REGULAR MEETING AGENDA

Date: 12/4/2023
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

E1. Architectural Control Revision/Nate Haynes/657 Oak Grove Avenue:
Consider and adopt a resolution to approve an archtitedtural control revision for replacement of previously approved canopies at front and rear facades of a commercial building in the SP-ECR/D (El Camino Real/Downtown Specific Plan) zoning district and determine this action is categorically exempt under CEQA Guidelines Section 15301's Class 1 exemption for existing facilities. The project also includes repair and replacement of exterior wall surfaces, storefront doors, and trim, and repainting of exterior walls and window frames. (Staff Report #23-069-PC)

F. Public Hearing

F1. Use Permit/ Monterey Development, LLC /128 Cornell Road:
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 on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district and 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 #23-070-PC)

F2. Use Permit/Steve Collom/154 Laurel 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 detached garage on a substandard lot with regard to minimum lot width in the R-1-U (Single-Family Urban) zoning district. ***Continue to a future meeting and will be re-noticed once date is confirmed.***

G. Regular Business

G1. Architectural Control Revision/City of Menlo Park/1395 Chrysler Drive:
Request to modify previously approved architectural control for a municipal stormwater pump station

and construct the pump station building using concrete masonry units (CMU) and louvered aluminum screening without a previously proposed decorative metal architectural frame surrounding the building, increase the parapet height by approximately four feet to screen the rooftop mechanical equipment, and determine this action is categorically exempt under CEQA Guidelines Section 5302 Class 2 for replacement or reconstruction of existing structures and facilities. The project previously received architectural control approval in 2018. The project is located in P-F (Public Facilities) zoning district. (Staff Report #23-0071-PC)

G2. Selection of Planning Commission Chair and Vice Chair for the term of December 2023 through April 2024. (Staff Report #23-0072-PC)

H. Informational Items

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

- Regular Meeting: December 18, 2023
- Regular Meeting: January 8, 2024

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: 11/29/2023)

STAFF REPORT

Planning Commission
Meeting Date: **12/4/2023**
Staff Report Number: **23-069-PC**

Consent Calendar: **Consider and adopt a resolution to approve architectural control for exterior modifications to an existing two-story office building at 657 Oak Grove Avenue and determine this action is categorically exempt under CEQA Guidelines Section 15301 Class 1 for existing facilities**

Recommendation

Staff recommends that the Planning Commission adopt a resolution approving the architectural control permit to modify the exterior of an existing two-story office building in the SP-ECR-D (El Camino Real/Downtown Specific Plan) zoning district, at 657 Oak Grove Avenue. The proposed exterior changes would include repair and replacement of exterior siding, removal of decorative shutters, replacement of storefront doors, repainting, and removal and replacement of decorative awnings. The draft resolution, including the recommended actions and conditions of approval, is included as Attachment A.

Policy Issues

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

Background

Site location

The subject property is an approximately 3,040-square-foot lot located at 657 Oak Grove Avenue. The property is zoned SP-ECR/D (El Camino Real/Downtown Specific Plan). Within the Specific Plan, the property is in the Downtown (D) sub-district and the Downtown/Station Area Retail/Mixed Use (DSARMU) land use designation. The site is currently developed with a two-story office building, which was built in 1963. A location map is included as Attachment B.

Considering Oak Grove Avenue as having an east-west orientation, the subject property is located at the southern side of the street, between Hoover Street and Maloney Lane. The surrounding lots on the southern side of Oak Grove Avenue are also in the SP-ECR/D zoning district, within the D sub-district and within the DSARMU land use designation. Lots on the opposite (northern) side of Oak Grove Avenue are located in the Downtown Adjacent (DA) sub-district and Downtown Adjacent (DA) land use designation. Surrounding properties near the subject property include a mixture of commercial uses (restaurant, offices, Post Office), a public parking plaza and multi-family residential.

Previous Planning Commission review

In 1993, the Planning Commission reviewed and approved an architectural control permit for exterior modifications to the subject building. The modifications primarily affected the front façade and included the

addition of the canvas awning, replacement of existing brick and cementitious siding on the second floor with Masonite lap siding, replacement of storefront doors, addition of the decorative shutters on the second-floor windows, and addition of the bay window on the first floor. The existing condition reflects the 1993 approval.

Analysis

Project description

The applicant is requesting to make comprehensive exterior modifications to the front and rear façades. The scope of the changes would include repair, replacement, and repainting of damaged siding. Decorative shutters would be removed and replaced with siding to match the existing siding. New matching storefront doors and sidelights would replace the existing doors that currently do not match. Existing damaged awnings would be replaced with new awnings on the front and rear. Interior tenant improvements are currently under construction under a separate building permit. The project site fronts an area of Oak Grove Avenue where no trees are present, and parking plaza #1, where no trees are present. Changes to the landscaping are not proposed as part of this project. The project plans and the applicant's project description letter are included as Attachment A, Exhibits A and B, respectively.

Design and materials

The Specific Plan includes a detailed set of design standards and guidelines. Compliance with the standards and guidelines is evaluated in the Standards and Guidelines Project Compliance Worksheet (Attachment A, Exhibit D). The guidelines are intended to provide for a pleasant pedestrian experience with visual interest and continuity for storefronts. Staff believes the proposed modifications to the existing architectural style of the project would be consistent with the diverse aesthetic of the surrounding neighborhood.

The project would retain the existing building footprint and the majority of exterior finishes. The existing front and rear of the building have been updated piecemeal over time, resulting in facades that differ in aesthetic characteristics. The front of the building includes a more traditional style with lap siding and decorative wood features, including inoperable shutters and wooden decorative panels surrounding doors and second-story windows. The rear of the building is more modern in style, featuring plaster siding and large metal-clad storefront windows on the first and second floors.

As part of the project, the front and rear elevations would be modified to bring a more cohesive style to the building. The decorative wooden panels and shutters on the second floor of the front façade would be removed and replaced with lap siding to match the existing siding. Other damaged siding material would be replaced as necessary, and would be painted an off-white color. The exterior walls of the building, which consist of concrete masonry unit (CMU) walls, would receive a skim coat plaster coating on the front and rear. The CMU walls on all sides would be painted a dark grey color, however, the sides would not receive the skim coat plaster treatment. The wood-framed front entry doors, sidelights, and transom windows would be removed and would be replaced with matching aluminum-clad storefront doors, and an aluminum sidelight next to the door on the right. First- and second-floor windows would remain and the trim would be painted black to match new storefront doors on the first floor. The existing canvas awning would be removed from the front and rear elevations, and a new metal awning with wood infill slats would be constructed in its place above two new decorative metal panels over the doors.

The rear of the building would remain largely unchanged in style. The existing plaster siding would remain and be repainted off-white to match the front of the building. All metal doors and windows would remain and

trims would be painted black to match the windows on the front façade. The existing awning would be removed and replaced with a metal awning with wood infill slats. An accent steel panel would be placed above the rear entryway to mirror the front façade.

Site access, circulation, and parking

The building would continue to be accessed via Oak Grove Avenue in the front and parking plaza #1 to the rear. The project would not alter existing sidewalk or landscape conditions at either frontage. Parking in the Specific Plan area is currently provided on private lots, on the street and in downtown public parking plazas. The subject property has no onsite parking, and parking is accommodated through parking plaza #1.

Correspondence

The applicant has indicated that no outreach was conducted for this project. Staff has not received any written correspondence as of publication of this report.

Conclusion

Staff believes that the scale, materials, and proposed design would be generally compatible with the surrounding buildings in the downtown. The proposed design elements, specifically the replacement of storefront windows and doors, as well as a more modern awning, would update the building's façades and overall design. The proposal was evaluated for compliance with the City's Specific Plan design standards and guidelines and would comply where applicable. The proposed design elements would provide an update to the building's existing design while maintaining some aspects of the current appearance of the building. 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 Specific Plan process included detailed review of projected environmental impacts through a program-level Environmental Impact Report (EIR), as required by the California Environmental Quality Act (CEQA). In compliance with CEQA requirements, the Draft EIR was released in April 2011, with a public comment period that closed in June 2011. The Final EIR, incorporating responses to Draft EIR comments, as well as text changes to parts of the Draft EIR itself, was released in April 2012, and certified along with the final Plan approvals in June 2012.

The proposed project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines, and as such, no additional environmental analysis is required beyond the Specific Plan EIR. However, relevant mitigation measures from this EIR have been applied and would be adopted as part of the Mitigation, Monitoring, and Reporting Program (MMRP), which is included as Attachment A Exhibit E. Mitigation measures include construction-related best practices regarding air quality, biological resources, noise, and the handling of any hazardous materials. Since the building is more than 50 years old, a historic resources evaluation was conducted, which determined that the building is not eligible for national, state, or local historic registries. Therefore, the proposed project would not result in any significant impacts to historic resources.

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 of Approval Adopting Findings for project Architectural Control, including project Conditions of Approval
   Exhibits to Attachment A
   A. Project Plans
   B. Project Description Letter
   C. Conditions of Approval
   D. Specific Plan Standards and Guidelines Compliance Worksheet
   E. Mitigation Monitoring and Reporting Program
B. Location Map

Disclaimer

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

Exhibits to Be Provided at Meeting

None

Report prepared by:
Chris Turner, Associate Planner

Report Reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING ARCHITECTURAL CONTROL REVIEW FOR EXTERIOR MODIFICATIONS TO AN EXISTING TWO-STORY COMMERCIAL BUILDING AT 657 OAK GROVE AVENUE

WHEREAS, the City of Menlo Park ("City") received an application requesting architectural control review for exterior modifications to an existing two-story commercial building in the El Camino Real/Downtown Specific Plan (SP-ECR/D) zoning district (collectively, the "Project") from Nate Haynes ("Applicant"), on behalf of the property owner Lagando Enterprises, LLC ("Owner"), located at 657 Oak Grove Avenue (APN 071-102-310) ("Property"). The Architectural Control depicted in and subject to the development plans and project description letter are attached hereto as Exhibit A and B incorporated herein by this reference; and

WHEREAS, the Property is located in the SP-ECR/D zoning district, and in the Downtown (D) sub-district, which supports a variety of uses including restaurants, retail, residential, and business and professional offices; and

WHEREAS, the proposed exterior modifications would update the appearance of the building; and

WHEREAS, the findings and conditions for the architectural control would ensure that all City requirements are applied consistently and correctly as part of the Project's implementation; and

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

WHEREAS, the Project is required to comply with the City's Specific Plan where applicable, and pursuant to Menlo Park Municipal Code Section 16.80.120, existing buildings approved in the El Camino Real/Downtown Specific Plan area prior to the adoption of the El Camino Real/Downtown Specific Plan are exempt from the development standards; and

WHEREAS, the applicant has demonstrated compliance with the Specific Plan standards, where applicable, as evidenced in the Specific Plan Standards and Guidelines Worksheet, attached as Exhibit D; and

WHEREAS, the Project is required to comply with the mitigation monitoring and reporting program (MMRP), attached as Exhibit E; 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 exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines; 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 December 4, 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 architectural control permit.

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. Architectural Control Findings. The Planning Commission of the City of Menlo Park does hereby make the following Findings:

The approval of the architectural control for the modifications to the exterior of an existing building is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structure is in keeping with the character of the neighborhood; in that, the Project is designed to update the facades to a more modern style consistent with the diverse aesthetic of the surrounding neighborhood.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the Project is a remodel project that fits within the various architectural styles in the area. The proposed Project is designed in a manner that is consistent with all applicable requirements of the City of Menlo Park Municipal Code and the Specific Plan. Land uses would be reviewed separately and would be

required to comply with permissible land uses in the Specific Plan and/or previous use permit approvals to promote harmonious growth of the city.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the Project consists of exterior modifications consistent with the Municipal Code. The proposed materials and colors used for the façades will be compatible with the appearance of the existing neighboring buildings and would be an improvement to the existing style. Therefore, the Project would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking; in that, the proposal would not change the existing land use nor make any changes to the GFA, therefore the existing parking is not considered non-conforming. Parking in the Specific Plan area is currently provided on private lots, on the street and in downtown public parking plazas.

5. That the Project has been evaluated for compliance with the City's Specific Plan design standards and guidelines, in that, pursuant to Menlo Park Municipal Code Section 16.80.120, existing buildings approved in the El Camino Real/Downtown Specific Plan area prior to the adoption of the El Camino Real/Downtown Specific Plan on June 12, 2012, shall be exempt from the development standards of El Camino Real/Downtown Specific Plan, and may undergo interior and/or exterior improvements to the existing building if there is no increase in the gross floor area. Where applicable, the Project complies with the standard regulations and guidelines.

Section 3. Architectural Control Permit. The Planning Commission hereby approves the Architectural Control Permit PLN2023-00031, 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 Architectural Control 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:

A. The Project is categorically exempt under Class 1 (Section 15301, "Existing Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.
B. The Project falls under the Specific Plan's projected environmental impacts through a program-level Environmental Impact Report (EIR) and as such, no additional environmental analysis is required beyond the Specific Plan EIR.

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 December 4, 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 December, 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
D. Specific Plan Standards and Guidelines Worksheet
E. Mitigation, Monitoring, and Reporting Program

SYMBOLS

#	ACCESSORY TAG
# / # — DOOR NUMBER / HARDWARE GROUP	DOOR TAG
MMM	EQUIPMENT TAG
F	FINISH TAG
?	KEYNOTE TAG
A3	PARTITION TYPE TAG
####	PLUMBING FIXTURE TAG
ROOM NAME 101 This is a sample comment	ROOM TAG
#	WINDOW TAG
1 / A000 — DETAIL NUMBER / SHEET NUMBER	PLAN DETAIL
1 / A000 — DETAIL NUMBER / SHEET NUMBER	DETAIL TAG
A101 — ELEVATION NUMBER / SHEET NUMBER	ELEVATION - BUILDING
A101 — ELEVATION NUMBER / SHEET NUMBER	ELEVATION - INTERIOR
A101 — SECTION NUMBER / SHEET NUMBER	SECTION - BUILDING
A101 — SECTION NUMBER / SHEET NUMBER	SECTION - DETAIL
	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
	BREAK LINE
	CENTERLINE
	CHANGE IN FLOOR ELEVATION
Name / Elevation	DATUM MARKER
	NORTH ARROW
	PROPERTY LINE
	REVISION CLOUD AND NUMBER
0	STRUCTURAL GRID LINE

PROJECT TEAM

CLIENT: **UMANG MEHTA / MEHTA PLASTIC SURGERY**
657-659 OAK GROVE AVENUE
MENLO PARK, CA 94025
CONTACT: **YUME NGUYEN**
PHONE: 415.555.1234
EMAIL: YPNGUYEN@GMAIL.COM

ARCHITECT: **MARTINKOVIC MILFORD ARCHITECTS**
101 MONTGOMERY STREET - SUITE 650
SAN FRANCISCO, CA 94104
CONTACT: **BRIAN MILFORD**
PHONE: 415.346.9990
EMAIL: BRIAN@MARTINKOVICMILFORD.COM

MEP ENGINEER: **ENVIRONMENT SYSTEMS DESIGN, INC.**
100 BUILDER STREET, 1ST FLOOR
SAN FRANCISCO, CA 94100
CONTACT: **NINA AULT**
PHONE: 415.874.4014
EMAIL: NAULT@ESDGLOBAL.COM

GENERAL CONTRACTOR: **TBD**

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

657-659 OAK GROVE AVENUE
MENLO PARK, CA 94025

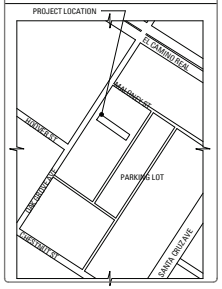
DRAWING INDEX

LEGEND
- ○ INCLUDED
- ● INCLUDED AND REVISED

SERIES	SHEET #	SHEET TITLE	NAME OF SET: ARCHITECTURAL CONTROL PERMIT	REV. DATES: 07.10.23	10.26.23
ARCHITECTURAL	ED-001	COVER SHEET	○	○	
	ED-003	GENERAL NOTES	○	○	
	ED-011	AREA PLAN	○	○	
	ED-012	SITE PLAN	○	●	
	ED-101	EXISTING FLOOR PLANS - DEMO	○	●	
	ED-102	EXISTING ROOF PLAN - DEMO	○	●	
	ED-111	FLOOR PLANS - PROPOSED	○	●	
	ED-112	ROOF PLAN - PROPOSED	○	●	
	ED-201	EXTERIOR ELEVATIONS - EXISTING	○	●	
	ED-202	EXTERIOR ELEVATIONS - PROPOSED	○	●	
	ED-203	EXTERIOR ELEVATION - PROPOSED COLOR	○	●	
	ED-204	BUILDING & WALL SECTIONS	○	●	
	ED-301	BUILDING PHOTOS & 3D VIEWS	○	●	
	ED-302	SITE PHOTOS	○	○	

SHEET COUNT: 14

LOCATION MAP



PROJECT DATA

ADDRESS: 657-659 OAK GROVE AVENUE
MENLO PARK, CA 94025

YEAR BUILT: 1963

BLOCK / LOT: 102 / 031

STORIES: 2

ZONING: SP-EDR-D

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY TYPE: B

USE: B-MEDICAL OFFICE 2,025 SQ FT
B-OTHER PROFESSIONAL OFFICE/BUILDING SUPPORT: 828 SQ FT

SPRINKLED: YES

LOT AREA: 3,039.5 SQ FT

TOTAL BUILDING AREA: 5,834 GROSS SQ FT

AREA OF WORK: 2,853 SQ FT (GROUND FLOOR)

FAR: 2.0 (6,079 SQ FT)

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2022 MENLO PARK BUILDING CODE AMENDMENTS
2022 MENLO PARK ELECTRICAL CODE AMENDMENTS
2022 MENLO PARK MECHANICAL CODE AMENDMENTS
2022 MENLO PARK PLUMBING CODE AMENDMENTS
2022 MENLO PARK GREEN BUILDING CODE AMENDMENTS

SCOPE OF WORK

EXTERIOR TENANT IMPROVEMENT OF THE BUILDING CONSISTING OF:
- REPLACING THE FRONT AND REAR AWNINGS.
- PAINTING THE BUILDING AND THE WINGOWS' TRIMS TO MATCH THE NEW AESTHETIC.
- INSTALLING THE TENANT'S SIGNAGE.

NO INTERIOR WORK.

SCOPE EXCLUSIONS

NO WORK TO BE PERFORMED ON LOAD BEARING WALLS OR FLOOR ASSEMBLIES, NO STRUCTURAL ENGINEERING REQUIRED PER SCOPE OF WORK.

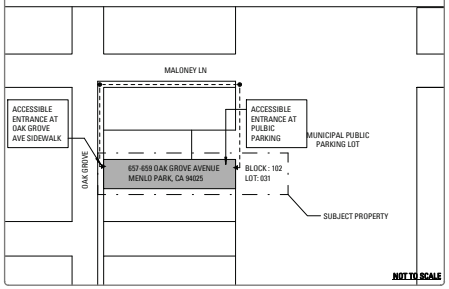
OWNERS PROJECT REQUIREMENTS / BASIS OF DESIGN

THE GOAL OF THE PROJECT IS TO RENOVATE THE EXTERIOR OF THE BUILDING IN ORDER TO MATCH THE RECENTLY COMPLETED INTERIOR RENOVATIONS ON THE GROUND FLOOR TO PROVIDE NEW MEDICAL OFFICES THAT OFFER CLIENTS STATE OF THE ART SERVICES IN AN ENVIRONMENT THAT IS WELCOMING AND PROFESSIONAL.

ABBREVIATIONS

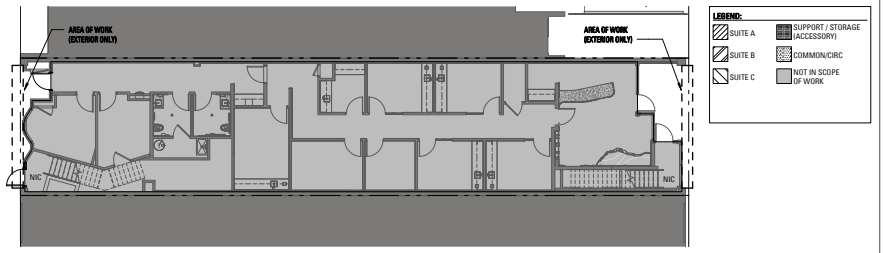
&	AND	FA	FIRE ALARM	PLAM	PLASTIC LAMINATE
@	AT	FE	FIRE EXTINGUISHER	PLYWD	PLYWOOD
℄	CENTERLINE	FEC	FIRE EXTINGUISHER CABINET	PR	PAIR
±	PLUS OR MINUS	FHC	FIRE HOSE CABINET	PT	POINT
ℙ	PROPERTY LINE	FIN	FINISH	PTN	PARTITION
#	POUND OR NUMBER	FL	FLOOR	R	RISER
AFF	ABOVE FINISH FLOOR	FLUOR	FLUORESCENT	REF	REFERENCE
ALUM	ALUMINIUM	FOC	FACE OF CONCRETE	REFR	REFRIGERATOR
ANOD	ANODIZED	FOF	FACE OF FINISH	REQ	REQUIRED
APPROX	APPROXIMATE	FOP	FACE OF PLYWOOD	RFP	REINFORCED FIBERGLASS PANEL
AR	AS REQUIRED	FOS	FACE OF STUD	RM	ROOM
ARCH	ARCHITECTURAL	FR	FIRE RETARDENT or FIRE RATED	RO	ROUGH OPENING
A/V	AUDIO/VISUAL	FT	FOOT or FEET	S	SOUTH
BD	BOARD	FURR	FURRING	SAFB	SOUND ATTENUATING FIRE BLANKET
BLDG	BUILDING	FUT	FUTURE		
BLK	BLOCK	FV	FIELD VERIFY	S.C.D.	SEE CIVIL DRAWINGS
BLKG	BLOCKING	GA	GAUGE	SC WD	SOLID CORE WOOD
BO	BOTTOM OF	GALV	GALVANIZED	SCHED	SCHEDULE, SCHEDULED
BTWN	BETWEEN	GC	GENERAL CONTRACTOR	SECT	SECTION
CAB	CABINET	GEN	GENERAL	S.E.D.	SEE ELECTRICAL DRAWINGS
CFCI	CONTACTOR FURNISH & INSTALL	GWB	GYPSUM WALL BOARD	SF	SQUARE FEET
CLG	CEILING	GYP	GYPSUM	S.SF.D.	SEE FIRE SAFETY DRAWINGS
CLKG	CAULKING	HB	HOSE BIB	SIM	SIMILAR
CLOS	CLOSET	HC	HANDICAPPED	S.M.D.	SEE MECHANICAL DRAWINGS
CLR	CLEAR	HM	HOLLOW METAL	SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	HORIZ	HORIZONTAL	S.P.D.	SEE PLUMBING DRAWINGS
CO	CLEAN OUT	HR	HOUR	SQ	SQUARE
COL	COLUMN	HT	HEIGHT	S.S.D.	SEE STRUCTURAL DRAWINGS
CONC	CONCRETE	HWD	HOT WATER DISPENSER	SST	STAINLESS STEEL
CONN	CONNECTION	HWH	HOT WATER HEATER	STD	STANDARD
CONSTR	CONSTRUCTION	INSUL	INSULATION	STL	STEEL
CONT	CONTINUOUS	INT	INTERIOR	STOR	STORAGE
CORR	CORRIDOR	JAN	JANITOR	STRUCT	STRUCTURAL
CTR	CENTER	JC	JANITOR'S CLOSET	TBD	TO BE DETERMINED
CTSK	COUNTERSUNK	JT	JOINT	T	TREAD
DBL	DOUBLE	KIT	KITCHEN	T&G	TONGUE AND GROOVE
DEPT	DEPARTMENT	LAM	LAMINATE	TEL	TELEPHONE
DET	DETAIL	LAV	LAVATORY	TEMP	TEMPORARY
DF	DRINKING FOUNTATIN	MAX	MAXIMUM	THK	THICK
DIA	DIAMETER	MDF	MEDIUM DENSITY FIBERBOARD	TO	TOP OF
DIM	DIMENSION	MECH	MECHANICAL	TOS	TOP OF SLAB
DISP	DISPENSER	MEMB	MEMBRANE	TOW	TOP OF WALL
DN	DOWN	MET	METAL	TYP	TYPICAL
DO	DOOR OPENING	MEZZ	MEZZANINE	UL	UNDERWRITERS LABORATORY
DR	DOOR	MFR	MANUFACTURER	UON	UNLESS OTHERWISE NOTED
DWG	DRAWING	MIN	MINIMUM	UTIL	UTILITY
DWR	DRAWER	MISC	MISCELLANEOUS	VAR	VARIES
(E)	EXISTING	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
E	EAST	MTD	MOUNTED	VERT	VERTICAL
EA	EACH	MTG	MOUNTING	VIF	VERIFY IN FIELD
EJ	EXPANSION JOINT	MUL	MULLION	VOL	VOLUME
EL	ELEVATION	(N)	NEW	W	WEST
ELEC	ELECTRICAL	N	NORTH	WD	WIDE or WIDTH
ELEV	ELEVATION	NIC	NOT IN CONTRACT	W/	WITH
EMER	EMERGENCY	NO	NUMBER	WC	WATER CLOSET
ENGR	ENGINEER	NOM	NOMINAL	WD	WOOD
EP	ELECTRIAL PANEL BOARD	NTS	NOT TO SCALE	WO	WHERE OCCURS
EQ	EQUAL	OA	OVERALL	W/O	WITHOUT
EQPT	EQUIPMENT	OC	ON CENTER	WT	WEIGHT
EXST	EXISTING	OFF	OFFICE	YD	YARD
EXT	EXTERIOR	OFS	OUTSIDE FACE OF STUD	X	BY
EXTR	EXTRUSION	OFCI	OWNER FURNISH, CONTRACTOR INSTALL		

BLOCK PLAN



OCCUPANCY DIAGRAM

SCALE: 3/32"=1'-0"



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REGISTERED ARCHITECT — No.C38430 — STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE
	ARCHITECTURAL CONTROL PERMIT	07.10.23

ARCHITECTURAL CONTROL PERMIT SET

Drawn By:	JL
Checked By:	BM
Project Number:	23004.1

COVER SHEET

SHEET NUMBER

ED-001

11/30/2023 6:24:15 PM

CAL GREEN AMMENDMENTS
MENLO PARK CONSTRUCTION WASTE REQUIREMENTS

12.18.010 SECTION 4.408.1 OF CHAPTER 4 AMENDED

SECTION 4.408.1 OF CHAPTER 4 IS AMENDED TO READ AS FOLLOWS:

4.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF BOTH INERT AND NON-INERT NONHAZARDOUS DEMOLITION WASTE AND 65 PERCENT OF BOTH INERT AND NON-INERT NONHAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH SECTION 4.408.2, 4.408.3 OR 4.408.4 AND MEET THE REQUIREMENTS OF CHAPTER 12.48 RECYCLING AND SALVAGING OF CONSTRUCTION AND DEMOLITION DEBRIS CITY OF MENLO PARK MUNICIPAL CODE.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND CLEARING DEBRIS
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOB SITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

(ORD. 1062 § 6 (PART), 2019: ORD. 1049 § 2 (PART), 2018: ORD. 1022 § 7 (PART), 2016).

12.18.020 SECTION 5.408.1 OF CHAPTER 5 AMENDED

SECTION 5.408.1 OF CHAPTER 5 IS AMENDED TO READ AS FOLLOWS:

5.408.1 CONSTRUCTION WASTE MANAGEMENT. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF BOTH INERT AND NON-INERT NONHAZARDOUS DEMOLITION WASTE AND 65 PERCENT OF BOTH INERT AND NON-INERT NONHAZARDOUS CONSTRUCTION WASTE IN ACCORDANCE WITH SECTION 5.408.2, 5.408.3 OR 5.408.4 AND MEET THE REQUIREMENTS OF CHAPTER 12.48 RECYCLING AND SALVAGING OF CONSTRUCTION AND DEMOLITION DEBRIS CITY OF MENLO PARK MUNICIPAL CODE.

EXCEPTIONS:

1. EXCAVATED SOIL AND LAND CLEARING DEBRIS.
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOB SITE.
3. THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

(ORD. 1062 § 6 (PART), 2019: ORD. 1049 § 2 (PART), 2018: ORD. 1022 § 7 (PART), 2016).

GENERAL NOTES & SPECIFICATION

DIVISION 14: CONVEYING EQUIPMENT
SECTION NOT USED

DIVISION 21: FIRE SUPPRESSION
1. SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
3. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
4. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
5. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
6. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
7. PROVIDE FIRE SMOKE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS, WHERE REQUIRED AS A RESULT OF NEW WORK.
8. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
9. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
10. EXTEND OR MODIFY EXISTING FIRE/LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE/LIFE SAFETY SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
11. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
12. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE, AND BE SYNCED ON FLOOR.
13. EXTEND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM AS REQUIRED TO PROVIDE AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM. SUBMIT PLANS TO FIRE DEPARTMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
14. AUTOMATIC SPRINKLER SYSTEMS IF REQUIRED, SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE OR A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
15. EXIT SIGNS SHALL CONFORM WITH REQUIREMENTS OF THE 2013 CALIFORNIA BUILDING CODE.
16. ALL SMOKE ALARMS INCLUDING COMBINATION SMOKE ALARMS, THAT ARE SOLELY BATTERY POWERED SHALL CONTAIN A NONREPLACEABLE, NONREMOVABLE BATTERY THAT IS CAPABLE OF POWERING THE SMOKE ALARM FOR AT LEAST 10 YEARS.
17. COMMENCING JANUARY 1, 2015, ALL NEW LISTINGS OF SMOKE ALARMS OR COMBINATION SMOKE ALARMS SHALL DISPLAY THE DATE OF MANUFACTURE, PROVIDE A PLACE ON THE DEVICE WHERE THE DATE OF INSTALLATION CAN BE WRITTEN, AND INCORPORATE A HUSH FEATURE.
18. EXCEPTIONS TO 16 AND 17 ABOVE INCLUDE: A) SMOKE DETECTORS INTENDED TO BE USED WITH A FIRE ALARM OR HOUSEHOLD FIRE ALARM CONTROL UNIT; B) SMOKE ALARMS THAT SEND A SUPERVISION AND BATTERY DEPLETION SIGNAL TO A FIRE ALARM OR HOUSEHOLD FIRE ALARM CONTROL UNIT VIA A LOW-POWER RADIO FREQUENCY WIRELESS COMMUNICATION; C) SMOKE ALARMS THAT USE LOW-POWER RADIO FREQUENCY WIRELESS COMMUNICATION SIGNAL FOR INTERCONNECTION.

DIVISION 22: PLUMBING
SEE PLUMBING DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.

DIVISION 23: HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
SEE MECHANICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.

DIVISION 26: ELECTRICAL
1. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.
2. ALL TELEPHONE AND COMMUNICATION WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE ARCHITECT, THE OWNER'S REPRESENTATIVE, THE TENANT, AND THE TENANT'S OR CLIENT'S TELECOMMUNICATIONS CONSULTANT AS APPLICABLE.
3. CONTRACTOR SHALL COORDINATE ALL WORK RELATED TO SPECIAL EQUIPEMENT WITH ARCHITECT, OWNER AND TENANT SO AS TO ENSURE PROPER INSTALLATION IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. IN THE EVENT OF DISCREPANCIES BETWEEN THE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ALL SUCH DISCREPANCIES.
5. ALL ELECTRICAL EQUIPMENT SHALL HAVE AFFIXED THERETO THE LABEL OF A RECOGNIZED TESTING AGENCY (UL, SPM, CSA, ETL, LA). ANY OTHER LISTING AGENCY SHALL HAVE PRIOR APPROVAL FROM THE AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
6. ALL COMMUNICATION CABLE MUST BE RUN IN CONDUIT ABOVE CEILING WITHIN EXISTING FLOOR DUCT SYSTEMS, OR IN PARTITION WALLS. DO NOT SURFACE MOUNT COMMUNICATION CABLE.
7. ALL DIMENSIONS ARE TO CENTERLINE OF OUTLET OR GROUP OF OUTLETS.
8. PAIRS OF FLOOR OUTLETS, WHERE THEY OCCUR, ARE DIMENSIONED TO THE CENTERLINE OF THE GROUP OF MONUMENTS.
9. DIMENSIONS BETWEEN PAIRED DEVICES SHALL BE 6" CENTERLINE TO CENTERLINE, UNLESS OTHERWISE NOTED.
10. MULTIPLE OUTLETS AND SWITCHES SHALL HAVE SINGLE COVERPLATE. ALL OUTLETS, SWITCHES AND COVERPLATES SHALL BE INSTALLED PLUMB.
11. TYPICAL THERMOSTAT HEIGHT IS +48" A.F.F. TO HIGHEST OPERABLE PART, UNLESS OTHERWISE NOTED.
12. PROVIDE LIGHT SWITCHING IN CONFORMANCE WITH TITLE 24 REQUIREMENTS. FOR ROOMS OR AREAS GREATER THAN 100 SQUARE FEET PROVIDE DOUBLE SWITCHES WITH EACH SWITCH CONTROLLING 50% OF LAMPS PER FIXTURE.
13. MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY TITLE 24 AND ADA GUIDELINES, UNLESS OTHERWISE NOTED. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT +3'-2" ABOVE FINISHED FLOOR.
14. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. OFFSET OUTLETS MINIMUM DISTANCE AS REQUIRED TO AVOID BACK-TO-BACK INSULATION.
15. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.
16. ALL LIGHT SWITCHING AND LIGHT CONTROL SYSTEMS SHALL CONFORM TO TITLE 24, OTHER APPLICABLE CODES AND BUILDING STANDARDS.
17. IN THE EVENT OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND THE M.E.P. DRAWINGS, THE M.E.P. DRAWINGS SHALL TAKE PRECEDENCE WITH RESPECT TO NUMBER/WATTS OF LAMPS FOR COMPLIANCE WITH ENERGY CONSERVATION STANDARDS, WIRING AND CIRCUITING. THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE WITH RESPECT TO LOCATION AND FIXTURE TYPE. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ALL SUCH DISCREPANCIES BEFORE PROCEEDING WITH ANY CHANGES.
18. METALLIC OUTLET BOXES SHALL BE PERMITTED TO BE INSTALLED IN WOOD AND STEEL STUD WALLS OR PARTITIONS HAVING GYPSUM BOARD FACINGS AND CLASSIFIED AS TWO HOURS OR LESS. THE SURFACE AREA OF THE INDIVIDUAL BOXES SHALL NOT EXCEED 16 SQUARE INCHES. THE AGGREGATE SURFACE AREA OF THE BOXES SHALL NOT EXCEED 100 SQUARE INCHES IN ANY 100 SQUARE FEET. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE IN SEPARATE STUD CAVITIES AND SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. APPROVED NONMETALLIC OUTLET BOXES SHALL BE PERMITTED AS ALLOWED BY LOCAL CODE.

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REGISTERED ARCHITECT
No.C38430
STATE OF CALIFORNIA

NO.	RECORD OF DRAWING ISSUANCE	DATE

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Drawn By:	JL
Checked By:	BM
Project Number:	23004.1

GENERAL NOTES

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ED-003

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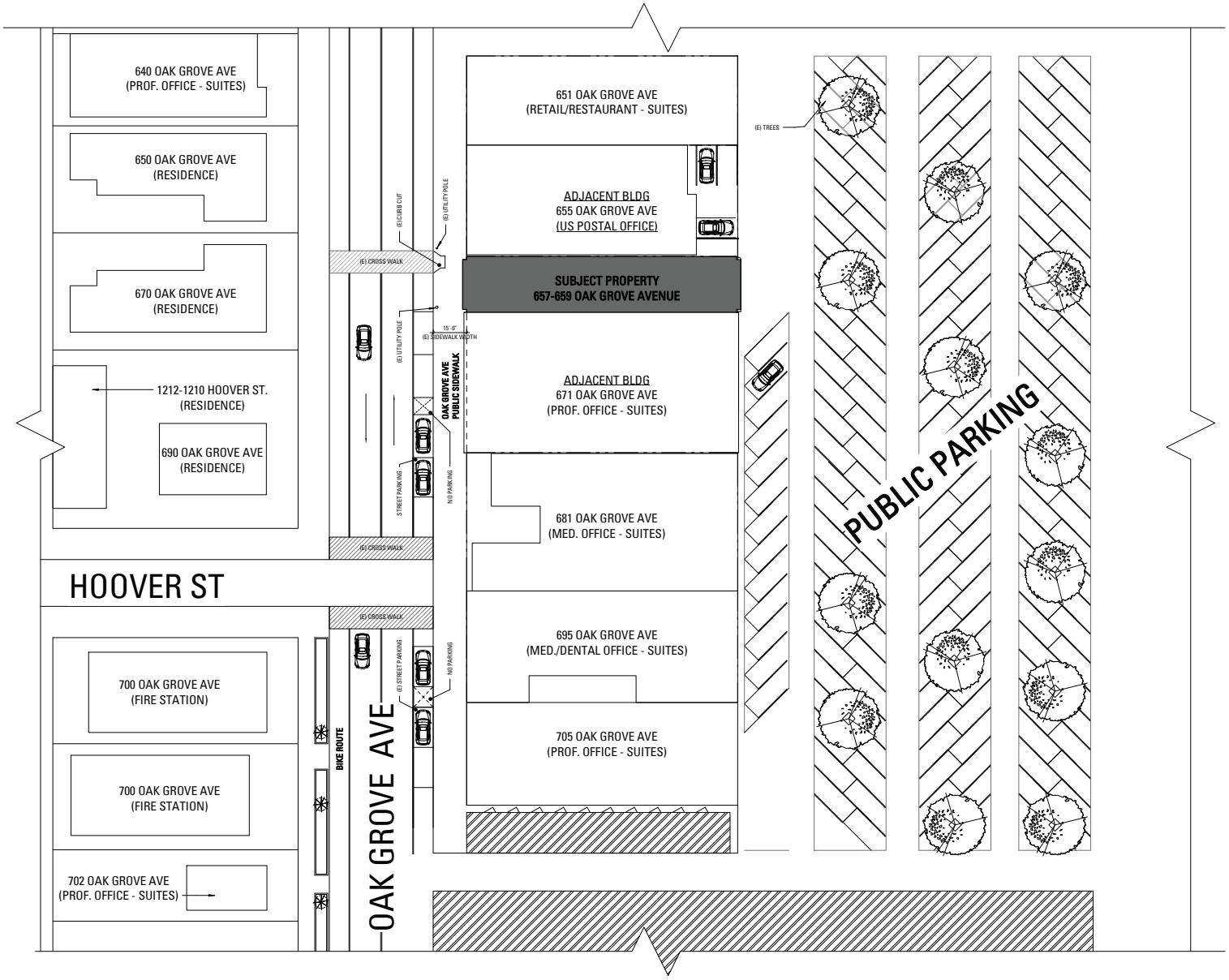

1 AREA CONTEXT PLAN
3/64" = 1'-0"

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NO.	RECORD OF DRAWING ISSUANCE	DATE
	ARCHITECTURAL CONTROL PERMIT	07.10.23

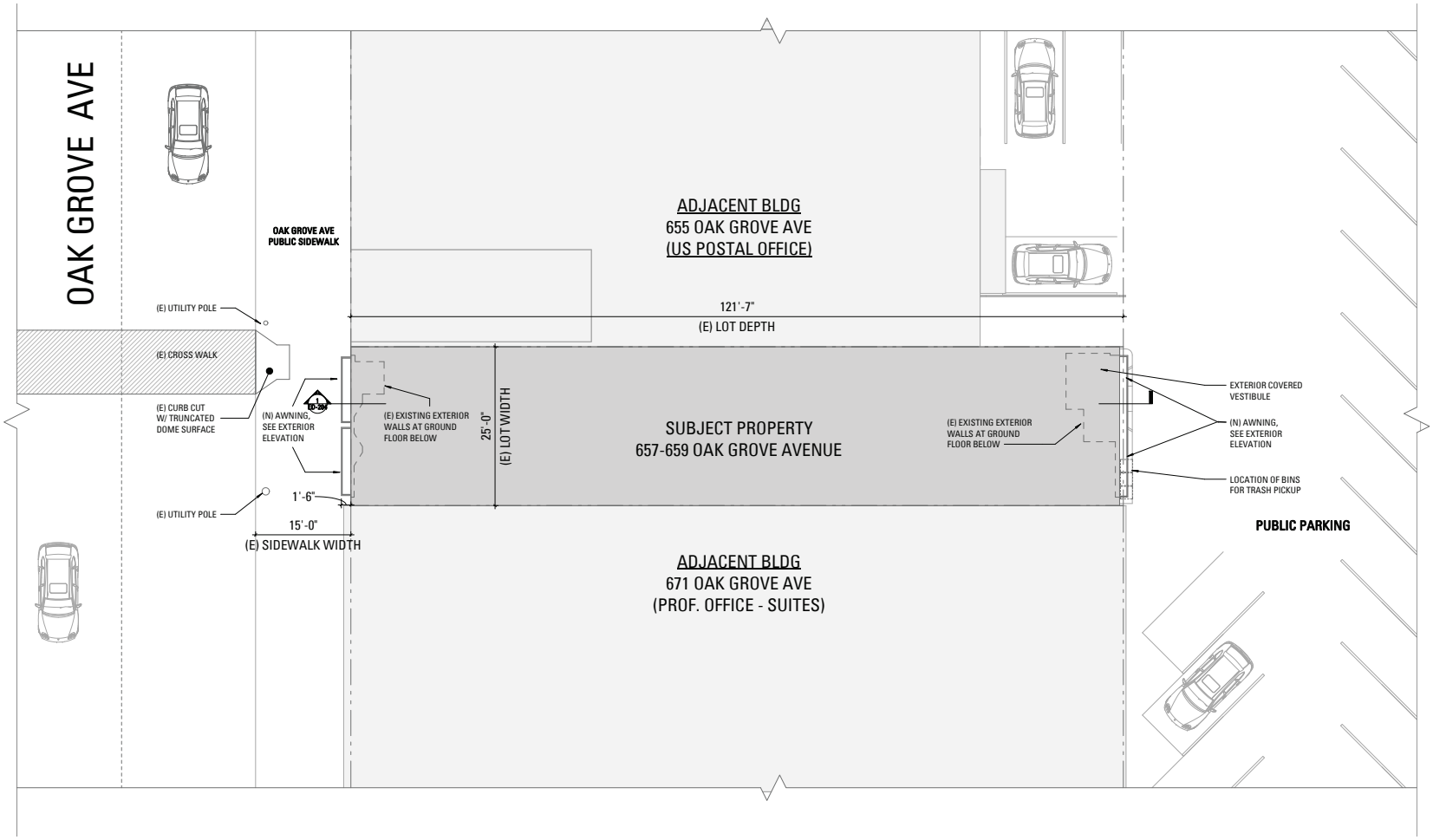
ARCHITECTURAL CONTROL PERMIT SET

Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

AREA PLAN

SHEET NUMBER

ED-011



1 SITE PLAN_PROPOSED
1/8" = 1'-0"

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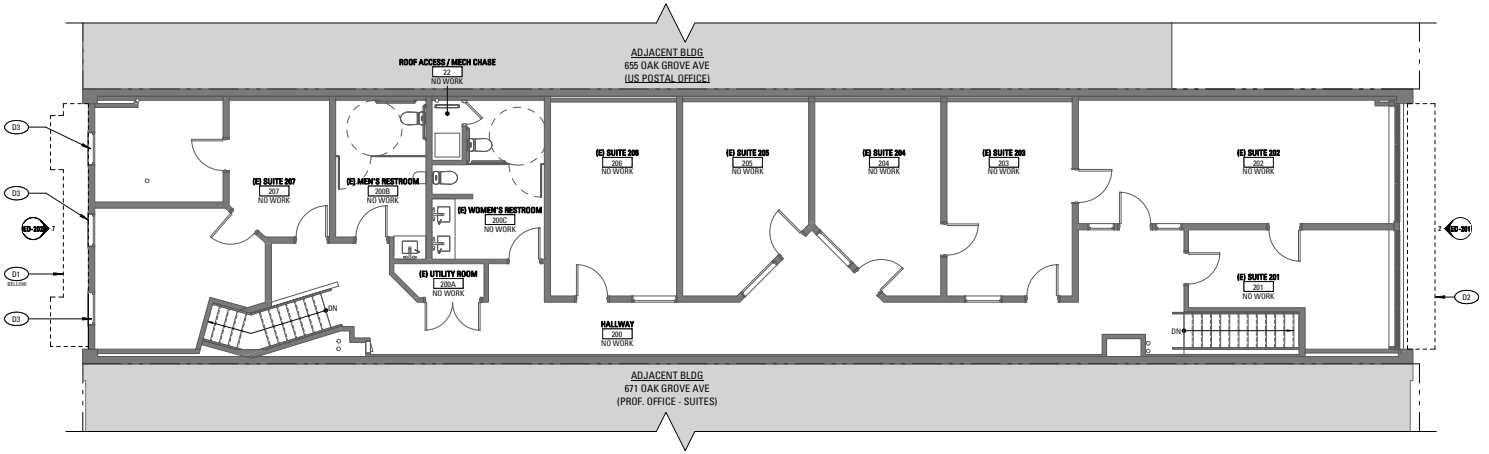
Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

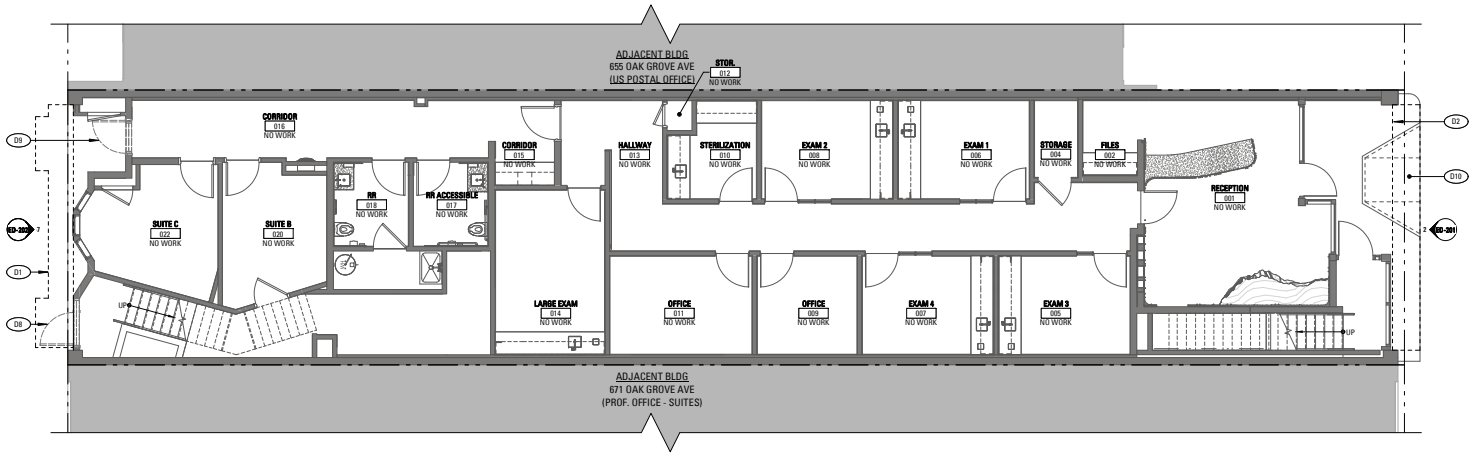
SITE PLAN

SHEET NUMBER

ED-012



2 SECOND FLOOR PLAN_EXISTING & DEMO
3/16" = 1'-0"



1 FIRST FLOOR PLAN_EXISTING & DEMO
3/16" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

1. FOR SYMBOLS, ABBREVIATIONS, PROJECT DATA, AND SCOPE DEFINITION, SEE A001
2. FOR ADDITIONAL DEMOLITION NOTES, SEE GENERAL NOTES AND SPECIFICATIONS SEE SHEETS A002, A003
3. UON ALL (E) ELEMENTS NOT CALLED FOR DEMOLITION ARE TO REMAIN.
4. COORDINATE DEMOLITION WITH NEW CONSTRUCTION SHOWN ON ARCHITECTURAL PLANS
5. PROTECT ADJACENT CONSTRUCTION AND SURFACES TO REMAIN.
6. COMMON SPACES OUTSIDE AREA OF WORK AND ADJACENT TENANTS TO BE PROTECTED FROM DEMOLITION DUST AND DEBRIS.
7. LIGHTING AT (E) COMMON CORRIDOR TO REMAIN. ALL OTHER LIGHTING WITHIN AREA OF WORK TO BE REMOVED. PULL ALL ABANDONED WIRING BACK TO SOURCE.
8. UON REMOVE ALL FLOOR FINISHES AND PREP FLOOR TO RECEIVE NEW FINISHES AS INDICATED ON A141.
9. (E) CONDITIONS INTENDED TO REMAIN THAT ARE DEMOLISHED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO MATCH EXISTING AT THE CONTRACTOR'S EXPENSE
10. PARTITIONS TO REMAIN THAT ARE MODIFIED BY DEMOLITION TO BE PATCHED TO LIKE NEW CONDITION, LEVEL 4 FINISH.
11. CONTRACTOR TO COORDINATE WITH DEMOLITION SCOPE OF MECH, ELEC, PLUMBING, SPRINKLER, AND FIRE ALARM SYSTEMS DESIGNED BY OTHERS OR BY DESIGN-BUILD SUBCONTRACTOR. LIFE SAFETY SYSTEMS THAT MUST REMAIN OPERATIONAL DURING CONSTRUCTION TO BE MAINTAINED AS NECESSARY
12. ALL STRUCTURAL COMPONENTS TO REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED OR SUSPECTED STRUCTURAL COMPONENTS.
13. ALL EXISTING FIRE RATINGS TO REMAIN SHALL BE PROTECTED. PATCH AND REPAIR DAMAGE TO ENSURE RATINGS ARE MAINTAINED.
14. CONTRACTOR SHALL COORDINATE WITH LANDLORD PRIOR TO MAKING ANY EXTERIOR WALL OR ROOF OPENINGS.

DEMOLITION PLAN LEGEND

(E) CONSTRUCTION TO BE REMOVED

(E) CONSTRUCTION TO BE REMOVED

(E) PTN TO REMAIN

(E) 2-HR WALL TO REMAIN

AREA NOT IN CONTRACT.

DEMOLITION PLAN KEYNOTES

KEYNOTE SYMBOL

D1	(E) CANOPY ABOVE GROUND FLOOR ENTRY TO BE REMOVED.
D2	(E) CANOPY ABOVE 2ND FLOOR WINDOWS TO BE REMOVED.
D3	(E) WINDOW TRIMS AND SHUTTERS TO BE REMOVED, SEE EXTERIOR ELEVATIONS.
D8	(E) DOOR TO BE REPLACED WITH (N) ALUM STOREFRONT DOOR WITH FULL GLASS LITE AND NEW SIDELIGHT.
D9	(E) DOOR TO BE REPLACED WITH (N) ALUM STOREFRONT DOOR WITH FULL GLASS LITE.
D10	(E) CURB CUT WITH TRUNCATED DOME SURFACE TO REMAIN.

