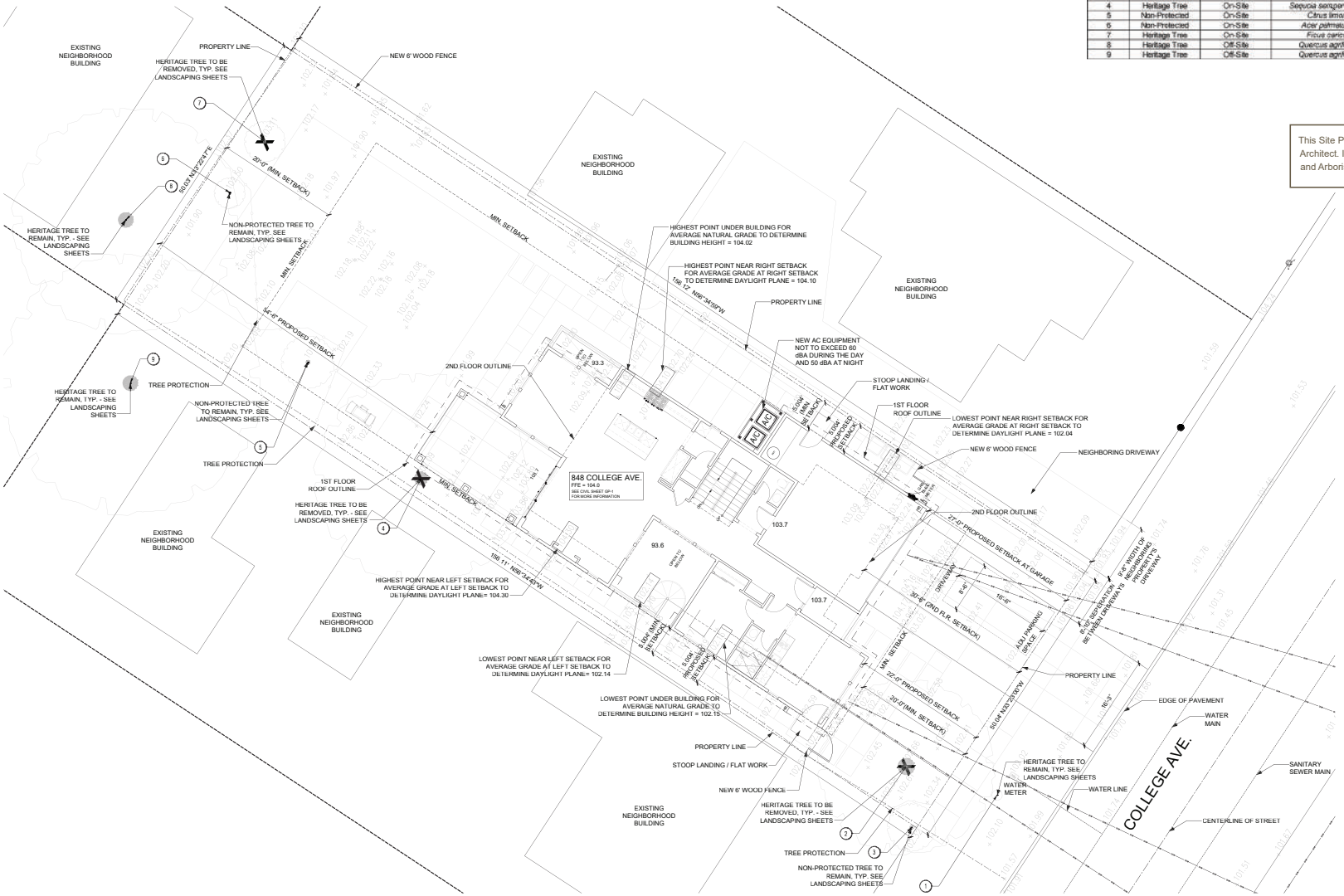
TREE PROTECTION CHART

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

KEYNOTE	STATUS	LOCATION	SCIENTIFIC NAME	COMMON NAME	DBH (in)	ACTION
1	Heritage Tree	On-Site	Carapa apecbosa	Northern carapa	1.5	Retain and Protect
2	Heritage Tree	On-Site	Cedrus libani	Lebanon Cedar	33	Remove
3	Non-Protected	Off-Site	Ligustrum lucidum	Chinese Privet	6,3	Retain and Protect
4	Heritage Tree	On-Site	Sequoia sempervirens	Coast Redwood	26	Remove
5	Non-Protected	On-Site	Citrus limon	Lemon	7	Retain and Protect
6	Non-Protected	On-Site	Acer palmatum	Japanese Maple	7	Retain and Protect
7	Heritage Tree	On-Site	Ficus carica	Common Fig	6,4,5,4.7,10,6.6 (18)	Remove
8	Heritage Tree	Off-Site	Quercus agrifolia	Coast Live Oak	30	Retain and Protect
9	Heritage Tree	Off-Site	Quercus agrifolia	Coast Live Oak	30	Retain and Protect

REFER TO LANDSCAPE SHEETS FOR TREE DETAILS

This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.



3 BEDROOMS / 3.5 BATH + 1 BEDROOM / 1 BATH ADU (OPT. BEDROOM @ BASEMENT)

FLOOR AREA	
FIRST FLOOR	1122.16 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
BASEMENT	1228.32 SQ. FT.
TOTAL LIVING	3656.40 SQ. FT.
GARAGE	491.76 SQ. FT.
ADU	404.65 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
FIREPLACE	7.78 SQ. FT.
FAL: (OPT 3 BED 3.5 BATH, LIVING + GARAGE) BASEMENT & ADU INCLUDED	2919.84 SQ. FT.
FAL: (OPT 4 BED 3.5 BATH, LIVING + GARAGE + ADU) *BASEMENT INCLUDED	3324.49 SQ. FT.
MAX FAL:	3002.75 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1122.16 SQ. FT.
GARAGE	491.76 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
COURTYARD	165.86 SQ. FT.
LIGHTWELL	48.00 SQ. FT.
FIREPLACE	7.78 SQ. FT.
TOTAL (W/O ADU)	2152.77 SQ. FT.
MAX BUILDING COVERAGE	2734.00 SQ. FT.

THOMAS JAMES HOMES STANDARD	
BASEMENT	1228.32 SQ. FT.
FIRST FLOOR	1129.94 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
TOTAL LIVING:	3664.18 SQ. FT.
ADU	404.65 SQ. FT.
TOTAL (LIVING + ADU) = 29.55 FT.C	4092.83 SQ. FT.

PROPOSED SITE PLAN

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 8 16 32

NORTH

DATE 07-19-2023
JOB NO. 1641.059

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

A.3.1

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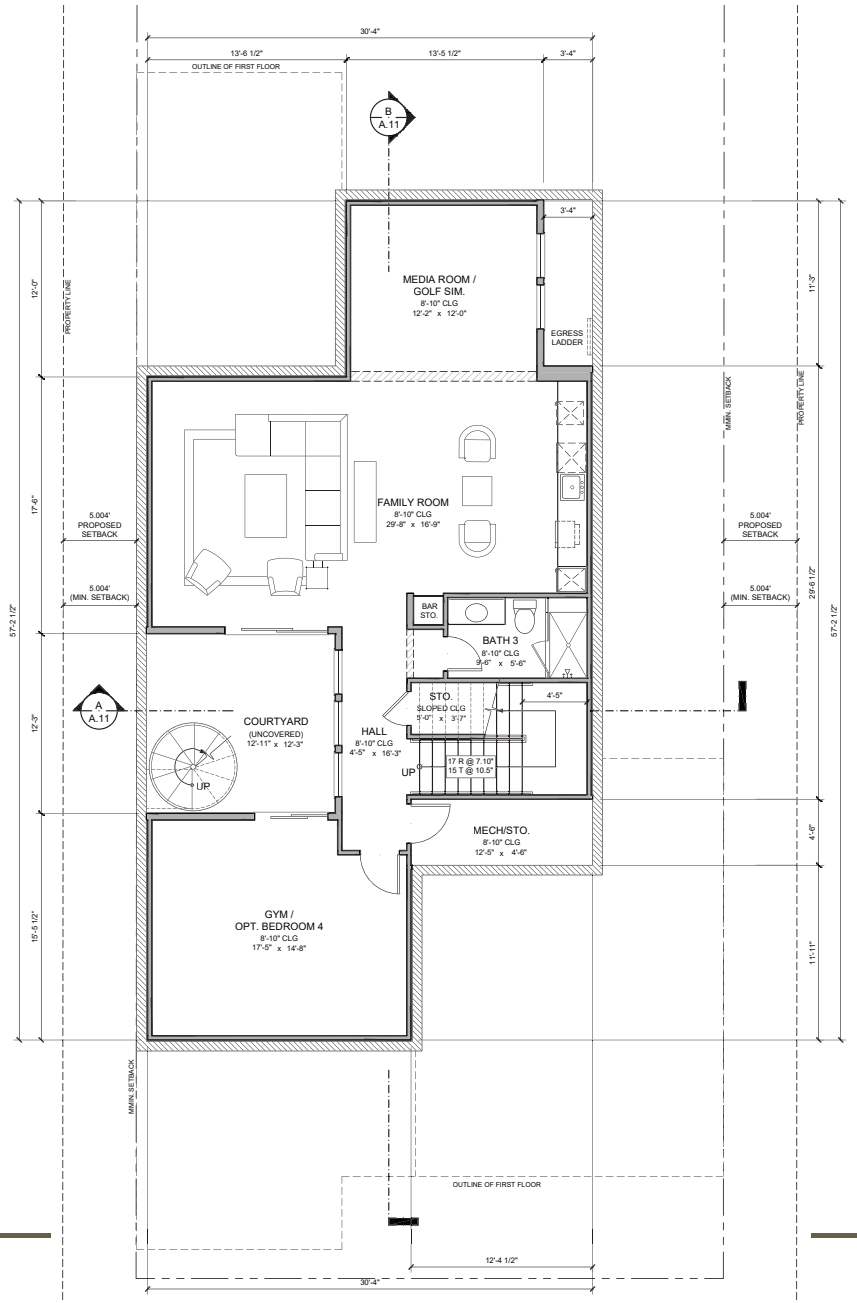

3 BEDROOMS / 3.5 BATH +
1 BEDROOM / 1 BATH ADU
(OPT. BEDROOM @ BASEMENT)

FLOOR AREA	
FIRST FLOOR	1122.16 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
BASEMENT	1228.32 SQ. FT.
TOTAL LIVING	3656.40 SQ. FT.
GARAGE	491.76 SQ. FT.
ADU	404.65 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
FIREPLACE	7.78 SQ. FT.
FAL: (1ST & 2ND FLR. LIVING + GARAGE) *BASEMENT & ADU EXCLUDED	2919.84 SQ. FT.
FAL: (1ST & 2ND FLR. LIVING + GARAGE + BSL) *BASEMENT INCLUDED	3324.49 SQ. FT.
MAX FAL:	3002.75 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1122.16 SQ. FT.
GARAGE	491.76 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
COURTYARD	165.86 SQ. FT.
LIGHTWELL	48.00 SQ. FT.
FIREPLACE	7.78 SQ. FT.
TOTAL (W/O ADU):	2152.77 SQ. FT.
MAX BUILDING COVERAGE	2734.00 SQ. FT.

THOMAS JAMES HOMES STANDARD	
BASEMENT	1228.32 SQ. FT.
FIRST FLOOR	1129.94 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
TOTAL LIVING:	3664.18 SQ. FT.
ADU	404.65 SQ. FT.
TOTAL (LIVING + ADU + 23 SQ. FT.)	4092.83 SQ. FT.

BASEMENT FLOOR PLAN

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

NORTH

DATE 07-19-2023
JOB NO. 1641.059

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

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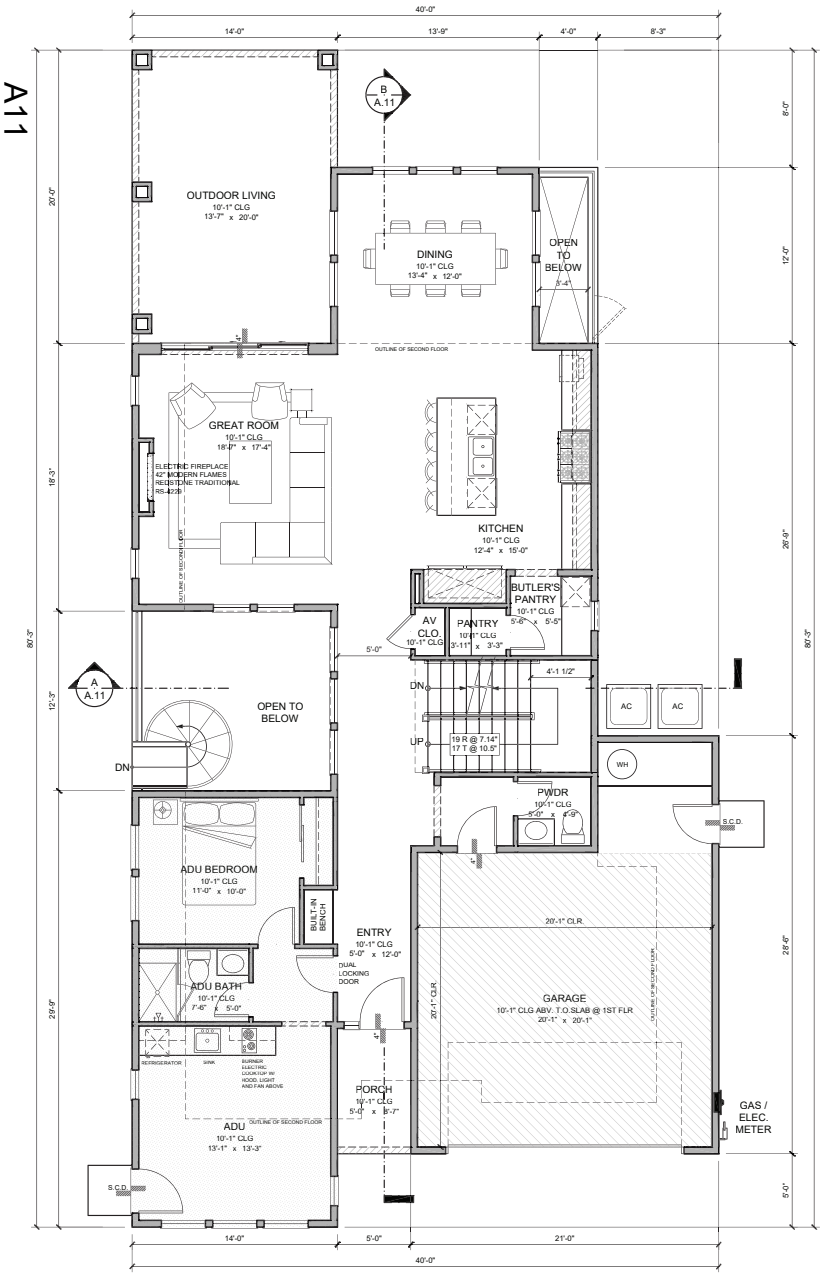
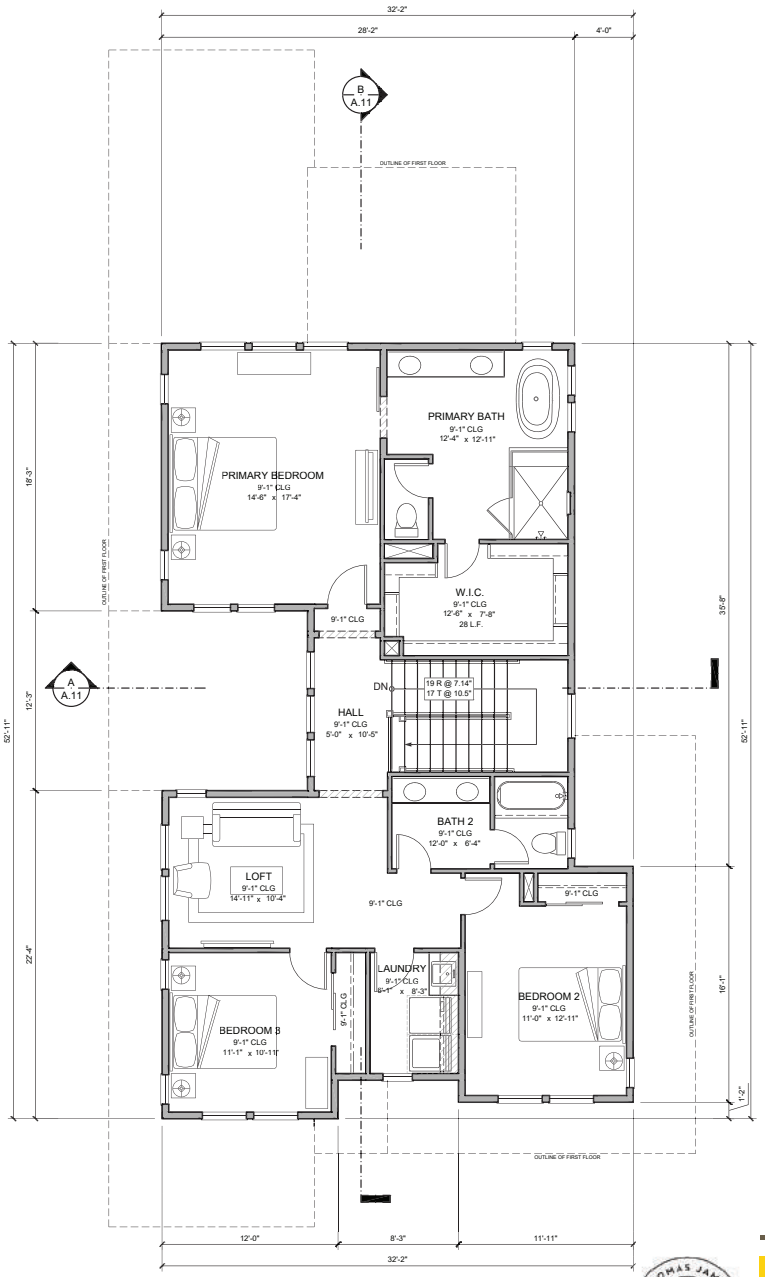


FIRST FLOOR PLAN

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES



SECOND FLOOR PLAN

HATCH LEGEND

ADU

20' X 20' PARKING SPACE IN THE GARAGE

3 BEDROOMS / 3.5 BATH + 1 BEDROOM / 1 BATH ADU (OPT. BEDROOM @ BASEMENT)

FLOOR AREA	
FIRST FLOOR	1122.16 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
BASEMENT	1228.32 SQ. FT.
TOTAL LIVING	3656.40 SQ. FT.
GARAGE	491.76 SQ. FT.
ADU	404.65 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
FIREPLACE	7.78 SQ. FT.
FAL: (1ST & 2ND FLR. LIVING + GARAGE) *BASEMENT & ADU EXCLUDED	2919.84 SQ. FT.
FAL: (1ST & 2ND FLR. LIVING + GARAGE + ADU) *BASEMENT INCLUDED	3324.49 SQ. FT.
MAX FAL:	3002.75 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1122.16 SQ. FT.
GARAGE	491.76 SQ. FT.
PORCH	42.71 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
COURTYARD	165.86 SQ. FT.
LIGHTWELL	48.00 SQ. FT.
FIREPLACE	7.78 SQ. FT.
TOTAL (W/O ADU)	2152.77 SQ. FT.
MAX BUILDING COVERAGE	2734.00 SQ. FT.

THOMAS JAMES HOMES STANDARD	
BASEMENT	1228.32 SQ. FT.
FIRST FLOOR	1129.94 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
TOTAL LIVING:	3664.18 SQ. FT.
ADU	404.65 SQ. FT.
TOTAL (LIVING + ADU) = 23.5% FT.C.	4092.83 SQ. FT.

THOMAS JAMES HOMES

DAHLIN

0 4 8 16

NORTH

DATE 07-19-2023

JOB NO. 1641.059

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

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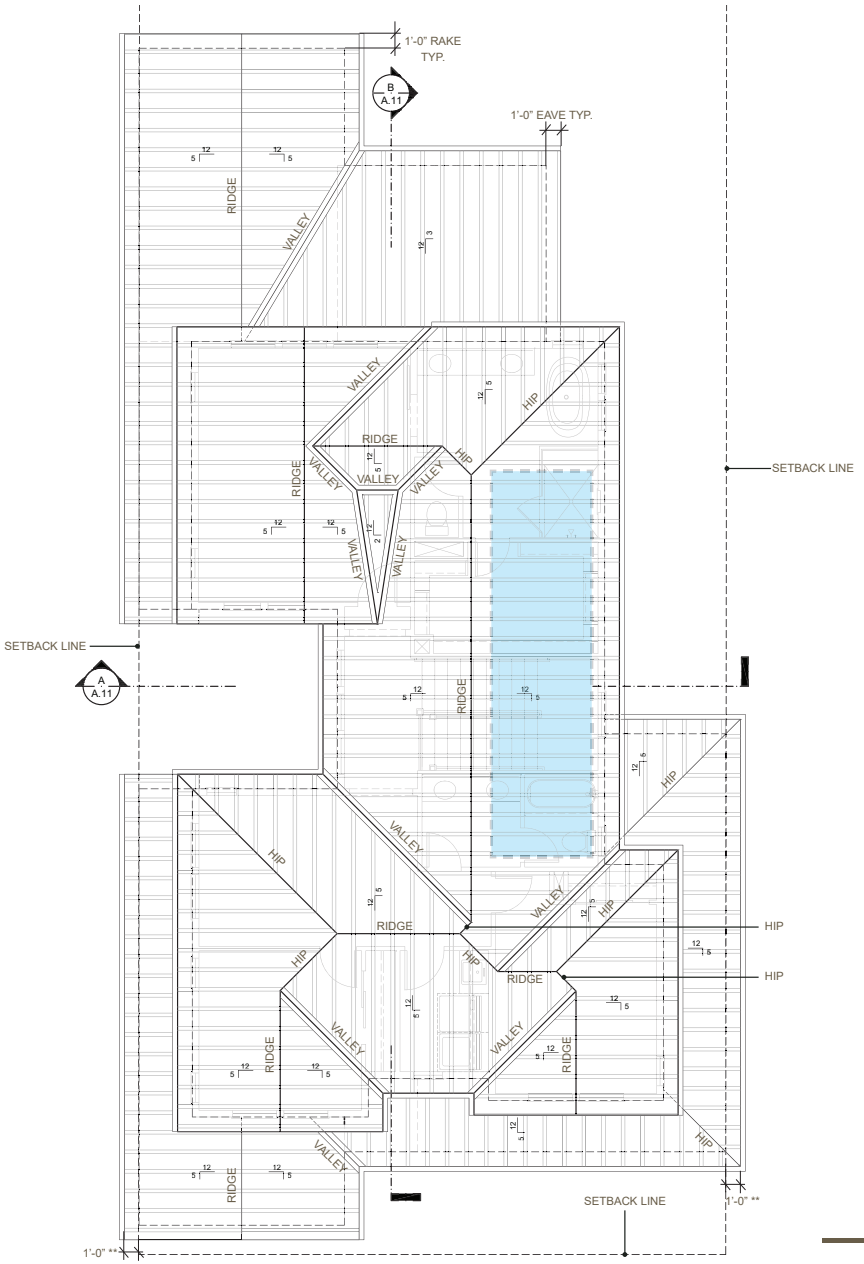

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

POTENTIAL SOLAR ZONE

ALL ROOFING MATERIAL IS STANDING SEAM METAL UNLESS OTHERWISE NOTED.

ROOF PLAN

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

NORTH

DATE	07-19-2023
JOB NO.	1641.059

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

A.6

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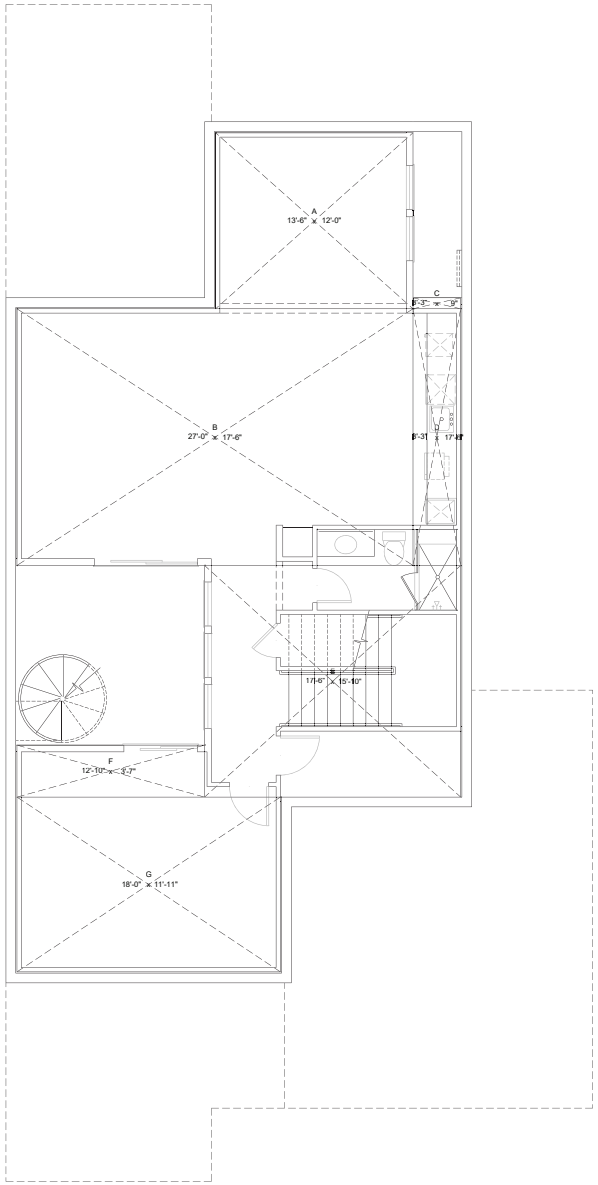

BASEMENT AREA CALCULATION IS EXCLUDED FROM FAL

BASEMENT FLOOR AREA	
A	161.50 SQ. FT.
B	472.50 SQ. FT.
C	2.44 SQ. FT.
D	56.87 SQ. FT.
E	275.70 SQ. FT.
F	45.30 SQ. FT.
G	214.01 SQ. FT.
TOTAL	1228.32 SQ. FT.

FIRST FLOOR AREA	
A	171.01 SQ. FT.
B	206.38 SQ. FT.
C	161.66 SQ. FT.
D	206.38 SQ. FT.
E	223.56 SQ. FT.
F	76.85 SQ. FT.
G	7.32 SQ. FT.
H	69.00 SQ. FT.
TOTAL	1122.16 SQ. FT.
GARAGE	
G1	65.76 SQ. FT.
G2	246.60 SQ. FT.
G3	179.40 SQ. FT.
TOTAL	491.76 SQ. FT.
ADU	
ADU1	92.81 SQ. FT.
ADU2	43.41 SQ. FT.
ADU3	78.82 SQ. FT.
ADU4	189.61 SQ. FT.
TOTAL	404.65 SQ. FT.
OUTDOOR LIVING	
OL 1	112.00 SQ. FT.
OL 2	162.50 SQ. FT.
TOTAL	274.50 SQ. FT.

SECOND FLOOR AREA	
A	182.50 SQ. FT.
B	393.84 SQ. FT.
C	51.23 SQ. FT.
D	268.92 SQ. FT.
E	18.30 SQ. FT.
F	120.28 SQ. FT.
G	80.20 SQ. FT.
H	190.65 SQ. FT.
TOTAL (LIVING)	1305.92 SQ. FT.

FLOOR AREA LIMIT	
FIRST FLOOR	1122.16 SQ. FT.
SECOND FLOOR	1305.92 SQ. FT.
GARAGE	491.76 SQ. FT.
TOTAL	2919.84 SQ. FT.
MAX. F.A.L.	3002.75 SQ. FT.

PORCH	
PORCH	42.71 SQ. FT.

FIREPLACE	
FP	7.78 SQ. FT.

COURTYARD	
CY	165.86 SQ. FT.

BUILDING COVERAGE	
FIRST FLOOR	1122.16 SQ. FT.
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LIGHTWELL	48.00 SQ. FT.
COURTYARD	165.86 SQ. FT.
TOTAL	2152.77 SQ. FT.
MAX. BUILDING COVERAGE	2734.00 SQ. FT.

BASEMENT FLOOR AREA DIAGRAM

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

NORTH

DATE 07-19-2023
JOB NO. 1641.059

5865 Owens Drive
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925-251-7200

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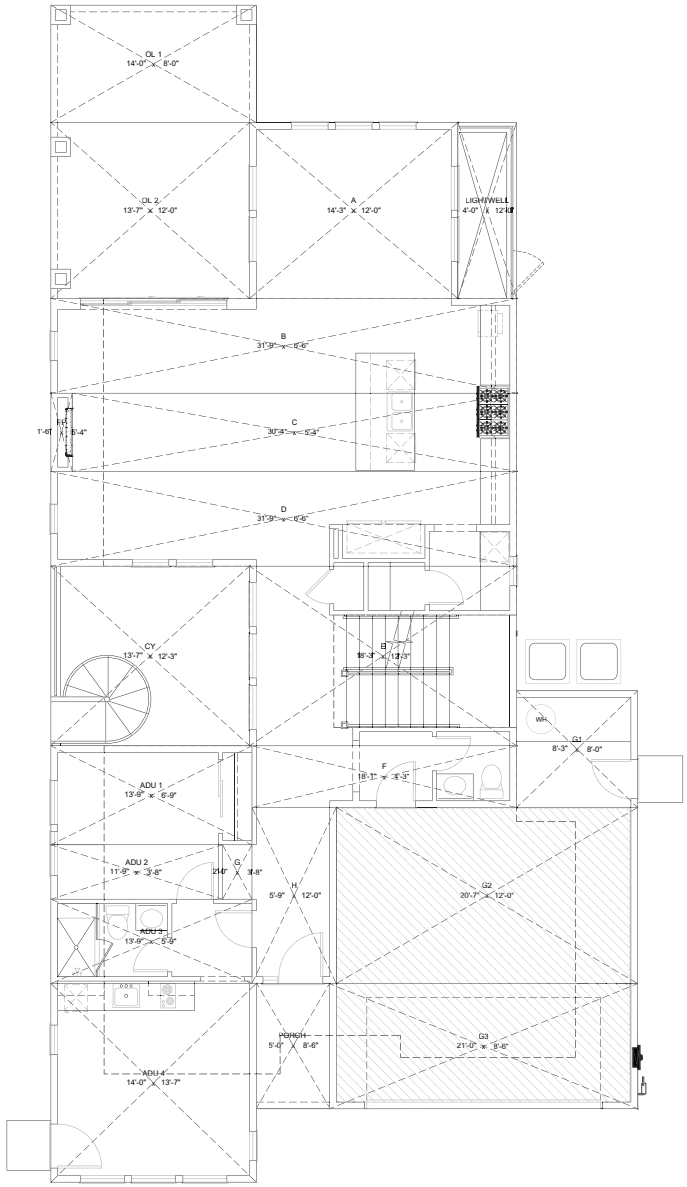
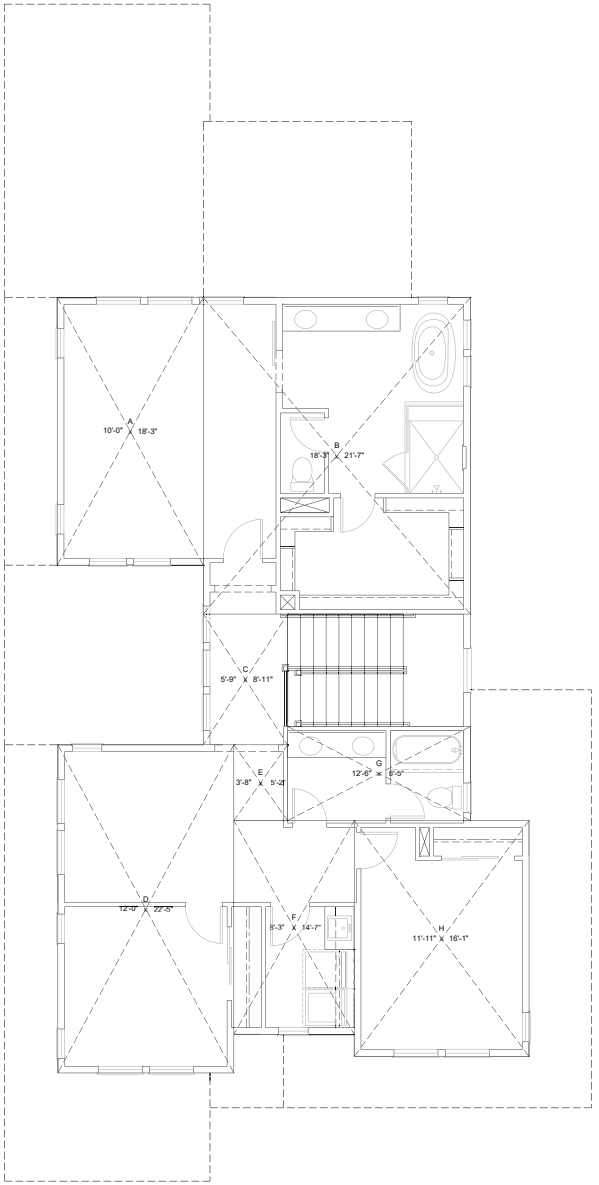
A17





BASEMENT AREA CALCULATION IS EXCLUDED FROM FAL

BASEMENT FLOOR AREA	
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TOTAL	491.76 SQ. FT.
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ADU1	92.81 SQ. FT.
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TOTAL (LIVING)	1305.92 SQ. FT.

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FIRST FLOOR	1122.16 SQ. FT.
GARAGE	491.76 SQ. FT.
PORCH	42.71 SQ. FT.
FIREPLACE	7.78 SQ. FT.
OUTDOOR LIVING	274.50 SQ. FT.
LIGHTWELL	48.00 SQ. FT.
COURTYARD	165.86 SQ. FT.
TOTAL	2152.77 SQ. FT.
MAX. BUILDING COVERAGE	2734.00 SQ. FT.

FIRST FLOOR AREA DIAGRAM

SECOND FLOOR AREA DIAGRAM

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

NORTH

DATE 07-19-2023
JOB NO. 1641.059

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

A.8

A15

ROOF MATERIAL
STANDING SEAM ROOF

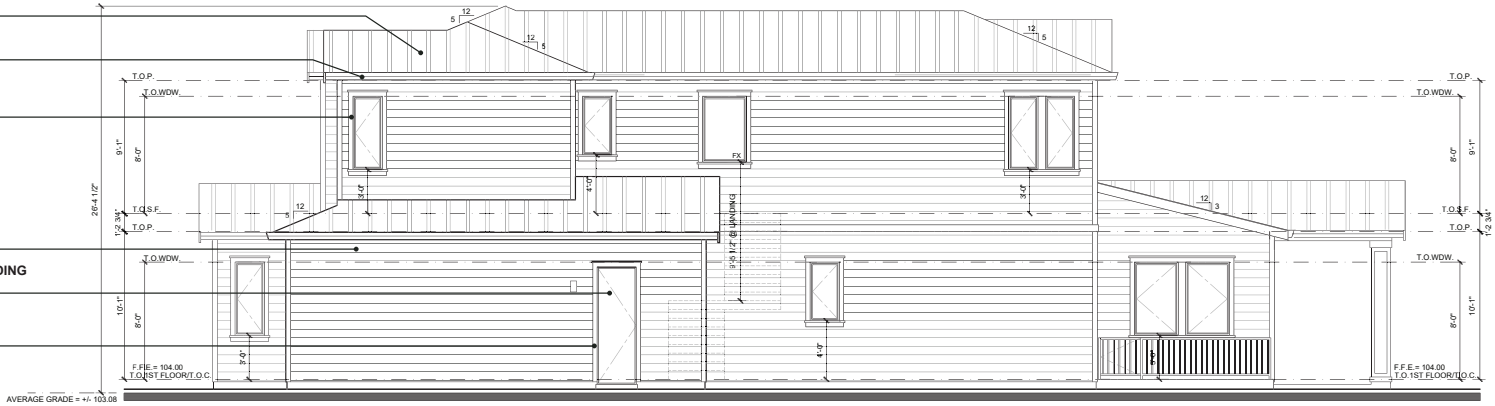
BODY COLOR
GUTTERS, FASCIA & EAVES

BODY COLOR
WINDOW TRIM

BODY COLOR
CEMENTITIOUS HORIZONTAL SIDING

BODY COLOR
GARAGE SIDE DOOR

BODY COLOR
DOOR TRIM



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

ROOF MATERIAL
STANDING SEAM ROOF

BODY COLOR
GUTTERS, FASCIA & EAVES

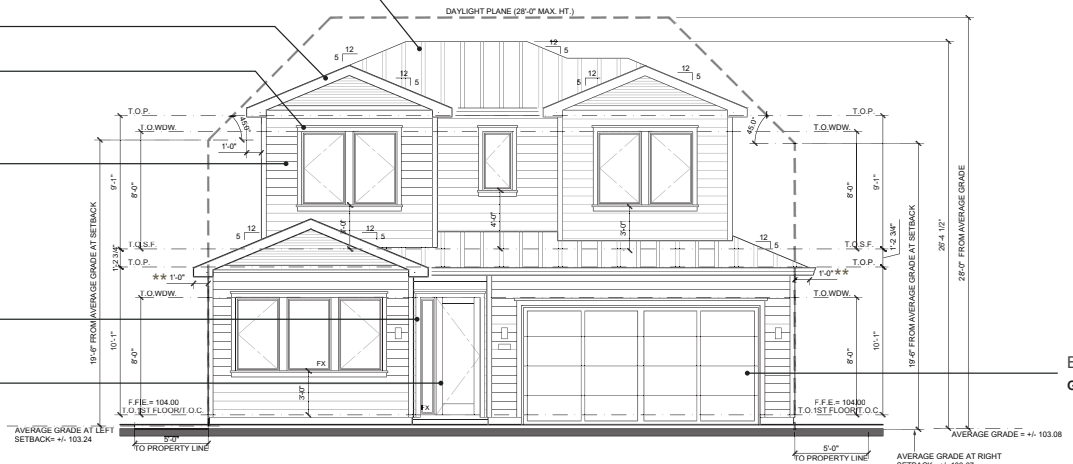
BODY COLOR
WINDOW TRIM

BODY COLOR
CEMENTITIOUS HORIZONTAL SIDING

BODY COLOR
DOOR TRIM

ACCENT COLOR
FRONT DOOR & SIDELITES

BODY COLOR
GARAGE DOOR

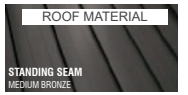


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ACCENT COLOR
- FRONT DOOR AND SIDELITES

BODY COLOR
- EXTERIOR SIDING, FASCIA, EAVES, GUTER
- DOOR AND WINDOW TRIM
- GARAGE DOOR
- GARAGE SIDE DOOR AND ADU DOOR

ROOF MATERIAL



FOR MORE INFORMATION SEE EXTERIOR RENDERS & COLOR BOARD

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

WINDOWS
ANDERSEN 100 SERIES FOR ALL WINDOWS TYP. - NO SIMULATED DIVIDED LITE

ELEVATIONS

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

DATE	07-19-2023
JOB NO.	1641.059

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

A.9

A19

A16

ROOF MATERIAL
STANDING SEAM ROOF

BODY COLOR
GUTTERS, FASCIA & EAVES

BODY COLOR
WINDOW TRIM

BODY COLOR
CEMENTITIOUS HORIZONTAL SIDING

BODY COLOR
DOOR TRIM

BODY COLOR
ADU DOOR

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

ROOF MATERIAL
STANDING SEAM ROOF

BODY COLOR
GUTTERS, FASCIA & EAVES

BODY COLOR
WINDOW TRIM

BODY COLOR
CEMENTITIOUS HORIZONTAL SIDING

BODY COLOR
DOOR TRIM

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

ACCENT COLOR
- FRONT DOOR AND SIDELITES

BODY COLOR
- EXTERIOR SIDING, FASCIA, EAVES, GUTER
- DOOR AND WINDOW TRIM
- GARAGE DOOR
- GARAGE SIDE DOOR AND ADU DOOR

ROOF MATERIAL
STANDING SEAM
MEDIUM BRONZE

FOR MORE INFORMATION
SEE EXTERIOR RENDERS
& COLOR BOARD

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

WINDOWS
ANDERSEN 100 SERIES FOR ALL WINDOWS TYP. - NO SIMULATED DIVIDED LITE

ELEVATIONS

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

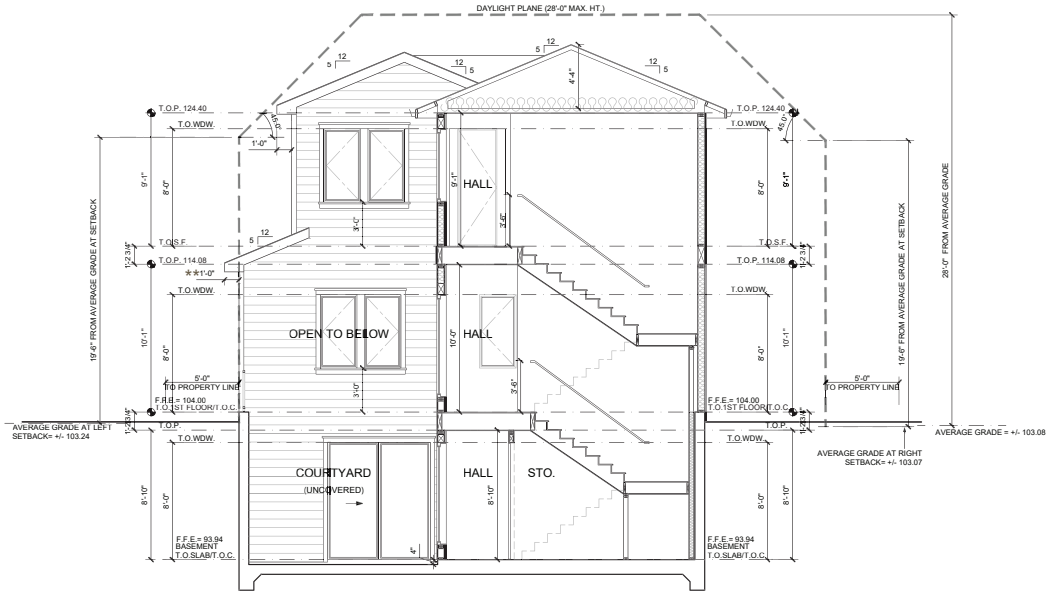
DATE	07-19-2023
JOB NO.	1641.059

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

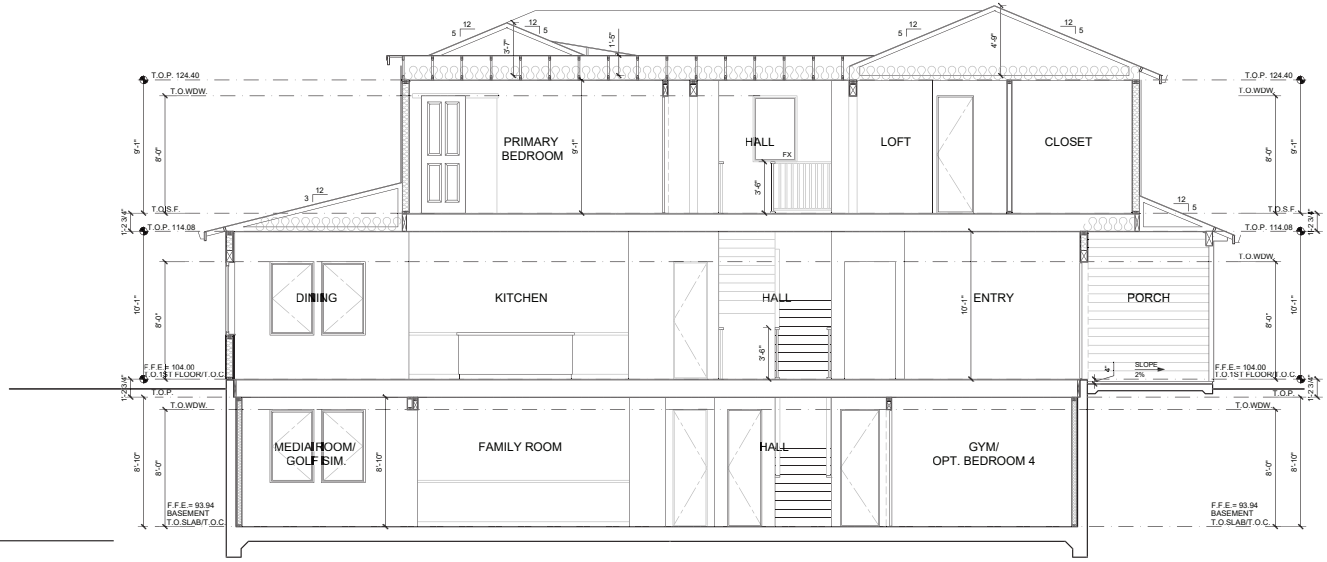
A.10

A20

A17



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



SECTION B
SCALE: 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.

** AS PER MENLO PARK GUIDELINES, 18" INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF LESS THAN 10'. 3' INTRUSION OF ARCHITECTURAL FEATURES, SUCH AS EAVES, IS ALLOWABLE INTO ANY YARD OF 10' OR GREATER.

SECTIONS

848 COLLEGE AVE., MENLO PARK

THOMAS JAMES HOMES

0 4 8 16

DATE 07-19-2023
JOB NO. 1641.059

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

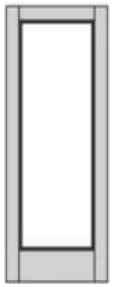
A.11

A21

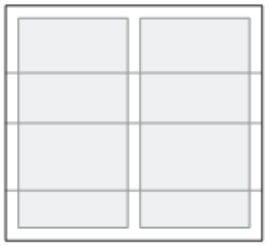
A18

FIBERGLASS
EXTERIOR: BLACK
INTERIOR: BLACK

FRONT DOOR
MASONITE - HERITAGE – LINCOLN PARK
FIBERGLASS
FULL PANEL DOOR
FULL SIDELITE



ADU DOOR
MASONITE - VISTAGRANDE
FIBERGLASS
FULL LITE



GARAGE DOOR
CLOPAY GRAND HARBOR
DESIGN: 41
WINDOWS: PLAIN SHORT, CLEAR GLASS

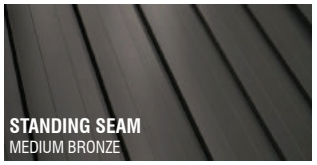
EXTERIOR ELEVATIONS
(NOT TO SCALE)

HOUSE NUMBERS

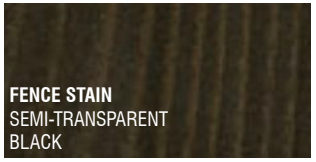
EXTERIOR LIGHT FIXTURE
5"W X 9"H

- FRONT DOOR AND SIDELITES

- EXTERIOR SIDING, FASCIA, EAVES, GUTER
- DOOR AND WINDOW TRIM
- GARAGE DOOR
- GARAGE SIDE DOOR AND ADU DOOR



STANDING SEAM
MEDIUM BRONZE



FENCE STAIN
SEMI-TRANSPARENT
BLACK

THOMAS JAMES HOMES

848 COLLEGE AVE
MENLO PARK, CALIFORNIA 94025

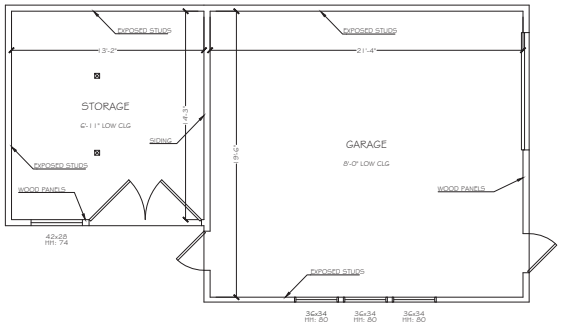
NOTES:
DIMENSIONS PROVIDED IN THIS DOCUMENT ARE BASED OFF THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED IN FIELD. ACTUAL FIELD CONDITIONS MAY EFFECT THESE DIMENSIONS. PROJECT MANGER TO NOTIFY DESIGNER OF DIMENSIONS AND FIELD CONDITIONS THAT DIFFER FROM THE DESIGN PACKAGE AND ARCHITECTURAL PLANS.

DATE: 5.1.2023
DESIGNER: DAIN ADAMSON
ARCHITECT: DAHLIN

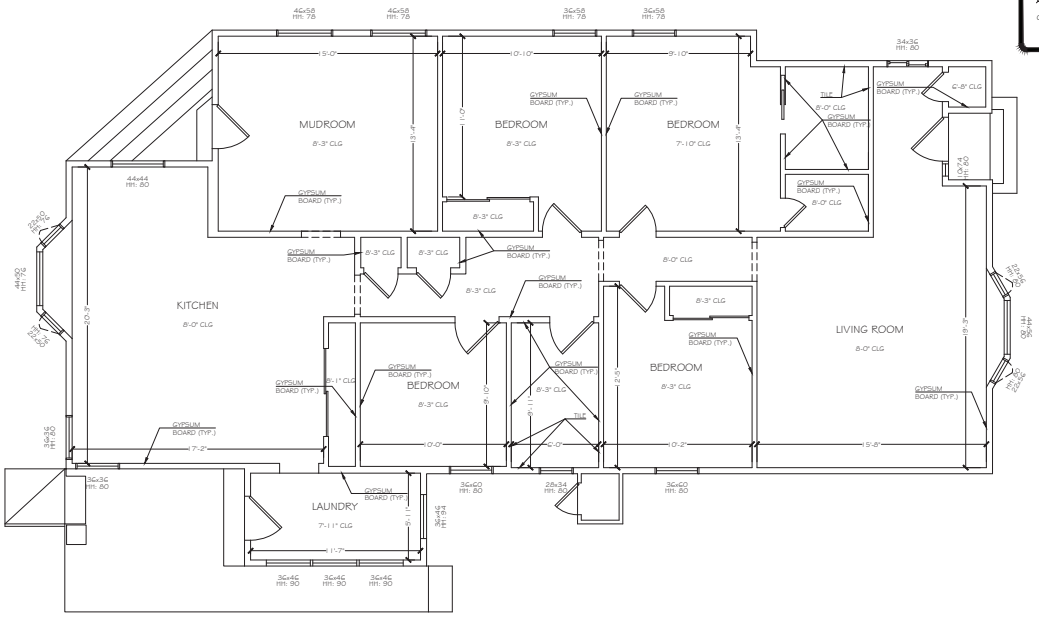
NOTE: RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS

CUSTOM TRADITIONAL

A19



DETACHED GARAGE



MAIN HOUSE

LEGEND

LOW CASEWORK
UPPER CASEWORK
FULL HEIGHT CASEWORK
WD – 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
PV – SOLAR COMPONENTS
– ELECTRICAL PANEL
TWH – TANKLESS WATER HEATER
WH – WATER HEATER
WS – WATER SOFTNER
– FLOOR DRAIN
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
THOMAS JAMES HOMES

PLAN TYPE
FLOOR PLAN

PROJECT NAME
848 COLLEGE AVENUE RESIDENCE

PROJECT ADDRESS
848 COLLEGE AVENUE
MENLO PARK, CA 94025

SCALE
1/4" = 1'-0"

PROJECT
3798_BA

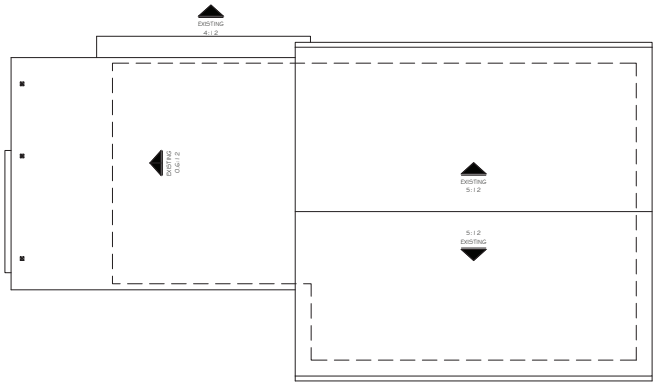
APPROVED BY
NH

DATE
01/13/23

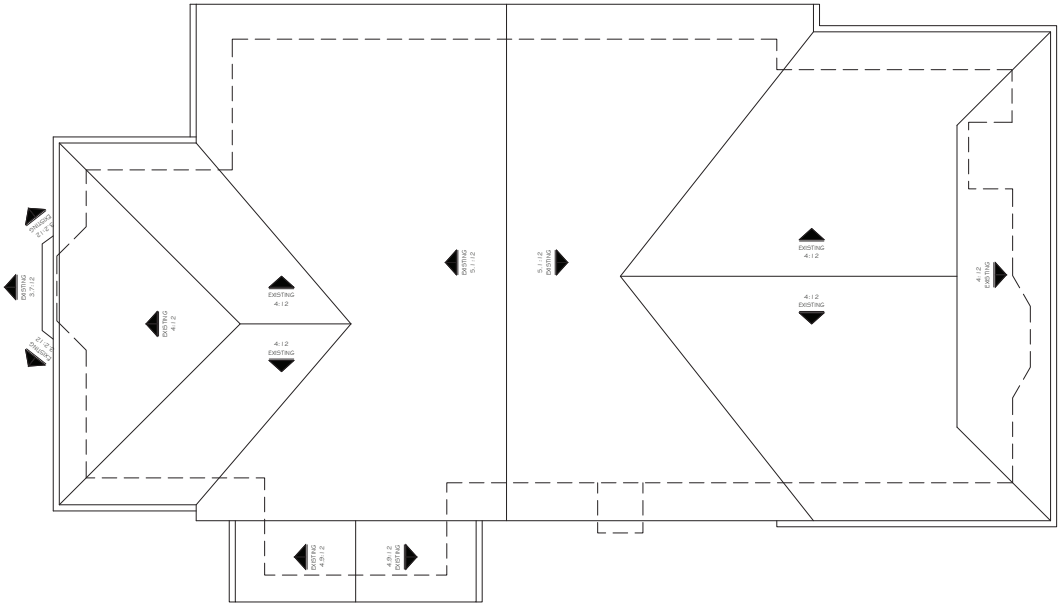
SHEET
1 of 4

A23

A20



DETACHED
GARAGE ROOF



MAIN HOUSE
ROOF

LEGEND

CHIMNEY OUTLINE

BUILDING FOOTPRINT

- ROOF DRAIN
- DOWNSPOUT
- AIR CONDITIONER
- UTILITY BOX
- ROOF VENT
- RTU – ROOF TOP UNIT
- ROOF TOP HATCH

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3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR
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F 888.698.2966
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WORRY FREE RENOVATIONS

PREPARED FOR
THOMAS JAMES HOMES

PLAN TYPE
ROOF PLAN

PROJECT NAME
848 COLLEGE AVENUE RESIDENCE

PROJECT ADDRESS
848 COLLEGE AVENUE
MENLO PARK, CA 94025

SCALE
1/4" = 1'-0"