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EXISTING FLOOR PLANS - DEMO

SHEET NUMBER

ED-101

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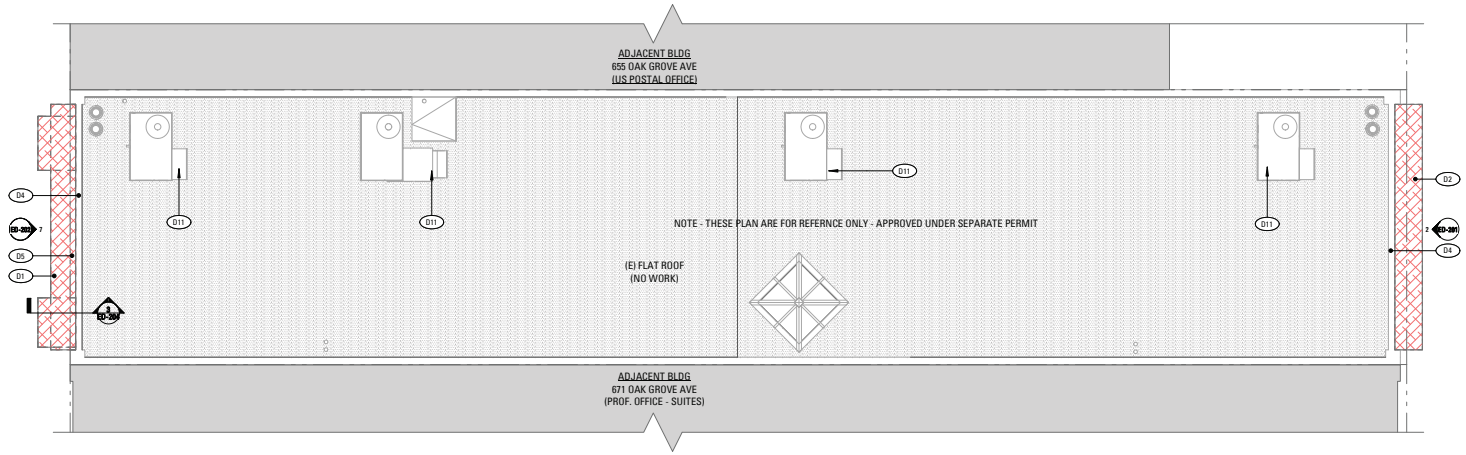

1 ROOF PLAN_EXISTING & DEMO
3/16" = 1'-0"

DEMOLITION PLAN GENERAL NOTES

1. FOR SYMBOLS, ABBREVIATIONS, PROJECT DATA, AND SCOPE DEFINITION, SEE A001
2. FOR ADDITIONAL DEMOLITION NOTES, SEE GENERAL NOTES AND SPECIFICATIONS SEE SHEETS A002, A003
3. UON ALL (E) ELEMENTS NOT CALLED FOR DEMOLITION ARE TO REMAIN.
4. COORDINATE DEMOLITION WITH NEW CONSTRUCTION SHOWN ON ARCHITECTURAL PLANS
5. PROTECT ADJACENT CONSTRUCTION AND SURFACES TO REMAIN.
6. COMMON SPACES OUTSIDE AREA OF WORK AND ADJACENT TENANTS TO BE PROTECTED FROM DEMOLITION DUST AND DEBRIS.
7. LIGHTING AT (E) COMMON CORRIDOR TO REMAIN. ALL OTHER LIGHTING WITHIN AREA OF WORK TO BE REMOVED. PULL ALL ABANDONED WIRING BACK TO SOURCE.
8. UON REMOVE ALL FLOOR FINISHES AND PREP FLOOR TO RECEIVE NEW FINISHES AS INDICATED ON A141.
9. (E) CONDITIONS INTENDED TO REMAIN THAT ARE DEMOLISHED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO MATCH EXISTING AT THE CONTRACTOR'S EXPENSE
10. PARTITIONS TO REMAIN THAT ARE MODIFIED BY DEMOLITION TO BE PATCHED TO LIKE NEW CONDITION, LEVEL 4 FINISH.
11. CONTRACTOR TO COORDINATE WITH DEMOLITION SCOPE OF MECH, ELEC, PLUMBING, SPRINKLER, AND FIRE ALARM SYSTEMS DESIGNED BY OTHERS OR BY DESIGN-BUILD SUBCONTRACTOR. LIFE SAFETY SYSTEMS THAT MUST REMAIN OPERATIONAL DURING CONSTRUCTION TO BE MAINTAINED AS NECESSARY
12. ALL STRUCTURAL COMPONENTS TO REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED OR SUSPECTED STRUCTURAL COMPONENTS.
13. ALL EXISTING FIRE RATINGS TO REMAIN SHALL BE PROTECTED. PATCH AND REPAIR DAMAGE TO ENSURE RATINGS ARE MAINTAINED.
14. CONTRACTOR SHALL COORDINATE WITH LANDLORD PRIOR TO MAKING ANY EXTERIOR WALL OR ROOF OPENINGS.

DEMOLITION PLAN LEGEND

- (E) CONSTRUCTION TO BE REMOVED
- (E) CONSTRUCTION TO BE REMOVED
- (E) PTN TO REMAIN
- (E) 2-HR WALL TO REMAIN
- AREA NOT IN CONTRACT.

DEMOLITION PLAN KEYNOTES

KEYNOTE SYMBOL

D2	(E) CANOPY ABOVE 2ND FLOOR WINDOWS TO BE REMOVED.
D4	(E) PARAPET TO REMAIN.
D5	(E) CORNICE TRIM TO BE REMOVED, SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
D11	(E) MECHANICAL EQUIPMENT TO REMAIN. REPLACEMENT UNDER PREVIOUSLY APPROVED PERMIT BLD-2022-01900-REV1

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	ARCHITECTURAL CONTROL PERMIT	07.10.23
1	PLAN CHECK REV #1	10.26.23

ARCHITECTURAL CONTROL PERMIT SET

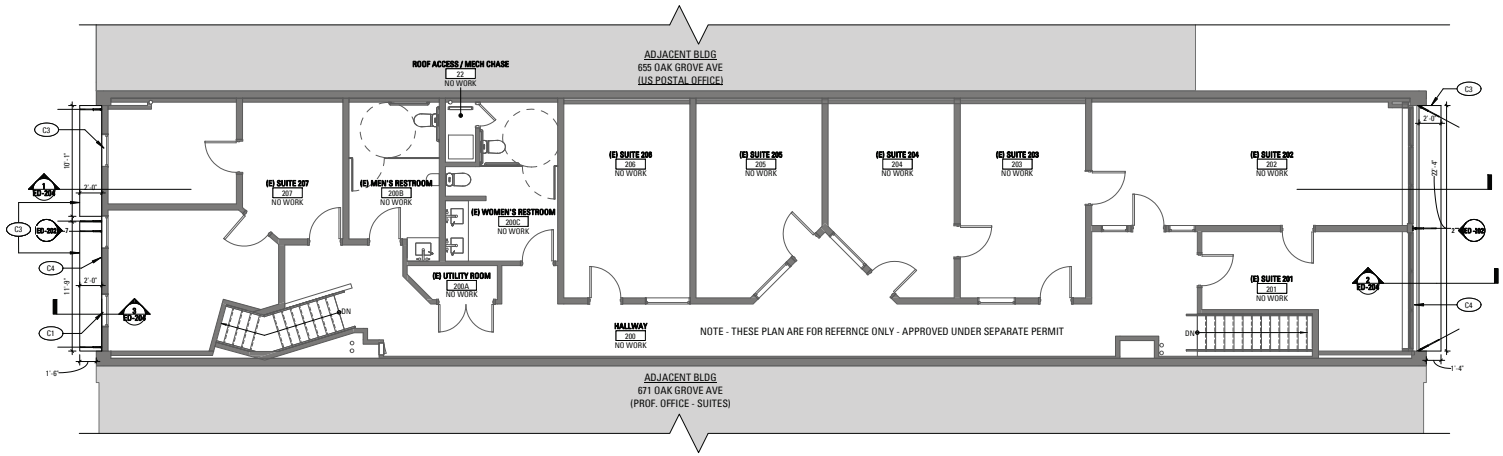
Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

EXISTING ROOF PLAN - DEMO

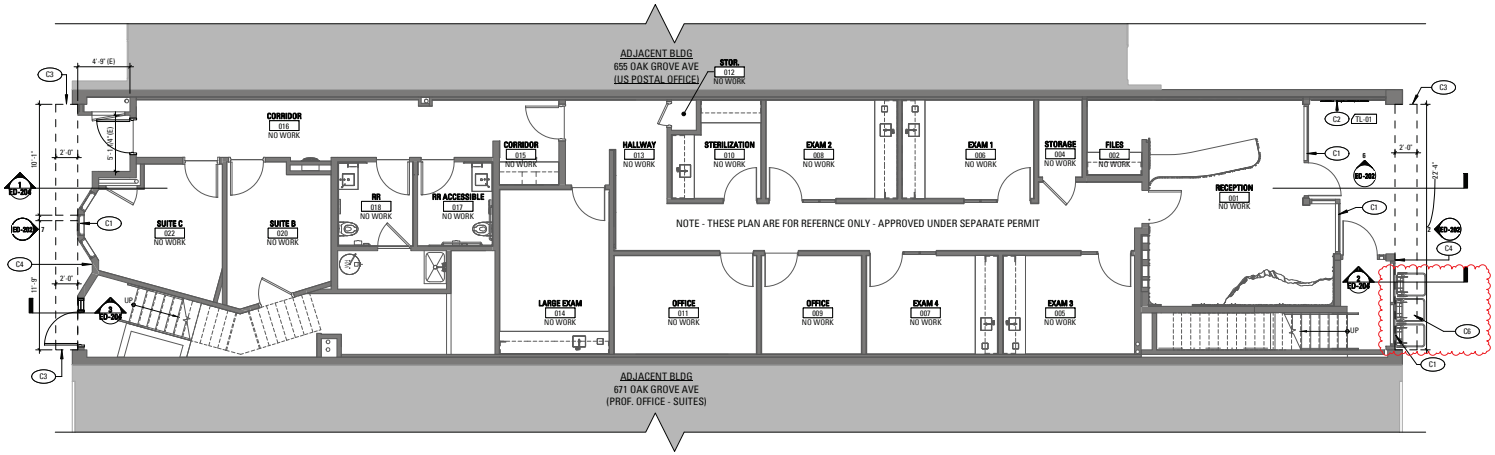
SHEET NUMBER

ED-102

11/20/2023 12:42:22 PM



2 SECOND FLOOR PLAN PROPOSED
3/16" = 1'-0"



1 FIRST FLOOR PLAN PROPOSED
3/16" = 1'-0"

CONSTRUCTION PLAN GENERAL NOTES

1. FOR SYMBOLS, ABBREVIATIONS, PROJECT DATA, AND SCOPE DEFINITION, SEE A001
2. FOR GENERAL NOTES AND SPECIFICATIONS SEE SHEETS A002, A003
3. FOR ACCESSIBLE PATH OF TRAVEL, ACCESSIBLE CLEARANCES AND DETAILS SEE A031
4. FOR DEMOLITION SCOPE SEE A101
5. ALL ITEMS INDICATED ARE NEW UON
6. ALL NEW WALLS SHALL BE TYPE A1 UON
7. OPENINGS IN (E) FIRE RATED PARTITIONS AND ASSEMBLIES TO REMAIN SHALL BE PATCHED AS NECESSARY TO MAINTAIN FIRE RATING
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LAYOUT IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
9. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTER OF OPENING, OR CENTER OF EQUIPMENT UON
10. (E) PARTITIONS AND CEILINGS TO REMAIN SHALL BE PATCHED AND REPAIRED TO MATCH NEW PARTITIONS AND PREPARED TO RECEIVE NEW FINISHES
11. IN ADDITION TO BACKING SHOWN ON PLANS, CONTRACTOR WILL INSTALL BACKING, BRACING, OR OTHER SUPPORTS AS REQUIRED FOR ALL NEW MILLWORK, NEW WALL-MOUNTED PLUMBING FIXTURES, AND NEW WALL MOUNTED EQUIPMENT SHOWN ON PLANS. REFER TO A131 FOR ADDITIONAL EQUIPMENT.
12. (E) AND NEW FLOOR OR STRUCTURAL CORE PENETRATIONS SHALL BE FIRE STOPPED AS REQUIRED TO MAINTAIN FIRE SEPARATION
13. FIRE ALARM AND SPRINKLER DEVICES SHALL BE ADDED OR RELOCATED AS NECESSARY TO MEET CODE. SCOPE UNDER SEPARATE PERMIT. SEE A131 FOR ADDITIONAL NOTES.
14. FOR APPLIED FINISHES SEE A141
15. WATER RESISTANT GYP BD TO BE PROVIDED BEHIND ALL TILE AND WET LOCATIONS
16. WHERE ACCESS PANELS ARE REQUIRED IN PARTITIONS THEY SHALL BE TAPE-IN FLUSH GYP BD STYLE WITH CONCEALED PULL OR OTHERWISE FINISHED TO MATCH ADJACENT SURFACES. COORDINATE LOCATION AND SIZE WITH ARCHITECT PRIOR TO INSTALLATION.
17. CONFIRM BUILDING REQUIREMENTS FOR FLOOR DRAINS, TRAP PRIMERS PRIOR TO COMPLETING PLUMBING DESIGN
18. FOR CODE-REQUIRED SIGNAGE, SEE A031. COORDINATE WITH OWNER FOR ADDITIONAL SIGNAGE REQUIREMENT
19. DOORS SHALL BE LOCATED WITH HINGES AT 4" FROM WALL INTERSECTIONS, U.O.N.

CONSTRUCTION PLAN LEGEND

	(E) PTN TO REMAIN
	(E)2-HR WALL TO REMAIN
	(N) NON-RATED PTN*
	(N) NON-RATED ACOUSTIC INT PTN.*
	(N) 1HR-RATED, INSULATED INT. PTN.*
	(N) 2HR-RATED, INSULATED INT. PTN.*
	*SEE PARTITION SCHEDULE AT SHEET 701
	DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
HW / CW	HOT/ COLD APPLIANCE WATER SUPPLY
CW	COPPER WATER LINE
HB	HOSE BIB AND SHUT-OFF VALVE
	GAS SHUT-OFF VALVE
HB	HOSE BIB VALVE - RECESSED DECK MOUNTED HOUSING
GS	GAS SHUT-OFF VALVE - RECESSED DECK MOUNTED HOUSING
	ITEMS OVERHEAD
	AREA NOT IN CONTRACT.

CONSTRUCTION PLAN KEYNOTES

KEYNOTE SYMBOL

C1	(E) WINDOWS TO REMAIN AND TO RECEIVE (N) PAINTED FINISH ON EXISTING FRAMES.
C2	(E) WALL TO RECEIVE (N) EXTERIOR WALL FINISH. AND WALL MOUNTED SIGNAGE, REFER TO DETAIL.
C3	CANOPY OVERHANG - METAL FRAME WITH WOOD SLAT INFILL
C4	EXISTING WALLS TO RECEIVE NEW PAINTED FINISH. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
D6	(E) LOCATION OF TRASH BINS PLACED FOR COLLECTION / PICK-UP.

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

657-659 OAK GROVE AVENUE
MENLO PARK, CA 94025

MARTINKOVIC MILFORD ARCHITECTS
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

NO.	RECORD OF DRAWING ISSUANCE	DATE
	ARCHITECTURAL CONTROL PERMIT	07.10.23
1	PLAN CHECK REV #1	10.26.23

ARCHITECTURAL CONTROL PERMIT SET

Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

FLOOR PLANS - PROPOSED

SHEET NUMBER

ED-111

11/20/2023 12:42:27 PM

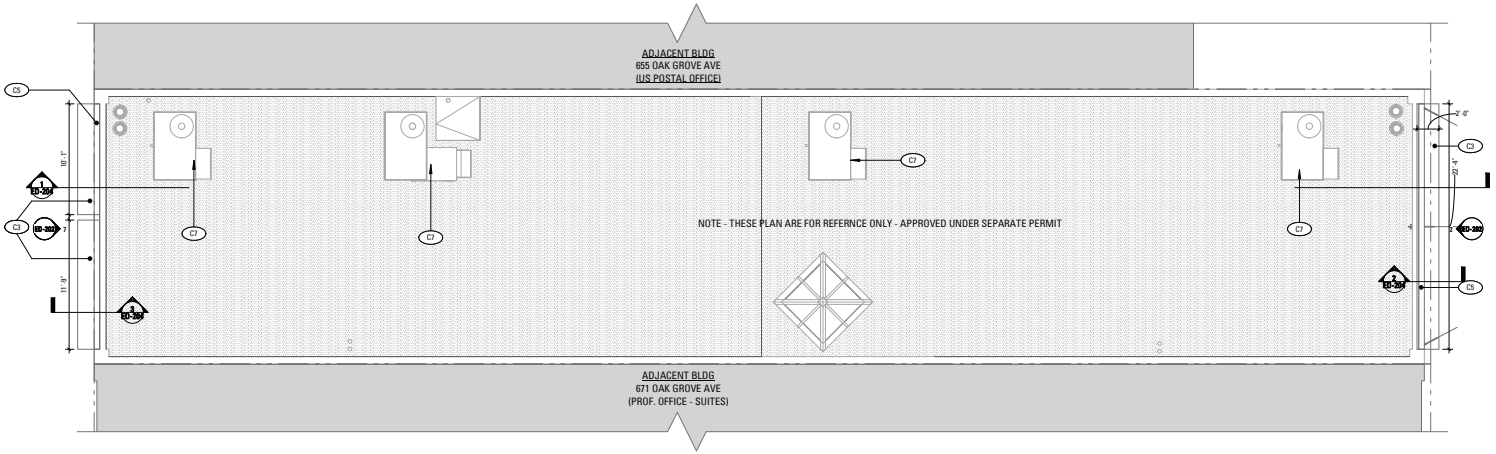
CONSTRUCTION PLAN GENERAL NOTES

1. FOR SYMBOLS, ABBREVIATIONS, PROJECT DATA, AND SCOPE DEFINITION, SEE A001
2. FOR GENERAL NOTES AND SPECIFICATIONS SEE SHEETS A002, A003
3. FOR ACCESSIBLE PATH OF TRAVEL, ACCESSIBLE CLEARANCES AND DETAILS SEE A031
4. FOR DEMOLITION SCOPE SEE A101
5. ALL ITEMS INDICATED ARE NEW UON
6. ALL NEW WALLS SHALL BE TYPE A1 UON
7. OPENINGS IN (E) FIRE RATED PARTITIONS AND ASSEMBLIES TO REMAIN SHALL BE PATCHED AS NECESSARY TO MAINTAIN FIRE RATING
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LAYOUT IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK
9. ALL DIMENSIONS ARE TO FACE OF FINISH, CENTER OF OPENING, OR CENTER OF EQUIPMENT UON
10. (E) PARTITIONS AND CEILINGS TO REMAIN SHALL BE PATCHED AND REPAIRED TO MATCH NEW PARTITIONS AND PREPARED TO RECEIVE NEW FINISHES
11. IN ADDITION TO BACKING SHOWN ON PLANS, CONTRACTOR WILL INSTALL BACKING, BRACING, OR OTHER SUPPORTS AS REQUIRED FOR ALL NEW MILLWORK, NEW WALL-MOUNTED PLUMBING FIXTURES, AND NEW WALL MOUNTED EQUIPMENT SHOWN ON PLANS. REFER TO A131 FOR ADDITIONAL EQUIPMENT.
12. (E) AND NEW FLOOR OR STRUCTURAL CORE PENETRATIONS SHALL BE FIRE STOPPED AS REQUIRED TO MAINTAIN FIRE SEPARATION
13. FIRE ALARM AND SPRINKLER DEVICES SHALL BE ADDED OR RELOCATED AS NECESSARY TO MEET CODE. SCOPE UNDER SEPARATE PERMIT. SEE A131 FOR ADDITIONAL NOTES.
14. FOR APPLIED FINISHES SEE A141
15. WATER RESISTANT GYP BD TO BE PROVIDED BEHIND ALL TILE AND WET LOCATIONS
16. WHERE ACCESS PANELS ARE REQUIRED IN PARTITIONS THEY SHALL BE TAPE-IN FLUSH GYP BD STYLE WITH CONCEALED PULL OR OTHERWISE FINISHED TO MATCH ADJACENT SURFACES. COORDINATE LOCATION AND SIZE WITH ARCHITECT PRIOR TO INSTALLATION.
17. CONFIRM BUILDING REQUIREMENTS FOR FLOOR DRAINS, TRAP PRIMERS PRIOR TO COMPLETING PLUMBING DESIGN
18. FOR CODE-REQUIRED SIGNAGE, SEE A031. COORDINATE WITH OWNER FOR ADDITIONAL SIGNAGE REQUIREMENT
19. DOORS SHALL BE LOCATED WITH HINGES AT 4" FROM WALL INTERSECTIONS, U.O.N.

CONSTRUCTION PLAN KEYNOTES

KEYNOTE SYMBOL

C3	CANOPY OVERHANG - METAL FRAME WITH WOOD SLAT INFILL
C5	NEW CORNICE TRIM AT PARAPET TO ALIGN WITH FACE OF (E) PILASTERS, SEE ELEVATION AND VIEWS FOR ADDITIONAL INFORMATION.
C7	(E) MECHANICAL UNITS - APPROVED UNDER PREVIOUSLY APPROVED PERMIT. BLD-2022-01900-REV1. NOISE FROM UNITS WILL NOT EXCEED 50 DBA MEASURED AT 50 FT FROM SOURCE.



1 ROOF PLAN PROPOSED
3/16" = 1'-0"

11/20/2023 12:24:29 PM

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

657-659 OAK GROVE AVENUE
MENLO PARK, CA 94025

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T 415 346 9990

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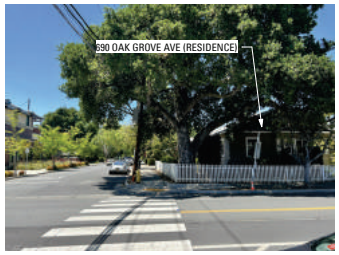
ARCHITECTURAL CONTROL PERMIT SET

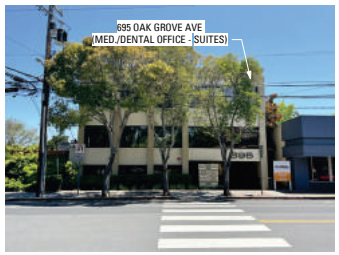
Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

ROOF PLAN - PROPOSED

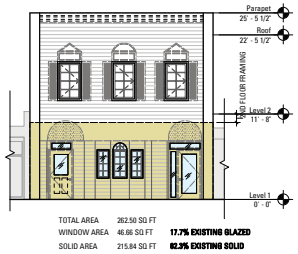
SHEET NUMBER

ED-112





3 SURROUNDING CONTEXT PHOTOS
12" = 1'-0"



4 FRONT ELEVATION_EXISTING TRANSPARENCY
1/8" = 1'-0"

ELEVATION KEYNOTES

KEYNOTE SYMBOL	
DE1	(E) SIGN TO BE REMOVED.
DE2	(E) CANOPY TO BE REMOVED.
DE3	(E) PREP SURFACE FOR NEW FINISHES. (E) PEELING PAINT TO BE REMOVED.
DE4	(E) WINDOWS TO REMAIN. PREP FRAMES FOR NEW PAINT FINISH.
DE5	(E) CORNICE TRIM TO BE REMOVED. FLASHING AT PARAPET TO BE REMOVED AND REPLACED.
DE6	(E) TRIM ABOVE WINDOWS TO BE REMOVED, TYP.
DE7	(E) SHUTTERS TO BE REMOVED.
DE8	(E) DOOR AND TRANSOM WINDOW TO BE REMOVED.
DE9	(E) DOOR, SIDELIGHT AND TRANSOM WINDOW TO BE REMOVED.
DE10	(E) HALF-ROUND WINDOW TO REMAIN. SEE PROPOSED ELEVATIONS FOR ADDITIONAL INFORMATION.

2 REAR ELEVATION_EXISTING
3/16" = 1'-0"

1 FRONT ELEVATION_EXISTING
3/16" = 1'-0"

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

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MENLO PARK, CA 94025

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San Francisco, CA 94104
T 415 346 9990

NO.	RECORD OF DRAWING ISSUANCE	DATE
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1	PLAN CHECK REV #1	10.26.23
2	PLAN CHECK REV #2	11.29.23

ARCHITECTURAL CONTROL PERMIT SET

Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

EXTERIOR ELEVATIONS - EXISTING

SHEET NUMBER

ED-201

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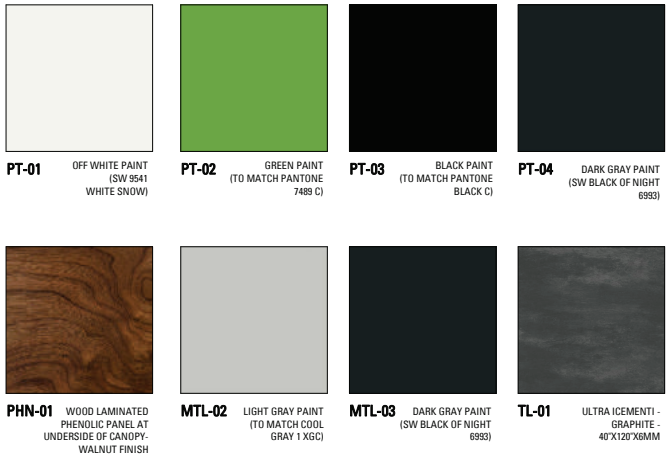
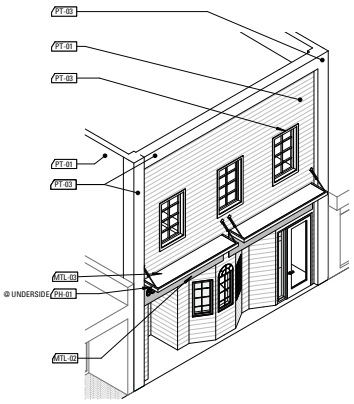
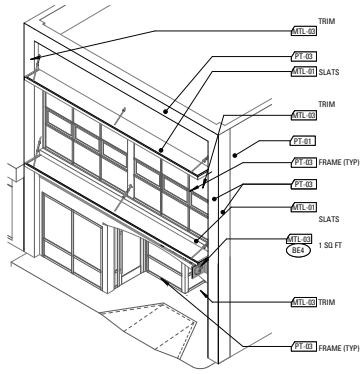


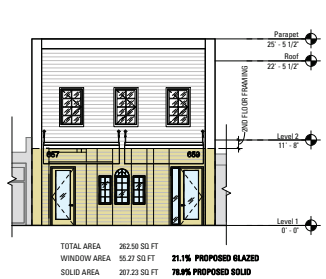
5 PROPOSED MATERIALS
12" = 1'-0"



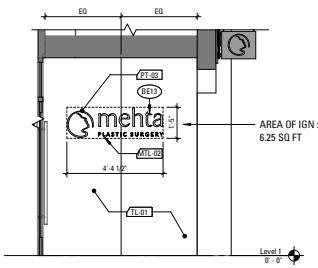
3 FRONT AXON



4 REAR AXON



7 FRONT ELEVATION_PROPOSED TRANSPARENCY
1/8" = 1'-0"



6 REAR ELEVATION_PROPOSED_VESTIBULE
3/8" = 1'-0"

ELEVATION KEYNOTES	KEYNOTE SYMBOL
BE1	SKIM COAT CEMENT PLASTER OVER EXISTING CMU PLASTER, PAINT WITH EXTERIOR SATIN. PAINT AS SCHEDULED.
BE2	NEW CORNICE TRIM, HARDIE ARCHITECTURAL PANEL WITH CONCEALED FASTENERS, PAINTED TO MATCH PILASTERS.
BE3	EXISTING WINDOWS; REPAINT TRIM AS SCHEDULED.
BE4	DIMENSIONAL METAL LOGO MOUNTED ON HANGING BLADE.
BE5	CANOPY OVERHANG - METAL FRAME WITH WOOD SLAT INFILL.
BE6	CONTROL JOINT.
BE7	METAL WALL PLATE. FINISH PER MATERIAL SCHEDULES.
BE8	SIGN INDICATING ADDRESS NUMBER. FINISH PER MATERIAL SCHEDULES.
BE9	NEW ALUM STOREFRONT DOOR WITH FULL GLASS LITE.
BE10	EXISTING LAP SIDING, PAINTED AS INDICATED.
BE11	EXISTING GLAZING TO REMAIN.
BE12	ALUM FRAMED SIDELIGHT INSTALLED AS PART OF DOOR ASSEMBLY.
BE13	BACKLIT METAL LOGO SIGNAGE ATTACHED TO WALL.
BE14	BLACK METAL CABLE SUPPORT ATTACHED TO BUILDING STRUCTURE.

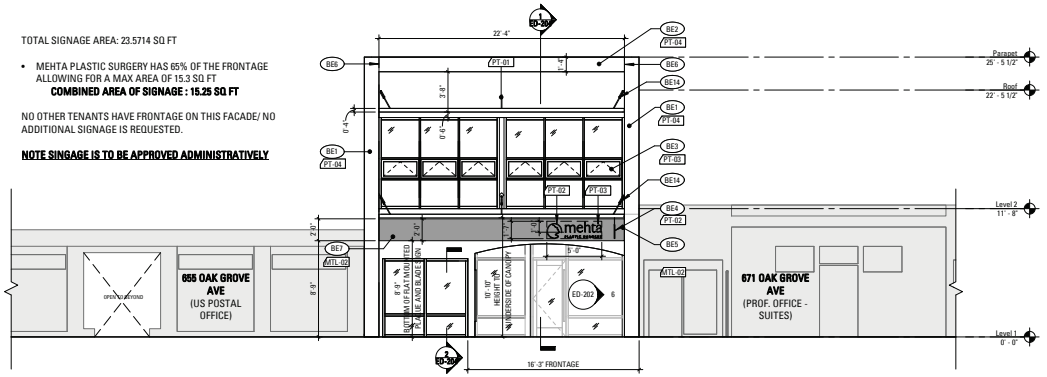
ELEVATION FINISH SCHEDULE	FINISH TYPE INDICATED WITH THIS SYMBOL ON PLANS & ELEVATIONS
MTL-01	EXTRUDED ALUMINUM TRIM. WALNUT FINISHED.
MTL-02	LIGHT GRAY PAINT FINISH (AT STEEL PLATE).
MTL-03	DARK GRAY PAINT FINISH (AT STEEL AWNING).
PT-01	LIGHT GRAY PAINT.
PT-02	AQUA GREEN PAINT.
PT-03	ANTIQUE BRONZE PAINT.

TOTAL SIGNAGE AREA: 23.5714 SQ FT

- MEHTA PLASTIC SURGERY HAS 65% OF THE FRONTAGE ALLOWING FOR A MAX AREA OF 15.3 SQ FT
  COMBINED AREA OF SIGNAGE : 15.25 SQ FT

NO OTHER TENANTS HAVE FRONTAGE ON THIS FACADE/ NO ADDITIONAL SIGNAGE IS REQUESTED.

NOTE SINGAGE IS TO BE APPROVED ADMINISTRATIVELY



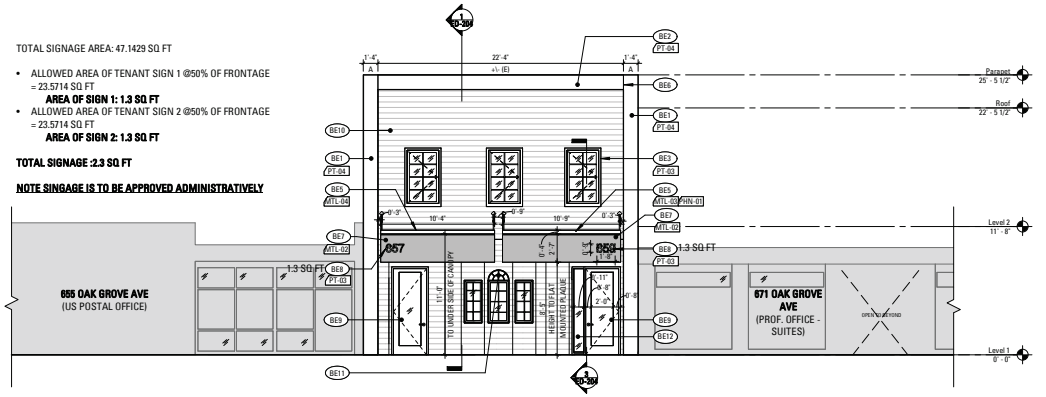
2 REAR ELEVATION_PROPOSED
3/16" = 1'-0"

TOTAL SIGNAGE AREA: 47.1429 SQ FT

- ALLOWED AREA OF TENANT SIGN 1 @50% OF FRONTAGE = 23.5714 SQ FT
  AREA OF SIGN 1: 1.3 SQ FT
- ALLOWED AREA OF TENANT SIGN 2 @50% OF FRONTAGE = 23.5714 SQ FT
  AREA OF SIGN 2: 1.3 SQ FT

TOTAL SIGNAGE :2.3 SQ FT

NOTE SINGAGE IS TO BE APPROVED ADMINISTRATIVELY



1 FRONT ELEVATION_PROPOSED
3/16" = 1'-0"

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

657-659 OAK GROVE AVENUE
MENLO PARK, CA 94025

MARTINKOVIC MILFORD ARCHITECTS
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San Francisco, CA 94104
T 415 346 9990

NO.	RECORD OF DRAWING ISSUANCE	DATE
	ARCHITECTURAL CONTROL PERMIT	07.10.23
1	PLAN CHECK REV #1	10.26.23
2	PLAN CHECK REV #2	11.29.23

ARCHITECTURAL CONTROL PERMIT SET

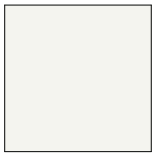
Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

EXTERIOR ELEVATIONS - PROPOSED

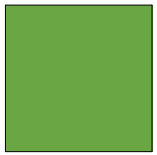
SHEET NUMBER

ED-202

11/30/2023 12:24:35 PM



PT-01 OFF WHITE PAINT (SW 9541 WHITE SNOW)

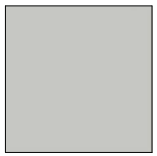


PT-02 GREEN PAINT (TO MATCH PANTONE 7489 C)

PT-03 BLACK PAINT (TO MATCH PANTONE BLACK C)

PT-04 DARK GRAY PAINT (SW BLACK OF NIGHT 6993)

PHN-01 WOOD LAMINATED PHENOLIC PANEL AT UNDERSIDE OF CANOPY- WALNUT FINISH



MTL-02 LIGHT GRAY PAINT (TO MATCH COOL GRAY 1 XGC)

MTL-03 DARK GRAY PAINT (SW BLACK OF NIGHT 6993)

TL-01 ULTRA ICEMENTI - GRAPHITE - 40"X120"X6MM

4 PROPOSED MATERIALS.
12" = 1'-0"

2 PROPOSED REAR ELEVATION - COLOR & FINISHES
NTS

3 PROPOSED VESTIBULE ELEVATION - COLOR & FINISHES
NTS

1 PROPOSED FRONT ELEVATION - COLOR & FINISHES
NTS

11/30/2023 6:24:41 PM

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

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MENLO PARK, CA 94025

MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

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1	PLAN CHECK REV #1	10.26.23

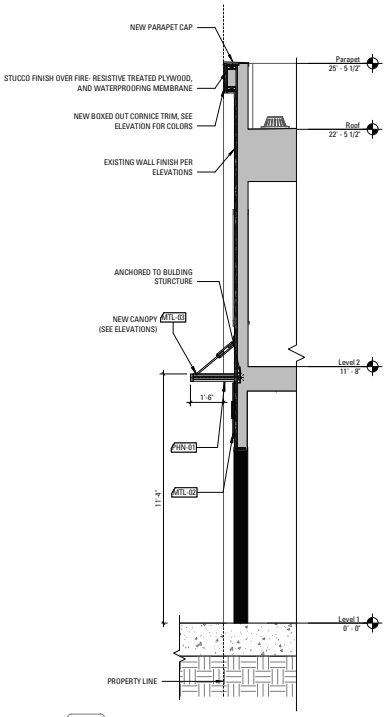
ARCHITECTURAL CONTROL PERMIT SET

Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

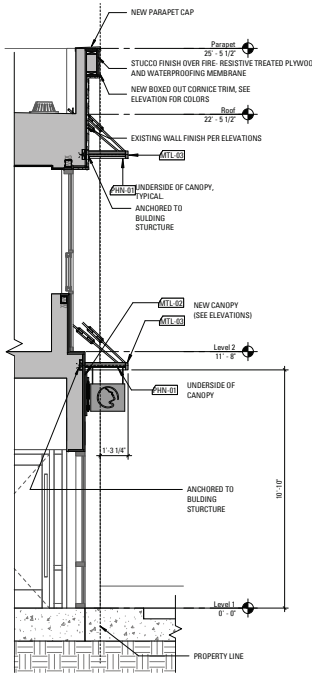
EXTERIOR ELEVATION - PROPOSED COLOR

SHEET NUMBER

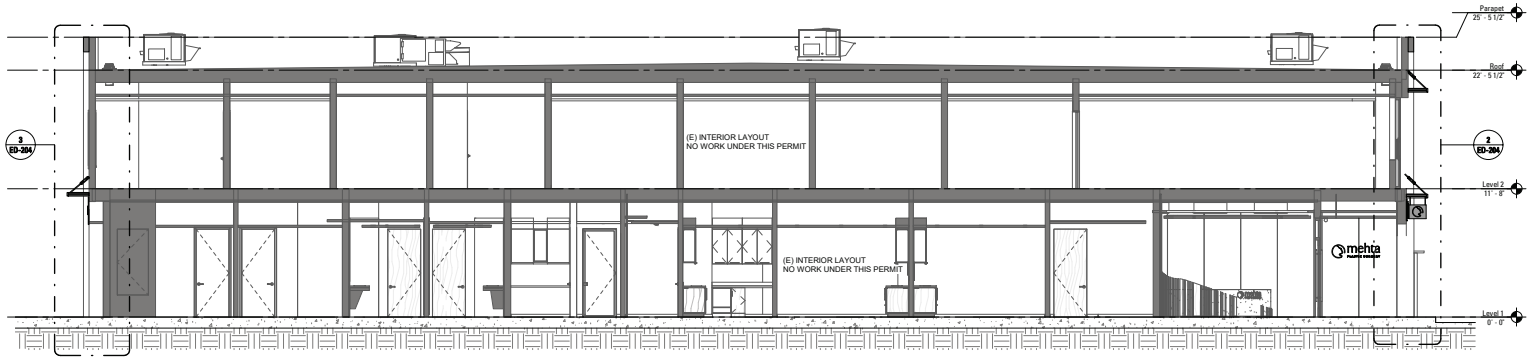
ED-203



3 FRONT WALL SECTION
3/8" = 1'-0"



2 REAR WALL SECTION
3/8" = 1'-0"



1 CROSS SECTION
3/16" = 1'-0"

11/30/2023 6:24:42 PM

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

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Drawn By:	NA
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BUILDING & WALL SECTIONS

SHEET NUMBER

ED-204

PROPOSED REAR - PERSPECTIVE VIEW

EXISTING REAR PHOTOGRAPH - SUBJECT PROPERTY

PROPOSED FRONT - PERSPECTIVE VIEW

EXISTING FRONT PHOTOGRAPH - SUBJECT PROPERTY

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

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Drawn By:	NA
Checked By:	NH
Project Number:	23004.1

BUILDING PHOTOS & 3D VIEWS

SHEET NUMBER

ED-301

11/30/2023 6:24:48 PM

1 PANORAMA - BUILDING SIDE
12" = 1'-0"

2 PANORAMA - OPPOSITE SIDE
12" = 1'-0"

11/30/2023 6:24:48 PM

657-659 OAK GROVE AVE - EXTERIOR IMPROVEMENT

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Checked By:	NH
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SITE PHOTOS

SHEET NUMBER

ED-302

MARTINKOVIC MILFORD
ARCHITECTS

Project Description
657-659 Oak Grove Ave

657-659 Oak Grove Avenue
Menlo Park, CA

Architectural Control Permit Application: PLN2023-00031

Property Description:

657-659 Oak Grove Avenue is a two-story rectangular plan commercial building capped with a flat roof. The front facade is clad with lap siding and scored masonry and contains two independent entrances. The left door is in an existing recessed alcove, while the right door is positioned about 6" back from the structural masonry side wall. The windows at both levels contain divided lights. Decorative trim elements are attached to the façade. An existing barrel shaped cloth awning sits over the ground floor entries at the front.

The overall appearance of the front façade has a mixture of styles with some post-modern style trim elements. The existing doors do not match each other. The masonry side walls are exposed and have a more contemporary/industrial look.

The rear of the building contains a contemporary design. The ground floor contains a contemporary aluminum office storefront with adjacent, but separate entrances, one for the second floor and the other for the ground floor tenant spaces.
The industrial sash/alum storefront windows on the second floor maintains the contemporary feel. The structural side walls are exposed concrete masonry, similar to the front façade. A damaged slanted canopy is mounted above the 2nd floor windows.

The intent for the project is to unify the varied appearance of the front façade and create a more uniform appearance over the entire exterior. New awnings, signage treatments and color selections are proposed to be uniform across both facades. Improvements have been prompted by aging and damaged existing conditions, signage that no longer represents the businesses in the building, and desire to improve the appearance to better represent the quality of the neighborhood.

The new contemporary metal awning design provides for clear wall space with contrasting-colored plaques that will contain new building numbers and provide for clearer wayfinding. The front façade will receive new entry doors, with increased glazing area, and the rear storefront, will be repainted to match.

LOCATION: 657 Oak Grove Avenue	**PROJECT NUMBER:** PLN2023-00031	**APPLICANT:** Nate Haynes	**OWNER:** Lagando Enterprises, LLC

CONDITIONS OF APPROVAL:

1. Approve the architectural control permit subject to the following ***standard*** conditions:

    a. Development of the project shall be substantially in conformance with the plans prepared by Martinkovic Milford Architects consisting of 14 plan sheets, dated received November 20, 2023 and approved by the Planning Commission on December 4, 2023, except as modified by the conditions contained herein, subject to review and approval of the Planning Division.

    b. Prior to building permit issuance, the applicant shall comply with all Sanitary District, Menlo Park Fire Protection District, and utility companies' regulations that are directly applicable to the project.

    c. Prior to building permit issuance, the applicant shall comply with all requirements of the Building Division, Engineering Division, and Transportation Division that are directly applicable to the project.

    d. Prior to building permit issuance, the applicant shall submit a plan for any new utility installations or upgrades for review and approval by the Planning, Engineering and Building Divisions. All utility equipment that is installed outside of a building and that cannot be placed underground shall be properly screened by landscaping. The plan shall show exact locations of all meters, back flow prevention devices, transformers, junction boxes, relay boxes, and other equipment boxes.

    e. Simultaneous with the submittal of a complete building permit application, the applicant shall submit plans indicating that the applicant shall remove and replace any damaged and significantly worn sections of frontage improvements. The plans shall be submitted for review and approval of the Engineering Division.

    f. Simultaneous with the submittal of a complete building permit application, the applicant shall submit a Grading and Drainage Plan for review and approval of the Engineering Division, if necessary. The Grading and Drainage Plan shall be approved prior to the issuance of grading, demolition or building permits.

    g. Prior to building permit issuance, the applicant shall pay all fees incurred through staff time spent reviewing the application.

    h. 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.

    i. 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. Approve the architectural control subject to the following ***project-specific*** conditions:

    a. The applicant shall address all Mitigation Monitoring and Reporting Program (MMRP) requirements as specified in the MMRP (Attachment A, Exhibit E). Failure to meet these

LOCATION: 657 Oak Grove Avenue	**PROJECT NUMBER:** PLN2023-00031	**APPLICANT:** Nate Haynes	**OWNER:** Lagando Enterprises, LLC
CONDITIONS OF APPROVAL:			
requirements may result in delays to the building permit issuance, stop work orders during construction, and/or fines.			

Menlo Park El Camino Real/Downtown Specific Plan
Standards and Guidelines: Project Compliance Worksheet

Section	Standard or Guideline	Requirement	Evaluation
E.3.1 Development Intensity			
E.3.1.01	Standard	Business and Professional office (inclusive of medical and dental office) shall not exceed one half of the base FAR or public benefit bonus FAR, whichever is applicable.	Building functions are not affected by this permit. Refer to previously approved permit # BLD2022-01900 for approved permit inclusive of building uses, illustrating compliance.
E.3.1.02	Standard	Medical and Dental office shall not exceed one third of the base FAR or public benefit bonus FAR, whichever is applicable.	Building functions are not affected by this permit. Refer to previously approved permit # BLD2022-01900 for approved permit inclusive of building uses, illustrating compliance.
E.3.2 Height			
E.3.2.01	Standard	Roof-mounted mechanical equipment, solar panels, and similar equipment may exceed the maximum building height, but shall be screened from view from publicly-accessible spaces.	N/A - no changes to rooftop equipment, or building height, as part of this application, façade improvements only.
E.3.2.02	Standard	Vertical building projections such as parapets and balcony railings may extend up to 4 feet beyond the maximum façade height or the maximum building height, and shall be integrated into the design of the building.	N/A - no changes to building height, as part of this application, façade improvements only.
E.3.2.03	Standard	Rooftop elements that may need to exceed the maximum building height due to their function, such as stair and elevator towers, shall not exceed 14 feet beyond the maximum building height. Such rooftop elements shall be integrated into the design of the building.	N/A - no changes to rooftop equipment, or building height, as part of this application, façade improvements only.
E.3.3 Setbacks and Projections within Setbacks			
E.3.3.01	Standard	Front setback areas shall be developed with sidewalks, plazas, and/or landscaping as appropriate.	N/A - no changes to existing building, existing building does not contain setbacks from sidewalk.
E.3.3.02	Standard	Parking shall not be permitted in front setback areas.	N/A – no changes to existing building – existing building does not contain a setback from sidewalk or on-site parking.
E.3.3.03	Standard	In areas where no or a minimal setback is required, limited setback for store or lobby entry recesses shall not exceed a maximum of 4-foot depth and a maximum of 6-foot width.	No changes are recommended to existing building, existing building does contain recessed entries, which are not recommended for changes other than replacement of doors to increase façade glazing % and establish a more consistent aesthetic.
E.3.3.04	Standard	In areas where no or a minimal setback is required, building projections, such as balconies, bay windows and dormer windows, shall not project beyond a maximum of 3 feet from the building face into the sidewalk clear walking zone, public right-of-way or public spaces, provided they have a minimum 8-foot vertical clearance above the sidewalk clear walking zone, public right-of-way or public space.	Building projections are in the form of canopies, and do not exceed 2' projection from the face of the building.

Section	Standard or Guideline	Requirement	Evaluation
E.3.3.05	Standard	In areas where setbacks are required, building projections, such as balconies, bay windows and dormer windows, at or above the second habitable floor shall not project beyond a maximum of 5 feet from the building face into the setback area.	N/A – existing building with no setback. Building projections are in the form of canopies, and do not exceed 2' projection from the face of the building.
E.3.3.06	Standard	The total area of all building projections shall not exceed 35% of the primary building façade area. Primary building façade is the façade built at the property or setback line.	Building projections are in the form of canopies. The canopies are 4" to 6" in overall vertical height (flat framed awning/canopy structures) and does not exceed 2% of total façade area.
E.3.3.07	Standard	Architectural projections like canopies, awnings and signage shall not project beyond a maximum of 6 feet horizontally from the building face at the property line or at the minimum setback line. There shall be a minimum of 8-foot vertical clearance above the sidewalk, public right-of-way or public space.	N/A – existing building with no setback. Building projections are in the form of canopies, and do not exceed 2' projection from the face of the building.
E.3.3.08	Standard	No development activities may take place within the San Francisquito Creek bed, below the creek bank, or in the riparian corridor.	N/A project site not with this these areas.
E.3.4 Massing and Modulation			
E.3.4.1 Building Breaks			
E.3.4.1.01	Standard	The total of all building breaks shall not exceed 25 percent of the primary façade plane in a development.	N/A – existing building with a total frontage of 25' wide.
E.3.4.1.02	Standard	Building breaks shall be located at ground level and extend the entire building height.	N/A – existing building with a total frontage of 25' wide.
E.3.4.1.03	Standard	In all districts except the ECR-SE zoning district, recesses that function as building breaks shall have minimum dimensions of 20 feet in width and depth and a maximum dimension of 50 feet in width. For the ECR-SE zoning district, recesses that function as building breaks shall have a minimum dimension of 60 feet in width and 40 feet in depth.	N/A – not in the ECR-SE zoning district.
E.3.4.1.04	Standard	Building breaks shall be accompanied with a major change in fenestration pattern, material and color to have a distinct treatment for each volume.	N/A – existing building with a total frontage of 25' wide.
E.3.4.1.05	Standard	In all districts except the ECR-SE zoning district, building breaks shall be required as shown in Table E3.	N/A – not in the ECR-SE zoning district.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.1.06	Standard	In the ECR-SE zoning district, and consistent with Table E4 the building breaks shall: • Comply with Figure E9; • Be a minimum of 60 feet in width, except where noted on Figure E9; • Be a minimum of 120 feet in width at Middle Avenue; • Align with intersecting streets, except for the area between Roble Avenue and Middle Avenue; • Be provided at least every 350 feet in the area between Roble Avenue and Middle Avenue; where properties under different ownership coincide with this measurement, the standard side setbacks (10 to 25 feet) shall be applied, resulting in an effective break of between 20 to 50 feet. • Extend through the entire building height and depth at Live Oak Avenue, Roble Avenue, Middle Avenue, Partridge Avenue and Harvard Avenue; and • Include two publicly-accessible building breaks at Middle Avenue and Roble Avenue.	N/A – existing building with a total frontage of 25' wide.
E.3.4.1.07	Standard	In the ECR-SE zoning district, the Middle Avenue break shall include vehicular access; publicly-accessible open space with seating, landscaping and shade; retail and restaurant uses activating the open space; and a pedestrian/bicycle connection to Alma Street and Burgess Park. The Roble Avenue break shall include publicly-accessible open space with seating, landscaping and shade.	N/A – not in the ECR-SE zoning district.
E.3.4.1.08	Guideline	In the ECR-SE zoning district, the breaks at Live Oak, Roble, Middle, Partridge and Harvard Avenues may provide vehicular access.	N/A – not in the ECR-SE zoning district.
E.3.4.2 Façade Modulation and Treatment			
E.3.4.2.01	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 50 feet in length without a minor building façade modulation. At a minimum of every 50' façade length, the **minor vertical façade modulation** shall be a minimum 2 feet deep by 5 feet wide recess or a minimum 2 foot setback of the building plane from the primary building façade.	N/A – existing building with a total frontage of 25' wide.

Section	Standard or Guideline	Requirement	Evaluation
E.3.4.2.02	Standard	Building façades facing public rights-of-way or public open spaces shall not exceed 100 feet in length without a major building modulation. At a minimum of every 100 feet of façade length, a **major vertical façade modulation** shall be a minimum of 6 feet deep by 20 feet wide recess or a minimum of 6 feet setback of building plane from primary building façade for the full height of the building. This standard applies to all districts except ECR NE-L and ECR SW since those two districts are required to provide a building break at every 100 feet.	N/A – existing building with a total frontage of 25' wide.
E.3.4.2.03	Standard	In addition, the major building façade modulation shall be accompanied with a 4-foot minimum height modulation and a major change in fenestration pattern, material and/or color.	N/A – existing building with a total frontage of 25' wide.
E.3.4.2.04	Guideline	Minor façade modulation may be accompanied with a change in fenestration pattern, and/or material, and/or color, and/or height.	N/A – existing building with a total frontage of 25' wide.
E.3.4.2.05	Guideline	Buildings should consider sun shading mechanisms, like overhangs, *bris soleils* and clerestory lighting, as façade articulation strategies.	New awnings, painting colors and signage recommended as part of façade improvement.
E.3.4.3 Building Profile			
E.3.4.3.01	Standard	The 45-degree building profile shall be set at the minimum setback line to allow for flexibility and variation in building façade height within a district.	N/A – building height and bulk not affected by this application.
E.3.4.3.02	Standard	Horizontal building and architectural projections, like balconies, bay windows, dormer windows, canopies, awnings, and signage, beyond the 45-degree building profile shall comply with the standards for Building Setbacks & Projection within Setbacks (E.3.3.04 to E.3.3.07) and shall be integrated into the design of the building.	Building awnings are design in compliances projection standards and designed as part of an overall integrated façade improvement.
E.3.4.3.03	Standard	Vertical building projections like parapets and balcony railings shall not extend 4 feet beyond the 45-degree building profile and shall be integrated into the design of the building.	N/A – no vertical building projections as part of this project.
E.3.4.3.04	Standard	Rooftop elements that may need to extend beyond the 45-degree building profile due to their function, such as stair and elevator towers, shall be integrated into the design of the building.	No new vertical / rooftop projections as part of the project.
E.3.4.4 Upper Story Façade Length			
E.3.4.4.01	Standard	Building stories above the 38-foot façade height shall have a maximum allowable façade length of 175 feet along a public right-of-way or public open space.	N/A
E.3.5 Ground Floor Treatment, Entry and Commercial Frontage			
Ground Floor Treatment			

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.01	Standard	The retail or commercial ground floor shall be a minimum 15-foot floor-to-floor height to allow natural light into the space**.**	Project is a façade upgrade to an existing building and does not impact the floor-to-floor heights.
E.3.5.02	Standard	Ground floor commercial buildings shall have a minimum of 50% transparency (i.e., clear-glass windows) for retail uses, office uses and lobbies to enhance the visual experience from the sidewalk and street. Heavily tinted or mirrored glass shall not be permitted.	Existing ground floor façade transparency is at 17.7%. This is planned to be increased to 21.1% transparency with door replacements. We understand that as an existing facility, transparency my not be reduced, but not required to comply.
E.3.5.03	Guideline	Buildings should orient ground-floor retail uses, entries and direct-access residential units to the street.	Existing entries oriented to street – this will remain.
E.3.5.04	Guideline	Buildings should activate the street by providing visually interesting and active uses, such as retail and personal service uses, in ground floors that face the street. If office and residential uses are provided, they should be enhanced with landscaping and interesting building design and materials.	N/A – existing building
E.3.5.05	Guideline	For buildings where ground floor retail, commercial or residential uses are not desired or viable, other project-related uses, such as a community room, fitness center, daycare facility or sales center, should be located at the ground floor to activate the street.	N/A
E.3.5.06	Guideline	Blank walls at ground floor are discouraged and should be minimized. When unavoidable, continuous lengths of blank wall at the street should use other appropriate measures such as landscaping or artistic intervention, such as murals.	Existing building - no setback
E.3.5.07	Guideline	Residential units located at ground level should have their floors elevated a minimum of 2 feet to a maximum of 4 feet above the finished grade sidewalk for better transition and privacy, provided that accessibility codes are met.	N/A
E.3.5.08	Guideline	Architectural projections like canopies and awnings should be integrated with the ground floor and overall building design to break up building mass, to add visual interest to the building and provide shelter and shade.	Improvements to the façade design are intended to project a more cohesive and unified building appearance. Canopy/awnings proposed are intended to create interest and articulation to the façade.
Building Entries			
E.3.5.09	Standard	Building entries shall be oriented to a public street or other public space. For larger residential buildings with shared entries, the main entry shall be through prominent entry lobbies or central courtyards facing the street. From the street, these entries and courtyards provide additional visual interest, orientation and a sense of invitation.	Existing building entrances are oriented to sidewalk, this be maintained as part of proposed project.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.10	Guideline	Entries should be prominent and visually distinctive from the rest of the façade with creative use of scale, materials, glazing, projecting or recessed forms, architectural details, color, and/or awnings.	Replacement doors and canopies are part of an integrated design intended to make the entrances distinct, and well as provide for a cohesive building design
E.3.5.11	Guideline	Multiple entries at street level are encouraged where appropriate.	Two entries to building on street are existing and shall remain.
E.3.5.12	Guideline	Ground floor residential units are encouraged to have their entrance from the street.	N/A
E.3.5.13	Guideline	Stoops and entry steps from the street are encouraged for individual unit entries when compliant with applicable accessibility codes. Stoops associated with landscaping create inviting, usable and visually attractive transitions from private spaces to the street.	N/A
E.3.5.14	Guideline	Building entries are allowed to be recessed from the primary building façade.	Existing ground floor entrance is recessed from façade, this shall remain.
Commercial Frontage			
E.3.5.15	Standard	Commercial windows/storefronts shall be recessed from the primary building façade a minimum of 6 inches	Existing ground floor windows to remain.
E.3.5.16	Standard	Retail frontage, whether ground floor or upper floor, shall have a minimum 50% of the façade area transparent with clear vision glass, not heavily tinted or highly mirrored glass.	Existing ground floor façade transparency is at 17.7%. This is planned to be increased to 21.1% transparency with door replacements. We understand that as an existing facility, transparency my not be reduced, but not required to comply. 2nd floor is not a retail use.
E.3.5.17	Guideline	Storefront design should be consistent with the building's overall design and contribute to establishing a well-defined ground floor for the façade along streets.	Improvements to the façade design are intended to project a more cohesive and unified building appearance.
E.3.5.18	Guideline	The distinction between individual storefronts, entire building façades and adjacent properties should be maintained.	Existing building design and improvements maintain distinction from adjacent properties.
E.3.5.19	Guideline	Storefront elements such as windows, entrances and signage should provide clarity and lend interest to the façade.	Improvements to the façade design are intended to project a more cohesive and unified building appearance. Replacement doors are intended to enhance appearance.
E.3.5.20	Guideline	Individual storefronts should have clearly defined bays. These bays should be no greater than 20 feet in length. Architectural elements, such as piers, recesses and projections help articulate bays.	Proposed Individual storefronts/doors are distinct and do not exceed 20' in length.
E.3.5.21	Guideline	All individual retail uses should have direct access from the public sidewalk. For larger retail tenants, entries should occur at lengths at a maximum at every 50 feet, consistent with the typical lot size in downtown.	All entrances are direct from the sidewalk. Frontage is 25'.

Section	Standard or Guideline	Requirement	Evaluation
E.3.5.22	Guideline	Recessed doorways for retail uses should be a minimum of two feet in depth. Recessed doorways provide cover or shade, help identify the location of store entrances, provide a clear area for out-swinging doors and offer the opportunity for interesting paving patterns, signage and displays.	Entrance to the ground floor functions is currently and will continue to be recessed from the façade. A canopy will cover over all entrances, both those accessing the existing ground floor and those accessing the existing 2nd floor.
E.3.5.23	Guideline	Storefronts should remain un-shuttered at night and provide clear views of interior spaces lit from within. If storefronts must be shuttered for security reasons, the shutters should be located on the inside of the store windows and allow for maximum visibility of the interior.	No storefront shutters exist or are proposed.
E.3.5.24	Guideline	Storefronts should not be completely obscured with display cases that prevent customers and pedestrians from seeing inside.	Interior spaces shall not have display cases positioned in the windows.
E.3.5.25	Guideline	Signage should not be attached to storefront windows.	No signage is proposed to be attached to or in front of windows.
E.3.6 Open Space			
E.3.6.01	Standard	Residential developments or Mixed Use developments with residential use shall have a minimum of 100 square feet of open space per unit created as common open space or a minimum of 80 square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of 6 feet by 6 feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to 1.25 square feet for each one square foot of private open space that is not provided.	N/A
E.3.6.02	Standard	Residential open space (whether in common or private areas) and accessible open space above parking podiums up to 16 feet high shall count towards the minimum open space requirement for the development.	N/A
E.3.6.03	Guideline	Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building façade.	N/A
E.3.6.04	Guideline	Private development should provide accessible and usable common open space for building occupants and/or the general public.	N/A
E.3.6.05	Guideline	For residential developments, private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.	N/A

Section	Standard or Guideline	Requirement	Evaluation
E.3.6.06	Guideline	Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building façades are long.	N/A
E.3.6.07	Guideline	Landscaping of private open spaces should be attractive, durable and drought-resistant.	N/A
E.3.7 Parking, Service and Utilities			
General Parking and Service Access			
E.3.7.01	Guideline	The location, number and width of parking and service entrances should be limited to minimize breaks in building design, sidewalk curb cuts and potential conflicts with streetscape elements.	N/A
E.3.7.02	Guideline	In order to minimize curb cuts, shared entrances for both retail and residential use are encouraged. In shared entrance conditions, secure access for residential parking should be provided.	N/A
E.3.7.03	Guideline	When feasible, service access and loading docks should be located on secondary streets or alleys and to the rear of the building.	N/A
E.3.7.04	Guideline	The size and pattern of loading dock entrances and doors should be integrated with the overall building design.	N/A
E.3.7.05	Guideline	Loading docks should be screened from public ways and adjacent properties to the greatest extent possible. In particular, buildings that directly adjoin residential properties should limit the potential for loading-related impacts, such as noise. Where possible, loading docks should be internal to the building envelope and equipped with closable doors. For all locations, loading areas should be kept clean.	N/A
E.3.7.06	Guideline	Surface parking should be visually attractive, address security and safety concerns, retain existing mature trees and incorporate canopy trees for shade. See Section D.5 for more compete guidelines regarding landscaping in parking areas.	N/A
Utilities			
E.3.7.07	Guideline	All utilities in conjunction with new residential and commercial development should be placed underground.	N/A
E.3.7.08	Guideline	Above ground meters, boxes and other utility equipment should be screened from public view through use of landscaping or by integrating into the overall building design.	Existing utilities are within existing enclosures, integrated into the building façade.
Parking Garages			

Section	Standard or Guideline	Requirement	Evaluation
E.3.7.09	Standard	To promote the use of bicycles, secure bicycle parking shall be provided at the street level of public parking garages. Bicycle parking is also discussed in more detail in Section F.5 "Bicycle Storage Standards and Guidelines."	N/A
E.3.7.10	Guideline	Parking garages on downtown parking plazas should avoid monolithic massing by employing change in façade rhythm, materials and/or color.	N/A
E.3.7.11	Guideline	To minimize or eliminate their visibility and impact from the street and other significant public spaces, parking garages should be underground, wrapped by other uses (i.e. parking podium within a development) and/or screened from view through architectural and/or landscape treatment.	N/A
E.3.7.12	Guideline	Whether free-standing or incorporated into overall building design, garage façades should be designed with a modulated system of vertical openings and pilasters, with design attention to an overall building façade that fits comfortably and compatibly into the pattern, articulation, scale and massing of surrounding building character.	N/A
E.3.7.13	Guideline	Shared parking is encouraged where feasible to minimize space needs, and it is effectively codified through the plan's off-street parking standards and allowance for shared parking studies.	N/A
E.3.7.14	Guideline	A parking garage roof should be approached as a usable surface and an opportunity for sustainable strategies, such as installment of a green roof, solar panels or other measures that minimize the heat island effect.	N/A
E.3.8 Sustainable Practices			
Overall Standards			
E.3.8.01	Standard	Unless the Specific Plan area is explicitly exempted, all citywide sustainability codes or requirements shall apply.	Planning codes and building codes that apply to the project have been designed to be compliant.
Overall Guidelines			
E.3.8.02	Guideline	Because green building standards are constantly evolving, the requirements in this section should be reviewed and updated on a regular basis of at least every two years.	N/A
Leadership in Energy and Environmental Design (LEED) Standards			

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.03	Standard	Development shall achieve LEED certification, at Silver level or higher, or a LEED Silver equivalent standard for the project types listed below. For LEED certification, the applicable standards include LEED New Construction; LEED Core and Shell; LEED New Homes; LEED Schools; and LEED Commercial Interiors. Attainment shall be achieved through LEED certification or through a City-approved outside auditor for those projects pursing a LEED equivalent standard. The requirements, process and applicable fees for an outside auditor program shall be established by the City and shall be reviewed and updated on a regular basis. LEED certification or equivalent standard, at a Silver lever or higher, shall be required for: • Newly constructed residential buildings of Group R (single-family, duplex and multi-family); • Newly constructed commercial buildings of Group B (occupancies including among others office, professional and service type transactions) and Group M (occupancies including among others display or sale of merchandise such as department stores, retail stores, wholesale stores, markets and sales rooms) that are 5,000 gross square feet or more; • New first-time build-outs of commercial interiors that are 20,000 gross square feet or more in buildings of Group B and M occupancies; and • Major alterations that are 20,000 gross square feet or more in existing buildings of Group B, M and R occupancies, where interior finishes are removed and significant upgrades to structural and mechanical, electrical and/or plumbing systems are proposed. All residential and/or mixed use developments of sufficient size to require LEED certification or equivalent standard under the Specific Plan shall install one dedicated electric vehicle/plug-in hybrid electric vehicle recharging station for every 20 residential parking spaces provided. Per the Climate Action Plan the complying applicant could receive incentives, such as streamlined permit processing, fee discounts, or design templates.	N/A

Section	Standard or Guideline	Requirement	Evaluation
Leadership in Energy and Environmental Design (LEED) Guidelines			
E.3.8.04	Guideline	The development of larger projects allows for more comprehensive sustainability planning and design, such as efficiency in water use, stormwater management, renewable energy sources and carbon reduction features. A larger development project is defined as one with two or more buildings on a lot one acre or larger in size. Such development projects should have sustainability requirements and GHG reduction targets that address neighborhood planning, in addition to the sustainability requirements for individual buildings (See Standard E.3.8.03 above). These should include being certified or equivalently verified at a LEED-ND (neighborhood development), Silver level or higher, and mandating a phased reduction of GHG emissions over a period of time as prescribed in the 2030 Challenge. The sustainable guidelines listed below are also relevant to the project area. They relate to but do not replace LEED certification or equivalent standard rating requirements.	N/A
Building Design Guidelines			
E.3.8.05	Guideline	Buildings should incorporate narrow floor plates to allow natural light deeper into the interior.	N/A
E.3.8.06	Guideline	Buildings should reduce use of daytime artificial lighting through design elements, such as bigger wall openings, light shelves, clerestory lighting, skylights, and translucent wall materials.	N/A
E.3.8.07	Guideline	Buildings should allow for flexibility to regulate the amount of direct sunlight into the interiors. Louvered wall openings or shading devices like *bris soleils* help control solar gain and check overheating. *Bris soleils*, which are permanent sun-shading elements, extend from the sun-facing façade of a building, in the form of horizontal or vertical projections depending on sun orientation, to cut out the sun's direct rays, help protect windows from excessive solar light and heat and reduce glare within.	Canopies are designed to assist with control of light, particularly on rear façade which is south-east facing.
E.3.8.08	Guideline	Where appropriate, buildings should incorporate arcades, trellis and appropriate tree planting to screen and mitigate south and west sun exposure during summer. This guideline would not apply to downtown, the station area and the west side of El Camino Real where buildings have a narrower setback and street trees provide shade.	N/A
E.3.8.09	Guideline	Operable windows are encouraged in new buildings for natural ventilation.	N/A

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.10	Guideline	To maximize use of solar energy, buildings should consider integrating photovoltaic panels on roofs.	N/A
E.3.8.11	Guideline	Inclusion of recycling centers in kitchen facilities of commercial and residential buildings shall be encouraged. The minimum size of recycling centers in commercial buildings should be 20 cubic feet (48 inches wide x 30 inches deep x 24 inches high) to provide for garbage and recyclable materials.	N/A
Stormwater and Wastewater Management Guidelines			
E.3.8.12	Guideline	Buildings should incorporate intensive or extensive green roofs in their design. Green roofs harvest rain water that can be recycled for plant irrigation or for some domestic uses. Green roofs are also effective in cutting-back on the cooling load of the air-conditioning system of the building and reducing the heat island effect from the roof surface.	N/A – work on the roof is not proposed as part of this project scope.
E.3.8.13	Guideline	Projects should use porous material on driveways and parking lots to minimize stormwater run-off from paved surfaces.	N/A
Landscaping Guidelines			
E.3.8.14	Guideline	Planting plans should support passive heating and cooling of buildings and outdoor spaces.	N/A
E.3.8.15	Guideline	Regional native and drought resistant plant species are encouraged as planting material.	N/A
E.3.8.16	Guideline	Provision of efficient irrigation system is recommended, consistent with the City's Municipal Code Chapter 12.44 "Water-Efficient Landscaping".	N/A
Lighting Standards			
E.3.8.17	Standard	Exterior lighting fixtures shall use fixtures with low cut-off angles, appropriately positioned, to minimize glare into dwelling units and light pollution into the night sky.	All lighting is to under canopies, and downward directed to comply with requirements limiting glare and light pollution into the sky.
E.3.8.18	Standard	Lighting in parking garages shall be screened and controlled so as not to disturb surrounding properties, but shall ensure adequate public security.	N/A
Lighting Guidelines			
E.3.8.19	Guideline	Energy-efficient and color-balanced outdoor lighting, at the lowest lighting levels possible, are encouraged to provide for safe pedestrian and auto circulation.	All exterior lighting shall have a MIN CRI of 90, and color temperature of 3000k-3500k. Light levels shall assist with pedestrian safety at recessed entrances.
E.3.8.20	Guideline	Improvements should use ENERGY STAR-qualified fixtures to reduce a building's energy consumption.	Energy star compliance to be specified, where applicable.

Section	Standard or Guideline	Requirement	Evaluation
E.3.8.21	Guideline	Installation of high-efficiency lighting systems with advanced lighting control, including motion sensors tied to dimmable lighting controls or lighting controlled by timers set to turn off at the earliest practicable hour, are recommended.	Lighting /lighting systems complying with title 24 energy efficiency guidelines shall be specified.
Green Building Material Guidelines			
E.3.8.22	Guideline	The reuse and recycle of construction and demolition materials is recommended. The use of demolition materials as a base course for a parking lot keeps materials out of landfills and reduces costs.	General contractor to comply with Menlo park recycling and construction waste disposal requirements, forms and application required shall be submitted prior to commencing work.
E.3.8.23	Guideline	The use of products with identifiable recycled content, including post-industrial content with a preference for post-consumer content, are encouraged.	Where possible, the project team shall endeavor to specify and source sustainable products with recycled content.
E.3.8.24	Guideline	Building materials, components, and systems found locally or regionally should be used, thereby saving energy and resources in transportation.	Where possible, the project team shall endeavor to specify and source locally sourced products/materials.
E.3.8.25	Guideline	A design with adequate space to facilitate recycling collection and to incorporate a solid waste management program, preventing waste generation, is recommended.	Existing space for collection of trash/recycling/ compost is maintained. Interior tenant spaces each have locations for collection of items, prior to being combined with the central collection. NOTE: this project does not make proposal for changes to any interior space in the building.
E.3.8.26	Guideline	The use of material from renewable sources is encouraged.	Where possible, the project team shall endeavor to specify and source sustainable and renewable products/materials.

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
AIR QUALITY				
Specific Plan Impact AIR-1: Implementation of the Specific Plan would result in increased long-term emissions of criteria pollutants associated with construction activities that could contribute substantially to an air quality violation. (Significant)				
Mitigation Measure AIR-1a : During construction of individual projects under the Specific Plan, project applicants shall require the construction contractor(s) to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic dust control procedures required for construction sites. For projects for which construction emissions exceed one or more of the applicable BAAQMD thresholds, additional measures shall be required as indicated in the list following the Basic Controls.		Measures shown on plans, construction documents and on-going during demolition, excavation and construction.	Project sponsor(s) and contractor(s)	PW/CDD
Basic Controls that Apply to All Construction Sites				
1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.	Exposed surfaces shall be watered twice daily.			
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.	Trucks carrying demolition debris shall be covered.			
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.	Dirt carried from construction areas shall be cleaned daily.			
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.	Speed limit on unpaved roads shall be 15 mph.			
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.	Roadways, driveways, sidewalks and building pads shall be laid as soon as possible after grading.			
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.	Idling times shall be minimized to 5 minutes or less; Signage posted at all access points.			
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.	Construction equipment shall be properly tuned and maintained.			
8. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD's phone number shall also be visible to ensure compliance with applicable regulations.	Signage will be posted with the appropriate contact information regarding dust complaints.			
9. Minimizing the idling time of diesel powered construction equipment to two minutes.	Idling time of diesel powered equipment will not exceed two minutes.			

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent nitrogen oxides reduction and 45 percent particulate matter reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.	Plan developed that demonstrates emissions from use of off-road equipment during construction will be reduced as specified.			
11. Use low volatile organic compound (VOC) (i.e., reactive organic gases) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).	Low VOC coatings shall be used.			
12. Requiring that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of nitrogen oxides and particulate matter.	Require Best Available Control Technology for all construction equipment, diesel trucks, and generators.			
13. Requiring all contractors use equipment that meets the California Air Resources Board's most recent certification standard for off-road heavy duty diesel engines.	Equipment shall meet standards for off-road heavy duty diesel engines.			
Specific Plan Impact AIR-5: Implementation of the Specific Plan would locate sensitive receptors in an area of elevated concentrations of toxic air contaminants associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-5: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within 200 feet of the edge of El Camino Real or within 100 feet of the edge of Ravenswood Avenue, Oak Grove Avenue east of El Camino Real, or Santa Cruz Avenue west of University	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks	Simultaneous with submittal for a building permit.	Project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
Avenue shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index, and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.	Plan developed for ongoing maintenance and disclosure to buyers and/renters.			
Specific Plan EIR Impact AIR-6: Implementation of the Specific Plan would locate new sensitive receptors in an area of elevated concentrations of $PM_{2.5}$ associated with roadway traffic which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-5 associated with Impact AIR-5 regarding DPM exposure would also reduce $PM_{2.5}$ exposure impacts along El Camino Real and other high volume streets to a less than significant level.	See Mitigation Measure AIR-5.			
Specific Plan EIR Impact AIR-7: Implementation of the Specific Plan would expose sensitive receptors to elevated concentrations of Toxic Air Contaminants (TACs) associated with Caltrain operations which may lead to considerable adverse health effects. (Potentially Significant)				
Mitigation Measure AIR-7: The Mitigation Monitoring and Reporting Program shall require that all developments that include sensitive receptors such as residential units that would be located within approximately 1,095 feet of the edge of the Caltrain right-of-way shall undergo, prior to project approval, a screening-level health risk analysis to determine if cancer risk, hazard index,	A health risk analysis shall be prepared. If one or more thresholds are exceeded, a filtration system shall be installed; Certified engineer to provide report documenting that system reduces health risks	Simultaneous with submittal for a building permit.	Project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
and/or $PM_{2.5}$ concentration would exceed BAAQMD thresholds. If one or more thresholds would be exceeded at the site of the subsequent project, the project (or portion of the project containing sensitive receptors, in the case of a mixed-use project) shall be equipped with filtration systems with a Minimum Efficiency Reporting Value (MERV) rating of 14 or higher. The ventilation system shall be designed by an engineer certified by the American Society of Heating, Refrigeration and Air-Conditioning Engineers, who shall provide a written report documenting that the system reduces interior health risks to less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD or the City for health risks. The project sponsor shall present a plan to ensure ongoing maintenance of ventilation and filtration systems and shall ensure the disclosure to buyers and/or renters regarding the findings of the analysis and inform occupants as to proper use of any installed air filtration. Alternatively, if the project applicant can prove at the time of development that health risks at new residences due to DPM (and other TACs, if applicable) would be less than 10 in one million, or less than any other threshold of significance adopted by BAAQMD for health risks, or that alternative mitigation measures reduce health risks below any other City-adopted threshold of significance, such filtration shall not be required.	Plan developed for ongoing maintenance and disclosure to buyers and/renters.			
General Plan EIR Impact AQ-3: Implementation of the proposed project would expose sensitive receptors to substantial concentrations of air pollutions). (Potentially Significant)				
BIOLOGICAL RESOURCES				
Specific Plan EIR Impact BIO-1: The Specific Plan could result in the take of special-status birds or their nests. (Potentially Significant)				
Mitigation Measure BIO-1a: Pre-Construction Special-Status Avian Surveys. No more than two weeks in advance of any tree or shrub pruning, removal, or ground-disturbing activity that will commence during the breeding season (February 1 through August 31), a qualified wildlife biologist will conduct pre-construction surveys of all potential special-status bird nesting habitat in the vicinity of the planned activity. Pre-construction surveys are not required for construction activities scheduled to occur during the non-breeding season (August 31 through January 31). Construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). Nests initiated during construction activities would be presumed to be unaffected by the activity, and a buffer zone around such nests would not be necessary. However, a nest initiated during construction cannot be moved or altered.	A nesting bird survey shall be prepared if tree or shrub pruning, removal or ground-disturbing activity will commence between February 1 through August 31.	Prior to tree or shrub pruning or removal, any ground disturbing activity and/or issuance of demolition, grading or building permits.	Qualified wildlife biologist retained by project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
If pre-construction surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied: no further mitigation is required. ***If active nests of special-status birds are found during the surveys:*** implement Mitigation Measure BIO-1b.				
Mitigation Measure BIO-1b: Avoidance of active nests. If active nests of special-status birds or other birds are found during surveys, the results of the surveys would be discussed with the California Department of Fish and Game and avoidance procedures will be adopted, if necessary, on a case-by- case basis. In the event that a special-status bird or protected nest is found, construction would be stopped until either the bird leaves the area or avoidance measures are adopted. Avoidance measures can include construction buffer areas (up to several hundred feet in the case of raptors), relocation of birds, or seasonal avoidance. If buffers are created, a no disturbance zone will be created around active nests during the breeding season or until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted will take into account factors such as the following: 1. Noise and human disturbance levels at the Plan area and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; 2. Distance and amount of vegetation or other screening between the Plan area and the nest; and 3. Sensitivity of individual nesting species and behaviors of the nesting birds.	If active nests are found during survey, the results will be discussed with the California Department of Fish and Game and avoidance procedures adopted. Halt construction if a special-status bird or protected nest is found until the bird leaves the area or avoidance measures are adopted.	Prior to tree or shrub pruning or removal, any ground-disturbing activities and/or issuance of demolition, grading or building permits.	Project sponsor(s) and contractor(s)	CDD
Specific Plan EIR Impact BIO-3: Impacts to migratory or breeding special-status birds and other special-status species due to lighting conditions. (Potentially Significant)				
Mitigation Measure BIO-3a: Reduce building lighting from exterior sources. a. Minimize amount and visual impact of perimeter lighting and façade up-lighting and avoid uplighting of rooftop antennae and other tall equipment, as well as of any decorative features; b. Installing motion-sensor lighting, or lighting controlled by timers set to turn off at the earliest practicable hour; c. Utilize minimum wattage fixtures to achieve required lighting levels; d. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with a three-second flash interval instead of continuous flood lighting, rotating lights, or red lighting e. Use cutoff shields on streetlight and external lights to prevent upwards lighting.	Reduce building lighting from exterior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD
Mitigation Measure BIO-3b: Reduce building lighting from interior sources.	Reduce building lighting from interior sources.	Prior to building permit issuance and ongoing.	Project sponsor(s) and contractor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
a. Dim lights in lobbies, perimeter circulation areas, and atria; b. Turn off all unnecessary lighting by 11pm thorough sunrise, especially during peak migration periods (mid-March to early June and late August through late October); c. Use gradual or staggered switching to progressively turn on building lights at sunrise. d. Utilize automatic controls (motion sensors, photosensors, etc.) to shut off lights in the evening when no one is present; e. Encourage the use of localized task lighting to reduce the need for more extensive overhead lighting; f. Schedule nightly maintenance to conclude by 11 p.m.; g. Educate building users about the dangers of night lighting to birds.				
Specific Plan Impact BIO-5: The Specific Plan could result in the take of special-status bat species. (Potentially Significant)				
Mitigation Measure BIO-5a: Preconstruction surveys. Potential direct and indirect disturbances to special-status bats will be identified by locating colonies and instituting protective measures prior to construction of any subsequent development project. No more than two weeks in advance of tree removal or structural alterations to buildings with closed areas such as attics, a qualified bat biologist (e.g., a biologist holding a California Department of Fish and Game collection permit and a Memorandum of Understanding with the California Department of Fish and Game allowing the biologist to handle and collect bats) shall conduct pre-construction surveys for potential bats in the vicinity of the planned activity. A qualified biologist will survey buildings and trees (over 12 inches in diameter at 4.5-foot height) scheduled for demolition to assess whether these structures are occupied by bats. No activities that would result in disturbance to active roosts will proceed prior to the completed surveys. If bats are discovered during construction, any and all construction activities that threaten individuals, roosts, or hibernacula will be stopped until surveys can be completed by a qualified bat biologist and proper mitigation measures implemented. ***If no active roosts present:*** no further action is warranted. ***If roosts or hibernacula are present:*** implement Mitigation Measures BIO-5b and 5c.	Retain a qualified bat biologist to conduct pre-construction survey for bats and potential roosting sites in vicinity of planned activity. Halt construction if bats are discovered during construction until surveys can be completed and proper mitigation measures implemented.	Prior to tree pruning or removal or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD

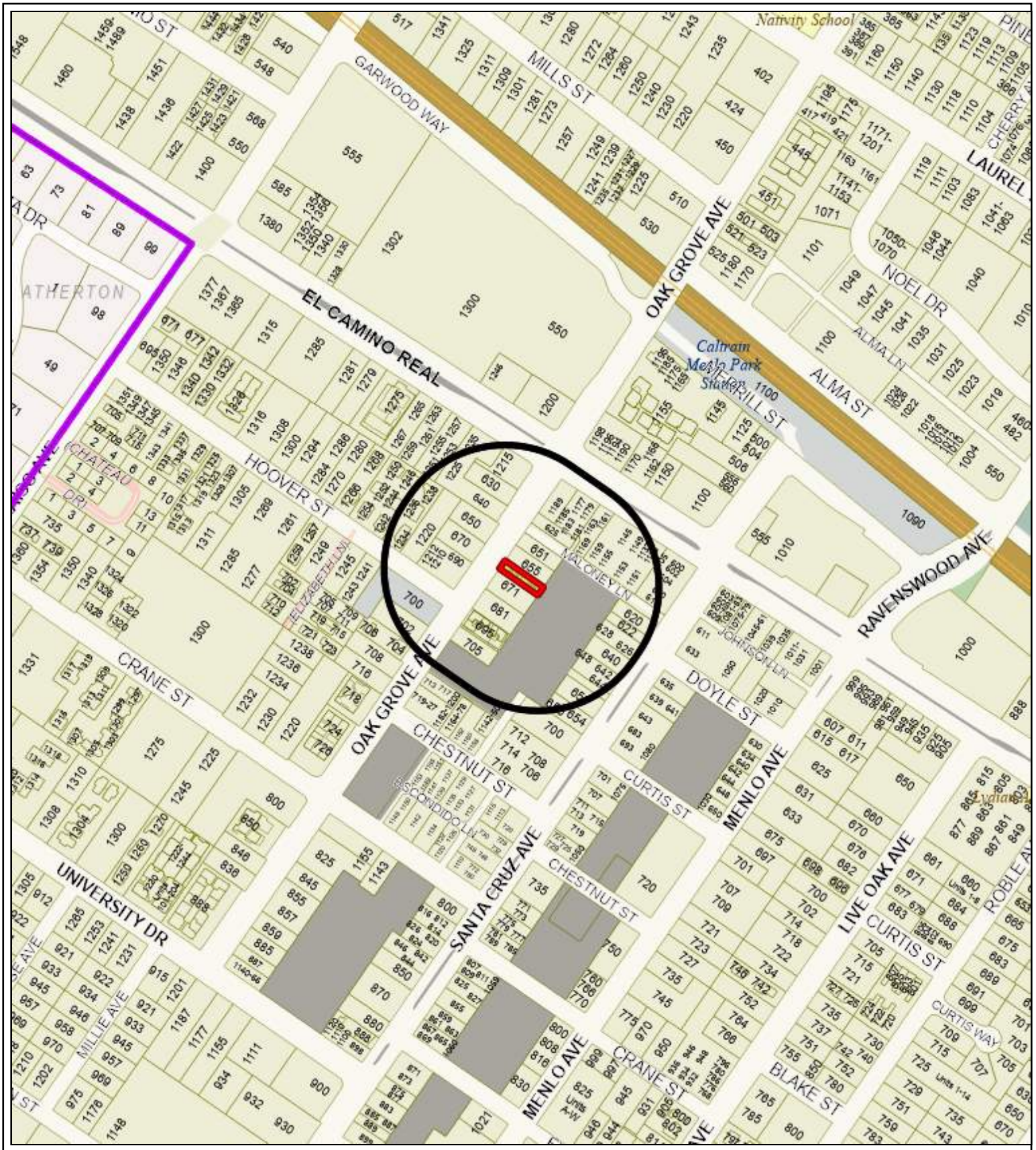
Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure BIO-5b: Avoidance. If any active nursery or maternity roosts or hibernacula of special-status bats are located, the subsequent development project may be redesigned to avoid impacts. Demolition of that tree or structure will commence after young are flying (i.e., after July 31, confirmed by a qualified bat biologist) or before maternity colonies forms the following year (i.e., prior to March 1). For hibernacula, any subsequent development project shall only commence after bats have left the hibernacula. No-disturbance buffer zones acceptable to the California Department of Fish and Game will be observed during the maternity roost season (March 1 through July 31) and during the winter for hibernacula (October 15 through February 15). Also, a no-disturbance buffer acceptable in size to the California Department of Fish and Game will be created around any roosts in the Project vicinity (roosts that will not be destroyed by the Project but are within the Plan area) during the breeding season (April 15 through August 15), and around hibernacula during winter (October 15 through February 15). Bat roosts initiated during construction are presumed to be unaffected, and no buffer is necessary. However, the "take" of individuals is prohibited.	If any active nursery or maternity roosts or hibernacula are located, no disturbance buffer zones shall be established during the maternity roost and breeding seasons and hibernacula.	Prior to tree removal or pruning or issuance of demolition, grading or building permits	Qualified bat biologist retained by project sponsor(s)	CDD
Mitigation Measure BIO-5c: Safely evict non-breeding roosts. Non-breeding roosts of special-status bats shall be evicted under the direction of a qualified bat biologist. This will be done by opening the roosting area to allow airflow through the cavity. Demolition will then follow no sooner or later than the following day. There should not be less than one night between initial disturbance with airflow and demolition. This action should allow bats to leave during dark hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight. Trees with roosts that need to be removed should first be disturbed at dusk, just prior to removal that same evening, to allow bats to escape during the darker hours. However, the "take" of individuals is prohibited.	A qualified bat biologist shall direct the eviction of non-breeding roosts.	Prior to tree removal or pruning or issuance of demolition, grading or building permits.	Qualified bat biologist retained by project sponsor(s)	CDD
Specific Plan Impact BIO-6a: The Specific Plan could result in impacts to special-status amphibians and reptiles; California red-legged frog, California tiger salamander, and western pond turtle. (Potentially Significant)				
Mitigation Measure BIO 6a: The following measures shall be implemented to mitigate the effects of the project on special-status amphibians and reptiles: Staging areas, and all fueling and maintenance of vehicles and other equipment and staging areas shall be at least 100 feet from the riparian corridor of San Francisquito Creek. For any construction that takes place within 100 feet of the riparian corridor of San Francisquito Creek:	Buffer areas of at least 100 feet shall be created for the riparian corridor of San Francisquito Creek.	Prior to issuance of a grading permit and ongoing during construction	Project sponsor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
The project sponsor shall install exclusionary fencing, such as silt fences, along San Francisquito Creek and around all construction areas that are within 100 feet of or adjacent to potential California red-legged frog, California tiger salamander, or western pond turtle habitat, which includes San Francisquito Creek and its riparian corridor. Once fencing is in place, it shall be maintained by the project sponsor until completion of construction within or adjacent to the enclosure.	Install fencing along San Francisquito Creek and around all construction areas within 100 feet of or adjacent to potential California red- legged frog, California tiger salamander, or western pond turtle habitat.		Qualified biologist retained by the project sponsor(s)	
Prior to commencement of any earthmoving activities, the project sponsor shall retain a qualified monitoring biologist to train all construction personnel and work crews on the sensitivity and identification of the California red-legged frog, California tiger salamander, and western pond turtle and the penalties for the “take” of these species. In addition, species identification cards shall be provided to all construction personnel. Training sessions shall be conducted for all new employees before they access the Plan area and periodically throughout project construction.	Retain a qualified biologist to train all construction personnel.			
During project construction the qualified monitoring biologist who is familiar with the identification and life history of California red-legged frog, California tiger salamander, and western pond turtle, and with the appropriate agency authorization, shall be designated to periodically inspect onsite compliance with all mitigation measures, consistent with the training sessions.	Inspection of onsite compliance shall be conducted by a qualified monitoring biologist.			
The qualified monitoring biologist shall perform a daily survey of the San Francisquito Creek and its riparian corridor within 100 feet of the project site during initial ground-breaking activities and during the rainy season. During these surveys, the qualified monitoring biologist shall inspect the exclusion fencing for individuals trapped within the fence and determine the need for fence repair.	Retain a qualified monitoring biologist to perform a daily survey of riparian corridors within 100 feet of the project site.			
After ground-breaking activities and during the non-rainy season, the qualified monitoring biologist shall continue to perform daily fence surveys and compliance reviews at the project site.				
If a California red-legged frog or California tiger salamander is identified in the project work area, all work in the immediate area shall cease and the U.S. Fish and Wildlife Service shall be contacted. Work shall not begin again until so authorized by the U.S. Fish and Wildlife Service.	Halt all work in the immediate area if a special-status amphibian is identified and contact the U.S. Fish and Wildlife Service.			
CULTURAL RESOURCES				
Impact CUL-1: The proposed Specific Plan could have a significant impact on historic architectural resources. (Potentially Significant)				
Mitigation Measure CUL-1: Site Specific Evaluations and Treatment in Accordance with the Secretary of the Interior’s Standards: ***Site-Specific Evaluations:*** In order to adequately address the level of potential impacts for an individual project and thereby design appropriate mitigation measures, the City shall require project sponsors to complete site-specific evaluations at the time that individual projects are proposed at or adjacent to buildings that are at least 50 years old.	A qualified architectural historian shall complete a site-specific historic resources study. For structures found to be historic, specify treating conforming to Secretary of the Interior's standards, as applicable.	Simultaneously with a project application submittal.	Qualified architectural historian retained by the Project sponsor(s).	CDD The existing building was built in 1983, making it 40 years old; thus not requiring a historical resources analysis/report.

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
The project sponsor shall be required to complete a site-specific historic resources study performed by a qualified architectural historian meeting the Secretary of the Interior's Standards for Architecture or Architectural History. At a minimum, the evaluation shall consist of a records search, an intensive-level pedestrian field survey, an evaluation of significance using standard National Register Historic Preservation and California Register Historic Preservation evaluation criteria, and recordation of all identified historic buildings and structures on California Department of Parks and Recreation 523 Site Record forms. The evaluation shall describe the historic context and setting, methods used in the investigation, results of the evaluation, and recommendations for management of identified resources. If federal or state funds are involved, certain agencies, such as the Federal Highway Administration and California Department of Transportation (Caltrans), have specific requirements for inventory areas and documentation format. ***Treatment in Accordance with the Secretary of the Interior's Standards.*** Any future proposed project in the Plan Area that would affect previously recorded historic resources, or those identified as a result of site-specific surveys and evaluations, shall conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). The Standards require the preservation of character defining features which convey a building's historical significance, and offers guidance about appropriate and compatible alterations to such structures.				
HAZARDOUS MATERIALS				
Impact HAZ-3: Hazardous materials used on any individual site during construction activities (i.e., fuels, lubricants, solvents) could be released to the environment through improper handling or storage. (Potentially Significant)				
Mitigation Measure HAZ-3: All development and redevelopment shall require the use of construction Best Management Practices (BMPs) to control handling of hazardous materials during construction to minimize the potential negative effects from accidental release to groundwater and soils. For projects that disturb less than one acre, a list of BMPs to be implemented shall be part of building specifications and approved of by the City Building Department prior to issuance of a building permit.	Implement best management practices to reduce the release of hazardous materials during construction.	Prior to building permit issuance for sites disturbing less than one acre and on-going during construction for all project sites	Project sponsor(s) and contractor(s)	CDD
NOISE				
Specific Plan Impact NOI-1: Construction activities associated with implementation of the Specific Plan would result in substantial temporary or periodic increases in ambient noise				

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure NOI-1a: Construction contractors for subsequent development projects within the Specific Plan area shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acousticallyattenuating shields or shrouds, etc.) when within 400 feet of sensitive receptor locations. Prior to demolition, grading or building permit issuance, a construction noise control plan that identifies the best available noise control techniques to be implemented, shall be prepared by the construction contractor and submitted to the City for review and approval. The plan shall include, but not be limited to, the following noise control elements: * Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler shall achieve lower noise levels from the exhaust by approximately 10 dBA. External jackets on the tools themselves shall be used where feasible in order to achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible; * Stationary noise sources shall be located as far from adjacent receptors as possible and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible; and * When construction occurs near residents, affected parties within 400 feet of the construction area shall be notified of the construction schedule prior to demolition, grading or building permit issuance. Notices sent to residents shall include a project hotline where residents would be able to call and issue complaints. A Project Construction Complaint and Enforcement Manager shall be designated to receive complaints and notify the appropriate City staff of such complaints. Signs shall be posted at the construction site that include permitted construction days and hours, a day and evening contact number for the job site, and day and evening contact numbers, both for the construction contractor and City representative(s), in the event of problems.	A construction noise control plan shall be prepared and submitted to the City for review. Implement noise control techniques to reduce ambient noise levels.	Prior to demolition, grading or building permit issuance Measures shown on plans, construction documents and specification and ongoing through construction	Project sponsor(s) and contractor(s)	CDD

Mitigation Monitoring and Reporting Program				
Mitigation Measure	**Action**	**Timing**	**Implementing Party**	**Monitoring Party**
Mitigation Measure NOI-1b: Noise Control Measures for Pile Driving: Should pile-driving be necessary for a subsequently proposed development project, the project sponsor would require that the project contractor predrill holes (if feasible based on soils) for piles to the maximum feasible depth to minimize noise and vibration from pile driving. Should pile-driving be necessary for the proposed project, the project sponsor would require that the construction contractor limit pile driving activity to result in the least disturbance to neighboring uses.	If pile-driving is necessary for project, predrill holes to minimize noise and vibration and limit activity to result in the least disturbance to neighboring uses.	Measures shown on plans, construction documents and specifications and ongoing during construction	Project sponsor(s) and contractor(s)	CDD
Mitigation Measure NOI-1c: The City shall condition approval of projects near receptors sensitive to construction noise, such as residences and schools, such that, in the event of a justified complaint regarding construction noise, the City would have the ability to require changes in the construction control noise plan to address complaints.	Condition projects such that if justified complaints from adjacent sensitive receptors are received, City may require changes in construction noise control plan.	Condition shown on plans, construction documents and specifications. When justified complaint received by City.	Project sponsor(s) and contractor(s) for revisions to construction noise control plan.	CDD



City of Menlo Park

Location Map

657-659 OAK GROVE AVENUE

CITY OF MENLO PARK

Scale: 1:4,000 | Drawn By: CRT | Checked By: TAS | Date: 12/4/2023 | Sheet: 1

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **12/4/2023**
Staff Report Number: **23-070-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 on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district at 128 Cornell Road; 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 on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district. The proposal includes an attached accessory dwelling unit (ADU), which is 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 Cornell Road in a north to south orientation, the subject property is located on the west side of the street, at the corner of Harvard Avenue in the Allied Arts neighborhood. 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 bungalow style. All neighboring properties are also located in the R-1-U zoning district, however, nearby residences along Harvard Avenue and Creek Drive are located in the R-2 (Low Density Apartment) district.

Analysis

Project description

The subject property is currently occupied by a 2,169-square-foot, single-story, single-family residence, originally built in approximately 1935. The property is a substandard lot with regard to minimum lot width, having a width of 60 feet where 65 is required, a standard lot depth of 140 feet where 100 is required, and lot area of 8,400 square feet where a minimum of 7,000 is required.

The applicant is proposing to demolish the existing residence and accessory building and construct a new two-story, single-family residence over a full basement that would include four bedrooms and five and one half bathrooms. The attached ADU, occupying the front right corner 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 3,946.4 square feet and would exceed the maximum floor area limit of 3,150 square feet for the site.
- The total building coverage of the main house and ADU would be 3,092.3 square feet, or approximately 37 percent of the lot, where 2,940 square feet (35 percent) is permitted.
  - The project is allowed to exceed the FAL and building coverage limits by up to 800 square feet in order to accommodate the 799.5-square-foot attached ADU.
- The main house would have a front setback of 26.5 feet where a minimum of 20 feet is required.
  - The attached ADU at the front of the project would have a 20-foot front setback where 20 feet is required.
- The main house and attached ADU would have a right corner-side setback of 12 feet where a minimum of 12 feet is required.
- The main house would have a 6.3 foot setback on the left side where a minimum of 6 feet is required.
- The main house would have a rear setback of 30.8 feet where a minimum of 20 feet is required.
- The second floor of the project would be 1,320.4 square feet where 1,400 square feet is permitted.
- The balcony at the rear of the second floor would be setback from the rear property line by 42.5 feet where 30 feet is required, 20 feet from the right side and 27.4 feet from the left side where 20 feet is required on both sides.
- The proposed residence would have a total height of approximately 24.9 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 residence is designed in a transitional style to compliment other homes in the surrounding area. The applicant proposes an eclectic façade treatment consisting of vertical stained Cedar wood siding and stucco accented by a stone veneer that wraps around the garage and front entry elements. The lower roof is proposed to have standing-seam metal while the upper roof would be composite shingle. Aluminum-clad, clear glass windows with no grids are proposed to complete residence.

Proposed methods to alleviate privacy concerns along the shared left property line include minimizing the number of second floor windows, frosted obscure glass on second floor windows closest to the neighboring property, and a 19.5-foot extended setback for a large window over the staircase.

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 three heritage trees. Ten trees are proposed for removal, none of which are heritage trees. Tree number 13, which is non-heritage and proposed for removal, appears to be located on the property line between the subject and a neighboring property at 145 Cornell Road. As ownership of the tree has not been established, project-specific condition 2b has been added requiring the applicant to either submit revised plans and survey that establishes their full ownership of the tree or revised plans showing the tree to remain.

A proposed landscape plan was provided as part of the plan set that calls for the addition of four 24-inch box flowering daybreak cherry trees to the site.

Table 1: Tree summary and disposition

Tree Number	Species	Size (DBH, in inches)	Disposition	Notes
T1	Japanese maple	6	Remove	Non-heritage
T2	Japanese maple	7, 5	Remove	Non-heritage
T3	camellia	3-4	Remove	Non-heritage
T4*	Japanese flowering cherry	22	Retain	Heritage
T5*	Italian stone pine	48	Retain	Heritage
T6	Norfolk island pine	7, 6	Remove	Non-heritage
T7	glossy privet	10, 7	Remove	Non-heritage
T8	coast redwood	78	Retain	Heritage
T9	camellia	8	Remove	Non-heritage
T10	camellia	8	Remove	Non-heritage
T11	Japanese maple	8	Remove	Non-heritage
T12	glossy privet	9	Remove	Non-heritage
T13	Purple-leaf cherry plum	12	Remove	Non-heritage

* street trees/off-site trees

To protect the heritage and non-heritage trees on site, the arborist report has identified such measures as tree protection fencing, special measures shall be utilized (as approved by the project arborist) to allow the roots to obtain necessary oxygen, water, and nutrients, underground trenching shall avoid the major support

and absorbing tree roots of protected trees, artificial irrigation shall not occur within the root zone of native oaks (unless deemed appropriate on a temporary basis by the project arborist), any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose, 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.

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

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 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 single-story, single-family residence and construct a new two-story, single-family residence on a substandard lot with regard to minimum lot width in the R-1-U (Single Family Urban Residential) zoning district at 128 Cornell Road. 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 Monterey Development, LLC ("Applicant"), on behalf of the property owner Cornell Home, LLC ("Owner"), located at 128 Cornell Road (APN 071-431-070) ("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 Kurt Fouts Arborist Consultant, 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 December 4, 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. The proposed project would alleviate privacy concerns from second story windows through design elements such as minimizing the number of lot line windows, frosted opaque glass treatment, and additional second story setbacks greater than the minimum required.

Section 3. Conditional Use Permit. The Planning Commission approves Use Permit No. PLN2023-00001, 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 December 4, 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 December, 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

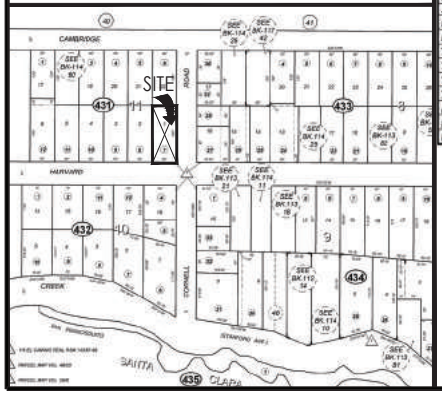
CORNELL RESIDENCE

NEW SINGLE FAMILY RESIDENCE

128 CORNELL RD, MENLO PARK

LOCATION MAP

ASSESSOR'S PARCEL MAP



SCOPE OF WORK

DEMOLISH AN EXISTING ONE STORY RESIDENCE ON A 8,400 S.F. LOT AND CONSTRUCT A NEW TWO STORY SINGLE FAMILY RESIDENCE WITH A BASEMENT, AN ATTACHED TWO CAR GARAGE AND ATTACHED ADU.
THE RESIDENCE TOTALS 3,150 S.F. WHICH INCLUDES 796.46 S.F. OF ADU AND 446.7 S.F. OF GARAGE AREA AND 1,799.79 S.F. OF BASEMENT.

PROJECT SUMMARY

Assessor's Parcel No.	071431070
Zoning:	R-1-U
Jurisdiction:	City of Menlo Park
Type of Construction:	TYPE V-B, SPRINKLERED
Building Occ. Groups:	R-3/U (SINGLE FAMILY RESIDENTIAL)
Required Property Setbacks (1st / 2nd):	
Front	20'
Rear	20'
Street Side	12'
Interior Side	6'
Proposed Property Setbacks (1st / 2nd):	
Front	20'-3"
Rear	30'-9 1/2"
Street Side	12'-0"
Interior Side	6'-3"
Max. Allowed Building Height:	28'
Proposed Building Height	24.9'
Lot Area:	8,400.0
Total New ADU	796.46
Total New Garage	446.7
Total New Living Area	2,703.2
Total New Residence	3,149.9
Max. FAL	3,150
Proposed Lot Coverage Ratio	1,916.8
Lot Coverage Percentage	22.8% <35% (OK)

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.