PROJECT
3798_BA

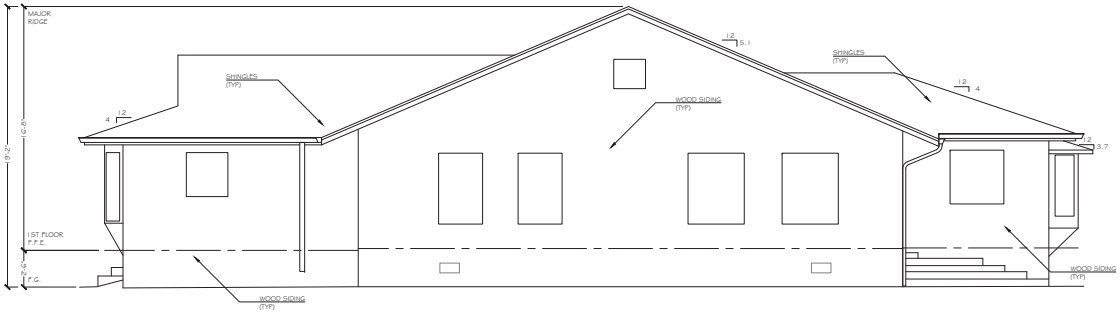
APPROVED BY
NH

DATE
01/13/23

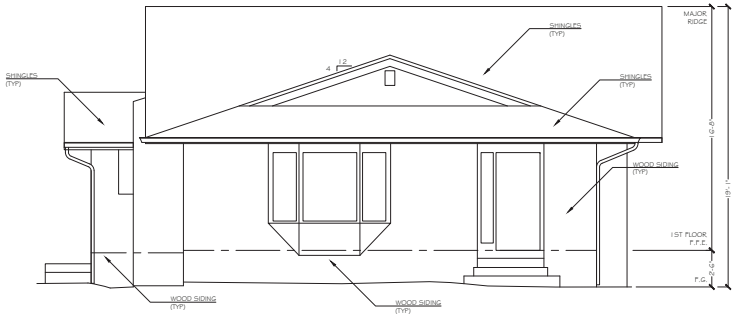
SHEET
2 of 4

A24

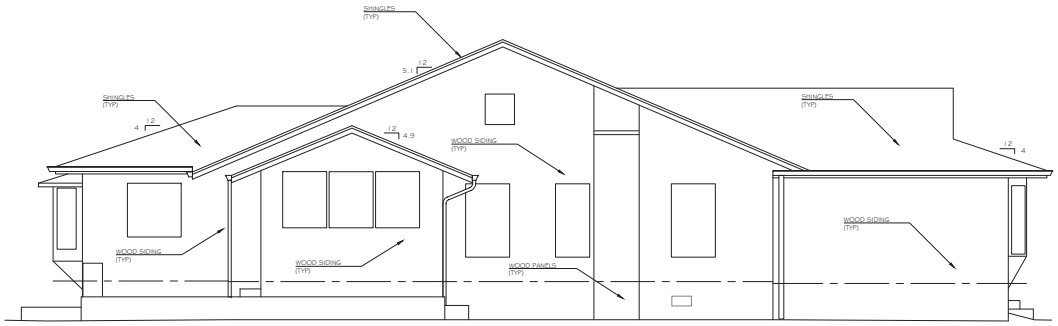
A21



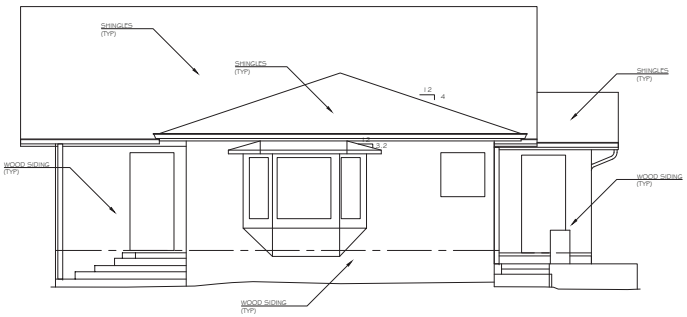
NORTHEAST



SOUTHEAST



SOUTHWEST



NORTHWEST

MAIN HOUSE

LEGEND

FINISHED GRADE LINE

FINISHED FLOOR LINE

12/X ROOF PITCH LABEL (RISE/RUN)

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

THOMAS JAMES HOMES

PLAN TYPE

EXTERIOR ELEVATIONS

PROJECT NAME

848 COLLEGE AVENUE RESIDENCE

PROJECT ADDRESS

848 COLLEGE AVENUE
MENLO PARK, CA 94025

SCALE
1/4" = 1'-0"

PROJECT
3798_BA

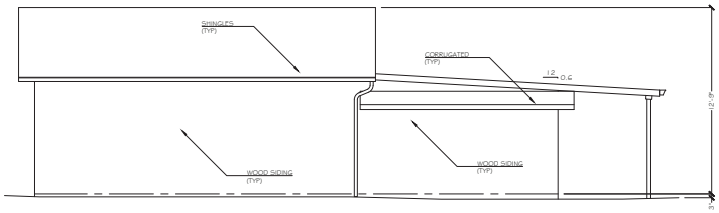
APPROVED BY
NH

DATE
01/13/23

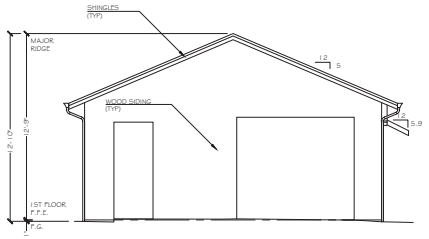
SHEET
3 of 4

A25

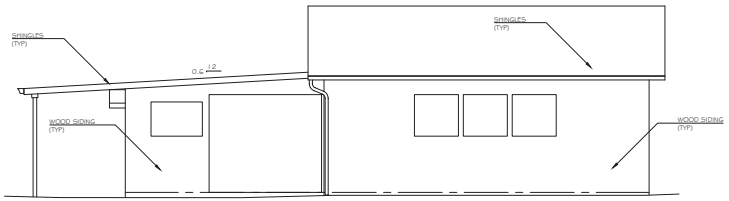
A22



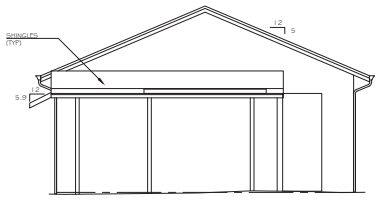
NORTHEAST



SOUTHEAST



SOUTHWEST



NORTHWEST

DETACHED
GARAGE

LEGEND

FINISHED GRADE LINE

FINISHED FLOOR LINE

12
X

ROOF PITCH LABEL (RISE/RUN)

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

THOMAS JAMES
HOMES

PLAN TYPE

EXTERIOR
ELEVATIONS

PROJECT NAME

848 COLLEGE
AVENUE
RESIDENCE

PROJECT ADDRESS

848 COLLEGE AVENUE
MENLO PARK, CA 94025

SCALE
1/4" = 1'-0"

PROJECT
3798_BA

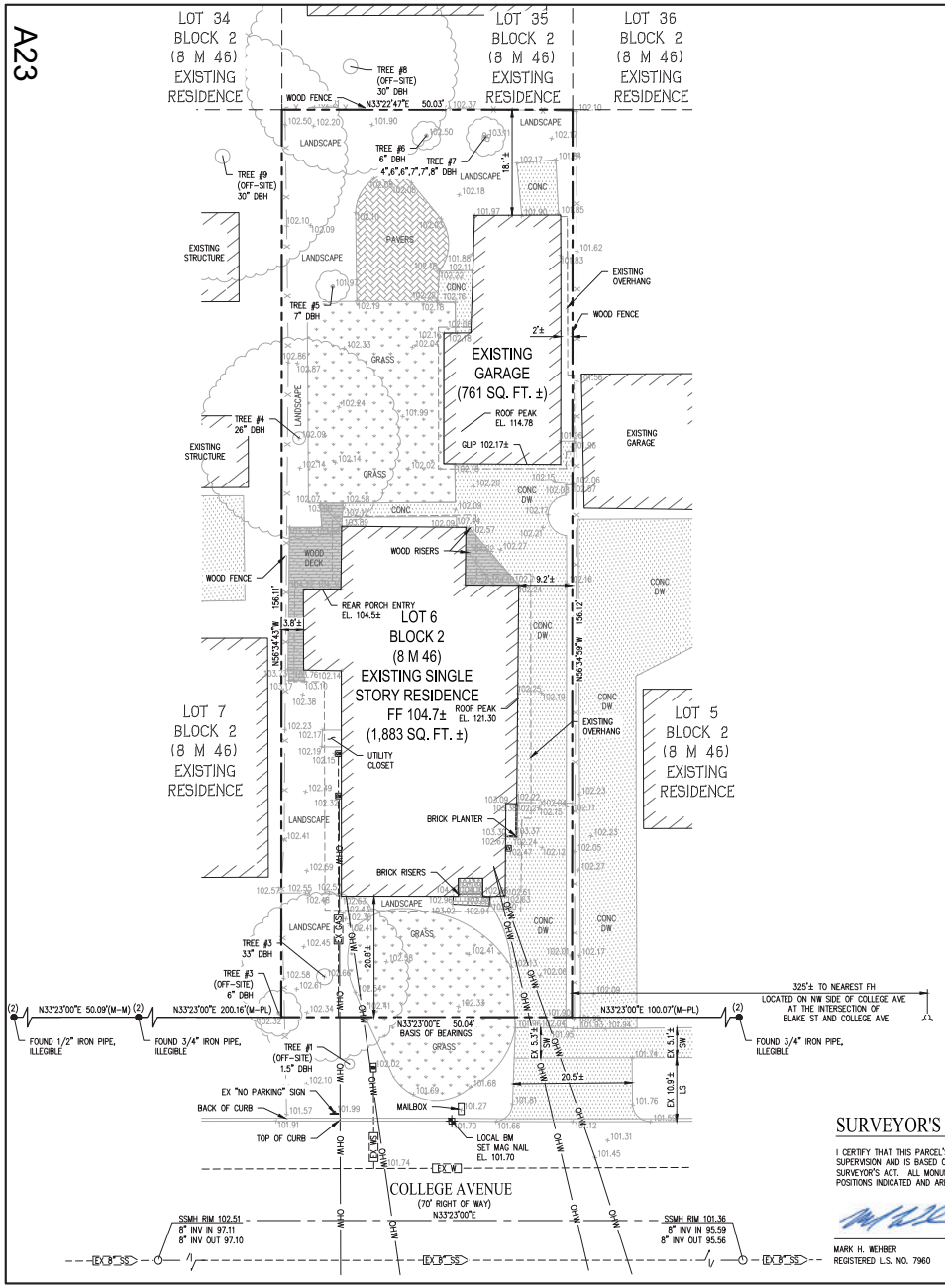
APPROVED BY
NH

DATE
01/13/23

SHEET
4 of 4

A26

A23



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.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

10/21/2022
DATE

TITLE REPORT/GUARANTEE

FIDELITY NATIONAL TITLE COMPANY
GUARANTEE NO. FSMO-6552200766
DATED SEPTEMBER 1, 2022

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 6 IN BLOCK 2 AS DESIGNATED ON THE MAP ENTITLED, "MAP NO. 2, STANFORD PARK, MENLO PARK, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 2, 1913, IN BOOK 8 OF MAPS AT PAGE 46.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) RELATES TO OWNERSHIP AND CANNOT BE PLOTTED.

ITEMS (2) RELATE TO TAXES AND LIENS AND CANNOT BE PLOTTED.

ITEMS (3) RELATE TO COVENANTS, CONDITIONS AND RESTRICTIONS, AND A DEED OF TRUST AND CANNOT BE PLOTTED.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND IRON PIPES ON THE NORTHWESTERN RIGHT OF WAY LINE OF COLLEGE AVENUE, THE BEARING BEING N33°23'00"E PER RECORD OF SURVEY NO. 2396 (37 LLS 90)

BENCHMARK:

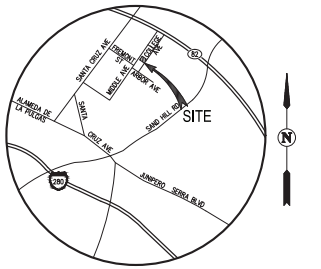
BENCHMARK ID: LOCAL BENCHMARK
DESCRIPTION: SET MAG NAIL IN THE TOP OF CURB OF 848 COLLEGE AVENUE.
ELEVATION: 101.70' (ASSUMED)

ASSESSOR'S PARCEL NUMBER:

071-403-200

AREA:

7,811 SQ. FT.



VICINITY MAP
NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT/GUARANTEE 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) ALL TIES SHOWN HEREON ARE PERPENDICULAR UNLESS OTHERWISE NOTED.

REFERENCES:

(#) INDICATES REFERENCE NUMBER
(1) STANFORD PARK (8 M 46)
(2) RECORD OF SURVEY NO. 2396 (37 LLS 90)

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	
STREET CENTER LINE	
EXISTING RIGHT OF WAY	
ADJACENT PROPERTY LINE	
EXISTING STRUCTURE	
EXISTING UTILITY PIPE	
OHW — OVERHEAD WIRES	
FENCE LINE	
TIE LINE	
EXISTING ELECTRIC METER	
EXISTING GAS METER	
EXISTING EV CHARGER	
EXISTING WATER METER	
103.30 — EXISTING GROUND ELEVATION	
SANITARY SEWER MANHOLE	
FOUND IRON PIPE	
FIRE HYDRANT	
AC — ASPHALT	
BM — BENCHMARK	

CONC	CONCRETE
DBH	DIAMETER BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
GLIP	GARAGE LIP
IP	IRON PIPE
LAT	LATERAL
LS	LANDSCAPE
M-M	MONUMENT TO MONUMENT
M-PL	MONUMENT TO PROPERTY LINE
OHW	OVERHEAD WIRE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
WM	WATER METER
WS	WATER SERVICE

848 COLLEGE AVENUE
TOPOGRAPHIC & BOUNDARY SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SCALE: 1" = 10' DATE: OCTOBER 21, 2022

LICENSED LAND SURVEYOR MARK W. WEHBER 7960 STATE OF CALIFORNIA

0 10 20 30

JOB NO.: 3085-000

cbg CIVIL ENGINEERS ▪ SURVEYORS ▪ PLANNERS

SAN RAMON ▪ (925) 866-0322
ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

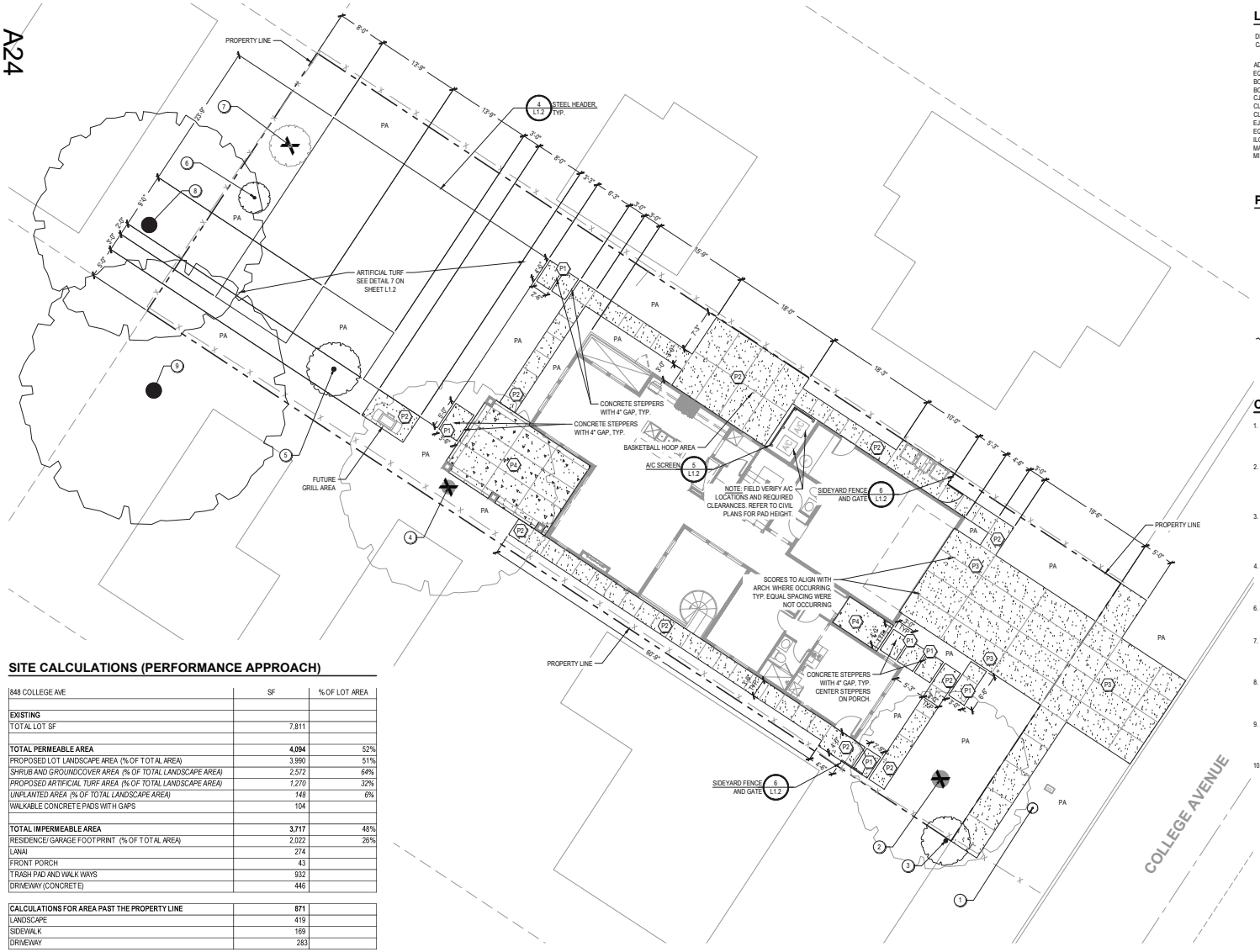
SHEET NO. 1 OF 1 SHEETS

10/25/2022 8:15 AM

F:\3085-000\MENLO PARK\848 COLLEGE AVE\ACAD\EXHIBITS\X8-LOT SURVEY_848 COLLEGE AVE.DWG

A27

A24



SITE CALCULATIONS (PERFORMANCE APPROACH)

848 COLLEGE AVE	SF	% OF LOT AREA
EXISTING		
TOTAL LOT SF	7,811	
TOTAL PERMEABLE AREA	**4,094**	52%
PROPOSED LOT LANDSCAPE AREA (% OF TOTAL AREA)	3,990	51%
SHRUB AND GROUNDCOVER AREA (% OF TOTAL LANDSCAPE AREA)	*2,572*	*64%*
PROPOSED ARTIFICIAL TURF AREA (% OF TOTAL LANDSCAPE AREA)	*1,270*	*32%*
UNPLANTED AREA (% OF TOTAL LANDSCAPE AREA)	*148*	*6%*
WALKABLE CONCRETE PADS WITH GAPS	104	
TOTAL IMPERMEABLE AREA	**3,717**	48%
RESIDENCE/ GARAGE FOOTPRINT (% OF TOTAL AREA)	2,022	26%
LANAI	274	
FRONT PORCH	43	
TRASH PAD AND WALK WAYS	932	
DRIVEWAY (CONCRETE)	446	

CALCULATIONS FOR AREA PAST THE PROPERTY LINE	**871**	
LANDSCAPE	419	
SIDEWALK	169	
DRIVEWAY	283	

NOTE: WATER SUPPLY IS DOMESTIC.

TREE PROTECTION CHART

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

KEYNOTE	STATUS	LOCATION	SCIENTIFIC NAME	COMMON NAME	DBH (in)	ACTION
1	Heritage Tree	On-Site	*Catalpa speciosa*	Northern catalpa	1.5	Retain and Protect
2	Heritage Tree	On-Site	*Cedrus libani*	Lebanon Cedar	33	Remove
3	Non-Protected	Off-Site	*Ligustrum lucidum*	Chinese Privet	6.3	Retain and Protect
4	Heritage Tree	On-Site	*Sequoia sempervirens*	Coast Redwood	26	Remove
5	Non-Protected	On-Site	*Citrus limon*	Lemon	7	Retain and Protect
6	Non-Protected	On-Site	*Acer palmatum*	Japanese Maple	7	Retain and Protect
7	Heritage Tree	On-Site	*Ficus carica*	Common Fig	6,4,5,4,7,10,6,6 (18)	Remove
8	Heritage Tree	Off-Site	*Quercus agrifolia*	Coast Live Oak	30	Retain and Protect
9	Heritage Tree	Off-Site	*Quercus agrifolia*	Coast Live Oak	30	Retain and Protect

LAYOUT LEGEND

DETAIL CALLOUT — REFERENCED DETAIL NUMBER / REFERENCED DETAIL SHEET

ADJ.	ADJACENT	NATIVE GRASS	DELTA BOLERO
EQ	EQUAL DISTANT	OH	OVERHANG
BOC	BACK OF CURB	PA	PLANTING AREA
BOW	BACK OF WALK	PL	PROPERTY LINE
CJ	CONSTRUCTION/COLD JOINT	POB	POINT OF BEGINNING
CL	CENTERLINE	SIM	SIMILAR TO
CLR	CLEAR	SYM	SYMMETRICAL
EJ	EXPANSION JOINT	TYP	TYPICAL
EQ	EQUAL DISTANT	T, TURF	TURF AREA
ILO	IN LIEU OF	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VIF	VERIFY IN FIELD
MIN	MINIMUM		

PAVING AND FENCING LEGEND

- P1 — CONCRETE PAVERS PER DETAIL 1/L1.2. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. 4" GAP FILL WITH P2.
- P2 — CONCRETE PAVING (PEDESTRIAN)PER DETAIL 2/L1.2. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS.
- P3 — CONCRETE PAVING (VEHICULAR) PER DETAIL 3/L1.2. STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- P4 — **CONCRETE TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL DRAWINGS.**

SIDEYARD FENCE: PER DETAIL 6/L1.2, **11 LF** (CONTRACTOR TO VERIFY, INCLUDES ONE 4'-0" GATE AND ONE 3'-0" GATE)

CONSTRUCTION NOTES

1. LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
2. UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. DISCREPANCIES: NOTIFY DISTRICT'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
4. LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
6. COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
7. VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
8. LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
9. EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO TO EXISTING WORK , INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
10. FENCING: FENCE LOCATIONS SHOWN ARE DIAGRAMMATIC AND FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

SIGNED — DATE 07/19/23

0' 8' 16' — 1/8" = 1'-0" — N

THOMAS JAMES HOMES

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947 Enterprise Dr. Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

848 COLLEGE AVE MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

LAYOUT PLAN, NOTES, AND LEGEND

DRAWN BY: STAFF
CHECKED BY: DWC
JOB NO. 20035
DATE 07/11/2023
REVISIONS:

LICENSED LANDSCAPE ARCHITECT — DAVID W. CAMPBELL — Renewal Date: 08/2023 — STATE OF CALIFORNIA

PRELIMINARY

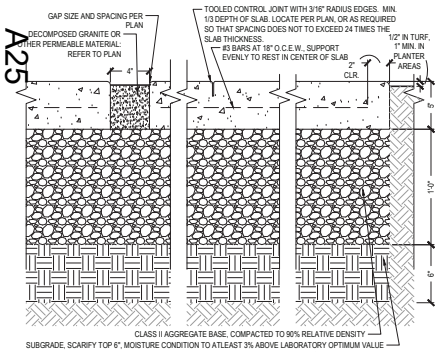
L1.1

DRAWINGS IN SET: 5

DESIGN REVIEW SET - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

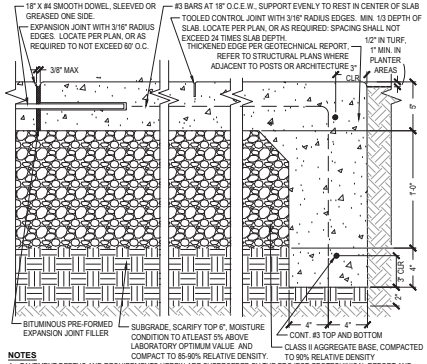
A28

A25



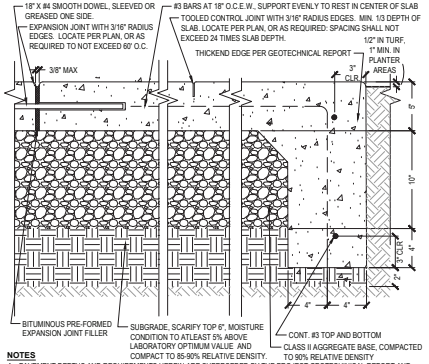
NOTES
A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

1 CONCRETE PAVERS
1" = 0'-6" SECTION



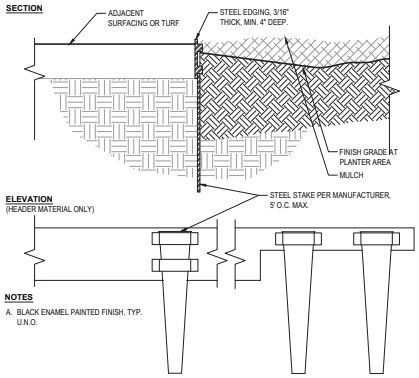
NOTES
A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

2 CONCRETE PAVING (PEDESTRIAN)
1" = 0'-6" SECTION



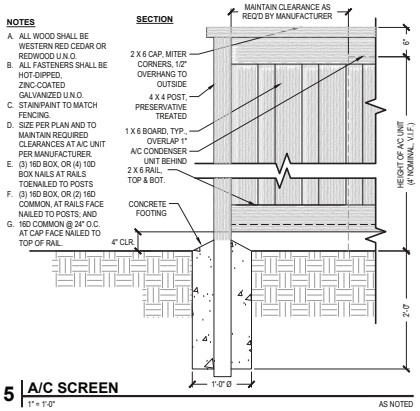
NOTES
A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

3 CONCRETE PAVING (VEHICULAR)
1" = 0'-6" SECTION

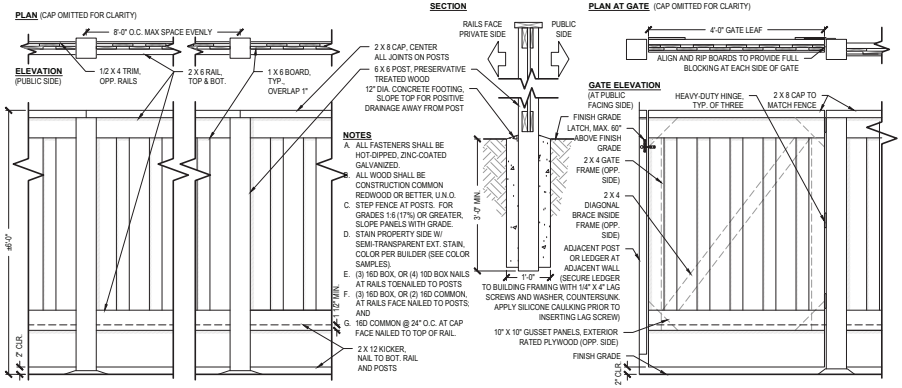


NOTES
A. BLACK ENAMEL PAINTED FINISH, TYP. U.N.O.

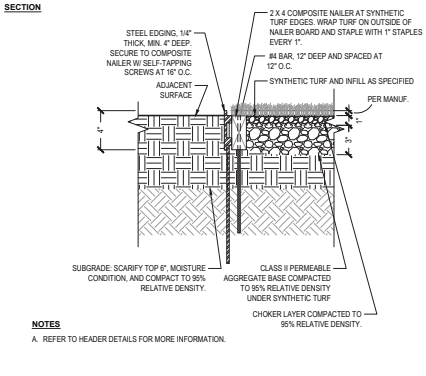
4 STEEL HEADER
1" = 0'-6" AS NOTED



5 A/C SCREEN
1" = 1'-0" AS NOTED



6 SIDEYARD FENCE WITH GATE
3/4" = 1'-0" AS NOTED



NOTES
A. REFER TO HEADER DETAILS FOR MORE INFORMATION.

7 SYNTHETIC TURF
1" = 0'-6" SECTION

REPRESENTATIVE STAIN COLORS

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LANDSCAPE IMPROVEMENT PLANS FOR

848 COLLEGE AVE MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

CONSTRUCTION DETAILS

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
07/11/2023
REVISIONS:

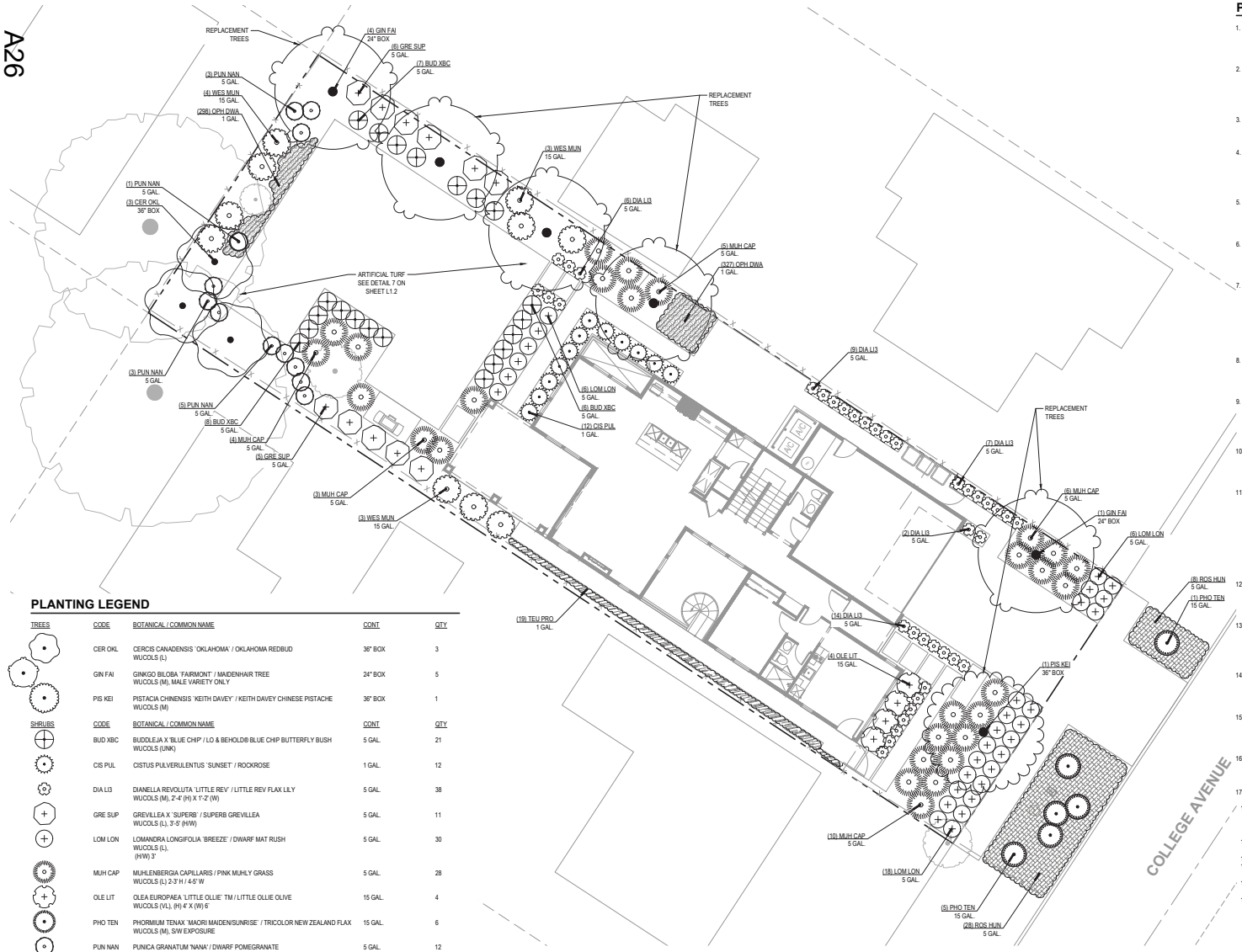
LICENSED LANDSCAPE ARCHITECT DAVID W. CAMPBELL Renewal Date: 08/2023 STATE OF CALIFORNIA
PRELIMINARY

L1.2

DRAWINGS IN SET: 5

DESIGN REVIEW SET - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

A26



PLANTING LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	CONT		QTY
	CER OKL	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (L)	36" BOX		3
	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE WUCOLS (M), MALE VARIETY ONLY	24" BOX		5
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (M)	36" BOX		1
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
	BUD XBC	BUDDLEJA X 'BLUE CHIP' / LO & BEHOLD® BLUE CHIP BUTTERFLY BUSH WUCOLS (UNK)	5 GAL.		21
	CIS PUL	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.		12
	DIA LI3	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY WUCOLS (M), 2'-4' (H) X 1'-2' (W)	5 GAL.		38
	GRE SUP	GREVILLEA X 'SUPERB' / SUPERB GREVILLEA WUCOLS (L), 3'-5' (H/W)	5 GAL.		11
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH WUCOLS (L), (H/W) 3'	5 GAL.		30
	MUH CAP	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS WUCOLS (L) 2-3' H / 4-5' W	5 GAL.		28
	OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE WUCOLS (VL), (H) 4' X (W) 6'	15 GAL.		4
	PHO TEN	PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M), S/W EXPOSURE	15 GAL.		6
	PUN NAN	PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE WUCOLS (L)	5 GAL.		12
	WES MUN	WESTRINGIA FRUTICOSA 'WESO5' TM / MUNDI COAST ROSEMARY WUCOLS (L)	15 GAL.		10
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**QTY**
	OPH DWA	OPHIOPOGON JAPONICUS 'DWARF' / DWARF MONDO GRASS	1 GAL.	5" o.c.	625
	ROS HUN	ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY WUCOLS (L), (H) 1'-2' X (W) 4'-8'	5 GAL.	36" o.c.	36
	TEU PRO	TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER WUCOLS (L), (H) 1-2' X (W) 2-3'	1 GAL.	24" o.c.	19

PLANTING NOTES

1. SITE ACCEPTANCE: THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. SITE PREPARATION: ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. POSITIVE DRAINAGE: ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
4. EXPLANATION OF DRAWINGS: PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTORS CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. SUBSTITUTIONS: IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTING PIT DRAINAGE: EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1' DIAMETER X 8' DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
7. PLANT MATERIAL: ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK." NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 5" H. X 8" W. FOR 1-GALLON (#1), 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5' H. W/ 1" CALIPER FOR 15-GALLON (#15); 8' H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
8. 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.
9. UNDERGROUND UTILITIES: THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.O.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. BARK MULCH: A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
11. SOIL FERTILITY ANALYSIS AND AMENDMENT: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND.
12. CERTIFICATE OF COMPLETION: 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 AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
13. MAINTENANCE PERIOD: SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
14. ROOT CONTROL BARRIERS: WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12" DEEP ALONG SIDEWALKS, AND 18" DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.
15. UTILITY CLEARANCE: NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7
16. WORK IN RIGHT-OF-WAY: ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
17. TURF INSTALLATION: CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
    - 17.1. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
    - 17.2. WITHIN 24 TO 48 HOUR OF SODDING, MOISTEN AREA TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAIN MOISTURE UNTIL SODDING. DO NOT ALLOW SOIL TO BE COME SATURATED.
    - 17.3. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
    - 17.4. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
    - 17.5. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
    - 17.6. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN.

07/19/23

SIGNED DATE

SEE SHEET L2.2 FOR PLANTING DETAILS AND L2.3 FOR TREE PROTECTION PLAN

0' 8' 16'

1/8" = 1'-0"

N

THOMAS JAMES HOMES

Roach & Campbell

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LANDSCAPE IMPROVEMENT PLANS FOR

848 COLLEGE AVE MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING PLAN, NOTES, AND LEGEND

DRAWN BY:
STAFF

CHECKED BY:
DWC

JOB NO.
20035

DATE
07/11/2023

REVISIONS:

LICENSED LANDSCAPE ARCHITECT DAVID W. CAMPBELL Renewal Date: 08/2023 STATE OF CALIFORNIA

PRELIMINARY

L2.1

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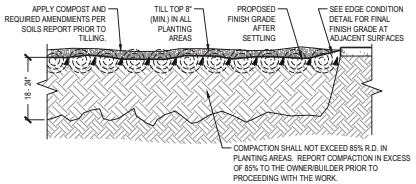
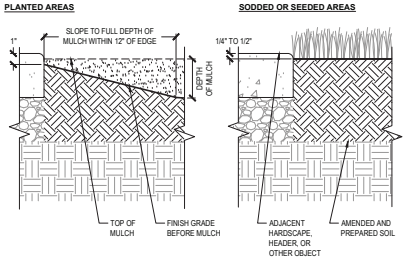
A30

A27

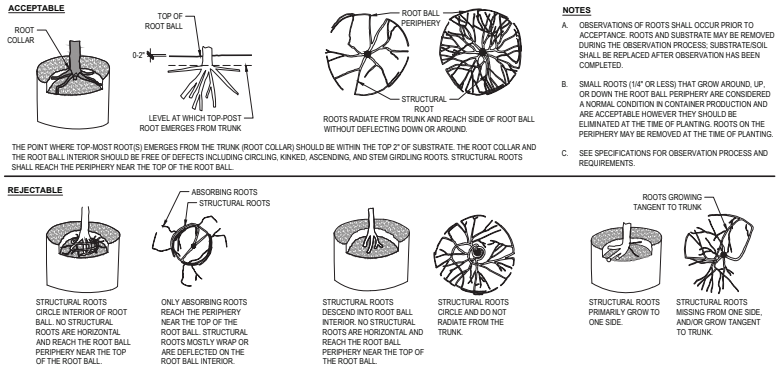


1 PLANTING AREA SOIL PREPARATION
NO SCALE — SECTION



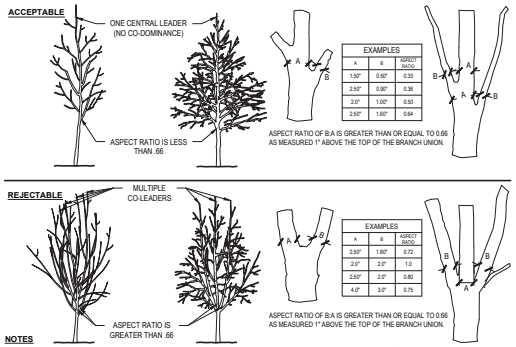
NOTES
A. PROVIDE POSITIVE DRAINAGE TO OUTLET IN ALL PLANTED AREAS. DO NOT ALLOW SURFACE DRAINAGE ONTO WALKWAYS, DRIVEWAYS, OR OTHER HARDSCAPE, OR SURFACE DRAINAGE TOWARD OR AGAINST STRUCTURES.

2 PLANTED AREA EDGE CONDITION AT HARDSCAPE
NO SCALE — SECTION



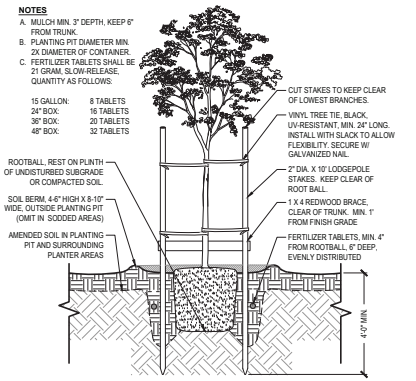
NOTES
A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.
B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.
C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

3 ROOT STRUCTURE: CONTAINERIZED PLANTS
NO SCALE — AS NOTED



NOTES
A. ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK (A) AS MEASURED 1" ABOVE THE TOP OF THE BRANCH UNION.
B. ANY TREE NOT MEETING THESE REQUIREMENTS MAY BE REJECTED, EXCEPTING THOSE NOTED AS "MULTI-TRUNKED"

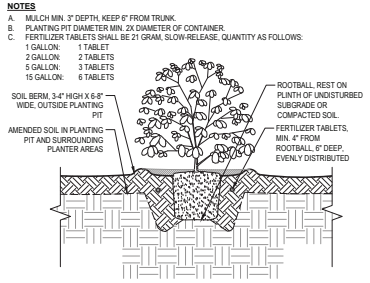
4 TREE BRANCHING STRUCTURE
NO SCALE — AS NOTED



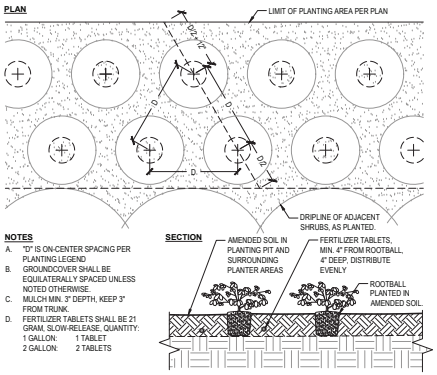
5 TREE PLANTING: STANDARD UP TO 36" BOX
NO SCALE — SECTION

SOIL FERTILITY ANALYSIS: NOTE: SEE PLANTING NOTE #11.

CERTIFICATE OF COMPLETION: NOTE: SEE PLANTING NOTE #12.



6 SHRUB PLANTING
NO SCALE — SECTION



7 GROUNDCOVER PLANTING
NO SCALE — SECTION

WATER USE CALCULATIONS

Water Efficient Landscape Worksheet						Project:	20035
848 College Ave						Date:	7/11/2023
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use
Regular Landscape Areas							
Shrub and groundcover, front (Low to Moderate) A1	0.35	DripLine	0.81	0.43	1,074	464	14,601
Shrub and groundcover, rear (Low to Moderate) A2	0.35	DripLine	0.81	0.43	1,917	828	26,062
Trees, rear (Low to Moderate) A3	0.35	DripLine	0.81	0.43	-	-	-
				Totals	2,991	1,292	
Nearest Data Location	Redwood City						
Reference Eto	50.1				Estimated Total Water Use (ETWU)[1]		40,663
Reference ETAF	0.55				Maximum Allowed Water Allowance (MAWA)[2]		51,099

ETAF Calculations/Regular Landscape	
Total ETAF x Area	1,292
Total Area (sf)	2,991
Average ETAF	0.43

ETAF Calculations/All Landscape	
Total ETAF x Area	1,292
Total Area (sf)	2,991
Average ETAF	0.43

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.

[1]ETWU= Eto x 0.62 x ETAF x Area
[2]MAWA = (Eto) (0.62) ((ETAF x LA) + ((1-ETAF) x SLA))
ETWU must be less than or equal to MAWA

JULY 19 2023 20035 PLT SET (ARCHIVE).dwg

THOMAS JAMES HOMES
Roach & Campbell
947 Enterprise Dr. Loft B
Sacramento,
California 95825
916.945.8003 | 916.342.7119
4409 CSLB 5044

LANDSCAPE IMPROVEMENT PLANS FOR

848 COLLEGE AVE MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

PLANTING DETAILS

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
07/11/2023
REVISIONS:

LICENSED LANDSCAPE ARCHITECT DAVID W. CAMPBELL Renewal Date: 08/2023 STATE OF CALIFORNIA
PRELIMINARY

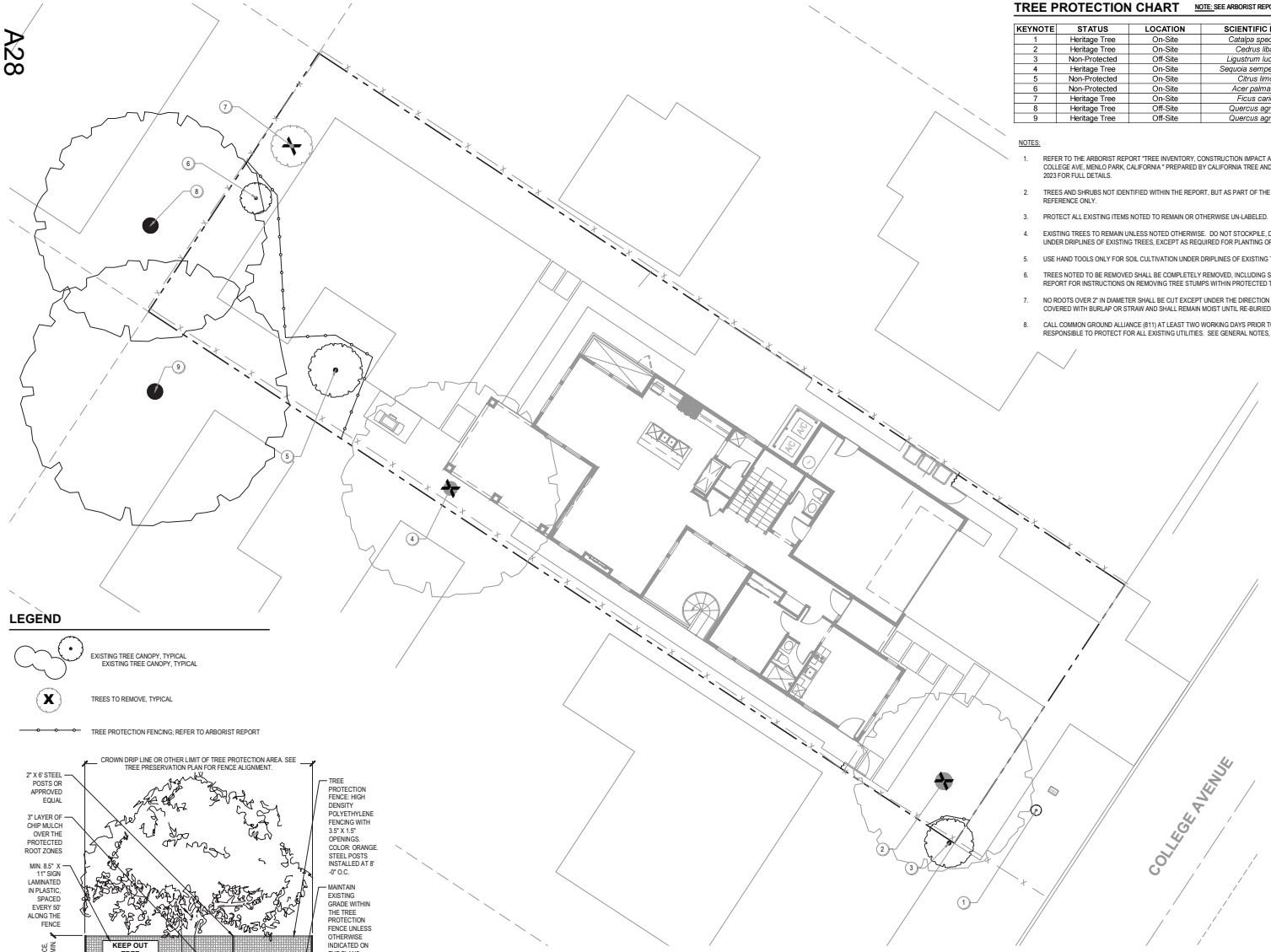
L2.2

DRAWINGS IN SET: 5

DESIGN REVIEW SET - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

A31

A28



TREE PROTECTION CHART

NOTE: SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION

KEYNOTE	STATUS	LOCATION	SCIENTIFIC NAME	COMMON NAME	DBH (in)	ACTION
1	Heritage Tree	On-Site	*Catalpa speciosa*	Northern catalpa	1.5	Retain and Protect
2	Heritage Tree	On-Site	*Cedrus libani*	Lebanon Cedar	33	Remove
3	Non-Protected	Off-Site	*Ligustrum lucidum*	Chinese Privet	6.3	Retain and Protect
4	Heritage Tree	On-Site	*Sequoia sempervirens*	Coast Redwood	26	Remove
5	Non-Protected	On-Site	*Citrus limon*	Lemon	7	Retain and Protect
6	Non-Protected	On-Site	*Acer palmatum*	Japanese Maple	7	Retain and Protect
7	Heritage Tree	On-Site	*Ficus carica*	Common Fig	6,4,5,4,7,10,6,6 (18)	Remove
8	Heritage Tree	Off-Site	*Quercus agrifolia*	Coast Live Oak	30	Retain and Protect
9	Heritage Tree	Off-Site	*Quercus agrifolia*	Coast Live Oak	30	Retain and Protect

NOTES:

1. REFER TO THE ARBORIST REPORT "TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN 848 COLLEGE AVE, MENLO PARK, CALIFORNIA " PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED MAY 9, 2023 FOR FULL DETAILS.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L1.1, FOR MORE INFORMATION.

LEGEND

EXISTING TREE CANOPY, TYPICAL
EXISTING TREE CANOPY, TYPICAL

X TREES TO REMOVE, TYPICAL

TREE PROTECTION FENCING; REFER TO ARBORIST REPORT

NOTES

A. SEE ARBORIST REPORT FOR ADDITIONAL PROTECTION REQUIREMENTS. COMPLY WITH ALL TREE PROTECTION REQUIREMENTS PER JURISDICTION.
B. IRRIGATE AS NEEDED TO MAINTAIN HEALTH OF TREE.
C. KEEP EXPOSED ROOTS MOIST.
D. NO PRUNING SHALL BE PERFORMED EXCEPT UNDER THE DIRECTION OF APPROVED ARBORIST.
E. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
F. NO MATERIALS SHALL BE STORED INSIDE FENCE.

1 TREE PROTECTION FENCING
NO SCALE — SECTION

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

07/19/23
DATE

0' 8' 16'
1/8" = 1'-0"

N

JULY 19 2023 20035 PLT SET (ARCHIVE).dwg

THOMAS JAMES HOMES

Roach & Campbell

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California 95825
916.945.8003 | 916.342.7119
4409 CALA 5044

LANDSCAPE IMPROVEMENT PLANS FOR

848 COLLEGE AVE MENLO PARK, CA

BY
THOMAS JAMES HOMES

KEYMAP:

TREE PROTECTION PLAN AND NOTES

DRAWN BY:
STAFF
CHECKED BY:
DWC
JOB NO.
20035
DATE
07/11/2023
REVISIONS:

LICENSED LANDSCAPE ARCHITECT
DAVID W. CAMPBELL
Renewal Date: 08/2023
STATE OF CALIFORNIA

PRELIMINARY

L2.3

DRAWINGS IN SET: 5

DESIGN REVIEW SET - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

A32

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

848 College Ave
Project Description
May 15, 2023

PARCEL GENERAL INFORMATION

The 7811 sq. ft. parcel located at 848 College Ave is a substandard lot, which is the reason we are requesting a Use Permit 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 (50.03) falls short of the 65 ft prescribed in the ordinance.

There were 9 trees analyzed including 6 trees on-site and 3 trees off-site *(see also Arborist Report & sheet L1.1).* No trees are Significant Trees, and 6 trees are Protected Heritage trees. 3 on-site trees are proposed for removal. Tree protection during construction to be provided for these trees through fencing as well as construction methods to save the trees from being impacted. We have proposed the installation of 5 new trees of which two 24-inch box trees will be at the front of the home and three 36-inch box trees will be at the rear of the home.

EXISTING HOME TO BE DEMOLISHED

The existing house is a single-story single-family home built in 1914. The main house is 1-story single-family house consisting of 1883 square feet with a 761 square feet detached garage at the rear.

PROPOSED SINGLE FAMILY RESIDENCE

We have proposed a two-story single-family residence in a Traditional style elevation.

There is a good mix of older and newer homes in the neighborhood along College Ave. Homes feature a variety of materials including covered porches, gable and hip roof forms, board/batten, horizontal, and shingle siding, wood and brick accents, light and dark window frames, stucco, comp shingle and standing seam roofing.

There are several newer 2-story homes on College Ave with more Traditional style elevations using lap siding, hip/gable roofs, dark accents, and using 2-car garage configurations facing front along College Ave similar to what we have proposed.

Given the eclectic style of the neighborhood, we believe the proposed home will blend well. The overall footprint of our home is designed to be open and contributes to the homeowners healthy living. We kept the setback of our home at the front to a minimum creating a usable private yard space in the rear. The step back at the second story of the front elevation offers a scaled back appearance from the street

THOMAS JAMES HOMES
255 Shoreline Dr Suite 428,
Redwood City, CA 94065

to minimize massing. The new home will have 3 bedrooms and 2.5 baths, an attached 1 bedroom 1 bathroom ADU, and a basement similar in size to the 1st story of the home. A light color palette proposes an off-white lap siding, minimalist windows with black window frames that complement the dark accent color and a darker standing seam roof for contrast. A front facing 2-car garage and 2-off street parking spaces are provided aligning with the pattern found with newer homes in the neighborhood.

NEIGHBOR RELATIONS

Thomas James Homes will reach out to neighbors within 300 feet of this property with a copy of the site plan, floor plan, elevations and a letter describing our project. A virtual neighbor meeting will soon be held to collect feedback and/or concerns from the immediate neighbors. We look forward to helping our homeowners build their "nest" as they have called it and welcome any questions the city may have as we go through the Design Review Use Permit application process.

Sincerely,

Gagan Kang

Gagan Kang
Senior Development Manager | Thomas James Homes
gkang@tjhusa.com | 650-272-3276

EXHIBIT C

LOCATION: 848 College Avenue	**PROJECT NUMBER:** PLN2023-00016	**APPLICANT:** Thomas James Homes	**OWNER:** Yan Ting and Emily Tsai

PROJECT CONDITIONS:

1. The use permit shall be 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 November 13, 2024) 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 24 plan sheets, dated received July 25, 2023 and approved by the Planning Commission on November 13, 2023, 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 California Tree and Landscape Consulting, Inc., dated received July 25, 2023.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

A35 A31

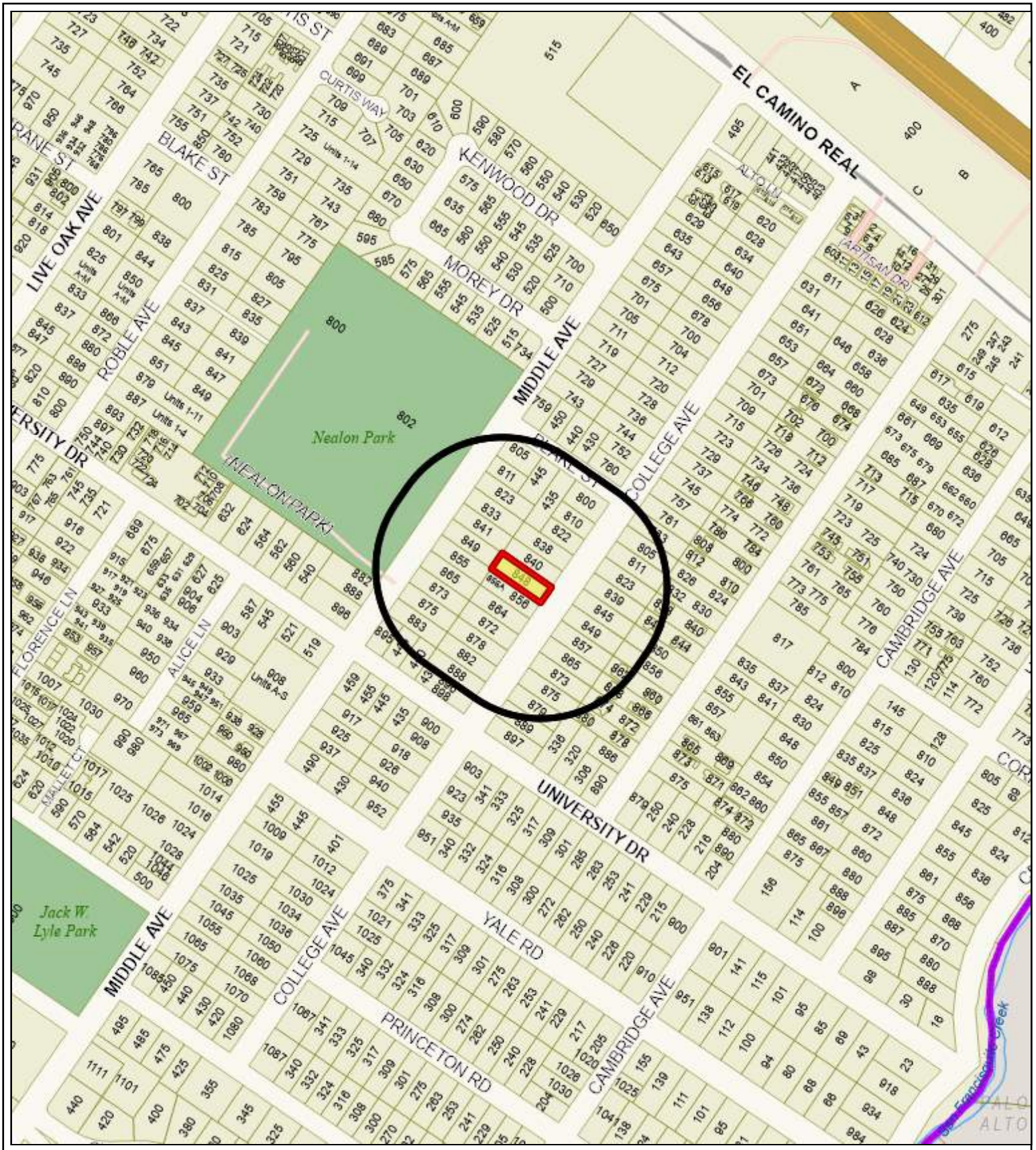
LOCATION: 848 College Avenue	**PROJECT NUMBER:** PLN2023-00016	**APPLICANT:** Thomas James Homes	**OWNER:** Yan Ting and Emily Tsai

PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following project-**specific** condition**:**

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans that encompass both the removal and replacement of the curb and gutter along the entire project frontage, as well as the construction of a new sidewalk that conforms to the adjacent property, subject to the review and approval of the Engineering Division.



City of Menlo Park

Location Map
848 College Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 11/13/2023 | Sheet: 1

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	7,811 sf	7,811 sf	7,000 sf min
Lot width	50 ft	50 ft	65 ft min
Lot depth	156.11 ft	156.11 ft	100 ft min
Setbacks			
Front	22 ft	20.8 ft	20 ft min
Rear	54.5 ft	18.1 ft	20 ft min
Side (left)	5 ft	3.8 ft	10% of the min lot width, not less than 5 ft and not more than 10 ft
Side (right)	5 ft	9.2 ft	
Building coverage*	2,343.56* sf 30.0* %	1,883 sf 24.1 %	2,733.85 sf max 35 % max
FAL (Floor Area Limit)*	3,324.49* sf	2,644 sf	3,002.75 sf max
Square footage by floor	1,228.32 sf/basement 1,122.16 sf/1st 1,305.92 sf/2nd 491.76 sf/garage 404.65 sf/ADU 317.21 sf/covered porches	2,530 sf/1st	
Square footage of buildings	4,552.81 sf	2,644 sf	
Building height	26.4 ft	16.6 ft	28 ft max
Parking	2 covered and 1 uncovered spaces	2 covered spaces	1 covered and 1 uncovered space
	Note: Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	6	Non-Heritage trees	3	New trees	5
	Heritage trees proposed for removal	3	Non-Heritage trees proposed for removal	0	Total Number of trees	9

* Floor area and building coverage for the proposed project includes the ADU, which is allowed to exceed the maximum floor area and building coverage by up to 800 square feet

California Tree and Landscape Consulting, Inc.