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

DEFERRED SUBMITTALS

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

REQ'D CONTRACTOR SUBMITTALS TO BLDG DEPT. PRIOR TO PERMIT ISSUANCE

APPLICABLE CODES

APPLICABLE CODES (with Menlo Park Amendments)

-2019 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2019 CALIFORNIA BUILDING CODE, CBC
-2019 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2019 CALIFORNIA ELECTRICAL CODE, CEC
-2019 CALIFORNIA MECHANICAL CODE, CMC
-2019 CALIFORNIA PLUMBING CODE, CPC
-2019 CALIFORNIA ENERGY CODE, CEnC
-2019 CALIFORNIA HISTORICAL CODE, CHC
-2019 CALIFORNIA FIRE CODE, CFC
-2019 CALIFORNIA EXISTING BUILDING CODE
-2019 CALIFORNIA GREEN BUILDING STANDARDS
-2019 CALIFORNIA REFERENCED STANDARDS
-SAN MATEO COUNTY STANDARD DETAIL AND SPECIFICATION SI-7 FOR CONSTRUCTION SITE SAFETY

SHEET INDEX

PROJECT TEAM

OWNER
Xiaoyan Liu and Wei Ming Toh
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ph:
email: silva.liux@gmail.com

ARCHITECT
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email: calvin@studios2arch.com

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attn Gary Hsu
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email capexinc888@gmail.com

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attn Joseph Brajkovich
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email ed@weceng.com

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Union City, CA 94587
attn Anyi Huang
ph 650 533 0107
email: any@anyilandscape.com

ARBORIST
Kurt Fouts
826 Monterey Avenue
Capitola, CA 95010
attn Kurt Fouts
ph 831 359 3607
email: kourtfouts1@outlook.com

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

20008 Monterey Development
Residence
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

Menlo Park, 128 Cornell

128 Cornell LLC

LICENSED ARCHITECT
REGISTERED R. SAKAI, JR.
C27,719
12-31-23
STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
2'0008			
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
	2023.07.13	PLANNING REV 1	CS/MC
	2023.09.11	PLANNING REV 2	CS/MC
	2023.10.09	PLANNING REV 3	CS/MC

COVER SHEET

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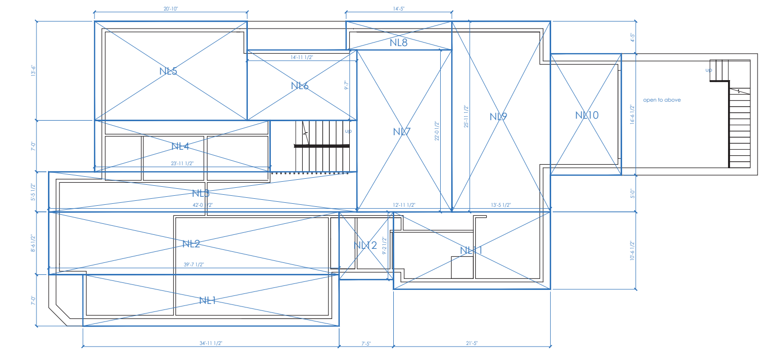
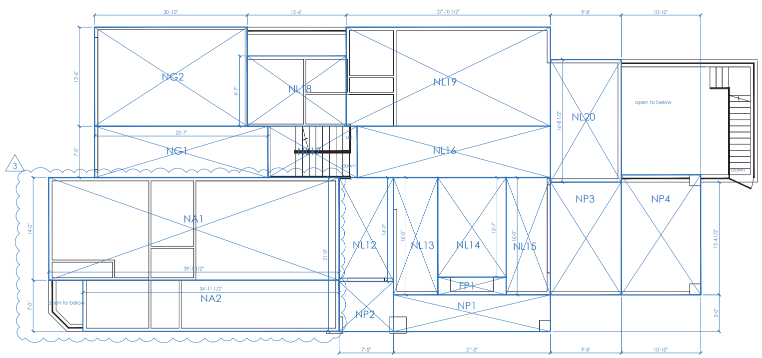
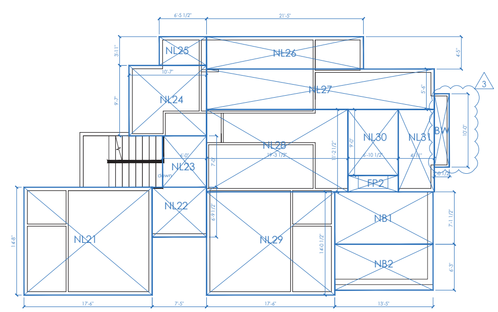


BASEMENT AREA CALCS 1/8" 1



FIRST FLOOR AREA CALCS 1/8" 1



SECOND FLOOR AREA CALCS 1/8" 1

New Basement Floor living area/not FAL	
NL1	244.71
NL2	338.46
NL3	229.48
NL4	167.71
NL5	281.25
NL6	143.35
NL7	285.62
NL8	56.46
NL9	349.36
NL10	159.99
NL11	225.76
TOTAL	**2,256.39**

	New First Floor Living Area	
	NL12	105.14
	NL13	96.70
	NL14	126.69
	NL15	96.70
	NL16	184.92
	NL17	85.37
	NL18	129.38
	NL19	375.96
	NL20	161.54
NFL	TOTAL	**1,362.40**

	New Living Second Floor Area	
	NL21	256.84
	NL22	50.30
	NL23	42.00
	NL24	101.42
	NL25	25.30
	NL26	94.52
	NL27	171.07
	NL28	216.28
	NL29	245.90
	NL30	61.69
	NL31	55.10
NSL	Total	**1,320.42**

	New Bay Window (Counted Towards FAL)	
	BW	20.37
BW	Total	**20.37**

	Fireplaces (Not Counted Towards FAL)	
	FP1	22.18
	FP2	15.02
FP	Total	**37.20**

	New Garage Area	
	NG1	165.45
	NG2	281.25
NG	Total	**446.70**

	New Attached ADU Area/not FAL	
	NA1	554.75
	NA2	244.71
NA	Total	**799.46**

	New Porch Area	
	NP1	107.1
	NP2	50.6
	NP3	148.6
	NP4	177.4
NP	Total	**483.7**

	New Balcony Area (Not Counted Towards FAL)	
	NB1	95.7
	NB2	83.9
NB	Total	**179.6**

LA	Lot Area:	8,400.0	
NG+NFL	Total 1st Floor Living Area (ADU not Included)	1,809.1	
NSL+BW	Total 2nd Floor Living Area (Incl. Bay Window)	1,340.8	
NFL+NSL+NG	Total New Living Area (ADU not Included)	3,149.9	Max. FAL 3,150 (OK)
TNL+NG+NA	Total New Living Area Including ADU	3,949.4	
PLC=NFL+NG+NP	Total New Building Coverage	2,292.8	
NFL+NG+NP+NA	Total New Bldg. Coverage Including ADU	3,092.3	
PLC/LA	Bldg. Coverage Percentage	27.3%	<35% (OK)

FLOOR AREA CALCULATIONS - -

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

20008 Monterey Development Residence
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU
Menlo Park, 128 Cornell
128 Cornell LLC

LICENSED ARCHITECT EUGENE H. SAKAI, AIA, LEED C27,719 12-31-23 STATE OF CALIFORNIA

PROJECT NO. 21008

REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
1	2023.07.13	PLANNING REV 1	CS/MC
2	2023.09.11	PLANNING REV 2	CS/MC
3	2023.10.09	PLANNING REV 3	CS/MC

FLOOR AREA CALCULATION

A0.2

PROPOSED CONTEXT ELEVATION | 1/8" | 1

PROPOSED CONTEXT ELEVATION | 1/8" | 2

114 CORNELL RD

772 HARVARD AVE

773 HARVARD AVE

805 HARVARD AVE

825 HARVARD AVE

824 HARVARD AVE

810 HARVARD AVE

145 CORNELL RD

NEIGHBORING RESIDENCES | - | 6

SITE MAP | - | 3

STUDIO S SQUARED ARCHITECTURE
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

MENLO PARK, 128 CORNELL

XIAOYAN LIU AND ADAM TOH

LICENSED ARCHITECT
SHIGEFUMI H. SAKAI
C27,719
12.31.21
STATE OF CALIFORNIA

PROJECT NO.			
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
1	2023.07.13	PLANNING REV1	MC/CS
2	2023.09.11	PLANNING REV2	MC/CS

STREETSCAPE

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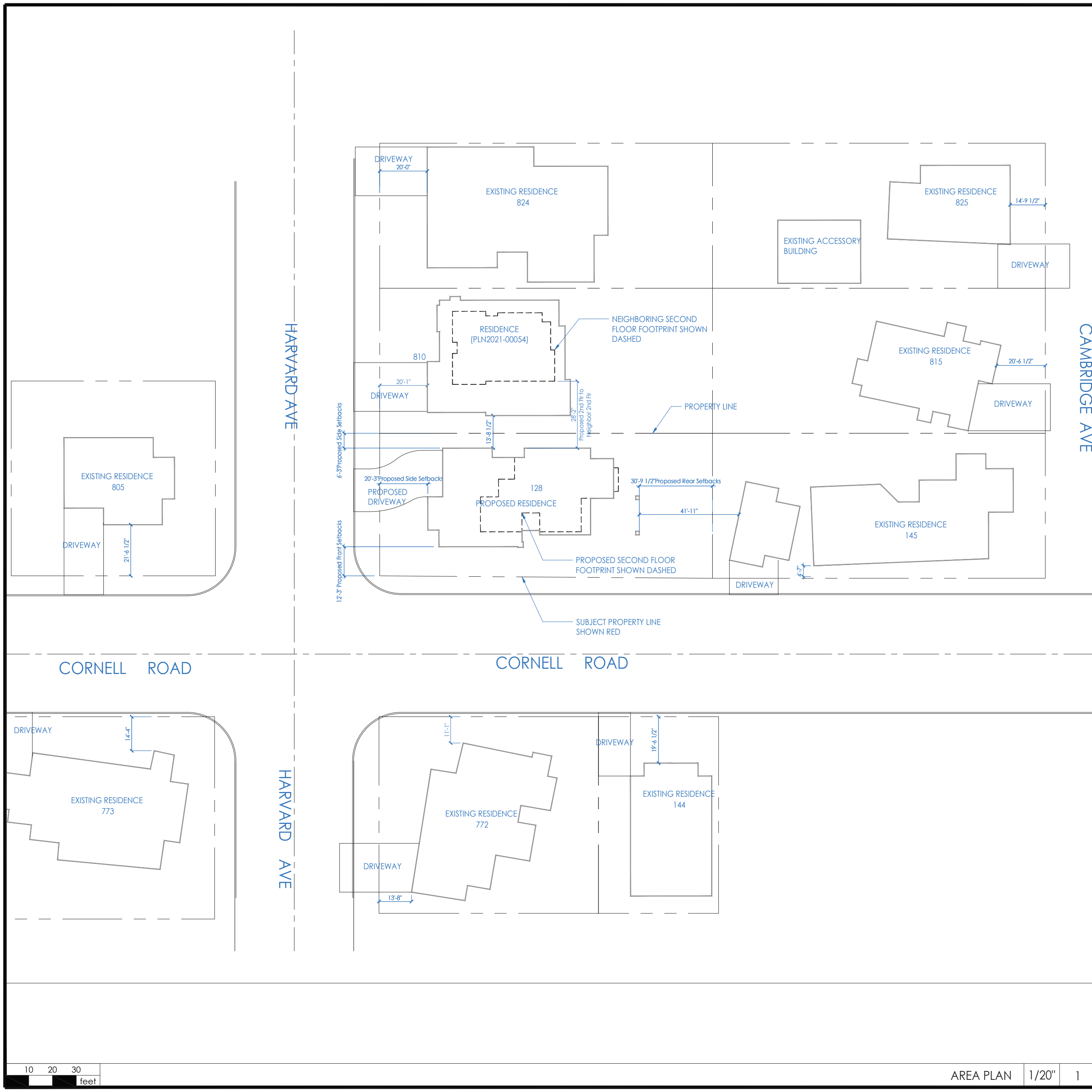


AREA PLAN | 1/20" | 1

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

20008 Monterey Development Residence

NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

Menlo Park, 128 Cornell

128 Cornell LLC

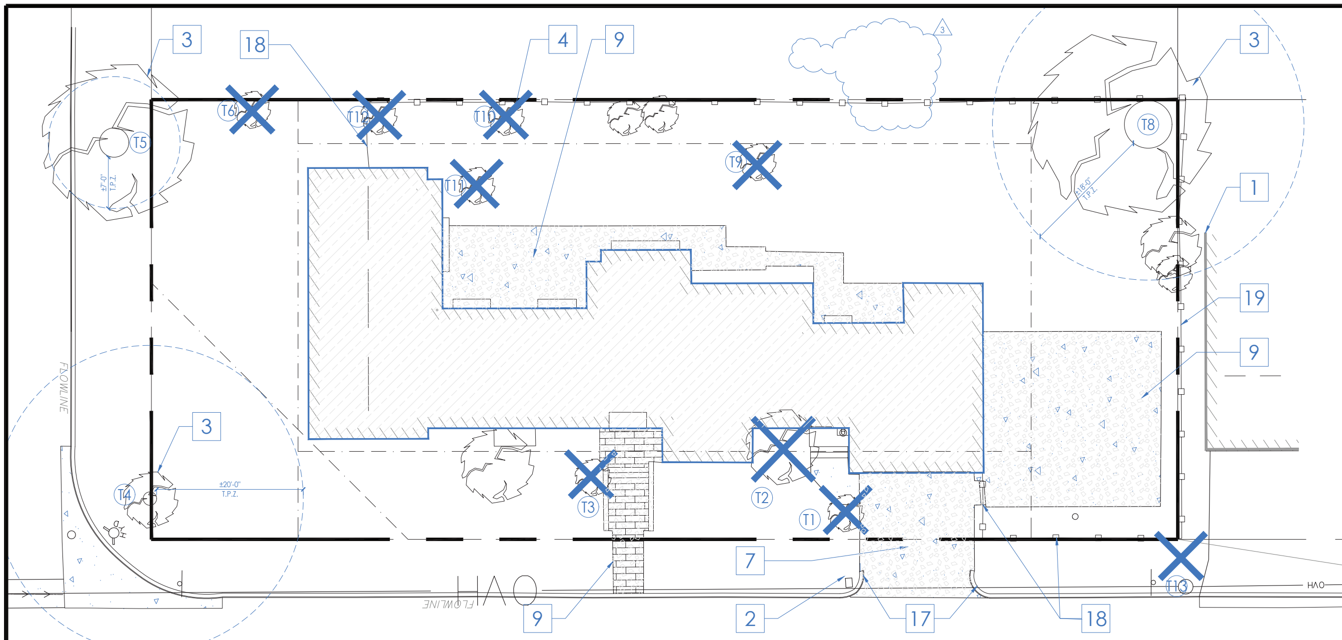
LICENSED ARCHITECT EUGENE H. SAKAI, AIA, LEED AP C27,719 12-31-23 STATE OF CALIFORNIA

PROJECT NO. 21008

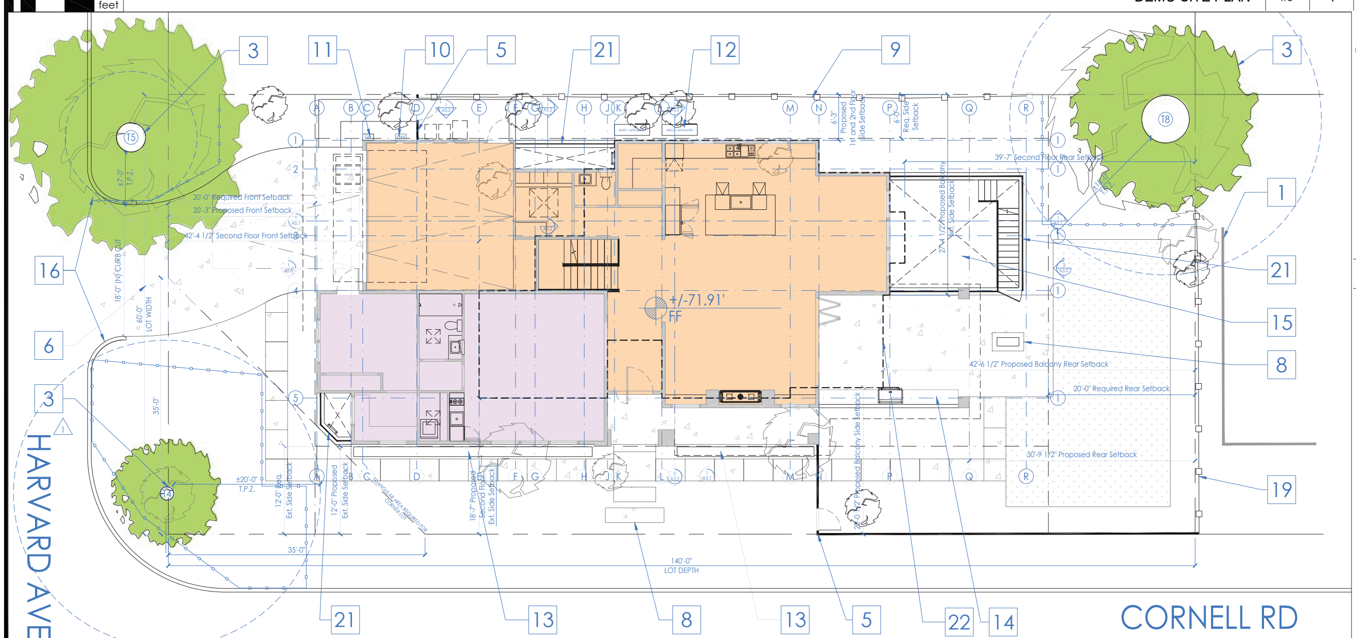
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
1	2023.07.13	PLANNING REV 1	CS/MC
2	2023.09.11	PLANNING REV 2	CS/MC
3	2023.10.09	PLANNING REV 3	CS/MC

AREA PLAN

A0.4



DEMO SITE PLAN 1/8" 1



SITE PLAN 1/8" 2

= NUMBER TO KEY NOTE BELOW

1. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
2. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
3. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. REFER TO ARBORIST REPORT PREPARED BY CERTIFIED ARBORIST KURT FOUTS DATED FEBRUARY 20, 2023 FOR ADDITIONAL TREE PROTECTION MEASURES AND INFORMATION
4. (E) TREE(S) TO BE REMOVED -- REFER TO ARBORIST REPORT PREPARED BY CERTIFIED ARBORIST KURT FOUTS DATED AUGUST 23,2022 FOR RECOMMENDATIONS
5. (N) 6'-0" HIGH WOOD FENCE AND GATE--VERIFY FINAL DESIGN AND FINISH WITH OWNER -- NEW FENCES TO CONFORM TO JURISDICTION'S FENCE REGULATIONS
6. (N) DRIVEWAY - FINAL MATERIAL SELECTION TO BE DETERMINED BY ARBORIST KURT FOUTS FOLLOWING FIELD INSPECTION OF HAND DUG TRENCH @ STREET TREE DURING CONSTRUCTION.
7. (E) CONCRETE DRIVEWAY TO BE REMOVED
8. (N) HARDSCAPE AND GAS FIREPIT -- REFER TO LANDSCAPE PLAN FOR MORE INFO
9. (E) HARDSCAPE TO BE REMOVED
10. (N) GAS METER LOCATION -- INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
11. (N) ELECTRICAL METER LOCATION -- CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400 AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
12. (N) HEATPUMP UNIT PAD(S) -- PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. HEATPUMP UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLAN
13. (N) PLANTER, REFER TO LANDSCAPE PLANS FOR MORE INFO
14. (N) OUTDOOR KITCHEN WITH BUILT-IN GAS BARBEQUE -- REFER TO LANDSCAPE PLAN FOR MORE INFO
15. (N) LIGHT WELL -- SEE A2.1a FLOOR PLAN FOR MORE INFO
16. (N) CONCRETE CURBCUT, TO CONFORM TO CITY PF MENLO PARK REQUIREMENTS
17. (E) CURBCUT AT SUBJECT PROPERTY TO BE REMOVED AND REPLACED WITH CITY-APPROVED SIDEWALK
18. (E) SECTION OF 6'-0" HIGH WOOD FENCE AND GATE TO BE REMOVED
19. (E) FENCE ON PROPERTY LINE TO REMAIN AND BE PROTECTED DURING CONSTRUCTION
20. NOT USED
21. METAL GUARD RAIL, TOP OF RAILING MIN. 42" ABOVE FINISHED DECK SURFACE, AND MUST RESIST A CONCENTRATED LOAD OF 200LBS. APPLIED ANY WHERE ALONG THE TOP PANEL --SEE ELEVATIONS FOR MORE INFO.
22. OUTLINE OF (N) SECOND FLOOR FOOTPRINT

SITE PLAN KEYNOTES -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
REQUIRED YARD SETBACK/EASEMENT
TREE PROTECTION FENCING
EXISTING BUILDING AREA (TO BE DEMOLISHED)
NEW BUILDING AREA - MAIN RESIDENCE
NEW BUILDING AREA - ACCESSORY DWELLING UNIT
NEW HARDSCAPE[--SEE FINISH PLAN FOR MORE INFO]
EXISTENT HARDSCAPE[--SEE FINISH PLAN FOR MORE INFO]
TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO
SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.
3. SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

SITE PLAN LEGEND -

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STUDIO S SQUARED ARCHITECTURE

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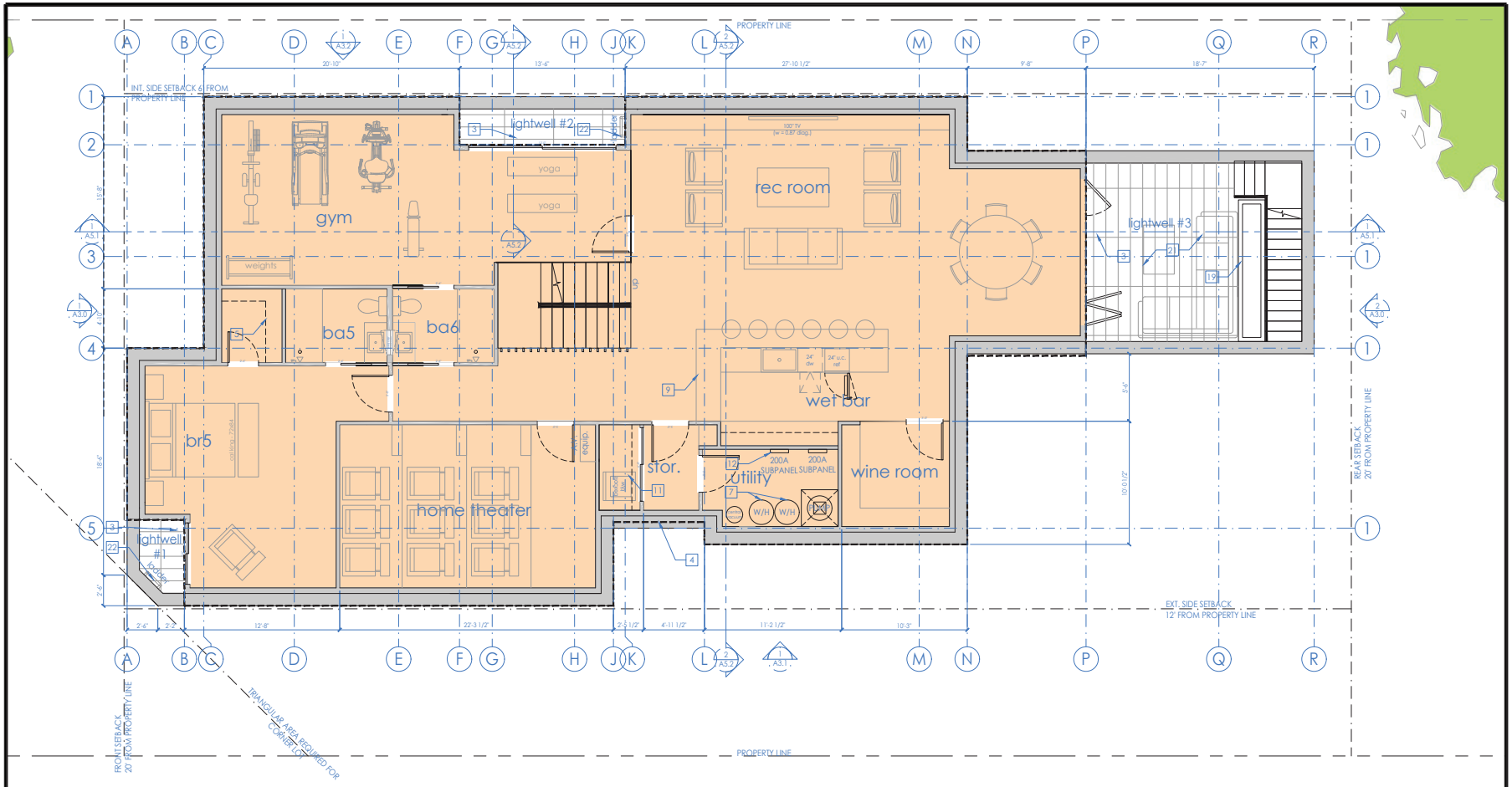
SITE PLAN & DEMO SITE PLAN

A1.0



1 2 3 4 6 feet

BASEMENT FLOOR PLAN | 1/4" | 1

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(A)"NIGHTTIME" HOURS—FIFTY (50) DBA,
(B)"DAYTIME" HOURS—SIXTY (60) DBA;"
19. (N) PLANTER, REFER TO LANDSCAPE PLANS FOR MORE INFO
20. (N) OUTDOOR KITCHEN WITH BUILT-IN GAS BARBEQUE -- REFER TO LANDSCAPE PLAN FOR MORE INFO
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22. (N) PERMANENTLY AFFIXED EGRESS LADDER PER CRC 310.2.1. RUNGS TO HAVE 12" WIDE MIN. INSIDE WIDTH, SHALL PROJECT 3" MIN. FROM WALL, AND SHALL BE SPACED 18" MAX. O.C. VERTICALLY FOR THE FULL HEIGHT OF THE LIGHT WELL. LADDER MUST BE PROVIDED WITH A 32" MIN. WIDE GATE AT THE TOP OF THE LADDER THAT MUST BE OPERABLE FROM THE INSIDE WITHOUT ANY TOOL, KEY, SPECIAL KNOWLEDGE OR EFFORT AND OPEN IN THE DIRECTION OF TRAVEL.
23. VELUX SKYLIGHT OR EQUAL ABV., SEE ROOF PLAN AND ELEVATIONS --CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THAT SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS OR SECTIONS.

12. (N) ELECTRICAL SUBPANEL--CONTRACTOR TO COORDINATE WITH LOCAL UTILITY COMPANY.
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FLOOR GENERAL NOTES

[#] = NUMBER TO KEY NOTE BELOW
1. (N) 1/2" STONE PAVER OVER 1-1/2" MORTAR BED (W/ 2% SLOPE AWAY FROM BUILDING)OVER CONCRETE SLAB.
2. (N) CONCRETE STEP(S)--10" MIN. TREAD AND MAX. 7" RISER HEIGHT W/ 2" STONE PAVER BUILT-UP ABV.
3. (N) LANDING--MIN. 3" DEEP X WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
4. LINE OF (N) FLOOR ABOVE.
5. INDICATES ROD AND SHELF AT ±6'-0" ABOVE T.O.S.--VERIFY HEIGHT WITH OWNER
6. 22" X 30" MIN. ATTIC ACCESS, TO BE LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH.
7. ~~ELECTRIC POWERED WATER HEATER ON 18" HIGH PLATFORM.~~
8. VELUX SKYLIGHT OR EQUAL ABV., SEE ROOF PLAN AND ELEVATIONS. TRANSLUCENT LENSE TO BE PLACED UNDER SKYLIGHT THAT IS FLUSH WITH THE ROOMS' MAIN CEILING--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THAT SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS OR SECTIONS.
9. CUSTOM BUILT-IN CABINETRY.
10. KITCHEN CABINETS, COUNTERTOPS, APPLIANCES AND FINISHES BY OWNER.
11. WASHER AND DRYER HOOK-UPS, CONNECTIONS, APPLIANCES AND CABINETRY.

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

NEW BUILDING AREA - MAIN RESIDENCE

NEW BUILDING AREA - ACCESSORY DWELLING UNIT

FLOOR PLAN LEGEND | -

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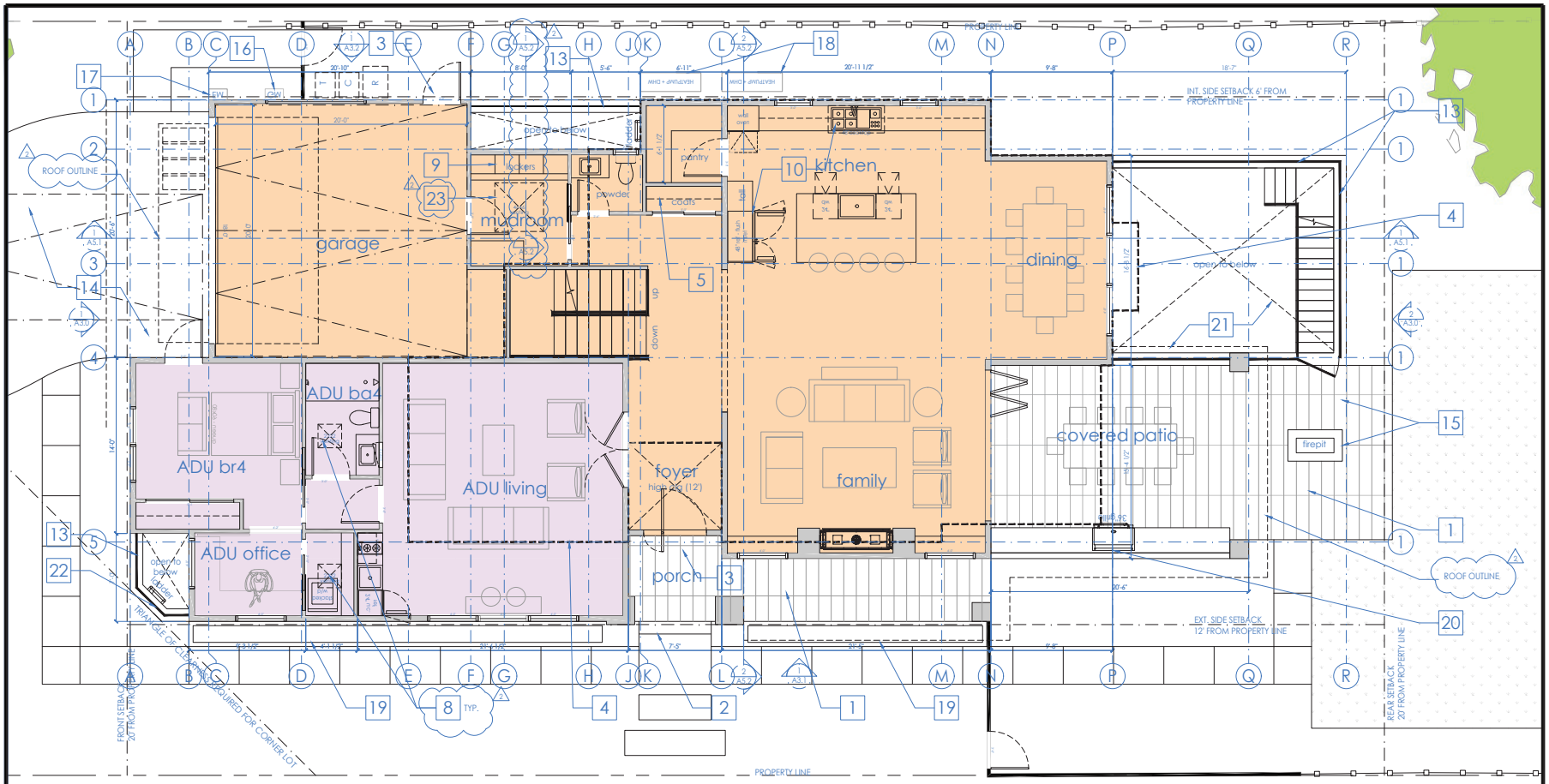
BASEMENT

FLOOR PLAN

A2.1a



1ST FLOOR PLAN | 1/4" | 1

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REGISTERED R. SAKAI, ARCHITECT
C27,719
12-31-23
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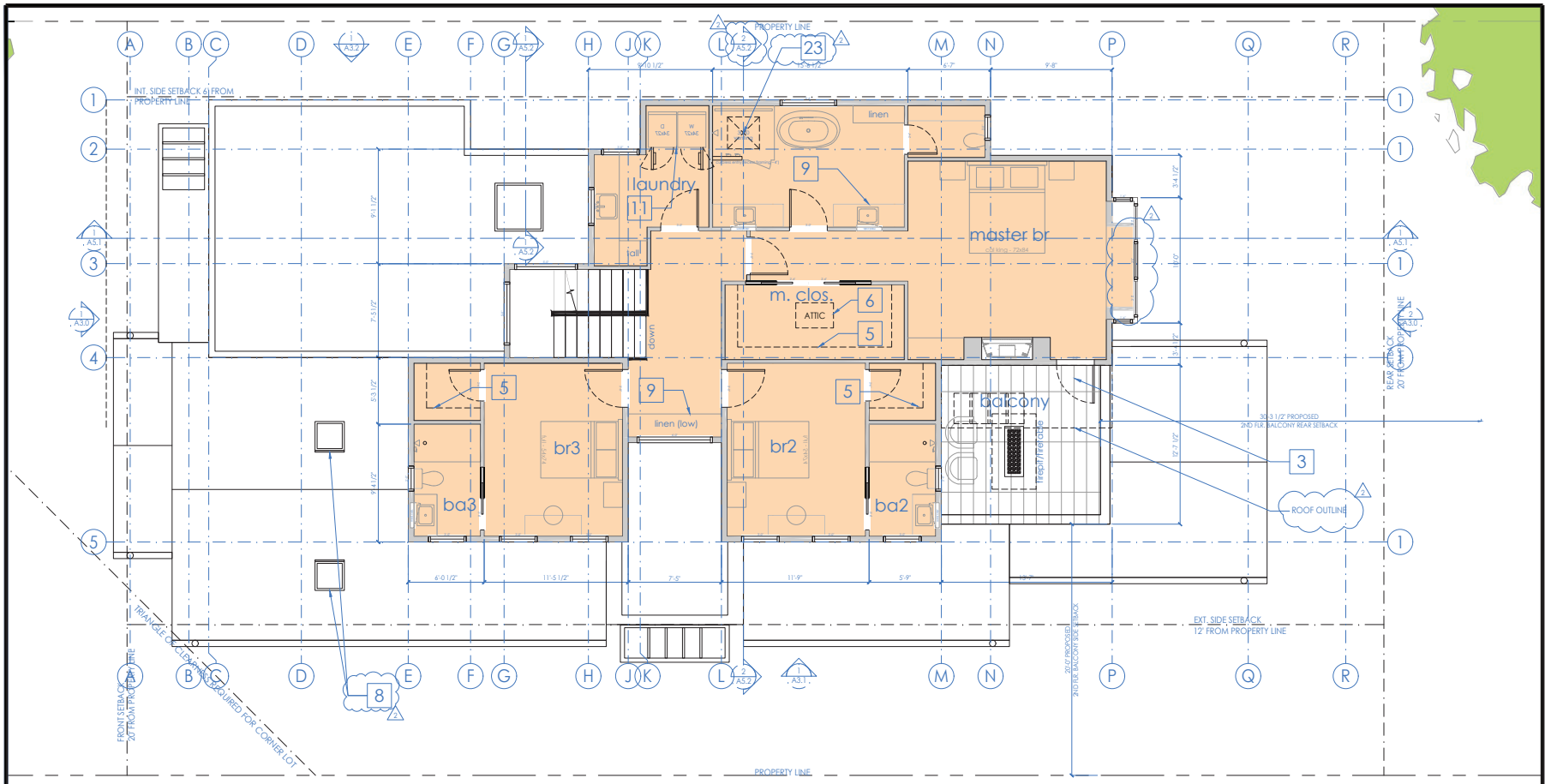
1ST FLOOR PLAN

A2.1b



1 2 3 4 6 feet

SECOND FLOOR PLAN | 1/4" | 1

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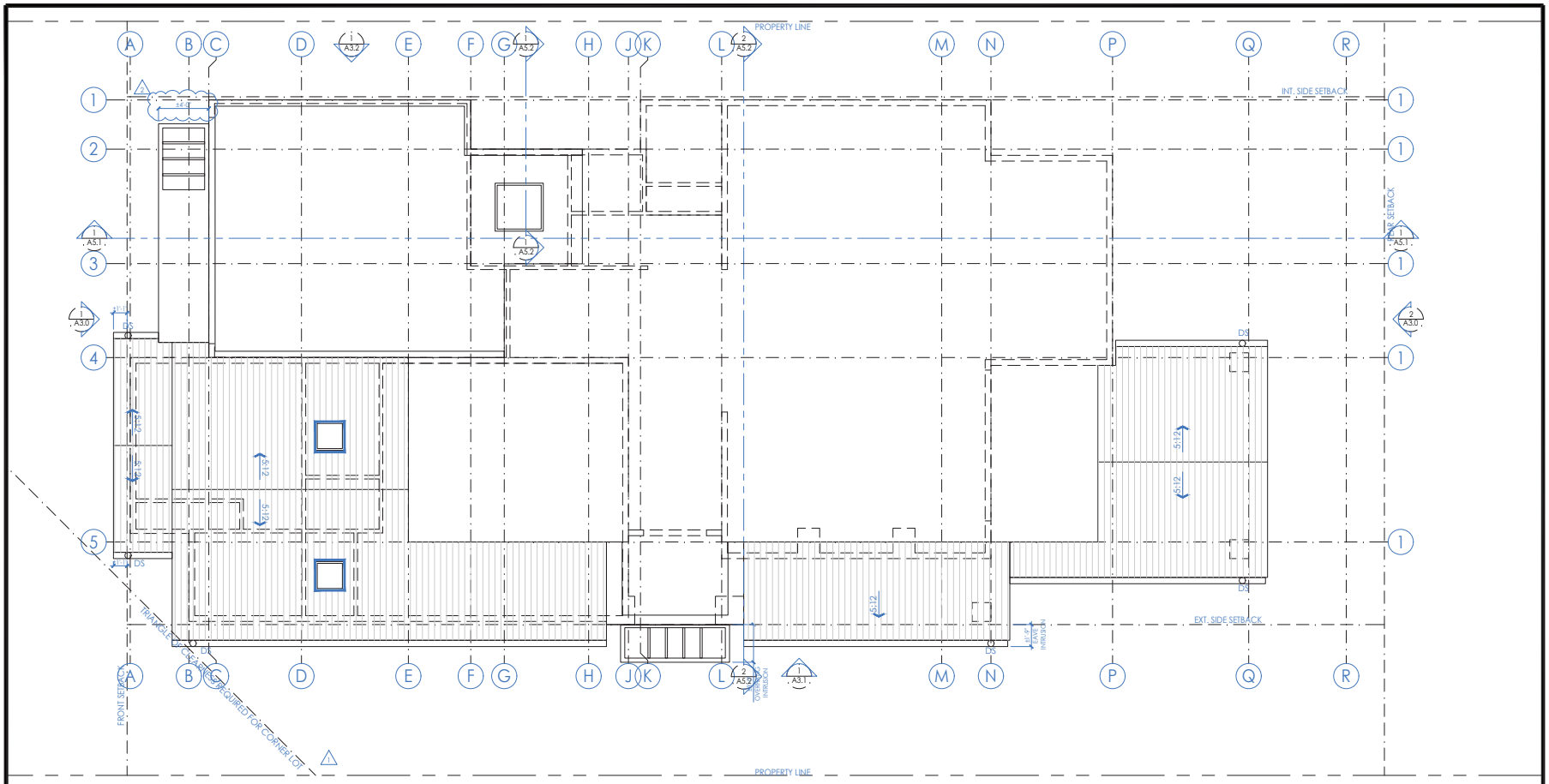
2ND FLOOR PLAN

A2.1c



LOWER ROOF PLAN | 1/4" | 1

ROOF GENERAL NOTES

ROOF PLAN LEGEND

DS — DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR– VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

LINE OF BLDG. BELOW

STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: [AEP SPAN OR SIMILAR]; STYLE: SELECT NARROW BATTEN; COVERAGE: [16"]; GAUGE: [22]; COLOR: ZINC GREY--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]

ASPHALT SHINGLE ROOFING o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS C--MANUF: CERTAINTEED; STYLE: LANDMARK SOLARIS; COLOR: SOLARIS COUNTRY GREY; LIFE EXPECTANCY: 30 YEAR MINIMUM--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1647

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

20008 Monterey Development Residence
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

Menlo Park, 128 Cornell

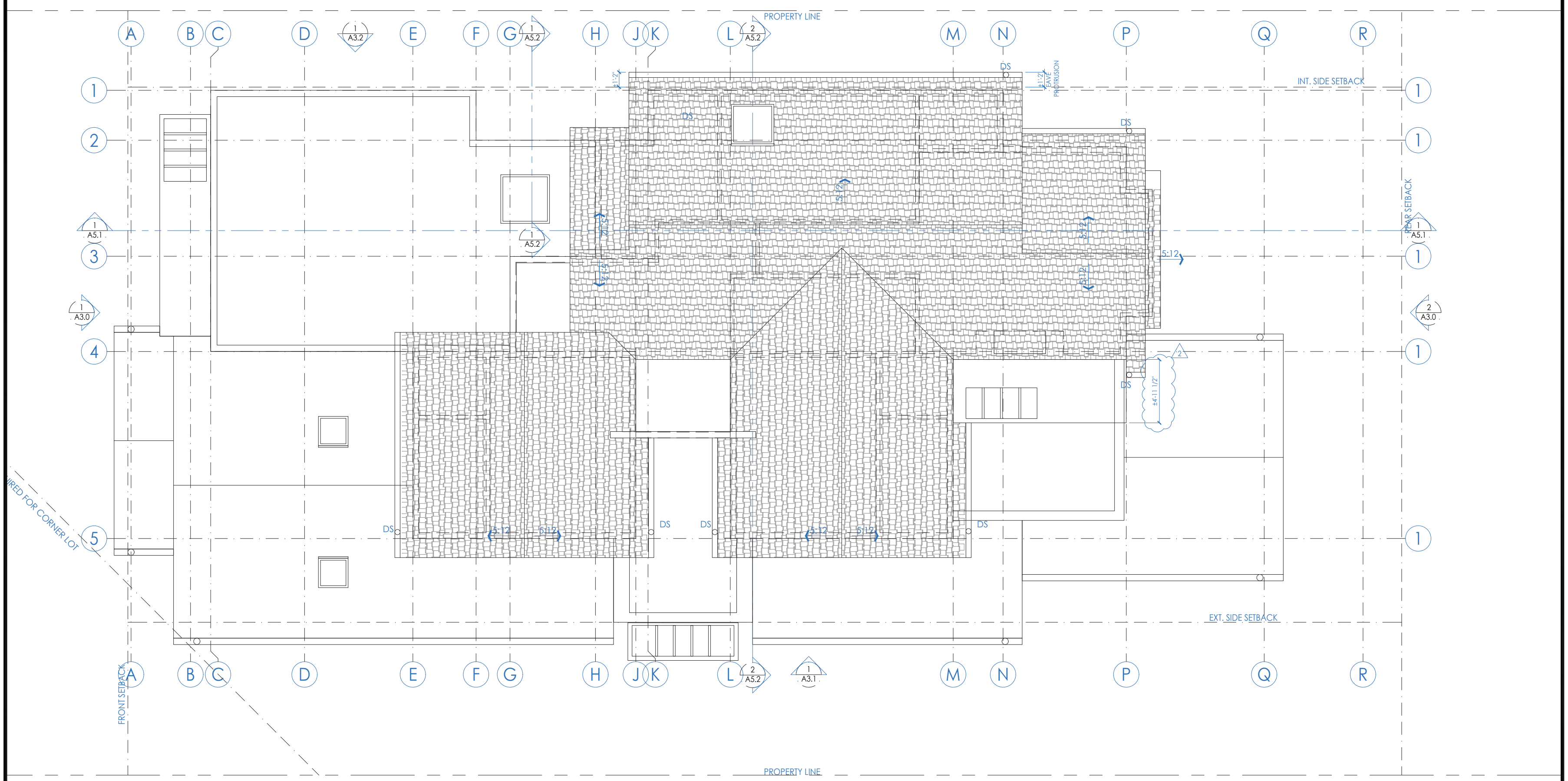
128 Cornell LLC

REGISTERED LICENSED ARCHITECT — REGISTER N. SAKAI — C27,719 — 12-31-23 — STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
			21008
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
1	2023.07.13	PLANNING REV 1	CS/MC
2	2023.09.11	PLANNING REV 2	CS/MC
3	2023.10.09	PLANNING REV 3	CS/MC

LOWER ROOF PLAN

A2.2a



UPPER ROOF PLAN 1/4" 1

DS	DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - PAINTED TO MATCH TRIM COLOR-- VERIFY SPEC. W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
⟵	DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- - - -	LINE OF BLDG. BELOW
	STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: [AEP SPAN OR SIMILAR]; STYLE: SELECT NARROW BATTEN; COVERAGE: [16"]; GAUGE: [22]; COLOR: ZINC GREY--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]
	ASPHALT SHINGLE ROOFING o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS C--MANUF: CERTAINTEED; STYLE: LANDMARK SOLARIS; COLOR: SOLARIS COUNTRY GREY; LIFE EXPECTANCY: 30 YEAR MINIMUM--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1647
	SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

ROOF GENERAL NOTES

ROOF PLAN LEGEND

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

FOR PERMIT REVIEW ONLY--NOT FOR CONSTRUCTION

20008 Monterey Development Residence
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU
Menlo Park, 128 Cornell
128 Cornell LLC

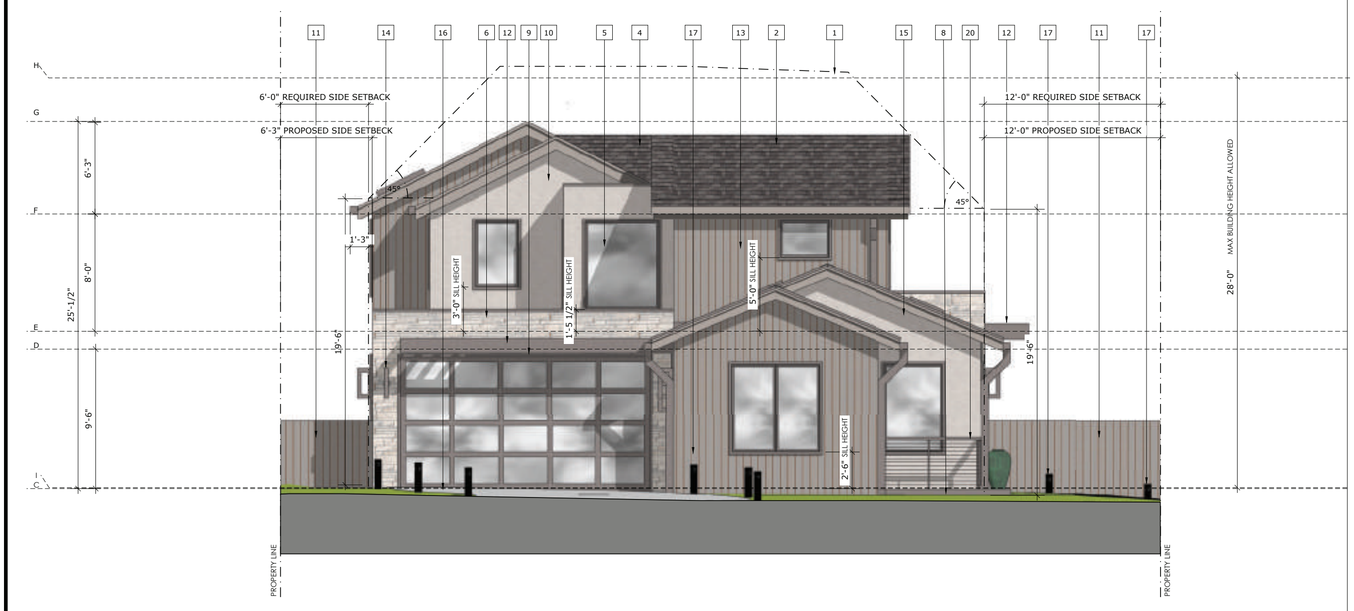
LICENSED ARCHITECT EUGENE H. SAKAI, AIA, LEED AP C27,719 12-31-23 STATE OF CALIFORNIA

PROJECT NO. 21008

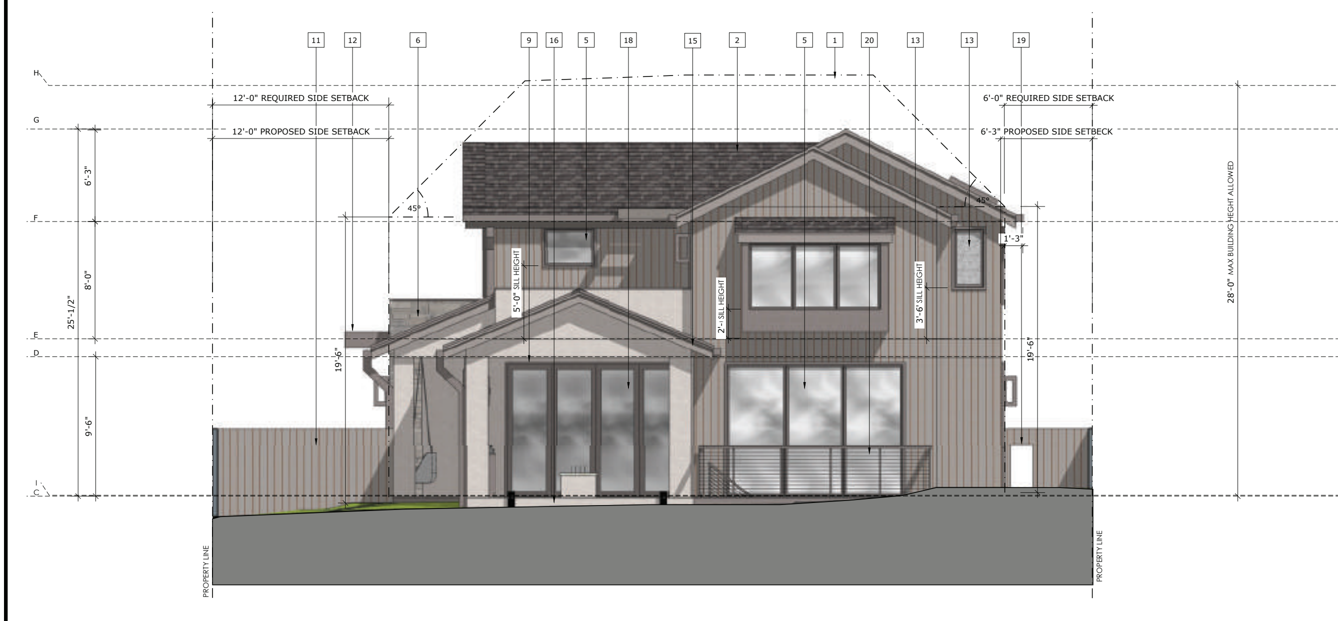
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
1	2023.07.13	PLANNING REV 1	CS/MC
2	2023.09.11	PLANNING REV 2	CS/MC
3	2023.10.09	PLANNING REV 3	CS/MC