June 27, 2023

Andy Cost & K.C. Farrell
Thomas James Homes
255 Shoreline Drive, Suite 428
Redwood City, California 94065
Via Email: acost@tjhusa.com and kcfarrell@tjhusa.com

REVISED FINAL ARBORIST REPORT, TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN

RE: 848 College Avenue, Menlo Park, California [APN 071-403-200]

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 a Revised Final 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 preliminary report was prepared by Heartwood Consulting Arborists, dated October 3, 2022. Our prior Final Report was dated May 9, 2023.

Thomas M. Stein, ISA Certified Arborist WE-12854A, visited the property on February 15, 2023, to evaluate Trees #2 & 4, and again on May 3, 2023, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the remaining trees. A total of 9 trees were evaluated, 6 of which are protected trees according to the City of Menlo Park Municipal Code, Chapter 13.24.[1] Three trees are located off the parcel but were included in the inventory because they may be impacted by development of the parcel.

Tree Species	Total Trees Inventoried	Trees on this Site[2]	Protected Heritage Oak	Protected Heritage Other	Street Tree	Trees Proposed for Removal	Total Proposed for Retention[3]
Chinese Privet, *Ligustrum sinense Lour*	1	0	0	0	0	0	1
Coast Live Oak, *Quercus agrifolia*	2	0	2	0	0	0	2
Coast Redwood, *Sequoia sempervirens*	1	1	0	1	0	1 (CR)	0
Common Fig, *Ficus carica*	1	1	0	1	0	1 (AR, CR)	0
Japanese Maple, *Acer palmatum*	1	1	0	0	0	0	1
Lebanon Cedar, *Cedrus libani*	1	1	0	1	0	1 (CR)	0
Lemon, *Citrus limon*	1	1	0	0	0	0	1
Northern Catalpa, *Catalpa speciosa*	1	1	0	1	1	0	1
TOTAL	**9**	**6**	**2**	**4**	**1**	**3**	**6**

AR=Arborist Recommended Removal; CR=Construction Removal

[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. Trees 2 and 4 were 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. Note: The remaining trees were assigned virtual tag numbers per the preliminary report.

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 $42.11 to $89.29 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 is 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. **It should be noted that Trees # 3, 8 and 9 (Tags # 3, 8 and 9) were offsite and inspected only from one side, from ground level at a distance of approximately 2-20 feet from the trunks and the lower trunks were obscured. The appraised values shown in the appraisal table and inventory summary should be considered only rough estimates of the tree values. If an accurate appraisal is required, it will need re-appraisal without the observation limitations, and may require more advanced inspection techniques to determine the extent of the tree defects.**

[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

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.

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. The site has an existing single-story home with a reported area of 1,900 sq. ft. on a lot with a reported area of 7,797 sq. ft. It is connected to electrical, communication, gas, water, and sanitary sewer infrastructure. The development plans include demolition of the existing home and construction of a new two-story home with a reported area of 4,056 sq. ft. (livable, including basement and accessory dwelling unit), new hardscape and landscape. Refer to Appendix 2 – Tree Data for details.

RECOMMENDED REMOVALS OF HAZARDOUS, DEFECTIVE OR UNHEALTHY TREES

At this time, one tree has 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. If this tree was retained within the proposed project area, it is our opinion that it may be hazardous depending upon its proximity to planned development activities. For reference, the tree which has been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability is highlighted in green on Appendix 2 – Tree Data and briefly summarized as follows:

TABLE 2

Tree #	Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	DBH	Circ.	Diameter Measured At	Arborist Rating
7	7	No	Yes	No	No	Common Fig	*Ficus carica*	18	150.7	54	2-Major Structure or health problems

CONSTRUCTION IMPACT ASSESSMENT

This Final 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. We have reviewed the Architectural Plan prepared by Dahlin, dated April 24, 2023; the Landscape Improvement Plan prepared by Roach & Campbell, dated April 3, 2023; and the Area Plan prepared by CBG Civil Engineers, dated April 21, 2023. The perceived construction impacts are summarized below. **Refer to Appendix 2 – Tree Data for protective measures to be taken for trees that will remain.**

Tree # 1 (Tag # 1): No impact is expected to this street tree. Refer to Appendix 2 for protective measures to be taken.

Tree # 2 (Tag # 6045): This tree is in poor condition, with decay cavities in the upper trunk. Refer to the report written by California Tree and Landscape Consulting, Inc., dated February 21, 2023 (see Appendix 7). The developer proposes removal of this tree.

Tree # 3 (Tag # 3): Slight impact to the off-site tree's canopy is expected due to building encroachment. No impact is expected to the tree's CRZ.

Tree # 4 (Tag # 6046): This tree's CRZ and canopy are expected to experience moderate impacts due to the proposed outdoor living area. The tree is in poor condition and has suspected root instability issues. Refer to the report written by California Tree and Landscape Consulting, Inc. dated February 21, 2023 (see Appendix 7). The developer proposes removal of this tree.

Tree # 5 (Tag # 5): No impact is expected from development for this non-protected tree.

Tree # 6 (Tag # 6): Slight impact to this tree's canopy and CRZ is expected due to fence replacement. This is a non-protected tree.

Tree # 7 (Tag # 7): This tree is recommended for removal due to its condition. Previous pruning practices damaged the tree's structure. It is unlikely that structural pruning can restore this tree to make it an asset in the new landscape. The developer proposes removal of this tree. Note: The diameter (and circumference) of this multi-stem tree was calculated using the sum of the cross-sectional area of the individuals stems, as recommended by the **Guide for Plant Appraisal, 10th Edition**. It branches at grade and an accurate measurement of the diameter below branching could not be performed.

Tree # 8 (Tag # 8): No impact is expected to this off-site tree.

Tree # 9 (Tag # 9): No impact is expected to this off-site tree.

The Menlo Park Tree Ordinance requires any work directed by the Project Arborist should follow a written work plan and mitigation plan. The Project Arborist shall provide a letter documenting the work and mitigation has been completed to specification.

A tree protection verification letter is required from the Project Arborist prior to the start of construction. The letter shall include photos of the tree protection installed to specification. The letter should also specify that monthly inspections are required.

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 County 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. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:

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ISA Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Report Reviewed by:

Gordon Mann
Consulting Arborist and Urban Forester
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ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Enc.: Appendix 1 – Tree Protection Plan
Appendix 2 – Tree Data
Appendix 3 – General Practices for Tree Protection
Appendix 4 – Appraisal Value Table
Appendix 5 – Tree Protection Specifications
Appendix 6 – Photographs
Appendix 7 – Evaluation of Two Trees at 848 College Ave, Menlo Park, CA Project Site dated 2/21/23

SEE ARBORIST REPORT FOR ADDITIONAL DETAILS

California Tree & Landscape Consulting, Inc.

359 Nevada St. Suite 201
Auburn, CA 95603

TREE PROTECTION GENERAL REQUIREMENTS

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 305-0165. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.
2. The project arborist should inspect the exclusionary root protection fencing installed by the contractors prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site that is outside of the protection area of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the protection zones of any trees on or off the site.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be performed by hand, by a hydraulic or air spade, or other method which will place pipes underneath the roots without damage to the roots.
8. The root protection zone for trees is specified as the 'canopy radius' in Appendix 2 in the arborist report unless otherwise specified by the arborist. Note 'dripline' is not an acceptable location for installation of tree protection fencing.

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Esri, USDA Farm Service Agency

TREE PROTECTION PLAN

Property Line
Measured Tree Canopy
Tree Protection Fencing

Sheet No.
TPP 1.1

848 College Avenue

City of Menlo Park, California

Prepared by Thomas M. Stein, ISA Cert #WE-12854A

Date: May 3, 2023

APPENDIX 2 – TREE DATA

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
1	1	1	No	Yes	Yes	No	Northern Catalpa	*Catalpa speciosa*		1.5	4.7	54	2	3-Minor Problems	Retain	Street tree, 4' behind curb, no sidewalk. Staking present. 34' from existing home. 2' from electrical service entrance. Growing into canopy of Tree 2. Codominant at 10' above grade. Root crown obscured by landscape plantings.	Prune to develop central leader.	No impact is expected from development.	Install protective tree fencing as shown in App.1.	Fair	$276	N/A
2	6045	2	No	Yes	No	No	Lebanon Cedar	*Cedrus libani*		33	103.6		54	2-Major Structure or health problems	Removal	Located 13.6' SE of house. Root crown normal. Moist soil. Canopy lifted to 18'. Tree topped at 42'. Reduction, heading cuts throughout. Cavity on N side at 25'. Fruiting body seen around cavity. Crowded scaffolds at 30'. Bulges/cankers on upper portion of trunk.	None at this time.	**Developer proposes removal due to poor condition.**	N/A	Poor	$11,400	Tree is in poor condition with significant defects.
3	3	3	No	No	No	Yes	Chinese Privet	*Ligustrum sinense Lour*		6.3	19.8	54	5	3-Minor Problems	Retain	Offsite. Overhanging 4'. Part of grove of other privets <4 inches in diameter.	None at this time.	Slight impact to canopy due to clearance pruning. No impact to CRZ is expected.	Perform clearance pruning if needed; pruning not to exceed 10% of total canopy. Install protective fence as shown in App.1.	Fair	N/A	N/A

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
4	6046	4	No	Yes	No	No	Coast Redwood	*Sequoia sempervirens*		26	81.6		54	2-Major Structure or health problems	Removal	In backyard 28.2' from house, 24.7' from garage. Leaning SW lifting root plate. Partial branch failures. Non-uniform spacing of branch junctions. Leader failure at 55'. Tapering trunk diameter changes rapidly at 40-50' above grade.	Perform aerial inspection and monitor lean angle for changes.	**Developer proposes removal due to poor condition.**	N/A	Poor	$5,200	Poor condition and potentially unstable and prone to root failure. Located adjacent to outdoor living area.
5	5	5	No	No	No	No	Lemon	*Citrus limon*		7	22.0	12	6	3-Minor Problems	Retain	Growing ~6' E of property line. Branches at 15" above grade. Bearing fruit. Suppressed by Tree 4.	None at this time.	No impact is expected from development.	Install protective tree fencing as shown in App.1. Monitor irrigation needs 2x/mo. Irrigate as needed.	Fair	N/A	N/A

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
6	6	6	No	No	No	No	Japanese Maple	*Acer palmatum*		7	22.0	4	8	3-Minor Problems		Branches at 8" above grade. Growing 4' from N property line. Root crown obscured.	None at this time.	Slight impact to canopy and CRZ due to fence replacement.	Install protective tree fencing as shown in App.1. Perform clearance pruning as needed but not to exceed 10% of tree's canopy. Perform any root pruning needed under project arborist's supervision while digging fence post holes. Monitor irrigation need 2x/mo; Irrigate as needed.	Fair	N/A	N/A
7	7	7	No	Yes	No	No	Common Fig	*Ficus carica*	6,4,5,4,7,10,6,6*	18	56.5	54	6	2-Major Structure or health problems		Topped at 12'. Branches at grade. Exposed roots to 6'. Previous poor pruning prevents tree from being restructured.	**Recommend removal due to noted defects.**	**Developer proposes removal due to poor condition.**	N/A	Poor	$3,100	Tree cannot be improved with structural pruning and will not be an asset in the new landscape.

Tree #	Tag #	Old Tag #	Heritage Oak Tree 31.4"+ circ.	Heritage Other Tree 47.1"+ circ.	Street Tree	Off-site	Common Name	Botanical Name	Multi-Stems	DBH	Circ.	Diameter Measured At	Measured Canopy Radius	Arborist Rating	Dvlpmt Status	Notes	Recommenda-tions	Construction Impact	Protective Measures to be Taken	Suitability for Preservation	Appraised Value, Rounded ($)	Justification for Removal
8	8	8	Yes	No	No	Yes	Coast Live Oak	*Quercus agrifolia*		30	94.2	54	40	3-Minor Problems		Growing ~32' N of property line. Negligible overhang. Lower trunk and flare obscured by fence. Codominant branching at 12' into 4 scaffolds. Canopy extensively pruned. All dimensions estimated.	None at this time.	No impact is expected from development.	Install protective tree fencing as shown in App.1.	Fair	$6,200	N/A
9	9	9	Yes	No	No	Yes	Coast Live Oak	*Quercus agrifolia*		30	94.2	54	35	3-Minor Problems		Located ~35' S of property line. ~8' overhang. Lower trunk and flare obscured by fence. NW side clearance pruned. All dimensions estimated.	None at this time.	No impact is expected from development.	Install protective tree fencing as shown in App.1.	Good	$10,900	N/A

**Diameter calculated as sum of cross-sectional area of individual stems per 10th Edition of Guide for Plant Appraisal.*

TOTAL INVENTORIED TREES = 9 trees (498.6 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS = 1 tree (56.5 aggregate circumference inches)
TOTAL RECOMMENDED REMOVALS FOR DEVELOPMENT = 3 trees (242 aggregate circumference inches)
Rating (0-5, where 0 is dead) = 2=3 trees; 3=6 trees
Total Protected Street Trees = 1 tree (4.7 aggregate circumference inches)
Total Protected Oak Trees 31.4"+ = 2 trees (188.4 aggregate circumference inches)
Total Protected Other Trees 47.1"+ = 4 trees (246.5 aggregate circumference inches)
TOTAL PROTECTED TREES = 6 trees (434.9 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.

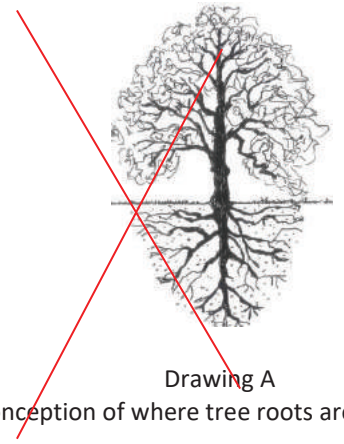
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

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.

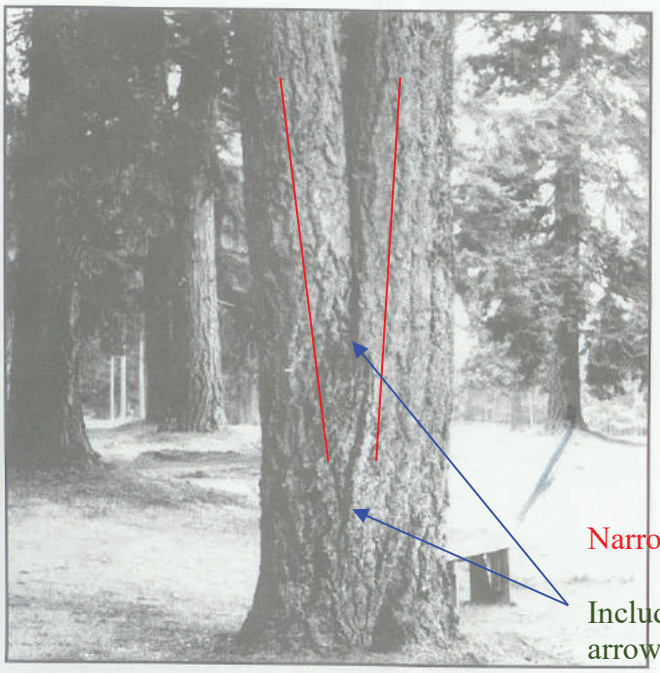


Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

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.

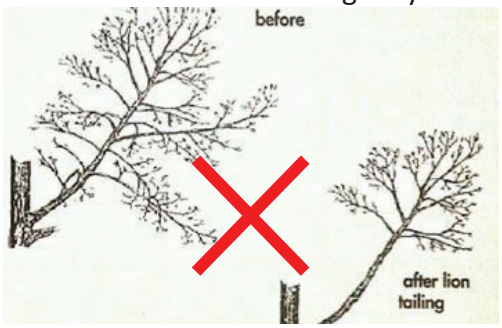
Normal limb structure

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 additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

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 848 College Ave, Menlo Park

Tree #	DBH (in.)	Species	Trunk Area (in.²)	Unit Cost ($/ in.²)	Basic Price ($)	Physical Deterioration	Functional Limitations	External Limitations	Total Depreciation	Depreciated Cost ($)	Rounded Cost ($)	% Loss	Assignment Result ($)
1	1.5	Northern catalpa	1.76625	72.70	128.41	0.5	0.7	0.7	0.26	33.56	0	0	276.33[1]
2	33	Lebanon cedar	854.865	123.32	105,419.36	0.3	0.6	0.6	0.11	11,385.36	11,400.00	0	11,400.00
4	26	Coast redwood	530.66	58.15	30,859.83	0.4	0.7	0.6	0.17	5,184.45	5,200.00	0	5,200.00
7	18[2]	Common fig	254.34	123.32	31,364.44	0.2	0.7	0.7	0.10	3,073.71	3,100.00	0	3,100.00
8	30[3]	Coast live oak	706.50	72.70	51,356.97	0.4	0.5	0.6	0.12	6,162.84	6,200.00	0	6,200.00
9	30[3]	Coast live oak	706.50	72.70	51,356.97	0.4	0.7	0.7	0.21	10,904.80	10,900.00	0	10,900.00
											Additional Costs[4]		**TBD**
											Assignment Result (Rounded):		**$ 37,100**

[1] Since depreciated cost is less than replacement cost, the replacement cost is shown.
[2] Diameter of this multi-stem tree was calculated using the sum of the x-sectional area of stems per **Guide for Plant Appraisal-10th Edition**.
[3] Diameter of this off-site tree was estimated; the trunk was not visible at Standard Height due to fences.
[4] Removal, site preparation, installation and maintenance costs were not calculated. This will be done if a loss occurs.

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.

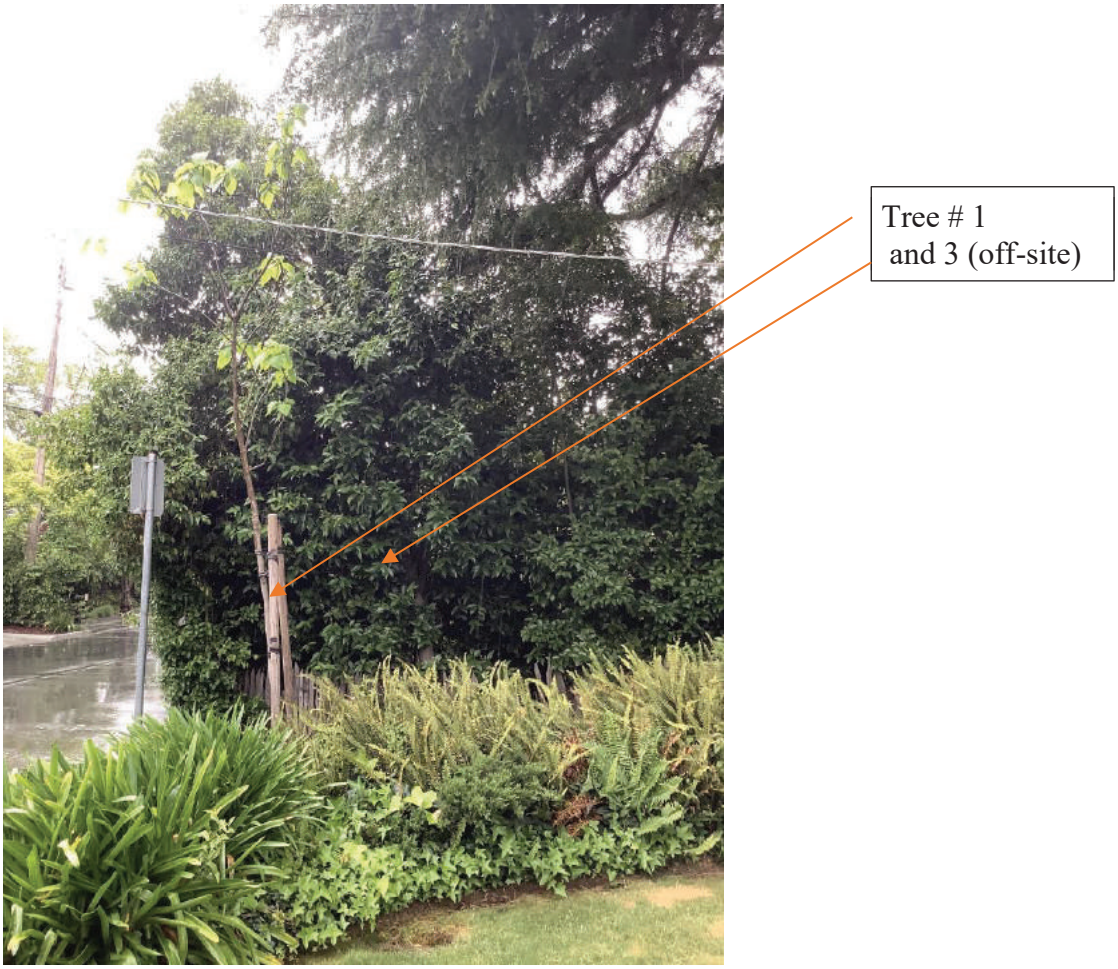
12. An ISA Certified Arborist or ASCA Registered Consulting Arborist shall be retained as the Project Arborist to monitor the tree protection specifications. The Project Arborist shall be responsible for the preservation of the designated trees. Should the builder fail to follow the tree protection specifications, 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.

APPENDIX 6 – PHOTOGRAPHS



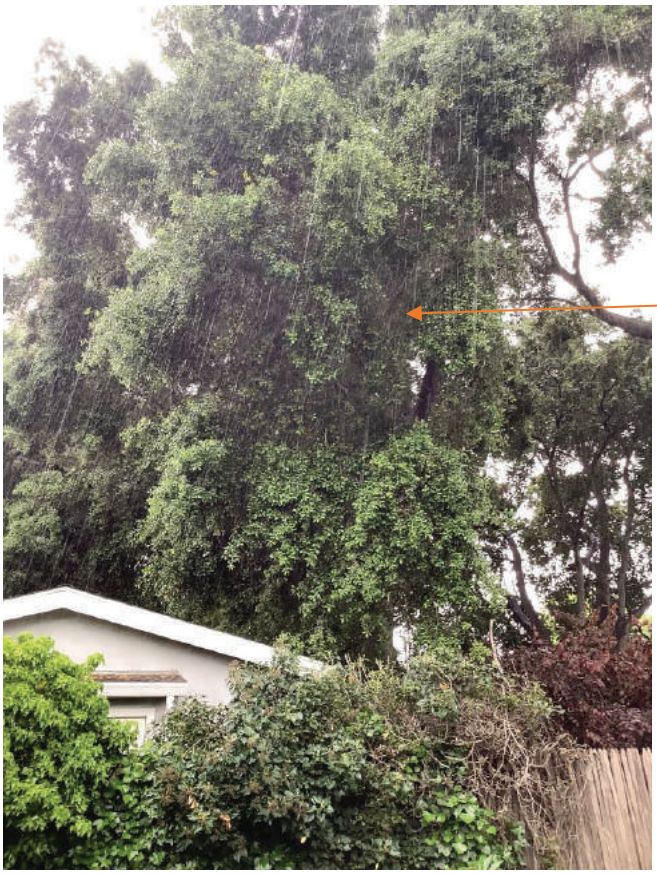

Tree # 2


Top Broken @ 60'
Tree # 4
Tree # 5


Tree # 6


Tree # 7


Tree # 8 (Off-Site)


Tree # 9 (Off-Site)

California Tree and Landscape Consulting, Inc.

February 21, 2023

K.C. Farrell, Director of Landscape Design
Thomas James Homes
1255 Treat Blvd, Suite 800
Walnut Creek, CA 94597

Phone: 650-249-1625
Via Email: kcfarrell@tjhusa.com

ARBORIST REPORT

RE: Evaluation of Two Trees at 848 College Ave, Menlo Park, CA Project Site

EXECUTIVE SUMMARY

Thomas James Homes contacted California Tree and Landscape Consulting Inc. to evaluate two trees at the site referenced above. The purpose of the evaluation was to identify issues with the trees which may affect their suitability for preservation during re-development (home replacement) on the parcel. Thomas James Homes requested sonic tomography of one of the trees, along with a visual evaluation. We were unable to perform sonic tomography on Tree # 1, because the area of concern was approximately 25 feet above grade, and we were not prepared to perform the measurements at that height. We were not supplied with specific information on the tree prior to the visit.

On February 15, 2023, Edwin Stirtz (ISA Certified Arborist #WE0510A) and Thomas M. Stein (ISA Certified Arborist #WE-12854A) visited the site and performed the evaluation of the two trees. Tree #1 (Tag #6045) in the front yard is a Lebanon Cedar (*Cedrus libani*). Tree #2 (Tag #6046) in the backyard is a Coast Redwood (*Sequoia sempervirens*). The tree data is presented below and in Appendix 2. The location of the trees are shown on the Tree Location Map in Appendix 1. We provided species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. Two trees were evaluated, both of which are protected according to the City of Menlo Park Code of Ordinances.

ASSIGNMENT

Perform an examination of the two designated trees to document the condition of trees.
Prepare a report of findings.

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. They are attached with a nail, installed at approximately 6 feet above ground level on the approximate north side of the tree.

Tools used: Diameter tape, binoculars, Nikon hypsometer, soil probe, sounding mallet. Limitations of inspection: Tree inspected from ground level. Tree # 2 could not be observed from South and West directions.

Weather: Clear; mid-day sun angle.

TERMS

Species of trees is listed by our local common name and botanical name by genus and species.

DSH (diameter standard 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.

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.

SITE NOTES

The site is located in a neighborhood of single-family residences and the vegetation is primarily landscape plants. Both trees are located near the south west property line. The development plans will include demolition of the existing home and construction of a new home. The construction plans are pending.

OBSERVATIONS

Tree #1

Tree#1 (Tag # 6045) is a mature Lebanon cedar with a DSH of 33’ (Measured at 54” above grade). It has a canopy radius of 23 feet and an approximate height of 42 feet. It was rated 2-Poor-Major Health or Structural issues. The tree is located 13.6 feet south of the existing home. The root crown appeared normal. The canopy was lifted to ~18 ft.

The tree was either topped or experienced a leader failure. The branching in the upper canopy is crowded and many of the branch attachments show unusual reaction growth.

There is a cavity on the north side at ~25 feet above grade, approximately 10 inches in diameter. This is the area of concern; the trunk could fail at this point in a high wind event. There are fruiting bodies on the tree in the vicinity of the cavity, suggesting active decay in this region.

The canopy’s limbs have multiple reduction pruning cuts and heading cuts. Refer to the photographs in Appendix 3.

We recommend that the tree have an aerial inspection performed. The extent of decay in the cavity should be determined by probing or sonic tomography. All major branch junctions should be carefully inspected for defects.

Tree # 1 Summary
Options for Management:

1. Additional assessment
    a. Perform an aerial inspection to inspect branch junctions and cavity to determine extent of decay.
    b. Determine if removal is warranted
    c. Biennial (twice per year) assessments by a qualified consulting arborist. Even a small change in condition could indicate the likelihood of failure is greater than at the current time.
2. Tree Removal
    a. The additional assessment may indicate that the removal of is warranted at this time or prior to re-development of the site.

Tree # 2

Tree # 2 (Tag # 6046) is a Coast Redwood with a DSH of 26 inches (Measured at 54" above grade) and canopy radius of 13 feet and an approximate height of 60 feet. It was rated 2-Poor-Major Health or Structural issues. The tree is located 28.2 feet and 24.7 feet from the home and garage, respectively.

The root crown appears normal, however, the root plate appears slightly lifted on the north side. The tree has a lean of 7-10° to the south west. This lean is probably recent (within the last 5 years) as the tree has not begun to correct. The lean may be continuing. Careful measurement from the tree (anchoring the measuring tape to the tree tag) to the garage should determine if the tree is continuing to increase its lean angle.

The foliage appears normal. The branch junctions are not uniform, suggesting partial branch failures. There is an abrupt change in the trunk diameter at about 45 feet above grade and central leader appears to have failed at about 55 feet above grade. The top 5 feet of the tree are multiple small sprouts.

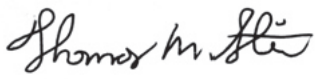
We recommend that the tree have an aerial inspection performed. The inspection should examine branch junctions carefully for defects. Branches with defective junctions should be pruned.

Tree # 2 Summary
Options for Management:

1. Additional assessment
    a. Perform an aerial inspection to inspect branch junctions.
        i. Suspect branches should be properly pruned by a qualified arborist, following ISA Best Management Practices and the ANSI A300 Part I standards.
    b. Determine if removal is warranted
    c. Biennial (twice per year) assessments by a qualified consulting arborist to determine if the lean angle of the tree is increasing. Even a minute change in condition could indicate the likelihood of failure is greater that at the current time. Root failure could cause significant damage to the adjacent property.
2. Tree Removal

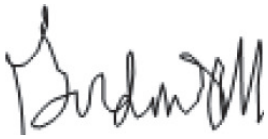
a. The additional assessment may indicate that the removal of is warranted at this time or prior to re-development of the site.

Prepared by:



Thomas M. Stein, Arborist
International Society of Arboriculture
ISA Certified Arborist WE-12854A
ISA Tree Risk Assessment Qualified

Report Reviewed by:



Gordon Mann
Consulting Arborist and UrbanForester Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor
California Tree and Landscape Consulting, Inc. Auburn, CA

Enc.: Appendix 1 – Tree Location Exhibit
Appendix 2 – Tree Data
Appendix 3 – Photographs

APPENDIX 1 – TREE LOCATION EXHIBIT

APPENDIX 2 – TREE DATA

Tree #	Tag #	Protected Tree 48"+ Circ.	Offsite	Common Name	Scientific Name	DBH (in.)	Circ. (in.)	Measured At (in. above grade)	DLR (ft.)	Arborist Rating	Notes	Recommenda-tions
1	6045	Yes	No	Lebanon Cedar	*Cedurs libani*	33	104	54	23	2-Poor-major structural/health issues	Tree located 13.6 feet south east of house. Root crown normal. Moist soil. Canopy lifted to 18 ft. Tree topped at 42 ft. Reduction, heading cuts throughout. Cavity on northside at 25 feet. Fruiting bodis seen around the cavity. Crowded scaffolds at 30 ft Bulges and cankers on upper portion of trunk..	Perform aerial inspection of cavity and branch junctions and provide further recommendations.
2	6046	Yes	No	Coast Redwood	*Sequoia sempervirens*	26	82	24	54	2-Poor-major structural/health issues	In backyard, 28.2ft. from house, 24.7ft from garage-measured from tree tag-critical measurement for determining change in lean angle. Leaning SW, lifting root plate. Partial branch failures in upper canopy. Non-uniform branch junctions. Leader blowout (broken) at 55ft. Trunk taper abruptly changes at 40-50ft.	Aerial inspection of branch junctions and monitor lean angle for changes Provide further recommendations.

APPENDIX 3 – PHOTOGRAPHS

Tree # 1-View South

Tree # 1- View South East

Cavity on North Side of Trunk

Tree # 1-View South West

Fruiting Body on East Trunk ~23' Above Grade

Tree # 1-View South West

Fruiting Bodies on East Trunk ~23' Above Grade

Tree # 1- Reduction Pruning in Canopy

Tree # 2-View South

Failed/Topped Central Leader at ~55 feet

Note Lean to South West

Tree # 2-View South West: Lifted Root Plate

Tree # 2-View South West: Gap by Exposed Root Indicating Lift in Root Plate

Hochleutner, Connor D

From: Gagan Kang <gkang@tjh.com>
Sent: Wednesday, June 21, 2023 2:07 PM
To: Hochleutner, Connor D
Subject: FW: Letter of Support for 848 College Avenue Project (MP)

Hi Connor,
Please add this letter of support to our file for **848 College PLN2023-00016**
This letter was received after we sent out a Neighbor Notice.
Thank you.

Gagan Kang
Senior Development Manager, Northern California Division

Thomas James Homes
275 Shoreline Drive, Suite 400, Redwood City, CA 94065
(650) 272-3276 | TJH.com

NAHB's 2022 Best Realtor/Broker Program
Learn More

From: Laura Low Ah Kee <llowahkee@gmail.com>
Sent: Wednesday, June 21, 2023 11:55 AM
To: Gagan Kang <gkang@tjh.com>
Cc: Andrew Low Ah Kee <alowahkee@gmail.com>
Subject: Letter of Support for 848 College Avenue Project (MP)

Dear Gagan,

By this email, we wish to offer our support for the construction project at 848 College Avenue in Menlo Park. We moved to 839 College Avenue in 2014, and the Ting Family have been our neighbors for the past 6 years since 2017. Yan, Emily, and their two children are wonderful neighbors, very respectful, and always willing to lend a hand and watch things when we have been out of town.

We have reviewed their proposed plans and believe the new home at 848 College Avenue will be a welcome addition to the neighborhood and the city of Menlo Park more broadly. The tasteful and understated design will make a beautiful home.

We strongly support the Planning Commission approving this project. Please feel free to share our support with them or any other interested parties, or let us know if/when might be appropriate for us to do so directly.

Sincerely,
Andrew & Laura Low Ah Kee
839 College Ave, Menlo Park, CA 94025
617-283-0813 (c)
llowahkee@gmail.com
alowahkee@gmail.com

A78 E2

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **11/13/2023**
Staff Report Number: **23-067-PC**
Public Hearing: **Consider and adopt a resolution to approve a use permit to demolish an existing two-story, single-family residence with a detached garage 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) zoning district at 725 Hobart Street; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving 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) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

Each use permit request is considered individually. The Planning Commission should consider whether the required use permit findings can be made for the proposed single-family residence.

Background

Site location

Using Hobart Street in a north to south orientation, the subject property is located on the west side of the street, between Santa Cruz and Middle Avenues. A location map is included as Attachment B. The surrounding area contains a mixture of older and newer single-family residences. The older residences are generally single-story, with detached garages at the rear of the property, while the newer residences are generally two-story in height, with attached front-loading garages or detached garages in the rear. A variety of architectural styles are present in the neighborhood including craftsman, traditional and contemporary. Many of the single-story residences are in the ranch style. All parcels in the general vicinity are also zoned R-1-S.

Analysis

Project description

The subject property is currently occupied by a 3,070-square-foot, two-story, single-family residence and

accompanying detached garage, originally built in approximately 1947 and subsequently expanded to its current state in 1989. The property is a substandard lot with regard to minimum lot width, having a width of 70 feet where 80 is required, a standard lot depth of 160 feet where 100 is required, and lot area of 11,200 square feet where a minimum of 10,000 is required.

The applicant is proposing to demolish the existing residence and detached garage and construct a new two-story, single-family residence that would include three bedrooms and three and one half bathrooms. The attached ADU, occupying the left side of the residence, would contain an additional bedroom and a bathroom as well as an office. A two-car garage and a tandem uncovered parking space would fulfill the parking requirements for the main house and ADU.

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 with regard to Zoning Ordinance requirements:

- The main house and ADU would contain 4,640.7 square feet and would exceed the maximum floor area limit of 3,850 square feet for the site.
  - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 837.7-square-foot, attached ADU.
- The total building coverage of the main house and ADU would be 3,506.3 square feet, or approximately 31.3 percent of the lot, where 3,920 square feet (35 percent) is permitted.
- The main house would have a front setback of 20 feet where a minimum of 20 feet is required.
- The main house would have a 10-foot setback on the right side where a minimum of 10 feet is required and the attached ADU would have a four-foot setback on the left side where a minimum of four feet is required.
- The main house would have a rear setback of 70.2 feet where a minimum of 20 feet is required.
- The second floor of the project would be 1,639.2 square feet where 1,684.3 square feet is permitted.
- The balcony off the second-floor hallway would be setback from the left property line by 26.3 feet, 30.7 feet from the right property line, and 89.9 feet from the rear property line, where a minimum 20-foot setback is required on each side and a minimum 30-foot setback is required along the rear.
- The proposed residence would have a total height of approximately 27.8 feet where 28 feet is permitted.

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 Attachment A, Exhibits A and B respectively.

Design and materials

As described in the project description letter, the proposed residence is designed in a modern farmhouse style to compliment other homes on Hobart Street. The applicant indicates a low garage and front porch roof were designed to create a consistent horizontal element to break up the mass of the front façade. Similar elements would be employed at both sides of the home to avoid continuous two-story elements. Painted horizontal board siding is proposed along the first floor and would be punctuated by accents of brick veneer while the second floor would be finished with painted vertical board siding with brick veneer accents. A standing seam metal roof is proposed and the windows would be aluminum-clad wood with simulated true divided-lites.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby trees. A total of 16 trees were assessed, including seven heritage trees and five off-site

trees. No trees are proposed for removal.

Table 1: Tree summary and disposition				
Tree Number	Species	Size (DBH, in inches)	Disposition	Notes
1*	Modesto ash	30	Retain	Heritage
2	Mulberry	23.7	Retain	Heritage
3*	Mayten	6	Retain	Non-heritage
4*	White birch	20	Retain	Heritage
5	Australian brush cherry	5.3	Retain	Non-heritage
6	Australian brush cherry	4.9	Retain	Non-heritage
7	Australian brush cherry	6.2	Retain	Non-heritage
8	Australian brush cherry	5.7	Retain	Non-heritage
9	Australian brush cherry	4.3	Retain	Non-heritage
10	Australian brush cherry	6.6	Retain	Non-heritage
11	Australian brush cherry	6.1	Retain	Heritage
12	Silver maple	24.3	Retain	Heritage
13	Coast redwood	40.9	Retain	Heritage
14	Apple	15.1	Retain	Heritage
15*	White birch	7	Retain	Non-heritage
16*	White birch	20	Retain	Heritage

*indicates off-site trees assessed in the arborist report

The applicant had applied for a heritage tree removal permit to remove tree #12, a Silver maple, citing the tree's structural health. However, after review and assessment by the City Arborist, the tree was deemed to be structurally healthy. The applicants reapplied to remove the tree citing its incompatibility with the proposed development. After review and assessment by the City Arborist, the tree was deemed to be compatible with the proposed design so long as the foundation closest to the tree's roots is changed to pier and grade beam construction so that the least amount of root disturbance is caused by the proposed project. The applicant modified their design to adhere to the City Arborist's recommendations.

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, irrigation and mulching over impacted root protection zones, exposing roots through

hand digging, potholing, or using an air spade, applying a geotextile fabric, trenching with hydro-vac equipment or air spade, placing piping beneath roots, or boring deeper trenches underneath roots, and a certified arborist monitoring during and after construction. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence
As of the writing of this report, staff has received three letters of support, included in Attachment E.

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 architectural style would be generally attractive and well-proportioned, and the additional rear setback would help increase privacy. 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. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
      A. Project Plans
      B. Project Description Letter
      C. Conditions of Approval
B. Location Map
C. Data Table
D. Arborist Report
E. Correspondence

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO DEMOLISH AN EXISTING TWO-STORY, SINGLE-FAMILY RESIDENCE WITH A DETACHED GARAGE 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) ZONING DISTRICT.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to demolish an existing two-story, single-family residence with a detached garage 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) zoning district at 725 Hobart Street. The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review (collectively, the "Project") from Chris Kummerer ("Applicant"), on behalf of the property owners Nicholas and Kristen Telischak ("Owner"), located at 725 Hobart Street (APN 071-231-320) ("Property"). The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Aesculus Arboricultural Consulting, which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 6, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of a new two-story residence on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because two-story residences are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space would be required at a minimum, and two covered parking spaces are

provided. A third uncovered parking space is provided for the Accessory Dwelling Unit, which is separate and not part of this action.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through increased second-story setbacks along the sides, as well as an increased rear setback on both floors.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00019, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 13, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of November, 2023

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval

EXHIBIT A

TELISCHAK RESIDENCE

725 HOBART STREET
MENLO PARK, CA 94025

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.

2. ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

3. ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.

4. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.

5. CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.

6. BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.

7. MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.

9. CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT. PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE ARCHITECT.

10. EXCAVATE ALL FOOTING AS INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.

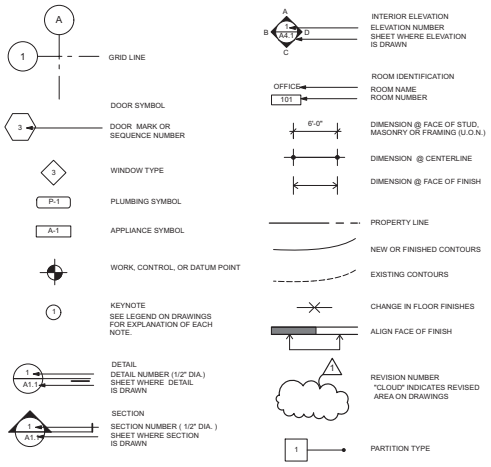
11. PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING.

12. CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.

PRELIMINARY

ABBREVIATIONS & SYMBOLS

&	AND
@	AT
#	DIAMETER or ROUND
ACOUS.	ACOUTSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
CAB.	CABINET
C.J.	CONTROL JOINT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT or CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
C.T.	COLLAR TIE
C.W.	COLD WATER
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR or DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS.	DOWNSPOUT
DW	DISHWASHER
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELECT./ ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
E.O.S.	EDGE OF SLAB
EQ.	EQUAL
EQUIP./ EQPT.	EQUIPMENT
EXST or (E)	EXISTING
EXP.	EXPANSION
G.S.M.	GALVANIZED SHEET METAL
GYP. BD	GYPSUM BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWR./HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT./HGT.	HEIGHT
H.R.	HEATER
H.W.	HOT WATER
HDWD.	HARDWOOD
I.D.	INSIDE DIAMETER (DIM.)
IN. or (")	INCH OR INCHES
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JST.	JOIST
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
MAX.	MAXIMUM
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL./MET.	METAL
N.	NORTH
(N) or NEW	NEW
N.I.C.	NOT IN CONTRACT
NO. or #	NUMBER
N.T.S.	NOT TO SCALE
o/	OVER
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
P.E.N.	PLYWOOD EDGE NAILING
PERF.	PERFORATED
PL.	PLATE OR PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCE
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S-4-S.	SURFACED 4 SIDES
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	SMOKE DETECTOR
SEL.	SELECT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.	SQUARE
S.S.T.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT./ STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMBOL or SYMMETRICAL
T.&B.	TOP AND BOTTOM
T.&G.	TONGUE AND GROOVE
TEL.	TELEPHONE
THRU	THROUGH
T.O.C.	TOP OF CURB
T.O.P./TP	TOP OF PAVEMENT
T.O.W./TW	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
T.P.D.	TOILET PAPER DISPENSER
TV	TELEVISION
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
w/	WITH
w/o	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WP.	WATERPROOF
W.W.F.	WELDED WIRE FABRIC



PROJECT SUMMARY

ADDRESS: 725 HOBART STREET
OWNERS: NICHOLAS AND KRISTEN TELISCHAK
ARCHITECT: CHRIS KUMMERER, ARCHITECT
PH: (650) 233-0342
E-MAIL: CHRIS@CKA-ARCHITECTS.COM
APN# 071-231-320

ZONING: R1S

BUILDING OCCUPANCY GROUP: R3/U
TYPE OF CONSTRUCTION: V-B
AUTOMATIC FIRE SPRINKLERS REQUIRED?: YES

FLOOD ZONE? NO (FLOOD ZONE 'X')

LOT SIZE: **11,200 SF**

SETBACKS: FRONT 20'-0"
REAR 20'-0"
SIDE 10'-0" MIN. (FIRST STORY)

MAX. HT.: 28'-0"

PROPOSED HEIGHT: 27'-9 1/2"

MAX. SITE COVERAGE: 35% X LOT SIZE = 0.35 X 11200 = 3920 SF

PROPOSED SITE COVERAGE: 3,506.06 SF (SEE AREA DIAGRAMS A2.5)

FLOOR AREA LIMIT: 2800 + (25% DIFFERENCE OF LOT AREA AND 7000)
= 2800 + 1050 (.25 X 4200) = 3850 SF

SECOND FLOOR LIMIT: LOT WIDTH X FAL = 70 X 3850 = 1684.38 SF
LOT LENGTH 160

PROPOSED FLOOR AREA:
FIRST FLOOR: 2,163.8 SF
SECOND FLOOR: 1,639.2 SF
TOTAL MAIN RESIDENCE 3,803 SF

ADU: 837.63 SF (MAX.1,000SF)

TOTAL FLOOR AREA INCULDING ADU: 4,640.63 SF
NOTE: FAL EXCEEDANCE OF 790.63 SF (4,640.63 -3,850) PERMITTED PER CODE 16.79.050 (b)(4)

PROPOSED COVERAGE: **3,506.33 SF**

SEE AREA DIAGRAMS A2.5 FOR DETAIL

PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED ADU AND ATTACHED 2-CAR GARAGE.
THE PROPERTY IS SUBSTANDARD IN WIDTH.

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2

2022CALIFORNIA RESIDENTIAL CODE

2022 CALIFORNIA ENERGY CODE

2022 CALIFORNIA ELECTRICAL CODE

2022 CALIFORNIA PLUMBING CODE

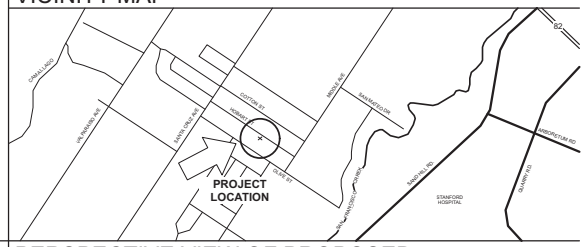
2022 CALIFORNIA MECHANICAL CODE

2022 CALIFORNIA FIRE CODE

2022 CALIFORNIA GREEN BUILDING CODE

AND CURRENT LOCAL BUILDING AND ZONING CODES

VICINITY MAP



PERSPECTIVE VIEW OF PROPOSED


FRONT VIEW


REAR VIEW

DRAWING INDEX

ARCHITECTURAL

cka ARCHITECTS
CHRIS KUMMERER & ASSOCIATES
650.233.0342
2089 AVY AVENUE, MENLO PARK CA 94025
CHRIS@CKA-ARCHITECTS.COM
CKA-ARCHITECTS.COM

REVISIONS:
5/25/23 USE PERMIT SUBMITTAL
7/13/23 USE PERMIT RESUBMITTAL
9/20/23 USE PERMIT RESUBMITTAL

TELISCHAK RESIDENCE
725 HOBART STREET
MENLO PARK, CA 94025
APN: 071-231-320

CONSULTANTS:

STAMP:

NOT FOR CONSTRUCTION

PAGE NUMBER:

A0.0

COVER SHEET

Aesculus
Arboricultural Consulting

9/18/2023

Kristen Tellschak
725 Hobart Street
Menlo Park, CA 94025
917301791
Kristentellschak@gmail.com

Re: Tree protection for proposed new single family residence at 725 Hobart Street, Menlo Park, CA 94025

Dear Kristen,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. The report below contains our analysis.

Summary

There are 16 trees on and adjacent to this property, of which seven are protected. I recommend removing one Heritage Tree on this property, silver maple #12, as it will in conflicts with the proposed house footprint such that it is incompatible with the house. However, City of Menlo Park staff has required it to be retained and protected, and that portion of the house be built on a pier and beam foundation with beams at grade (not belowground).

All other trees are in reasonably good condition and should be retained and protected as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction.

Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed new single family home on this property. This report may be used by our client and other project members as needed to inform all stages of the project.

All observations were made from the ground with basic equipment. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

Tree Regulations

In the City of Menlo Park, native oak trees are protected at 10 inches DBH (diameter at breast height, 4.5 feet above grade), and all other trees are protected at 15 inches DBH. Street trees are protected regardless of size.

According to the Heritage Tree Ordinance Administrative Guidelines, the dollar value of replacement trees is determined as follows:

- One (1) #5 container = $100
- One (1) #15 container – $200
- One (1) 24-inch tree box – $400
- One (1) 36-inch tree box – $1,200
- One (1) 48-inch tree box – $5,000
- One (1) 60-inch tree box – $7,000

We highly recommend that all members of the project team familiarize themselves with the following documents guiding tree protection during construction in Menlo Park, as they are complex, and failure to follow them can result in project delays.

1. Heritage Tree Ordinance Administrative Guidelines - https://www.menlopark.org/DocumentCenter/View/25577/Heritagetreeordinance-administrativeguidelines---Draft
2. Arborist Report Requirements: Large Projects - https://www.menlopark.org/DocumentCenter/View/25468/Arborist-report-large-projects

https://www.menlopark.org/DocumentCenter/View/30079/Arborist%20Report%20and%20Include-proposed-%20Heritage%20trees

3. Tree Protection Specifications - https://www.menlopark.org/DocumentCenter/View/30079/Tree-Protection-Specifications

Observations

Trees

There are 16 trees on and adjacent to this property (images 1-16, below). Seven are Australian brush cherries (*Syzygium paniculatum*), three are white birches (*Betula pendula*) and the remaining six are of various individual species.

Protected statuses - seven of the sixteen are Heritage Trees. No Street Trees are present.

Ownership - Three Heritage Trees and one non-Heritage tree overhang the property from neighboring properties.

Note that non-protected mayten #3, located on the neighboring property to the southeast, is farther away from the property line than shown on the survey provided to us. Its canopy does not overhang the property line. We have placed it on the Tree Map below in approximately the location we observed onsite.

Condition - Modesto ash #1, located on the neighboring property to the northwest, is in very poor health, evidenced by a very thin canopy for the species. Its structure is also poor, with significant "elephant ears" reaction growth between the two main leaders, and it has been pruned extensively for overhead power line clearance.

Mulberry #2 does not show evidence of topping as most mulberries do. A small but notable amount of decay is present throughout its canopy.

All other trees are in moderate to good health with moderate to good branching architecture and no notable issues.

Current Site Conditions

A single-family home with a detached garage is currently present on the property. The driveway and utilities appear typical.

Notably, the back yard contains a paved sport court and a well, both in the southeast corner.

Project Features

A new single-family home is proposed in approximately the same location as the existing home, but with a larger footprint.

An additional parking space is proposed between the driveway and the property line. New backyard gates in small fencing segments are shown on both sides of the house.

No grading, drainage, or utility work is shown on the plans provided to me.

Potential Conflicts (Protected Trees Only)

Tree #1 - the existing and proposed driveway are both within this tree's TPZ,[1] as is the proposed additional parking space. The proposed driveway is farther away than the edge of the existing driveway, and the proposed additional parking space is closer. The existing driveway is also partly within this tree's TPZ.

Tree #2 - the proposed house and porch are partly within this tree's TPZ, with a paved walkway within its CRZ.[2]

Trees #3, 5-11, 15 - these trees are not protected and have not, therefore, been evaluated for potential conflicts.

Tree #4 - portions of the proposed house, porch, paved walkway, gravel walkway, and fencing lie within this tree's TPZ. Parts of both walkways and the fence are inside its CRZ. The existing house is within its TPZ, farther away than the proposed house. Minor canopy pruning may be needed for the proposed second story.

[1] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.
[2] Critical root zone. See Discussion, Tree Map, and Tree Table for more detail.

Tree #12 - this tree is incompatible with the proposed house footprint if the house is built on a standard foundation, as it lies partly within its CRZ.

Trees #13, 14, 16 - the existing sport court (13 and 15) and garage (16) are within these trees' TPZs.

Testing and Analysis

Tree DBHs were taken using a diameter tape measure if trunks were accessible. Multistemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes.

Vigor ratings are based on tree appearance and experimental knowledge of each species.

Tree location data was collected using a GPS smartphone application and processed in GIS software to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations shown on the map below are approximate except where matched to the survey.

We visited the site once, on 5/26/2022. All observations and photographs in this report were taken at that site visit.

The tree protection analysis in this report is based on the plan set titled "Tellschak Residence," dated 5/12/2023 and watermarked "PRELIMINARY," provided to us electronically by the client.

Discussion

Tree Protection Zones (TPZs)

Tree roots grow where conditions are favorable, and their spatial arrangement is therefore unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet of soil in the dry soils typical for this geographic region, with a small number of roots sometimes occurring at greater depths. Some species have taproots when young, but these almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wire guy.

The optimal size of the area around a tree which should be protected from disturbance depends on the tree's size, species, and vigor, as shown in the following table (adapted from Trees & Construction, Matheny and Clark, 1998):

Species tolerance	Tree vitality[1]	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the tree species present here are not evaluated in Trees & Construction. Our own evaluation of them based on our experience with the species is as follows:

Species	Estimated tolerance	Reason for tolerance rating
White birch	Low	Sensitive to a variety of stressors in the landscape. Nearly universally drought-stressed in California.

Critical Root Zones (CRZs)

Although any root loss inside the TPZ may cause a short-term decline in tree condition, trees can often recover adequately from a small amount of root loss in the TPZ.

[1] Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone (CRZ), as any distance shorter than this increases a tree's likelihood of failure.

Roots and Foundations

Tree roots do not generally grow under houses, as foundation installation requires these areas to be heavily compacted and dry. As discussed above, these conditions do not meet trees' needs for root colonization. Roots may grow under houses if foundations are poorly installed, or if trees are growing in contact with the foundation.

Bridging Paved Areas Near Trees

When installing or repairing paved areas near trees, large roots can sometimes be retained with minimal long-term damage to either the tree or the pavement, and while complying with ADA requirements, by bridging over roots with a coarse sand or gravel subbase at least 4" deep.*

Tree Appraisal Methods

We use the trunk formula technique with discounting for condition and functional and external limitations, as detailed in the second printing of the 10th Edition of the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers, 2019).

For palms, we use the approximate height of clear trunk (estimated visually) multiplied by the per-foot cost given in the regional plant appraisal committee species classification for California.

* "Research Laboratory Technical Report: Sidewalk Repair Near Trees," Bartlett Tree Experts, the Bartlett Lab Staff directed by Kathy Fite, PhD, undated. Accessed on 1/10/2022 at https://www.bartlett.com/resources/sidewalk-repair-near-trees.pdf

Conclusions

Tree #1 - **moderate** impacts are likely overall. Moderate impacts are likely from the proposed additional parking space northwest of driveway. Minor impacts are likely from driveway demolition, and from construction of the proposed garage and fence.

Tree #2 - **moderate to major** impacts are likely overall. Moderate impacts are likely from proposed house footprint. Minor to major impacts are likely from the proposed paved walkway, depending on how it is constructed. Minor impacts are also likely from proposed porch if the footings are placed thoughtfully to avoid major roots. Minor impacts are likely from walkway demolition. Minor pruning may be needed for the proposed house.

Trees #3, 5-11, 15 - these trees are not protected and have not, therefore, been evaluated for construction impacts.

Tree #4 - impacts to this tree will likely be **moderate to major** overall. Moderate impacts are likely from foundation excavation for the proposed northeast corner of the house. Minor to major impacts are likely from the paved and gravel walkways, depending on how these are constructed. Minor impacts are likely from demolition of the existing house and from the proposed fence with the backyard gate. Minor canopy pruning may be needed for the proposed second story.

Tree #12 - this tree is **incompatible** with the proposed house footprint if a slab or stem wall foundation is used. If a pier and grade beam foundation can be used in this area, with the beams placed at grade and not belowground, then **moderate** impacts are likely from the proposed house.

Trees #13, 14, 16 - **minor** impacts to these trees are likely from demolition of the existing sport court (13 and 15) and garage (16).

Recommendations

Design Phase

1. As directed by city staff, explore the feasibility of using a pier and beam foundation **with beams at grade** for the part of the proposed house footprint within the CRZ of tree #12.
   a. If the beams can only feasibly be placed below grade, then this will not work to preserve the tree.
2. Explore design options that minimize impacts to trees from the driveway, additional parking space, paved walkways, and grazed walkway, including, but not limited to:
   a. Bridging over tree roots as described in this white paper: https://www.bartlett.com/resources/sidewalk-repair-near-trees.pdf
   b. Minimizing depth of driveway subbase (but not less than four inches).
   c. Using a gravel or coarse sand subbase to minimize root damage to the new pavement over time, and
   d. Using permeable or porous paving material.

Preconstruction Phase

1. If a pier and beam foundation with the beams at grade is not feasible, then remove tree #12, upon receipt of a permit from the City of Menlo Park.
   a. If this type of foundation is found to be feasible, then the tree must be protected as shown in the Tre Map, below.
2. Install tree protection fencing as shown in the Tree Map, below.
   a. Minimum fencing distances are shown on the Tree Map. Fencing must be installed at or beyond these distances.
   b. Where existing barriers which will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
   a. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
   c. Tree protection fencing shall comprise 6' chain link fabric mounted on 1.5" diameter metal posts driven into the ground.
   d. Place a 6" layer of wood chips inside tree protection fencing.

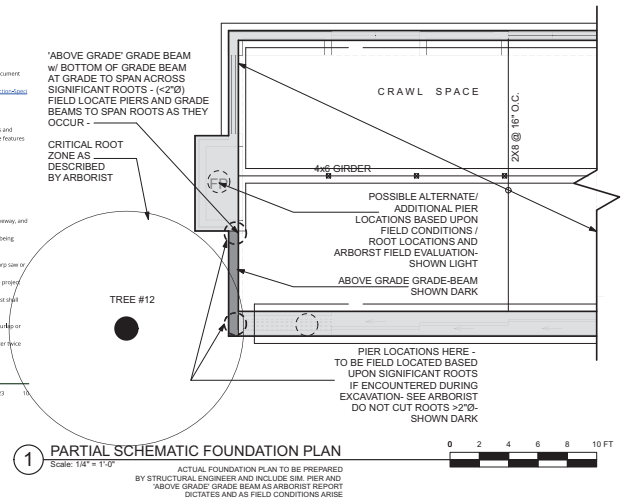
   e. Tree protection fencing shall adhere to the requirements in the document titled "Tree Protection Specifications," available at https://www.menlopark.org/DocumentCenter/View/30079/Tree-Protection-Specifications

Demolition Phase

1. When demolishing existing features within TPZs, start work near the trees and proceed backwards, limiting equipment to still-paved areas. These are the features partly inside TPZs:
   a. House
   b. Garage
   c. Driveway
   d. Sport court

Construction Phase

1. Maintain tree protection fencing as detailed above.
2. When excavating within TPZs for the proposed house, porch footings, driveway, and fences:
   a. Hand-excavate edge nearest trunk to the full depth of the feature being installed or to a depth of three feet, whichever is shallower.
   b. Retain as many roots as practical.
   c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
   d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
   e. Notify project arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
   f. If excavation will be left open for more than 3 days:
      i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
      ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.



1 PARTIAL SCHEMATIC FOUNDATION PLAN
Scale: 1/4" = 1'-0"

ACTUAL FOUNDATION PLAN TO BE PREPARED BY STRUCTURAL ENGINEER AND INCLUDE SIM. PIER AND 'ABOVE GRADE' GRADE BEAM AS ARBORIST REPORT DICTATES AND AS FIELD CONDITIONS ARISE

725 Hobart Tree Table — Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal, ft. from center of trunk)	TPZ radius (ideal, ft. from center of trunk)	Percent TPZ impacted (not reasonably removed)	Expected Impacts	Notes
1	Modesto ash	Fraxinus velutina 'Modesto'	30.0	1	1	X		X	1		$1,280.00	3	8.8	30.0	18%	Moderate overall - moderate from proposed driveway and additional parking space (12%); minor from driveway demolition (3%); minor from proposed garage (2%); minor from proposed fence and backyard gate	Declining. Canopy is very thin for species. Multiple Leaders with included bark. Tree is in such poor health that it may die irrespective of construction activities. Neighbor tree. DBH estimated.
2	Mulberry	Morus alba	23.7	3	2	X			3		$6,100.00	3	6.9	17.8	50%	Moderate to major overall - moderate from proposed house footprint (13%); minor from driveway (6%); minor from walkway demolition (3%); minor to major from proposed walkway (13%, some in CRZ); minor from proposed porch if footings are placed thoughtfully to avoid major roots (17%); minor pruning possibly needed for proposed house (well under 25%)	Some decay throughout canopy

725 Hobart Tree Table — Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal, ft. from center of trunk)	TPZ radius (ideal, ft. from center of trunk)	Percent TPZ impacted (not reasonably removed)	Expected Impacts	Notes
3	Mayten	Maytenus boaria	6.0	3	2				3			-	-	-	-		Neighbor tree. DBH estimated. Appears to be about 7 feet from property line, which is farther than shown on survey.
4	White birch	Betula pendula	20.0	3	2	X			3		$9,200.00	1	5.8	20.0	25%	Moderate to major overall - moderate (12%) from proposed northeast corner of house; minor to major from paved walkway (2%, some within CRZ); minor to major from gravel walkway (5%, some within CRZ); minor from deck (6%); minor from demolition of existing house; minor from proposed fence with backyard gate; minor pruning possibly needed for proposed second story (well under 25%)	Neighbor tree. DBH estimated.
5	Australian brush cherry	Syzygium paniculatum	5.3	3	2				3			-	-	-	-		-
6	Australian brush cherry	Syzygium paniculatum	4.9	3	2				3			-	-	-	-		-

725 Hobart Tree Table — Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal, ft. from center of trunk)	TPZ radius (ideal, ft. from center of trunk)	Percent TPZ impacted (not reasonably removed)	Expected Impacts	Notes
7	Australian brush cherry	Syzygium paniculatum	6.2	3	2				3			-	-	-	-	-	-
8	Australian brush cherry	Syzygium paniculatum	5.7	3	2				3			-	-	-	-	-	-
9	Australian brush cherry	Syzygium paniculatum	4.3	3	2				3			-	-	-	-	-	-
10	Australian brush cherry	Syzygium paniculatum	6.6	3	2				3			-	-	-	-	-	-
11	Australian brush cherry	Syzygium paniculatum	6.1	3	2				3			-	-	-	-	-	-
12	Silver maple	Acer saccharinum	24.3	2	2	X			2	X	$20,700.00	1	7.1	30.4	16%*	Incompatible with proposed house if on a standard foundation; moderate if on a pier and beam foundation with beams at grade (not belowground)	Note that part of this is inside the CRZ. Also note that the shape of the impacted area is such that any roots beyond it will likely be affected
13	Coast redwood	Sequoia sempervirens	40.9	3	3	X			3		$43,000.00	3	11.9	20.5	7%	Minor from demolition of sport court	-
14	Apple	Malus domestica	15.1	3	2	X			3		$10,000.00	3	4.4	7.6	15%	Minor from demolition of sport court	-
15	White birch	Betula pendula	7.0	3	2			X	3			-	-	-	-	-	Neighbor tree. DBH estimated.

725 Hobart Tree Table — Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal, ft. from center of trunk)	TPZ radius (ideal, ft. from center of trunk)	Percent TPZ impacted (not reasonably removed)	Expected Impacts	Notes
16	White birch	Betula pendula	20.0	3	2	X		X	3		$10,400.00	1	5.8	20.0	17%	Minor from demolition of existing garage and concrete areas	Neighbor tree. DBH estimated.

A6

cka
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REVISIONS:
5/25/23 USE PERMIT SUBMITTAL
7/13/23 USE PERMIT RESUBMITTAL
9/20/23 USE PERMIT RESUBMITTAL

TELISCHAK RESIDENCE
725 HOBART STREET
MENLO PARK, CA 94025
APN: 071-231-320

CONSULTANTS:

STAMP:

PAGE NUMBER:

A0.1

ARBORIST REPORT

Supporting Photographs

Image 1: Modesto ash #1

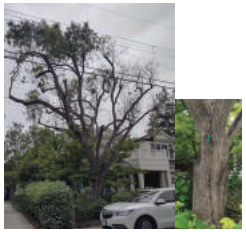

Image 2: mulberry #2

Image 3: mayten #3

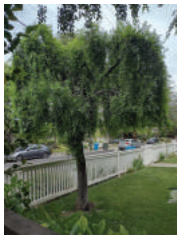

Image 4: white birch #4

Image 5: Australian brush cherry #5

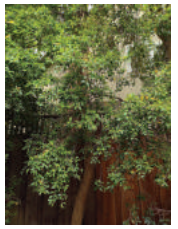

Image 6: Australian brush cherry #6

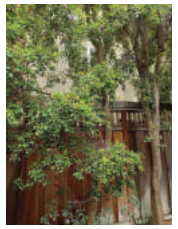

Image 7: Australian brush cherry #7

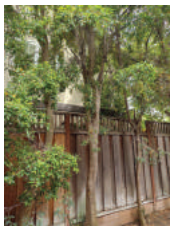

Image 8: Australian brush cherry #8

Image 9: Australian brush cherry #9

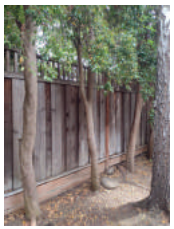

Image 10: Australian brush cherry #10

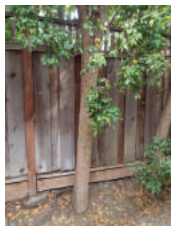

Image 11: Australian brush cherry #11

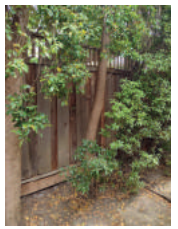

Image 12: silver maple #12

Image 13: coast redwood #13

Image 14: apple #14

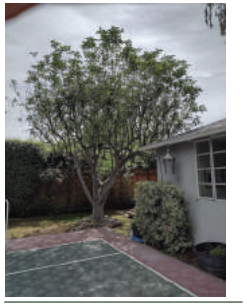

Image 15: white birch #15 (small, topped)

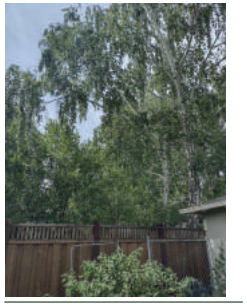

Image 16: white birch #16

Respectfully submitted,

Katherine Naegele
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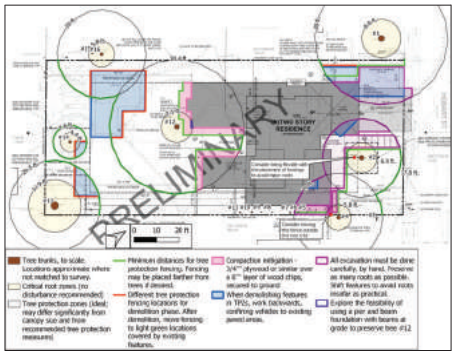
Post-Construction Phase

1. Install new trees and/or pay in-lieu fees to offset the removal of tree #12, per City of Menlo Park requirements.
   a. Tree #12 is are valued at $20,700.00. This is equal to four 48-inch box trees or any other equivalent combination from the following list, taken from the Heritage Tree Ordinance Administrative Guidelines:

In reference to Section 13.24.040(2), applicants may use the following monetary values of the replacement trees to help develop their landscape plans for development-related removals:
• One (1) 15-container – $190
• One (1) 15-container – $200
• One (1) 24-inch tree box – $400
• One (1) 36-inch tree box – $1,200
• One (1) 48-inch tree box – $6,000
• One (1) 60-inch tree box – $7,000

2. Provide supplemental irrigation for trees #1, 2, and 4 to aid in root regrowth for at least three years.
   a. Irrigate at a very slow trickle for several hours to ensure infiltration. Once per month is usually sufficient.
   b. Irrigation may be paused during the rainy season if rainfall is average or above.

Tree Map



Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any trees and landscaping on the property are assumed to be good and reasonable. The existence of flood hazard, environmental, geological, or soil conditions for any property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/valuation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. All persons for whom all or any portion of the services are rendered, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
7. Aesculus Arboricultural Consulting makes no warranty, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either oral or written, for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a predetermined conclusion that favors the client.
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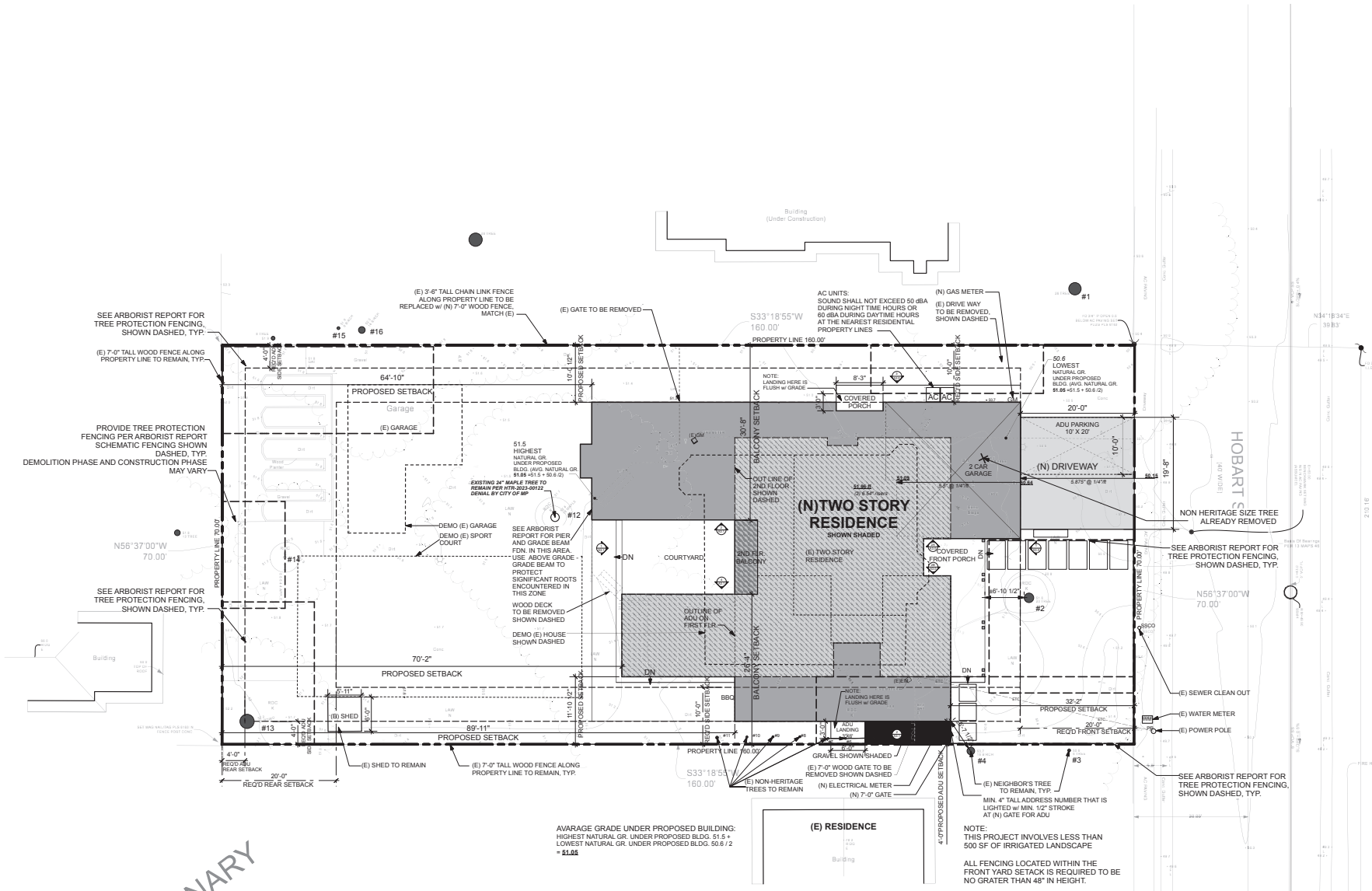
ARBORIST REPORT



PRELIMINARY

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

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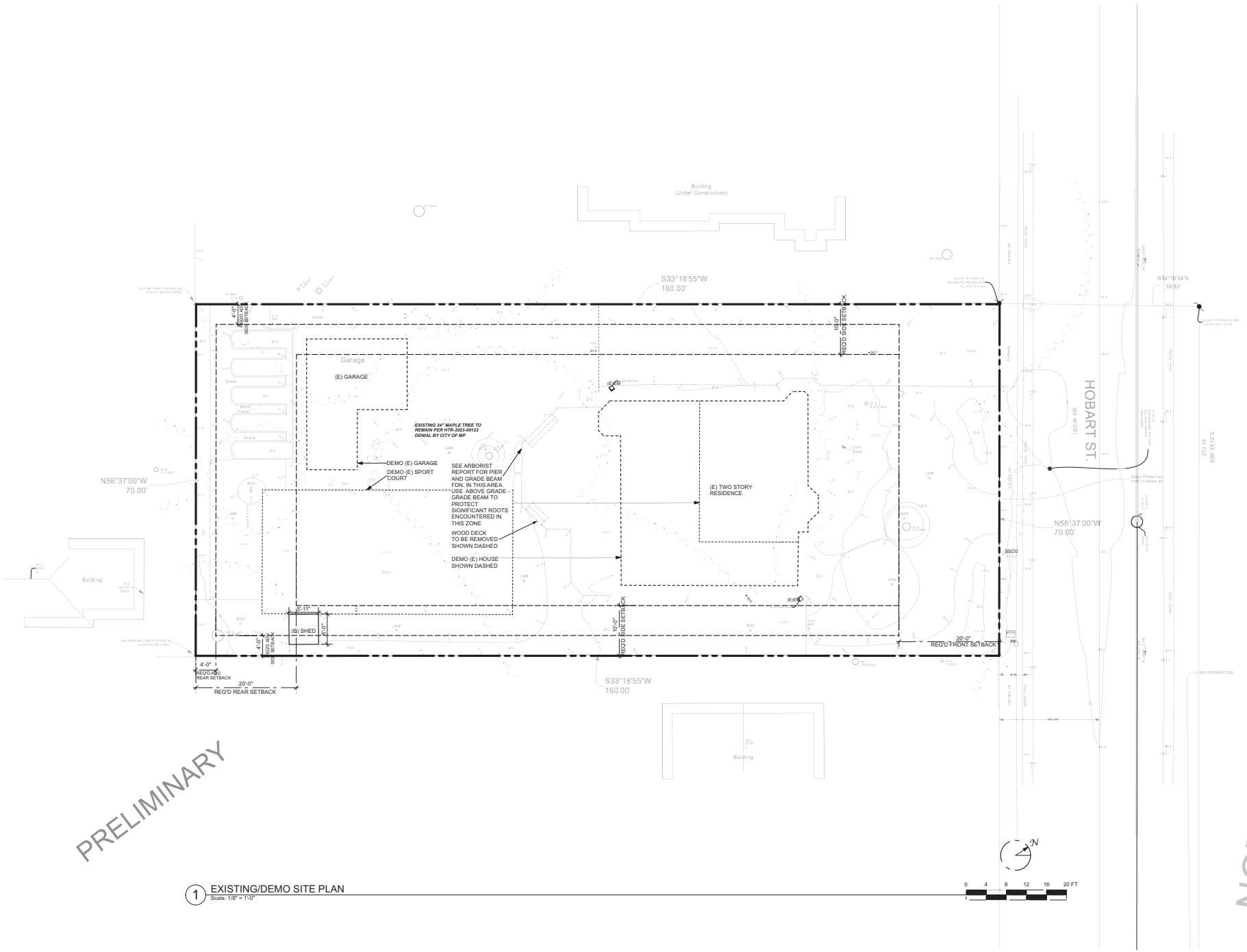
SITE PLANS



PRELIMINARY

1 EXISTING/DEMO SITE PLAN
Scale: 1/8" = 1'-0"

0 4 8 12 16 20 FT

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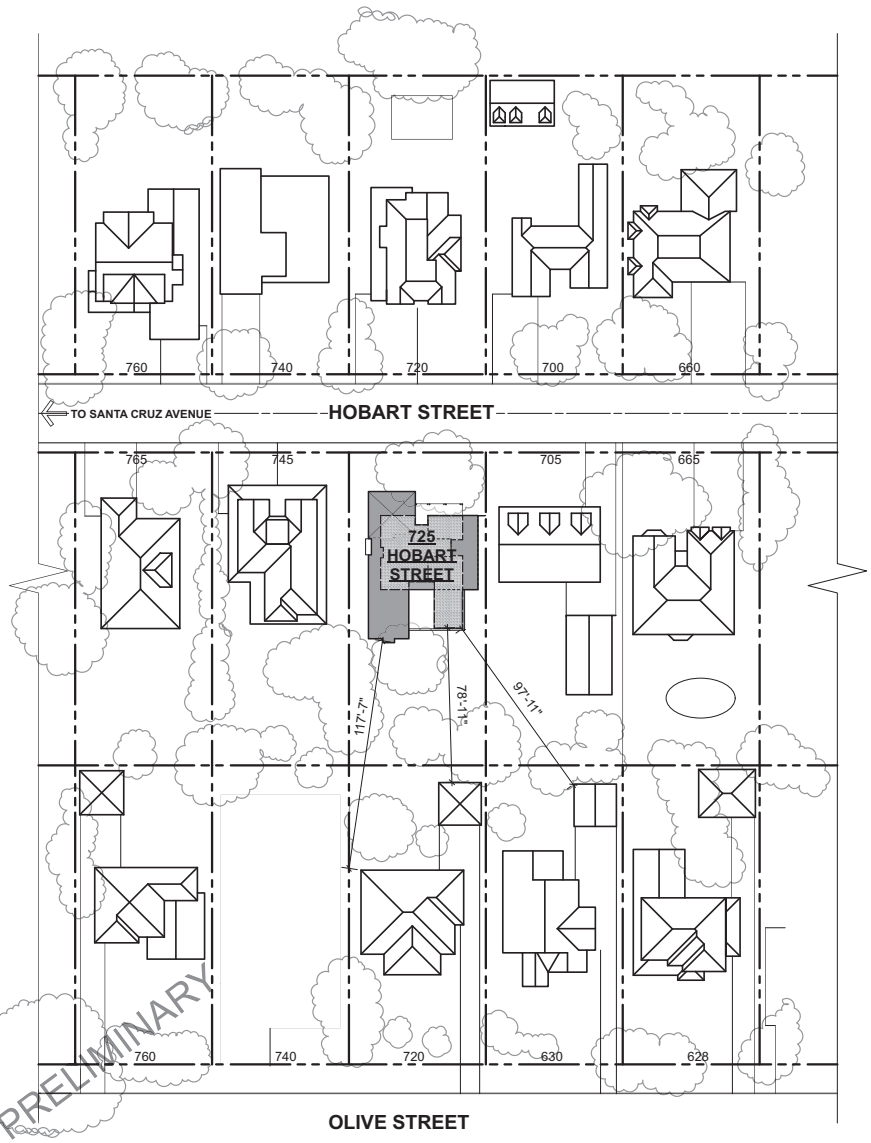
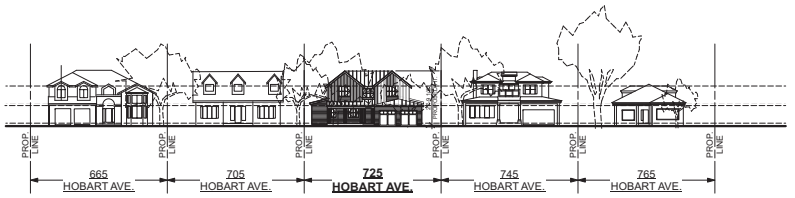
EXISTING/
DEMO SITE PLAN



1 AREA MAP
Scale: 1" = 30'-0"
0' 10' 20' 40'



2 STREETSCAPE ELEVATION
Scale: 1" = 30'-0"
0' 10' 20' 40'

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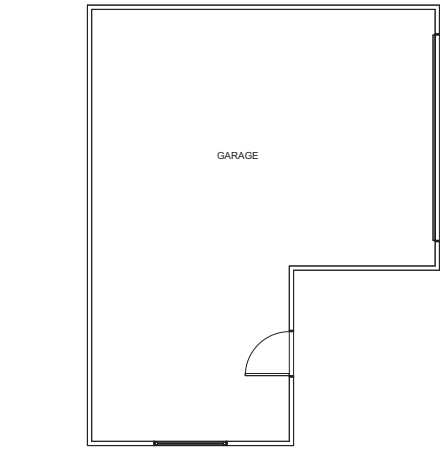
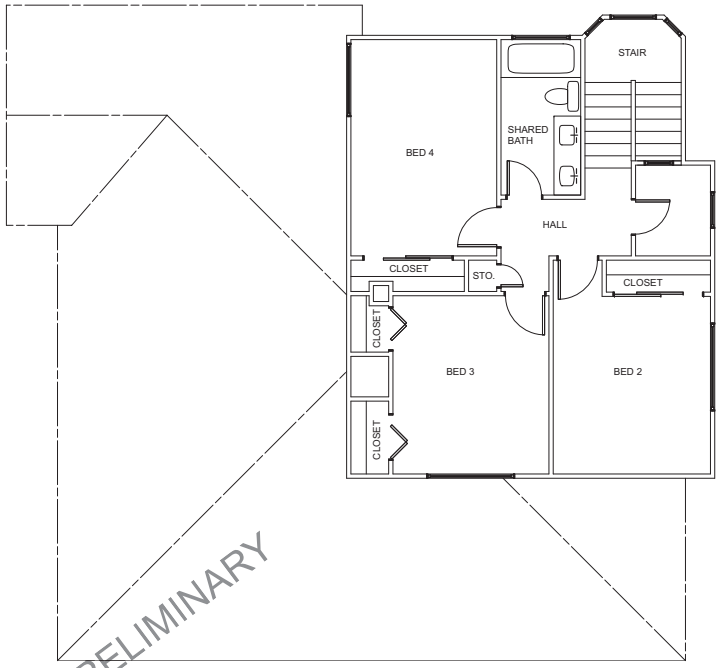
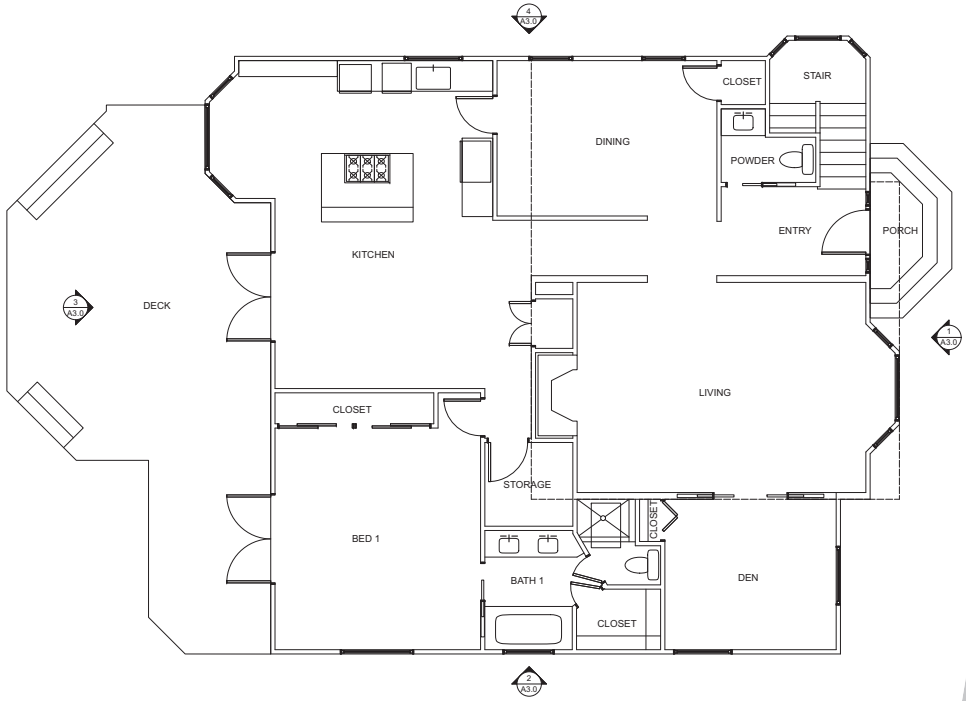
AREA PLAN



3 (E) GARAGE
Scale: 1/4" = 1'-0"



2 (E) SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



1 (E) FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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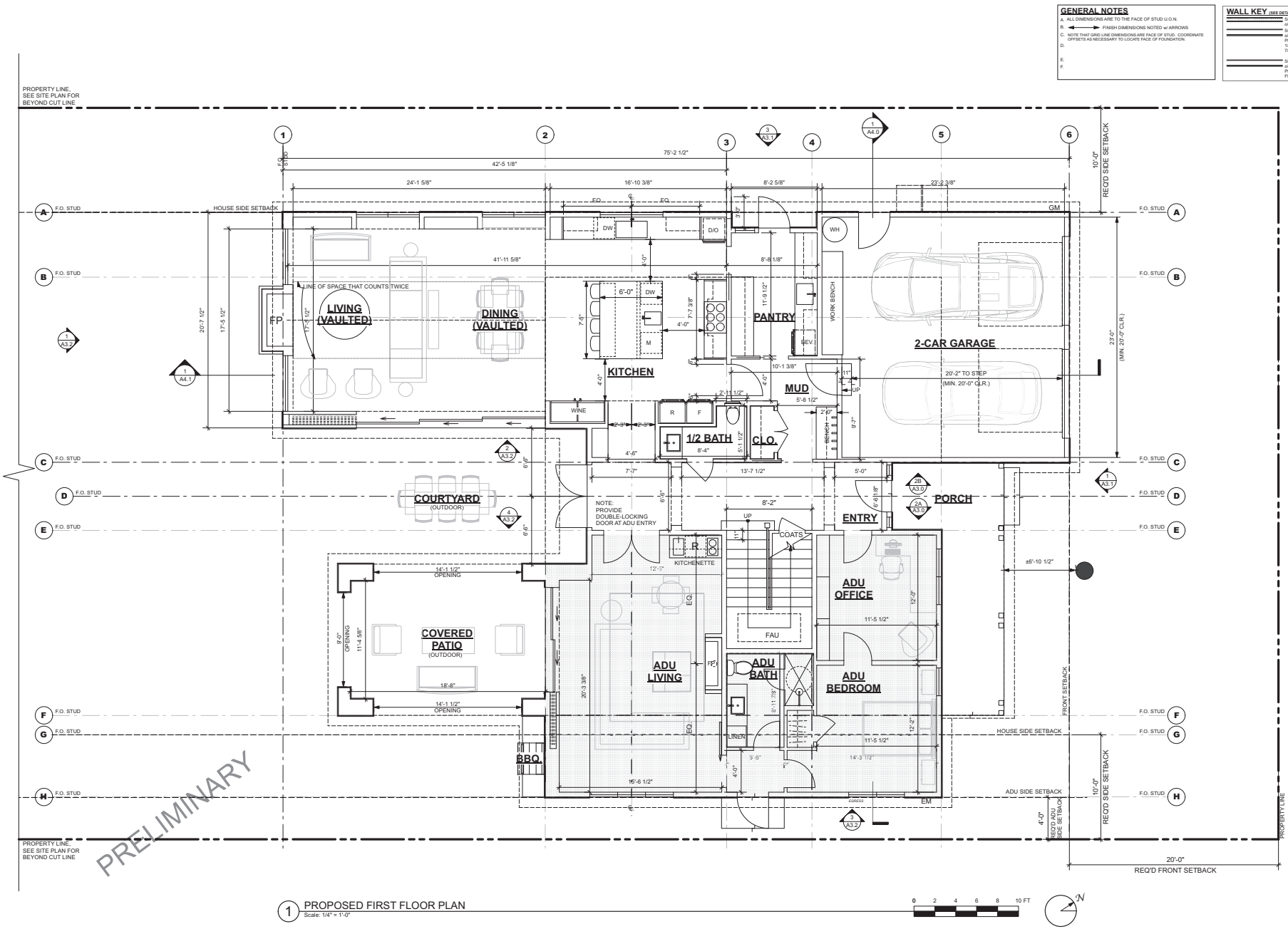
(E) FLOOR PLANS



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

0 2 4 6 8 10 FT

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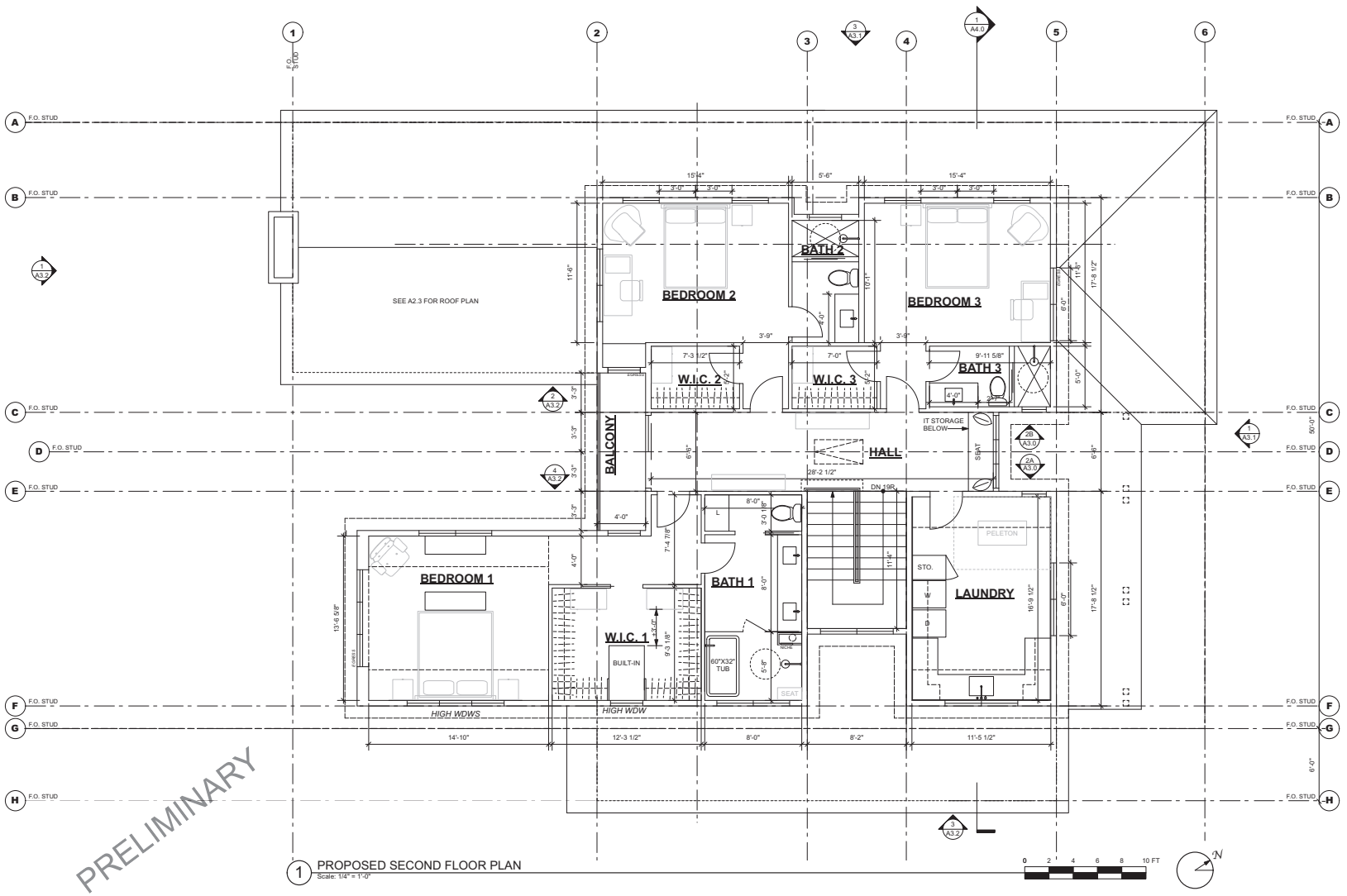
FIRST FLOOR PLAN



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

0 2 4 6 8 10 FT

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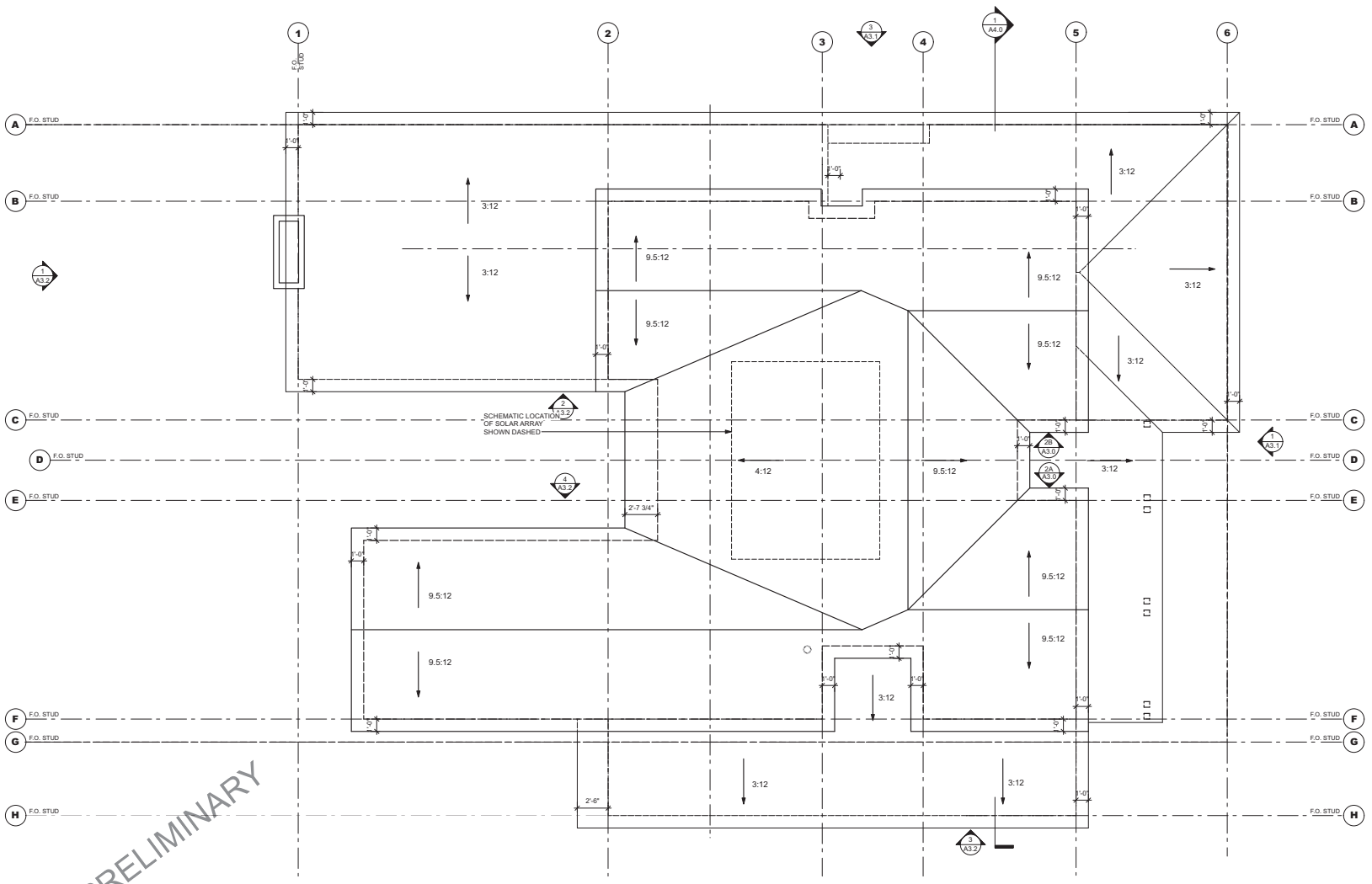
SECOND FLOOR PLAN



PRELIMINARY

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

0 2 4 6 8 10 FT

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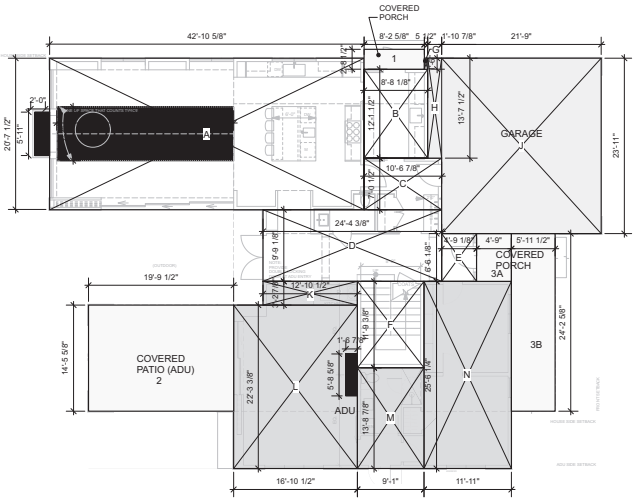
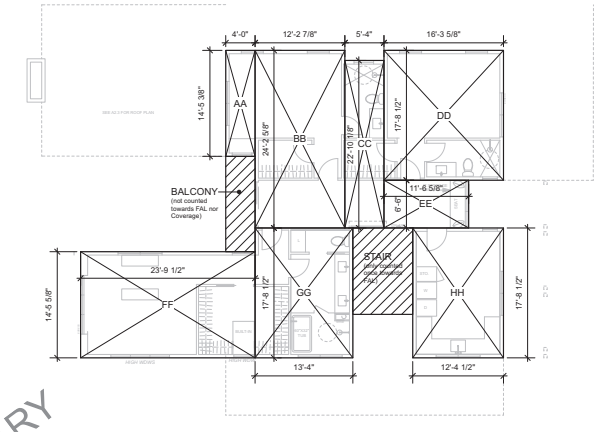
ROOF PLAN



1 FIRST FLOOR AREA PLAN
Scale: 1/8" = 1'-0"



2 SECOND FLOOR AREA PLAN
Scale: 1/8" = 1'-0"

First Floor		FT.	IN.	IN.	FT	IN.	IN.	SQ.FT.	
A		42	10 5/8	X	20	7 1/2		884.5	
B		8	8 1/8	X	12	1 1/2		105.2	
C		10	6 7/8	X	7	1/2		74.5	
D		24	4 3/8	X	9	9 1/8		237.8	
E		4	9 1/8	X	6	6 1/8		31.0	
F		9	1	X	11	9 3/8		107.0	
AREA OF CLG. HT.> 12'-0"		24	1 1/2	X	7	4		176.9	
									1616.9
G	GARAGE	0	5 1/2	X	1	6		0.7	
H	GARAGE	1	10 7/8	X	13	7 1/2		26.0	
J	GARAGE	21	9	X	23	11		520.2	
							GARAGE AREA		546.9

Second Floor		FT.	IN.	IN.	FT	IN.	IN.	SQ.FT.	
AA		4	0	X	14	5 3/8		57.8	
BB		12	2 7/8	X	24	2 5/8		296.4	
CC		5	4	X	22	10 1/8		121.8	
DD		16	3 5/8	X	17	8 1/2		288.7	
EE		11	6 5/8	X	6	6		75.1	
FF		23	9 1/2	X	14	5 5/8		344.2	
GG		13	4	X	17	8 1/2		236.1	
HH		12	4 1/2	X	17	8 1/2		219.1	
							SECOND FLOOR TOTAL		1639.2

ATTACHED ADU		FT.	IN.	IN.	FT	IN.	IN.	SQ.FT.	
K	ADU	12	10 1/2	X	3	2 7/8		41.7	
L	ADU	16	10 1/2	X	22	3 3/8		376.0	
M	ADU	9	1	X	13	8 7/8		124.8	
N	ADU	11	11	X	25	6 1/4		304.1	
							ADU AREA		846.3
5	ADU FIRE PLACE	1	6 7/8	X	5	8 5/8		9.00	-9.0
	(NOT INCLUDED TO FAL)								

BUILDING COVERAGE		FT.	IN.	IN.	FT	IN.	IN.	SQ.FT.	
1	SIDE COVERED PORCH	8	2 5/8	X	2	8 1/2		22.3	
2	COVERED PATIO (ADU)	19	9 1/2	X	14	5 5/8		286.4	(ADU)
3A	COVERED ENTRY PORCH	4	9	X	6	6 1/8		30.9	
3B	COVERED ENTRY PORCH	5	11 1/2	X	24	2 5/8		144.3	
4	FIRE PLACE	6	0	X	2	0		12.0	
5	ADU FIRE PLACE	1	6 7/8	X	5	8 5/8		9.00	
							BUILDING COVERAGE		504.9

MAX. SITE COVERAGE: 35% X LOT SIZE = 0.35 X 11200 = 3920 SF

FLOOR AREA LIMIT: 2800 + (25% DIFFERENCE OF LOT AREA AND 7000)
= 2800+ 1050 (.25 X 4200) = 3850 SF

SECOND FLOOR LIMIT: LOT WIDTH X FAL = 70 X 3850 = 1684.38 SF
LOT LENGTH 160

PROPOSED FLOOR AREA:

FIRST FLOOR: 1616.9 + 546.9 = **2,163.8**
SECOND FLOOR: **1,639.2**
TOTAL MAIN RESIDENCE: **3,803 SF**

ADU 846.63 - 9 = **837.63 SF**

TOTAL FLOOR AREA INCLUDING ADU: **4,640.63 SF**
NOTE: FAL EXCEEDANCE OF 790.63 SF (4,640.63 -3,850) PERMITTED PER CODE 16.79.050 (b)(4)

PROPOSED COVERAGE:

FIRST FLOOR: 1616.9 + 546.9 = 2,163.8 SF
COVERED AREA, FIREPLACES: 209.5 SF
TOTAL MAIN HOUSE COVERAGE: 2,373.3 SF

ADU INCLUDING FIREPLACE 846.63 SF
ADU COVERED PATIO 286.4 SF
TOTAL ADU COVERAGE: 1,133.03 SF

TOTAL COVERAGE INCLUDING ADU: **3,506.33 SF**

PRELIMINARY

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AREA DIAGRAMS

4 EXISTING RIGHT SIDE ELEVATION (EAST)
Scale: 1/4" = 1'-0"

3 EXISTING REAR ELEVATION (SOUTH)
Scale: 1/4" = 1'-0"

2 EXISTING LEFT SIDE ELEVATION (WEST)
Scale: 1/4" = 1'-0"

1 EXISTING FRONT ELEVATION (NORTH)
Scale: 1/4" = 1'-0"

PRELIMINARY

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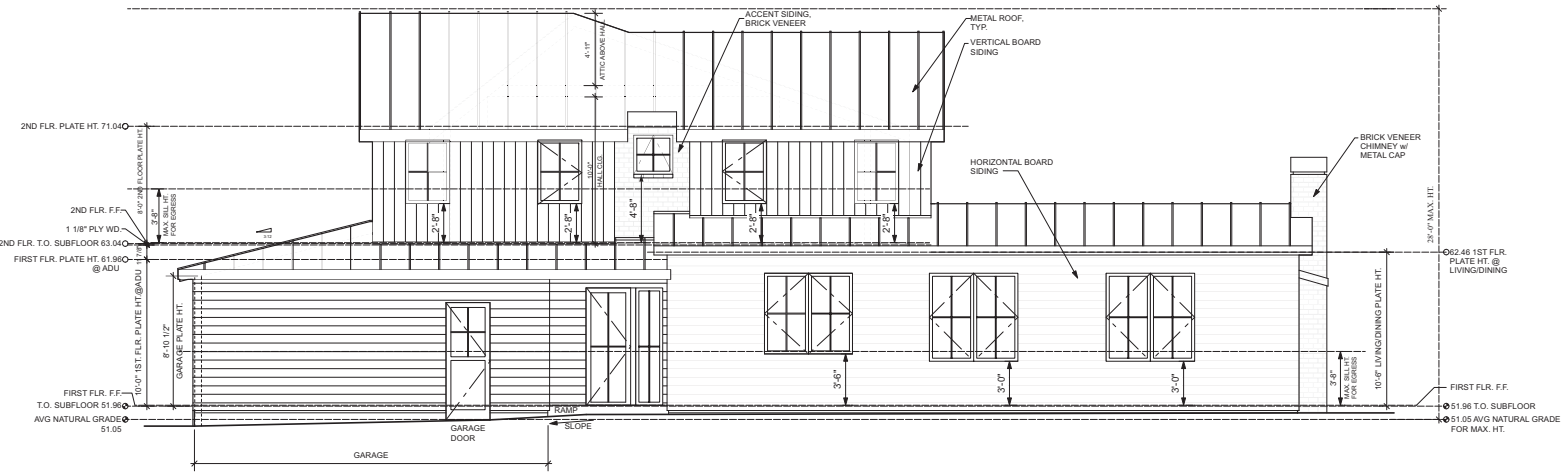
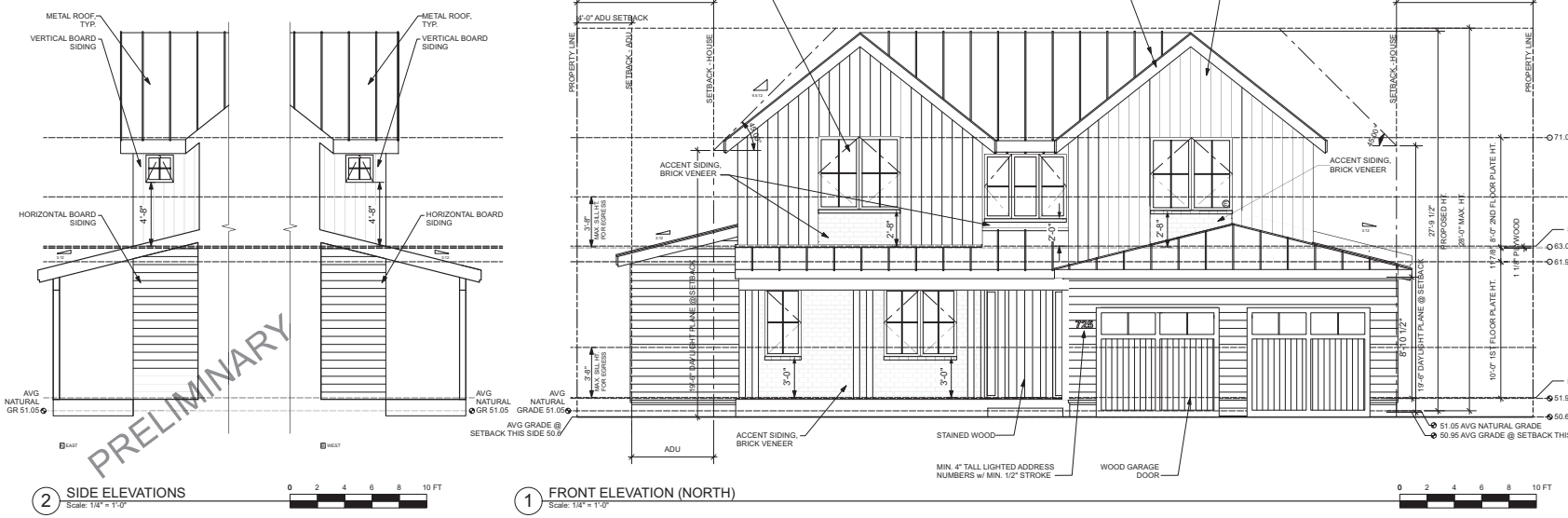
EXISTING ELEVATIONS



3 RIGHT SIDE ELEVATION (WEST)
Scale: 1/4" = 1'-0"



2 SIDE ELEVATIONS
Scale: 1/4" = 1'-0"

1 FRONT ELEVATION (NORTH)
Scale: 1/4" = 1'-0"

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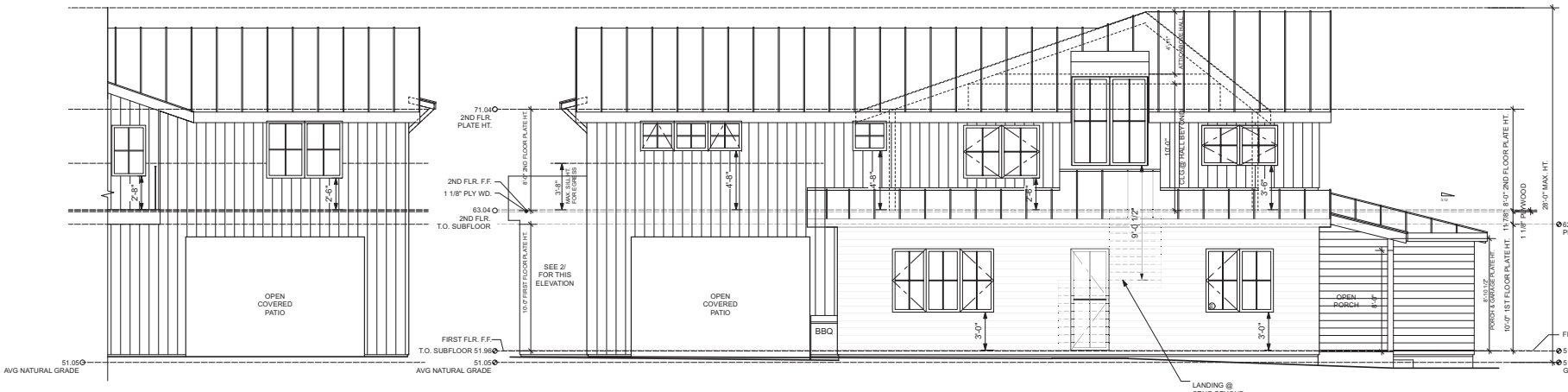
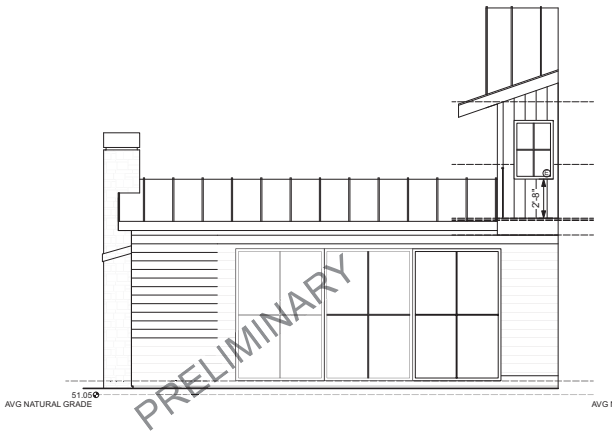
PROPOSED ELEVATIONS



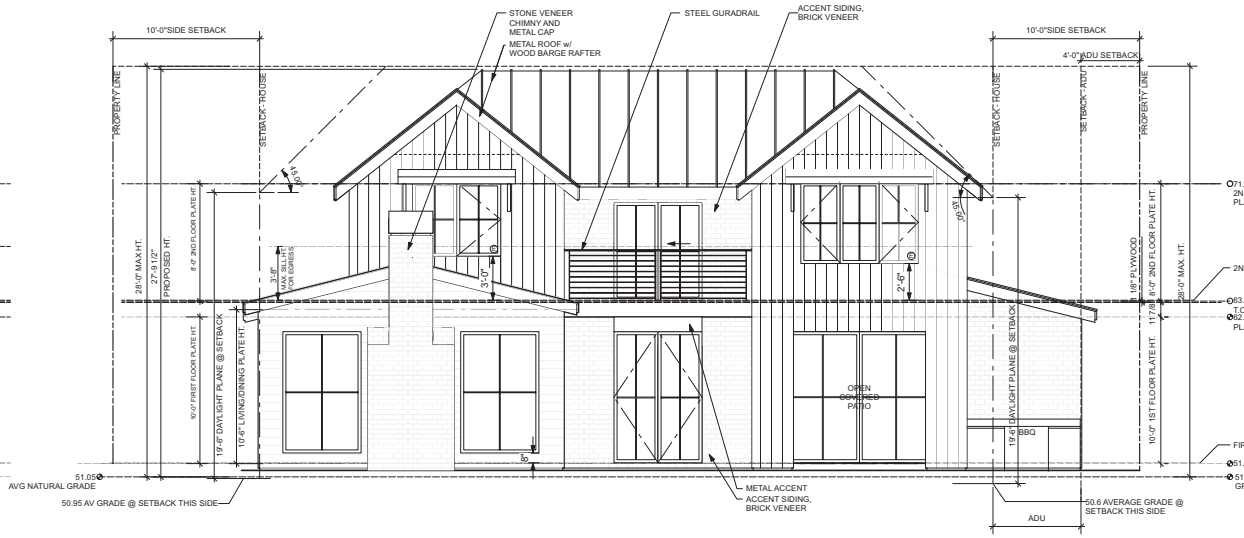
4 EAST ELEVATION @ COURTYARD
Scale: 1/4" = 1'-0"

3 LEFT SIDE ELEVATION (EAST)
Scale: 1/4" = 1'-0"



PRELIMINARY

2 WEST ELEVATION @ COURTYARD
Scale: 1/4" = 1'-0"



1 REAR ELEVATION (SOUTH)
Scale: 1/4" = 1'-0"

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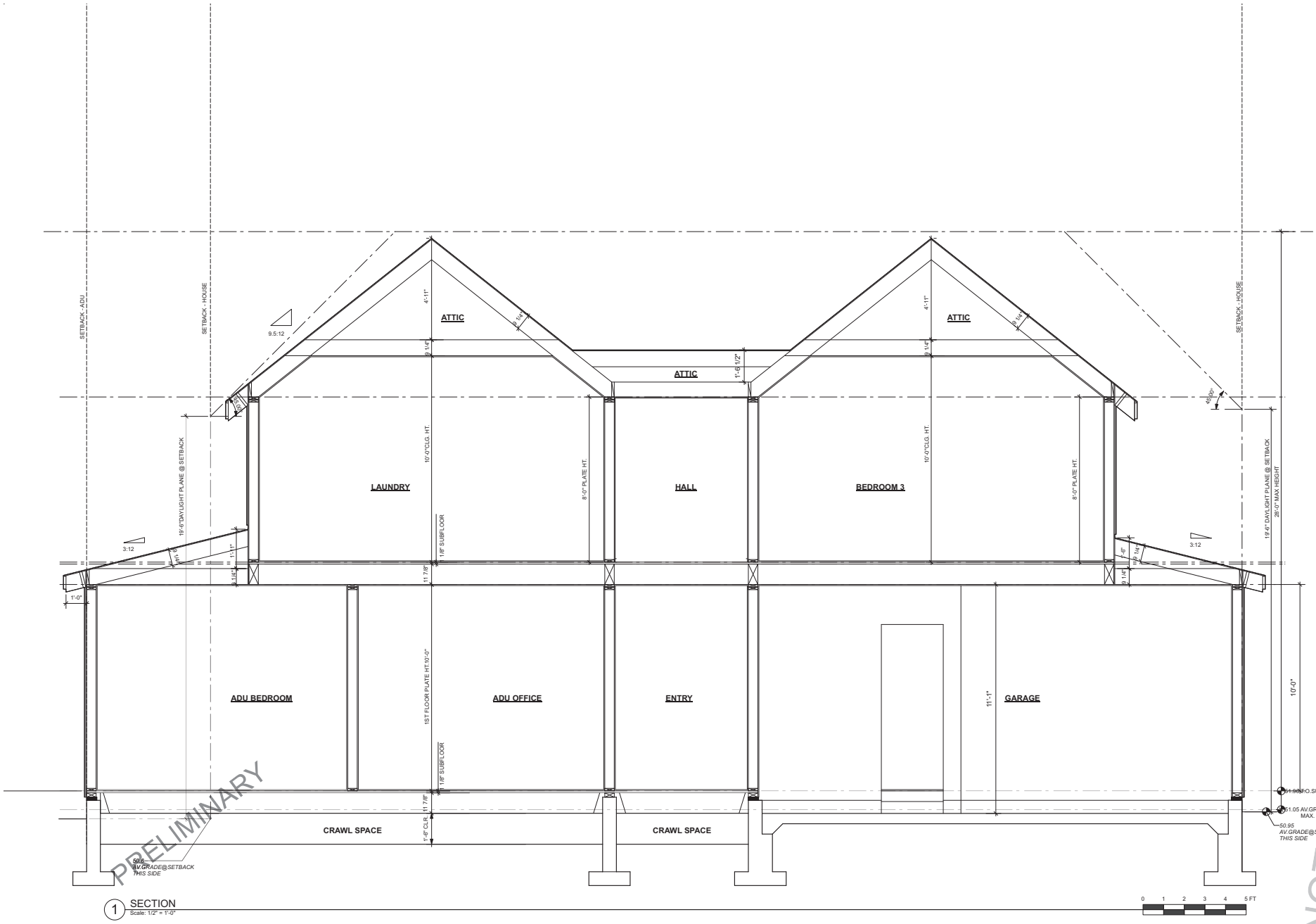
PROPOSED ELEVATIONS