UPPER ROOF PLAN

A2.2b



EXTERIOR ELEVATION (SOUTH-EAST) | 1/4" | 1



EXTERIOR ELEVATION (NORTH-WEST) | 1/4" | 2

[#] = NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
4 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
5 ALUMINUM WINDOWS; ALLWEATHER 5000 SERIES OR EQ.
6 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: ELDORADO STONEOR SIMILAR
7 ALUMINUM ENTRY DOOR WITH TRANSLUCENT GLASS; PINKY'S IRON DOORS OR SIMILAR
8 INTEGRAL COLOR CONCRETE SLAB
9 PAINT FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS; SUSA'S GARAGE DOOR OR SIMILAR
10 PAINTED STEEL-TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8"PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
11 (N) 6'-0" HIGH WOOD FENCE
12 OVERHANG WITH ALUMINUM FASCIA
13 STAIN GRADE CEDAR SIDING o/ 1 LAYER TYVEK HOUSE WRAP--SIDING PROFILE: CHANNEL RUSTIC LAP
14 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.
15 PAINTED GUTTER TO MATCH STANDING SEAM ROOF.
16 HARDSCAPE--SEE SITE PLAN AND FINISHED FLOOR PLAN FOR MORE INFO
17 GARDEN STREET LAMP BOLLARD LIGHTS
18 ALUMINUM BI-FOLDING DOORS; LA CANTINA OR SIMILAR
19 HEATPUMP + DHW
20 FABRICATED METAL RAILING, 42" HIGH AND MUST RESIST A CONCENTRATED LOAD OF 200LBS. APPLIED AT ANY POINT ALONG THE RAILING
21 ALUMINUM DOOR WITH TRANSLUCENT GLASS
22 OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
23 VERTICAL TRELLIS
24 42" MIN. HIGH RAILING WITH FRAMELESS GLASS INSET, RAILING MUST RESIST A CONCENTRATED LOAD OF 200LBS. APPLIED AT ANY POINT ALONG THE RAILING.
25 OBSCURE FROSTED GLASS

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3a FOR 3D MODEL VIEWS

KEYNOTES | - | -

ELEVATION GRID LINE KEY
A BASEMENT FLOOR TOP OF STRUCTURE = +/- 60.66'
B BASEMENT CEILING HEIGHT (U.N.O.) = +/- 10'-0"
C 1ST FLOOR TOP OF STRUCTURE = +/- 71.91'
D 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 9'-6"
E 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 81.66'
F 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 8'-0"
G PROPOSED BUILDING HEIGHT = +/- 99.11' (27'-2 1/2")
H MAX BUILDING HEIGHT ALLOWED = +/- 99.92' (28'-0")
I AVERAGE NATURAL GRADE = +/- 71.92'

ELEVATION GRID LINE KEY | - | -

STUDIO S SQUARED ARCHITECTURE
1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU
MENLO PARK, 128 CORNELL
XIAOYAN LIU AND ADAM TOH

PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
		2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
	1	2023.07.13	PLANNING REV1	MC/CS
	2	2023.09.11	PLANNING REV2	MC/CS

MATCH CAD TITLE BLOCK

EXTERIOR ELEVATIONS

A3.0

1 2 3 4 6 feet

EXTERIOR ELEVATION (NORTH-EAST) | 1/4" | 1

[#] = NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
4 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
5 ALLUMINUM WINDOWS; ALLWEATHER 5000 SERIES
6 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: ELDORADO STONEOR SIMILAR
7 ALUMINUM ENTRY DOOR WITH TRANSLUCENT GLASS; PINKY'S IRON DOORS OR SIMILAR
8 INTEGRAL COLOR CONCRETE SLAB
9 PAINT FINISHED ALUMINUM GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS; SUSA'S GARAGE DOOR OR SIMILAR
10 PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8"PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
11 WOOD FENCE
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14 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.
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25 OBSCURE FROSTED GLASS

KEYNOTES | - | -

NOTES:
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ELEVATION GRID LINE KEY | - | -

STUDIO S SQUARED ARCHITECTURE
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20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

MENLO PARK, 128 CORNELL

XIAOYAN LIU AND ADAM TOH

LICENSED ARCHITECT
SHIGEFUMI H. SAKAI
C27,719
12.31.21
STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
1	2023.07.13	PLANNING REV1	MC/CS
2	2023.09.11	PLANNING REV2	MC/CS

EXTERIOR ELEVATIONS

A3.1

1 2 3 4 6 feet

EXTERIOR ELEVATION (SOUTH-WEST) | 1/4" | 1

[#] = NUMBER OF KEYNOTE BELOW

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25 OBSCURE FROSTED GLASS

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
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3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
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KEYNOTES | - | -

ELEVATION GRID LINE KEY
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ELEVATION GRID LINE KEY | - | -

STUDIO S SQUARED ARCHITECTURE

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20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU
MENLO PARK, 128 CORNELL
XIAOYAN LIU AND ADAM TOH

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-21
STATE OF CALIFORNIA

PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
	1	2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
	2	2023.07.13	PLANNING REV1	MC/CS
	3	2023.09.11	PLANNING REV2	MC/CS

MATCH CAD TITLE BLOCK

EXTERIOR ELEVATIONS

A3.2

EXTERIOR PERSPECTIVE STREET - 4

EXTERIOR PERSPECTIVE STREET - 1

EXTERIOR PERSPECTIVE STREET LEFT - 5

EXTERIOR PERSPECTIVE STREET LEFT - 2

EXTERIOR PERSPECTIVE STREET RIGHT - 6

EXTERIOR PERSPECTIVE STREET RIGHT - 3

STUDIO S SQUARED ARCHITECTURE

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20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

MENLO PARK, 128 CORNELL

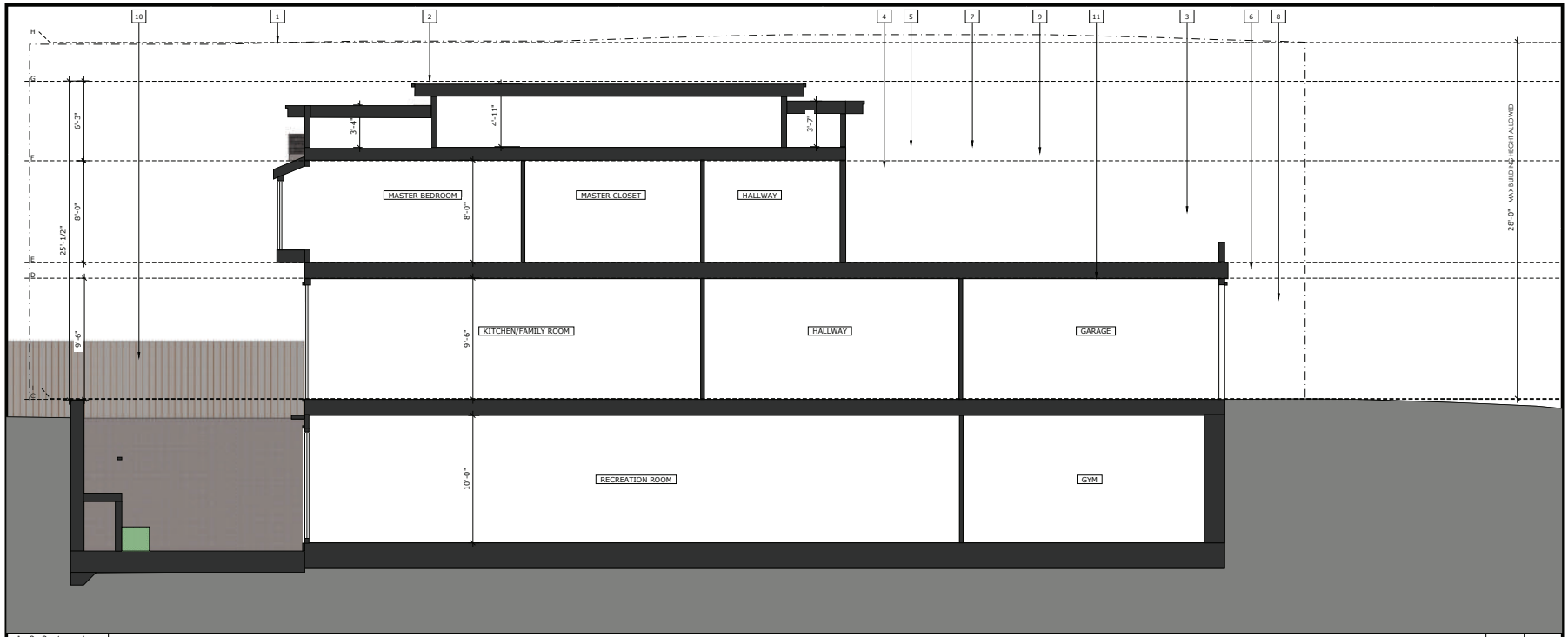
XIAOYAN LIU AND ADAM TOH

PROJECT NO. | MATCH CAD TITLE BLOCK

REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
1	2023.07.13	PLANNING REV1	MC/CS
2	2023.09.11	PLANNING REV2	MC/CS

EXTERIOR PERSPECTIVES

A3.2



1 2 3 4 6 feet

SECTION 1 | 1/4" | 1

= NUMBER OF KEYNOTE BELOW

1 HEIGHT LIMIT AS DEFINED BY JURISDICTION
2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
4 ALUMINUM WINDOWS; ALLWEATHER 5000 SERIES OR EQ.
5 PAINTED STEEL-TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8"PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--DO NOT USE "DOUBLE-ROLL" INSTALLATION FOR BUILDING PAPER
6 OVERHANG WITH ALUMINUM FASCIA
7 STAIN GRADE CEDAR SIDING o/ 1 LAYER TYVEK HOUSE WRAP--SIDING PROFILE: CHANNEL RUSTIC LAP
8 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.
9 PAINTED GUTTER TO MATCH STANDING SEAM ROOF.
10 FABRICATED METAL RAILING AT LIGHTWELL. 42" HIGH AND MUST RESIST A CONCENTRATED LOAD OF 200LBS. APPLIED AT ANY POINT ALONG THE RAILING.
11 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING IN GARAGE, FIRE TAPED. APPLY 2 LAYERS OF GYPSUM BOARD WHERE FRAMING IS @24" O.C.

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES | - | -

ELEVATION GRID LINE KEY
A BASEMENT FLOOR TOP OF STRUCTURE = +/- 60.66'
B BASEMENT CEILING HEIGHT (U.N.O.) = +/- 10'-0"
C 1ST FLOOR TOP OF STRUCTURE = +/- 71.91'
D 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 9'-6"
E 2ND FLOOR TOP OF STRUCTURE (U.N.O.) = +/- 81.66'
F 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 8'-0"
G PROPOSED BUILDING HEIGHT = +/- 99.11' (27'-2 1/2")
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ELEVATION GRID LINE KEY | - | -

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20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

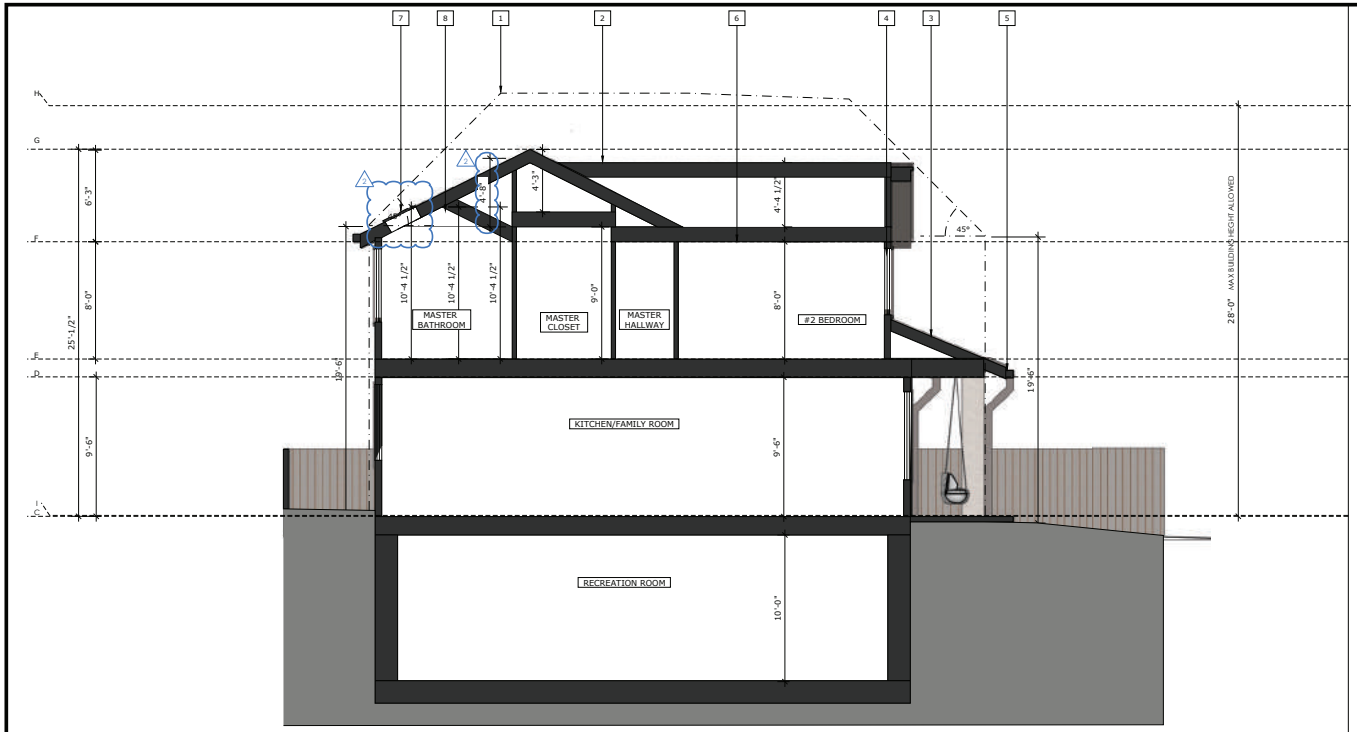
MENLO PARK, 128 CORNELL

XIAOYAN LIU AND ADAM TOH

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
1	2023.07.13	PLANNING REV1	MC/CS
2	2023.09.11	PLANNING REV2	MC/CS

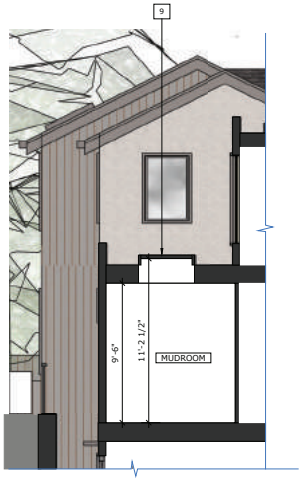
SECTIONS

A5.0



1 2 3 4 6 feet

SECTION 2 | 1/4" | 2



1 2 3 4 6 feet

ENLARGED SECTION 3 | 1/4" | 1

[#] = NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2 ASPHALT COMP SHINGLE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
4 ALUMINUM WINDOWS; ALLWEATHER 5000 SERIES OR EQ.
5 PAINTED GUTTER TO MATCH STANDING SEAM ROOF.
6 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING THROUGHOUT
7 SKYLIGHT IN PRIMARY BATHROOM, BY VELUX OR EQ.--SEE ROOF PLAN--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS
8 VAULTED CEILING IN PRIMARY BATHROOM
9 SKYLIGHT - VELUX OR EQ.--SEE ROOF PLAN FOR MORE INFO

NOTES:
1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
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ELEVATION GRID LINE KEY | - | -

STUDIO S SQUARED ARCHITECTURE
1000 S. Winchester Blvd
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20008 MONTEREY
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU

MENLO PARK, 128 CORNELL

XIAOYAN LIU AND ADAM TOH

LICENSED ARCHITECT
STEPHEN H. SAKAI, JR.
C27,719
12.31.21
STATE OF CALIFORNIA

PROJECT NO.			
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	1ST PLANNING SUBMITTAL	MC/CS
1	2023.07.13	PLANNING REV1	MC/CS
2	2023.09.11	PLANNING REV2	MC/CS

SECTIONS

A5.1

ARBORIST REPORT-
Tree Survey & Impact Assessment

128 Cornell Road
Menlo Park, CA
APN: 71431070O
2/20/2023

Updated 11/16/2023

Prepared for:
Mr. Yan Liu
128 cornell Road
Menlo Park, CA

Prepared by:
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ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification

Table of Contents

Attachments: Appendix A - I

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C – Sheet T1 – Tree Location Map

Appendix D _ Sheet T2 – Tree Protection Plan

Appendix E – Appraised Value of "Protected" Trees

Appendix F – Glossary of Terms

Appendix G – Bibliography

Appendix H - Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications
- City of Menlo Park Protected Trees

Appendix I - Assumptions & Limiting Conditions

SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 13 trees.
2. A preliminary evaluation of anticipated construction impacts to the trees.
3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.
4. Tree protection specifications to mitigate anticipated impacts to retained trees.
5. Appraised value of protected trees impacted by the project, to determine a tree replacement value.

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- An existing home will be demolished and a new two-story single-family home and attached A.D.U. will be constructed 128 Cornell Road, Menlo Park.
- Thirteen trees on or near the property, including three trees defined as Heritage Trees, by the City of Menlo Park, were surveyed.
- The Heritage Trees are in good or fair condition and are suitable for preservation.
- Three Heritage Trees, T4, T5, and T8, will have moderate impacts, can be incorporated into the project, and will require mitigation methods to reduce construction impacts.

Background

Plans will be submitted to the City of Menlo Park Planning Department, for a construction project at 128 Cornell Road, Menlo Park. Mr. Yan Liu has requested my services to assess the condition of thirteen trees on or near the applicant's property, and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet City of Menlo Park planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), suitability for preservation ratings. Review preliminary development plans assess potential impacts to trees, provide recommendations for retention or removal, and specify tree protection mitigation treatments for impacted trees that will be retained. Provide valuations of impacted trees to calculate a tree security deposit.
To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review: Reviewed provided plans including** Plan Set by Studio S Squared, Architects, dated 7/15/2022.

- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Tree Protection Plan:** Develop tree protection specifications to mitigate anticipated impacts to retained trees.
- **Mapping:** Tree locations were plotted onto: Proposed Site Plan, Sheet A1.0, and a Tree Location Map, Sheet T1, was created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on 8/14/2022.
The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the City of Menlo Park as a reference for existing tree conditions and to help satisfy the City of Menlo Park planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Plan Set by Studio S Squared, Architects, dated 7/15/2022.
- Site Visit, Tree Inventory & Condition Evaluation at 128 Cornell Road, Menlo Park
- City of Menlo Park Municipal Code – Chapter 13.24 *Heritage Trees.*
- Guide for Plant Appraisal – 10th Edition

OBSERVATIONS

The flat parcel sits on a corner lot in a residential neighborhood and has homes bordering on two sides. I surveyed thirteen trees 6-inches or greater in diameter. Three trees surveyed are defined as *Heritage* trees according to City of Menlo Park ordinance. A *Heritage Tree* includes any species 15 inches in diameter or larger, measured at 4.5 feet above grade. Native oak species are protected and designated as *Heritage Trees*, if their trunk is 10 inches or larger, at 4.5 feet above grade. The Heritage tree species included a Japanese flowering cherry (*Prunus serrulata*), an Italian stone pine, (*Pinus pinea*), and two coast redwood, (*Sequoia sempervirens*).

Tree T4, a flowering cherry grows on the corner of the lot in the front yard, (Image #1).

Image #1– Tree T4 Japanese flowering cherry.

Tree T4, a 22" diameter flowering cherry is in fair condition. The canopy density was thin and there is some leaf dieback in upper canopy.

Tree T5 a mature Italian stone pine, grows in the city right-of way, (Image #2).

Image #2– Tree T5, Italian stone pine. Grows in city right-of -way.

The mature, 48" Italian stone pine is in fair condition. The tree has two co-dominant trunks at 6-feet above grade. One of the trunks has some large limbs removed to provide clearance from the street. This trunk has minimal branch structure and live canopy. Canopy density and new needle bundle growth over the rest of the tree is normal for the species. A few limbs are overextended.

Tree T8 a mature coast redwood grows in the backyard, (Image #3)

Image #3- Tree T8, coast redwood. Grows near the rear fence line. Tree house wraps around trunk.

The 78" coast redwood leans towards the adjacent property, then self-corrects to vertical at 60-feet above grade.

A tree house has been constructed around the trunk.

This coast redwood has good canopy density and is in good condition. The redwood is close to 100 feet tall.

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Residence
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Menlo Park, 128 Cornell

128 Cornell LLC

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

REGISTERED ARCHITECT
JENNIFER R. SAKAI
C27,719
12-31-23
OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
21008			
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
1	2023.07.13	PLANNING REV 1	CS/MC
2	2023.09.11	PLANNING REV 2	CS/MC
3	2023.10.09	PLANNING REV 3	CS/MC

ARBORIST REPORT

T-1.1

DISCUSSION

Species List

TOTAL TREE INVENTORY: 13

Heritage: 3

1	coast redwood	(Sequoia sempervirens)
1	Japanese flowering cherry	(Prunus serrulata)
1	Italian stone pine	(Pinus pinea)

A complete species list can be found in the Tree Assessment Chart spreadsheet, Appendix A.

Tree Evaluation and Recording Methods

Site evaluations were made on 8/16/2022. *The inventory included all trees on the property within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees' health and structural condition, each tree's **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A* of this report. Tree numbers were plotted on the attached *Tree Protection Plan, sheet T1*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to Appendix C, Sheet T1- Tree Location Map.**

Condition Rating (Protected Trees)

A tree's condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a condition rating. The tree's condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair, or poor), is indicated below.

Tree Condition Rating

- Good - 2
- Fair - 1
- Poor - 0

Suitability for Preservation (Protected Trees)

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or Poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 3
- Fair – 0
- Poor - 0

Tree Protection Zone

The tree protection zone (TPZ) is a defined area (radius from trunk), within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J. 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect the roots, trunk, and scaffold branches from construction equipment. *The fenced protective area may be smaller than the optimal or designated TPZ area in some circumstances.* The protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions – Appendix E.*

Once the TPZ is delineated and fenced prior to any site work, equipment and materials move in, construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer of bare 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 wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A*, which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

The CRZ is the biological limit of a tree's capacity to recover from root loss. It is "the area of soil around a tree where the minimum number of roots that are biologically essential to the structural stability and health of the tree are located. There are no universally accepted methods to calculate the CRZ." (Clark, Matheny, Smiley, et al. *The Tree Protection Zone & the Critical Root Zone*, 10/2021). The methods utilized to determine the Critical Root Zone are varied and can be based on professional guidelines and/or industry standards. Criteria such as trunk diameter, tree age and vigor, species tolerance, tree architecture and existing site constraints are commonly used criteria.

Using this information, the arborist can find the distance from the trunk that should be protected per unit of trunk diameter. The CRZ does not always represent a radius around the tree. When necessary, the area can be offset or shaped in a manner that accepts tree canopy constraints or existing conditions.

Critical Root Zone, Continued:

For purposes of this report the CRZ is the minimum tolerable distance between the trunk, and excavation that requires root cutting. I have estimated it to be five times the trunk Diameter at Breast Height, (DBH is 4.5' above grade). For example, if a tree has a one-foot trunk diameter, the CRZ extends to five feet from the trunk.

If encroachment into the CRZ or TPZ is required to retain the tree during development, the arborist must provide alternative construction methods or preconstruction treatments to reduce impacts.

Root Disturbance Distance

No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate, or high), a tree might be impacted. There are simply too many variables involved this we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedrich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. The distance is a guideline only and should be increased for trees with significant lean, decay or other structural problems.

The ISA, International Society of Arboriculture- Root Management (2017) publication recommends, "cutting roots at a distance greater than six times the trunk diameter (DBH) maximizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 5)- 2013 Root Management, when roots are cut in a non-selective manner, i.e. in a straight line on one side of a tree. It says, if the cutting is "within six times the trunk diameter (DBH), mitigation shall be recommended". Further, A.N.S.I. recommends the "minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition"

In general, root cutting that occurs at a distance less than ten times the diameter of a tree should be undertaken by hand digging and hand (or Sweizel), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to *Heritage* Trees

Three *Heritage* trees will be moderately impacted by construction activities and can be incorporated into the project.

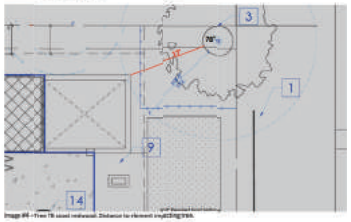

Image #4 – Tree T8 coast redwood. Distance to closest construction.

Tree T8 coast redwood, a 78" diameter tree is 17-feet from the basement stairway. (Image #4). This is within the critical root zone 17'X12" = 78" trunk diameter = 6.5 X the trunk diameter. The basement and basement stairway footprint extend less than half the length of the tree drip line, and at the distances shown in Image #5 above, are within tree root loss tolerances. The redwood will suffer moderate root loss which it can tolerate and needs tree protection treatments to reduce root loss impacts. With over excavation these distances will be closer but still within tolerance for the tree.

Construction Impacts to *Heritage* Trees, Continued:

Tree T5, a 48" Italian stone pine is 7-feet from the driveway. (Image #5).

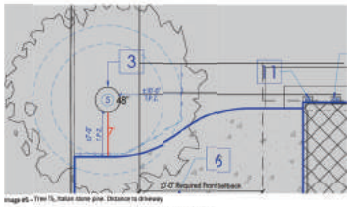

Image #5 – Tree T5, Italian stone pine. Distance to driveway

The driveway adjacent to the stone pine has been modified from the preliminary design. A curved driveway has replaced the straight-line edge closest to tree T5. The stone pine, a 48" diameter tree, will be 7-feet from the driveway. (Image #5). This is within the critical root zone of the tree. 7'X12" = 48" trunk diameter = 1.75 X the trunk diameter. The pine will suffer moderate root loss which it can tolerate and needs tree protection treatments to reduce root loss impacts.

Tree T4, a 22" Japanese flowering cherry, is 22-feet from the home and 11-feet from the walkway. Eleven feet is 6X the trunk diameter. Impacts to the tree will be moderate and it can be incorporated into the project.

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, and high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating (Protected Trees)

- Low - 0
- Moderate – 3
- High - 0

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all of the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching.
- Supervised root pruning.

Tree Appraisal and Valuation

The City of Menlo Park requires valuation of all protected trees potentially affected by a construction project. The value of four trees has been appraised. Reference is, 1) *Guide for Plant Appraisal 10th Edition.*

The total appraised value of four impacted trees is **$108,800**. The criteria for appraisal are included in the attached spreadsheet, *Appendix D, Appraised Value of Heritage Trees – Reproduction Method – Trunk Formula Technique.*

Note: Any tree protected by the City Code within the project limits, or with a canopy overhanging the project limits, will require replacement according to its appraised value, if it is damaged beyond repair as a result of construction activities.

Tree Protection Plan & Replacement Trees

This report is a preliminary evaluation of construction impacts to trees. A Tree Protection Plan Sheet, showing mitigation measures to reduce impacts to retained trees, shall be included with the final submittal.

Any Heritage trees approved for removal will require replacement trees at a size and replacement ratio based on the City of Menlo Park tree replacement formula.

Final Inspection

A final inspection by the City Arborist is required. The inspection shall occur prior to removal of tree protection fencing and after all replacement trees have been installed.

Certificate of Performance

I, Kurt Fouts, certify:

That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately to the best of my professional judgement,

- That I have no current interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved,
- That the analysis, opinions, and conclusions stated herein are my own, and were developed and prepared according to commonly accepted arboricultural practices.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results or the occurrence of any subsequent events.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist and carry an International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the practice of arboriculture and the care and study of trees for more than 20 years.

Signed: Kurt Fouts Date: 11/12/2023

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Residence
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Menlo Park, 128 Cornell
128 Cornell LLC

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PROJECTION: 20008		
REVISION	DATE	DESCRIPTION
	2022.12.20	PLANNING SUBMITTAL SET
1	2023.07.13	PLANNING REV 1
2	2023.09.11	PLANNING REV 2
3	2023.10.09	PLANNING REV 3

DRAWN BY: CS/MC

ARBORIST REPORT

T-1.2

A22

CONCLUSION

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- An existing home will be demolished and a new two-story single-family home and attached A.D.U. will be constructed 128 Cornell Road, Menlo Park
- Thirteen trees on or near the property, including three trees defined as *Heritage Trees*, by the City of Menlo Park, were surveyed.
- The *Heritage Trees* are in good or fair condition and are suitable for preservation.
- Three *Heritage Trees*, T4, Japanese flowering cherry, T5 Italian stone pine, and T8, coast redwood will have moderate impacts, can be incorporated into the project, and will require mitigation methods to reduce construction impacts.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Follow tree protection specifications on Tree Protection Plan, sheet T1.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification

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128 Cornell Road, Menlo Park

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site.

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment.

Tree Disposition Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts
I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C. Remove - Due to Condition
Protected Tree City of Menlo Park, Any tree 15 inches or greater in diameter measured at 4.5 feet above grade. Any native oak 10" inches or greater in diameter measured at 4.5 feet above grade.

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	Japanese maple (*Acer palmatum*)	6"	No	16'X10'	Good	Good	Good	10'	High (Within building footprint)	R.I.	Co-dominant trunks at grade.
T2	Japanese maple	7",5"	No	16'X15	Good	Good	Good	15'	High (Within hardscape footprint)	R.I.	
T3	camellia (*Camellia spp.*)	multi ave. 5.5"	No	15'X10	Good	Good	Good	10'	High (within building footprint)	R.I.	Co-dominant trunks at grade.
	Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com						Page 1 of 3				11/12/2022

222 Oak Court Menlo Park

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T4	Japanese flowering cherry (*Prunus serrulata*)	22"	Yes	15'X15'	Fair	Fair	Fair	20'	Moderate (Root loss excavation)	R.T., I.M.	May be boundary tree, (co-ownership). Co-dominant trunks at 5' above grade. Thin canopy density and some leaf dieback.
T5	Italian stone pine (*Pinus pinea*)	48"	Yes	60'X35'	Good	Fair	Fair	30'	Moderate (Root loss excavation)	R.T., I.M.	In city R.O.W. Co-dominant trees at 6' above grade. Some over extended limbs.
T6	Norfolk Island pine (*Araucaria heterophylla*)	7",6"	No	35'X20'	Good	Fair	Fair	15'	Moderate (Root loss excavation)	Applicant to remove	Co-dominant trunks at grade trunk lean towards sidewalk suppressed by larger adjacent T5.
T7	Glossy Privet (*Ligustrum lucidum*)	10",7"	No	35'X15'	Fair	Fair	Fair	15'	Low	Applicant to remove	Co-dominant trunks at grade.
T8	coast redwood (*Sequoia sempervirens*)	78"	Yes	100'/25'	Good	Good	Good	40'	Moderate (Root loss excavation)	R.T., I.M.	Grade is raised 12" around trunk area. Trunk leans towards adjacent property then self corrects at 60' above grade. Tree house built around trunk.
T9	camellia	8"	No	10'X10'	Good	Fair	Fair	10'	Low	Applicant to remove	
T10	camellia	8"	No	10'x10'	Good	Good	Fair	10'	Low	Applicant to remove	Co-dominant trunks at grade.
	Kurt Fouts Arborist Consultant 826 Monterey Avenue Capitola, CA 95010 831-359-3607 kurtfouts1@outlook.com						Page 2 of 3				11/12/2022

222 Oak Court Menlo Park

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T11	Japanese maple	8"	No	15'x13'	Good	Good	Good	10'	High (Over building footprint)	R.I.	Co-dominant trunks at 1' above grade.
T12	glossy privet	9"	No	15'X10'	Fair	Fair	Fair	10'	Moderate (Root loss excavation)	Applicant to remove	Co-dominant trunks at 5' above grade.
T13	Purple leaf cherry plum (*Prunus cerasifera 'Atropurpurea'*)	14"	No	15'X5'	Fair	Poor	Poor	10'	Low	R.C.	On fence line. May be boundary tree. Co-dominant trunks at 3' above grade.
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APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart*, Appendix A.

Trunk Diameter and number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 1.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated

Relative Age:

Tree estimated has age as young, semi-mature, mature, or over-mature.

Suitability for Preservation Ratings:

Rating factors

Tree Health: healthy vigorous trees are more tolerant of construction impacts such as root loss, grading, and soil compaction, then are less vigorous specimens.

Structural Integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts (Impacts)

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.

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REGISTERED ARCHITECT STEVEN R. SAKAI C27,719 12-31-23 STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
20008			
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
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	2023.09.11	PLANNING REV 2	CS/MC
	2023.10.09	PLANNING REV 3	CS/MC

ARBORIST REPORT

T-1.3

Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the live crown length (live foliage), to total tree height.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015).

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond smaller roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualification:

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017.

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business' State Licenses and General Liability and Workman's Compensation insurance.

BIOLIOGRAPHY

Matheny, N. and Clark, J. Trees & Development – A Technical Guide to Preservation of Trees During Land Development. Champaign, IL: International Society of Arboriculture c. 1998

Costello, L.R., Watson, G., Smiley E.T. Root Management - Best Management Practices. Champaign, ILL: International Society of Arboriculture c. 2017

ANSI Board of Standards Review. A.N.S.I. (American National Standard) A300 (Part 8)- 2013 Root Management.

Harris, R.W., Clark, J.R. and Matheny, N.P. Arboriculture: Integrated management of landscape tree, shrubs, and vines. 4th ed. Upper Saddle River, NJ: Prentice-Hall, Inc. c.2004

Matheny, N. and Clark, J. Evaluation of Hazard Trees in Urban Areas. Champaign, IL: Wadley Graphix Corp. c.1994

Smiley, E.T., Matheny, N., Lilly, S. Tree Risk Assessment – Best Management Practices. Champaign, ILL: International Society of Arboriculture c. 2011

Costello, L., Perry, E., & Matheny,N. Abiotic Disorders of Landscape Plants: A Diagnostic Guide. Oakland, CA:UCANR Publications [Publication 3420] c.2003.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA Bmp for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amount and method of application to be specified by certified arborist.

Appendix H - TREE PROTECTIONGUIDELINESANDRESTRICTIONS

Protecting TreesDuringConstruction:

1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.
2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.
3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand-excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.
4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.
5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.
6) Compaction of the soil within the tree protection zone shall be avoided.
7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.
8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.
9) Oil, gas, chemicals, paints, cement, mortar or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.
10) Construction materials shall not be stored within the tree protection zone of a protected tree.

City of Menlo Park – Protected Trees

Chapter 13.24
HERITAGE TREES

13.24.020 Heritage tree defined.

As used in this chapter "heritage tree" means:

(1) A tree or group of trees of historical significance, special character or community benefit specifically designated by resolution of the city council;

(2) An oak tree (Quercus) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of ten (10) inches) or more, measured at fifty-four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which will be exempt from this section;

(3) All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15) inches) or more, measured fifty-four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which will be exempt from this section. (Ord. 925 § 1 (part), 2006).

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree-protection measures, monitoring, progress reports and final inspection.
A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to assessment and materials moves in site work, demolition, landscape construction, and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an Additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, Diagrams, Graphs, Photos, Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to locate the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

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

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

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

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3667
kurtfouts1@outlook.com

MEMBER ISA

STUDIO S SQUARED ARCHITECTURE
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

20008 Monterey Development
Residence
NEW SINGLE FAMILY HOUSE WITH ATTACHED ADU
Menlo Park, 128 Cornell
128 Cornell LLC

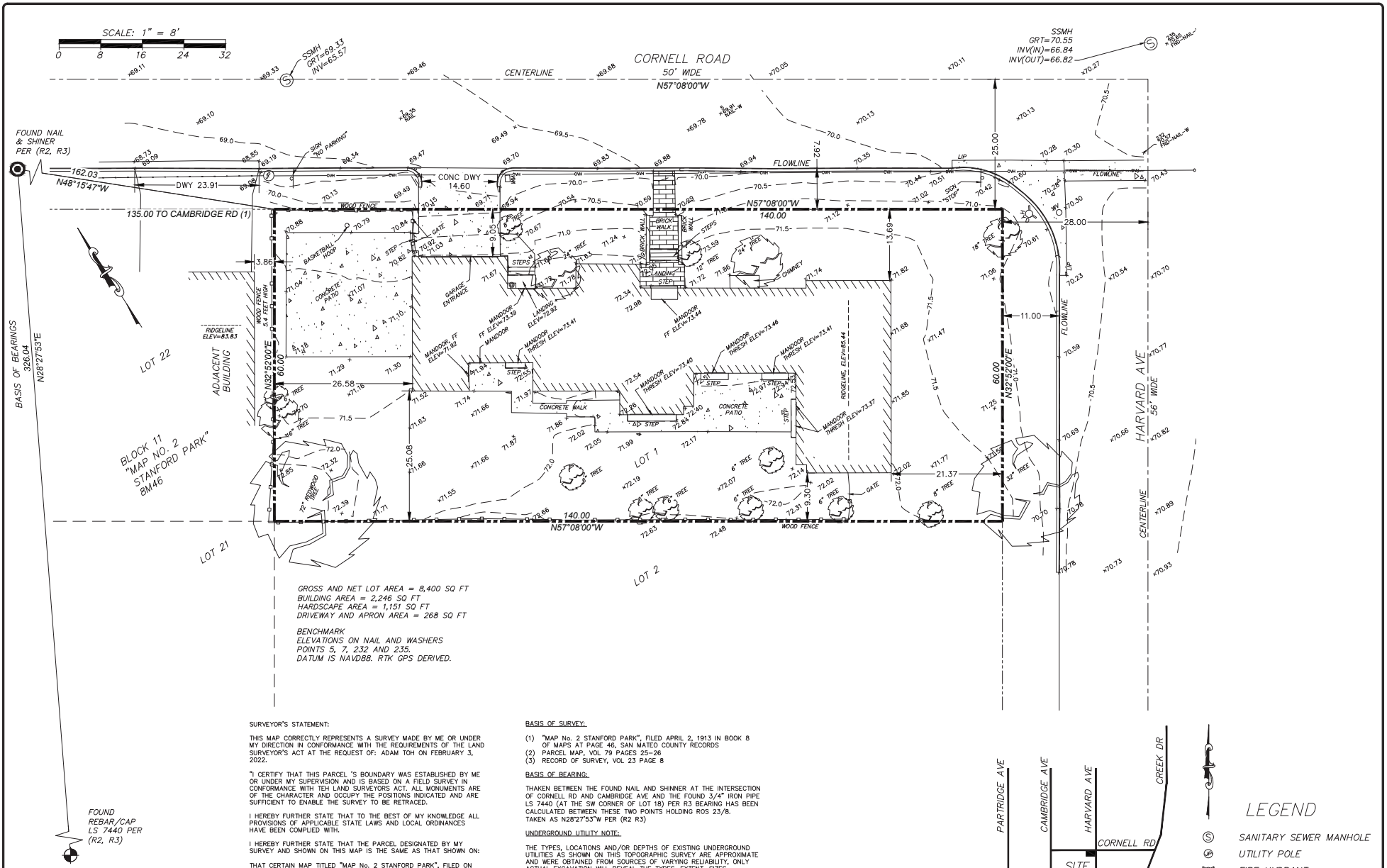
LICENSED ARCHITECT
REGISTERED R. SAKAI
C27,719
12-31-23
STATE OF CALIFORNIA

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

PROJECT NO.			
21008			
REVISION	DATE	DESCRIPTION	DRAWN BY
	2022.12.20	PLANNING SUBMITTAL SET	CS/MC
1	2023.07.13	PLANNING REV 1	CS/MC
2	2023.09.11	PLANNING REV 2	CS/MC
3	2023.10.09	PLANNING REV 3	CS/MC

ARBORIST REPORT

T-1.4



GROSS AND NET LOT AREA = 8,400 SQ FT
BUILDING AREA = 2,246 SQ FT
HARDSCAPE AREA = 1,151 SQ FT
DRIVEWAY AND APRON AREA = 268 SQ FT

BENCHMARK
ELEVATIONS ON NAIL AND WASHERS
POINTS 5, 7, 232 AND 235.
DATUM IS NAVD88. RTK GPS DERIVED.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF: ADAM TOH ON FEBRUARY 3, 2022.

"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 TEH LAND SURVEYORS ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THAT SHOWN ON:

THAT CERTAIN MAP TITLED "MAP No. 2 STANFORD PARK", FILED ON APRIL 2, 1913, IN BOOK 8, PAGE 46, SAN MATEO COUNTY RECORDER'S OFFICE.

THERE NO EASEMENTS OF RECORD ON THE PARCEL.

_____ DATE: FEBRUARY 21, 2022

JOSEPH M BRAJKOVICH, PLS 5254

LICENSED LAND SURVEYOR JOSEPH M. BRAJKOVICH No. 5254 STATE OF CALIFORNIA

Joseph Brajkovich

BASIS OF SURVEY:

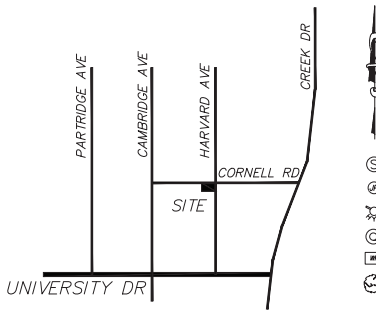
(1) "MAP No. 2 STANFORD PARK", FILED APRIL 2, 1913 IN BOOK 8 OF MAPS AT PAGE 46, SAN MATEO COUNTY RECORDS
(2) PARCEL MAP, VOL 79 PAGES 25–26
(3) RECORD OF SURVEY, VOL 23 PAGE 8

BASIS OF BEARING:

THAKEN BETWEEN THE FOUND NAIL AND SHINNER AT THE INTERSECTION OF CORNELL RD AND CAMBRIDGE AVE AND THE FOUND 3/4" IRON PIPE LS 7440 (AT THE SW CORNER OF LOT 18) PER R3 BEARING HAS BEEN CALCULATED BETWEEN THESE TWO POINTS HOLDING ROS 23/8. TAKEN AS N28°27'53"W PER (R2 R3)

UNDERGROUND UTILITY NOTE:

THE TYPES, LOCATIONS AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY, ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE SURVEYOR CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOW SHOWN ON THIS SURVEY.



LEGEND

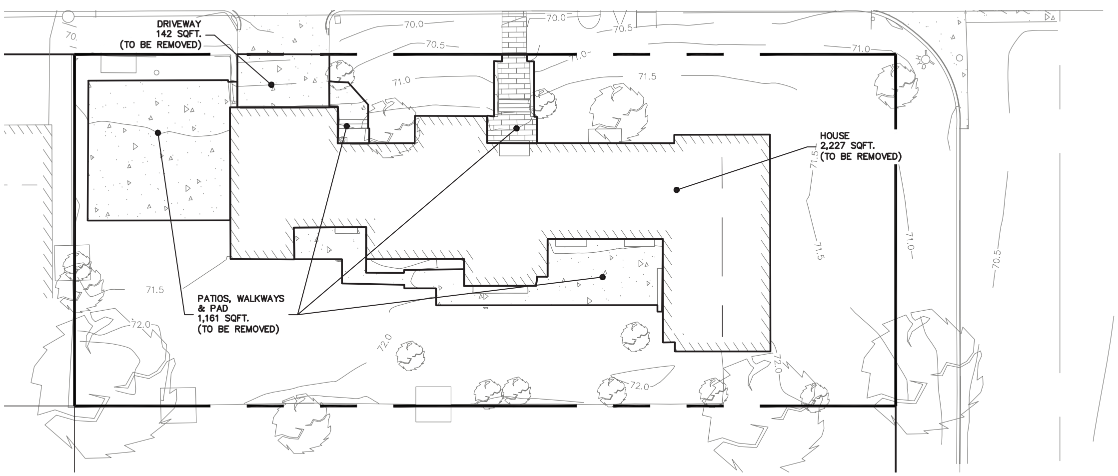
- SANITARY SEWER MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- HOSE BIB
- WATER METER
- TREE

NO.	REVISION	BY

BOUNDARY AND TOPOGRAPHIC SURVEY OF 128 CORNELL RD
LOT 1, BLOCK 11
"MAP No. 2 STANFORD PARK"
BOOK 8, PAGE 46
A.P.N. 071-431-07
MENLO PARK CALIFORNIA

PLS Surveys, Inc.
LAND SURVEYORS
2220 Livingston Street, Suite 202
Oakland, California 94606-5203
510.261.0900
e-mail: jmb.pls2@gmail.com

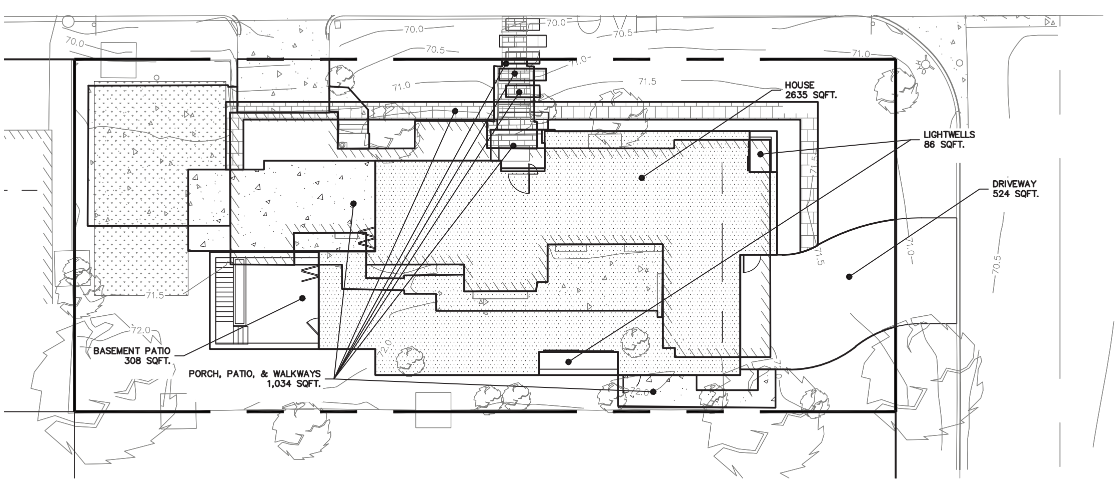
DATE	2/21/2022
SCALE	1" = 8'
DESIGNER	GDM
JOB NO.	22-042
SHEET	1
OF	1 SHEET



EXISTING CONDITION

0 5 10 20

SCALE: 1" = 10'



PROPOSED CONDITION

SITE DEVELOPMENT AREA INFORMATION

Total Area of Parcel		A	8,400	SF
Existing Pervious Area		B	4,870	SF
Existing Impervious Area		C	3,530	SF
Existing % Impervious	C / A * 100 =	D	42.0	%
Existing Impervious Area to be replaced w/new impervious area		E	2,582	SF
Existing pervious area to be replaced w/new impervious area		F	2,005	SF
New Impervious Area (Creating and/or Replacing)	E + F =	G	4,587	SF
If G is greater than 10,000 SF, a hydrology report shall be submitted to Engineering				
Existing impervious Area to be replaced w/new pervious area		H	573	SF
Net change in Impervious Area	F - H =	I	1,432	SF
Input negative (-) number if the F (net change) is negative				
Proposed Pervious Area	B - I =	J	3,438	SF
Proposed Impervious Area	C + I =	K	4,962	SF
Verify that J + K = A			8,400	SF
Proposed % Impervious	K / A * 100 =	L	59.1	%

IMPERVIOUS AREA
for
Cornell Home LLC
128 Cornell Road
Menlo Park, CA.

GROSS SITE AREA:		8,400 sqft	=	0.193 acre		
EXISTING AREA:						
	Impervious:	3,530 sqft	=	0.081 acre		
	Pervious:	4,870 sqft	=	0.112 acre		
PROPOSED AREA:						
	Impervious:	4,587 sqft	=	0.105 acre		
	Pervious:	3,813 sqft	=	0.088 acre		
NET CHANGE OF DEVELOPED AREA:						
		1,057 sqft	=	0.024 acre		***NET INCREASE***
BREAKDOWN OF DEVELOPED AREA						
Existing:						
	Residence			2,227 sqft.		
	-			0 sqft.		
	Driveway			142 sqft.		
	Deck, Patios & Walkways			1,160 sqft.		
	TOTAL			**3,530 sqft.**		
Proposed:						
	Residence			2,635 sqft.		
	Basement patio			308 sqft.		
	Lightwells			88 sqft.		
	Driveway			524 sqft.		
	Porch, Patios & Walkways			1,034 sqft.		
	TOTAL			**4,587 sqft.**		

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79555
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

CORNELL HOME LLC
128 CORNELL RD
MENLO PARK, CALIFORNIA
SAN MATEO COUNTY
APN: 071-431-070

IMPERVIOUS
SURFACE EXHIBIT

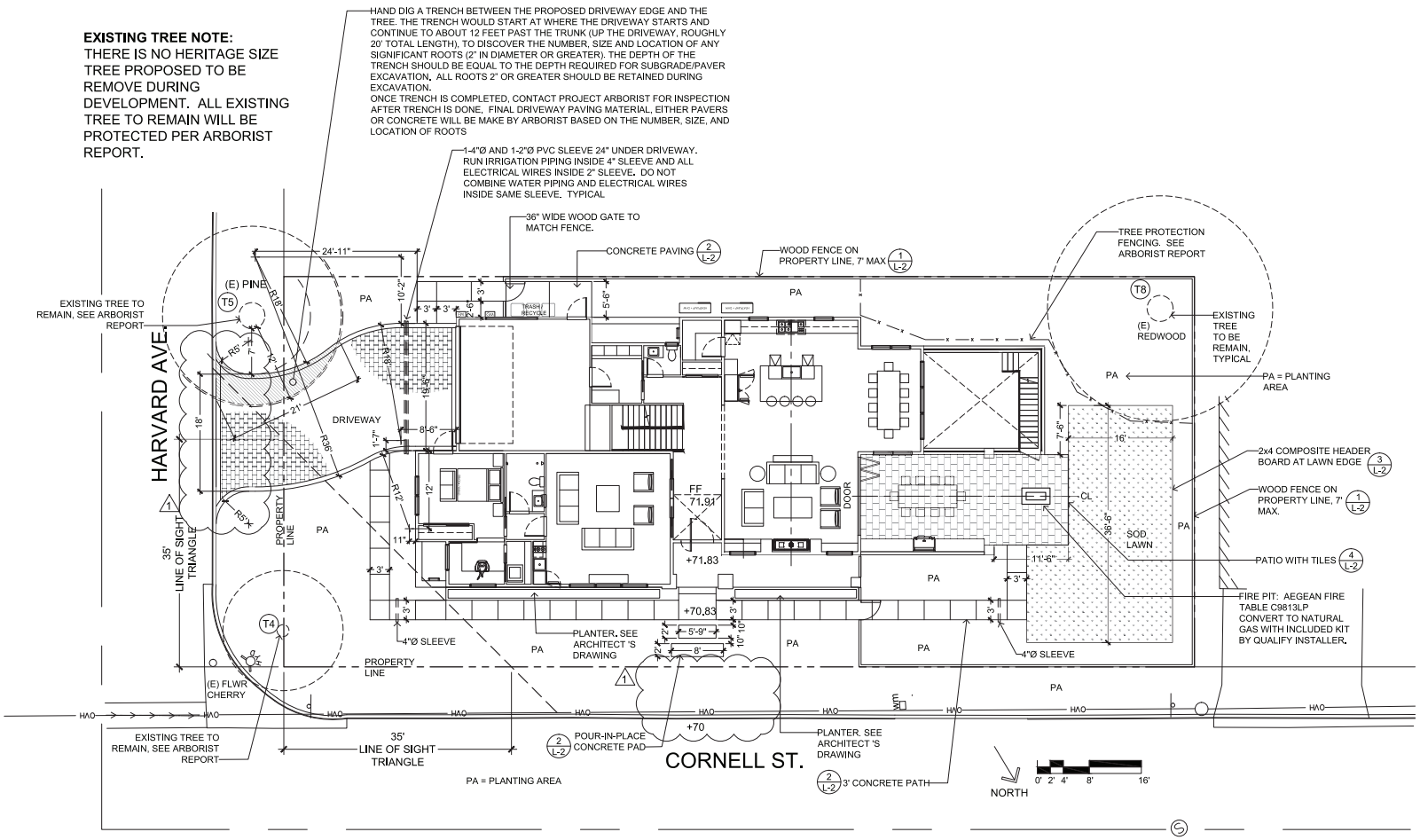
REVISIONS	BY
-	-
-	-
-	-
-	-
-	-

JOB NO:	2222171
DATE:	12-19-22
SCALE:	AS NOTED
DESIGN BY:	DH
CHECKED BY:	JH/PC
SHEET NO:	

HYD-1

01 OF XX SHEETS

EXISTING TREE NOTE:
THERE IS NO HERITAGE SIZE TREE PROPOSED TO BE REMOVE DURING DEVELOPMENT. ALL EXISTING TREE TO REMAIN WILL BE PROTECTED PER ARBORIST REPORT.