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

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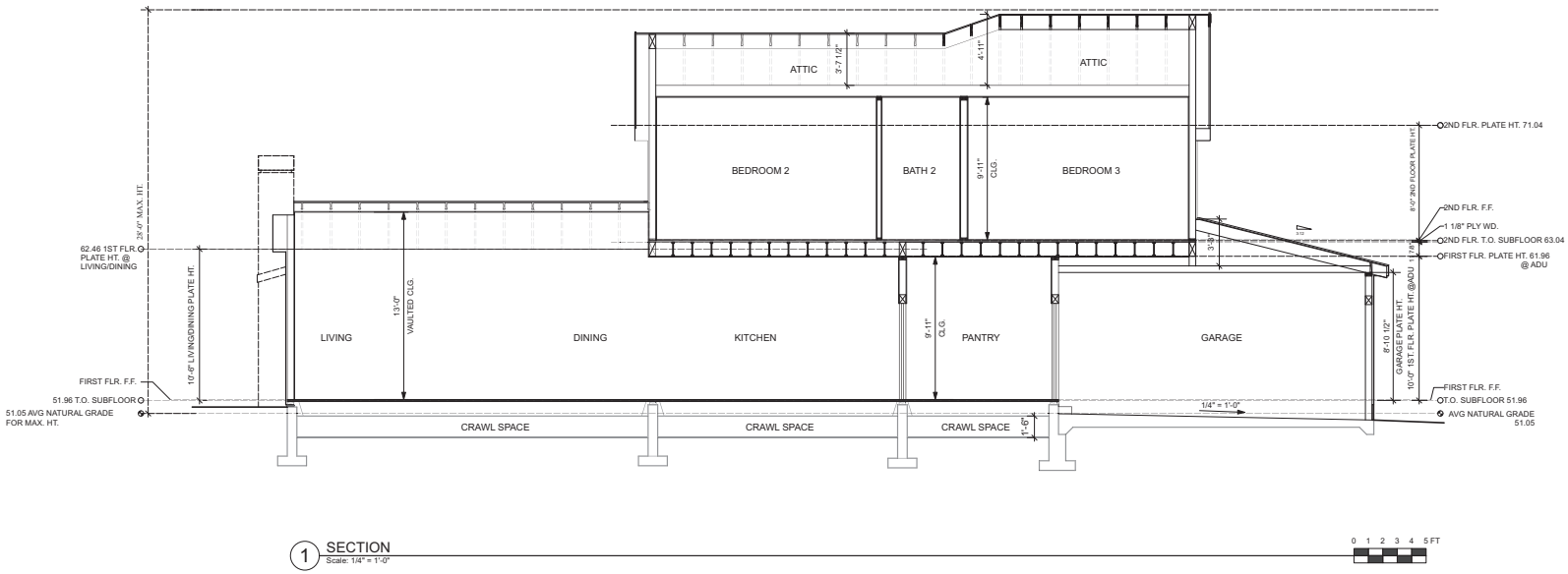
SECTIONS



1 SECTION
Scale: 1/4" = 1'-0"

0 1 2 3 4 5FT

PRELIMINARY

A20

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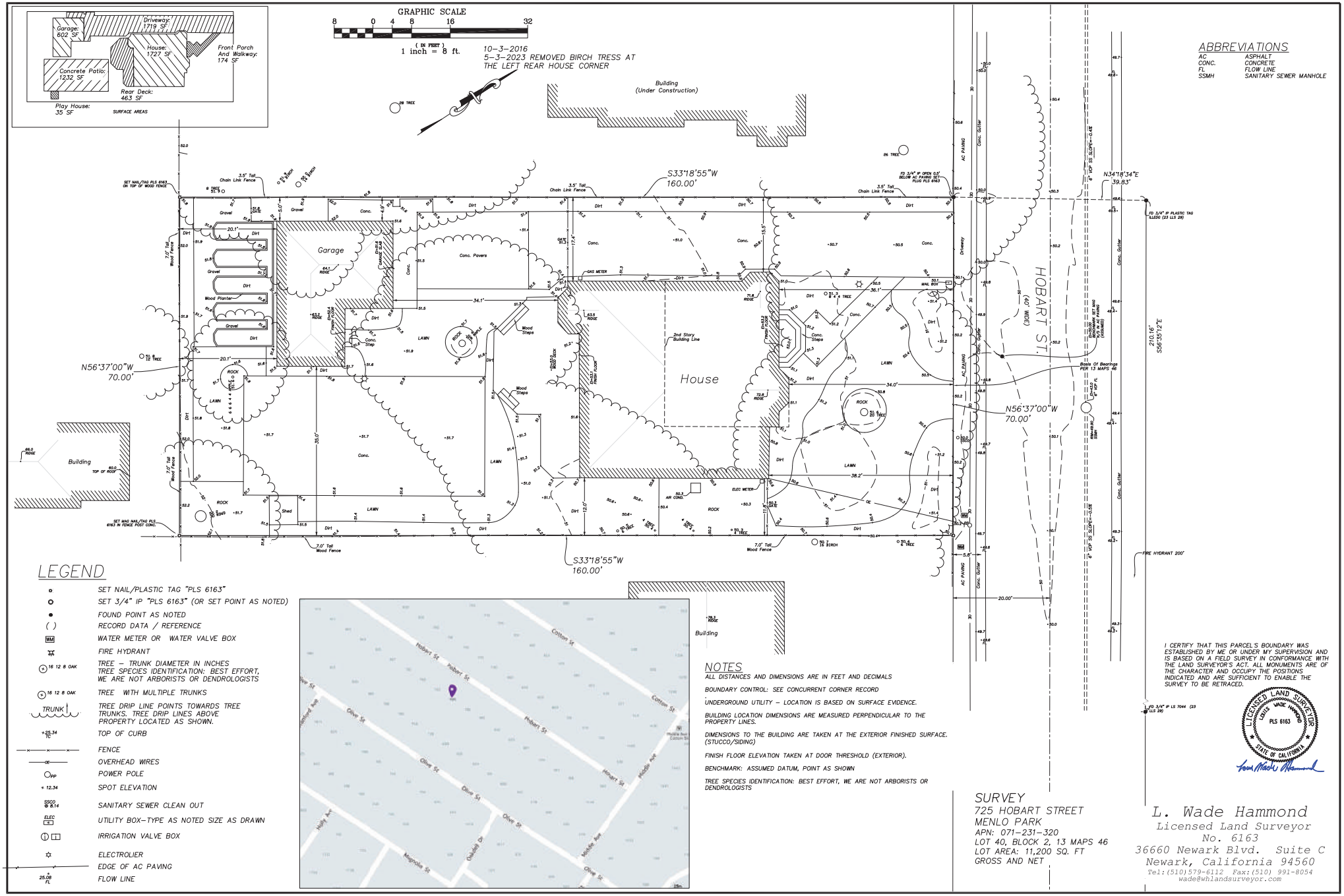
SECTION


Garage: 602 SF
Driveway: 1719 SF
House: 1727 SF
Front Porch And Walkway: 174 SF
Concrete Patio: 1232 SF
Rear Deck: 463 SF
Play House: 35 SF
SURFACE AREAS
GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.
10-3-2016
5-3-2023 REMOVED BIRCH TRESS AT THE LEFT REAR HOUSE CORNER
Building (Under Construction)
ABBREVIATIONS
AC ASPHALT
CONC. CONCRETE
FL FLOW LINE
SSMH SANITARY SEWER MANHOLE
S33°18'55"W 160.00'
N34°18'34"E 39.83'
N56°37'00"W 70.00'
S56°35'12"E 210.16'
HOBART ST.
(40' WIDE)
Garage
House
Building
Conc. Pavers
2nd Story Building Line
Basis Of Bearings PER 13 MAPS 46
FIRE HYDRANT 200'
20.00'
LEGEND
SET NAIL/PLASTIC TAG "PLS 6163"
SET 3/4" IP "PLS 6163" (OR SET POINT AS NOTED)
FOUND POINT AS NOTED
( ) RECORD DATA / REFERENCE
WM WATER METER OR WATER VALVE BOX
FIRE HYDRANT
16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
16 12 8 OAK TREE WITH MULTIPLE TRUNKS
TRUNK TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
25.34 TC TOP OF CURB
FENCE
OE OVERHEAD WIRES
PP POWER POLE
+ 12.34 SPOT ELEVATION
SSCO SANITARY SEWER CLEAN OUT
ELEC UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
IRRIGATION VALVE BOX
ELECTROLIER
EDGE OF AC PAVING
25.08 FL FLOW LINE
Hobart St
Olive St
Cotton St
Middle Ave
Holly Ave
Magnolia St
Guilkoff Dr
NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS
BOUNDARY CONTROL: SEE CONCURRENT CORNER RECORD
UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)
FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
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.
LICENSED LAND SURVEYOR
WADE HAMMOND
PLS 6163
STATE OF CALIFORNIA
SURVEY
725 HOBART STREET
MENLO PARK
APN: 071-231-320
LOT 40, BLOCK 2, 13 MAPS 46
LOT AREA: 11,200 SQ. FT
GROSS AND NET
L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510) 991-8054
wade@whlandsurveyor.com

A21

cka | ARCHITECTS

May 21, 2023

Project Description: 725 Hobart Street, Menlo Park

This project involves the construction of a new 2-story single family residence with an attached ADU and an attached 2-car garage. It replaces an existing two-story residence with a detached garage.

The design for the home has been conceived with an updated 'modern farmhouse' aesthetic to complement other homes in the neighborhood while providing modern amenities and functionality. Elements have been incorporated to dimmish the perception of bulk as seen from the front and sides of the property. The low garage and front porch roof create a consistent horizontal element to break up the mass of the front façade so that no portion of the design has a continuous two-story wall as seen from the street. Similar elements are employed at both sides of the home so that there are not continuous two-story walls at the left or right side of the design.

The second story sits centrally located in an effort to appear balanced in design. Twin gables face the street. A rear facing balcony has been designed so that it is blocked from the view of the both side neighbors. Thoughtfully selected finish materials include horizontal siding with complementary vertical siding accents, aluminum clad wood windows, standing seam metal roofing, and stone paving and chimneys. These finishes aim to create a design with interesting textures and patterns.

Care has been taken to retain an existing tree at the front of the property. The house has been designed around it in an effort to maintain the status quo as seen from the street. The design of the new home has a massing that is much improved from the existing two-story home that it replaces. It also fits nicely between the existing two-story homes on either side of the property as seen from Hobart.

The homeowners have had discussions with their immediate neighbors about the design so that no one will be taken by surprise during the approval process. This correspondence will be presented separately. It is our hope that the design results in an attractive home that enhances the beauty of the neighborhood for years to come.

CHRIS KUMMERER & ASSOCIATES

650.233.0342 | CONTACT@CKA-ARCHITECTS | 2089 AVY AVENUE, MENLO PARK CA 94025 | CKA-ARCHITECTS.COM

LOCATION: 725 Hobart Street	**PROJECT NUMBER:** PLN2023-00019	**APPLICANT:** Chris Kummerer	**OWNER:** Nicholas and Kristen Telischak

PROJECT CONDITIONS:

1. The use permit shall be 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 November 13, 2024) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by CKA Architects consisting of 16 plan sheets, dated received October 10, 2023 and approved by the Planning Commission on November 13, 2023, 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 Aesculus Arboricultural Consulting, dated received September 25, 2023.
   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.
   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

LOCATION: 725 Hobart Street	**PROJECT NUMBER:** PLN2023-00019	**APPLICANT:** Chris Kummerer	**OWNER:** Nicholas and Kristen Telischak

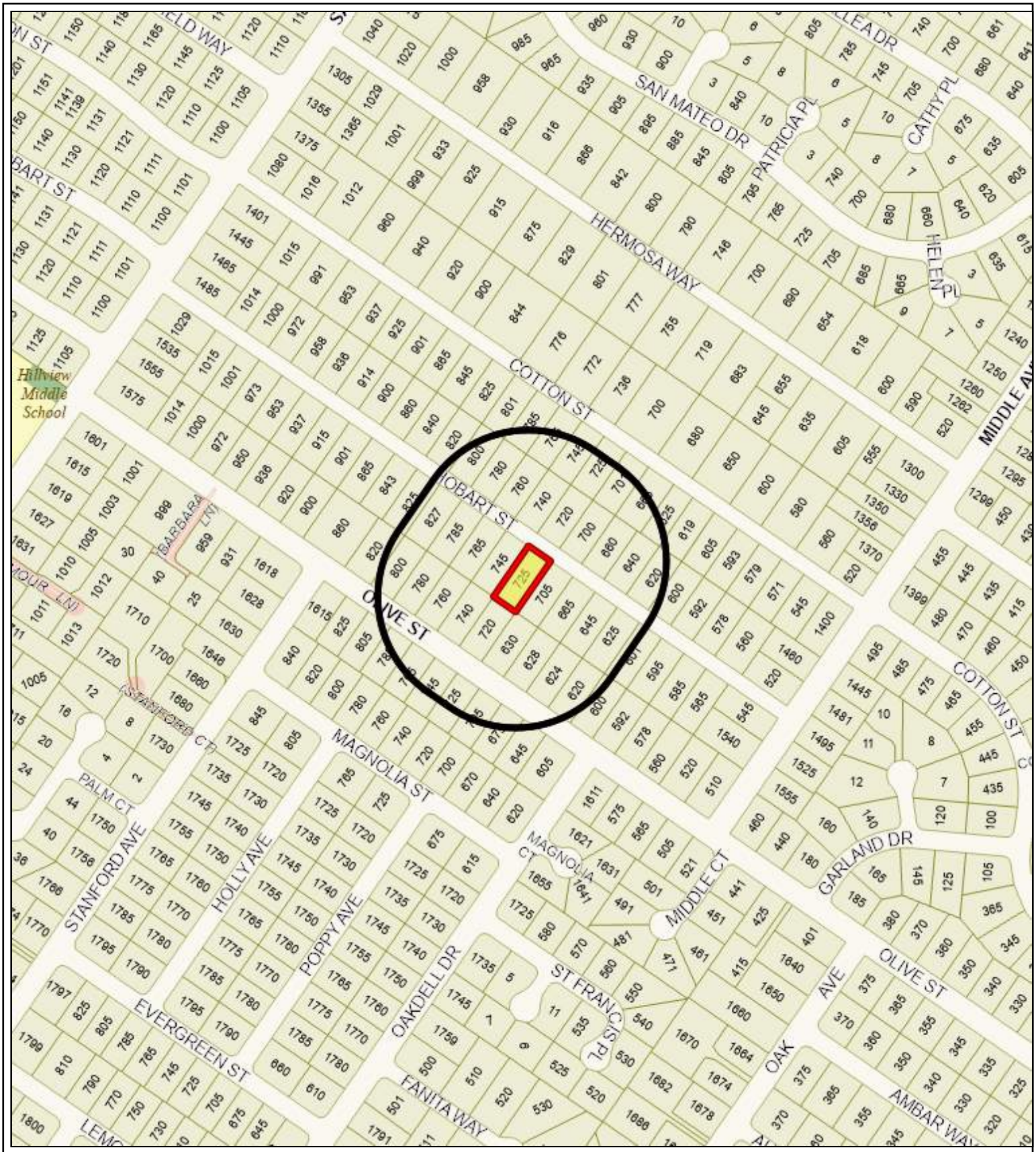
PROJECT CONDITIONS:

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following project-**specific** conditions**:**

a. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing removal and replacement of the asphalt parking strip along the entire project frontage, subject to review and approval of the Engineering Division.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing removal and replacement of the concrete valley gutter along entire project frontage, subject to review and approval of the Engineering Division.



City of Menlo Park

Location Map
725 Hobart Street

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 11/13/2023 | Sheet: 1

725 Hobart Street – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	11,200 sf	11,200 sf	10,000 sf min
Lot width	70 ft	70 ft	80 ft min
Lot depth	160 ft	160 ft	100 ft min
Setbacks			
Front	20 ft	34 ft	20 ft min
Rear	64.8 ft	80.3 ft	20 ft min
Side (left)	4 ft	11.7 ft	10 ft
Side (right)	10 ft	15.5 ft	
Building coverage*	3,506.33* sf 31.3* %	2,430 sf 22 %	3,920 sf max 35 % max
FAL (Floor Area Limit)*	4,640.63* sf	2,329 sf	3,850 sf max
Square footage by floor	1,616.9 sf/1st 1,639.2 sf/2nd 546.9 sf/garage 837.63 sf/ADU	2,530 sf/1st	
Square footage of buildings	4,640.63 sf	3,140 sf	
Building height	27.8 ft	19.5 ft	28 ft max
Parking	2 covered and 1 uncovered spaces	2 covered spaces	1 covered and 1 uncovered space
	Note: Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	7	Non-Heritage trees	9	New trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees	16

* Floor area and building coverage for the proposed project includes the ADU, which is allowed to exceed the maximum floor area and building coverage by up to 800 square feet

Aesculus
Arboricultural Consulting

9/18/2023

Kristen Telischak
725 Hobart Street
Menlo Park, CA 94025
9173017911
Kristentelischak@gmail.com

Re: Tree protection for proposed new single family residence at 725 Hobart Street, Menlo Park, CA 94025

Dear Kristen,

At your request, we have visited the property referenced above to evaluate the trees present with respect to the proposed project. The report below contains our analysis.

Summary

There are 16 trees on and adjacent to this property, of which seven are protected. I recommend removing one Heritage Tree on this property, silver maple #12, as I feel it conflicts with the proposed house footprint such that it is incompatible with the house. However, City of Menlo Park staff has required it to be retained and protected, and that that portion of the house be built on a pier and beam foundation with beams at grade (not belowground).

All other trees are in reasonably good condition and should be retained and protected as detailed in the Recommendations, below. With proper protection, all are expected to survive and thrive during and after construction.

Assignment and Limits of Report

We have been asked to write a report detailing impacts to trees from the proposed new single family home on this property. This report may be used by our client and other project members as needed to inform all stages of the project.

All observations were made from the ground with basic equipment. No root collar excavations or aerial inspections were performed. No project features had been staked at the time of our site visit.

Tree Regulations

In the City of Menlo Park, native oak trees are protected at 10 inches DBH (diameter at breast height, 4.5 feet above grade), and all other trees are protected at 15 inches DBH. Street trees are protected regardless of size.

According to the Heritage Tree Ordinance Administrative Guidelines, the dollar value of replacement trees is determined as follows:

- One (1) #5 container – $100
- One (1) #15 container – $200
- One (1) 24-inch tree box – $400
- One (1) 36-inch tree box – $1,200
- One (1) 48-inch tree box – $5,000
- One (1) 60-inch tree box – $7,000

We highly recommend that all members of the project team familiarize themselves with the following documents guiding tree protection during construction in Menlo Park, as they are complex, and failure to follow them can result in project delays:

1. Heritage Tree Ordinance Administrative Guidelines - https://www.menlopark.org/DocumentCenter/View/25577/Heritage-tree-ordinance-administrative-guidelines---draft
2. Arborist Report Requirements: Large Projects - https://www.menlopark.org/DocumentCenter/View/25468/Arborist-report-large-proj

ect-requirements#:~:text=The%20Arborist%20Report%20shall%20include,proposed%20for%20removal%20of%20heavy

3. Tree Protection Specifications - https://www.menlopark.org/DocumentCenter/View/90/Tree-Protection-Specifications

Observations

Trees

There are 16 trees on and adjacent to this property (Images 1-16, below). Seven are Australian brush cherries (*Syzygium paniculatum*), three are white birches (*Betula pendula*) and the remaining six are of various individual species.

Protected statuses - seven of the sixteen are Heritage Trees. No Street Trees are present.

Ownership - Three Heritage Trees and one non-Heritage tree overhang the property from neighboring properties.

Note that non-protected mayten #3, located on the neighboring property to the southeast, is farther away from the property line than shown on the survey provided to us. Its canopy does not overhang the property line. We have placed it on the Tree Map below in approximately the location we observed onsite.

Condition - Modesto ash #1, located on the neighboring property to the northwest, is in very poor health, evidenced by a very thin canopy for the species. Its structure is also poor, with significant “elephant ears” reaction growth between the two main leaders, and it has been pruned extensively for overhead power line clearance.

Mulberry #2 does not show evidence of topping as most mulberries do. A small but notable amount of decay is present throughout its canopy.

All other trees are in moderate to good health with moderate to good branching architecture and no notable issues.

Current Site Conditions

A single-family home with a detached garage is currently present on the property. The driveway and utilities appear typical.

Notably, the back yard contains a paved sport court and a well, both in the southeast corner.

Project Features

A new single-family home is proposed in approximately the same location as the existing home, but with a larger footprint.

An additional parking space is proposed between the driveway and the property line. New backyard gates in small fencing segments are shown on both sides of the house.

No grading, drainage, or utility work is shown on the plans provided to me.

Potential Conflicts (Protected Trees Only)

Tree #1 - the existing and proposed driveway are both within this tree's TPZ,[1] as is the proposed additional parking space. The proposed driveway is farther away than the edge of the existing driveway, and the proposed additional parking space is closer. The existing driveway is also partly within this tree's TPZ.

Tree #2 - the proposed house and porch are partly within this tree's TPZ, with a paved walkway within its CRZ.[2]

Trees #3, 5-11, 15 - these trees are not protected and have not, therefore, been evaluated for potential conflicts.

Tree #4 - portions of the proposed house, porch, paved walkway, gravel walkway, and fencing lie within this tree's TPZ. Parts of both walkways and the fence are inside its CRZ. The existing house is within its TPZ, farther away than the proposed house. Minor canopy pruning may be needed for the proposed second story.

[1] Tree protection zones. See Discussion, Tree Map, and Tree Table for more detail.
[2] Critical root zone. See Discussion, Tree Map, and Tree Table for more detail.

Tree #12 - this tree is incompatible with the proposed house footprint if the house is built on a standard foundation, as it lies partly within its CRZ.

Trees #13, 14, 16 - the existing sport court (13 and 15) and garage (16) are within these trees' TPZs.

Testing and Analysis

Tree DBHs were taken using a diameter tape measure if trunks were accessible. Multistemmed trees were measured below the point where the leaders diverge, if possible. The DBHs of trees with non-accessible trunks were estimated visually. All trees over four inches in DBH were inventoried, as well as street trees of all sizes.

Vigor ratings are based on tree appearance and experiential knowledge of each species.

Tree location data was collected using a GPS smartphone application and processed in GIS software to create the maps included in this report. Due to the error inherent in GPS data collection, and due also to differences between GPS data and CAD drawings, tree locations shown on the map below are approximate except where matched to the survey.

We visited the site once, on 5/26/2022. All observations and photographs in this report were taken at that site visit.

The tree protection analysis in this report is based on the plan set titled "Telischak Residence," dated 5/12/2023 and watermarked "PRELIMINARY," provided to us electronically by the client.

Discussion

Tree Protection Zones (TPZs)

Tree roots grow where conditions are favorable, and their spatial arrangement is therefore unpredictable. Favorable conditions vary among species, but generally include the presence of moisture, and soft soil texture with low compaction.

Contrary to popular belief, roots of all tree species grow primarily in the top two to three feet of soil in the clay soils typical for this geographic region, with a small number of roots sometimes occurring at greater depths. Some species have taproots when young, but these

almost universally disappear with age. At maturity, a tree's root system may extend out from the trunk farther than the tree is tall, and the tree maintains its upright position in much the same manner as a wine glass.

The optimal size of the area around a tree which should be protected from disturbance depends on the tree's size, species, and vigor, as shown in the following table (adapted from *Trees & Construction*, Matheny and Clark, 1998):

Species tolerance	Tree vitality[3]	Distance from trunk (feet per inch trunk diameter)
Good	High	0.5
	Moderate	0.75
	Low	1
Moderate	High	0.75
	Moderate	1
	Low	1.25
Poor	High	1
	Moderate	1.25
	Low	1.5

It is important to note that some roots will almost certainly be present outside the TPZ; however, root loss outside the TPZ is unlikely to cause tree decline.

Some of the tree species present here are not evaluated in Trees & Construction. Our own evaluation of them based on our experience with the species is as follows:

Species	Estimated tolerance	Reason for tolerance rating
White birch	Low	Sensitive to a variety of stressors in the landscape. Nearly universally drought stressed in California.

Critical Root Zones (CRZs)

Although any root loss inside the TPZ may cause a short-term decline in tree condition, trees can often recover adequately from a small amount of root loss in the TPZ.

[3] Matheny & Clark uses tree age, but we feel a tree's vitality more accurately reflects its ability to handle stress.

Tree stability is impacted at a shorter distance from the tree trunk. For linear cuts on one side of the tree, the minimum distance typically recommended is three times the DBH, measured from the edge of the trunk (*Best Management Practices: Root Management*, Costello, Watson, and Smiley, 2017). This is called the critical root zone (CRZ), as any distance shorter than this increases a tree's likelihood of failure.

Roots and Foundations

Tree roots do not generally grow under houses, as foundation installation requires these areas to be heavily compacted and dry. As discussed above, these conditions do not meet trees' needs for root colonization. Roots may grow under houses if foundations are poorly installed, or if trees are growing in contact with the foundation.

Bridging Paved Areas Near Trees

When installing or repairing paved areas near trees, large roots can sometimes be retained with minimal long-term damage to either the tree or the pavement, and while complying with ADA requirements, by bridging over roots with a coarse sand or gravel subbase at least 4" deep.[4]

Tree Appraisal Methods

We use the trunk formula technique with discounting for condition and functional and external limitations, as detailed in the second printing of the 10th Edition of the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers, 2019).

For palms, we use the approximate height of clear trunk (estimated visually) multiplied by the per-foot cost given in the regional plant appraisal committee species classification for California.

[4] "Research Laboratory Technical Report: Sidewalk Repair Near Trees," Bartlett Tree Experts, the Bartlett Lab Staff directed by Kelby Fite, PhD, undated. Accessed on 1/10/2022 at https://www.bartlett.com/resources/sidewalk-repair-near-trees.pdf

Conclusions

Tree #1 - **moderate** impacts are likely overall. Moderate impacts are likely from the proposed additional parking space northwest of driveway. Minor impacts are likely from driveway demolition, and from construction of the proposed garage and fence.

Tree #2 - **moderate to major** impacts are likely overall. Moderate impacts are likely from proposed house footprint. Minor to major impacts are likely from the proposed paved walkway, depending on how it is constructed. Minor impacts are also likely from proposed porch if the footings are placed thoughtfully to avoid major roots. Minor impacts are likely from walkway demolition. Minor pruning may be needed for the proposed house.

Trees #3, 5-11, 15 - these trees are not protected and have not, therefore, been evaluated for construction impacts.

Tree #4 - impacts to this tree will likely be **moderate to major** overall. Moderate impacts are likely from foundation excavation for the proposed northeast corner of the house. Minor to major impacts are likely from the paved and gravel walkways, depending on how they are constructed. Minor impacts are likely from demolition of the existing house and from the proposed fence with the backyard gate. Minor canopy pruning may be needed for the proposed second story.

Tree #12 - this tree is **incompatible** with the proposed house footprint if a slab or stem wall foundation is used. If a pier and grade beam foundation can be used in this area, with the beams placed at grade and not belowground, then **moderate** impacts are likely from the proposed house.

Trees #13, 14, 16 - **minor** impacts to these trees are likely from demolition of the existing sport court (13 and 15) and garage (16).

Recommendations

Design Phase

1. As directed by city staff, explore the feasibility of using a pier and beam foundation **with beams at grade** for the part of the proposed house footprint within the CRZ of tree #12.
    a. If the beams can only feasibly be placed below grade, then this will not work to preserve the tree.
2. Explore design options that minimize impacts to trees from the driveway, additional parking space, paved walkways, and gravel walkway, including, but not limited to:
    a. Bridging over tree roots as described in this white paper: https://www.bartlett.com/resources/sidewalk-repair-near-trees.pdf,
    b. Minimizing depth of driveway subbase (but not less than four inches),
    c. Using a gravel or coarse sand subbase to minimize root damage to the new pavement over time, and
    d. Using permeable or porous paving material.

Preconstruction Phase

1. If a pier and beam foundation with the beams at grade is not feasible, then remove tree #12, upon receipt of a permit from the City of Menlo Park.
    a. If this type of foundation is found to be feasible, then the tree must be protected as shown in the Tre Map, below.
2. Install tree protection fencing as shown in the Tree Map, below.
    a. Minimum fencing distances are shown on the Tree Map. Fencing must be installed at or beyond these distances.
    b. Where existing barriers which will be retained impede access comparably to tree protection fencing, these barriers are an acceptable substitute for tree protection fencing.
    a. Please be aware that tree protection fencing may differ from ideal tree protection zones, and from canopy sizes.
    c. Tree protection fencing shall comprise 6’ chain link fabric mounted on 1.5” diameter metal posts driven into the ground.
    d. Place a 6” layer of wood chips inside tree protection fencing.

e. Tree protection fencing shall adhere to the requirements in the document titled "Tree Protection Specifications," available at https://www.menlopark.org/DocumentCenter/View/90/Tree-Protection-Specifications

Demolition Phase

1. When demolishing existing features within TPZs, start work near the trees and proceed backwards, limiting equipment to still-paved areas. These are the features partly inside TPZs:
    a. House
    b. Garage
    c. Driveway
    d. Sport court

Construction Phase

1. Maintain tree protection fencing as detailed above.
2. When excavating within TPZs for the proposed house, porch footings, driveway, and fences:
    a. Hand-excavate edge nearest trunk to the full depth of the feature being installed or to a depth of three feet, whichever is shallower.
    b. Retain as many roots as practical.
    c. If roots 1-2" in diameter must be cut, sever them cleanly with a sharp saw or bypass pruners.
    d. If roots over 2" must be cut, stop work in that area and contact the project arborist for guidance.
    e. Notify project arborist when excavation is complete. Project arborist shall inspect work to make sure all roots have been cut cleanly.
    f. If excavation will be left open for more than 3 days:
        i. Cover excavation wall nearest trunk with several layers of burlap or other absorbent fabric.
        ii. Install a timer and soaker hoses to irrigate with potable water twice per day, enough to wet fabric thoroughly.

Post-Construction Phase

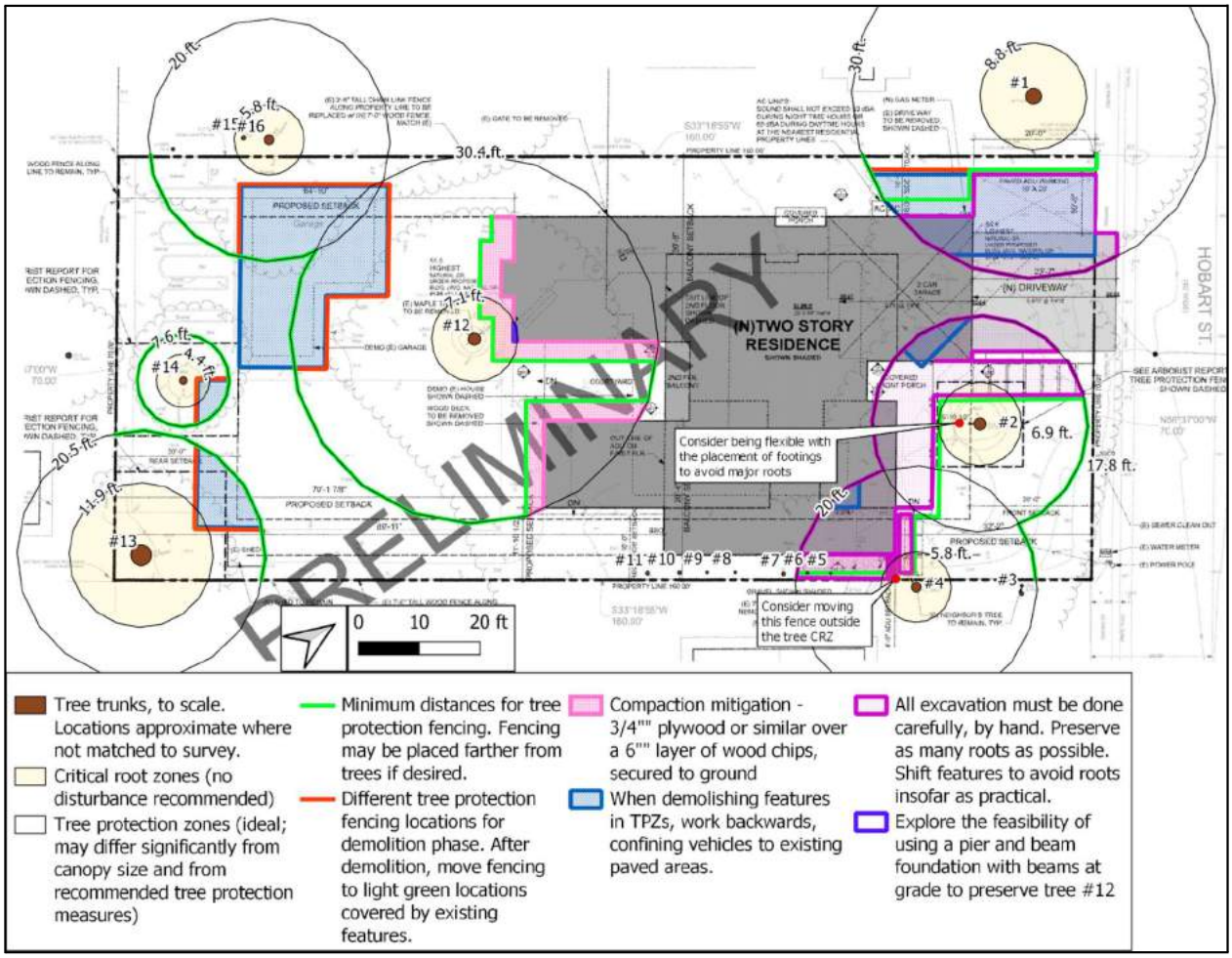
1. Install new trees and/or pay in-lieu fees to offset the removal of tree #12, per City of Menlo Park requirements.
    a. Tree #12 is are valued at $20,700.00. This is equal to four 48-inch box trees or any other equivalent combination from the following list, taken from the Heritage Tree Ordinance Administrative Guidelines:

In reference to Section 13.24.090(2), applicants may use the following monetary value of the replacement trees to help design their landscape plans for development-related removals:

- One (1) #5 container – $100
- One (1) #15 container – $200
- One (1) 24-inch tree box – $400
- One (1) 36-inch tree box – $1,200
- One (1) 48-inch tree box – $5,000
- One (1) 60-inch tree box – $7,000

2. Provide supplemental irrigation for trees #1, 2, and 4 to aid in root regrowth for at least three years.
    a. Irrigate at a very slow trickle for several hours to ensure infiltration. Once per month is usually sufficient.
    b. Irrigation may be paused during the rainy season if rainfall is average or above.

Tree Map


20 ft.
5.8 ft.
#15 #16
30.4 ft.
30 ft.
8.8 ft.
#1
(N) DRIVEWAY
HOBART ST.
#12
7.1 ft.
(N) TWO STORY RESIDENCE
7.6 ft.
4.4 ft.
#14
#2
6.9 ft.
17.8 ft.
20.5 ft.
11.9 ft.
#13
Consider being flexible with the placement of footings to avoid major roots
20 ft.
#11 #10 #9 #8 #7 #6 #5
5.8 ft.
#4
#3
Consider moving this fence outside the tree CRZ
PRELIMINARY
0 10 20 ft
Tree trunks, to scale. Locations approximate where not matched to survey.
Critical root zones (no disturbance recommended)
Tree protection zones (ideal; may differ significantly from canopy size and from recommended tree protection measures)
Minimum distances for tree protection fencing. Fencing may be placed farther from trees if desired.
Different tree protection fencing locations for demolition phase. After demolition, move fencing to light green locations covered by existing features.
Compaction mitigation - 3/4"" plywood or similar over a 6"" layer of wood chips, secured to ground
When demolishing features in TPZs, work backwards, confining vehicles to existing paved areas.
All excavation must be done carefully, by hand. Preserve as many roots as possible. Shift features to avoid roots insofar as practical.
Explore the feasibility of using a pier and beam foundation with beams at grade to preserve tree #12

Supporting Photographs

Image 1: Modesto ash #1

Image 2: mulberry #2

Image 3: mayten #3

Image 4: white birch #4

Image 5: Australian brush cherry #5

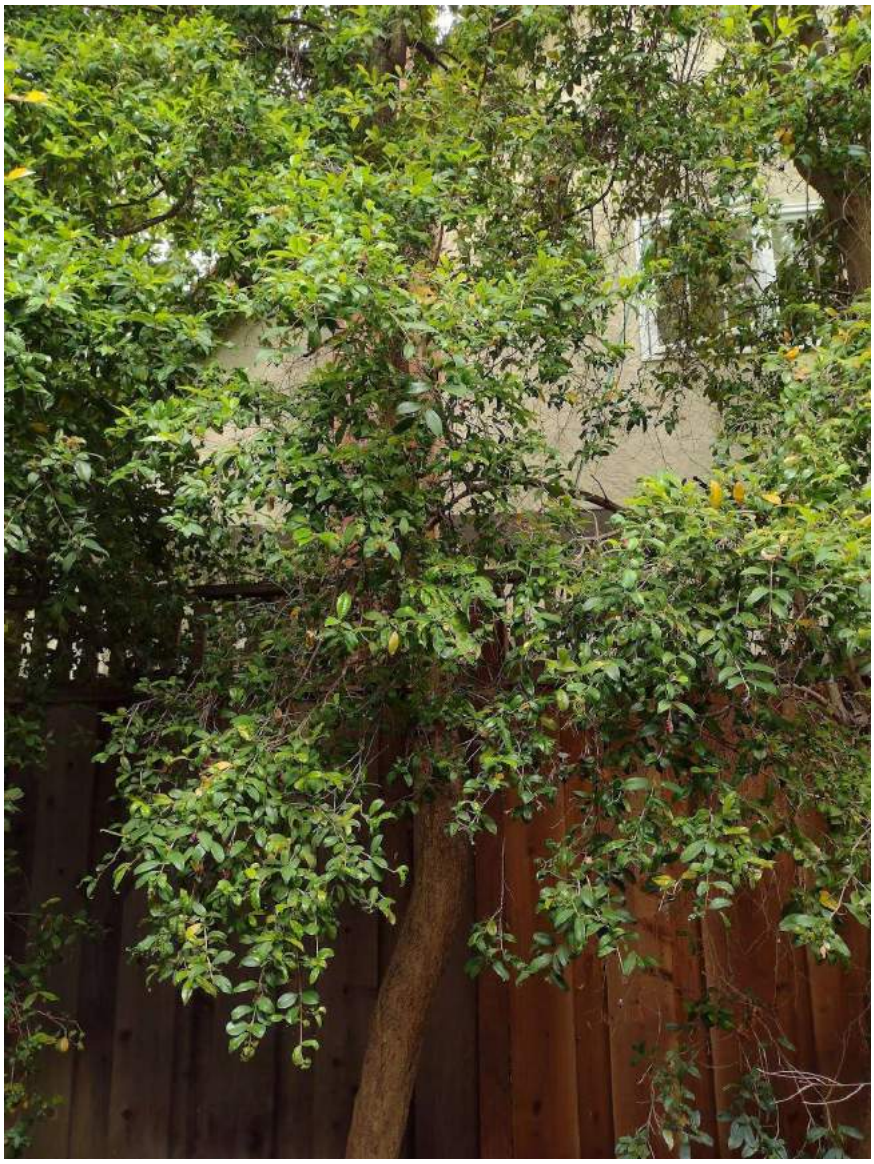


Image 6: Australian brush cherry #6

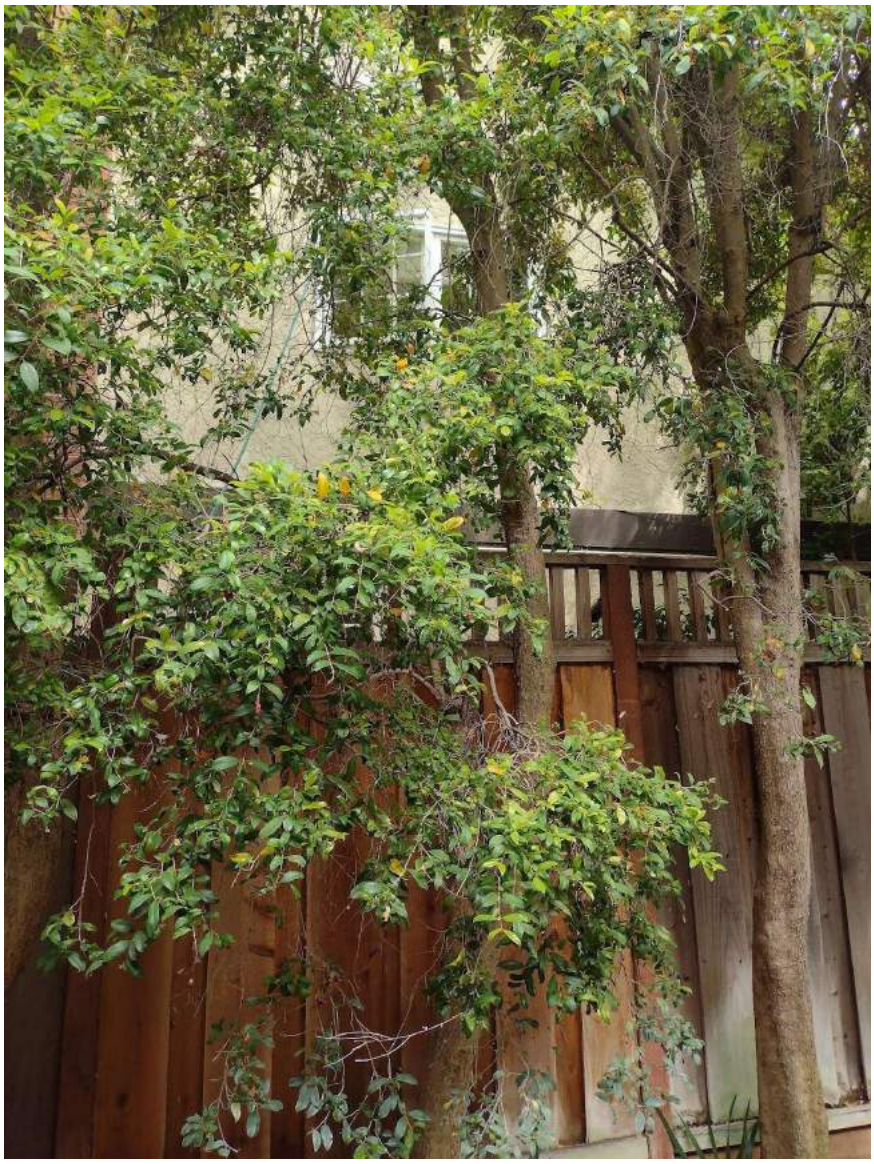


Image 7: Australian brush cherry #7

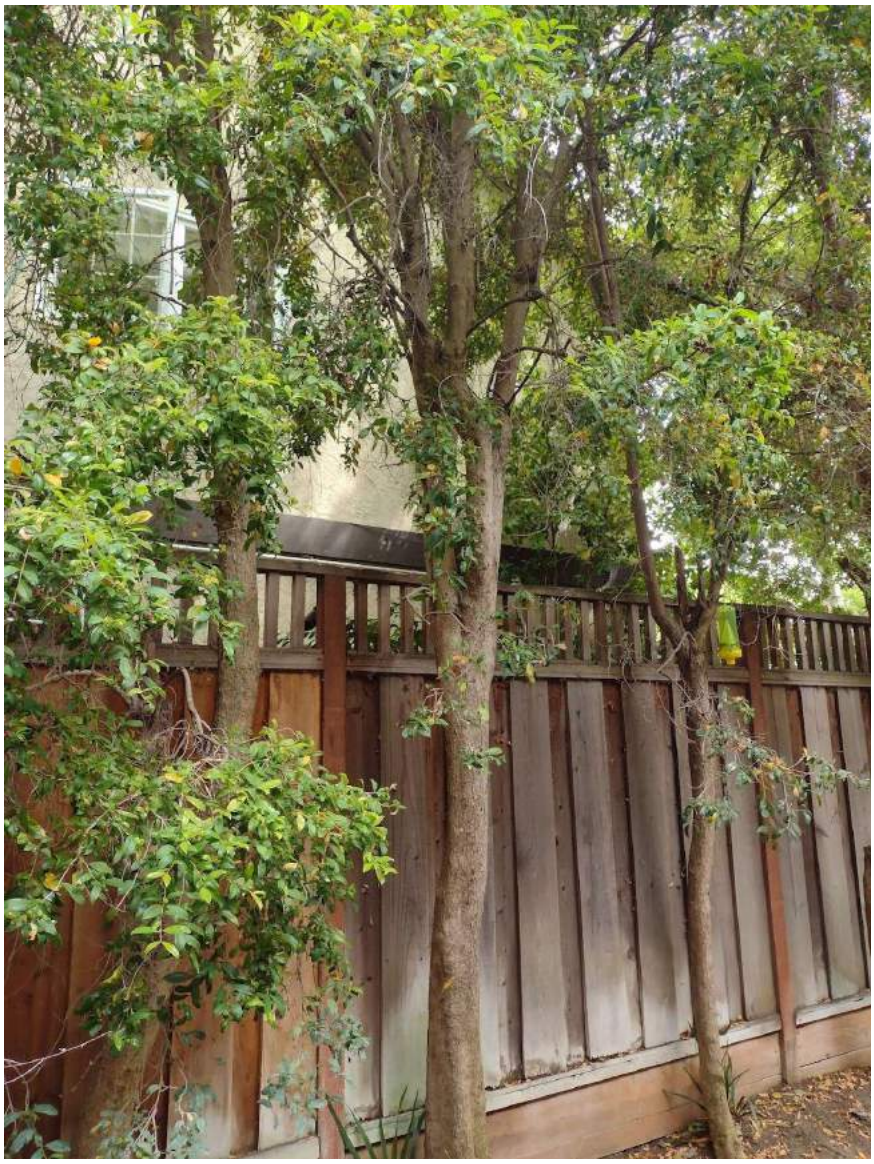


Image 8: Australian brush cherry #8

Image 9: Australian brush cherry #9

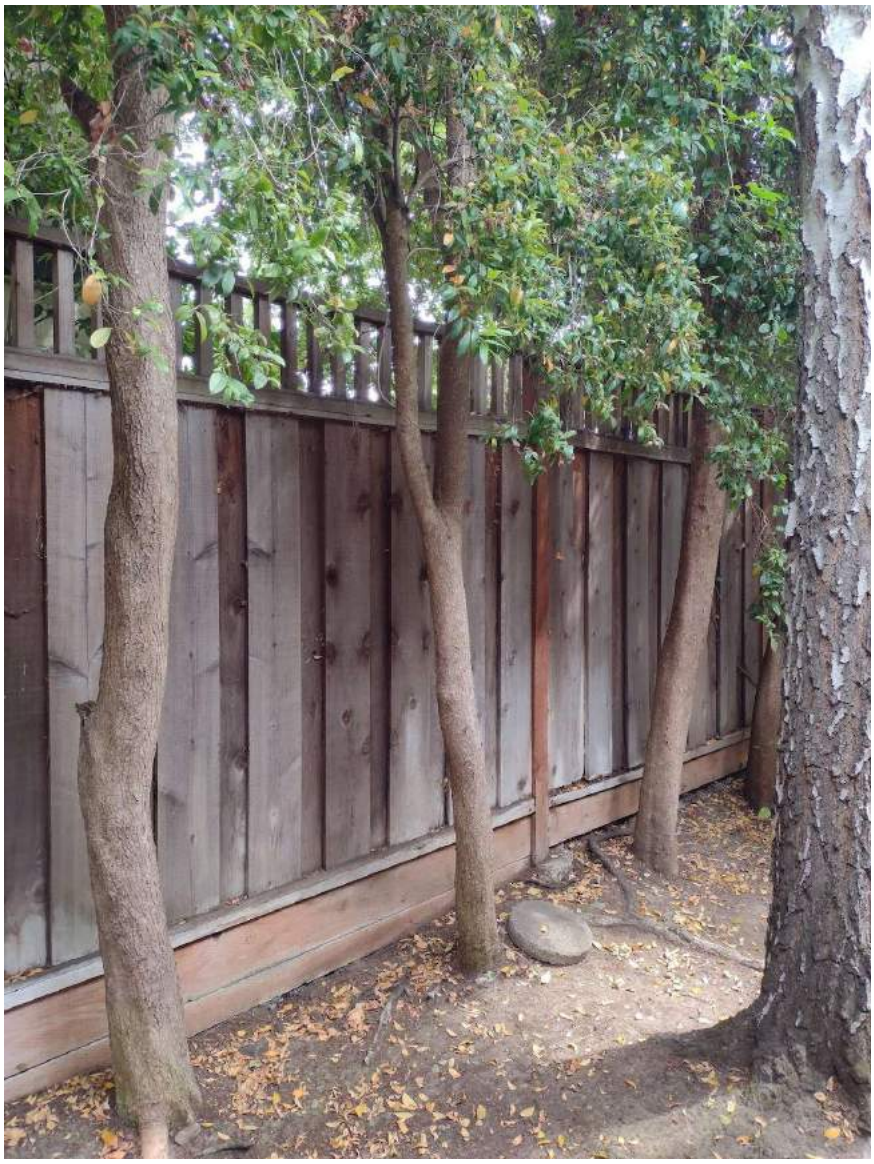


Image 10: Australian brush cherry #10

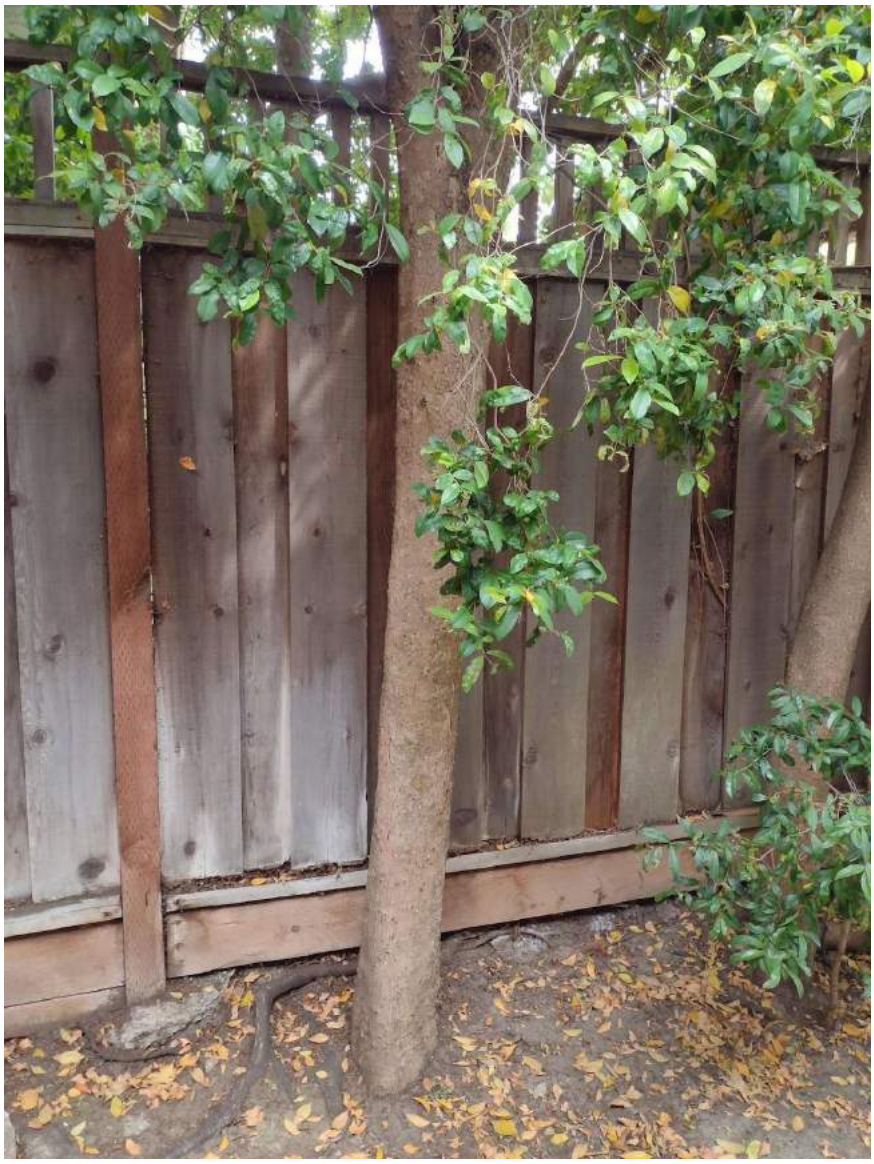


Image 11: Australian brush cherry #11

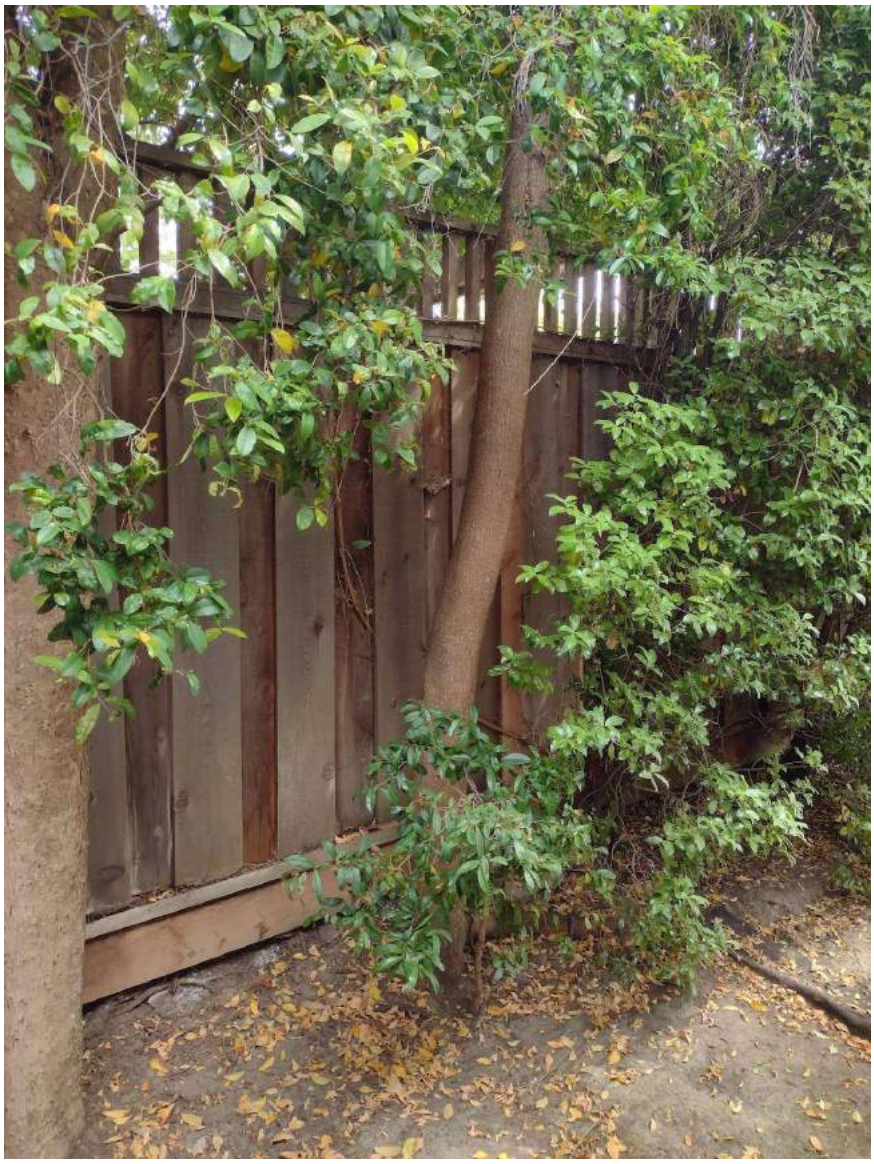


Image 12: silver maple #12

Image 13: coast redwood #13

Image 14: apple #14

Image 15: white birch #15 (small, topped)

Image 16: white birch #16

Respectfully submitted,

Katherine Naegele
She/Her
Consulting Arborist
Master of Forestry, UC Berkeley
International Society of Arboriculture Certified Arborist #WE-9658A
ISA Tree Risk Assessment Qualification Credentialed
American Society of Consulting Arborists, Member
katherine@aacarbor.com
(408) 201-9607 (direct cell)
(408) 675-1729 (main cell)
aacarbor.com
Yelp

Terms of Assignment

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections, and activities of Aesculus Arboricultural Consulting:

1. All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either orally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information.
2. It is assumed that any property referred to in any report or in conjunction with any services performed by Aesculus Arboricultural Consulting is in accordance with any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. The existence of liens or encumbrances has not been determined, and any and all property is appraised and/or assessed as though free and clear, under responsible ownership and competent management.
3. All reports and other correspondence are confidential and are the property of Aesculus Arboricultural Consulting and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal, or alteration of any part of a report invalidates the entire appraisal/evaluation.
4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Aesculus Arboricultural Consulting assumes no liability for the failure of trees or parts of trees, inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
5. All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report, and reflect the condition of those items and features at the time of inspection. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems.
6. The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as set forth by the consultant or in the fee schedule or contract.
7. Aesculus Arboricultural Consulting makes no warranty, either expressed or implied, as to the suitability of the information contained in any reports or correspondence, either oral or written, for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.
8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding.
9. Any photographs, diagrams, charts, sketches, or other graphic material included in any report are intended solely as visual aids, are not necessarily to scale, and should not be construed as engineering reports or surveys unless otherwise noted in the report. Any reproduction of graphic material or the work product of any other persons is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by Aesculus Arboricultural Consulting as to the sufficiency or accuracy of that information.

D31

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal; ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Percent TPZ Impacted (not necessarily removed)	Expected Impacts	Notes
1	Modesto ash	Fraxinus velutina 'Modesto'	30.0	1	1	X		X	1		$1,280.00	3	8.8	30.0	18%	Moderate overall - moderate from proposed driveway and additional parking space (12%); minor from driveway demolition (15%); minor from proposed garage (2%); minor from proposed fence with backyard gate	Declining. Canopy is very thin for species. Multiple Leaders with included bark. Tree is in such poor health that it may die irrespective of construction activities. Neighbor tree. DBH estimated.
2	Mulberry	Morus alba	23.7	3	2	X			3		$10,600.00	2	6.9	17.8	50%	Moderate to major overall - moderate from proposed house footprint (11%); minor from driveway (6%); minor from walkway demolition (3%); minor to major from proposed walkway (13%, some in CRZ); minor from proposed porch if footings are placed thoughtfully to avoid major roots (17%); minor pruning possibly needed for proposed house (well under 25%)	Some decay throughout canopy

D32

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal; ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Percent TPZ Impacted (not necessarily removed)	Expected Impacts	Notes
3	Mayten	Maytenus boaria	6.0	3	2			X	3		-	-	-	-	-	-	Neighbor tree. DBH estimated. Appears to be about 7 feet from property line, which is farther than shown on survey.
4	White birch	Betula pendula	20.0	3	2	X		X	3		$9,200.00	1	5.8	20.0	25%	Moderate to major overall - moderate (12%) from proposed northeast corner of house; minor to major from paved walkway (2%, some within CRZ); minor to major from gravel walkway (5%, some within CRZ); minor from deck (6%); minor from demolition of existing house; minor from proposed fence with backyard gate; minor pruning possibly needed for proposed second story (well under 25%)	Neighbor tree. DBH estimated.
5	Australian brush cherry	Syzygium paniculatum	5.3	3	2				3		-	-	-	-	-	-	-
6	Australian brush cherry	Syzygium paniculatum	4.9	3	2				3		-	-	-	-	-	-	-

D33

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal; ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Percent TPZ Impacted (not necessarily removed)	Expected Impacts	Notes
7	Australian brush cherry	Syzygium paniculatum	6.2	3	2				3		-	-	-	-	-	-	-
8	Australian brush cherry	Syzygium paniculatum	5.7	3	2				3		-	-	-	-	-	-	-
9	Australian brush cherry	Syzygium paniculatum	4.3	3	2				3		-	-	-	-	-	-	-
10	Australian brush cherry	Syzygium paniculatum	6.6	3	2				3		-	-	-	-	-	-	-
11	Australian brush cherry	Syzygium paniculatum	6.1	3	2				3		-	-	-	-	-	-	-
12	Silver maple	Acer saccharinum	24.3	2	2	X			2	X	$20,700.00	1	7.1	30.4	16%*	Incompatible with proposed house if on a standard foundation; moderate if on a pier and beam foundation with beams at grade (not belowground)	Note that part of this is inside the CRZ. Also note that the shape of the impacted area is such that any roots beyond it will likely be affected
13	Coast redwood	Sequoia sempervirens	40.9	3	3	X			3		$43,000.00	3	11.9	20.5	7%	Minor from demolition of sport court	-
14	Apple	Malus domestica	15.1	3	2	X			3		$10,000.00	3	4.4	7.6	15%	Minor from demolition of sport court	-
15	White birch	Betula pendula	7.0	3	2			X	3		-	-	-	-	-	-	Neighbor tree. DBH estimated.

D34

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Structure (0-3)	Heritage Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3)	Remove?	Appraised Value	Species Construction Tolerance (1 = poor, 3 = good)	CRZ radius (ideal; ft. from center of trunk)	TPZ radius (ideal; ft. from center of trunk)	Percent TPZ Impacted (not necessarily removed)	Expected Impacts	Notes
16	White birch	Betula pendula	20.0	3	2	X		X	3		$10,400.00	1	5.8	20.0	17%	Minor from demolition of existing garage and concrete areas	Neighbor tree. DBH estimated.

Hochleutner, Connor D

From: Bryan Doherty <bdoherty01@gmail.com>
Sent: Tuesday, July 4, 2023 5:43 AM
To: Hochleutner, Connor D
Subject: 725 Hobart Project

Mr. Hochleutner,

Happy 4th! We've been meaning to send you a note regarding the project at 725 Hobart. We received the official notice and wanted to share that we love the look of the new home the family is planning. We currently live on Cotton street not too far from 725 and recognize that many people find construction to be an inconvenience. As a younger family we appreciate the tastefully done new homes that have been built in the area and hope it helps attract and retain more families in the neighborhood.

Bryan Doherty and Gillian Fell
785 Cotton Street

Sent from my iPhone

Ann Banchoff and Chris Grover, MD
705 Hobart Street
Menlo Park, CA 94025
cmgrover705@gmail.com
(650) 322-3210

May 29th, 2023

Menlo Park Planning Commission
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025
(650) 330-6600
planning.commission@menlopark.gov

Dear Menlo Park Planning Commission,

We have been neighbors with Nick and Kristen Telischak since their move to our block of Hobart Street in 2013. We wanted to write and inform you that we have reviewed their plans for their rebuild that they shared with us, and recently submitted to your commission for review, and that we take no exceptions to their planned project. Moreover, they have our complete support in moving forward with building their proposed dream home. Please do not hesitate to contact us should you have any further questions.

Sincerely,

Ann Banchoff and Chris Grover, MD

Sandee Hartman, MD
745 Hobart Street
Menlo Park, CA 94025
(650) 683-0168
sandeelynnhartman@gmail.com

May 29th, 2023

Menlo Park Planning Commission
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025
(650) 330-6600
planning.commission@menlopark.gov

Dear Menlo Park Planning Commission,

I have been neighbors with Kristen and Nick Telischak since I moved to Hobart Street in 2017. I wanted to let you know that I have reviewed their plans for their proposed rebuild at 725 Hobart Street which they shared with me and that I am excited for them and I support them in moving forward with this project, with no exceptions. Please do not hesitate to contact me should you have any further questions.

Sincerely,

Sandee Hartman, MD

STAFF REPORT

Planning Commission
Meeting Date: **11/13/2023**
Staff Report Number: **23-068-PC**
Public Hearing: **Consider and adopt a resolution to approve a use permit to construct first and second floor additions that would exceed 50 percent of the existing floor area to a single-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 at 1664 Oak Avenue; determine this action is categorically exempt under CEQA Guidelines Section 15303's Class 3 exemption for new construction or conversion of small structures**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving a use permit to add first and second floor additions that would exceed 50 percent of the existing floor area to a single-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 at 1664 Oak Avenue. The proposal is considered equivalent to a new structure. The proposal also includes the addition of an internal Accessory Dwelling Unit (ADU) within the existing structure, which is a permitted use and is not subject to discretionary review. The draft resolution, including the recommended actions and conditions of approval, is 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 Oak Avenue in the east-west orientation, the subject property is on the north side of Oak Avenue between Ambar Way and August Circle. A location map is included as Attachment B. The surrounding homes also share the same R-1-S (Single Family Suburban Residential) zoning designation. The surrounding area contains mostly older single-family residences, with some newer single-family residences. The older residences are generally single-story, while the newer residences are generally two-story in height, with attached front-loading garages. A variety of architectural styles are present in the neighborhood, including craftsman and ranch.

Analysis

Project description

The subject property is currently occupied by a 2,891-square-foot, single-story, single-family residence

originally built in approximately 1958 and subsequently expanded to its current state through several additions. The property is a substandard lot with regard to minimum lot width, having a width of 68 feet where a minimum of 80 is required, a standard lot depth of 130.1 feet where a minimum of 100 is required, and lot area of 10,015 square feet where a minimum of 10,000 is required.

The applicant is proposing to demolish a substantial portion of the existing residence, reconstruct a majority of the first floor, and add a new second story. The proposal would exceed 50 percent of the existing floor area and is considered equivalent to a new structure. The new structure would contain three bedrooms and two and one half bathrooms. The internal ADU would be created by converting a portion of the remaining first floor of the original residence and would contain an additional two bedrooms and two full bathrooms. A two-car garage and a tandem uncovered parking space would fulfill the parking requirements for the main house and ADU.

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 with regard to Zoning Ordinance requirements:

- The main house and ADU would contain 4,223.8 square feet and would exceed the maximum floor area limit of 3,553.75 square feet for the site.
    - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 881-square-footADU.
- The total building coverage of the main house and ADU would be 3,209.8 square feet, approximately 32 percent of the lot, where 3,505.25 square feet (35 percent) is permitted.
- The main residence would have a front setback of 20 feet where a minimum 20 feet is required.
- The main residence would have a 10-foot setback on the left and right side where a minimum 10 feet is required on both sides.
- The main house would have a rear setback of 20 feet where a minimum 20 feet is required.
- The second floor of the project would be 1,368.9 square feet where 1,776.9 square feet is permitted.
- The proposed residence would have a total height of approximately 27.9 feet where 28 feet is permitted.

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 Attachment A, Exhibits A and B respectively.

Design and materials

As described in the project description letter, the proposed design incorporates a modern transitional aesthetic with hipped roofs to match the existing single-story portions. The second story addition and entrance would follow the existing 45-degree angle of the home to continue a softened street view.

The existing wood siding would be removed and replaced with stucco. Some portions of the exterior would be clad in stone finish although the majority would be smooth stucco. Composition asphalt shingles are proposed for the new portions of roof to match the existing. Windows are proposed to be simulated true divided-lite aluminum clad with wood trim. Trim, casing, and moldings would be painted.

Trees and landscaping

The applicant has submitted an arborist report (Attachment D), detailing the species, size, and conditions of on-site and nearby trees. A total of 15 trees were assessed, including eight heritage trees. No trees are proposed to be removed to accommodate the project. No new trees are proposed.

Table 1: Tree summary and disposition				
Tree Number	Species	Size (DBH, in inches)	Disposition	Notes
30	Southern magnolia	17	Retain	Heritage
31	Olive	16	Retain	Heritage
32	Birch	25.1	Retain	Heritage
33	Birch	24.9	Retain	Heritage
34	Magnolia species	15	Retain	Heritage
35	Liquidambar	22.1	Retain	Heritage
36	Japanese maple	8.7	Retain	Non-heritage
37	Southern magnolia	18	Retain	Heritage
38	Japanese cheesewood	8	Retain	Non-heritage
39	Eugenia	15	Retain	Heritage
40	Cherry	4.3	Retain	Non-heritage
41	Southern magnolia	10	Retain	Non-heritage
42	Southern magnolia	11	Retain	Non-heritage
43	Southern magnolia	8	Retain	Non-heritage
44	Southern magnolia	7	Retain	Non-heritage

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, irrigation and mulching over impacted root protection zones, exposing roots through hand digging, potholing, or using an air spade, applying a geotextile fabric, trenching with hydro-vac equipment or air spade, placing piping beneath roots, or boring deeper trenches underneath roots, and a certified arborist monitoring during and after construction. All recommended tree protection measures identified in the arborist report would be implemented and ensured as part of condition 1h.

Correspondence
As of the writing of this report, staff has not received any correspondence regarding this project.

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 architectural style would be generally attractive and well-proportioned, and the additional side setback distances would help increase privacy. 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. Draft Planning Commission Resolution approving the use permit
   Exhibits to Attachment A
   - A. Project Plans
   - B. Project Description Letter
   - C. Conditions of Approval

B. Location Map
C. Data Table
D. Arborist Report

Report prepared by:
Connor Hochleutner, Assistant Planner

Report reviewed by:
Corinna Sandmeier, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING A USE PERMIT TO ADD FIRST AND SECOND FLOOR ADDITIONS THAT WOULD EXCEED 50 PERCENT OF THE EXISTING FLOOR AREA TO A SINGLE-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.

WHEREAS, the City of Menlo Park ("City") received an application requesting a use permit to add first and second floor additions that would exceed 50 percent of the existing floor area to a single-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 at 1664 Oak Avenue (collectively, the "Project") from Harmonie Lau ("Applicant"), on behalf of the property owners Claire and Michael Binder ("Owner"), located at 1664 Oak Avenue (APN 071-180-050) ("Property"). The proposal also includes an attached accessory dwelling unit (ADU), which is a permitted use, and not subject to discretionary review. The Project use permit is depicted in and subject to the development plans and project description letter, which are attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference; and

WHEREAS, the Property is located in the Single Family Suburban (R-1-S) district. The R-1-S district supports single-family residential uses; and

WHEREAS, the proposed Project complies with all objective standards of the R-1-S district; and

WHEREAS, the proposed Project was reviewed by the Engineering Division and found to be in compliance with City standards; and

WHEREAS, the Applicant submitted an arborist report prepared by Urban Tree Management, Inc., which was reviewed by the City Arborist and found to be in compliance with the Heritage Tree Ordinance, and proposes mitigation measures to adequately protect heritage trees in the vicinity of the project; and

WHEREAS, the Project, requires discretionary actions by the City as summarized above, and therefore the California Environmental Quality Act ("CEQA," Public Resources Code Section §21000 et seq.) and CEQA Guidelines (Cal. Code of Regulations, Title 14, §15000 et seq.) require analysis and a determination regarding the Project's environmental impacts; and

WHEREAS, the City is the lead agency, as defined by CEQA and the CEQA Guidelines, and is therefore responsible for the preparation, consideration, certification, and approval of environmental documents for the Project; and

WHEREAS, the Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures); and

WHEREAS, all required public notices and public hearings were duly given and held according to law; and

WHEREAS, at a duly and properly noticed public hearing held on November 13, 2023, the Planning Commission fully reviewed, considered, and evaluated the whole of the record including all public and written comments, pertinent information, documents and plans, prior to taking action regarding the Project.

NOW, THEREFORE, THE MENLO PARK PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

Section 1. Recitals. The Planning Commission has considered the full record before it, which may include but is not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided, and the Planning Commission finds the foregoing recitals are true and correct, and they are hereby incorporated by reference into this Resolution.

Section 2. Conditional Use Permit Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the use permit for the construction of first and second floor additions that would exceed 50 percent of the existing floor area on a substandard lot is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.82.030:

1. That the establishment, maintenance, or operation of the use applied for will, under the circumstance of the particular case, not be detrimental to the health, safety, morals, comfort and general welfare of the persons residing in the neighborhood of such proposed use, or injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city because:
    a. Consideration and due regard were given to the nature and condition of all adjacent uses and structures, and to general plans for the area in question and surrounding areas, and impact of the application hereon; in that, the proposed use permit is consistent with the R-1-S zoning district and the General Plan because first and second floor additions that exceed 50 percent of the existing floor area are allowed to be constructed on substandard lots subject to granting of a use permit and provided that the proposed residence conforms to applicable zoning standards, including, but not limited to, minimum setbacks, maximum floor area limit, and maximum building coverage.

    b. The proposed residence would include the required number of off-street parking spaces because one covered and one uncovered parking space

would be required at a minimum, and two covered parking spaces are provided. A third uncovered parking space is provided for the Accessory Dwelling Unit, which is separate and not part of this action.

c. The proposed Project is designed to meet all the applicable codes and ordinances of the City of Menlo Park Municipal Code and the Commission concludes that the Project would not be detrimental to the health, safety, and welfare of the surrounding community as the new residence would be located in a single-family neighborhood and designed such that privacy concerns would be addressed through setbacks of the second floor on the front, rear, left, and right sides.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00011, which use permit is depicted in and subject to the development plans and project description letter, which are attached hereto and incorporated herein by this reference as Exhibit A and Exhibit B, respectively. The Use Permit is conditioned in conformance with the conditions attached hereto and incorporated herein by this reference as Exhibit C.

Section 4. ENVIRONMENTAL REVIEW. The Planning Commission makes the following findings, based on its independent judgment after considering the Project, and having reviewed and taken into consideration all written and oral information submitted in this matter:

1. The Project is categorically except from environmental review pursuant to Cal. Code of Regulations, Title 14, §15303 et seq. (New Construction or Conversion of Small Structures)

Section 5. SEVERABILITY

If any term, provision, or portion of these findings or the application of these findings to a particular situation is held by a court to be invalid, void or unenforceable, the remaining provisions of these findings, or their application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City.

I, Kyle Perata, Assistant Community Development Director of the City of Menlo Park, do hereby certify that the above and foregoing Planning Commission Resolution was duly and regularly passed and adopted at a meeting by said Planning Commission on November 13, 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of November, 2023

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

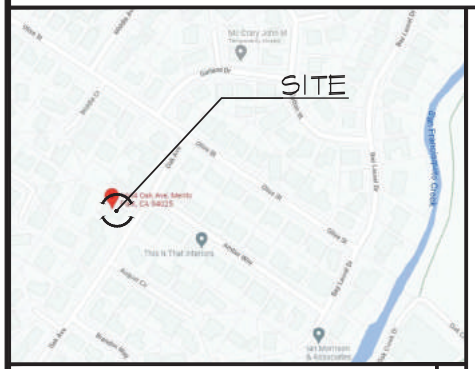
Exhibits

A. Project Plans
B. Project Description Letter
C. Conditions of Approval

BINDER RESIDENCE

MENLO PARK, CALIFORNIA

PROPOSED FRONT ELEVATION 2



VICINITY MAP 6

PARCEL MAP 5

STRUCTURAL ENGINEER:
4X ENGINEERING
1885 MERIDIAN AVE.
SAN JOSE, CA 95125
TEL: (408) 842-5464 EXT 3
ATTN: EFE SOZKESEN
contact@4xengineering.com

INTERIOR DESIGNER
C & C DESIGNS
305 E. CAMPBELL AVE.
CAMPBELL, CA 95008
TEL: (408) 915-8661
ATTN: GEMMA JACKSON
gemma@candcdesignsllc.com

ARCHITECT
YOUNG AND BORLIK ARCHITECTS, INC.
4962 EL CAMINO REAL, SUITE 218
LOS ALTOS, CA 94022
TEL: (650) 688-1950
FAX: (650) 323-1112
ATTN: JACKIE TERRELL
jackie@ybarchitects.com

SURVEYOR & CIVIL ENGINEER
NNR ENGINEERING
535 WEYBRIDGE DR
SAN JOSE, CA 95123
TEL: (408) 348-7813
FAX: (408) 225-3967
ATTN: NADIM RAFFOUL
nnrengineering@yahoo.com

ARBORIST
URBAN TREE MANAGEMENT INC.
PO BOX 971
LOS GATOS CA 95031
(650) 321-0202
ATTN: MICHAEL YOUNG
michael@urbantreemanagement.com

PROJECT DESIGN DATA:

2022 CALIFORNIA BUILDING CODE - VOL. 1&2
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRIC CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE (CalGreen)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
ALONG WITH ALL OTHER LOCAL AND STATE LAWS AND REGULATIONS.

THE DOCUMENTS PREPARED BY THESE CONSULTANTS ARE AN INTEGRAL PART OF THE ARCHITECTURAL CONSTRUCTION DOCUMENTS AND SHALL BE INCORPORATED INTO THIS SET BY REFERENCE, I.E. SOILS REPORT, TITLE-24, STRUCTURAL CALCULATIONS, ETC. THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN CURRENT COPIES OF ALL DOCUMENTS, READ, UNDERSTAND AND CONFIRM ANY CONFLICTS OR DISCREPANCIES OR QUESTIONS WITH APPROPRIATE CONSULTANTS.

CONSULTANTS 4

SHEET INDEX 3

SCOPE:

INTERIOR ATTACHED ADU CONVERSION (881.0 SF) AND FIRST FLOOR REMODEL (1459.9 SF) & ADDITION (56.7 SF) AND NEW SECOND STORY ADDITION(1368.9 SF) TO EXISTING SINGLE STORY 2872.8 SF HOME

APN#:	711 - 80 - 050
OWNER:	CLAIRE & MICHAEL BINDER
PROJECT ADDRESS:	1664 OAK AVENUE MENLO PARK, CA 94025
BUILDING OCCUPANCY:	R-3/ U
TYPE OF CONSTRUCTION:	V-B
ZONING:	R-1S
LOT SIZE:	10,015 sf
FLOOD ZONE:	X
STORIES:	2
ACCESSORY STRUCTURE:	NO
FIRE SPRINKLERS:	NO
ALLOWABLE LOT COVERAGE:	3,505.25 sf (35% of lot)
ALLOWABLE F.A.L:	3,553.75 sf (2,800 + 25% (LOT AREA - 7,000))
ALLOWABLE SECOND FLOOR F.A.L:	1,776.87 sf (50% of max F.A.L)
FRONT SETBACK:	20'
SIDE SETBACK:	10'
REAR SETBACK:	20'
HEIGHT LIMIT:	28'

AREA CALCULATION:

EXISTING FIRST FLOOR AREA:	2,358.7 SF
EXISTING GARAGE (UNCONDITIONED):	514.1 SF
TOTAL EXISTING FIRST FLOOR AREA:	2,872.8 SF
TOTAL EXISTING LOT COVERAGE:	2,892.2 SF
PROPOSED CONVERSION TO ADU:	881.0 SF (800 SF EXCLUDED FROM FAL)
PROPOSED FIRST FLOOR AREA:	1,459.9 SF
PROPOSED SECOND FLOOR AREA:	1,368.9 SF
PROPOSED GARAGE (UNCONDITIONED):	514.1 SF
PROPOSED COVERED PORCHES:	354.9 SF
TOTAL PROPOSED FLOOR AREA:	3,423.8 SF < 3,553.75 SF FLOOR AREA LIMIT
TOTAL PROPOSED LOT COVERAGE:	3,319.0 SF < 3,505.25 SF MAX BUILDING COV.

SEE SHEET A0.6 FOR DETAILED AREA CALCULATIONS

LOCATION:	1664 OAK AVE, MENLO PARK, CA 94025
EXISTING USE:	SINGLE FAMILY RESIDENCE
APPLICANT:	YOUNG AND BORLIK ARCHITECTS
PROPOSED USE:	SINGLE FAMILY RESIDENCE
PROPERTY OWNER(S):	CLAIRE AND MICHAEL BINDER
ZONING:	R1S
APPLICATION(S):	CONDITIONAL USE PERMIT

DEVELOPMENT STANDARDS	PROPOSED PROJECT	EXISTING DEVELOPMENT	ZONING ORDINANCE
Lot area	10,015 sf	10,015 sf	20,000 sf min.
Lot width	68 ft.	68 ft.	60 ft. min.
Lot depth	130.13 ft.	130.13 ft.	100 ft. min.
Setbacks			
Front	20'-0 1/2" ft.	20'-0 1/2" ft.	20 ft. min.
Rear	20'-0" ft.	20'-0" ft.	20 ft. min.
Side (left)	10'-0" ft.	10'-0" ft.	10 ft. min.
Side (right)	10'-0 3/4" ft.	10'-0 3/4" ft.	10 ft. min.
Building coverage	3,423.8 sf 34.2 %	2,892.2 sf 28.9 %	3505.25 sf max. 35 % max.
FAR (Floor Area Ratio)*	N/A sf N/A %	N/A sf N/A %	N/A sf max. N/A %
FAL (Floor Area Limit)**	3,553.8 sf	2891.5 sf	3,553.75 sf
Square footage by floor			
below grade	0 sf	0 sf	
1st	1459.9 sf	2358.7 sf	
2nd	1368.9 sf	0 sf	
garage	514.1 sf	514.1 sf	
accessory building	0 sf	0 sf	
other	attached ADU(800 sf excluded) 881.0 sf	0 sf	
Square footage of building	3,423.8 sf	2872.8 sf	3,553.75 sf max.
Building height	24'-11" ft.	19'-4 1/2" ft.	28 ft. max.
Landscaping***	N/A sf N/A %	N/A sf N/A %	N/A sf min. % min.
Paving***	N/A sf N/A %	N/A sf N/A %	N/A sf min. % min.
Parking	2 spaces	2 spaces	2 spaces
Define Basis for Parking	(Example: 1 covered/1 uncovered per residential unit or # of spaces/5 square feet) (2 spaces per unit, not in required front or side yard, (1) in garage or carport		
Trees	# of existing Heritage trees: 4	# of existing non-Heritage trees: 2	# of new trees: 0
	# of existing Heritage trees to be removed: 0	# of non-Heritage trees to be removed: 1	Total # of trees: 5

* Commercial and Multiple-residential properties | ** Single family residential and R-2 zoned properties | *** Commercial, Multiple-residential, and R-2 zoned properties

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

PROJECT SUMMARY 1

ISSUE LOG
CUP SUBMITTAL APR. 24, 2023
CUP PLAN CHECK REVS. 1 OCT. 18, 2023

LICENSED ARCHITECT JACKIE L. YOUNG C-21679 RENEWAL 08/31/2025 STATE OF CALIFORNIA

Young & Borlik Architects
4962 EL CAMINO REAL, STE 218
LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com

Y & B

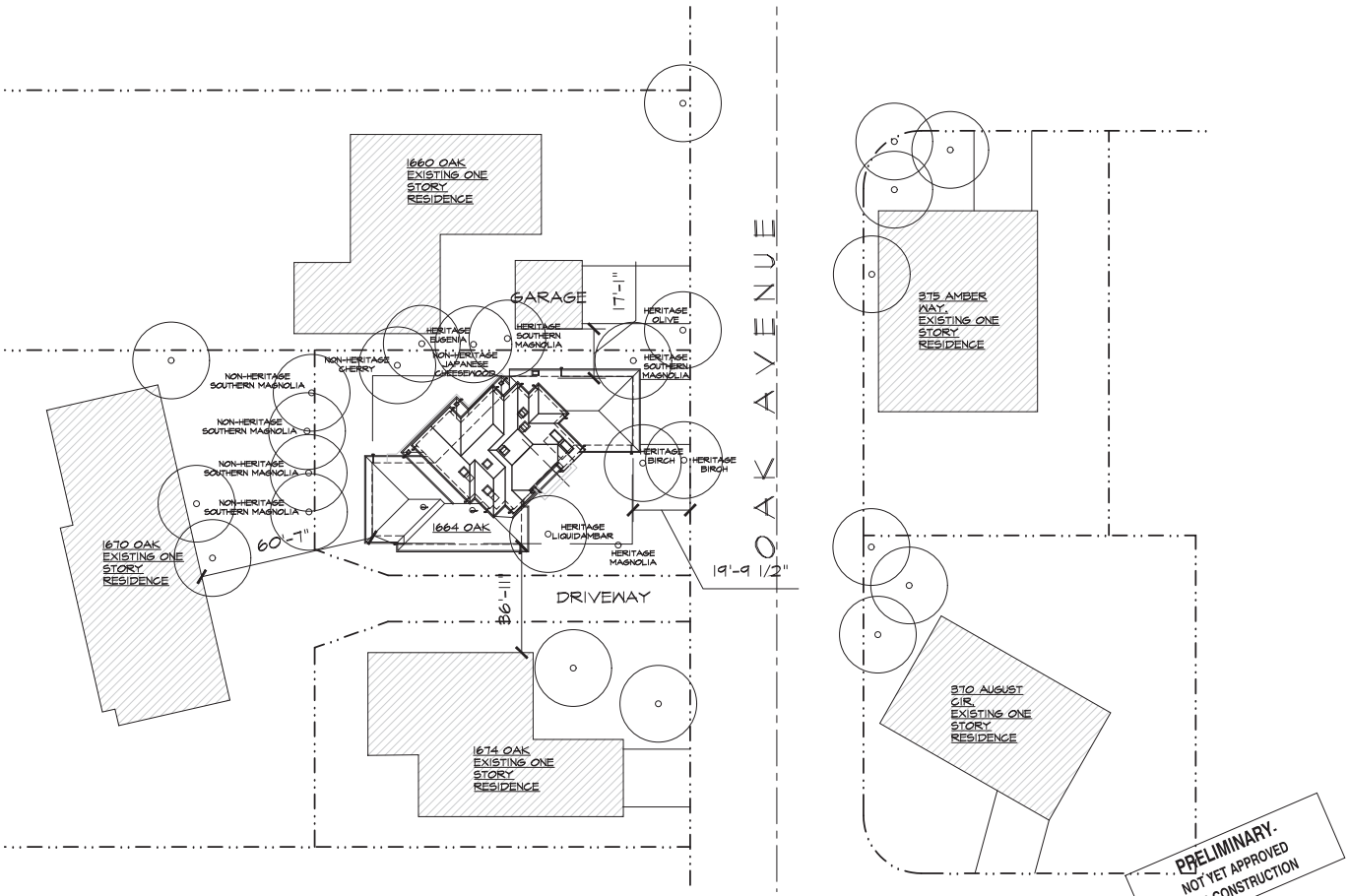
REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

A.P.N. 711-80-050
CHECKED JT | DRAWN MC, HL, JL
DATE OCT. 18, 2023
JOB # BINDER

A0.1

STREETSCAPE ELEVATIONS

1/16" = 1'-0" | 2



AREA PLAN

1" = 20'-0" | 1

ISSUE LOG

CUP SUBMITTAL
APR. 24, 2023

CUP PLAN CHECK REVS. 1
AUG. 25, 2023

LICENSED ARCHITECT JAMES TODD YOUNG C-21679 STATE OF CALIFORNIA

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REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

A.P.N. 711-80-050

CHECKED JT | DRAWN MC, HL, JL

DATE APR. 12. 2023

JOB # BINDER

A0.3.1

TREE PROTECTION NOTES:
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 EIGHT TO TEN (8X TO 10X) TIMES THE DIAMETER AT BREAST HEIGHT (DBH) IN ALL DIRECTIONS FROM THE TREE. DBH FOR EACH TREE IS SHOWN IN THE DATA TABLE IN THE ARBORIST'S REPORT. THE MINIMUM RECOMMENDATION FOR TREE PROTECTION FENCING LOCATION IS SIX (6X) TIMES 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 HAVE 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 ARBORIST IS MICHAEL YOUNG (650) 321-0202. THE PROJECT ARBORIST SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONES 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 DRIPLINES OF TREES SHOULD BE THOROUGHLY IRRIGATED TO A SOIL DEPTH OF 18" EVERY 2 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. COARSE WOOD CHIPS ARE PREFERRED BECAUSE THEY ARE ORGANIC AND DEGRADE NATURALLY OVER TIME.
5. 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 TEN (10X) TIMES THE TRUNK DIAMETER FROM THE TRUNKS OF PROTECTED TREES UNLESS OTHERWISE NOTED AND APPROVED BY THE ARBORIST.
6. MATERIALS MUST NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES DURING ANY TIME DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.
7. EXCAVATED SOIL MUST NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.
8. 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. LANDSCAPE PATHWAYS OR OTHER AMENITIES (IF ANY) CONSTRUCTED UNDER TREE CANOPIES MUST BE COMPLETELY ON GRADE WITHOUT EXCAVATION.
9. LANDSCAPE IRRIGATION SYSTEMS MUST BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.
10. 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.
11. 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 OAK TREES. PLANTS COMPATIBLE WITH CALIFORNIA NATIVE OAKS CAN BE FOUND IN THE CALIFORNIA OAK FOUNDATION'S 1991 PUBLICATION @COMPATIBLE PLANTS UNDER & AROUND OAKS,A THIS PUBLICATION DETAILS PLANTS COMPATIBLE WITH CALIFORNIA NATIVE OAKS AND IS CURRENTLY AVAILABLE ONLINE AT: http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

LEGEND:
- (E) HOUSE FOOT PRINT PRINTED IN BLUE
- (N) HOUSE FOOT PRINT PRINTED IN PINK
- TREE PROTECTIVE FENCE
- #XX NUMBERED TREE TO REMAIN
- #XX NUMBERED TREE TO BE REMOVED

(E) BBQ TO REMAIN AND PROTECT
(E) HARDSCAPE TO REMAIN AND PROTECT
(E) FIRE PIT TO REMAIN AND PROTECT
(E) HARDSCAPE TO BE DEMO'D FOR (N) PORCH, HATCHED IN ORANGE
(E) FIREPLACE TO REMAIN
(E) ELECTRIC METER
(E) GAS METER
(E) ONE STORY SINGLE FAMILY RESIDENCE, FOOTPRINT DASHED OUTLINE IN BLUE
SUBJECT LOT PROPERTY LINE, TYP. SEE TOPO SURVEY FOR DETAIL.
2 EXISTING OFF STREET COVERED PARKING SPACES
SITE SETBACKS, TYP.
(E) DRIVEWAY TO REMAIN
(E) WATER METER
(E) WATER LINE TO REMAIN
(E) ENTRY PORCH TO BE DEMO'D
(E) PATH AND HARDSCAPE TO BE DEMO'D FOR NEW, SEE A0.5 FOR NEW PATH AND GATE
(E) SEWER LINE TO REMAIN OR UPGRADE PER CITY
(E) JAPANESE MAPLE NON-HERITAGE TREE TO BE DEMO'D
(E) LIQUIDAMBAR HERITAGE TREE TO BE PROTECTED IN CONSTRUCTION, SEE ARBORIST'S REPORT

#31 R12'-0" 8X DIA.
#32 R10'-0" 8X DIA.
#33 R10'-3 3/16" 8X DIA.
#34 R10'-0" 8X DIA.
#35 R15'-1 1/16" 8X DIA.
#36 R10'-0" 8X DIA.
#37 R12'-0" 8X DIA.
#38 R10'-0" 8X DIA.
#39 R10'-0" 8X DIA.
#41
#42
#43
#44

10'-0 3/4" EXISTING SITE SIDE SETBACK
20'-0 1/2" EXISTING SITE FRONT SETBACK
20'-0" REQ'D REAR SITE SETBACK
20'-0" EXISTING SITE REAR SETBACK
20'-0" REQ'D FRONT SITE SETBACK
10'-0" REQ'D SIDE SITE SETBACK
10'-0 1/4" EXISTING SITE SIDE SETBACK
10'-0" EXISTING SITE SIDE SETBACK

S56° 24' 00"E 130.00
S56° 24' 00"E 30.00
S33° 30' 30"W 78.00
N56° 24' 00"W 105.00
S33° 30' 30"W 16.00
N34° 36' 40"W 26.94
N76° 12' 50"W 26.91
N33° 30' 30"E 66.00

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

0' 2' 5' 10' 20'

EXISTING SITE PLAN
1/8" = 1'-0"
1

ISSUE LOG
CUP SUBMITTAL APR. 24, 2023
CUP PLAN CHECK REVS. OCT. 18, 2023 1

LICENSED ARCHITECT JENNIFER YOUNG TINGLEY C-21679 RENEWAL 08/31/2025 STATE OF CALIFORNIA

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REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

A.P.N. 711-80-050
CHECKED JT
DRAWN MC, HL, JL
DATE OCT. 18, 2023
JOB # BINDER

A0.4

TREE PROTECTION NOTES:

IT IS UNLAWFUL FOR ANY PERSON TO DAMAGE OR HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER, INCLUDING WITHOUT LIMITATION, VEHICLES MACHINERY OR BUILDING SUPPLIES OR MATERIAL (INCLUDING) FLUIDS) DURING ANY CONSTRUCTION OR RENOVATION OF STRUCTURES ON THE PARCEL.

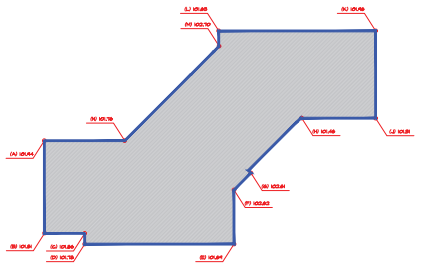
TRENCHES SHALL BE OUTSIDE THE DRIP LINES OF THE TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS. ANY TRENCHING WITHIN A DISTANCE 5X THE DIAMETER OF THE TREE SHALL BE HAND EXCAVATED, AND ANY ROOTS ENCOUNTERED SHALL BE REVIEWED ON SITE BY THE PROJECT ARBORIST.

NO STORING OF MATERIALS, SOIL, VEHICLES, OR DEBRIS WITHIN THE TREE DRIP LINES SHALL BE PERMITTED DURING ANY TIME DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.

LANDSCAPE MATERIALS (COBBLE, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES TO PREVENT RISK OF SERIOUS DISEASE OF INFECTION. LANDSCAPE PATHWAYS OR OTHER AMENITIES (IF ANY) CONSTRUCTED UNDER TREE CANOPIES MUST BE COMPLETELY ON GRADE WITHOUT EXCAVATION.

SEE ADDITIONAL TREE PROTECTION NOTES FROM ARBORIST ON SHEET A0.1.

AVERAGE NATURAL GRADE: 101.9	
A	101.94
B	101.81
C	101.86
D	101.78
E	101.69
F	102.62
G	102.61
H	101.46
J	101.31
K	101.96
L	101.63
M	102.70
N	101.76



LEGEND:

- (E) HOUSE FOOT PRINT PRINTED IN BLUE
- (N) HOUSE FOOT PRINT PRINTED IN PINK
- TREE PROTECTIVE FENCE
- #XX NUMBERED TREE TO REMAIN

SITE ANALYSIS
ZONING: R-1-S

APN#:	711-80-050
LOT SIZE:	10,015 SF
ALLOWABLE F.A.L: (2,800 sf + 25% (LOT AREA - 7,000 sf) + (800 ADU CREDIT)	4,353.75 SF (3,553.75 SF + 800 SF)
ALLOWABLE SECOND FLOOR F.A.L: (50% of F.A.L.)	1,776.87 SF
ALLOWABLE LOT COVERAGE: (35% LOT AREA)	3,505.25 SF
EXISTING FLOOR AREA & LOT COVERAGE	
EXISTING FIRST FLOOR AREA:	2,358.7 SF
EXISTING GARAGE (UNCONDITIONED):	514.1 SF
TOTAL EXISTING FLOOR AREA:	2,872.8 SF
TOTAL EXISTING LOT COVERAGE:	2,892.2 SF
PROPOSED FLOOR AREA & LOT COVERAGE	
PROPOSED CONVERSION TO ADU: (800 ADU SF EXCLUDED FROM FAL)	881.0 SF
PROPOSED FIRST FLOOR AREA:	1,459.8 SF
PROPOSED SECOND FLOOR AREA:	1,368.9 SF
PROPOSED GARAGE (UNCONDITIONED):	514.1 SF
PROPOSED COVERED PORCHES:	364.9 SF
TOTAL PROPOSED FLOOR AREA:	3,423.8 SF
TOTAL PROPOSED LOT COVERAGE:	3,319.0 SF (33.1%)
PARKING SPACES:	2 COVERED 20' X 10' SPACES

SEE SHEET A0.6 FOR DETAILED AREA CALCULATION

ALL GRADES TO REMAIN NATURAL

(E) BBQ TO REMAIN AND PROTECT
(E) HARDSCAPE TO REMAIN AND PROTECT
(E) FIRE PIT TO REMAIN AND PROTECT
(E) FIREPLACE TO REMAIN
(E) ELECTRIC METER
(E) GAS METER
(E) ONE STORY SINGLE FAMILY RESIDENCE, FOOTPRINT DASHED IN BLUE
PROPOSED FOOTPRINT OF FIRST FLOOR WITH ADDITION AND SECOND STORY ADDITION DASHED IN PINK, SEE A2.1.1 AND A2.2.1 FOR FLOOR PLANS
SUBJECT LOT PROPERTY LINE, TYP. SEE TOPO SURVEY FOR DETAIL.
2 EXISTING OFF STREET COVERED PARKING SPACES
SITE SETBACKS, TYP.
(N) PAVED HALF DRIVEWAY
8.5' X 16' ADU TANDEM PARKING
(N) GATE TO GARAGE
(E) WATER METER
TREE PROTECTION FENCING PER ARBORIST'S REPORT
(N) PEDESTRIAN GATE
(N) PATH TO FRONT DOOR
(E) LIQUIDAMBAR HERITAGE TREE TO BE PROTECTED IN CONSTRUCTION, SEE ARBORIST'S REPORT
(N) 4'-0" FENCE
(N) INTERIOR ADU CONVERSION HATCHED IN PINK
20'-0" REQ'D REAR SITE SETBACK
20'-0" REQ'D FRONT SITE SETBACK
20'-0 1/2" EXISTING SITE FRONT SETBACK
10'-0 3/4" EXISTING SITE SIDE SETBACK
10'-0" REQ'D SIDE SITE SETBACK
10'-0 1/4" EXISTING SITE SIDE SETBACK
10'-0" EXISTING SITE SIDE SETBACK
OAK AVENUE 60' R/W
S56° 24' 00"E 130.00
S56° 24' 00"E 30.00
N56° 24' 00"W 105.00
S33° 30' 30"W 16.00
N34° 36' 40"W
N33° 30' 30"E 66.00
N78° 12' 50"W 26.91
#31 RI5-1 1/4" 8X DIA.
#32 RI5-1 1/4" 8X DIA.
#33 RI5-1 1/4" 8X DIA.
#34 RI0"-0" 8X DIA.
#35 RI5-11 1/16" 8X DIA.
#36 RI2'-0" 8X DIA.
#37 RI2'-0" 8X DIA.
#38 RI0'-0" 8X DIA.
#39 RI0'-0" 8X DIA.
#40
#41
#42
#43
#44

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

0' 2' 5' 10' 20'

PROPOSED SITE PLAN

1/8" = 1'-0" 1

ISSUE LOG
CUP SUBMITTAL APR. 24, 2023
CUP PLAN CHECK REVS. OCT. 18, 2023 1

LICENSED ARCHITECT JAMES T. YOUNG C-21679 STATE OF CALIFORNIA

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REMODEL/ADDITION FOR:
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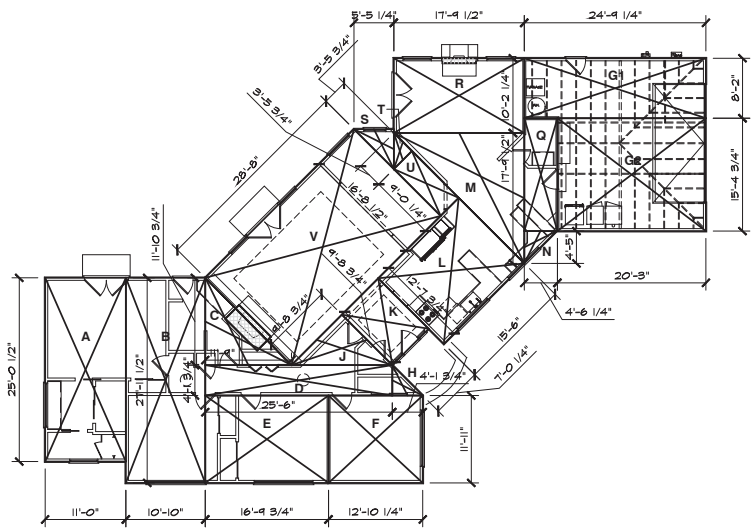
A0.5

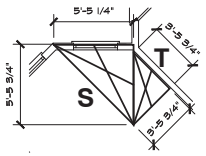
CALCULATIONS				
EXISTING FIRST FLOOR CALCULATIONS (CONDITIONED)				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	11.00	25.04	**275.5**	
B	10.83	27.96	**302.9**	1/2 (B*H); FIREPLACE DOES NOT COUNT TO F.A.L, SQ.FT = C - HATCHED FIREPLACE AREA (12 SQ FT)
C	11.75	11.90	**57.9**	
D	25.50	4.15	**105.7**	
E	16.81	11.92	**200.3**	
F	12.85	11.92	**153.2**	
H	4.15	4.15	**8.6**	1/2 (B*H)
J	9.73	9.73	**47.3**	1/2 (B*H)
K	7.02	9.73	**68.3**	
L	15.50	12.65	**196.0**	
M	17.79	17.79	**158.3**	1/2 (B*H)
N	4.52	4.42	**10.0**	1/2 (B*H)
Q	4.52	15.40	**69.6**	FIREPLACE DOES NOT COUNT TO F.A.L , SQ.FT = R - HATCHED
R	17.79	10.19	**178.2**	FIREPLACE AREA (3.1 SQ.FT)
S	5.44	5.48	**14.9**	1/2 (B*H)
T	3.48	3.48	**6.1**	1/2 (B*H)
U	3.48	9.02	**31.4**	FIREPLACE DOES NOT COUNT TO F.A.L , SQ.FT = V - HATCHED
V	28.67	16.71	**474.7**	FIREPLACE AREA (4.3 SQ.FT)
EXISTING MAIN HOUSE FIRST FLOOR AREA (SF)			**2,358.7**	

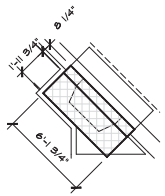
EXISTING GARAGE (UNCONDITIONED)				
BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
G1	24.77	8.17	**202.3**	
G2	20.25	15.40	**311.8**	
EXISTING GARAGE FLOOR AREA (SF)			**514.1**	

TOTAL EXISTING SQUARE FOOTAGE	2,872.8	< 2,800 SF MAX
TOTAL EXISTING LOT COVERAGE (SF)	2,892.2	< 1,752 MAX ALLOWABLE (FIREPLACE INCLUDED)



EXISTING FIRST FLOOR





ENLARGED AREAS

LEGEND

- NEW COVERED PORCH
- EXISTING COVERED PORCH
- INTERIOR F.A.L. EXEMPT AREAS

PRELIMINARY- NOT YET APPROVED FOR CONSTRUCTION

N

8' 12' 25' 10' 20'

EXISTING AREA CALCULATIONS

1/8" = 1'-0" | 1

ISSUE LOG

CUP SUBMITTAL APR. 24, 2023

CUP PLAN CHECK REVS. OCT. 18, 2023 / 1

LICENSED ARCHITECT ANDREW YOUNG C-21679 STATE OF CALIFORNIA

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Y & B

REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

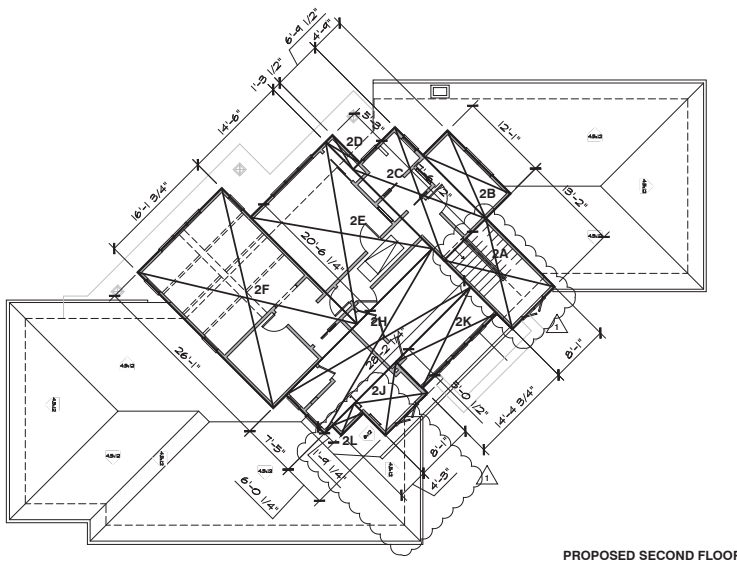
A.P.N. 711-80-050

CHECKED	DRAWN
JT	MC, HL, JL

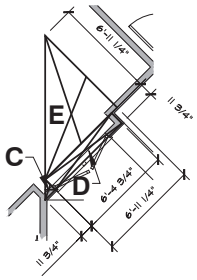
DATE: OCT. 18, 2023

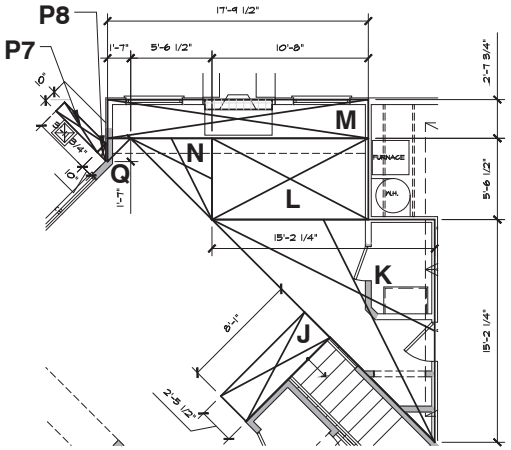
JOB #: BINDER

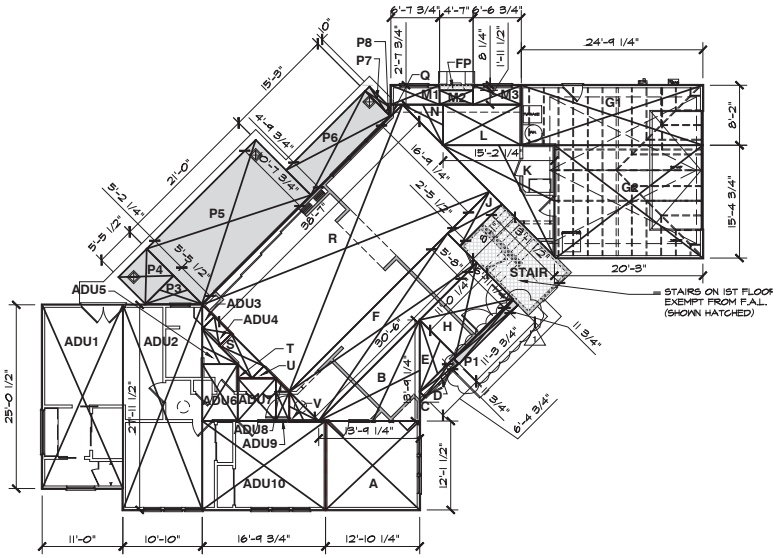
A0.6.1



PROPOSED SECOND FLOOR







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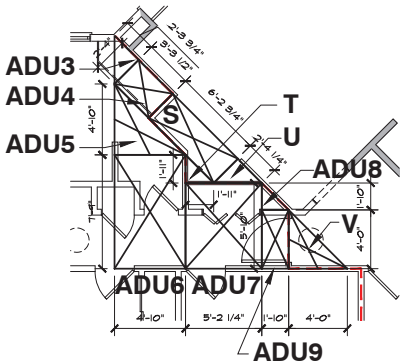

ENLARGED AREAS

CALCULATIONS

INTERIOR ATTACHED ADU CONVERSION (CONDITIONED)

BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
ADU1	11.00	25.04	275.46	
ADU2	10.83	27.96	302.88	
ADU3	2.33	2.31	2.70	1/2 (B*H)
ADU4	2.33	3.29	7.68	
ADU5	4.83	4.83	11.68	1/2 (B*H)
ADU6	4.83	7.75	37.46	
ADU7	5.19	5.83	30.26	
ADU8	1.83	1.83	1.68	1/2 (B*H)
ADU9	1.83	4.00	7.33	
ADU10	16.81	12.13	203.85	
				800 ADU SF EXCLUDED FOR
TOTAL ADU FLOOR AREA (SF)			880.98	INTERIOR ADU CONVERSION
ADU FLOOR AREA COUNTED TO FAL			80.98	

GARAGE (UNCONDITIONED)

BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
G1	24.77	8.17	202.30	
G2	20.25	15.40	311.77	
GARAGE FLOOR AREA (SF)			514.06	

PROPOSED FIRST FLOOR CALCULATIONS (CONDITIONED)

BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
A	12.85	12.13	155.86	
B	13.77	13.77	94.82	1/2 (B*H)
C	0.98	0.98	0.48	1/2 (B*H)
D	6.40	0.98	6.26	
E	6.94	6.94	24.06	1/2 (B*H)
F	30.50	5.67	172.83	
H	11.02	6.94	76.46	
J	8.08	2.46	19.87	
K	15.19	15.19	115.33	1/2 (B*H)
L	10.67	5.54	59.11	
M1	6.65	2.65	17.58	
M2	4.58	1.96	8.98	
M3	6.56	2.65	17.36	
				HATCHED, DOES NOT COUNT TO
FP	4.58	0.69	3.15	F.A.L
N	5.54	5.54	15.36	1/2 (B*H)
Q	1.58	1.58	1.25	1/2 (B*H)
R	38.58	16.77	647.07	
S	2.33	6.23	14.53	
T	1.92	1.92	1.84	1/2 (B*H)
U	2.33	2.35	2.75	1/2 (B*H)
V	4.00	4.00	8.00	1/2 (B*H)
				HATCHED, DOES NOT COUNT TO
STAIR	8.08	13.13	106.09	F.A.L
PROPOSED MAIN HOUSE FIRST FLOOR AREA (SF)			1,459.81	

PROPOSED SECOND FLOOR CALCULATIONS (CONDITIONED)

BOX	(X) DIM - FEET	(Y) DIM - FEET	Area (SF)	NOTES
2A	8.08	13.17	106.43	1
2B	4.75	12.08	57.40	
2C	8.08	17.54	141.80	
2D	1.29	5.25	6.78	
2E	14.50	20.52	297.55	
2F	16.15	26.08	421.14	
2H	28.19	7.42	209.06	
2J	8.08	6.02	48.67	
2K	14.40	5.04	72.58	
2L	4.25	1.77	7.53	1
PROPOSED MAIN HOUSE SECOND FLOOR AREA (SF)			1,368.92	

PROPOSED COVERED PORCHES

P1 NEW	11.31	0.98	11.08	AREA OF ADDITION HATCHED
			1	NOT USED
P3 NEW	5.46	5.46	14.90	ADDITION HATCHED, 1/2 (B*H)
P4 NEW	5.46	5.19	28.32	AREA OF ADDITION HATCHED
P5 NEW	21.00	10.65	223.56	AREA OF ADDITION HATCHED
P6 NEW	15.25	4.81	73.39	AREA OF ADDITION HATCHED
P7 NEW	0.83	3.98	3.32	AREA OF ADDITION HATCHED
P8 NEW	0.83	0.83	0.35	ADDITION HATCHED, 1/2 (B*H)
PROPOSED COVERED PORCHES (SF)			354.90	

TOTAL PROPOSED SQUARE FOOTAGE	3,423.8	<3553.75 SF MAXIMUM F.A.L.
	1	<3,505.25 MAXIMUM COVERAGE
TOTAL PROPOSED LOT COVERAGE (SF)	3,319.0	(35%)
		(FIREPLACE AND STAIR INCLUDED)

LEGEND

- NEW COVERED PORCH
- EXISTING COVERED PORCH
- INTERIOR F.A.L. EXEMPT AREAS

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

0' 2' 5' 10' 20'

PROPOSED AREA CALCULATIONS

1/8" = 1'-0" | 1

ISSUE LOG

CUP SUBMITTAL APR. 24, 2023

CUP PLAN CHECK REVS. OCT. 18, 2023 / 1

LICENSED ARCHITECT JAMES TOUNG ANDREW BORLIK C-21679 RENEWAL 08/31/2025 STATE OF CALIFORNIA

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1664 OAK AVENUE
MENLO PARK, CA 94025

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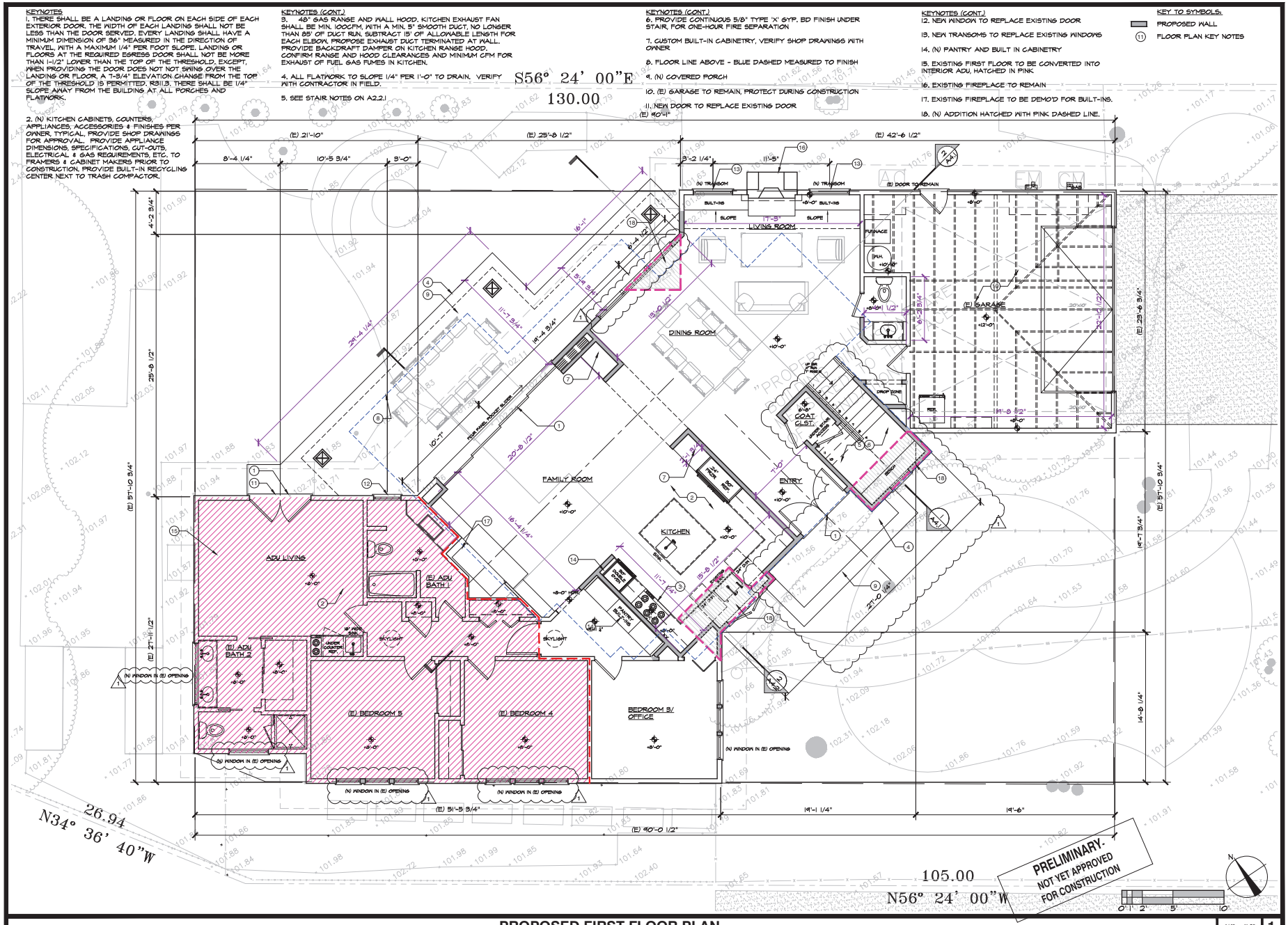
A0.6.2



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

1

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A2.1.1

NEW STAIR NOTES PER 2022 CBC R311.7

SN-1. STAIRWAY WIDTH. STAIRWAY SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A WIDTH OF NOT LESS THAN 36 INCHES.