PROJECT INFORMATION

PROJECT ADDRESS: 128 CORNELL ST.
MENLO PARK, CA 94025
APPLICANT: ADAM TOH

TOTAL NEW LANDSCAPING: 4606 SF
PROJECT TYPE: NEW LANDSCAPE, RESIDENTIAL
WATER SUPPLY TYPE: POTABLE WATER

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

DATE:

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 PLAN.

DATE: 11/4/2022

GENERAL NOTES:
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS. THE FOLLOWING MINIMAL OBSERVATIONS ARE REQUIRED.
   - PRE-CONSTRUCTION MEETING.
   - ACCEPTANCE OF FENCE FOOTINGS.
   - ACCEPTANCE OF CONCRETE FORMS AND REINFORCEMENT.
   - ACCEPTANCE OF FORMS FOR DRIVEWAY.
   - ACCEPTANCE OF HEADER BOARD LAYOUT.
   - ACCEPTANCE OF FINISH GRADING.
   - ACCEPTANCE OF IRRIGATION TRENCHING AND LAYOUT.
   - ACCEPTANCE OF BACKFLOW PREVENTION DEVICE, SPRAY HEADS, DRIP SYSTEMS AND CONTROL VALVES TYPES AND LOCATION.
   - ACCEPTANCE OF PLANT MATERIALS.
   - ACCEPTANCE OF FINAL PLANT PLACEMENT PRIOR TO INSTALLATION.
   - PROJECT COMPLETION.

CONSTRUCTION LAYOUT NOTES:
1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
   A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
   B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
   C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE +/-. ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

UNDERGROUND SERVICE ALERT (USA) - 800-227-2600 CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

SHEET INDEX:

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyi@anylandscape.com
650-533-0107

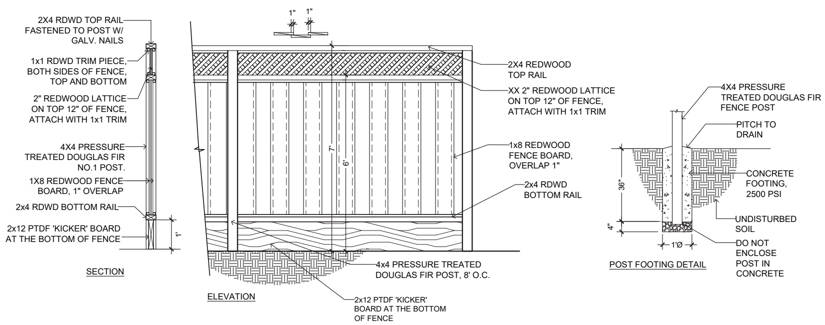
REVISION DATE	NO.
7/7/2023	1

SHEET TITLE: LANDSCAPE CONSTRUCTION LAYOUT

LICENSED LANDSCAPE ARCHITECT — 5/31/2025

PROJECT ADDRESS: 128 CORNELL ST, MENLO PARK, CA 94025

DATE: 11/9/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22031
SHEET L - 1
TOTAL SHEETS: 5

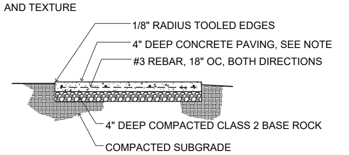


1 / L-2 WOOD FENCE ON PROPERTY LINE DETAILS

SCALE: 1/2" = 1'-0"

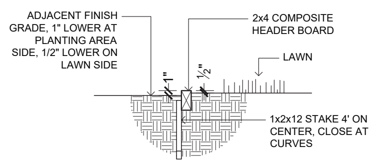
CONCRETE NOTES

- EXPANSION JOINTS TO BE MADE OF FIBROUS MATERIAL, COVERED WITH MASTIC SEAL, LOCATION AS INDICATED ON LAYOUT PLAN, TYPICAL AT CONCRETE OF DIFFERENT POUR AND WALL.
- CONCRETE TO HAVE INTEGRAL COLOR: TO BE SELECTED
- CONCRETE TO HAVE LIGHT BROOM FINISH
- PROVIDE OWNERS WITH SAMPLE POUR FOR APPROVAL OF COLOR AND TEXTURE



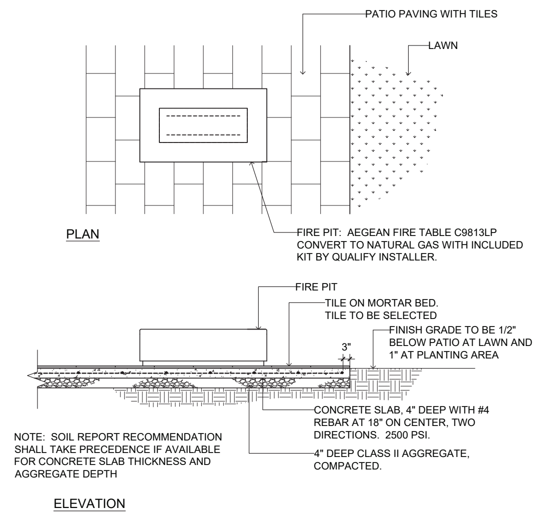
2 / L-2 CONCRETE PAVING DETAIL

SCALE: 1/2" = 1'-0"



3 / L-2 HEADER BOARD DETAIL

SCALE: 1" = 1'-0"



4 / L-2 FIRE PIT AND PATIO PAVING DETAILS

SCALE: 1/2" = 1'-0"

ANYI LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
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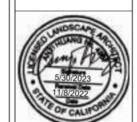
650-533-0107

REVISION DATE	NO.

SHEET TITLE: LANDSCAPE CONSTRUCTION DETAILS



PROJECT ADDRESS: 128 CORNELL ST. MENLO PARK, CA 94025

DATE: 11/9/2022

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

DRAWN BY: AH

PROJECT # 22031

SHEET L - 2

TOTAL SHEETS: 5

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
⏚ ▽	TORO 570 MPR PLUS 12' NOZZLE. INSTALL SPRAY BODY ON DOUBLE SWING JOINT. ADJUST RADIUS TO AVOID OVER SPRAY AND PROVIDE HEAD TO HEAD COVERAGE 15Q, 15H
	½" POLYETHYLENE DISTRIBUTION TUBING (RAINBIRD XT-700). SECURE IN PLACE WITH GALVANIZED TIE-DOWN STAKE EVERY 4'. UNDER MULCH. USE RAINBIRD XERI-BUG EMITTERS XB-05PC (0.5 GPH) FOR 1 GALLONG PLANTS. XB-10PC (1 GPH) FOR 5 GALLON PLANTS, AND 2-XB-10PC FOR EACH 15 GALLON PLANT. INSTALL ¼" TUBING WITH STAKE AND DIFFUSER BUG CAP TO EACH PLANT. INSTALL FLUSH CAP (RAINBIRD MDCFCAP) AT THE END OF XT-700 TUBING.
◎	RAIN BIRD 18" DEEP ROOT WATERING TUBE WITH .25 GPM BUBBLER AND GRATE. RWS-M-B-C-1401. INSTALL 1 PER TREE
—, —	RAINBIRD XFD ON SURFACE DRIPLINE, 0.9 GPH, 12" SPACE (XFD-09-12). SPACE DRIP LINE 12" APART. SECURE LINE WITH DRIP LINE STAPLES EVERY 3'
--------	1" DIAMETER SCHEDULE 40 PVC IRRIGATION MAIN LINE, BURY 18" DEEP.
———	CLASS 200 PVC LATERAL LINE, SIZE PIPE AS NOTED. BURY 12" MINIMUM.
▬	FEBCO 765 PRESSURE VACUUM BREAKER INSTALLED ON COPPER RISER 12" ABOVE GRADE.
◓	HUNTER PGV VALVE, SIZE AS INDICATED, LOCATE INSIDE VALVE BOX BELOW GRADE
◓	RAINBIRD XCZ-075 (VALVE FOR DRIP SYSTEM INSTALL 3/4" PR RBY FILTER AFTER VALVE). LOCATE IN VALVE BOX BELOW GRADE.
2 / 3/4"F / 4 GPM	2 — INDICATES IRRIGATION CONTROLLER AND STATION NUMBER 3/4"F — INDICATES VALVE SIZE, F = HY-FILTER 4 GPM — INDICATES FLOW RATE (GALLON PER MINUTE)
⚜	3/4" BRASS HOSE BIB ON COPPER RISER. WALL MOUNT ON WALL
C	HUNTER I-CORE 600-M CONTROLLER, ADD ONE ICM-600 EXPANSION MODULE. INSTALL INSIDE GARAGE.

IRRIGATION NOTES:

1. CONTRACTOR TO TEST WATER SUPPLY FOR AVAILABILITY OF 35 GPM AND VERIFY MINIMUM STATIC WATER PRESSURE OF 55 PSI AT POINT OF CONNECTION.
2. TEST PIPES FOR LEAKS BEFORE BACKFILL.
3. INSTALL 4" PVC SLEEVE UNDER PAVING, COORDINATE WITH OTHER CONTRACTORS.
4. INSTALL PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

IRRIGATION STATIONS INFORMATION

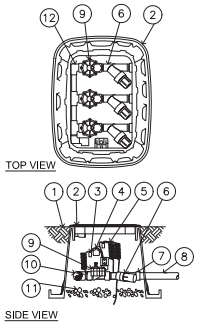
HYDROZONE VALVE #	VALVE SIZE	FLOW RATE (GPM)	APPLICATION TYPE / RATE (IN/HR)	DESIGN OPERATION PRESSURE (PSI)	HYDROZONE / PLANT TYPES
1	1"	13	DRIP/ N/A	30 PSI	High / lawn
2	1"F	1	DRIP/ N/A	30 PSI	Moderate / shrubs
3	1"F	1	DRIP/ N/A	30 PSI	Moderate / shrubs
4	1"F	1	DRIP/ N/A	30 PSI	Low / shrubs
5	1"F	2	DRIP/ N/A	30 PSI	Low/ shrubs
6	1"F	1	DRIP/ N/A	30 PSI	Low/ shrubs
7	1"	2	BUBBLER / N/A	30 PSI	Moderate / trees

* F = 'WYE' FILTER, INSTALL AFTER VALVE

IRRIGATION SCHEDULE NOTE:

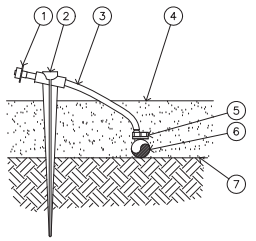
1. ALL HYDROZONES ARE CONTROLLED BY AN ET/WEATHER BASED IRRIGATION CONTROLLER THAT MAKES REAL TIME ADJUSTMENT TO THE IRRIGATION PROGRAM RUN-TIMES AND FREQUENCY BASED ON HOURLY WEATHER INFORMATION.
2. IRRIGATION SHALL BE LIMITED TO THE HOURS OF 8 PM TO 10 AM.

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



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB–STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30–INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF–075–RBY (INCLUDED IN XCZ–075–PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF–075 (INCLUDED IN KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

IRRIGATION CONTROL VALVE IN VALVE BOX DETAILS

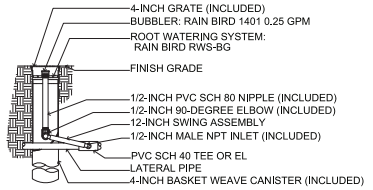


1. DIFFUSER BUG CAP: RAIN BIRD DBC–025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS–025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE–OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI–BUG EMITTER
6. ½" POLYETHYLENE TUBING
7. FINISH GRADE

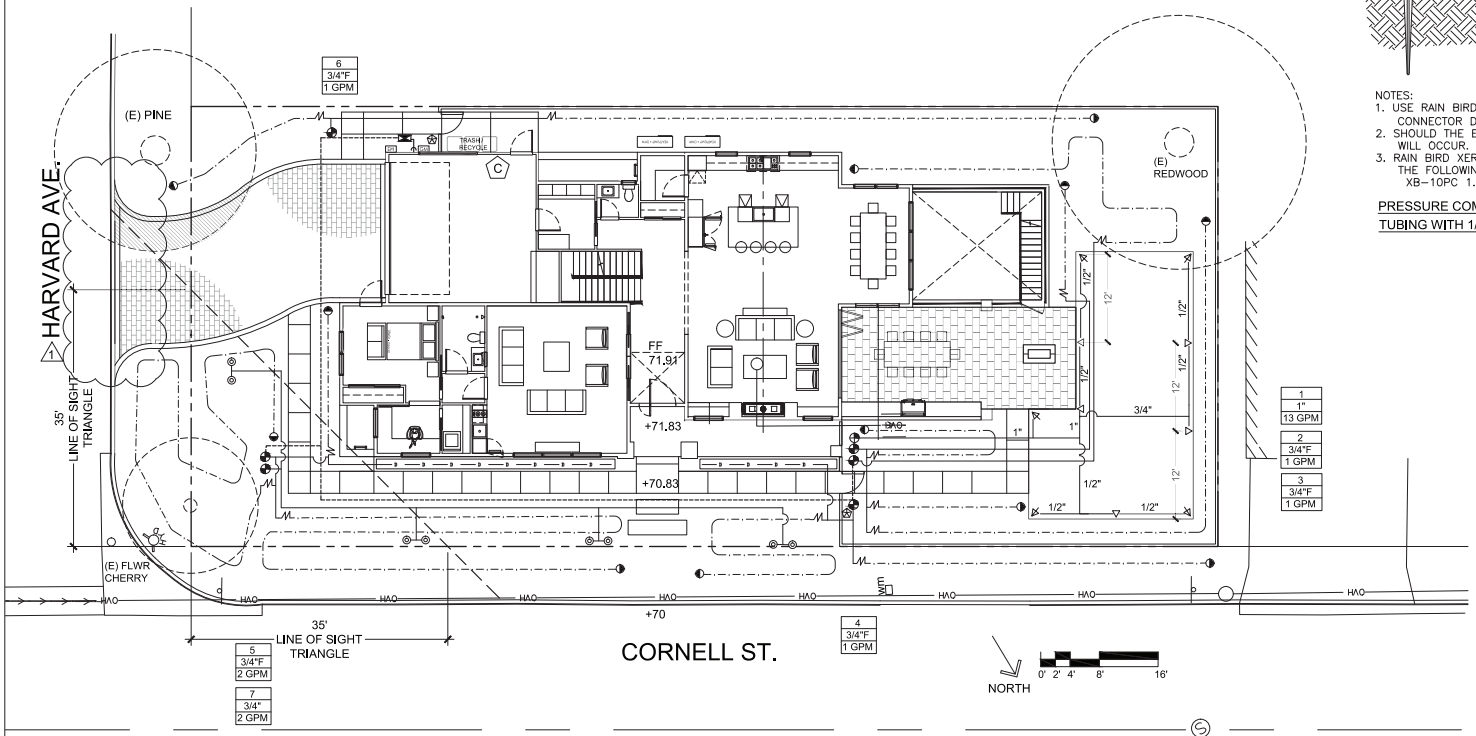
NOTES:

1. USE RAIN BIRD XERIMAN TOOL XM–TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI–BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB–10PC 1.0 GPH, XB–20PC 2.0 GPH

PRESSURE COMPENSATING MODULE INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND BUG CAP



RAINBIRD ROOT WATERING SYSTEM - RWS-BG



ANYI LANDSCAPE STUDIO

2647 ROYAL ANN DRIVE
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anyi@anylandscape.com
650-533-0107

REVISION DATE	NO.
7/7/2023	1

SHEET TITLE: LANDSCAPE IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT — 5/31/2025 — 7/7/2023 — STATE OF CALIFORNIA

PROJECT ADDRESS:
128 CORNELL ST.
MENLO PARK, CA 94025

DATE: 11/9/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22031
SHEET L - 3
TOTAL SHEETS: 5

PLANTING LIST

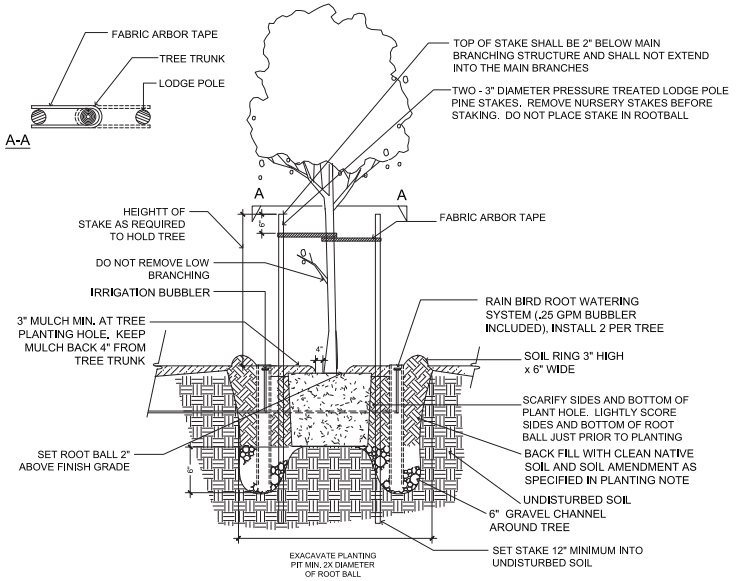
SYMBOL	BOTANICAL NAME - COMMAN NAME	QTY.	SIZE	WUCOLS	NOTE	SPACING (approx.)
TREE						
T1	Prunus x. y. 'Akebono' - Daybreak Flowering Cherry (low graft)	4	24" box	M	standard	25'
SHRUBS						
Ac	Acacia cognata 'Cousin Itt' - Cousin Itt River Wattle	22	5 gallon	L		4'
An	Anemone hybrida 'September Charm' - Pink Japanese Anemone	10	1 gallon	M		3'
Ar	Artemisia 'Powis Castle' - Wormwood	4	1 gallon	L		4'
Cl	Cistus x skanbergii - Pink Rockrose	11	5 gallon	L		4'
Di	Dietes grandifolora 'Variegata' - Striped Fortnight Lily	11	5 gallon	L		3'
Ga	Gardenia augusta 'Veitchii' - Gardenia	6	5 gallon	M		3'
g	Geranium 'Biokovo' - Cranesbill	7	1 gallon	M		2'
Ir	Iris douglas 'Pacific Coast Hybrid - Blue' - Douglas Iris	11	1 gallon	L		3'
Lv	Lavandula 'Meerlo' - Variegated Lavender	15	5 gallon	L		6'
LR	Lycianthes rantonnetii - Blue Potato Bush (Standard Form)	5	5 gallon	M	Standard	6'
Pt	Pittosporum tobira 'Variegata' - Variegated Mock Orange	17	5 gallon	L		4'
PG	Pittosporum tenuifolium 'Golf Ball' - Golf Ball Kohuhu	6	5 gallon	M		3'
Pi	Pittosporum tenuifolium 'Silver Sheen' - Kohuhu	6	15 gallon	M		6'
Po	Polystichum munitum - Sword Fern	11	5 gallon	M		3'
Pr	Prunus caroliniana 'Bright N' Tight' - Bright N Tight Cherry Laurel	10	15 gallon	L		6'
Rw	Rosa 'Iceberg' - Iceberg Rose	12	5 gallon	M		3'
Sa	Salvia microphylla 'Hot Lips' - Hot Lip Salvia	4	5 gallon	L		4'-6"
W	Woodwardia fimbriata - Giant Chain Fern	6	5 gallon	M		4'
Grass						
Cx	Carex divulsa - Grey Sedge	36	1 gallon	L		2'
Lm	Lomandra Longifolia 'Lime Tuff' - Lomandra Lime Tuff	49	1 gallon	L		3'
Groundcover						
G1	Juniperus horizontalis 'Wiltonii' - Blue Carpet Juniper	26	5 gallon	L		5'
Succulents						
e	Echeveria elegans - Mexican Snow Ball	50	1 gallon	L		12"
Sod						
	Delta Bluegrass 'Bolaro Plus' - Dwarf fescue with bluegrass					

WUCOLS CATEGORIES OF WATER NEEDS: VL = VERY LOW, L = LOW WATER USE, M = MODERATE WATER USE.
SOURCE BOOK: SUNSET WESTERN GARDEN BOOK, MWELO 2015

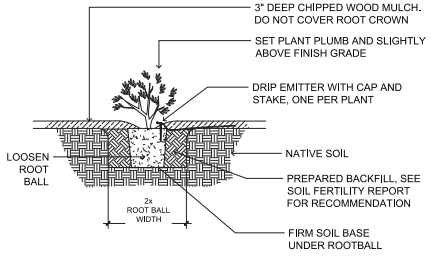
NOTE:
1. BEFORE PLANTING TILL THE FOLLOWING MATERIALS INTO THE TOP 6" OF SOIL (FOR EACH 1,000 S.F.):
   a. 6 CUBIC YARDS GREEN WASTE COMPOST
   b. 10 LB FERTILIZER (N16/P6/K8) W/ 2% IRON
   c. 5 LB SULFATE OF AMMONIA
2. MULCH ALL PLANTED AREAS WITH A 3" THICK LAYER OF MEDIUM RECYCLED WOOD CHIPS, PROVIDE SAMPLE FOR LANDSCAPE ARCHITECT'S APPROVAL.
3. FOR TREES, NURSERY STAKES SHALL BE REMOVED AT THE TIME OF PLANTING. STAKE EACH TREE USING 2 LODGE POLES AND RUBBER TREE TIES. SEE DETAIL.
4. THE LANDSCAPE ARCHITECT AND THE OWNER RESERVE THE RIGHT TO REJECT ANY OR ALL PLANT MATERIAL, IF SUCH MATERIAL DOES NOT MEET THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI). PLANT MATERIALS SHALL BE GUARANTEED AGAINST LATENT DEFECTS, INJURIES, PESTS, DISEASES OR DEATH OF PLANTS DUE TO IMPROPER PLANTING. THE CONTRACTOR SHALL PROMPTLY REPLACE PLANTS THAT HAVE DIED OR ARE NOT IN A VIGOROUS, HEALTHY CONDITION WITH PLANTS OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED AT NO EXPENSE TO THE OWNER.
5. LANDSCAPE ARCHITECT TO APPROVE PLANT LOCATIONS PRIOR TO PLANTING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTINUOUSLY MAINTAIN GRADES, PLANT MATERIAL, AND IRRIGATION THROUGH THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADEQUATE PROTECTION OF THE IMPROVEMENTS. DAMAGED AREAS, SUCH AS SPRINKLER HEADS OR PLANT MATERIALS, SHALL BE REPLACED OR REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.

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

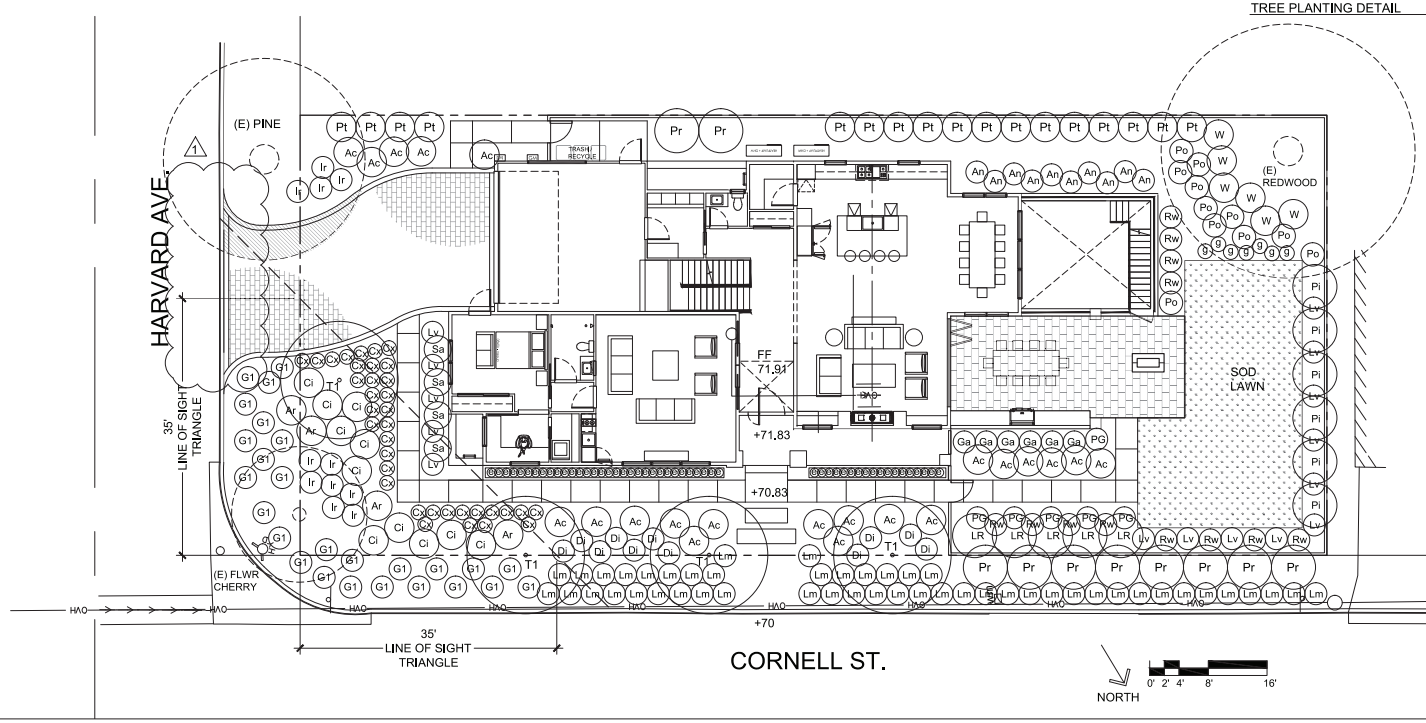
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



UNDERGROUND SERVICE ALERT (USA) - 800-227-2600
CALL BEFORE YOU DIG.
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

ANYI LANDSCAPE STUDIO
2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyi@anylandscape.com
650-533-0107

REVISION DATE	NO.
7/7/2023	1

SHEET TITLE: LANDSCAPE PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT — 5/31/2025 — 7/7/2023 — STATE OF CALIFORNIA

PROJECT ADDRESS: 128 CORNELL ST. MENLO PARK, CA 94025

DATE: 11/9/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22031
SHEET L - 4
TOTAL SHEETS: 5

JOB ADDRESS: 128 CORNELL ST. MENLO PARK

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 43

Hydrozone # /Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Waer Use (ETWU)
Regular Landscape Areas							
1 / high / lawn	0.8	spray	0.75	1.07	680	725.33	19337.39
2 / moderate water shrubs	0.5	drip	0.81	0.62	615	379.63	10120.93
3/ moderate water shrubs	0.5	drip	0.81	0.62	380	234.57	6253.58
4/ low water shrubs	0.3	drip	0.81	0.37	928	342.96	9143.39
5 /low water use shrubs	0.3	drip	0.81	0.37	1572	582.22	15522.04
6/ low water use tree	0.3	drip	0.81	0.37	417	154.44	4117.49
7/ moderate water use tree	0.5	drip	0.81	0.62	16	9.88	263.31
				Totals	**4606**	**2429.04**	
Special Landscape Areas							
				1	0	0.00	
				Totals	0	0.00	
						ETWU Total	**64758.13**
				Maximum Allowed Water Allowance (MAWA)			**67537.78**

Hydrozone #/Planting Description	Irrigation Method	Irrigation Efficiency	ETWU (Annual Gallons
E.g	overhead spray	0.75 for spray head	Required) = Eto X 0.62 x
1.) front Lawn	or drip	0.81 for drip	ETAF x Area
2.) low Water use plantings			where 0.62 is a
3.) medium water use planting			conversion factor that converts acre-inches per acre per year to gallons per square foot per year

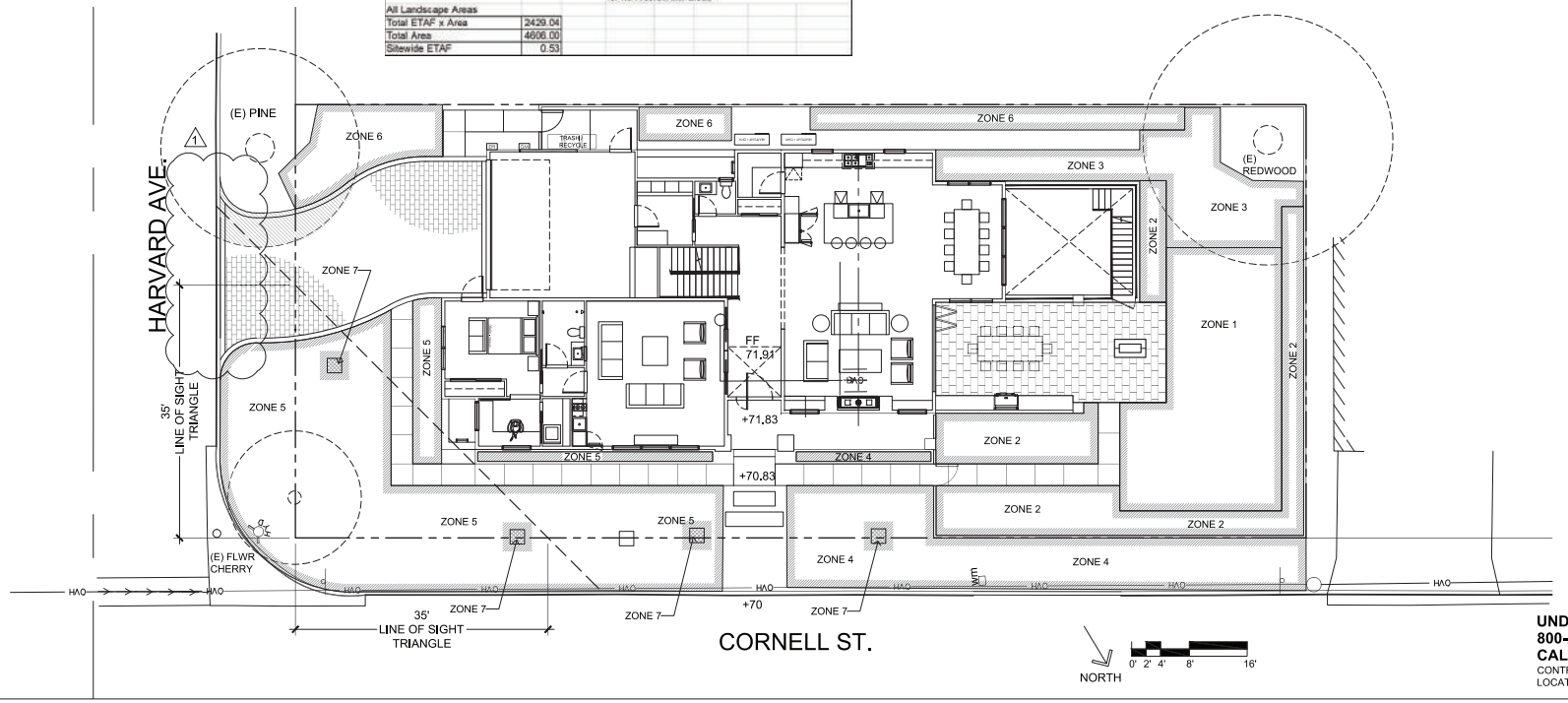
MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF X Area	2429.04	
Total Area	4606.00	Average ETAF for Regular Landscape Areas must be
Average ETAF	0.53	0.55 or below for residential areas, and 0.45 or below for non-residential areas

All Landscape Areas	
Total ETAF x Area	2429.04
Total Area	4606.00
Sitewide ETAF	0.53



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REVISION DATE	NO.
7/7/2023	1

SHEET TITLE: HYDROZONE MAP AND WELO WORKSHEET

PROJECT ADDRESS: 128 CORNELL ST. MENLO PARK, CA 94025

DATE: 11/9/2022
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 22031
SHEET L - 5
TOTAL SHEETS: 5

Studio S Squared Architecture, Inc.
1000 S Winchester Blvd.
San Jose, CA 95128
ph: (408) 998-0983
fax: (408) 404-0144
www.studios2arch.com

December 21, 2022

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

128 Cornell Road Project Description
Monterey Development Residence
Studio S Squared job# 22008

BACKGROUND

The project site is located at 128 Cornell Road between El Camino Real and University Drive in the Allied Arts area. The stitch of Cornel Road does not have a single predominant architectural style, although bungalow, ranch, traditional and craftsman styles are common. Nearby buildings are generally one- and two-story in size, with a majority of the new developments being 2-stories in size.

The lot size of 785 Partridge Ave is 8,400sf and is zoned R-2. The lot is of substandard width, 60', rather than 65'. The existing property is a corner lot of rectangular shape, with an existing single-story home prominently facing Cornell Road.

PROPOSAL

The purpose of this application is to request a conditional use permit to demolish the existing home and build a new single-family residence with an attached accessory dwelling unit.

The proposed home will consist of 2-stories above ground with a full basement below, with a total of 4 bedrooms and 5.5 bathrooms with approximately 2,703 sf of living space. The attached ADU is single-story, with one bedroom and one bathroom totalling approximately 796 sf.

We are proposing a two-car garage and one additional uncovered parking space for the residence, typical to what other projects have done on this street. The proposed lot coverage and FAL are within the zoning allowances.

The architectural style of the proposed home is complementary to the neighborhood through the use of similar massing, sizing and similar material palettes. The home is designed in a transitional style, oding to a typical ranch-style home, but introduces contemporary details and materials for a refresh on the traditional ranch style.

The home itself is setback from the rear property line to address privacy concerns from the neighboring one-story home. The first-floor low-sloping roofs and stepped-back second-floor at the front elevation and street-side elevation also help enforce a sense of horizontality to the design, decreasing the presence of the second floor. The first floor ceiling of 9'-6" and second floor of 8'-0" are typical of new homes in the neighborhood, and the low roof pitches allow for a shorter overall ridge height from adjacent properties.

The entry is announced through a stone-clad porch with a contemporary metal awning. The design is balanced through the central axis at the front porch, with the second floor street-side facing bedrooms mirrored.

Vertical stained cedar siding is prevalent at the exterior with the introduction of smooth-troweled stucco for balance. Standing seam metal roof is proposed above the first floor, reinforcing the contemporary approach to a traditional roof form with asphalt shingle roof at the upper roof. Aluminum-clad windows are proposed throughout, with standard sizing and placed in an organizational manner.

The garage is located facing Harvard Avenue, stepped back with a contemporary aluminum roll-up door with non-translucent window panes for privacy.

We are requesting a use permit, as the lot is substandard in width, but which did not affect the opportunity to design a home compatible with the neighborhood context with additional limitations due to protection zones due to heritage trees.

Thank you for your review. Please do not hesitate to call our office should you have any questions.

Sincerely,

Eugene H. Sakai, AIA, LEED AP
President, Studio S² Architecture, Inc.

cc: Xiaoyan Liu (silva.liux@gmail.com)
Adam Toh (simsimrealty@gmail.com)

LOCATION: 128 Cornell Road	**PROJECT NUMBER:** PLN2023-00001	**APPLICANT:** Monterey Development, LLC	**OWNER:** Cornell Home, LLC

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 December 4, 2024) for the use permit to remain in effect.
   b. Development of the project shall be substantially in conformance with the plans prepared by Studio S Squared consisting of 27 plan sheets, dated received November 16, 2023 and approved by the Planning Commission on December 4, 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 Kurt Fouts Arborist Consultant, dated received November 16, 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: 128 Cornell Road	**PROJECT NUMBER:** PLN2023-00001	**APPLICANT:** Monterey Development, LLC	**OWNER:** Cornell Home, LLC

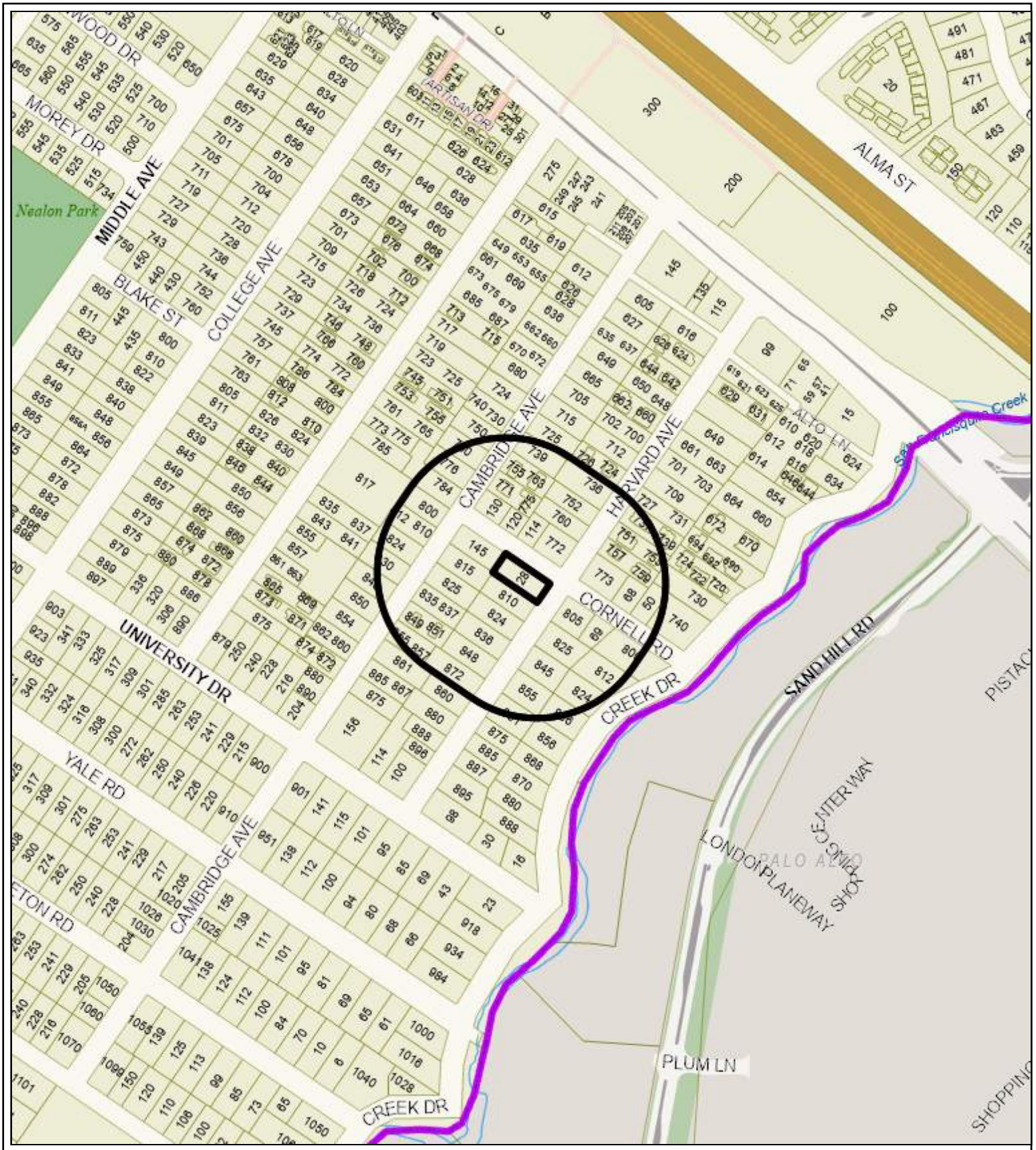
PROJECT CONDITIONS:

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 incorporating removal and replacement of curb and gutter along entire project frontage (both Cornell Rd. and Harvard Ave.), to the satisfaction of the Public Works Department.

b. Simultaneous with the submittal of a complete building permit application, the applicant shall submit revised plans showing Tree #13 to remain, or submit revised plans and survey that shows Tree #13 is fully on the applicant's property, to the satisfaction of the City Arborist and Planning Division.



City of Menlo Park

Location Map
128 Cornell Road

Scale: 1:4,000 | Drawn By: CDH | Checked By: CDS | Date: 12/4/2023 | Sheet: 1

128 Cornell Road – Attachment C: Data Table

	PROPOSED PROJECT	EXISTING PROJECT	ZONING ORDINANCE
Lot area	8,400 sf	8,400 sf	8,400 sf min
Lot width	60 ft	60 ft	65 ft min
Lot depth	140 ft	140 ft	100 ft min
Setbacks			
Front	26.5 ft	26.6 ft	20 ft min
Rear	30.8 ft	21.4 ft	20 ft min
Side (left)	6.3 ft	9.1 ft	10% of min lot width, not less than 5 ft
Side (right)	12 ft	9.3 ft	12 ft min
Building coverage*	3,092.3* sf 37* %	2,430 sf 22 %	2,940 sf max 35 % max
FAL (Floor Area Limit)*	3,946.4* sf	2,169 sf	3,150 sf max
Square footage by floor	2,256.4 sf/basement 1,362.4 sf/1st 1,320.4 sf/2nd 446.7 sf/garage 799.5 sf/ADU 20.4 sf/bay window	2,169 sf/1st	
Square footage of buildings	6,205.8 sf	2,169 sf	
Building height	25.5 ft	13.5 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	3**	Non-Heritage trees	10	New trees	4
	Heritage trees proposed for removal	0	Non-Heritage trees proposed for removal	10	Total Number of trees	7

* 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

**Heritage trees T4 and T5 are off-site/street trees

ARBORIST REPORT-

Tree Survey & Impact Assessment

128 Cornell Road
Menlo Park, CA
APN: 714310700
2/20/2023

Updated 11/16/2023

Prepared for:

Mr. Yan Liu
128 Cornell Road
Menlo Park, CA

Prepared by:

Kurt Fouts
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ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification

Table of Contents

Attachments: Appendix A - I

Appendix A – Tree Assessment Chart

Appendix B – Criteria for Tree Assessment Chart

Appendix C – Sheet T1 – Tree Location Map

Appendix D _ Sheet T2 – Tree Protection Plan

Appendix E – Appraised Value of “Protected” Trees

Appendix F – Glossary of Terms

Appendix G – Bibliography

Appendix H - Tree Protection Guidelines & Restrictions

- Protecting Trees During Construction
- Project Arborist Duties & Inspection Schedule
- Tree Protection Fencing
- Tree Protection Signs
- Monitoring
- Root Pruning
- Tree Work Standards & Qualifications
- City of Menlo Park Protected Trees

Appendix I - Assumptions & Limiting Conditions

SUMMARY

This report provides the following information:

1. A summary of the health and structural condition of 13 trees.
2. A preliminary evaluation of anticipated construction impacts to the trees.
3. Recommendations for retention or removal of assessed trees based on their condition and anticipated construction impacts.
4. Tree protection specifications to mitigate anticipated impacts to retained trees.
5. Appraised value of protected trees impacted by the project, to determine a tree replacement value.

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- An existing home will be demolished and a new two-story single-family home and attached A.D.U. will be constructed 128 Cornell Road, Menlo Park
- Thirteen trees on or near the property, including three trees defined as *Heritage Trees*, by the City of Menlo Park, were surveyed.
- The *Heritage Trees* are in good or fair condition and are suitable for preservation.
- Three Heritage *Trees,* T4, T5, and T8*,* will have moderate impacts, can be incorporated into the project, and will require mitigation methods to reduce construction impacts.

Background

Plans will be submitted to the City of Menlo Park Planning Department, for a construction project at 128 Cornell Road, Menlo Park. Mr. Yan Liu has requested my services to assess the condition of thirteen trees on or near the applicant's property, and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet City of Menlo Park planning requirements.

Assignment

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), suitability for preservation ratings. Review preliminary development plans assess potential impacts to trees, provide recommendations for retention or removal, and specify tree protection mitigation treatments for impacted trees that will be retained. Provide valuations of impacted trees to calculate a tree security deposit.
To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review: Reviewed provided plans including** Plan Set by Studio S Squared, Architects, dated 7/15/2022.

- **Construction Impact Assessment:** Combine tree resource data with anticipated construction impacts, to provide recommendations for removal or retention of trees.
- **Tree Protection Plan:** Develop tree protection specifications to mitigate anticipated impacts to retained trees.
- **Mapping:** Tree locations were plotted onto: Proposed Site Plan, Sheet A1.0, and a Tree Location Map, Sheet T1, was created.

Limits of the Assignment

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on 8/16/2022.
The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developer, their agents, and the City of Menlo Park as a reference for existing tree conditions and to help satisfy the City of Menlo Park planning requirements.

Resources

All information within this report is based on site plans as of the date of this report. Resources are as follows:

- Plan Set by Studio S Squared, Architects, dated 7/15/2022.
- Site Visit, Tree Inventory & Condition Evaluation at 128 Cornell Road, Menlo Park
- City of Menlo Park Municipal Code – Chapter 13.24. *Heritage Trees.*
- Guide for Plant Appraisal – 10th Edition

OBSERVATIONS

The flat parcel sits on a corner lot in a residential neighborhood and has homes bordering on two sides. I surveyed thirteen trees 6-inches or greater in diameter. Three trees surveyed are defined as *Heritage* trees according to City of Menlo Park ordinance. A *Heritage Tree* includes any species 15 inches in diameter or larger, measured at 4.5 feet above grade. Native oak species are protected and designated as *Heritage Trees*, if their trunk is 10 inches or larger, at 4.5 feet above grade. The Heritage tree species included a Japanese flowering cherry (*Prunus serrulata*), an Italian stone pine, (*Pinus pinea*), and two coast redwood, (*Sequoia sempervirens*).

Tree T4, a flowering cherry grows on the corner of the lot in the front yard, (Image #1).

Image #1 – Tree T4 Japanese flowering cherry.

Tree T4, a 22” diameter flowering cherry is in fair condition. The canopy density was thin and there is some leaf dieback in upper canopy.

Tree T5 a mature Italian stone pine, grows in the city right-of way, (Image #2).

Image #2 – Tree T5, Italian stone pine. Grows in city right-of -way.

The mature, 48” Italian stone pine is in fair condition. The tree has two co-dominant trunks at 6-feet above grade. One of the trunks has some large limbs removed to provide clearance from the street. This trunk has minimal branch structure and live canopy. Canopy density and new needle bundle growth over the rest of the tree is normal for the species. A few limbs are overextended.

Tree T8 a mature coast redwood grows in the backyard, (Image #3)

Image #3- Tree T8, coast redwood. Grows near the rear fence line. Tree house wraps around trunk.

The 78” coast redwood leans towards the adjacent property, then self-corrects to vertical at 60-feet above grade.

A tree house has been constructed around the trunk.

This coast redwood has good canopy density and is in good condition. The redwood is close to 100 feet tall.

DISCUSSION

Species List

TOTAL TREE INVENTORY: 13

Heritage: 3

1	coast redwood	(*Sequoia sempervirens*)
1	Japanese flowering cherry	(*Prunus serrulata*)
1	Italian stone pine	(*Pinus pinea*)

A complete species list can be found in the Tree Assessment Chart spreadsheet, Appendix A.

Tree Evaluation and Recording Methods

Site evaluations were made on 8/16/2022. *The inventory included all trees on the property within the project limits.* The health and structural **condition** of each tree was assessed and recorded. Based on the trees' health and structural condition, each tree's **suitability for preservation** was rated and recorded.

The recorded data is included in the *Tree Assessment Chart, Appendix A,* of this report. Tree numbers were plotted on the attached *Tree Protection Plan, sheet T1*. **To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to Appendix C, Sheet T1- Tree Location Map.**

Condition Rating (Protected Trees)

A tree's condition is determined by an assessing both the **health** and **structure**, then combining the two factors to reach a *condition rating*. The tree's condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair, or poor), is indicated below:

Tree Condition Rating

- Good - 2
- Fair - 1
- Poor - 0

Suitability for Preservation (Protected Trees)

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

Suitability Rating

- Good - 3
- Fair – 0
- Poor - 0

Tree Protection Zone

The tree protection zone (TPZ) is a defined area (radius from trunk), within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. *The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances.* Tree protection may also involve the armoring of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. *See Tree Protection Guidelines & Restrictions* – Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. 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 wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the *Tree Assessment Chart – Appendix A,* which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in *Tree Protection Guidelines & Restrictions* – Appendix G.

Critical Root Zone

The CRZ is the biological limit of a tree's capacity to recover from root loss. It is "the area of soil around a tree where the minimum number of roots that are biologically essential to the structural stability and health of the tree are located. There are no universally accepted methods to calculate the CRZ." (Clark, Metheny, Smiley, et al, *The Tree Protection Zone & the Critical Root Zone*, 12/2021). The methods utilized to determine the Critical Root Zone are varied and can be based on professional guidelines and/or industry standards. Criteria such as trunk diameter, tree age and vigor, species tolerance, tree architecture and existing site constraints are commonly used criteria.

Using this information, the arborist can find the distance from the trunk that should be protected per unit of trunk diameter. The CRZ does not always represent a radius around the tree. When necessary, the area can be offset or shaped in a manner that accepts tree canopy constraints or existing conditions.

Critical Root Zone, Continued:

For purposes of this report the CRZ is the minimum tolerable distance between the trunk, and excavation that requires root cutting. I have estimated it to be five times the trunk Diameter at Breast Height, (DBH is 4.5' above grade). For example, if a tree has a one-foot trunk diameter, the CRZ extends to five feet from the trunk.

If encroachment into the CRZ or TPZ is required to retain the tree during development, the arborist must provide alternative construction methods or preconstruction treatments to reduce impacts.

Root Disturbance Distance

No one can estimate and predict with absolute certainty what distance from a tree, a soil disturbance such as excavation for construction should be, to ensure it will not significantly affect tree stability or health. Or to what degree, (low, moderate, or high), a tree might be impacted. There are simply too many variables involved that we cannot see or anticipate. However, three times the D.B.H. (diameter at breast height), is a widely accepted minimum used in the industry for root disturbance, *on one side of the trunk*, and is supported by several research studies including (Smiley, Fraedich & Hendrickson 2002, Bartlett Tree Research Laboratories). This distance is often used during the design and planning phases of a project in order to estimate root loss due to construction activities. This distance is a guideline only and should be increased for trees with significant leans, decay or other structural problems.