SN-2. HEADROOM. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 80 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSINGS. SUCH HEADROOM SHALL BE CONTINUOUS ABOVE THE STAIRWAY TO THE POINT WHERE THE LINE INTERSECTS THE LANDING BELOW, ONE TREAD DEPTH BEYOND THE BOTTOM RISER. THE MINIMUM CLEARANCE SHALL BE MAINTAINED THE FULL WIDTH OF THE STAIRWAY AND LANDING.

SN-3. WALKLINE. THE WALKLINE ACROSS WINDER TREADS SHALL BE CONCENTRIC TO THE DIRECTION OF TRAVEL THROUGH THE TURN AND LOCATED 12 INCHES FROM THE SIDE WHERE THE WINDERS ARE NARROWER. THE 12-INCH DIMENSION SHALL BE MEASURED FROM THE WIDEST POINT OF THE CLEAR STAIR WIDTH.

SN-4. STAIR TREADS AND RISERS. THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4 INCHES; THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES; THE MINIMUM WINDER TREAD DEPTH AT THE WALKLINE SHALL BE 10 INCHES; AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6 INCHES. A NOSING NOT LESS THAN 3/4 INCHES BUT NOT MORE THAN 1-1/4 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. EXCEPTION 2022 CRC R311.7.5.3.

SN-5. DIMENSIONAL UNIFORMITY. MAINTAIN REQUIRED RISE AND RUN DIMENSIONAL UNIFORMITY NOT TO EXCEED 3/8".

SN-6. ALL TREADS & RISERS TO BE HARDWOOD OR EQUAL. VERIFY W/OWNER. STAIR DESIGN & LAYOUT BY STAIR MANUFACTURER. PROVIDE SHOP DRAWINGS, FOR APPROVAL W/ARCHITECT & COMPLIANCE W/ C.R.C. IN FIELD PRIOR TO CONSTRUCTION.

SN-7. ENCLOSURE UNDER STAIRWAYS. SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. 2019 CBC SECTION 1011.7.3, EXCEPTION. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

SN-8. HANDRAILS. STAIRWAYS WITHIN DWELLING UNITS ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY. HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. REFER TO CRC SECTION R311.7.8.5 FOR HANDRAIL GRASPABILITY, TYPE I & II PROFILE.

SN-9. GUARDRAILS AT OPEN-SIDED WALKING SURFACES SHALL BE NOT LESS THAN 42" IN HEIGHT WITH GUARDS SPACED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH, UNLESS THE GUARDS ARE ON THE OPEN SIDES OF STAIRS OR ALSO SERVES AS A HANDRAIL THEN THE HEIGHT SHALL NOT BE LESS THAN 34" NOR HIGHER THAN 38" AND THE GUARDS SHALL BE SPACED SUCH THAT A 4-3/8" SPHERE CANNOT PASS THROUGH (CRC R312.1.2 & R312.1.3), MUST RESIST A CONCENTRATED LOAD OF 200LB APPLIED ANY WHERE ALONG THE TOP RAILING, PER CBC 1607.8.1.

SN-10. HANDRAIL GRASPABILITY (2022 CBC 1014.3), ALL REQUIRED HANDRAILS SHALL COMPLY WITH SECTION R311.7.8.5 OR SHALL PROVIDE EQUIVALENT GRASPABILITY.

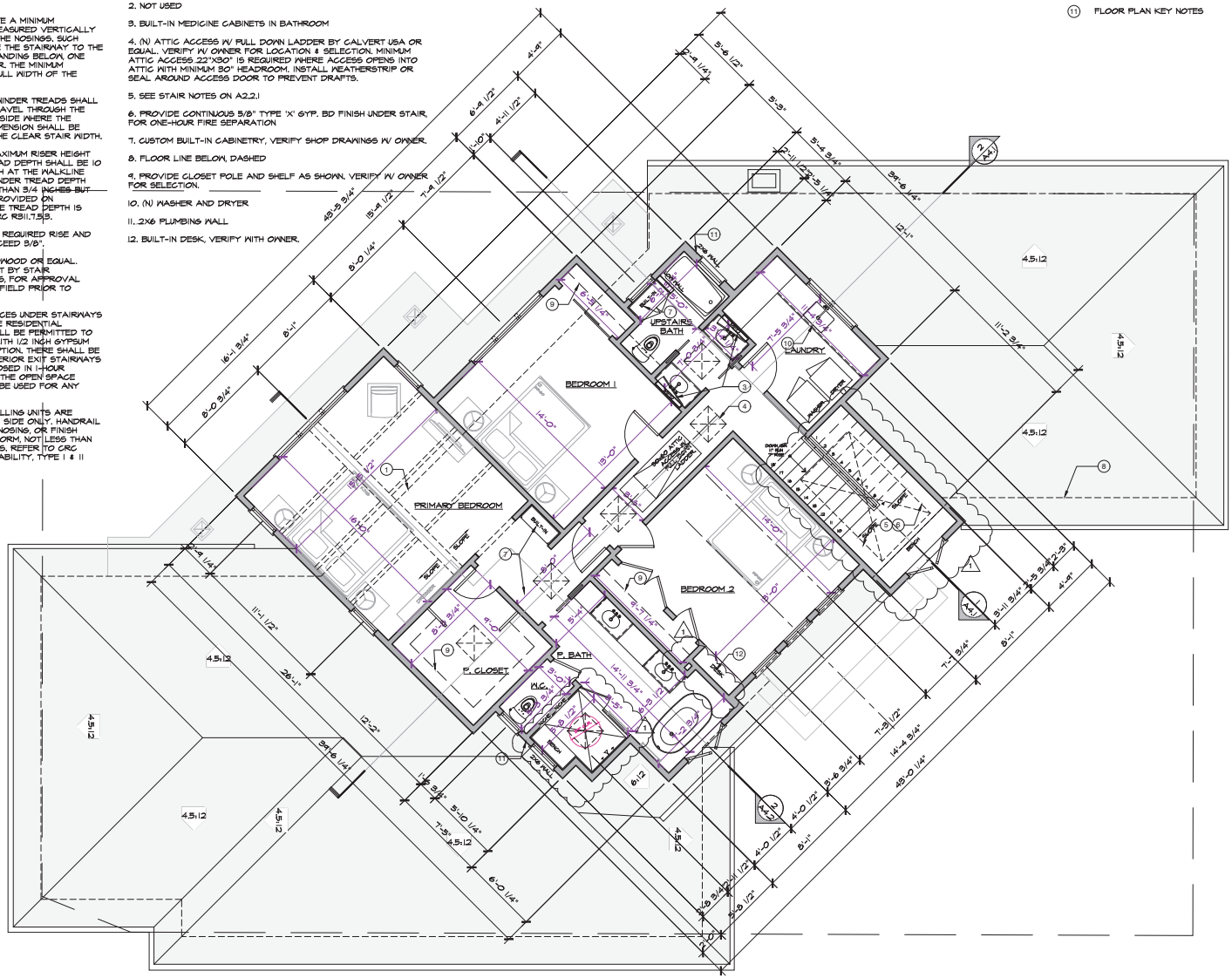
KEYNOTES

1. VAULTED CEILING IN PRIMARY BEDROOM
2. NOT USED
3. BUILT-IN MEDICINE CABINETS IN BATHROOM
4. (N) ATTIC ACCESS W/ PULL DOWN LADDER BY CALVERT USA OR EQUAL. VERIFY W/ OWNER FOR LOCATION & SELECTION. MINIMUM ATTIC ACCESS 22"X30" IS REQUIRED WHERE ACCESS OPENS INTO ATTIC WITH MINIMUM 30" HEADROOM. INSTALL WEATHERSTRIP OR SEAL AROUND ACCESS DOOR TO PREVENT DRAFTS.
5. SEE STAIR NOTES ON A2.2.1
6. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYP. BD FINISH UNDER STAIR, FOR ONE-HOUR FIRE SEPARATION
7. CUSTOM BUILT-IN CABINETRY, VERIFY SHOP DRAWINGS W/ OWNER.
8. FLOOR LINE BELOW, DASHED
9. PROVIDE CLOSET POLE AND SHELF AS SHOWN. VERIFY W/ OWNER FOR SELECTION.
10. (N) WASHER AND DRYER
11. 2X6 PLUMBING WALL
12. BUILT-IN DESK, VERIFY WITH OWNER.

KEY TO SYMBOLS:

PROPOSED WALL

(11) FLOOR PLAN KEY NOTES



PRELIMINARY- NOT YET APPROVED FOR CONSTRUCTION

0' 1' 2' 5' 10'

N

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0" 1

ISSUE LOG

CUP SUBMITTAL APR. 24, 2023

CUP PLAN CHECK REVS. OCT. 18, 2023 /1

LICENSED ARCHITECT JEFFREY TONG TSANG HENRY C-21679 STATE OF CALIFORNIA

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A2.2.1

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES:

4.106.2. DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION.

4.106.3. PLAN AND DEVELOP GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDINGS.

4.303.1.1. ALL TOILETS ARE 1.28 GPF OR DUAL-FLUSH.

4.303.1.3.1. SHOWERHEADS HAVE MAX FLOW RATE OF 1.8 GPM AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECS.

4.303.1.3.2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

4.303.1.4.1. MAX FLOW RATE FOR ALL LAVATORY FAUCETS IS 1.2 GPM AT 60 PSI. MIN FLOW RATE SHALL NOT BE LESS THAN 0.8 GPM AT 60 PSI.

4.303.1.4.4. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMIM FLOW RATE OF 1.8 GPM AT 60 PSI.

4.303.2 PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH CA PLUMBING CODE.

4.304.1 ALL DEVELOPMENT SHALL COMPLY WITH A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPT OF WATER RESOURCES' MWELO.

4.406.1. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.

4.408.1. DIVERT A MINIMUM OF 65% OF CONSTRUCTION WASTE TO CITY RECOLOGY CENTER OR SALVAGE.

4.408.2. SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN OR IN ACCORDANCE WITH THE LOCAL ORDINANCE.

4.410.1. AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10.

4.504.1. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENING DURING CONSTRUCTION.

4.504.2.1. ADHESIVES, SEALANTS, CAULKS AND OTHER TOXIC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.2.2. PAINTS, STAINS AND OTHER COATING SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.2.3. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND TOXIC COMPOUNDS.

4.504.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

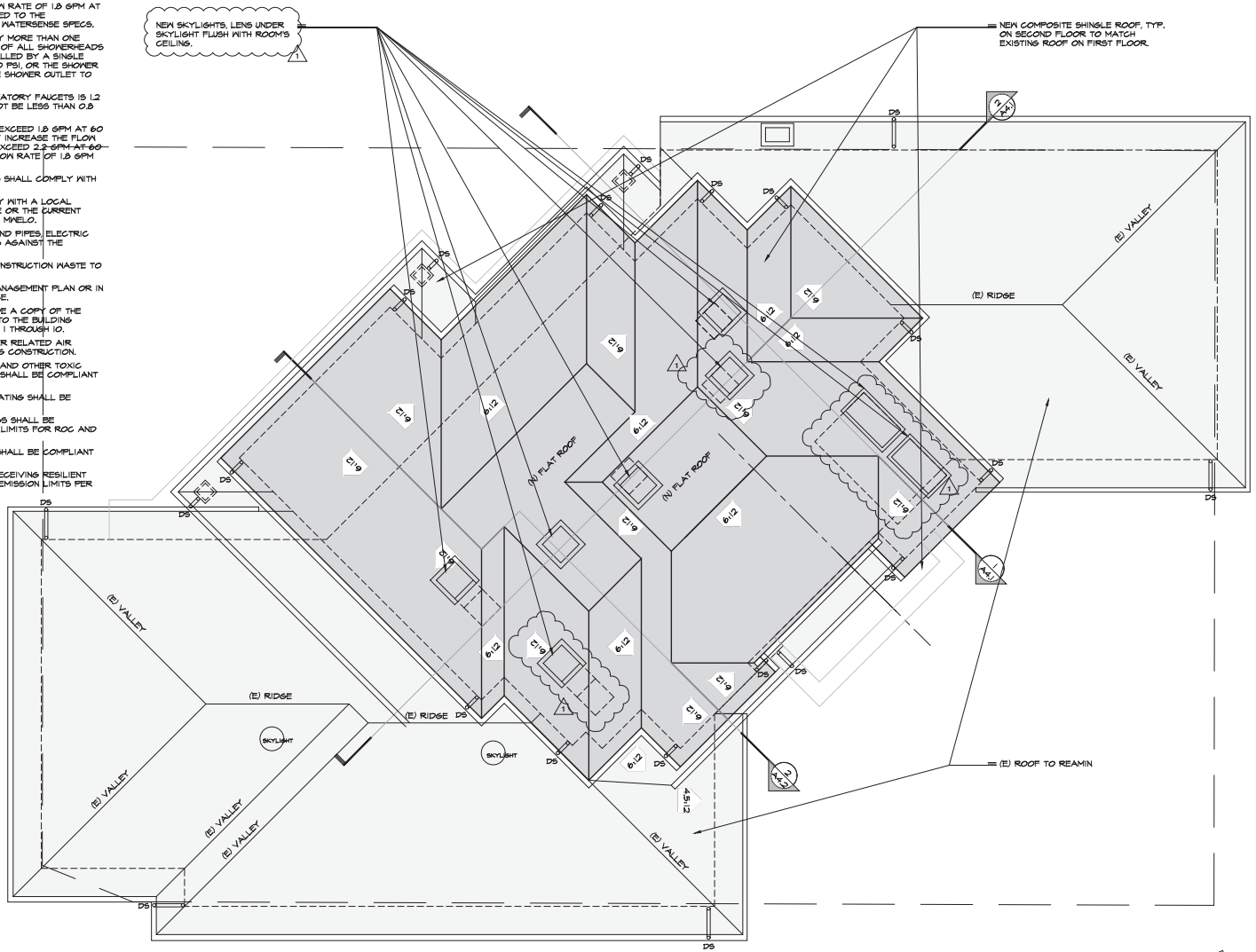
4.504.4. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS.

4.504.5. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

4.505.2. INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS.

4.505.3. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOORING BEFORE ENCLOSURE.

4.507.2. DUCT SYSTEMS ARE SIZED & DESIGNED WITH EQUIPMENT SELECTED PER SECTION. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.



PRELIMINARY- NOT YET APPROVED FOR CONSTRUCTION

0' 1' 2' 5' 10'

N

ROOF PLAN

1/4" = 1'-0"

1

ISSUE LOG

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LICENSED ARCHITECT JEFFREY TOUNG C-21679 RENEWAL 08/31/2025 STATE OF CALIFORNIA

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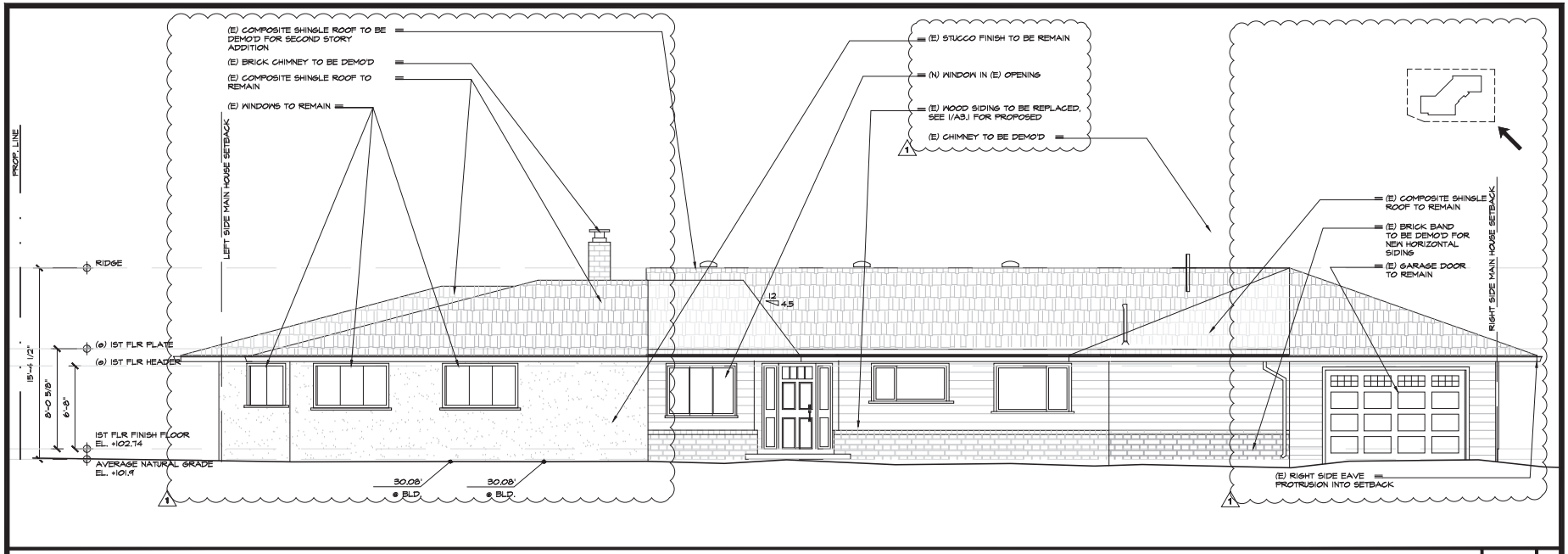
A2.3



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

PROPOSED FRONT ELEVATION (SOUTH) 1/4" = 1'-0" **1**

ISSUE LOG

CUP SUBMITTAL	APR. 24, 2025
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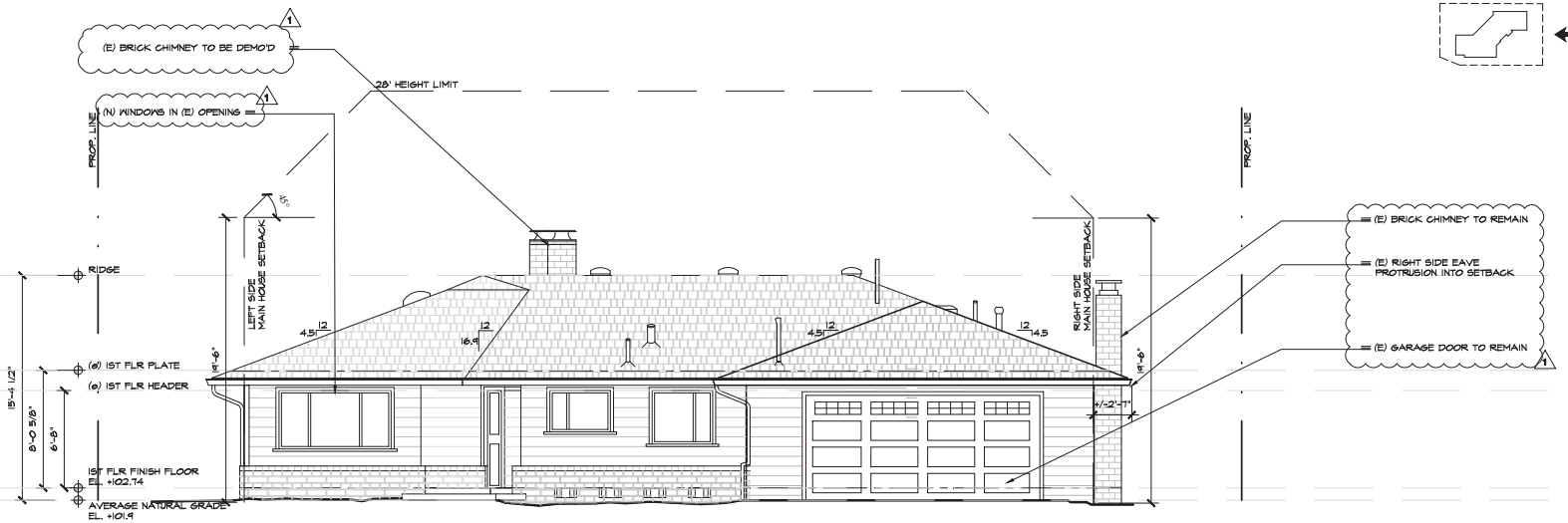
A3.1



REFERENCE ANGLE - EXISTING GARAGE FRONT ELEVATION (SOUTHEAST) 1/4" = 1'-0" **2**

SEE PROPOSED FRONT ELEVATION 1/A3.1 FOR TYPICAL FINISH NOTES

REFERENCE ANGLE - PROPOSED GARAGE FRONT ELEVATION (SOUTHEAST) 1/4" = 1'-0" **1**

ISSUE LOG

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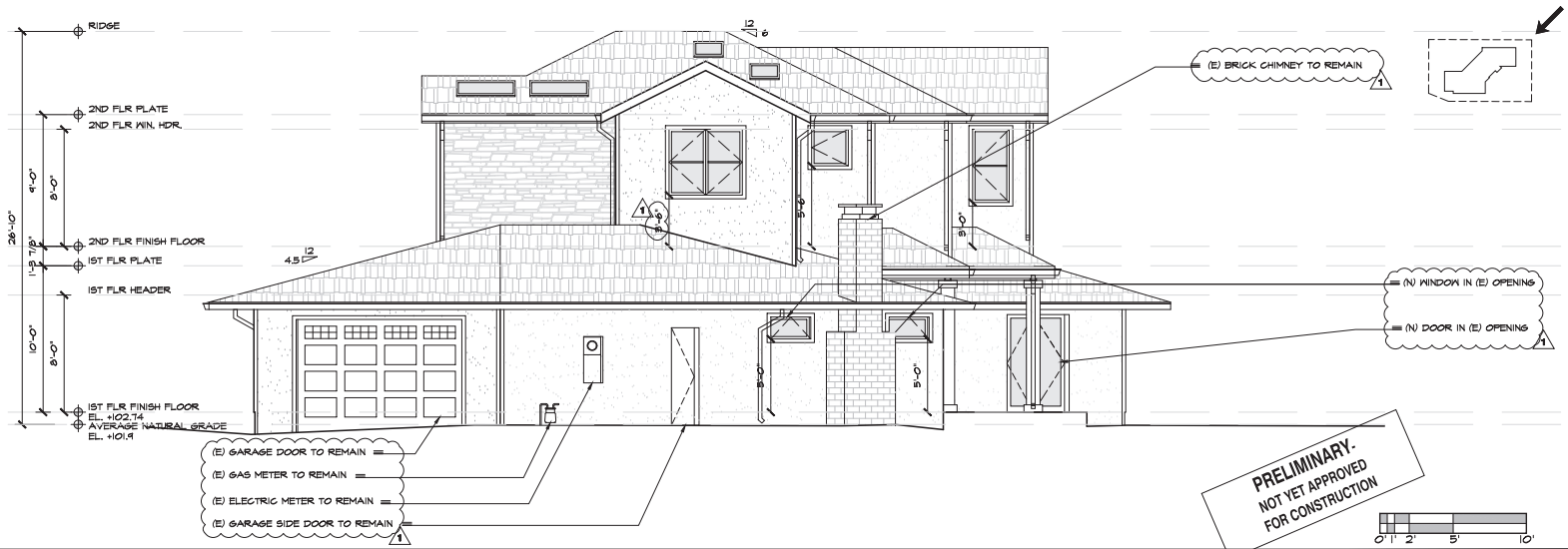
A3.1R

EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0" **2**

SEE PROPOSED FRONT ELEVATION 1/A3.1 FOR TYPICAL FINISH NOTES



PROPOSED LEFT SIDE ELEVATION (EAST) 1/4" = 1'-0" **1**

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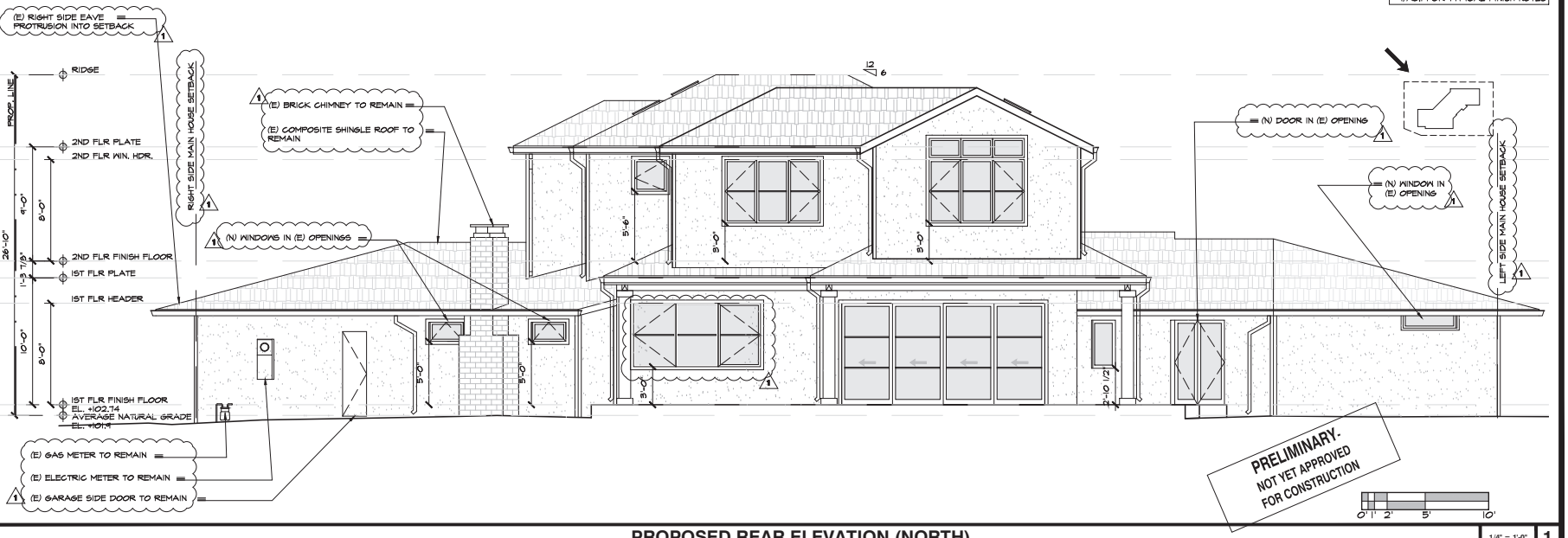
A3.2

EXISTING REAR ELEVATION 1/4" = 1'-0" **2**



PROPOSED REAR ELEVATION (NORTH) 1/4" = 1'-0" **1**

ISSUE LOG

CUP SUBMITTAL APR. 24, 2025

CUP PLAN CHECK REVS. OCT. 18, 2025 /1

LICENSED ARCHITECT ANDREW YOUNG C-21679 STATE OF CALIFORNIA

Young & Borlik Architects
982 EL CAMINO REAL, STE 238
LOS ALTOS, CALIFORNIA 94022
650-688-9950 | YBarchitects.com

REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

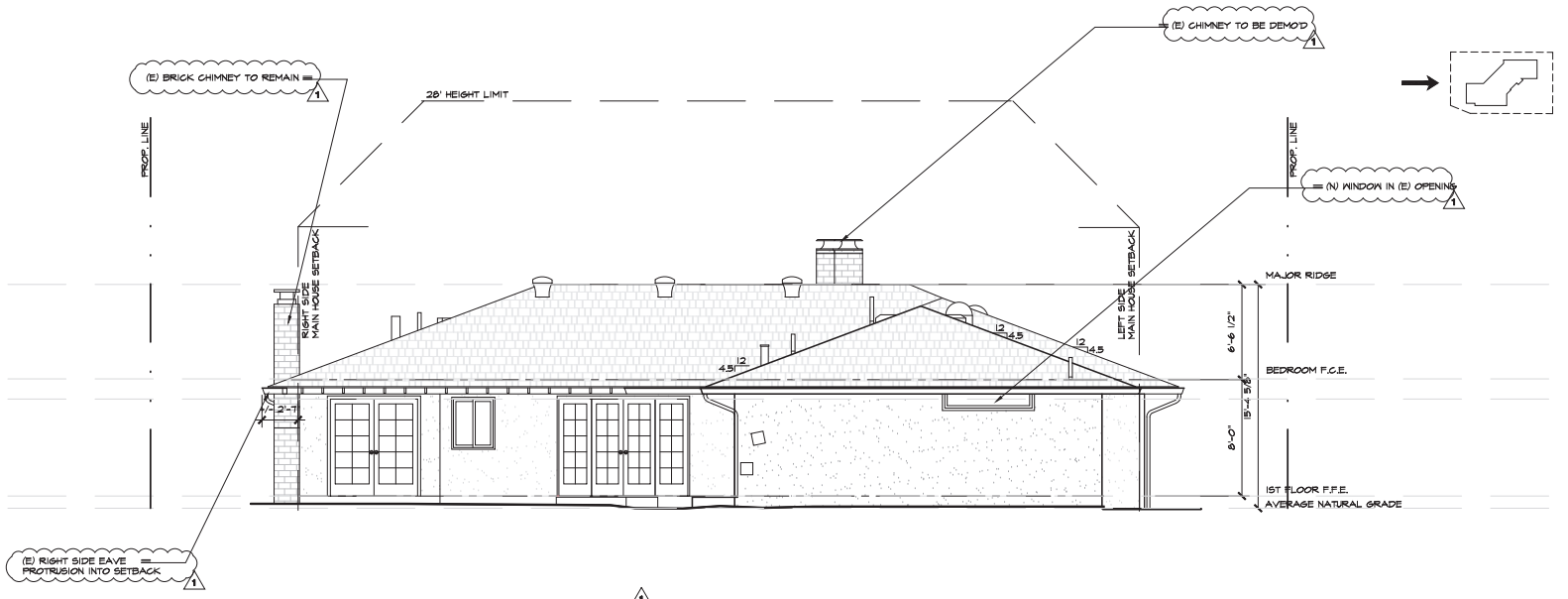
A.P.N. 711-80-050

CHECKED JT | DRAWN MC, HL, JL

DATE OCT. 18, 2023

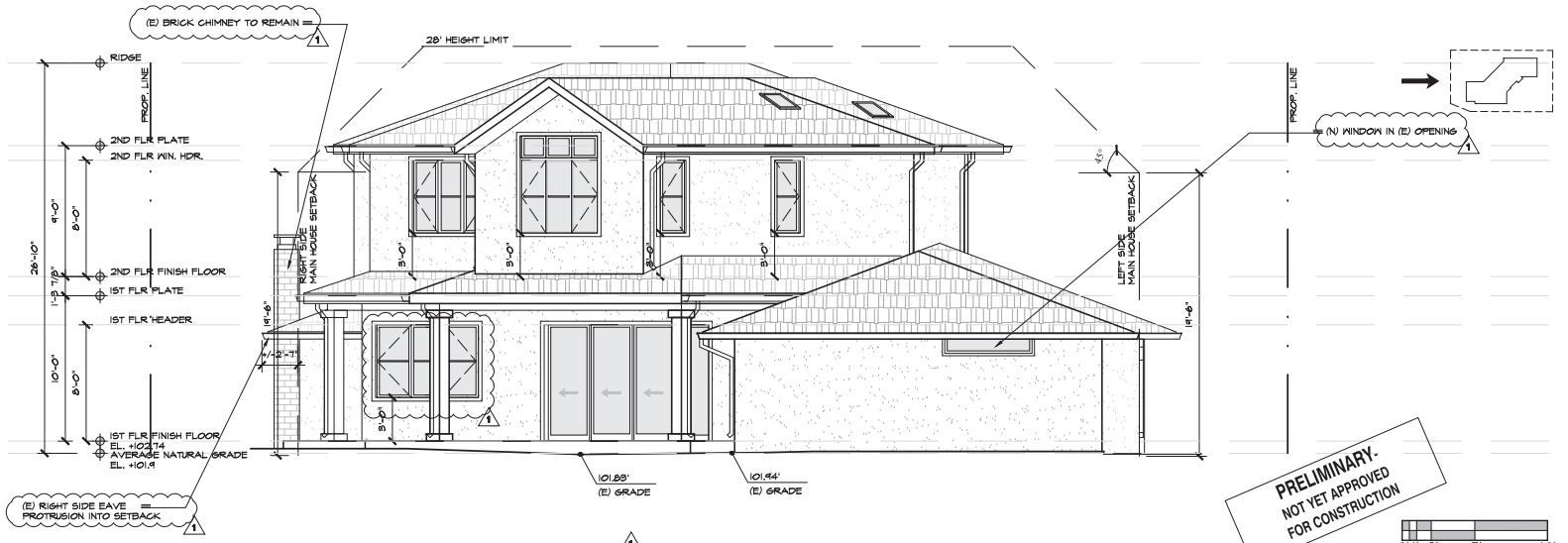
JOB # BINDER

A3.3



REFERENCE ANGLE - EXISTING REAR ELEVATION (NORTHWEST) 1/4" = 1'-0" **2**

SEE PROPOSED FRONT ELEVATION 1/A3.1 FOR TYPICAL FINISH NOTES



REFERENCE ANGLE - PROPOSED REAR ELEVATION (NORTHWEST) 1/4" = 1'-0" **1**

ISSUE LOG

CUP SUBMITTAL APR. 24, 2023

CUP PLAN CHECK REVS. OCT. 18, 2023 1

LICENSED ARCHITECT JANE YOUNG ANDREW BORLIK C-21679 STATE OF CALIFORNIA

Young & Borlik Architects
982 EL CAMINO REAL, STE 228
LOS ALTOS, CALIFORNIA 94022
650-688-9950 | YBarchitects.com

Y & B

REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

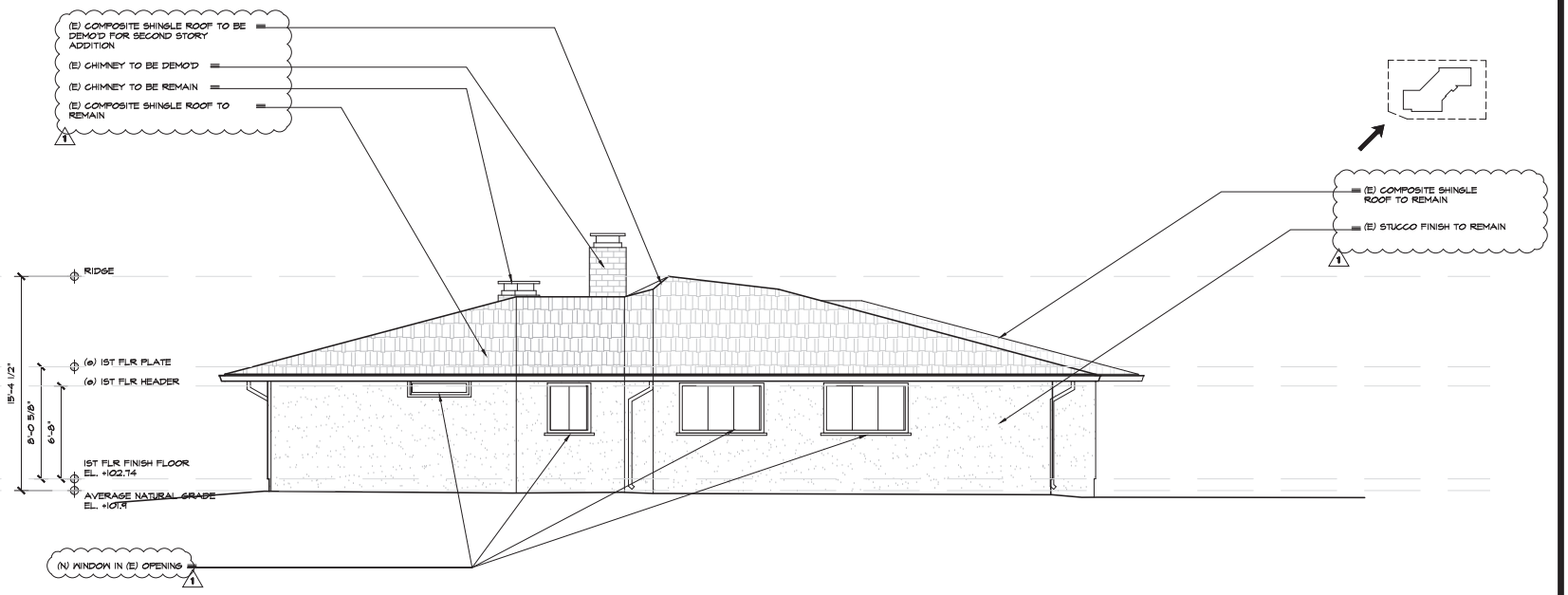
A.P.N. 711-80-050

CHECKED JT | DRAWN MC, HL, JL

DATE OCT. 18, 2023

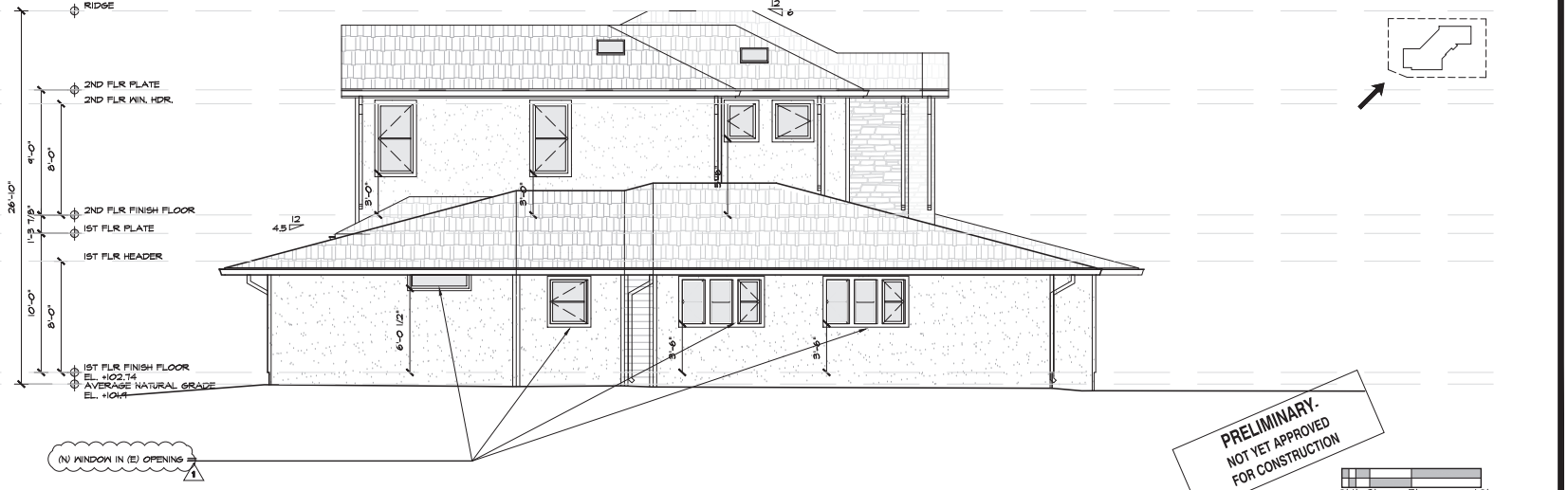
JOB # BINDER

A3.3R



EXISTING RIGHT SIDE ELEVATION 1/4" = 1'-0" **2**

SEE PROPOSED FRONT ELEVATION 1/A3.1 FOR TYPICAL FINISH NOTES



PROPOSED RIGHT SIDE ELEVATION (WEST) 1/4" = 1'-0" **1**

ISSUE LOG
CUP SUBMITTAL APR. 24, 2023
CUP PLAN CHECK REVS. OCT. 18, 2023 / 1

LICENSED ARCHITECT JANE YOUNG C-21679 STATE OF CALIFORNIA

Young & Borlik Architects
962 EL CAMINO REAL, STE 228
LOS ALTOS, CALIFORNIA 94022
650-688-9950 | YBarchitects.com

REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

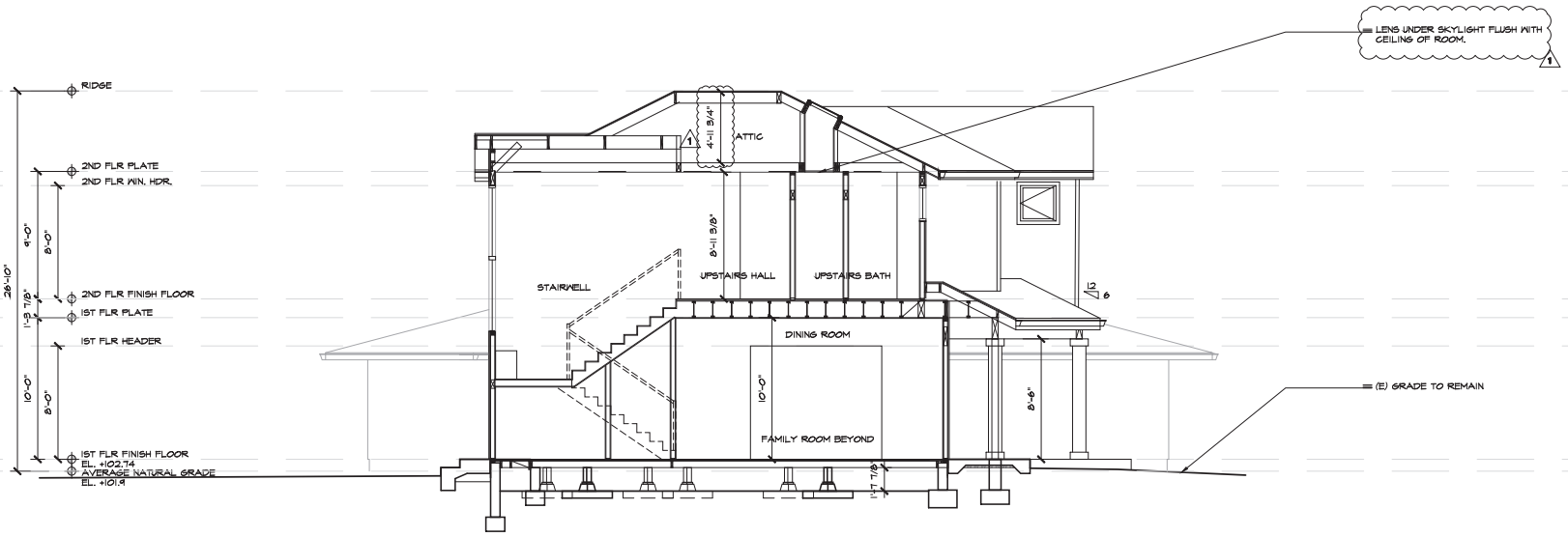
A.P.N. 711-80-050

CHECKED	DRAWN
JT	MC, HL, JL

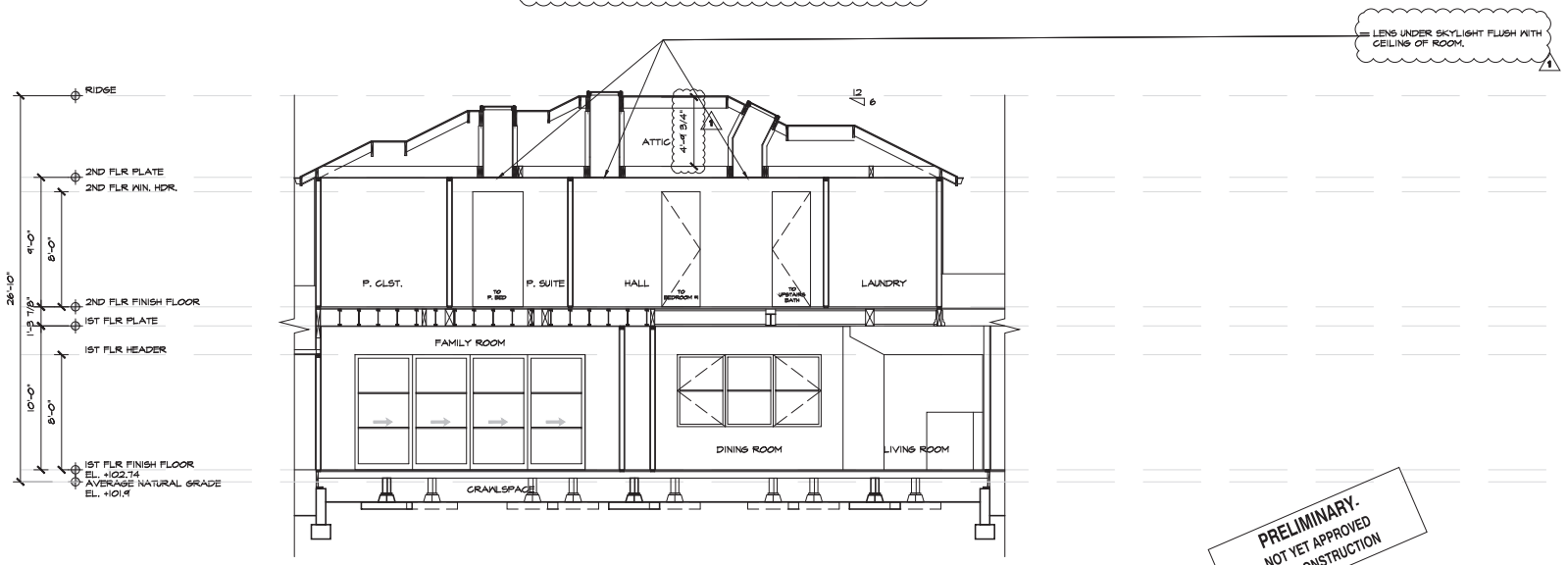
DATE OCT. 18, 2023

JOB # BINDER

A3.4



PROPOSED SECTION THROUGH STAIR — 1/4" = 1'-0" — 2



PROPOSED SECTION THROUGH LIVING ROOM & FOYER — 1/4" = 1'-0" — 1

ISSUE LOG

CUP SUBMITTAL	APR. 24, 2023
CUP PLAN CHECK REVS. 1	OCT. 18, 2023

LICENSED ARCHITECT ANDREW YOUNG C-21679 STATE OF CALIFORNIA

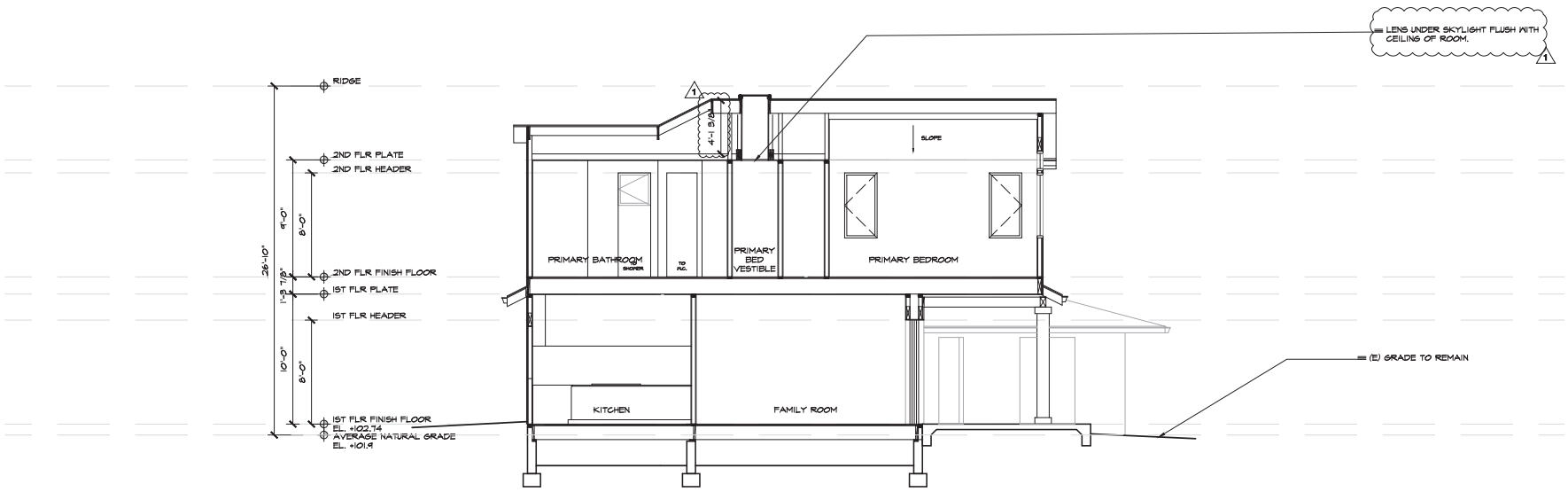
Young & Borlik Architects
962 EL CAMINO REAL, STE 228
LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com

REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

A.P.N. 711-80-050

CHECKED	DRAWN
JT	MC, HL, JL
DATE	OCT. 18, 2023
JOB #	BINDER

A4.1



SECTION THROUGH PRIMARY BEDROOM VAULTED CEILING 1/4" = 1'-0" 2

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION

0' 1' 2' 5' 10'

1/4" = 1'-0" 1

ISSUE LOG

CUP SUBMITTAL APR. 24, 2023

CUP PLAN CHECK REVS. OCT 18, 2023 1

LICENSED ARCHITECT JAMES ANDREW YOUNG C-21679 REN. 08/31/2025 STATE OF CALIFORNIA

Young & Borlik Architects
480 EL CAMINO REAL, STE 238
LOS ALTOS, CALIFORNIA 94022
650-688-1950 | YBarchitects.com

Y & B

REMODEL/ADDITION FOR:
CLAIRE AND MICHAEL BINDER
1664 OAK AVENUE
MENLO PARK, CA 94025

A.P.N. 711-80-050

CHECKED JT | DRAWN MC, HL, JL

DATE APR. 12. 2023

JOB # BINDER

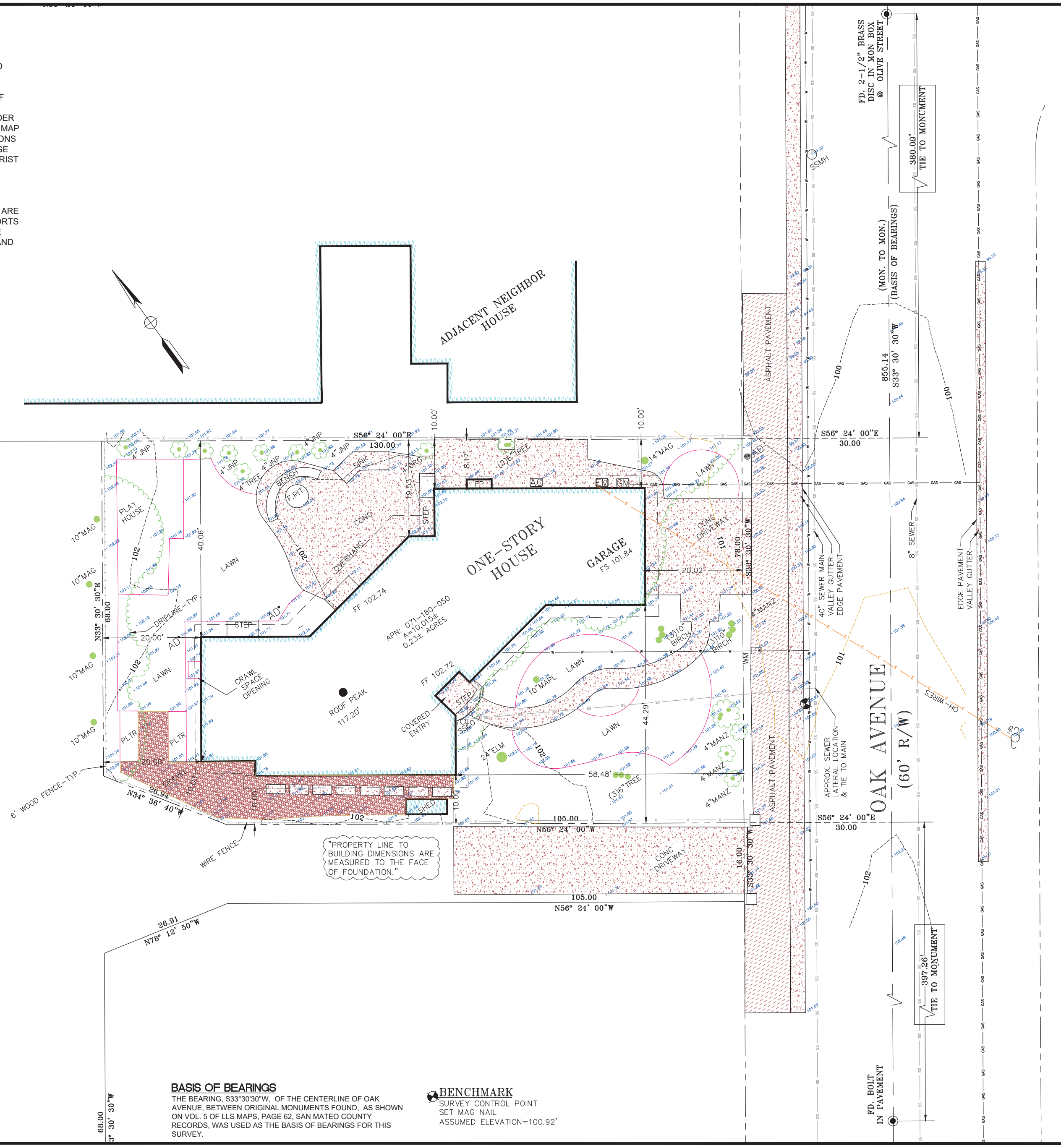
A4.2

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY

2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.

3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.