The ISA, International Society of Arboriculture- Root Management (2017) publication recommends, "cutting roots at a distance greater than six times the trunk diameter (DBH) minimizes the likelihood of affecting both health and stability. This recommendation is given further direction by the companion publication, A.N.S.I. (*American National Standard*) A300 (Part 8)- 2013 Root Management, when roots are cut in a *non-selective* manner, i.e. in a straight line on one side of a tree. It says, if the cutting is "within six times the trunk diameter (DBH), mitigation shall be recommended". Further, A.N.S.I. recommends the "minimum distance from the trunk for root cutting should be adjusted according to trunk diameter, species tolerance to root loss, tree age, health and site condition".

In general, root cutting that occurs at a distance less than ten times the diameter of a tree should be undertaken by hand digging and hand (or Sawzall), root pruning. These methods help mitigate root loss impacts.

Construction Impacts to *Heritage* Trees

Three *Heritage* trees will be moderately impacted by construction activities and can be incorporated into the project.

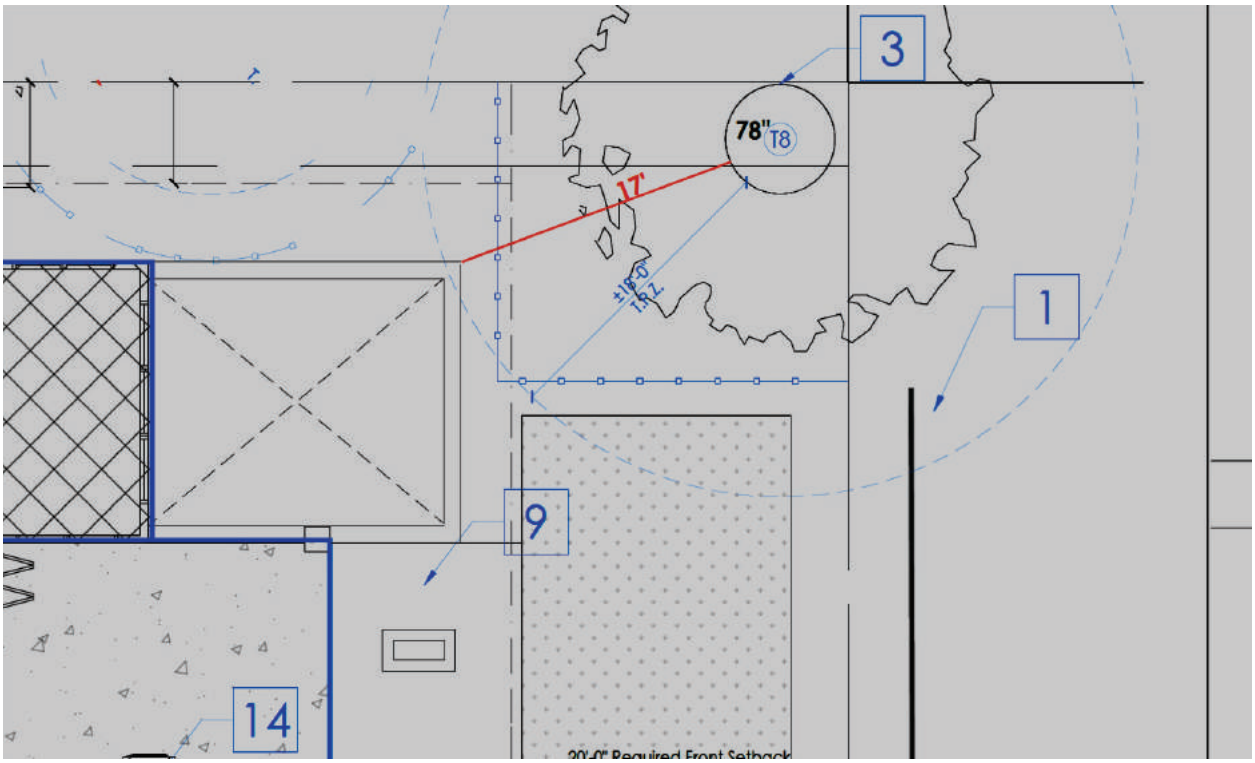

Image #4 – Tree T8 coast redwood. Distance to element impacting tree.

Tree T8 coast redwood, a 78” diameter tree is 17-feet from the basement stairway, (Image #4). This is within the critical root zone 17’X12” ÷ 78” trunk diameter = 2.6 X the trunk diameter. The basement and basement stairway footprint extend less than half the length of the tree drip line, and at the distances shown in Image #5 above, are within tree root loss tolerances. The redwood will suffer moderate root loss which it can tolerate and needs tree protection treatments to reduce root loss impacts. With over excavation these distances will be closer but still within tolerance for the tree.

Construction Impacts to *Heritage* Trees, Continued:

Tree T5, a 48” Italian stone pine is 7-feet from the driveway, (Image #5).

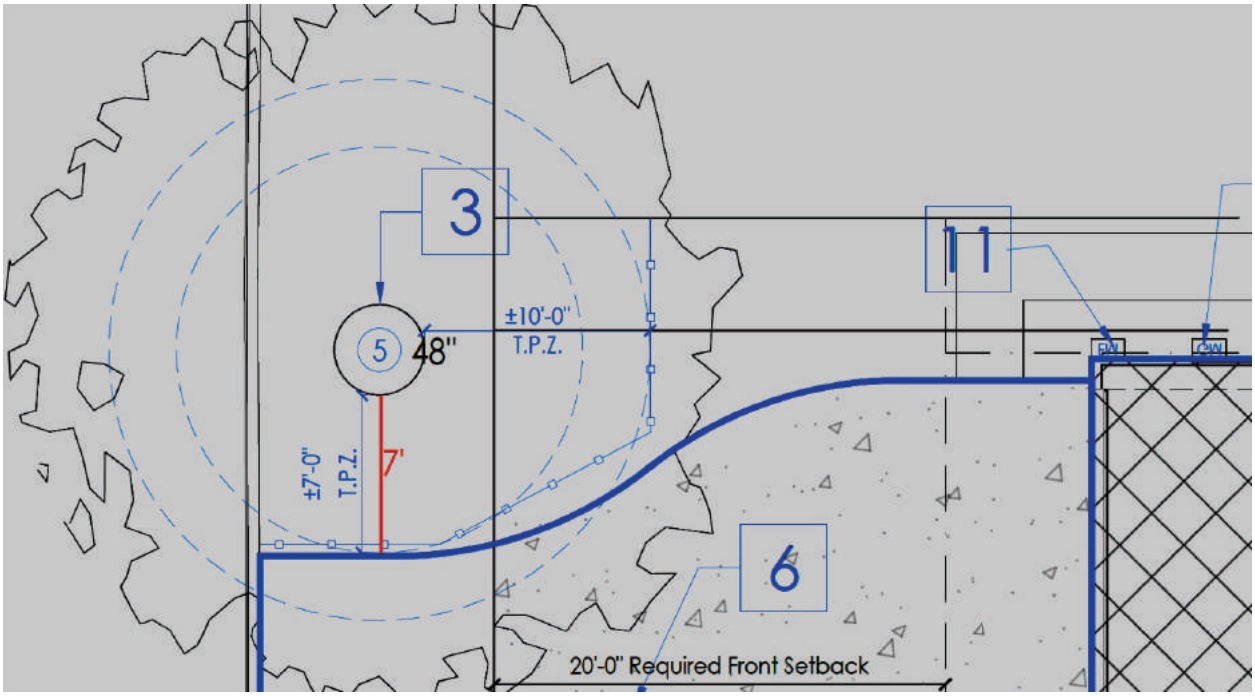

Image #5 – Tree T5, Italian stone pine. Distance to driveway.

The driveway adjacent to the stone pine has been modified from the preliminary design. A curved driveway has replaced the straight-line edge closest to tree T5. The stone pine, a 48” diameter tree, will be 7-feet from the driveway. (Image #5). This is within the critical root zone of the tree. 7’X12” ÷ 48” trunk diameter = 1.75 X the trunk diameter. The pine will suffer moderate root loss which it can tolerate and needs tree protection treatments to reduce root loss impacts.

Tree T4, a 22” Japanese flowering cherry, is 22-feet from the home and 11-feet from the walkway. Eleven feet is 6X the trunk diameter. Impacts to the tree will be moderate and it can be incorporated into the project.

Impact Level

Impact level rates the degree a tree may be impacted by construction activity and is primarily determined by how close the construction procedures occur to the tree. Construction impacts are rated as low, moderate, and high. The quantity of trees assigned for each category (low, moderate, high), is indicated below:

Impact Rating (Protected Trees)

- Low - 0
- Moderate – 3
- High - 0

Mitigation Measures for Retained Trees

The trees retained on this project will require some or all of the following methods to protect them from the impacts described above and to minimize root loss during the construction phases.

- Tree Protection Fencing
- Hand trenching.
- Supervised root pruning.

Tree Appraisal and Valuation

The City of Menlo Park requires valuation of all protected trees potentially affected by a construction project. The value of four trees has been appraised. Reference is, 1) *Guide for Plant Appraisal 10th Edition.*

The total appraised value of four impacted trees is $**108,800**. The criteria for appraisal are included in the attached spreadsheet, *Appendix D, Appraised Value of Heritage Trees – Reproduction Method – Trunk Formula Technique.*

Note: Any tree protected by the City Code, within the project limits, or with a canopy overhanging the project limits, will require replacement according to its appraised value, if it is damaged beyond repair as a result of construction activities.

Tree Protection Plan & Replacement Trees

This report is a preliminary evaluation of construction impacts to trees. A Tree Protection Plan Sheet, showing mitigation measures to reduce impacts to retained trees, shall be included with the final submittal.

Any *Heritage* trees approved for removal will require replacement trees at a size and replacement ratio based on the City of Menlo Park tree replacement formula.

Final Inspection

A final inspection by the City Arborist is required. The inspection shall occur prior to removal of tree protection fencing and after all replacement trees have been installed.

Certificate of Performance

I, Kurt Fouts, certify:

That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately to the best of my professional judgement.

- That I have no current interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions, and conclusions stated herein are my own, and were developed and prepared according to commonly accepted arboricultural practices.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist and carry an International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the practice of arboriculture and the care and study of trees for more than 20 years.

Signed: Kurt Fouts Date: 11/12/2023

CONCLUSION

- The *Tree Assessment Chart*, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.
- An existing home will be demolished and a new two-story single-family home and attached A.D.U. will be constructed 128 Cornell Road, Menlo Park
- Thirteen trees on or near the property, including three trees defined as *Heritage Trees*, by the City of Menlo Park, were surveyed.
- The *Heritage Trees* are in good or fair condition and are suitable for preservation.
- Three Heritage *Trees,* T4, Japanese flowering cherry, T5 Italian stone pine, and T8, coast redwood will have moderate impacts, can be incorporated into the project, and will require mitigation methods to reduce construction impacts.

RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Follow tree protection specifications on Tree Protection Plan, sheet T1.

Respectfully submitted,

Kurt Fouts

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128 Cornell Road, Menlo Park

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Tree Disposition Code:

RT: Retain Tree
RI: Remove Due to Construction Impacts

I.M. Impacts Can Be Mitigated With Pre-Construction Treatments
R.C. Remove Due to Condition

Protected Tree City of Menlo Park, Any tree 15 inches or greater in diameter measured at 4.5 feet above grade. Any native oak 10" inches or greater in diameter measured at 4.5 feet above grade.

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	Japanese maple *(Acer palmatum*)	6"	No	10'X10'	Good	Good	Good	10'	High (Within building footprint)	R.I.	Co-dominant trunks at grade.
T2	Japanese maple	7",5"	No	30'X25'	Good	Good	Good	15'	High(Within hardscape footprint)	R.I.	
T3	camellia (*Camellia spp* .)	multi. ave. 3-4"	No	15'X10'	Good	Good	Good	10'	High (Within building footprint)	R.I.	Co-dominant trunks at grade.

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11/12/2022

222 Oak Court Menlo Park

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T4	Japanese flowering cherry (*Prunus serrulata*)	22"	Yes	15'X15'	Fair	Fair	Fair	20'	Moderate (Root loss-excavation)	R.T., I.M.	May be boundary tree, (co-ownership). Co-dominant trunks at 5' above grade. Thin canopy density and some leaf dieback.
T5	Italian stone pine (*Pinus pinea*)	48"	Yes	60'X35'	Good	Fair	Fair	30'	Moderate (Root loss-excavation)	R.T., I.M.	In city R.O.W. Co-dominant trunks at 6' above grade. Some over-extended limbs.
T6	Norfolk island pine (*Araucaria heterophylla*)	7",6"	No	35'X10'	Good	Fair	Fair	15'	Moderate (Root loss-excavation)	Applicant to remove	Co-dominant trunks at grade. Trunk bows.Growth suppressed by larger adjacent T5.
T7	Glossy Privet (*Ligustrum lucidum*)	10",7"	No	35'X15'	Fair	Fair	Fair	15'	Low	Applicant to remove	Co-dominant trunks at grade.
T8	coast redwood (*Sequoia sempervirens*)	78"	Yes	100'X25'	Good	Good	Good	40'	Moderate (Root loss-excavation)	R.T., I.M.	Grade is raised 12" around trunk area. Trunk leans towards adjacent property then self corrects at 60' above grade. Tree house built around trunk.
T9	camellia	8"	No	10'x10'	Good	Fair	Fair	10'	Low	Applicant to remove	
T10	camellia	8"	No	10'x10'	Good	Good	Fair	10'	Low	Applicant to remove	Co-dominant trunks at grade.

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11/12/2022

222 Oak Court Menlo Park

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T11	Japanese maple	8"	No	15'x10'	Good	Good	Good	10'	High (Near building footprint)	R.I.	Co-dominant trunks at 1' above grade.
T12	glossy privet	9"	No	25'X10'	Fair	Fair	Fair	10'	Moderate (Root loss-excavation)	Applicant to remove	Co-dominant trunks at 5' above grade.
T13	Purple-leaf cherry plum (*Prunus cerasifera 'Atropurpurea* ')	12"	No	15'X5'	Fair	Poor	Poor	10'	Low	R.C.	On fence line. May be boundary tree. Co-dominant trunks at 1' above grade.

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11/12/2022

APPENDIX B – CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A.*

Trunk Diameter and Number of Trunks:

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

Health Ratings:

Good: A healthy, vigorous tree, reasonably free of signs and symptoms of disease

Fair: Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

Poor: Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

Structure Ratings:

Good: No significant structural defects. Growth habit and form typical of the species

Fair: Moderate structural defects that might be mitigated with regular care

Poor: Extensive structural defects that cannot be abated.

Relative Age:

I estimated tree age as young, semi-mature, mature, or over-mature.

Suitability for Preservation Ratings:

Rating factors:

Tree Health: Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading, and soil compaction, then are less vigorous specimens.

Structural integrity: Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

Tree Age: Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

Species response: There is a wide variation in the tolerance of individual tree species to construction impacts.

Rating Scale:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management . The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Construction Impacts:

Rating Scale:

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the Tree.

Tree Protection Zone (TPZ):

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.

128 Cornell Road, Menlo Park

Tree Assessment Chart - Appendix A

Suitability for Preservation Ratings:

Good: Trees in good health and structural condition with potential for longevity on the site

Fair: Trees in fair health and/or with structural defects that may be reduced with treatment procedures

Poor: Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

Tree Disposition Code:

RT: Retain Tree

RR: Remove Due to Construction Impacts

I.M.: Impacts Can Be Mitigated With Pre-Construction Treatments

R.C.: Remove Due to Condition

Protected Tree City of Menlo Park. Any tree 15 inches or greater in diameter measured at 4.5 feet above grade. [illegible]

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T1	Japanese maple (Acer palmatum)	6"	No	15'X10'	Good	Good	Good	10'	High (Within building footprint)	R.I.	Co-dominant trunks at grade.
T2	Japanese maple	7",5"	No	20'X20'	Good	Good	Good	12'	High (Within hardscape footprint)	R.I.	
T3	camellia (Camellia spp.)	multi, ave. 3-4"	No	15'X12'	Good	Good	Good	10'	High (Within building footprint)	R.I.	Co-dominant trunks at grade.
Kurt Fouts, 826 Monterey Avenue, Capitola, CA 95010, 831-359-3607, kurtfouts1@outlook.com							Page 1 of 3				11/12/2022

222 Oak Court Menlo Park

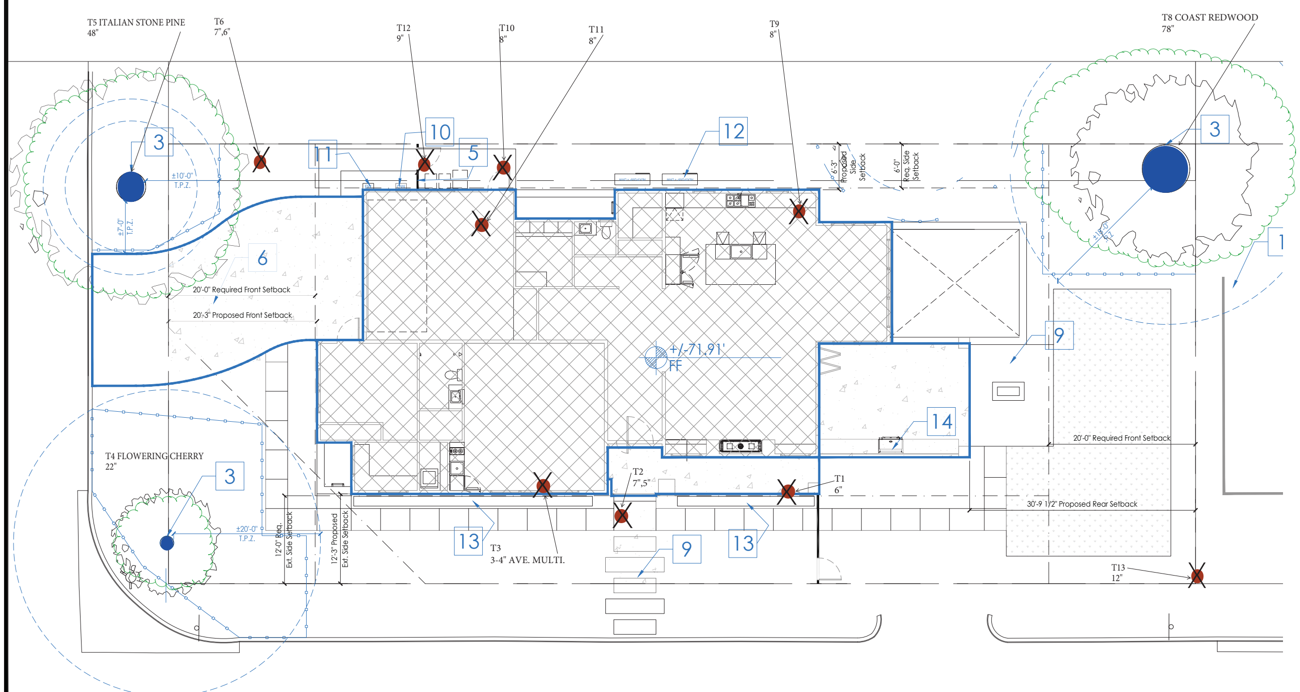
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches a.g.	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T4	Japanese flowering cherry (Prunus serrulata)	22"	Yes	[illegible]	Fair	Fair	Fair	20'	Moderate (Root loss excavation)	R.T., I.M.	[illegible]
T5	Italian stone pine (Pinus pinea)	48"	Yes	[illegible]	Good	Fair	Fair	40'	Moderate (Root loss excavation)	R.T., I.M.	[illegible]
T6	Norfolk Island pine (Araucaria heterophylla)	7",6"	No	[illegible]	Good	Fair	Fair	15'	Moderate (Root loss excavation)	Applicant to remove	[illegible]
T7	Glossy Privet (Ligustrum lucidum)	[illegible]	No	[illegible]	Fair	Fair	Fair	15'	Low	Applicant to remove	Co-dominant trunks at grade.
T8	coast redwood (Sequoia sempervirens)	78"	Yes	[illegible]	Good	Good	Good	40'	Moderate (Root loss excavation)	R.T., I.M.	[illegible]
T9	camellia	8"	No	[illegible]	Good	Fair	Fair	10'	Low	Applicant to remove	
T10	camellia	8"	No	[illegible]	Good	Good	Fair	10'	Low	Applicant to remove	Co-dominant trunks at grade.
Kurt Fouts							Page 2 of 3				11/12/2022

222 Oak Court Menlo Park

Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 4.5'	Heritage Tree	Crown Height & Spread (diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (in radius feet)	Construction Impacts (Rating & Description)	Retention or Removal Code	Comments
T11	Japanese maple	8"	No	[illegible]	Good	Good	Good	10'	High (Root ... building footprint)	R.I.	Co-dominant trunks at 3' above grade.
T12	glossy privet	9"	No	[illegible]	Fair	Fair	Fair	10'	Moderate (Root loss excavation)	Applicant to remove	Co-dominant trunks at 5' above grade.
T13	Purple-leaf cherry plum (Prunus cerasifera 'Atropurpurea')	12"	No	[illegible]	Fair	Poor	Poor	10'	Low	R.C.	On fence line. May be boundary tree. Co-dominant trunks at 1' above grade.
Kurt Fouts							Page 3 of 3				11/12/2022



Legend

HERITAGE TREE TO REMOVE

HERITAGE TREE TO REMAIN

NON-HERITAGE TREE TO REMOVE

CANOPY EXTENTS

Base map from Sheet A1.0 -Site Plan, dated 10/26/2022, by Studio S Squared

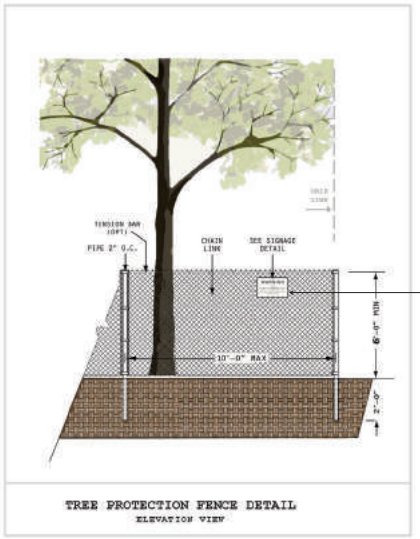
K.F.
11/12/2022

APN: 714-310700

Sheet T1
of one sheet

Tree Location Map
128 Cornell Road, Menlo Park

Kurt Fouts
Arborist Consultant
826 Monterey Avenue
Capitola, CA 95010
831-359-3607
kurtfouts1@outlook.com



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

Warning

Tree Protection Zone

Keep Out

NOTICE: PROTECTIVE FENCING IS REQUIRED ON THIS JOB SITE.
REMOVAL OR DAMAGE OF THIS FENCING MAY RESULT IN A FINE

This sign must be prominently displayed. Fencing may not be moved or removed without permission of the Project Arborist.

During demolition and construction, all reasonable steps necessary to prevent damage, or the destruction of protected trees is required. Failure to comply with all precautions may result in a STOP WORK order being issue by the regulating agency.

No Entry without Project Arborist Authorization
Kurt Fouts - Arborist Consultant - 831 - 359 3697

PRE-CONSTRUCTION ROOT PRUNING

Excavation shall only occur within the TPZ (Tree Protection Zone), of retained trees, when designated by the Project Arborist. Excavations within (or outside of the TPZ, as designated), the Tree Protection Zone, will be performed by hand in order to preserve roots. Pruning of roots 2" in diameter or greater shall be conducted under the supervision of the Project Arborist. These activities will be documented, and a monitoring report will be provided to the City Arborist.

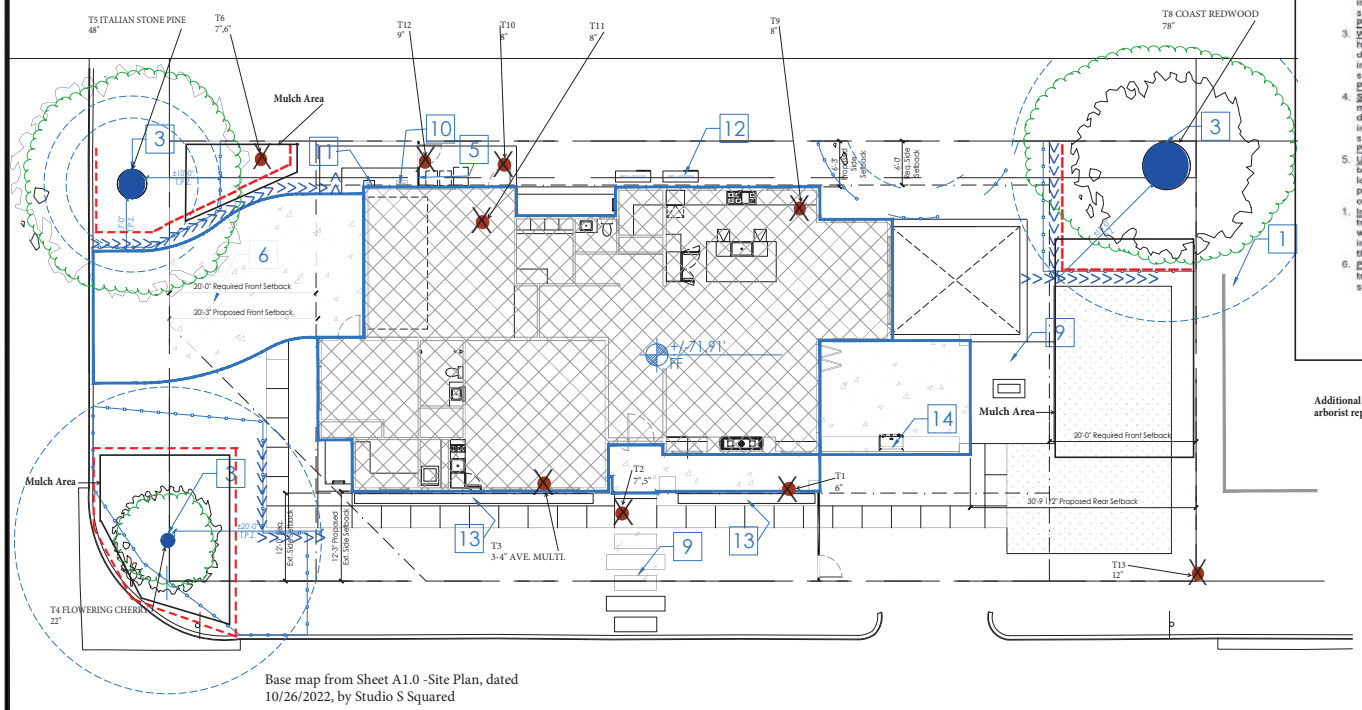
Trenches for root pruning will be hand dug according to locations shown on Tree Protection Plan sheet:

- Trenches will be dug one foot behind staking on tree side of stakes.
- The depth of the trench will equal the depth required for installation of the adjacent element.
- Cleanly prune any roots encountered smaller than 2" in diameter. Use lopper, hand saw, or Sawzall. A sharp spade may be used for palm roots.
- If piping is to be installed, roots 2" in diameter or greater should be retained, if possible, by installing the piping under or over the root.
- The pruned roots should be backfilled before the end of the day. If this is not feasible, the roots shall be covered with burlap layers or carpeting and kept moist until the trench is backfilled.
- If roots are encountered 2" in diameter or greater, the Project Arborist shall be notified, and a determinations shall be made to prune the root or retain it depending on site specific conditions.

Legend

- HERITAGE TREE TO REMOVE
- HERITAGE TREE TO REMAIN
- NON-HERITAGE TREE TO REMOVE
- CANOPY EXTENTS
- TREE PROTECTION FENCING
- HAND TRENCHING & ROOT PRUNING >>>>>

SCALE 1/8" = 1'0"



Base map from Sheet A1.0 -Site Plan, dated 10/26/2022, by Studio S Squared

Tree Protection Specifications & Recommended Sequence

Demolition Phase:

1. Mulch Area - - Apply a 3-4-inch layer of bark chip mulch out to the canopy dripline and beyond for trees T4, cherry, T5 Italian stone pine and T6, coast redwood. See Sheet T2 for location.
2. Tree Protection Fencing - Install Tree Protection Fencing, in location indicated on Tree Protection Plan Sheet T2, prior to beginning of demolition. Tree Protection Fencing must be inspected by Project Arborist before mobilization of any on-site equipment and prior to issuance of permits.

Construction Phase: *Work performed that impacts trees as described below shall be supervised by the Project Arborist. The Project Arborist shall be contacted a minimum of 72 hours to prior scheduled work. Work undertaken shall be documented in the form of a follow-up letter and submitted to the City Arborist.*

1. Basement Area Adjacent to Recreation Room & Tree T8 – A trench will be dug by hand methods beyond the over-excavation edge, between tree T8, coast redwood, and the basement. See sheet T2 for location. The length of the trench should equal the canopy drip line of the tree. The depth of the trench shall be 24 inches. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.
2. Driveway – Excavation for new driveway edge adjacent to tree T5 Italian stone pine, shall be by hand methods. See Tree Protection Plan, sheet T2 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.
3. Walkway - Excavation for new walkway edge adjacent to tree T4, flowering cherry, shall be by hand methods. See Tree Protection Plan, sheet T1 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.
4. Sod Lawn - Excavation for sod lawn edge adjacent to tree T8, coast redwood, shall be by hand methods. See Tree Protection Plan, sheet T2 for location. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.
5. Utilities– Excavation for any utility within the tree canopy dripline of trees, T4, T5, & T8 shall be by hand methods. Any roots found less than 2" in diameter, shall be cleanly pruned with loppers, hand saw or Sawzall. If roots are encountered 2" in diameter or greater, they shall be pruned under supervision of the Project Arborist. Roots shall be pruned by methods indicated on Tree Protection Plan sheet T1, Pre-Construction Root Pruning.
1. Irrigation System A temporary irrigation system shall be installed in the TPZ of coast redwood tree T8, and Italian stone pine, T5, to compensate for loss of absorbing roots. Apply irrigation with soaker hoses on a bi-monthly basis, during the dry season. Saturate soil to a depth of 4 - 6-inches. Do not apply water within 5-feet of trunks. Continue to provide supplemental irrigation throughout the duration of the project, wherever rainfall is absent.
6. Post Construction Tree Maintenance: A permanent irrigation system shall be installed for the trees. Irrigation run times should be greatest for coast redwood, as water requirements for this species are high.

Additional tree protection information can be found in Appendix H of arborist report dated 2/20/2023.

K.F.
2/20/2023

APN: 714-310700

Sheet T2 of two sheets

Tree Protection Plan

128 Cornell Road, Menlo Park

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D24

128 Cornell Road, Menlo Park

Appraised Value of *Heritage* Trees - Reproduction Method / Trunk Formula Technique

Tree #	Species	Trunk Diameter @ 4.5'	Basic Reproduction Cost	Health X Weighting	Structure X Weighting	Form X Weighting	Weighted Average Condition	Functional Limitations	External Limitations	Appraised Value
T4	Japanese flowering cherry	22"	$17,274	.60x.65	.55x.25	.80x.10	61%	80%	100%	**$8,400**
T5	Italian stone pine	48"	$65,811	.70x.3	.55x.5	.70x.2	62%	80%	100%	**$32,600**
T8	coast redwood	78"	67,754	.75x.20	.60x.7	.8x.1	65%	60%	100%	**$67,800**
								Total Value of Appraised Trees		**$108,800**

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Sheet 1 of 1

8/23/2022

Glossary of Terms

Basal rot: decay of the lower trunk, trunk flare, or buttress roots.

Canker: Localized diseased area on stems, roots and branches. Often sunken and discolored.

Critical Root Zone (CRZ): Area of soil around a tree where a minimum number of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of the DBH, but because root growth can be asymmetric due to site conditions, on-site investigation may be required.

Codominant branches/stems: Forked branches (or trunks), nearly the same size in diameter, arising from a common junction and lacking a normal branch union, may have included bark.

Crown: Upper part of a tree, measured from the lowest branch, including all branches and foliage.

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measurement of trunk diameter at 4.5 feet above grade.

Frass: Fecal material and/or wood shavings produced by insects.

Included Bark Attachments (crotches): Branch/limb or limb /trunk, or codominant trunks originating at acute angles from each other. Bark remains between such crotches, preventing the development of axillary wood. The inherent weakness of such attachments increases with time, through the pressure of opposing growth and increasing weight of wood and foliage, often resulting in failure.

Live Crown Ratio (LCR): Ratio of the the crown length (live foliage), to total tree height.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Suppressed: Trees that have been overtopped and occupy an understory position within a group or grove of trees. Suppressed trees often have poor structure.

Tree Protection Zones (TPZ): Defined area within which certain activities are prohibited of restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Trunk flare: Transition zone from trunk to roots where the trunk expands into the buttress or structural roots.

This Glossary of Terms was adapted from the *Glossary of Arboricultural Terms* (ISA, 2015)

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Appendix H - TREE PROTECTION GUIDELINES AND RESTRICTIONS

Protecting Trees During Construction:

1) Before the start of site work, equipment or materials move in, clearing, excavation, construction, or other work on the site, every tree to be retained shall be securely fenced- off as delineated in approved plans. Such fences shall remain continuously in place for the duration of the work undertaken in connection with the development.

2) If the proposed development, including any site work, will encroach upon the tree protection zone, special measures shall be utilized, as approved by the project arborist, to allow the roots to obtain necessary oxygen, water, and nutrients.

3) Underground trenching shall avoid the major support and absorbing tree roots of protected trees. If avoidance is impractical, hand excavation undertaken under the supervision of the project arborist may be required. Trenches shall be consolidated to service as many units as possible. Boring/tunneling under roots should be considered as an alternative to trenching.

4) Concrete or asphalt paving shall not be placed over the root zones of protected trees, unless otherwise permitted by the project arborist.

5) Artificial irrigation shall not occur within the root zone of native oaks, unless deemed appropriate on a temporary basis by the project arborist to improve tree vigor or mitigate root loss.

6) Compaction of the soil within the tree protection zone shall be avoided.

7) Any excavation, cutting, or filling of the existing ground surface within the tree protection zone shall be minimized and subject to such conditions as the project arborist may impose. Retaining walls shall likewise be designed, sited, and constructed to minimize their impact on protected trees.

8) Burning or use of equipment with an open flame near or within the tree protection zone shall be avoided. All brush, earth, and other debris shall be removed in a manner that prevents injury to the tree.

9) Oil, gas, chemicals, paints, cement, stucco or other substances that may be harmful to trees shall not be stored or dumped within the tree protection zone of any protected tree, or at any other location on the site from which such substances might enter the tree protection zone of a protected tree.

10) Construction materials shall not be stored within the tree protection zone of a protected tree.

Project Arborist Duties and Inspection Schedule:

The project arborist is the person(s) responsible for carrying out technical tree inspections, assessment of tree health, structure and risk, arborist report preparation, consultation with designers and municipal planners, specifying tree protection measures, monitoring, progress reports and final inspection.
A qualified project arborist (or firm) should be designated and assigned to facilitate and insure tree preservation practices. He/she/they should perform the following inspections:

Inspection of site: Prior to equipment and materials move in, site work, demolition, landscape construction and tree removal: The project arborist will meet with the general contractor, architect / engineer, and owner or their representative to review tree preservation measures, designate tree removals, delineate the location of tree protection fencing, specify equipment access routes and materials storage areas, review the existing condition of trees and provide any necessary recommendations.

Inspection of site: During excavation or any activities that could affect trees: Inspect site during any activity within the Tree Protection Zones of preserved trees and any recommendations implemented. Assess any changes in the health of trees since last inspection.

Final Inspection of Site: Inspection of site following completion of construction. Inspect for tree health and make any necessary recommendations.

Kurt Fouts shall be the Project Arborist for this project. All scheduled inspections shall include a brief Tree Monitoring report, documenting activities and provided to the City Arborist.

Tree Protection Fencing

Tree Protection fencing shall be installed prior to the arrival of construction equipment or materials. Fence shall be comprised of six -foot chain link fence mounted on eight - foot tall, 1 and 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced on a minimum of 10-foot centers. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

A final inspection by the City Arborist at the end of the project will be required prior to removing any tree protection fencing.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Tree Work Standards and Qualifications

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute series, *Safety Requirements in Arboriculture Operations* ANSI Z133-2017,

Contractor licensing and insurance coverage shall be verified.

During tree removal and clearance, sections of the Tree Protection Fencing may need to be temporarily dismantled to complete removal and pruning specifications. After each section is completed, the fencing is to be re-installed.

Trees to be removed shall be cut into smaller manageable pieces consistent with safe arboricultural practices, and carefully removed so as not to damage any surrounding trees or structures. The trees shall be cut down as close to grade as possible. Tree removal is to be performed by a qualified contractor with valid City Business/ State Licenses and General Liability and Workman’s Compensation insurance.

Development Site Tree Health Care Measures

RECOMMENDED TO PROVIDE OPTIMUM GROWING CONDITIONS, PHYSIOLOGICAL INVIGORATION AND STAMINA, FOR PROTECTION AND RECOVERY FROM CONSTRUCTION IMPACT.

Establish and maintain TPZ fencing, trunk and scaffold limb barriers for protection from mechanical damage, and other tree protection requirements as specified in the arborist report.

Project arborist to specify site-specific soil surface coverings (wood chip mulch or other) for prevention of soil compaction and loss of root aeration capacity.

Soil, water and drainage management is to follow the ISA BMP for "Managing Trees During Construction" and the ANSI Standard A300(Part 2)- 2011 Soil Management (a. Modification, b. 'Fertilization, c. Drainage.)

Fertilizer / soil amendment product(s) amounts and method of application to be specified by certified arborist.

City of Menlo Park – Protected Trees

Chapter 13.24
HERITAGE TREES

13.24.020 Heritage tree defined.

As used in this chapter "heritage tree" means:

(1) A tree or group of trees of historical significance, special character or community benefit specifically designated by resolution of the city council;

(2) An oak tree (Quercus) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of ten (10) inches) or more, measured at fifty-four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which will be exempt from this section.

(3) All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15) inches) or more, measured fifty-four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which will be exempt from this section. (Ord. 928 § 1 (part), 2004).

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

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

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

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

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MEMBER
INTERNATIONAL SOCIETY OF ARBORICULTURE
ISA
TM

CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **12/4/2023**
Staff Report Number: **23-071-PC**

Public Hearing: **Consider and adopt a resolution approving revisions to the previously approved architectural control permit for a new stormwater pump station replacing the existing pump station at 1395 Chrysler Drive and determine this action is categorically exempt under CEQA Guidelines Section 15302 Class 2 for replacement or reconstruction of existing structures and facilities**

Recommendation

Staff recommends that the Planning Commission adopt a resolution to approve revisions to the previously approved architectural control permit to construct a new stormwater pump station that would replace the existing pump station (Attachment A).

Policy Issues

The proposed project requires the Planning Commission to consider the merits of the project, including project consistency with the City's Municipal Code and other adopted policies and programs. As a public facility, the Planning Commission will need to consider the architectural control revisions in relation to the City's adopted General Plan. For the architectural control revision request, the Planning Commission will need to consider the requested changes to the previously approved design of the proposed pump station building. The proposed revisions do not include any changes to previously approved landscaping and other site improvements.

Background

Site location

For the purposes of this staff report, roadways parallel to Bayfront Expressway (California State Route 84) are considered to have an east-west orientation and roadways parallel to Chrysler Drive have a north-south orientation, and all compass directions referenced will use this orientation. The City-owned subject parcel is located at 1395 Chrysler Drive, southwest of the intersection of Chrysler Drive and Bayfront Expressway, and is zoned P-F (Public Facilities). The subject parcel bordering the City-owned parcel to the north, south, and west is zoned M-3-X (Commercial Business Park, Conditional Development), and is part of the completed Menlo Gateway project. A location map is included in Attachment B.

Currently, the City-owned project site contains a concrete pump station building constructed in 1958. The pump station provides flood protection to properties generally bounded by Marsh Road, Bohannon Drive, Chilco Street and Bayfront Expressway. It also handles stormwater flows from a small section of the Suburban Park neighborhood near Flood Park and the Caltrans Henderson Underpass Pumping Plant, which pumps groundwater from the Highway 101 underdrain system near the Dumbarton Corridor rail crossing. Stormwater is sent from the pump station to a Caltrans ditch on the opposite side of Bayfront

Expressway and empties into Flood Slough in the San Francisco Bay, near the entrance of Bedwell Bayfront Park. Although the existing pump station is located in the 100-year event flood zone, it was designed to provide flood protection from a 10-year storm event and has a limited capacity. The new pump station has been designed to provide flood protection from a 100-year storm event.

Project history

The Planning Commission previously approved a hazardous materials use permit and architectural control permit for the project on January 8, 2018. The Community Development Director extended the effective date of the use permit for one year in January 2019 as permitted by section 16.82.170 of the Zoning Ordinance, but the use permit expired in January 2020 while the City worked to finalize funding for the project, including securing a $5 million grant through FEMA's Hazard Mitigation Program. The City secured the funds to rebuild the pump station and the Planning Commission granted a use permit consistent with the previously approved project on February 22, 2021.

Subsequently, on December 7, 2021, the City Council adopted an ordinance rezoning a portion of an existing approximately 8.9-acre parcel at 105-155 Constitution Drive (Menlo Gateway project site) from M-3-X to P-F and rezoning a portion of an existing approximately 5,000 square-foot parcel at 1395 Chrysler Drive from P-F to M-3-X, along with lot line adjustments to allow the construction of the new pump station. Hyperlinks to the February 22, 2021 Planning Commission staff report and December 7, 2021 City Council report are available in Attachments C and D, respectively.

Project updates since the last Planning Commission meeting

As part of the architectural control permit approval in 2021, the Planning Commission approved a "statement" pump station structure with an ornamental multi-faceted skin. The ornamental skin would provide a unique architectural façade and the costs of its design and fabrication were to be sponsored by the Bohannon Development Company (Bohannon). Bohannon entered into a funding agreement with the City for this work in 2017. The approved building shell was designed with a concrete masonry unit (CMU) block construction with a simple steel and concrete roof deck and roof openings for pump station maintenance, and the costs were sponsored by City funds and grants secured by the City. The ornamental skin was designed to provide screening of the rooftop equipment from view. The project plans that went out to bid in late 2022 reflected this ornamental shell design and the contractor pricing received was also based off of this design.

Since the project approval and bid award, Bohannon requested to modify the funding agreement with the City to give the option to screen with landscaping in lieu of the ornamental skin. The City Council granted the modification request in February 2023. With the project now under construction and materials being ordered, the project team is requesting to proceed without the ornamental skin. The project received a nearly five million dollar grant from the Federal Emergency Management Agency, and the City is subject to compliance with the grant provisions, which include both a construction completion date of April 1, 2025 and a specific cost-benefit ratio. Further delays or cost increases may jeopardize the FEMA funding for the project. As such, the City is proceeding without installation of the ornamental skin, and functional changes to the CMU building are necessary.

These changes include increasing the height of roof parapet to provide screening for the rooftop equipment, and providing OSHA-mandated fall protection for maintenance personnel. The revised project also includes the use of an architectural finish (ground face finish) CMU block with light grey base color and dark grey, white, and black speckles. Lastly, with the removal of the ornamental skin, the screening of engine-generator radiator exhaust, fuel tank vents, and engine exhaust would be achieved by using aluminum louvered screening. The footprint of the dual-building pump station would remain the same as previously

approved to avoid additional design changes, and to keep some of the interesting angles of the previously approved pump station design. The revised project plans are available as Attachment A, Exhibit A. The project description letter outlining the proposed changes is included as Attachment A, Exhibit B.

The project is currently under construction. Grading, shoring, and utility work are ongoing.

Analysis

Project overview

The project consists of demolishing the existing pump station and constructing new pump station, pumps, and related utilities and mechanical equipment, as well as installation of a new emergency generator. The proposed new facility consists of a CMU block building with approximately 2,990 square feet in area and three pumps designed to handle a 100-year storm event. The proposed size of the building remains unchanged with this revision.

Site layout

The pump station is approved to be located approximately 41 feet back from Chrysler Drive. Except for removal of the previously proposed ornamental multi-faceted skin, no other changes are proposed to the building layout from the previously approved project design. The finished floor level of the pump station would be 24 inches above the 100-year base flood elevation, complying with sea level rise requirements of City's General Plan.

Development standards and building design

The P-F district allows all public facilities used and operated by the City.

Floor area ratio (FAR)

The project would result in a 59.1 percent floor area ratio (FAR), which is less than 60 percent FAR allowed on sites with a lot area of two acres or less pursuant to the P-F zoning district standards. There are no other development standards in the P-F zoning district.

Height and roof design

The previous project was approved at a height of 25 feet to the top of the roof parapet. The ornamental skin was proposed to double as screening for the rooftop equipment. With the removal of the ornamental skin, the revised project proposes to extend the roof parapet by an additional approximately four feet making the total height of the building approximately 29 feet. In addition to the increase in roof parapet height, the revised project would remove the louvered penthouse located on the roof.

Architectural style and building design

As previously mentioned, the revised project design includes removal of the previously approved multi-faceted ornamental skin encasing the CMU block building. Because the building would be exposed to views from the public rights-of-way, the revised project includes a revision to the CMU block to include an architectural finish to give the building visual interest. In addition, the proposed revised building retains the previously approved angles and wall modulations in order to maintain visual interest without compromising the functionality of the building. Lastly, the revised project design proposes to include an aluminum louvered screening wall to screen the engine-generator radiator exhaust, fuel tank vents, and engine exhaust, which would otherwise be exposed because of the removal of the ornamental skin. The louvered screen also serves to add visual interest and break up the building massing.

All other aspects of the previously entitled project such as parking and circulation, landscaping, and use of

hazardous materials (diesel fuel) to run a generator on-site remain unchanged with this revision.

General Plan compliance

The proposed project would be consistent with the City's General Plan goals, policies, and programs, in addition to the City's Zoning Ordinance development regulations. The following table summarizes key General Plan goals, policies, and programs that are applicable to the project. The proposed project has a General Plan designation of Public Facilities.

Table: 1 Key General Plan policies and programs compliance summary

Policy or program	Requirement	Project compliance details
General Plan Policy S1.22: Flood Damage Prevention	Continue to apply standards for any construction projects (new structures and existing structures proposed for substantial improvement) in area of special flood hazard in accordance with FEMA and the Flood Damage Preservation Ordinance, including the use of flood-resistant construction materials and construction methods that minimize flood damage. Locate new essential public facilities outside the flood zone, to the extent possible.	The proposed project with proposed revisions would upgrade the City's current critical infrastructure in the Bayfront area, allowing the City to discharge stormwater runoff during high-tide conditions. The new proposed pump-station would have adequate capacity to meet the desired level of service, which is to discharge the 100-year stormwater inflow with fully automatic standby power.
General Plan Policy S1.33: Continued Functioning of Utilities and Critical Use Facilities	Encourage local public utilities and service providers to locate and design facilities and systems to ensure continued service in emergency conditions.	The proposed new pump station including revisions is necessary infrastructure upgrade that would allow the City to discharge the 100-year stormwater inflow with fully automatic standby power.

Environmental Review

The proposed project, inclusive of the proposed revisions to the design, is categorically exempt under the Class 2 (Section 15302, "Replacement or Reconstruction") of the current California Quality Act (CEQA) Guidelines, which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose.

Correspondence

As of publication of this report, staff has not received any public comments on the proposed project.

Conclusion

The proposed project revisions would result in a project that has a FAR of 59.1 percent for the entire project site, which is below the maximum permitted FAR. The proposed revised CMU block color and retention of the originally approved wall angles and modulations would result in a functional public facility with enhanced building aesthetics. Additionally, the proposed aluminum louvers to screen the fuel tank, exhaust, and other equipment housed in the building would break up the building massing and provide additional visual interest to the building design when viewed from the public rights-of-way. Lastly, the increased parapet height would effectively screen any rooftop equipment, while complying with OSHA for maintenance personal to access the roof safely. Staff believes that the revisions to the project as outlined in this report go beyond the industry standard for a utility building, in that, while the decorative multi-faceted screen has been removed,

the revised project design continues to provide screening for equipment as well as visual interest to the extent possible. Therefore, staff recommends that the Planning Commission approve the requested architectural control revision to the proposed project.

Impact on City Resources

As a public facility project sponsored by the City, time spent by Planning, Building, and Public Works staff reviewing the project is accommodated within the adopted City budget.

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 a publishing a notice in the local newspaper and notification by mail of owners and occupants within a ¼-mile radius of the subject property for consistency with the previous use permit and architectural control permit notices.

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 architectural control permit
   Exhibits to Attachment A
   A. Project Plans
   B. Project description letter outlining the proposed changes
B. Location Map
C. Hyperlink Planning Commission staff report for February 22, 2021: https://www.menlopark.org/DocumentCenter/View/27404/F1_1395-Chrysler-Drive?bidId
D. Hyperlink City Council staff report for December 7, 2021: https://menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2021-meetings/agendas/20211207-city-council-agenda-packet.pdf

Report prepared by:
Payal Bhagat, Contract Principal Planner

Report Reviewed by:
Tom Smith, Principal Planner

PLANNING COMMISSION RESOLUTION NO. 2023-XX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MENLO PARK APPROVING REVISIONS TO THE PREVIOUSLY APPROVED ARCHITECTURAL CONTROL PERMIT TO CONSTRUCT A NEW STORMWATER PUMP STATION REPLACING AN EXISTING PUMP STATION AT 1395 CHRYSLER DRIVE IN THE P-F (PUBLIC FACILITIES) ZONING DISTRICT

WHEREAS, the City of Menlo Park ("City") filed an application requesting revisions to the previously approved architectural control permit to construct a new stormwater pump station replacing an existing pump station, including removal of the multi-faceted ornamental skin, updating the concrete masonry unit (CMU) block exterior with an architectural finish, extending the roof parapet by approximately four feet making the total height approximately 29 feet, removing the louvered penthouse from the roof design, and including an aluminum louvered screening wall to screen the engine-generator radiator exhaust, fuel tank vents, and engine exhaust for property located at 1395 Chrysler Drive (APN: 055-234-010) (hereinafter the "Project"). The Project is depicted in and subject to the development plans which are attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, a statement outlining all the changes requested to the previously approved project is attached hereto as Exhibit B and incorporated herein by this reference; and

WHEREAS, the proposed Project is located in the P-F (Public Facilities) zoning district. The P-F zoning district allows all public facilities used and operated for government purposes by the City of Menlo Park, the County of San Mateo, the state of California, and the government of the United States; and

WHEREAS, on January 8, 2018, at a duly noticed public hearing, the Planning Commission approved a hazardous materials use permit and architectural control permit to allow replacement of the existing pump station with a new CMU block building with 2,990 square feet, related utilities and mechanical equipment, and a new emergency generator on site for backup power. The pump station was designed with an ornamental multi-faceted skin designed to provide visual interest to the pump station and to screen the rooftop and at-grade equipment; and

WHEREAS, the Community Development Director extended the effective date of the use permit by one year in January 2019 pursuant to Section 16.82.170 of the City of Menlo Pak Municipal Code (MPMC); and

WHEREAS, on December 7, 2021, the City Council adopted an ordinance rezoning of an approximately 3,600 square-foot portion of an existing approximately 8.9-acre parcel at 105-155 Constitution Drive from M-3-X to P-F. As part of the same ordinance approval, the City Council also rezoned an approximately 3,600 square-foot

portion of an existing approximately 5,000 square-foot parcel at 1395 Chrysler Drive from P-F to M-3-X; and

WHEREAS, the proposed Project including revisions would be developed at a 59.1 percent floor area ratio (FAR), which is less than the 60 percent FAR permitted on sites with a lot area of two acres of less pursuant to Section 16.49.040 of MPMC; and

WHEREAS, the previously approved multi-faceted ornamental metal skin is proposed to be removed because the City's partner in the project, Bohannon Development Company, requested to explore other methods for screening the pump station, and timing constraints due to the construction status necessitated a change in the design; and

WHEREAS, other aspects of the previously entitled project such as size of the pump station, parking and circulation, landscaping, and use of hazardous materials (diesel fuel) to run a generator on-site remain unchanged; and

WHEREAS, the proposed Project complies with all applicable standards of the City's Zoning Ordinance, and is consistent with the City's General Plan goals, policies, and programs; 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 City has determined that the proposed project inclusive of the proposed revisions to the design is categorically exempt under the Class 2 (Section 15302, "Replacement or Reconstruction") of the current CEA Guidelines, which consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have generally the same purpose; and

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

WHEREAS, after notice having been lawfully given, a duly noticed public hearing was held before the City Planning Commission on December 4, 2023 at which all persons interested had the opportunity to appear and comment; and

WHEREAS, after closing the public hearing, the Planning Commission considered all public and written comments, pertinent information, documents and plans and all other evidence in the public record on the Project; and

WHEREAS, on December 4, 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, and determined that the proposed project inclusive of the design revisions is categorically exempt under the Class 2 (Section 15302, "Replacement or Reconstruction") of the current CEQA Guidelines, prior to taking action to approve requested revisions to the previously approved architectural control permit for the 1395 Chrysler Drive Project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Menlo Park finds that the above recitals together with the staff report and the application materials, including without limitation, reports, studies, maps, oral and written testimony, and materials in the City's file for the applications and the Project, and all adopted and applicable City planning documents related to the Project and the Project Site and all associated evidentiary basis for the recommendations set forth in this resolution.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Menlo Park ("City") hereby approves a revised architectural control permit for the Project. The approval is granted based on the following findings, which are made pursuant to Menlo Park Municipal Code Section 16.68.020:

1. That the general appearance of the structures is in keeping with character of the neighborhood; in that, the project proposes design changes to a previously approved replacement pump station project necessitated by removal of the previously approved multi-faceted ornamental skin around the CMU block building. The proposed revision includes updating the originally proposed simple CMU block with an architectural finish (ground face finish) CMU block with light grey base color and dark grey, white, and black speckles, increasing the height of the roof parapet wall by approximately four feet to screen rooftop equipment, removing the louvered penthouse access, and including aluminum louvered screening to screen an engine-generator radiator exhaust pipe, fuel tank vents, and engine exhaust from the public rights-of-way. The project proposes to retain the overall building size and the angled walls that were previously approved. The proposed location, public access, parking, and landscaping would also remain unchanged with this approval. The proposed modifications would continue to provide visual interest to the otherwise utilitarian structure through the use of architectural CMU block, maintaining the wall angles and modulations, and providing louvered screening to break up the massing and screen at-grade utilities. Moreover, the proposed revisions would increase the height of the roof parapet and screen the rooftop equipment from public rights-of-way views,

thus mainlining the general appearance of the structure in keeping with the neighborhood.

2. That the development will not be detrimental to the harmonious and orderly growth of the city; in that, the proposed new pump station with revisions would provide critical infrastructure that would provide flood protection from a 100-year storm event with fully automatic standby power capacity. The proposed project including architectural revisions is located on a site that is zoned to allow public facilities operated by the City. The proposed project including revisions would be replacing the existing concrete pump station building. Moreover, the proposed project including the proposed design revisions would provide appropriate visual interest to the proposed building by maintaining the previously approved angles and wall modulations and including architectural CMU block for construction and aluminum colored louvered screen to break up the continuous wall and screen the at-grade equipment housed in the building. The proposed revisions would not change the size of the building, parking, access, and landscaping. The proposed revision adequately screens the rooftop equipment, and is consistent with the FAR permitted by the zoning district; therefore, it would not be detrimental to the harmonious and orderly growth of the City.

3. That the development will not impair the desirability of investment or occupation in the neighborhood; in that, the proposed project including architectural revisions is consistent with the applicable standards of the Zoning Ordinance for the project site. The proposed project included revisions designed in a manner consistent with all applicable codes and ordinances. The proposed project would redevelop the existing pump station with a new station capable of providing flood protection from a 100-year storm with automatic backup power. The proposed project would contribute to the enhancement of City's flood management infrastructure to ensure continued service in emergencies; therefore, it would not impair the desirability of investment or occupation in the neighborhood.

4. That the development provides adequate parking as required in all applicable city ordinances and has made adequate provisions for access to such parking; in that, pursuant to Section 16.72.080 of the City of Menlo Park Municipal Code, an unmanned pump station does not require off-street parking spaces. As previously approved, a new driveway adjacent to the pump station building to the north would provide access to the building and below-grade structures, and may serve as temporary parking and staging area for service vehicles responding to any short-term maintenance or repair needs related to the pump station. With the proposed architectural revisions to the project, no changes to the parking and access to the new pump station building are proposed.

5. That the development is consistent with any applicable specific plan; in that, the Project is located in the Bayfront Area which is not subject to any specific plan. However, the project is consistent with the all the applicable goals, policies, and programs of the General Plan and is consistent with all applicable codes, ordinances, and requirements outlined in the City of Menlo Park Municipal Code.

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 the 4th day of December 2023, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

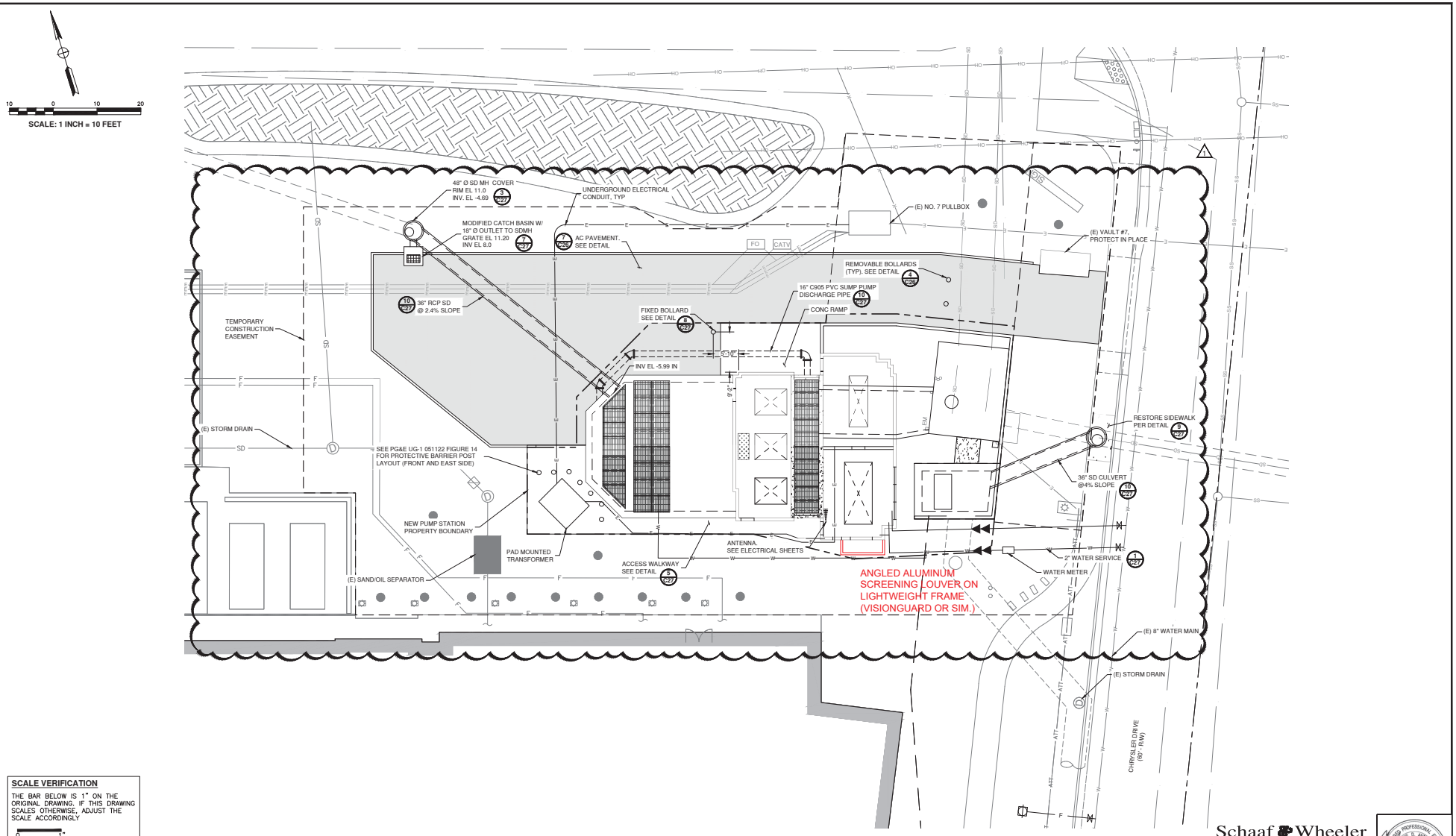
IN WITNESS THEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this _____ day of December, 2023.

PC Liaison Signature

_____
Kyle Perata
Assistant Community Development Director
City of Menlo Park

Exhibits

A. Project Plans
B. Project description letter



SCALE VERIFICATION

THE BAR BELOW IS 1" ON THE ORIGINAL DRAWING. IF THIS DRAWING SCALES OTHERWISE, ADJUST THE SCALE ACCORDINGLY

0 1"

CONFORMED PLAN SET

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

REGISTERED PROFESSIONAL ENGINEER — No. 43076 — EXP. 6/30/23 — CIVIL — STATE OF CALIFORNIA

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DRAWN BY:	VOB
DRAWING NAME:	CHRYSLER PS
DESIGNED BY:	FTS
CHECKED BY:	CDA
SURVEYED BY:	

APPROVED:

TANISHA WERNER, P.E., CITY ENGINEER
CITY OF MENLO PARK

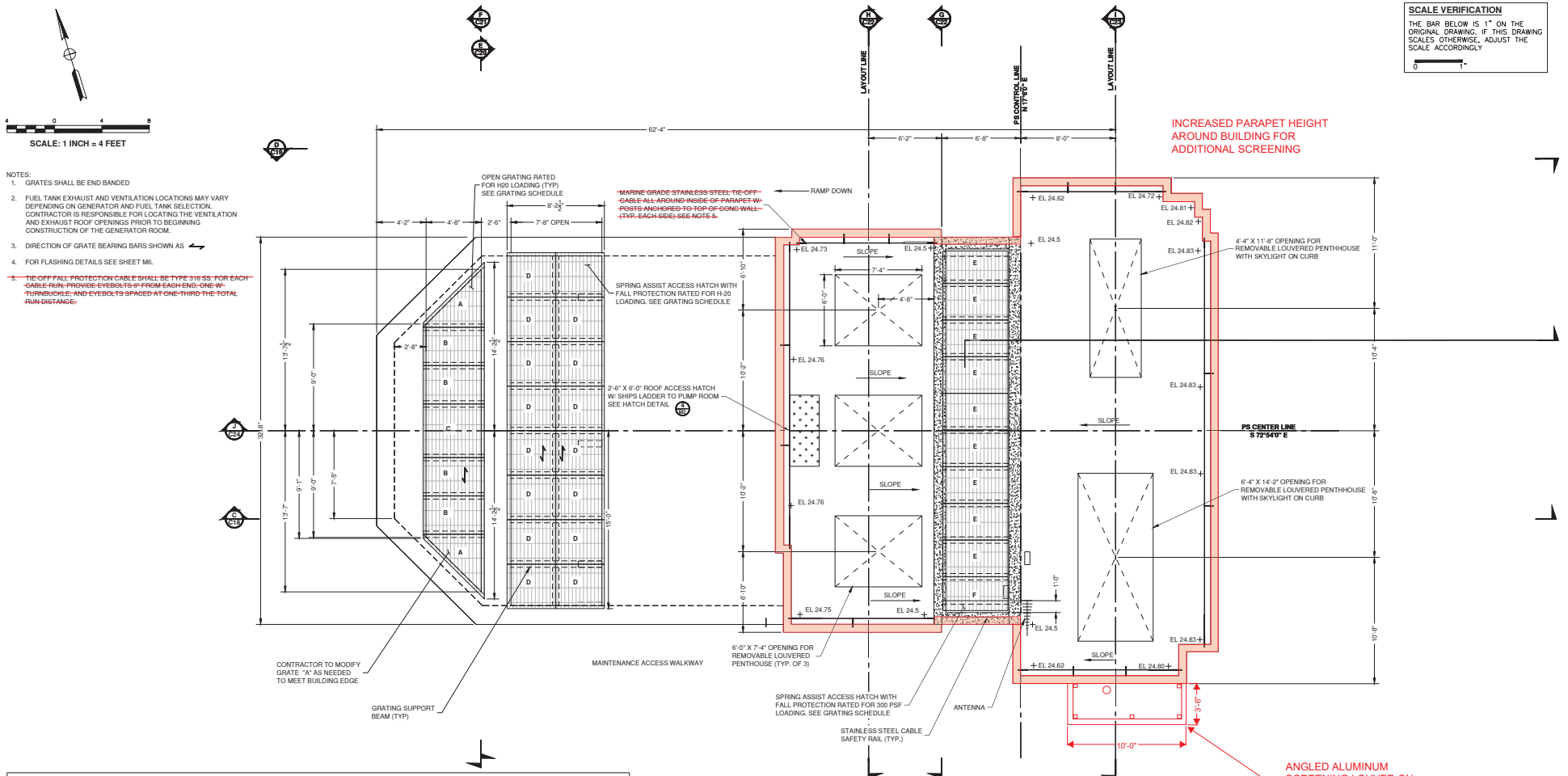
DATE R.C.E. # 77892

NO.	BY	DATE	REVISIONS
1	BFC	7/31/2023	CONSTRUCTION DESIGN CHANGE 1 – STRUCTURE SHIFT
0	VB	4/5/2023	CONFORMED PLANSET

CITY OF MENLO PARK
PUBLIC WORKS DEPARTMENT
701 LAUREL STREET, MENLO PARK, CA 94025-3483
PHONE (650) 330-6740 FAX (650) 327-5497

CHRYSLER STORMWATER PUMP STATION IMPROVEMENTS
PUMP STATION SITE PLAN

SHEET C12
12 OF 80



PUMP STATION ROOF PLAN

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

GRATING AND ACCESS HATCH SCHEDULE

MARK	BEARING BAR SIZE	NOMINAL DIMENSIONS	APPROXIMATE CONCRETE OPENING	APPROXIMATE FRAME EMBEDMENT EXTENTS	PANELS PER OPENING	LIVE LOAD
A	3 3/16" X 3/16"	65-3/8" x 60-1/4"	56" x 338"	63" x 345" (DOES NOT INCLUDE ANCHOR)	2	H-20
B	3 3/16" X 3/16"	38" x 60-1/4"	56" x 338"	63" x 345" (DOES NOT INCLUDE ANCHOR)	4	H-20
C	3 3/16" X 3/16"	54" x 60-1/4"	56" X 338"	63" X 345" (DOES NOT INCLUDE ANCHOR)	1	H-20
D	3 3/16" X 3/16"	44-1/8" x 49-1/8"	92" X 352"	99" X 359" (DOES NOT INCLUDE ANCHOR)	15	H-20
E	1 3/16" X 1/16"	66" x 36-1/8"	66" x 360"	-	9	300 PSF
F	1 3/16" X 1/16"	66" x 34-1/8"	66" x 360"	-	1	300 PSF

SEE SPECIFICATIONS FOR ADDITIONAL FEATURES AND REQUIREMENTS

CONFORMED PLANSET

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

DATE: 4/15/2022
SCALE: AS SHOWN
DRAWN BY: VOB
DRAWING NAME: CHRYSLER PS
DESIGNED BY: FTS
CHECKED BY: CDA
SURVEYED BY:

APPROVED:

TANISHA WERNER, P.E., CITY ENGINEER
CITY OF MENLO PARK

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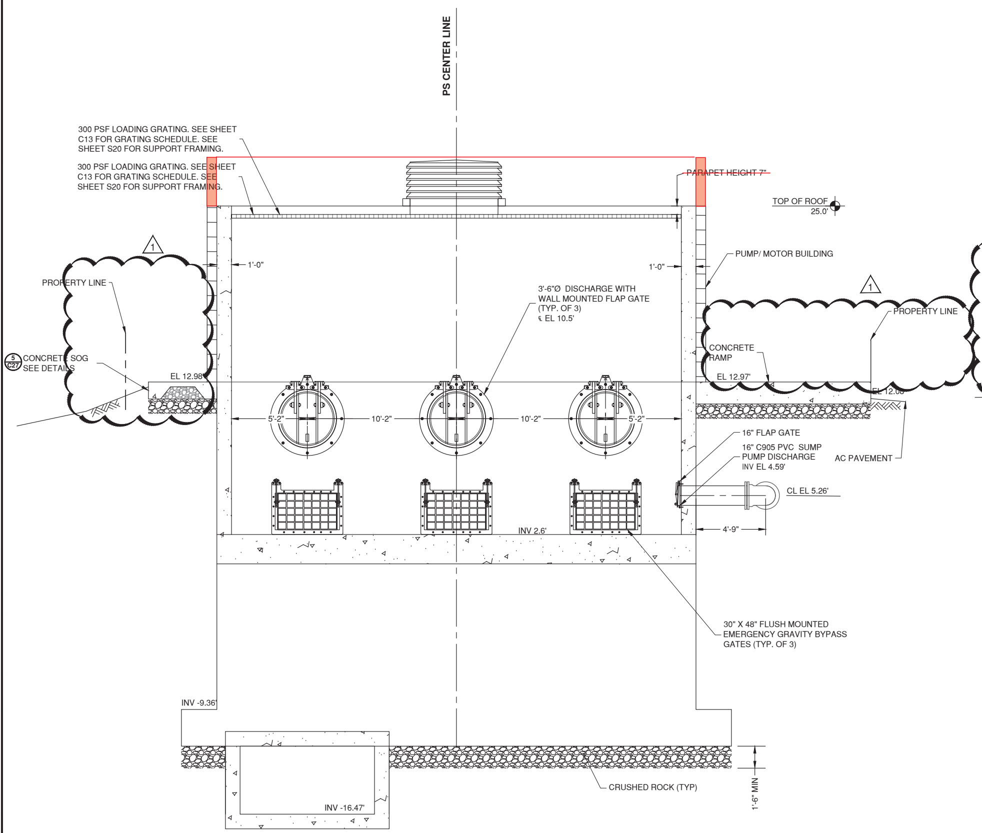
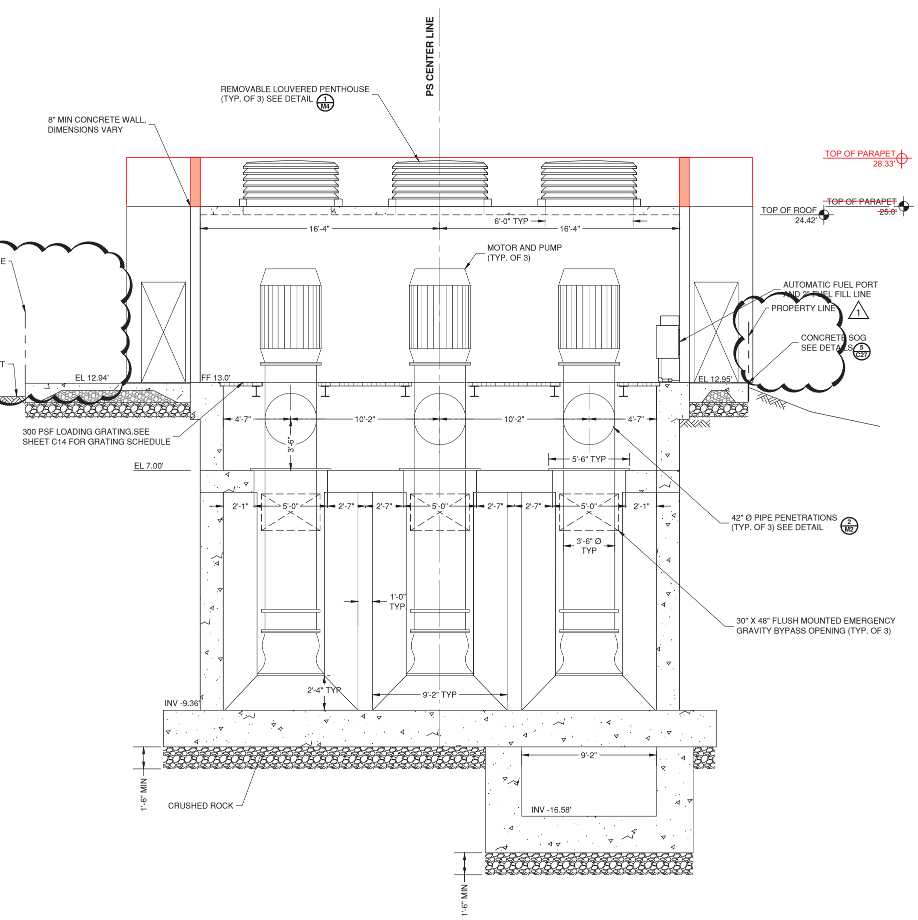
701 LAUREL STREET, MENLO PARK, CA 94025-3483
PHONE (650) 330-6740 FAX (650) 327-5497

CHRYSLER STORMWATER PUMP STATION IMPROVEMENTS
PUMP STATION ROOF PLAN

SHEET C13



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



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

SCALE VERIFICATION
THE BAR BELOW IS 1" ON THE ORIGINAL DRAWING. IF THIS DRAWING SCALES OTHERWISE, ADJUST THE SCALE ACCORDINGLY
0 1"

CONFORMED PLAN SET

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

REGISTERED PROFESSIONAL ENGINEER No. 43776 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA

DATE:	4/15/2022
SCALE:	AS SHOWN
DRAWN BY:	VOB
DRAWING NAME:	CHRYSLER PS
DESIGNED BY:	FTS
CHECKED BY:	CDA
SURVEYED BY:	

APPROVED:

TANISHA WERNER, P.E., CITY ENGINEER
CITY OF MENLO PARK
DATE 77892 R.C.E. #

NO.	BY	DATE	REVISIONS
1	BFC	7/31/2023	CONSTRUCTION DESIGN CHANGE 1 – STRUCTURE SHIFT
0	VB	4/5/2023	CONFORMED PLANSET

CITY OF MENLO PARK
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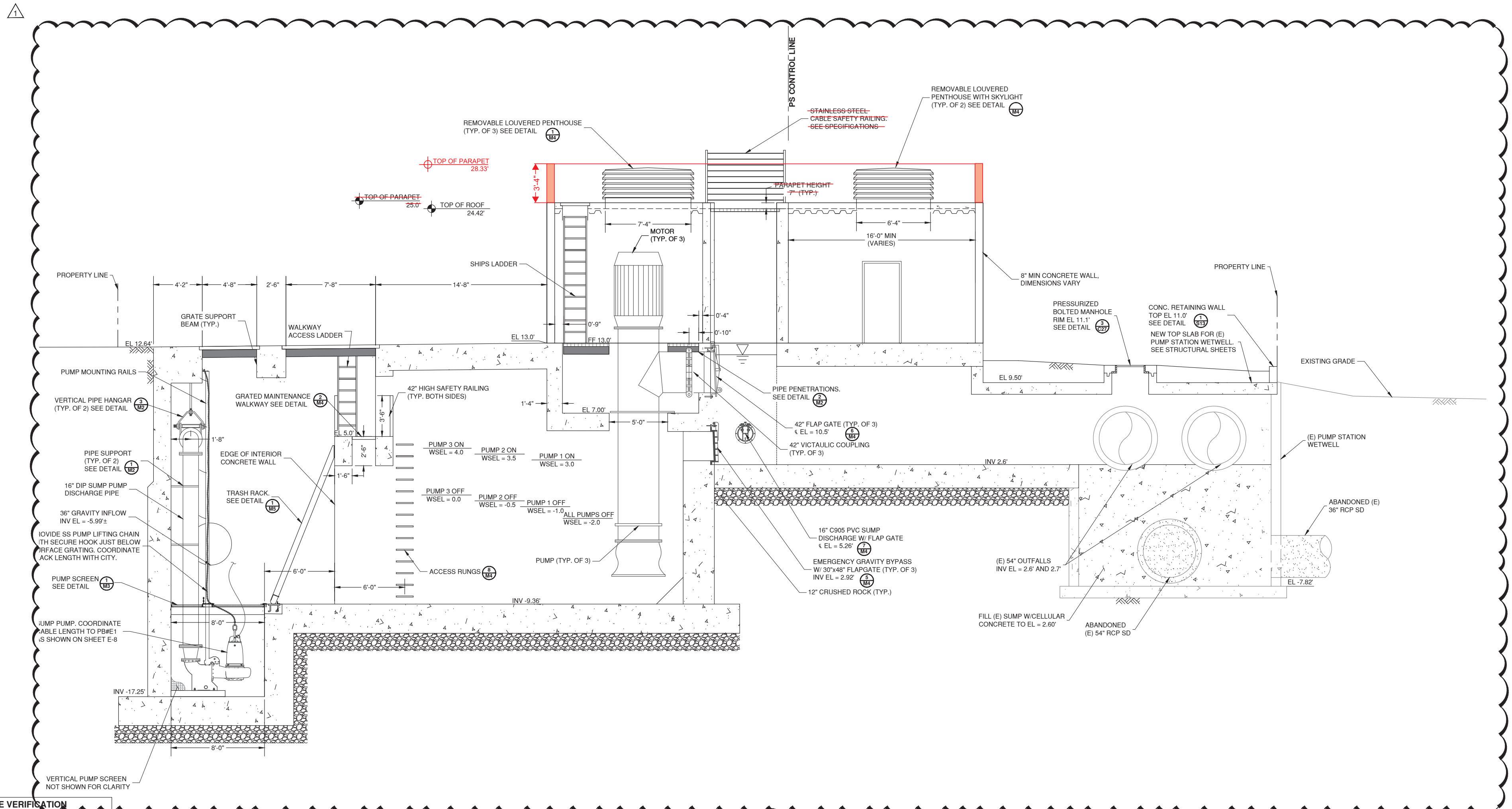
701 LAUREL STREET, MENLO PARK, CA 94025-3483
PHONE (650) 330-6740 FAX (650) 327-5497

CHRYSLER STORMWATER PUMP STATION IMPROVEMENTS
PUMP STATION SECTIONS - G & H

SHEET C22
22 OF 80



SCALE VERIFICATION

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SECTION J -

1/4" = 1'-0"

NOTE:

1. TIE-OFF FALL PROTECTION CABLE SHALL BE $\frac{3}{8}$" TYPE 316 SS. MOUNT TO CONCRETE PARAPET USING $\frac{3}{8}$" STAINLESS STEEL EYEBOLTS WITH 2-3/4" EMBEDMENT AND ADHESIVE ANCHORING SYSTEM.

CONFORMED PLAN SET

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

REGISTERED PROFESSIONAL ENGINEER No. 43776 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA

DATE:	4/15/2022
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SURVEYED BY:	

APPROVED:

TANISHA WERNER, P.E., CITY ENGINEER
CITY OF MENLO PARK

DATE — 77892 R.C.E. #

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CITY OF MENLO PARK
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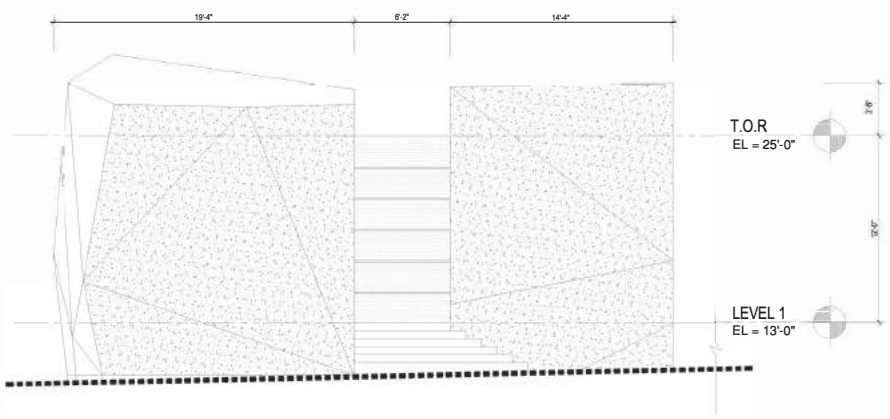
701 LAUREL STREET, MENLO PARK, CA 94025-3483
PHONE (650) 330-6740 FAX (650) 327-5497

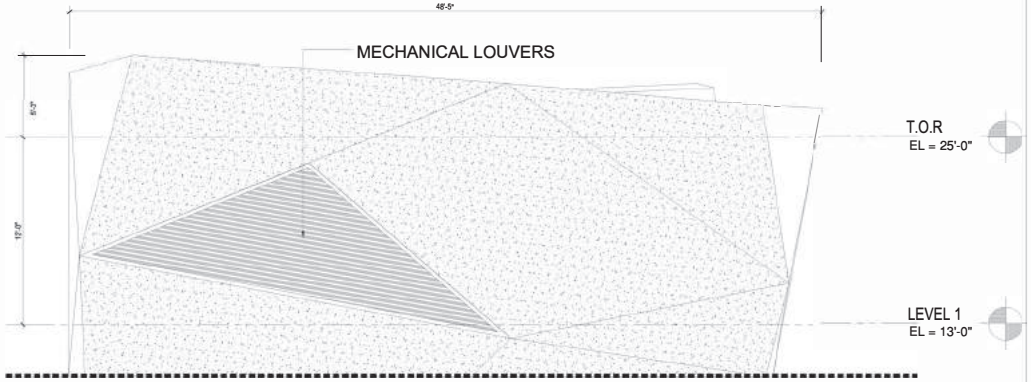
CHRYSLER STORMWATER PUMP STATION IMPROVEMENTS
PUMP STATION SECTIONS - J

SHEET C24

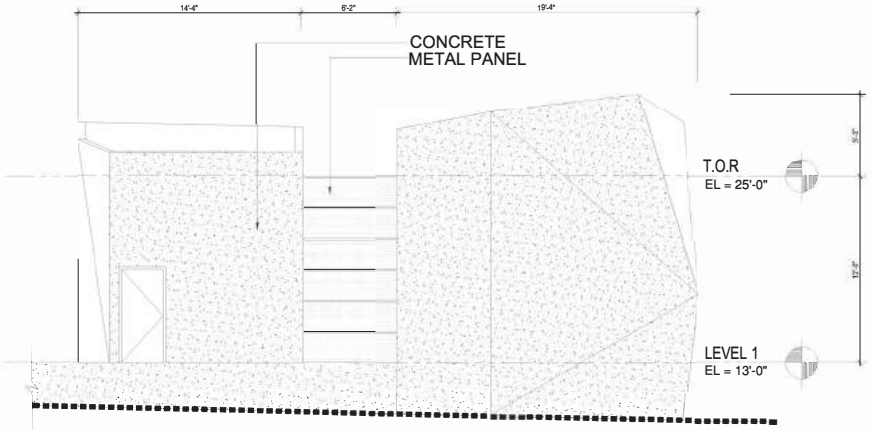
24 OF 80



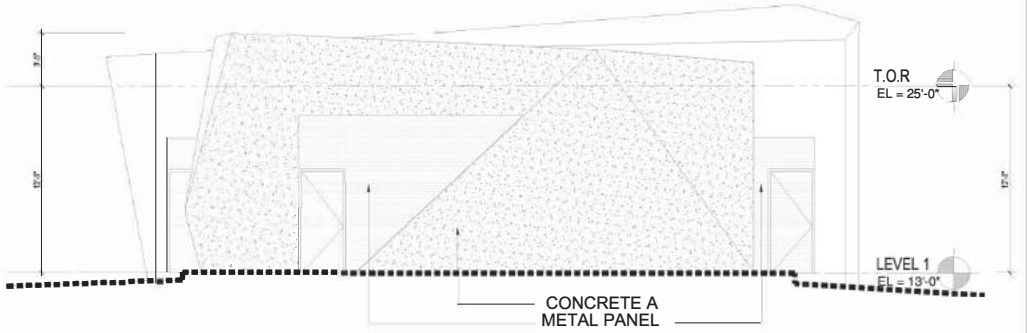
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

March 6, 2017
SCALE: 1"=8'-0"

1395 Chrysler Drive

PUMP STATION: APPROVED

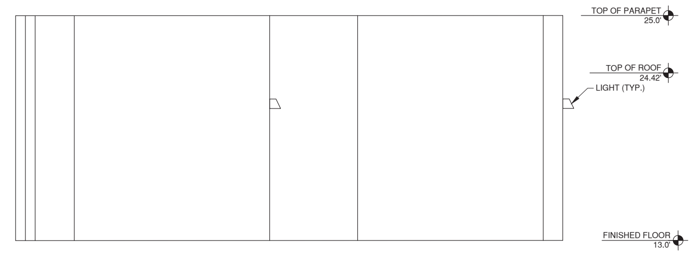
BOHANNON DEVELOPMENT COMPANY

MENLO PARK, CA

HELLER MANUS ARCHITECTS

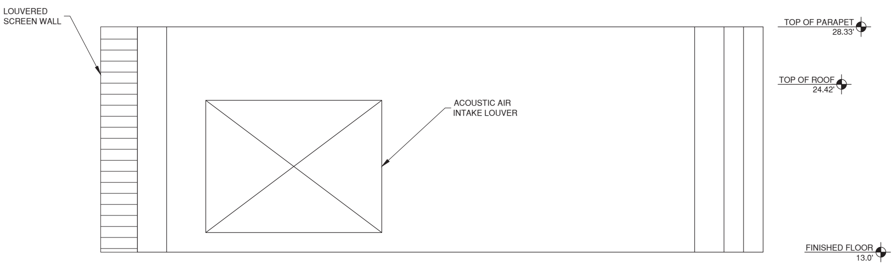
WEST ELEVATION

1/4" = 1'-0"



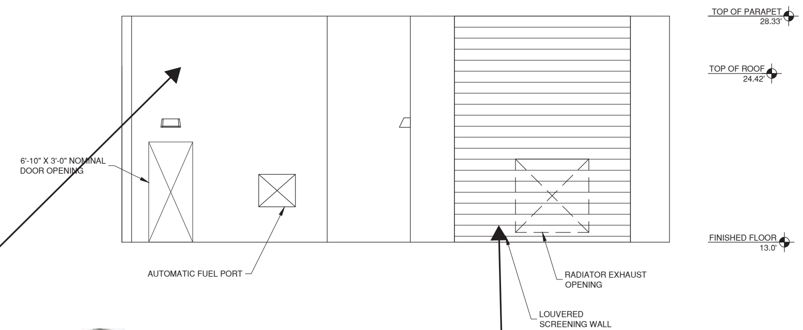
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

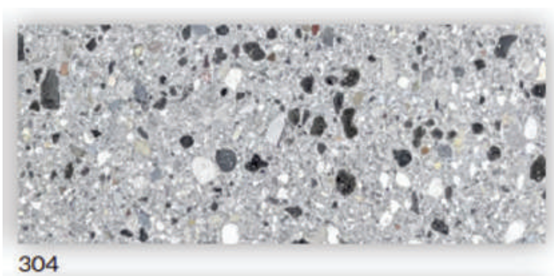


SOUTH ELEVATION

1/4" = 1'-0"

BUILDING CMU SURFACES
GROUND FACE CMU

ALUMINUM LOUVERED SCREENING WALL
COLOR GREY, SHADES CAN VARY



GROUND FACE CMU

ALUMINUM LOUVERED SCREENING WALL

SCALE VERIFICATION

THE BAR BELOW IS 1" ON THE ORIGINAL DRAWING. IF THIS DRAWING SCALES OTHERWISE, ADJUST THE SCALE ACCORDINGLY

0 1"

CONFORMED PLAN SET

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
1171 HOMESTEAD ROAD, STE 255
SANTA CLARA, CA 95050
(408) 246-4848

REGISTERED PROFESSIONAL ENGINEER No. 43776 EXP. 6/30/23 CIVIL STATE OF CALIFORNIA

DATE:	4/15/2022
SCALE:	AS SHOWN
DRAWN BY:	VOB
DRAWING NAME:	CHRYSLER PS
DESIGNED BY:	FTS
CHECKED BY:	CDA
SURVEYED BY:	

APPROVED:

TANISHA WERNER, P.E., CITY ENGINEER
CITY OF MENLO PARK

DATE 77892 R.C.E. #

NO.	BY	DATE	REVISIONS
△	VB	4/5/2023	CONFORMED PLANSET

CITY OF MENLO PARK
PUBLIC WORKS DEPARTMENT
701 LAUREL STREET, MENLO PARK, CA 94025-3483
PHONE (650) 330-6740 FAX (650) 327-5497

CHRYSLER STORMWATER PUMP STATION IMPROVEMENTS
PUMP STATION ELEVATIONS

SHEET
C25

Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
4699 Old Ironsides Drive, Ste. 350
Santa Clara, CA 95054-1860
408-246-4848

November 13, 2023

Mr. Tom A. Smith
Principal Planner
City of Menlo Park
701 Laurel Street
Menlo Park, California 94025

Subject: Chrysler Stormwater Pump Station Improvements Project
Project Description and Narrative of Proposed Building Changes

Dear Tom:

This letter provides a brief description of why the pump station improvement project is needed and provides an explanation for the recently proposed changes to the pump station building exterior.

Project Description

The City of Menlo Park (City) owns, operates, and maintains the Chrysler Storm Water Pump Station (station), located at 1395 Chrysler Drive, adjacent to Bayfront Expressway. The pumping facility was originally referred to as the Bohannan Pump Station, which references the name of the industrial park it serves. The station was constructed in approximately 1958, with minor repairs and upgrades occurring throughout the years. The pump station's tributary drainage area contains a mix of land uses but is predominantly commercial/industrial in nature and U.S. Highway 101 crosses through the drainage area. The drainage area is separated from San Francisco Bay by a series of levees, so this pump station is the only means of discharging storm water runoff during high-tide conditions. There are several "high value" properties within the drainage area including the Hotel Nia, Meta (Facebook), and the recently redeveloped Bohannon office complex.

The existing pump station does not have adequate capacity or infrastructure to meet the desired level of service, which is to discharge the 100-year storm water inflow with fully automatic standby power. Furthermore, the aging infrastructure has become extremely difficult to service and replace. The pump station is probably 30 to 40 years beyond its normal service life and must be replaced.

Changes to Building Exterior

During planning and design, the Department of Public Works collaborated with the Bohannon Group and its redevelopment architect, Heller Manus, to conceive of a "statement" pump station structure at the prominent intersection of Chrysler Drive with Bayfront Expressway. When the City put the pump station replacement project to public bid, the understanding was that the City would build a watertight building "shell" to house the electrical and mechanical pump station equipment that the Bohannon Group would

subsequently adorn with an ornamental multi-faceted skin. Given that the ornamental skin would provide an architectural building façade, the building shell was kept simple – concrete masonry unit (CMU) block construction with a simple steel and concrete roof deck and roof openings for pump station maintenance, as shown in Figure 1.

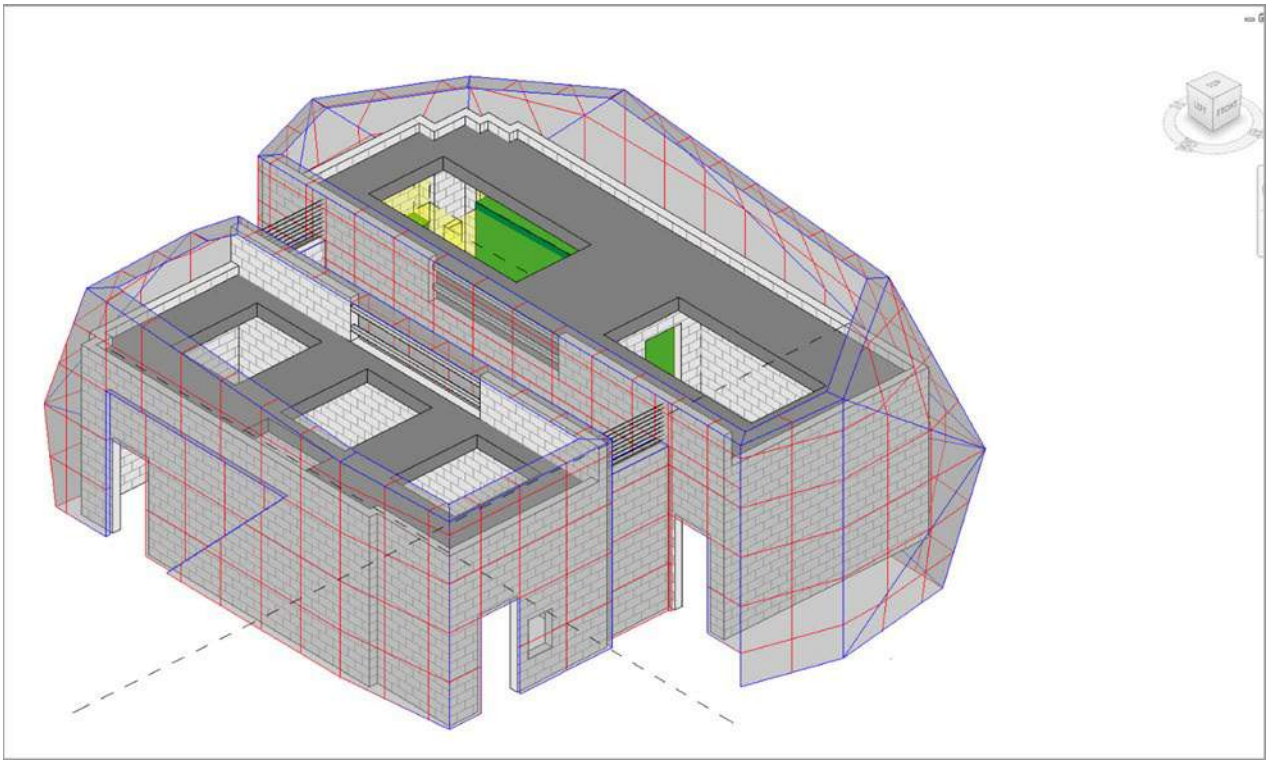


Figure 1 – Original CMU Building with Ornamental Skin (from Heller Manus Architects)

The plan footprint was and is designed to accommodate ornamental skin construction, and the ornamental skin would have been functional, providing fall protection at the roof line and hiding mechanical equipment from view.

With the deletion of the ornamental skin, functional changes to the CMU building shell are necessary. The roof parapet has been raised to provide OSHA-mandated fall protection for maintenance personnel and to hide the louvered penthouses that provide through-roof access for major electrical and mechanical equipment such as the pumps, motors, and standby engine-generator. Previously, the CMU blocks were selected for minimum cost. A more architectural finish (colored ground face) is now specified. Since the screening of engine-generator radiator exhaust, fuel tank vents, and engine exhaust are no longer provided by the ornamental skin, a colored aluminum architectural louvered screening wall is added for additional visual interest to break up the monolithic concrete blocks.

The footprint of the dual-building pump station is not changed, to avoid compounding downstream construction changes, but also to keep some of the interesting angles made necessary to fit the now-deleted ornamental skin, in lieu of a standard four-square corner building that is more typical to this type of public infrastructure.

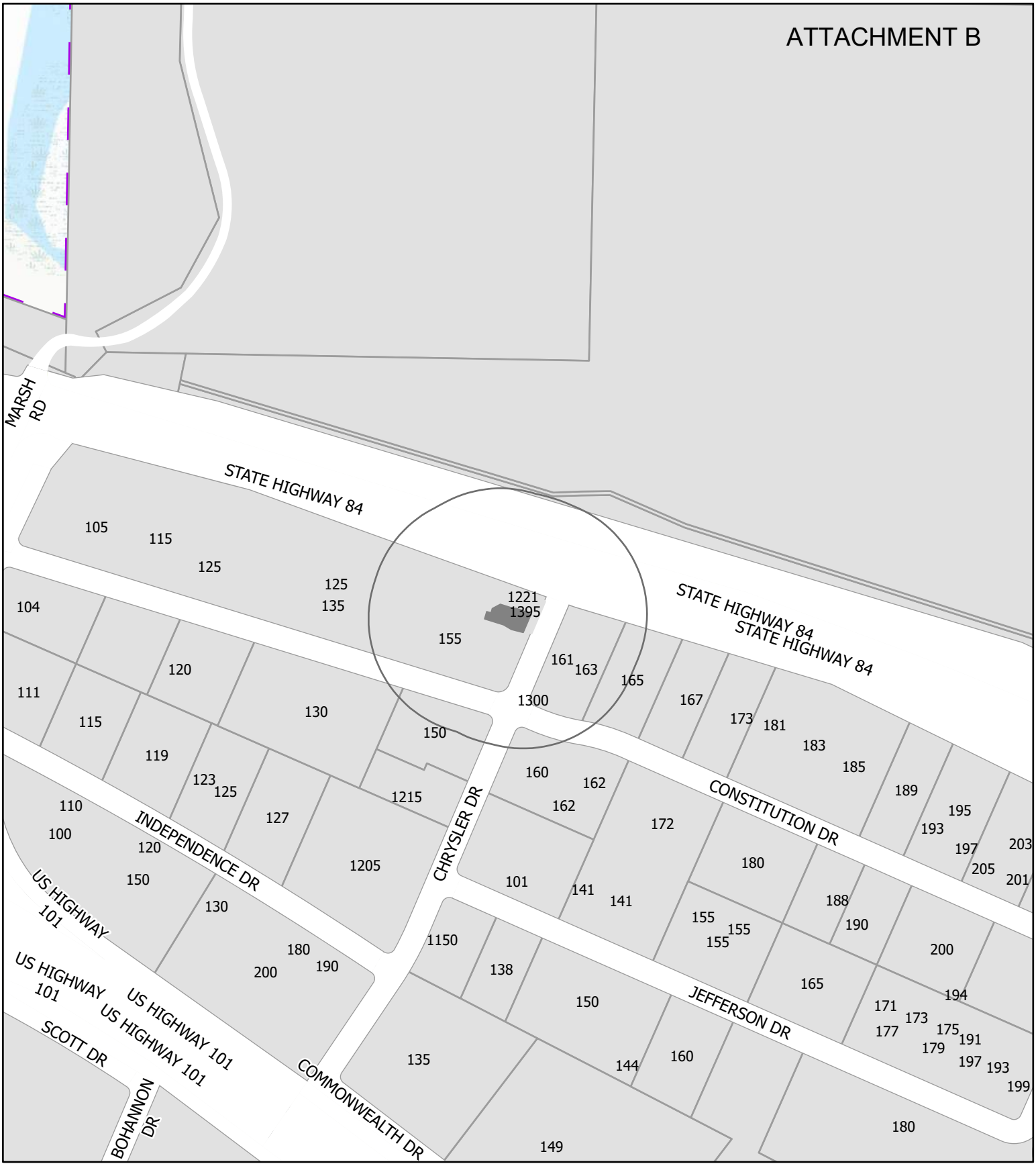
Please feel free to contact us if you need to discuss the changes further.

Sincerely,

Schaaf & Wheeler

Charles D. Anderson, PE
President

ATTACHMENT B



CITY OF MENLO PARK

LOCATION MAP

1395 CHRYSLER DRIVE

Scale: 1:4,000 Drawn By: TAS Checked By: TAS Date: 12/4/2023

N

STAFF REPORT

Planning Commission
Meeting Date: **12/4/2023**
Staff Report Number: **23-072-PC**

Regular Business: **Planning Commission Chair and Vice Chair Selection: December 2023 to April 2024**

Recommendation

Staff recommends that the Planning Commission select a Chair and Vice Chair for the term of December 2023 through April 2024.

Policy Issues

Chair Harris resigned from the Planning Commission on November 16, 2023. City Council Procedure CC-19-0004 "Commissions/Committees Policies and Procedures and Roles and Responsibilities" states that each Commission shall annually rotate its Chair and Vice Chair. The policy does not provide any particular guidance for these selections, although staff would note that the Planning Commission has historically appointed Commissioners that have served the longest in their current service period without being Chair or Vice Chair, with any tiebreakers going to a Commissioner whose term is expiring first. However, these are not requirements. Since there are four months remaining in the current May 2023 to April 2024 Chair and Vice Chair terms, the Commission should consider appointing a Chair and Vice Chair through April 2024. Serving as Chair during the remainder of this term does not preclude reappointment to Chair for the full year term from May 2024 through April 2025. In April 2024 the Commission may decide to appoint a new Chair and Vice Chair or continue with the December 2023 appointments or a combination of a new and continuing appointment.

Background

The Planning Commission last selected a Chair and Vice Chair on April 27, 2023, with Commissioners Harris and Do being appointed to those roles, respectively. With Chair Harris resigning from the Planning Commission, the Commission should select a Chair and Vice Chair to serve through April 2024. The City Clerk's Office is preparing to recruit for a community member to complete Chair Harris' term, which expires in April 2025. That recruitment is anticipated to be released in December 2023 with the City Council interviewing candidates and making an appointment in January 2024.

Analysis

The Commission should seek nominations for the position of Chair and Vice Chair in two separate motions. Each position needs to receive a majority of votes of a quorum present and voting. The Commission should begin with appointing a chair to serve through April 2024 and depending on that appointment, nominate and appoint a Vice Chair. The Chair and, if necessary, Vice Chair selected would serve through April 2024, or possibly through part of May, depending on when the City Council makes appointments for the two expiring Commission seats.

The Chair and Vice Chair should both have a basic familiarity with typical meeting rules of order, although this does not require any specialized training; most Commissioners have likely absorbed these procedures through their membership on the Commission, and staff will always provide support. Ideally, the Chair and Vice Chair should not share similar conflicts-of-interest (e.g., home location or place of employment).

For reference, Table 1 summarizes the service to date of each Commissioner, with a sorting that reflects the Commission's typical past selection practices, with alphabetical sorting where Commissioners have the exact same appointment/term details.

Table 1: Planning Commission Appointment/Chair History

Commissioner	Date appointed	Previously served as Chair	Term expiration	Eligible for reappointment when current term expires
Do	April 2022	No*	April 2026	Yes
Schindler	November 2022	No	April 2026	Yes
Ehrich	April 2023	No	April 2027	Yes
Ferrick	April 2023 (separately served 2008-2016)	(Yes, during previous term from March 2012 to May 2013)	April 2027	Yes
Barnes	May 2016; Reappointed June 2020	Yes - May 2019-July 2020	April 2024	No
Riggs	May 2016; Reappointed June 2020 (separately served 2005-2014)	Yes – July 2020- May 2021 (separately served as Chair during previous term September 2008-December 2009)	April 2024	No
Vacant	January 2024	N/A	April 2025	Yes

*Chair Harris was unable to participate in meetings during Fall 2023 and Vice Chair Do has been chairing the Planning Commission meetings while Chair Harris was unavailable.

Impact on City Resources

Selection of a Chair and Vice Chair does not have any impact on City resources.

Environmental Review

Selection of a Chair and Vice Chair is not considered a project under the California Environmental Quality Act (CEQA), and thus does not require any environmental review.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

None

Report prepared by:
Kyle Perata, Assistant Community Development Director