LEGEND

SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
—x—	FENCE LINE
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
	JOINT POLE
	GUY ANCHOR
XX" TREE	TREE, SIZE AND TYPE AS NOTED
—G—	GAS LINE
—W—	WATER LINE
	CONCRETE
GM	GAS METER

ABBREVIATIONS

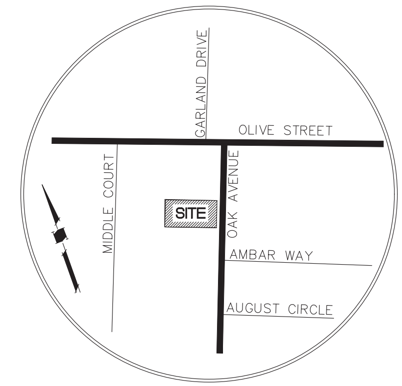
FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

BASIS OF BEARINGS

THE BEARING, S33°30'30"W, OF THE CENTERLINE OF OAK AVENUE, BETWEEN ORIGINAL MONUMENTS FOUND, AS SHOWN ON VOL. 5 OF LLS MAPS, PAGE 62, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=100.92'



VICINITY MAP

NTS

"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 FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-23
dated: July/14/21

LICENSED LAND SURVEYOR — BRIAN L. STOCKINGER — NO. LS6995 — EXP. 09-30-23 — STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHIC AND BOUNDARY SURVEY

1644 OAK AVENUE

MENLO PARK · SAN MATEO COUNTY · CALIFORNIA

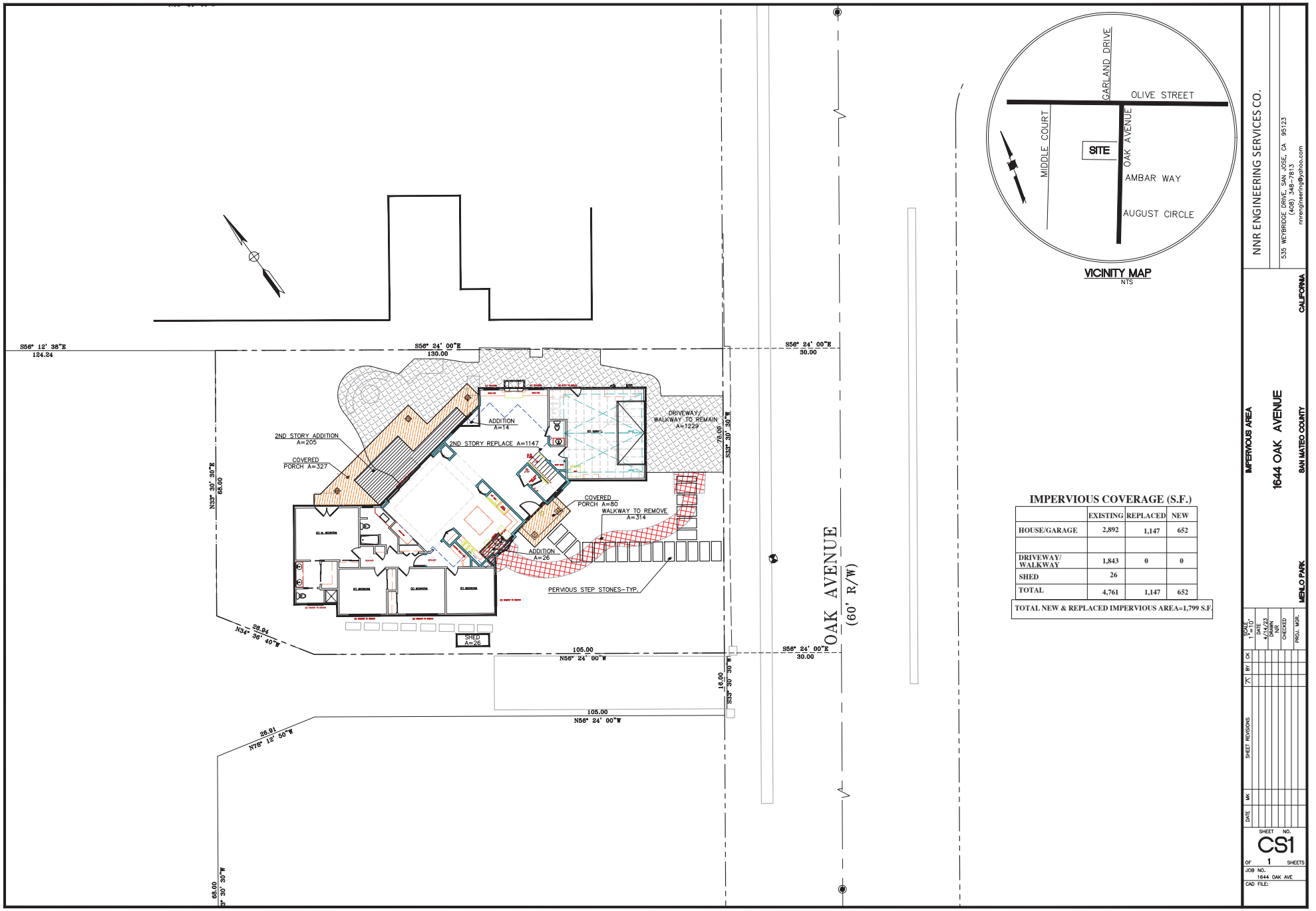
SCALE 1"=10' · DATE 7-14-2021 · DRAWN NR · CHECKED B. STOCKINGER · PROJ. MGR. BLS

SHEET REVISIONS

SHEET NO. CS1 OF 1 SHEETS

JOB NO. 1644 OAK AVE
CAD FILE:

A22



VICINITY MAP
NTS

IMPERVIOUS COVERAGE (S.F.)

	EXISTING	REPLACED	NEW
HOUSE/GARAGE	2,892	1,147	652
DRIVEWAY/ WALKWAY	1,843	0	0
SHED	26		
TOTAL	4,761	1,147	652

TOTAL NEW & REPLACED IMPERVIOUS AREA=1,799 S.F.

NNR ENGINEERING SERVICES CO.
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

IMPERVIOUS AREA
1644 OAK AVENUE
MENLO PARK SAN MATEO COUNTY CALIFORNIA

SCALE 1"=10'
DATE 4/14/23
DRAWN NR
CHECKED
PROJ. MGR.

SHEET REVISIONS
DATE | MK | BY | CK

SHEET NO.
CS1
OF 1 SHEETS
JOB NO. 1644 OAK AVE
CAD FILE:

A23

Young & Borlik Architects
4962 El Camino Real, Suite 218
Los Altos, California 94022
650-688-1950 | YBarchitects.com

November 07, 2023

Planning Department
City of Menlo Park, Planning Division
701 Laurel St.
Menlo Park, CA 94025

Re: Conditional Use Permit – Project description letter for:
Claire and Michael Binder
1664 Oak Ave
Menlo Park, CA 94025

The purpose of this letter is to describe the proposed addition and remodel project at 1664 Oak Ave. to accompany our submittal of plans and documents for the Use Permit approval. The project includes a conversion of a portion of the existing 2,872.8 SF one story home into an interior ADU, minor first floor addition of 55.7 SF, interior first floor remodel of 1,459.9 SF, and second floor addition of 1,368.9 SF. The total proposed residence will be 3,423.8 SF with a 881.0 SF interior ADU (only 800 SF permitted to exceed FAR and lot coverage maximum).

The parcel is 10,015 SF and the zoning is R1S. Based on lot dimensions, the parcel is considered substandard for the district. The lot width of 78’ is less than the 80’ lot width minimum.

The existing one-story structure is conforming at all setbacks. There is a non conforming right and left side existing eave protrusions into the right and left daylight planes. We would like to keep these non conformities untouched.

The existing home is traditional one-story “Ranch-Style”, as is typical of most of the original homes in the neighborhood and in Menlo Park. The proposed design incorporates a modern transitional aesthetic with hipped roofs to match the existing single-story portions. The entry has hierarchy and balance centered between massing at the front for the new stairwell and master bath gable features. The second story addition and entrance will follow the existing 45-degree angle of the home to continue a softened street view.

We are proposing that the existing wood siding be removed and replaced stucco. The two balanced vertical protrusions will be clad in stone. All other second floor exterior walls will be smooth finish stucco. We are proposing composition asphalt shingles for the new portions of roof to match existing. All new windows will be aluminum clad with wood trim, predominantly casements. Trim, casing, and moldings will be painted.

The second floor addition is stacked on top of the portion of the first floor to be remodeled at 45 degrees and sits within the daylight plane.

The surrounding neighborhood is all single-family dwellings. The immediate vicinity has a mix of one- and two-story homes. Most residences have front-facing two car garages with a double wide driveway connecting to the street for additional off-street parking.

There are 5 heritage trees on the property, two magnolia trees, two birches, and a liquidambar to remain protected during construction.

As part of the outreach efforts for this project, the owners have reached out to the adjacent neighbors to the side and rear, as well as a few others, to provide awareness of the proposed improvements and to solicit feedback and support. The owners met with and provided plans and elevations of the proposed residence with neighbors at the following addresses in July 2023:

- 1674 Oak Avenue
- 1672 Oak Avenue
- 1670 Oak Avenue
- 1660 Oak Avenue
- 375 Ambar Way
- 370 August Circle

Thank you for your time in review of this project. We are proud to present this design for your consideration and look forward to the opportunity to see this new design compliment the neighborhood. If you have any questions or need further clarification, please contact me directly at the above contact information.

Sincerely,

Jackie Terrell
Young and Borlik Architects Inc.

LOCATION: 1664 Oak Avenue	**PROJECT NUMBER:** PLN2023-00011	**APPLICANT:** Harmonie Lau	**OWNER:** Claire and Michael Binder

PROJECT CONDITIONS:

1. The use permit shall be 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 November 13, 2024) 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 Borlik Architects consisting of 21 plan sheets, dated received September 1, 2023 and approved by the Planning Commission on November 13, 2023, 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 received May 1, 2023.

   i. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

   j. The applicant or permittee shall defend, indemnify, and hold harmless the City of Menlo Park or its agents, officers, and employees from any claim, action, or proceeding against the City of Menlo Park or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding

LOCATION: 1664 Oak Avenue	**PROJECT NUMBER:** PLN2023-00011	**APPLICANT:** Harmonie Lau	**OWNER:** Claire and Michael Binder

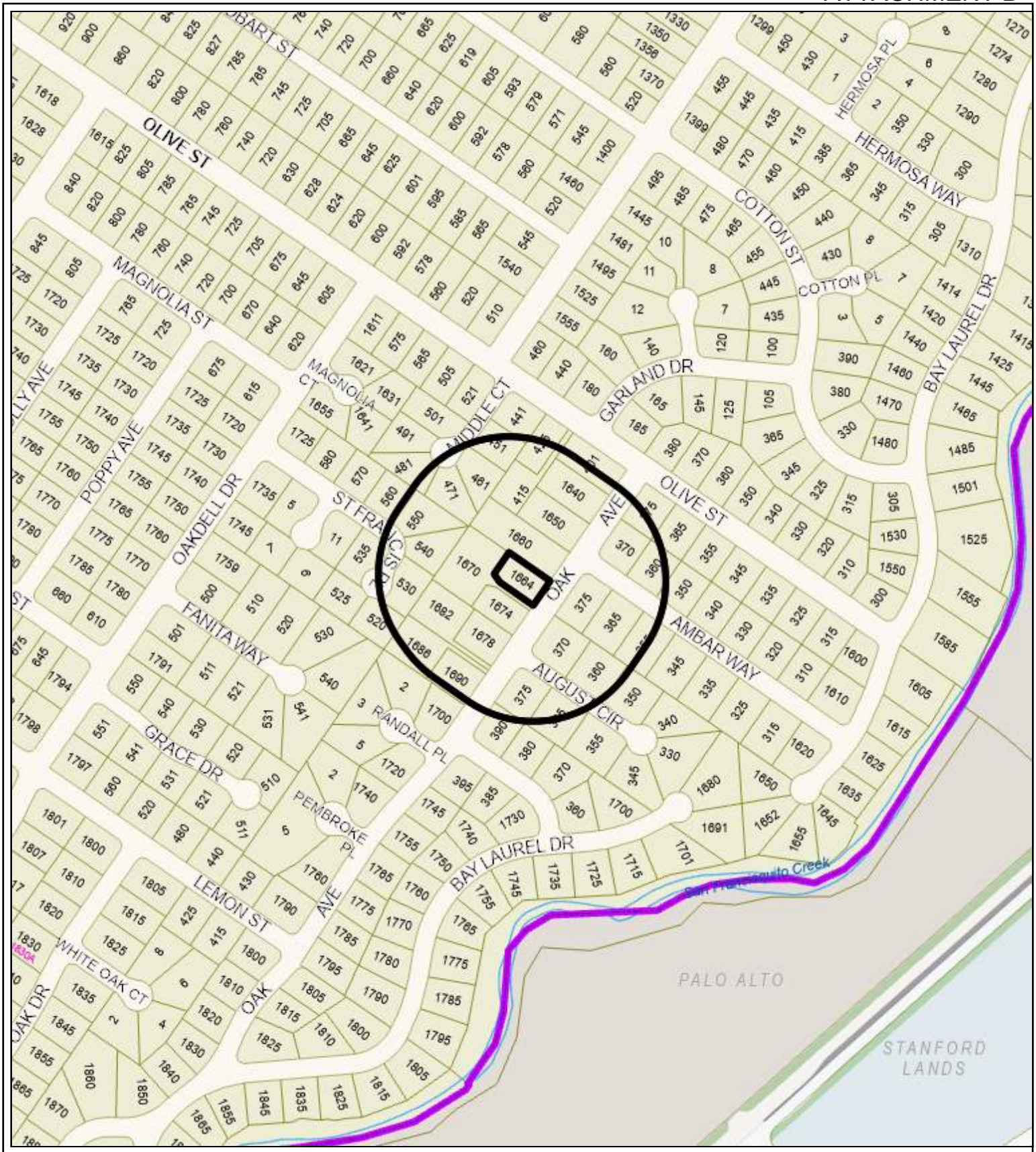
PROJECT CONDITIONS:

and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

k. Notice of Fees Protest – The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code 66020, this 90-day protest period has begun as of the date of the approval of this application.

2. The use permit shall be subject to the following project-**specific** condition**:**

a. Simultaneous with the submittal of a complete building permit application, the applicant shall provide revised plans for the removal and replacement of the asphalt parking strip and the 3-foot concrete valley gutter along the entire project frontage, subject to review and approval by the Engineering Division.



City of Menlo Park

Location Map
1664 Oak Avenue

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 11/13/2023 | Sheet: 1

1664 Oak Avenue – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	10,015 sf	10,015 sf	10,000 sf min
Lot width	68 ft	68 ft	80 ft min
Lot depth	130.1 ft	130.1 ft	100 ft min
Setbacks			
Front	20 ft	20 ft	20 ft min
Rear	20 ft	20 ft	20 ft min
Side (left)	10 ft	10 ft	10 ft min on left and right sides
Side (right)	10 ft	10 ft	
Building coverage*	3,209.8* sf 32* %	2,891.5 sf 28.9 %	3,505.25 sf max 35 % max
FAL (Floor Area Limit)*	4,223.8* sf	2,891.5 sf	3,553.75 sf max
Square footage by floor	1,459.8 sf/1st 1,368.9 sf/2nd 514.1 sf/garage 881.0 sf/ADU 354.9 sf/covered porches	2,358.7 sf/1st 514.1 sf/garage	
Square footage of buildings	4,223.8 sf	2,891.5 sf	
Building height	27.9 ft	15.4 ft	28 ft max
Parking	2 covered and 1 uncovered spaces	2 covered spaces	1 covered and 1 uncovered space
	Note: Areas shown highlighted indicate a nonconforming or substandard situation		

Trees	Heritage trees	8	Non-Heritage trees	7	New trees	0
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	0	Total Number of trees	1

* Floor area and building coverage for the proposed project includes the ADU, which is allowed to exceed the maximum floor area and building coverage by up to 800 square feet

urbantreemanagement inc.

Arborist Report

1664 Oak Ave
Menlo Park, CA 94025

Inspection Date:
November 10, 2022

Prepared by: Colin Blackie/Michael Young
Project Arborist: Michael Young
contractor's license # 755989
certified arborist WC ISA #623

TABLE OF CONTENTS

Assignment

It was our assignment to physically inspect all trees in the survey area based on a topographic map of the property. 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 fifteen (15) trees included in this report with eight (8) being protected under the City of Menlo Park's tree protection ordinance. During our survey, none (0) of the trees were rated "A" condition, one (1) tree was rated "B" condition, fourteen (14) trees were rated "C" condition, and none (0) of the trees were rated "D" condition.
A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

The valuation for all protected trees in the survey area using the 10th edition of the Guide for Plant Appraisals is $22,060.

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 trees surveyed were examined and then rated based on their individual health and structure according to the following table. 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, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

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. In cases where the main trunk divides below 54" but above grade, the tree is measured (per the City of Menlo Park's protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. In cases where the main trunk divides below grade, each trunk is measured and tagged as an individual tree. 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 a residential area in the City of Menlo Park and abuts a flag lot directly behind the house's backyard. The lot is rectangular in shape and located on a flat grade. Southern magnolia (*Magnolia grandiflora*) is the most common species found in the survey area.

Tree Health on this Property

The health of the trees in the survey area ranges from "fair" to "fair/poor", with the majority of trees receiving "fair" health ratings. Overall tree health on the property would benefit from the installation of mulch around specimens where possible. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

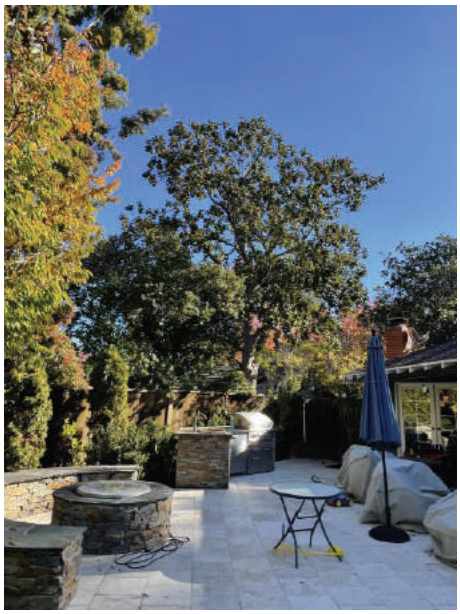
Tree Structure on this Property

Tree structure in the survey area ranges from "fair" to "fair/poor". The majority of trees surveyed received "fair/poor" structural ratings due to the presence of codominant leaders and branching habits resulting from a lack of developmental structure pruning at a young age. Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight and correct structural weaknesses as they grow. This practice prevents the growth of codominant leaders, epicormic sprouts, and excessively long, lateral branches that are prone to breakage.

Recommended Removals Based on Health/ Structure/Species

There are no trees recommended for removal at this time.

Site Images



Trees #37 and #38

Trees #39 and #40

Trees #42-#44

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. Trees with more than one (1) trunk shall be measured at the diameter below the main union of all multi-trunk trees unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. A multi-trunk tree under twelve (12) feet in height shall not be considered a heritage tree.

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 stockpiling of materials over

root systems; trenching across root zones for utilities or for landscape irrigation; or the routing of construction traffic across root systems resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Project Arborist's recommendations. In constructing underground utilities, it is essential that the location of trenches be placed outside the drip lines of trees except where approved by the Project 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 eight to ten (8x to 10x) times 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 six (6x) times 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 have 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 Arborist is Michael Young (650) 321-0202. The Project Arborist should supervise any excavation activities within the tree protection zones 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 driplines of trees should be thoroughly irrigated to a soil depth of 18" every 2 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. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. 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 ten (10x) times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
8. 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.
9. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially Oak trees.
10. 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.
11. 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 oak trees. Plants compatible with California native oaks can be found in The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks." This publication 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

urbantreemanagement inc.

TREE SURVEY DATA

Address: 1664 Oak Ave, Menlo Park, CA 94025
Inspection Date: 11/10/2022

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
30	Southern magnolia	17	35'/20'	f	f	X	B	DWR, EWR
31	Olive	16 est.	35'/15'	fp	fp	X	C	Neighbor's tree, no tag, removed uncallused CDs, decay at trunk, DWR
32	Birch	25.1 at 1'	38'/22'	f	fp	X	C	3 CDs at 2', DWR, EWR
33	Birch	24.9 at 1'	38'/14'	f	fp	X	C	3 CDs at 1.5', DWR
34	Magnolia species	15 at 6"	20'/12'	f	fp	X	C	CDs at 1', DWR, SP
35	Liquidambar	22.1	48'/18'	f	fp	X	C	CD at 17', DWR, EWR, RCE, partially over house
36	Japanese maple	8.7 at 1'	18'/20'	f	fp		C	CD at 2', RCE, DWR
37	Southern magnolia	18 est.	32'/22'	f	fp	X	C	Neighbor's tree, tag on fence, CD at 10', DWR, EWR
38	Japanese cheesewood	8 est.	15'/13'	f	fp		C	Neighbor's tree, tag on fence, CDs, DWR, EWR
39	Eugenia	15 est.	40'/18'	f	fp	X	C	Neighbor's tree, tag on fence, DWR, EWR, crown thin
40	Cherry	4.3	16'/11'	f	fp		C	SP, unbalanced canopy
41	Southern magnolia	10 est.	33'/14'	fp	f		C	Neighbor's tree, tag on fence, dead top, DWR, EWR
42	Southern magnolia	11 est.	30'/20'	fp	fp		C	Neighbor's tree, tag on fence, CD at 5', dead top, DWR, EWR
43	Southern magnolia	8 est.	26'/13'	fp	fp		C	Neighbor's tree, tag on fence, CD at 10', dead top, DWR, EWR
44	Southern magnolia	7 est.	30'/15'	f	fp		C	Neighbor's tree, tag on fence, CD at 15', DWR, EWR

A = Retain, condition warrants long-term preservation	0
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	1
C = May be preservable but is not worthy of extensive effort or design accommodation.	14
D= Recommend removal due to existing condition and/or structure	0
TOTAL TREES	15

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. Trees with more than one (1) trunk shall be measured at the diameter below the main union of all multi-trunk trees unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. A multi-trunk tree under twelve (12) feet in height shall not be considered a heritage tree.

urbantreemanagement inc.

TREE SURVEY DATA

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS

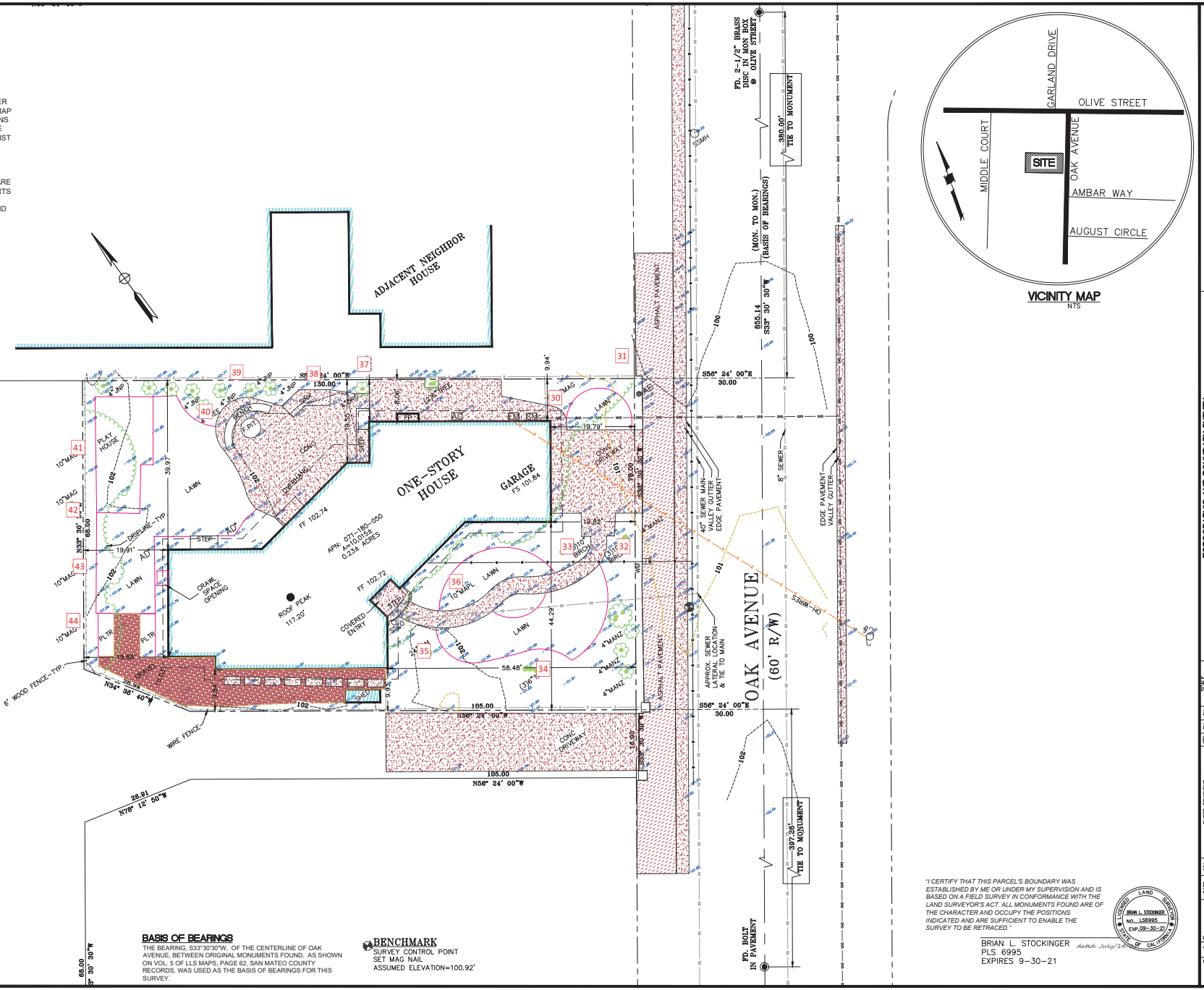
Common Name	***Latin Name***
Southern magnolia	*Magnolia grandiflora*
Olive	*Olea europea*
Birch	*Betula spp.*
Magnolia species	*Magnolia spp.*
Liquidambar	*Liquidambar styraciflua*
Japanese maple	*Acer palmatum*
Japanese cheesewood	*Pittosporum tobira*
Eugenia	*Eugenia spp.*
Cherry	*Prunus spp.*

Address: 1664 Oak Ave, Menlo Park, CA 94025
Date: 11/10/2022

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)
30	Southern magnolia	0.6	17	0.6	0.8		172.73	172.73	345.46	36.36	227.0	8,253	2,722	
31	Olive	0.3	16	0.7	0.8		172.73	172.73	345.46	36.36	201.1	7,311	1,574	
32	Birch	0.5	25.1	0.6	0.7		172.73	172.73	345.46	36.36	494.8	17,991	4,124	
33	Birch	0.5	24.9	0.5	0.8		172.73	172.73	345.46	36.36	487.0	17,706	3,887	
34	Magnolia spp.	0.5	15	0.8	0.8		172.73	172.73	345.46	36.36	176.7	6,425	2,402	
35	Liquidambar	0.5	22.1	0.6	0.8		172.73	172.73	345.46	36.36	383.6	13,948	3,693	
37	Southern magnolia	0.5	18	0.5	0.7		172.73	172.73	345.46	36.36	254.5	9,252	1,965	
39	Eugenia	0.5	15	0.6	0.7		172.73	172.73	345.46	36.36	176.7	6,425	1,695	
												Total:	22,060	

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.



VICINITY MAP
NTS

LEGEND

- SSCO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- —x— FENCE LINE
- WATER VALVE
- WM — WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- XX" TREE — TREE, SIZE AND TYPE AS NOTED
- —G— GAS LINE
- —W— WATER LINE
- CONCRETE
- GM — GAS METER

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

BASIS OF BEARINGS

THE BEARING, S33°30'30"W, OF THE CENTERLINE OF OAK AVENUE, BETWEEN ORIGINAL MONUMENTS FOUND, AS SHOWN ON VOL. 5 OF LLS MAPS, PAGE 62, SAN MATEO COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=100.92'

"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 FOUND ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED."

BRIAN L. STOCKINGER dated: July/24/2021
PLS 6995
EXPIRES 9-30-21

LICENSED LAND SURVEYOR — BRIAN L. STOCKINGER — NO. LS6995 — EXP. 09-30-21 — STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHIC AND BOUNDARY SURVEY
1644 OAK AVENUE
MENLO PARK — SAN MATEO COUNTY — CALIFORNIA

DATE	MK	SHEET REVISIONS	BY	CK

SCALE: 1"= 10'
DATE: 7-24-2021
DRAWN: NR
CHECKED: B. STOCKINGER
PROJ. MGR.: BLS

SHEET NO. CS1
OF 1 SHEETS
JOB NO. 1644 OAK AVE
CAD FILE:

10

D12

CITY OF MENLO PARK

MEMORANDUM

Date: 10/27/2023
To: Planning Commission
From: Chris Turner, Associate Planner
Re: 1065 Trinity Drive – Exterior modifications: Determination of Substantial Conformance (PLN2016-00123_SC01)

For all applications that involve the construction or alteration of structures (e.g., Architectural Control and Use Permit), a standard condition of approval is applied requiring the subsequent development to be in substantial conformance with the approved plans. In the following case, staff believes that a project's proposed changes are in substantial conformance with its original approval, although the modifications warrant notification of the Planning Commission. As is described in more detail below, any Planning Commissioner may request that the item be added to the agenda of the next available Planning Commission meeting for further discussion.

Background

On April 24, 2017, the Planning Commission approved a use permit application at 1065 Trinity Drive for an addition and interior remodel of an existing nonconforming two-story residence in the R-E-S (Residential Estate Suburban) zoning district where the value of work would exceed 50 percent of the existing value within a 12-month period. The Planning Commission staff report with approved plans and meeting minutes are available through the links provided below.

Staff report
https://menlopark.org/DocumentCenter/View/14226/F1---1065-Trinity-Drive?bidId=

Minutes
https://menlopark.org/AgendaCenter/ViewFile/Minutes/_04242017-2913

A building permit for the work is currently under review.

Proposed Revisions

The applicant is requesting to change the proposed window styles, as well as modify the garage and front door styles and material. The proposed windows would remove any grid patterns. The size and location of windows would be generally consistent with the approved use permit plans, with minor modifications to fit the manufacturer's specifications; however, one front-facing window on the lower floor and three windows on the right side of the upper floor of the residence would be removed. The garage door would be a single doublewide door rather than two single garage doors. The applicant states the proposed modifications to the windows are primarily a result of warranty issues with the originally intended window manufacturer, necessitating use of a different window manufacturer with different window specifications and styles. The applicant is proposing a number of interior modifications that do not affect

the exterior of the residence, with the exception of a small 28-square-foot addition to the dining room in the rear, which would be converted from existing covered patio space. The modifications include a conversion of a portion of the lower floor into an accessory dwelling unit (ADU), which was not part of the original use permit approval. The ADU is not within the scope of this substantial conformance review since ADU conversions are generally exempt from discretionary review.

Project plans comparing the approved and proposed elevations, juxtaposed on the same sheet, are included as Attachment A, and a project description letter summarizing the changes is included as Attachment B.

Staff Review

Staff has determined that the changes to the project plans are in substantial conformance with the Planning Commission's previous action based on the following:

- Although there is a small increase in floor area, the area of addition would be converted from existing covered patio space, so there would be no addition of building coverage. The addition is also located at the rear and would not have an aesthetic impact as seen from the street.
- The changes to the window styles would be implemented comprehensively, and therefore, the overall integrity of the architectural design is maintained with the proposed exterior changes.
- The proposed changes to window locations and sizes would be minor, and would be generally consistent with the approved sizes and locations. The windows on the right side of the house that prompted privacy concerns at the hearing would generally be in the same location, with the exception of the removal of three windows, which could reduce potential privacy impacts.

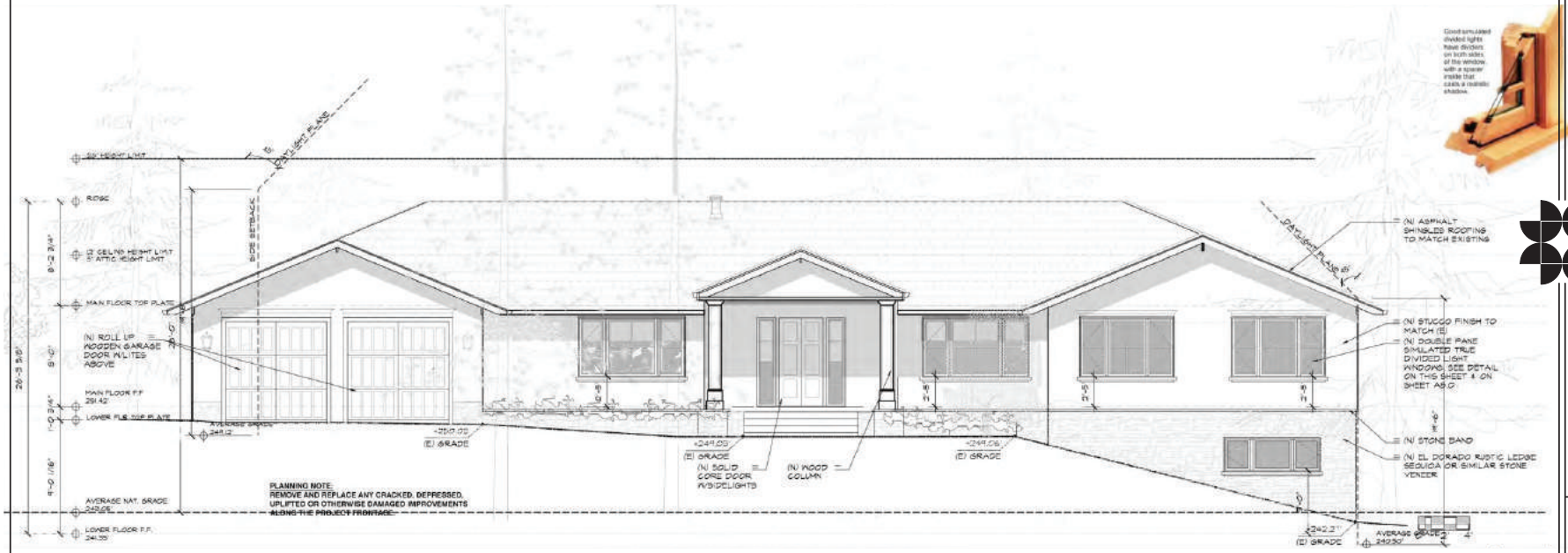
Planning Commission Review

If any member of the Commission would like to discuss the changes to the plans described above at the November 13, 2023 Planning Commission meeting, please notify staff no later than **5:30 p.m.** on **Tuesday, October 31, 2023**. If staff does not receive a request from a Planning Commissioner, there will be no further review, and the City will proceed with processing the described modifications as part of the building permit application. If any member of the Commission makes such a request, the item would be placed on the November 13, 2023 agenda as a regular business item to give the full Commission the opportunity to determine whether or not the proposed modifications meet the intent of the original approval. No additional materials beyond what is contained in this memorandum would be prepared for the agenda item.

If you have questions about the project, please contact Chris Turner at crturner@menlopark.gov. If you wish to request that this item be scheduled for the Planning Commission meeting, please contact Kyle Perata at ktperata@menlopark.gov.

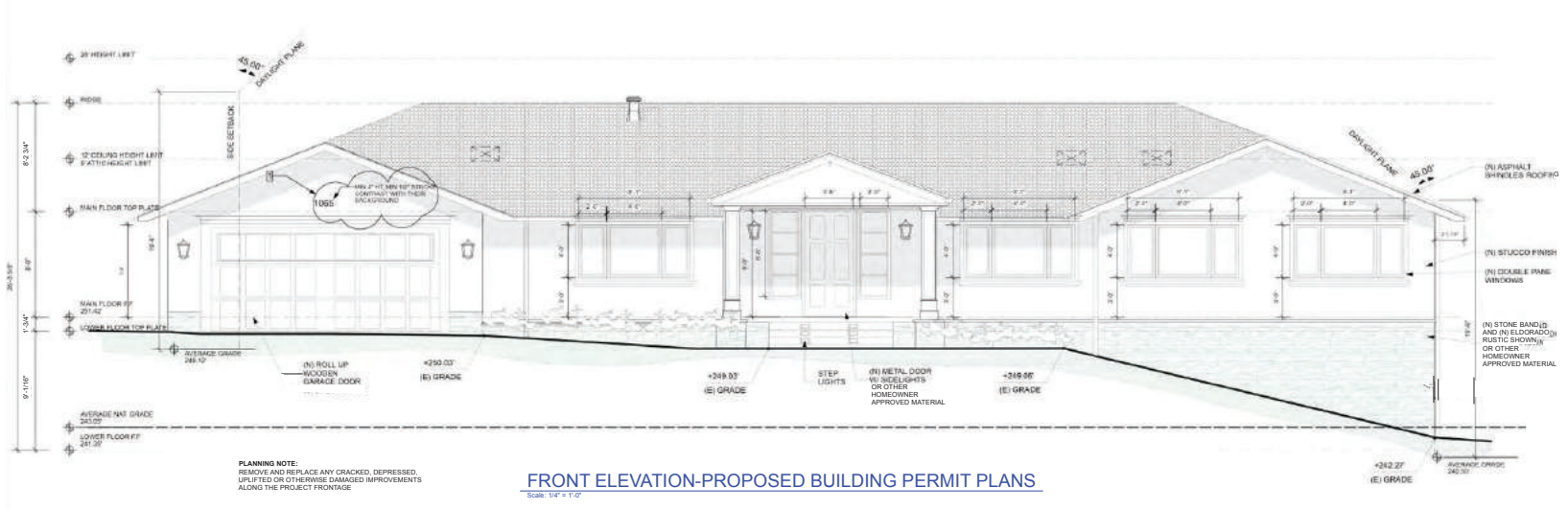
Attachments

A. Approved and Revised Plans
B. Project Description Letter



FRONT ELEVATION-APPROVED USE PERMIT PLANS

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



FRONT ELEVATION-PROPOSED BUILDING PERMIT PLANS

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

IKB
DESIGN & CONSTRUCTION
346 MAIN ST. LOS ALTOS, CA 94022 OFFICE PHONE: 650.941.4384
www.ikbinc.com GEN LIC: #1045295

THE PANDOLFO/WALLELY RESIDENCE
1065 TRINITY DRIVE
MENLO PARK, CA 94025
(650) 387-6506

EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 7/27/23
DRAWN BY: EK
PAGE NO: 2 OF 5
REVISION:

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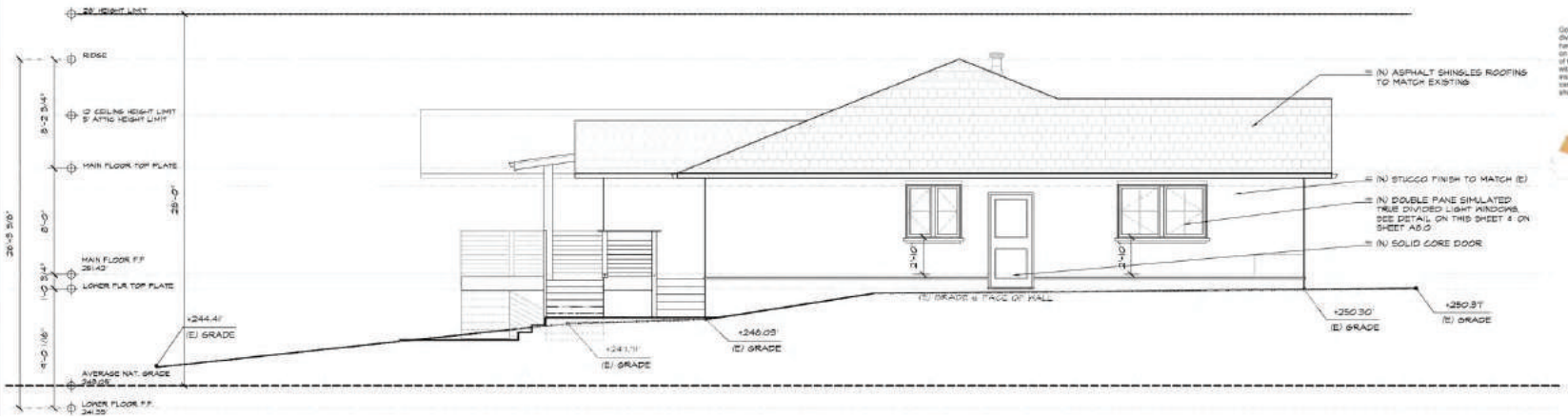
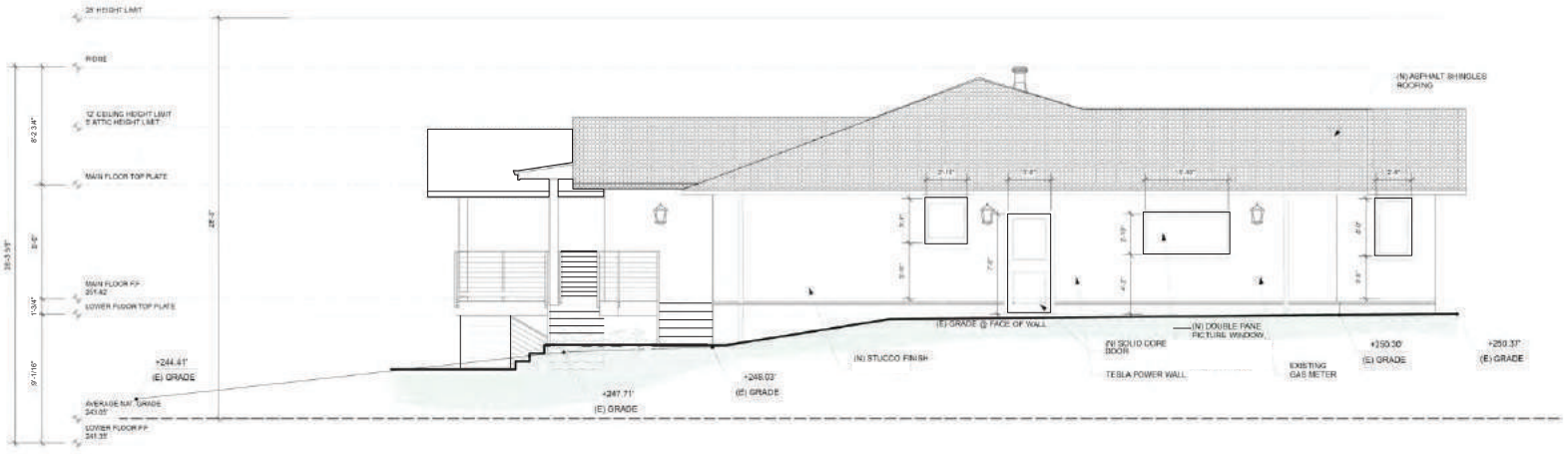


LEFT SIDE ELEVATION-APPROVED USE PERMIT PLANS

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



LEFT SIDE ELEVATION-PROPOSED BUILDING PERMIT PLANS

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

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EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 7/27/23
DRAWN BY: EK
PAGE NO: 3 OF 5
REVISION:

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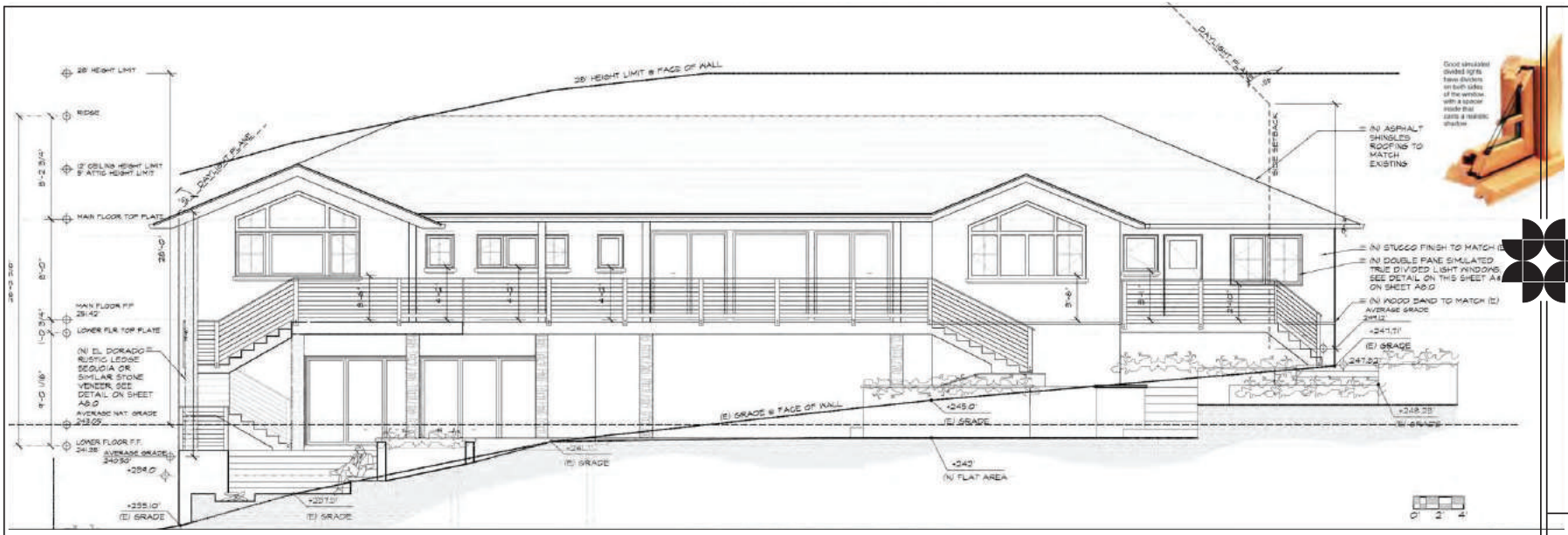
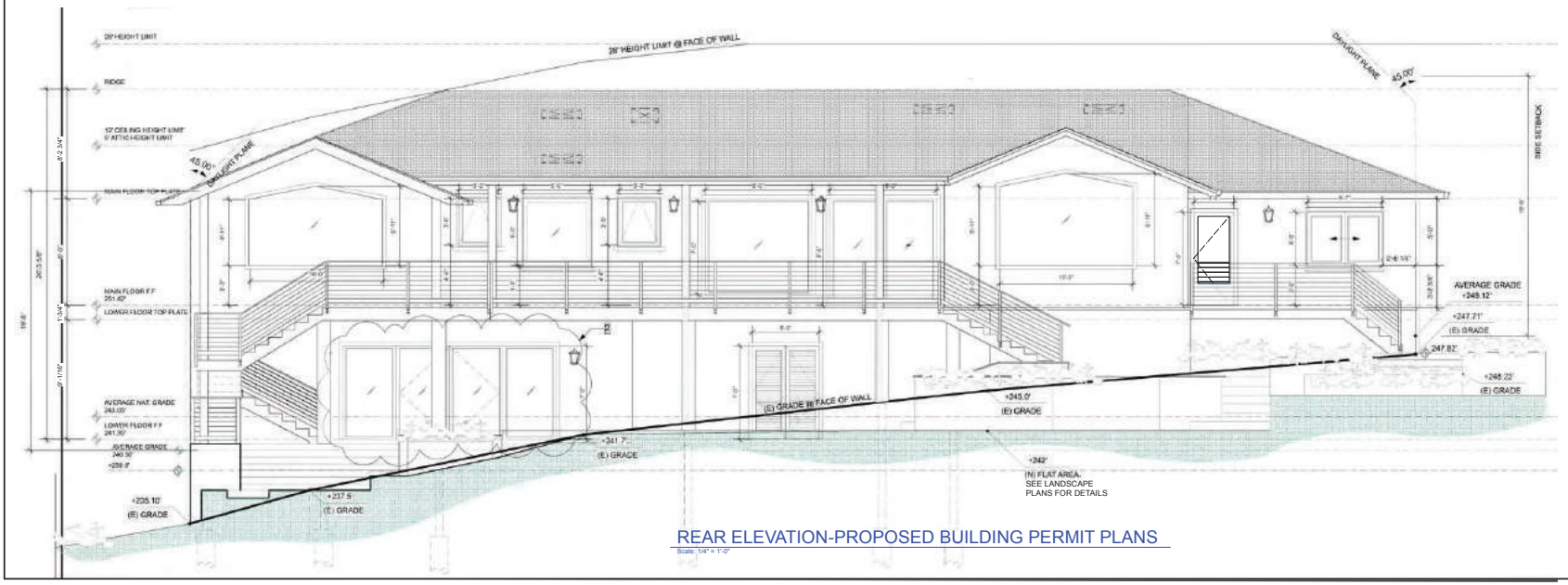


REAR ELEVATION-APPROVED USE PERMIT PLANS

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



REAR ELEVATION-PROPOSED BUILDING PERMIT PLANS

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

IKB
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346 MAIN ST. LOS ALTOS, CA 94022 OFFICE PHONE: 650.941.4384
www.ikbinc.com GEN LIC: #1045295

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1065 TRINITY DRIVE
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(650) 387-6506

EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 7/27/23
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PAGE NO: 4 OF 5
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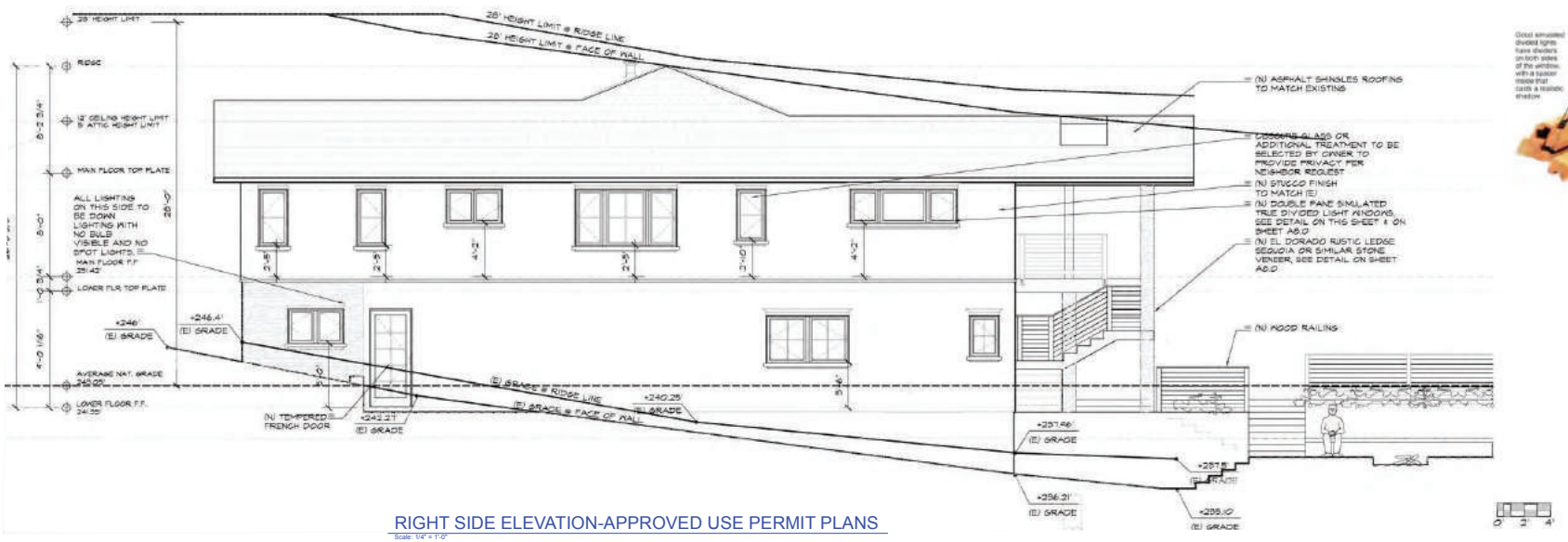
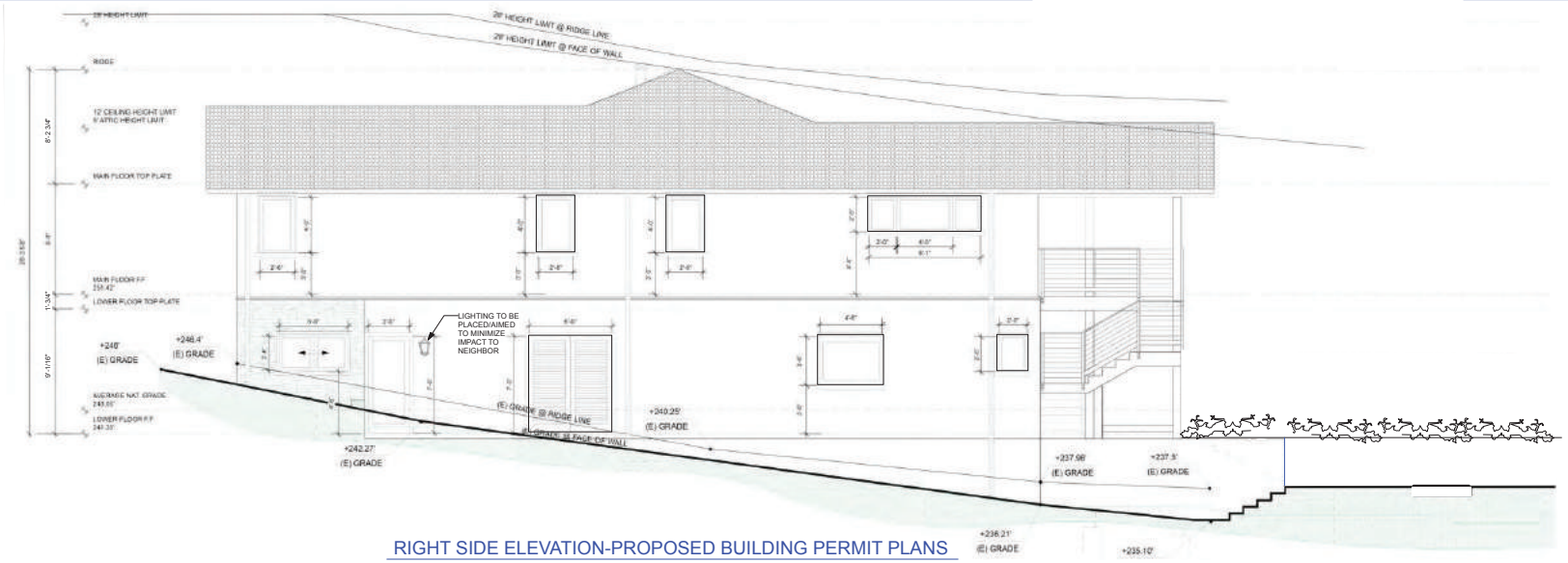


RIGHT SIDE ELEVATION-APPROVED USE PERMIT PLANS

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



RIGHT SIDE ELEVATION-PROPOSED BUILDING PERMIT PLANS

IKB
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EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 7/27/23
DRAWN BY: EK
PAGE NO: 5 OF 5
REVISION:

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I K B
Design ✦ Build ✦ Furnish

August 25, 2023

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

Re: Project Description Letter for Substantial Conformance Memo for BLD2019-00361

Dear Chris Turner or other Planning Professional,

This letter explains and details changes that may be of interest to Planning in preparing its substantial conformance memo. It is meant to accompany the four elevation comparison sheets we have provided. Each sheet shows the elevation from the approved use permit set above its counterpart from the current plan submission set.

Please let us know if you have any questions or suggested changes.

Changes and explanations

1. IKB Design & Construction replaced Young and Borlick as architect - all related sheets redrafted and updated per changes below
2. Reconfigured main floor interior remodeled areas (eg great room, kids bathrooms)
    - No changes to footprint/envelope
    - About 28 sqft of main floor rear porch converted to dining room to fit Homeowner's dining room table
    - New skylight locations to align with roof framing; updates to related calcs
3. Added cooktop to lower level wet bar area making it an ADU
    - Changed lower level rear slider in new ADU area to include fixed panels and swing doors to meet ADU reqmts
    - Added ADU dual-locking separation door at stairs to meet ADU reqmts
4. Front elevation
    - Changed from Kolbe divided light windows to Marvin because of Kolbe's warranty/legal problems (all elevations)
    - Changed from 2 single garage doors to 1 double door of similar style to fit Homeowner's SUV
    - Removed front lower level bedroom window - didn't fit with proposed guest bed location
    - Added sconces at front door - improves lighting and balances/matches sconces flanking garage

IKB
Design • Build • Furnish

    - Provided street number above garage as required
5. Left elevation
    - Corrected left side drafting errors (eg. no bedroom projecting past garage, adding exterior lights at exits)
6. Rear elevation
    - Shifted mudroom door to window location
    - Adjusted 2 trapezoid windows to fit with structural and manufacturer constraints
    - Changed great room fixed window and two sliders to one slider and two fixed windows to allow posts between
    - Adjusted master bathroom windows to fit smaller header
    - Added lower level MEP access
7. Right elevation
    - On main floor, removed one bedroom and one closet window; also changed xox bedroom window to single casement
    - On lower level, added one bathroom window and crawl space access doors
8. Throughout the plan set, tweaks to align with new and revised structural, civil, landscape, MEP plans (eg thicker walls for shear, access to HVAC equip etc)
9. Throughout the plan set, additional design detail such as cabinetry, countertops, lighting plumbing, flooring and other Homeowner-selected items/materials

Thank you,

Chris Pandolfo
Vice President